

# A PLANNING PERSPECTIVE

APA-IOWA CHAPTER  
QUARTERLY NEWSLETTER

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APR. 2019, ISSUE 2

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## CHAPTER UPDATE FROM THE APA IA PRESIDENT

SUBMITTED BY DYLAN MULLENIX, AICP  
PRESIDENT | APA IOWA CHAPTER

The last several months have been busy for the APA-Iowa Chapter board. In January, the board approved the 2019 Work Plan and the 2019-2024 Strategic Plan. These documents will help guide the organization in the coming years and were developed using ideas generated at a board retreat in August 2018 and from feedback received from the APA-Iowa Chapter membership survey administered in October 2018. These documents can be found at <http://www.iowa-apa.org/about-apa-iowa/>.

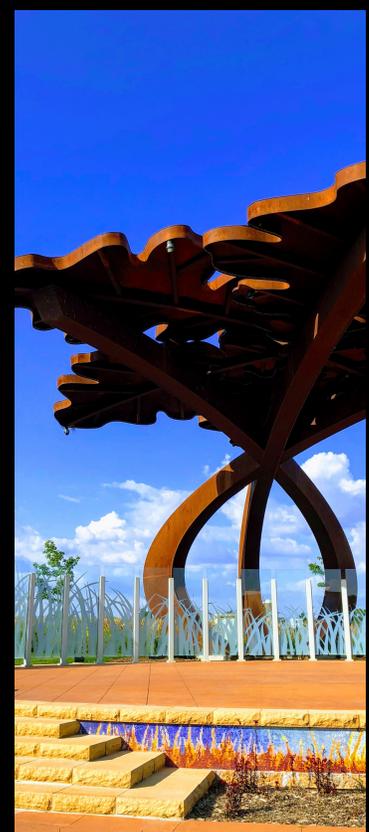
A focus of the APA-Iowa Chapter board has been to ensure we are providing value to the membership. To this end we have pursued several initiatives. One has been to foster existing, and establish new, relationships with allied organizations. Examples of this include participating in the Tomorrow Plan Speaker Series, identifying opportunities to partner with the Urban Land Institute Iowa District Council on its events, and coordinating with organizations like Professional Developers of Iowa and the Iowa League of Cities on legislative matters. Given that APA-Iowa Chapter is a relatively low-budget, volunteer run organization, these partnerships are critical in expanding APA-Iowa Chapter's capacity to serve its members and result in more CM events in the state.

Another related initiative is to improve communication with the membership. In January the board approved a communications policy that helps outline what types of information will be communicated to the membership via various channels, including via emails, on social media, on the website, and in the newsletter. Additionally, the chapter has developed an events calendar to help increase awareness of APA-Iowa Chapter events, or events that may be of interest to the membership.



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# APA-IOWA CHAPTER ELECTIONS CALL FOR NOMINATIONS

SUBMITTED BY BEN CHAMP, AICP, EDFP, ASLA  
CITY MANAGER, CITY OF PLEASANT HILL, BCHAMP@PLEASANTHILLIOWA.ORG

APA-Iowa Chapter is seeking nominations for its four elected board positions (president, vice-president, secretary, and treasurer) through April 24th. These positions are two-year terms and will run from January 2020-December 2021. APA-Iowa Chapter participates in APA's consolidated elections process, and APA will conduct email balloting for all positions, including for APA-Iowa Chapter board positions, from July 15 to August 15. Visit <https://www.planning.org/elections/> for additional information on the nomination process. Contact Ben Champ, APA-Iowa Chapter Past President, for any questions at [bchamp@pleasanthilliowa.org](mailto:bchamp@pleasanthilliowa.org)

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## NEW APA-IOWA CHAPTER BOARD MEMBER

SUBMITTED BY DYLAN MULLENIX, AICP  
ASSISTANT DIRECTOR, DES MOINES MPO, DMULLENIX@DMAMPO.ORG

At its March meeting, the APA-Iowa Chapter board approved the appoint of Trina Flack to the position of Planning Board Member. Trina currently serves on the Ankeny Planning and Zoning Commission. She will be replacing Dave Tallman in this position. Dave is a Planning and Zoning Commissioner for the City of Davenport and has served on the APA-Iowa Chapter board since 2010. We thank Dave for his years of service to the APA-Iowa Chapter.



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## INDIANOLA UPDATED COMPREHENSIVE PLAN

SUBMITTED BY MINDY MOORE, AICP  
PLANNER, SNYDER & ASSOCIATES, INC., MMOORE@SNYDER-ASSOCIATES.COM

The City of Indianola hired Snyder & Associates to update their Comprehensive Plan. With this update, the City has placed an emphasis strong public engagement in order to identify the community's needs and establish a vision for a preferred community character and potential future growth.

The Comprehensive Plan Project Management Team had its kickoff meeting on Tuesday, April 2 at Indianola City Hall. Nineteen committee members were in attendance. Mindy Moore and Jared Foss of Snyder & Associates, presented the team with census data, existing conditions mapping, status of existing plans, and the proposed public engagement process. The project team discussed where Indianola is today (both positives and negatives), and where the team would like to see Indianola in the future.

To articulate that vision for the future, the committee participated in a "headline" exercise in which participants listed the news headlines that they wish to read about their community within the next 20 years. These reflected visions for transportation, technology, economic development, education, and recreation. Some headline examples include:

- Indianola – An Iowa Town Where You Can get Anywhere Without a Motor.
- Iowa's First Smart City saves Millions!
- Block Parties on the Rise in Indianola
- Indianola Schools Recognized Nationally for Excellence

The next step in the process is to continue data collection and for the consultants to host focus group meetings with various groups and organizations in Indianola. The public engagement process will begin in June when a community survey is released. The consultants also plan to attend some community events to get public input, as well as have a public open house later on in the fall. This planning process is anticipated to last for about nine months.



# NEWEST AICP MEMBERS & CANDIDATE

SUBMITTED BY DAVID WILWERDING, AICP

COMMUNITY DEVELOPMENT DIRECTOR, CITY OF JOHNSTON, DWILWERDING@CITYOFJOHNSTON.COM

The APA-Iowa Chapter wishes to congratulate the five chapter members who became AICP Certified and one chapter member who became an AICP Candidate by successfully passing the AICP Exam in November 2018:

Mitchell Brouse, AICP

Iris Lehmann, AICP

Nathan Mueller, AICP

Alex Pfaltzgraff, AICP

Anuprit Kaur Minhas, AICP

Steven Stransky, AICP Candidate

If you are interested in learning more about becoming AICP Certified or an AICP Candidate, are you already enrolled and need assistance studying for the exam? If so, please visit <https://www.planning.org/certification/> or contact the David Wilwerding, AICP, APA-Iowa Chapter Professional Development Officer at [dwilwerding@cityofjohnston.com](mailto:dwilwerding@cityofjohnston.com) or 515-727-7775.

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## DES MOINES AREA MPO TRANSLOAD FACILITY RECEIVES BUILD GRANT

SUBMITTED BY ZACH YOUNG, AICP, MRTPI, CNU-A

PRINCIPAL PLANNER, DES MOINES MPO, ZYOUNG@DMAMPO.ORG

A years-long effort by the Des Moines Area Metropolitan Planning Organization (MPO) to bring a transloading facility got a significant boost in December, when the U.S. Department of Transportation announced an \$11.2 million BUILD Transportation Grant for the Des Moines Transload Facility.

A transload facility serves to transfer raw goods from trucks to trains, which can ship goods at a lower cost. The Des Moines Transload Facility is uniquely situated at a site in southeast Des Moines with access to three Class 1 railroads that span the country, as well as the regional Iowa Interstate Railroad. This location also allows for connections to the Interstate road system.

The Des Moines Transload Facility is projected to lower shipping costs for businesses within a 150-mile radius of the capital city.

The MPO had previously secured a \$1.9 million no-interest loan from the Iowa Department of Transportation for the project. But without the BUILD grant, the Des Moines Transload Facility likely would have been built in phases over several years.

"The grant is hugely significant," MPO Executive Director Todd Ashby said. "The funding will accelerate the timeline for building the facility - bringing the full economic impact to the region much sooner."



Des Moines Transload Facility  
receives \$11.2 million BUILD Grant  
from U.S. DOT



GREATER DES MOINES  
PARTNERSHIP



Now, with the project nearly entirely funded, the transload facility is anticipated to open and be fully operational much more quickly. The Des Moines Area MPO is in the process of selecting an operator.

The MPO has been fostering the concept for a Des Moines Transload Facility for more than five years, teaming with a coalition of partners to push the project into being. Partners include the U.S. Department of Transportation, the U.S. congressional delegation, the Iowa Department of Transportation, the City of Des Moines, the Greater Des Moines Partnership, and the MPO Freight Roundtable.

For more information on the project, please visit [dmampo.org/transload-facility/](http://dmampo.org/transload-facility/).

# URBAN LAND INSTITUTE OF IOWA

SUBMITTED BY AIMEE STAUDT

VICE PRESIDENT AND DIRECTOR OF DEVELOPMENT, KNAPP PROPERTIES,

AIMEE.STAUDT@KNAPPPROPERTIES.COM

APA-Iowa Chapter and ULI Iowa are collaborating to bring you more events and CM opportunities. Here's some information about ULI Iowa. For more information on the organization, please visit <http://www.iowa.uli.org>

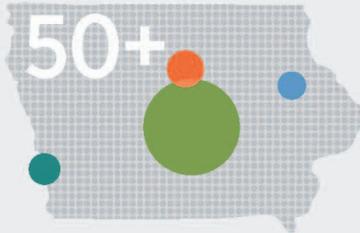


## 5 YEARS OF EDUCATION & ENGAGEMENT

### OUR MISSION

Provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

#### EVENTS, TOURS, CONVENINGS



#### EDUCATION

- THE CHANGING FACE OF RETAIL
  - EMERGING TRENDS IN REAL ESTATE
  - 21ST CENTURY TRANSPORTATION
  - NEW DEVELOPMENT TOURS
  - PUBLIC-PRIVATE PARTNERSHIPS
- ZONING FOR THE FUTURE

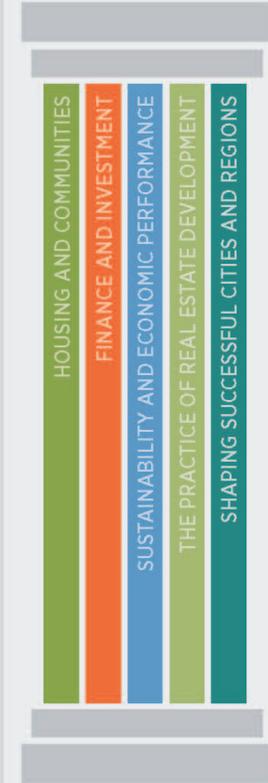
#### ADVOCACY



#### LOCAL PARTNERS

- Iowa Chapter American Planning Assoc.
- Polk County Housing Trust Fund
- Greater Des Moines Partnership
- Des Moines Bicycle Collective
- City of Des Moines
- Greater Des Moines Partnership
- Des Moines Area Regional Transit
- City of Cedar Rapids
- Iowa Commercial Real Estate Assoc.
- Drake University
- Iowa State University
- Iowa Women in Architecture
- Energize DSM
- Commercial Real Estate Women

#### PILLARS



#### MEMBERS



CONNECT WITH ULI IOWA

[www.iowa.uli.org](http://www.iowa.uli.org)



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# APA-IOWA CHAPTER PARTNERS WITH SPEAKER SERIES

SUBMITTED BY GUNNAR OLSON

COMMUNICATIONS MANAGER, DES MOINES MPO, GOLSON@DMAMPO.ORG

The APA-Iowa Chapter has partnered with the Tomorrow Plan Speaker Series to increase programming opportunities for members, as well as offer CM credits.

The Tomorrow Plan Speaker Series is an outgrowth of The Tomorrow Plan, a regional plan for the sustainable development of Greater Des Moines through 2050. It was developed by the Des Moines Area MPO through the Sustainable Communities Initiative of the U.S. Department of Housing and Urban Development.

The MPO started bringing speakers into Greater Des Moines during the development of The Tomorrow Plan. Since the plan's adoption in 2013, the speaker series has continued as an implementation strategy.

Speakers have covered a wide range of topics, from walkable street design and parking policy, to diversity in outdoor recreation and the sharing economy. Notable speakers have included Don Shoup, author of "The High Cost of Free Parking," and Rue Mapp, founder of Outdoor Afro.

Other partners in the speaker series, in addition to APA-Iowa Chapter, are the Des Moines Area MPO, the Iowa Department of Cultural Affairs, the Des Moines Business Record, and CRE Productions. In addition, the speaker series frequently has the support of sponsors, such as the Greater Des Moines Partnership, Capital Crossroads, the Great Outdoors Foundation, various developers, and area jurisdictions.

More information and upcoming speakers can be found at [www.tomorrowplanspeakerseries.org](http://www.tomorrowplanspeakerseries.org)

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## NEXT SPEAKER: ADIE TOMER

The next speaker is Adie Tomer, a fellow at the Brookings Institution who leads its Metropolitan Infrastructure Initiative. His talk is titled "Transit is key underpinning of place-based economies."

If you want to know where economies will thrive in the future, he says, look to the places where people want to spend time. One of the key physical underpinnings of these place-based economies – among parks and open spaces and a walkable street grid – is public transit.

"We used to build really big stuff – everything from the canals to the transcontinental railroads and the highways," Tomer says. "What are we building now? How can we make sure our transportation builds the kind of economy we want going forward?"

## DETAILS

Monday, April 22, 2019

11:30 a.m. – Lunch

11:45 a.m. – Historical preview with Leo Landis, State Curator

12 – 1 p.m. – Keynote with Tomer

1 – 1:30 p.m. – Q & A with Tomer

State Historical Building

600 E. Locust St., Des Moines

## RSVP & LUNCH

Please RSVP.

Bag lunches from Cafe Baratta's available for purchase.

Please register online: <http://tomorrowplanspeakerseries.org/adie-tomer/>

CM credits: <https://www.planning.org/events/eventsingle/9174781/>



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# IOWA PLANNER SPOTLIGHT:

## LIESL SEABERT, AICP

Community Development Manager, Iowa Arts Council,  
Iowa Department of Cultural Affairs  
APA-Iowa Chapter Board Member, Communications  
Liesl.Seabert@gmail.com

### **Degree & School**

Masters in Planning from the Department of Urban &  
Regional Planning at Florida State University

Juris Doctor from the Florida State College of Law

### **Why did you decide to become a planner?**

I stumbled into the planning field during law school due to my interest in environmental and land use law. Over the years that interest has developed into a passion for creating communities that citizens love and are proud of.

### **What are your areas of expertise?**

Community visioning, creative placemaking, community development, grant management, state & local government.

### **What aspects of planning do you enjoy the most?**

I love breaking down silos, unique partnerships, and public spaces. I don't think we should just exist in a physical space but should contribute to it and love all the unique assets that make it significant. Planning offers the opportunity to cross boundaries and collaborate in ways that many other fields cannot.

### **Describe a recent project you've contributed to that you are proud of. Why is it important? Highlight methods that made the project a success.**

I manage the Iowa Great Places program and consistently work with communities to recognize their assets and capitalize upon those assets in developing a vision for their future. Most recently I have provided technical assistance to the City of Manning and Pocahontas County in developing a Vision Plan for the next 5 years. These plans are developed through community meetings, partner feedback, and strategic planning of objectives and projects to accomplish determined goals.

### **What is one planning challenge you foresee for Iowa or your community over the next 10 years? What preparation do you recommend to meet this challenge?**

One planning challenge that communities, organizations, and the state is already working to address are the unique needs of rural Iowa communities. As a member of the Iowa Rural Development Council, I have been humbled by the efforts and partnerships developed just over the past year to address issues in leadership training, housing, and broadband access. The recent Empower Rural Iowa bill in the Senate & House, supported by the Governor & Lt. Governor, is an excellent example of the action steps needed to help rural Iowa thrive.

### **Do you have a favorite book about planning?**

Without sounding too cliché, I really enjoyed *For the Love of Cities* by Peter Kageyama. Such an important perspective for planners to understand the significance of building places and communities that citizens love and are emotionally connected to.



# DON'T MISS OUT CHECK OUT THESE OPPORTUNITIES...

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## JOB POSTINGS

### Planner I

Job Type: Full Time  
Location: Cedar Rapids, IA  
Employer: City of Cedar Rapids

### Planning Intern

Job Type: Full Time - Temporary  
Location: Dubuque, IA  
Employer: City of Dubuque

### Planner

Job Type: Full Time  
Location: Story County, IA  
Employer: Story County

### Planner

Job Type: Full Time  
Location: Des Moines, IA  
Employer: Des Moines Area MPO

### Planning Intern

Job Type: Full Time - Temporary  
Location: Des Moines, IA  
Employer: Des Moines Area MPO

**More openings from the region  
available on the APA-Iowa  
Chapter Website**

## GET INVOLVED IN APA-IOWA CHAPTER

Are you interested in getting more involved with APA-Iowa Chapter? We are always on the lookout for members to serve on the chapter board, a standing committee, or assist with temporary, short-term projects. If you are interested, please fill out this short form to us understand what your interest areas are and to what degree you want to become involved. We anticipate at least one board position to be open in the coming months, and subcommittees will be forming around the various program areas mentioned in the strategic plan. Feel free to contact Dylan Mullenix, APA-Iowa Chapter Chapter President, if you have any questions.

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## ISU MASTER OF REAL ESTATE

SUBMITTED BY FRANCIS OWUSU, PH D.  
PROFESSOR AND CHAIR, DEPARTMENT OF COMMUNITY &  
REGIONAL PLANNING, ISU

Iowa State University's Master of Real Estate Development (MRED) prepares students for career success in today's real estate industry. Jointly created by the College of Design, Ivy College of Business and industry leaders, the ISU MRED program offers essential academic training, networking opportunities and collaboration with leading academics and practitioners to solve real world problems. Areas of study include real estate market analysis, finance, investments, leadership and negotiation, fundamentals of the built environment, construction science and urban planning. Offered in a convenient format of distance learning and brief campus residencies, the MRED program is ideal for the full-time working professional.

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## UPCOMING EVENTS

Apr. 12 - Free Webinar: Wind Rules: Best Practices for County Wind Siting Ordinances, CM 1.5, 11:30AM-1PM

Apr. 15 - All Iowa Reception at the APA National Conference, San Francisco

Apr. 15-20 - Affordable Housing Week

Apr. 18 - Housing Equity - A Historical Look by Polk County Housing Trust Fund

Apr. 19 - Free Webinar: New Federal Rules for Cell Towers Inside and Outside Rights of Way, 12-1:30PM

Apr. 22-26 - National Community Development Week

May 17- APA-Iowa Chapter Board Meeting in Iowa City

May 17- Deadline to submit session proposals for 2019 APA Iowa Planning Conference

May 23 - Central Iowa APA Meetup at Mistress Brewing

May 25 - Central Iowa Bike Ride Event

June 20 - Central Iowa APA Meetup at Iowa Cubs Game

July 11 - Central Iowa APA Meetup at Saylorville Lake Marina

Oct. 9-11 - 2019 APA-Iowa Chapter Planning Conference, Iowa City

Follow us on Facebook to stay up to date on events and happenings.

Submit your community updates for July's newsletter by Friday, July 5th.

Fill out the form to be featured in our Planner Spotlight.