



*Volume XI  
Number 2*

# BY DESIGN

## *Smart Growth*

*In the face of sprawling development, cities of all sizes are recognizing their power to choose.*



Growth. For cities it means jobs, new opportunities, increased population. It brings with it an expanded tax base and, potentially, improved quality of life for the community. Growth and prosperity are the core of the American dream, a vision that, for many, holds images of green space, decent homes, good schools, and safe neighborhoods.

While growth creates prosperity and an exciting momentum, it also generates demands. For those who manage cities, thoughtful planning and sound decision-making become imperative. A comprehensive plan becomes indispensable, because growth, unchecked and mismanaged, can spread a city thin geographically and financially. It can also spawn the endless sprawl that is a feature of nearly every American city.

Statistics illustrate the nature of this challenge: Between 1960 and 1990, the population of American cities increased 47%. At the same time, urbanized land areas increased by 107%. This low-density development, which is simple and profitable for developers, has consumed huge amounts of farmland, forests, and natural resources. It has also cost taxpayers dearly: Roads, sewers, water, police and fire protection are significantly more expensive to provide in these areas than in areas of higher density, and in most cases, all taxpayers pay the price.

Smart Growth is a method of development that counteracts the poorly planned, low-density, auto-oriented development that frequently spreads from the edge of cities. It is a vision that includes the need

**Smart Growth**

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## Employees Recognized for Outstanding Professional and Personal Achievements

NEW ASSOCIATES continued

Bolton & Menk recognizes the outstanding professional and personal achievements of these associates, together with their leadership ability and management of a variety of successful surveying, civil and environmental projects for public and private clients. Congratulations!

### NEW SENIOR ASSOCIATES



**Bradley DeWolf, Willmar Office, Civil Division**

Brad is a registered professional engineer with a B.S. degree in Civil Engineering from North Dakota State University. He has served as senior project engineer and manager in both the Burnsville and Willmar offices. Brad serves as City Engineer for several communities in the Willmar area. He joined the firm in 1996 and has over ten years of civil engineering and project management experience.



**Mark Kasma, Burnsville Office, Civil Division**

Mark is a graduate of North Dakota State University with a B.S. degree in Civil Engineering. He supervises the engineering and surveying operations of the Burnsville office and is responsible for providing engineering services to several metro area cities. He joined the firm in 1992 and has more than fifteen years of civil engineering experience.



**Ronald Roetzel, Burnsville Office, Civil Division**

Ron is a registered professional engineer with a B.S. degree in Civil Engineering from the University of Minnesota. Ron is the Manager of the Transportation Department in the Burnsville office. He is currently leading transportation design teams on projects for the Mn/DOT, as well as for various cities and counties. Ron joined the firm in 1984 and has over sixteen years of engineering experience.

### NEW ASSOCIATES



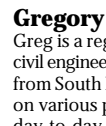
**Carol Caron, Mankato Office, Civil Division**

Carol is a registered professional engineer and holds a B.S. degree in Civil Engineering from the University of Minnesota. She serves as City Engineer, Project Manager and leads a design team for several communities in the Mankato area. She joined the firm in 1997 and has over ten years of civil engineering experience.



**Rory Jensen, Mankato Office, Civil Division**

Rory is a registered land surveyor with over twenty-four years of land surveying experience. He holds a Civil Technology degree from South Central Technical College and professional level Land Surveying courses from Inver Hills Community College. Rory is a Survey Project Manager and his responsibilities include supervising the boundary surveys and survey crews based out of Mankato and Le Center. He joined the firm in 1976.



**Gregory Mitchell, Fairmont Office, Civil Division**

Greg is a registered professional engineer with over eleven years of civil engineering experience. He holds a B.S. degree in Civil Engineering from South Dakota State University. Greg serves as Project Engineer on various projects for the Fairmont office. In addition to providing day-to-day management of Fairmont survey and CAD operations, Greg assists with various municipalities and manages many of the Fairmont office site development projects. Greg joined the firm in 1989.



**Seth Peterson, Burnsville Office, Environmental Division**

Seth is a registered professional engineer and holds a B.S. degree in Civil Engineering and a M.S. degree in Environmental Engineering, both from South Dakota State University. Seth is a Project Manager working on water and wastewater projects for the Environmental Division. He joined the firm in 1995 and has over seven years of environmental engineering experience.



**Marcus Thomas, Burnsville Office, Civil Division**

Marcus joined the firm in 1993 and is registered professional engineer with over eight years of civil engineering experience. He holds a B.S. degree in Civil Engineering from the University of Minnesota. Marcus has project engineering and management responsibilities for several client communities in the Burnsville area.

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Offices:  
1960 Premier Drive  
Mankato, MN 56001-5900  
Phone 507-625-4171 FAX 507-625-4177

219 North Main Street  
Fairmont, MN 56031-1833  
Phone 507-238-4738 FAX 507-238-4732

140 First Avenue North, P.O. Box 434  
Sleepy Eye, MN 56085-0434  
Phone 507-794-5541 FAX 507-794-5542

1515 East Highway 13  
Burnsville, MN 55337-6857  
Phone 952-890-0509 FAX 952-890-8065

bmi@bolton-menk.com

316 Fourth Street Southwest  
P.O. Box 895  
Willmar, MN 56201-0895  
Phone 320-231-3956 FAX 320-231-9710

2730 Ford Street, P.O. Box 668  
Ames, IA 50010-0668  
Phone 515-233-6100 FAX 515-233-4430

108 North Water Street  
Liberty, MO 64068-1787  
Phone 816-792-5100 FAX 816-792-2133

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## Loose Honored by Minnesota Society of Professional Engineers



Timothy Loose, Principal Engineer and Office Manager of Bolton & Menk's Mankato Civil Office, was honored in May with the Minnesota Society of Professional Engineers Public Service Award. The award recognizes his professional accomplishments, and highlights the generous contributions he has made to the region in which he lives and works. Tim has been a leader in the local MSPE chapter, and chaired its MATHCOUNTS program for youth. He is past Chairperson and current member of the Board of Trustees for his church in New Ulm, and has coached youth softball for more than ten years.

## Butterfield Receives AOC/IMA Financial Executive of the Year



Robert Butterfield, Bolton & Menk's Business Manager, was recently recognized by Accountants on Call (AOC) and the Institute of Management Accountants (IMA), by receiving the Financial Executive of the Year Award for the Northern Lights Council Region. The award recognizes his outstanding performance and many accomplishments in his career with Bolton & Menk. Bob holds a B.S. degree in Accounting/Business Administration from Minnesota State University, Mankato, and joined the firm in 1988.

### Smart Growth

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for green space, affordable housing, good schools, and safety. But Smart Growth is more. It represents a belief that these things should be shared by everyone, and that they will be available to everyone only through planning that includes *thoughtful regulation of the use and development of land.*

With wise land-use and quality of life as core concepts, Smart Growth has room to be defined and applied differently by different people. To Paul Guardino, President & CEO of Silicon Valley Manufacturing Group (a collection of 175 companies in an area just south of San Francisco) Smart Growth means homes that working families can afford, a transportation system that moves people where they want to go, quality education, and a sound environment. In a spirit of what he calls "enlightened self-interest", Guardino and his group work to make the Silicon Valley a place where teachers can afford homes, people can live and work without being slaves to freeway congestion, and air pollution is minimized.

Paul Vogel, Director of Planning and Economic Development for the City of Mankato, Minnesota, defines Smart Growth as development based on financial sustainability. He praises the use of a strong comprehensive plan to guide decision-making, and believes inclusion of a financial component in the early stages of planning has vastly improved the City's planning

process. When a project is presented for review in Mankato, both project costs and taxpayer responsibility are evaluated. Design for optimal land use and quality of life are also important; concepts such as coving (design that emphasizes connected streets and increased density without loss of green space) have been applied in residential areas. Mankato prioritizes core redevelopment, encouraging neighborhood stability

in areas adjacent to downtown and providing access to services in the core area through strong transportation corridors.

City Administrator Wendell Sande says cooperation and planning are key components of development in North Mankato, Minnesota. He values relationships that have developed between Nicollet County and Minnesota's Department of Transportation, and is proud of the City's commitment to development, which includes aggressive periphery growth and core redevelopment.

"We've been fairly aggressive in taking out old structures and encouraging new development in those locations," says Sande, "and in every development scenario, we keep the big picture in mind. I think it's important for the Council to do the same."

Bolton & Menk President Jon Rippke is a strong proponent of comprehensive planning. "There are two benefits of a comprehensive plan. The first is process: When people ask themselves,

'How do we want to see our city grow?' they're later able to translate their vision to a developer. Secondly, with plan in hand, they can set up a capital improvement program that works, and define the financial implications of development."

"A comprehensive plan encourages the effective utilization of utilities and promotes the dual development that characterizes Smart Growth: thoughtful use of new land, and redevelopment of the city's core. This is development that truly improves the quality of life in a city."

***"Livability is the factor which will determine which communities thrive and which ones wither."***

Richard Moe  
President  
National Trust for Historic Preservation





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Attn. Circulation  
1960 Premier Drive  
Mankato, MN 56001-5900

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