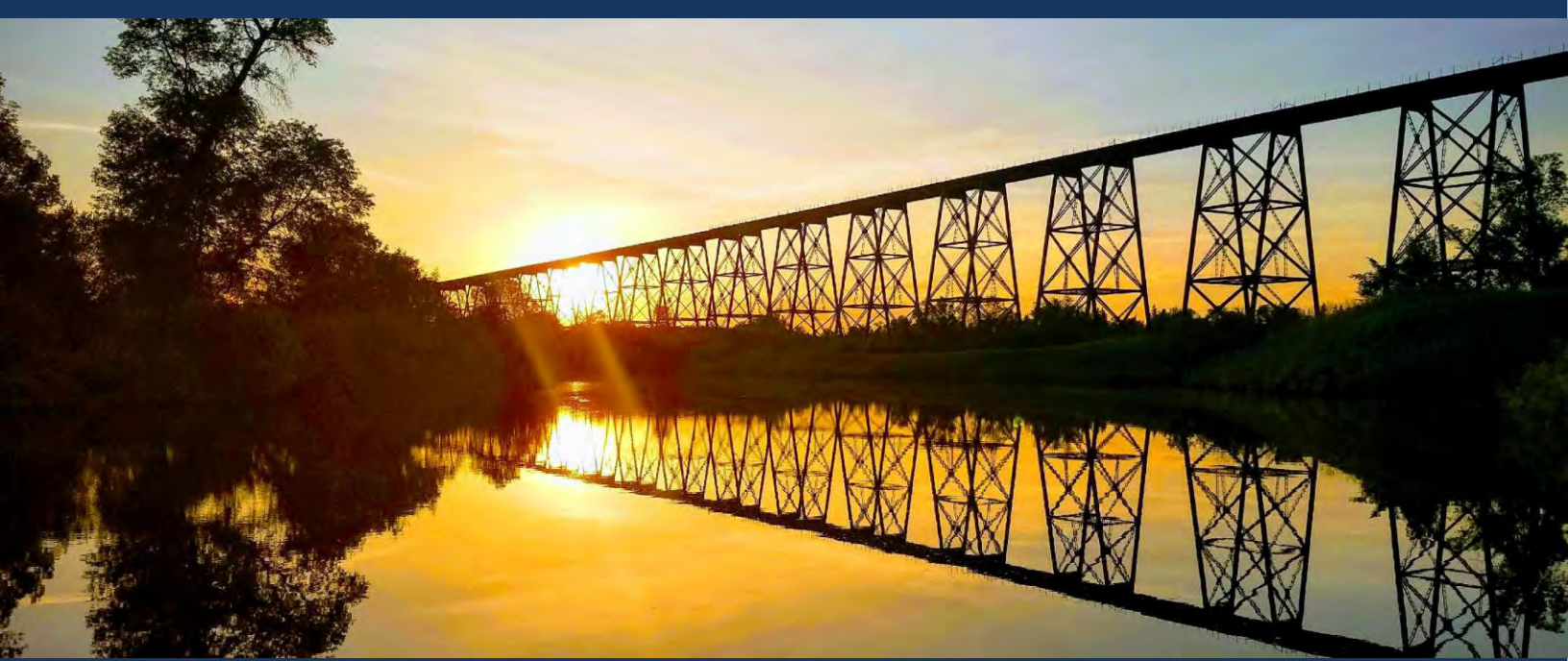


# VALLEY CITY 2045

## Comprehensive Plan

### Appendix 1-5

Appendix 6, the Map Atlas, is a separate document



Adopted by Valley City, ND  
August 2019



**APPENDIX 1**

WALKING GUIDE TO THE HISTORIC  
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WALKING GUIDE TO THE HISTORIC  
**BUILDINGS OF VALLEY CITY'S**  
DOWNTOWN COMMERCIAL DISTRICT

APPENDIX 1





**APPENDIX 1**  
**Walking Tour Guide to the Historic Buildings of Valley City's  
Downtown Commercial District**

**A project by  
NDSU Architecture students  
Fall 2004**

A gift, on behalf of  
The Americana Charm Task Force,  
Beautification Committee of the Valley City Area  
Chamber of Commerce, and the citizens of  
Valley City, North Dakota

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**2019 Notes**

A few notes have been added to this text to update building names and a few entries without information have been deleted. No other changes have been made.

With support and encouragement from  
Steve Martens; Associate Professor  
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Becky Heise, George Dutton, Ray Morell, Jan Stowman, and Wes Anderson  
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Descriptions in this tour guide borrowed substantially from the Norene Roberts study

## **Introduction**

In the fall of 1987, a survey of Valley City was performed by Dr. Norene A. Roberts, Historical Research Inc. (Minneapolis), on behalf of the city and the State Historical Board of North Dakota. This survey identified structures of historical and architectural significance which would then become part of the community's long-range planning process.

This walking tour highlights buildings of historical and architectural significance of Valley City. The buildings in the tour represent a sample of the early development from near the turn of the century into the 1950's. The tour begins at the Rosebud Visitor Center at 250 West Main, crosses the street to the City Park Footbridge and turns right on the west side of Central Avenue to the VCSU Footbridge. From there it heads back north on the east side of Central Avenue, turns right on the south side of Main Street to the Rainbow Bridge, then heads back west on the north side of Main Street. At Main, it turns right on the east side of Central Avenue to 6<sup>th</sup> Street, crosses the street and continues down the west side of Central and then back to the Visitor Center on Main.

As part of a fifth-year architecture studio course at NDSU, a group of nineteen students worked with supervision of Associate Professor Steve Martens to prepare this document as a "gift" of sorts to the people of Valley City, reflecting our appreciation of the delightful and significant architecture we observed there.

## **History**

In the 1870s, the Northern Pacific Railway Company was quickly cutting across Dakota Territory with tracks running from the present site of Fargo west to the James River. Along this track, about 30 miles east of the James River, a town would make several attempts at creating a township. This town would eventually be named, Valley City after four previous names failed, those being Fifth Siding, The Second Crossing of the Sheyenne, Wahpeton, and Worthington. Eventually, a town site was established in 1878. By popular vote, this township was named Valley City by its 30-50 inhabitants. In the year 1878, the formal organization of Barnes County, originally called "Burbank", also took place.

During the First Great Dakota Boom from 1879-1886, much of the land in the territory was settled. Railroads were key players in this settlement. Establishment of Valley City was dependent on the railroad lines of the Northern Pacific Railroad, and the Minneapolis, St. Paul, and Sault Marie, or the "Soo" line.

In 1878, with the formal establishment of Valley City as the county seat of Barnes County, the first two story wood-frame county courthouse was built. Two years later, the population of Valley City had reached 1000, with 154 registered to vote in the first election. In 1881, the 706 acre village was organized into a town. In 1891, the Soo Line completed construction on its depot, which was located on the eastern edge of Valley City.

The Second Dakota Boom was largely due the mammoth arrival of European immigrants to the United States. This would last until the 1920s. Many of these immigrants were searching for new beginnings and land to call their own, which brought them to the Frontier to help settle the West. At this time from 1900 to 1912, Valley City's population of 2,466 doubled, which meant that the business and residential districts also grew and expanded. In 1903 Valley City was the recipient of funds for one of eleven Carnegie Libraries. The building is still intact and now listed on the National Historic Register of Historic Places. Besides the Carnegie Library, many other significant buildings were constructed between 1903 and 1916.

The time period between the two world wars is best-known for the "boom and bust" of the national economy in the 1920s and 1930s respectively. These events had their impact on the growth of architecture in Valley City, as elsewhere. Immediately following World War I, there was expansion of established businesses and the addition of several "infill" buildings such as Foss Drug, Piller Theater, the Globe and the Story Store. Competition continued, too, between the business district on Main Street and the budding new commercial district on North Central (Fifth) Avenue. In the 1930's, the downtown district only saw the addition of the Salvation Army (1933) and the Valley City Auditorium (1937). Valley City continued to welcome business travelers by investing in the "Great White Way" that illuminated U.S. Highway 10 where it passed through the community. Movie theaters provided important places for relief from the hardships of daily life; operating first as "cheap theaters" and later enhancing the moviegoer's experience with air conditioning and talking sound pictures.

### **Architectural history**

Valley City's downtown buildings are impressive from an architectural viewpoint and also as reflections of the fascinating history of retailing and civic pride in the community. Architectural history can focus on identifiable styles that people may not be familiar with, like the Classical Revival, Renaissance Revival, French Second Empire, Arts & Crafts, or streamline Art Moderne and Art Deco, all of which are well represented in Valley City commercial buildings. The history of architecture can also provide insight into events and people who formed an interesting community of innovative and successful retailing.

As visitors to Valley City, we as a group of architecture students were fascinated by stories told to us about the importance of downtown hotels for business travelers, the interurban streetcar line, fires and floods, the fraternal lodge halls and Carnegie Library, business leaders like P.L. Foss, Straus and Stern, the Lee brothers, and even J.C. Penny, who visited Valley City, and the motion picture "fantasy houses" that provided entertainment and diversions from daily routine. Valley City is fortunate to have so many well-maintained buildings in such a broad range of styles; buildings that continue to support business vitality today as in the past.

By spending 12-weeks in Fall of 2004 examining Valley City's architecture more carefully in the course of preparing a "Preservation Design Manual," we became convinced that there is value and meaning in the historic buildings of Valley City. We encourage you to walk the streets of downtown with us through this tour guide, to

appreciate the quality of Valley City buildings, and to listen to the stories told by the buildings and by long-time residents who are familiar with this heritage. Discovering history by paying more careful attention to architecture can be both fun and a great way to learn about a community.

**Rosebud Visitor Center  
250 Main St. W. (2003)**

The \$1.7 million project wasn't even on anyone's mind back in 1996 when Jan Stowman of the local Chamber of Commerce received an application for a Burlington Northern Sante Fe Railroad grant and started looking for a project. The rest is history. Much work was put into this idea from many different people at the federal, regional, state, and local levels.

Renovation of the Rosebud, an 1881 Northern Pacific Superintendent's rail car, began in 2002. Kent Simonson, whose aunt Florence Pesha, owned the Rosebud rail car at Beach, was present at the ribbon-cutting ceremony. Pesha passed away a few months ago. The renovated rail car is now located inside the Rosebud Center.

**City Park Footbridge  
Across the Street from Visitor Center**

The current walk bridge was built by A.Y. Bayne & Co. in 1911 for \$2,150. It is sometimes called the Elks Bridge as the nearby Elks building was also built in that year. During the administration of Mayor L.S. Platou (1910-1916) a zoo was started in the park containing buffalo, bears, deer, elk and eagles, etc.

The original City Park foot bridge was constructed of wood presumably around 1881 when the park was designated. The land for City Park was donated by B.W.Benson who had originally planned on developing the land along the river for housing.

**B.P.O.E. Elks' Lodge  
161 Main St. W. (1911)**

In 1911, the Valley City Lodge No. 1110 was the newest in the world, with only six members, the least number of members in the lodge's history. The lodge's sole purpose was a gathering space for its members. Helping to make them nationally recognized was the fact that they were one of the area's major philanthropist organizations. The building has Romanesque architectural overtones.

2019 Note - This building is currently used as an apartment building

**Valley City Auditorium  
320 Central Avenue S. (1939)**

The Valley City Auditorium was begun in 1937 and completed in 1939 from designs by the Bismarck architectural firm of Ritterbush Brothers. A local contractor, Olaf M. Wick, did the construction and the building cost \$99,470.00 at that time. This was a major Public Works Administration project in the city during the Great Depression. As built, it provided a large 1,200 seat auditorium, kitchen, dining rooms, utility room, and

meeting rooms. It is an excellent local example of a restrained Art Moderne style carried out in brick with minimal limestone trim.

### **Valley City Armory**

#### **140 4th St. S.W. (1937)**

The 1937 armory was designed by Jamestown architect Gilbert Horton. The armory is significant architecturally as one of the best-kept of the Horton buildings and is the only surviving example of this type of building in the Horton opus. Historically, it replaced the old wooden armory which burned down at the end of World War I. The current armory is historically associated with the local National Guard. This unit was organized in 1884 as Company G, First Dakota Infantry Regiment, which had an illustrious career in the Spanish-American War. Funds for the new armory in 1937 came from the Works Progress Administration.

### **Valley City State College Footbridge (1901)**

#### **South end of Central Avenue**

A footbridge (originally a single wooden plank with handrails) across the Sheyenne opened in the fall of 1892, linking the college to the city. As there were no dormitories on campus at the time and most students lived on the opposite side of the river, a bridge was a necessity. 2019 Note - the original bridge and a 150 foot long suspension bridge built in 1901 have both been replaced..

### **Mathias Olson House / Wesley Hall for Women**

#### **114 3rd. Street S.E. (1899)**

This house is eligible architecturally and historically for the National Register of Historic Places. It was originally the home of Mathias Olson, an early Valley City contractor/builder who built it in 1899. In 1909, Wesley College in Grand Forks bought the house for use as Wesley Hall for Methodist women students of the Normal School wanting to be teachers. It was located only a half a block away from the Normal School. The house served this purpose until 1928 when it became a private residence.

Architecturally, the house is in virtually original condition except for some minor changes such as some new storm windows, a circular window changed before the 1950's to a square one, and the missing porch balustrade. The interior is intact except for minor kitchen remodeling. Architecturally, this house is the best-preserved and possible the oldest Queen Anne-Style house in town with a tower roof and clapboard siding.

### **Sheyenne Apartments**

#### **230 Central Ave. S. (1909)**

The Sheyenne Apartments were built in 1909, designed in the Classic Revival Style. This was the most widespread style in the United States during the late 1800's and early 1900's. The building was designed by the Haxeby & Gillespie architecture firm of Fargo.

### **Rudolf Hotel**

#### **137 Central Ave. S. (1909)**

The Rudolf Hotel was designed by John W. Ross, an architect from Grand Forks and built in 1907. The owner of the hotel was a Swedish immigrant named Rudolf Giselius who moved to Valley City in 1886. The style of the hotel is Classical Revival complete with fluted pilasters, stone capitals and a pressed metal cornice. The main period of significance was from 1907-1949.

Downtown hotels for business travelers seem to be a distinctly Great Plains phenomenon that helped to feed the business vitality of downtowns well into the 1980s. Members of the business community assembled regularly through commercial clubs and service organizations. As the center of commercial life, the Rudolf hosted regular meetings of Kiwanis, Rotarians, Toastmasters, Zonta Club, and Lions, as well as being the site of KOVC radio and a house orchestra. Guest speakers included George Burns and retailing tycoon J.C. Penny, speaking about strategies for improving retail business.

A unique feature of this building is the interior atrium that was constructed in the early 1980's when the hotel was converted into a senior living center. This building was listed on the National Register of Historic Places in 1983.

### **American National Bank**

#### **104 E. Main St. (1909)**

Construction on the American national Bank began in 1909, with the doors opening for business in 1911. It was built of Bedford, Indiana buff limestone, in the Renaissance Revival style. Currently it is home to the Weisenburger law offices.

### **Dry Goods & Millinery Store**

#### **110 E. Main St. (c. 1890)**

Early ownership and construction of this brick commercial building have not been confirmed, but its usage as a "dry goods and millinery" store give insight into the range of business types along this block of commercial buildings. Hat-making, sales of hats and other articles of dry goods (clothing) were important to immigrants arriving to the agricultural regions by train and important to established up-and-coming residents of the business community. Stylistically, the building is a restrained, vernacular treatment of the Classical Revival style, but design decisions were probably made by the brick mason, rather than by a known architect.

The original business, a jewelry store, was consistent with other neighboring business uses on this commercial block. The building is, perhaps, more interesting for its stylistic embellishment on the upper story cornice. The two-color brick "medallions" show influence of Arts & Crafts design.

**C.J. Lee Block Annex**  
**114 & 126 E. Main St.**

The 1904 Sanborn Fire Insurance Maps are the earliest source identifying a bank in this location. Speculatively, it may have been the precursor to the Valley City State Bank, begun by Charles J. Lee who owned the Valley Hotel next door. The building's two color brick ornamentation show influence of the Arts & Crafts style, popular in the early 20th century and forerunner to Prairie School motifs. This building was clearly the precedent for the jewelry store built next door.

**C.J. Lee/Valley Hotel**  
**138 E. Main St. (1914)**

Charles J. Lee, for which the building was named, was a prominent business leader in Valley City at the turn of the century. In 1893, he entered Northwestern University at Chicago "and took a pharmaceutical course, graduating the following year." Lee opened a drugstore shortly after returning to Valley City and was considered "a business man of more than ordinary ability, enterprising and energetic." He was the president of the city council and in 1898 was appointed President of the North Dakota Pharmaceutical Association. (Compendium of History and Biography of North Dakota, 1900) The Valley Hotel had a bakery in the basement, along with billiards and a bowling alley. The first floor was originally a department store and also a café, with the Valley Hotel in operation of the second floor.

The C.J. Lee Building, as well as Charles Lee himself, was described as follows: "He owns considerable property in Valley City and he has contributed to the substantial improvement of the place by the erection of the Valley Hotel, a two-story structure and finished basement, seventy-five by one hundred feet, and containing sixty-five rooms. It is a thoroughly modern structure supplied with hot and cold water in each room and other up-to-date conveniences. Mr. Lee several times served as alderman of Valley City and was the father of the present waterworks system, which is considered best in the northwest. He it was who suggested and promoted the municipal ownership of the electric light plant and also of the new sewerage system." (Lounsberry, 1917)

**Algeo Block**  
**142 E. Main St. (1909)**

This building was built in 1909 during the second Dakota Boom. This was originally the Algeo and Algeo butcher shop.

**Myhro-Aldahl Block**  
**160 E. Main St. (1918)**

In 1916, this retail store consolidated merchandise of the Berg & Bensen hardware store that preceded it in this location. It operated under local ownership for only two years, at which time the building was acquired by Middlewest Trust & Loan next door.

### **Academy of Music Building**

#### **154 E. Main St. (1890)**

Between 1902 and 1903 the old district suffered a devastating fire at its east end. One building still standing from this period is the Academy of Music Building which had an imposing 100 foot frontage on East Main and a Mansard roof. The East half of this building has been gone since the fire, but its architecture is still impressive. It was built by Mathias Olson in 1890 which is a very pure and unusual example of French Second-Empire architectural style. Theodore Roosevelt spoke in this building in 1903 to a packed house. It was home to the Bijou Theater before it moved to the Rudolf Hotel block in 1908. World famous jazz singer, Peggy Lee, (then known as Norma Egstrom from Wimbledon) made her public debut in this building singing for the Eagles Club New Year's Party December 31, 1936. Valley City Times-Record December 31, 1936: "Miss Norma Egstrom of Wimbledon is visiting in Valley City this week. Possessed with a remarkable voice, she will sing at the Eagles New Year's Eve party tonight. She has sung over KOVC"

### **Middlewest Trust Co.**

#### **164 E. Main St. (1918)**

This financial investment company received its charter and opened for business in this location in 1913. The building is distinctive for its highly detailed, molded concrete block ornamentation. The Midwest Trust Co. acquired the adjacent building in 1917 and constructed this new corner bank that bears the "1918" date block. The building was designed by local architect Eugene McFarland.

### **Right Price Department Store**

#### **214 E. Main St. (1914)**

The corner building in which Pizza Corner is located operated from the earliest years of Valley City's history as a general store under a succession of ownerships. Parkhouse & Sayles built the first building on this site as a general store, which burned in 1891. It was then rebuilt and operated as The Right Price Department store by Robert Anderson, whose Right Price Department Store in this location burned in 1930. It was replaced by the Harding Drug Store, which later relocated next door as City Drug.

### **J.J. Lee Building & Lee's Market**

#### **218 E. Main St. (1907)**

Jens. J. Lee (1863-1935) was born in Trempleu County, Wisconsin, the son of John J. and Christina (Johnson) Lee, who was born in Christiansand, Norway, and immigrated to Wisconsin in 1860. In 1898 Jens moved to Valley City where he opened his own market and in 1914 built a building for Lee's market. In 1935 Jens J. Lee retired and his son Lloyd took over the business. The store building was sold in 1975; it had been owned by the Lee family for 77 years.

**The Fair Store  
Mac's Beauty Shop  
226-230 E. Main St.(1906)**

The Fair Store operated a department store in this East Main Street location from 1908 until it relocated to North Central Avenue in 1956. Founded by Karl J. Olson, the Fair Store was creative in marketing a range of department store merchandise from both its main sales floor and basement levels. The first Fair Store building, depicted in early historical photos, was destroyed by fire in 1913.

**Mac's Beauty Shop  
234 E. Main St.**

**R & G Auto Supply  
250 E. Main St.**

**Boomer's Corner Keg  
264 Main St. E. (1909)**

This building was built in Valley City's second Dakota Boom. During this period smaller masonry buildings were created. This building contains the original historic cast iron structure cast from the Fargo Foundry. These historic elements can be found throughout cities of the mid-west.

**Teen Canteen  
302 Main St. E.**

**American Legion Club  
The site of a Harness Shop  
322 Main St. E**

**Rainbow Bridge**

This is the sight of the first bridge built in Valley City. Prior to the building of this first bridge, a river crossing was located slightly upstream from here. Locally known as Morrison's Ford, travelers rode or drove their wagons through the river to reach the other side.

The cut in the bridge bank to the north is the location of the Northern Pacific railroad bridge which gave the town its first name of Second Crossing of the Sheyenne. The first train crossed here on Sept. 15, 1872.

The original East Main Bridge was a wooden structure built in 1879. When the wooden bridge was deemed unsafe, it was replaced by a steel structure in 1899. The original Rainbow Bridge, built in 1925-26, was chosen for its strength and beauty to replace the steel structure. The bridge was unique in that concrete arches carried the weight. It was the only one of its kind in North Dakota and one of the few "Rainbow Arch" bridges still in use in the United States.

In 2004, deck deterioration and below standard width caused the signature bridge to be replaced. Because of its importance to the community, another Marsh Arch bridge was chosen despite the complicated design and associated costs.

### **Tourist Park**

#### **675 Main St. East**

The Valley City Tourist Park is probably one of the oldest parks in the country intended specifically for the motoring tourist. The park has continuously operated at this site under municipal operation since it was originally leased by the City from the Northern Pacific Railroad in September, 1920. The City purchased the land from the Burlington Northern Railroad in 2001, following the 1999 abandonment of the line. The park was described in a 1921 publication of the North Dakota Good Roads Magazine as being ‘a Tourist Night Camp, abutting on the Sheyenne River, lying between the National Parks Highway and the North Star Trail . . . and the main line of the N.P. this is being equipped with electric lights and running water, toilets, grates for cooking, tables and seat and other conveniences for the automobile tourist’.”

\*Rainbow Bridge Environmental Assessment, Kadmas Lee & Jackson

### **Ace Hardware**

#### **224 Central Ave. N. (1883)**

Originally built as a hardware store in 1883, the Ace Hardware building has served Valley City’s hardware needs for over 120 years. The building was extensively remodeled in 1936. This is likely the time in which the Vitrolite “structural glass” panels were installed around the storefront of the building. Though the Vitrolite is not an original building material, it is an important component of the historic fabric of the building because of the time period in which it was introduced. The Ace Hardware store is a remarkable example of streamline Art Moderne architecture in a retail store.

### **Woolworth’s (Foss Drug)**

#### **234 Central Ave. N. (1938)**

Built in 1938, Woolworth’s became the local merchant for many different types of goods. It is part of the International Style that is relevant by the use of glazed terra cotta, a new product at that time. F.W. Woolworth and Company first opened for business in Valley City in 1922 as part of a national chain.

Architecturally this building is an interesting “period-piece” reflecting the restrained streamline design associated with the Art Moderne. The exterior is clad in remarkable glazed terracotta panels with elegant granite bulkheads below the plate glass display windows. Today, many people take materials like these for granted without fully appreciating their durability and the unusual nature of the presence of such high-style materials on a commercial building in Valley City. As with the Vitrolite structural glass panels on other nearby buildings, the 1920s and 30s were an important time for trying new styles and new approaches to retailing in Valley City.

The current building is located on the site of the former Opera House, that existed just north of the Kindred Hotel; both longstanding landmark buildings. The Opera House was destroyed by fire sometime after 1930. Woolworth’s continued to have a presence on North Central until the 1980s.

### **Piller Theater**

#### **254 Central Ave. N. (1925)**

The Piller Theater celebrated its Grand Opening on Nov. 11, 1925. It was designed by the Nason Firm of Minneapolis and the construction work was by E. A. Moline of Jamestown. The theatre seated over 1000 people and cost at the time \$100,000 to build. On the ground floor was Hustad’s Jewelry and the P.L Foss candy and sweet store.

### **Penney’s Building**

#### **304 Central Avenue N.**

### **Valley City Street & Interurban Railway Co. Building**

#### **358 Central Ave. N. (1905)**

This 1905 building is historic for its association with the Valley City S & I, which was incorporated to transfer baggage, freight and passengers from the Soo depot in North Valley City to the NP depot at the foot of Central Avenue N. The building originally housed the electric line’s power house and car-barn repair shed. The Soo line maintained its offices, freight depot and warehouse here from 1911 to 1963. The rear of the building still shows the large barn doors, which even today is only slightly altered. The last street car was taken out of service in 1932, and the “poles and wires taken down as service ended.”

### **Carnegie Library**

2019 Note - known now as the Valley City Barnes County Library

#### **413 Central Ave. (1903)**

The Valley City Carnegie Library is the second of three prominent libraries constructed between 1900 and 1905 by Fargo architect William C. Albrandt. This was one of eleven Carnegie Libraries in North Dakota, and one of only three in the state which remain essentially unaltered. It is designed in the Classic Revival Style. It stands as a lasting

symbol of Gilded Age philanthropy and of Valley City's faith in that era's belief in universal education and self-improvement.

**All Saints Episcopal Church**  
**516 Central Avenue N. (1881)**

This congregation held its first Christmas service in 1881. It was consecrated on May 28th, 1882. All Saints Episcopal Church is the only church of that faith built in North Dakota entirely by the local congregation and is the oldest church building in Barnes County still in use. The church is designed in the Gothic Revival Style. The history of All Saints has been one of steady service. A parish hall was added in 1900, and a sacristy-office and air conditioning was added in 1974. This beautiful field stone church features stained glass windows, locally forged wrought iron hinges on the original wooden front door and a small yellow brick bell tower.

**Westergaard House**  
**515 Central Ave. N.**

**E. A. Pray House**  
**535 Central Ave. N**

This house was built in 1898 by Dr. Edgar A Pray and his wife, Francis (Fanny) Peake Pray. The Prays had seven children, six of whom were born at home. Dr. Pray was a highly respected physician and surgeon who practiced in Valley City for over 40 years. Fanny Pray was the daughter of Reverend Ebenezer Peake, the first rector of All Saints Episcopal Church located across the street to the east.

The lot was acquired from the Northern Pacific Railroad Company in 1879 and changed hands many times before Dr. Pray purchased it in June 1898 for \$200 and built the house and barn to the west of it (which is now a duplex). It cost \$3,000 to build the house and barn. Gas lights were used until the early 1900's when electricity and plumbing were installed. The sun porch on the west side of the house was built in 1914. It was originally on the second floor as well as the main floor. The Pray family lived in the home until 1939.

This beautifully decorated home is now open to the public as the Victorian Charm Guest Inn. It features exquisite reproduction wallpapers, hardwood floors and paneling, and is complete with wonderful antique furnishings throughout the home.

**Valley City High School**  
**493 Central Ave. N.**

**Montgomery Ward & Co. Building**  
**331-341 N. Central Ave.**

This retail block was constructed to house the "new" Montgomery Ward & Co. Store. It was erected by Wick Construction, Inc. Montgomery Ward & Company began catalogue

and retail merchandising from this location starting around 1928, although the company may have had an earlier presence in Valley City. In 1929 the building's owner (O.M. Wick) leased 25-feet of space in the building to a department store competitor, S&L Department Stores. In 1930 Montgomery Ward substantially enlarged their store, presumably with a matching addition to the north.

### **Foss Block**

#### **253 Central Ave N. (1923)**

Pharmacies and drugstores were a very important early business in Valley City, serving a region demand for medical services even as early as 1885, in territorial days. P.L. and Alden L. Foss opened an early family-owned drug store in this location in 1923. In 1937, Foss Drug affiliated with other stores in the Walgreen's agency. In 1948, Foss Drug announced plans for a major addition and renovated again in 1957, when it relocated its luncheonette to space in the rear of the corner building. Sometime during the 1960s, Foss Drug took advantage of space across the street vacated by the F.W. Woolworth chain. The upper story of the original Foss Corner Drug building has been covered with a perforated metal cladding material that obscures the brick details underneath.

### **Story Block**

#### **233 Central Ave. N. (1909)**

#### **Story Block Annex**

#### **241 Central Ave. N. (1926)**

#### **The Globe**

#### **243 Central Ave. N. (1928)**

During the 1920's economic growth "boomlet," several buildings were erected on Central Avenue N. including The Globe at 243 and the Story Store at 241. These were designed by architect Gilbert Horton of Jamestown, who did a handful of commissions in Valley City. This seems due largely to the fact that Horton formed a partnership with Valley City architect, E. H. McFarland, for two years in 1925 and 1926.

According to the Sanborn map, a "cheap theater" for movies was built in 1913 on N. Central where the Story Block sits today.

### **J. Manoles Bldg.**

#### **215 Central Ave. N.**

#### **Commercial Block**

#### **219 Central Ave. N.**

#### **Security Building**

#### **223 Central Ave. N.**

Through the mid- and late- 1920s, Valley City experienced a healthy economy until the time of the stock market crash. This became a significant period to Valley City's environment. During the "Boomlet" of the 1920s, several buildings were constructed within the limits of the central business district. In 1923, John Manoles announced that he would rebuild on the site of the burned out Liberty Café, and add 30 hotel rooms."

## **Other Buildings of Interest**

### **Masonic Temple (AF & AM)**

#### **141 2nd St. NE. (1908)**

Built in 1908 for the Masonic Order, the Masonic Temple was designed in the Classical Revival style. The historical record indicates that during the time the Masons owned it, the building was rented out to a variety of enterprises and the Masons had their lodge hall in rented quarters around town. It seems to have been most useful to the order for the revenue it produced as a rental property. The first floor retail space was home to a grocery wholesaler, and later to the Times-Record newspaper.

### **Municipal Airport Administration Building**

#### **9th. Ave. NW. and Bottle Dr. (1930)**

The Municipal Airport Building is faced in stucco with the horizontal ribbing which is a hallmark of the Art Moderne style. Recessed Art Moderne graphic letters spell out “Municipal Airport” on the south façade of the building. The field was originally the Valley City Municipal Airport and has been renamed the Barnes County Municipal Airport.

### **Smith Lumber Company (originally Grotte Lumber Co.)**

#### **309 4th St. NE.**

Lumber yards were an important retail “fixture” in Valley City as in most railhead townsites on the Great Plains. Valley City is fortunate today to have two architecturally-distinctive lumberyards still operating in the downtown area, dating back to an earlier period of local history. The original Grotte Lumber Company was built on right-of-way land from the VCS&I streetcar railway line during the “heyday” of the interurban rail linkage. Today is the site of Smith Lumber Company, in a delightfully proportioned, half-timbered style of building that is most unexpected as a retail business.

**The C.H. Carpenter Co.** lumberyard building on 2nd Street NW dates from 1918.

## **Highline Bridge**

### **Northeast of Valley City (1908)**

The most show stopping structure erected during the Second Dakota Boom was the “high-line” trestle bridge by the Northern Pacific Railroad in 1908. An engineering feat, this bridge stands today just north of Valley City. The bridge was built by the Franklin Brothers and Morris in 1908. It was necessary to level the grade and supplant the “low-line” tracks running through downtown which tortuously descended to the Sheyenne valley floor and then climbed back out of the valley. This bridge was used mostly for transcontinental traffic and is still in use today.

It is a riveted steel bridge and, when built, was the largest bridge of its kind in the United States. It is 3,860 feet long and 162 feet above the river bed.

Engineering Facts:

- 14,000,000 pounds of steel were used
- 380,000 field rivets were used on location
- 10,000 cubic feet of concrete was used in the piers supporting the steel columns
- 80,000 linear feet of wood piling was used under the piers for added stability
- 160 men were employed in its construction
- \$750,000 was expended on the bridge, more than \$1.5 million on the entire project

## **Barnes County Courthouse**

### **613 4th St. NW. (1925)**

The County Courthouse dates from 1925, built after the original 1884 courthouse burned on the same site in 1924. The style of the new courthouse is an admixture of classical, International Style and Colonial Revival, popular in the 1920's. The front façade is symmetrical and has a central portico with free-standing Doric columns. Walls are faced in cut limestone. The building terminates in a stone molded and dentilled cornice and balustrated parapet. The interior has bronze doors, marble and terrazzo floors and an interior atrium with stained glass skylights. The quality of material and design is equaled only by the city post office. The architect was Toltz, King & Day Inc. of St. Paul, Minnesota. Historically, the building is associated with the governmental functions of Barnes County.

## **Omwick Theater**

### **165 2nd Ave. SE. (1950)**

This theater was named after its owner and local construction contractor, Olaf M. Wick. It has a geometric Art Deco façade.

## **Epworth United Methodist Church**

### **(Grace Free Lutheran Church)**

### **202 3rd street NW (1905)**

This is the oldest congregation in the city formed in 1879. The services were held in a small log cabin north of the river. This was the first church in the city. This was replaced in 1905 with the existing brick structure. In 1968 the Methodist congregation moved to

build their present church on 8th Avenue Southeast, and the church property transferred to Grace Free Lutheran.

### **Our Saviors Lutheran Church**

#### **138 3rd St. NW. (1939)**

The congregation was organized without an existing church in 1882. A decided growth of the congregation in the early 1930's brought about the need for a larger church. The property it is located on was purchased in 1928 and the new building was erected by 1939.

### **First Congregational Church**

#### **217 4th St. NW. (1915)**

Dating its church life from 1881 was the Congregational Church of Christ. The first services were held in the school house but the congregation grew quickly and the decision was made to build a new church. The money was then raised for the building fund. However, before the building could be started, a fill-in preacher by the name of Rev. Frey allegedly stole the building money and left town. It was not until 1915 that money sufficient to build was raised by Rev. William Crosby Lyons' efforts, and the church was built and dedicated.

### **Valley City Post Office**

#### **149 3rd St NE. (1917)**

The cornerstone for the Post Office was laid on Aug. 23, 1916. It was designed under Treasury Architect James A. Wetmore in the classical revival style with a symmetrical facade, projecting portico, and ten giant Doric limestone columns. This design for a federal building is unique in North Dakota. The windows were originally covered with beautiful grillwork but these were sacrificed to the scrap iron drives of World War II. Remnants may be seen on the basement windows. The building was recently made handicapped accessible and in 1997 was treated to restoration inside and out. The Valley City Post Office was one of the last post office designs of its kind and it is the oldest remaining post office building built specifically for that purpose in North Dakota which is still owned by the U.S. Postal Service. The Post Office was named to the National Register of Historic Places in 1989 along with a grouping of other North Dakota Post Offices built from 1900 to 1940.

# A

STORMWATER **MANAGEMENT**  
RECOMMENDATIONS

APPENDIX 2





STORMWATER MANAGEMENT RECOMMENDATIONS

Background:

As part of the tasks relating to land use studies and capital improvement planning, Stantec completed a stormwater needs analysis, which included policy level recommendations related to updates to stormwater management ordinance updates.

Review of Existing Ordinances:

As part of this analysis, Stantec conducted a review of all current City regulatory controls (i.e. City Code). Table 1 lists all current ordinances that pertain to stormwater management in Valley City by section. These ordinances were then reviewed, and recommendations were made for the City to consider adding regulatory controls so that stormwater management mechanisms within the City are consistent with current best management practices.

Recommendations for Ordinance Updates:

Changes to existing Valley City ordinances are detailed in tabular and narrative form. Additions to current ordinances to comply with current best management practices are shown in **bold, red font** below.

*Ordinance 8:* There are no recommended updates for Ordinance 8 (dated March 2004).

*Ordinance 811:* There are several updates that are recommended for Ordinance 811, detailed in Table 2.

Recommended updates pertaining to Ordinance 811.

Table 1 Valley City Ordinances pertaining to stormwater management, and location within City Code.		
ORDINANCE 8 Ordinance amending the scope of Ch. 15.1 relating to stormwater management		
City Code Reference	Page	Topic
15.1-01-03	1	Stormwater Management Plan Criteria – i.e. when a Plan must be submitted
15.1-01-03	1	Exemptions to submitting Stormwater Management Plan
15.1-01-03	2	Right of City Engineer to waive requirement of this title
ORDINANCE 811 Ordinance creating and enacting Ch.15.1 relating to stormwater management		
City Code Reference	Page	Topic
15.1-02-02	10	Contents of Stormwater Management Plan including existing site map, site construction plan, plan of final site conditions, stormwater management plan report

15.1-03-02	13	Duration of legitimacy of Stormwater Management Plan
15.1-04.01	14	References to other areas of City Code
15.1.04-02	14	Reference to Stormwater Design Standards Manual
15.1-04-05	16	Construction Activities Requirements including site dewatering, waste and material disposal, tracking management, water quality protection, site erosion and sediment control
15.1-04-06	16	Stormwater management criteria for permanent facilities including hydrological response of site, natural features of site, stormwater management strategies, outlets, stormwater detention/retention facilities
15.1-04-09	18	Management of site vegetation – installation and maintenance, including use of impervious surfaces
15.1-05-01	19	Requirement of a Stormwater Management Permit
15.1-05-02	20	Stormwater management permit duration

Valley City Ordinances pertaining to stormwater management, and location within City Code.

Ordinance 1010		
Ordinance amending, updating and reenacting Ch. 15 relating to municipal utilities		
City Code Reference	Page	Topic
15-04-09	23	Restrictions to discharges into sanitary sewer system
Ordinance 1033		
Ordinance repealing and reenacting Chapter 11 relating to zoning		
City Code Reference	Page	Topic
11-03-17	44	Floodway and floodplain overlay district – erosion requirements
11-05-06	52	Drainage in mining camps
11-05-07	57	Erosion due to mining
11-06-01	63	Off-street parking and loading – surface and drainage

Recommendations for Ordinance Updates:

Changes to existing Valley City ordinances are detailed in tabular and narrative form. Additions to current ordinances to comply with current best management practices are shown in **bold, red font** below.

*Ordinance 8:* There are no recommended updates for Ordinance 8 (dated March 2004).

*Ordinance 811:* There are several updates that are recommended for Ordinance 811, detailed in Table 2.

. Recommended updates pertaining to Ordinance 811.

Table 2			
Ordinance 811			
Ordinance creating and enacting Ch.15.1 relating to stormwater management			
City Code Reference	Page	Topic	Revisions Suggested
15.1-02-02	10	Contents of Stormwater Management Plan -including existing site map, site construction plan, plan of final site conditions, stormwater management plan report	None
15.1-03-02	13	Duration of legitimacy of Stormwater Management Plan	None
15.1-04.01	14	References to other areas of City Code, including Zoning, Floodplain Management and Land Subdivision Regulations	None
15.1.04-02	14	Reference to Stormwater Design Standards Manual	Recommendation regarding reference below.
15.1-04-05	16	Construction activity requirements - including site dewatering, waste and material disposal, tracking management, water quality protection, site erosion and sediment control	Recommended language for section 15.1-04-05 is given below.
15.1-04-06	16	Stormwater management criteria for permanent facilities including hydrological response of site, natural features of site, stormwater management strategies, outlets, stormwater detention/retention facilities	Recommended language for section 15.1-04-06 is given below.
15.1-04-09	18	Management of site vegetation – installation and maintenance, including use of impervious surfaces	None
15.1-05-01	19	Requirement of a Stormwater Management Permit	None
15.1-05-02	20	Stormwater management permit duration	None

Section 15.1.04-02 of the City Code references the Stormwater Design Manual. Stantec could not find a Stormwater Design Manual that the City has developed. Stantec recommends

eliminating this reference to the Manual throughout the ordinances if it does not exist. Further, Stantec has made ordinance recommendations within the ordinance text itself, to eliminate confusion. If there is a Stormwater Design Manual, Stantec would request this information from the City so that redundancies can be eliminated.

Recommendations are given to amend section 15.1-04-05, Construction Activities. Suggested language is as follows:

15.1-04-05 Construction Activities Construction operations throughout the entire City and its extraterritorial jurisdiction must at a minimum comply with the following requirements:

1. Site Dewatering and Basin Draining Water pumped from the site shall be treated by temporary sedimentation basins, grit chambers, sand filters, up flow chambers, hydro-cyclones, swirl concentrators or other appropriate controls as deemed necessary. Water may not be discharged in a manner that causes erosion, scour, sedimentation or flooding of the site, receiving channels, or wetlands. All dewatering must comply with the North Dakota Department of Environmental Quality (NDDEQ) NPDES Construction General Permit (Appendix 1 – Erosion and Sediment Control Requirements, Part B).
2. Waste and Material Disposal All waste and unused building materials including garbage, debris cleaning wastes, wastewater, toxic materials or hazardous materials, shall be properly disposed of off-site and not allowed to be carried by runoff into a receiving channel, storm sewer system or wetland. Waste and building materials must be disposed of in compliance with any disposal requirements set forth by the NDDEQ or other state or federal government agency.
3. Hazardous Materials Oil, gasoline, paint, and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Measures must be taken to restrict access to storage areas to prevent vandalism. Storage and disposal of hazardous waste must follow the NDDEQ NPDES Construction General Permit (Section II, Part C).
4. Liquid Waste All non-stormwater discharges (wastewater from concrete truck and other vehicle washing, maintenance spills, etc.) conducted during the construction activity shall not be discharged to the storm sewer system, wetlands, natural drainageways, or waters of the state and must comply with the NDDEQ NPDES Construction General Permit (Section II, Part C, Stormwater Discharge Requirements).
5. Site Erosion Control The site shall include, as applicable, BMPs to minimize the erosion as described in the NDDEQ NPDES Construction General Permit (Section II, Part C). In addition, the following criteria also applies:
  - a. Channelized runoff from adjacent areas passing through the site shall be diverted around disturbed areas, if practical. Otherwise, the channel shall be protected as described below. Sheet flow runoff from adjacent areas greater than ten thousand (10,000) square feet in area shall also be diverted around disturbed area for the one-year storm. Diverted runoff shall be conveyed in a manner that will not erode the conveyance and receiving channels. Sediment control is required along channel edges to reduce sediment reaching the channel.

b. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time and to the extent feasible conform to the natural limitations presented by the topography and soils to create the best potential for preventing soil erosion.

c. All disturbed ground left inactive must be stabilized using the methods and timeframes listed in the NDDEQ NPDES Construction General Permit.

d. The normal wetted perimeter of a temporary or permanent drainage ditch must be stabilized within the timeframe identified in the NDDEQ NPDES Construction General Permit.

#### 6. Site Sediment Control

a. Sediment control practices must be established on all down gradient perimeters as identified in the NDDEQ NPDES Construction General Permit (Section II, Part C). The timing and sequence for installation must match that of the NDDEQ NPDES Construction General Permit.

b. Sediment conveyance systems designed as sediment containment systems shall have the necessary protection as required in the NDDEQ NPDES Construction General Permit.

c. Sheet flow shall be maintained for all slopes as required in the NDDEQ NPDES Construction General Permit.

d. For sites with more than ten (10) acres disturbed at one time, or if a channel originates in the disturbed area, one or more temporary or permanent sediment basins shall be constructed. Each sediment basin shall be designed to meet the storage and discharge requirements identified in the NDDEQ NPDES Construction General Permit.

e. Temporary soil stockpiles must have appropriate protection as identified in the NDDEQ NPDES Construction General Permit.

**f. Tracking Management** Each site shall have roads, access drives and parking areas of sufficient width, length and surfacing to prevent sediment from being tracked onto public or private roadways. Any material reaching or placed on a public or private road shall be removed (not by flushing) **at a minimum** before the end of work day **or more often as requested by the City**.

**g. Water Quality Protection** The construction contractor shall be required to control oil and field spills, and the discharge of any chemicals to prevent such spills or discharges from entering any water course, sump, sewer system, water body, or wetland. **All storm drain inlets shall be protected during construction until control measures are in place with a field inlet, street inlet without a curb head, street inlet with a curb head, culvert inlet protection, or a sediment trap.** Storm drain inlets shall be protected during all phases of construction and must comply with the NDDEQ NPDES Construction General Permit. Hay bales are not considered an acceptable BMP for inlet protection.

7. Inspections and Maintenance of Erosion and Sediment Control Practices An applicant shall comply with the inspection and maintenance requirements identified in the NDDEQ NPDES Construction General Permit (Section II, Part C).

8. Final Stabilization An applicant shall comply with the final stabilization requirements identified in the NDDEQ NPDES Construction General Permit (Section II, Part E). In addition, all areas on the site that are disturbed during construction must be restored. The types of permanent restoration being used on site shall clearly be shown on the plans including, but not limited to, four (4) inches topsoil, sod, mulch, erosion control blanket, seed, impervious cover and structures.

Recommendations are given to amend section 15.1-04-06, Stormwater Management Criteria for Permanent Facilities. Suggested language is as follows:

15.1-04-06 Stormwater Management Criteria for Permanent Facilities Stormwater control facilities included as part of the final design for a permanent development shall be addressed in the Stormwater Management Plan and shall meet the following criteria:

1. Pre-versus Post Hydrological Response of the Site An applicant shall install or construct, on or for the proposed land disturbing or development activity, all stormwater management facilities necessary to manage increased runoff so that the 2-year, 10-year and 100-year 24 hour storm peak discharge rates and volumes existing before the proposed development shall not be increased and accelerated channel erosion will not occur as a result of the proposed land disturbing or development activity. In lieu of the installation or construction of stormwater management facilities, an applicant may make an in-kind or monetary contribution for the development and maintenance of regional stormwater management facilities designed to serve multiple land disturbing and development activities undertaken by one or more persons, including the applicant. The City Engineer shall establish this fee based upon an approved master plan and an analysis of drainage and flood protection benefits provided to property directly impacted by the regional management facilities.

2. Rainfall Data Used in Design Engineering NOAA Atlas 14 Precipitation Frequency Estimates should be used to determine the 2-year, 10-year and 100-year, 24-hour storm peak discharge rates. All new stormwater infrastructure designed should be designed to accommodate at least the 10 year, 24-hour storm event.

3. Natural Features of the Site The applicant shall give consideration to reducing the need for stormwater management facilities by incorporating the use of natural topography and land cover such as wetlands, ponds, natural swales and depressions as they exist before development to the degree that they can accommodate the additional flow of water without compromising the integrity or quality of these natural features. To the maximum extent practicable, the applicant should implement additional rate and volume control measures (i.e. reduce peak rates and volumes) where stormwater infrastructure outlets to a natural feature to prevent erosion and scouring from occurring.

4. Stormwater Management Strategies The following stormwater management practices shall be investigated in developing a Stormwater Management Plan:

a. Natural infiltration of precipitation and runoff on-site, if suitable soil and geological conditions are available. The purpose of this strategy is to encourage the development of a Stormwater Management Plan that encourages natural infiltration. This includes providing as much natural or vegetated area on the site as possible, minimizing impervious surfaces and directing runoff to vegetated areas rather than to adjoining streets, storm sewers and ditches.

- b. The flow attention by use of open vegetated swales and natural depressions
- c. Stormwater detention facilities
- d. Stormwater retention facilities (on a case by case basis).

A combination of successive practices may be used to achieve the applicable minimum control requirements specified in the above four strategies. Justification shall be provided by the applicant for the method selected.

5. Adequacy of Outlets The adequacy of any outlet used as a discharge point for proposed stormwater management facilities must be assessed and documented to the satisfaction of the City Engineer. The hydraulic capacities of downstream natural channel reaches, storm sewer systems or streets shall be sufficient to receive post-development runoff discharges and volumes without causing increased property damages or any increase in the established base floodplain elevation. If a floodplain or floodway has not been established by the Federal Emergency Management Agency, then the applicant shall provide a documented analysis and estimate of the base flood elevation as certified by a Professional Engineer registered in the State of North Dakota. In addition, projected velocities in the downstream natural or manmade channels shall not exceed that which is reasonably anticipated to cause erosion unless protective measures acceptable to the City Engineer are approved and installed as part of the Stormwater Management Plan. The assessment of outlet adequacy shall be included in the Stormwater Management Plan and shall be certified by a Professional Engineer registered in the State of North Dakota. **Additionally, energy dissipation must be provided for sediment basin outlets, consistent with the NPDES NDDEQ Construction General Permit.**

6. Stormwater Detention/Retention Facilities Stormwater detention or retention facilities proposed to be constructed in the Stormwater Management Plan shall be designed according to the most current technology as reflected in the Stormwater Design Standards Manual. **New stormwater detention/retention facilities must be designed to at least contain the 100-year, 24-hour storm event and an emergency overflow (EOF) must be identified.**

7. Stormwater Pipe Velocities Applicants must design stormwater pipes so that velocities are no faster than ten feet per second, and no slower than **three** feet per second to prevent scouring from occurring in the pipe and allow for self-cleaning.

*Ordinance 1010:* There are no recommend updates for this section of the City Code.

*Ordinance 1033:* There are no recommended updates for this section of the City Code.

There are suggested updates for this section of the City Code, particularly the section relating to floodplain districts.

Table 3. Recommended updates pertaining to Ordinance 1033.

Table 3			
Ordinance 1033: Ordinance repealing and reenacting Chapter 11 relating to zoning			
City Code Reference	Page	Topic	Revisions Suggested

11-03-17	44	Floodway and floodplain overlay district – erosion requirements	Recommended language for section 11-03-17 is given below.
11-05-06	52	Drainage in mining camps	None
11-05-07	57	Erosion due to mining	None
11-06-01	63	Off-street parking and loading – surface and drainage	None

11-03-17 Floodway and Floodplain Overlay Districts.

1. **Intent** The Floodway and Floodplain Use Overlay Districts are sets of regulations superimposed upon the existing Zoning Districts, superseding existing underlying regulations only to the extent expressed in the Floodplain provisions and having in effect, in all other respects, the regulations applicable in the underlying use district in which the land is situated. There are two designations: FW Floodway and FP Floodplain. The purpose and intent of this section is as follows:

- a. Prevent development in flood-prone areas that is incompatible with land subject to frequent inundation.
- b. Prevent loss of life, loss of property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

2. General Provisions This section shall apply to lands within the zoning and subdivision jurisdiction of the City of Valley City shown on the City of Valley City zoning map as FW Floodway or FP Floodplain Overlay District designation.

a. Compliance No structure or land shall hereafter be used, and no structure shall be located, converted or structurally altered without full compliance with the terms of this section and other applicable regulations.

b. Abrogation and greater restrictions It is not the intent of this section to repeal, abrogate or impair any existing dead restrictions, existing Zoning Ordinance or other City regulations; however, where this section imposes greater restrictions, the provisions of this section shall prevail. All other ordinances inconsistent with this section are hereby repealed to the extent of this inconsistency only.

c. Interpretation In interpretation and application, the provisions of this section shall be held to the minimum requirements and shall be liberally construed in favor of the City of Valley City and shall not be deemed a limitation or repeal of any other powers granted by the North Dakota Statutes.

d. Warning and disclaimer of liability This section does not imply that areas outside the floodplain districts or land uses permitted within such districts will be free from flooding or flood damage. This section does not create liability on the part of the City of Valley City or any officer or employee thereof for any flood damages that result from reliance on this section or any administrative decision lawfully made hereunder.

e. Severability If any section, clause, provision or portion of this section is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this section shall not be affected thereby.

### 3. FW Floodway Overlay District

a. Underlying Use District Permitted Use and Structures Underlying permitted uses shall be considered conditional uses within the "FW" District. Open spaces are permitted unconditionally. Underlying permitted use structures shall be prohibited in the FLOODWAY as provided in Section 11-03-17.3b.

b. Floodway Obstructions No structure, fence, fill or excavation shall be made in a designated FW which may impede, retard or change the direction of the flow of water either by itself or by catching or collecting debris, unless a permit to construct and maintain such obstruction has been obtained by the Floodplain Administrator.

### 4. FP Floodplain Overlay District

a. Fill or the deposition of materials in the FP Floodplain Overlay District shall have some beneficial purpose as determined by the Floodplain Administrator and the amount thereof will not be greater than necessary to achieve that purposes, as demonstrated by a plan, submitted by the owner, showing the final dimensions and elevations of the proposed fill, the use to which the filled land will be put. **The applicant must ensure that the additional fill does not negatively impact adjacent properties.** Said fill or other materials will be protected against erosion by rip-rap, suitable vegetative cover or bulk-head structure. Fill material shall be approved by the City Engineer.

b. Fill or the deposition of materials in the FP District shall have some beneficial purpose as determined by the Floodplain Administrator and the amount thereof will not be greater than necessary to achieve that purpose, as demonstrated by a plan, submitted by the owner, showing the final dimensions and elevations of the proposed fill, the use to which the filled land will be put. **The applicant must ensure that the additional fill does not negatively impact adjacent properties.** Said fill or other materials will be protected against erosion by rip-rap, suitable vegetative cover or a bulk-head structure. Fill material shall be approved by the City Engineer.

5. Engineer's Report Whenever the Floodplain Administrator is required to pass on matters within the FW District concerning protection of life and property from flood hazards, he shall request a report and recommendations thereon from the U.S. Corps of Engineers. If no such report and recommendations are obtainable from the Corps of Engineers within 60 days, the Floodplain Administrator shall request it from the City Engineer. Said report shall find that any proposed construction, filling, draining, construction of levees or other improvement will not materially impair the required capacity of the watercourse, said report shall be considered final and conclusive and the Building Inspector shall be bound thereby.

6. Reclamation Nothing herein shall be so construed as to prohibit the lawful rehabilitation or reclamation of any lands outside of the FLOODWAY, provided, that no filling, draining, construction of levees or other improvements intended to eliminate or reduce the danger of

flood or erosion shall be commenced until first reviewed and authorized by the Floodplain Administrator.

7. Type of Storage and Equipment Stored equipment, materials or wastes shall have a specific gravity substantially heavier than water, or shall be securely enclosed against floating away, shall not be a source of water pollution or contamination in case of flood, and shall not obstruct any existing or potential floodway.

8. Right of Passage No person may obstruct the passage of water and water-craft nor prevent the use by the public of the bed, banks, water and FLOODWAY of any stream, except properties holding riparian rights.

9. Existing Uses – Continuation All uses legally existing in the floodplain districts at the time of adoption of this Zoning Ordinance may continue and shall not be classified as non-conforming use except a) dwellings with any floor below the REGIONAL FLOODPLAIN level, and b) all other uses which do not have adequate provisions for flood proofing, as determined by the Floodplain Administrator.

10. Warning and Disclaimer of Liability The degree of flood protection intended to be provided by this Zoning Ordinance is considered reasonable for regulatory purposes. Larger floods may occur on occasions or the flood height may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This Zoning Ordinance does not imply that areas outside of designated floodplain districts or land uses permitted within such districts will always be totally free from flooding or flood damages. Nor shall this Zoning Ordinance create a liability on the part of, or a cause of action against the City or any employee thereof for any flooding or flood damages that may result from reliance on this Zoning Ordinance.

# A

SANITARY SEWER  
**FLOW IMPACTS BY TAZ**

APPENDIX 3



VALLEY CITY

Sanitary Sewer Flow Impacts

Resulting 2045 Flow Impacts (gallons/day)

TAZ	COMMERCIAL	INDUSTRIAL	OFFICE/ WAREHOUSE	GENERAL SERVICES	MULTI- FAMILY	SINGLE- FAMILY	Net Flow Increase
1	1,334	-	(107)	-	-	-	1,227
2	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-
4	118	-	75	-	-	-	193
5	-	-	-	-	-	(2,025)	(2,025)
6	-	-	-	-	-	-	-
7	-	-	420	2	-	-	422
8	277	(37)	-	-	-	-	240
9	-	-	300	(96)	-	250	454
10	306	171	-	-	-	-	477
11	(196)	-	2	(39)	-	-	(233)
12	(2,390)	-	1,020	2	-	-	(1,368)
13	-	-	-	-	-	-	-
14	(11)	-	-	18	-	-	7
15	-	-	-	(2)	-	-	(2)
16	(102)	-	84	(13)	-	-	(31)
17	(145)	-	-	(11)	-	-	(156)
18	-	-	-	(1)	-	-	(1)
19	-	-	-	(1,099)	-	-	(1,099)
20	-	-	-	2	-	-	2
21	-	-	-	-	-	-	-
22	-	-	-	-	-	-	-
23	(76)	-	-	40	1,512	-	1,476
24	-	-	-	-	-	-	-
25	-	-	-	-	-	-	-
26	-	-	-	-	-	-	-
27	4,849	-	-	-	-	-	4,849
28	-	-	-	(2)	-	-	(2)
29	800	21	-	-	-	-	821
30	-	-	-	-	5,815	(6,015)	(200)
31	4,189	-	-	-	4,509	(2,639)	6,059
32	-	-	-	-	-	-	-
33	-	-	2,075	-	-	-	2,075
34	-	-	-	(17)	-	-	(17)
35	-	-	-	-	2,160	(5,860)	(3,700)
36	-	-	-	-	-	-	-
37	-	-	-	(12,318)	-	-	(12,318)
38	-	-	319	-	-	-	319
39	-	-	-	-	-	-	-
40	-	-	-	-	-	-	-
41	-	-	-	-	-	-	-
42	-	-	-	-	-	-	-
43	-	-	-	-	-	-	-
44	-	-	-	-	-	-	-

VALLEY CITY

Sanitary Sewer Flow Impacts

Resulting 2045 Flow Impacts (gallons/day)

TAZ	COMMERCIAL	INDUSTRIAL	OFFICE/ WAREHOUSE	GENERAL SERVICES	MULTI- FAMILY	SINGLE- FAMILY	Net Flow Increase
45	-	-	-	-	-	-	-
46	-	-	-	-	-	-	-
47	-	-	-	-	-	-	-
48	-	-	-	-	-	-	-
49	-	-	-	-	-	-	-
50	-	-	-	-	-	-	-
51	-	-	-	-	-	-	-
52	-	-	-	-	-	-	-
53	-	-	2,100	(2)	-	-	2,098
54	124	-	155	-	-	-	279
55	-	-	-	-	72,000	47,187	119,187
56	-	-	-	-	-	-	-
57	-	-	-	-	-	-	-
58	-	-	-	-	-	-	-
59	-	-	-	-	-	-	-
60	-	-	-	-	-	-	-
61	515	-	-	-	-	-	515
62	125	-	172	-	-	-	297
63	281	-	-	-	-	-	281
64	-	-	-	-	-	-	-
65	(195)	-	-	-	-	-	(195)
66	-	-	-	-	2,880	-	2,880
67	134	145	76	-	-	-	355
68	68	-	-	-	-	-	68
69	(58)	-	-	-	-	-	(58)
70	1,128	-	-	-	-	-	1,128
71	-	-	-	-	-	-	-
72	-	-	-	(3)	-	-	(3)
73	-	-	-	(1)	-	-	(1)
74	(265)	(397)	360	-	-	-	(302)
75	-	-	-	-	-	250	250
76	(292)	14	281	-	2,895	-	2,898
77	29	-	600	-	4,358	250	5,237
78	149	311	-	-	1,513	-	1,973
79	(314)	-	-	-	2,905	(458)	2,133
80	-	-	-	-	-	-	-
81	-	-	5	-	-	-	5
82	174	-	176	15	-	-	365
83	322	-	11	(6)	2,760	(1,177)	1,910
84	1,296	-	13	(30)	4,270	(2,387)	3,162
85	-	-	-	-	(1,248)	(1,782)	(3,030)
86	5,179	-	1,485	-	-	-	6,664
87	700	(360)	600	-	-	-	940
88	(662)	-	-	-	-	-	(662)

VALLEY CITY

Sanitary Sewer Flow Impacts

Resulting 2045 Flow Impacts (gallons/day)

TAZ	COMMERCIAL	INDUSTRIAL	OFFICE/ WAREHOUSE	GENERAL SERVICES	MULTI- FAMILY	SINGLE- FAMILY	Net Flow Increase
89	63	-	-	-	4,926	(2,516)	2,473
90	(1,265)	7,200	-	-	-	-	5,935
91	(3,357)	-	-	-	-	-	(3,357)
92	-	-	-	-	2,160	-	2,160
93	(4,065)	-	5,695	-	-	-	1,630
94	13,509	-	9,202	-	53,530	13,698	89,939
95	(14,177)	8,810	-	-	-	250	(5,117)
96	(53)	-	-	-	-	-	(53)
97	426	-	479	-	-	-	905
98	-	-	-	-	-	-	-
99	(4,024)	34	300	-	-	-	(3,690)
100	3,181	-	-	-	-	-	3,181
101	(595)	-	-	-	1,608	-	1,013
102	-	13,909	-	-	-	-	13,909
103	-	-	-	-	-	-	-
104	-	-	-	-	-	1,413	1,413
105	-	-	-	-	-	-	-
106	596	-	-	-	1,846	-	2,442
107	-	-	-	(294)	-	-	(294)
108	-	-	-	1	-	-	1
109	-	-	-	-	-	-	-
110	-	-	(366)	484	-	-	118
111	-	-	-	-	-	-	-
112	(149)	-	-	-	-	-	(149)
113	-	-	-	-	-	-	-
114	-	-	-	-	-	250	250
115	-	-	-	-	-	-	-
116	-	-	-	-	-	-	-
117	-	-	-	-	-	-	-
118	-	-	-	-	-	-	-
119	-	-	-	-	459	-	459
120	-	-	-	-	-	-	-
121	(168)	-	76	-	-	-	(92)
122	6,400	2,880	180	-	-	-	9,460
123	-	-	-	(4)	-	-	(4)
124	-	13,078	-	-	-	-	13,078
125	17,600	960	14,400	-	10,631	-	43,591
126	-	-	-	-	-	-	-
127	47	458	-	-	-	-	505
128	-	-	-	-	-	-	-
129	-	-	-	-	-	-	-
130	-	-	-	-	-	-	-
131	-	-	-	-	-	-	-
132	-	-	-	-	-	-	-

VALLEY CITY  
Sanitary Sewer Flow Impacts  
Resulting 2045 Flow Impacts (gallons/day)

TAZ	COMMERCIAL	INDUSTRIAL	OFFICE/ WAREHOUSE	GENERAL SERVICES	MULTI- FAMILY	SINGLE- FAMILY	Net Flow Increase
133	-	-	-	-	-	-	-
134	-	-	-	-	-	-	-
135	-	-	-	-	-	-	-
136	-	-	-	-	-	-	-
137	-	-	-	-	-	-	-
138	-	12,480	-	-	-	-	12,480
139	-	-	-	-	-	-	-
140	-	576	-	-	-	-	576
141	-	-	-	-	-	-	-
142	-	-	-	-	-	-	-
143	-	-	-	-	-	-	-
144	-	-	-	-	-	-	-
	COMMERCIAL	INDUSTRIAL	OFFICE/ WAREHOUSE	GENERAL SERVICES	MULTI- FAMILY	SINGLE- FAMILY	Net Flow Increase
Totals	31,360	60,253	40,188	(13,374)	181,489	38,689	338,605
							0.34

Gal/Day  
MGD

# A

**VALLEY CITY EMPLOYERS' INTERVIEWS**

APPENDIX 4





## SUMMARY – INTERVIEWS WITH LARGE EMPLOYERS

These telephone interviews were completed in the summer of 2017 with the same interviewer using the same list of questions with each of the company representatives. A few notes:

- Some of those interviewed answered all of the questions; others did not.
- There are many similar responses. Where the responses were identical, they have not been repeated.
- Identifying information is not included in this summary.

### ESTIMATE OF THE PERCENTAGE OF YOUR EMPLOYEES LIVING IN VALLEY CITY AND ELSEWHERE<sup>1</sup>

	Responses from the 12 Companies Responding to this Question											
Valley City	69%	50%	65%	58%	95%	80%	76%	78%	90%	87%	88%	90%
Other location in Barnes County	22%	20%	25%	14%	2.5%	20%	10%	10%		13%	6%	10%
Jamestown Area	7%	10%	10%	3%	2.5%			6%	10%		6%	
West Fargo or Fargo Area	2%	10%	10%	11%								
Other		10%						6%				

#### WHAT ARE THE MAJOR BENEFITS YOU HEAR FROM YOUR EMPLOYEES ABOUT WORKING IN VALLEY CITY?

- Small town, safe community
- Medical services available, shopping and other services, schools, community opportunities.
- No trains in town
- Working close to home
- Small town atmosphere with larger city amenities
- Family is here
- Low traffic so quick and easy to get to work
- Good community to live in
- Intimate and personal, safe community. People in Valley City are nice to each other.
- Wellness Center is amazing.
- The University and the great relationship between the University and the city.
- Beautiful city in North Dakota.
- Many employees grew up in Valley City and never moved, or are farmers that **don't farm anymore, and a few moved** from other parts of the country looking for better jobs.

- Most people **don't** care as much about where they live compared to where they work because you can travel 45 miles easy these days.
- Most people live in Valley City because they are familiar with it. They are native to the area or familiar from going to college in the city.
- Lower priced utilities
- For others, the small-town atmosphere is the reason they stay.
- Easy commute for everyone

#### WHAT ARE THE MAJOR CONSTRAINTS YOU HEAR FROM YOUR EMPLOYEES ABOUT WORKING IN VALLEY CITY?

- Daycare shortage and expense
- Wages are not competitive
- Lack of decent and affordable housing
- Limited amenities – people are looking for Walmart, Target, and other types of stores instead of Shopko and Dollar Stores.
- Limited shopping hours and service hours.
- Costs for basics in Valley City are more expensive than you find in Fargo and Jamestown.
- Housing, cost of living, job market and pay rates, rural healthcare, limitations on retail

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<sup>1</sup> Employees who work from home or are traveling salesmen are not including in these totals



- The cost of living is much cheaper in the rural communities compared to the cost of gas for driving. Electrical in Valley City is reasonably priced but the other infrastructure cost is high.

OF THOSE NOT LIVING IN VALLEY CITY, WHAT IS YOUR UNDERSTANDING OF WHY THEY CHOOSE TO LIVE ELSEWHERE?

Housing (their desired choice) was not available when they were looking  
Housing in Valley City is older and what is on **the market often doesn't fit the need of those** looking. The firm has trouble finding housing for new staff. Valley City has entry level homes and then big homes. The middle size can be difficult to find.

Housing (that they could afford) was not available when they were looking  
Valley City housing is more expensive than expected. New employees often are surprised that the prices for homes **are** high here. Multiple conversations with different employees about how the cost of housing here is higher than where they moved from and the quality of the homes is lower.

Other family member works elsewhere and they live closer to that location

- That is especially true of those living in Fargo area.
- Mostly farming families where the husband farms and the wife works in the schools and drives in from a few miles out of town.

Amenities available elsewhere that are not available in Valley City

- Especially shopping and cultural events. The restaurant and entertainment options are much more limited.
- Issue for generation 28 and younger, but the older folks are fine with what Valley City has to offer.

Other reasons

- Live in Jamestown because spouse lives in Jamestown and works in Jamestown.
- They live where they are from.
- Lived elsewhere prior to getting their job. Family is settled in that location.
- Being in a rural setting and not having the **city's constraints on what you can do with your property.**

- Prefer rural living.
- Most people live in areas outside of Valley City **because that's where they are from.** It has nothing to do with Valley City. They **don't mind the drive and like to live in the country.**

IN YOUR OPINION, WHAT WOULD IT TAKE TO MAKE THE EMPLOYEES WHO CURRENTLY LIVE OUTSIDE OF VALLEY CITY, OR OTHER EMPLOYEES LIKE THEM IN THE FUTURE, CHOOSE TO LIVE IN VALLEY CITY?

- Affordable single-family housing options – NOT the \$250,000++ homes, but decent, affordable single-family homes to purchase and rent.
- Availability of affordable, yet newer housing, not apartments but housing.
- More amenities such as Walmart or Target, not Shopko and Dollar Stores, as well as **other shopping that doesn't close at 5:00** when people get off work.
- The newer apartments should help. One new building is opening at the end of the month and another one will be opening in a few months. People really want affordable homes. Something like the Eid-Co homes Fargo had. Newer developments with basic affordable homes. There is nothing like that in Valley City **and people don't want to buy an old run-down house.**
- The younger people move to Fargo just because there is more to do there.
- In general, individuals in production based **jobs don't relocate. They will drive from** where they live and otherwise find a new job.
- Housing market needs to improve.
- Job opportunities for a spouse.
- Finding affordable housing –there have been steps taken to create more affordable housing. Valley City has had its fair share of turmoil on the city side and individuals have mentioned this during interviews. They worry about how this turmoil will affect them in the long run. Those who live outside of Valley City would not want to live in Valley City – maybe they will change their mind as they get older and need quicker access to medical care.
- More housing and entertainment opportunities.



# A

BENCHMARKING VALLEY CITY

APPENDIX 5







# Benchmarking Valley City

How Does Valley City Compare  
to Larger North Dakota Cities?



## INTRODUCTION

Effective planning is based in the reality of the present. Local governments, businesses and universities use benchmarking to compare themselves to similar organizations or places. Benchmarking involves several steps. First is the identification of peers second, is the collection and analysis of data. Third, is the assessment of the status of the subject place or organization relative to the peers.

Work for Valley City's Comprehensive and Transportation Plan's update has previously compared Valley City to several cities including Jamestown, West Fargo and Bismarck. For this study, Valley City is systematically benchmarked against all of North Dakota's larger cities and the City of Crookston Minnesota\*<sup>1</sup>. Data sources included the 2010 US Census, American Community Survey (ASC) 2012-2016 estimates, data from North Dakota agencies and local governments and the AARP Livability Index<sup>2</sup>.

Metrics were grouped into five main benchmarking areas: Human Capital, Business Development, Livability and Transportation. If data for a metric was unavailable for Valley City and for most of the peer cities, then the metric was deemed insufficient for comparison and was removed. Excel spreadsheets for both US Census and AARP Livability Index data are included in the Appendix.

This study features some of the metrics. Of these, Valley City ranks best in crime rate, neighborhood livability and civic participation. Valley City also scores well in housing burden, overall health, recent per capita income, number of businesses and walk score. Valley City ranks middle, in high school graduation rates, commuting time, multi-housing availability, and voting rate. However, Valley City ranks last or close to last among the cities in other areas, including household income, weekly wages, and retail sales.



<sup>1</sup> Crookston MN has a current population of 7,804 and shares many characteristics with Valley City including its river location, flooding events, university and downtown.

<sup>2</sup> [Livabilityindex.aarp.org](http://Livabilityindex.aarp.org)

## HUMAN CAPITAL

The initial theme area of this study is human capital. Included is consideration of current population, population growth, age, income, housing size, education achievement, income and civic engagement.

### Population

The population of a city is one of the key indicators for any human capital assessment. This study benchmarks Valley City to cities in North Dakota with larger populations. They range in size from Devil's Lake with a population of 7,141 to North Dakota's largest city, Fargo. Crookston Minnesota, a city with a population of 7,804, is also included.

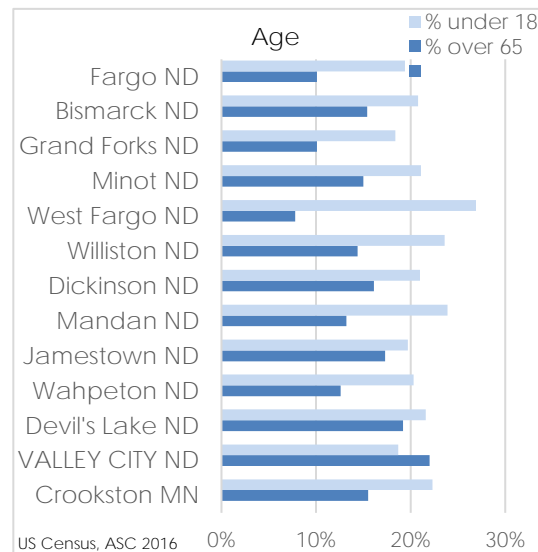
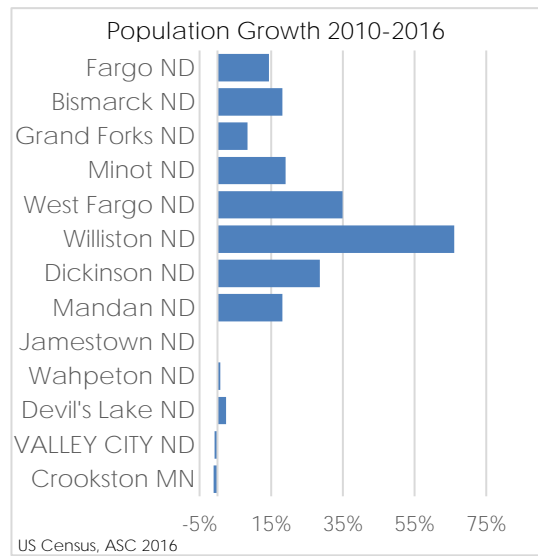
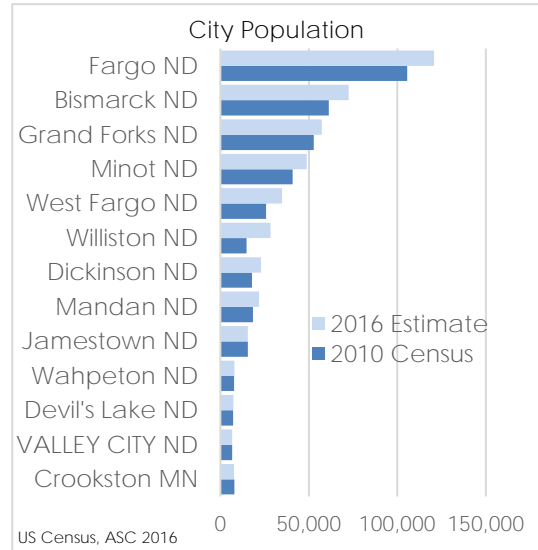
### Population Growth 2010 - 2016

Population growth is measured by using the Census ASC average (2010-2016) population growth rate for each city. The factors that affect the population growth rate of a city are mainly three: birth rate, death rate and net migration. Birth rate is defined as the number of live births per thousand of population annually. Death rate is then the number of deaths per one thousand people per year. Lastly, net migration is calculated as the total number of immigrants less the annual number of emigrants.

These growth rates are a snapshot in time and reflect North Dakota's oil boom. Of the cities included in this study, Williston and to some extent Dickinson, were very impacted by that growth. Over this period, Valley City recorded a -0.8% decline.

### Age

Two key indicators of a city's growth potential are the extent of people over 65 years old and those under 18. A city's population under 18 is important looking to the future. Together these groups comprise a city's dependency ratio, reflecting those who generally do not support economic growth and require support. Valley City's totals are notable. It has the highest rate of seniors (22%) and the lowest rate (18.7%) of children. By comparison, 26.9% of West Fargo's population is under 18 and 7.8% is over 65. Crookston MN, which has a population just above Valley City's, has 3.6% more children and 6.5% less seniors than Valley City.



### Income

Household income includes the income of the householder and all other people 15 years and older in the household, whether they are related to the householder. This metric is based on the 2015 and 2016 American Community Surveys. Median household income varies for households of different age groups. Nationally, households maintained by householders aged 45 to 64 had the highest median household income, followed by those with householders aged 25 to 44 and those with householders aged 65 and older. Householders under age 25 had the lowest median household income<sup>3</sup>.

Of the cities in this ranking, Williston has the highest median income (\$90,875) followed by Dickinson (\$74,838) and West Fargo (\$71,516). Valley City's median household income of \$52,176 lies in the middle of the income range with six cities showing lower median household incomes.

### Per Capita Income

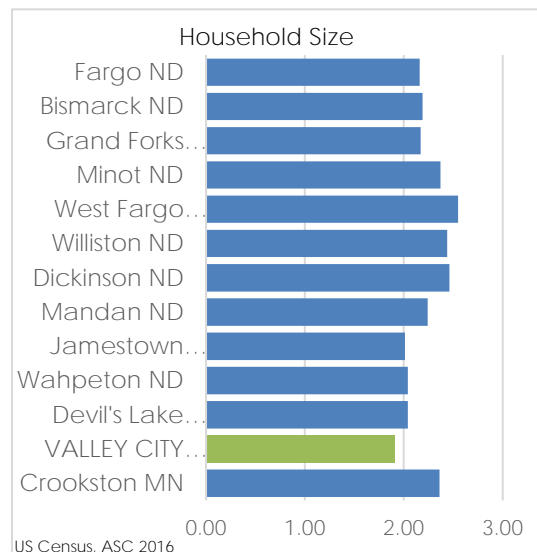
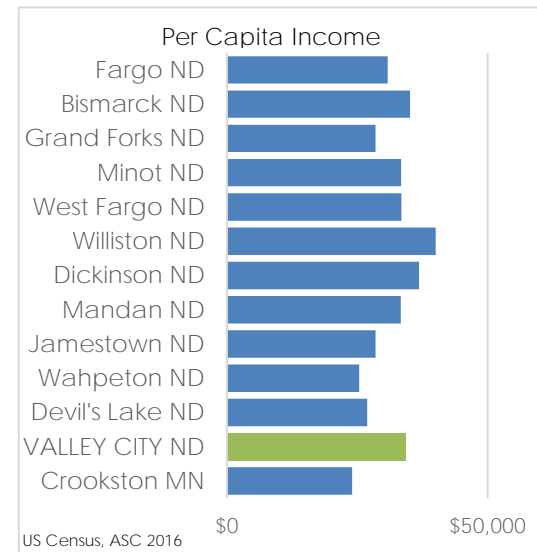
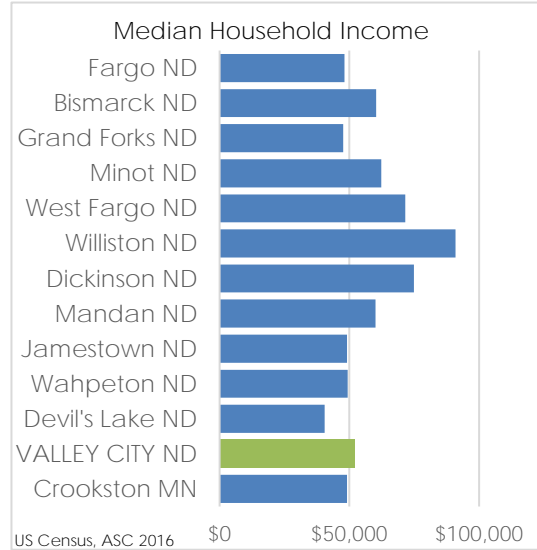
This metric addresses annual per capita income for 2016. Seven of the cities, including Valley City with its per capita income of \$34,287, show a per capita income in the \$30,000 range. There are five cities in the \$40,000 range, but the city with the highest per capita income in 2016 is Williston. Cities with the lowest incomes are five with incomes in the \$20,000's including Crookston, the city with the lowest per capita income of \$24,012.

### Household Size

The characteristics and size of a city's households are important elements in projecting housing needs. Household size typically reflects a community's character. Younger, family-oriented communities have higher number of persons per household than senior-oriented communities. Persons per household estimates (2012-2016) show North Dakota with an overall 2.33 persons per household, a total significantly higher than Valley City's 1.91 persons per household. Among the cities studied, Valley City's persons per household total is the lowest.

Given their community age profiles, it is not surprising that West Fargo has an average of 2.56 persons per household and that Crookston MN has 2.36.

<sup>3</sup> Household Income: 2016 American Community Survey Briefs, September 2017



## Education

Education is a key component of human capital. There are different indicators that can be compared to understand the position of a city in education.

Since most of the cities compared in this study have universities or colleges that grant bachelor's degree, the percentage of population (25 years old and older) with bachelor's degree was used as a comparable metric. Note that these universities or colleges range in size from North Dakota State University and the University of North Dakota to small local colleges.

Mandan, Devils Lake, West Fargo and Wahpeton are the cities without a bachelor-degree-granting institution. Of these, Wahpeton hosts the two-year North Dakota State College of Science and Devils Lake hosts the two-year Lake Region State College.

A close look at Census estimates shows a potential link between the extent of a community's senior population and its educational achievement; cities with lower educational achievement are often the communities with higher percentages over 65.

Another important metric is high school graduation rate. Percentages are similar among the cities ranging from 92% in Devil's Lake to Williston. Valley City has a completion rate of almost 90%.

## Civic Engagement

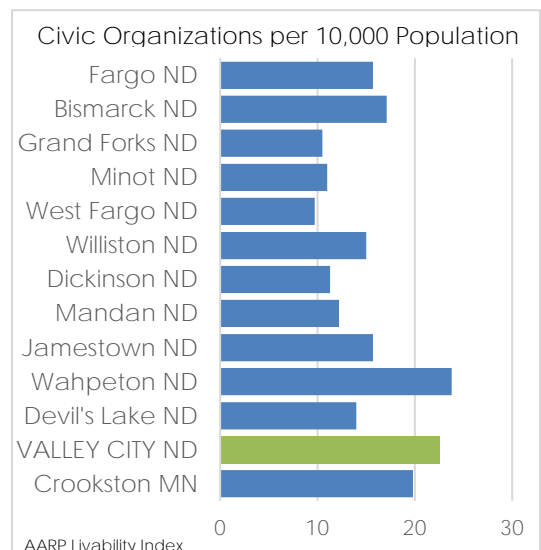
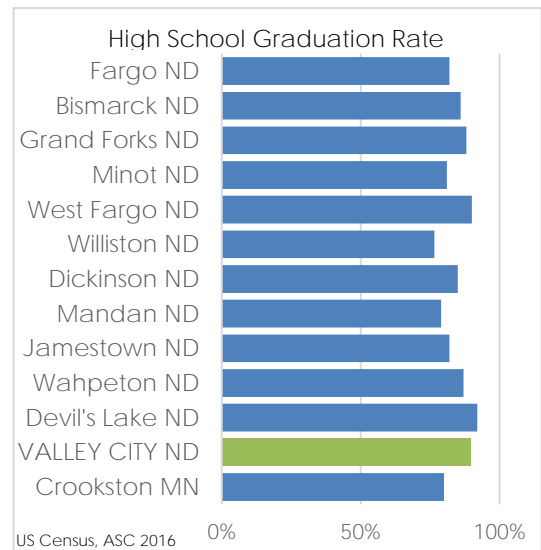
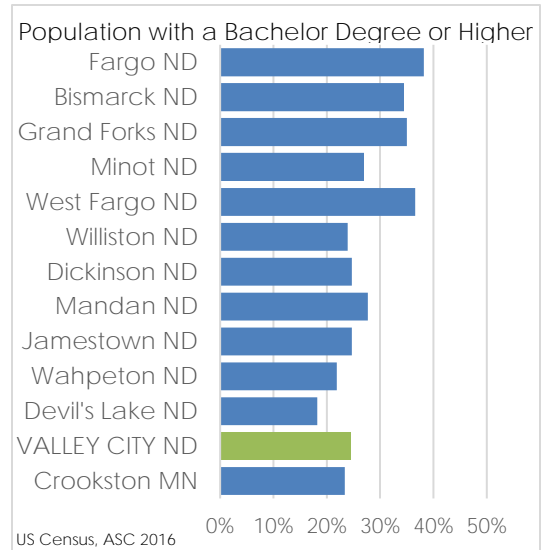
Two metrics measured civic engagement, voting rates and the number of civic organizations. This data is derived from the AARP Livability Index.

### Voting Rates

The voting rates do not vary much among these cities. Valley City's voting rate, as posted in the last census, is 63.1%. This rate is in the middle of the cities studied. Bismarck has a recorded 68.9% voting rate and Williston has 55.5%.

### Civic Organizations per 10,000 Persons

This metric varies more than the voting rates metric. Wahpeton, with its 23 organizations per 10,000 populations, has twice the number of Dickinson with its 11 organizations. Valley City's 22 total organizations is second only to Bismarck's total.



## BUSINESSES DEVELOPMENT

A total of nine metrics was used to benchmark how Valley City compares to its peer cities with respect to doing business. They include:

- Unemployment
- Wages
- # of firms per 100 persons
- # of firms per 100 persons
- Retail sales
- Labor participation

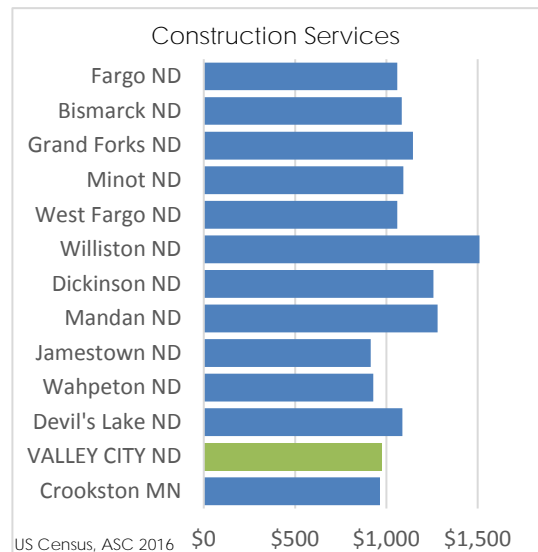
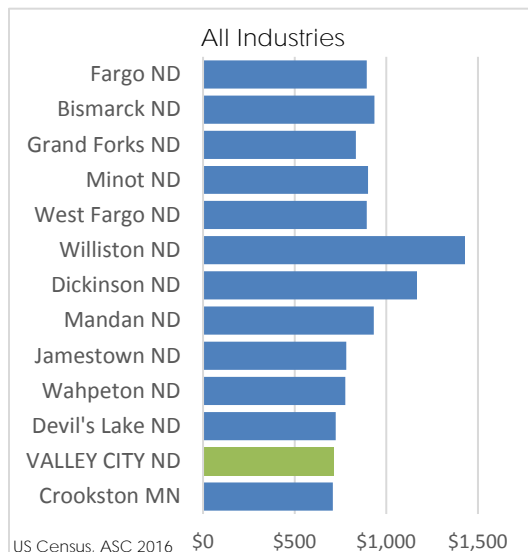
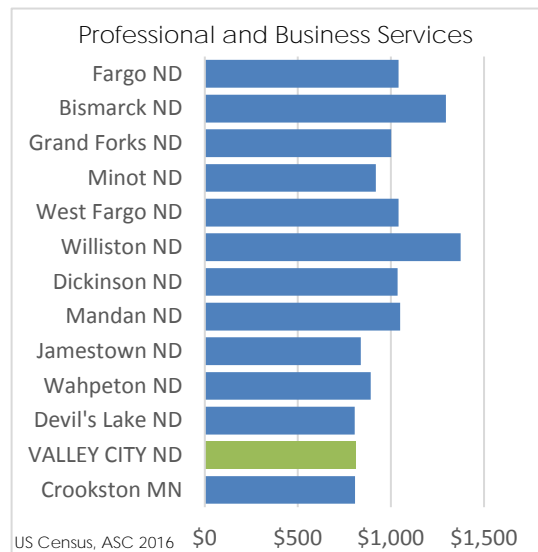
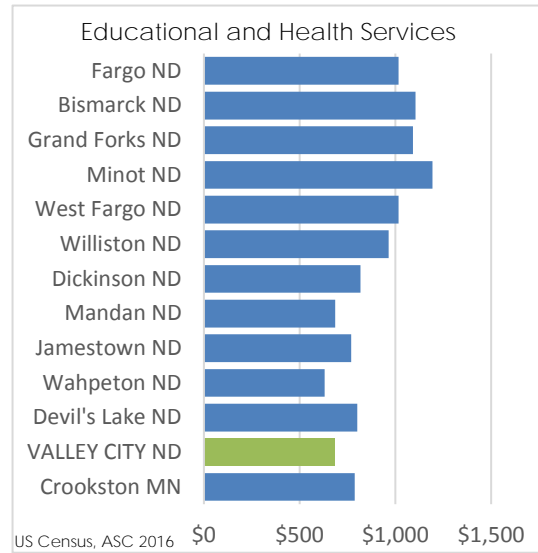
Data is included in the Appendix and graphics for four of the metrics are presented here.

### Unemployment

The unemployment rate of a city is calculated as a percentage by dividing the number of unemployed individuals and are looking for a paid job by all individuals currently in the labor force. Rates are available on county-wide basis except for the three larger cities. Fargo, Bismarck and Grand Forks have Metro-level data. This information is presented in the Appendix.

### Average Weekly Wages

The benchmark data for wages is from 2017, Quarter 2. Data for educational and health services, professional and business services, Construction Services and a summary of wages for all industries is presented here. Details can be found in the Appendix. Among the peer cities, Valley City's wages are consistently the lowest or near to it. Wages in Williston are the highest overall for both Professional and Business Services and for Construction Services.



### Existing Businesses

This metric reflects a city's economic vitality and entrepreneurship. Dickinson ranks highest rate at 13 businesses per 100 persons and Minot has the lowest with just under six. The Census shows Valley City and Devils Lake ranking second with just under 11 firms per 100 persons. The city's largest firms account for much of its total number of businesses but most of Valley City's businesses are small.

### Labor Participation

Labor participation is measured by calculating the labor participation rate which represents the percentage of working-age individuals that are currently employed or unemployed but looking for a job. Understanding labor participation is important as it shows the city's production capability and job market trends.

Leading this ranking is West Fargo with a 75.2% labor participation rate. Very closely, in second place, is Fargo with a rate of 74.7%.

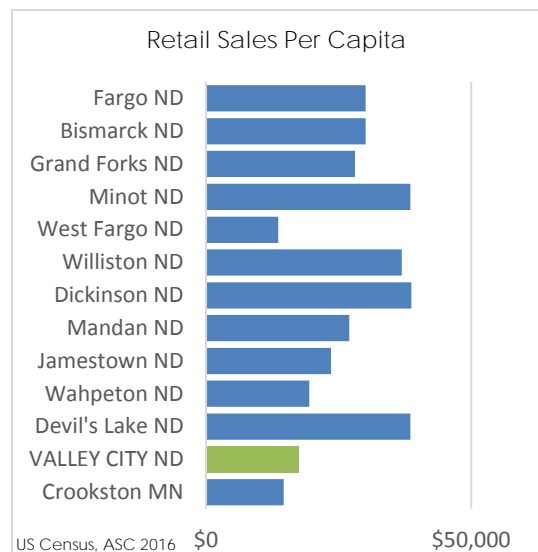
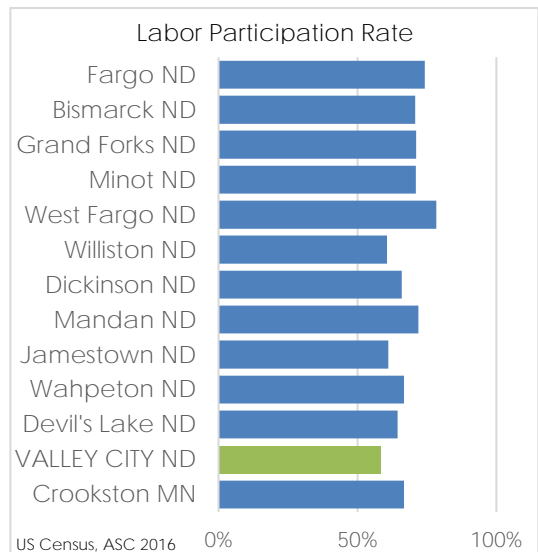
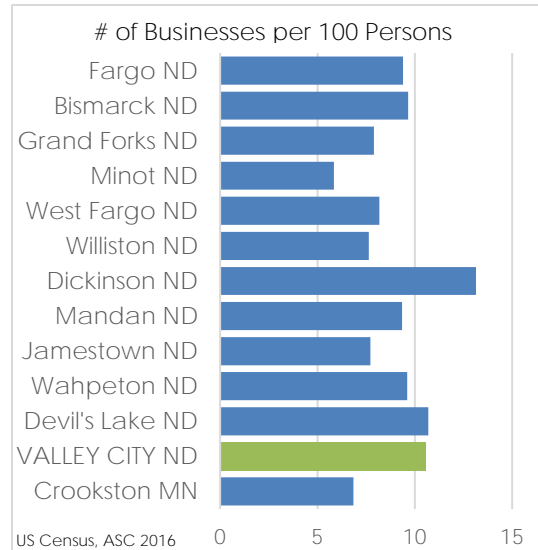
Valley City is at the bottom of the ranking, with 64.9%. This rate is closely related to the dependency ratio mentioned above.

### Retail Sales

Many factors contribute to this metric including location.

The three cities with the highest rankings have similar rates: Dickinson (\$38,702), Minot (\$38,556) and Devils Lake (\$38,551). Williston follows closely.

Crookston (\$14,646), Valley City (\$14,646) have low rates and West Fargo with its \$13,604 retail sales per capita has the lowest. This is an important metric for Valley City and reflected in the city's "Buy Local" campaign.



## LIVABILITY

The livability of a city is generally referred to as the sum of the factors that add up to a community's quality of life. Livability rankings typically use data such as public safety, education and health statistics, sanitation standards, global access, and expenditures on city services. Livability in this study refers to the characteristics of the city that influence the overall well-being of the community.

### Neighborhoods

Valley City's score of 59 ranked highest among the peer cities in the AARP's "Neighborhood" category which they define as "Access to Life, Work and Play." Data from their index is included in the Appendix. Valley City's position reflects its high scores in "Diversity of Destinations", the library and the city's two grocery stores.

### Housing Cost and Choice

Housing Cost and choice are often cited as a challenge in Valley City.

### Housing Cost Burden

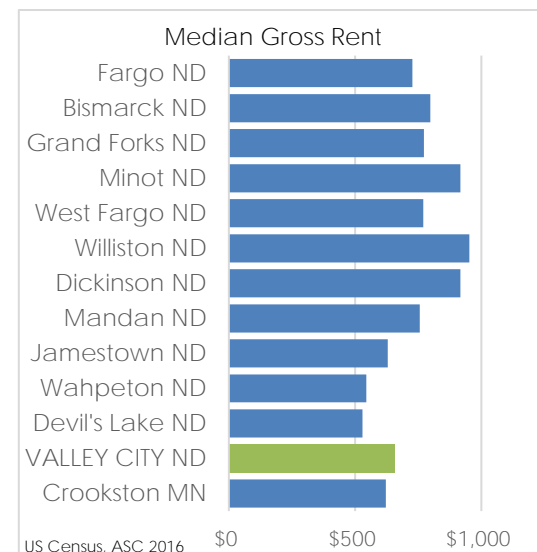
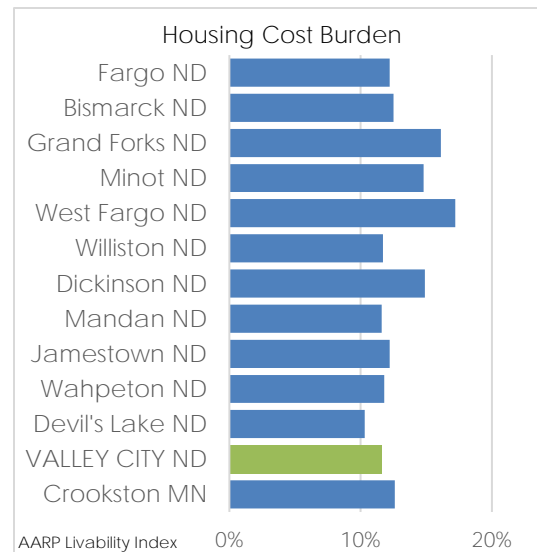
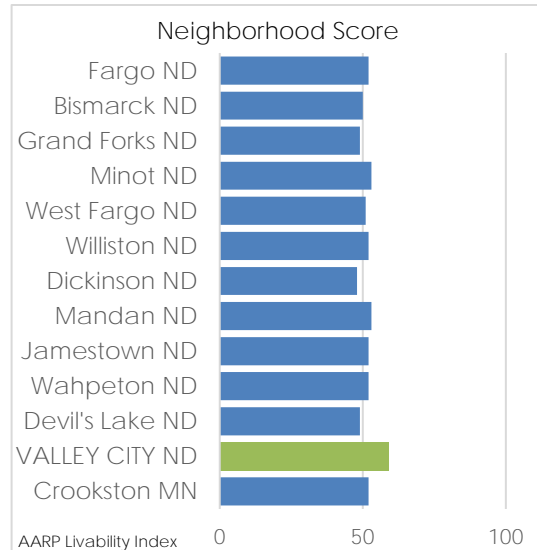
The AARP Study includes "Housing Cost Burden" as a metric. The metric reflects the percentage of income spent on housing. The average housing cost burden among the peer cities was 12.8%.

Of the cities compared in this metric, West Fargo has the highest housing cost burden with residents spending 17.2% on housing. A close second is Grand Forks with 16.1%. Devil's Lake (10.3%) has the lowest housing cost burden.

### Median Gross Rent

According to the Census, gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels if these are paid by or for the renter.

The highest median gross rent, \$953, is recorded for Williston for the period 2012-2016. Devils Lake has the lowest with a median gross rent of \$529 and most cities show rents in the \$700's; the average housing cost burden among the peer cities was 12.8%. Valley City's median gross rent for this time period is \$658.



### Availability of Multi-Family Housing

As in Valley City, a single-family home is the dominate residential type in most of the peer cities. Construction of multi-family homes has increased in recent years.

Leading this ranking is Grand Forks where 56.5% of its units are multi-family. A close second is Bismarck with 46%. Valley City is at the lower end of the ranking, with its rate of 39.4%. Both Fargo and Jamestown units have only 12.2% multi-family, the lowest rate among these cities.

### Health

Health-related considerations are an important aspect of any livability assessment. There are multiple qualitative and quantitative methods used to evaluate the health care system of any city. This benchmarking study uses the AARP Study metrics to reflect the health of the peer cities. Total scores are shown for each city.

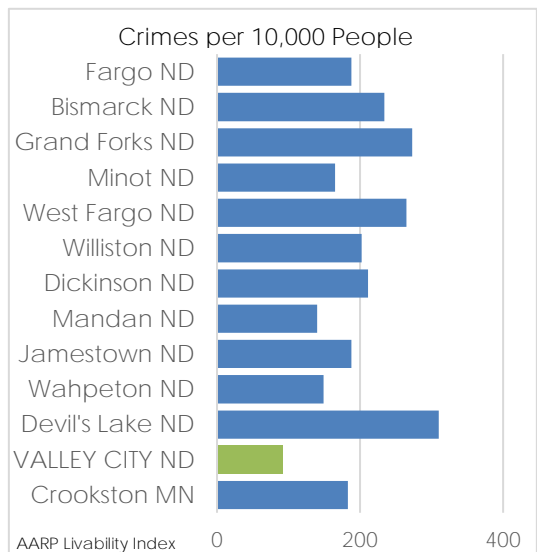
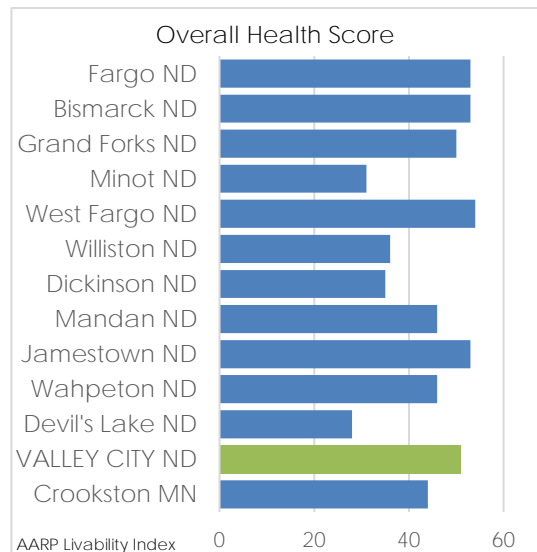
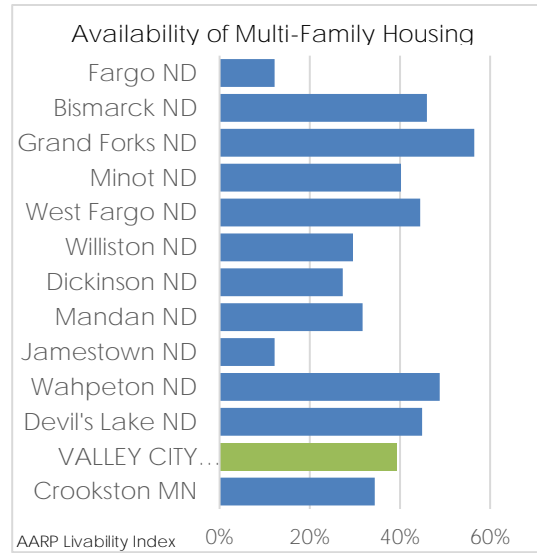
West Fargo’s high score of 54 reflects its lower rate of people who smoke regularly, lower rate of people who are obese and higher rate of people with access to exercise opportunities. Three cities, scored 53 and the next highest is Valley City with a 51 score. Data is included in the Appendix, addresses:

- Healthy behaviors including smoking prevalence, obesity prevalence, and access to exercise opportunities
- Access to health care with a focus on Health care professional shortage areas
- Preventable hospitalization rate and patient satisfaction

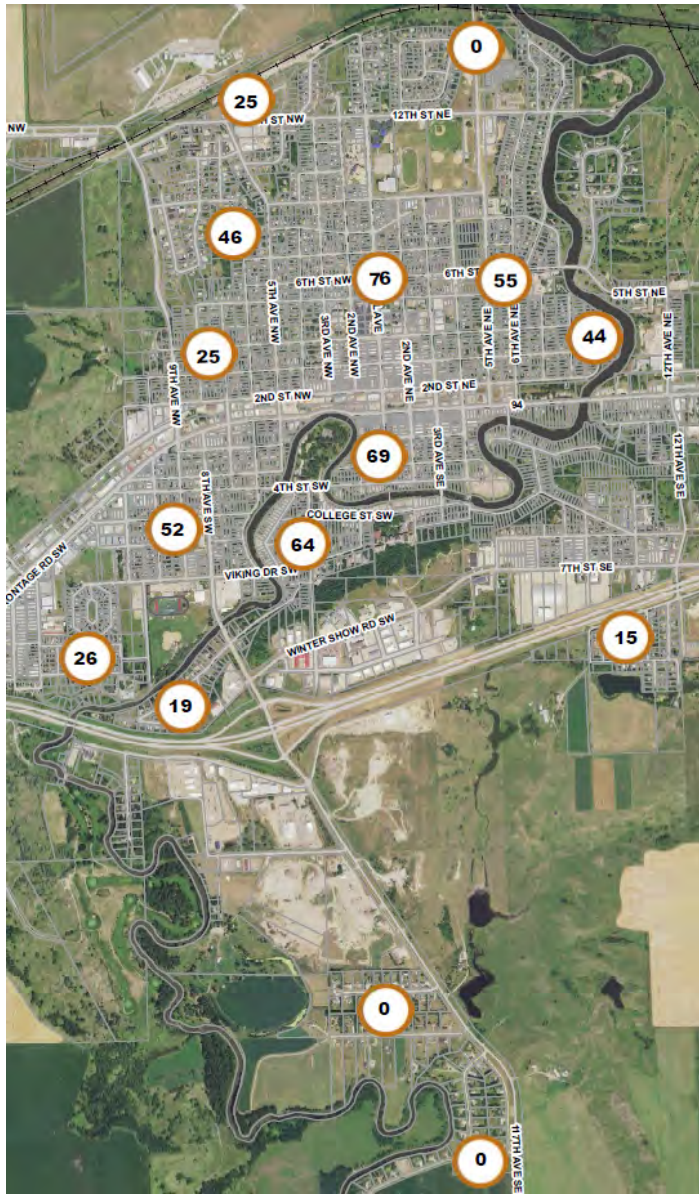
### Safety

The livability of a city can be seriously impacted by the level of crime in the city. Recorded crimes are generally divided between violent crimes and property crime. Typically records of violent crimes include murder, rape, robbery and assault. Included in property crimes are burglary, theft, motor vehicle theft. The metric used to compare cities was registered crimes per 10,000 people.

Of the cities studied, Valley City is the best performer with the lowest crime rate at 183 reported crimes per 10,000 people. The rate for Devils Lake was 310 crimes per 10,000 people.

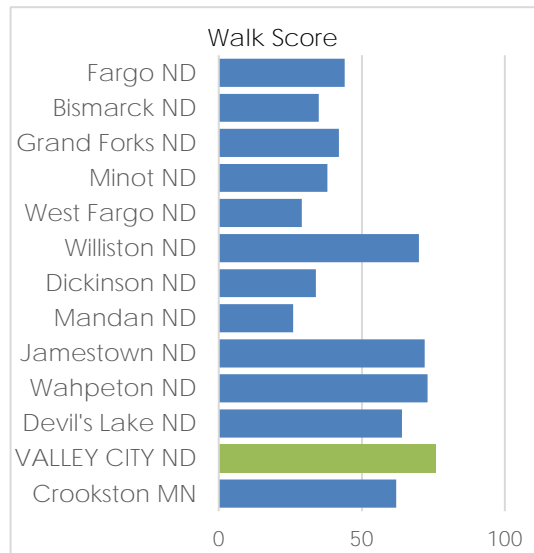


## Walk Scores



Walk Scores ([www.walkscore.com](http://www.walkscore.com)) data measures walkability on a scale from 0 to 100 based on walking routes to destinations such as grocery stores, schools, parks, restaurants, and retail. The scores are often used as a benchmark prior to an increased local connectivity emphasis; they do not however, address whether there are safe, convenient pedestrian or bicycle facilities to reach these destinations.

Walk Scores for areas within Valley City range from a high of 76 (very walkable) in downtown to 0 (car dependent) on the outskirts of the city. By comparison, Mandan, Dickinson and West Fargo have low overall<sup>4</sup> Walk Scores of 26, 34 and 29 respectively.



Walk Score Category Description			
Walk Score	Description	Walk Score	Description
90-100	Walker's Paradise Daily errands do not require a car	25-49	Car-Dependent Most errands require a car
70-89	Very walkable Most errands can be accomplished on foot	0-24	Car-Dependent Almost all errands require a car
50-69	Somewhat Walkable Some errands can be accomplished on foot		

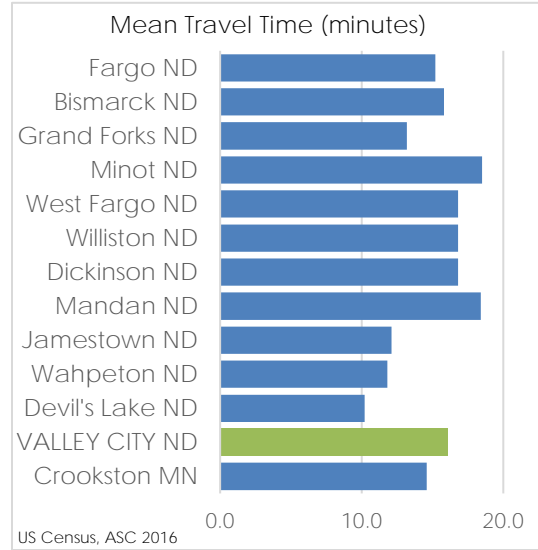
<sup>4</sup> The comparative scores were derived from entries on the Walk Score website searching for scores for each city not specific locations within each city.

## TRANSPORTATION

This study theme includes the mean travel time, transportation costs, crash data and density metrics.

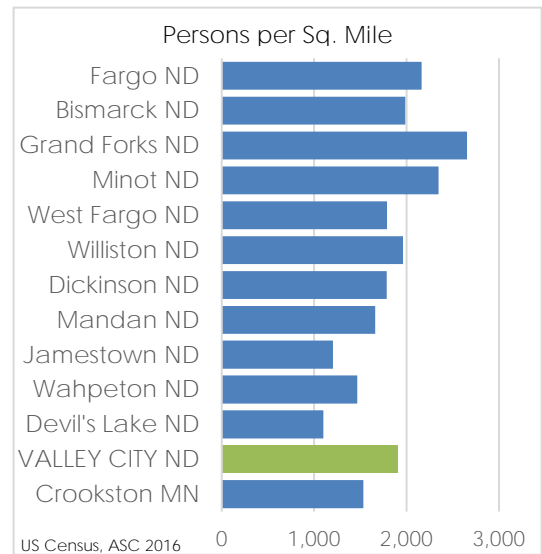
### Mean Travel Time

The two cities with the most daily commuting minutes traveled (2012-2016) are Minot (18.5) and Mandan (18.4). In both cities, travel time is about 18.5 minutes. Devils Lake's 10.2 minute-commutes are the shortest. As the chart shows, Valley City has shorter commutes than most of the cities but a few minutes longer than the average commuting time.



### Density

Generally, a community is characterized by the density of its residential areas. Density and the intensity/concentration of non-residential uses is a key component in developing a community's transportation network. The density of Valley City varies from areas close to downtown and areas on the city's edges. The US Census addresses density in its persons per square miles data. Valley City has recorded a total of about 1,900 persons per square mile. In contrast, Grand Forks has a total of about 2,650 persons per square mile and Fargo has a 2,160 total. Devils Lake is the least dense of these cities.

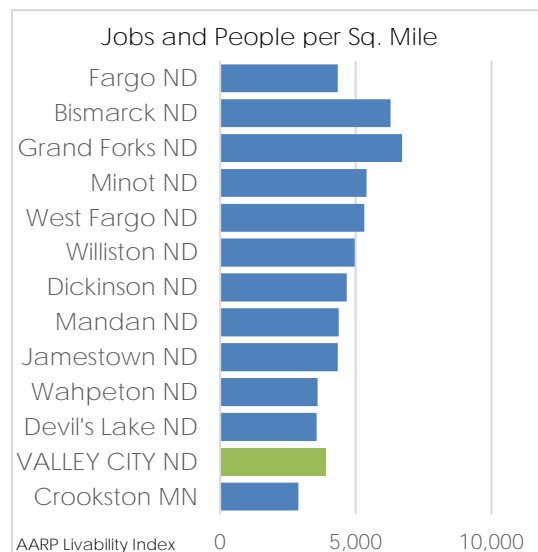


While this population density information is interesting, it is important to recognize the difference in the physical size of the cities. The same population total on smaller acreage will result in a higher density total than the same population calculated over larger acreage.

CITY SIZE			
City	Acres	City	Acres
VALLEY CITY ND	3.46	West Fargo ND	14.44
Devil's Lake ND	6.50	Minot ND	17.43
Wahpeton ND	5.29	Grand Forks ND	19.91
Jamestown ND	12.83	Bismarck ND	30.85
Mandan ND	11.03	Fargo ND	48.82
Dickinson ND	9.96	Crookston MN	5.15
Williston ND	7.50		

US Census, ASC 2016

Valley City's total of 3,904 jobs and persons per square mile is on the lower end of the scale, half of Grand Forks 6,702 total.



An aerial photograph of a town and surrounding area. A winding river flows through the center of the town. A white outline highlights a specific area in the upper left quadrant of the image. The town is densely packed with buildings and streets, while the surrounding areas are mostly open fields and some industrial or commercial structures. The word "Appendix" is overlaid in the center of the image.

# Appendix



BENCHMARKING VALLEY CITY - CENSUS DATA

Source: US Census 2012-2016 American Community Survey 5-Year Estimates

	North Dakota	VALLEY CITY ND Barnes County	Devils Lake ND Ramsey County	Wahpeton ND Richland County	Jamestown ND Stutsman County	Mandan ND Morton County	Dickinson ND Stark County	Williston ND Williams County	West Fargo ND Cass County	Minot ND Ward County	Grand Forks ND Grand Forks County	Bismarck ND Burleigh County	Fargo ND Cass County	Crookston MN Polk County
<b>POPULATION</b>														
Population 2010 census	672,591	6,585	7,141	7,766	15,427	18,331	17,787	14,716	25,830	40,888	52,838	61,272	105,549	7,891
2016 Population Estimate	757,952	6,566	7,315	7,830	15,440	21,769	22,993	28,426	34,858	48,743	57,339	72,417	120,762	7,814
growth 2010-2016	85,361	-19	174	64	13	3,438	5,206	13,710	9,028	7,855	4,501	11,145	15,213	-77
% Growth 2010-2016	12.7%	-0.8%	2.4%	0.8%	0.1%	18.1%	28.6%	66.1%	34.9%	19.0%	8.4%	18.1%	14.4%	-1.1%
<b>AGE</b>														
% Persons over 65 (2010)	14.5%	22.0%	19.2%	12.6%	17.3%	13.2%	16.1%	14.4%	7.8%	15.0%	10.1%	15.4%	10.1%	15.5%
% Persons under 18 (2010)	22.3%	18.7%	21.6%	20.3%	19.7%	23.9%	21.0%	23.6%	26.9%	21.1%	18.4%	20.8%	19.4%	22.3%
<b>EDUCATION</b>														
Bachelor's degree or higher 2012-2016	28.2%	24.4%	18.2%	21.9%	24.7%	27.7%	24.7%	23.9%	36.6%	27.0%	35.0%	34.5%	38.2%	23.4%
<b>HOUSEHOLDS</b>														
# Households 2012-2016	317,498	3,307	3,390	3,263	6,983	7,950	7,865	6,542	12,356	19,439	23,829	30,553	51,354	2,952
Persons per Household 2012-2016	2.33	1.91	2.04	2.04	2.01	2.24	2.46	2.44	2.55	2.37	2.17	2.19	2.16	2.36
Owner-occupied rate 2012-2016	63.5%	57.2%	50.6%	54.8%	58.3%	68.2%	59.2%	61.6%	67.2%	59.1%	45.5%	63.1%	43.1%	63.0%
Median value of owner-occupied housing units (2012-2016)	\$164,000	\$89,800	\$92,800	\$103,400	\$120,100	\$175,400	\$224,800	\$223,800	\$190,400	\$201,900	\$172,700	\$205,500	\$178,300	\$99,700
Median gross rent (2012-2016)	\$736	\$658	\$529	\$544	\$629	\$756	\$917	\$953	\$770	\$917	\$772	\$798	\$727	\$622
<b>ECONOMY</b>														
% in Civilian labor force (2012-2016)	65.2%	58.3%	64.4%	66.7%	61.1%	71.9%	65.9%	60.6%	78.4%	71.0%	71.1%	70.8%	74.2%	66.8%
Total retail sales per capita (2012)	\$22,183	\$17,379	\$38,551	\$19,453	\$23,576	\$26,992	\$38,702	\$36,902	\$13,604	\$38,556	\$28,093	\$30,096	\$30,060	\$14,646
Median Household income 2012-2016	\$59,114	\$52,176	\$40,453	\$49,375	\$49,086	\$60,034	\$74,838	\$90,875	\$71,516	\$62,324	\$47,593	\$60,320	\$48,060	\$49,153
Per capita income in past 12 months	\$33,107	\$34,287	\$26,878	\$25,355	\$28,486	\$33,366	\$36,870	\$40,055	\$33,489	\$33,446	\$28,513	\$35,145	\$30,826	\$24,012
# of "all firms" in city 2012	692	782	782	752	1,192	2,035	3,022	2,172	2,849	2,849	4,533	6,996	11,347	535
# of firms per 100 persons	10.54	10.54	10.69	9.60	7.72	9.35	13.14	7.64	8.17	5.84	7.91	9.66	9.40	6.85
Dec 2017 Unemployment Rates: county % / metro %	2.6%	2.3%	2.7%	2.5%	2.1%	3.3%	2.8%	2.3%	2.2%	2.9%	2.1% / 2.7%	2.7% / 2.8%	2.2% / 2.4%	4.3%
Avg weekly wage - all industries (county) 2017 Qtr 2		\$714	\$723	\$776	\$781	\$931	\$1,167	\$1,430	\$894	\$901	\$833	\$935	\$894	\$709
Avg weekly professional and business services wage (county) 2017 Qtr 2		\$813	\$806	\$892	\$838	\$1,050	\$1,035	\$1,374	\$1,040	\$918	\$1,002	\$1,296	\$1,040	\$807
Avg weekly education and health wage (county) 2017 Qtr 2		\$682	\$801	\$631	\$769	\$686	\$818	\$964	\$1,017	\$1,193	\$1,091	\$1,105	\$1,017	\$787
Avg weekly construction wage (county) 2017 Qtr 2		\$973	\$1,087	\$928	\$914	\$1,281	\$1,258	\$1,629	\$1,060	\$1,093	\$1,145	\$1,085	\$1,060	\$965
<b>GEOGRAPHY</b>														
Land area (square miles 2010)	69,000.80	3.46	6.50	5.29	12.83	11.03	9.96	7.50	14.44	17.43	19.91	30.85	48.82	5.15
Persons per square mile	9.7	1,902.6	1,097.9	1,467.5	1,202.2	1,662.2	1,785.5	1,961.1	1,788.9	2,346.1	2,654.5	1,986.4	2,162.0	1,533.4
Mean travel time 2012-2016	17.3	16.1	10.2	11.8	12.1	18.4	16.8	16.8	16.8	18.5	13.2	15.8	15.2	14.6
WALK SCORE (their location choice)		76	64	73	72	26	34	70	29	38	42	35	44	



BENCHMARKING VALLEY CITY  
HOW DOES VALLEY CITY COMPARE TO OTHER CITIES - LIVABILITY INDEX DATA

Source: AARP Livability Index <https://livabilityindex.aarp.org> except where noted

	North Dakota	VALLEY CITY ND Barnes County	Devils Lake ND Ramsey County	Wahpeton ND Richland County	Jamestown ND Stutsman County	Mandan ND Morton County	Dickinson ND Stark County	Williston ND Williams County	West Fargo ND Cass County	Minot ND Ward County	Grand Forks ND Grand Forks County	Bismarck ND Burleigh County	Fargo ND Cass County
2016 Population Estimate	7,804	6,566	7,315	7,830	15,440	21,769	22,993	28,426	34,858	48,743	57,339	72,417	120,762
TOTAL LIVABILITY INDEX SCORE	56	63	59	59	63	55	59	59	64	57	60	67	63
HOUSING	65	66	80	73	66	53	61	60	60	58	63	65	66
Housing options													
Availability of multi-family housing	34.4% of units are multi-family	39.4% of units are multi-family	44.9% of units are multi-family	48.8% of units are multi-family	12.2% of units are multi-family	31.7% of units are multi-family	27.3% of units are multi-family	29.6% of units are multi-family	44.5% of units are multi-family	40.2% of units are multi-family	56.5% of units are multi-family	46.0% of units are multi-family	12.2% of units are multi-family
Housing affordability													
Housing costs	\$672 per month	\$564 per month	\$494 per month	\$635 per month	\$625 per month	\$745 per month	\$759 per month	\$668 per month	\$995 per month	\$749 per month	\$858 per month	\$798 per month	\$625 per month
Housing cost burden	18.4% of income spent on housing	11.6% of income spent on housing	10.3% of income spent on housing	11.8% of income spent on housing	12.2% of income spent on housing	11.6% of income spent on housing	14.9% of income spent on housing	11.7% of income spent on housing	17.2% of income spent on housing	14.8% of income spent on housing	16.1% of income spent on housing	12.5% of income spent on housing	12.2% of income spent on housing
Availability of subsidized housing	186 units per 10,000 people	147 units per 10,000 people	366 units per 10,000 people	287 units per 10,000 people	164 units per 10,000 people	36 units per 10,000 people	194 units per 10,000 people	117 units per 10,000 people	192 units per 10,000 people	113 units per 10,000 people	180 units per 10,000 people	173 units per 10,000 people	164 units per 10,000 people
NEIGHBORHOOD													
Access to life, work and play	52	59	49	52	52	53	48	52	51	53	49	50	52
Proximity to destinations													
Access to grocery stores and farmers' markets	1.7 stores and markets	2.0 stores and markets	1.9 stores and markets	1.5 stores and markets	2.0 stores and markets	0.5 stores and markets	0.3 stores and markets	1.2 stores and markets	0.8 stores and markets	1.1 stores and markets	0.7 stores and markets	0.8 stores and markets	2.0 stores and markets
Access to parks	0.6 parks	0.2 parks	0.0 parks	0.4 parks	0.5 parks	0.0 parks	0.0 parks	0.1 parks	0.0 parks	0.2 parks	0.1 parks	0.7 parks	0.5 parks
Access to libraries	0.4 libraries	0.8 libraries	0.6 libraries	0.2 libraries	0.3 libraries	0.4 libraries	0.2 libraries	0.3 libraries	0.3 libraries	0.1 libraries	0.1 libraries	0.1 libraries	0.3 libraries
Access to jobs by auto	5,568 jobs	3,297 jobs	3,448 jobs	4,629 jobs	5,378 jobs	15,645 jobs	6,345 jobs	6,892 jobs	34,479 jobs	12,161 jobs	16,513 jobs	24,266 jobs	5,378 jobs
Mixed-use neighborhoods													
Diversity of destinations	0.73 index from 0 to 1	0.93 index from 0 to 1	0.92 index from 0 to 1	0.89 index from 0 to 1	0.85 index from 0 to 1	0.93 index from 0 to 1	0.93 index from 0 to 1	0.96 index from 0 to 1	0.85 index from 0 to 1	0.84 index from 0 to 1	0.80 index from 0 to 1	0.82 index from 0 to 1	0.85 index from 0 to 1
Compact neighborhoods													
Activity density	2,881 jobs and people per sq. mi.	3,904 jobs and people per sq. mi.	3,552 jobs and people per sq. mi.	3,597 jobs and people per sq. mi.	4,338 jobs and people per sq. mi.	4,369 jobs and people per sq. mi.	4,665 jobs and people per sq. mi.	4,955 jobs and people per sq. mi.	5,309 jobs and people per sq. mi.	5,401 jobs and people per sq. mi.	6,702 jobs and people per sq. mi.	6,276 jobs and people per sq. mi.	4,338 jobs and people per sq. mi.
Personal safety													
Crime rate	183 crimes per 10,000 people	92 crimes per 10,000 people	310 crimes per 10,000 people	149 crimes per 10,000 people	188 crimes per 10,000 people	140 crimes per 10,000 people	211 crimes per 10,000 people	202 crimes per 10,000 people	265 crimes per 10,000 people	165 crimes per 10,000 people	273 crimes per 10,000 people	234 crimes per 10,000 people	188 crimes per 10,000 people
Neighborhood quality													
Vacancy rate	9.0% of units are vacant	8.4% of units are vacant	13.2% of units are vacant	12.8% of units are vacant	9.5% of units are vacant	8.7% of units are vacant	5.3% of units are vacant	7.9% of units are vacant	3.9% of units are vacant	5.3% of units are vacant	5.7% of units are vacant	5.0% of units are vacant	9.5% of units are vacant
TRANSPORTATION													
Safe and convenient options	53	50	52	57	54	54	63	56	63	56	59	58	54
Convenient transportation options													
Walk trips	0.80 trips per household per day	1.00 trips per household per day	0.95 trips per household per day	0.94 trips per household per day	1.01 trips per household per day	0.99 trips per household per day	0.98 trips per household per day	1.08 trips per household per day	0.83 trips per household per day	0.93 trips per household per day	0.94 trips per household per day	0.87 trips per household per day	1.01 trips per household per day
Congestion	0.0 hours per person per year	0.0 hours per person per year	0.0 hours per person per year	0.0 hours per person per year	0.0 hours per person per year	10.6 hours per person per year	0.0 hours per person per year	0.0 hours per person per year	12.3 hours per person per year	0.0 hours per person per year	9.4 hours per person per year	10.6 hours per person per year	0.0 hours per person per year
Transportation costs													
Household transportation costs	\$10,942 per year	\$12,381 per year	\$12,381 per year	\$10,606 per year	\$10,237 per year	\$10,923 per year	\$10,707 per year	\$10,566 per year	\$9,917 per year	\$9,982 per year	\$19,464 per year	\$9,786 per year	\$10,237 per year
Safe streets													
Speed limits	27.6 miles per hour	28.0 miles per hour	28.9 miles per hour	27.3 miles per hour	28.8 miles per hour	31.1 miles per hour	27.5 miles per hour	27.7 miles per hour	29.2 miles per hour	28.7 miles per hour	27.5 miles per hour	28.5 miles per hour	28.8 miles per hour
Crash rate	9.1 fatal crashes per 100,000 people per year	12.1 fatal crashes per 100,000 people per year	7.7 fatal crashes per 100,000 people per year	7.2 fatal crashes per 100,000 people per year	12.1 fatal crashes per 100,000 people per year	3.6 fatal crashes per 100,000 people per year	3.1 fatal crashes per 100,000 people per year	10.7 fatal crashes per 100,000 people per year	2.7 fatal crashes per 100,000 people per year	8.7 fatal crashes per 100,000 people per year	3.4 fatal crashes per 100,000 people per year	3.3 fatal crashes per 100,000 people per year	12.1 fatal crashes per 100,000 people per year
ADA-accessible stations and vehicles	71.4% of stations and vehicles are accessible	81.7% of stations and vehicles are accessible	81.7% of stations and vehicles are accessible	81.7% of stations and vehicles are accessible	81.7% of stations and vehicles are accessible	82.2% of stations and vehicles are accessible	81.7% of stations and vehicles are accessible	81.7% of stations and vehicles are accessible	95.9% of stations and vehicles are accessible	81.7% of stations and vehicles are accessible	71.4% of stations and vehicles are accessible	82.2% of stations and vehicles are accessible	81.7% of stations and vehicles are accessible



	North Dakota	VALLEY CITY ND Barnes County	Devils Lake ND Ramsey County	Wahpeton ND Richland County	Jamestown ND Stutsman County	Mandan ND Morton County	Dickinson ND Stark County	Williston ND Williams County	West Fargo ND Cass County	Minot ND Ward County	Grand Forks ND Grand Forks County	Bismarck ND Burleigh County	Fargo ND Cass County
<b>ENVIRONMENT</b>													
Clean air and water	47	61	60	57	60	58	61	65	72	77	61	79	60
Water quality													
Drinking water quality	1.06% of people are exposed to violations	0.0% of people are exposed to violations	0.00% of people are exposed to violations	0.00% of people are exposed to violations	0.0% of people are exposed to violations	0.00% of people are exposed to violations	0.0% of people are exposed to violations	0.0% of people are exposed to violations	0.11% of people are exposed to violations	0.00% of people are exposed to violations	0.0% of people are exposed to violations	0.00% of people are exposed to violations	0.0% of people are exposed to violations
Air quality													
Regional air quality	14.3 unhealthy air quality days per year	14.3 unhealthy air quality days per year	14.3 unhealthy air quality days per year	14.3 unhealthy air quality days per year	14.3 unhealthy air quality days per year	14.3 unhealthy air quality days per year	14.3 unhealthy air quality days per year	7.3 unhealthy air quality days per year	0.3 unhealthy air quality days per year	0.0 unhealthy air quality days per year	14.3 unhealthy air quality days per year	0.0 unhealthy air quality days per year	14.3 unhealthy air quality days per year
Near-roadway pollution	0.0% of people are exposed	0.0% of people are exposed	0.0% of people are exposed	0.0% of people are exposed	0.00% of people are exposed	0.78% of people are exposed	0.00% of people are exposed	0.00% of people are exposed	0.05% of people are exposed	4.32% of people are exposed	0.00% of people are exposed	2.22% of people are exposed	0.00% of people are exposed
Local industrial pollution	90.25 index from 0 to 311,000	0.0 index from 0 to 311,000	0.0 index from 0 to 311,000	127.36 index from 0 to 311,000	0.012 index from 0 to 311,000	10.13 index from 0 to 311,000	0.00 index from 0 to 311,000	0.00 index from 0 to 311,000	0.02 index from 0 to 311,000	0.00 index from 0 to 311,000	0.00 index from 0 to 311,000	0.00 index from 0 to 311,000	0.012 index from 0 to 311,000
<b>HEALTH</b>													
Prevention, access, and quality	44	51	28	46	53	46	35	36	54	31	50	53	53
Healthy behaviors													
Smoking prevalence	20.8% of people smoke regularly	21.7% of people smoke regularly	25.3% of people smoke regularly	23.5% of people smoke regularly	25.0% of people smoke regularly	21.8% of people smoke regularly	22.5% of people smoke regularly	27.0% of people smoke regularly	19.0% of people smoke regularly	22.8% of people smoke regularly	19.5% of people smoke regularly	18.8% of people smoke regularly	25.0% of people smoke regularly
Obesity prevalence	31.4% of people are obese	27.9% of people are obese	28.8% of people are obese	31.6% of people are obese	29.6% of people are obese	31.1% of people are obese	29.9% of people are obese	30.2% of people are obese	26.5% of people are obese	30.9% of people are obese	28.9% of people are obese	27.7% of people are obese	29.6% of people are obese
Access to exercise opportunities	56.4% of people have access	61.2% of people have access	48.0% of people have access	37.4% of people have access	76.5% of people have access	67.2% of people have access	41.8% of people have access	75.7% of people have access	83.7% of people have access	58.7% of people have access	70.2% of people have access	73.9% of people have access	76.5% of people have access
Access to health care													
Health care professional shortage areas	10 index from 0 to 25	0 index from 0 to 25	0 index from 0 to 25	0 index from 0 to 25	0 index from 0 to 25	0 index from 0 to 25	14 index from 0 to 25	0 index from 0 to 25	0 index from 0 to 25	0 index from 0 to 25	0 index from 0 to 25	0 index from 0 to 25	0 index from 0 to 25
Quality of health care													
Preventable hospitalization rate	55.8 preventable hospitalizations per 1,000 patients	49.1 preventable hospitalizations per 1,000 patients	62.5 preventable hospitalizations per 1,000 patients	52.0 preventable hospitalizations per 1,000 patients	49.2 preventable hospitalizations per 1,000 patients	44.4 preventable hospitalizations per 1,000 patients	58.7 preventable hospitalizations per 1,000 patients	52.7 preventable hospitalizations per 1,000 patients	47.8 preventable hospitalizations per 1,000 patients	62.7 preventable hospitalizations per 1,000 patients	58.0 preventable hospitalizations per 1,000 patients	44.4 preventable hospitalizations per 1,000 patients	49.2 preventable hospitalizations per 1,000 patients
Patient satisfaction	74.0% of patients are satisfied	65.0% of patients are satisfied	0.0% of patients are satisfied	72.0% of patients are satisfied	76.0% of patients are satisfied	49.0% of patients are satisfied	61.0% of patients are satisfied	27.5% of patients are satisfied	47.3% of patients are satisfied	16.3% of patients are satisfied	59.0% of patients are satisfied	49.0% of patients are satisfied	76.0% of patients are satisfied
<b>ENGAGEMENT</b>													
Civic and social involvement	81	82	86	70	92	74	66	74	82	58	78	89	92
Internet access													
Broadband cost and speed	48.9% of residents have high-speed, low-cost service	0.0% of residents have high-speed, low-cost service	96.8% of residents have high-speed, low-cost service	0.0% of residents have high-speed, low-cost service	95.3% of residents have high-speed, low-cost service	84.9% of residents have high-speed, low-cost service	0.0% of residents have high-speed, low-cost service	0.0% of residents have high-speed, low-cost service	99.4% of residents have high-speed, low-cost service	2.3% of residents have high-speed, low-cost service	87.8% of residents have high-speed, low-cost service	74.8% of residents have high-speed, low-cost service	95.3% of residents have high-speed, low-cost service
Civic engagement													
Opportunity for civic involvement	19.8 organizations per 10,000 people	22.6 organizations per 10,000 people	14.0 organizations per 10,000 people	23.8 organizations per 10,000 people	15.7 organizations per 10,000 people	12.2 organizations per 10,000 people	11.3 organizations per 10,000 people	15.0 organizations per 10,000 people	9.7 organizations per 10,000 people	11.0 organizations per 10,000 people	10.5 organizations per 10,000 people	17.1 organizations per 10,000 people	15.7 organizations per 10,000 people
Voting rate	61.4% of people voted	63.1% of people voted	56.9% of people voted	60.0% of people voted	58.2% of people voted	65.7% of people voted	61.0% of people voted	55.5% of people voted	63.1% of people voted	54.1% of people voted	56.4% of people voted	68.9% of people voted	58.2% of people voted
Social engagement													
Social involvement index	0.98 index from 0 to 2	1.02 index from 0 to 2	1.02 index from 0 to 2	1.02 index from 0 to 2	1.02 index from 0 to 2	1.02 index from 0 to 2	1.02 index from 0 to 2	1.02 index from 0 to 2	1.02 index from 0 to 2	1.02 index from 0 to 2	1.02 index from 0 to 2	1.02 index from 0 to 2	1.02 index from 0 to 2
Cultural, arts, and entertainment institutions	1.3 institutions per 10,000 people	1.8 institutions per 10,000 people	1.8 institutions per 10,000 people	0.6 institutions per 10,000 people	2.4 institutions per 10,000 people	0.4 institutions per 10,000 people	1.3 institutions per 10,000 people	2.3 institutions per 10,000 people	1.4 institutions per 10,000 people	0.7 institutions per 10,000 people	1.5 institutions per 10,000 people	1.1 institutions per 10,000 people	2.4 institutions per 10,000 people
<b>OPPORTUNITY</b>													
Inclusion and possibilities	53	42	61	58	63	48	77	70	68	63	62	75	63
Equal opportunity													
Income inequality	0.43 index from 0 to 1	0.49 index from 0 to 1	0.45 index from 0 to 1	0.43 index from 0 to 1	0.43 index from 0 to 1	0.40 index from 0 to 1	0.42 index from 0 to 1	0.42 index from 0 to 1	0.45 index from 0 to 1	0.42 index from 0 to 1	0.47 index from 0 to 1	0.43 index from 0 to 1	0.43 index from 0 to 1
Economic opportunity													
Jobs per worker	0.65 jobs per person	0.73 jobs per person	0.73 jobs per person	0.70 jobs per person	0.83 jobs per person	0.53 jobs per person	1.00 jobs per person	1.00 jobs per person	0.85 jobs per person	0.83 jobs per person	0.93 jobs per person	1.00 jobs per person	0.83 jobs per person
Education													
High school graduation rate	79.9% of students graduate	82.0% of students graduate	92.0% of students graduate	87.0% of students graduate	82.0% of students graduate	79.0% of students graduate	852.0% of students graduate	76.5% of students graduate	90.0% of students graduate	81.2% of students graduate	88.2% of students graduate	86.3% of students graduate	82.0% of students graduate
Multi-generational communities													
Age diversity	0.87 index from 0 to 1	0.81 index from 0 to 1	0.88 index from 0 to 1	0.85 index from 0 to 1	0.86 index from 0 to 1	0.84 index from 0 to 1	0.86 index from 0 to 1	0.85 index from 0 to 1	0.90 index from 0 to 1	0.85 index from 0 to 1	0.81 index from 0 to 1	0.86 index from 0 to 1	0.86 index from 0 to 1



