

GAP Steering Committee Meeting #3

Moorhead Growth Area Plans / 193803429

Date/Time: May 5, 2016 / 5:30 PM

Place: Hjemkomst Center – 201 1st Avenue North, Moorhead, MN

Next Meeting: May 5, 2016

Attendees: Bill Christian – Metro COG
Paul Krabbenhoft – City of Moorhead Planning Commission and HBA
Lynne Kovash – Moorhead Public Schools Representative
Kevin Hanson – Gate City Bank
Cindy Graffeo – Moorhead Economic Development Authority
Morrie Lanning – Moorhead Resident and former Mayor and State Rep
Tim Magnusson – Clay County and Township Representative
Mike Hulett – Moorhead City Council and Clay County Planning Commission
Christine Holland – River Keepers
Mary Safgren – MnDOT District 4
Stan Thurlow – City of Dilworth
Kristie Leshovsky – City of Moorhead Planning
Kim Citrowske – City of Moorhead Planning
Bob Zimmerman – City of Moorhead Engineering
Jonathan Atkins – City of Moorhead Engineering
Peggy Harter – Stantec Project Manager
Carron Day – Stantec Lead Planner

Absentees: Kris Knutson – Moorhead Public Service Water
Travis Schmidt – Moorhead Public Service Electric
Steve Iverson – Moorhead Resident and L2H Development
Peyton Mastera – City of Dilworth Administrator
Mark Voxland – City of Moorhead Resident and former Mayor
Mari Dailey – Moorhead Planning Commission and City Council
Larry Seljevold – Moorhead Parks Advisory Board

Distribution: All Meeting Attendees and Absentees

Project Background & Introductions: Ms. Harter opened the meeting thanking the meeting attendees for their participation in the Steering Committee (SC). She noted that the plans are intended to designate land uses within these areas to ensure future development is connected to the larger community. These plans will provide a roadmap for long range future development of the city.

Design with community in mind

Ms. Harter then asked each meeting attendee to introduce themselves and who they represent.

Project Schedule and information update: Ms. Harter reviewed the GAP project schedule, noted the upcoming Public Input Meeting #1 on May 19, 2016, 5:00 – 7:00 pm at the Hjerkomst Center and invited Steering Committee members to attend.

Dr. Lynne Kovash, Superintendent of the Moorhead Public Schools and Steering Committee member updated the group on growth in school enrollment. Horizon Middle School is near the East Growth Area and the new Moorhead Elementary School property is adjacent to the East Growth Area's westerly boundary. Details included:

- Pattern of growth from 1960-2025 including growth per grade level.
- An overview of the school district boundaries including district boundary adjustments between the Dilworth and Moorhead school districts.
- Announcement of the recent groundbreaking for the new Moorhead elementary school and a rendering of the new school site.
- A rendering of the expansion planned at Horizon Middle School to accommodate the 5th and 6th grades.
- An overview of the approved referendum..

Questions and Comments

Paul Krabbenhoft asked if the existing roads can handle the additional traffic from the new the 5th and 6th grades at Horizon Middle School (it would add about 800 students). Jon Atkins noted that currently there are 3 lanes but the right of way can handle expansion to a 5-lane section.

One Steering Committee member asked if 12th Ave S, 45th Street and 24th Ave S are being constructed to support the new elementary school and be ready when school opens. An overview of the proposed infrastructure improvement timeline was discussed. . Dr. Kovash and Committee members also discussed how Moorhead Public Schools reviews school boundaries and efforts to create diverse learning environments.

Presentation: Ms. Day's presentation addressed questions that were brought up in the last Steering Committee meeting. She outlined changes in the community, national trends and the housing market since 2009 when the Comprehensive Plan Addendum was drafted.. The other focus area was the housing preferences of different age groups which the Steering Committee previously inquired about. Included was a discussion about "What do boomers and millennials want in their communities".

General Comments

- Morrie Lanning commented that, in previous long range planning efforts, the public sentiment was to keep commercial uses away from residential areas, but today people want commercial to be more accessible to neighborhoods.
- Others agreed and pointed to the Hornbachers strip mall in south Moorhead.
- Walkability was noted as a high priority along with accessible amenities to support residential neighborhoods.
- The group discussed options for mixes of uses and housing types within the growth areas and how future population growth would impact the types of neighborhoods people desire.

Preview of Open House: Ms. Harter gave the Steering Committee an overview of the first Public Open House including the board displays, the PowerPoint presentation, and an overview of the interactive element for the meeting.

Next Project Meetings/Steps: She also told the Steering Committee that before the next Steering Committee Meeting on June 30, 2016, the following will be completed:

- Summarize discussion and findings of Steering Committee Meeting #3
- Hold Public Input Meeting #1 on May 19, 2016
- Summarize findings of Public Meeting #1
- Prepare alternatives for all Growth Areas for discussion at SC Meeting #4 on June 30, 2016

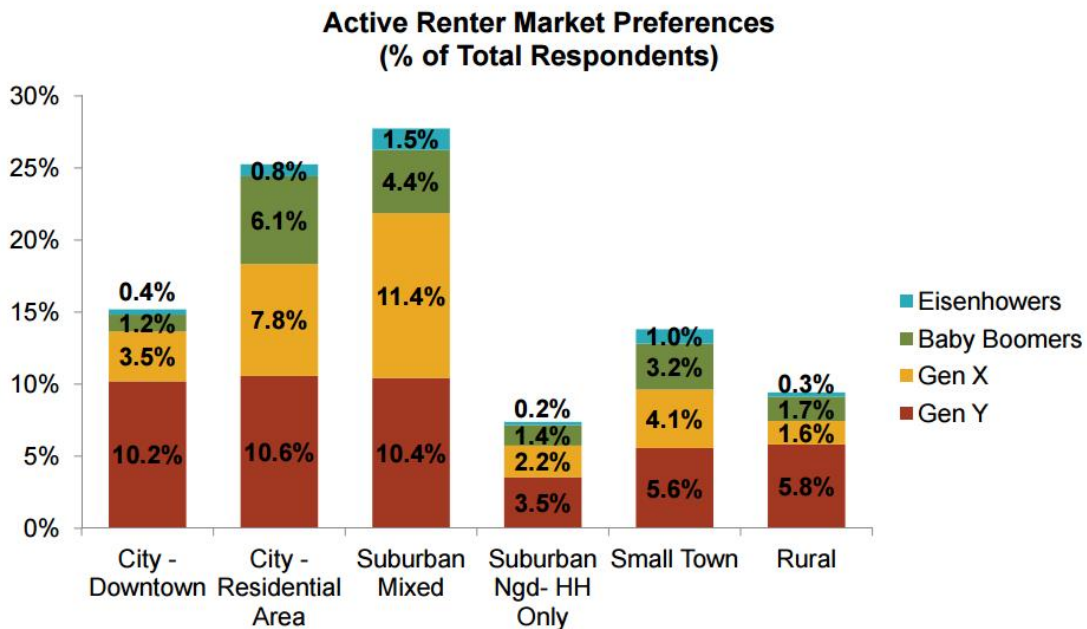
Finally, she reminded the Steering Committee of the upcoming dates:

- Public Open House – May 19, 2016, 5:00-7:00 pm at the Hjemkomst Center
- Steering Committee Meeting #4 – June 30, 2016, 5:30 – 7:30 pm at the Hjemkomst Center – Review Growth Area Alternatives Meeting
- Steering Committee Meeting #5 – October 20, 2016, 5:30 – 7:30 pm at the Hjemkomst Center – Review Draft Growth Area Plan Meeting
- Public Input Meeting #2 – November 3, 2016, 5:00 – 7:00 pm at the Hjemkomst Center – Review Growth Area Plan

www.rclco.com/pub/doc/presentation-2014-09-29-uli-capital-markets-millennials-real-estate.pdf



MILLENNIAL/GEN Y RENTERS PREFER URBAN PLACES SIGNIFICANTLY MORE THAN OTHER GENERATIONS



Source: NAR 2013 Community Preference Survey