

# **FUTURE MOORHEAD**

East, Southeast + Southwest Growth Areas

**MOORHEAD GROWTH AREAS STEERING COMMITTEE**

June 30, 2016



# Agenda

- Welcome and Introductions
- Updates
  - Steering Committee Meeting #3
  - Open House #1
- Preliminary Growth Plan Alternatives
  - Small Group Discussion
  - Full Steering Committee Discussion
- What's Next
- Questions and Discussion



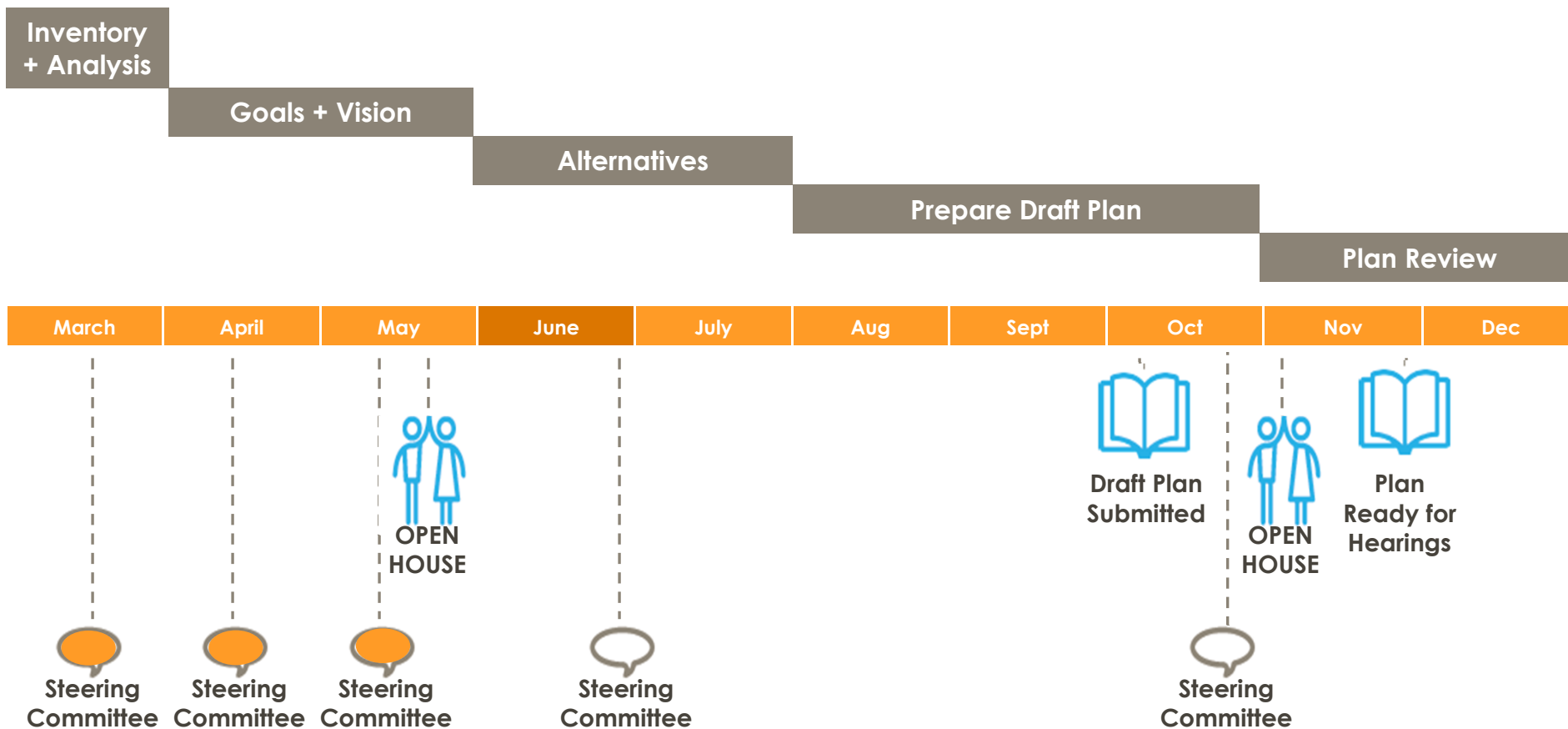
# Welcome and Introductions

Steering Committee Members

City of Moorhead Staff

Stantec





COMMUNITY ENGAGEMENT





# UPDATES\* Steering Committee Meeting #3

- Updates
  - Dr. Lynne Kovash – Moorhead schools overview plus Moorhead Elementary and Horizon Middle School
  - Housing – national trends
- Preview of Presentation and Materials for Open House #1



\* Meeting notes attached to June 22<sup>nd</sup> e-mail



OPEN HOUSE #1

# East Growth Area Exhibit

Meeting participants preferred:

- Multi-family, detached, and attached housing
- Commercial uses with single-story retail selling basic goods and services
- Intensive retail uses such as shopping centers or outlet malls at potential future interchanges
- A variety of open space uses, including trails, active playgrounds, and picnic areas - strongest preference for trails



Open House notes attached to June 22<sup>nd</sup> e-mail



OPEN HOUSE #1

# SE + SW Growth Area Exhibit

Meeting participants preferred:

- Multi-family, detached, and attached housing styles
- Multi-family housing that incorporated commercial spaces
- Commercial uses with single-story retail selling basic goods and services
- A variety of open space uses, including trails, active playgrounds, and picnic areas





# OPEN HOUSE #1

## Land Use Policies + Initiatives

**YOUR OPINION**

Place a dot on the statement that reflects your opinion for Moorhead



	Strongly Agree	Agree	Disagree	Strongly Disagree
Infill development should be encouraged	15 dots	1 dot	1 dot	0 dots
Future development should be phased according to infrastructure availability	15 dots	2 dots	1 dot	0 dots
New developments should be located contiguous to existing development	15 dots	1 dot	2 dots	0 dots
Higher density development should be clustered	5 dots	5 dots	5 dots	2 dots

 **Moorhead Growth Area Plans** 

**YOUR OPINION**

Place a dot on the statement that reflects your opinion for Moorhead

	Strongly Agree	Agree	Disagree	Strongly Disagree
Mixed use development should be encouraged	15 dots	5 dots	1 dot	0 dots
Land use compatibility is important	15 dots	5 dots	0 dots	0 dots
Higher density and commercial uses should be located at major intersections	15 dots	1 dot	0 dots	0 dots
Sustainability is important	15 dots	0 dots	0 dots	0 dots
Walkability should be encouraged in development proposals	15 dots	0 dots	0 dots	0 dots

 **Moorhead Growth Area Plans** 



# OPEN HOUSE #1

## Land Use Policies + Initiatives

Policy Concept	Strongly Agree	Agree	x	Disagree	Strongly Disagree
Encourage infill development	20	1	1		
Phase development w infrastructure	14	2	2		
Development contiguous to existing	18	1	4		
Cluster higher density	5	7	3	3	3
Encourage mixed use development	10	5		3	
Land use compatibility is important	13	7			
Locate higher density + commercial at intersections	14	4	1	1	
Sustainability is important	19	2			
Encourage walkability	13	6		1	

PRELIMINARY

# Growth Area Plan Alternatives

## Considerations:

- Compatibility with adjacent uses (existing and planned)
- Existing + proposed transportation network
- Sanitary sewer capacity
- Adopted Moorhead policies
- Input from Steering Committee + Open House participants



# FUTURE LAND USE CATEGORIES

## Growth Area Plan Alternatives

- Low Density Residential
- Maximum density of 4 units per acre
  - Mixture of single-family detached and attached units such as duplexes and twinhomes
  - Accessory units



- Medium Density Residential
- Maximum density of 12 units per acre
  - Predominantly townhomes or condos
  - Can include smaller lot detached and attached single-family developments



- High Density Residential
- Maximum density of 30 units per acre
  - Multi-unit and multi-building apartment complexes
  - Higher density townhome developments
  - No greater than 4 stories



- High Density Mixed Residential
- Strive for average density of 12 units per acre
  - Mix of single-family and multi-family with multi-family units the predominant type
  - No greater than 4 stories



- Mixed Use
- Mix of housing with convenience retail and offices at street level
  - Multi-family and live-work (e.g. artist studio) housing
  - No greater than 4 stories
  - Institutional uses, such as educational facilities



- Neighborhood Commercial
- 5 acres or less in size
  - Floor Area Ratio of 0.25 to 0.30
  - Convenience retail like corner store or coffee shop
  - Services such as tax, real estate, salons, insurance, banking, etc.

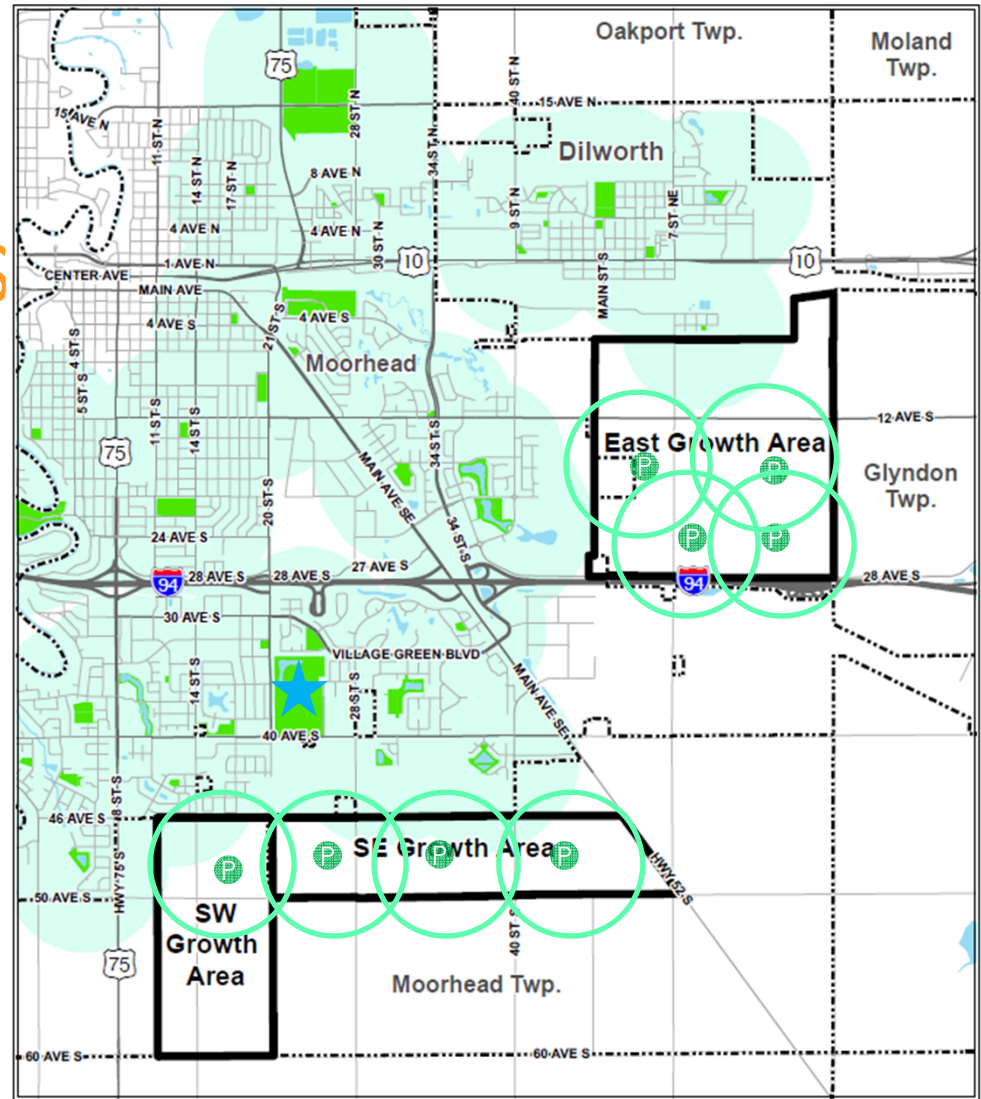


- Parks/Open Space
- Public recreation areas
  - Private recreation areas such as golf courses
  - Passive and active areas
  - Natural areas such as flood plains, wetlands, utility easements and ditches



# PRELIMINARY Park Location Considerations

- Existing City Parks
- Half Mile from City Parks
- ★ Southside Regional Park
- P Future Neighborhood Parks
- Half Mile from Future Parks





PRELIMINARY

# Growth Area Plan Alternatives

EAST GROWTH AREA - Four Alternatives

SW+SE GROWTH AREAS

Very preliminary buildout unit counts

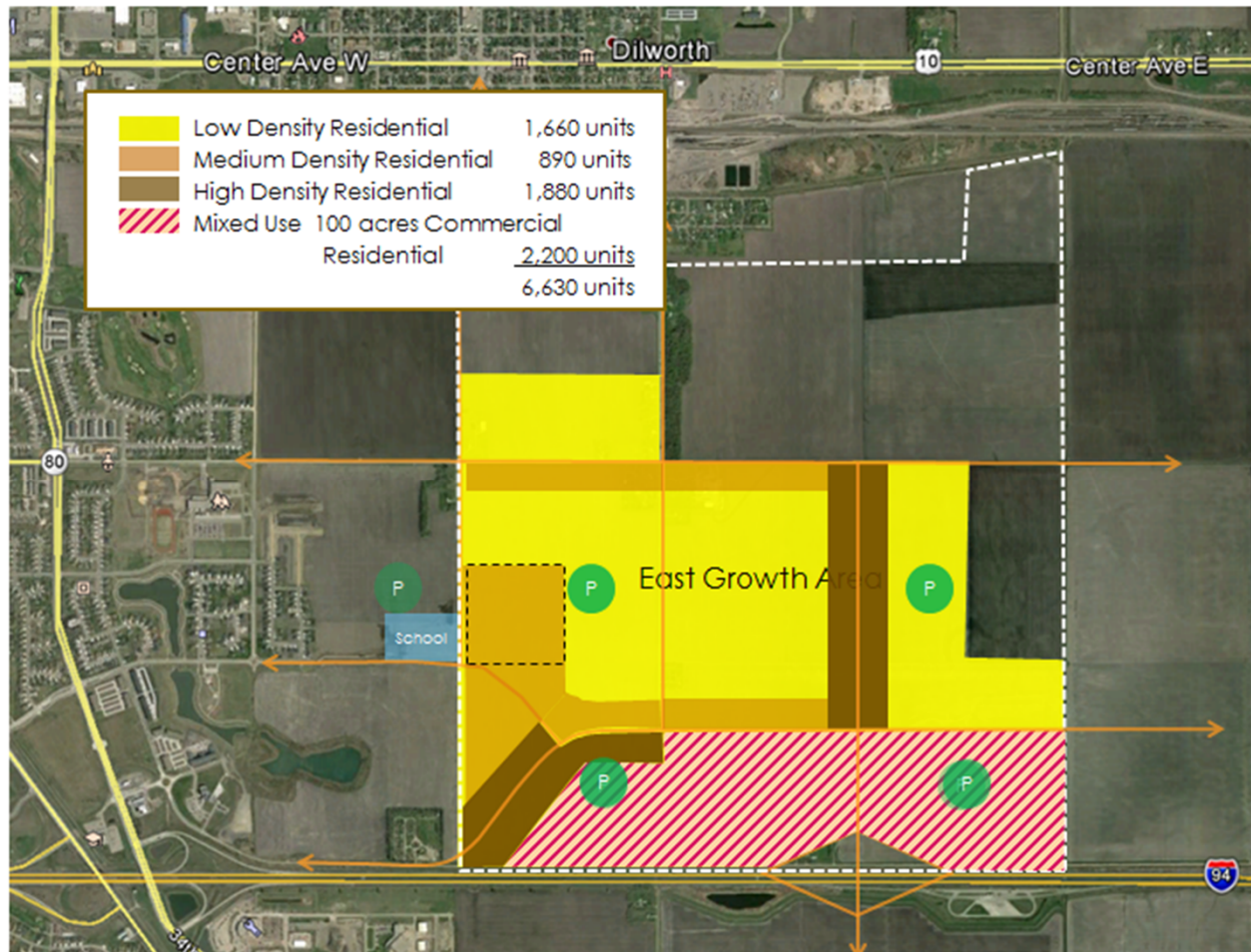
Looking for your comments as we move forward to the draft plan and develop the phasing recommendations



# PRELIMINARY East GAP - Alternative #1

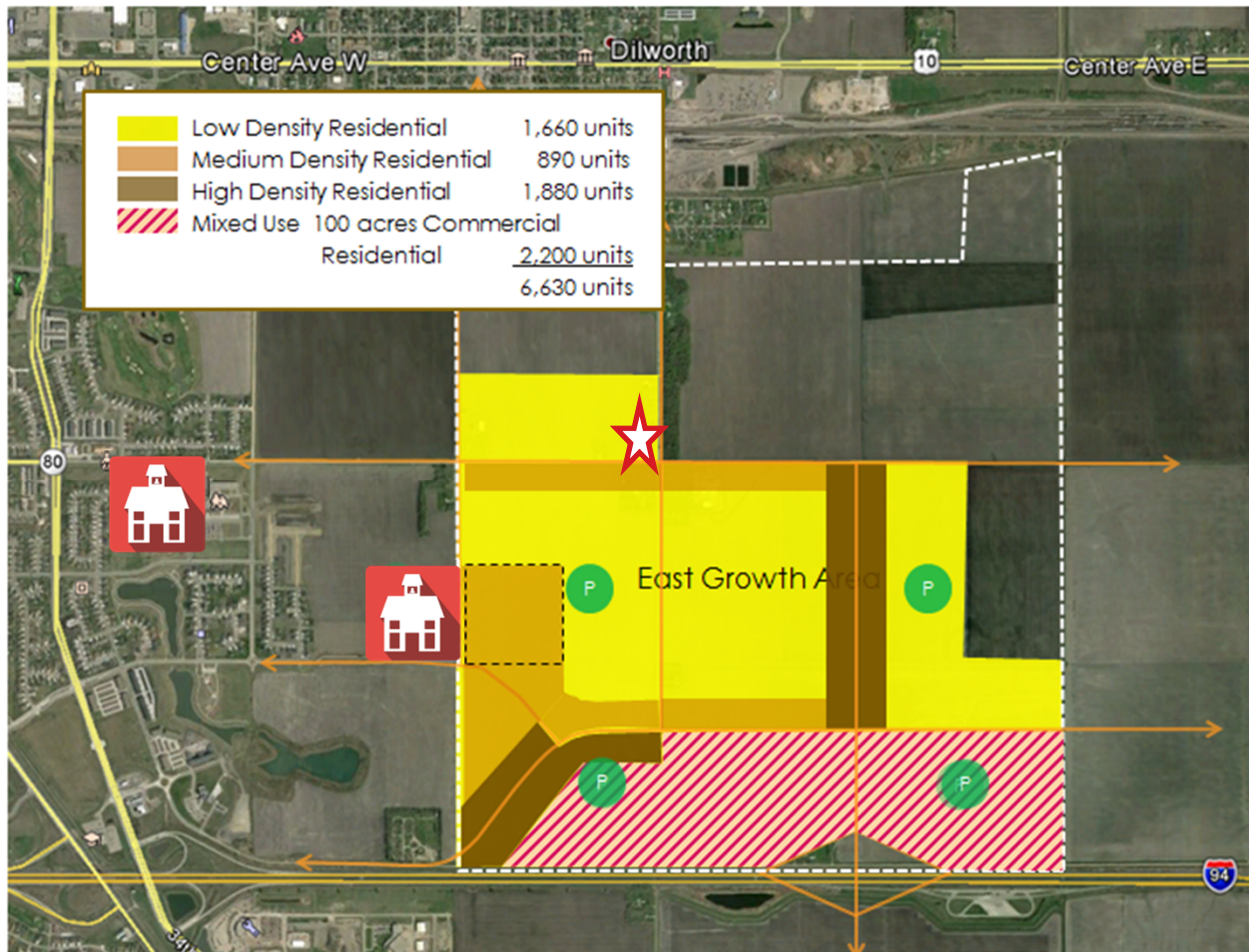


# PRELIMINARY East GAP - Alternative#2

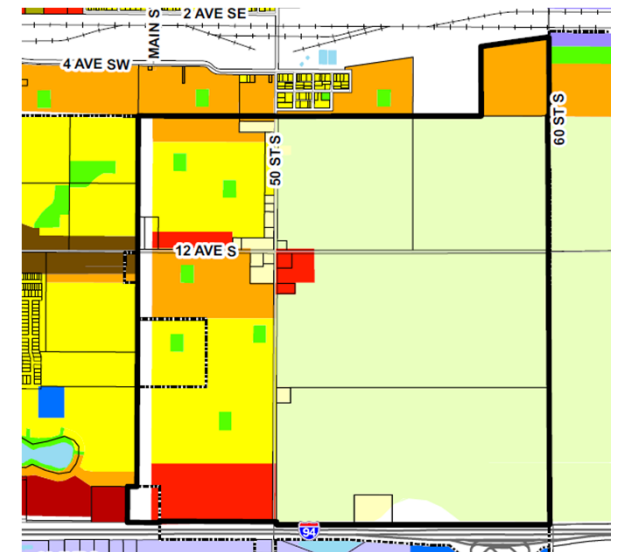




# PRELIMINARY East GAP - Alternative #2



Dilworth Future Land Use Map

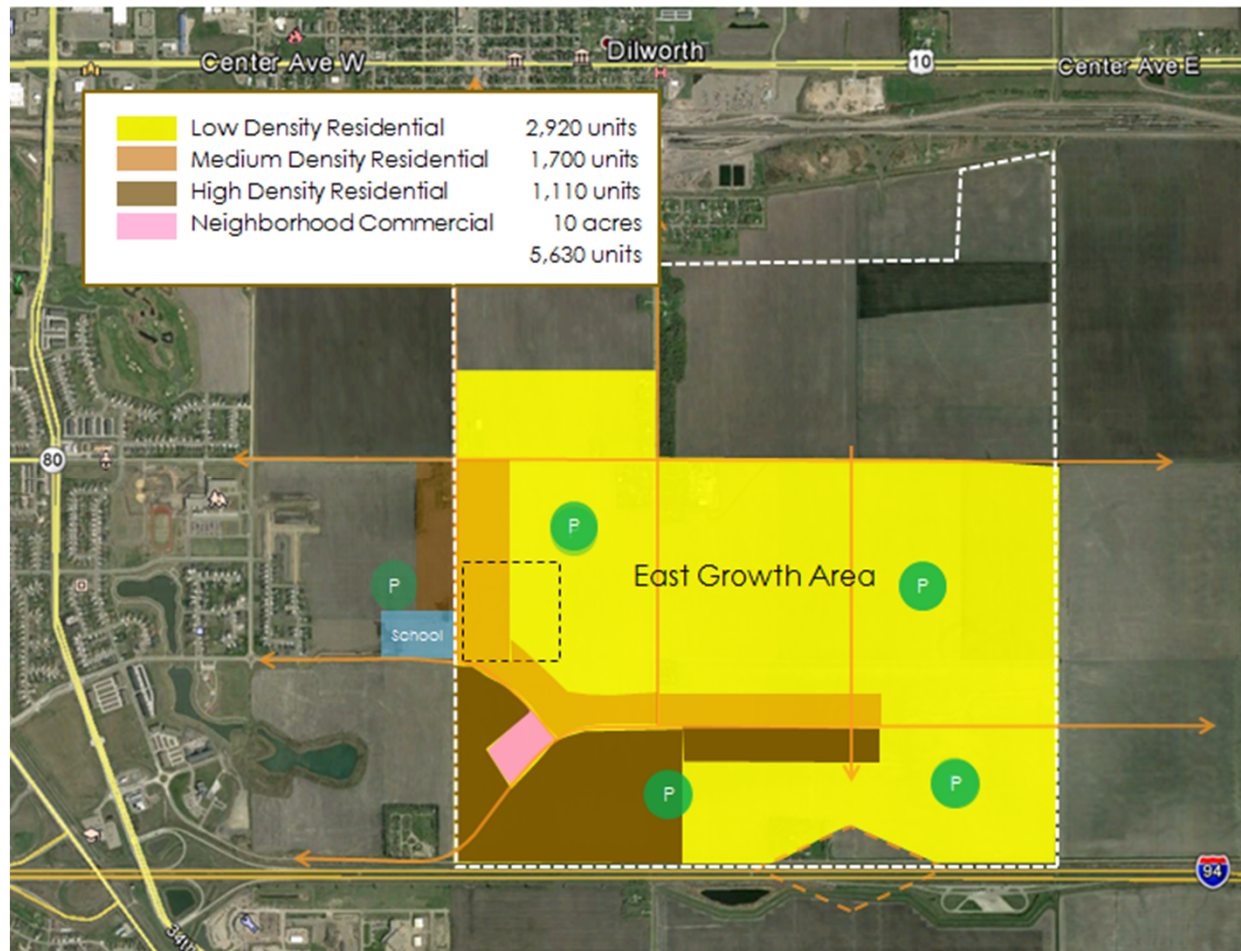


# PRELIMINARY East GAP - Alternative #3





# PRELIMINARY East GAP - Alternative #4



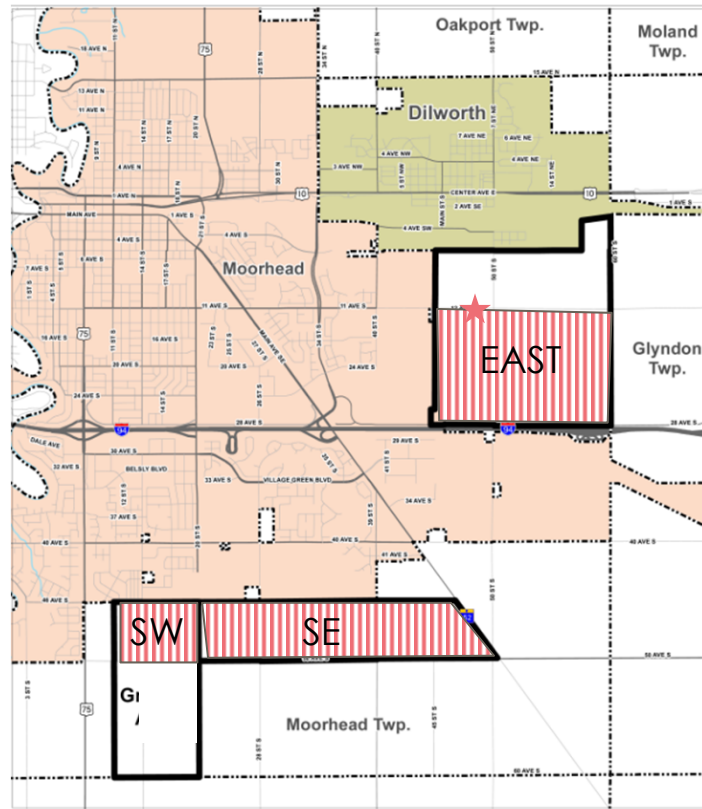
# PRELIMINARY SE + SW GAP



# PRELIMINARY Growth Area Plan – Sanitary Sewer

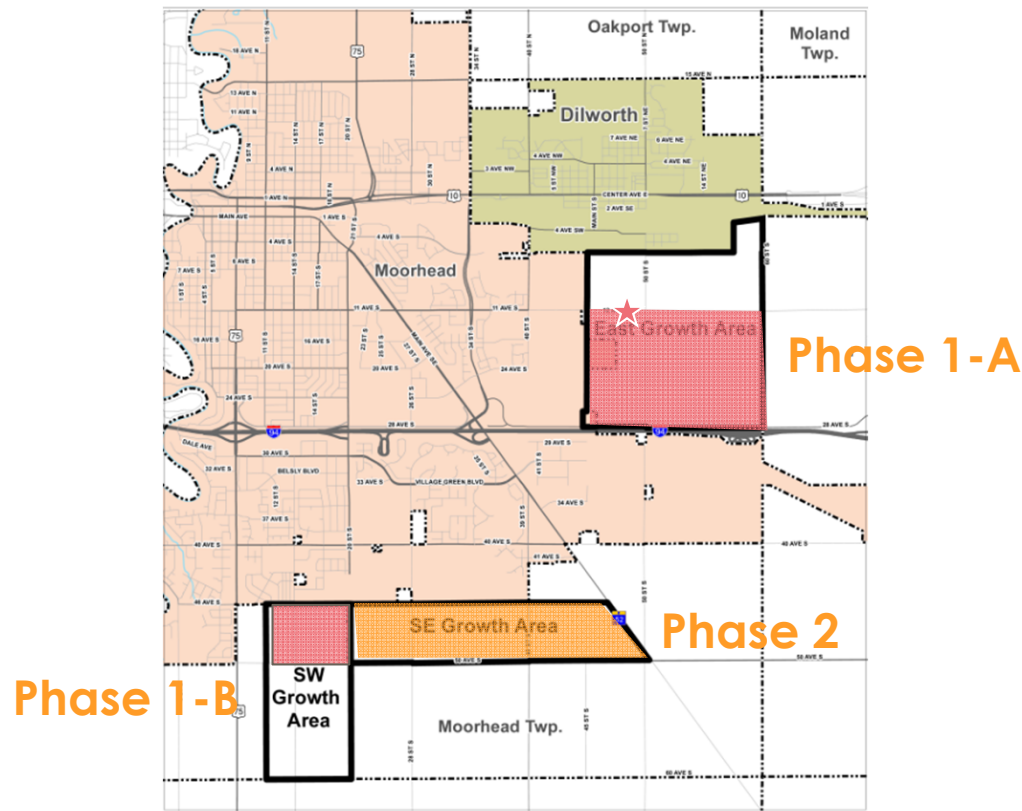


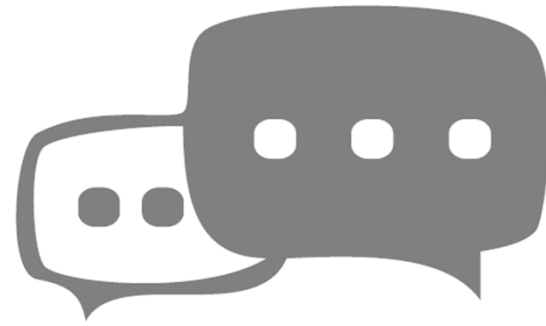
Preliminary  
Sewer Service  
Area Limits





# PRELIMINARY Growth Area Plan - Phasing





# **FUTURE MOORHEAD**

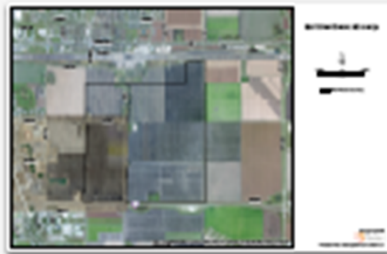
East, Southeast + Southwest Growth Areas

**SMALL GROUP + FULL COMMITTEE DISCUSSION**

June 30, 2016



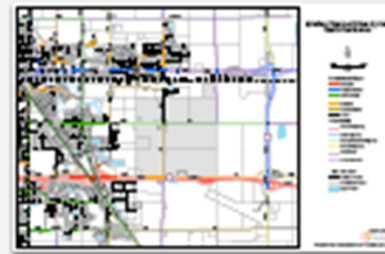
# Table Materials



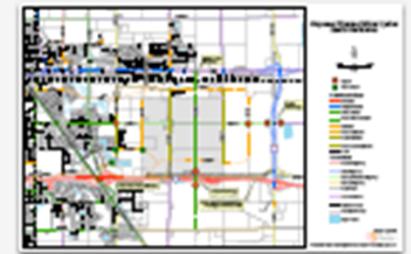
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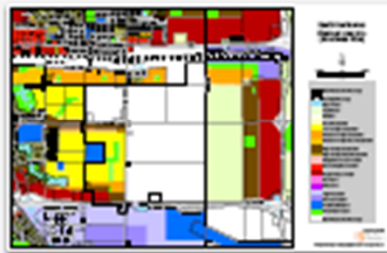
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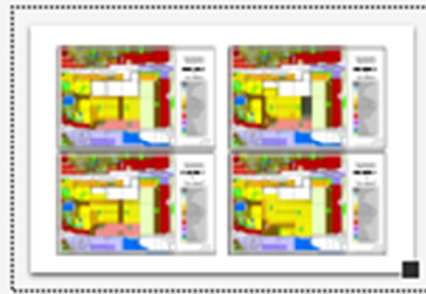
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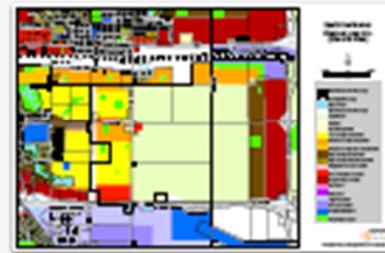
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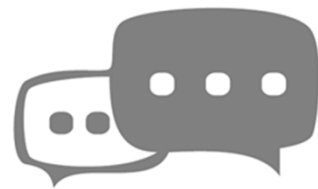
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7



8



## **FUTURE MOORHEAD**

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**MOORHEAD GROWTH AREAS STEERING COMMITTEE**

**Comprehensive Plan Policies and Initiatives**

**June 30, 2016**



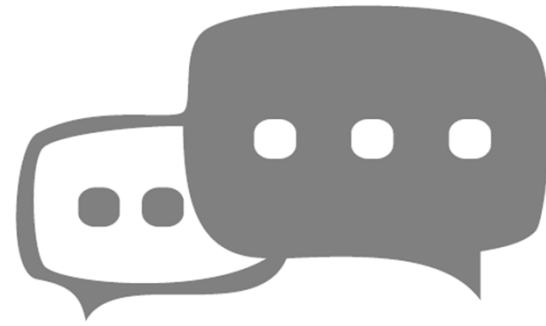
# Policies and Initiatives



# What's Next

- Follow up on tonight's discussion and refine growth area plan alternatives
- Prepare Draft Growth Area Plan for Distribution and Review
- Next Steering Committee meeting October 20<sup>th</sup>
- Prepare for the November 3<sup>rd</sup> Public Input Meeting





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