



2016 Moorhead Growth Area Plan

East, Southeast and Southwest
Growth Areas

Final Version

November 23, 2016

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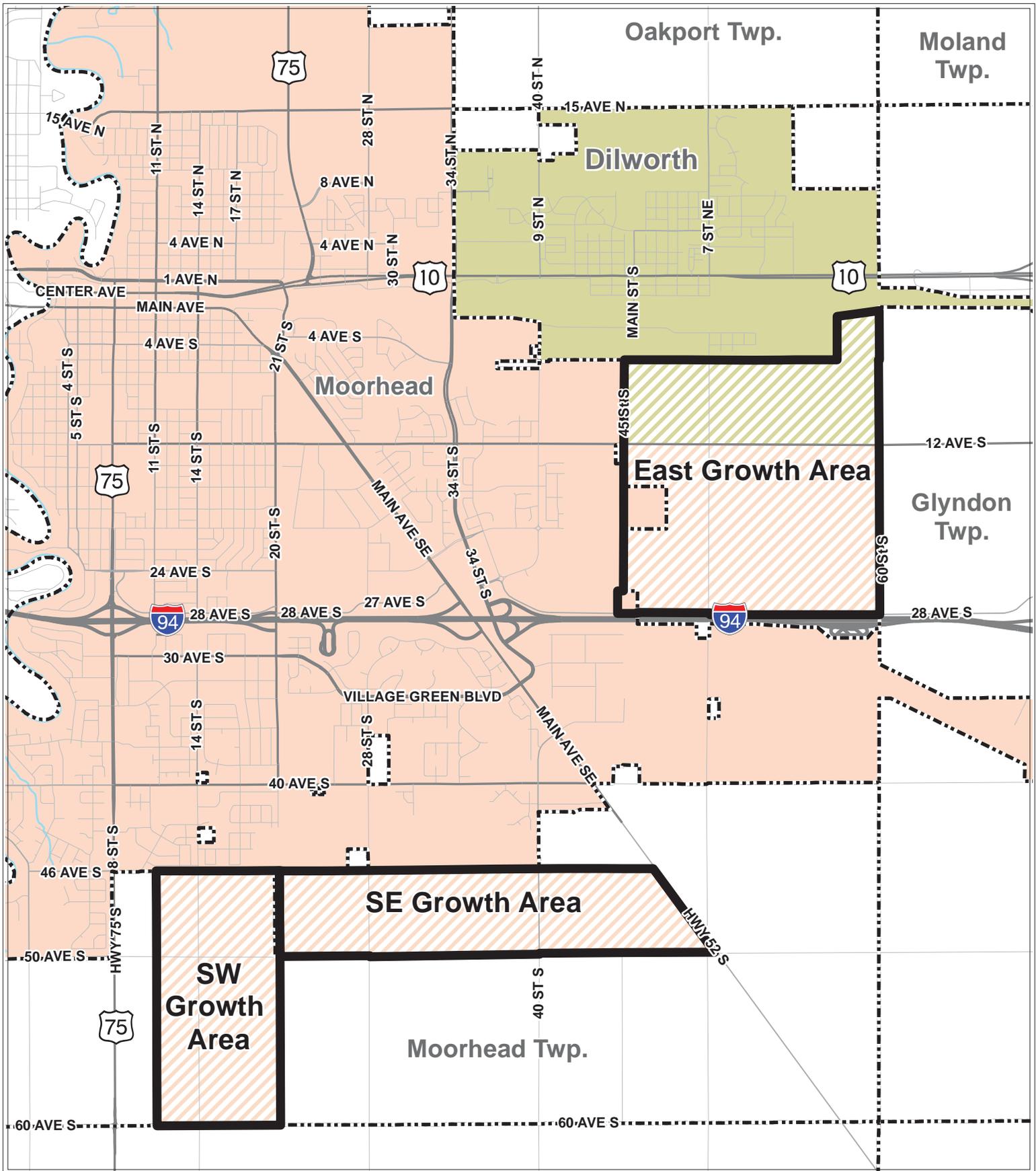
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Contents

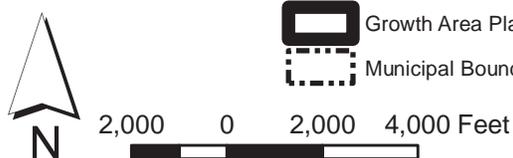
1.0	WHY PLAN?	2
	Growth Area Plans	2
2.0	COMMUNITY OUTREACH	3
	Growth Area Plan Steering Committee	3
	Community Participation	3
	Website.....	4
	Outreach.....	4
3.0	THE VISION AND PLAN GUIDELINES	5
	Vision.....	5
	Guidelines for Developing the GAPS.....	5
4.0	DEMOGRAPHICS AND HOUSING PREFERENCES	6
	Moorhead Housing.....	8
5.0	DEVELOPING THE GROWTH AREA – DEVELOPMENT CONSTRAINTS	9
6.0	DEVELOPING A VISION FOR THE THREE GROWTH AREAS	15
7.0	ALTERNATIVE SCENARIOS - BUILDOUT	17
	EAST GROWTH AREA.....	22
	SOUTHEAST GROWTH AREA	22
	SOUTHWEST GROWTH AREAS	23
8.0	GROWTH AREAS - 2040	24
	Priority to Locations with Available Infrastructure.....	24
	Population Accommodation - 2040	26
	New Growth within Existing Serviced Areas First.....	27
	Market Choice/Flexibility in the Growth Areas.....	27
	Assumed Development Intensity and Density in the Growth Areas	27
	2040 Development Pattern in the Three Growth Areas	28
9.0	PLAN IMPLEMENTATION AND STRATEGIC INITIATIVES	29
	Adopted Policies and Strategic Initiatives	29
	Proposed Strategic Initiatives for the 2016 GAPS	29

APPENDICES



2016 Growth Area Boundaries

Figure 1-1



- Growth Area Plan Boundaries
- Municipal Boundary
- Moorhead City
- Dilworth City
- Moorhead Growth Area
- Dilworth Growth Area

September 13, 2016



1.0 WHY PLAN?

The Comprehensive Plan for the City of Moorhead, adopted in 2004 with an addendum in 2009, provides a vision and a policy framework from which the city's zoning ordinance, development regulations, and capital improvements plan are guided. The Plan states¹ that as growth continues to push toward city limits, a more detailed planning process for growing areas should be undertaken to enhance the coherency of development patterns. Growth in Moorhead has expanded in recent years, approaching current city limits in the east and south of the city. These emerging growth areas are currently unaccounted for in the city's plans for orderly development and service extension.

Moorhead has grown considerably since the Comprehensive Plan was adopted – with a population of 32,177 in 2000, to 38,065 in 2010 to an estimated 42,005 in 2015. Population for the year 2040 is projected to reach approximately 55,000 (Demographic Forecast Study for the Fargo-Moorhead Area, 2012). With the national economy now in recovery, development pressures are mounting in the Fargo-Moorhead metropolitan region and in Moorhead. Strong development is anticipated to continue to increase as the housing market gains strength and locations previously approved for development move into construction phase. Now is an opportune time to prepare for anticipated growth and its requirements.

Growth Area Plans

In early 2016, the City of Moorhead initiated the development of Growth Area Plans (GAPs) for the areas shown on Figure 1-1². These three GAPs address the Comprehensive Plan's requirement to provide a roadmap for long range development in areas adjacent to and anticipated to be developed and incorporated into the city. Key objectives of the GAPs are to:

- Address needs identified in recent infrastructure studies
- Indicate the most suitable future land uses within each Growth Area which complement the vision within the Comprehensive Plan
- Provide guidance to Moorhead for capital improvement investments
- Inform and guide future development and zoning decisions

The GAPs do not change existing zoning, annex property or indicate that any specific property is ready for development today. Each of the three growth areas are adjacent to existing city boundaries and anticipated to be developed in the future within Moorhead's urban footprint (Sections 7, 8 and 9). Ultimately, these three GAPs are intended to provide an implementable and flexible roadmap to ensure that future development in these three growth areas is integrated into the larger Moorhead community.

¹ Moorhead Comprehensive Plan page 3-9

² The initial Southeast Growth Area was reconfigured and expanded to two growth areas (Southeast and Southwest) during the initial stages of this project. Figure 1-1 depicts the three 2016 growth areas.

2.0 COMMUNITY OUTREACH

Growth Area Plan Steering Committee

A Growth Area Plan Steering Committee (Steering Committee) was appointed by the Moorhead City Council in February 2016. Steering Committee members are identified in the Acknowledgements section of this plan. Primary duties of the Steering Committee included:

- Providing a broad array of perspectives and information to the planning team;
- Providing insight and review of priorities, alternative land use scenarios and materials to be presented at the public open houses; and
- Serving as ambassadors to the Moorhead community throughout this planning process.

Working together, they generated ideas, shared common themes, and helped to build consensus around the preferred vision for the three 2016 growth areas. The Steering Committee met five times during development of the GAPs. Meeting 1 was the Existing Conditions Inventory and Analysis Meeting. Meeting 2 addressed the GAP's Goals and Vision and these Goals and Vision were finalized at the third meeting. This meeting also previewed the first public input meeting.

At their fourth meeting, the Steering Committee focused on future land use alternatives for the three growth areas and at meeting 5 they reviewed the draft plan. They also participated in the two community meetings.



Community Participation

On May 19th, the project team held the first Citizen Workshop at the Hjemkomst Center, where approximately 60 participants began discussing their thoughts, ideas and goals for the future of the three GAP areas. Participants represented a wide range of ages, backgrounds and interests, and a solid foundation for the planning team's future work emerged.

Participants selected their land use priorities in a visual preference survey by indicating what land uses they would like to see in the growth areas. Participants were also asked to indicate whether they agreed or disagreed with the following statements:

- Residential development with more than one building type should be encouraged
- Mixed use development (residential + commercial or office + retail, etc.) should be encouraged
- Compatibility of proposed uses with adjacent existing uses is important
- The growth area should include park and open space
- Priority should be given for Moorhead to fill in rather than expand

- Moorhead should promote infill development and redevelopment
- Future development should be phased according to infrastructure availability
- Higher density residential and commercial uses should be focused at major intersections

A second Public Input Meeting was held on November 3, 2016 at the Hjemkomst Center. The purpose of the meeting was to provide a brief overview and an update of the Growth Area Plans' development since the Citizen Workshop and a summary of workshop's land use preference exercise and the results of the land use opinion "dotmocracy" voting. An overview of the draft Plan and supporting materials were also be presented. The project team was available both before and after the presentation.

A summary of both public input meetings is included in Appendix A.

Website

Throughout the development of the GAPs, project information including the schedule, presentations and draft materials, was posted on the city's website (www.cityofmoorhead.com) on the city's Planning and Zoning web page.

Outreach

Letters were sent to property owners within the three growth areas outlining the project purpose and timeline, inviting them to participate in the project meetings and inviting them to meet individually or in groups with the consulting team. Emails were also sent to representatives of groups active in Moorhead and nearby areas soliciting participation in the community meetings. Press releases were distributed at the project start and prior to the community meetings. Project team members were available for interviews. Coverage was included in the newspaper and on local television.

3.0 THE VISION AND PLAN GUIDELINES

Vision

The community vision stated in Moorhead's Comprehensive Plan states:

Located in the heart of the Red River Valley, Moorhead is a community rich in history, tradition, and diversity. Building upon its past, Moorhead has capitalized on opportunities to create a caring community where people are proud to live, work, learn, play and grow. As part of a growing metropolitan region, Moorhead is defined by colleges with a liberal arts based emphasis, educational excellence, plentiful parks and distinct and diverse neighborhoods.

Guidelines for Developing the GAPS

In order to plan for orderly development and understand future infrastructure needs, the planning team developed a buildout scenario for each of the three growth areas. The foundation for priorities, guiding principles and a common vision were generated by the participants during the initial community open house and subsequent Steering Committee meetings. These concepts include:

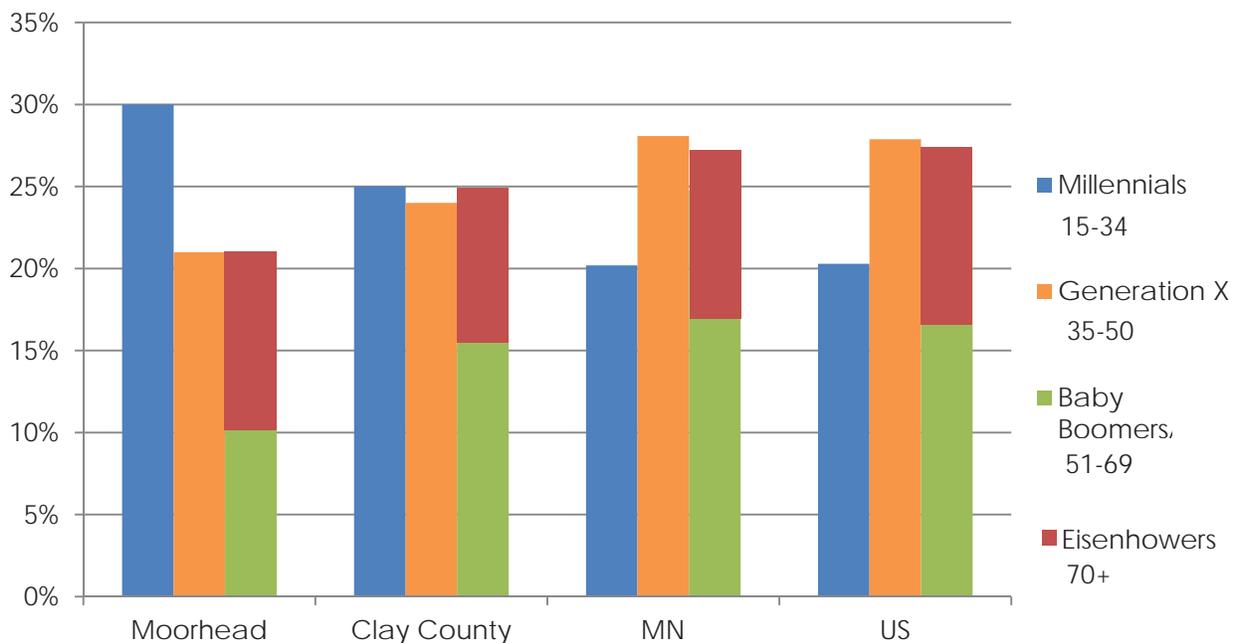
- Encourage use of the Mixed Use and Moderate Density Mixed Use Residential land use categories and their built-in flexibility for the future
- In considering development proposals, consider existing, approved and planned development of adjacent areas both in terms of compatibility and land use mix
- Reflect the roadway location, size and access provisions of the proposed transportation plan in development plans
- Provide land use compatibility through density and land use transitions
- Provide parcel depth sufficient to allow flexibility in design
- Focus more dense residential development along major roadway corridors
- Cluster more intense development to avoid monolith of higher density
- Emphasize housing choice and the development of distinct and diverse neighborhoods
- Reflect the location of stormwater ponds depicted on the GAPS in future development plans
- Reflect current city parkland requirements in development proposals
- Encourage park amenities as well as a community focus/gathering area
- Provide locations for commercial uses at intersections and for mixed use, which includes commercial and/or residential uses, at the future I-94 interchange location in the East Growth Area
- Adequate industrial areas currently exist south of I-94 and east of Main Ave SE

4.0 DEMOGRAPHICS AND HOUSING PREFERENCES

Demographic changes drive a community's demand for housing, shaping both the overall demand for housing and demand for specific housing styles that cater to the needs of different life stages.

Between 2000 and 2010, Moorhead experienced a decline in population for the age-cohorts between the ages of 35-39 years (-12%) and 40-44 years (-20%). These age cohorts include households that typically include families with school-aged children. The population of children ages 10 to 14 also declined in Moorhead (-1.3%) during this period. These decreases mirror trends in Minnesota as a whole. The city's fastest growing age cohorts were 25 to 29 years (+79%) and 55 to 59 (+77%) years. For details on these population changes, see Appendix B, the Background Report.

Figure 4-1: Age Cohorts in Moorhead



Sources: Stantec 2016, US Census 2010

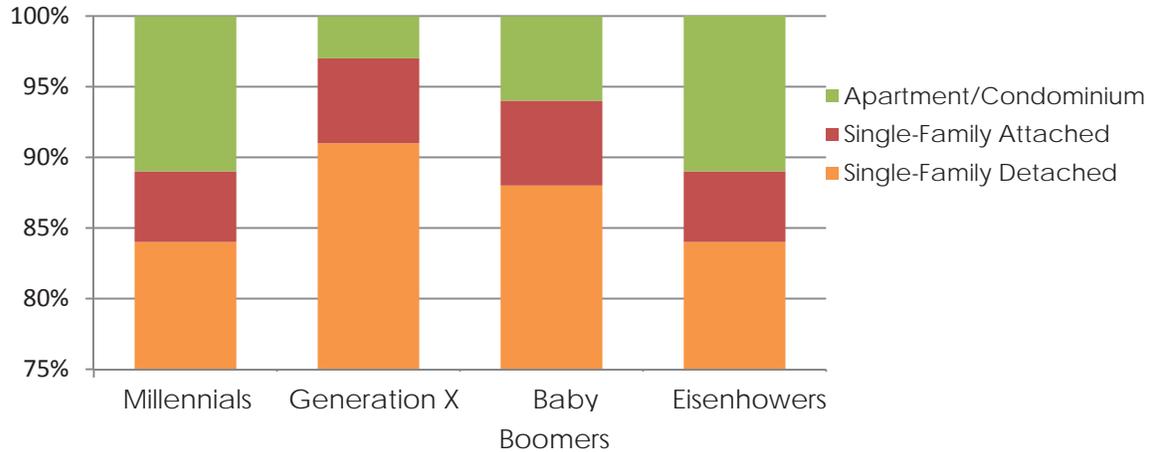
The 2010 age group distribution shown in Figure 4-1 is important in assessing the needs of the resident population and assists in understanding demands for various housing types. The Baby Boomer and Eisenhower age cohorts have been combined in this table as housing preferences for those groups and community needs are often similar.

According to a National Association of Realtors survey, all of these age groups, millennials through Eisenhowers, prefer single family homes. Alternative housing preferences for some of these age groups are important to note. Input from the Steering Committee and those participating in the community open house indicate that there may be seniors in the community currently living in single family homes who may prefer to live in single story units with less maintenance requirements but that there are few units of that type available in the Moorhead market. Nationally, barriers to mid-cost single-family units (attached and detached) include high land, labor and materials costs; concerns regarding higher density, difficulty in financing for smaller projects, smaller developers; and buyer expectations for housing type.

Figure 4-2, which indicates generational housing product preferences, is based on a National Association of Realtors 2013 survey and confirms the Moorhead preferences. The same study shows that Baby Boomers want their communities to include:

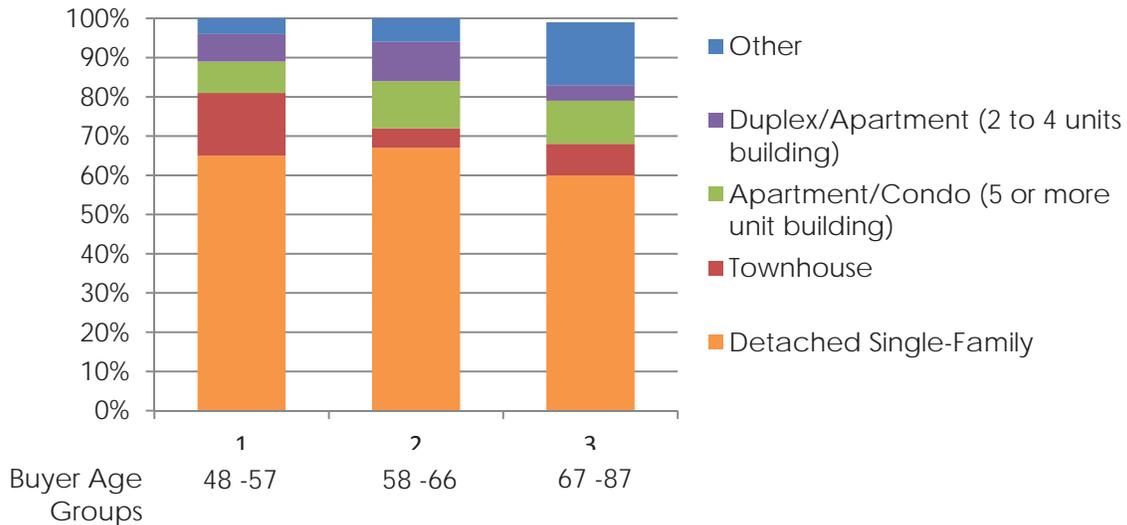
- Convenience: Proximity to entertainment, retail and medical facilities:
- Affordability – attainable prices on a retiree income (Retiree Boomers)
- Ease: Low-maintenance product and surroundings
- Health: Lifestyle of health and sustainability

**Figure 4-2: Residential Product Preferences
(For Current Homeowners)**



Sources: Stantec 2016 and National Association of Realtors 2014

As approximately 25 percent of Moorhead’s population is between age 48 and 87, Figure 4-3 is provided to indicate the more detailed nationwide information on residential product preferences for those ages.



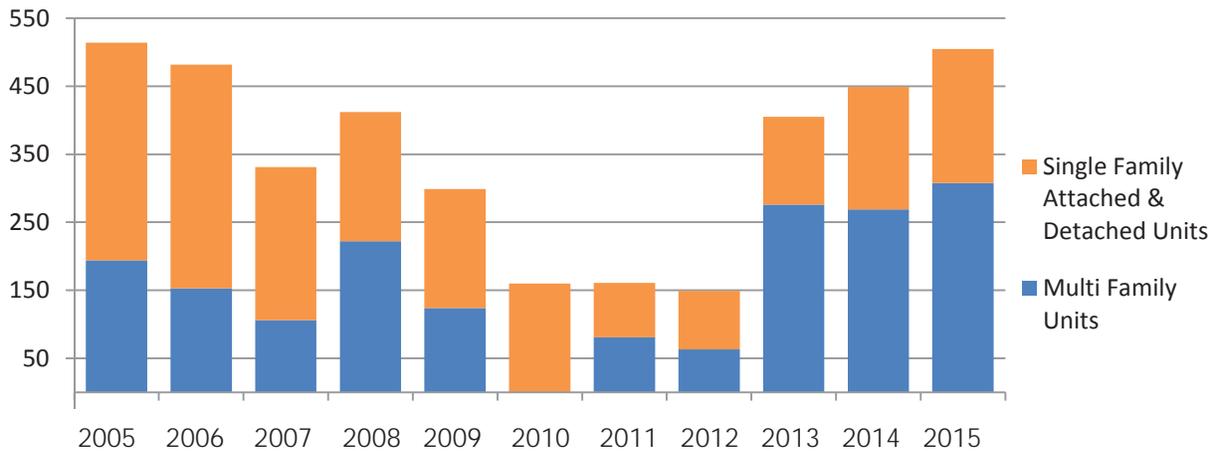
Source: Stantec 2016 and National Association of Realtors 2014

Moorhead Housing

Existing Housing

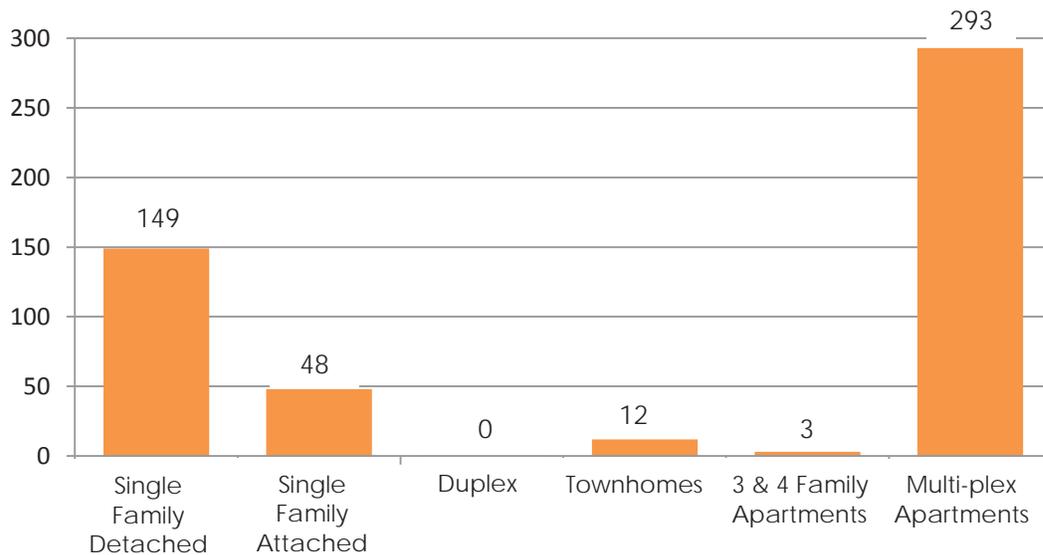
The majority of Moorhead's existing housing units are single family, detached homes (64 percent). Multifamily homes - including duplexes, three and four family apartments, and multi-plex properties - comprise about 26 percent of the housing stock. These percentages have changed in recent years as more multifamily units are constructed. Figure 4-4 illustrates residential construction in Moorhead between 2005 and 2015. Figure 4-5 provides a breakdown of the units constructed in 2015.

Figure 4-4: Residential Construction in Moorhead 2005 - 2015



Source: City of Moorhead MN Building Codes Office

Figure 4-5: Number of Units Constructed in 2015



Source: City of Moorhead MN Building Codes Office

Moorhead's recent multifamily construction expansion echoes trends seen across the country. Opinions of real estate professionals vary regarding the future of this trend both nationally and in the local market. Some observers expect the multi-family market to "suffer some supply shock over the next year as record numbers of new multi-family units are delivered"³ and others⁴ see signs that the local multi-family market may be overbuilt already.

5.0 DEVELOPING THE GROWTH AREA – DEVELOPMENT CONSTRAINTS

A number of factors affect the physical growth of a city including the city's competitive position, available land, projected population levels, expected household size and housing preferences – all of which were reviewed when developing each of these three Moorhead GAPs. The project's Steering Committee and project team utilized a transparent, fact-based process that would protect/enhance property values, reflect community character, encourage economic development and ensure land use compatibility.

The Background Report (Appendix B) includes a review of housing, natural resources, existing uses, property ownership/number of parcels per growth area, topography map, hydrography map, land cover map and existing parks and trail facilities. Agricultural is the dominant land use in these growth areas, accounting for almost 97 percent of total acreage today. Each of these growth areas is relatively flat and not limited by topographic constraints for development.

There are constraints to the development of these growth areas. Infrastructure service, for example, cannot currently service the level of growth anticipated in these areas in the future. To address this, the city has included all three growth areas within the South Moorhead Storm Water Master Plan, Transportation Planning Study and the city's Conceptual Sanitary Sewer Service Area Expansion Study. These on-going infrastructure studies address Moorhead's needs today and plan for the year 2040 and beyond.

Water and Electric Service

Moorhead Public Service (MPS) provides potable water and electric service for Moorhead residents. Water is sourced from both the Red River of the North and groundwater sources. The MPS Water Division anticipates completing its Master Plan Update in 2017. That update will account for these growth areas. The MPS Electric Division is currently working on its Master Plan update.

South Moorhead Storm Water Master Plan

The location, number and size of the stormwater ponds depicted on the Proposed South Moorhead Storm Water Master Plan have been incorporated into the GAPs and in most instances the proposed parklands have been located adjacent to these ponds to maximize their recreational potential.

³ MPF Takes a Closer Look at the Nation's Busiest Apartment Construction Submarkets
Multifamilyexecutive.com

⁴ Fargo/Moorhead Real Estate Summit, June 2016

Sanitary Sewer Plan

All three growth areas are included in a larger area currently being studied by the City of Moorhead for future sanitary sewer expansion. This on-going study indicates that the expansion of the sanitary sewer system will be staged with the Southeast Growth Area contingent upon sanitary sewer upgrades in the East Growth Area. Further discussion of the sanitary sewer issue is presented in Section 8.

Transportation Network

The existing roadway networks for the three growth areas are depicted on Figure 5-1 and Figure 5-2. The proposed transportation network, which addresses future transportation needs for all three growth areas, provides the backbone for future development under a full buildout scenario for all three growth areas. Roadways depicted on the East Growth Area Proposed Roadways (Figure 5-3) include a network of collectors and an expansion of the minor arterial 12th Avenue South to the east reaching a potential future 336 interchange and the 55th Street minor arterial. A potential future I-94 interchange at 55th Street South, realignment of 28th Ave South and a BNSF overpass at 55th Street are also proposed. Although a future interchange is shown on the full buildout plans at both 12th Avenue South with TH 336 and 55th Street with I-94, analysis will need to be completed at the time the city feels that the interchanges are justified to conduct an Interstate Access Request. The future interchanges will be subject to approval from the Minnesota Department of Transportation (MnDOT) and the Federal Highway Administration (FHWA).

The proposed transportation system plan for the Southeast and Southwest Growth Areas is combined into one exhibit (Figure 5-4). East-west improvements include both 50th Avenue South and 60th Avenue South. North-South improvements include 14th Street South, 20th Street South, 28th Street South, 40th Street South and improvements to the intersection at the rail crossing on Hwy 52 and 50th Avenue South.

As the transportation network is built out with future growth; other plans should be reviewed to ensure that necessary right of way widths, access spacing guidelines, transit needs and bicycle and pedestrian networks are all accommodated for as prescribed in existing plans. The guidance documents for Moorhead City Streets in regards to right of way and access spacing can be found in the City of Moorhead's most up to date Subdivision Regulations. Future improvement needs for transit, bicycle and pedestrians can be found in the most up to date Fargo-Moorhead Metropolitan Council of Governments (Metro COG) Transit Development Plan (TDP) and Bicycle and Pedestrian Plan on Metro COG's website at www.fmmetrocog.org.

Figure 5-1

Existing Transportation System East Growth Area



Functional Class:

- Interstate
- Principal Arterial
- Minor Arterial
- Collector
- Local Collector
- Local

Ownership:

- Federal Highway
- State Highway
- County State Aid Highway
- County Highway
- Local Road
- Township Road

- 1200 2014 AADT
- Railroad Tracks
- East Growth Area
- Open Water

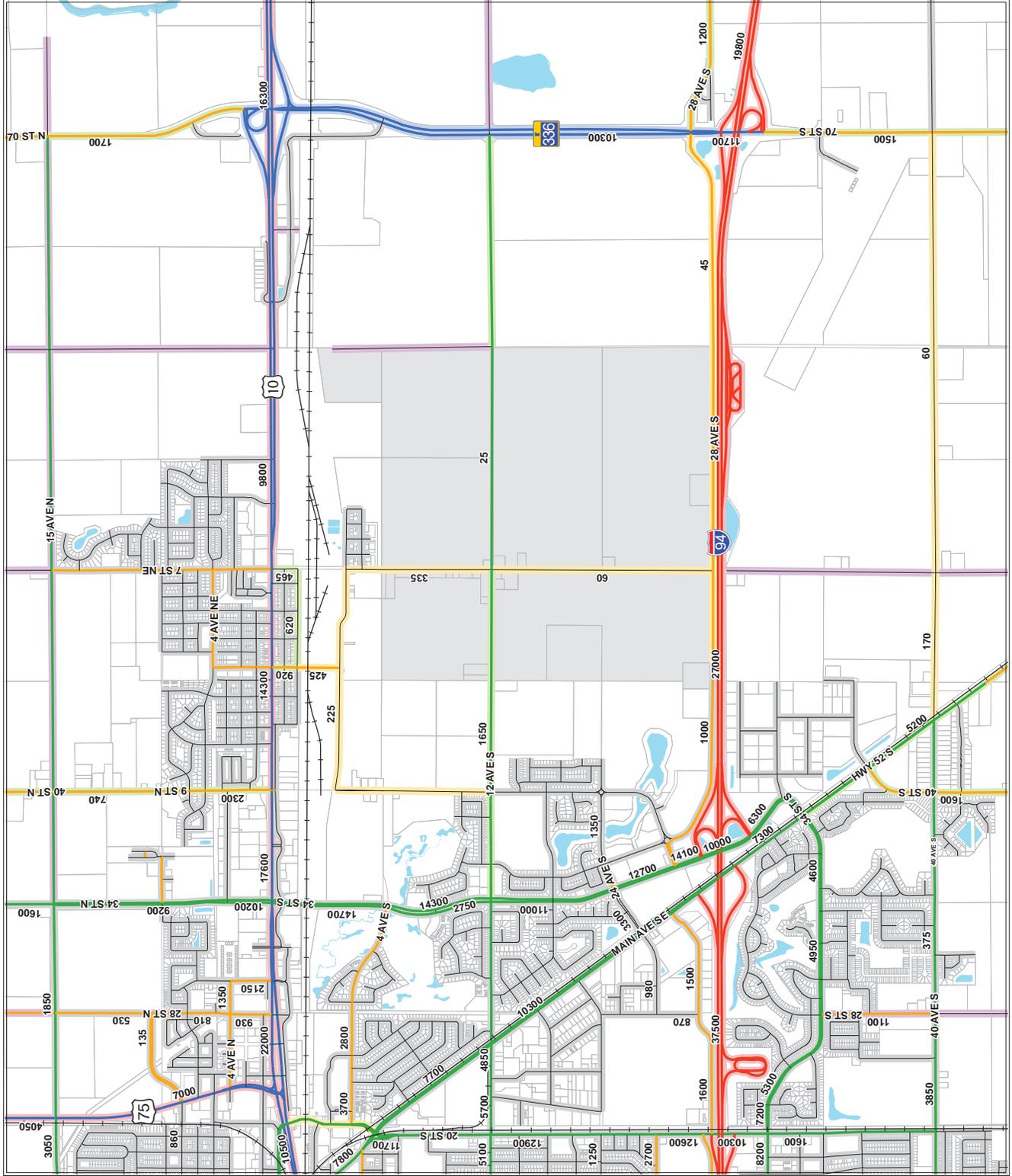
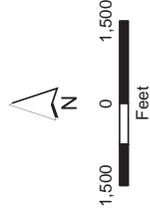


Figure 5-3

Proposed Transportation System East Growth Area



- Signal
- Roundabout

Functional Class:

- Interstate
- Principal Arterial
- Minor Arterial
- Future Minor Arterial
- Collector
- Future Collector
- Local Collector
- Future Local Collector
- Local

Ownership:

- Federal Highway
- State Highway
- County State Aid Highway
- County Highway
- Local Road
- Township Road
- Railroad Tracks
- East Growth Area
- Open Water

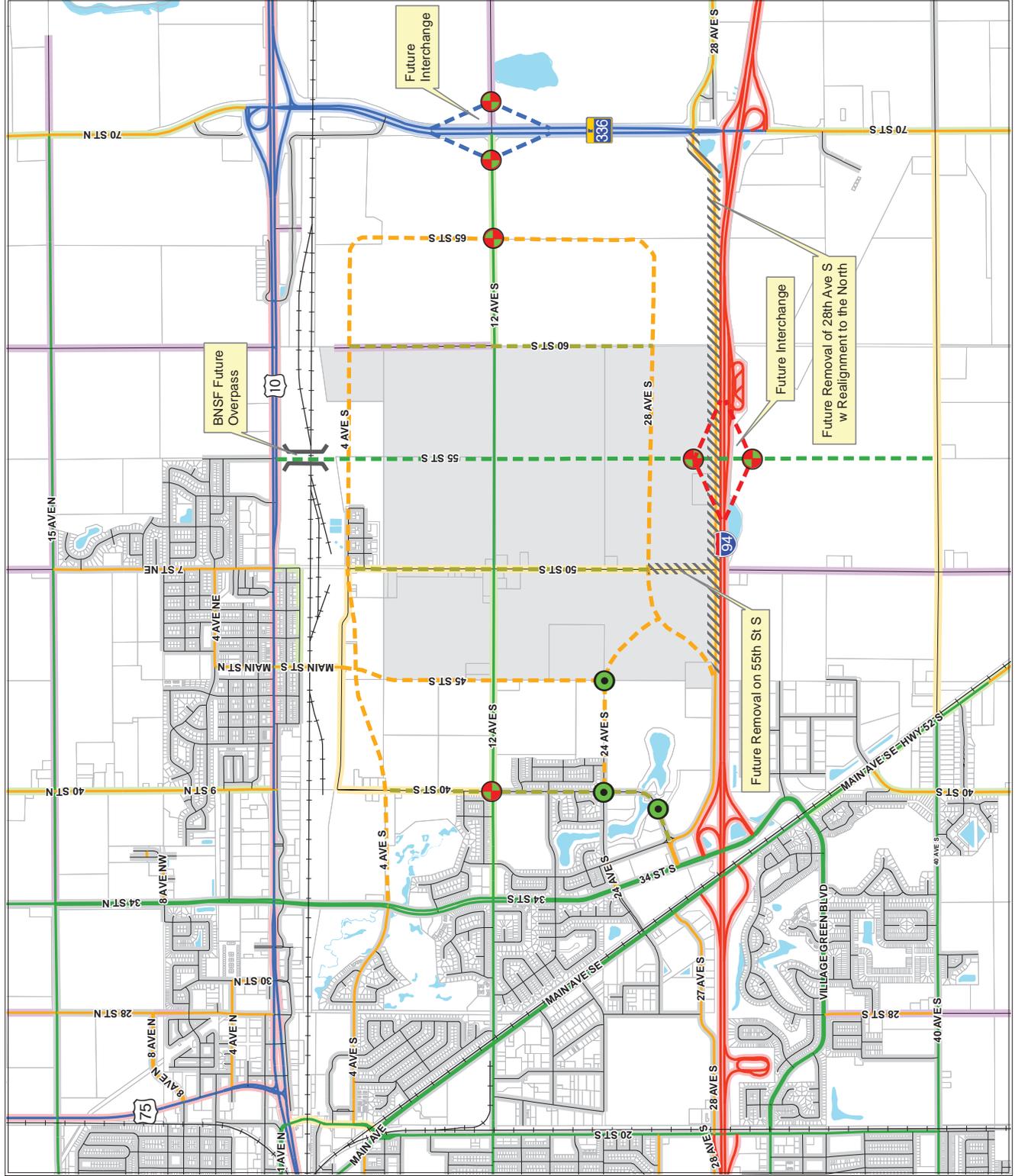


Figure 5-4

Proposed Transportation System Southeast and Southwest Growth Areas

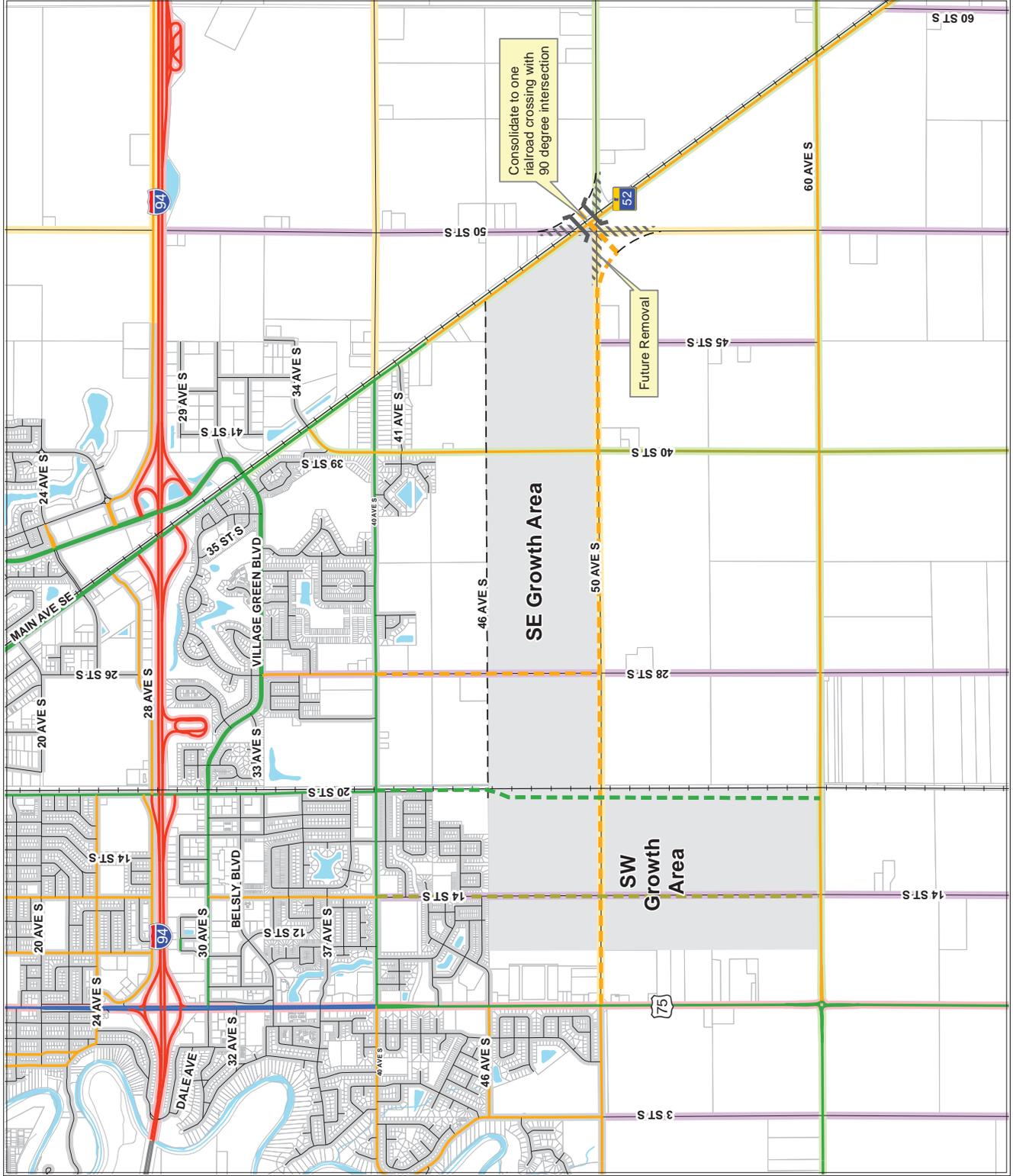


Functional Class:

- Interstate
- Principal Arterial
- Minor Arterial
- - - Future Minor Arterial
- Collector
- - - Future Collector
- Local Collector
- - - Future Local Collector
- Local
- - - Future Local

Ownership:

- ▭ Federal Highway
- ▭ State Highway
- ▭ County State Aid Highway
- ▭ County Highway
- ▭ Local Road
- ▭ Township Road
- + + Railroad Tracks
- ▭ SE and SW Growth Areas
- ▭ Open Water



6.0 DEVELOPING A VISION FOR THE THREE GROWTH AREAS

To answer the question “How we should grow”, the project team considered input from the Steering Committee and looked at growth patterns seen across the country. When presented with alternative scenarios for the three growth areas both for buildout and the year 2040, Steering Committee members were given conceptual alternatives for the proposed I-94 intersection area. Members selected a combination of growth patterns rather than any one pattern. Their strong preference was to avoid large contiguous areas of higher density residential uses and to provide flexibility in the potential future interchange area.

The Steering Committee addressed growth opportunities, constraints and a future vision for each Growth Area. Residential density options, the demand for multi-family and consideration of non-residential uses including the need for grocery stores and public uses to serve the community were discussed.

The team utilized a series of maps to consider the areas that are most suitable for future development of various intensities and densities. These include: aerial photos, existing land use, existing and proposed transportation network and the adopted GAPS. In developing the Moorhead GAPS, this analysis was used to identify locations most suitable for residential and commercial based on known features unique to the specific growth area.

It is important to note that this suitability analysis will evolve with changing conditions. For example, if a new school was proposed in the area, that change would have a positive effect for property close to the school for residential uses.

Residential Land Uses

For the purpose of preliminary consideration of alternative future uses for the three 2016 growth areas, consideration was given to the same four residential land use categories and the general development patterns as used in the 2009 Plan Addendum – 0-4 units/acre, 3-5 units per acre, 6-12 units per acre, and 12+ units per acre.

Figure 6-1: Excerpts from the Adjacent 2009 GAPS

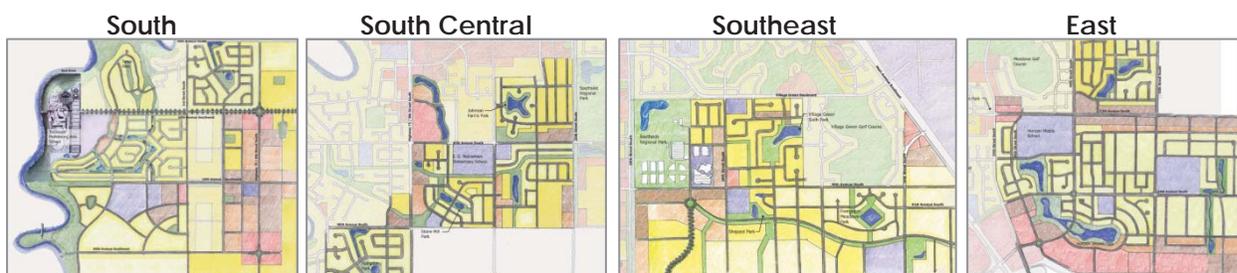


Figure 6-2: 2009 Land Use Categories and Densities

Density Ranges		2009 Growth Areas				
Land Use Category	Density	South	South Central	Southeast	East	Average Percent
	0-4 units/acre	7%	11%	7%	18%	11%
	3-5 units/acre	58%	15%	34%	70%	44%
	6-12 units/acre	26%	70%	49%	6%	38%
	12+ units/acre	9%	5%	10%	7%	8%

The initial draft growth area future land use plans echoed the previous GAPs' development patterns and densities (Figure 6-1) which were based on existing development approvals. The 2016 plans add depth to designated land areas and utilized broader land use categories.

Steering Committee input on the appropriate densities and development forms proposed for the three growth areas was recorded in an informal meeting survey which included the following:

- Preference for lower densities, but less of the 0-4 units/acre land use category than in the previous GAPs.
- Clustered mid-range density housing, mixed use, condos, senior housing and flexibility in development by including and redefining mixed uses to include both commercial and residential uses.
- Preferred higher density development to be dispersed rather than developed in large tracts but they also recommended that the East Growth Area include some higher densities to allow young families with children to live in an apartment close to a school.

Industrial Land Uses

As mentioned in the discussion of underlying assumption of the GAPs, industrial uses were not considered for these growth areas. Adequate industrial uses are currently provided within in the city including just southeast of the East Growth Area in the MCCARA Industrial Park.

Commercial Land Uses

Locating and sizing future commercial uses depends on a number of factors including site availability, size and cost; site suitability and land use compatibility; competing and/or complementary uses; existing and expected traffic counts; access and consumer buying power. The buying power of the surrounding area is usually calculated from the projected number of households, current and projected median and mean incomes, the estimated percentage of income spent on retail items, and the estimated annual expenditures per household. With the very limited information available for the three growth areas, this detailed analysis is not possible at this time.

An alternative approach is to identify those sites most suitable from a location aspect. The Steering Committee reviewed and discussed options and the locations believed to have the most suitability for future commercial uses have been designated as commercial. Some commercial uses will be related to nearby residential development; others will be more interest in regional in nature. Neither designation is a guarantee that commercial zoning would be approved; a detailed analysis of each site's suitability will be required at the time of a zoning request.

Other Non-Residential Land Uses

Other non-residential land uses including public and institutional uses and small-scale office or commercial uses were discussed with the Steering Committee. These uses, which are not mapped because of their scale, could serve community and neighborhood needs and provide a transition between the lower and higher intensities or densities shown on the GAP maps as long as the uses are consistent with the intent of the land use category in which they are located, are compatible with adjacent and nearby uses and the needed infrastructure is in place or committed.

7.0 ALTERNATIVE SCENARIOS - BUILDOUT

After the Steering Committee developed a consensus of the general direction and vision for each of the three growth areas, preliminary plans were developed (buildout and 2040 versions) for the draft alternative scenarios considering the following:

- Compatibility with adjacent land uses (existing and planned);
- Existing and proposed transportation network; and infrastructure systems;
- Existing Moorhead policies regarding growth and development; and
- Input from the Steering Committee and Open House Participants.

Each of the alternatives was considered by the Steering Committee and a preferred buildout alternative was developed for each growth area. The project team finalized those drafts and sent them to the Steering Committee for review. No additional comments were received at that time. The draft East, Southeast and Southwest GAPs were presented and reviewed by the Steering Committee at their October meeting. This draft reflects their input.

Mapping, buildout acreages for each of the proposed land use categories and buildout population are presented below. The tables are summaries of spreadsheets located in Appendix D. Section 8.0 presents a discussion of the three growth areas in 2040.

Figure 7-1

Proposed Future Land Use and Transportation System East Growth Area



Functional Class:

- Interstate
- Principal Arterial
- Minor Arterial
- Future Minor Arterial
- Collector
- Future Collector
- Local Collector
- Future Local Collector
- Local

Future Land Use:

- Agricultural
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Community Commercial
- Regional Commercial
- Mixed Use
- Stormwater Ponds (Preliminary Location)
- Park (Preliminary Location)
- Dilworth Future Land Use Area Shown for Informational Purposes Only

August, 2016

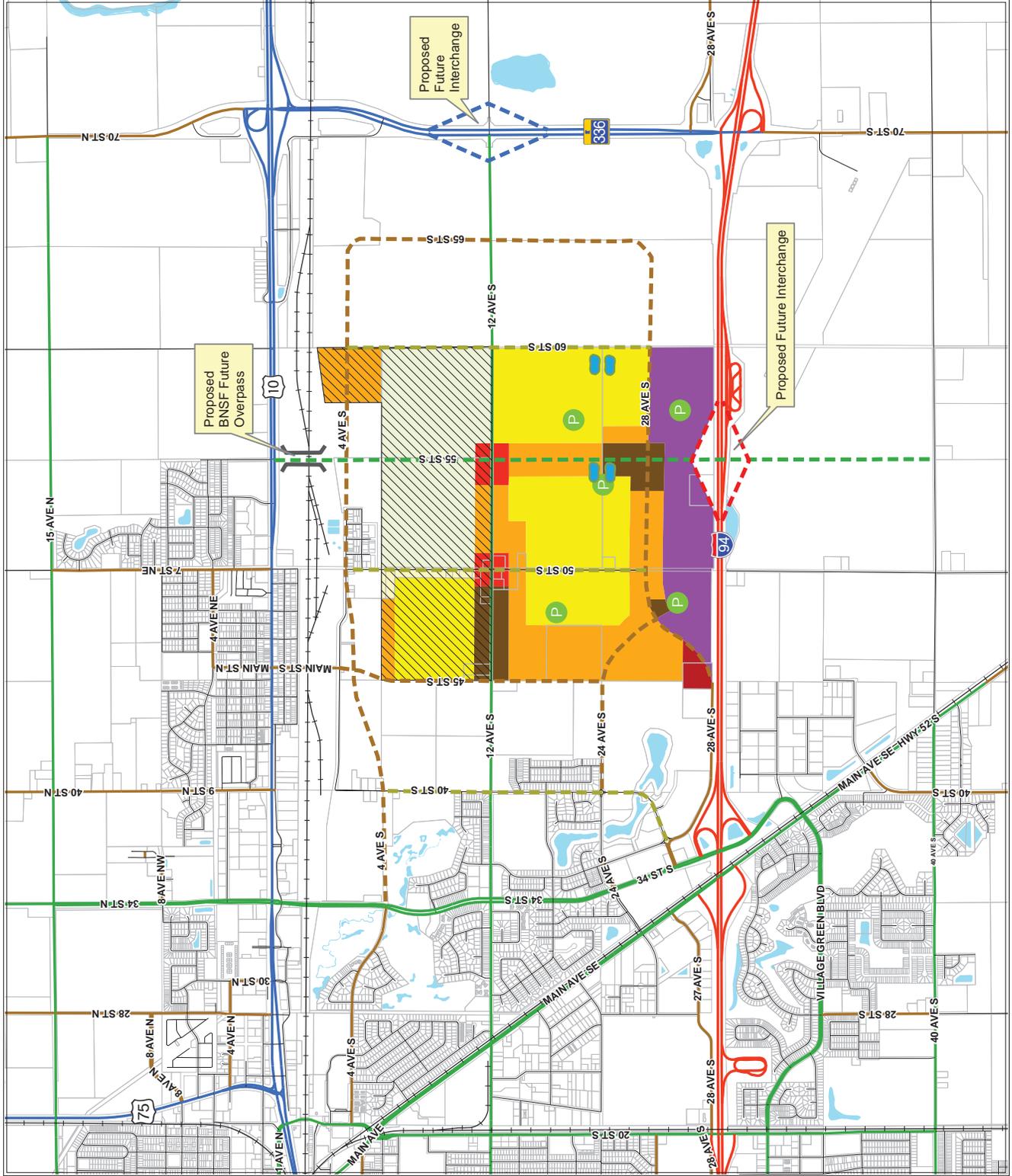
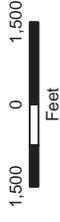


Figure 7-2

Proposed Future Land Use 2009 and 2016 East Growth Area



Future Land Use

- Agricultural
- Railroad
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Moderate Density Mixed Residential
- High Density Residential
- High Density Mixed Residential
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Downtown
- Mixed Use
- Light Industrial
- Heavy Industrial
- Public/Institutional
- Parks/Open Space
- East Growth Area
- Stormwater Ponds (Preliminary Location)
- Park (Preliminary Location)
- Dilworth Future Land Use Area Shown for Informational Purposes Only

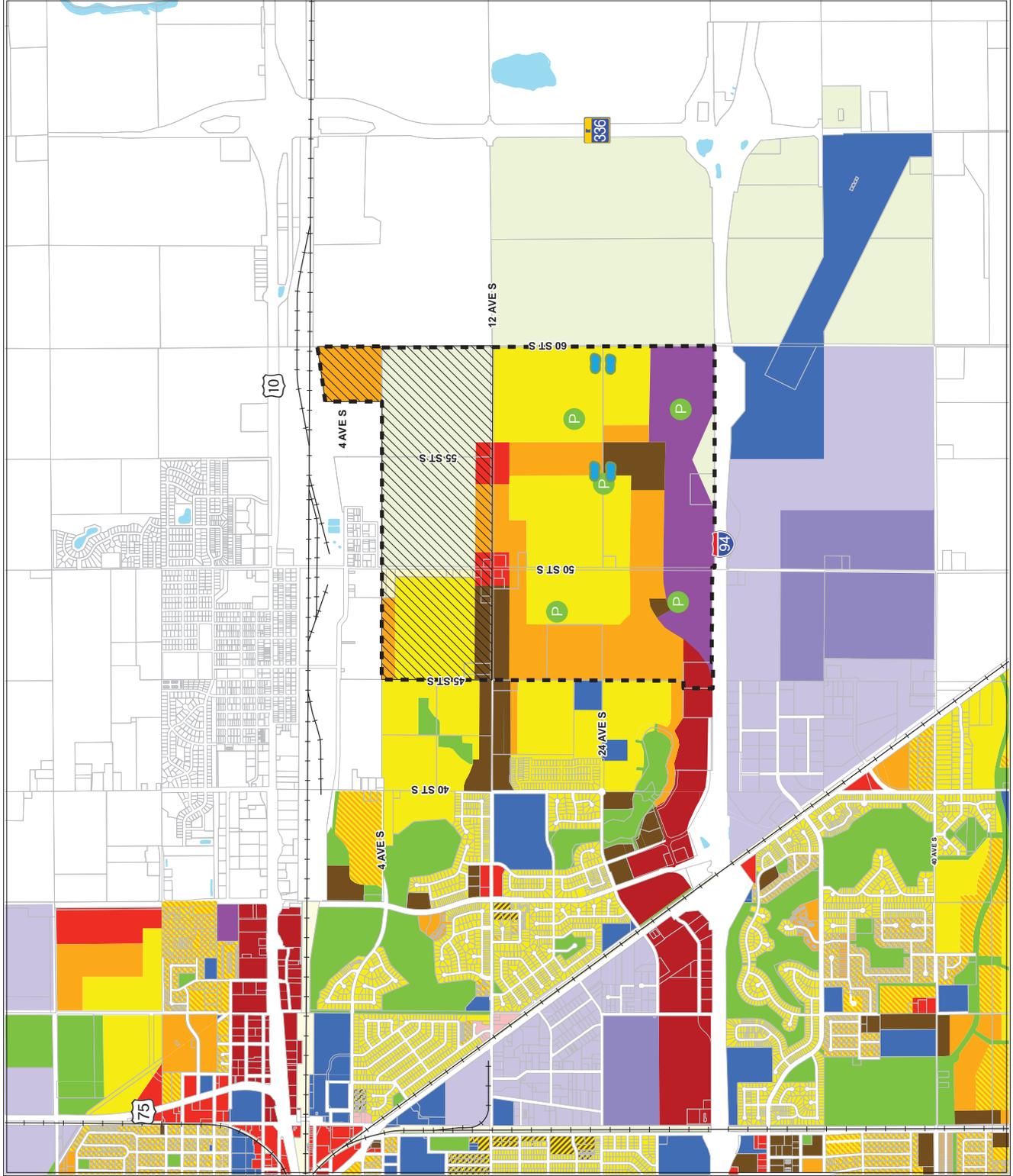


Figure 7-3

Proposed Future Land Use and Transportation System and Southeast and Southwest Growth Areas



Functional Class:

- Interstate
- Principal Arterial
- Minor Arterial
- Future Minor Arterial
- Collector
- Future Collector
- Local Collector
- Future Local Collector
- Local

Future Land Use:

- Low Density Residential
- Medium Density Residential
- Moderate Density Mixed Use Residential
- Community Commercial
- Mixed Use
- Stormwater Ponds (Preliminary Location)
- Park (Preliminary Location)

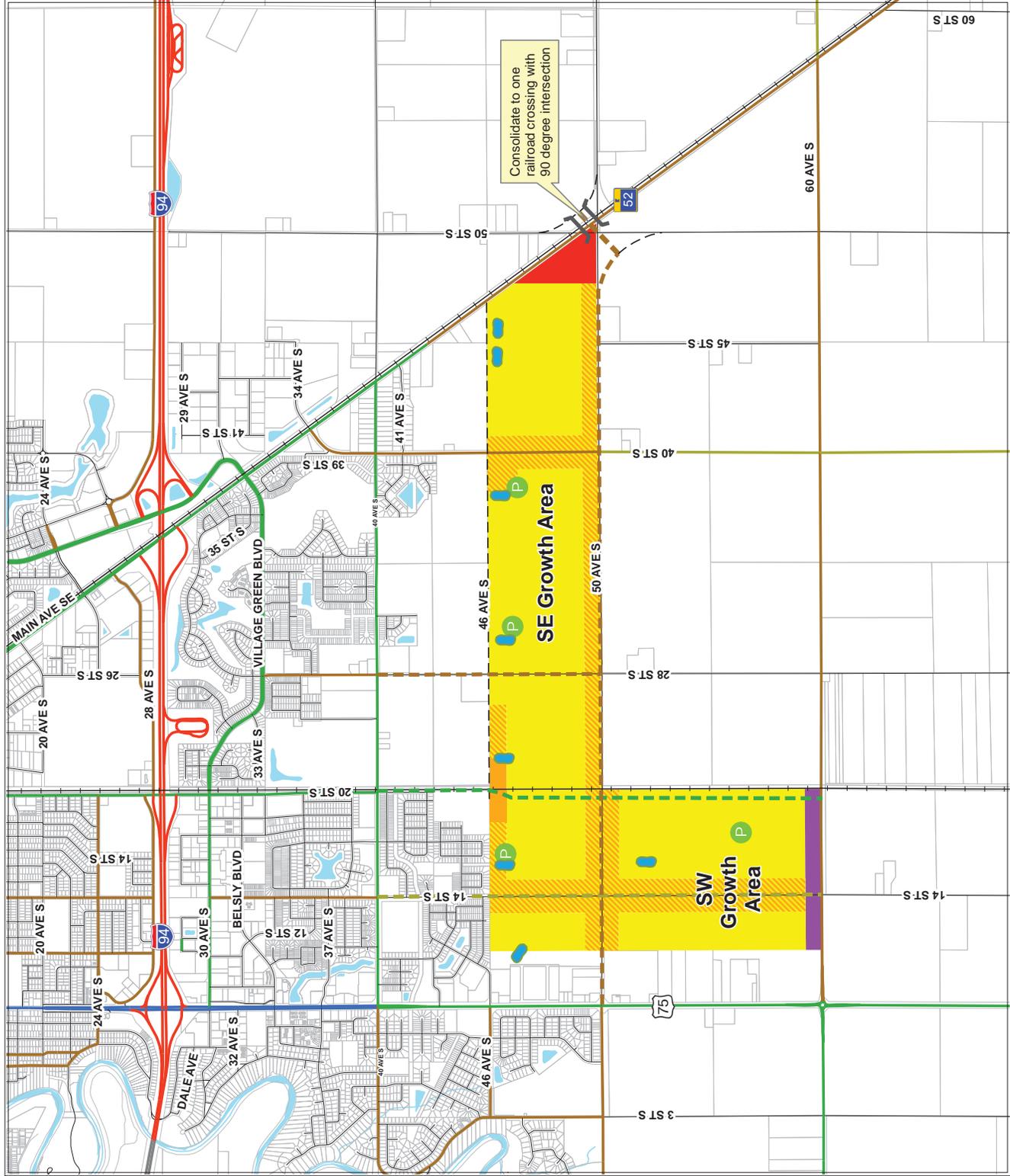
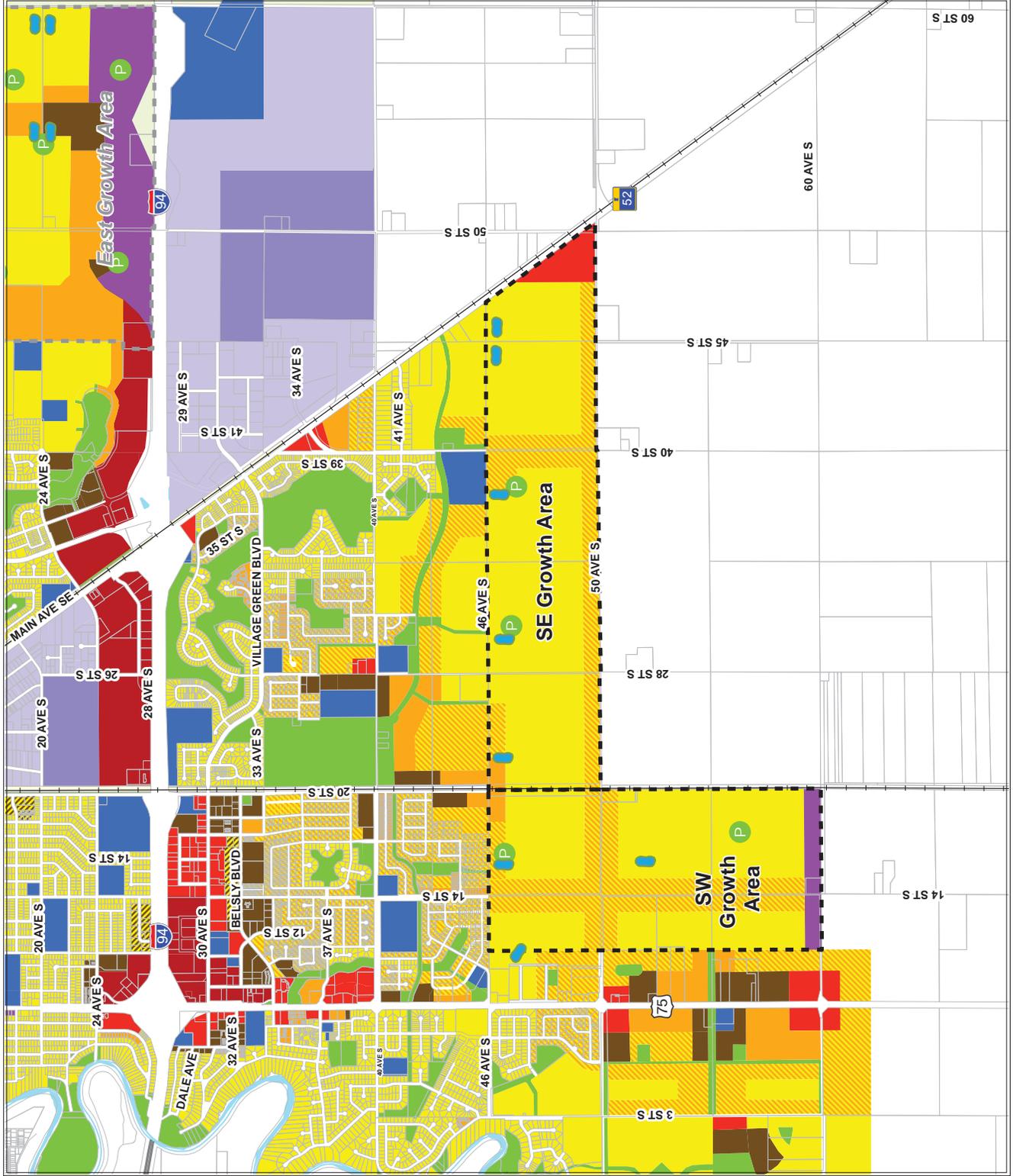
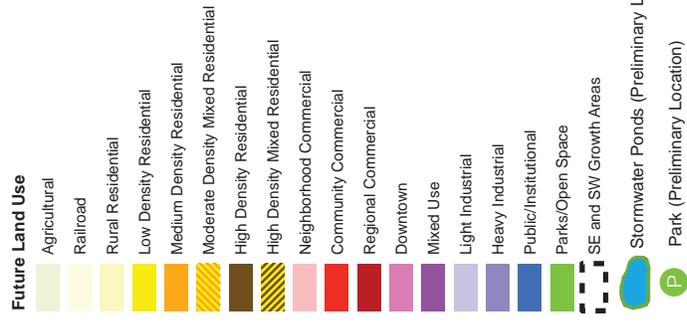


Figure 7-4

Proposed Future Land Use 2009 and 2016 Southeast and Southwest Growth Areas



EAST GROWTH AREA

The East Growth Area includes approximately 1,494 acres located east of 40th Street South and north of I-94. This Growth Area addresses new realities which include the expansion of the Horizon Shores development, roads and sewer into the areas, the potential of a new I-94 interchange, and development near the new Moorhead Elementary School. To provide a complete review of this area, the background study included properties north of 12th Avenue South within Dilworth's expansion area.

The proposed future land use plan for the East Growth Area includes the land uses acres shown on Figure 7-1. Lands around the potential new I-94 interchange have been designated as Mixed Use. This category allows both commercial and residential land uses. Additional commercial areas are proposed at critical intersections along 12th Avenue. High density residential is focused on the western end of 12th Avenue South and at the intersection of 28th Avenue South and 55th Street South. The main corridors are also lined with Medium Density Residential, which serves as a transition between other land use areas. The Parks symbol is used to indicate the general location and number of future parks. Stormwater ponds are shown on the plan to indicate the general location and size of future ponds. This plan generally reflects the currently adopted Dilworth future land use map. The exception is property with 12th Avenue South frontage located west of 55th Street. There the proposed future land uses match those proposed for the south side of 12th Avenue South. Figure 7-2 shows the proposed land use plan in context of previously approved plans.

Figure 7-5: East Growth Area Proposed Land Uses

Future Land Use Category	Moorhead Expansion South of 12 th Ave South		Dilworth Expansion North of 12 th Ave South	
	Total Acres	Buildout Population	Total Acres	Buildout Population
Agricultural	0	0	292	28
Rural Residential	0	0	13	31
Low Density Residential	367	4,290	107	1,248
Medium Density Residential	272	5,733	73	1,544
High Density Residential	58	2,163	22	832
Community Commercial	17	0	17	0
Regional Commercial	13	0	0	0
Mixed Use	178	3,328	0	0
Park	50	0	0	0
Intersection Area	15	0	0	0
Totals	970	15,514	524	3,683

Source: Appendix D

SOUTHEAST GROWTH AREA

The proposed future land use plan for both the Southeast and Southwest Growth Areas (Figure 7-3) includes approximately 765 acres located between 40th Avenue South on the north, Hwy 52 on the east, 50th Avenue South on the south and the existing Growth Area Plan on the railroad on the west. The future land use plan for the Southeast Growth Area includes development

along the 50th Avenue South corridor and both sides of the 40th Street corridor through the property. Approximately 32 acres of community commercial uses are proposed along Hwy 52. This location provides opportunities for commercial uses related both to the growth area and the traveling public. Additional commercial to serve the area would be provided in the existing growth areas north of this growth area adjacent to I-94. Areas along 60th Avenue South include mixed use development options. The park and stormwater symbol is shown as on the East Growth Area. Figure 7-4 shows the proposed land use plans for both the Southeast and Southwest Growth Areas in context of previously approved plans.

Figure 7-6: Southeast Growth Area Proposed Land Uses

Future Land Use Category	Total Acres	Buildout Population
Low Density Residential	558	6,526
Medium Density Residential	7	140
Moderate Density Mixed Use Residential	148	3,112
Community Commercial	32	0
Park	20	0
Total	765	9,779

Source: Appendix D

SOUTHWEST GROWTH AREAS

The proposed future land use plan for the Southwest Growth Area, also included on Figure 7-3 and Figure 7-4, includes approximately 719 acres. This property is located between 40th Avenue South on the north, the railroad and the Southeast Growth Area on the east, 60th Avenue South on the south and the existing Growth Area Plan on the west. The Moorhead development footprint is approaching the northwestern corner of the growth area with development interest along 46th Avenue South.

The future land use plan for the Southwest Growth Area includes a mix use development along the 60th Avenue South corridor and Moderate Density Mixed Use development along 14th Street South.

Figure 7-7: Southwest Growth Area Proposed Land Uses

Future Land Use Category	Total Acres	Buildout Population
Low Density Residential	450	5,265
Medium Density Residential	7	140
Moderate Density Mixed Use Residential	207	4,352
Mixed Use	35	666
Park	20	0
Total	719	10,423

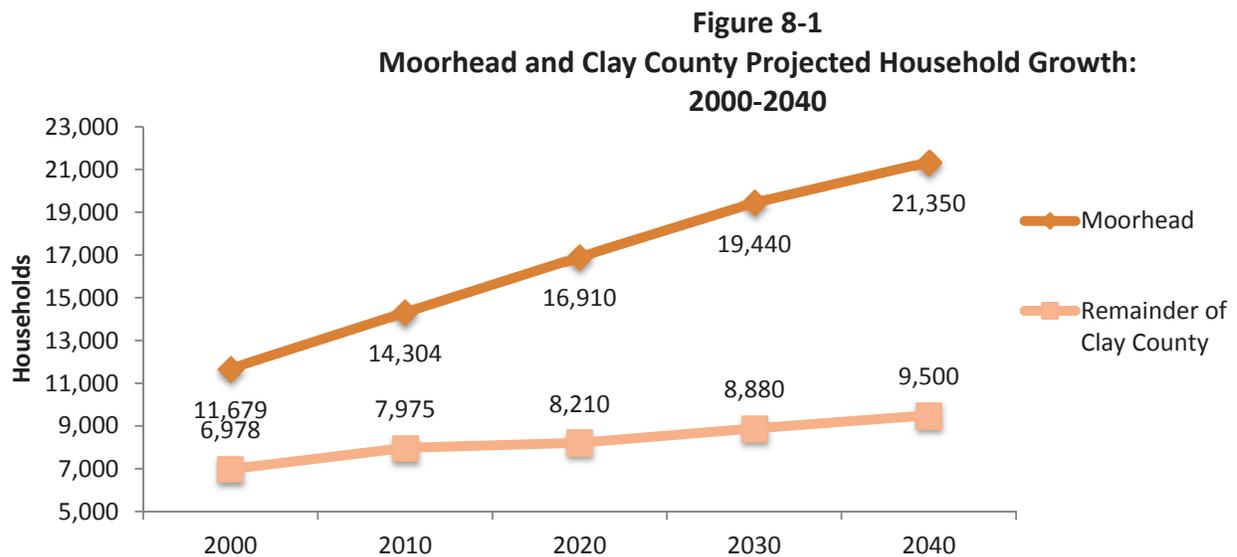
Source: Appendix D

8.0 GROWTH AREAS - 2040

The extent of development within these three growth areas in the year 2040 relates to the availability of infrastructure and the amount of new growth that will be accommodated within the existing municipal limits.

Growth in households helps us estimate the total acreage needed to accommodate a city's population growth. For this Moorhead Growth Areas Study, the planning horizon year is 2040. **Moorhead is projected to add approximately 5,560 households between 2015 and 2040** (Demographic Forecast Study for the Fargo-Moorhead Area, 2012). It is reasonable to expect:

- The projected population will require additional residential units and associated non-residential uses.
- These land uses could be located on vacant development parcels and undeveloped agricultural parcels that exist throughout the city and/or in these growth areas. Some additional residential uses could also be located on redevelopment parcels.
- Residents in any of these new growth areas will expect municipal services and a transportation network.



Source: Demographic Forecast Study for FM Metropolitan Area (December 2012): Scenario A, US Census

Priority to Locations with Available Infrastructure

The Steering Committee consensus, and input at the community meeting, confirmed the importance of the Comprehensive Plan's policies. A number of studies have shown the effects of various types of development on a municipality's cost outlays. These studies have consistently shown the net public costs resulting from low-density sprawl development are higher than those resulting from higher density developments of the same number of homes or development that is contiguous to existing services. In simple terms, it costs more to extend sewer and water service, to provide police and fire protection, to fund road repair, to send out school buses, and

to provide refuse collection service when homes are spread out than when they are proximate to existing services and facilities.

In order to achieve orderly, efficient and cost-effective urban growth, plans for the extension of municipal services into growth areas must be developed and implemented. In addition to identifying the services available and a plan to physically provide those services within a defined service area, such as these three growth areas, it is also essential to both identify the party responsible for service extension and a method of financing the extension. The services which are usually considered for extension into the future growth areas of a city are roads, sanitary sewer, storm sewer, water, electric, police protection, fire protection, solid waste collection and other services including cable, phone, gas, etc.

Some jurisdictions have established an urban service line that prohibit the expansion of municipal services beyond that line or prohibit it unless the expansions are fully funded upfront by the private sector. Other municipalities have more flexible urban service lines. Moorhead has addressed growth management in the adopted plans. The city's *original growth area plan (2005)* includes two infrastructure policies:

- Promote infill development and redevelopment of the existing urbanized area to maximize efficiency of existing sewer collection and water distribution infrastructure systems.
- Recommend new developments to locate in areas that are contiguous to existing development in the city for orderly expansion of public services.

The 2009 Plan Addendum (which includes previous growth areas) recommended Staging Plans and included a Growth Management Strategic Initiative and recommended that the city establish policies for determining when a new municipal service area should be opened up for development so that the process is open and understood by the community. The relevant sections are included in this material but two significant sections are:

Staging Plans

One method for managing growth is the creation of staging plans to identify the approximate timing and phasing for municipal service to growth areas. Staging areas ensure that growth does not move into areas that do not have the public infrastructure to support it. Growth can be managed to ensure that appropriate infrastructure and transportation improvements are completed to accommodate new development in the most efficient and cost-effective manner.

Strategic Initiative #7 - Growth Management

...communities tend to focus on growth management techniques that are rooted in the efficient use of public infrastructure funds. This typically involves providing long range, preliminary engineering of the major infrastructure systems and is often referred to by names such as "ultimate" system design. Once all the potential growth areas are divided into future municipal service districts, conceptual cost estimates are prepared for bringing trunk level systems in to serve the new service district.

In the end, the goal of most growth management strategies is to focus development where it is cost-effective, makes the most sense to the community with the least amount of unwanted market distortions.

Sanitary Sewer

Of all the municipal services related to new development, sanitary sewer is the most challenging for Moorhead because of the city's topography. Sewage is generally collected by a gravity flow system, wherein sewer lines are laid out in a manner as to flow continually downhill. In cities like Moorhead where grades are insufficient to provide gravity flow, costly lift stations becomes necessary.

- Moorhead's Sanitary Sewer System Master Plan Update is underway and recognizes: Historical land use and existing sanitary sewer system flows
- Planning for proposed future land uses is essential well ahead of demand for services in undeveloped areas
- Development has been strong over the past ten years and has exceeded the pace originally estimated in the city's original growth area plan (2005) and the 2009 Plan Addendum⁵.
- The city has received requests to extend service to areas immediately adjacent to, but outside of, the existing service area.
- The city is committed to deliver cost-effective, fiscally-responsible municipal services to its current and future residents and businesses.

This work is slated to "develop a financial strategy and phasing plan for future service extensions. The financial strategy will need to consider the city's capacity to carry deferred assessments required for the extension of trunk infrastructure and the phasing plan will consider extension of service incrementally (each future growth area can be implemented independently with the exception of the Southeast Expansion Area which must follow the East Expansion Area). Requests for service extension will very likely precede full buildout of the existing sanitary sewer system service area, and therefore, the implications associated with accommodating these requests must be fully understood."

Population Accommodation - 2040

To assist the city in planning to meet future transportation and municipal service needs, the city is studying these three future growth areas through the year 2040 and beyond. Preliminary calculations have been completed (Table 8-2) to better understand how much development could be accommodated within Moorhead's existing service areas and how much development can be accommodated in the future within these growth areas. Each of these assumptions was discussed with the Steering Committee.

⁵ The adopted Comprehensive Plan for Moorhead projected 25 years of sewer service capacity assuming a development projection of roughly 200 to 250 new housing units per year in addition to projected commercial and industrial developments. Recent development activity has exceeded these assumptions. A total of 505 residential units were constructed in 2015 including 293 new multi-family units.

New Growth within Existing Serviced Areas First

There is additional growth potential within the City of Moorhead today including approximately 1,130 acres with existing municipal service commitments. Some of the 1,130 acres may buildout within the 2040 planning horizon due to market demand. Platted subdivisions and planned multi-family complexes will be completed and homes built on individual lots, but it is anticipated that vacant parcels will remain.

Based on experience in Moorhead and in other cities, some parcels within the existing service area will not be available for development by 2040 for a variety of reasons:

- Parcels have various development or market challenges
- Parcels have estate or other legal issues

For the purpose of this planning study, we have assumed that approximately half of the 1,130 acres would develop by 2040 at an average density of five units per acre. That would yield approximately 2,543⁶ residential units with existing municipal service potential.

Market Choice/Flexibility in the Growth Areas

Development within the existing municipal service area is a priority, but it is recognized that expansion of municipal services will be needed within the 2016 Growth Areas prior to full buildout of the current service area. Although a variety of assumptions may be utilized in determining the serviced acreage that may be required within the new Growth Areas. In other land use plans, these rates range from 25% to 100%. For this study, a conservative 50% market choice/flexibility rate was utilized. In other words, the estimated residential acres required in the 2016 Growth Areas has been increased by 50% to provide for the needed market flexibility . See Figure 8-2.

Development pressure related to these growth areas is anticipated in the coming years but it is not expected to be the same for each of the three growth areas. Full buildout of any of these three growth areas is unlikely within the year 2040 planning horizon.

Assumed Development Intensity and Density in the Growth Areas

It is likely that each of the three 2016 growth areas will develop with unique characteristics reflecting compatibility with adjacent land uses and market demands. Initially the project team utilized the 2009 Plan Addendum residential land use categories and densities for the purpose of the preliminary calculations. As this study progressed, these projections were refined to consider future land use scenarios for each of the three growth areas and densities for some land use categories were increased to reflect today's residential development patterns, housing preferences and housing needs. These same densities have been used to estimate the sanitary sewer needs of the community in 2040 included in the on-going Conceptual Sanitary Sewer Service Area Expansion Study. Figure 8-2 estimates the acreage needed to accommodate the projected 2040 population. Approximately 976 residential acres will be needed to accommodate the additional population. Some of that total should be met through parcels with existing municipal service potential and the balance is expected to be located in the three 2016 growth areas.

⁶ Residential yields are calculated using net (90%) residential acres.

Figure 8-2: Citywide Population Accommodation through 2040

Population Accommodation through 2040			
Anticipated Moorhead Household Growth 2015-2040 - Approximately 5,560			
Land Use Category	Density Assumptions*	% of Units (Overall GAPS %)	2015-2040 Residential Acreage Needed Citywide**
Low Density Residential	5 units/acre	60%	734
Medium Density Residential	9 units/acre	15%	102
Moderate Density Mixed Use Residential	9 units/acre	15%	102
High Density Residential	16 units/acre	5%	19
Mixed Use	16 units/acre	5%	19
Additional Residential Acreage Needed for the 2040 Population			976
Residential Acreage Needs Adjusted for Market Flexibility			
Available acres with partial municipal service potential		1,130 acres	
1,130 acres reduced by 50% to reflect parcels that may not be developed		565 acres	
Balance of residential acres needed in 2016 Growth Areas to accommodate the 2040 population		411 acres	
Residential acres in Growth Area needing municipal services by 2040 (411 acres) increased by 50% for market choice flexibility.		617 acres	

Source: Stantec 2016

* Density Assumptions (net densities) are derived from the current Sanitary Sewer Expansion Study

** Residential acreage needed citywide was increased by 10% to reflect gross residential acres

2040 Development Pattern in the Three Growth Areas

As presented in the previous section “Priority to Locations with Available Infrastructure”, the importance of future infill development in those areas of the city where infrastructure can be provided today, must be considered in any discussion of future development of the three growth areas. Based on current trends, including development in the Horizon Shores development and construction of the Moorhead Elementary School, input from the Steering Committee and at the community meeting, interest in development is higher in the East Growth Area than the other two growth areas. Today it is not known whether the I-94 interchange would be built or even approved prior to 2040. Given that reality, it would be likely that the residential acreage possible in the Mixed Use land use designation would not be developed prior to 2040 and that the maximum residential acreage available in the East Growth Area south of 12th Avenue South would total approximately 700 acres.

Staging of development in these three growth areas and future land use maps for 2040 cannot be more fully established until the completion of the on-going municipal sanitary sewer plans. A range of options are available including an initial focus of new development in the East Growth Area, then the Southeast Growth Area and then the Southwest Area. Today another option is partial of the East Growth Area first, then the Southwest Area and finally the Southeast Growth Area.

9.0 PLAN IMPLEMENTATION AND STRATEGIC INITIATIVES

Adopted Policies and Strategic Initiatives

The City of Moorhead already has in place a number of policies and Strategic Initiatives that will facilitate implementation of these GAPS. Of particular relevance to the 2016 GAPS are the following:

Moorhead Comprehensive Plan Policies

- Promote infill development and redevelopment of the existing urbanized areas
- Recommend new developments locate in areas that are contiguous to existing development

2009 Plan Addendum – Strategic Initiatives

- **Strategic Initiative #1**
Use the Growth Area Plan to Guide Development Decisions
- **Strategic Initiative #7 - Growth Management**

Provide long range, preliminary engineering of the major infrastructure systems “ultimate” system design and phased future municipal service districts

Proposed Strategic Initiatives for the 2016 GAPS

These Strategic Initiatives would guide the City’s development decisions and infrastructure priorities in the 2016 East, Southeast and Southwest Growth Areas

2016 Strategic Initiative #1 – Comprehensive Plan

- Address the residential densities presented in these GAPS when Moorhead updates the Comprehensive Plan.

2016 Strategic Initiative #2 - Transportation Planning

- Coordinate with MnDOT and MetroCOG in their roadway and other transportation studies.

- Coordinate with Clay County and the City of Dilworth to discuss opportunities for jurisdiction transfers within the East Growth Area. Specifically look at changing the jurisdictional ownership of 45th Street, north of 12th Avenue South from local to County designation.

2016 Strategic Initiative #3 – Bicycle, Pedestrian and Transit Planning

- Coordinate with MetroCOG and adjacent cities in on-going bicycle, pedestrian and transit planning

2016 Strategic Initiative #4 – Moorhead Regulations and Policies

Amend or formalize the existing Moorhead regulations and policies to address the following concepts for developing the GAPS

- Encourage use of the Mixed Use and Moderate Density Mixed Use Residential land use categories and their built-in flexibility for the future
- In considering development proposals, consider existing, approved and planned development of adjacent areas both in terms of compatibility and land use mix
- Reflect the roadway location, size and access provisions of the proposed transportation plan in development plans
- Provide land use compatibility through density and land use transitions
- Provide parcel depth sufficient to allow flexibility in design
- Focus more dense residential development along major roadway corridors
- Cluster more intense development to avoid monolith of higher density
- Emphasize housing choice and the development of distinct and diverse neighborhoods
- Utilize existing development approval processes to incorporate proposed stormwater planning and reflect the location and extent of stormwater ponds on the GAP maps
- Reflect current city parkland requirements in development proposals
- Encourage park amenities as well as a community focus/gathering area
- Provide locations for commercial uses at intersections and for mixed use, which includes commercial and/or residential uses, at the future I-94 interchange location in the East Growth Area

APPENDICES

Appendix A	Community Outreach Summaries
Appendix B	Background Report
Appendix C	Future Land Use Categories
Appendix D	Buildout Population Calculations
Appendix E	Sewer Service Study GPD and Density Assumptions

Appendix A COMMUNITY OUTREACH

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The Planning and Zoning Office evaluates and regulates development in the City as outlined in the Comprehensive Plan, Growth Area Plans, Moorhead City Code, metropolitan policies, and State Statutes. It provides staff services to the City Council, Planning Commission and Board of Adjustment, Oakport Joint Powers Board and Airport Committee.

The Planning Office responds to inquiries about the use of land and physical development from residents, developers, businesses, realtors and others - including information on the Comprehensive Plan, zoning and subdivision regulations, demographic trends, and development possibilities.

- [Zoning and Subdivision Development Information](#)
- [Long Range Planning](#)
- [Annexation Resources](#)
- [Application Forms](#)
- [Planning and Zoning-Related Maps](#)
- [Related Information](#)

Spotlight Projects

Growth Area Plans

The City of Moorhead recently initiated the development of Growth Area Plans for future growth areas. This project will be led by the City's consultant, Stantec, together with representatives of the City's Planning Office.

These Growth Area 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 road map for long range future development of the city.

There will be multiple opportunities for the public to follow and engage in the Growth Area Plans project. Two Public Open Houses are scheduled.

[Have comments on the Growth Areas? Please let us know!](#)

GROWTH AREA PLANS OPEN HOUSES

Thursday, May 19, 2016

5:00 to 7:00 pm

Hjemkomst Center - 202 1st Ave N, Moorhead, MN

[Open House Presentation, Boards and Overview](#)

Thursday, November 3, 2016

5:00 to 7:00 pm

Hjemkomst Center - 202 1st Ave N, Moorhead, MN

GROWTH AREA PLAN STEERING COMMITTEE

[March 15, 2016 Minutes and Presentation](#)

[April 14, 2016 Minutes and Presentation](#)

[May 5, 2016 Minutes and Presentation](#)

[June 30, 2016 Presentation](#)

To: Kristie Leshovsky
City of Moorhead

From: Peggy Harter, PE
Stantec Consulting Services

File: 193803429 - Moorhead Growth Area
Plans and AUAR

Date: May 23, 2016

Reference: Open House Summary May 19, 2016 – Moorhead Growth Area Plan

Overview

The City of Moorhead hosted the first public open house to discuss the 2016 Growth Areas on May 19, 2016. The meeting was held from 5:00-7:00 pm at the Hjemkomst Center. Approximately 50 people attended to learn how the City plans for future growth and to provide input on the type of growth and development the City should consider in the 2016 Growth Areas.

Participants represented a mixture of Moorhead residents, residents of neighborhoods near the planning areas, property owners or residents within the planning areas, employees of businesses within the planning area, local appointed or elected officials and other various stakeholders and interested parties.

Moorhead staff advertised the meeting through the following channels:

- Mayor and City Council, Planning Commission, Moorhead Public Service Commission, Economic Development Authority, Arts Commission and Parks Board
- City of Dilworth
- County Commission and Planning Commission
- Kevin Martin, Moorhead Township Chair and Terry Thomason, Glyndon Township Chair
- All property owners in growth areas
- Moorhead developers and builders
- FM HBA – Executive Director Bryce Johnson
- Association of Realtors – Executive VP Marti Kaiser
- Media/News release through e-notification
- City Calendar
- Display ad in The Extra March 12, 2016
- Article in The Forum May 18, 2016
- Project Steering Committee members



Figure 1 Meeting participants included Moorhead, Dilworth, and growth area residents

The meeting included five activities:

- A presentation from the project team describing the project purpose and context
- Informative boards with background materials staffed by members of the project team
- “Dotmocracy” voting to gauge participants’ thoughts and ideas regarding growth management approaches
- Visual preference survey of preferred land use types for the Growth Areas

A detailed description of each of these activities and a summary of input gained through each is provided below.

Overview presentation and display boards

Peggy Harter and Carron Day of Stantec presented an overview of the planning process to meeting participants. Harter and Day explained the City’s purpose in establishing Growth Area Plans, described the relationship between development and infrastructure needs, and described existing conditions and demographic trends in Moorhead as they relate to future growth.

Similar information was depicted on display boards. This enabled participants to view the information and have one-on-one conversations with the planning team.

Policies for Growth

Meeting participants provided thoughts and input relating to growth planning. Participants placed dots showing to what extent they agree with the statements below:

- Infill development should be encouraged
- Future development should be phased according to infrastructure availability
- New developments should be located contiguous to existing development
- Higher density development should be clustered
- Mixed use development should be encouraged
- Land use compatibility is important
- Higher density and commercial uses should be located at major intersections
- Sustainability is important
- Walkability should be encouraged in development proposals

Meeting participants overwhelmingly agreed with these statements.

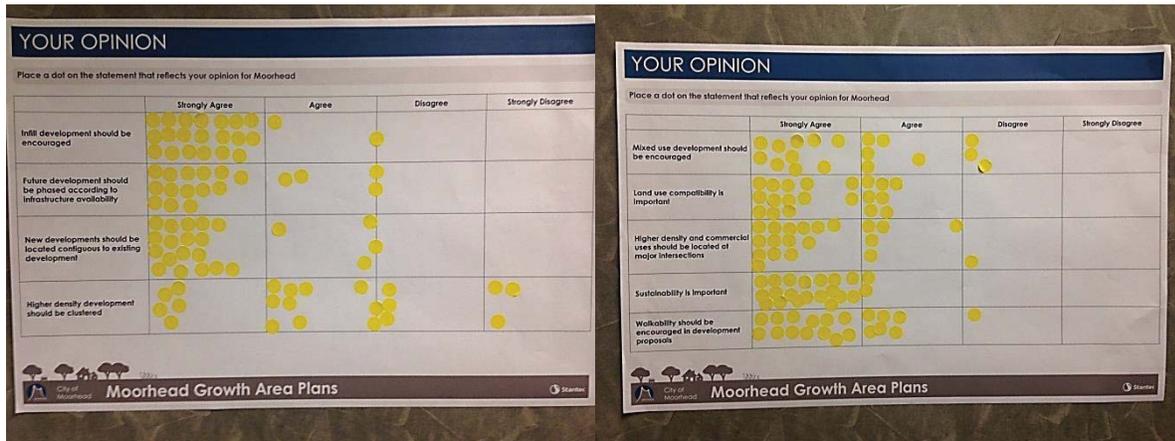


Figure 2: Meeting participants value growth management strategies

Southwest and Southeast Growth Areas

At a station focused on the Southwest and Southeast Growth Areas, meeting participants reviewed examples of residential and commercial land uses and different types of open space. Meeting participants placed dots on imagery showing their preferred types of development and engaged with the project team in discussing their desires for this area. The following is a summary of key themes from this input:

- Meeting participants indicated that multi-family, detached, and attached housing styles were all appropriate in these two growth areas.
- Multi-family housing that incorporated commercial spaces were favored.
- Meeting participants favored commercial uses with single-story retail selling basic goods and services.
- Several meeting participants commented that there were numerous religious institutions near the growth areas and they did not believe there would be demand for more.
- Meeting participants indicated preferences for a variety of open space uses, including trails, active playgrounds, and picnic areas.



Figure 3: Southeast and Southwest Growth Area preferred land uses

East Growth Area

- Meeting participants indicated that multi-family, detached, and attached housing styles were all appropriate in this growth area.
- Meeting participants favored commercial uses with single-story retail selling basic goods and services.
- At potential future interchanges, meeting participants favored intensive retail uses such as shopping centers or outlet malls.
- Meeting participants indicated preferences for a variety of open space uses, including trails, active playgrounds, and picnic areas. Of these open space types, meeting participants showed strongest preference for trails.



Figure 4 East Growth Area preferred land uses

General Comments

The following list summarizes comments received on the comment forms.

Comment Form (5 forms were received and are depicted verbatim below)

- Open land farther south on 8th Street, east and west side.
- I would like to see a huge park with basketball courts, picnic areas, gazebo, and water park in the southwest (Blue Stem) growth area. I would like my husband and I to meet with you to talk about dedicating it to our sons who passed away and how we could make something like this happen. There should be some sort of outlet mall along the interstate to the east of Menards. No sales tax on clothing in Minnesota and look what it did for Albertville. Canadians wouldn't have to travel to the Albertville area- they would stay in Moorhead. Not on Highway 10.
- Southwest growth area: Please do not make east of Highway 75 a multiplex apartment ghetto. Please mix different kinds of housing on both sides of Highway 75. Space houses out, lots of trees, green space, walkable, bikeable, walking/bike bridge over 75, bicycle paths to river, and then along river to connect with Gooseberry paths. Preserve neighborhood feel in

all development areas. Limit apartment building heights to two stories when in neighborhoods with houses. 4-plexes ideal. No 18 or 24 plexes, please. There are lots of bicyclists now risking life and limb on both Highway 75 and County Highway 12. They need alternatives. Slower speed on Highway 12 between Highway 75 and train tracks. Wildlife corridors (under?) Highway 75 and County Highway 12. In commercial areas, we have more than enough strip malls, fast food, junk food. We need more good restaurants, ethnic diversity markets and restaurants, organic restaurants. How about space for farmers' market stalls, art fairs etc. in centralized public park space. Incorporate public art, including spaces for small-scale performance art, into public green spaces. Think in terms of neighborhood hubs, reachable by bike and walking from neighborhood- centralized community space. Greater emphasis on affordable single-family housing- less rental development. Again, mix of houses in development areas. Nice neighborhoods for everyone, sense of ownership for everyone. Plan for internet and underground power lines before building/developing. Mass transit options for neighborhood hubs.

- I believe the city needs a police satellite office in south Moorhead. There is lots of high traffic and some crime that will help ease safety for the community.
- Affordable housing has to be a priority. We have to plan better, make better choices about land use. And we have to think about all people, not just those with a lot of money. It is a shame when people are living in the homeless shelter, work two jobs and still cannot afford housing. We also need to plan for green space, have apartments, but also have parks close by.

Stantec Consulting Ltd.



Peggy Harter
Project Manager
Phone: 701.566.6020
Peggy.harter@stantec.com

- c. Project File
Carron Day and Phil Carlson - Stantec

To: Kristie Leshovsky
City of Moorhead

From: Peggy Harter, PE
Stantec Consulting Services

File: 193803429 - Moorhead Growth Area Plans and AUAR

Date: November 3, 2016

Reference: Open House No. 2 Summary November 3, 2016 – Moorhead Growth Area Plan

Overview

The City of Moorhead hosted the second public open house to discuss the 2016 Growth Areas on November 3, 2016. The meeting was held from 5:00-7:00 pm at the Hjemkomst Center. Approximately 55 people attended to learn how the City plans for future growth and to provide input on the Draft Growth Area Plan (GAP) regarding the type of growth and development the City should consider in the 2016 Growth Areas.

Participants represented a mixture of Moorhead residents, residents of neighborhoods near the planning areas, property owners or residents within the planning areas, employees of businesses within the planning area, local appointed or elected officials and other various stakeholders and interested parties.

Moorhead staff advertised the meeting through the following channels:

- Moorhead Mayor and City Council (email)
- Moorhead Planning Commission (mail)
- Sent to staff liaisons for distribution to Moorhead Public Service Commission, Economic Development Authority, Arts Commission, Mass Transit and Parks Board (email)
- Sent to County staff for distribution to the County Commission and Planning Commission members (email)
- Media/News release/e-notification
- Display ad in The Extra October 27, 2016 (see Figure 1)
- Steering Committee (email)
- Previous Public Open House attendees (email)
- City Calendar
- To all property owners in growth areas (mail)
- Moorhead developers (mail)
- Moorhead builders (mail)
- FM HBA – sent to Executive Director Bryce Johnson (email)
- Association of Realtors – sent to Executive VP Marti Kaiser (via email)
- City of Dilworth Invite – sent to Peyton Mastera (email)
- Moorhead Township Officials (mail)
- Glyndon Township Officials (mail)

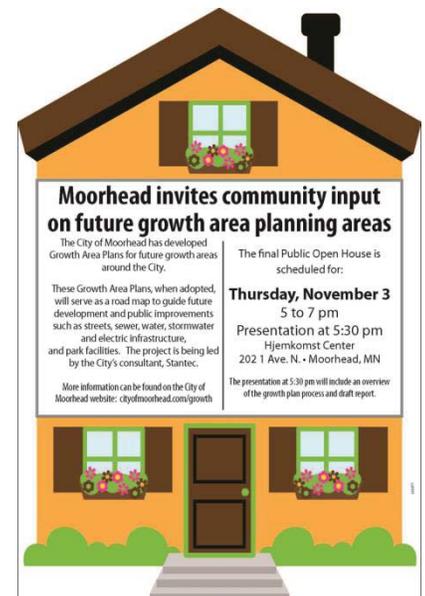


Figure 1: Display ad in The Extra October 27, 2016

The meeting included the following activities:

- A presentation from the project team describing the Draft GAPs
- Informative boards depicting the 2016 Growth Area boundaries and Draft GAPs staffed by members of the project team

A detailed description of each of these activities and a summary of input gained through each is provided below.

Overview presentation and display boards

Peggy Harter and Carron Day of Stantec presented an overview of the planning process to meeting participants. Harter and Day explained the City’s purpose in establishing Growth Area Plans, described the relationship between development and infrastructure needs, described existing conditions and demographic trends in Moorhead as they relate to future growth, and described the plans for future land use and transportation within each of the three growth areas along with initiatives for implementing the plan. Similar information was depicted on display boards. This enabled participants to view the information and have one-on-one conversations with the planning team.

Southwest and Southeast Growth Areas

At a station focused on the Southwest and Southeast Growth Areas, meeting participants reviewed proposed future land uses and future transportation network (see Figures 2 and 3).

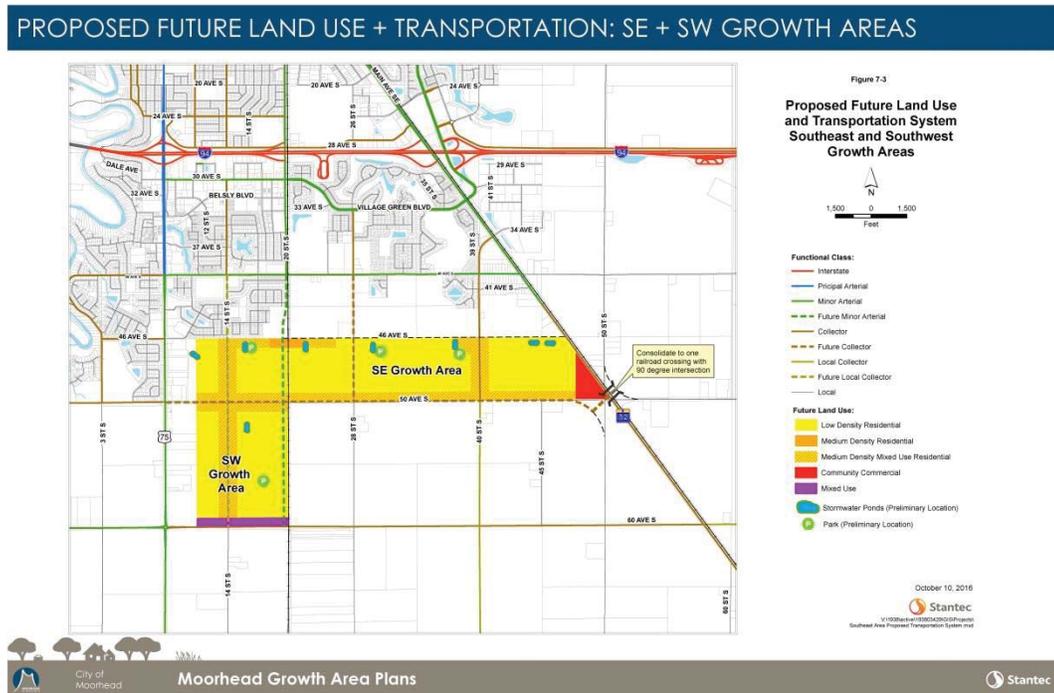


Figure 2: Southeast and Southwest Growth Area Future Land Use & Transportation Network

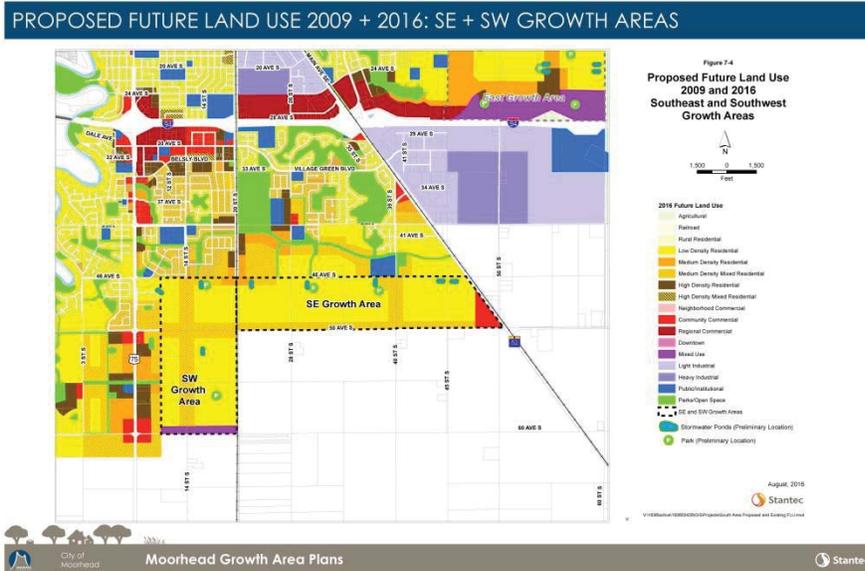


Figure 3: Southeast and Southwest Growth Area Future Land Use & Existing Land Use

East Growth Area

At a station focused on the East Growth Area, meeting participants reviewed proposed future land uses and future transportation network (see Figures 4 and 5).

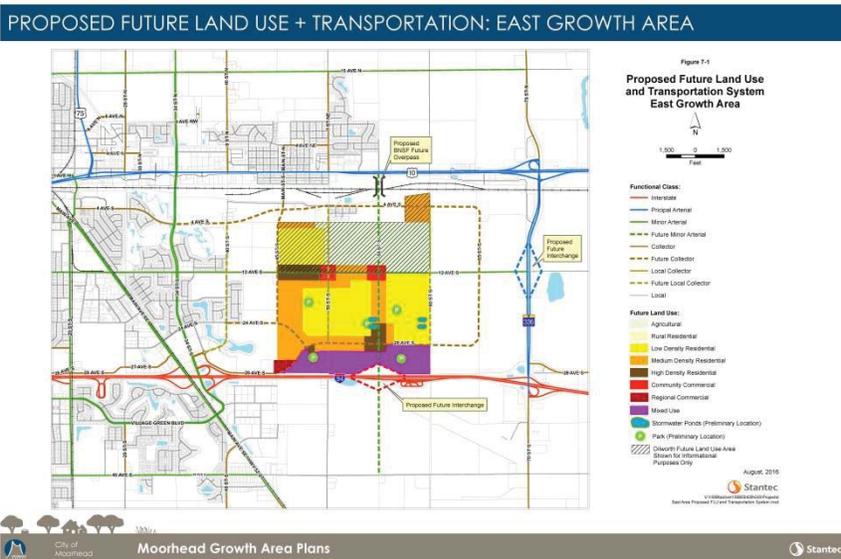


Figure 4: East Growth Area Future Land Use & Transportation Network

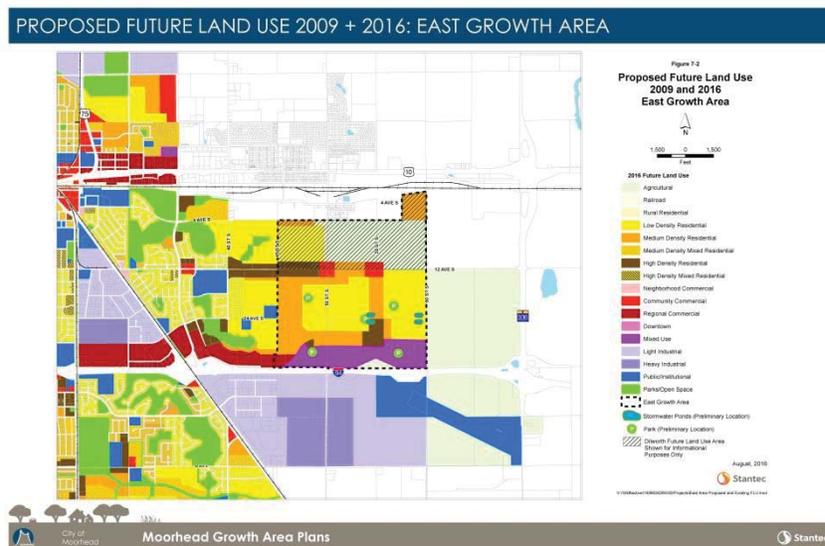


Figure 5: East Growth Area Future Land Use & Existing Land Use

General Comments

The following list summarizes comments received on the comment forms.

Comment Form (4 forms were received and are depicted verbatim below)

- When you are planning for these growth areas, please be proactive about planning for transit, walking, bicycling and Great Rides Bike Share. Please don't make these four considerations an after-thought! It will all turn out much better if you think about these things ahead of time. I am on the Metro COG Bike-Ped Committee and I serve as the chair of the Moorhead Great Rides Expansion Committee. You are welcome to contact me if you want to talk more about this.
- Development south of 46th Avenue South – medium density mixed residential at 5 units/acre – can that be changed to low density at 4 units/acre? These homes currently in our development are more suitable for low density. There are no town homes on our avenue (46th Avenue) between 15th and 16th Street. Please email if you need more clarity on homeowners. Unfortunately our neighbors were unable to attend but also want to see low density. What about YMCA/Community Center/Splash Pad – Moorhead has nothing for families.
- When (estimate) will SW Area growth begin? How does the developer plans fit into this plan? Can you ask the current homeowners whether we'd like single homes 4 units/acre or 5 units/acre our opinion prior to final decision? Can you ask the current homeowner whether we'd like a pond or a park behind us? With retention pond plan, will the overland flooding in our back yard remain? Do we (current homeowner) get assessed for any of the growth

November 3, 2016

Kristie Leshovsky

Page 5 of 5

areas? Side note – whistle free please!!!! (I can hope right?) Splash pad/pool/community area (still hoping!)

- Careful consideration for roads/streets planning so as to accommodate current homesteads. There is plenty of room/space in the plans to determine that there is no need for planning a street to run through someone's home.

Stantec Consulting Ltd.



Peggy Harter

Project Manager

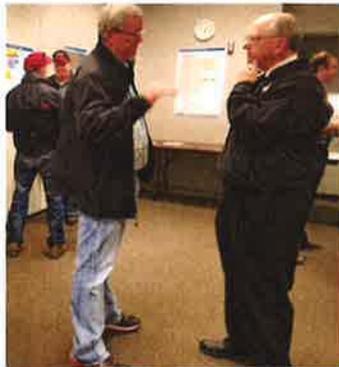
Phone: 701.566.6020

Peggy.harter@stantec.com

- c. Project File
Carron Day and Phil Carlson - Stantec

Open House No. 2 – Moorhead Growth Area Plan

November 3, 2016





Appendix B

Moorhead Growth Areas

Background Information Report

April 5, 2016

CONTENTS

Introduction	1
East Growth Area	2
Southwest and Southeast Growth Areas	2
Geographic Characteristics	3
Topography	3
Watersheds and Floodplains	3
Existing Land Uses	4
Utilities, Community Facilities, and Services	5
Utilities	5
Police, Fire, and Emergency Services	5
Schools	6
Parks and Trails	6
Transportation	6
Roadways	6
Railroad	7
Transit	7
Area Demographics	8
Households	8
Age	2
Income	4
Employment	5
Housing Characteristics	6
Housing Values	8
Conclusion	2
Appendix: Report Figures	i

INTRODUCTION

The City of Moorhead has identified three emerging areas of growth in the community that are currently unaccounted for in the city's plans for orderly development and service extension. The city is preparing growth area plans to identify a vision and desired future land use that will guide future development of these areas and help the city to identify appropriate services that are responsive to anticipated growth. The City of Moorhead Comprehensive Plan¹ guides overall growth and development of the community and calls for the creation of growth areas plans to address areas of emerging development. The plan states:

As growth continues to push toward the end of the community, a more detailed planning process will enhance the coherency of development patterns.

Key objectives for growth areas plans are:

- to ensure strong public infrastructure systems
- to inform and guide re-zoning decisions²

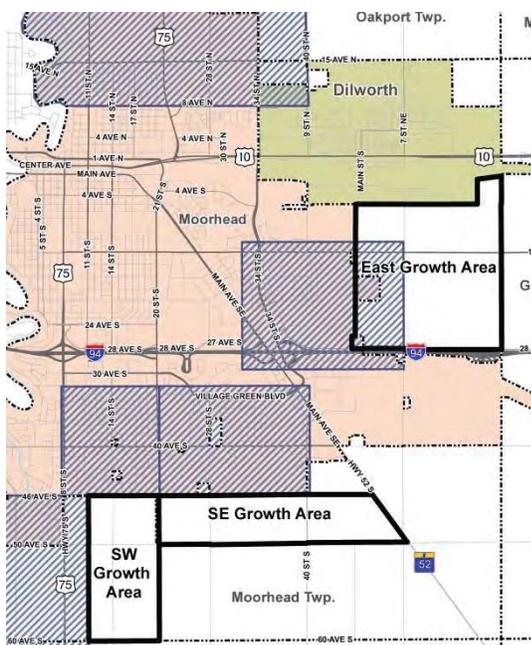


Figure 1: Growth Area Boundaries

In response to the guidance in the Comprehensive Plan, the City of Moorhead has prepared several growth area plans to guide development in locations where new growth is anticipated. The most recent growth area plans were completed in 2004 and 2009. The location of the previous growth area plans are shown in cross-hatch in Figure 1. Currently, the city is undertaking development of three new growth areas, identified as the East Growth Area, the Southwest Growth Area, and the Southeast Growth Area. These three 2016 growth areas total approximately 3,000 acres. This Background Report presents existing conditions related to these three 2016 growth areas and provides the foundation for the city's future plans for the areas. This planning effort responds to the city's recent sanitary sewer, stormwater, and transportation system studies to address growth to the south and east of the city. Within this report, reduced-scale graphics are provided in the body of the report; larger-scale graphics are included in the Appendix.

¹ Comprehensive Plan for the City of Moorhead, 2004, amended in 2009

² Comprehensive Plan pages 3-9

EAST GROWTH AREA

This growth area, which is included in the city’s proposed transportation system study, has two components. The area south of 12th Avenue South is included in the city’s sanitary sewer and stormwater expansion study. The area north of 12th Avenue South is not included in the sanitary sewer and stormwater expansion study. This part of the East Growth Area is subject to the annexation agreement that the Cities of Moorhead and Dilworth have negotiated to help the cities plan properly for the anticipated growth of both cities and assist in the orderly planning of the expansion of municipal services to the area (Figure 2). No property within the areas covered by the agreements is sought to be annexed at this time. This growth area also includes acreage (shown as cross-hatched in Figure 3) that was studied in 2009 but is being revisited because of area changes due to the construction of the new public elementary school and related development.

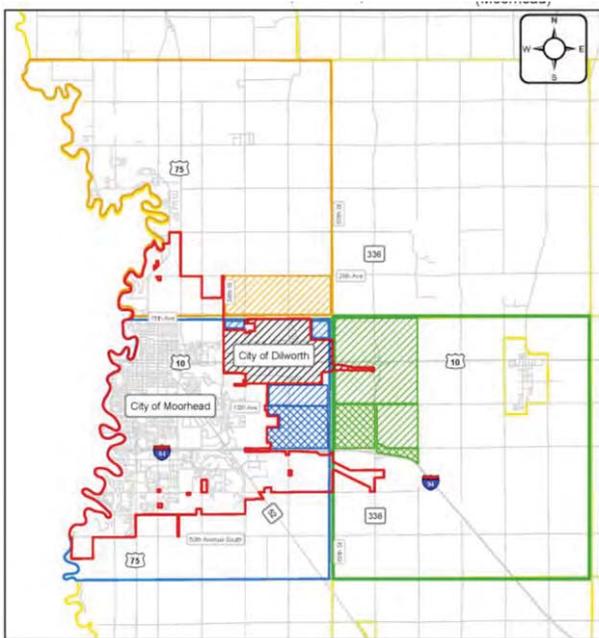


Figure 2: City Annexation Areas

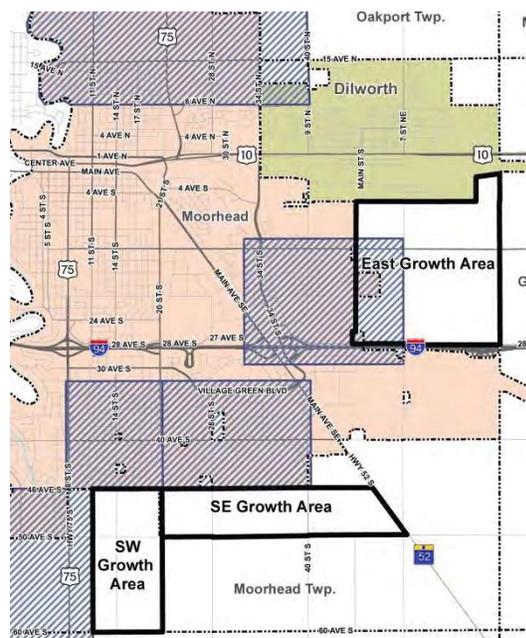


Figure 3: Growth Area Boundaries

SOUTHWEST AND SOUTHEAST GROWTH AREAS

These growth areas are both included in the city’s proposed transportation system and the city’s sanitary sewer and stormwater expansion study. The westerly edge of the Southwest Growth Area abuts the previously studied growth areas which are cross-hatched in Figure 3.

GEOGRAPHIC CHARACTERISTICS

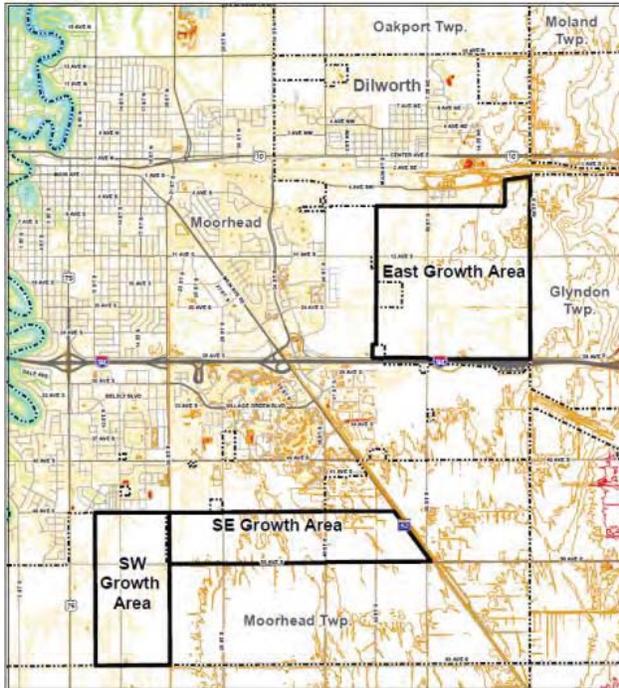


Figure 4: Growth Area Topography

TOPOGRAPHY

All three of these growth areas are relatively flat (Figure 4). Elevations fall from the east to the west with the lower areas being closest to the Red River. The East Growth Area's highest point (910 feet) is in its northeast quadrant. From there the topography falls to 905 feet across the area. The Southeast Growth Area is similar but with the highest area in the center. Generally, the Southwest Growth Area is at an elevation of 905 feet.

WATERSHEDS AND FLOODPLAINS

These growth areas differ in which watersheds they fall and in their floodplain considerations (Figure 5).

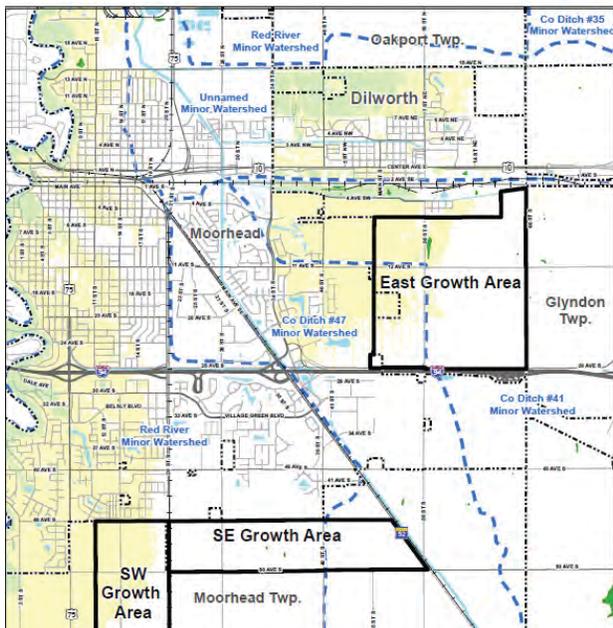


Figure 5: Watershed Boundaries

East Growth Area

Most of the East Growth Area is included in the County Ditch #41 Minor Watershed; the southwest quadrant is included in the County Ditch #47 Minor Watershed. The northwest quadrant is included in FEMA's 500 year floodplain.

Southeast Growth Area

The easterly part of the Southeast Growth Area is within the County Ditch #47 Minor Watershed; the remainder is included in the Red River Minor Watershed. None of it is in the 500-year floodplain.

Southwest Growth Area

All of the Southwest Growth Area is included in the Red River Minor Watershed and most of it is included in FEMA's 500 year floodplain.

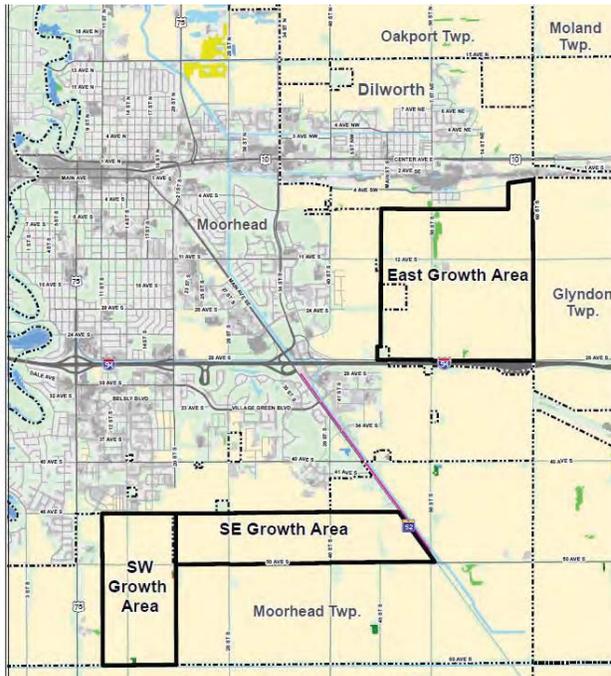
EXISTING LAND USES

Land uses in the three 2016 Growth Areas are primarily agricultural as shown on Figure 6. More detailed land use maps are included in the Appendix.

Table 1: 2016 Existing Land Use

Existing Land Use	East Growth Area		Southeast Growth Area		Southwest Growth Area	
	Acres	Percent	Acres	Percent	Acres	Percent
Agricultural	1,421.05	95.93%	751.75	98.21%	689.26	98.57%
Rural Residential	36.05	2.42%	-	-	-	-
Right-of-Way	24.63	1.65%	13.73	1.79%	9.99	1.43%
Total Acreage	1,491.72		765.48		699.25	

Table 1 displays the existing 2016 land use acreages and inventory. In addition to right-of-way, these growth areas include three land use categories:



Rural Residential: In these growth areas, this land use category includes very low density single-family uses, some related to agricultural operations.

Agricultural: Agricultural is the dominant land use in the planning area, accounting for almost 97% of the total acreage. This high percentage of agricultural land use is consistent with large parcels. There are approximately 28 parcels in the East Growth Area, five in the Southwest Growth Area and 11 in the Southeast Growth Area. Mapping of the larger parcels is included in the Appendix. Many of these parcels are owned by the same landowner or family.

Figure 6: Existing Land Use Map

UTILITIES, COMMUNITY FACILITIES, AND SERVICES

The following section provides an overview of the services in the three growth areas.



Figure 7: Sanitary Sewer Study Areas

UTILITIES

Currently, utilities servicing these growth areas are very limited. Existing wastewater infrastructure in the growth areas is limited to individual septic tanks. The City of Moorhead is currently completing sanitary sewer and stormwater expansion studies to identify sanitary sewer and stormwater capacity needs in existing locations and within the colored areas depicted in Figure 7. Brown areas in the map at left identify locations where some level of infrastructure has been extended in preparation for future development that has not yet occurred. This area totals approximately 1,500 acres.

Moorhead Public Service (MPS) provides potable water and electric service for Moorhead residents. Water is sourced from both the Red River of the North and

groundwater sources. The South Buffalo Aquifer lies to the east of the East Growth Area. Neither the aquifer limits nor its vulnerability zones are within the East Growth Area.

The MPS Water Division anticipates completing its Master Plan Update in 2017. That update will account for these growth areas. The MPS Electric Division is currently working on its Master Plan update.

POLICE, FIRE, AND EMERGENCY SERVICES

Police service is provided to these growth areas by the Clay County Sheriff Department. According to the Clay County Fire District map, most of the East Growth Area is served by the City of Dilworth but the westerly edge is served by Moorhead. The same map indicated that both the Southeast and Southwest Growth Areas are currently served by Clay County's Sabin Fire District.

SCHOOLS

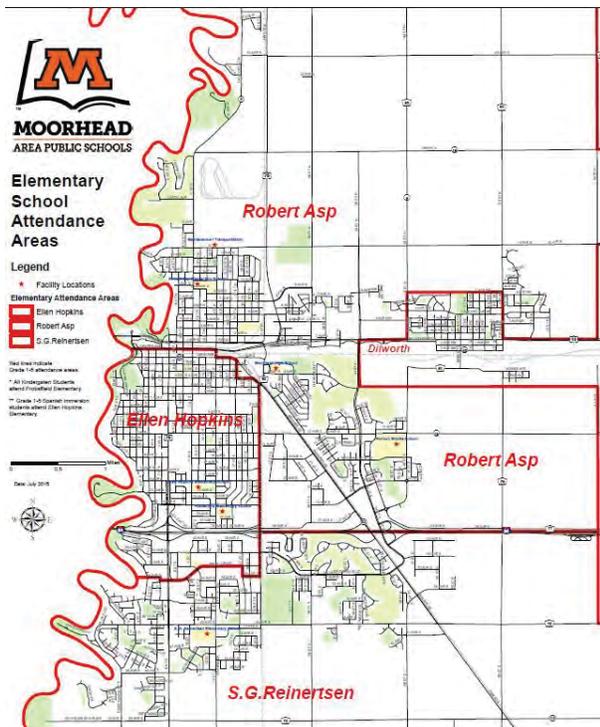


Figure 8: Moorhead School Boundaries

growth areas. Bike paths are addressed by the Fargo-Moorhead Metropolitan COG in collaboration with the City of Moorhead.

The current elementary school attendance areas are mapped on Figure 8. At this time, students in the East Growth Area would be within the Robert Asp Attendance Area and those in either the Southeast or Southwest Growth Area would be within the S.G. Reinertsen Attendance Area. It is expected that these Attendance Areas will be revised to reflect construction of a new elementary school.

PARKS AND TRAILS

Policy 9.3 of the Comprehensive Plan encourages neighborhood parks so that housing units are within one-half mile. In the City of Moorhead, parks are addressed during the development approval process.

Currently the bike path running south from Dilworth along Hwy 78 north of the East Growth Area and the one on along CR 52 east of the Southeast Growth Area are the only trails within or adjacent to these

TRANSPORTATION

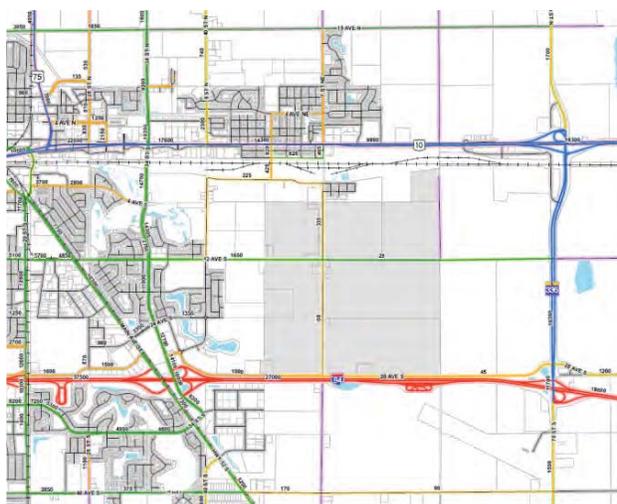


Figure 9: Existing Transportation Network, East Growth Area

ROADWAYS

As stated in the Comprehensive Plan, roadways are classified based on the role they serve on the transportation system. Because of their existing agricultural development pattern, these growth areas include very few roadways.

East Growth Area

- I-94 abuts the growth area to the south and parallel to it is 28th Ave South which serves as a frontage road. Although adjacent to the growth area, no existing interchanges serve the East Growth Area, limiting the potential for

commercial development.

- 12th Ave South, a minor arterial bisects the growth area east-west.
- 50th Street South, a local road, runs north-south through the area, turning west south of the railyard and connecting to Dilworth's Main Street and further west connecting to 9th Street SW.
- A local township road (60th Street South) runs north from 12th Ave South to the railyard along the growth area's easterly border.

Southeast and Southwest Growth Areas

- Hwy 52 forms the easterly boundary of the Southeast Growth Area. In this location, the roadway is classified as a collector.
- Another collector, 60th Avenue South forms the southerly border of the Southwest Growth Area.
- Five local roads (14th Street South, 28th Street South, 40th Street South, 45th Street South and 50th Street South) run north-south through these growth areas.



Figure 10: Existing Transportation Network, Southwest and Southeast Growth Areas

RAILROAD

As an important regional transportation hub, the City of Moorhead contains a number of railroad lines. The closest rail line to these growth areas is the BNSF KO mainline which separates the City of Dilworth from the East Growth Area. Although rail lines are a valuable economic asset to a city, they can also pose, as they do here, a physical barrier to interconnections and future development. The proposed transportation study addresses a future BNSF overpass at 55th Street South (Figure A 17)

TRANSIT

Transit in Moorhead is provided by the Moorhead Metropolitan Area Transit (MAT) which provides daytime and evening fixed routes. At this time, existing bus routes are fairly close to these growth areas.

- Route 5 is about ½ mile north of the Southeast Growth Area at Reinersten Elementary School.
- Route 9, which includes a stop at the Horizon Middle School, lies approximately ½ mile west of the East Growth Area
- Route 6 in Dilworth is located just north of the railroad, approximately ¼ mile north of the East Growth Area.

AREA DEMOGRAPHICS

HOUSEHOLDS

Demographic trends help to describe the nature of a community's recent growth and forecasts of these demographic trends set the framework for planning that is responsive to future development needs. Demographic information in this report was collected from a variety of sources including the US Census, Minnesota State Demographer and the 2012 Demographic Forecast for the Fargo-Moorhead Metropolitan Statistical Area³. Table 2 shows population and household projections for Moorhead and Clay County.

Generally, strong population growth is anticipated in Moorhead in future years, with population increasing by almost eighteen percent between 2010 and 2020⁴, twelve percent from 2020 to 2030, and an additional nine percent between 2030 and 2040. Moorhead is expected to capture the majority of growth in Clay County, with the overall rate of growth in the remainder of Clay County slowing between 2010 and 2040. Moorhead is also expected to capture the vast majority of the region's growth in households. Households in Moorhead are anticipated to grow at rates between ten and eighteen percent between 2020 and 2040. Figure 11 depicts household growth projections for both Moorhead and Clay County.

³ In 2012, Fargo-Moorhead Metro COG projected growth for the Fargo-Moorhead metropolitan area and developed two scenarios for growth potential in the metropolitan area. Scenario A presented in that report was adopted as the most probable and assumptions is used in this report.

⁴ This projection includes the 2015 annexation of a portion of Oakport Township, which added approximately 1,100 persons to the Moorhead population above anticipated natural increases.

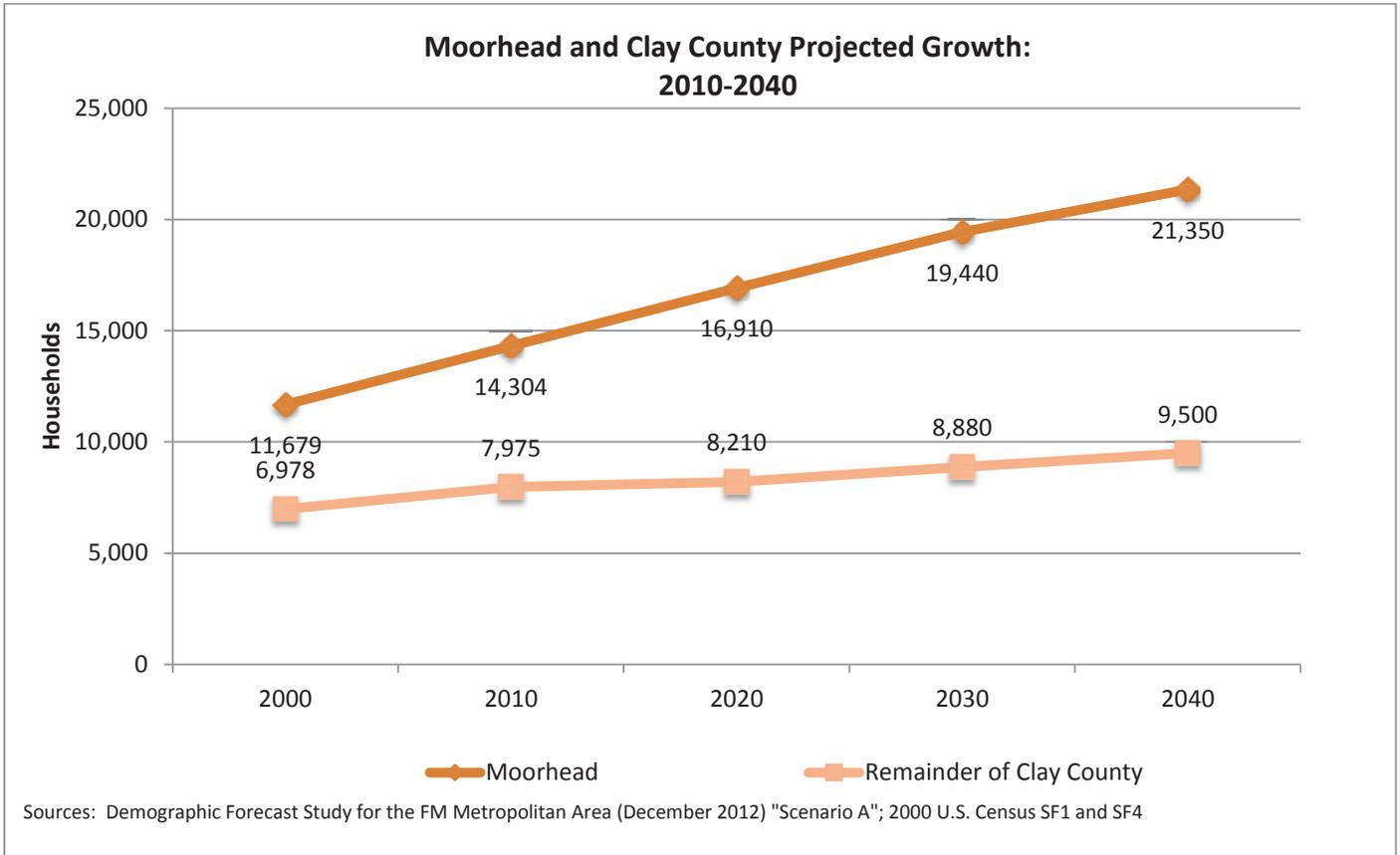


Table 2: Projected Population and Household Growth: 2000-2040

Area	Population					Households				
	2000	2010	2020	2030	2040	2000	2010	2020	2030	2040
Moorhead	32,177	38,065	45,050	50,440	54,990	11,679	14,304	16,910	19,440	21,350
Remainder of Clay County	19,052	20,934	22,490	24,840	26,380	6,978	7,975	8,210	8,880	9,500
Clay County Total	51,229	58,999	67,540	75,280	81,370	18,657	22,279	25,120	28,320	30,850
Numeric Change										
Moorhead	--	5,888	6,985	5,390	4,550	--	2,625	2,606	2,530	1,910
Remainder of Clay County	--	1,882	1,556	2,350	1,540	--	997	235	670	620
Clay County Total	--	7,770	8,541	7,740	6,090	--	3,622	2,841	3,200	2,530
Percentage Change										
Moorhead	--	18.3%	18.4%	12.0%	9.0%	--	22.5%	18.2%	15.0%	9.8%
Remainder of Clay County	--	9.9%	7.4%	10.4%	6.2%	--	14.3%	2.9%	8.2%	7.0%
Clay County Total	--	15.2%	14.5%	11.5%	8.1%	--	19.4%	12.8%	12.7%	8.9%

Sources: Demographic Forecast Study for the FM Metropolitan Area (December 2012) "Scenario A"; 2000 U.S. Census SF1 and SF4

Figure 11: Moorhead and Clay County Projected Growth in Households: 2010-2040



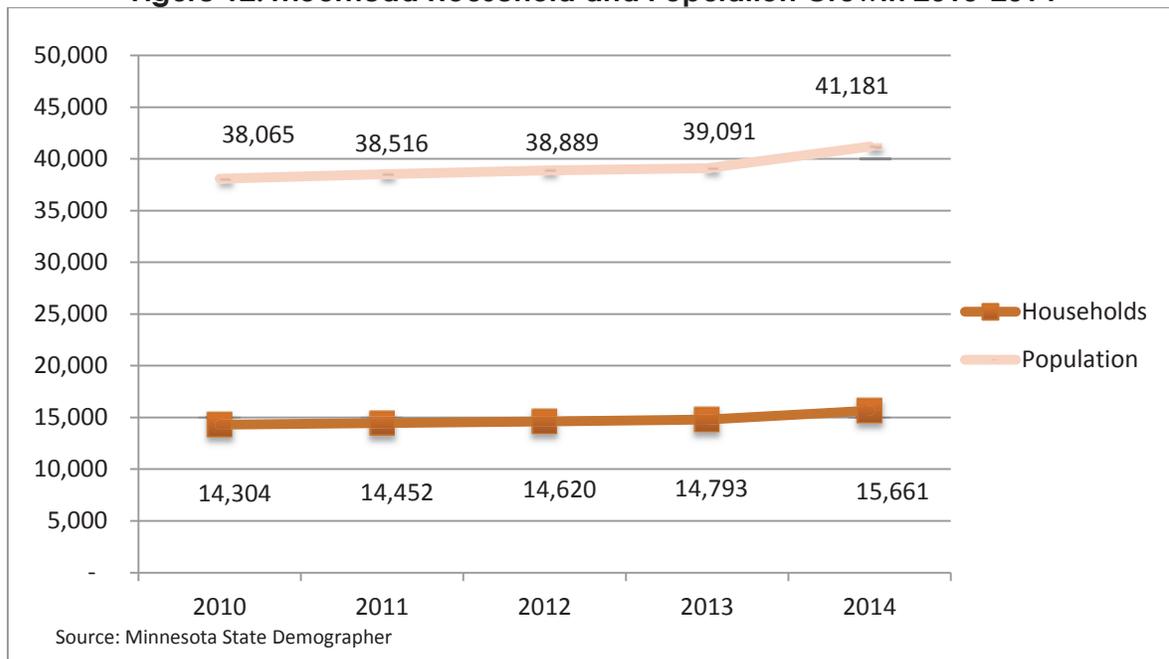
While both population and households are forecasted to increase in Moorhead, the growth in households is slightly above anticipated growth in population. When a community's households grow at a faster rate than its population, this indicates that household size is getting smaller. This trend suggests that smaller housing units, including multi-family housing, may be in demand in the future. Table 3 shows projected household sizes in Moorhead and Clay County. Note the decreasing household size in Moorhead from 2.76 persons per household in 2000 to a projected 2.58 persons per household in 2040.

Table 3: Projected Persons per Household: 2010-2030

<i>Persons Per HH</i>	2000	2010	2020	2030	2040
Moorhead	2.76	2.66	2.66	2.59	2.58
Remainder of Clay County	2.73	2.62	2.74	2.80	2.78
Clay County Total	2.75	2.65	2.69	2.66	2.64

Growth projections in the 2012 Demographic Forecast for the Fargo-Moorhead Metropolitan Statistical Area indicate that Moorhead will add approximately 7,000 people and 2,600 households between 2010 and 2020⁵. Meanwhile, actual growth during the first half of this decade shows that the community is on-pace with this forecast. The Minnesota State Demographer estimates that Moorhead’s population in 2014 was 41,181, meaning it has captured just under half the amount of growth predicted for the decade during four years’ time. Total households are estimated at 15,661, or approximately half of the decade’s projected growth. Actual growth of households and population from 2010 to 2014 is shown in Figure 12.

Figure 12: Moorhead Household and Population Growth 2010-2014



AGE

The City of Moorhead’s median age is 28.3 according to the most recent US Census, which is significantly lower than the statewide median of 37.4 years. Table 4 highlights the changing size of age cohorts in Moorhead, Clay County and Minnesota. Table 4 shows that Moorhead has seen significant growth among its population under age five (35 percent), far greater than growth of that population in Minnesota as a whole (eight percent). This corresponds with large growth among individuals in early adulthood; the 25 to 29 year old age cohort grew by almost 79 percent in Moorhead over the decade, compared to about 11 percent in Minnesota as a whole. This age cohort may be looking for housing that is affordable to new and large enough for a growing family. Proximity to schools and parks is another important housing characteristic for this

⁵ This projection includes the 2015 annexation of a portion of Oakport Township, which added approximately 1,100 persons to the Moorhead population above anticipated natural increases.

demographic. Other ages cohorts with significant growth include seniors between the ages of 55 and 64. This age group typically includes “empty nesters” who may be looking to downsize households.

Table 4: Demographic Change by Age Cohort 2000-2010

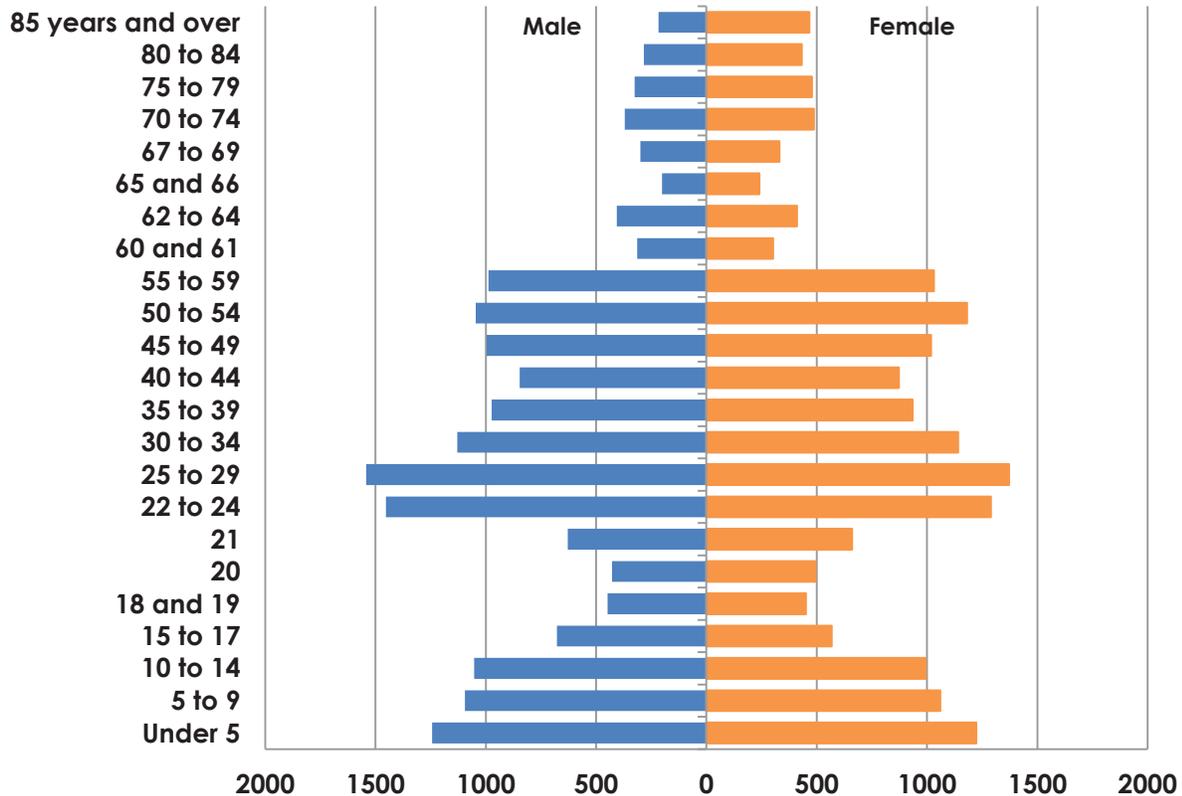
Age Group	Moorhead				Clay County				Minnesota			
	2000	2010	Change		2000	2010	Change		2000	2010	Change	
			No.	Pct.			No.	Pct.			No.	Pct.
Under 5 years	1,833	2,478	645	35.2%	3,151	4,056	905	28.7%	329,494	355,504	26,010	7.9%
5 to 9 years	2,110	2,158	48	2.3%	3,657	3,772	115	3.1%	355,894	355,536	-358	-0.1%
10 to 14 years	2,079	2,053	-26	-1.3%	3,770	3,686	-84	-2.2%	374,995	352,342	-22,653	-6.0%
15 to 19 years	3,968	4,009	41	1.0%	5,423	5,445	22	0.4%	374,362	367,829	-6,533	-1.7%
20 to 24 years	4,801	6,274	1,473	30.7%	5,648	7,147	1,499	26.5%	322,483	355,651	33,168	10.3%
25 to 29 years	1,667	2,982	1,315	78.9%	2,824	4,121	1,297	45.9%	336,569	372,686	36,117	10.7%
30 to 34 years	1,667	2,297	630	37.8%	2,824	3,671	847	30.0%	336,569	342,900	6,331	1.9%
35 to 39 years	2,186	1,919	-267	-12.2%	3,802	3,311	-491	-12.9%	412,091	328,190	-83,901	-20.4%
40 to 44 years	2,186	1,740	-446	-20.4%	3,802	3,211	-591	-15.5%	412,091	352,904	-59,187	-14.4%
45 to 49 years	1,760	2,042	283	16.1%	3,091	3,671	581	18.8%	332,848	406,203	73,355	22.0%
50 to 54 years	1,760	2,247	487	27.7%	3,091	3,890	800	25.9%	332,848	401,695	68,847	20.7%
55 to 59 years	1,156	2,042	886	76.6%	2,035	3,412	1,377	67.7%	226,857	349,589	122,732	54.1%
60 to 64 years	859	1,441	582	67.8%	1,655	2,528	873	52.7%	178,012	279,775	101,763	57.2%
65 to 69 years	859	1,082	223	26.0%	1,613	1,858	245	15.2%	147,913	202,570	54,658	37.0%
70 to 74 years	859	870	11	1.3%	1,613	1,561	-52	-3.2%	147,913	151,857	3,944	2.7%
75 to 79 years	774	824	51	6.5%	1,190	1,320	130	10.9%	106,420	122,114	15,694	14.7%
80 to 84 years	774	767	-7	-0.8%	1,190	1,149	-41	-3.4%	106,420	99,916	-6,504	-6.1%
85 years & over	671	840	169	25.2%	1,036	1,190	154	14.9%	85,601	106,664	21,063	24.6%
Total	32,161	38,065	6,098	19.0%	51,229	58,999	7,585	14.8%	4,919,479	5,303,925	384,546	7.8%

Source: U.S. Census 2000 SF1 and U.S. Census 2010 SF1

Meanwhile, Moorhead is experiencing declines in population between the ages of 35 and 49 years. This age cohort includes households that are typically in their prime earning years. The population of children ages 10 to 14 is also declining. These trends mirror trends in Minnesota as a whole, and likely represent established families moving outside of the state for employment opportunities.

The population pyramid, taken directly from the 2010 US Census, refines some age groups, particularly college-age persons, to reflect their high numbers (Figure 13).

Figure 13: Moorhead Population 2010



INCOME

Household income provides insight into the types of housing products that will be affordable to a community’s housing consumers. Table 5 depicts median household incomes by age cohort in Moorhead, Clay County, and Minnesota in 2000 and 2014. In Moorhead, households under the age of 25 have seen significant increases in income relative to similar households in Minnesota and Clay County. In 2000, median household income among this age cohort was 93 percent of households in Clay County and 57 percent of households in Minnesota. This number increased to 100 percent and 80 percent respectively; meaning that the wealth of this age cohort in Moorhead became more equal to that of peer households in Clay County and the state. This helps to explain population growth in this age cohort by demonstrating that Moorhead may be an attractive place for this group to find employment.

Incomes among households ages 25 to 44 also grew during this time period relative to other households in Minnesota, from 77 percent to 93 percent. However, growth among households between the ages of 45 to 64 was not as strong. Moorhead households in this age cohort earned approximately 99 percent of peer households in Clay County in 2000, but only 95 percent of peer households in 2010. This age cohort earned approximately 87 percent of those of peer households in Minnesota in 2000, but did make relative gains to

earn ninety percent of their peers in 2010. Meanwhile, household income among those 65 and older fell from above the statewide median for households in that age cohort (106 percent) to below it (86 percent) between 2000 and 2010. This suggests that housing affordability may be of particular concern among Moorhead's senior population.

Table 5: Moorhead, Clay County, and Minnesota Household Median Incomes, 2000 and 2014

Age of Householder	2000					2014				
	Moorhead	Clay County	Minnesota	Moorhead/ Clay Cty	Moorhead/ Minnesota	Moorhead	Clay County	Minnesota	Moorhead/ Clay Cty	Moorhead/ Minnesota
Under 25 years	\$15,370	\$16,487	\$26,761	0.93	0.57	\$22,857	\$22,887	\$28,656	1.00	0.80
25 to 44 years	\$40,822	\$44,287	\$53,035	0.92	0.77	\$63,407	\$65,599	\$68,028	0.97	0.93
45 to 64 years	\$51,005	\$51,400	\$58,951	0.99	0.87	\$67,472	\$70,833	\$74,820	0.95	0.90
65 years and over	\$28,083	\$26,586	\$26,673	1.06	1.05	\$32,904	\$33,547	\$38,446	0.98	0.86
All Households	\$34,822	\$37,880	\$47,273	0.92	0.74	\$49,514	\$55,582	\$60,828	0.89	0.81

Source: U.S. Census (American Community Survey)

EMPLOYMENT

Employment and regional growth are important indicators of future growth of a community. In order to better understand the local demographic and development context, current and projected employment by industry in the Fargo-Moorhead Metropolitan Area is presented in Table 6.

The largest employment sectors in the Fargo-Moorhead Metropolitan Area include office and administrative support, sales, and food preparation and serving. Combined, these occupational areas employed 48,200 people in 2014. In the next ten years, the industries that are expected to grow the most are personal care and services, construction and extraction, and healthcare practitioners. These industries are predicted to each grow at a rate of more than 13 percent and add over one thousand jobs each. Only one industry in the region is expected to decline: education, training and library occupations. This decline is very small with a growth rate of -0.6 percent. Future development will need to accommodate these growing businesses and services as well as the people they employ.

Table 6: Projected Job Growth for the Fargo-Moorhead Metropolitan Area

Industry	2014	2024	Projected 10-year Growth Rate*	
			Percent	Number
Management	6,090	6,100	0.8%	10
Business and Financial Operations	7,550	8,300	9.5%	750
Computer and Mathematical	3,690	4,000	7.8%	310
Architecture and Engineering	1,890	2,000	6.5%	110
Life, Physical, and Social Sciences	990	1,000	4.8%	10
Community and Social Service	1,510	1,700	11.0%	190
Legal	670	700	4.5%	30
Education, Training, and Library	7,030	7,000	-0.6%	-30
Arts, Design, Entertainment, Sports and Media	1,840	1,900	4.2%	60
Healthcare Practitioners and Technical	7,800	8,900	13.6%	1,100
Healthcare Support	3,490	3,900	11.9%	410
Protective Service	1,750	1,800	5.1%	50
Food Preparation and Serving	12,100	12,300	1.4%	200
Buildings and Grounds Cleaning and Maintenance	4,710	5,100	7.7%	390
Personal Care and Services	5,710	6,900	20.2%	1,190
Sales	14,510	15,400	6.1%	890
Office and Administrative Support	21,590	21,900	1.5%	310
Farming, Fishing and Forestry	380	400	3.2%	20
Construction and Extraction	7,260	8,300	14.0%	1,040
Installation, Maintenance and Repairs	5,400	5,800	6.6%	400
Production Occupations	7,330	7,600	4.1%	270
Transportation and Material Moving	10,190	10,600	4.1%	410
Total	133,480	141,400	5.9%	7,920

Source: Minnesota Department of Employment and Economic Development, US Bureau of Labor Statistics

* Notes: Growth rates based on most recent projections for Northwest Minnesota, which includes the Fargo-Moorhead Metropolitan Area. All employment figures are categorized major occupational groups to provide a high level summary and protect data privacy.

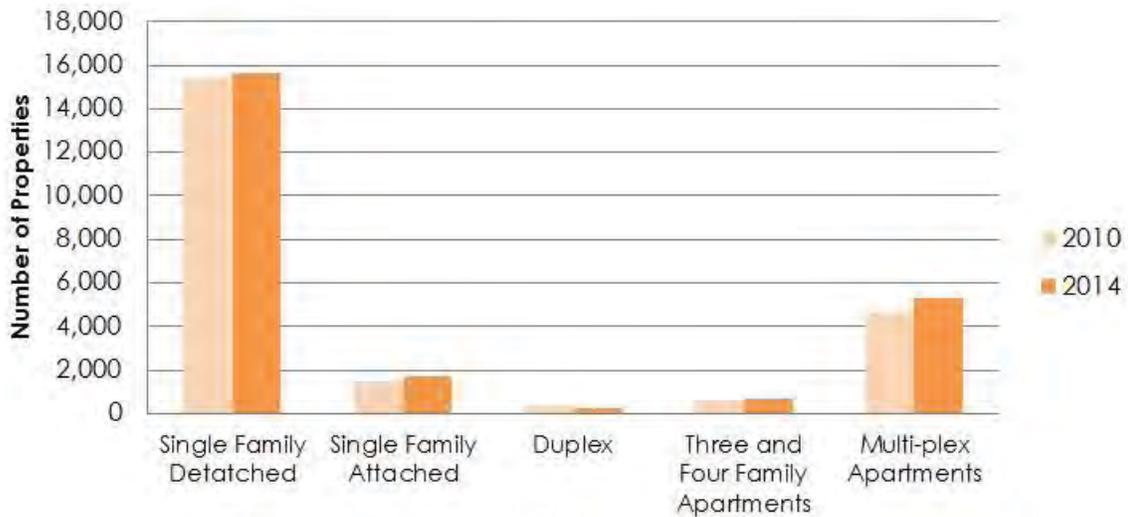
HOUSING CHARACTERISTICS

The decision to live in a particular community is influenced by a number of factors. One of the most important is the availability of housing units that meet the needs of community residents. This section describes the characteristics of the city's current housing stock, which can inform the potential for the East, Southwest, and Southeast growth areas to fill gaps in the city's housing needs.

The majority of housing units in the Fargo-Moorhead Metropolitan Area are single family, detached homes (64.1 percent). Multifamily homes, including duplexes, three and four family apartments, and multi-plex properties comprise about 26 percent of the housing stock in the metropolitan area. Other units include single family, attached homes. Despite increased housing construction after the 2008 financial recession, this proportion of single family and multifamily housing units has stayed approximately the same from 2010 to

2014. Area housing types are illustrated in Figure 14.

Figure 14: Housing in the Fargo-Moorhead Metropolitan Area

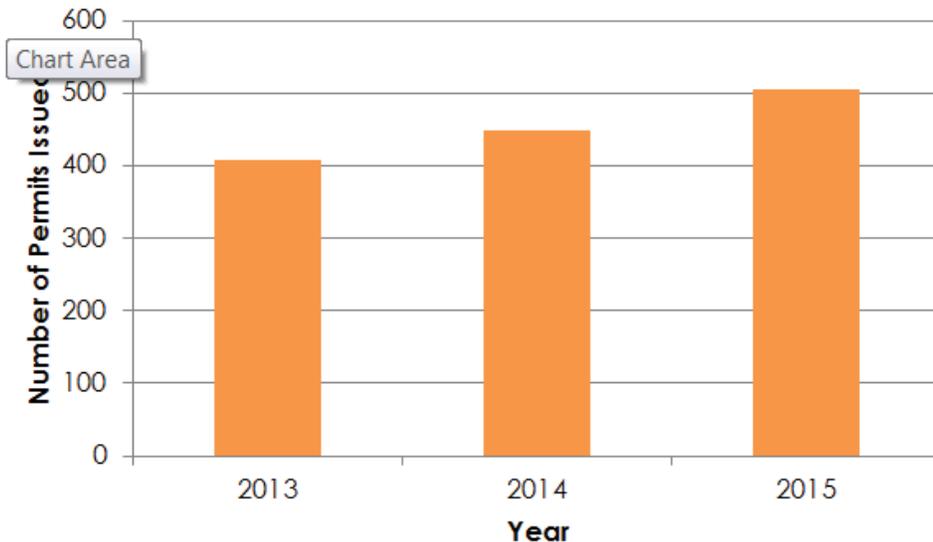


Source: US Census: American Community Survey 5-year estimates for 2010 and 2014

BUILDING PERMITS

Population growth in the Moorhead region is reflected in increased building permits being issued by the city. Figure 15 illustrates residential unit permits issued in Moorhead from 2013 through 2015. The number of units permitted has increased steadily each year from 408 in 2013 to 505 in 2015.

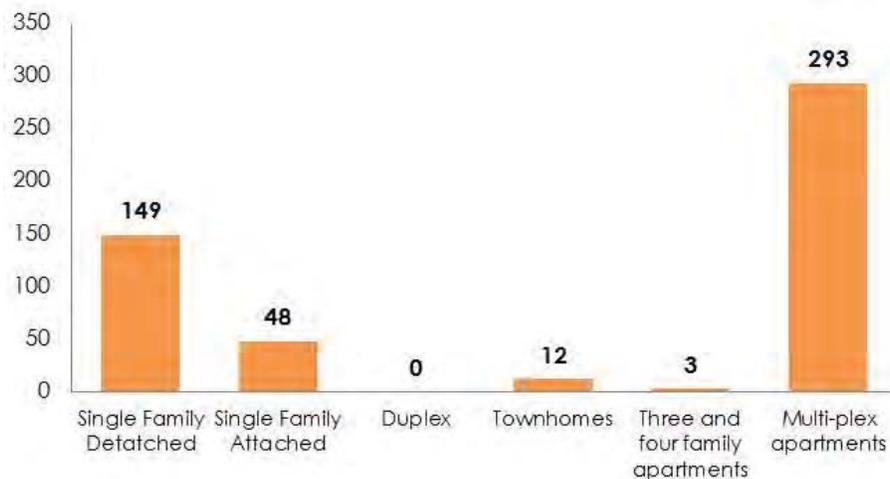
Figure 15: Permits for Residential Units Issued 2013-2015



Source: City of Moorhead

Of the 505 residential units permitted in 2015, 149 were issued for single family, detached homes. Very few multifamily housing properties were constructed: only one permit for three or four family apartments and only eleven permits for multi-plex apartments were issued. However, because of the large number of units constructed in each multifamily structure, these eleven properties have created 293 new units of housing. Because of the demographic shift to smaller households and growth in senior housing demand discussed earlier, this trend towards increased multifamily construction may continue. Figure 16 illustrates the number of units constructed in 2015.

Figure 16: Number of Units Constructed in 2015

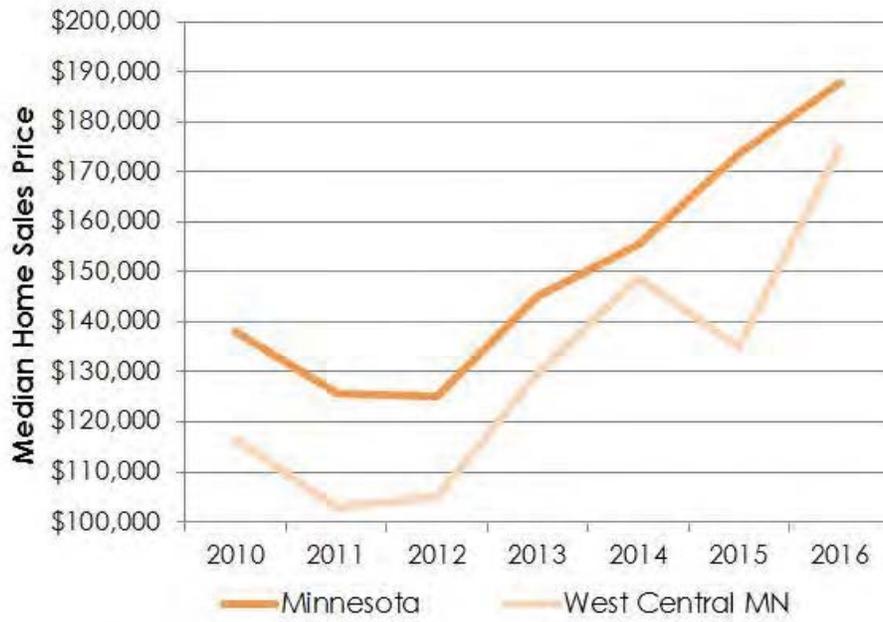


Source: City of Moorhead

HOUSING VALUES

Since the financial recession in 2008, the housing market has steadily improved throughout Minnesota for new and existing homes. Since 2011, median home sales values in West Central MN have increased from \$102,950 to \$175,000. While median home values are consistently below the state-wide median, increases in property values in West Central MN provide promising increases in wealth for local homeowners. Figure 17 illustrates this trend. It is important to note that data for 2016 sales was only available for the month of January. It is possible that median home sales will fluctuate throughout the year.

Figure 17: Median Home Prices in Minnesota



Source: Minnesota Association of Realtors
 Data from 2016 only include January sales
 Moorhead is located in the West Central Region

CONCLUSION

Consistent growth in the City of Moorhead has caused the city to initiate growth area plans in order to proactively accommodate potential development at the community's outskirts. Key findings of this Background Report are:

- As is typical in this region, each of the three growth areas is relatively flat and the only geographic constraints to development of these areas are floodplain boundaries.
- Currently, the dominant land use in all three growth areas is agricultural. Existing utility, transportation infrastructure, and public services are of a scale suited to this purpose.
- Today, none of the growth areas contain access to major transportation corridors that are likely to attract major commercial users within the growth area boundaries.
- Given the region's strong employment and population growth projections, it is likely that these growth areas will experience some amount of pressure to accommodate new residents.
- Household trends suggest that young families and seniors are most likely to drive growth in housing demand.
- Of the approximately 3,000 acres that comprise the three growth areas, it is unlikely that all of these will be needed to accommodate the approximately 3,780 new households Moorhead is projected to add by 2030 or 5,690 the City will add by 2040.

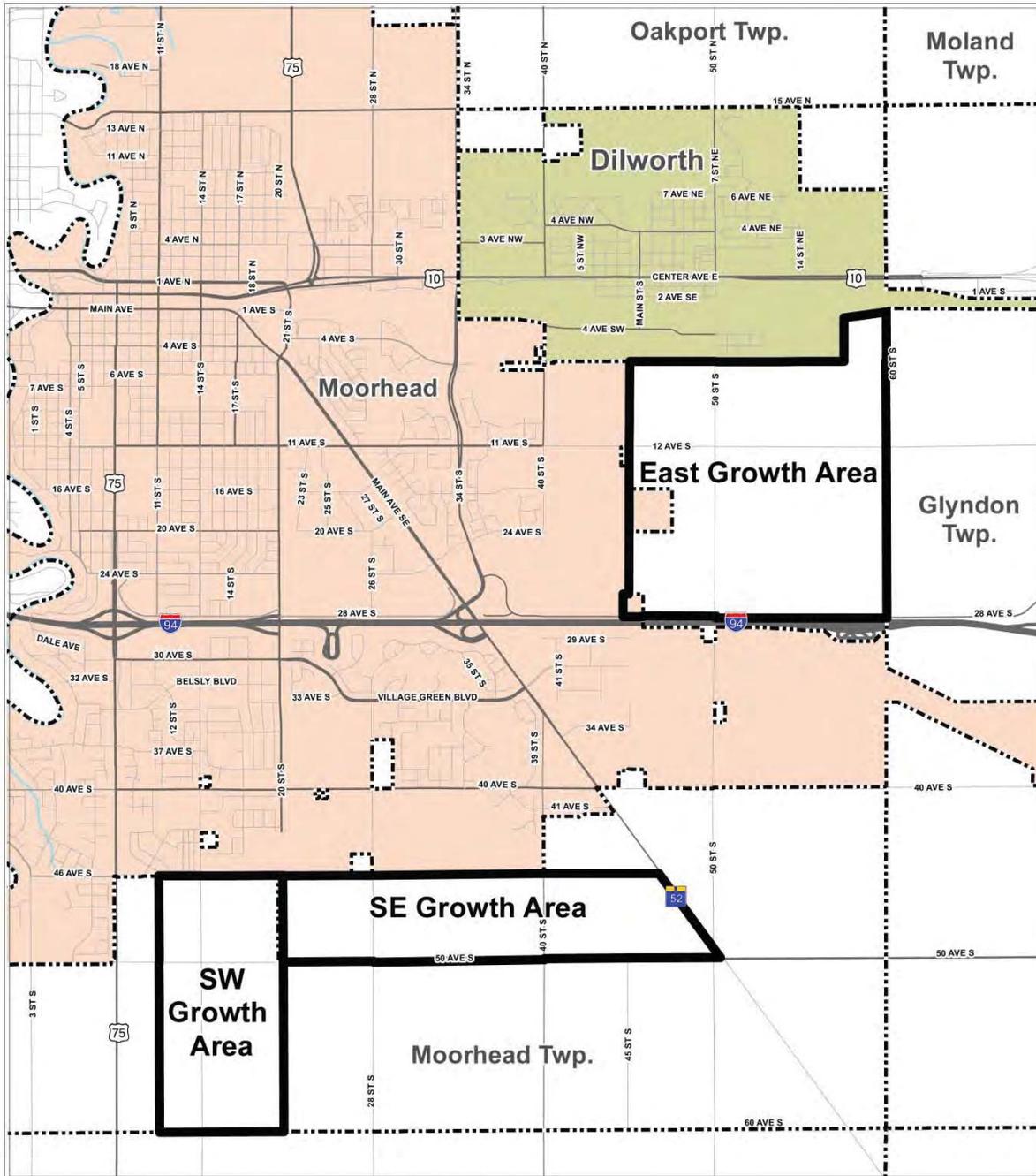
This background report will inform future work in the growth area planning process to articulate a vision for each of the three growth areas and identify future land uses that are appropriate to the scale and variety of growth anticipated in these locations.



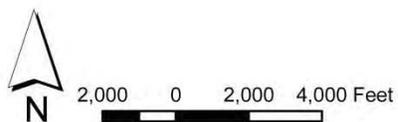
Moorhead Growth Areas Appendix

APPENDIX: REPORT FIGURES

- A-1 2016 Growth Area Boundaries
- A-2 2016 and Previous Growth Area Boundaries
- A-3 East Growth Area Aerial
- A-4 Southeast and Southwest Growth Area Aerial
- A-5 Growth Area Topography
- A-6 Growth Area Hydrography
- A-7 Growth Area 2011 Land Cover
- A-8 East Growth Area – Existing Land Use
- A-9 Southeast and Southwest Growth Area – Existing Land Use
- A-10 East Growth Area – Planned Land Uses – Moorhead Plan
- A-11 East Growth Area – Planned Land Uses – Dilworth Plan
- A-12 Southeast and Southwest Area – Planned Land Use
- A-13 Conceptual Sanitary Sewer Service Area Expansion
- A-14 2015 Bikeways Map
- A-15 East Growth Area – Existing Transportation System
- A-16 East Growth Area – Proposed Transportation System
- A-17 Southeast and Southwest Growth Area – Existing Transportation System
- A-18 Southeast and Southwest Growth Area – Proposed Transportation System



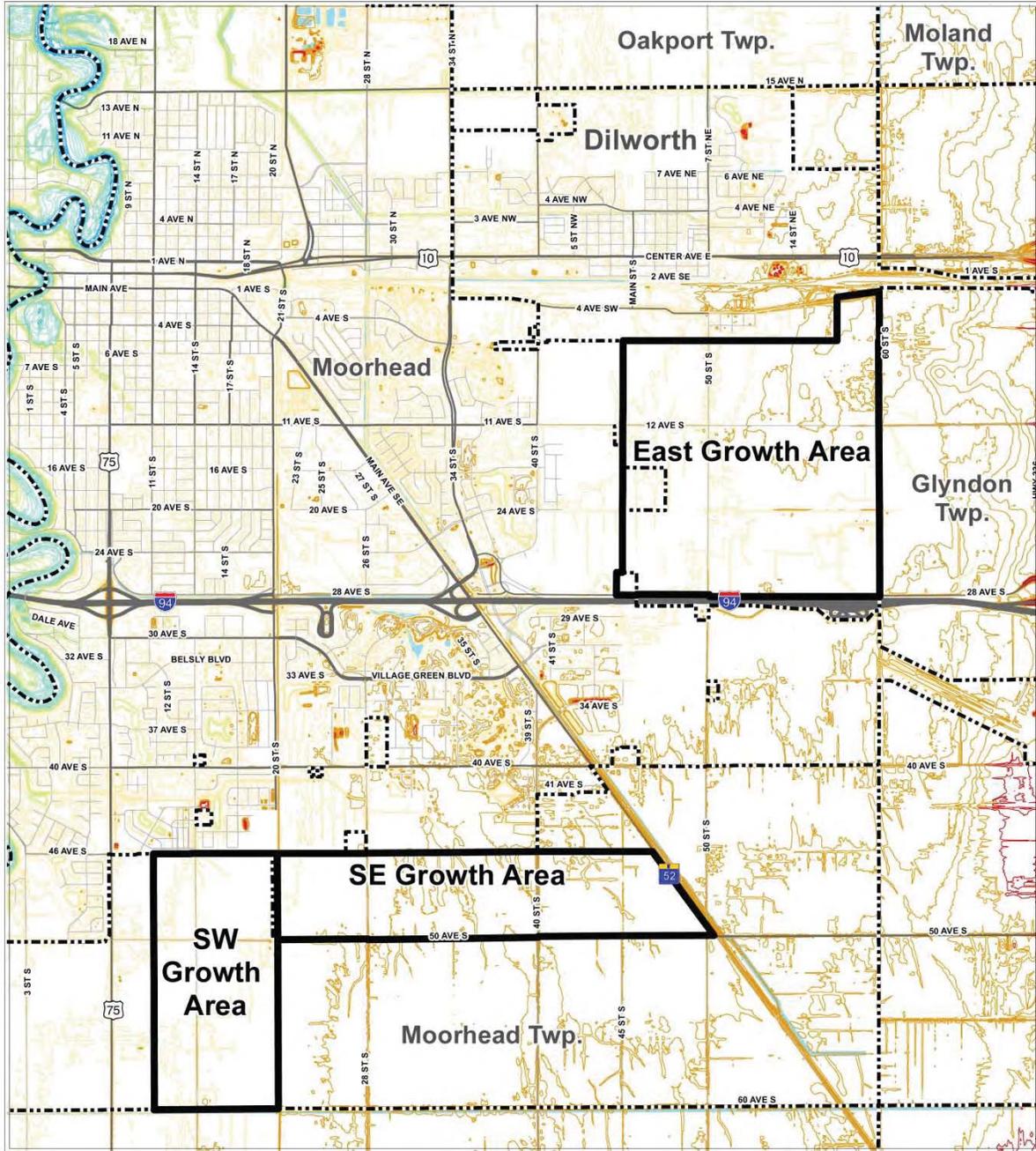
2016 Growth Area Boundaries



-  Growth Area Plan Boundaries
-  Municipal Boundary
-  Moorhead City
-  Dilworth City

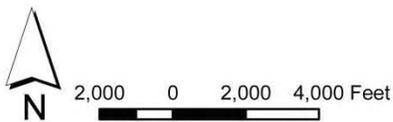
March 18, 2016

Figure A-1



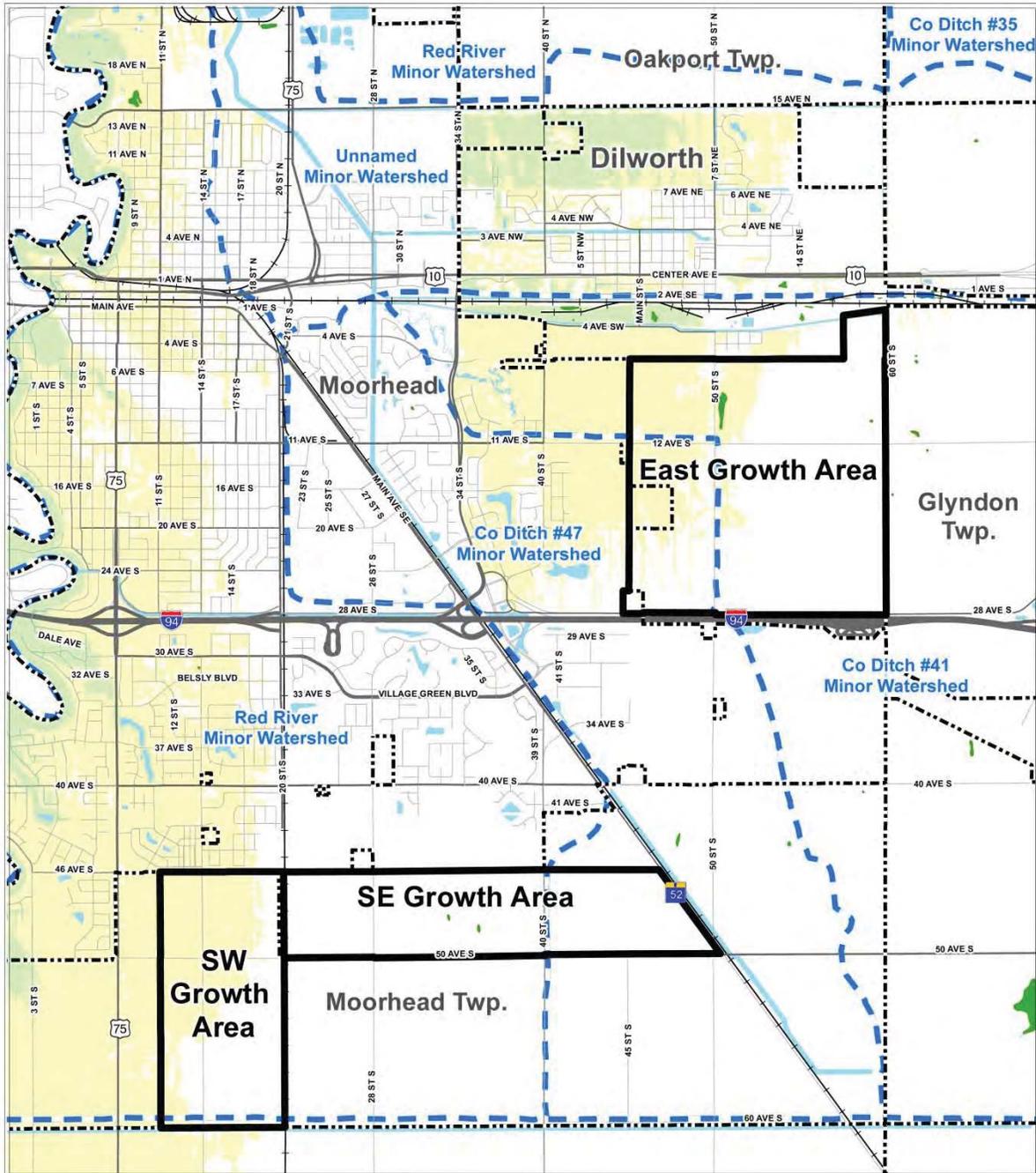
Growth Area Topography

-  Growth Area Plan Boundaries
-  Municipal Boundary

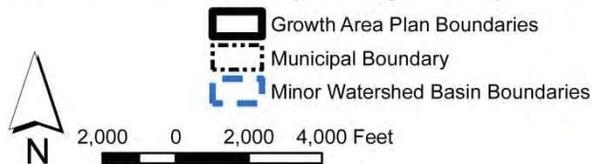


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Figure A 5

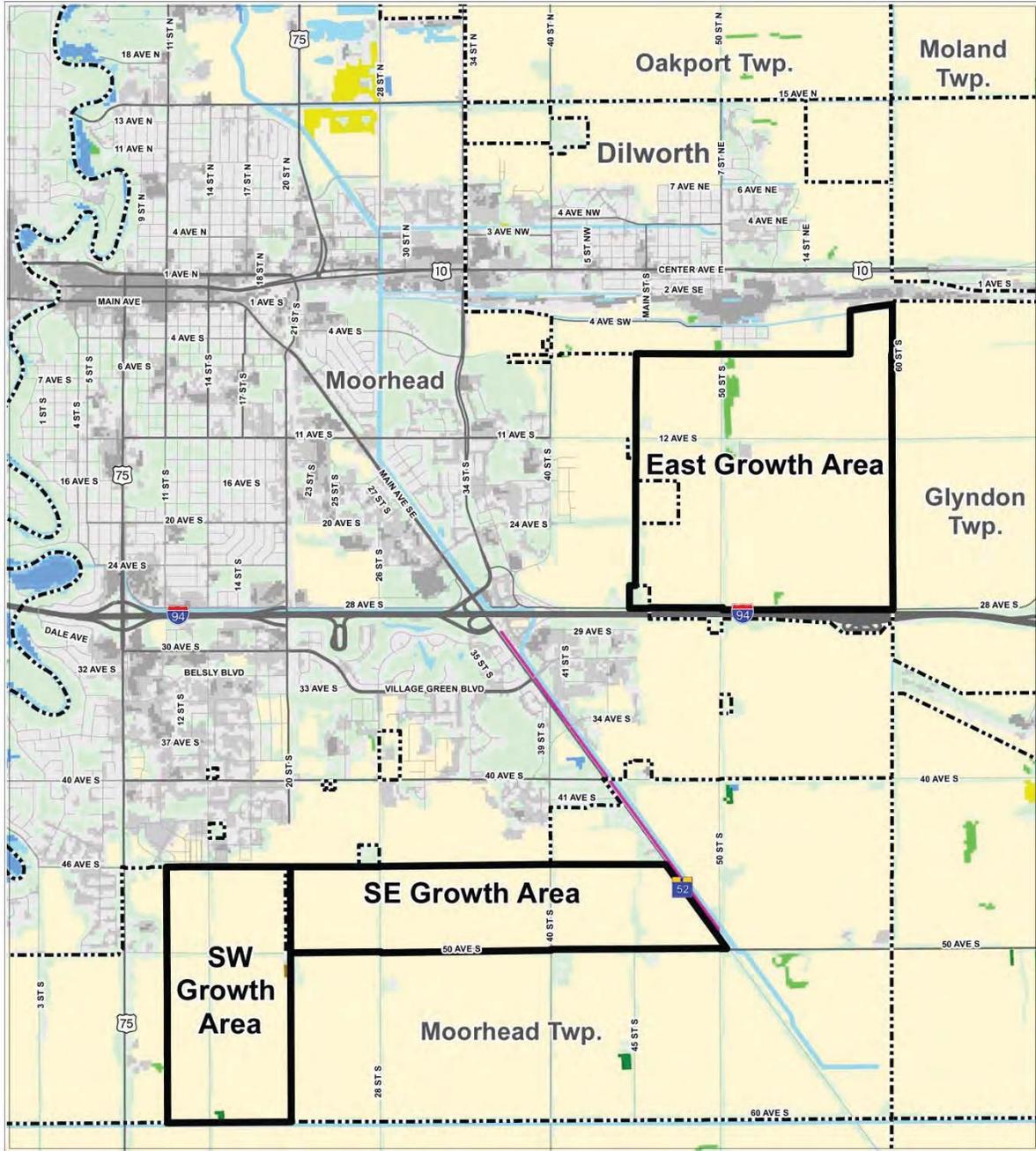


Growth Area Hydrography



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Figure A 6



Growth Area 2011 Land Cover



Figure A 7

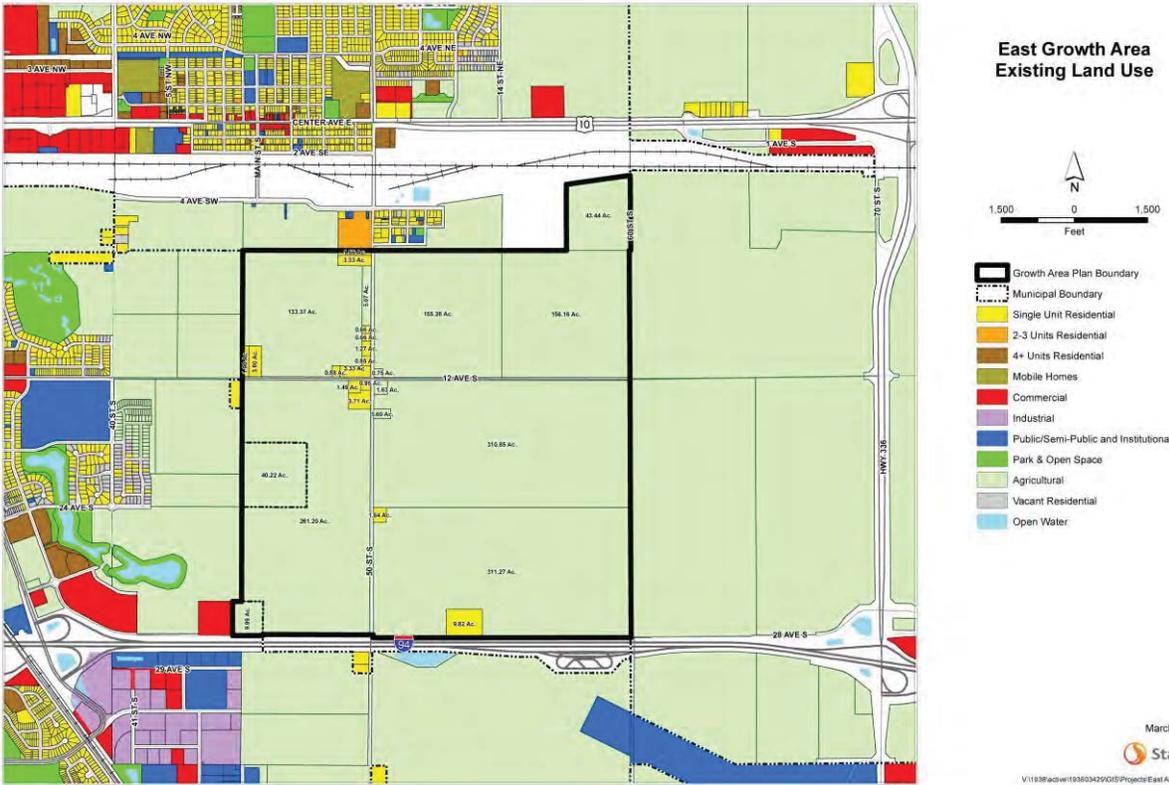
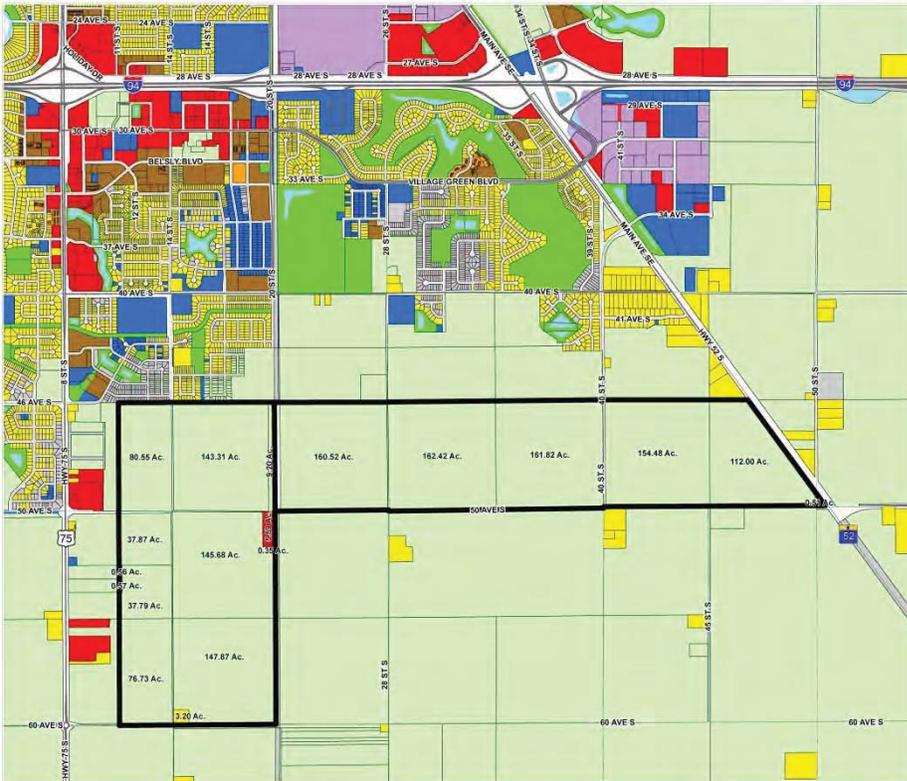
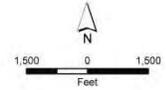


Figure A 8



**Southeast and Southwest
Growth Area
Existing Land Use**



-  Growth Area Plan Boundaries
-  Municipal Boundary
-  Single Unit Residential
-  2-3 Units Residential
-  4+ Units Residential
-  Mobile Homes
-  Commercial
-  Industrial
-  Public/Semi-Public and Institutional
-  Park & Open Space
-  Agricultural
-  Vacant Residential
-  Open Water

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Figure A 9

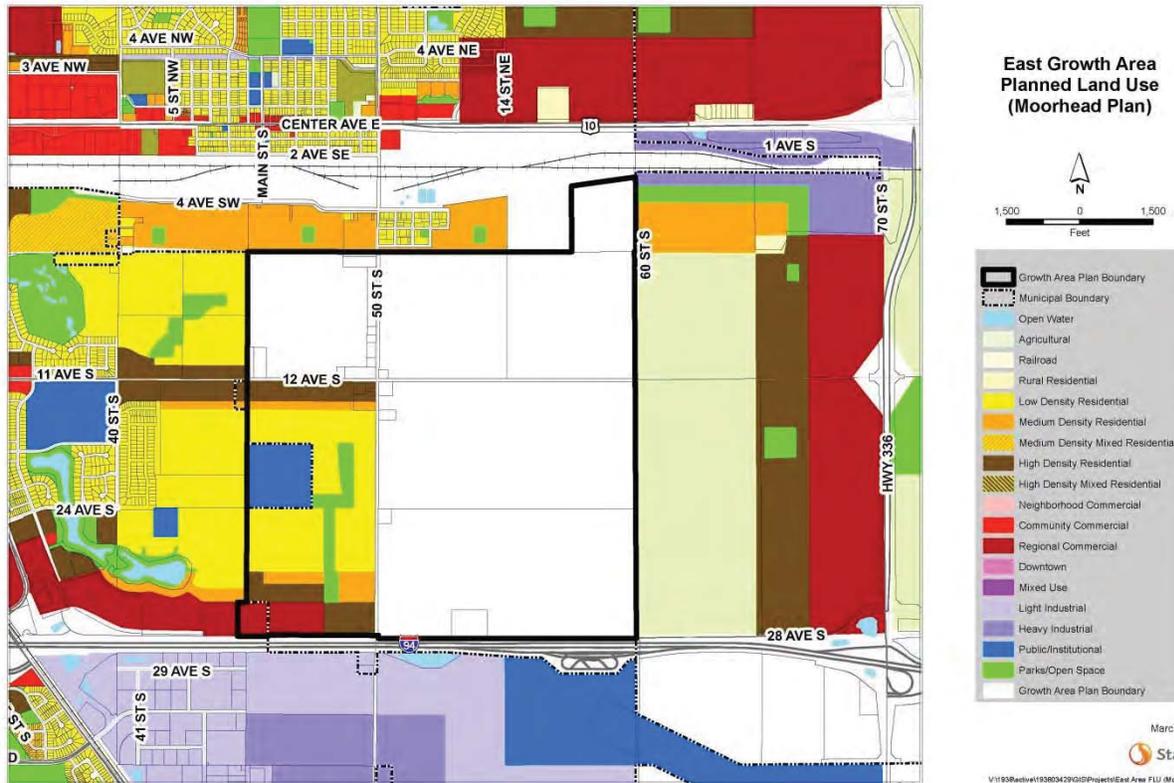


Figure A 10



Figure A 11

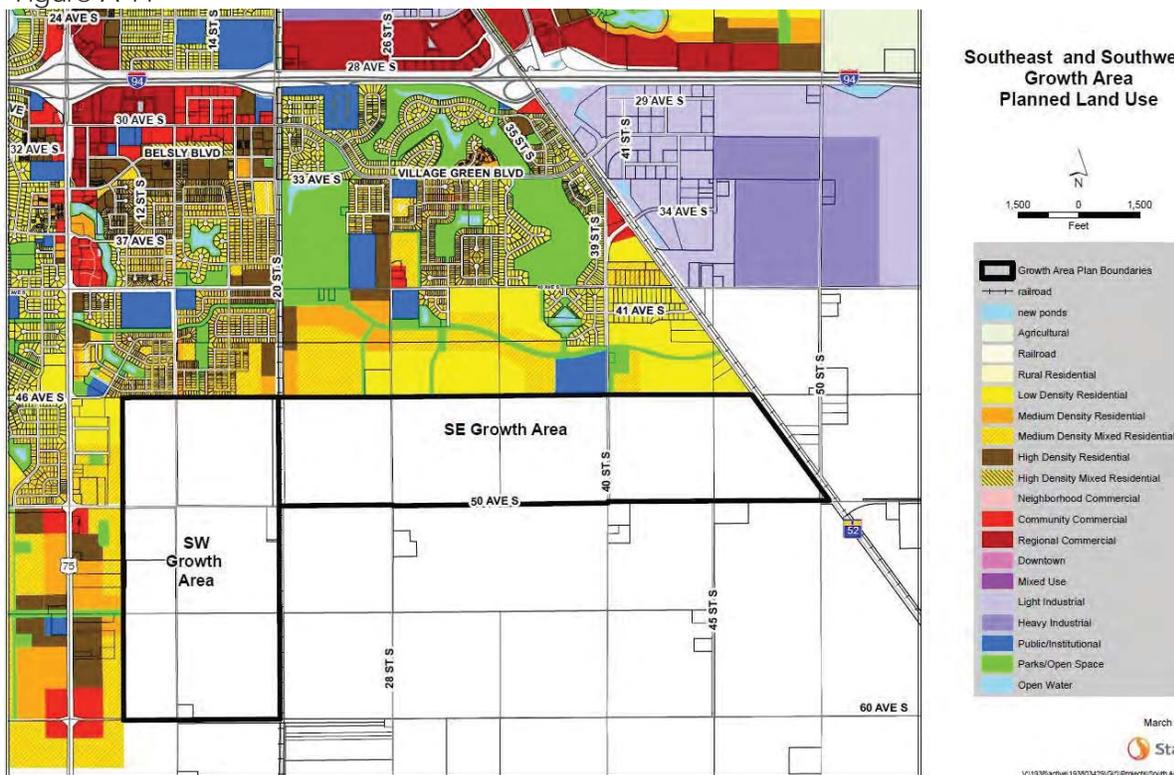
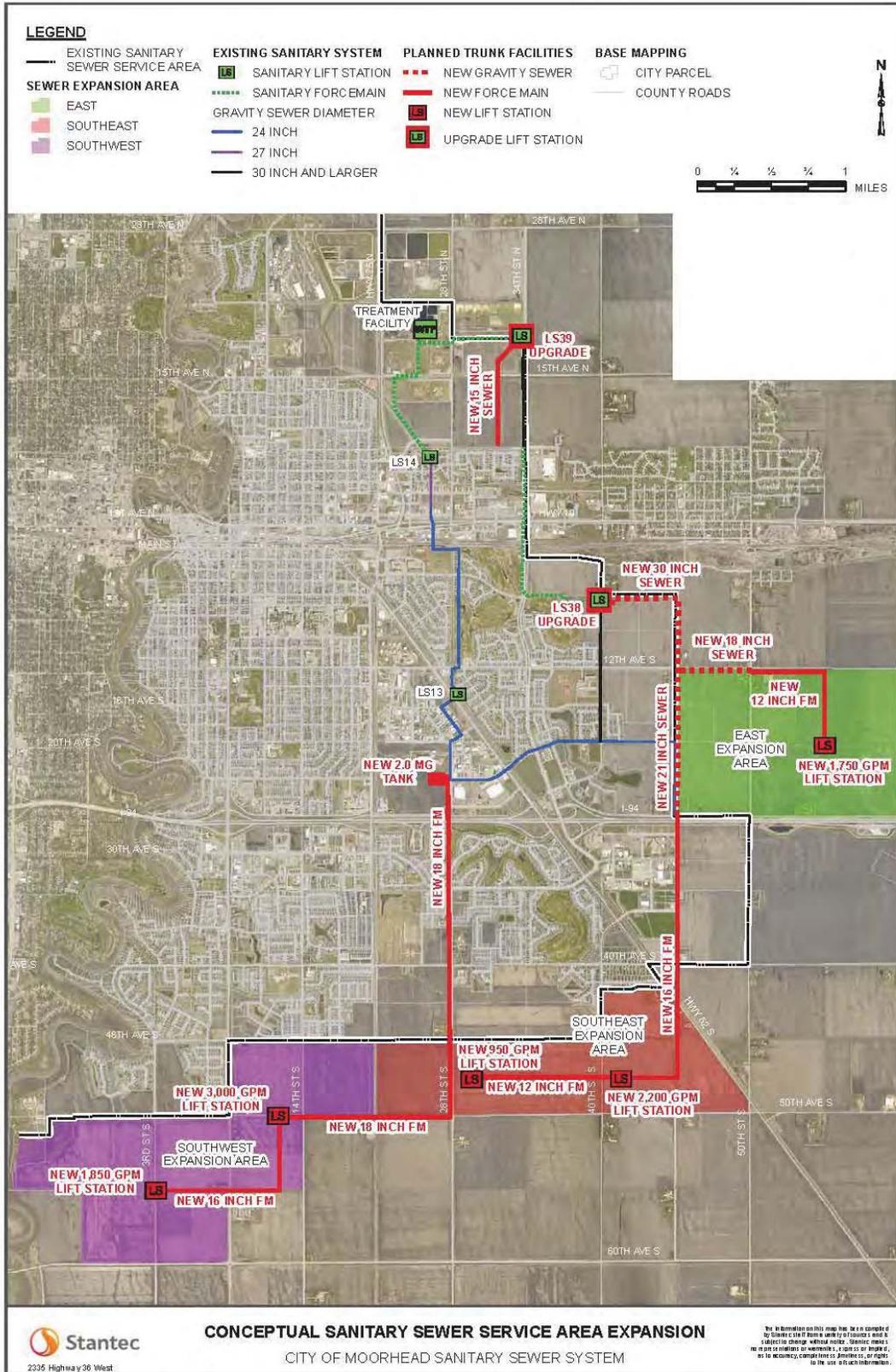
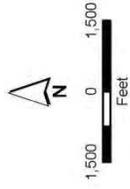


Figure A 12



Existing Transportation System East Growth Area



Functional Class:

- Interstate
- Principal Arterial
- Minor Arterial
- Collector
- Local Collector
- Local

Ownership:

- Federal Highway
- State Highway
- County State Aid Highway
- County Highway
- Local Road
- Township Road

- 1200 2014 AADT
- Railroad Tracks
- East Growth Area
- Open Water

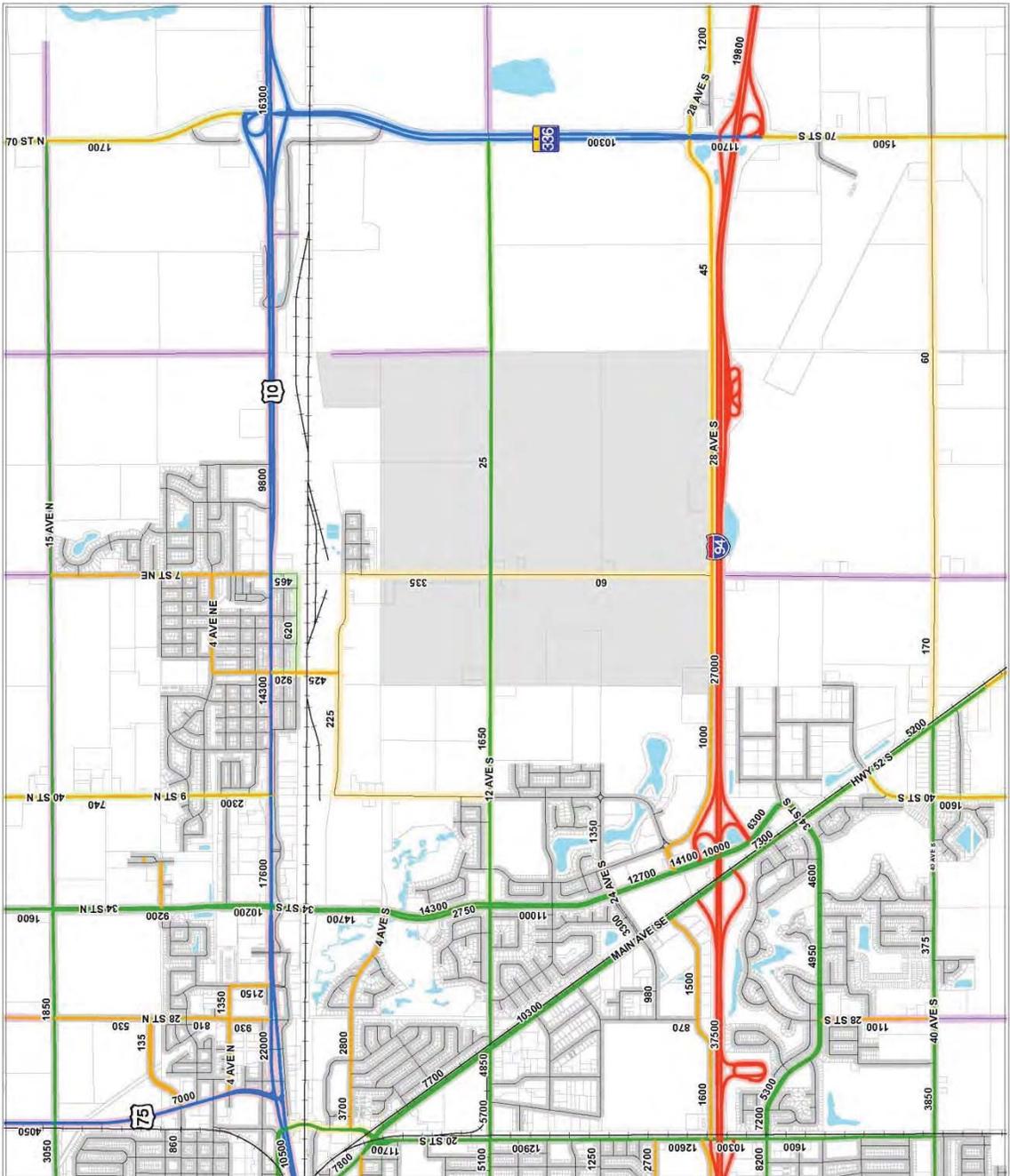
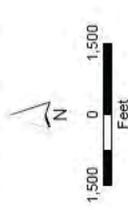


Figure A 15

Existing Transportation System Southeast and Southwest Growth Areas



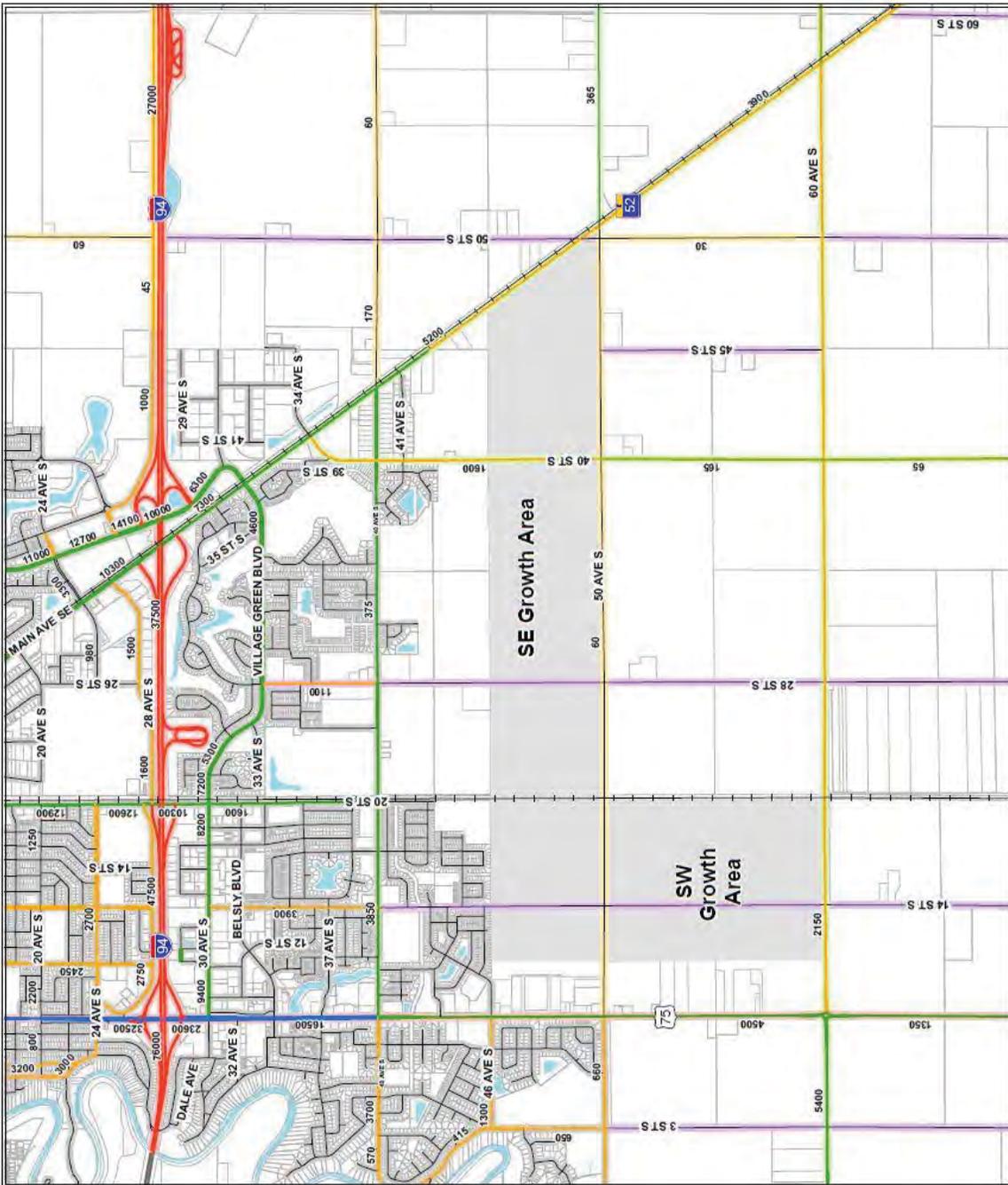
Functional Class:

- Interstate
- Principal Arterial
- Minor Arterial
- Collector
- Local Collector
- Local

Ownership:

- Federal Highway
- State Highway
- County State Aid Highway
- County Highway
- Local Road
- Township Road

- 1200 2014 AADT
- Railroad Tracks
- SE and SW Growth Areas
- Open Water



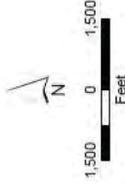
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Figure A 17

Proposed Transportation System Southeast and Southwest Growth Areas

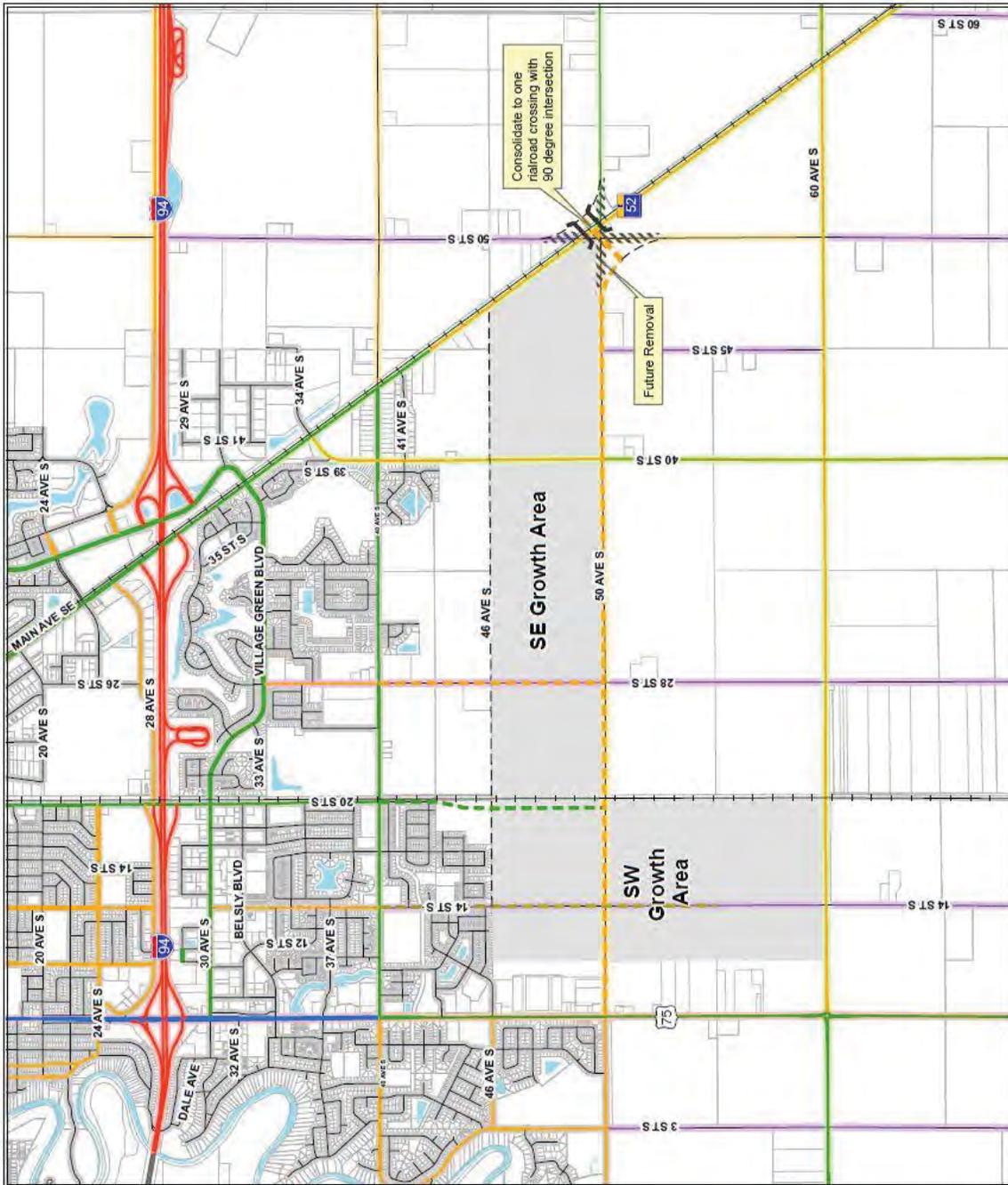


Functional Class:

- Interstate
- Principal Arterial
- Minor Arterial
- Future Minor Arterial
- Collector
- Future Collector
- Local Collector
- Future Local Collector
- Local
- Future Local

Ownership:

- Federal Highway
- State Highway
- County State Aid Highway
- County Highway
- Local Road
- Township Road
- Railroad Tracks
- SE and SW Growth Areas
- Open Water



March 18, 2016



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Figure A 18

Appendix C FUTURE LAND USE CATEGORIES

Type	Description	Examples	
Oakport Residential 	<ul style="list-style-type: none"> Maximum density of 3 units per acre All single-family detached Municipal sanitary sewer services required 		
Low Density Residential 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Maximum density of 12 units per acre Predominantly townhomes or condos Can include smaller lot detached and attached single-family developments 		
Moderate Density Mixed Residential 	<ul style="list-style-type: none"> Strive for average density of 5 units per acre Encourage a mixture of single-family (attached and detached) and multi-family Multi-family buildings are designed to be compatible with lower density neighborhoods No greater than 3 stories 		
High Density Residential 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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 		

Land Use Categories

<i>Type</i>	<i>Description</i>	<i>Examples</i>	
Downtown	<ul style="list-style-type: none"> Mix of Uses 40% residential - primarily higher density developments 40% retail/services/entertainment 10% public/institutional 10% open space 		
Mixed Use	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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. 		
Community Commercial	<ul style="list-style-type: none"> 5 to 15 acres in size Floor Area Ratio of 0.20 to 0.25 Neighborhood Centers Neighborhood Commercial uses, as well as larger users such as grocery store or sit-down restaurant Service oriented retail uses 		
Regional Commercial	<ul style="list-style-type: none"> Greater than 15 acres Floor Area Ratio of 0.15 to 0.20 Shopping and entertainment centers Parking intensive Regionally oriented Neighborhood and Community Commercial uses, but also big box retailers. 		



Land Use Plan

Land Use Categories

<i>Type</i>	<i>Description</i>	<i>Examples</i>	
Light Industry 	<ul style="list-style-type: none"> • Manufacturing • Office/Showroom • Warehousing • Distribution 		
Heavy Industry 	<ul style="list-style-type: none"> • Manufacturing • Agri-processing • Outdoor Storage 		
Public/ Institutional 	<ul style="list-style-type: none"> • Government • Education • Non-profit • Religious • Arts/Culture 		
Parks/Open Space 	<ul style="list-style-type: none"> • 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 		
Railroad	<ul style="list-style-type: none"> • Railroad Tracks • Right-of-way • Rail yards and spurs 		

Appendix D

POPULATION ACCOMMODATION - BUILDOUT

Future Land Use Category	Residential %	Moorhead Expansion South of 12 th Ave South					
		Total Acres	Residential Acres	Net Residential Acres (90% of Residential Acres)	Density *	Buildout Units	Buildout Population (2.6 persons per Household)
Low Density Residential	100%	367	367	330	5	1,650	4,290
Medium Density Residential	100%	272	272	245	9	2,205	5,733
High Density Residential	100%	58	58	52	16	832	2,163
Community Commercial	0%	17	0	0	0	0	0
Regional Commercial	0%	13	0	0	0	0	0
Mixed Use	50%	178	89	80	16	1,280	3,328
Park	0%	50	0	0	0	0	0
Intersection Area		15	0	0	0	0	0
Totals		970	786	629		5,967	15,514
Future Land Use Category	Residential %	Dilworth Expansion North of 12 th Ave South					
		Total Acres	Residential Acres	Net Residential Acres (90% of Residential Acres)	Density *	Buildout Units	Buildout Population (2.6 persons per Household)
Agricultural	20%	292	58	53	0.2	11	28
Rural Residential	100%	13	13	12	1	12	31
Low Density Residential	100%	107	107	96	5	480	1,248
Medium Density Residential	100%	73	73	66	9	594	1,544
High Density Residential	100%	22	22	20	16	320	832
Community Commercial	0%	17	0	0	0	0	0
Totals		524	273	219		1,417	3,683
Future Land Use Category	Residential %	Southeast					
		Total Acres	Residential Acres	Net Residential Acres (90% of Residential Acres)	Density *	Buildout Units	Buildout Population (2.6 persons per Household)
Low Density Residential	100%	558	558	502	5	2,510	6,526
Medium Density Residential	100%	7	7	6	9	54	140
Moderate Density Mixed Use Residential	100%	148	148	133	9	1,197	3,112
Community Commercial	0%	32	0	0	0	0	0
Park	0%	20	0	0	0	0	0
Totals		765	713	641		3,761	9,779

* Density - The densities used in this table were derived from the Sanitary Sewer Expansion Study (see Appendix E)

Future Land Use Category	Residential %	Southwest					
		Total Acres	Residential Acres	Net Residential Acres (90% of Residential Acres)	Density *	Buildout Units	Buildout Population (2.6 persons per Household)
Low Density Residential	100%	450	450	405	5	2,025	5,265
Medium Density Residential	100%	7	7	6	9	54	140
Moderate Density Mixed Use Residential	100%	207	207	186	9	1,674	4,352
Mixed Use (assume 50% residential)	50%	35	18	16	16	256	666
Park	0%	20	0	0	0	0	0
Totals		719	682	613		4,009	10,423

* Density - The densities used in this table were derived from the Sanitary Sewer Expansion Study (see Appendix E)

Appendix E DENSITIES BY LAND USE CATEGORIES

Type	Description	Sanitary Sewer Expansion Study
<p>Oakport Residential</p> 	<ul style="list-style-type: none"> • Maximum density of 3 units per acre • All single-family detached • Municipal sanitary sewer service required 	
<p>Low Density Residential</p> 	<ul style="list-style-type: none"> • Maximum density of 4 units per acre • Mixture of single-family detached and attached units such as duplexes and twinhomes • Accessory units 	<p>LDR 300 GPD/UNIT 5 UNITS/ACRE = 1,500 GPD/ACRE</p>
<p>Medium Density Residential</p> 	<ul style="list-style-type: none"> • Maximum density of 12 units per acre • Predominantly townhomes or condos • Can include smaller lot detached and attached single-family developments 	<p>MDR & MDMR 225 GPD/UNIT 9 UNITS/ACRE = 2,205 GPD/ACRE</p>
<p>Moderate Density Mixed Residential</p> 	<ul style="list-style-type: none"> • Strive for average density of 5 units per acre • Encourage a mixture of single-family (attached and detached) and multi-family • Multi-family buildings are designed to be compatible with lower density neighborhoods • No greater than 3 stories 	
<p>High Density Residential</p> 	<ul style="list-style-type: none"> • Maximum density of 30 units per acre • Multi-unit and multi-building apartment complexes • Higher density townhome developments • No greater than 4 stories 	<p>HDR 150 GPD/UNIT 16 UNITS/ACRE = 2,400 GPD/ACRE</p>
<p>High Density Mixed Residential</p> 	<ul style="list-style-type: none"> • 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 	

