

MOORHEAD NEIGHBORHOOD PLANNING

Open House Comment Card Summary – April 25, 2007

20 forms returned
4 online forms submitted
1 faxed form

The Moorhead Neighborhood Planning Process is a joint initiative of MSUM, Concordia College, neighborhood residents and the City of Moorhead to address issues related to student and residential neighborhoods surrounding the campuses.

Public input is an important part of this process. We want to thank you for taking time to submit your feedback. Your input is valuable and will be recorded for review by the Working Group and Executive Committee affiliated with the planning effort. Please take a few minutes and submit your comments in the spaces below.

Are you a(n): (Please mark all that apply)

- Neighborhood Resident RESPONSES: 21
- College or University Student RESPONSES: 0
- College or University Faculty Member RESPONSES: 5
- College or University Staff RESPONSES: 0
- Elected Official RESPONSES: 0
- City Staff Member RESPONSES: 0
- Other (please specify) RESPONSES: 7

Others as specified:

- Foster care provider
- Retired
- South 16th Street
- Concerned senior citizen
- South Moorhead resident
- Representative on the working group
- Student

What do you like or dislike about the redevelopment concepts?

- Honesty and integrity of city officials with your wards men and women included in Moorhead development not to blind side community.
- Concern about library would be too out of the way if relocated to library – houses surrounding need much TLC.
- Improves look of neighborhoods.
- Re the Town & Country area – restrict to senior citizens. We need to maintain a neighbor lifestyle. I don't want to be isolated from families.
- The library does not belong at the power plant site.
- I like the general idea of directing change rather than simply reacting.
- If the new buildings are like the example at 8th Street and 7th Avenue (Gateway Red. Pers.) then good. If it's a box (a.k.a. Holiday Mall) then don't do it.
- What's being done to discourage conversion of family homes to student rentals? Nothing was mentioned about that.
- I like the idea about the library (or a public building) being put at the power plant. I don't want condos for the rich there.

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- Like the idea of library in power plant location.
- Love the trees. Wonderful development at 7th Avenue and 8th Street.
- I like the median on 8th Street with trees, especially development at 7th Avenue.
- Halley Day - great. Town & Country - great. What about senior housing?
- Like mixed uses by colleges. Need more than 8th Street and 7th Avenue corner!
- I like the fact that it "is" taking place. We need to "plan" our existing neighborhood.
- Not enough attention to externalities created by rental housing. The parking problems, trash, noise, etc. make the area much less attractive for permanent residents. I think there are blocks of housing that are near "tipping point" that will cause them to go to rental property.
- Power plant to library seems like an out-of-the-way area. A library needs to be more central.
- Number of townhouses/condos too many for space? Important: Access to bike trails, environmental issues. Don't build in flood plain – Hey, you already know that – 'scuse me.
The preferred concept library – good. Patio/reading room/bird watching on west side. Coffee shop – good. Please build good/excellent housing/condo. Environmental: Plant native flowers, grasses, shrubs, and trees please; no exotics/invasive.
- New parking for college students and 'cleaning up' the college rental units on 8th street. (like) (dislike) prospect of my home and land being 'redeveloped'.
- The lack of respect by city officials toward our neighborhood; we found out through our own research that the plan was to acquire and tear down our neighborhood to build a library, a large number of condos, and a restaurant. I think there are elements in the city that don't understand that not everyone wants to live in a condo or a sheetrocked McMansion on the golf course. We deserve respect as homeowners and we are the ones paying city salaries, not the other way around. We would expect at the very least that ANY and ALL proposals having to do with affecting the quality of life will be concerned first and foremost with our welfare as long time residents. Further, we expect that ANY and ALL developments to this neighborhood fit the scope and scale of the existing neighborhood and not stick out like an 8-story elephant in the living room. So far, the city has done a good job at eroding trust with our neighborhood, especially since our neighborhood has tried to follow these issues. No paper trail of minutes in the planning commission and a city council not presented with FULL grant descriptions by staff does not bode well and indicates a lack of understanding of the true value of neighborhoods and the democratic nature of this community. Gentrification is NOT acceptable. Our neighborhood is now the oldest remaining neighborhood in Moorhead and should be valued just as it is. This is one of Moorhead's few truly diverse neighborhoods that actually works. Value it, don't ruin it. And DON'T think we will accept high end condos and restaurants in the middle of our lives and homes.
- With regard to the Power Plant Site: I like the proposals to keep the main part of the site public--e.g., library or community center--and linking the riverside park area and Woodlawn Park. Any housing (e.g., on the city-owned site north of the pow (answer cut off)
- Does not provide sober housing for students on the bus route

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What do you like or dislike about the gateway concepts?

- Lose of public swimming pool and ____ access if placed south of interstate.
- Definitely a need in Moorhead for off-street parking, especially near campuses.
- A bit of uncertainty as to why? We want/need this – perhaps to influence/orient visitors?
- Interesting. First I've heard of it.
- I like more bike paths. P.S. We have THREE (not two) colleges in town and 1 high school.
- Like idea of bike path and pedestrian on 8th Street.
- We need to think about opening 20th Street (4 lanes) to help alleviate 8th Street.
- Long overdue!
- Willingness to depart for the current and established zoning requirements – too little attention to parking.
- I'm not trying to be snide, but why should we care? What do we get from a "gateway"?
- What purpose does this serve rather than aesthetic value?
- Increased traffic on 2nd Street. It will have to be widened.
- Dislike: the current traffic issue on 7th ave with college age drivers driving recklessly through neighborhoods.
- I think you need to listen to the residents. They pay city salaries through their taxes. When people feel disrespected and unheard, you have lost their support. Camtown is a bad idea because the residents don't want it--and they have final say because they are already there.
- With regard to 8th Street: I very much like to idea of incorporating medians as much as possible. The wider the better, and preferably medians with some grass and trees. I am particularly concerned about the stretch from 12th Ave.,S. to Main Avenue.
- The locations the money is being spent on.
- The median on 8th Street.

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Do you have any comments about the parking solutions or other implementation steps?

- Should limit the amount of rental allowed in any given neighborhood/block.
- Like the options for walkers and bikers. How pay for? Taxes/specials...will they increase?
- If students rent houses and have more than two people – the owner should be required to provide garages or some off-street parking.
- No, but I suspect the problems will only worsen unless we take some action.
- I'd like to know about parking around Concordia now that the campus center has taken up some valuable parking spaces. Are they buying up land or planning on buying land for parking? If so where?
- No.
- Each building (new) should be able to provide a set number of spots to park.
- Could parking be restricted to only one side of the street in the Concordia/MSUM area?
- The park, solutions are very obscure. I can't say I can see the issue is being addressed.
- A specific parking situation is on the north side of 12th Avenue between 12th and 13th Street. A few years ago this one block area was approved by the City council to not allow parking on this block because of an owner request. There is only one driveway on this block that serves the house on the corner of 12th Avenue & 13th Street. Thus, no parking signs were put up. The owner of this house also has a hedge that extends west of his driveway. It seems that this area should be opened to parking since it is a vital area for college student parking.
- Please do not mess up our children's sliding hill (north end of 2nd Street). Thanks – our kids are grown, but new ones come along.
- The colleges should look at the possibilities of parking ramps instead of more parking lots.
- No
- With regard to any implementation by the city of private parties (e.g., developers): I am concerned about ways of enforcing design standards. We need to figure out a way to make sure that the city or developers are not permitted to submit an attractive design and then deviate from it in implementation. Perhaps this means that the Planning Commission has to have a kind of 'contract' that can be enforced. For example, in Fargo there has been some development where parking was proposed to be behind the structures, away from the street, but when building occurred the parking was put in front, on the street. We need to figure out a way to carefully review plans and 'enforce' them.
- Parking should be allowed at all existing rentals.
- New Housing should be on the bus route

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Do you have any other comments?

- When we started this process last fall we asked specifically about power plant area. Flatly told nothing was happening only to have grant written to State of Minnesota for clean up, library move and the destination on private homes on accept grant proposal.
- Wants to sell house this summer.
- Does it take away from family neighborhoods?
- Yes, _____ thank you to all the people who have worked so hard to date. Shape for ultimate success. What can be done about the fairly recent (in our block) change from resident owners to rental property?
- My main concern is the effect these plans and ideas will have on the low income citizens and their affordability for seniors.
- Increase bus service in the area. No mention of bus, only bike, walking.
- I don't understand what the purpose of the steps behind old Ralph's are for. We must have spent a gazillion dollars on them and for what?
- Need another cross light on 8th Street in front of entrance to Concordia College.
- 8th Street is our busiest road. Let's develop it to provide business/residential mix.
- Thanks for this open type of communications.
- Regarding the Halliday Property - the neighborhood and streets are not conducive to the traffic that would occur with both the "High" density and "Medium" density concepts. The previous owner proposed a high-density development that was declined by the City, WHY? Is it being considered again? The only concept that appears justifiable is the "low" density concept.
- Please be concerned about the number of single-family houses that are being purchased in neighborhoods and rented to college students. The concerns are parties and noise level, the number of unrelated people in each home, and the number of cars at each house. It appears that these rental houses, even though they have four unrelated renters, also bring in friends who also live at the house. We need to maintain our current neighborhoods. Comments have been made that students want to move further away from the campus so that their parties are not patrolled. Please HELP our neighborhoods!!
- Please continue to keep us informed. I'll pass the word onto other neighbors.
- We were told a 'mistake' was made on the grant. I write grants for a living, and the entire DEED grant was one proposal that involved tearing down our neighborhood to put up condos. I think the mistake was getting found out.
- Thank you for presenting some interesting and provocative ideas!
- Just pave 8th Street, fix the potholes & do historic renovation of houses & offer them as rental to students who are sober and have been through treatment.
- Would like to promote a historic look-a-like renovation on 8th Street. Use existing conversions for sober living housing. Offer backyard patios and front yard picket fence and restoration. No median. Finish 24th and 8th Street first and then I'll see if I like the landscape. This is the project that needs to finish first.
- The condos on the riverside wrecked the view of the river and landscape. Would like no boulevard on 8th street. Good lighting and no potholes and easy snow and ice removal.
- We need an events center for concert, ballroom dancing, etc. for alcohol-free entertainment for students.