
To: Kristie Leshovsky
City of Moorhead

From: Peggy Harter, PE
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File: 193803429 - Moorhead Growth Area
Plans and AUAR

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Reference: Open House Summary 5.19.16

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.

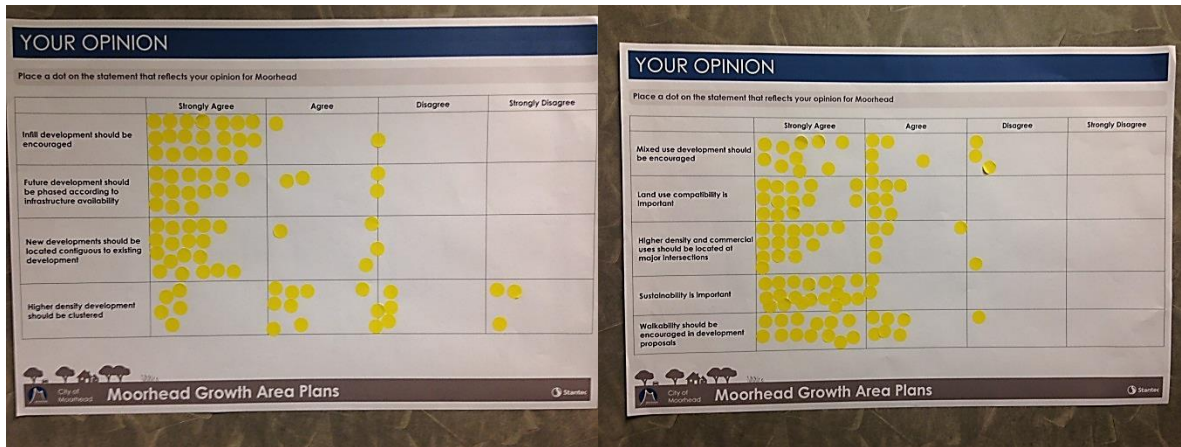


Figure 2: Meeting participants value growth management strategies

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.

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