

FUTURE MOORHEAD

East, Southeast + Southwest Growth Areas

MOORHEAD GROWTH AREAS STEERING COMMITTEE
Community Visioning Workshop – Part 1

April 14, 2016



Agenda

- Welcome and Introductions
- Updates
 - Map Update
 - Background Information
- Developing the Vision
- What's Next
- Questions and Discussion

Welcome and Introductions

Steering Committee Members

City of Moorhead Staff

Stantec



Inventory
+ Analysis

Goals + Vision

Alternatives

Prepare Draft Plan

Plan Review

March

April

May

June

July

Aug

Sept

Oct

Nov

Dec



Draft Plan
Submitted



Plan
Ready for
Hearings

Steering
Committee

Steering
Committee

Steering
Committee

Steering
Committee

Steering
Committee

COMMUNITY ENGAGEMENT



Address
Moorhead's
Existing
Development
Potential

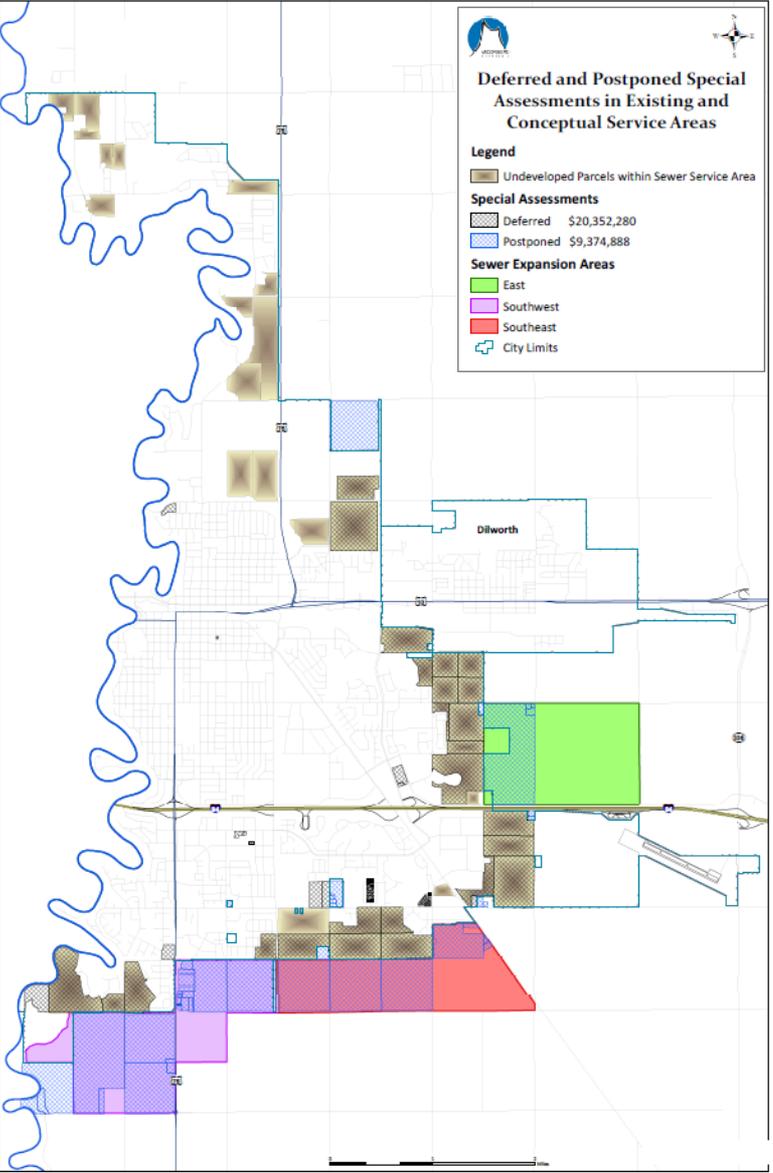
Plan for 2040
and Beyond





Deferred and Postponed Special Assessments in Existing and Conceptual Service Areas

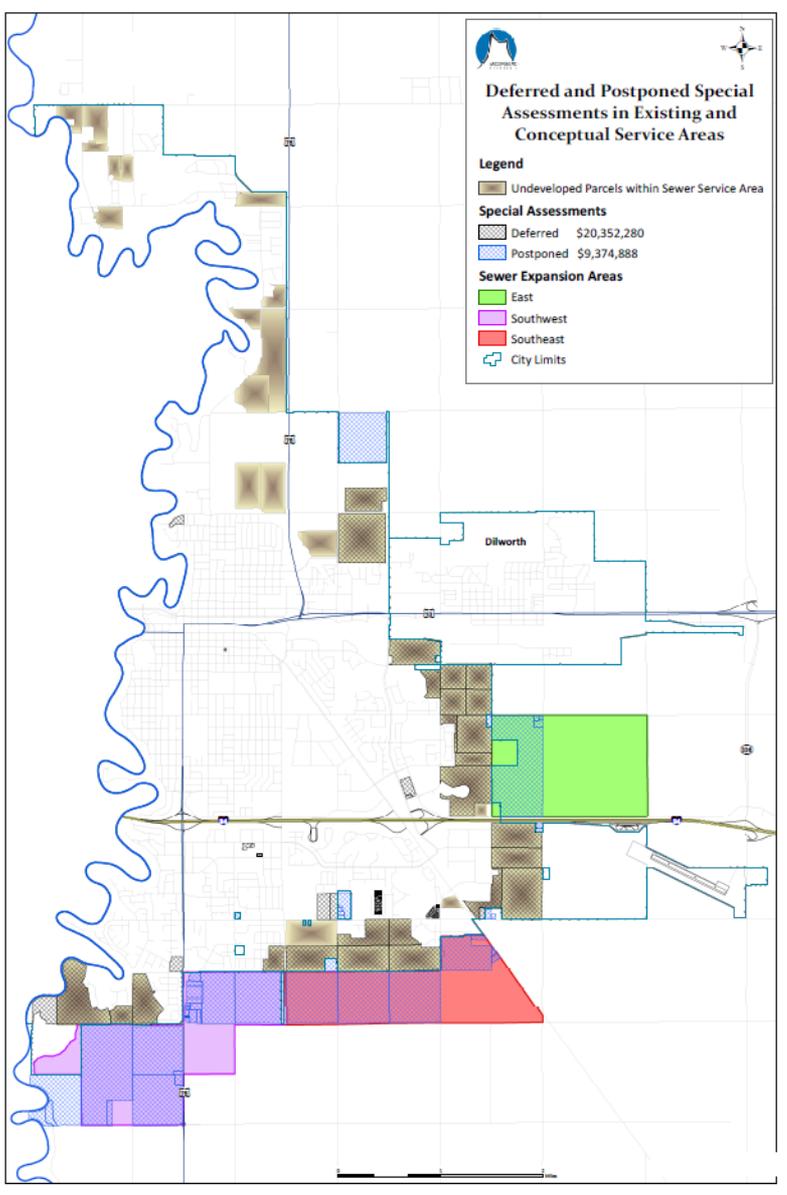
- Legend**
-  Undeveloped Parcels within Sewer Service Area
 - Special Assessments**
 -  Deferred \$20,352,280
 -  Postponed \$9,374,888
 - Sewer Expansion Areas**
 -  East
 -  Southwest
 -  Southeast
 -  City Limits



Deferred and Postponed Special Assessments in Existing and Conceptual Service Areas

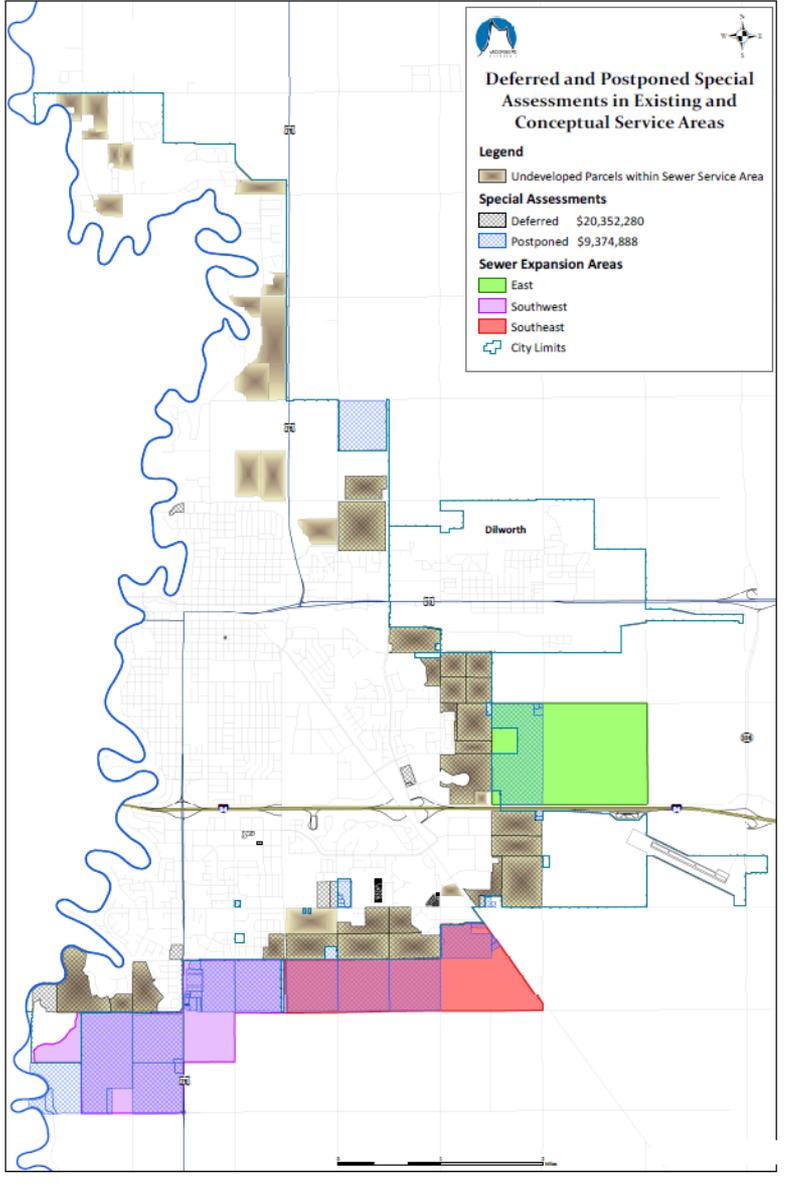
Legend

-  Undeveloped Parcels with Sewer Service
- Special Assessments**
-  Deferred \$20,352,280
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Development Potential within Existing Sewer Service Area

Undeveloped acreage within sewer service	1,500 acres
Unit potential	5,000 units



Deferred and Postponed Special Assessments in Existing and Conceptual Service Areas

Legend

Undeveloped Parcels with Sewer Service

Special Assessments

Deferred \$20,352,280

Postponed \$9,374,888

Sewer Expansion Areas

East

Southwest

Southeast

City Limits

Growth Management Options

Urban Service Areas (fixed or flexible)

Moorhead Infrastructure Policies (2004 Plan)

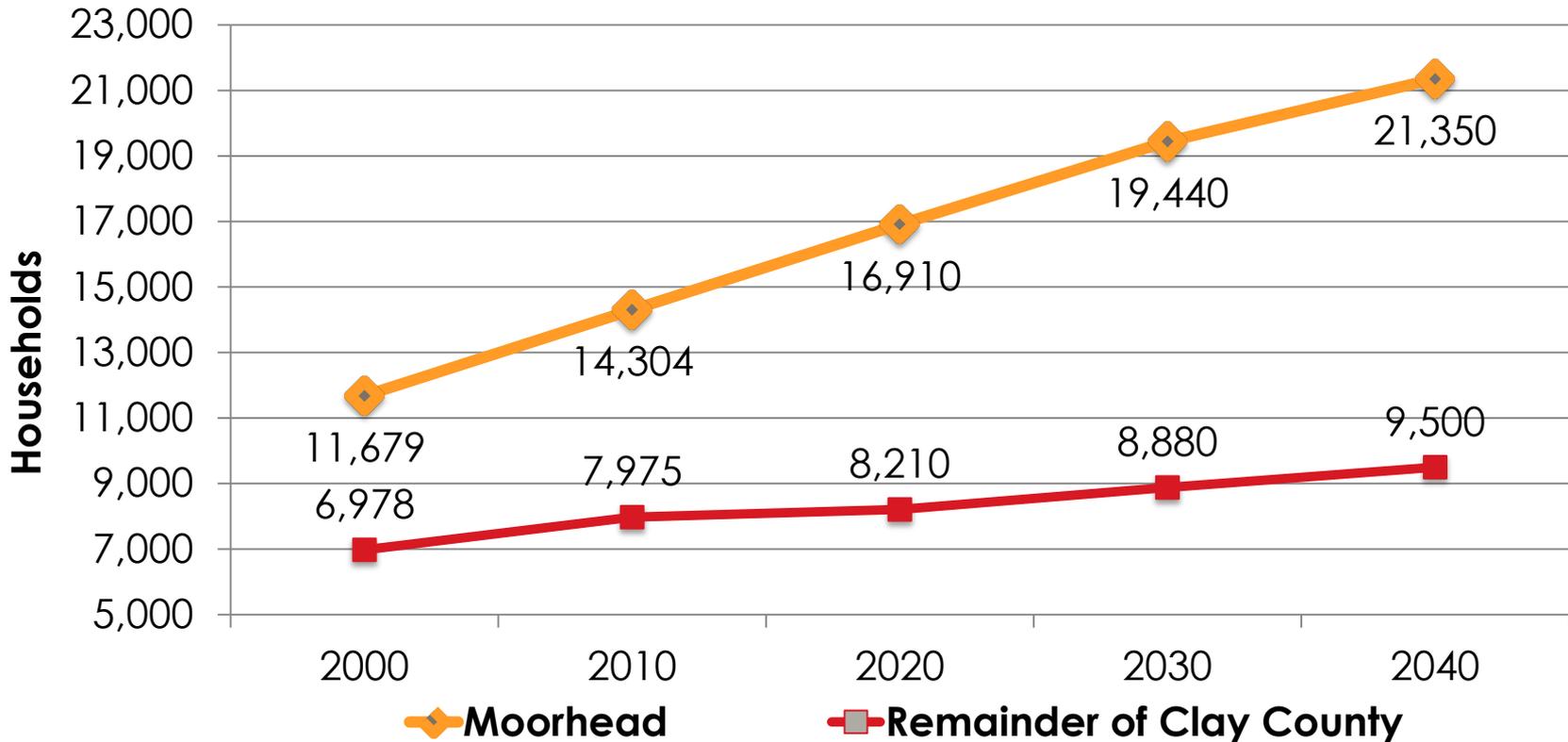
- Promote infill development and redevelopment of the existing urbanized areas
- Recommend new developments locate in areas that are contiguous to existing development

Staging Plans (2009 Plan Addendum)

Strategic Initiatives #7 - Growth Management

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

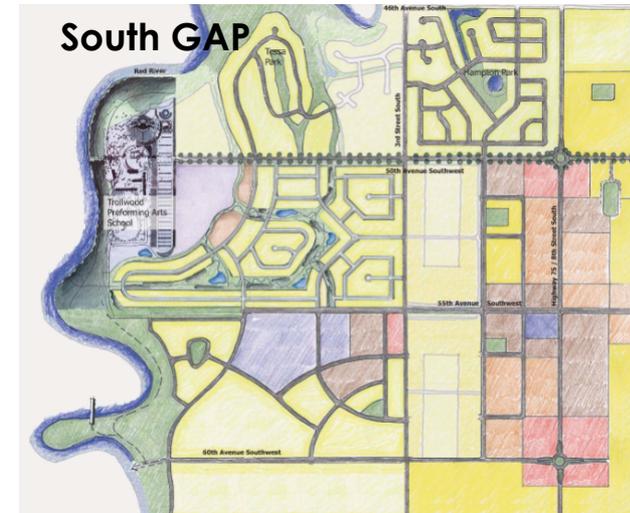
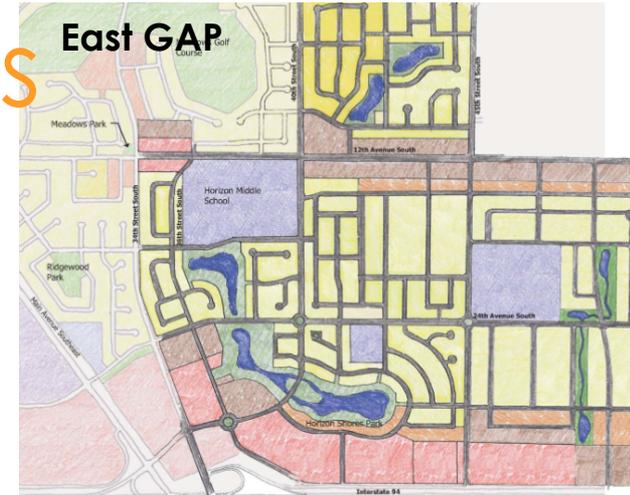
Projected Growth 2000-2040



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

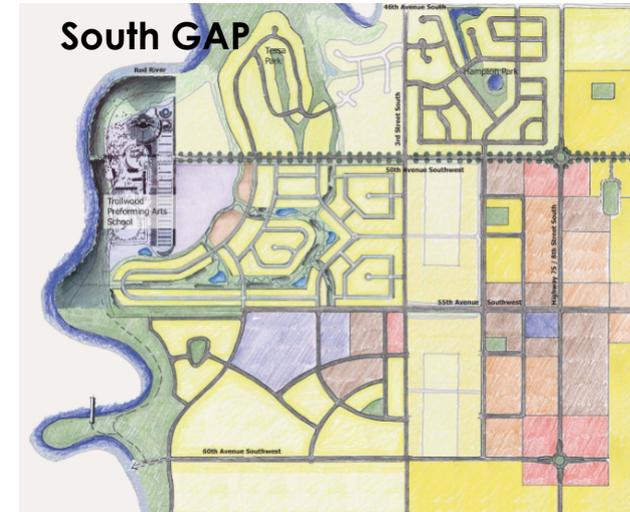
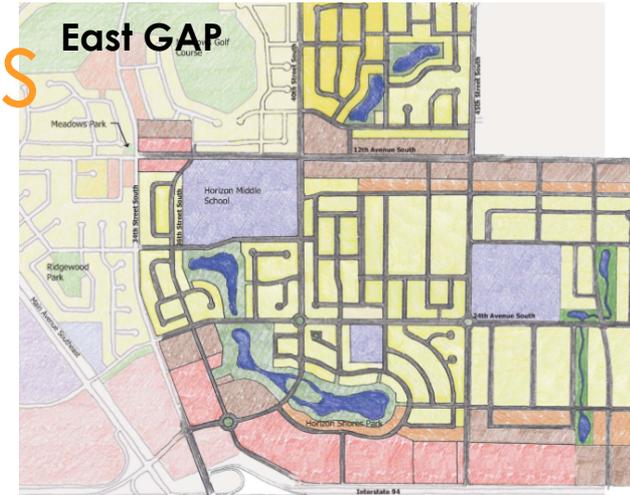
Growth Area Densities

	0-4 units/acre	Traditional single family detached homes
	3-5 units/acre	Traditional single family detached homes, twinhomes + duplexes
	6-12 units/acre	Duplexes, triplexes, quadruplexes + attached townhomes
	12+ units/acre	Apartment buildings



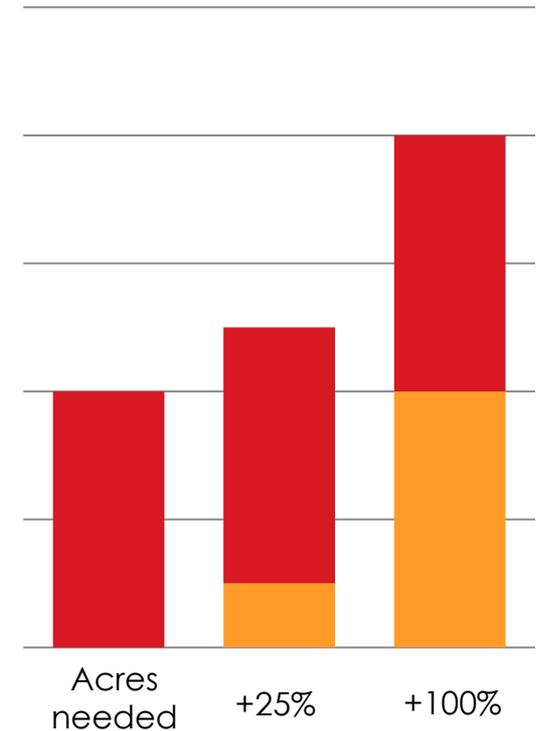
Growth Area Densities

Density Range		2009 Growth Areas				2016
		South	South Central	South-east	East	
	0-4 units/acre	7%	11%	7%	18%	10%
	3-5 units/acre	58%	15%	34%	70%	45%
	6-12 units/acre	26%	70%	49%	6%	35%
	12+ units/acre	9%	5%	10%	7%	10%



Market Choice/Flexibility

- Future land use maps provide for market choice and flexibility.
- Market choice/flexibility percentages range between 25% and 100%.



Population Accommodation

Density Range	Density Assumption	% of Units	2040 Acreage Needed
0-4 units/acre	3 units/acre	10%	190 acres
3-5 units/acre	4 units/acre	45%	640 acres
6-12 units/acre	8 units/acre	35%	711 acres
12+ units/acre	15 units/acre	10%	379 acres
Projected Residential Acreage Needs 2015-2040			1,920 acres
Residential-Related Public Use Needs @ 25% (streets, stormwater ponds, etc.)			480 acres
2040 Residential Acreage Needs			2,400 acres
Available Acres (preliminary)	Moorhead In-Fill	1,500 acres	4,500 acres
	Growth Areas	3,000 acres	

Population Accommodation

Residential Acreage Needs Adjusted for 25% to 100% Market Choice/Flexibility		
Moorhead In-Fill Acres	750 to 1,125 acres	
Preliminary Residential Acreage Needed in Growth Areas after In-fill	1,275 - 1,650 acres	
Acres Needed in Growth Areas Adjusted for Market Choice/Flexibility	1,594 – 2,550 acres to 2,063 – 3,300 acres	1,594 to 3,300 acres
Uncommitted Acreage in Growth Areas		-300 to 1,406 acres





Vision for the 2016 Growth Areas



Steering Committee Discussion

Q.1 Future Development Phasing

2009 Plan Addendum:

“Priority should be given for Moorhead to fill in rather than expand.”

How much Moorhead in-fill development should be required before development in the 2016 growth areas?

Q.2 Future Development Phasing

2009 Plan Addendum:

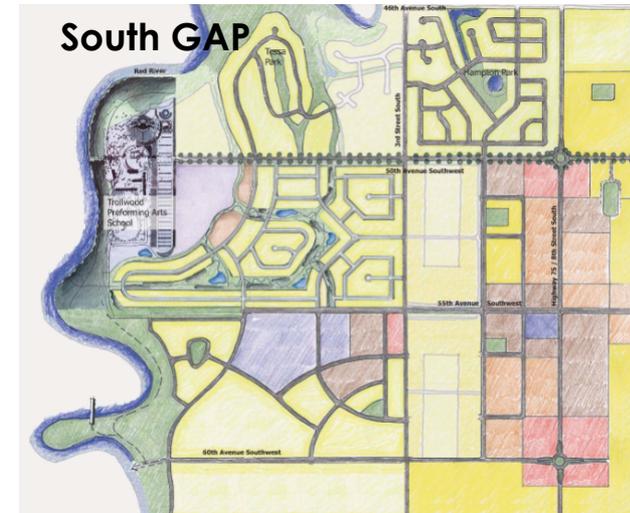
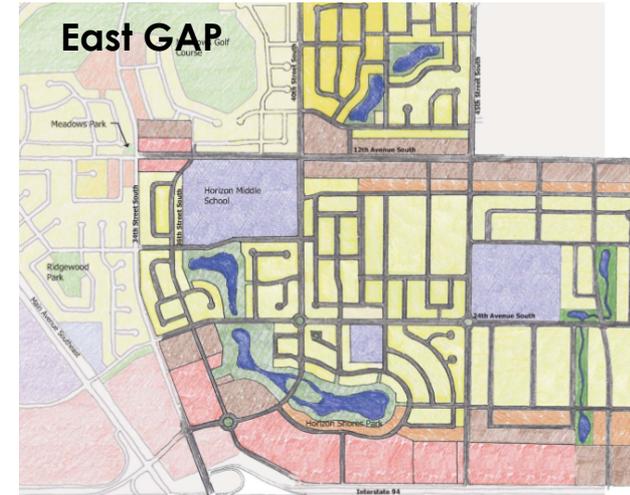
- **Development staging/phasing plans - “one method for managing growth”**
- **“Staging areas ensure that growth does not move into areas that do not have the public infrastructure to support it.”**

Do you agree with applying this method to the growth areas?



Q.3 Densities

	0-4 units/acre	Traditional single family detached homes	10%
	3-5 units/acre	Traditional single family detached homes, twinhomes + duplexes	45%
	6-12 units/acre	Duplexes, triplexes, quadruplexes + attached townhomes	35%
	12+ units/acre	Apartment buildings	10%



Q.4 Community Character

What are the positive attributes of Moorhead today?

What are the city's strengths which should be included/reflected in these growth areas?



Q.5 Community Character

Do you agree with this statement?

The three 2016 growth areas should maintain their current rural character?



Q.6 Agriculture

Most of the growth area acreage is agriculture.

Should any agriculture area be designated for long-term agricultural use or should all of the existing agricultural use be considered as an interim use?

- Designate some long-term agricultural use
- Existing agricultural considered as interim
- No opinion/need additional information

Q.7 Non-Residential Uses

What kind of non-residential land uses should we consider for the growth areas?

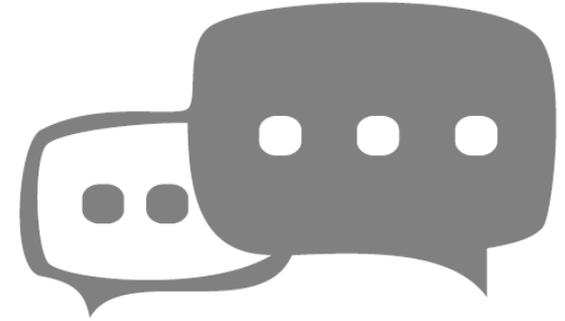
- Commercial uses serving that growth area
- Commercial uses serving a greater area
- Employment centers
- Industrial uses
- Highway-oriented commercial uses
- Other

What's Next

- Follow up on tonight's discussion
- Prepare draft vision(s) for the 2016 growth areas
- Prepare for the May 19th Public Meeting

Next Steering Committee meeting May 5th





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