

# FUTURE MOORHEAD

East, Southeast + Southwest Growth Areas

**MOORHEAD GROWTH AREAS STEERING COMMITTEE**

October 20, 2016



# Agenda

- Welcome and Introductions
- Review Draft Report
- Discussion Steering Committee on Draft Report
- Preview Public Input Meeting
- Next Project Steps and Moving into AUAR
- 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

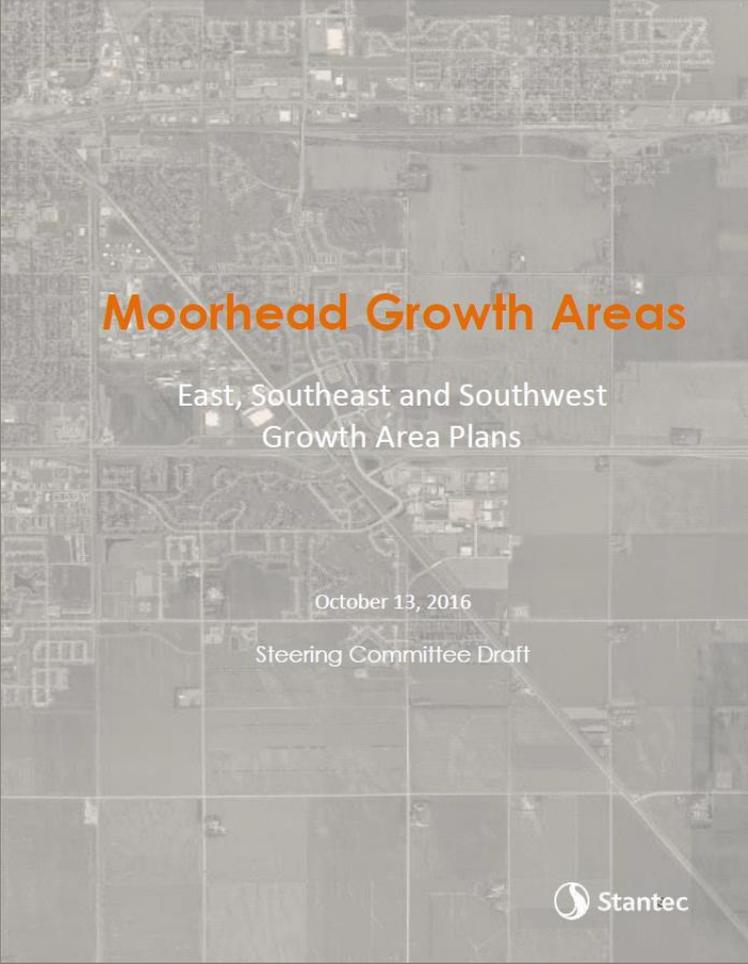
Steering Committee

Steering Committee

Steering Committee

COMMUNITY ENGAGEMENT



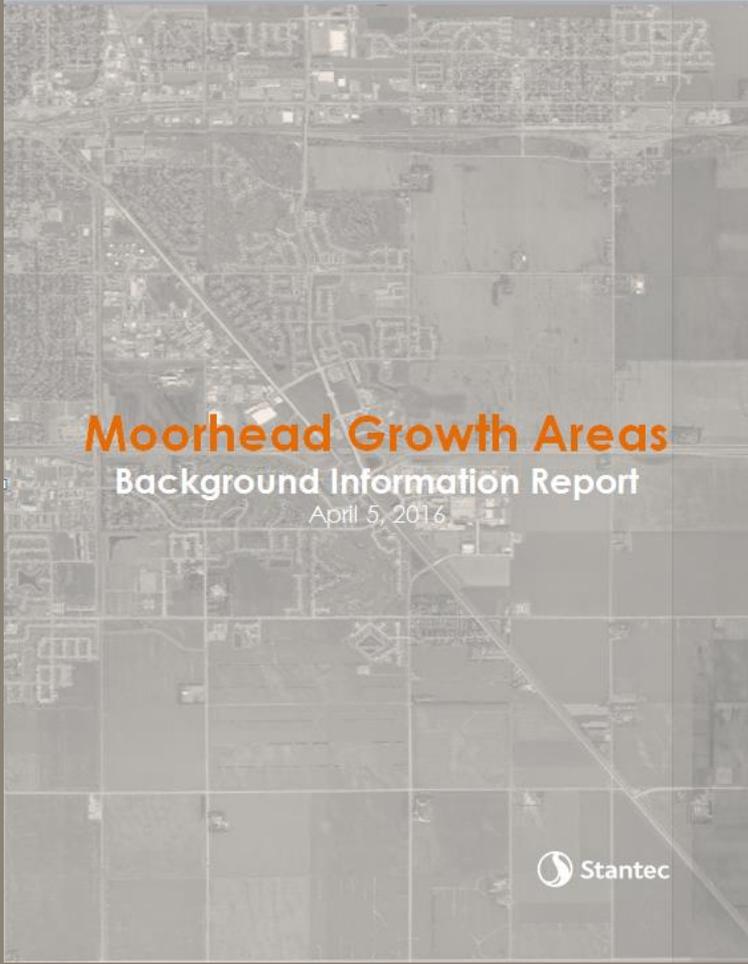
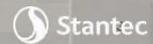


## Moorhead Growth Areas

East, Southeast and Southwest  
Growth Area Plans

October 13, 2016

Steering Committee Draft



## Moorhead Growth Areas

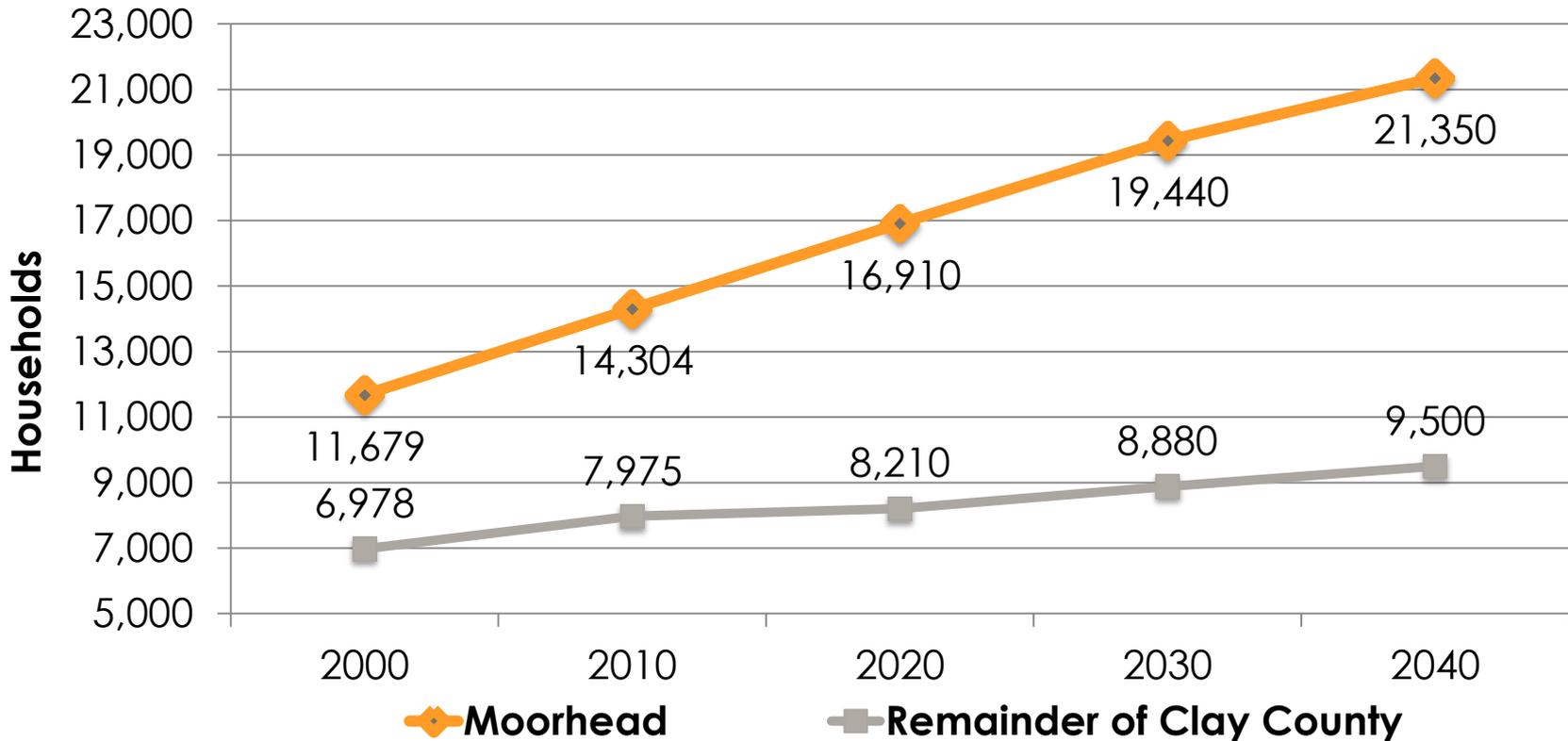
Background Information Report

April 5, 2016





# Projected Growth 2000-2040

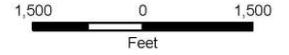


Sources: Demographic Forecast Study for the FM Metropolitan Area (December 2012) "Scenario B"; 2000 U.S. Census SF1 and SF4

# EAST

2016 Growth Area

# East Growth Area Basemap



 Growth Area Boundary

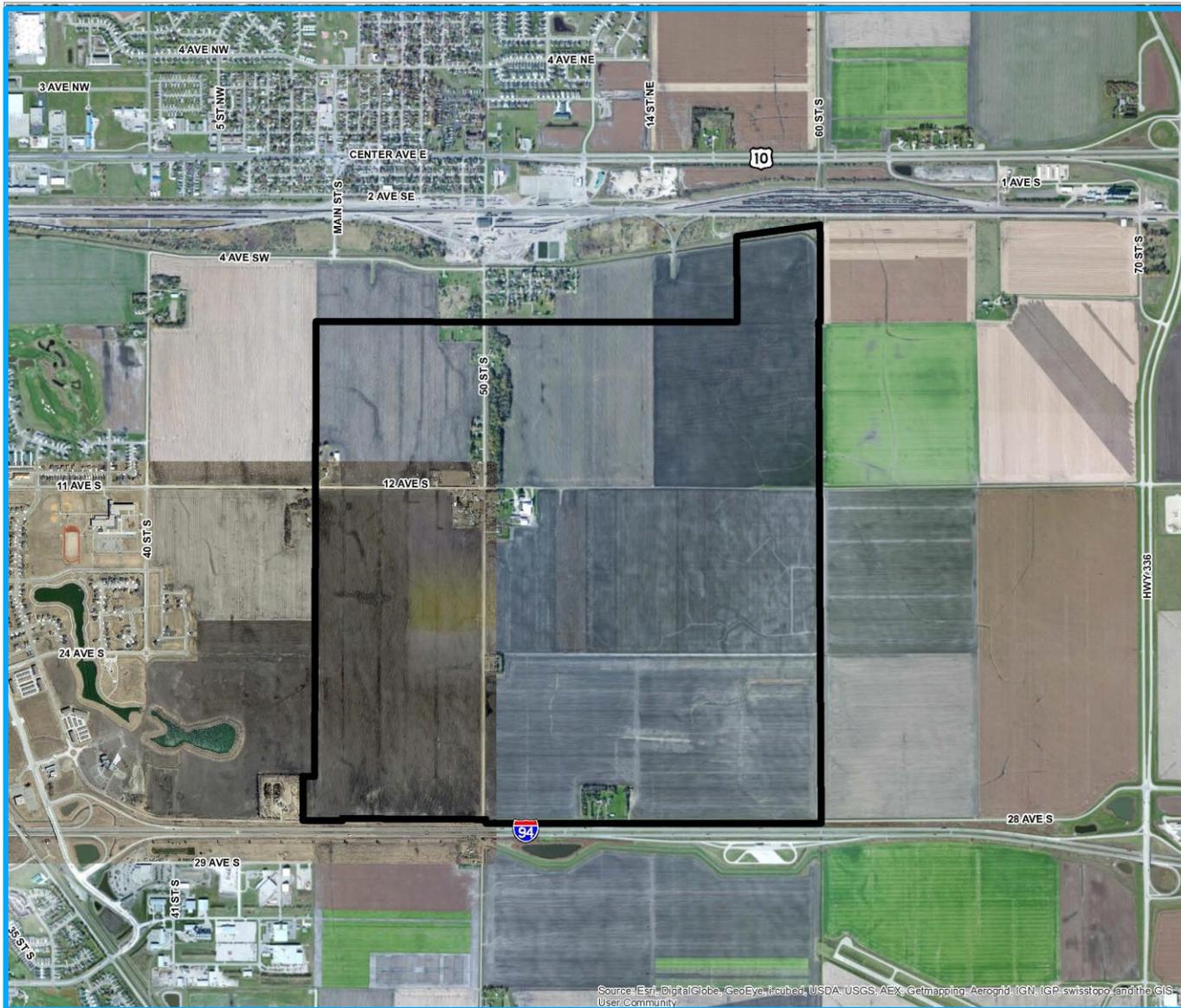
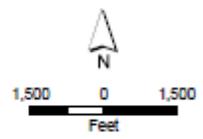
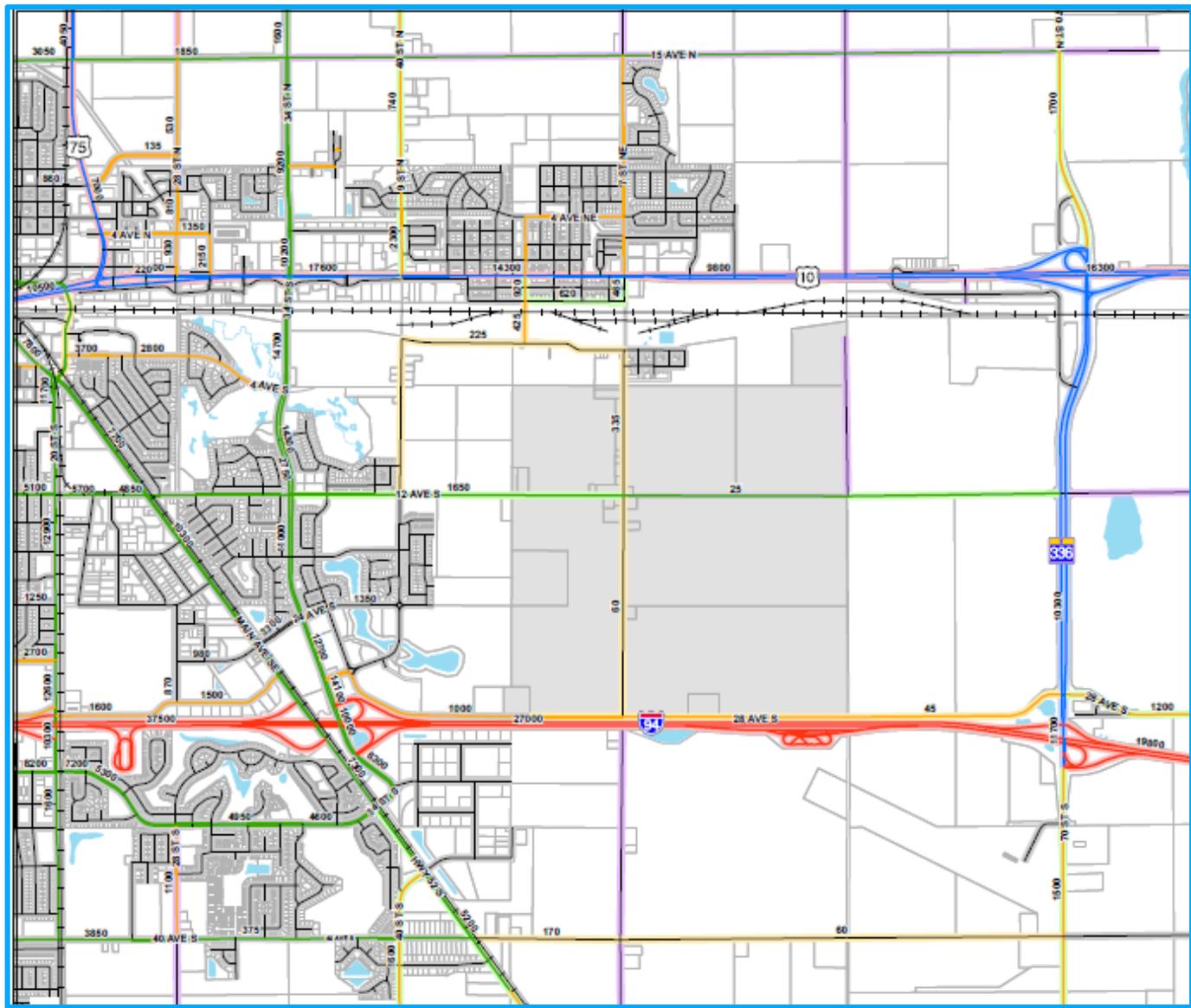




Figure 5-1  
Existing Transportation System  
East Growth Area

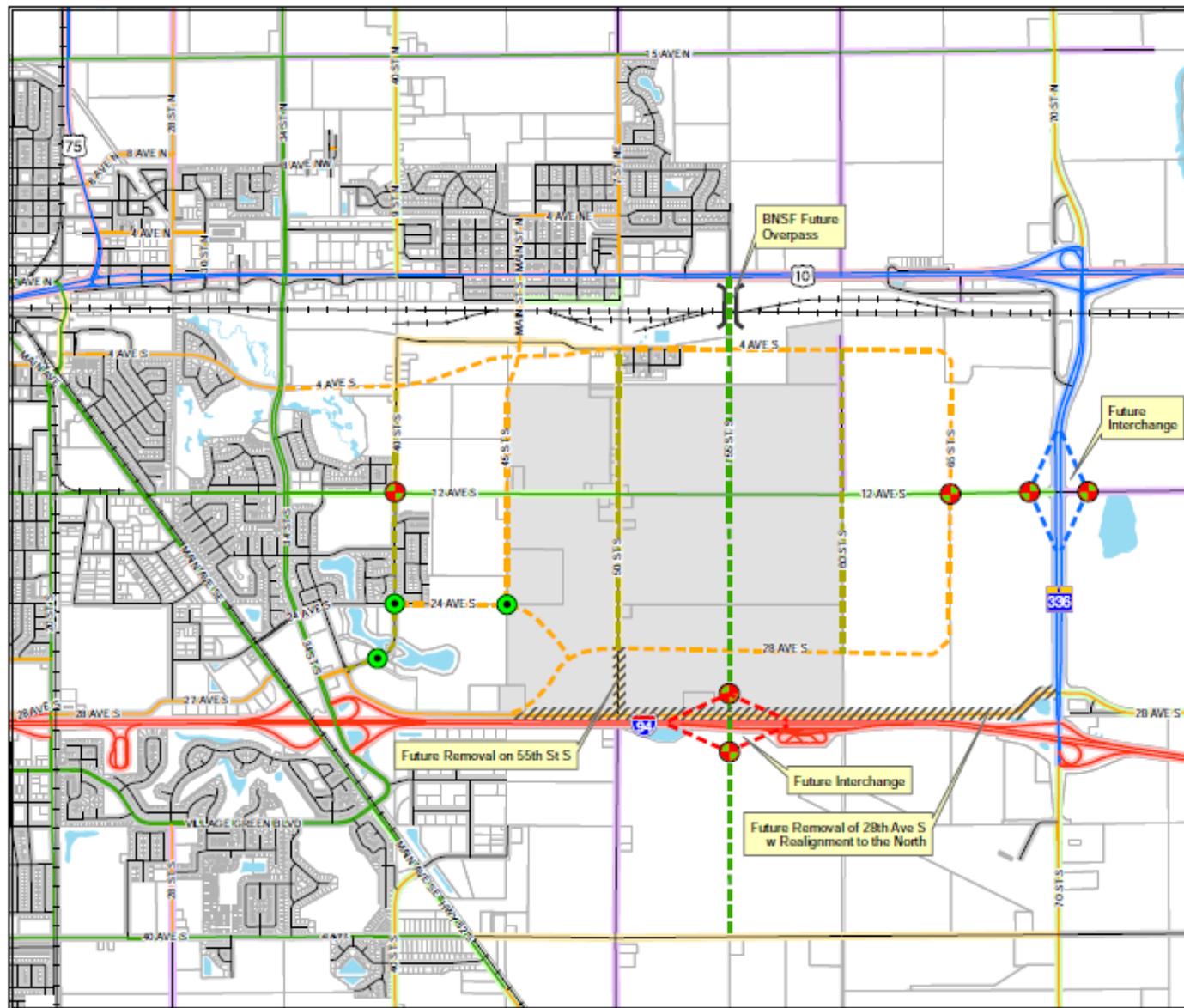


- Functional Class:**
- Interstate
  - Principal Arterial
  - Minor Arterial
  - Collector
  - Local Collector
  - Local
- Ownership:**
- Federal Highway
  - State Highway
  - County State Aid Highway
  - County Highway
  - Local Road
  - Township Road
- 1200 2014 AADT
- +— Railroad Tracks
  - East Growth Area
  - Open Water

March 7, 2016

Figure 5-3

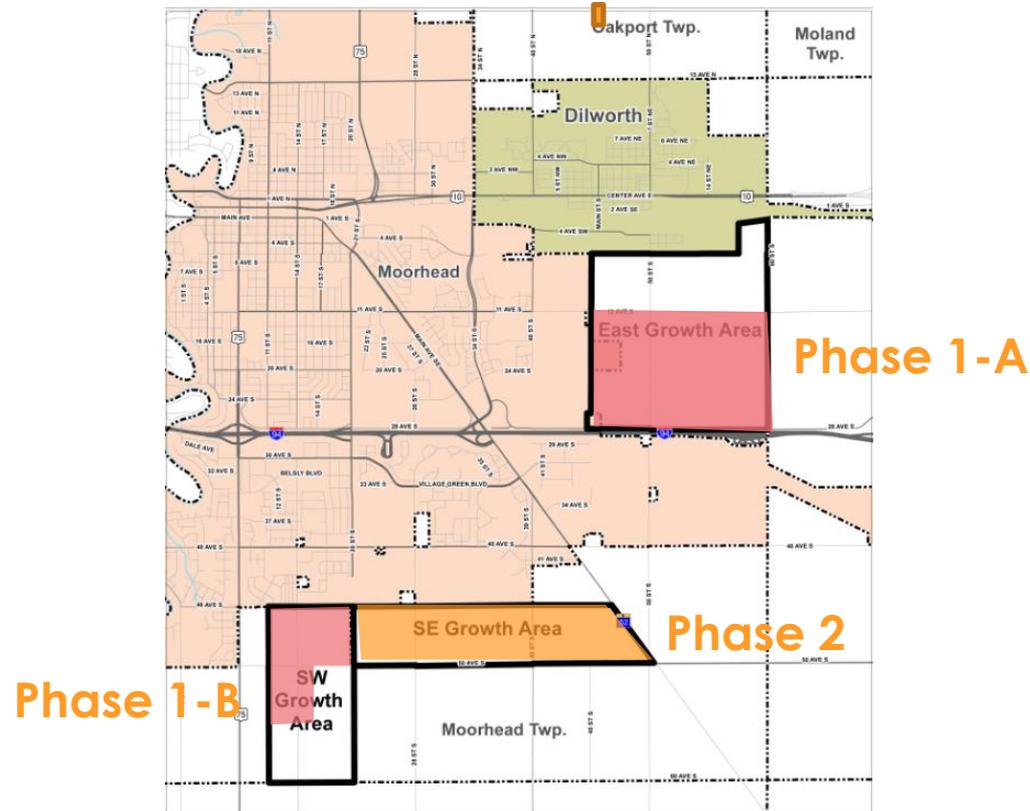
# Proposed Transportation System East Growth Area



- 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

March 10, 2016

# PRELIMINARY Growth Area Plan - Phasing



# AUGUST East GAP Alternatives

1



3



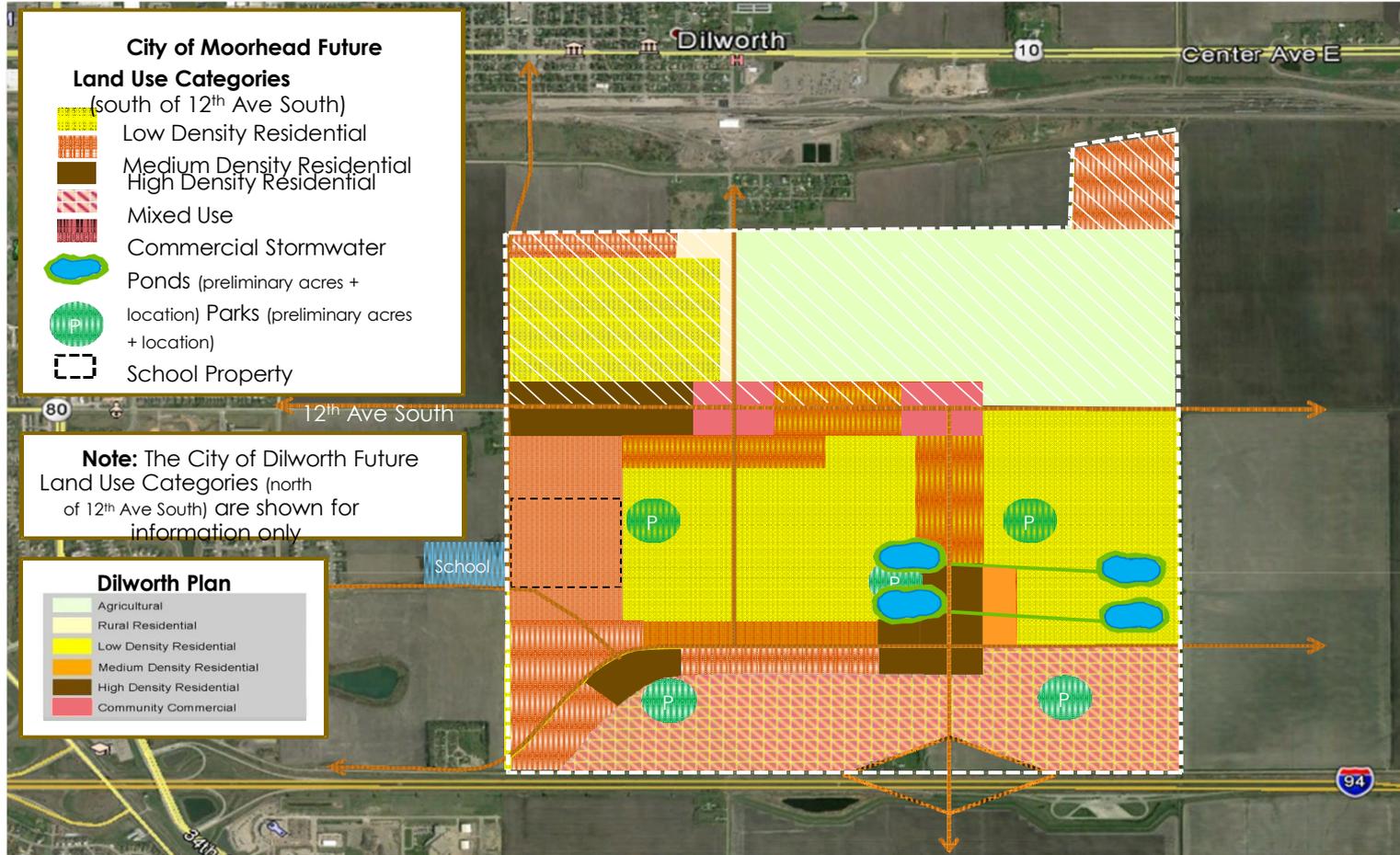
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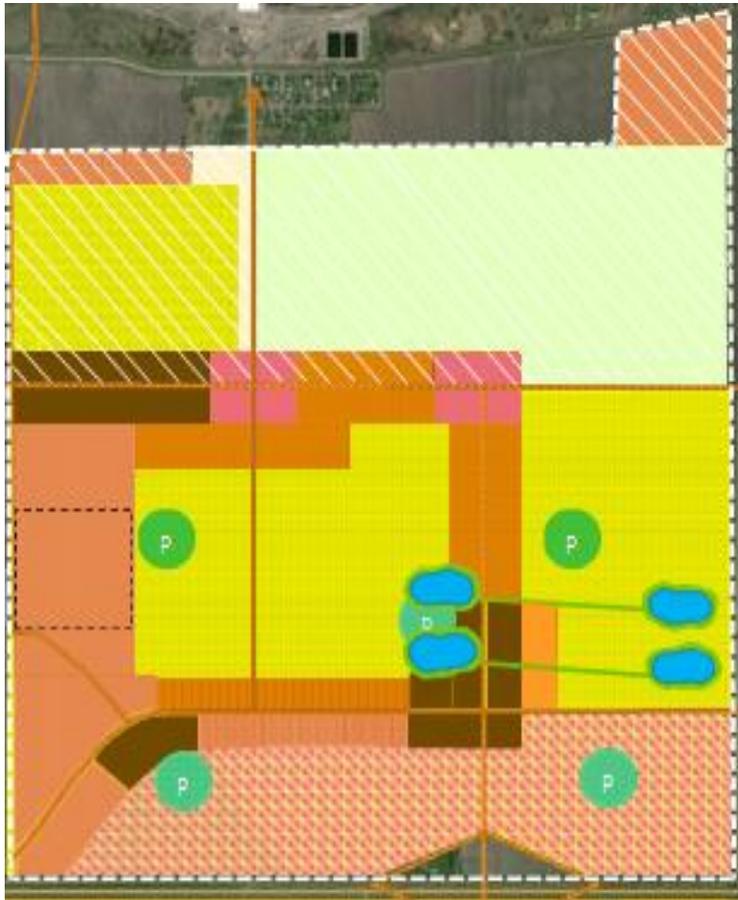
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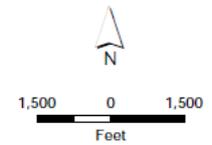
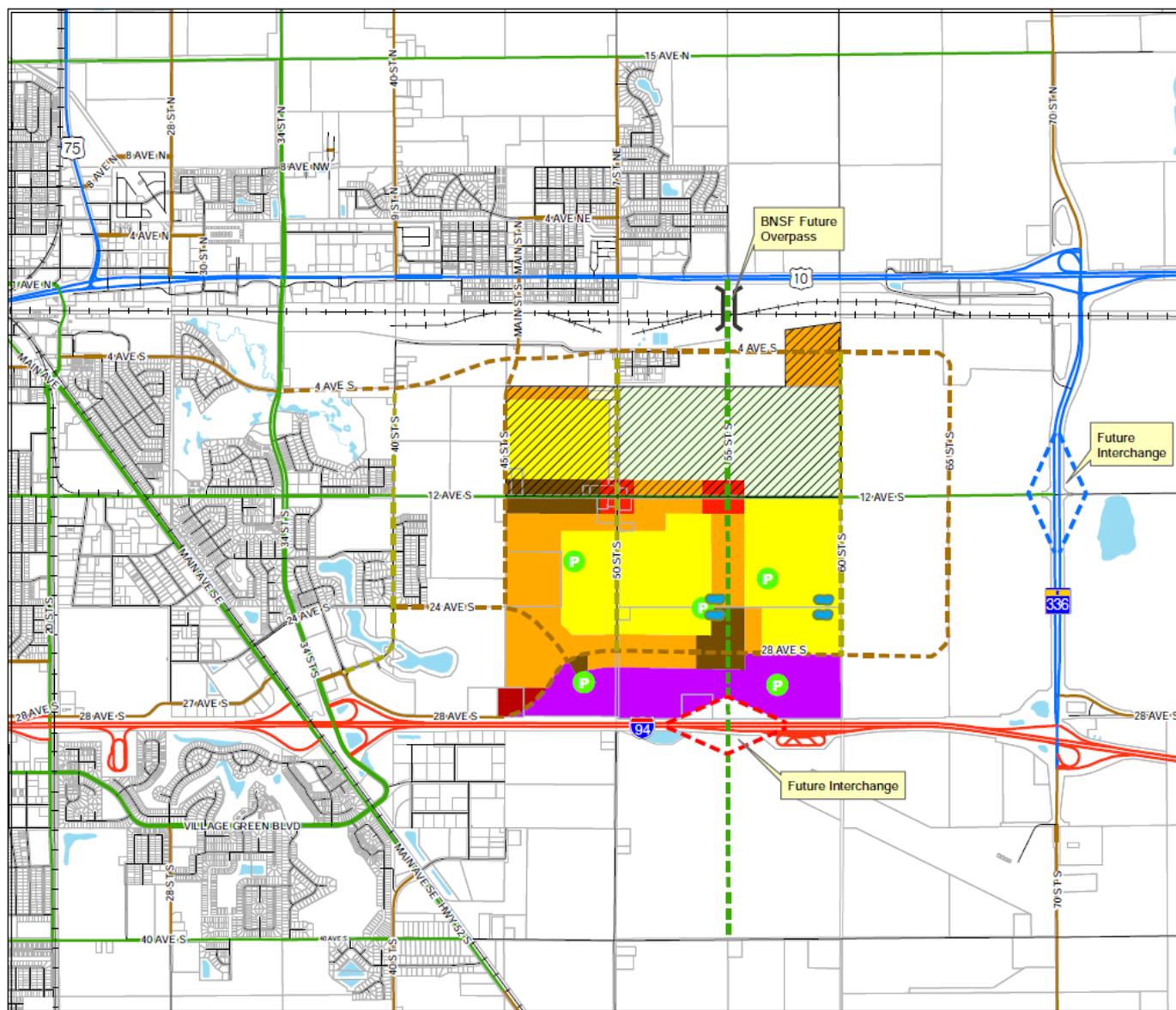
# East Growth Area – August Concept



# East Growth Area Adjustments



**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

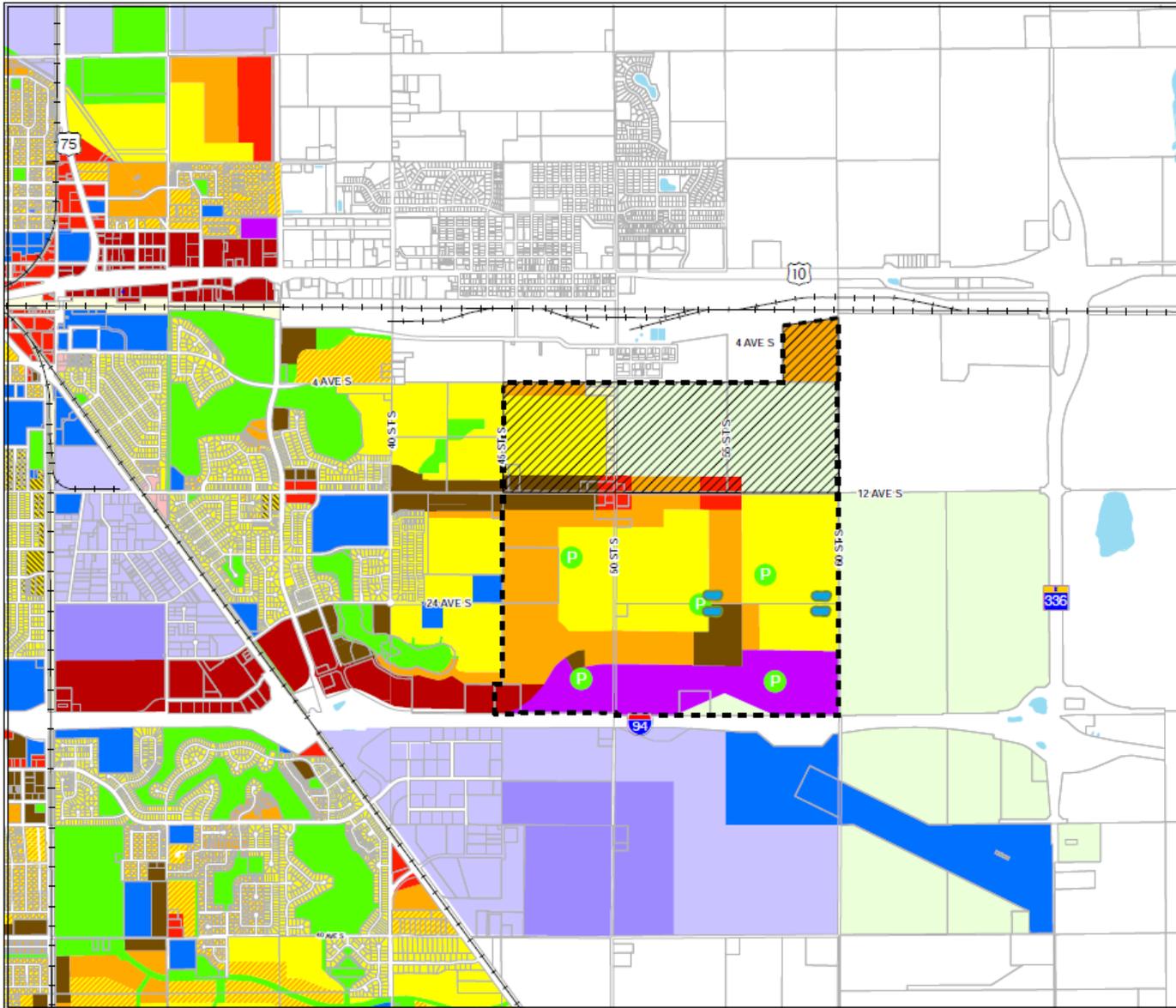
Figure 7-2  
Proposed Future Land Use  
2009 and 2016  
East Growth Area



1,500 0 1,500  
Feet

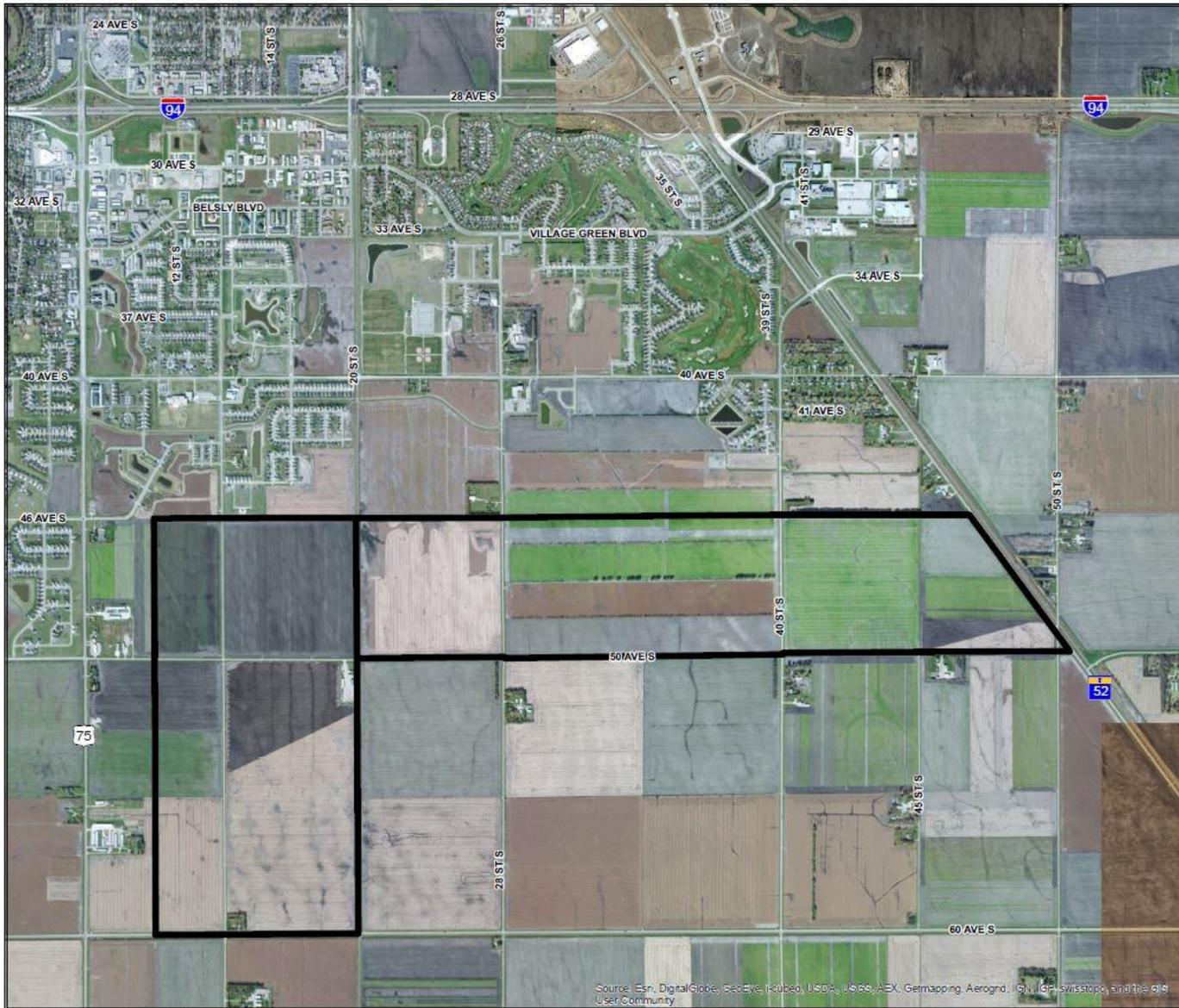
Future Land Use

- 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)
- Ditworth Future Land Use Area  
Shown for Informational  
Purposes Only

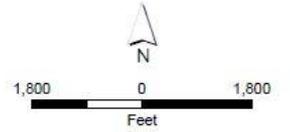


# SE AND SW

2016 Growth Areas

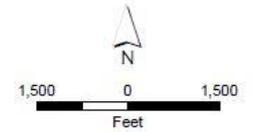


## Southeast and Southwest Growth Area Basemap

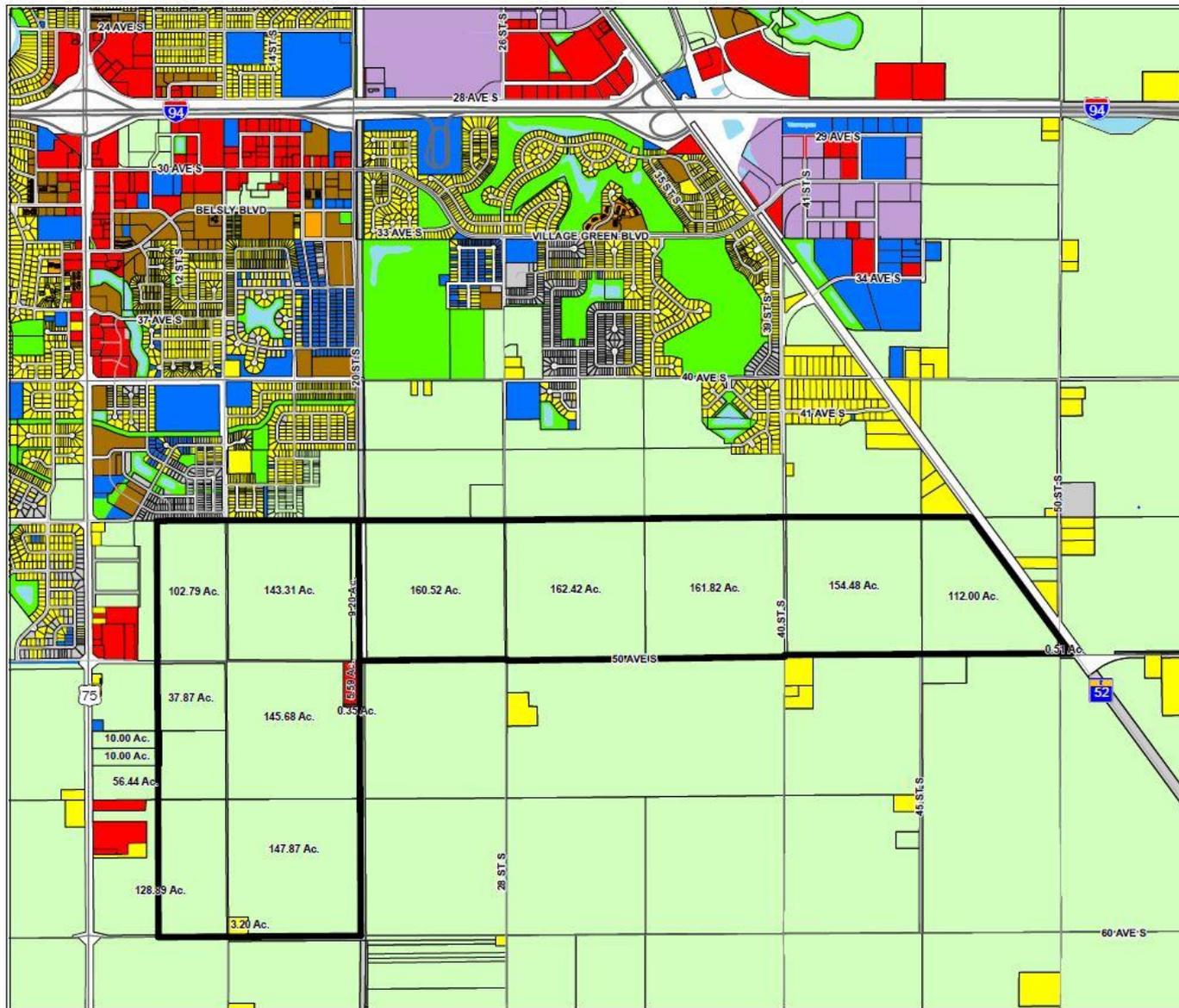


 Growth Area Boundaries

# 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

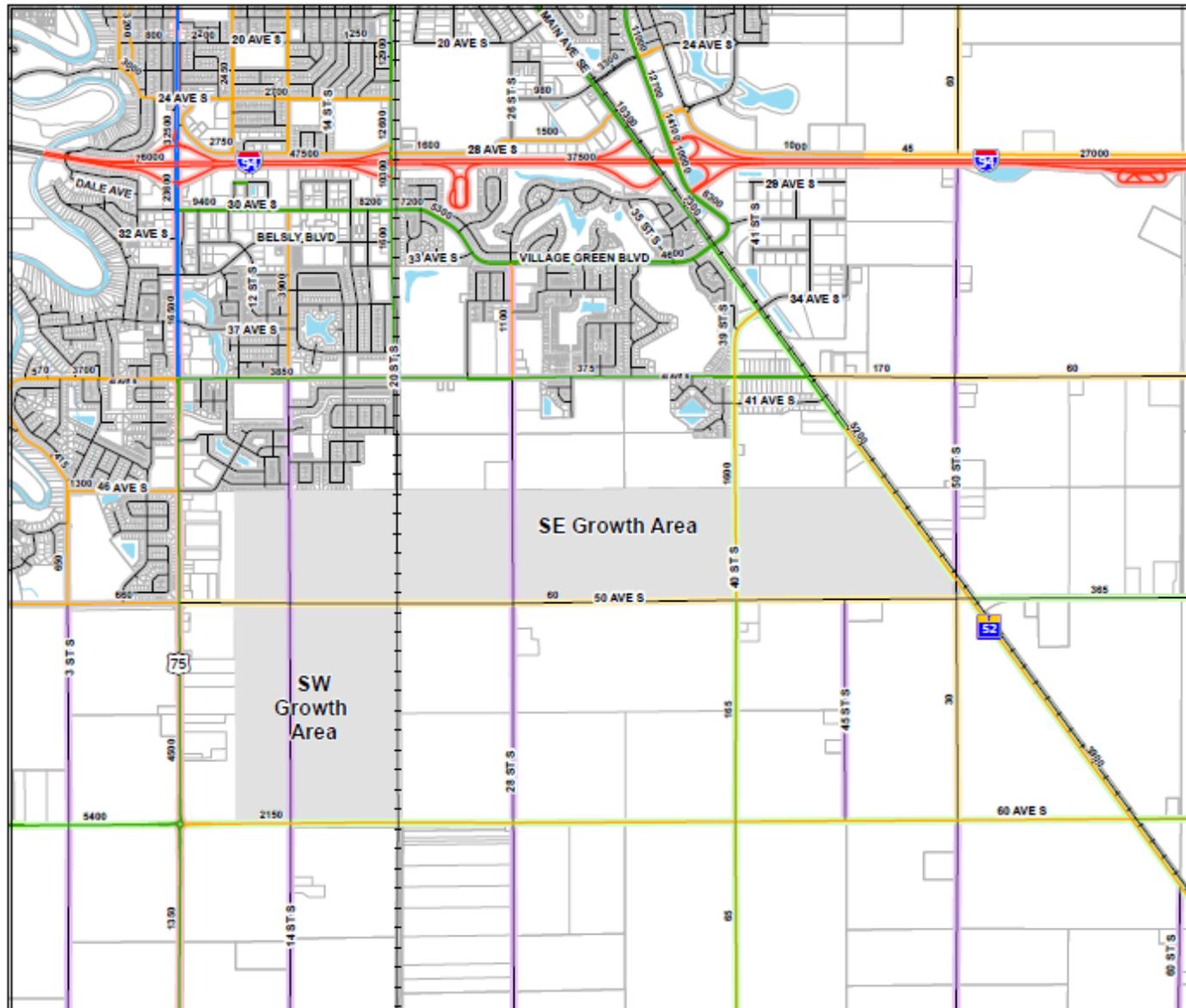


March 18, 2016



Figure 5-2

## 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

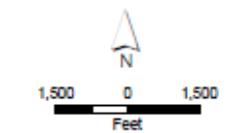
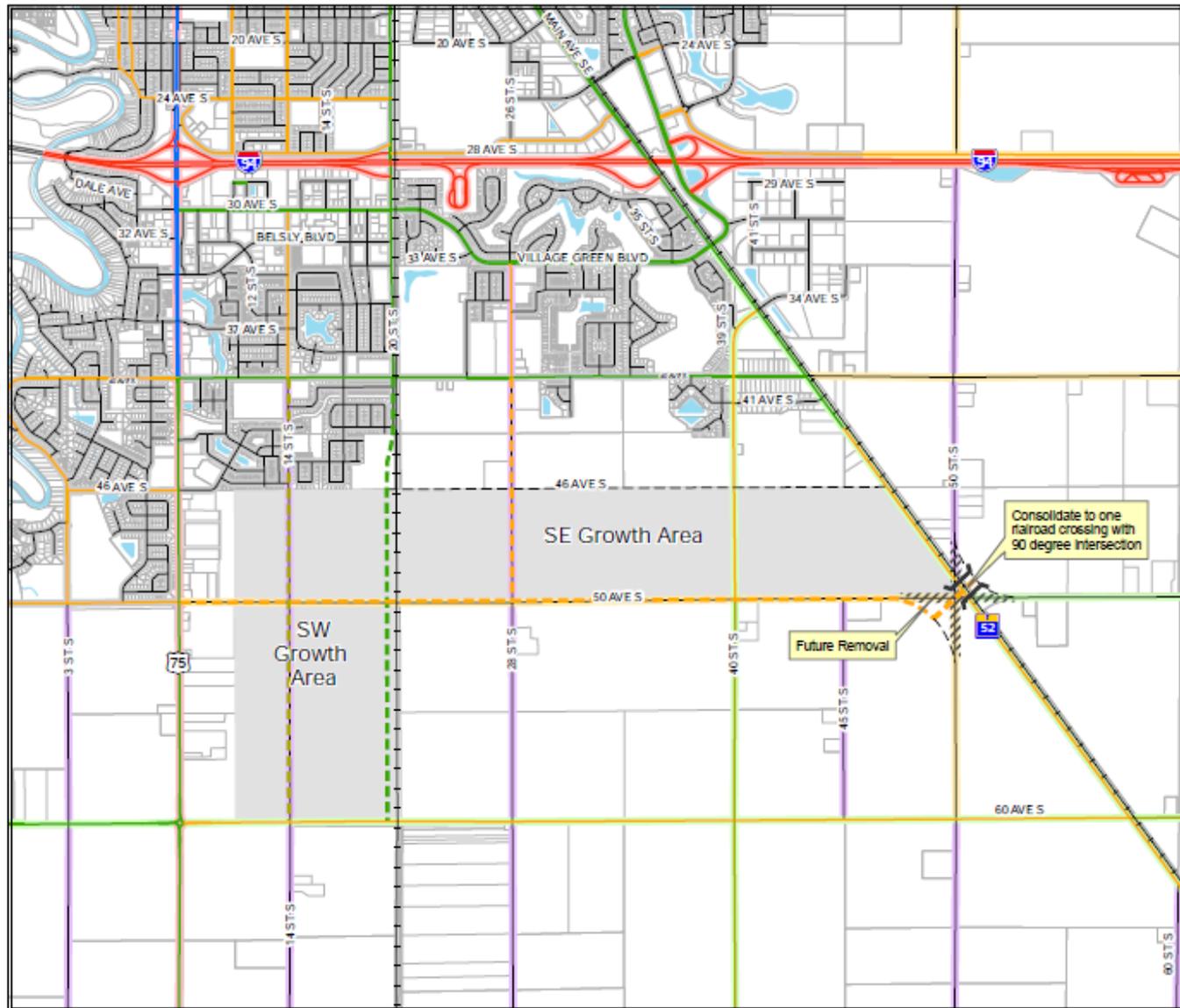
—+— Railroad Tracks

SE and SW Growth Areas

Open Water

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

October 10, 2016



# AUGUST SE + SW GAP



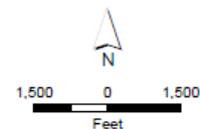
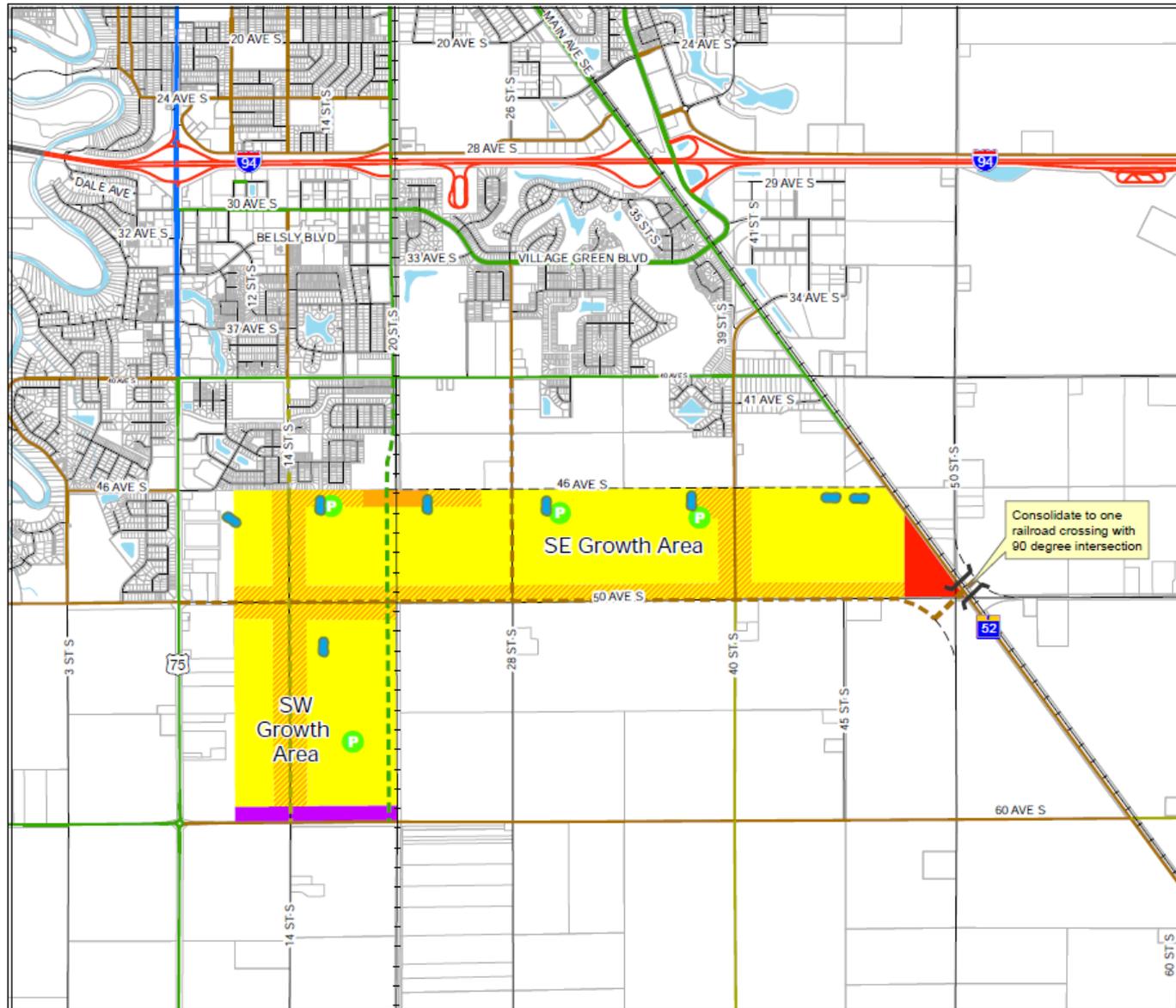


# SE & SW Growth Area Adjustments



Figure 7-3

# Proposed Future Land Use and 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

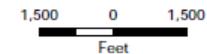
**Future Land Use:**

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

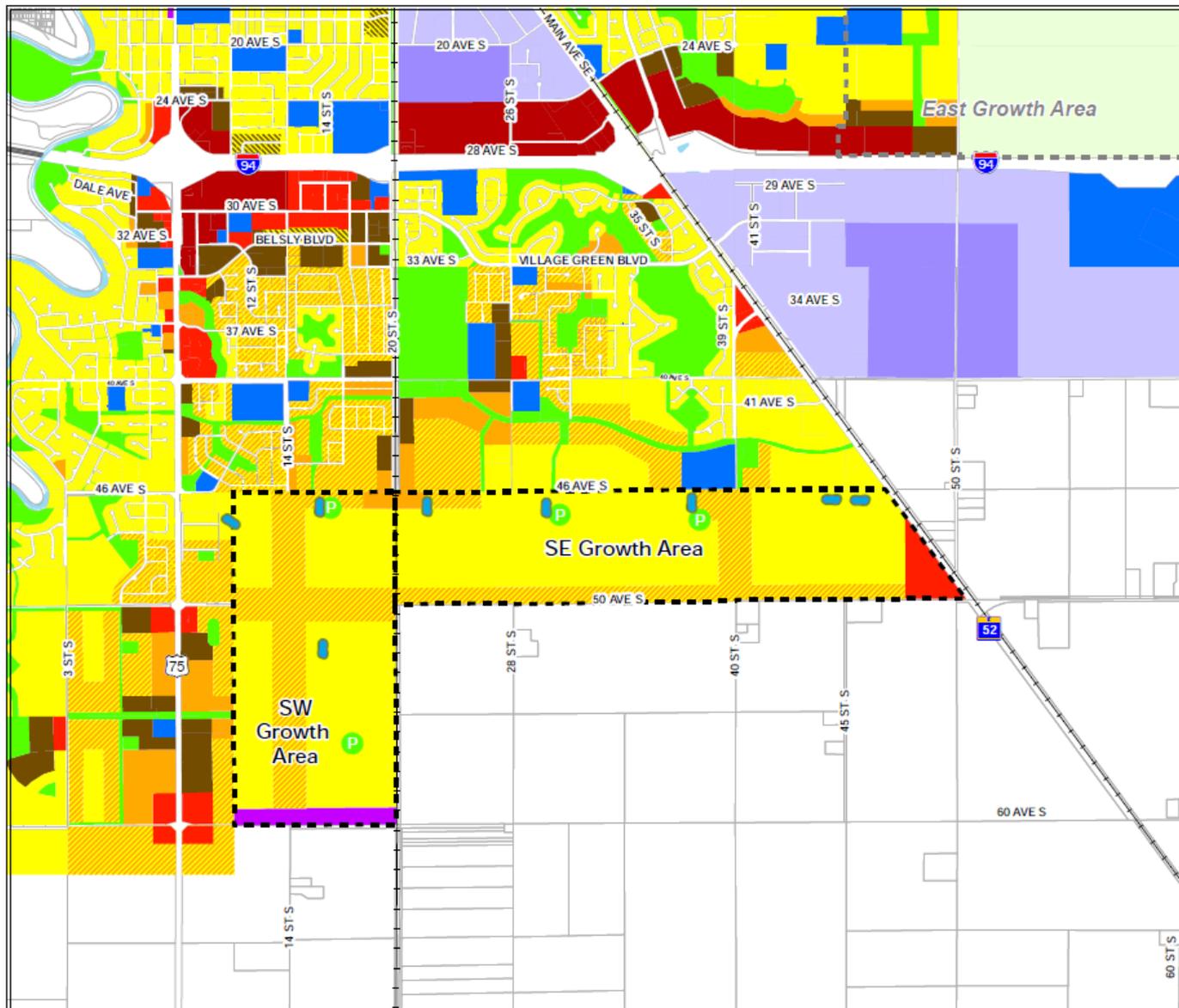
Consolidate to one railroad crossing with 90 degree intersection

Figure 7-4

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



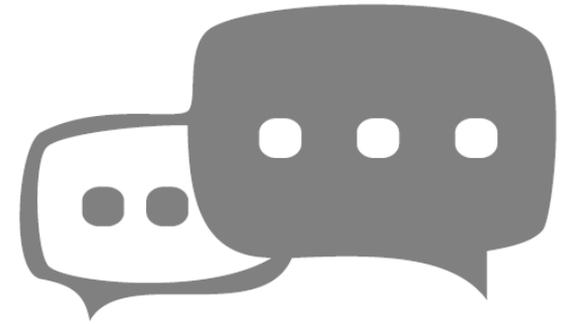
- Future Land Use**
- Agricultural
  - Railroad
  - Rural Residential
  - Low Density Residential
  - Medium Density Residential
  - Moderate Density Mixed Residential
  - High Density Residential
  - High Density Mixed Residential
  - Neighborhood Commercial Community
  - Commercial Regional Commercial
  - Downtown
  - Mixed Use
  - Light Industrial
  - Heavy Industrial
  - Public/Institutional
  - Parks/Open Space
  - SE and SW Growth Areas
  - Stormwater Ponds (Preliminary Location)
  - Park (Preliminary Location)



# Buildout Population Calculation

## Appendix D

Buildout Population Calculations							
Future Land Use Category	Residential %	Moorhead Expansion South of 12 <sup>th</sup> Ave South					
		Total Acres	Residential Acres	Net Residential Acres (80% of Residential Acres)	Density (Applied to Net Residential Acres)	Buildout Units	Buildout Population (2.5 persons per Household)
Low Density Residential	100%	367	367	294	5	1,468	3,817
Medium Density Residential	100%	272	272	218	9	1,958	5,092
High Density Residential	100%	58	58	46	16	742	1,930
Community Commercial	0%	17	0	0	0	0	0
Regional Commercial	0%	13	0	0	0	0	0
Mixed Use	50%	178	89	71	16	1,139	2,962
Park	0%	50	0	0	0	0	0
Intersection Area		15	0	0	0	0	0
<b>Totals</b>		<b>970</b>	<b>786</b>	<b>629</b>		<b>5,308</b>	<b>13,801</b>
Future Land Use Category	Residential %	Dilworth Expansion North of 12 <sup>th</sup> Ave South					
		Total Acres	Residential Acres	Net Residential Acres (80% of Residential Acres)	Density (Applied to Net Residential Acres)	Buildout Units	Buildout Population (2.5 persons per Household)
Agricultural	20%	292	58	47	0.2	9	24
Rural Residential	100%	13	13	10	1	10	27
Low Density Residential	100%	107	107	86	5	428	1,113
Medium Density Residential	100%	73	73	58	9	526	1,367
High Density Residential	100%	22	22	18	16	282	732
Community Commercial	0%	17	0	0	0	0	0
<b>Totals</b>		<b>524</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,255</b>	<b>3,263</b>
Future Land Use Category	Residential %	Southeast					
		Total Acres	Residential Acres	Net Residential Acres (80% of Residential Acres)	Density (Applied to Net Residential Acres)	Buildout Units	Buildout Population (2.5 persons per Household)
Low Density Residential	100%	558	558	447	5	2,233	5,806
Medium Density Residential	100%	7	7	6	9	51	132
Moderate Density Mixed Use	100%	148	148	118	5	592	1,539
Community Commercial	0%	32	0	0	0	0	0
Park	0%	20	0	0	0	0	0
<b>Totals</b>		<b>765</b>	<b>713</b>	<b>571</b>		<b>2,876</b>	<b>7,478</b>
Future Land Use Category	Residential %	Southwest					
		Total Acres	Residential Acres	Net Residential Acres (80% of Residential Acres)	Density (Applied to Net Residential Acres)	Buildout Units	Buildout Population (2.5 persons per Household)
Low Density Residential	100%	450	450	360	5	1,800	4,680
Medium Density Residential	100%	7	7	6	9	50	131
Moderate Density Mixed Use	100%	207	207	166	5	828	2,153
Mixed Use (assume 50% res)	50%	35	18	14	16	224	582
Park	0%	20	0	0	0	0	0
<b>Totals</b>		<b>719</b>	<b>682</b>	<b>545</b>	<b>35</b>	<b>2,902</b>	<b>7,546</b>



# FUTURE MOORHEAD

East, Southeast + Southwest Growth Areas

**MOORHEAD GROWTH AREAS STEERING COMMITTEE**

October 20, 2016

