

## City of Minot Comprehensive Plan

Steering Committee  
Meeting  
September 20, 2011



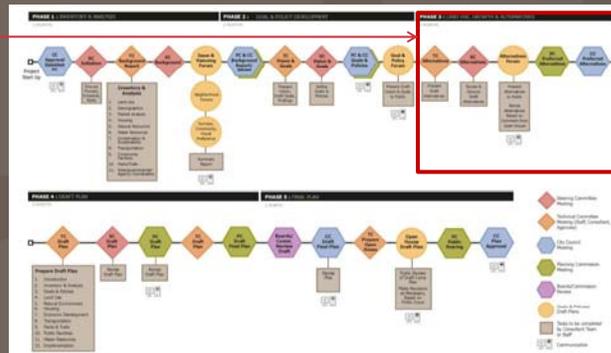
## Agenda

- Introduction
  - Revised Process
  - Why We Plan
  - Review Process, Vision, Goals
  - How We Plan
- Minot Master Plan Recommendations
  - Key Elements
  - Concept Master Plan
- Discussion of Alternatives
- Dinner
- Discussion of Alternatives, continued
- Next Steps



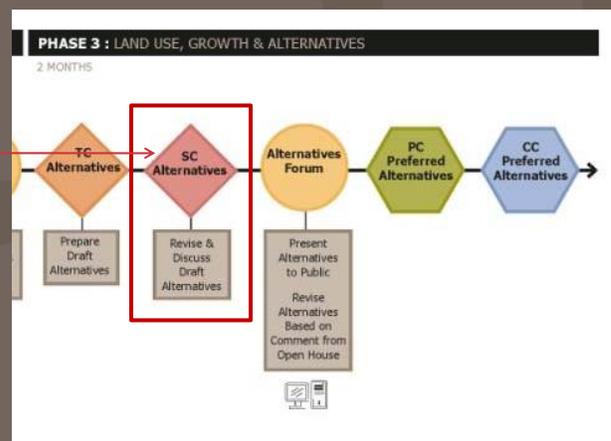
## Previous Planning Process

- Phase 3 Alternatives
- Steering Committee May 24
- Community meeting June 7



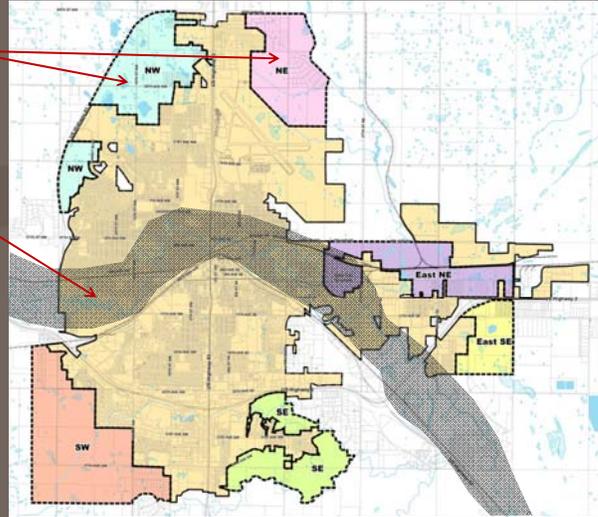
## Revised Planning Process

- Phase 3 Alternatives **defer Valley plans**
- Steering Committee May 24 **Sept. 20**
- Community meeting June 7 **TBA**



## Revised Process

- Move forward with plan in Growth Areas
- Defer Valley plans until December
- Coordinate Valley and Growth Area plans later



## Do You Believe in Magic? Minot in 2030 - Vision Statement

- Minot is beautiful and prosperous
- Growth is well planned
- Community welcomes new ideas, new people
- Improved transportation
- Downtown Minot is thriving
- Schools are excellent
- Network of parks and open space
- City is clean and green
- Housing for all – affordable and high end



## Steering Committee – Key Topics

- Growth and Development
- Economy
- Housing
- Transportation
- Aesthetics
- Community Facilities
- Attitude & Approach



## FEMA ESF Community Forum Topics

- Housing
- Economy & Growth
- Existing Business
- Transportation
- Agriculture
- Tourism
- Infrastructure
- Parks & Recreation
- Sustainability
- Health & Human Services
- Neighborhood/Community Character
- Community Facilities
- Population Retention
- Safe Communities
- Flood Protection
- Education
- Emergency Response



## Adopted Goals

- Immediate Goals
- Growth and Development/Land Use
- Land Use - Commercial/Industrial
- Economy
- Housing
- Aesthetics
- Community Facilities

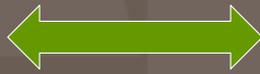
Goal 1: Promote a well-planned community with a balance of land uses while addressing the needs and impacts of expanding services to

Goal 5: Develop and maintain a roadway system that accommodates the safe and efficient movement of

Goal 2: Promote development and redevelopment of downtown Minot so it can continue to be a

Goal 2: Provide a variety of housing types, densities and choices to meet the life cycle housing needs of residents.

## Five Key Elements - Minot Master Plan

- 1) Revitalized Downtown 
- 2) Greenway Connections 
- 3) Compact Development 
- 4) Housing Opportunities 
- 5) Transportation 

## Five Key Elements - Minot Master Plan

### 1) Revitalized Downtown



- Keep the "heart" of Minot strong
- Connect downtown to the River and to the Park/Trail system
- Focused redevelopment, especially housing, based on market demand
- Address parking – ramp, surface, street
- Streetscape enhancements

## Five Key Elements - Minot Master Plan

### 2) Greenway Connections



- Protect and enhance drainage corridors
- Provide amenity
- Connect major destinations with biking/walking routes
- Provide active living choices
- Connect wildlife habitat
- Enhance existing streets

## Five Key Elements - Minot Master Plan

### 3) Compact Development



- Continue efficient, economical development pattern
- Provide services near all neighborhoods
- Encourage walking, biking, active living
- Reduce car trips
- Extend infrastructure in a cost-effective, staged plan

## Five Key Elements - Minot Master Plan

### 4) Housing Opportunities



- Ensure life cycle housing opportunities for all
- Encourage compact development to keep housing costs lower
- Look for redevelopment sites
- Provide opportunities for new housing in or near downtown

## Five Key Elements - Minot Master Plan

### 5) Transportation



- Develop and maintain a safe, efficient roadway system
- Create a network of connections vs. closed, dead-end streets/plats
- Improve north-south connections
- Integrate pedestrian/bicycle trails
- Provide improved rail crossings or overpasses

## Why do we plan?

“The purpose of planning is to protect public and private investment over time.”

- Howard Dahlgren,  
Minnesota Planner Emeritus

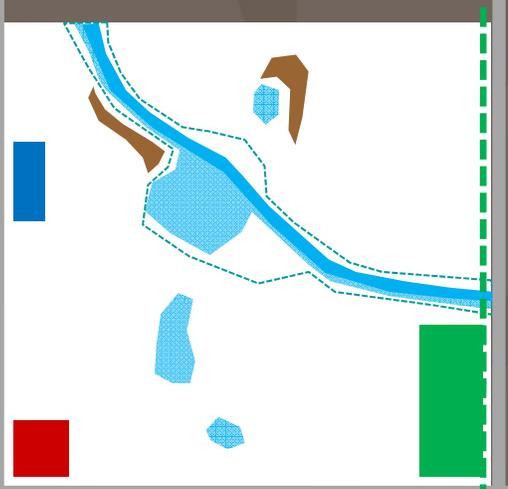


## Public-Private Investment



## How We Plan

- Natural Features
  - Water
  - Wetlands
  - Floodplain
  - Steep Slopes
- Manmade Features
  - Roadways
  - Parks/Trails
  - Commercial Areas
  - Institutional Uses



## How We Plan

Existing Elements

Future Elements

- Greenway Corridors
- Roadways
- Commercial Areas
- Multi-Family
- Parks/Trails



## Why Are Land Use Plans Essential?

- Traffic generation
- Sewer flows
- Water consumption
- Stormwater generation
- Demand for schools
- Demand for parks
- Demand for fire and police protection



## Typical Development Density

**1 sq. mile =  
640 acres**

- Street ROW, 25%  
= 160 ac.

**480 ac. net of ROW**

- Parks/Trails, 10%  
= 48 ac.
- Open Space, 5%  
= 24 ac.
- Commercial, 5%  
= 24 ac.
- Other Uses, 5%  
= 24 ac.

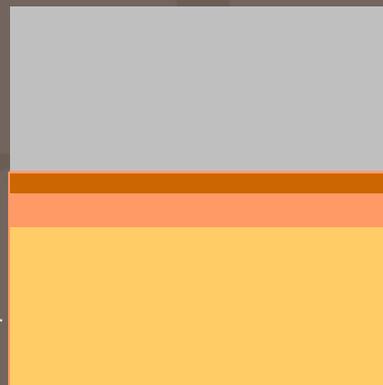
**360 ac. net Residential**



## Residential Density Assumptions

**360 ac. net Residential**

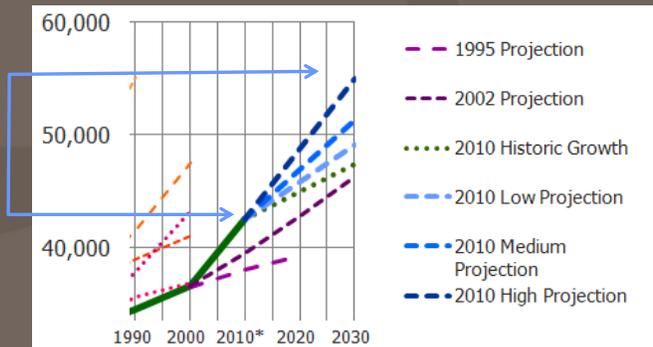
- High Density, 10% = 36 ac.
  - 20 un/ac = 720 units
  - 25% of the units
- Med. Density, 15% = 54 ac.
  - 10 un/ac = 540 units
  - 20% of the units
- Low Density, 75% = 270 ac.
  - 6 un/ac = 1,620 units
  - 55% of the units
- Gross Density
  - 2,880 un ÷ 640 ac. =  
**4.5 un/ac gross**



## Minot Population Projections

Plan for  
14,000 pop.  
increase in 20  
years

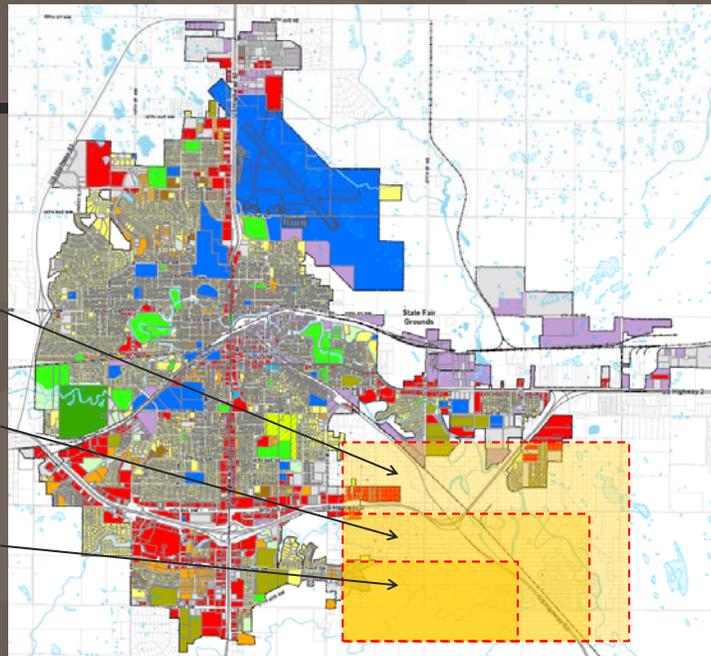
More growth,  
more quickly  
as a result of  
flood damage

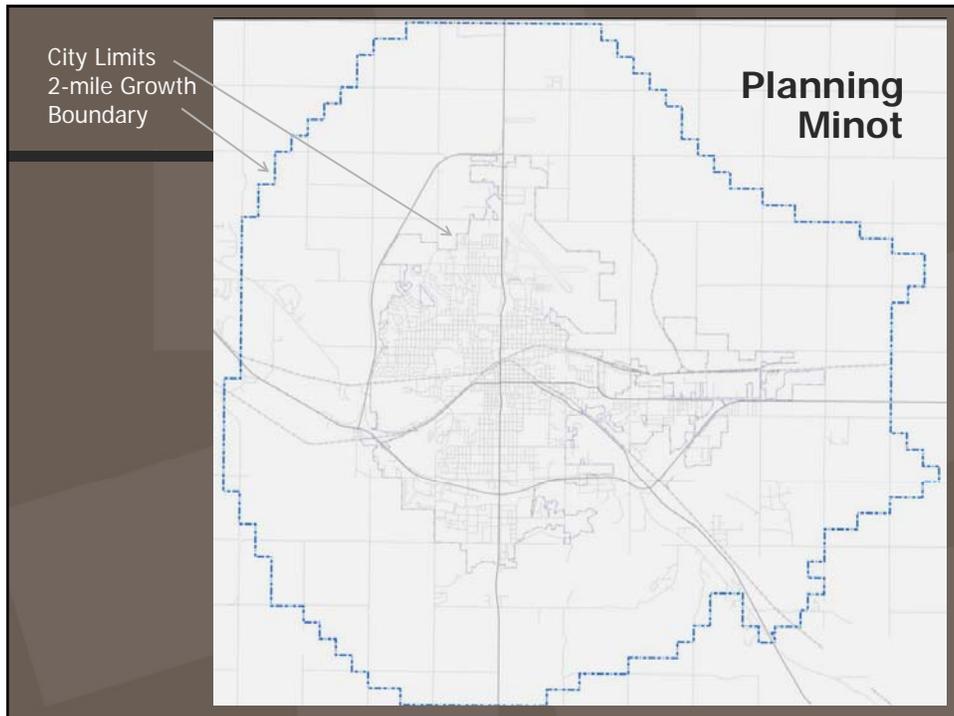
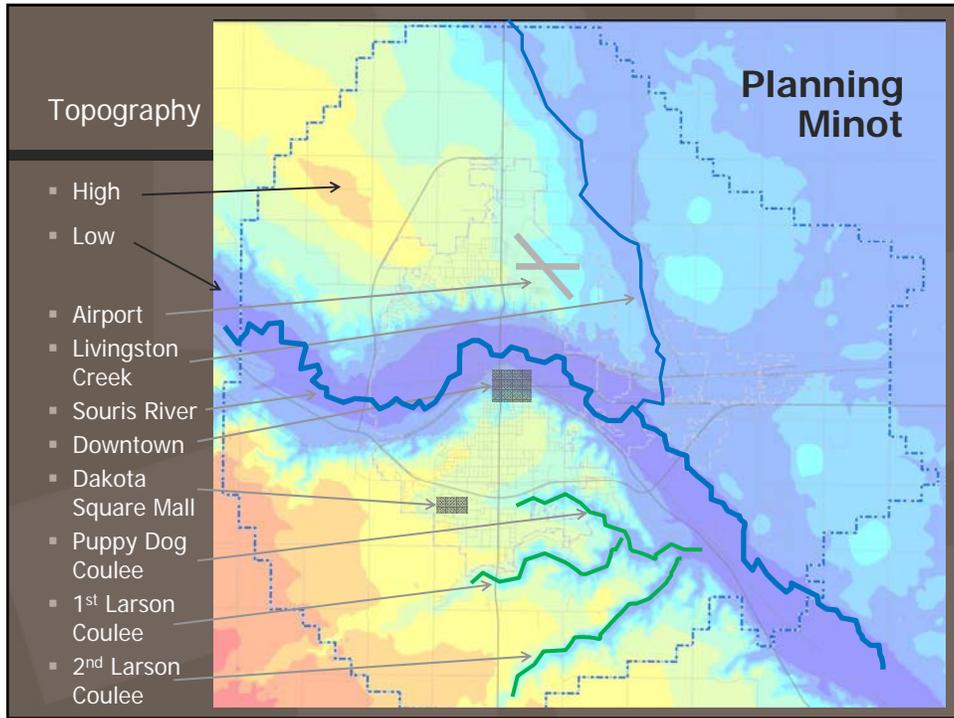


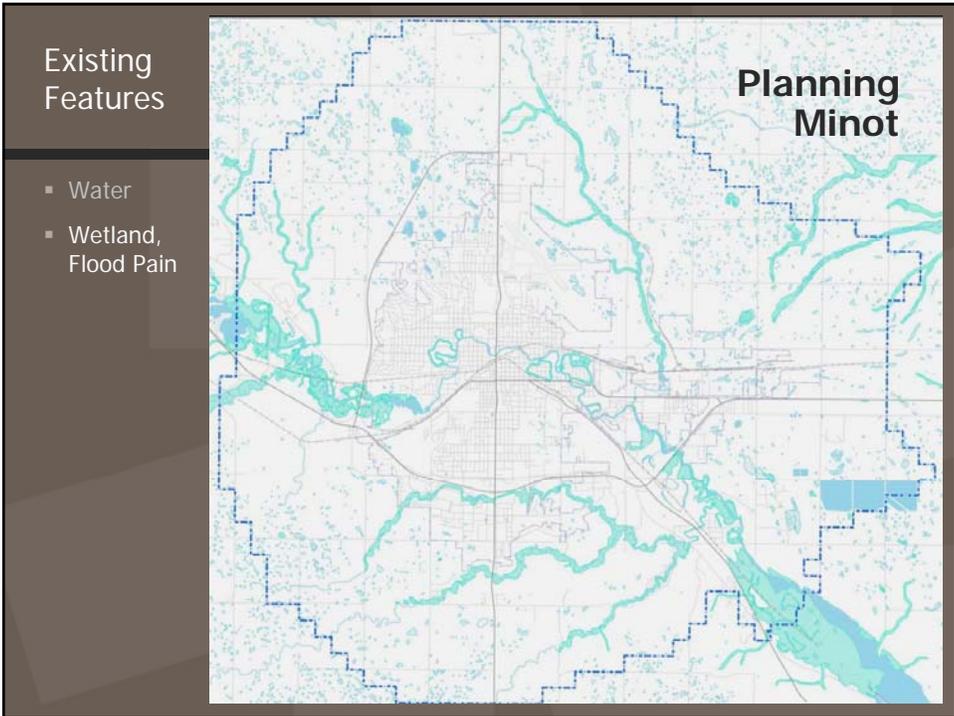
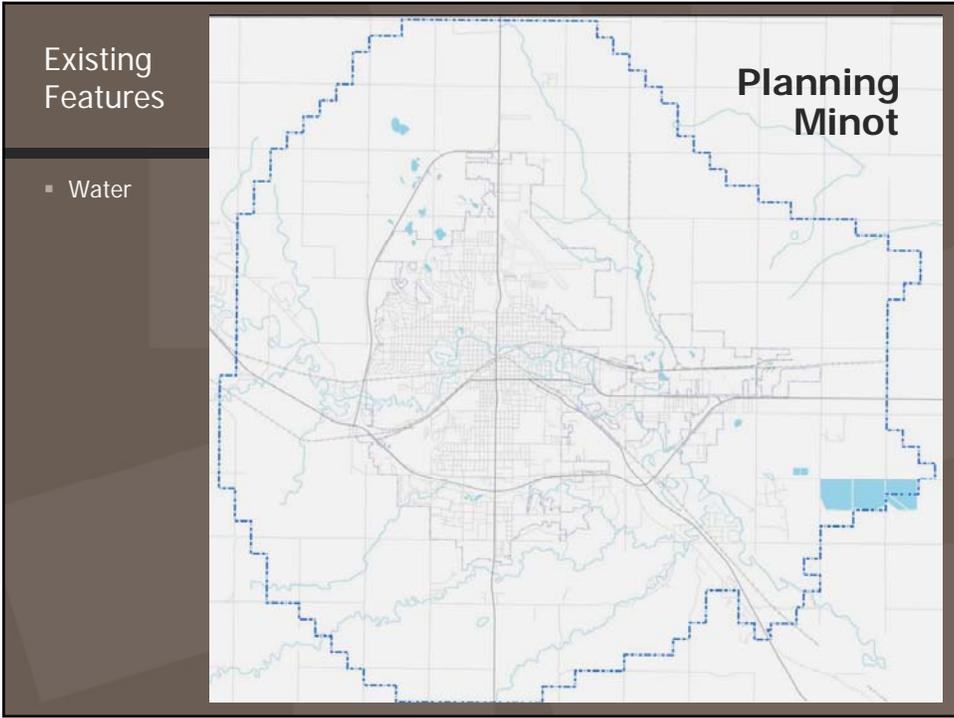
## Minot 2030

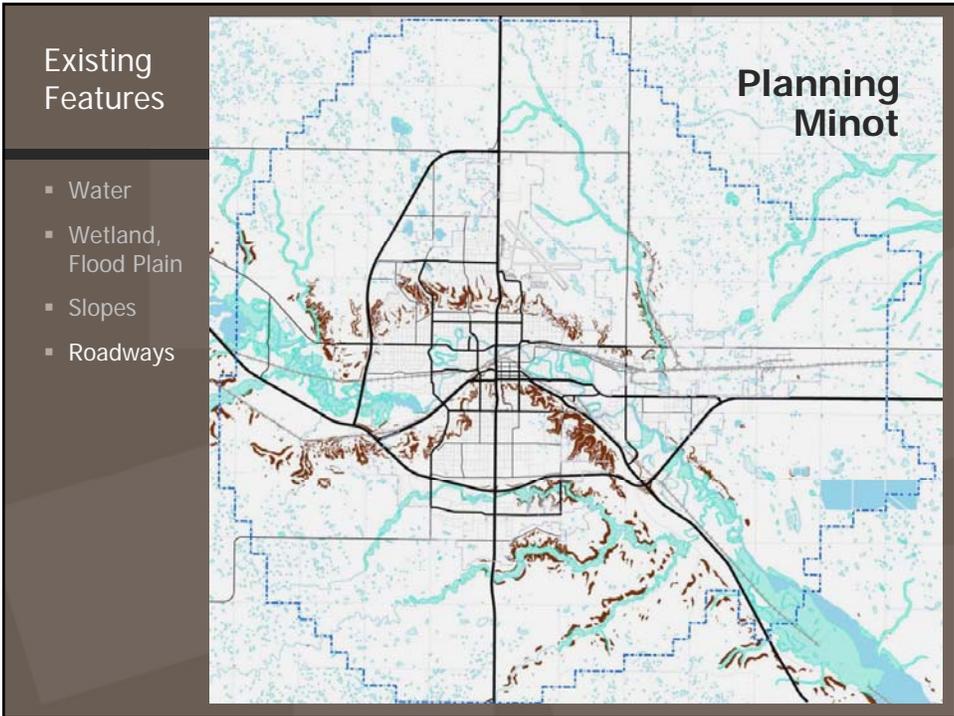
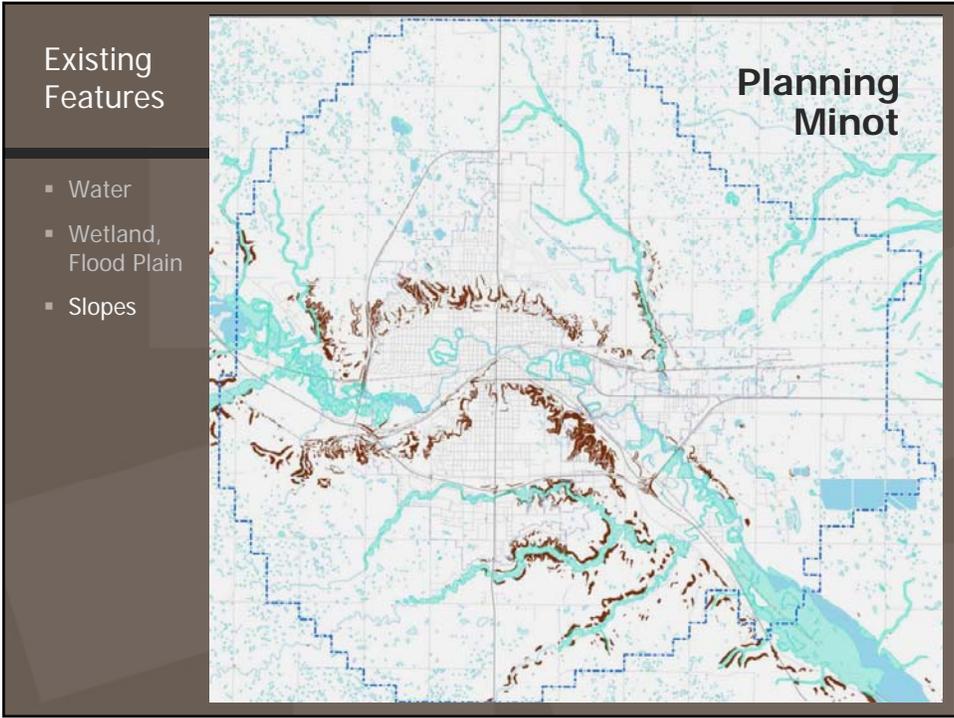
High estimate:  
14,000 added  
population

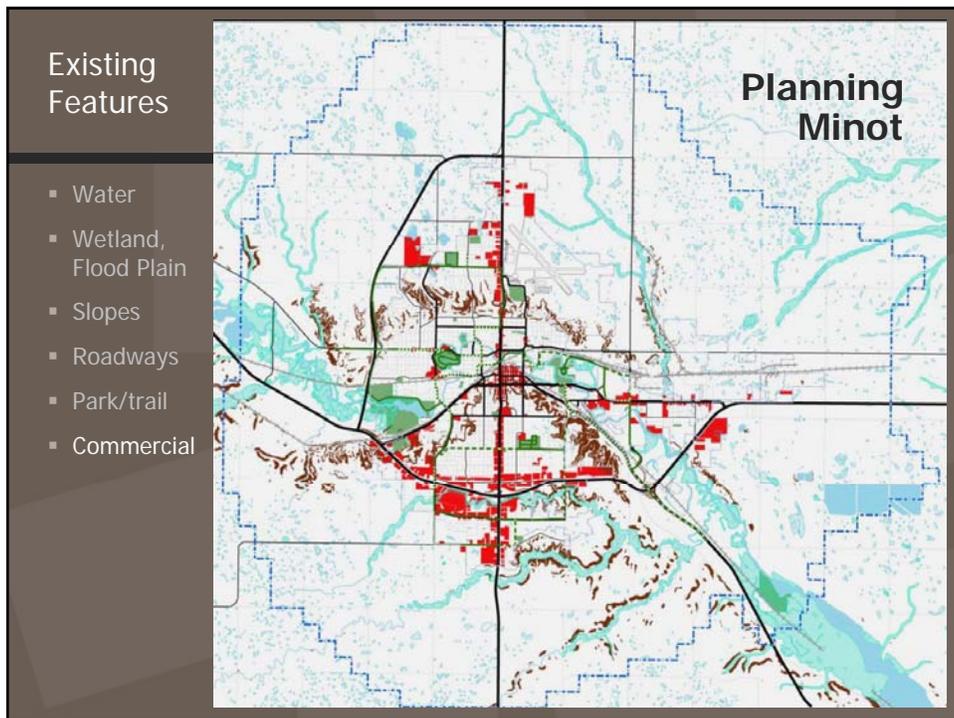
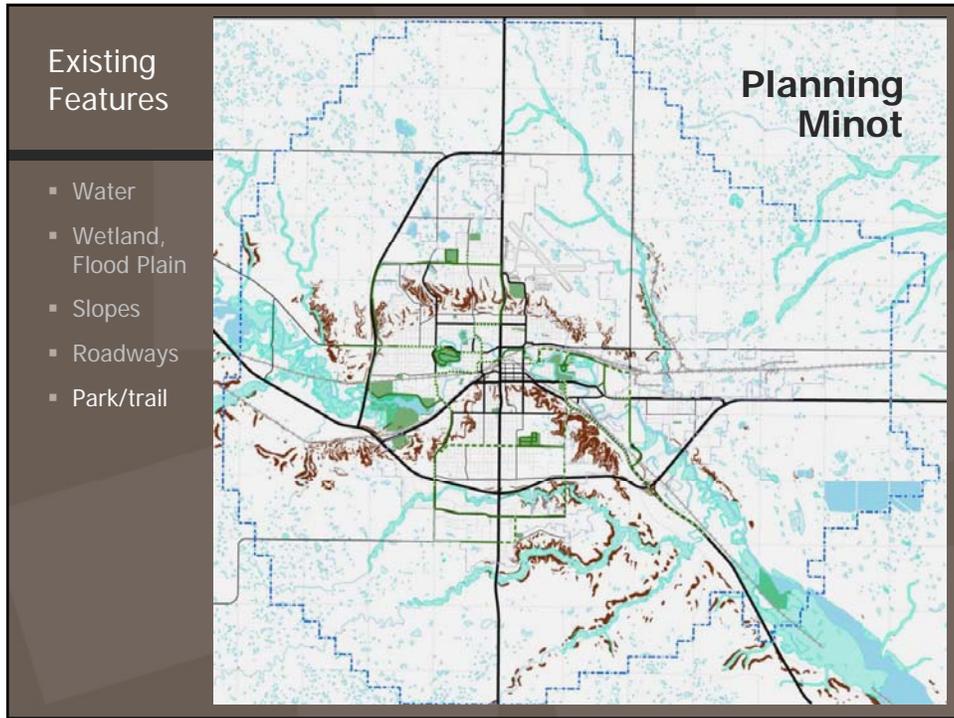
- Very low density: 3,750 acres Residential
- Low density: 2,500 acres Residential
- Modest density: 1,250 acres Residential

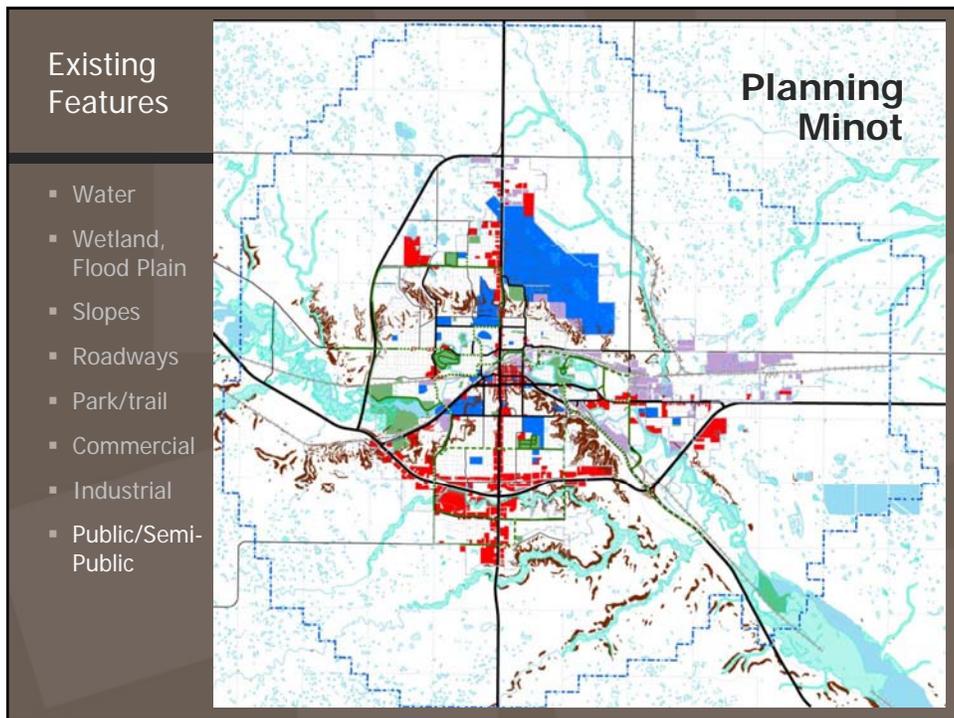
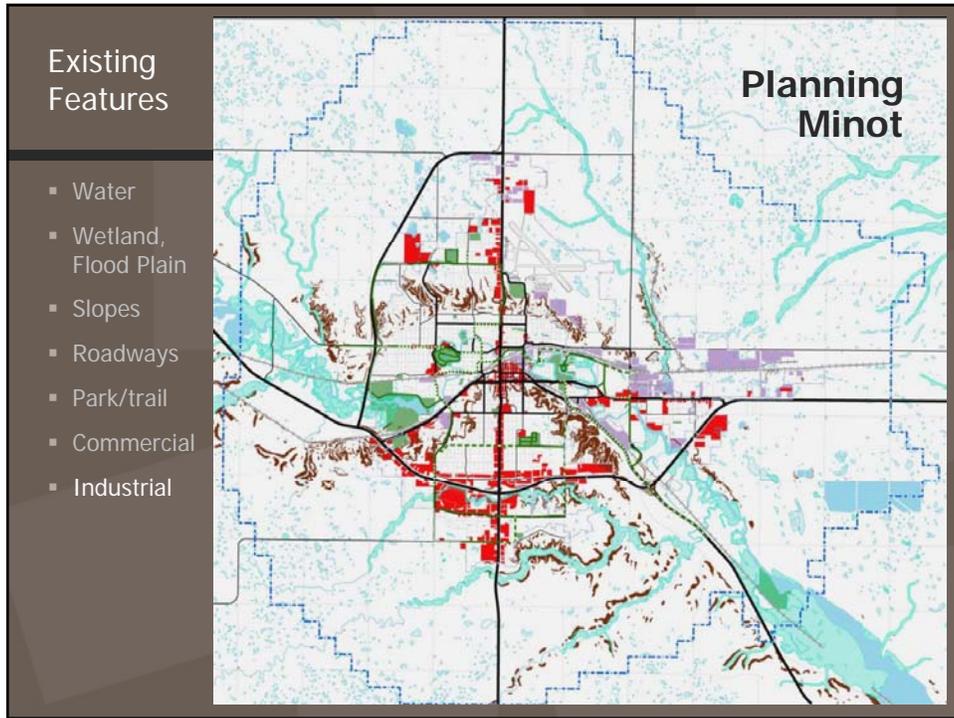


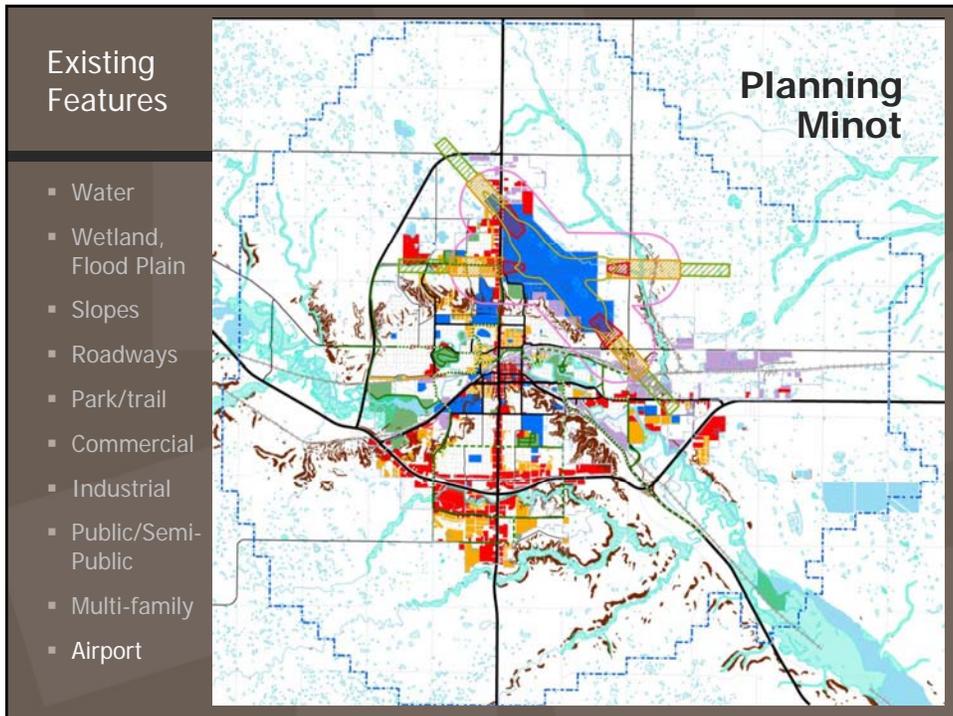
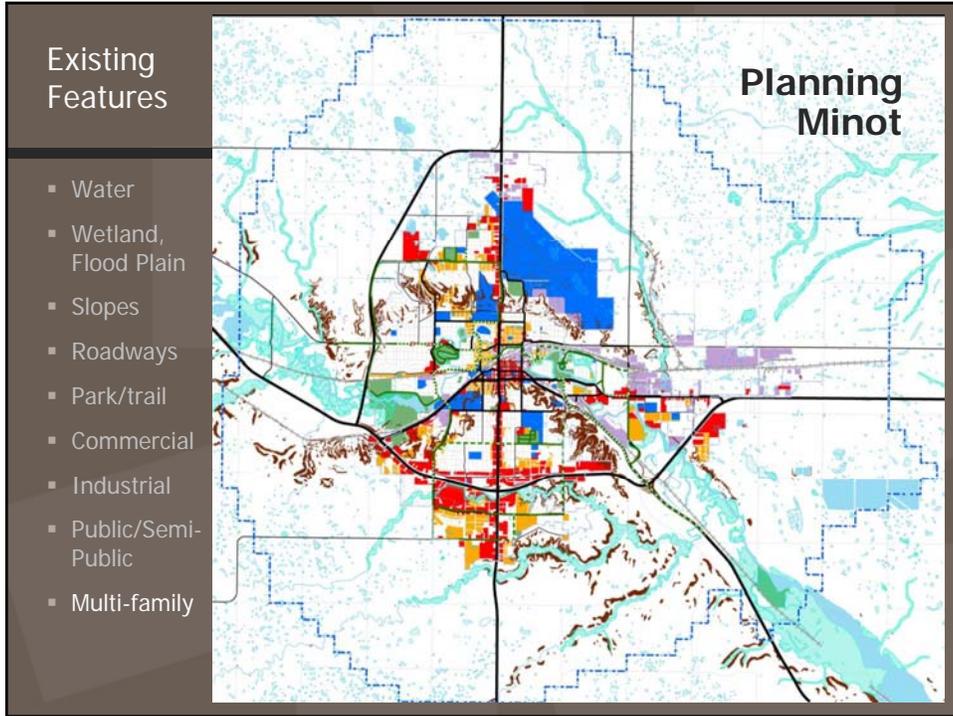


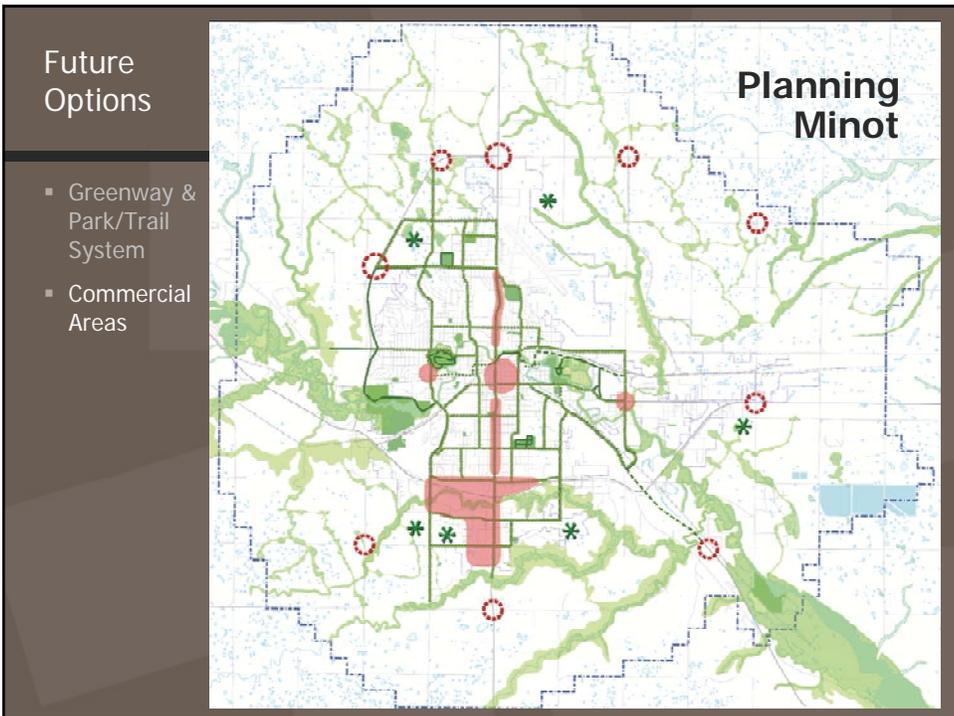
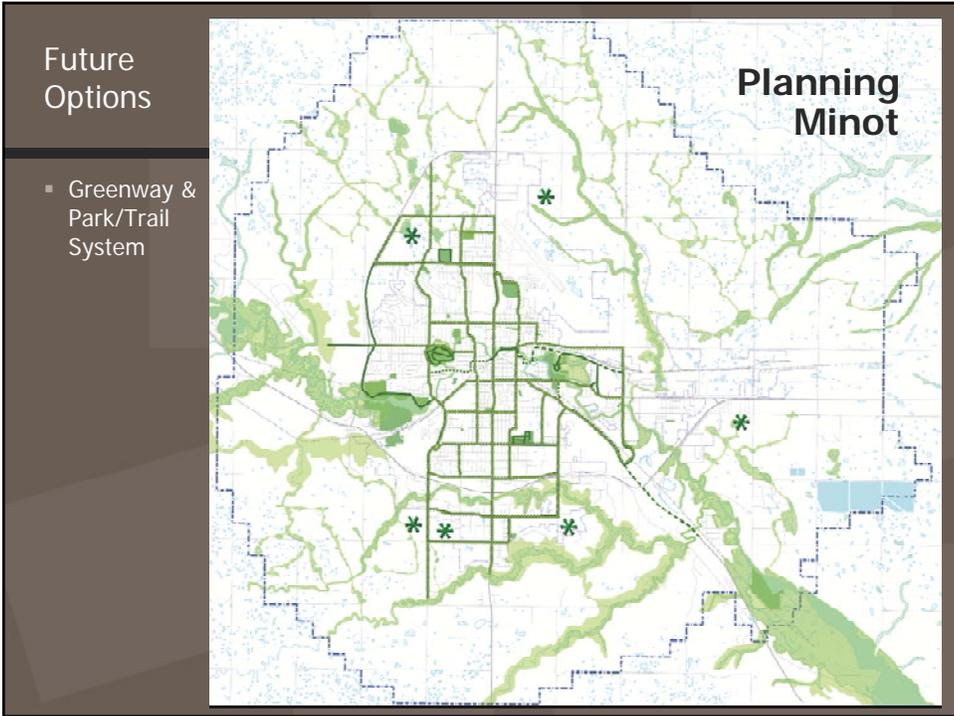


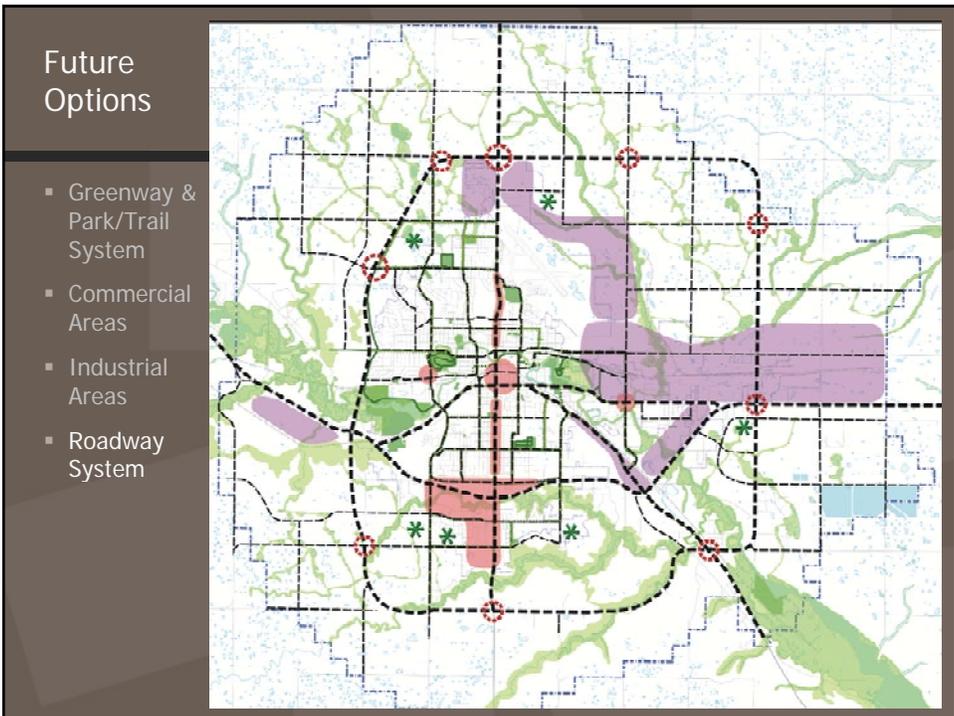
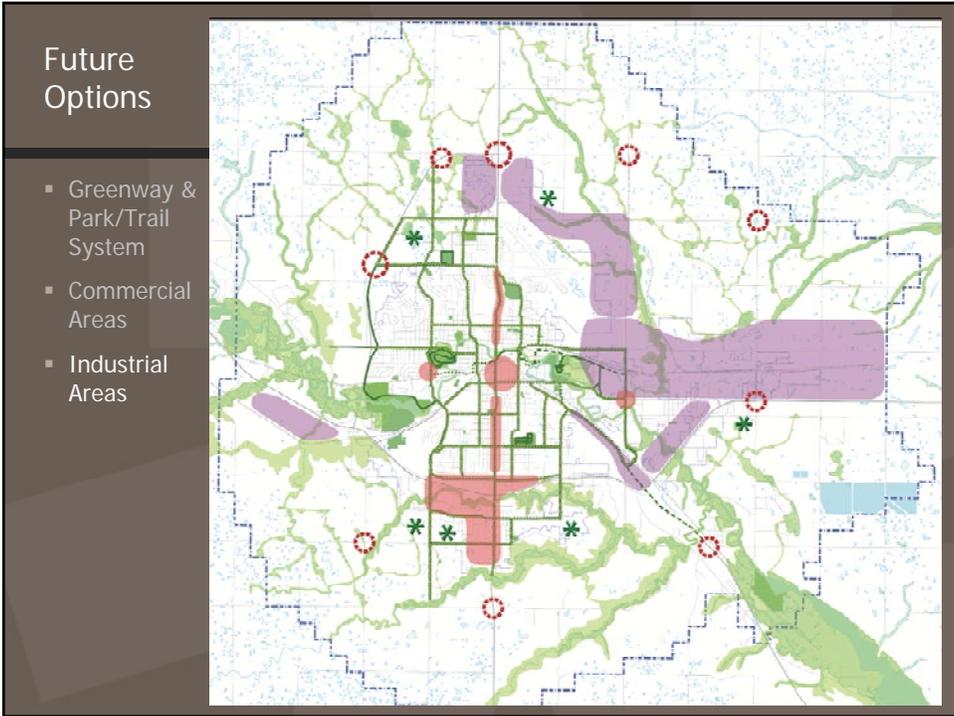




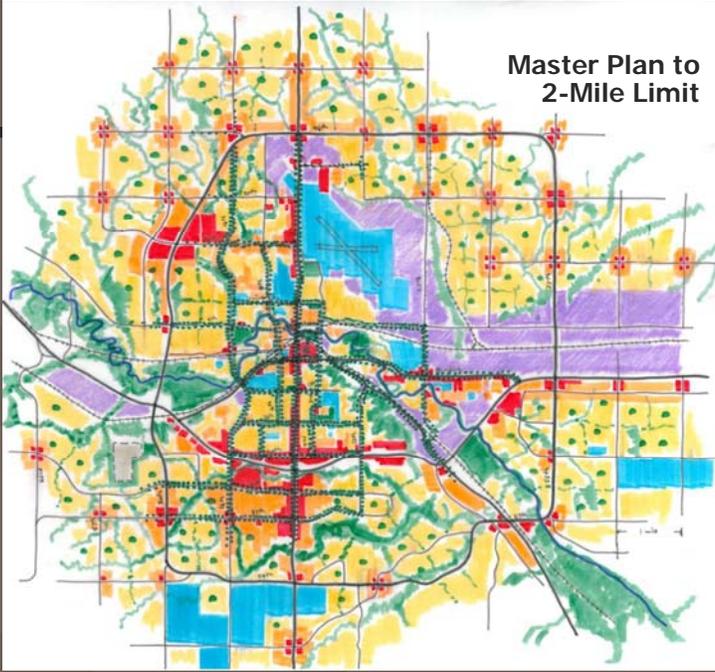








- Concept Master Plan for Minot
- Fully developed in 2-mile Growth Area
- 200,000+ population
- Next 125 years - year 2136 at current growth rate

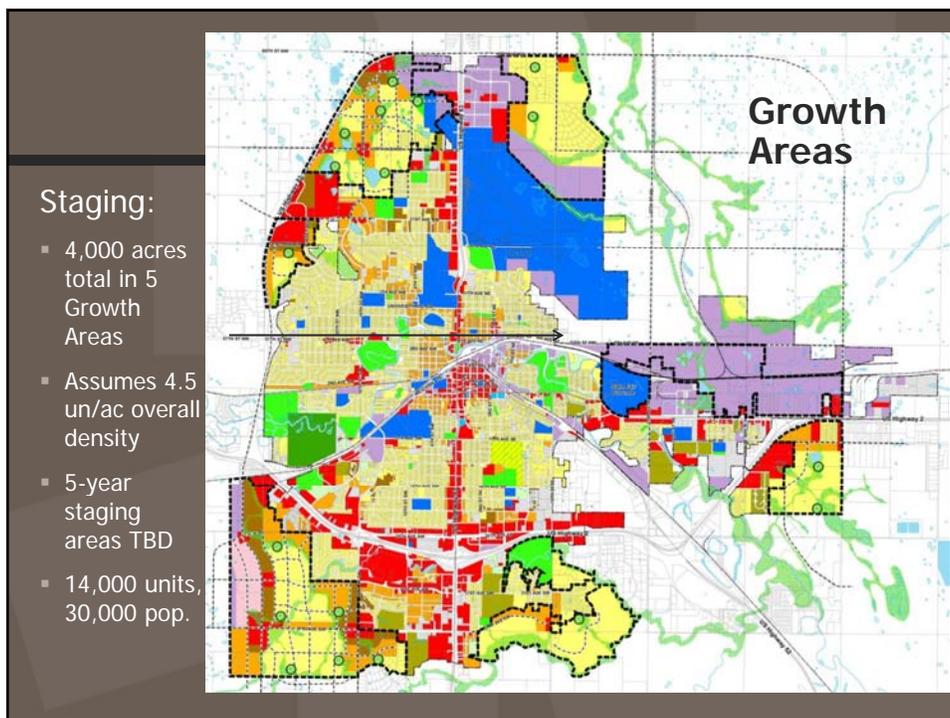
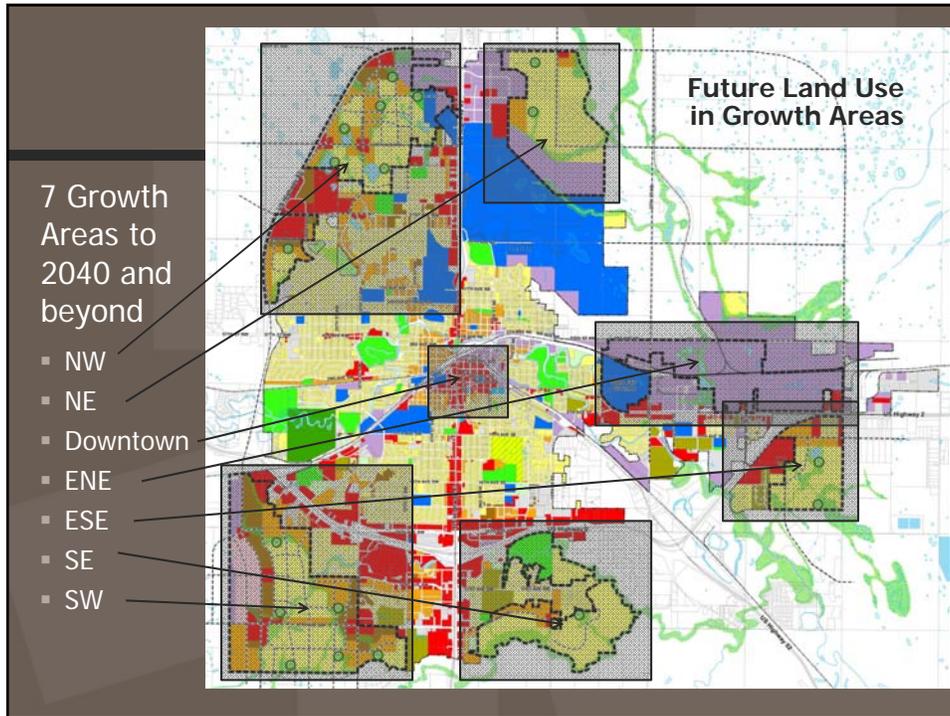


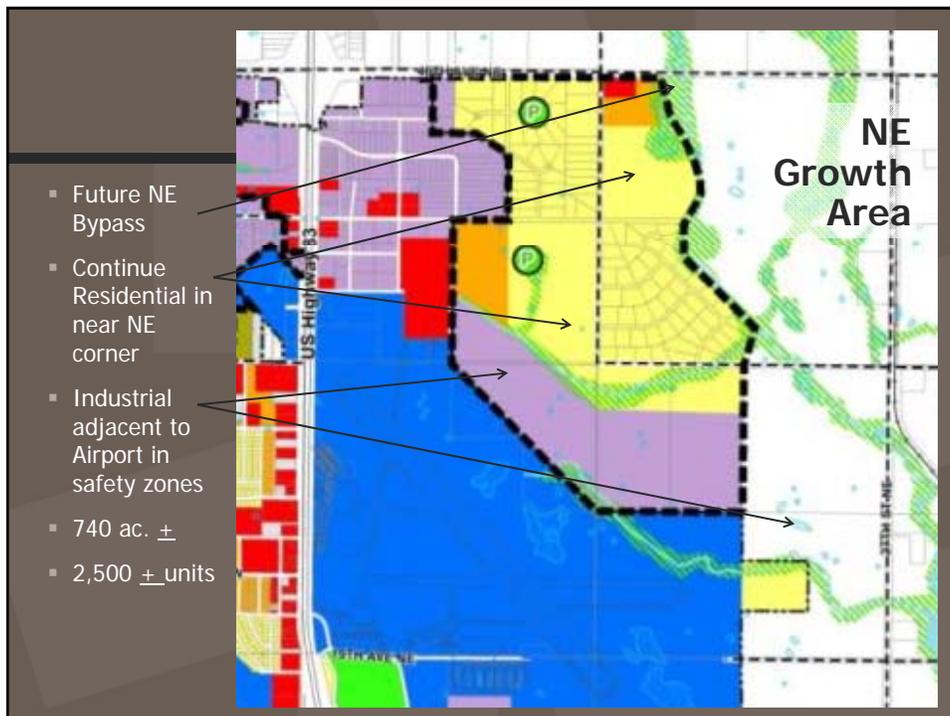
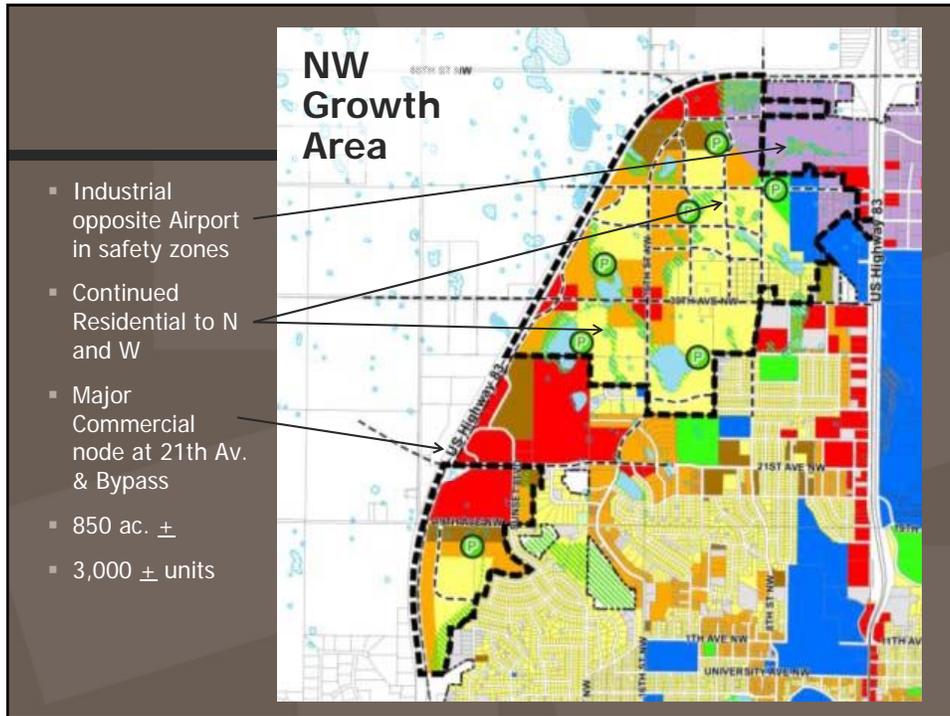
**Master Plan to 2-Mile Limit**

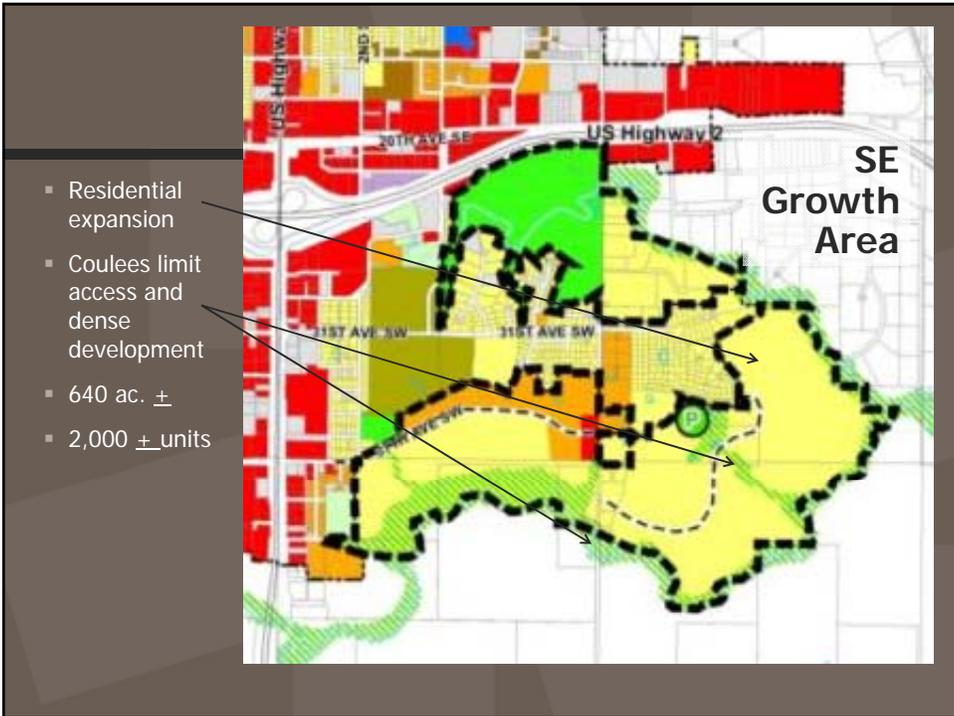
## Stage Growth – Principles

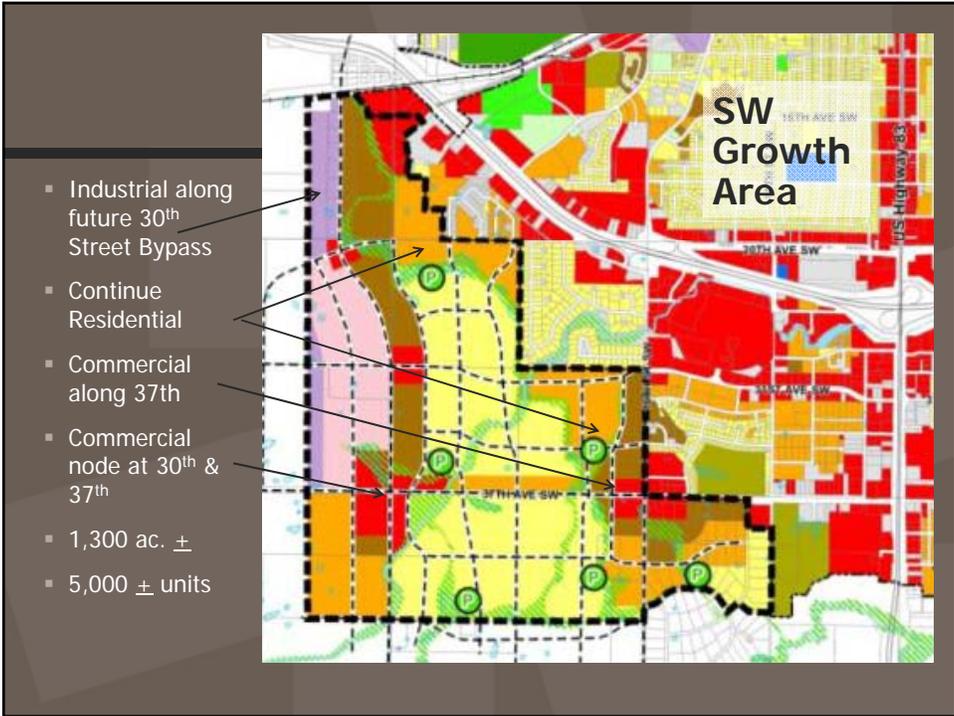
- Efficiency and cost effectiveness
- Sufficient land supply to insure competition and avoid escalating land prices
- Clear, shared understanding of location and timing of municipal investment, costs and benefits
- Fairness







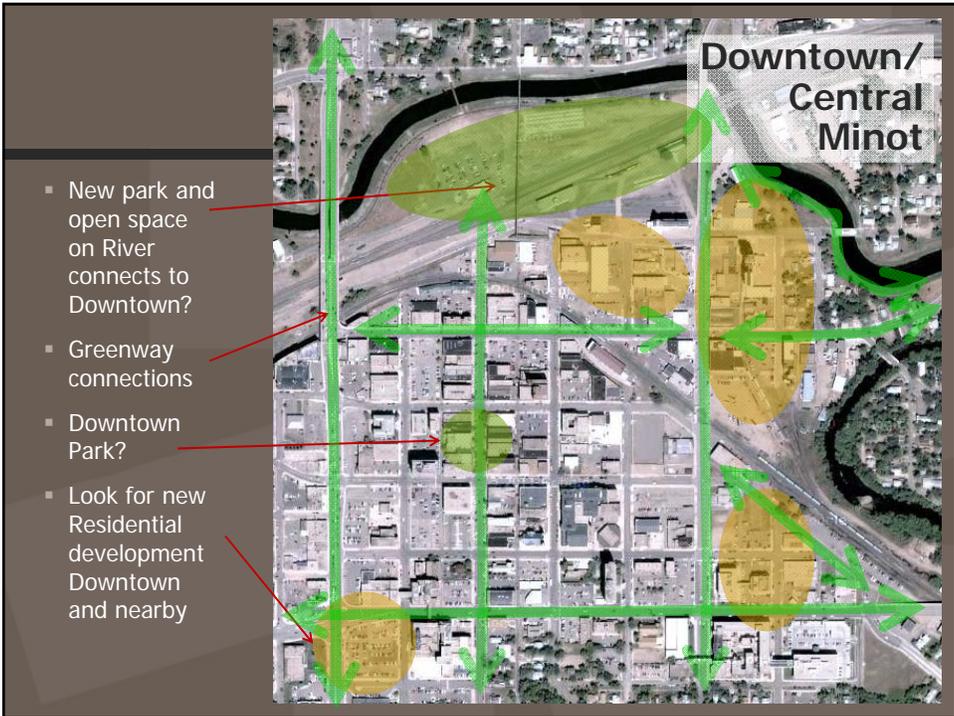




**SW Growth Area**

- Industrial along future 30<sup>th</sup> Street Bypass
- Continue Residential
- Commercial along 37<sup>th</sup>
- Commercial node at 30<sup>th</sup> & 37<sup>th</sup>
- 1,300 ac. ±
- 5,000 ± units

The map shows a grid of streets with various colored zones: red for industrial, yellow for commercial, and green for residential. A dashed black line outlines a specific area. Arrows point from the text to specific locations on the map. Labels on the map include '15th AVE SW', '20th AVE SW', '30th AVE SW', '37th AVE SW', and 'I-35 Highway 83'.



**Downtown/ Central Minot**

- New park and open space on River connects to Downtown?
- Greenway connections
- Downtown Park?
- Look for new Residential development Downtown and nearby

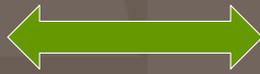
The aerial map shows a river curving through the city. Green arrows indicate potential greenway connections between the river area and downtown. Yellow circles highlight specific areas of interest. Red arrows point from the text to these areas. The text 'Downtown/ Central Minot' is in the top right corner.

## Discuss Future Land Use & Development

- Discuss Future Growth Areas:
  - Boundaries
  - Land Use suggestions
  - Roadway connections
  - Priority, staging
  - Issues, features of note

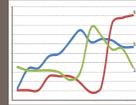


## Five Key Elements - Minot Master Plan

- 1) Revitalized Downtown 
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- 4) Housing Opportunities 
- 5) Transportation 

## Minot in 2030

- Minot is a beautiful and prosperous city . . .
- Growth has been well planned with careful investments in infrastructure. . .
- The City has taken advantage of a diverse and stable economy . . .
- All in all, Minot has reclaimed the magic of its founders and carried it on to a new generation.



## Next Steps

- Community Meeting
- Steering Committee
- Planning Commission
- City Council



# City of Minot Comprehensive Plan



Questions/  
Discussion

