



Faribault Journey to 2040 Plan

Downtown Steering: Mapping Exercise

May 31st, 2018

The goal was to develop a graphic map that can help identify challenges and opportunities for the Downtown area as we move forward with concept ideas. Below is a summary of notes taken at the meeting and per the homework assignment.

Places you love:

- Paradise (2): great restoration, entertainment (focal point)
- Central avenue: intact, architecture
- Riverfront possibilities: beautiful, natural
- Central Park: gathering place, farmers market
- Walking/bike path: recreation
- Viaduct: architecture
- Cathedral: history, architecture
- Cheese Cave Store (3): Unique storefront
- Bernie's (2): Great breakfast spot
- Depot
- Bluebird: Atmosphere, Products
- Milltown Cycle: Atmosphere, Services
- Great clips- service/value
- State Bank (2): Brings people downtown
- Gran Plaza Mexican Grill
- Woodland Art: Product, service
- Anna Dees: Atmosphere
- Library/community center, activities, architecture

Downtown Assets or Destinations:

- Paradise (3)
- Cheese Cave Store (3)
- Bernies (2)
- Depot
- Tee Pee Tonka
- Library/SE Center
- Cave: Destination manufacturing
- The former Monte's Building should be an additional asset
- Brewery/Distillery
- Cathedral
- Ruf Acres
- Bluebird
- Crack of Dawn
- Burkhartzmeyer Shoes
- Various historic sites around downtown (see map with pink circles)
- Community center: affordable family activity/library

Physical Barriers and Improved Connections:

- I don't see any physical barriers
- I feel it's all fairly contiguous and not needing greater connectivity
- Railroad is a barrier
- Connect Tee Pee Tonka under the viaduct
- Hwy 60 is a barrier because of truck traffic – congestion
- Connect Riverfront to central/business district to Central Park area
- Buildings that are not maintained are a barrier
- Street parking creates an impediment for connections
- Accessible parking – poor design

Redevelopment/Catalyst sites:

- Develop the site adjacent to the old Bostons (Crooked Pint) with a grand slam kind of facility with Putt, laser tag, batting cages. Example near Burnsville
- Utilize the unused City parcel for recreation purposes (avoids the environmental issues)
- Parking garage behind Montes. KGP relocates to Downtown and uses (leg) into Vohs building w all (leg) from the garage?
- Old Boston's/vacant land
- Old city's garage site
- Central block between 3rd and 2nd street
- Area below viaduct
- Central Park
- Bike Trail presents tremendous opportunity
- River must be better utilized
- Riverfront from viaduct to 7th street
- Look at side streets of central to acquire buildings for green space and/or parking
- Develop 2nd/3rd floors for housing – all income levels
- Co-op workspace/co-op housing
- College housing co-op

Green Space:

- I don't think we need more if these downtown. There are plenty of parks of all signs? All over Faribault as well as the Nature Center. People will not come to downtown for green space. Need offices, shops, restaurants, and entertainment, high quality housing.
- My dream for years has been to relocate the band shell to north of viaduct!
- Improve Tee Pee Tonka
- City garage site and north of viaduct as improvements
- People who live downtown want green space for gardens and leisure
- Outdoor seating, public art, gardens
- Pass through from parking to central, pocket parks

General challenges:

- Building maintenance
- Historic building restoration
- Enhance Faribault house/historic site
- More activities in the evening
- Alleys and parking lot
- Racism – Diversity
- Ordinance that requires private parking for new apartments
- Lack of support by community
- "Woe is me" attitude
- Relocating low-income housing out of Downtown
- Getting landlords to update residential units
- Need continual funding source for renewal
- During our discussion, we got through most of the elements while not in order. The key issue that we did not discuss are the general

challenges. As far as downtown these are the concerns for general challenges:

- Parking, spots taken up by apartment tenants, preventing visitors from parking
- Mission/Vision for historic downtown, what is the vision, why will people visit
- Space for community, decrease resident loitering and encourage community development and relationships
- Cultural conflict, how do we educate both cultures about the other culture?

- Incentives for development that shift street level to visitor draw businesses.
- Plan to not only facilitate the development of apartments to higher \$/sq ft...but also a plan for the affordable solution for the existing tenants considering the total apartment constraints that exist in Faribault
- Where should longer rentals go?
- Gentrification

General comments:

- I am a big fan of relocating the Bandshell to the area beneath the viaduct and making that "Central Park" but I realize we now have some development ideas in that area. An alternative site could be the old City Garage site as well.
- I look Central Ave as a Mall...we need Anchor Tenants. We can think of State Bank as one, but we need 3 more. Each Anchor would in essence "own" a block, where they are located, and which they may sort of "be responsible" for. They do not need to be retail, but they should bring significant numbers of people into the area, be it KGP, a South Central Dormitory, or other.
- We need to eliminate low income housing from the Historic Downtown area. Low income housing and downtown revitalization are incompatible. High end residential, however, is very compatible.
- We need a steady stream of income to continue to fund this. I am aware of something that took place in Allentown PA...they got the state to agree that all sales tax revenue generated in the revitalization area would go directly back to the revitalization project for a period of 10 years. Then someone bought a cigarette stamp business and relocated it into that area. With the proceeds, they were able to build a hockey arena and get the Pittsburgh Penguins to move their AHL team there. Outside the box thinking...