

CITY OF FARIBAULT:
JOURNEY TO
2040



DOWNTOWN MASTER PLAN COMMITTEE: MEETING #1

MEETING FEEDBACK REVIEW AND DOWNTOWN MASTER
PLAN KICK-OFF

MAY 31, 2018

AGENDA

Downtown Steering Committee Meeting #1

- | | |
|------|---|
| 6:00 | Agenda and Meeting #1 goals |
| 6:10 | What we have heard so far: Joint Steering Committees and Community event Kick-off |
| 6:40 | Overview of Downtown Focus existing conditions and takeaways |
| 7:10 | Downtown Opportunities Mapping Exercise |
| 7:50 | Next Steps |
| 8:00 | Adjourn |

Meeting #1 Goals

- ✓ *Overview of feedback from Steering Committee and Community at large Kick-off Meetings*
- ✓ *Overview of Downtown Area background information*
- ✓ *Downtown Opportunities Map Exercise*

A photograph of a community event, likely a fair or festival, held outdoors on a grassy area. In the background, a long building with a red roof is visible, with a line of international flags hanging from its front. Numerous people are scattered throughout the scene, some standing and talking, others sitting at long wooden tables. In the foreground, two young boys in blue shirts are running towards the right. The overall atmosphere is lively and communal. The text 'JOINT STEERING COMMITTEE KICK-OFF MEETING FEEDBACK' is overlaid in large, light blue, sans-serif capital letters on the right side of the image.

JOINT STEERING COMMITTEE KICK-OFF MEETING FEEDBACK

Workstations

The core of the meeting was focused on 4 rotating stations:

- **Station A:** *Your Involvement*
- **Station B:** *"Our Community"*
- **Station C:** *"Your Thoughts"*
- **Station D:** *"Meet your Neighbor"*

1. What is the Faribault community's biggest strength? (Provide top eight)

Location	Base of economy (business community)
Our people	Access to transportation (35W)
Our heritage: history, architecture, cultural	
Close to natural features: lake, farms, woods, nature	

2. What City areas, services, or assets need improvement?

Education (not enough opportunities in school district)	Cultural competency (diverse cultures that get along; understand cultural differences)
Retail options (not a lot of options or poor options; leave town for good options)	Expansion of skilled workforce (limiting factor in community)
Safety (feeling safe in town; specific neighborhood pockets)	Lacking this planning process (need clear direction)
Healthcare (no one wants to work in healthcare group homes / nursing homes)	Handicap/universal accessibility (not a lot of representation; no voice)
Improve community pride (promote what we have, factual or perceived - life long residents, those who don't have connection...)	

3. Use one word to describe the *future* Faribault...

Awesome	Worrisome
Promising	Strong
Open	
Potential	

4. What would you like the outcome of this planning process to be?

Cohesive plan	
Development	
Make Faribault great	
Unity	

1. What is the Faribault community's biggest strength? (Provide top eight)

Proximity to metro	Industrial base
PEOPLE	Shattuck (SSM)
Downtown	Diversity (make it a strength)
Natural resources (lakes, rivers, parks)	School choice (public + private)
Competitive real estate values	

2. What City areas, services, or assets need improvement?

Activity / attractions for young families	Public school perception / reality
Successful restaurants	Parks (better quality of life)
Downtown	Draw to community
Housing (lack of housing, market rental)	Lack of pride (inferiority complex)
	Stability of city gov't, other levels

3. Use one word to describe the *future* Faribault...

Busy	Action for the better (+ educated)
Changed	
Vastly improved	
Unknown (our growth)	

4. What would you like the outcome of this planning process to be?

Focused and achievable	Sellable (marketing tool)
People live, work, + play in Faribault (have people want to live in Faribault)	Action
The Beginning	Realistic
United	BIG

GROUP #3

1. What is the Faribault community's biggest strength? (Provide top eight)

Manufacturing base

Compact land pattern

Natural resources

Diverse education (SC College, SSM)

Diversity (cultural, age, blind + deaf)

Crafters (cheese cave, wool mill)

Parks system (beautiful, kid activities, pool, arena)

Entrepreneurial

Regional location

Transportation

2. What City areas, services, or assets need improvement?

Parks (facilities, activities for 10+ under)

EDA

Walkability (ped friendly, bikability, auto-oriented)

Access to water (river, lakes)

Water treatment

Assimilation (diversity)

Interstate interchanges (ease of access) + land use

Activities (community center); aging populations + involvement

3. Use one word to describe the *future* Faribault...

Harmony

Growth

Recreational

Housing option

Connected (all connectivity)

Progressive

Active

Engaged

4. What would you like the outcome of this planning process to be?

Equitable

Tangible

Easy to understand

Fluid

Common direction - action to move forward

Implementable

GROUP #4

1. What is the Faribault community's biggest strength? (Provide top eight)

35W

Innovation (technology, makers, industrial)

Proximity to metro: Rochester, Mankato, Twin Cities

Education opportunities (public + private); State academies, stem

Natural resources: (lakes, rivers, forests) + Nature center

Industrial base

Camping - outdoor recreation amenities

Public jobs (employed by state, county)

Agriculture community

Downtown (some energy, historic)

2. What City areas, services, or assets need improvement?

School district 656 - academies

Downtown river

Community pride

Relations & partnerships with neighboring communities (Cannon City, County, etc.)

Retail problem - not a lot of options

Diversity

Parking misunderstanding (problem)

Low rent housing (specifically downtown affordable housing)

Private sector leadership does not live here (school district issue)

Not enough housing (type + quantity)

School facilities

3. Use one word to describe the *future* Faribault...

Innovative

Growth --> right direction

Quality

Engaged

All inclusive + diverse

Grow/expand north

Transformation

4. What would you like the outcome of this planning process to be?

Action

Simple guidance on implementable actions

Vibrant downtown (better than Stillwater)

Council support each other + process

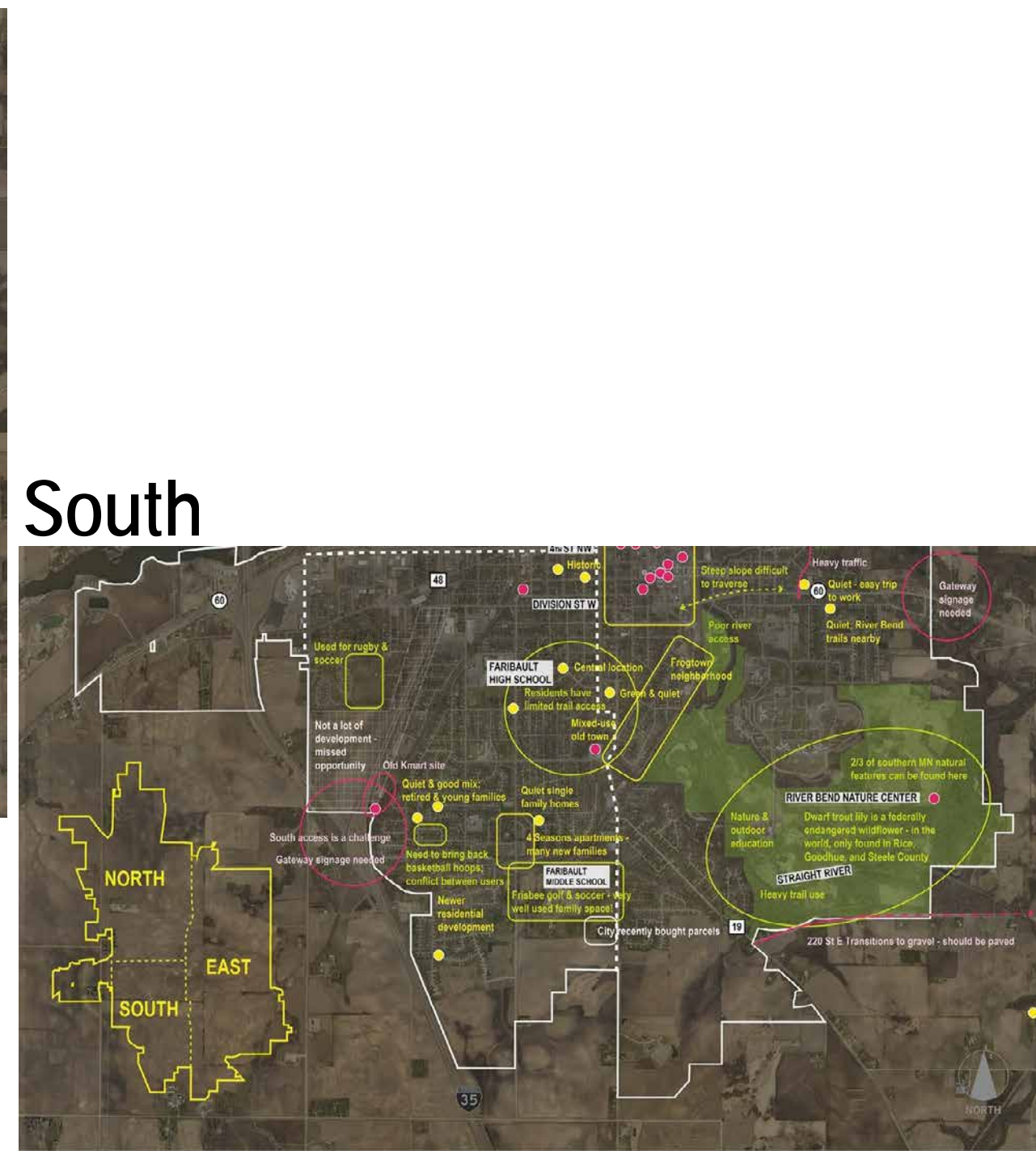
Money to City (vs. exit ramp)

Embrace who we are but look forward optimistically

Engaged community - all communities



North



South

Comment Card feedback from Joint Session, May 10th (we received 4 comment cards):

1. Please provide us with your thoughts or general comments about the project:

- In what specific ways will you reach out to diverse audiences: Hispanic/Latino, Somali, age 65+/retired, blind, deaf? Health and wellness community – how to include more in steering committees?
- Enjoyed participation opportunities; enjoyed learning data; enjoyed hearing where people live/work and vision.
- Seems portions will be redundant with vision work. Need to put info in plan of action – that part will be good.
- I enjoyed the process. It was a good way to work with a variety of people.

1. What did you think of the meeting? What can we improve next time?

- Still a little confused about how we get through the process start to finish. Hopefully it will become more clear at the individual meeting.
- Professional binder: same info as reviewed in generating Vision 2040.
- It was a little hard to hear with the large room, many voices, and the noisy HVAC.

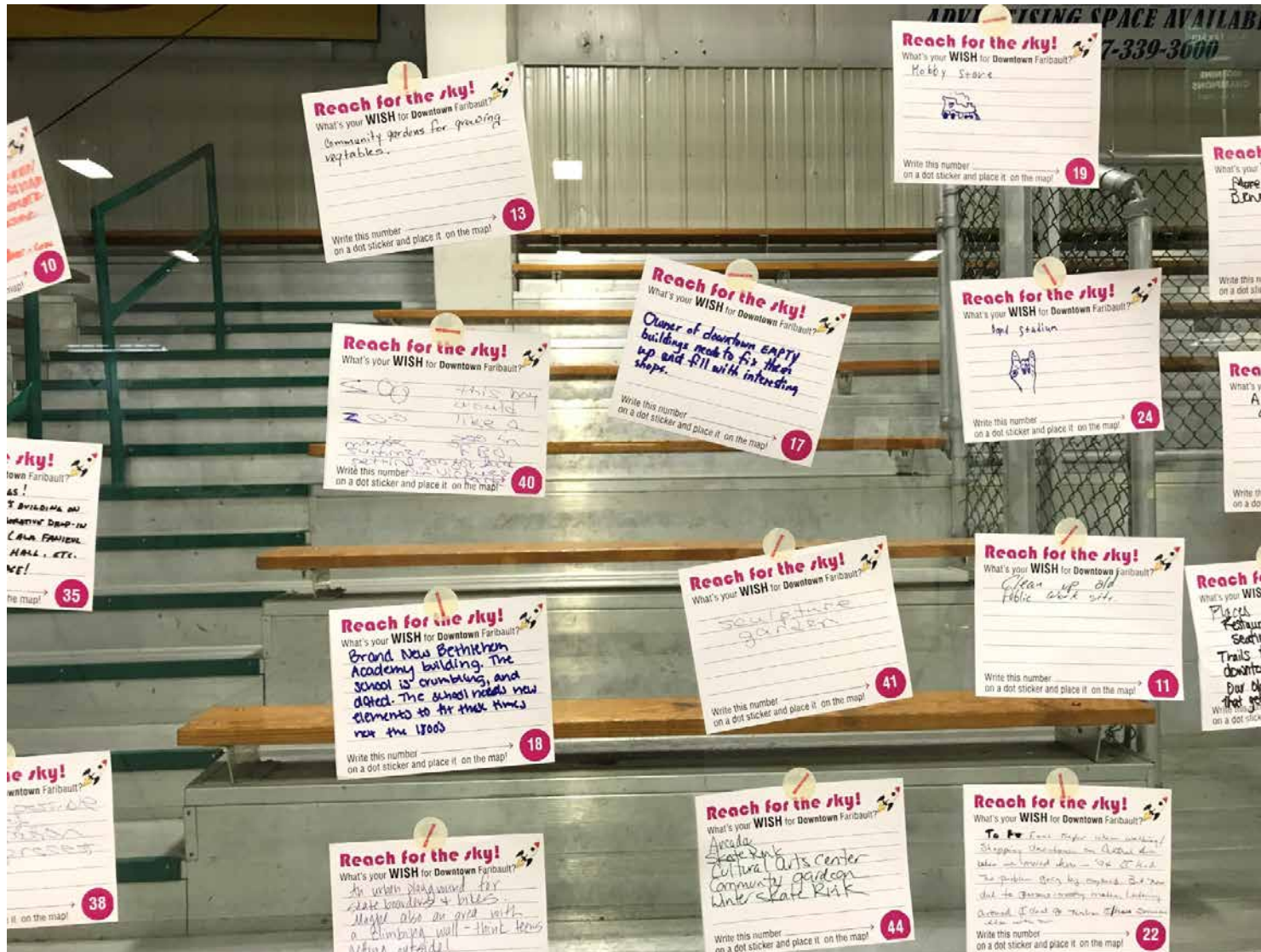


COMMUNITY AT LARGE KICK-OFF EVENT FEEDBACK

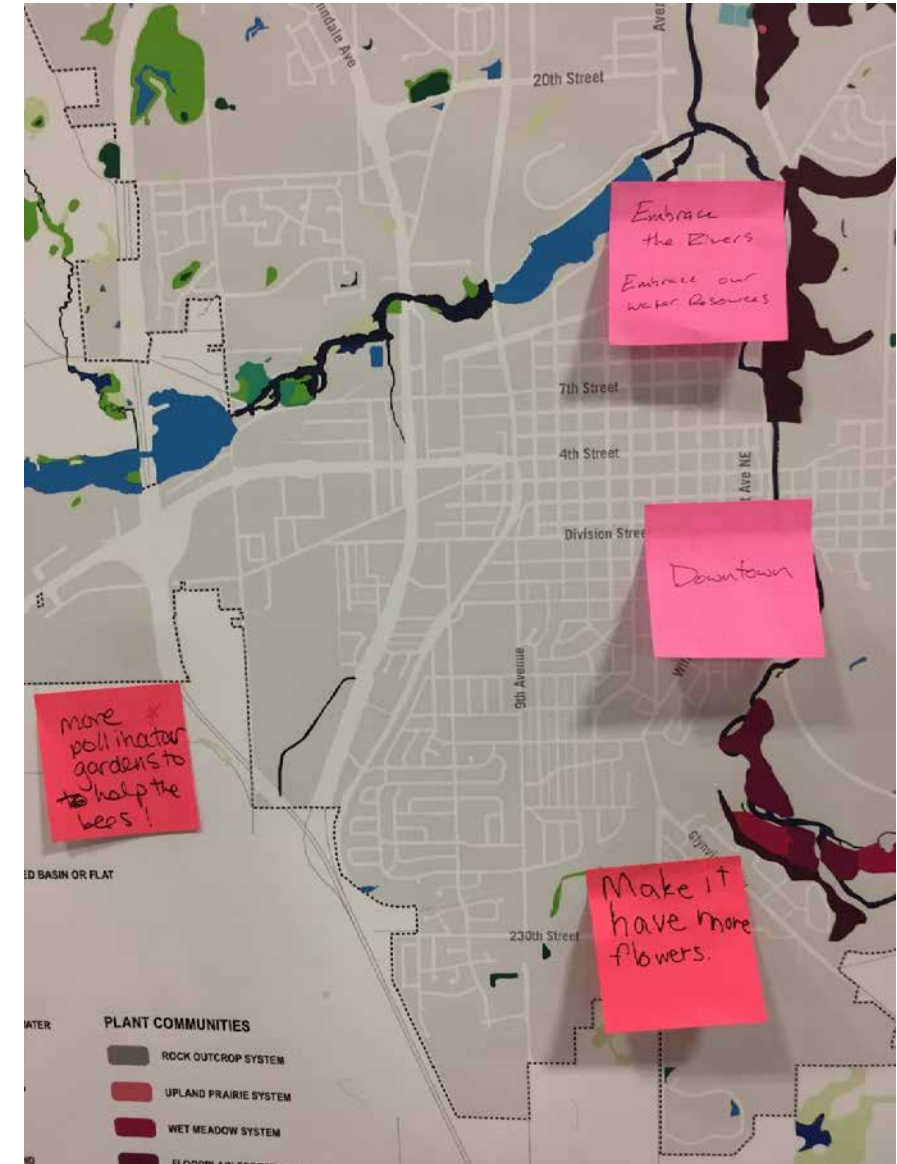
Stations

STATION	GOALS	ACTIVITY
WISH	<ul style="list-style-type: none"> • Provide a non-technical jargon-free platform to exchange planning ideas • Encourage maximum creativity in all age groups • Collect and collate the community's aspirations 	<p>Activity 1:</p> <ul style="list-style-type: none"> • Wishing Ball: Interactive exercise where community members will write down big wishes ("I wish for ____") to a big beach ball. <p>Activity 2:</p> <ul style="list-style-type: none"> • Flag your wishes: Interactive city-wide map exercise where community members will write down their wishes on flags based on planning themes and place them on flag poles <p>Activity 3:</p> <ul style="list-style-type: none"> • Downtown Wishes: Interactive map exercise where community members will pin wishes ("I wish for ____") to a Downtown Faribault map.
LEARN	<ul style="list-style-type: none"> • Inform and gain knowledge of current conditions • Gather team preliminary observations to date 	<p>The "learn" station covers the entire Journey to 2040 Project spectrum</p> <ul style="list-style-type: none"> • Learn Wall: <ul style="list-style-type: none"> • Background maps, • Preliminary findings
ENGAGE	<ul style="list-style-type: none"> • Understand the project process, timeline, goals and objectives • Learn about the Community Engagement Process • Opportunity to engage and sign up for community participation 	<ul style="list-style-type: none"> • Place card sheets with information about the project, website, etc. • Computer terminal for additional questions • City and Elected officials reps also present to address questions
SHARE	<ul style="list-style-type: none"> • Document community voices to add to the record of the public process. 	<ul style="list-style-type: none"> • Focus: Record personal stories about what they like and what the future Faribault looks like. <ul style="list-style-type: none"> • Picture booth – <ul style="list-style-type: none"> • Question 1: Participants are asked to answer a single, broad question like: "What is your favorite thing about Faribault?" • Question 2: Participants are asked to answer what the future of Faribault looks like.

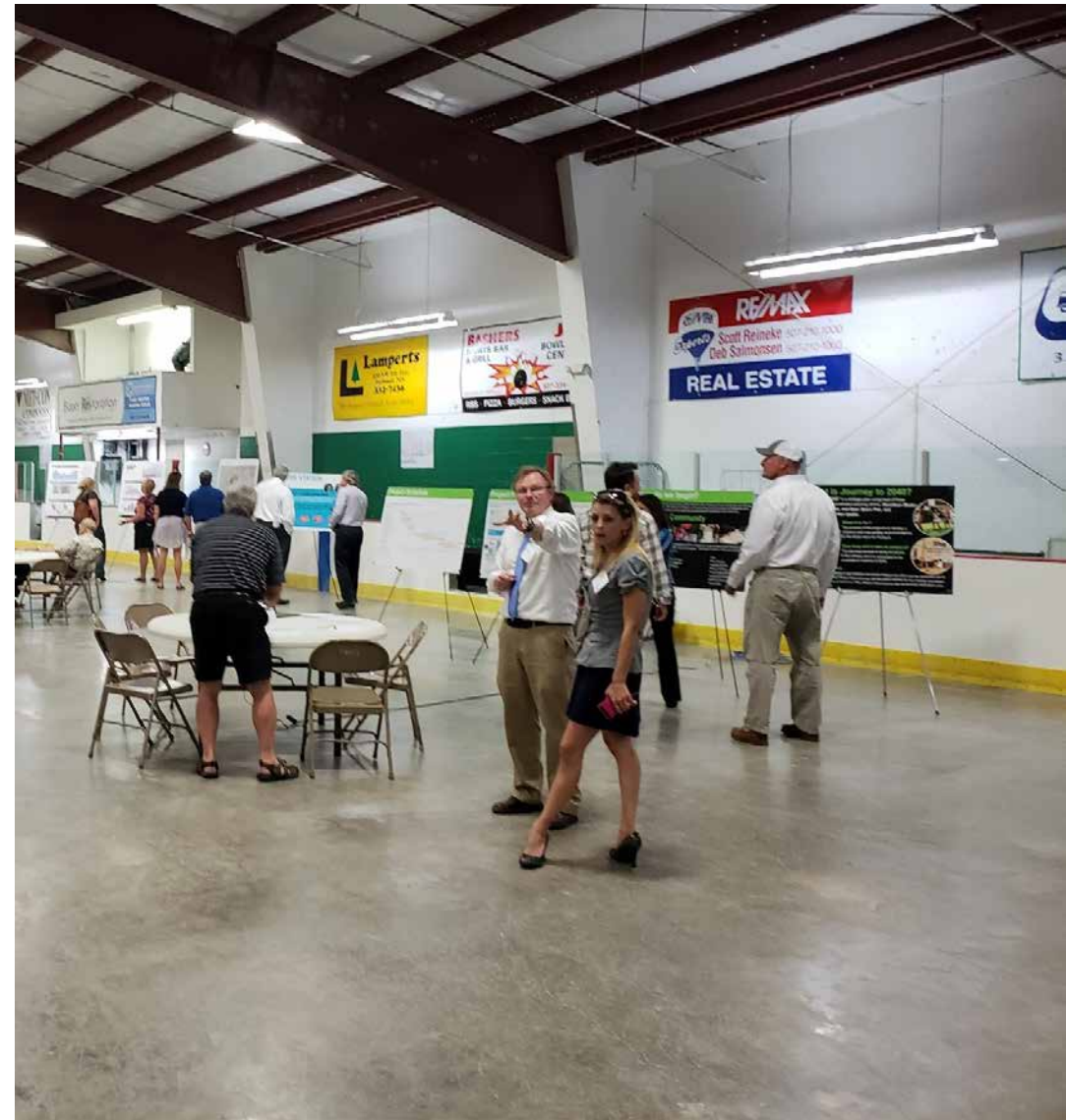
Wish Station



Learn Station



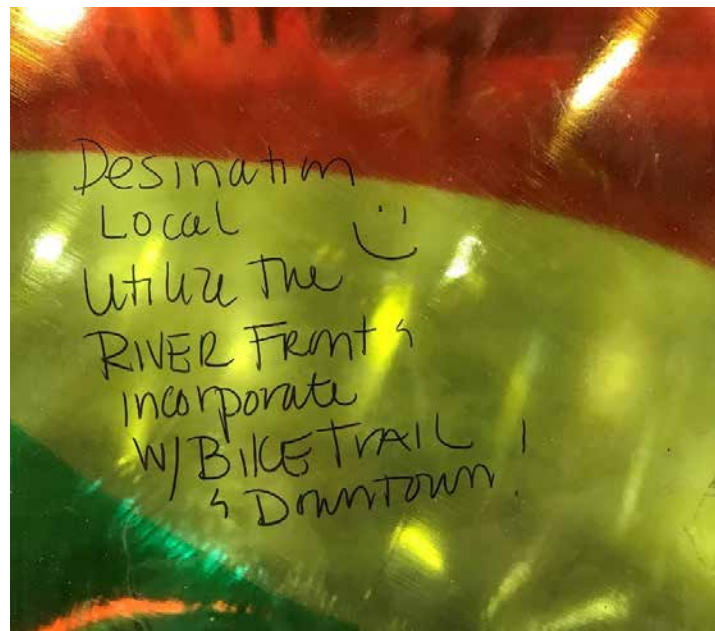
Engage Station



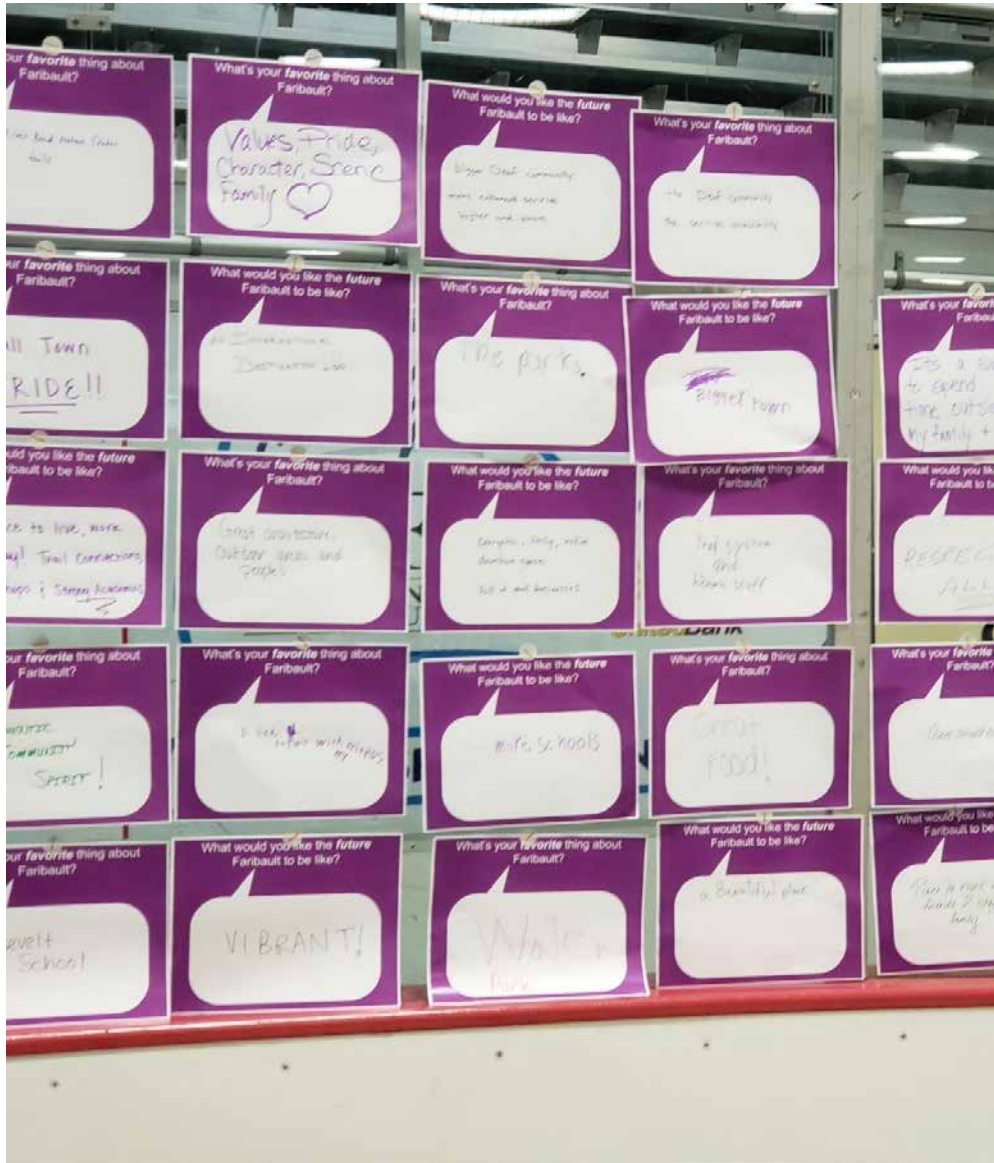
Wish Station



Wish Station

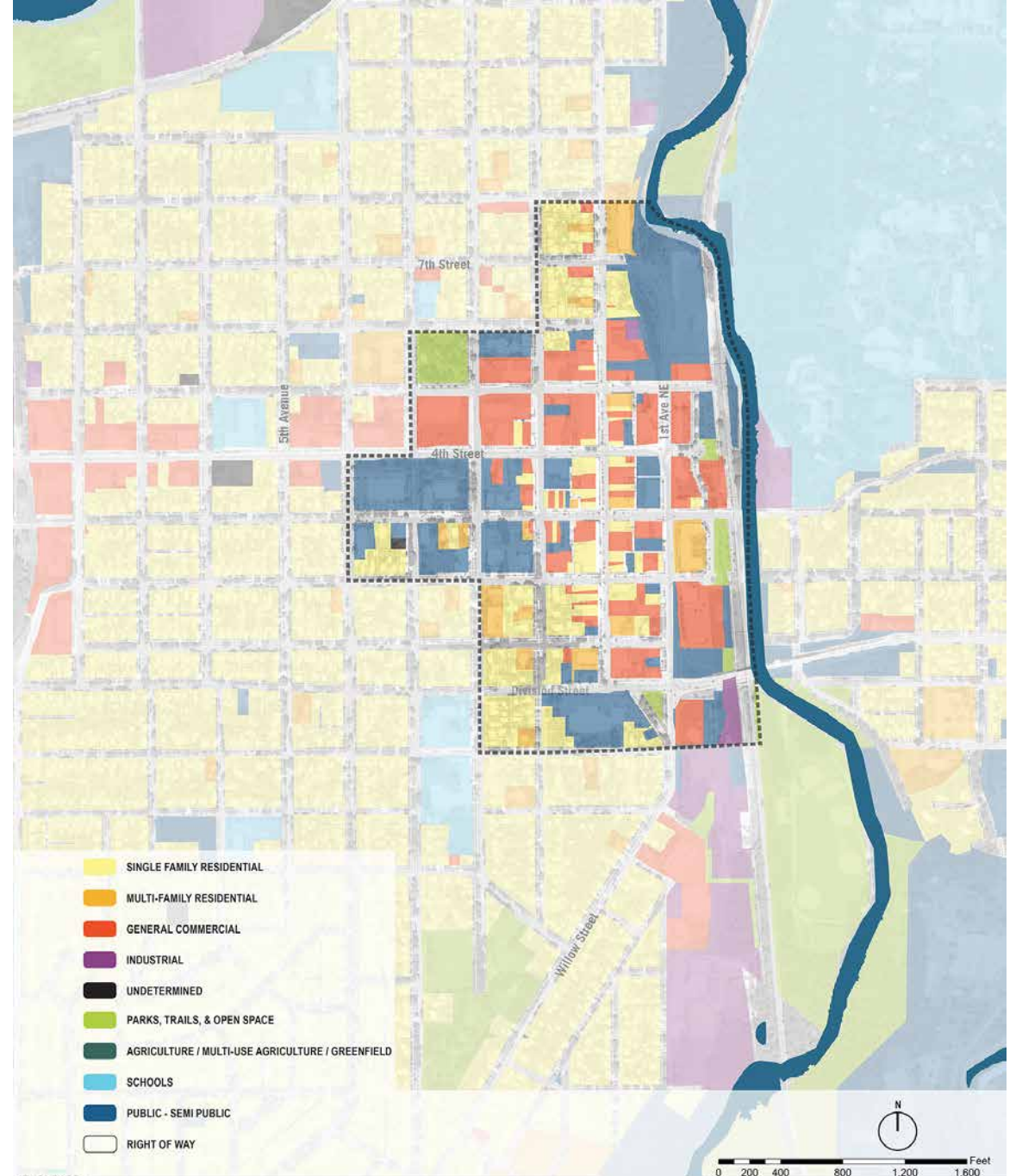
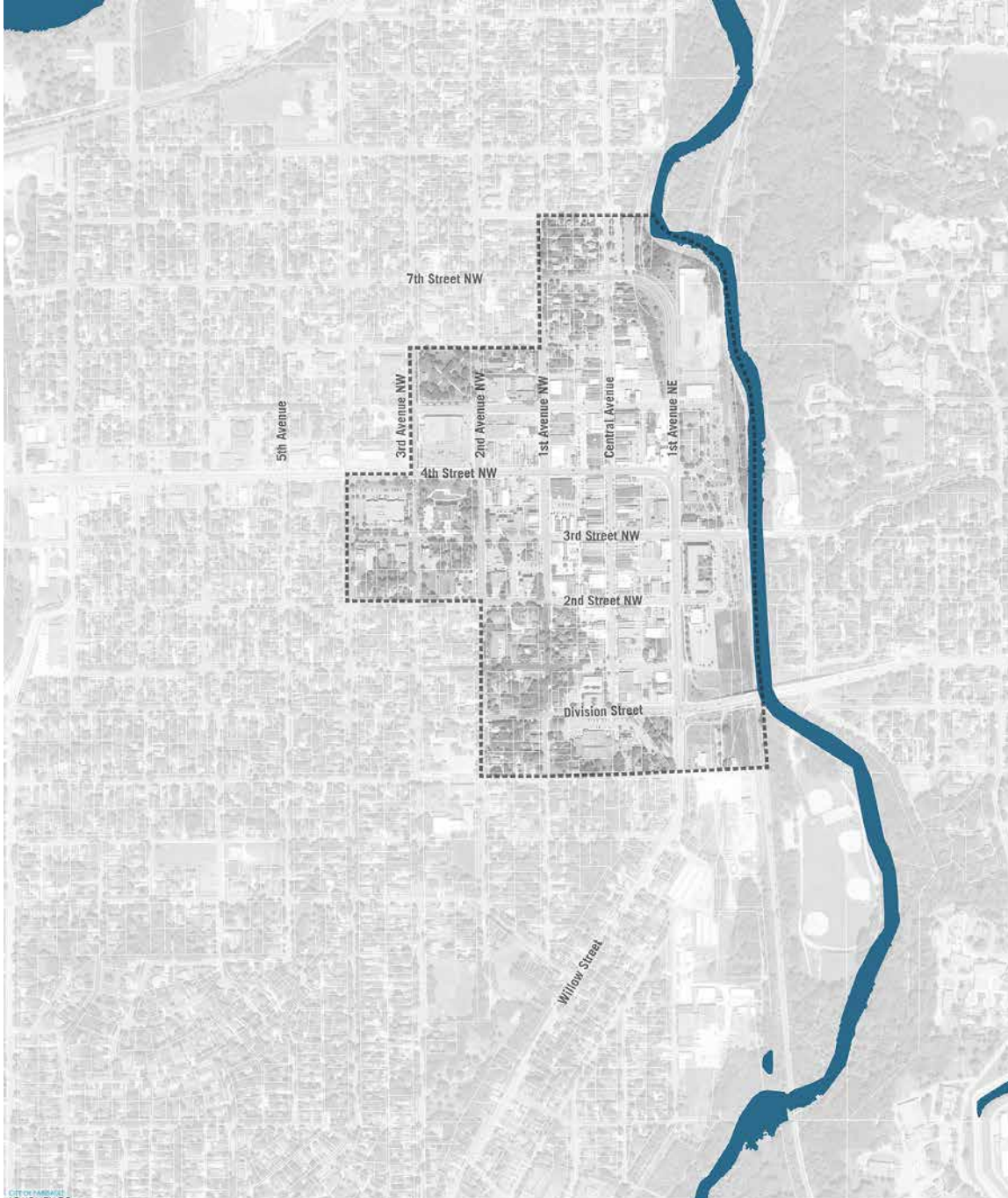


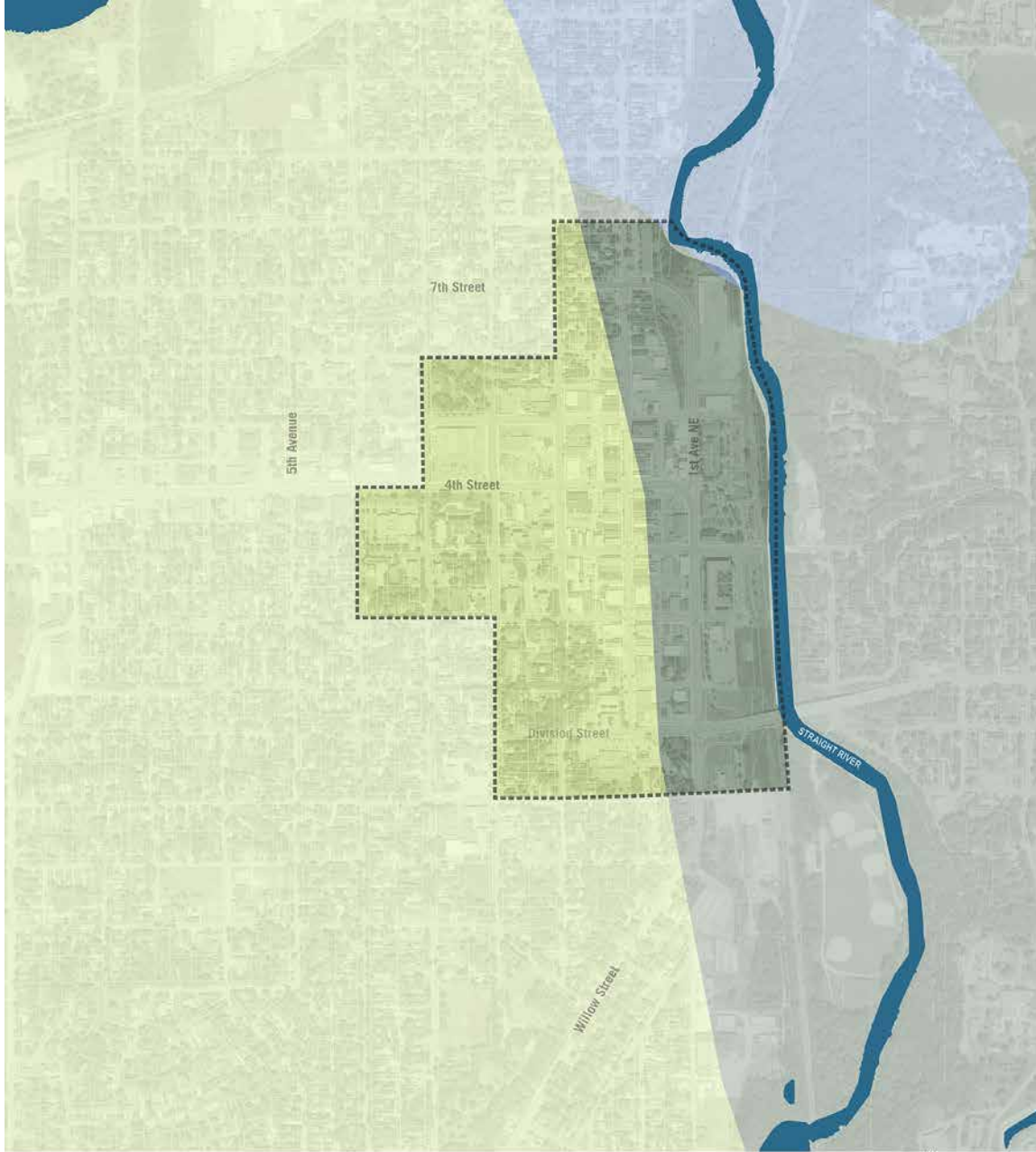
Share Station





DOWNTOWN TAKEAWAYS AND BACKGROUND INFORMATION





LAND COVER TYPE

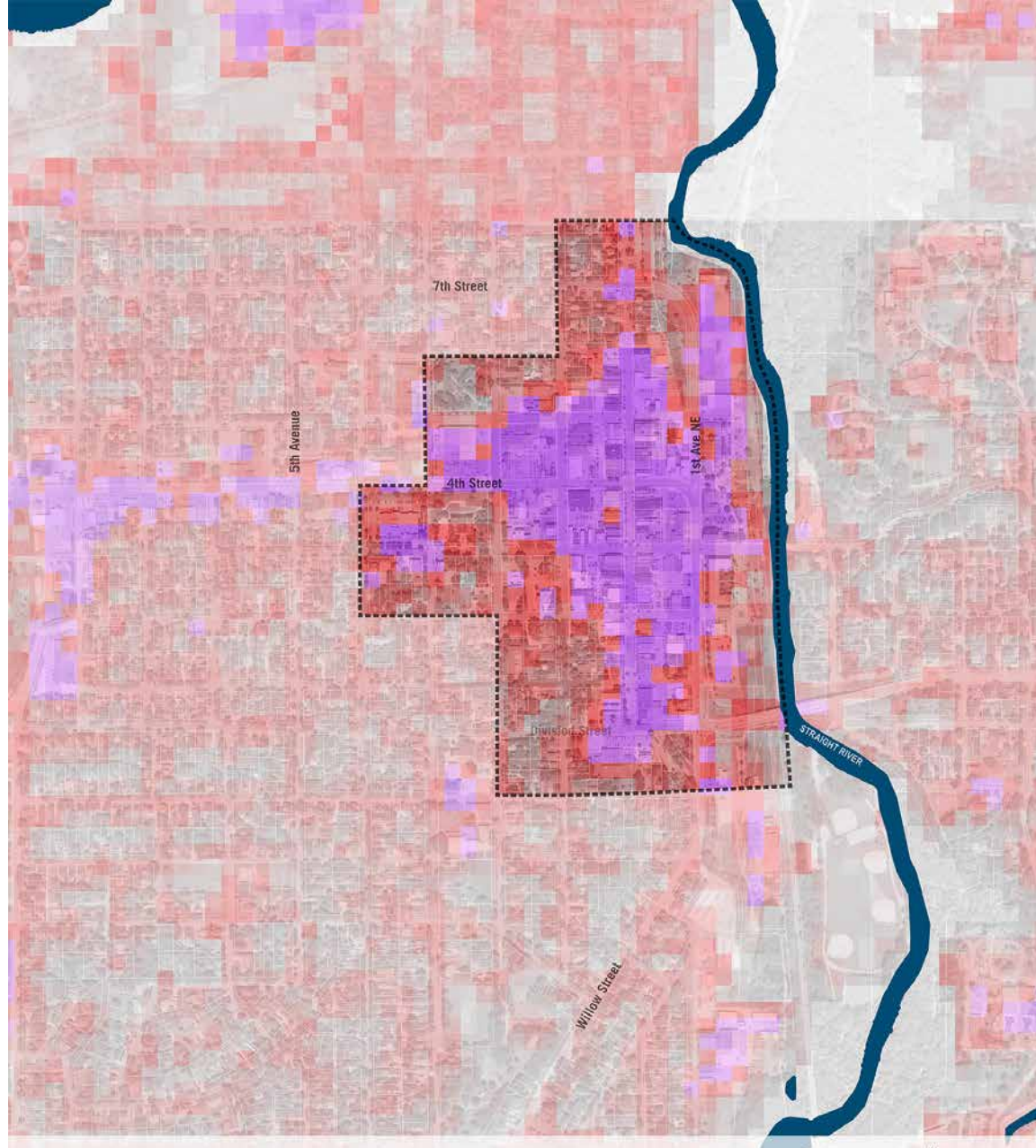
- PRairie
- WET PRAIRIE
- BIG WOODS (OAK, MAPLE, BASSWOOD, HICKORY)



MARSCHNER'S PRESETTLEMENT VEGETATION

SOURCE: MINNESOTA DNR

PERKINS+WILL TEAM
05-10-2018



PERCENTAGE IMPERVIOUS COVERAGE

0% IMPERVIOUS 50% IMPERVIOUS 100% IMPERVIOUS

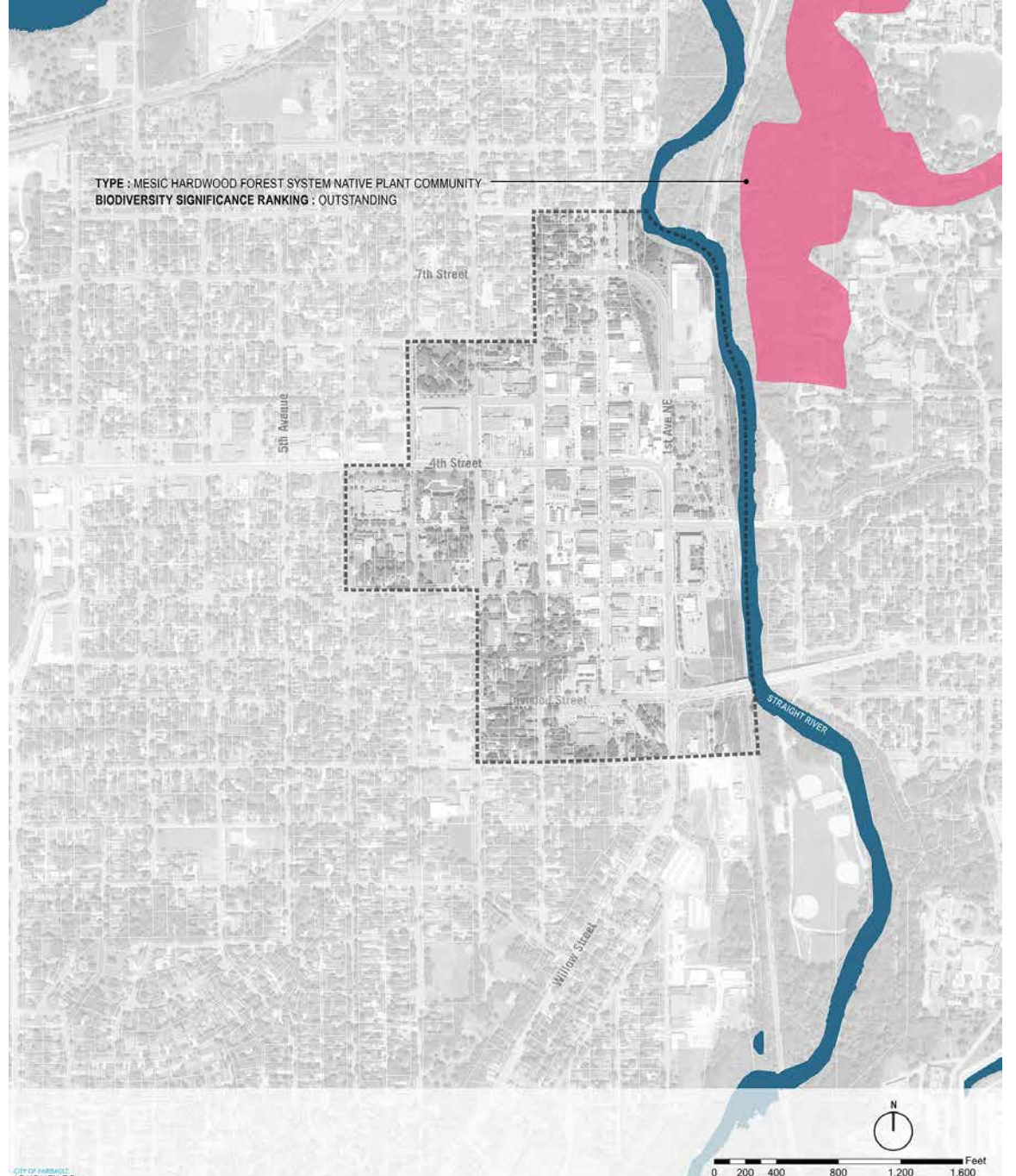
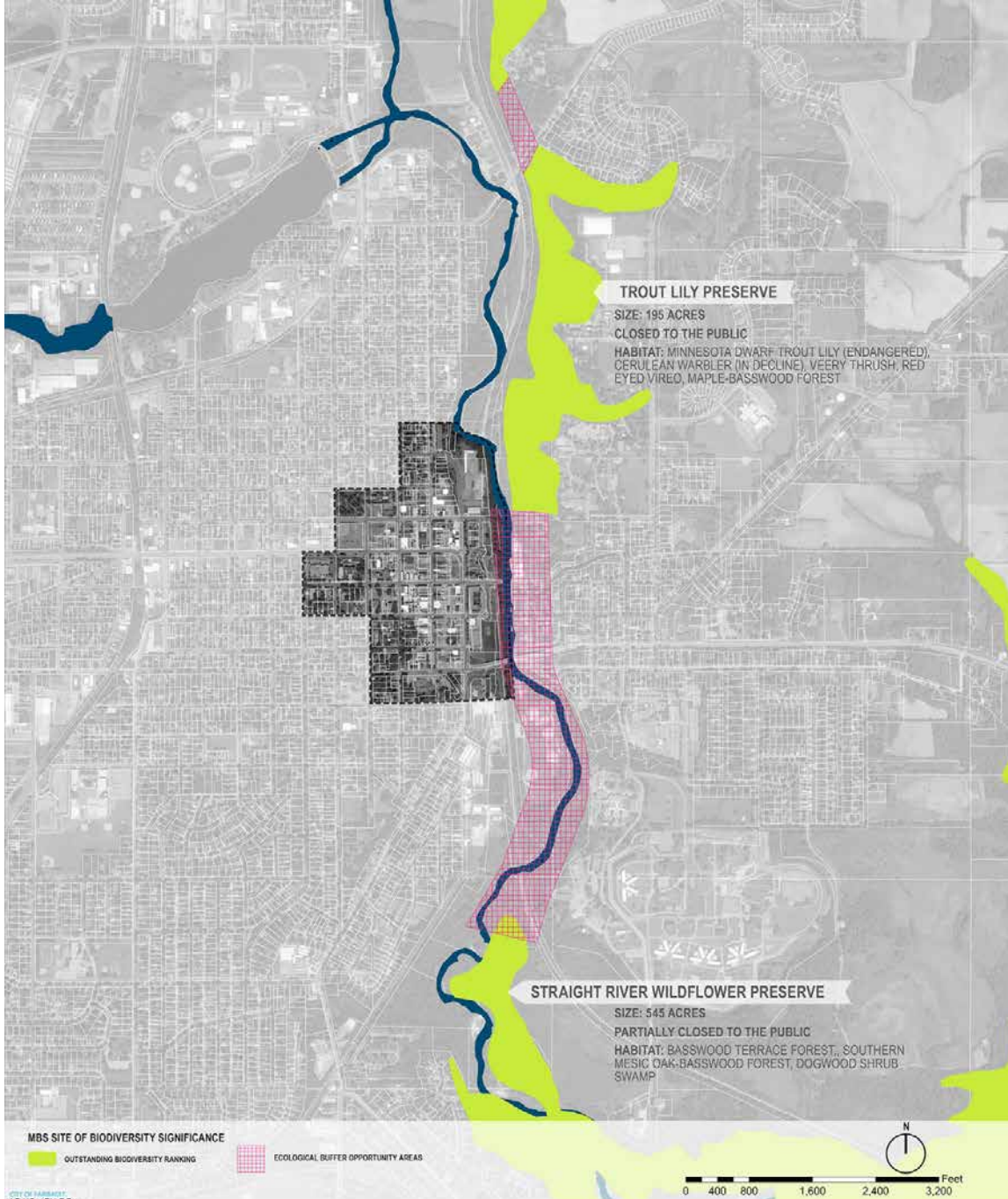


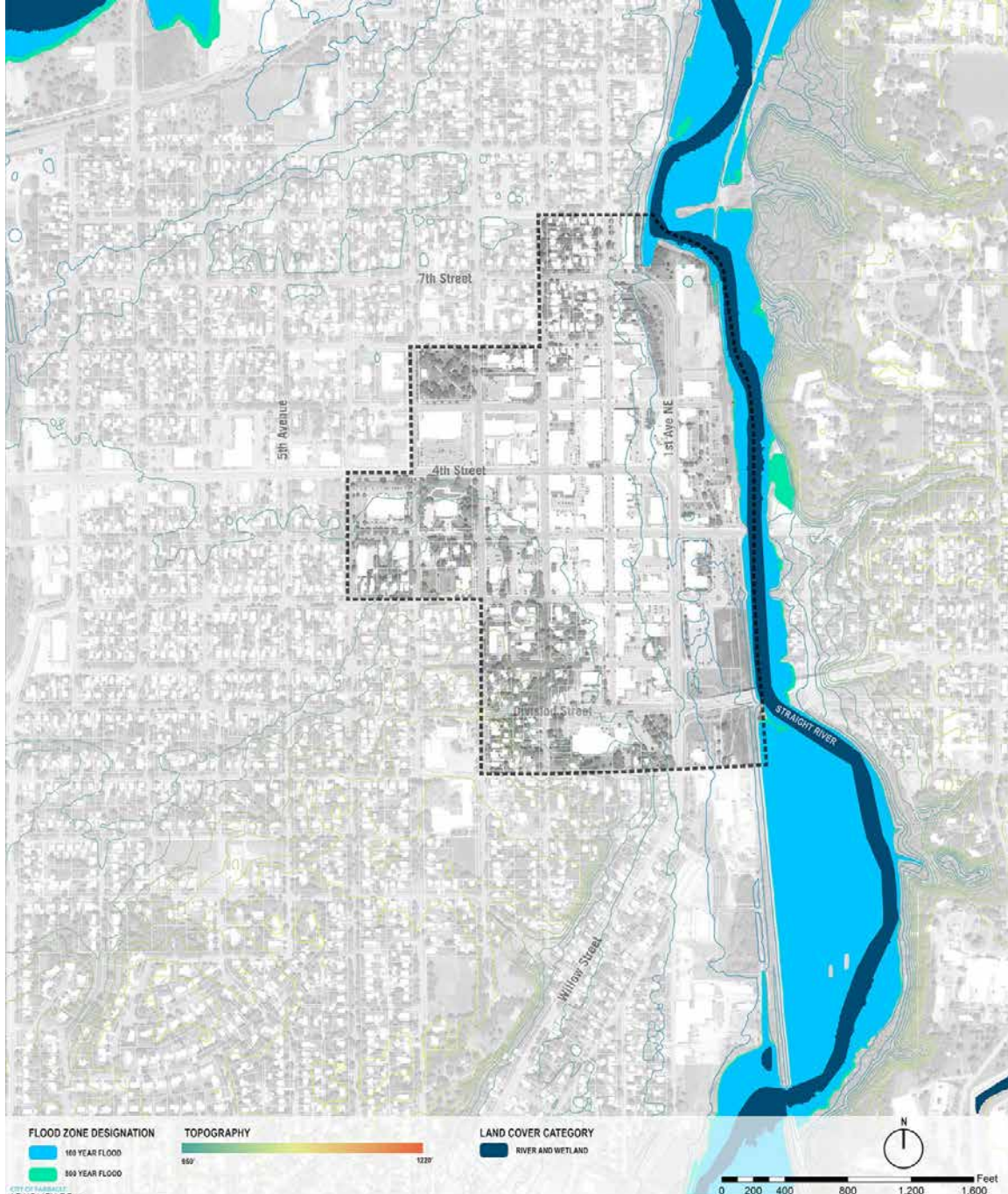
DOWNTOWN IMPERVIOUS SURFACES (100' RESOLUTION)

SOURCE: U.S. GEOLOGICAL SURVEY

PERKINS+WILL TEAM
05-10-2018

Future



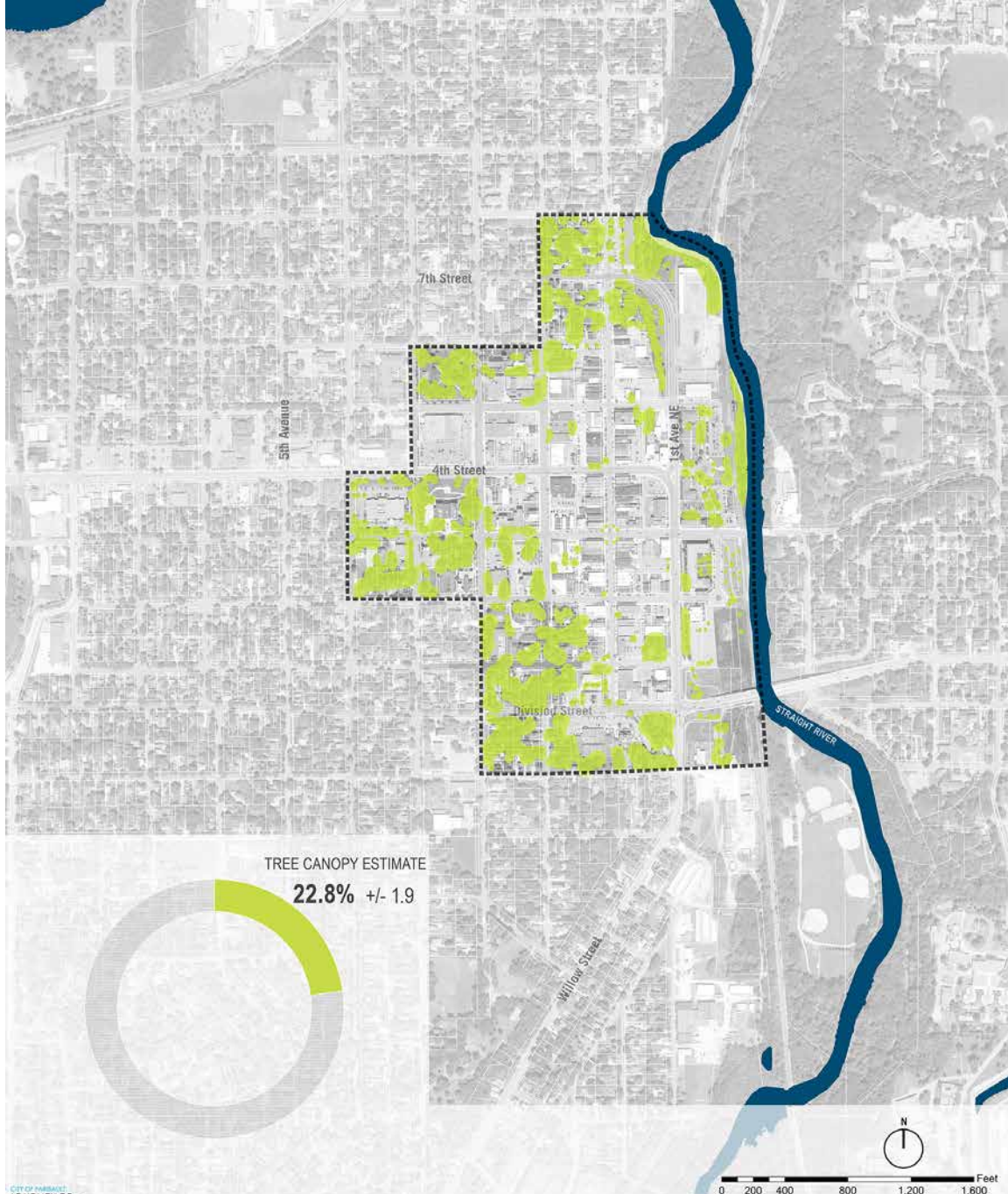


FLOOD ZONE DESIGNATION
 100 YEAR FLOOD
 500 YEAR FLOOD

TOPOGRAPHY
 900 1220

LAND COVER CATEGORY
 RIVER AND WETLAND

PERKINS+WILL TEAM
 05-10-2018



TREE CANOPY ESTIMATE
 22.8% +/- 1.9



ESTIMATED DOWNTOWN TREE CANOPY

PERKINS+WILL TEAM
 05-10-2018

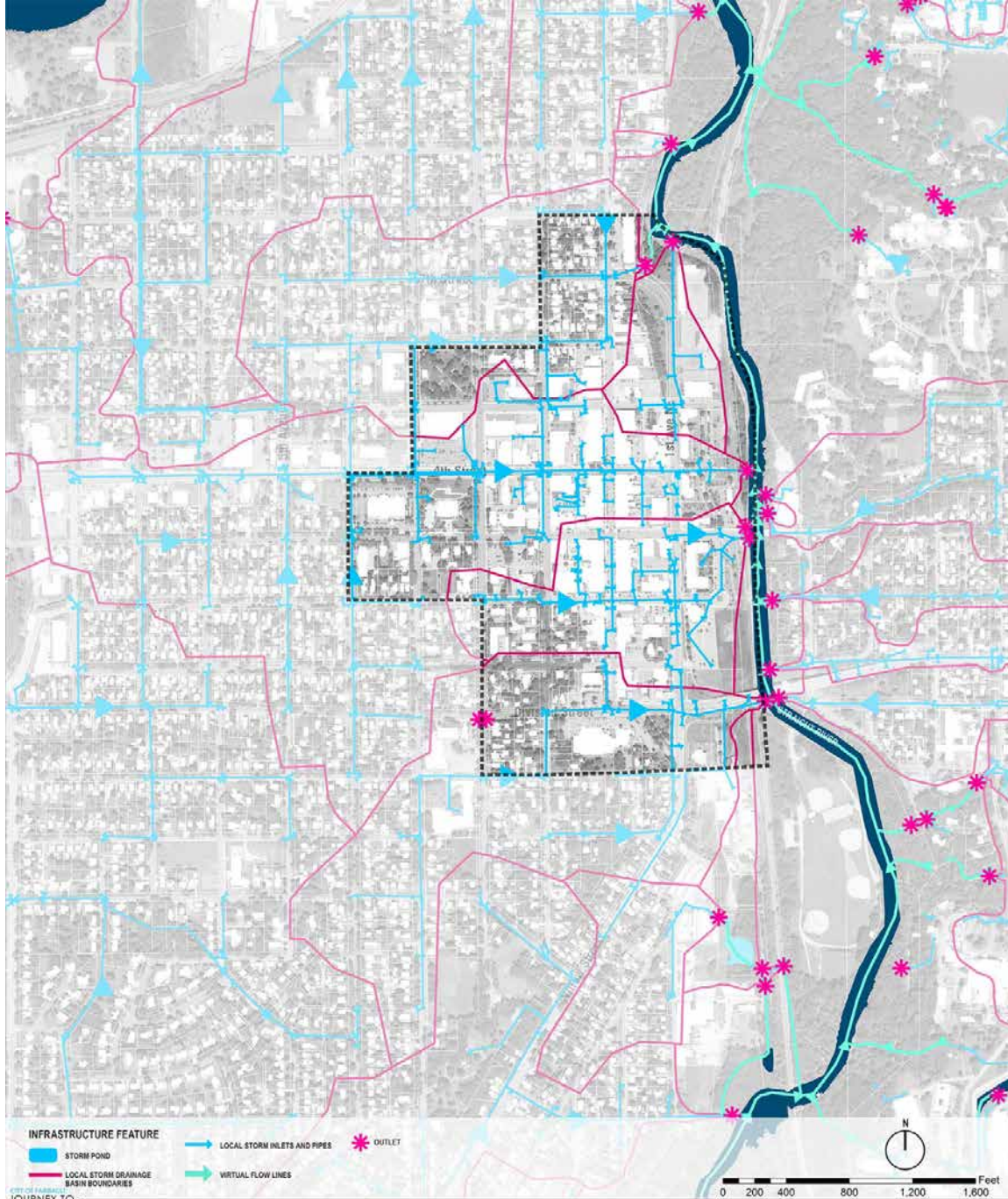
Future

CITY



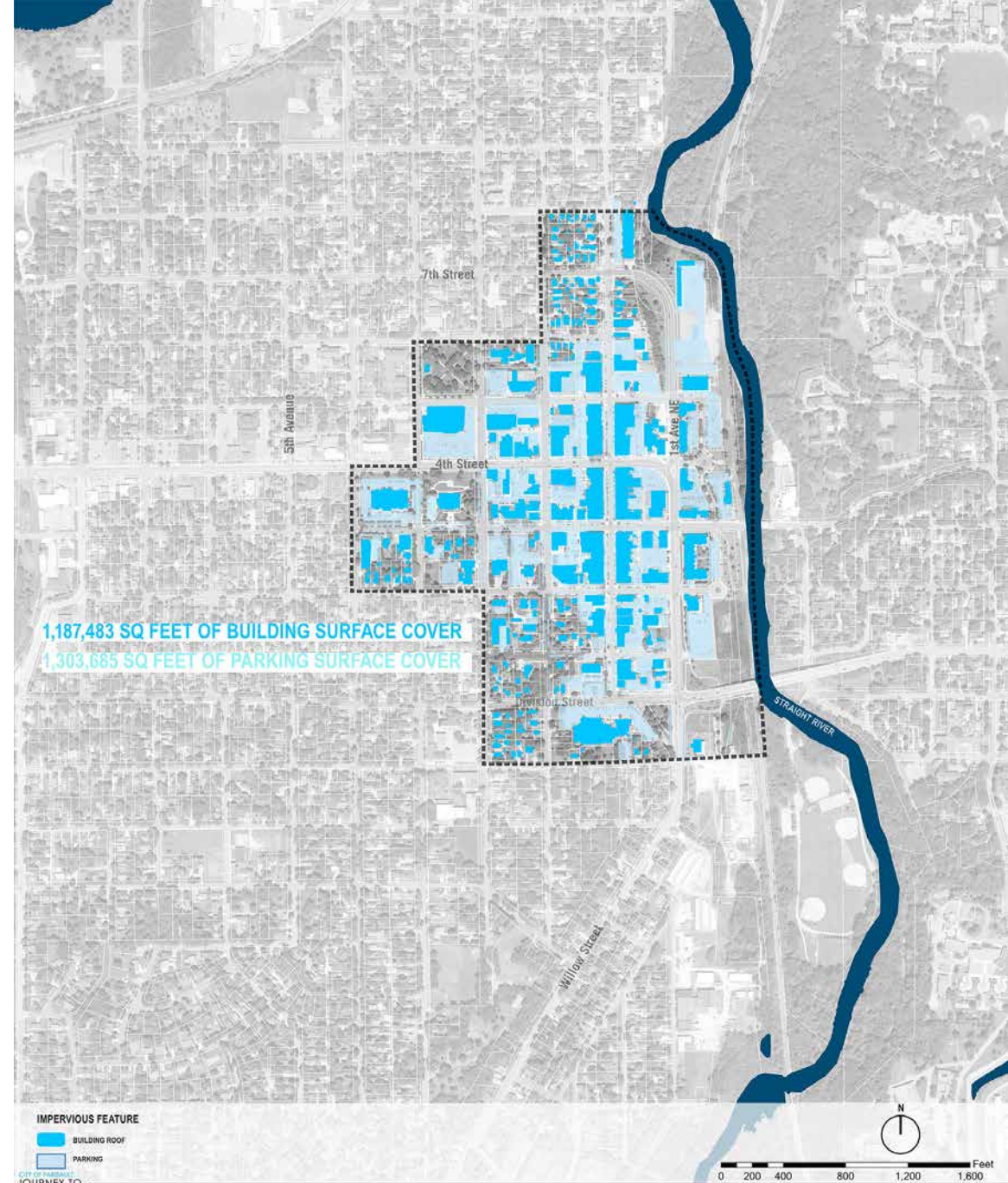
DOWNTOWN FLOOD ZONES

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY



DOWNTOWN STORMWATER INFRASTRUCTURE

PERKINS+WILL TEAM
05-10-2018

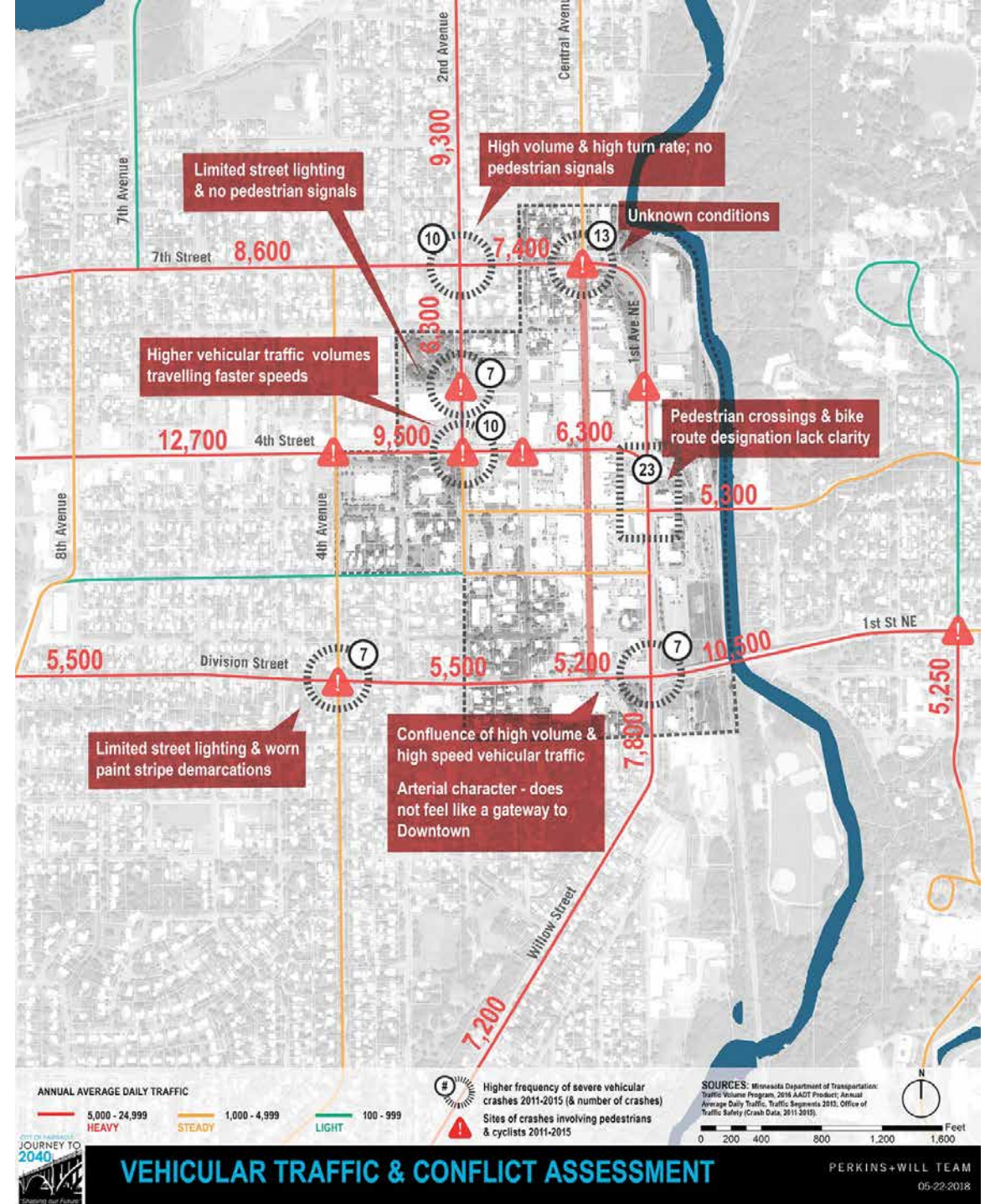
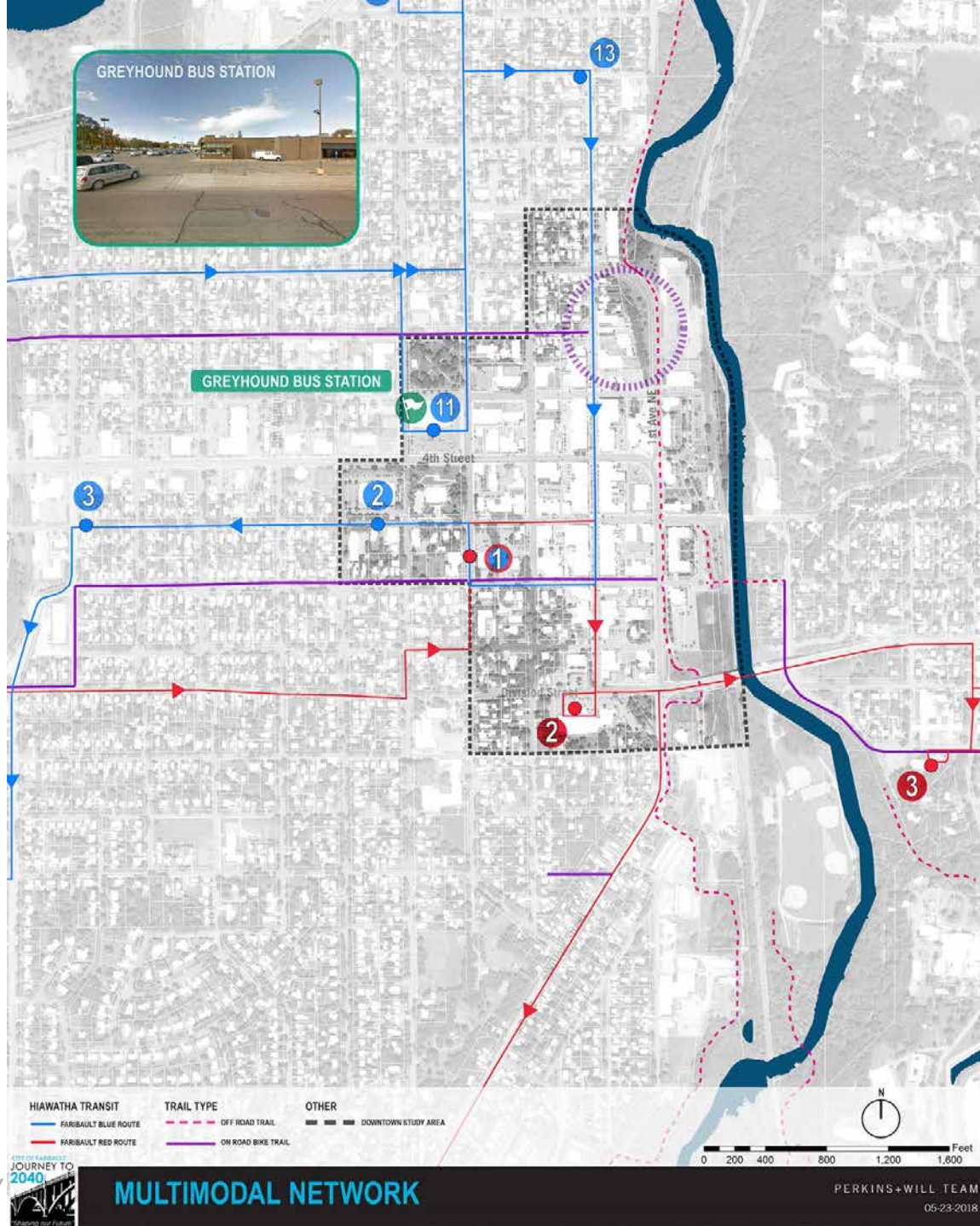


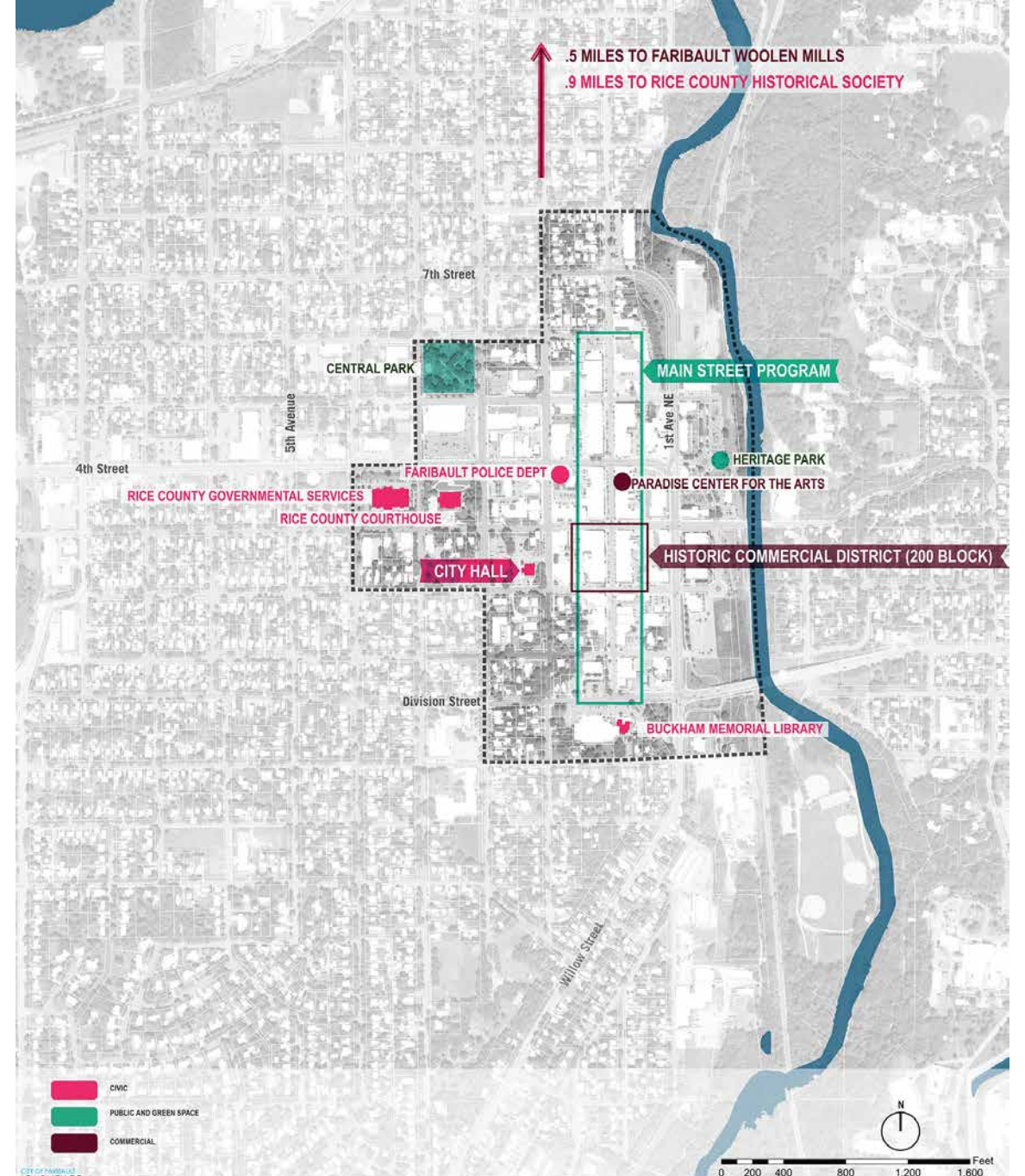
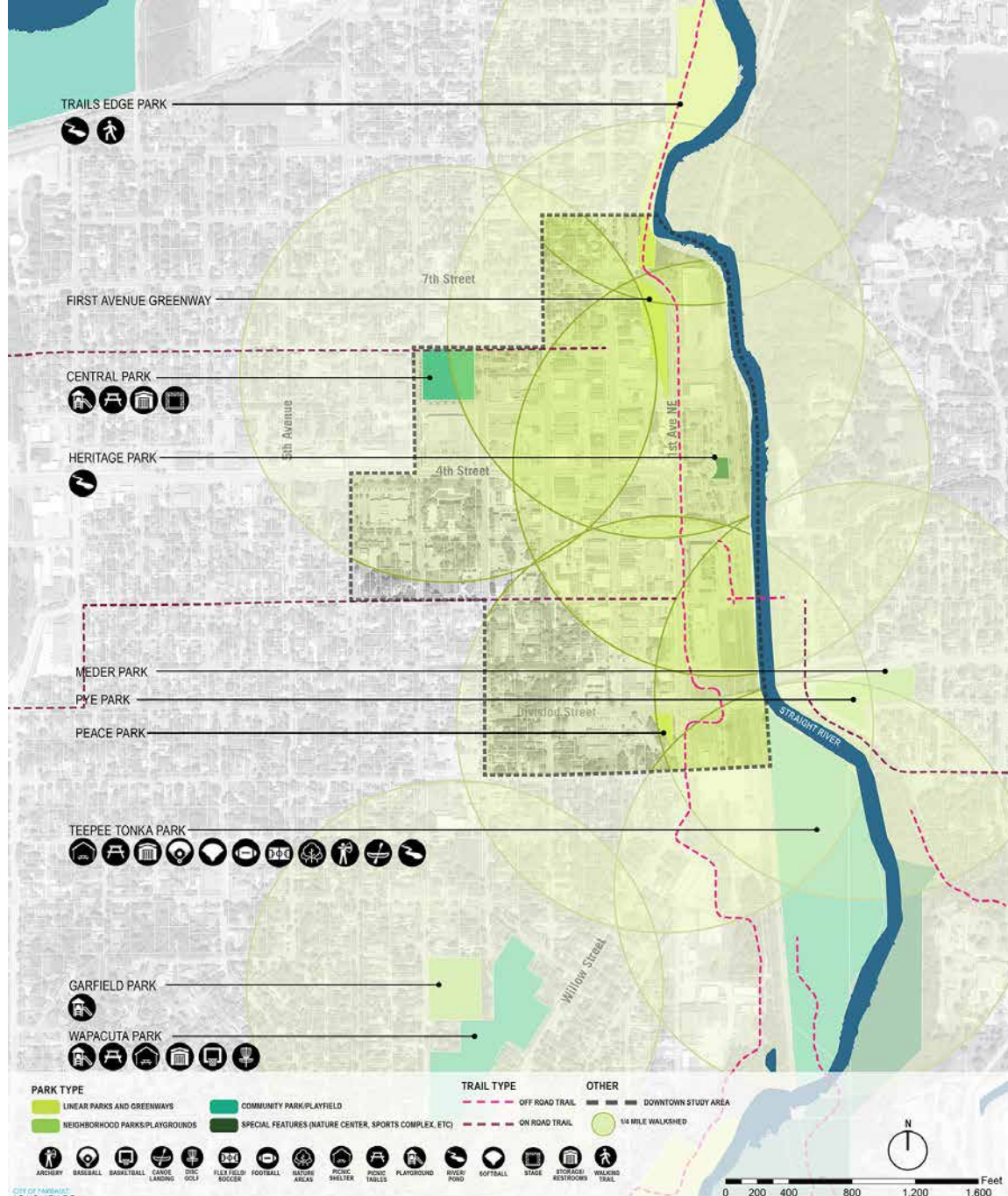
1,187,483 SQ FEET OF BUILDING SURFACE COVER
1,303,685 SQ FEET OF PARKING SURFACE COVER

IMPERVIOUS SURFACES WITH CATCHMENT POTENTIAL

PERKINS+WILL TEAM
05-10-2018

Future





- LEGEND:**
- Faribault Commercial Historic District
 - Historic District (Per City Zoning currently being updated)
 - Downtown Sign District (Per City Zoning)
 - National Register Property not shown on Map

Faribault Commercial Historic Designated Properties:

Batchelder and Buckham Building 1875
Books and Stationery (1880)
C.E. Smith Books and Stationery (1875)
Carpenter & Smith Tailors and Clothiers (1880)
Cavanaugh & Co. Hardware, Stoves and
Citizen's National Bank Building (1890)
Dandeleit Dry Goods (1882)
Felt Confectionery (1880) Address:
Fred Fleckenstein Men's Furnishing Goods (1875)
Hill Block (1874)
Kaul Block (1896)
Kinsey Dry Goods and Pike and Monroe Tailors (1870)
Lieb Block (1882)
Loyhed Block (1880)
Masonic Building (1875) (Non-contributing member)
Mortenson and Wachlin, Harnessmakers (1880)
Post Block (1870)
Stevens & Co. Druggists (1880)
Union Block (1882)
Wolf Building (1878)

Non-district Designated Properties:

- Adam Weyer Wagon Shop (1874)
- Administration Building-Girl's Dormitory, State School for the Deaf (1912)
- Batchelder's Block (1868)
- Berry, Frank A. and Elizabeth, House, (1896)
- Blind Department Building, State School for the Blind (1874)
- Buck, Cassius, House (Buckeye) (1895)
- Carufel, Louis and E. LaRose, House (1877)
- Cathedral of Our Merciful Saviour and Guild House (Episcopal) (1862-1869)
- Cole, Gordon and Kate D. Turner, House (1856)
- Congregational Church of Faribault (1867)
- Cottrell, John N. and Elizabeth Taylor Clinton, House (1897)
- Dobbin, Reverend James, House/St. James School for Boys School for Boys (1874)
- Episcopal Rectory (1897)
- Faribault City Hall (1894)
- Faribault Viaduct--bridge No. 537 (1937-39)
Faribault Water Works (1883 brick pumping station; 1938 concrete facility by WPA workers)
Faribault, Alexander, House (1853)
- Farmer Seed and Nursery Company (1900)
- Holman, M.P., House
- Hospital, State School for the Feeble Minded (1900)
- Hutchinson, John, House (1892)
- Immaculate Conception Church
- Johnston Hall, Seabury Divinity School (1888, Romanesque Revival)
- Lieb, Vincent and Elizabeth, House (1862)
- Memorial Chapel of the Good Shepherd, Shattuck School (1871)
- McCall, Cormack, House (1871)
- McCall, Thomas, House (1868)
- McMahon, Thomas and Bridget Shanahan, House (1871)
- Noyes Hall, State School for the Deaf (1902-1910)
- Noyes, Jonathon L. and Elizabeth H. Wadsworth, House (1898)
- Pfeiffer, John Gottlieb, House (1868)
- Rice County Courthouse (1932)
- Rice County Jail (1910)
- Rock Island Depot (1902)
- St. Mary's Hall (1926, Gothic Revival limestone school)
- State School for the Feeble Minded
- Theopold Mercantile Company Wholesale Grocery (1893)
- Thomas Scott Buckham Memorial Library (1930)
- Timothy J. McCarthy Building (1884)

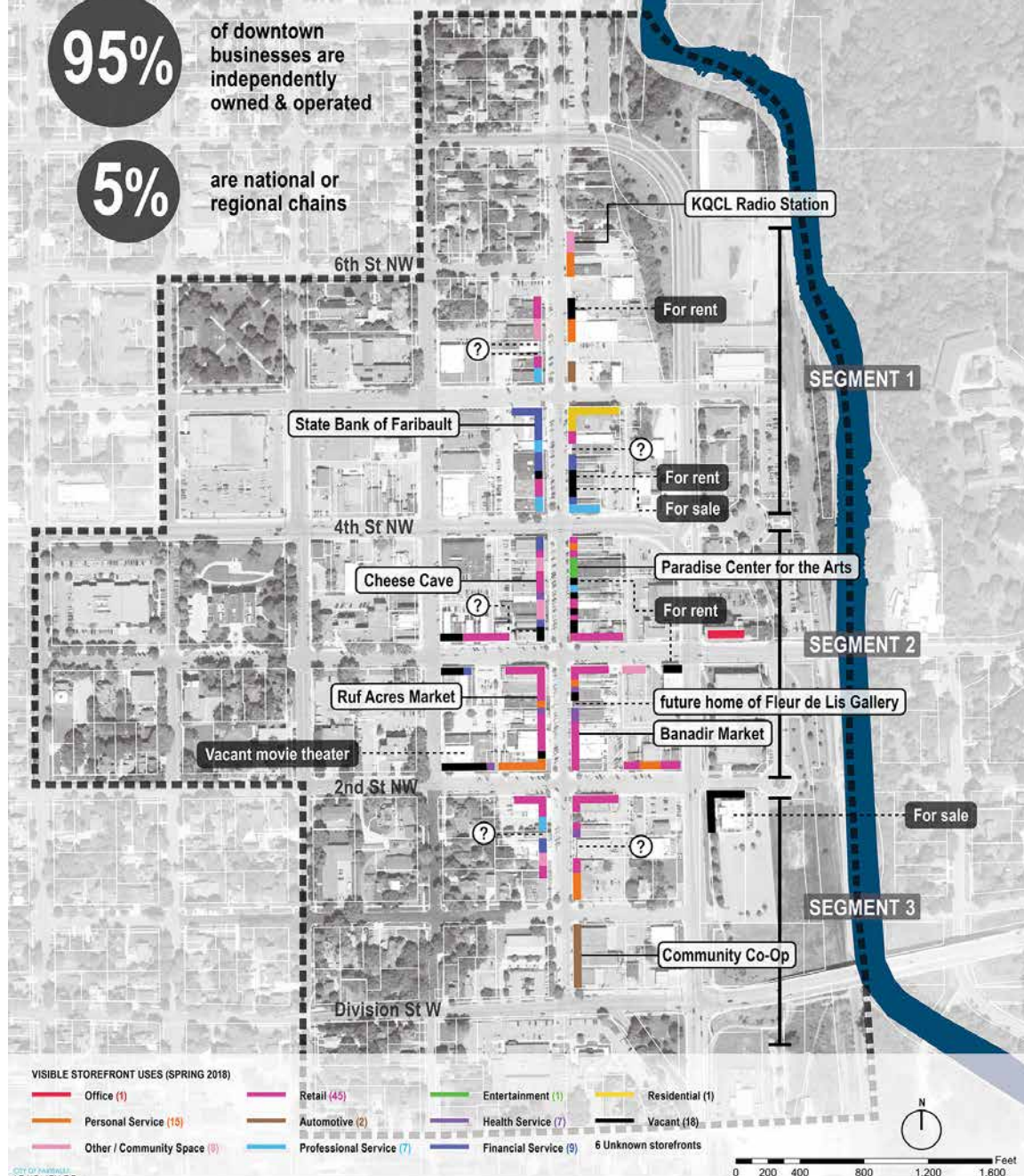
Source: <http://www.ci.faribault.mn.us/DocumentCenter/View/1768/National-Register-Historic-Properties-List-Revised>

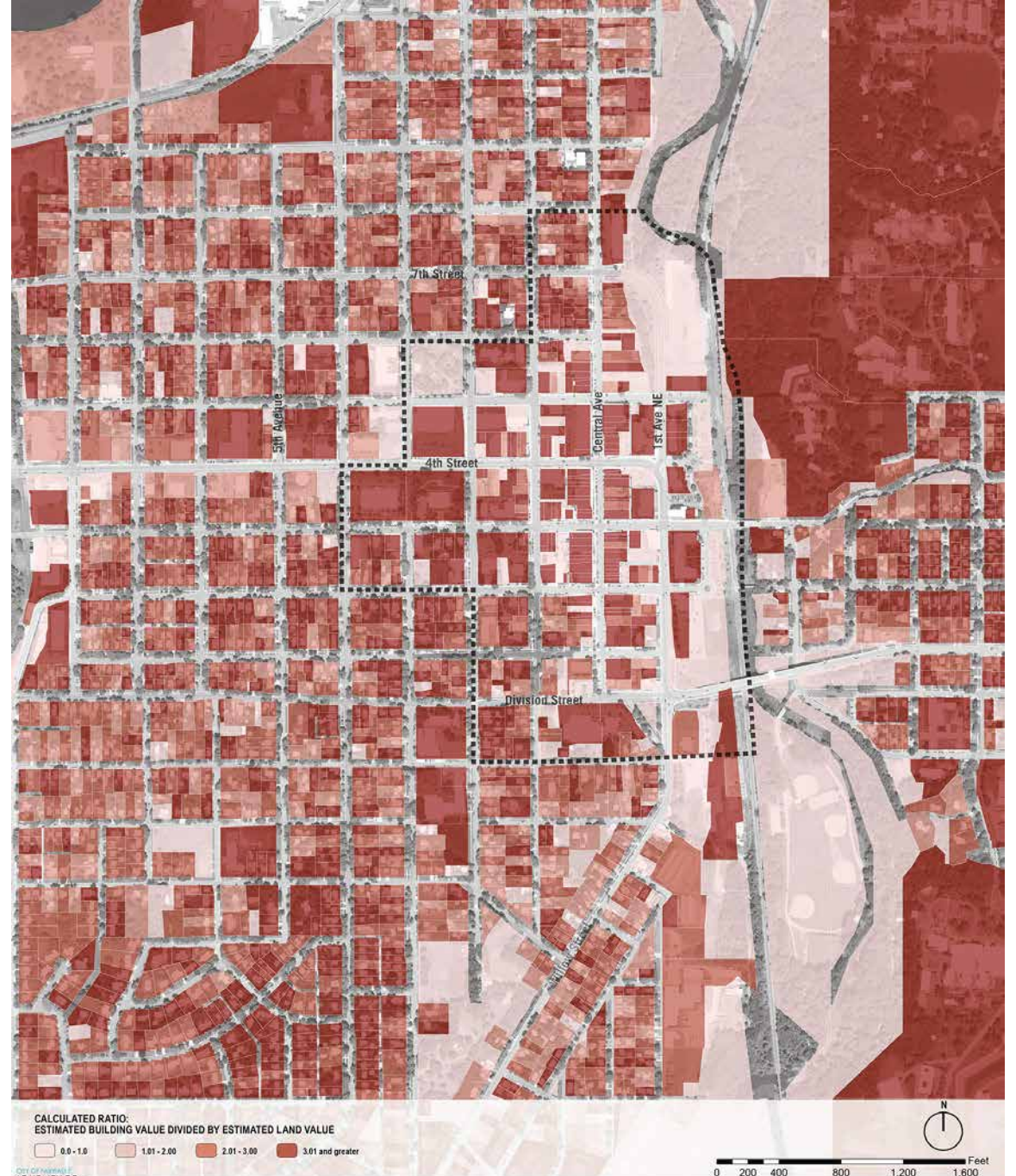
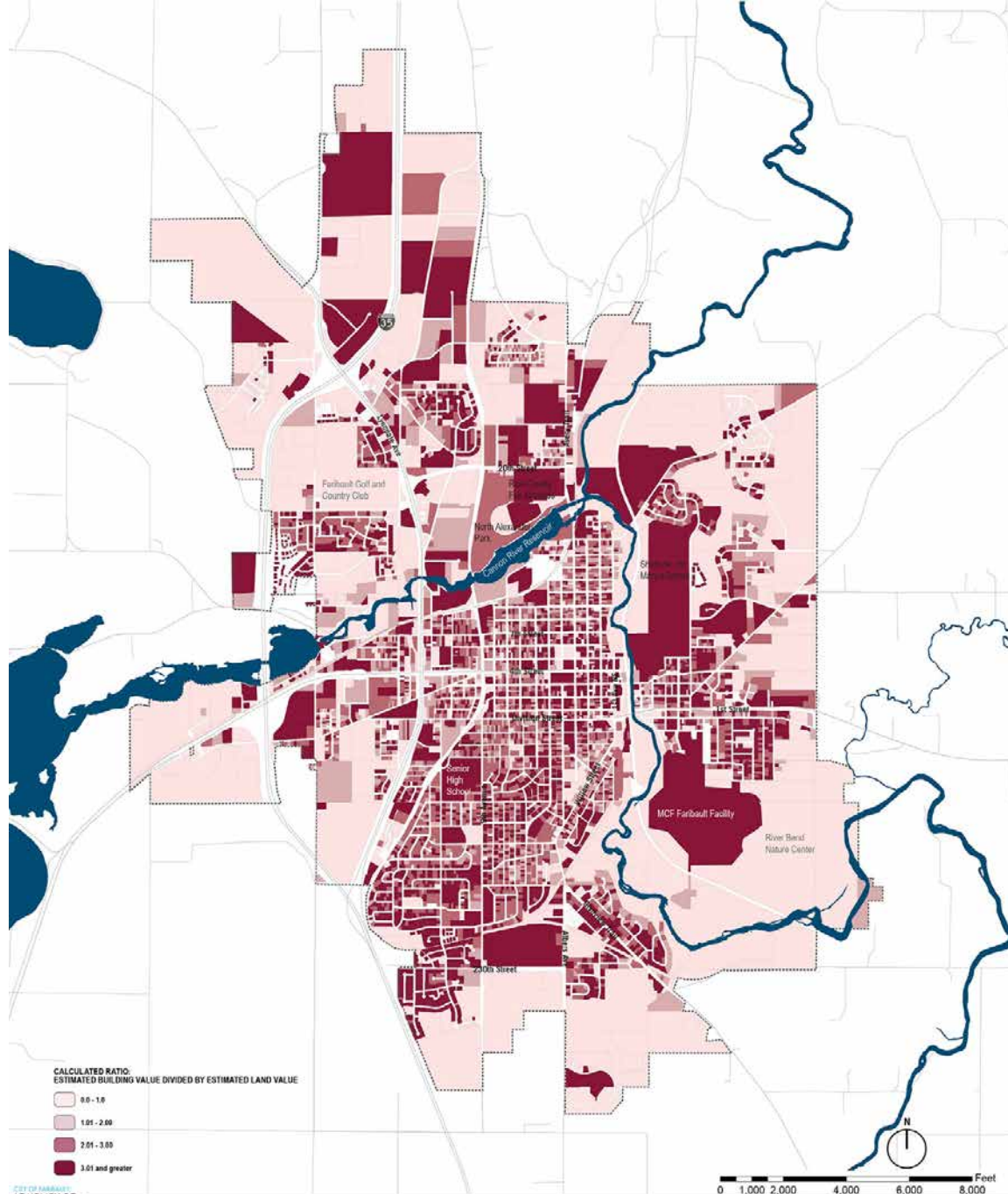
95%

of downtown businesses are independently owned & operated

5%

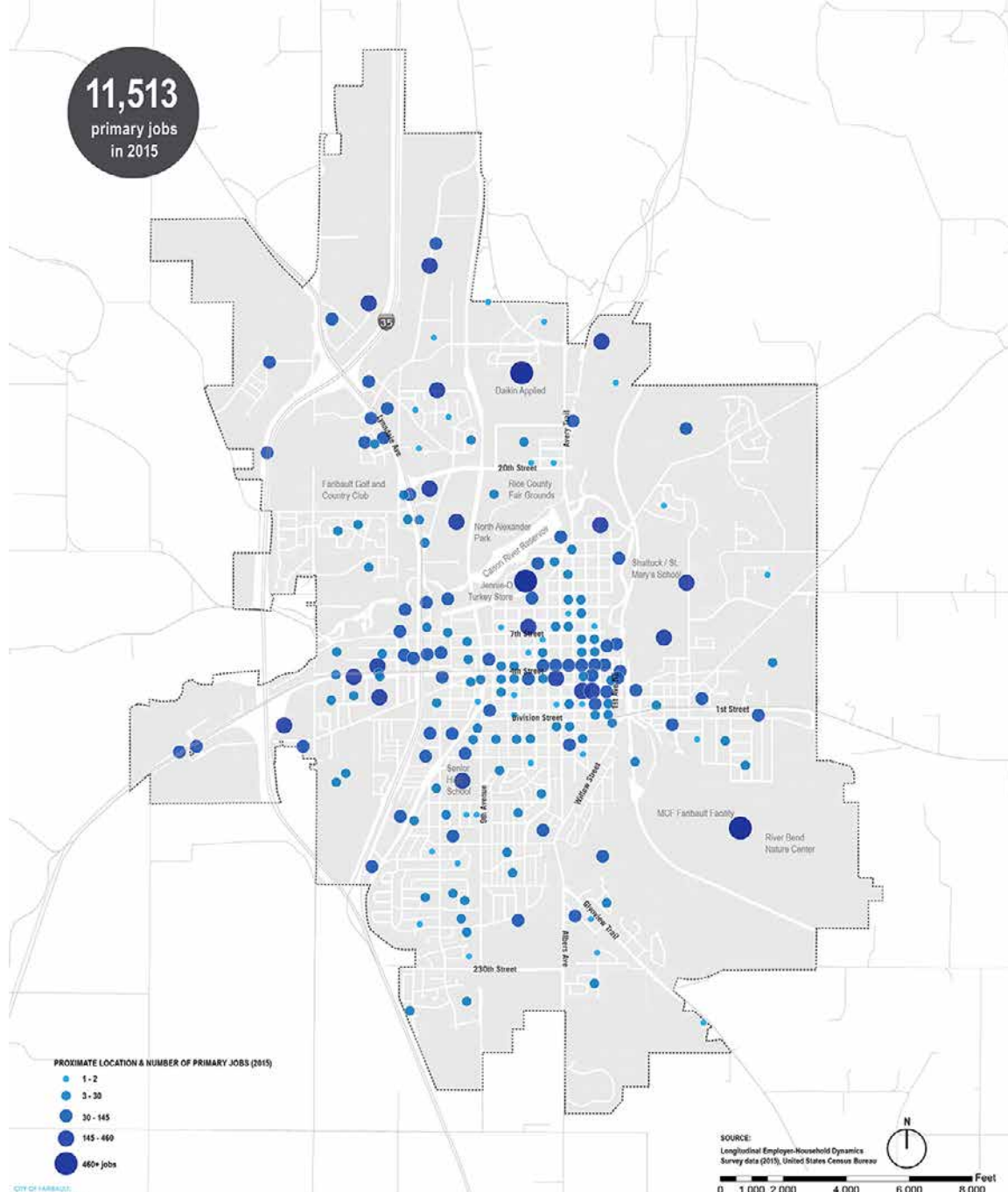
are national or regional chains





11,513

primary jobs
in 2015



Primary Jobs

As defined by the US Census Bureau:

- Public and private sector jobs
- A primary job is the highest paying job for an individual worker. Constructed this way, the number of jobs should be equal to the number of workers.

PROXIMATE LOCATION & NUMBER OF PRIMARY JOBS (2015)



SOURCE:
Longitudinal Employer-Household Dynamics
Survey data (2015), United States Census Bureau

0 1,000 2,000 4,000 6,000 8,000 Feet

PERKINS+WILL TEAM
05-30-2018

"Shaping our Future"

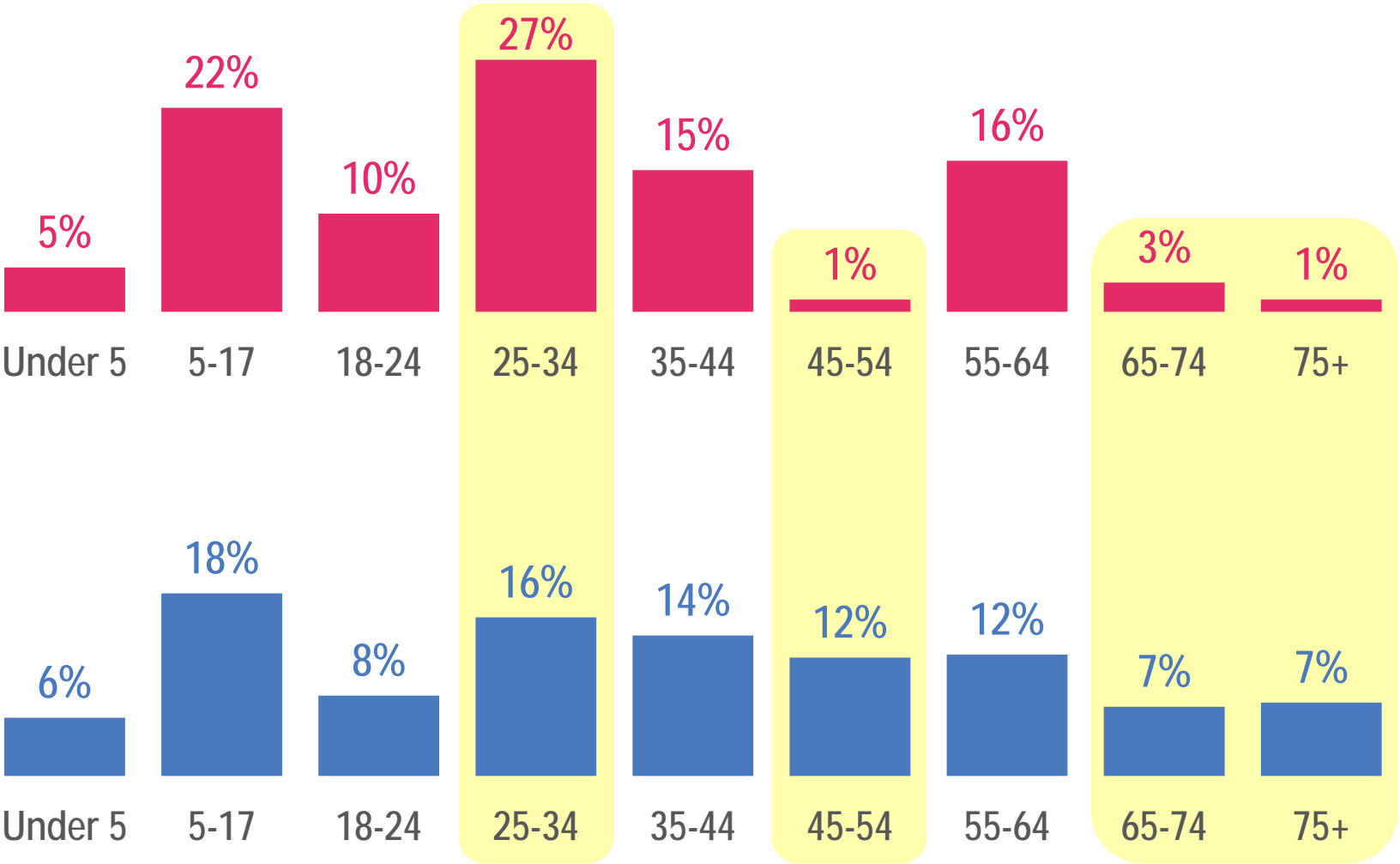
Who Lives Downtown

	<u>2000</u>	<u>2016</u>	<u>2000-2016</u>
Population	894	936	+42
Households	433	323	-100
Housing Units	412	362	-50

Source: US Census

Who Lives Downtown: Age Distribution - 2016

Downtown

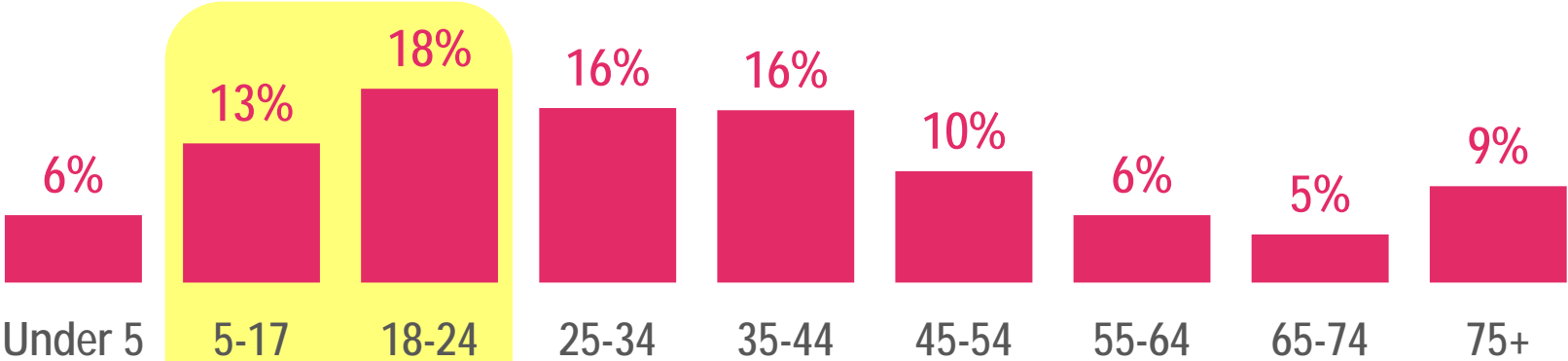


Faribault

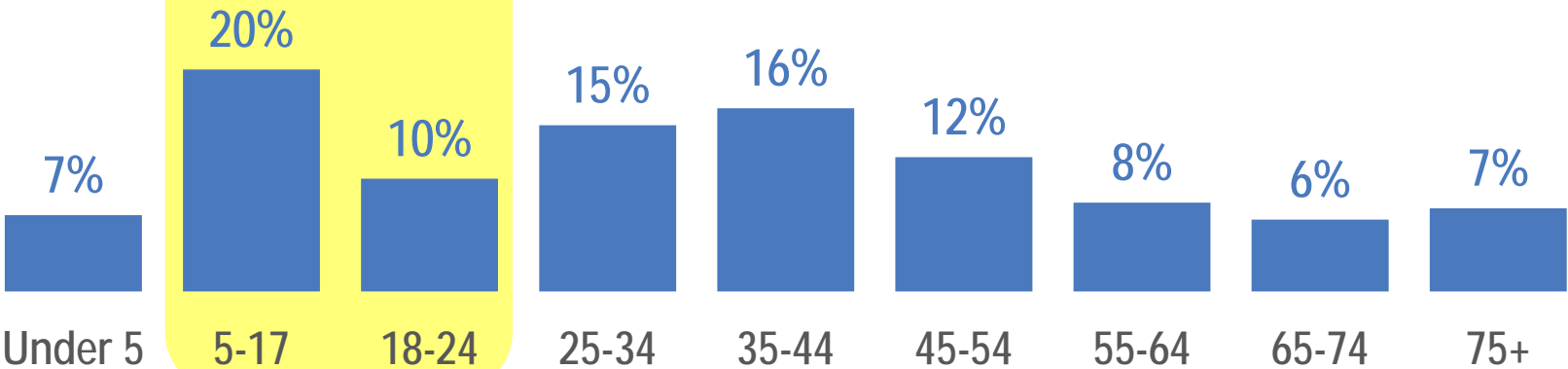
Source: US Census

Who Lives Downtown: Age Distribution - 2000

Downtown



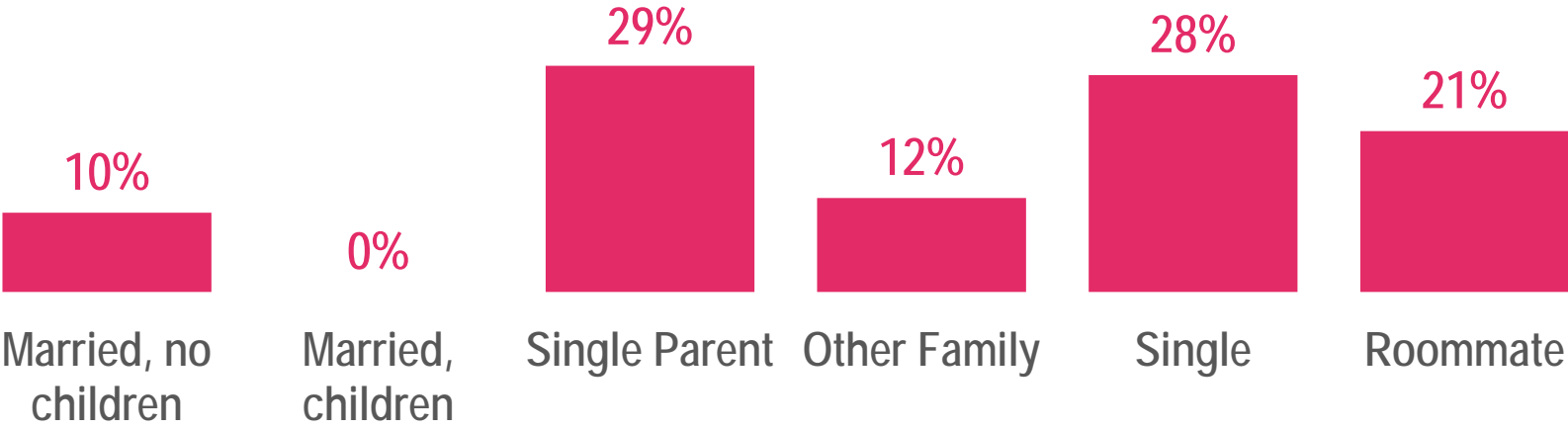
Faribault



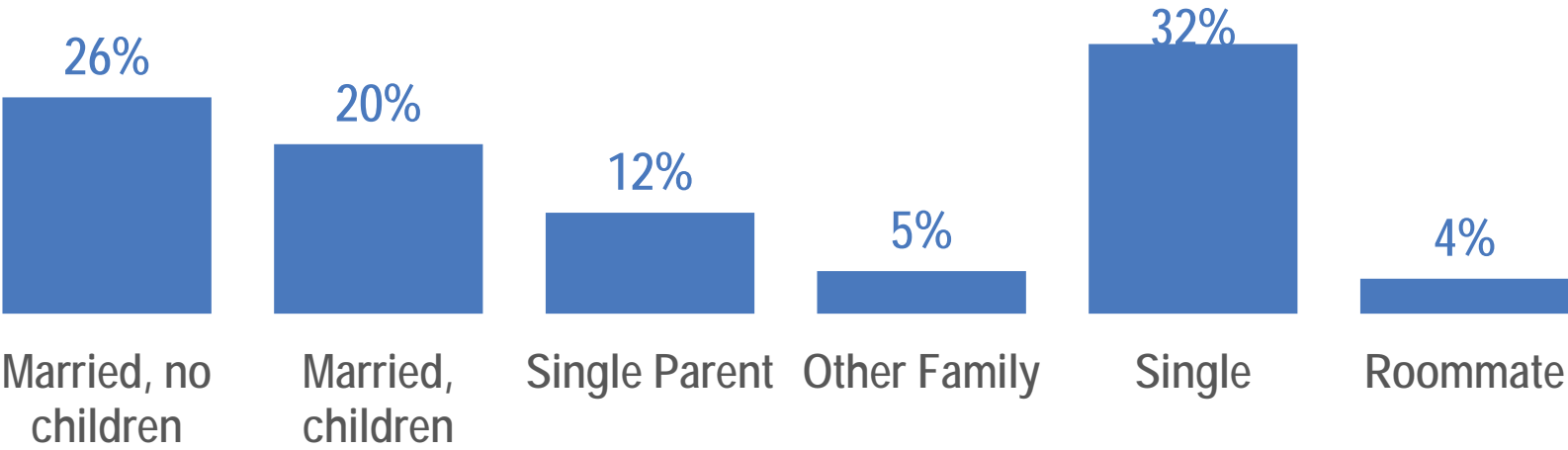
Source: US Census

Who Lives Downtown: Household Type - 2016

Downtown



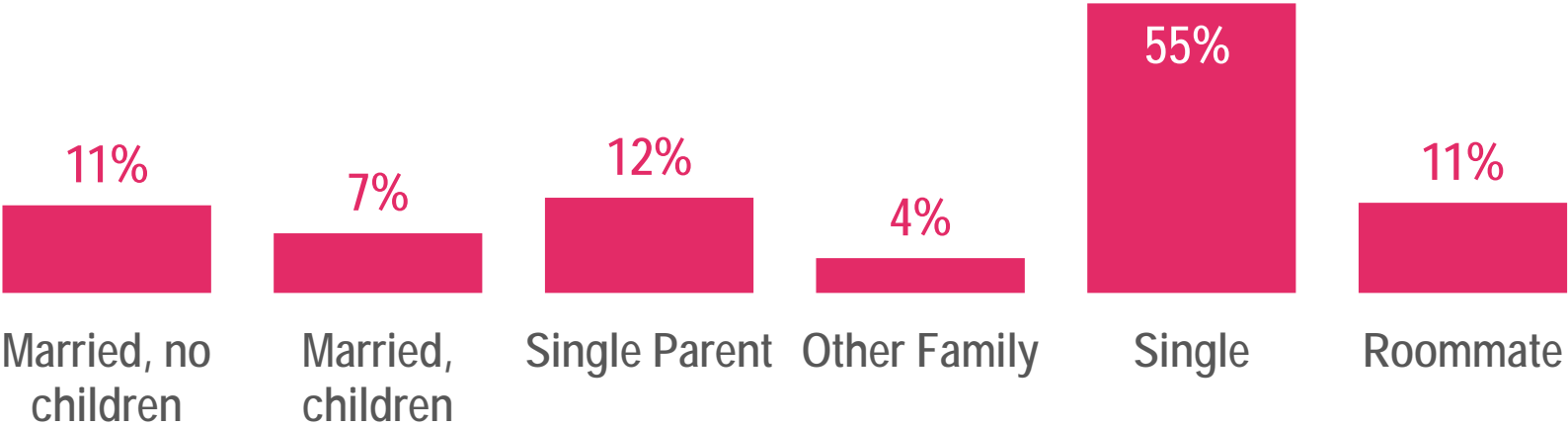
Faribault



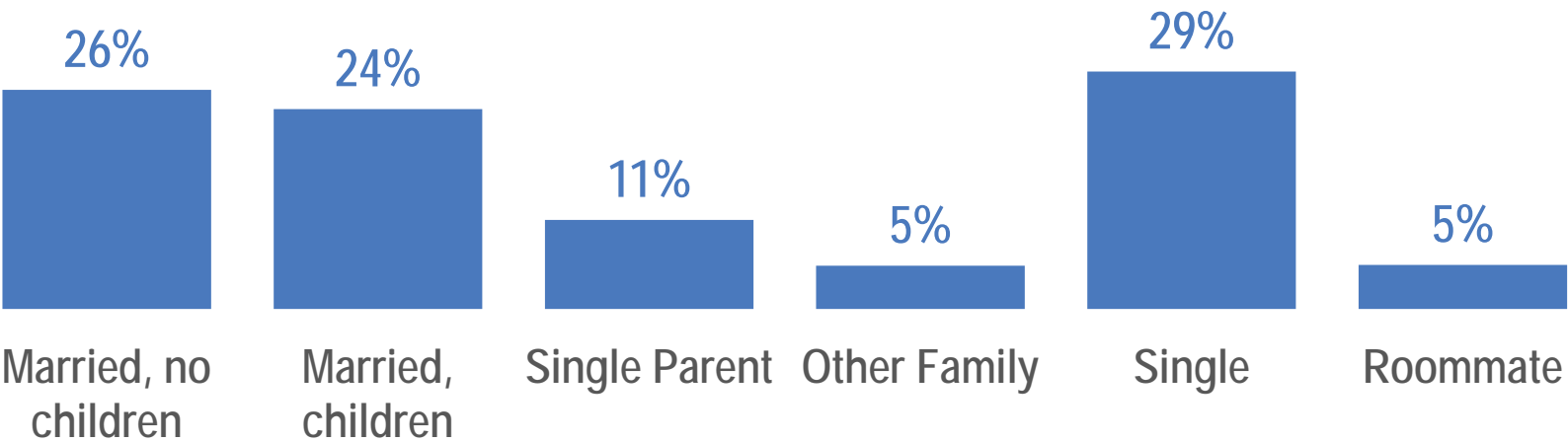
Source: US Census

Who Lives Downtown: Household Type - 2000

Downtown

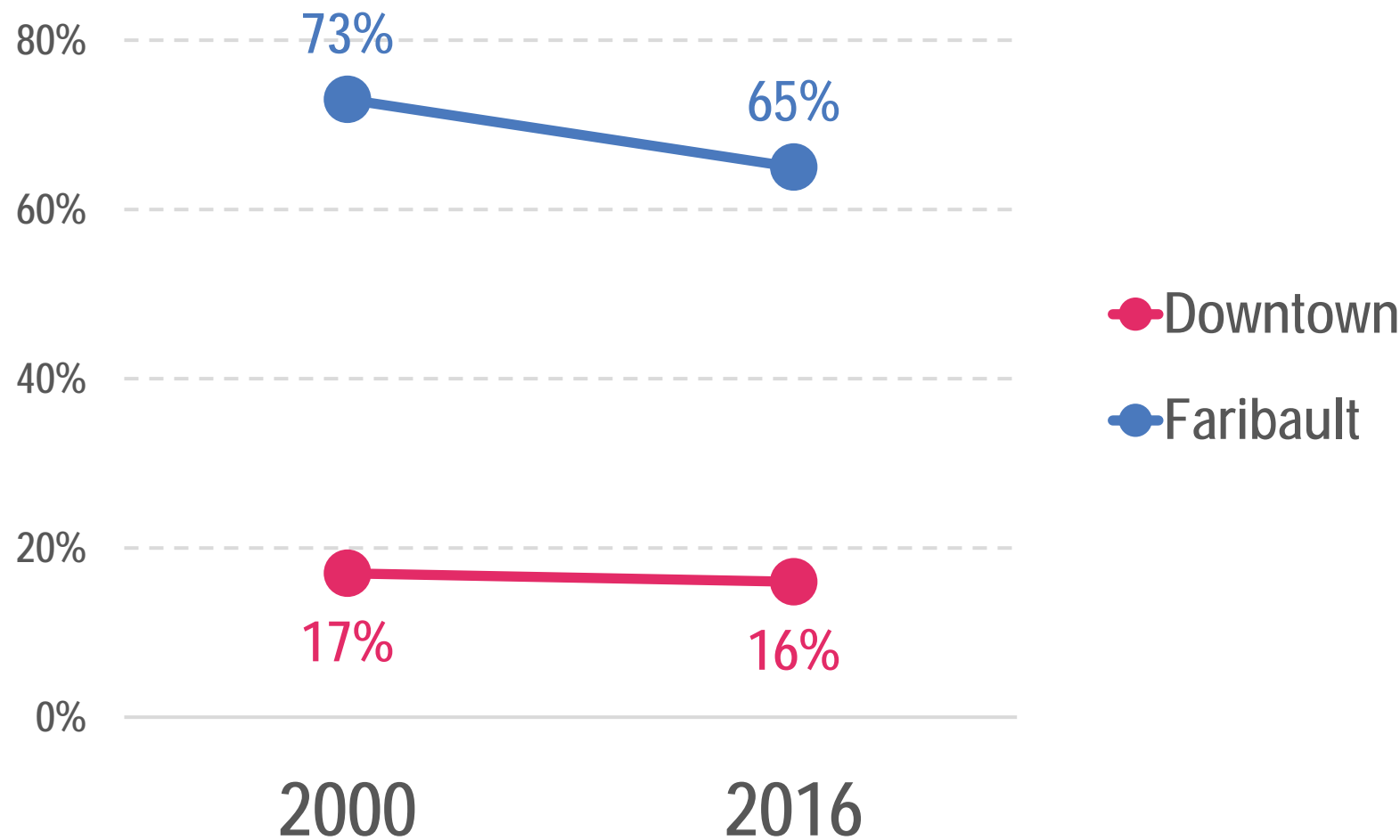


Faribault



Source: US Census

Who Lives Downtown: Homeownership



Source: US Census

Who Works Downtown

	<u>2002</u>	<u>2015</u>	<u>2002-2015</u>
Downtown Workers	2,026	2,016	-10
Faribault Workers	10,585	12,528	+1,943
<i>Downtown Capture Rate</i>	<i>19.1%</i>	<i>16.1%</i>	

Source: US Census, *Longitudinal Employer-Household Dynamics (LEHD)*

Who Works Downtown - 2015

<u>Industry Sector</u>	<u>Downtown</u>	<u>Faribault</u>	<u>Downtown Capture Rate</u>
PDR**	82	4,307	1.9%
Retail	168	1,589	10.6%
Knowledge*	287	677	42.4%
Ed/Meds	514	3,510	14.6%
Hospitality	289	901	32.1%
Government	549	1,264	43.4%
Other	127	280	45.4%
Total	2,016	12,528	16.1%

** PDR = Production, Distribution, and Repair industry sectors (i.e., Manufacturing, Construction, Transportation, Utilities, etc.)

* Knowledge = Consists of "knowledge-based" industry sectors, such as Information, Finance, and Professional Services/Management

Source: US Census, *Longitudinal Employer-Household Dynamics (LEHD)*



DOWNTOWN OPPORTUNITIES MAPPING EXERCISE

Downtown Steering Committee Mapping Exercise

The goal is to develop a graphic map that can help identify challenges and opportunities for the Downtown area as we move forward with concept ideas

Downtown Steering Committee Mapping Exercise

Group 1: John /Dave

- John Carlander
- Ron Dwyer
- Jose Mendoza
- Janna Viscomi

Group 2: Ana /Jay

- Matt Drevlow
- Royal Ross
- Kara Sheesley
- Ann Vohs

Downtown Steering Committee Mapping Exercise

Exercise Items:

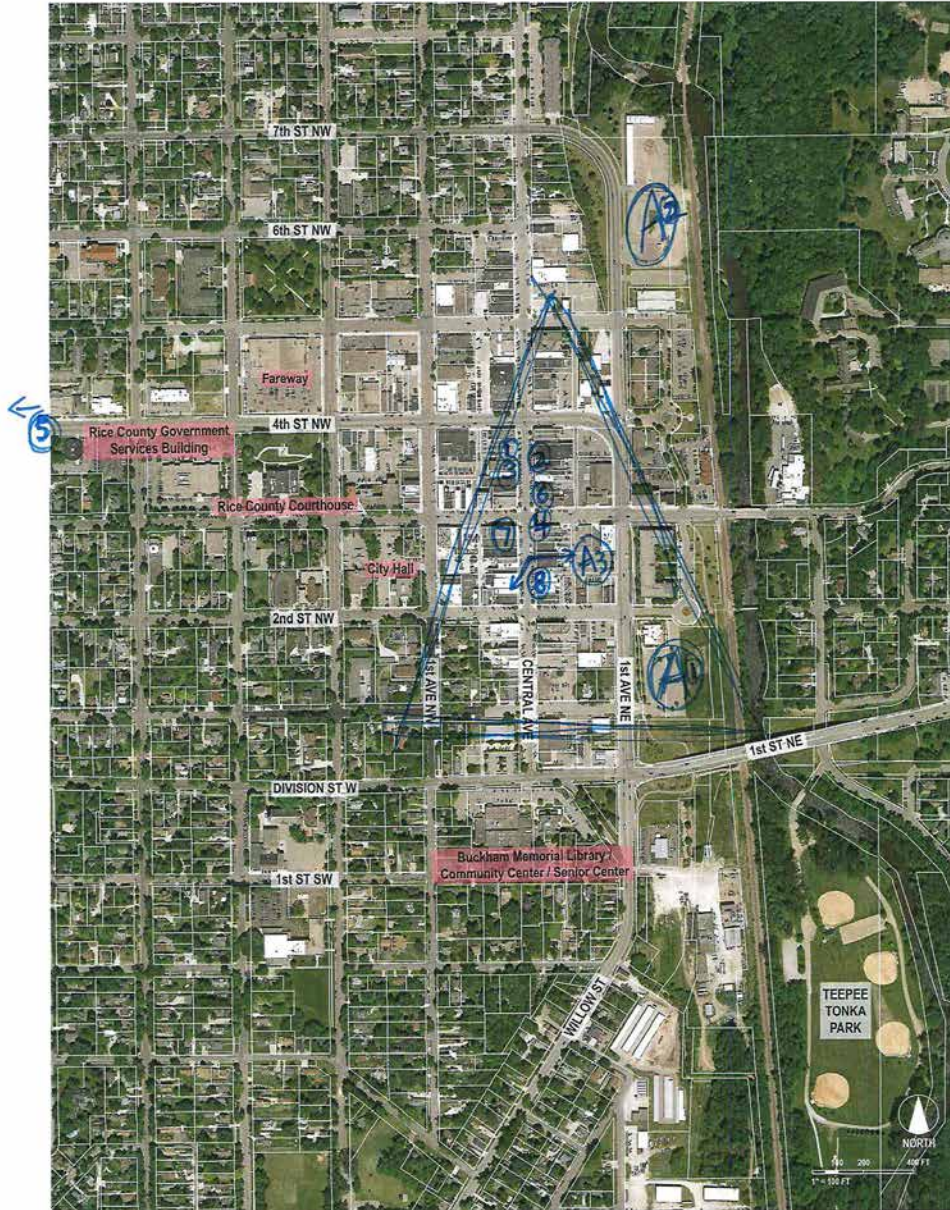
- **Places you “love”:** Circle on the map the places you love to visit.
- **Downtown Assets or Destinations:** Outline on the map the places you feel are an asset or a Destination in the Downtown area.
- **Physical Barriers:** Highlight areas where you feel physical barriers exist and/or are a physical challenge in the Downtown Area.
- **Improved Connections:** Identify linkages needed to improve connections in the Downtown Area.
- **Redevelopment/Catalyst Opportunity Sites:** Outline areas or properties as good redevelopment opportunities.
- **Improved Green/Open Spaces:** Identify green open space areas that need improvement. Also identify if there are new areas of green/open space where are needed or would be desired.
- **General Challenges:** Are there any other critical challenges that should be identified? Identify areas or other issues that should be addressed.



Name: _____

DOWNTOWN OPPORTUNITIES MAPPING EXERCISE

Please write down your name above and read the instructions on the second page. Use the map below to mark up (per the instructions) and email to Dave Wanberg at: dwanberg@ci.faribault.mn.us before Noon on Thursday, May 31st.



DOWNTOWN OPPORTUNITIES MAPPING EXERCISE

The goal of this exercise is to develop a graphic map that can help identify challenges and opportunities for the Downtown area as we move forward with concept ideas. Please use the map attached to mark up (and preferably using different colors) the following components and email to Dave Wanberg at dwanberg@ci.faribault.mn.us before Noon on Thursday, May 31st.

example: **Places you "Love":** Circle on the map the places you love to visit. Add a number to the circle and comment below the name of the place and reason of why you love to visit such place.

- | | |
|---|-------------------------------------|
| 1. Bluebird - Atmosphere/Product | 5. Great Clips - Service/Value |
| 2. Milltown Cycle - Atmosphere, Service | 6. Woodland Ant - Product, Service |
| 3. Cheese Cam - Unique | 7. Buhmstjergs - Service; Relations |
| 4. Bennies - great breakfast spot | 8. Anna Dees - Atmosphere |

example: **Downtown Assets or Destinations:** Outline on the map the places you feel are an asset or a Destination to the Downtown area. Add a number to the area and comment below the name of the place and reason of why you think it is an asset or valuable in the Downtown area.

- | | |
|--|----|
| 1. See above for the reasons listed, except for Great Clips. | 5. |
| 2. The former Montez Building should be an additional asset | 6. |
| 3. | 7. |
| 4. | 8. |

example: **Physical Barriers:** Draw a zig-zag line on the map, areas where you feel physical barriers exist and/or are a physical challenge in the Downtown Area. Comment next to the line the reason why you feel it is a physical barrier.

example: **Improved Connections:** Draw a dashed line on the map, linkages needed to improve connections in the Downtown Area. Comment next to the line the reason why you feel it would be a connection improvement.

example: **Redevelopment/Catalyst Opportunity Sites:** Outline with a dashed line on the map, areas or properties that in your opinion are good redevelopment opportunities for the Downtown area. Add a letter to the area and comment below why you think these places would be good redevelopment candidates.

example: **Improved Green/Open Spaces:** Color on the map, green open space areas that need improvement. Also color new areas of green/open space where are needed or would be desired. Add a number to the area and comment below why and what improvements are needed. If you identified new green/open space areas, please comment why you think these places would be good green/open space candidates.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

example: **General Challenges:** Are there any other critical challenges that should be identified? If applicable, draw a triangle on the map, areas that in your opinion are critical challenges that should be addressed. Add a number to the triangle and comment below why and what specific challenges need to be addressed. If you identified an issue that does not relate to a physical location, then simply comment below the issue or challenge.

This aerial map of downtown Tonka, Minnesota, displays a grid of streets including 7th St NW, 6th St NW, 4th St NW, 2nd St NW, 1st St NW, 1st St NE, 1st Ave NW, Central Ave, 1st Ave NE, Division St W, and Wilcox St. Key landmarks are labeled, such as the Rice County Government Services Building, Rice County Courthouse, City Hall, and the Buchanan Memorial Library / Community Center / Senior Center. Numbered locations 1 through 17 are marked with various symbols: solid black boxes for numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17. A wavy line with an arrow points to a specific area near the intersection of 1st St NE and 1st Ave NE. A scale bar at the bottom right indicates distances up to 200 feet, and a north arrow is also present.

7.	1. "WDE IS ME" Attitude	5. NEED CONTINUAL FUND
	2. RELOCATING LOW-INCOME	6. SOURCE FOR REN
	3. HOUSING OUT OF DOWNTOWN	
	4. GETTING Landlords to	8.
	up-grade Residential units	

1. 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.
2. 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.
3. 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.
4. 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...



NEXT STEPS AND COMMUNITY EVENTS

Next Steps

- ✓ *We're planning to conduct a series of community engagement activities including attendance to Heritage Days*
- ✓ *Please review all materials for the next upcoming meeting. We will send draft materials in advance*
- ✓ *Next meeting will be a Joint Steering Committee (Location TBD) on June 21st. The next Downtown Steering Committee Meeting (DSC #2) is scheduled for July 26th (Location TBD)*
- ✓ *Please don't forget to bring your Handbook!*
- ✓ *Visit the Project Website!*