

CITY OF FARIBAULT:
JOURNEY TO
2040



"Shaping our Future"

COMPREHENSIVE PLAN STEERING COMMITTEE: MEETING #3

DECEMBER 6, 2018

AGENDA

Comprehensive Plan Steering Committee Meeting #3

- 6:00 Introductions and meeting overview
- 6:05 Results of on-line survey of Downtown Master Plan
- 6:15 Updates to the Downtown Master Plan
- 6:45 **Discussion regarding Downtown Master Plan and relationship with Comprehensive Plan**
- 7:15 **Market presentation/discussion of long range land use needs**
- 7:35 **Goal commitment related to redevelopment**
- 7:55 **Next steps**
- 8:00 **Adjourn**
- In conjunction with the Downtown Master Plan Steering Committee*



RELATIONSHIP BETWEEN
THE COMP PLAN AND THE
DOWNTOWN PLAN

Downtown Goals & Objectives – How do they Support Comp Plan?

EMBRACE THE RIVER

- Define redevelopment opportunities along the river
- Improve the visual and physical connections from the Downtown to the River
- Improve passive and active recreational opportunities along the river



CELEBRATE THE PAST

- Improve conditions of existing buildings in the Downtown
 - Define opportunities for historical interpretation

GREEN ROUTES

- Enhance greening in the Downtown
- Create green connections to the River
- Connect Central Park to Teepee Tonka Park
- Improve bicycle and pedestrian connectivity in the Downtown
 - Improve the design of the public realm
- Improve connections to adjacent neighborhoods
 - Improve alley and Parking lot connections



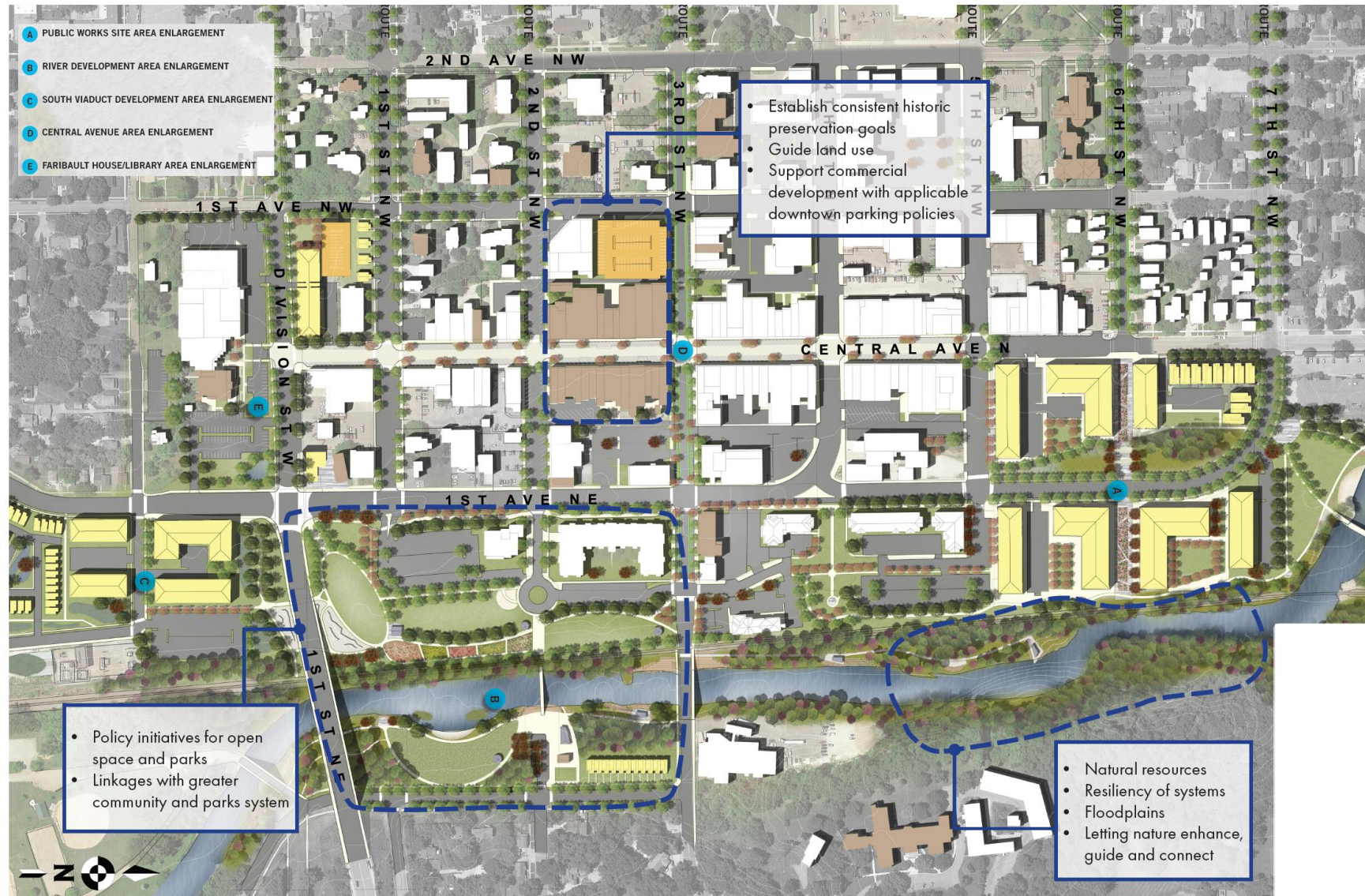
ACTIVATE THE DOWNTOWN

- Define opportunities for improved activation of the downtown including public art, pocket parks, convertible streets, pop-up parks, etc.
- Develop programming for the downtown
- Identify housing opportunity sites

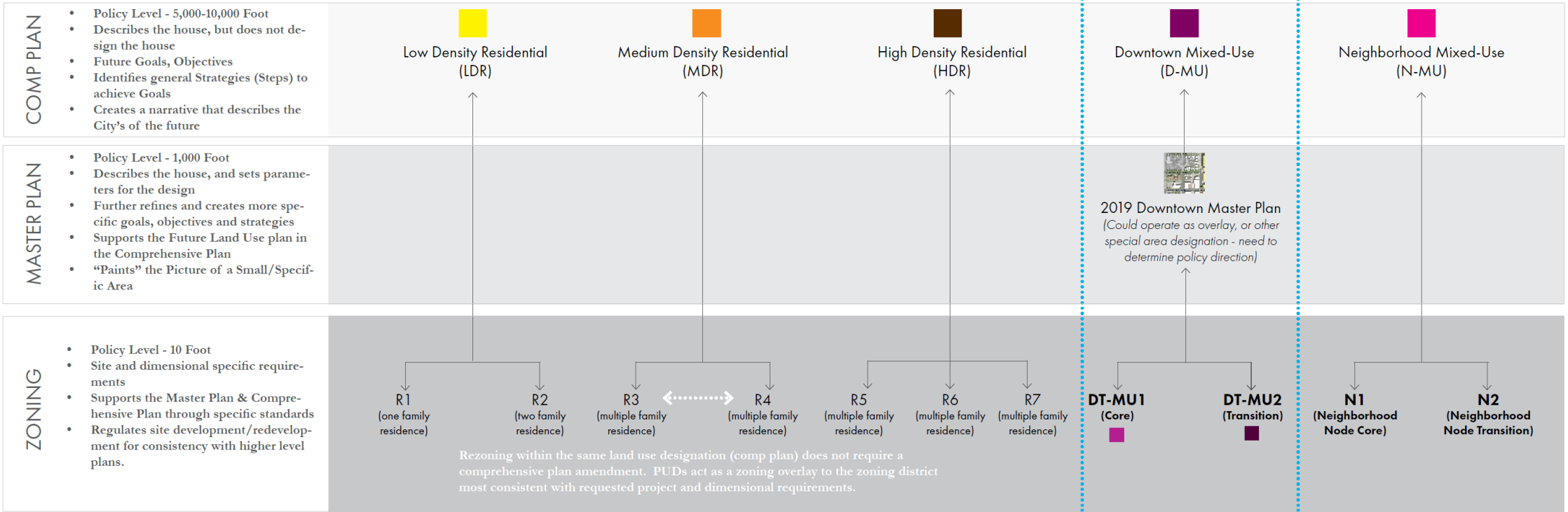


DT Systems – How do they inform Comp Plan?

How can the Comprehensive Plan support the Downtown Master Plan?



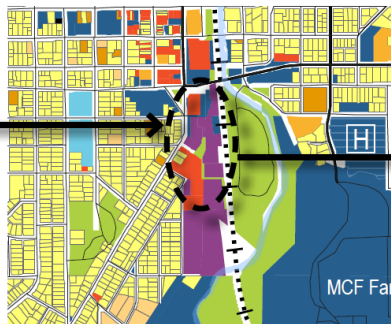
RESIDENTIAL LAND USES: EXAMPLE



Example:
 FLU + Master Plan + Zoning



EXAMPLE:
 South Viaduct
 Development Area



EXISTING LAND USE
 (Inventory & Understand
 Current Use, and Special
 Study Area: Industrial)



MASTER PLAN
 (Identifies Market-Driven
 Redevelopment including potential of housing/retail/office; connections to the river, open spaces, and parking)

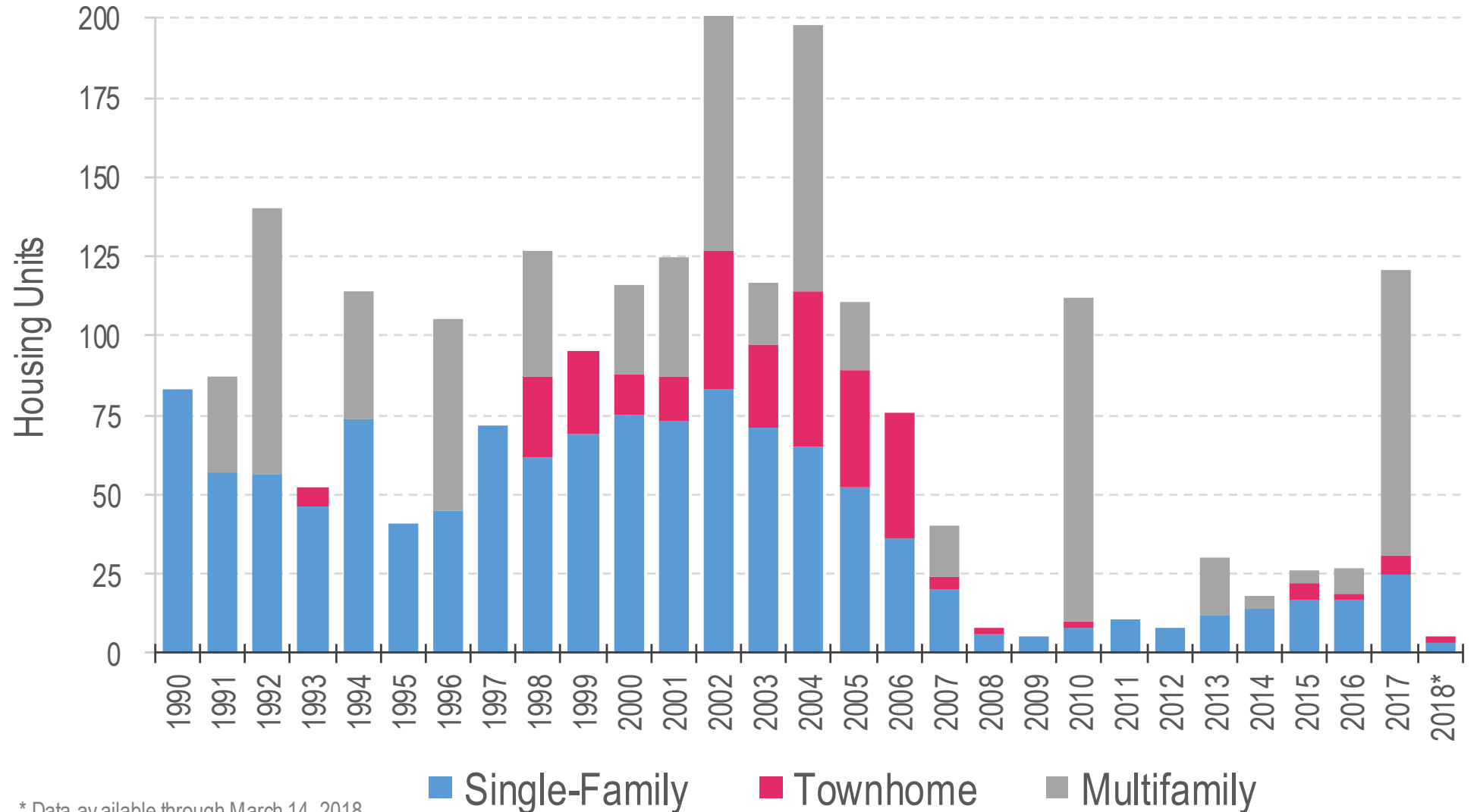
COMPREHENSIVE PLAN

- Represent the commitment level; consideration within the context of the full City
- Describe Uses & Vision for Uses
- Establish Guiding
- Understand & Create appropriate Density ranges (if housing is present)
- Address connections to other City Systems: Parks, Trails, Transportation, Stormwater

Market Absorption of Multifamily Development

1990-2017
 SF: 43 units/yr
 TH: 11 units/yr
 MF: 30 units/yr

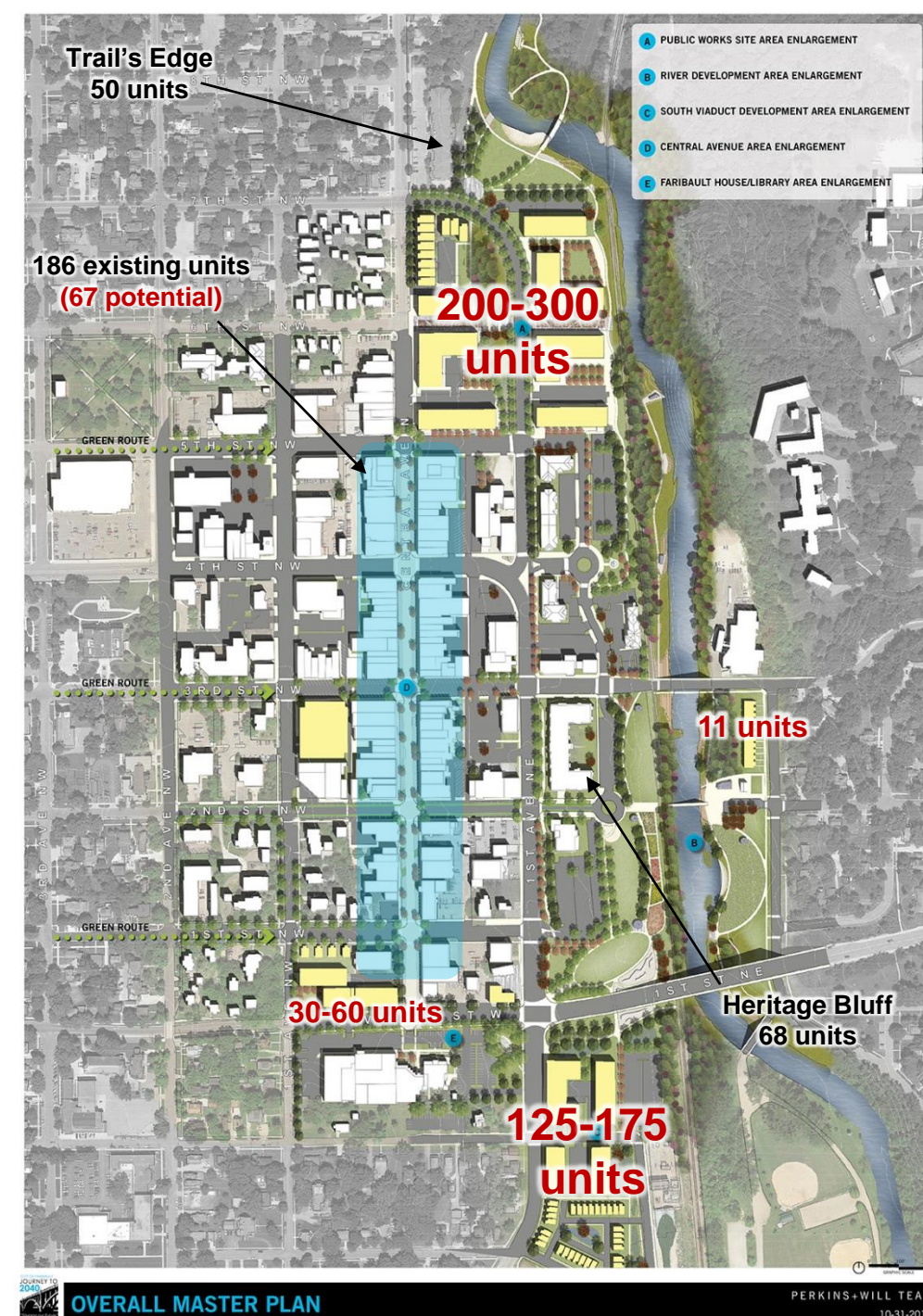
Faribault Housing Development Trends



* Data available through March 14, 2018
 Source: City of Faribault

Market Absorption of Multifamily Development

- *****All of the conceptual/potential development shown is contingent on a willing property owner**
- New development shown represents roughly 350-550 units
- If previous development trends continue at 30-40 MF/TH units per year:
 - Downtown captures 100% of MF/TH development = 10-15 years
 - **Downtown captures 50% of MF/TH development = 20-30 years**
 - Downtown captures 25% of MF/TH development = 30-45 years



Silver Lake Village

9.5

Units/Acre

Total Units: 25

Total Acres: 2.6

Year Built: early 2000s



Arona Street Townhomes

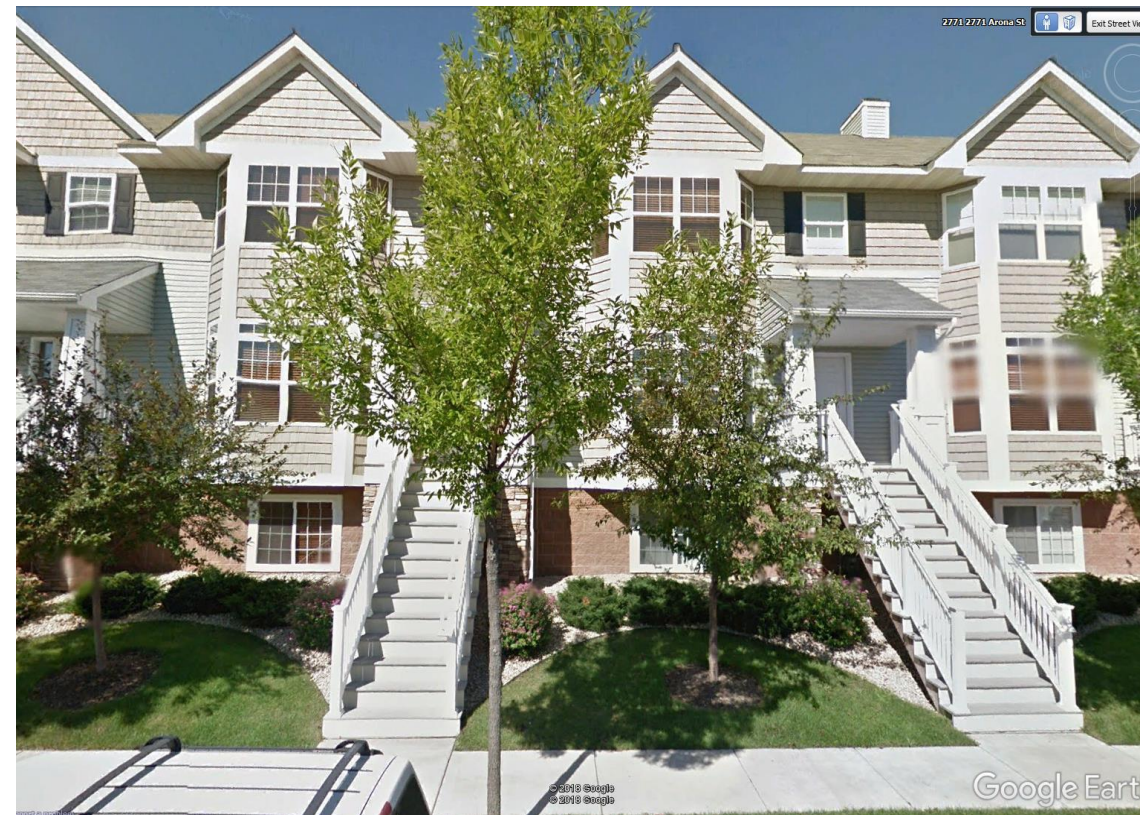
11

Units/Acre

Total Units: 27

Total Acres: 2.4

Year Built: early 2000s

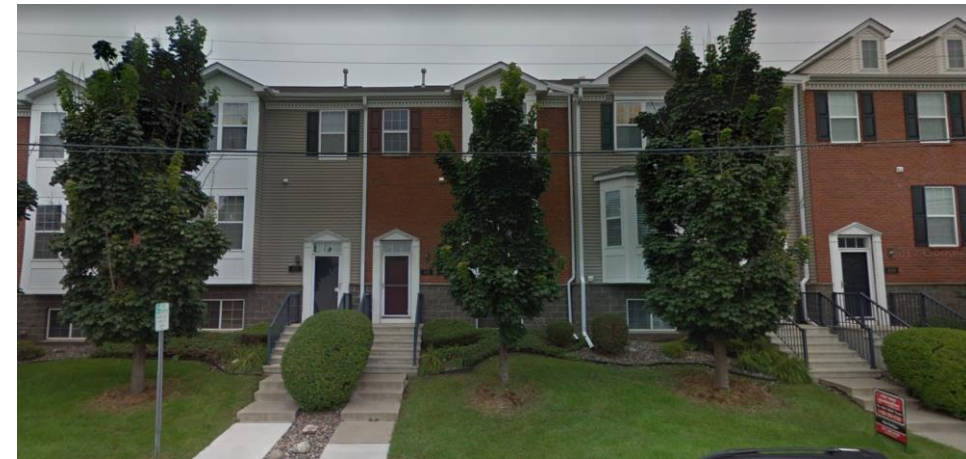


Regency Lane Townhomes

12

Units/Acre

Total Units: 26
Total Acres: 2.3
Year Built: 2003

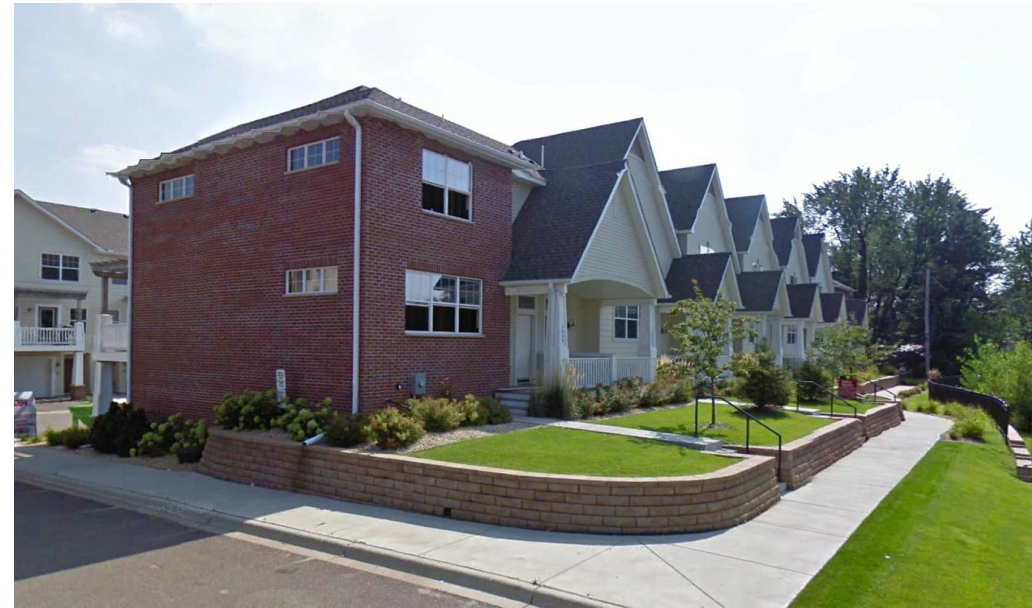


Falcon Heights Townhomes

16

Units/Acre

Total Units: 14
Total Acres: 0.9
Year Built: 2005



Garfield Avenue Townhomes

20

Units/Acre

Total Units: 40

Total Acres: 2.1

Year Built: early 2000s



Track 29 Townhomes

27

Units/Acre

Total Units: 27
Total Acres: 1.0
Year Built: early 2006



Karinsglass Townhomes & Apartments

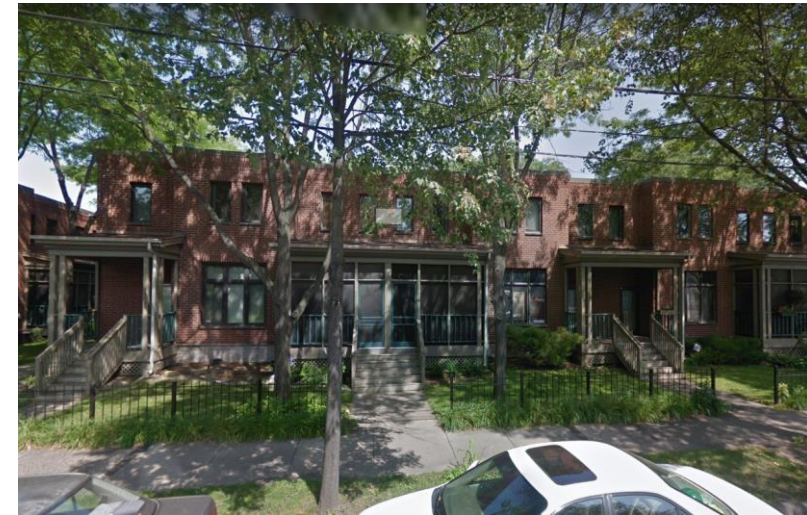
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Units/Acre

Total Units: 57 (13 THs & 42 Apts)

Total Acres: 1.4

Year Built: 1993



Otis Street Condominiums

45

Units/Acre

Total Units: 18
Total Acres: 0.4
Year Built: 2009



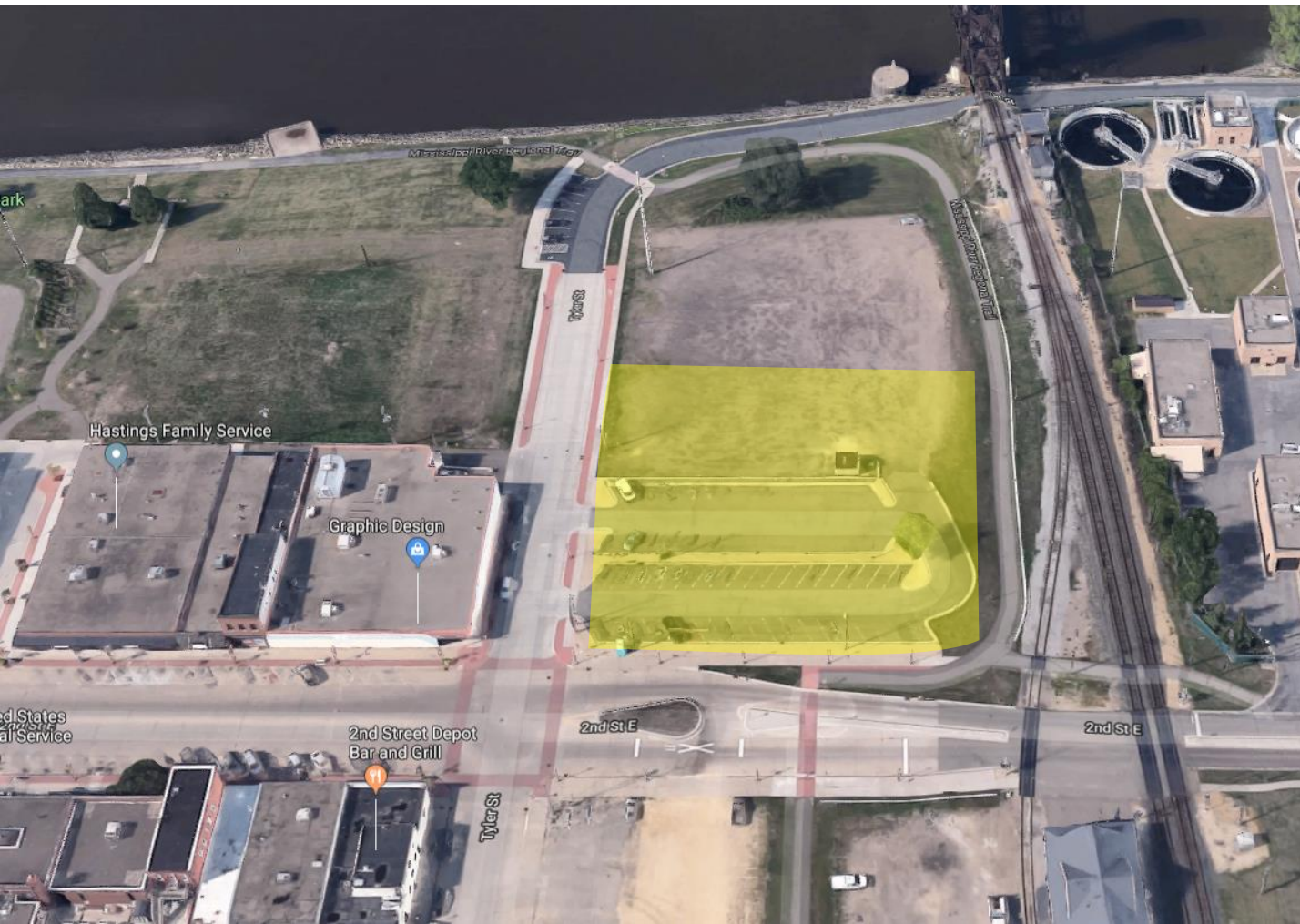
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Artspace River Lofts

34

Units/Acre

Total Units: 37
Total Acres: 1.1
Year Built: 2017



Cambrian Commons

35

Units/Acre

Total Units: 60
Total Acres: 1.7
Year Built: 2016



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Mississippi Lofts

41

Units/Acre

Total Units: 57
Total Acres: 1.4
Year Built: 2018



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The Landings Apartments

42

Units/Acre

Total Units: 54
Total Acres: 1.3
Year Built: 2014



Flexible Residential/Commercial Spaces (Mixed-Use)



- Built to the lot line – very urban
- Located on very busy street
- 1st floor has commercial entrances but units have lofted living areas and can be rented as residential only



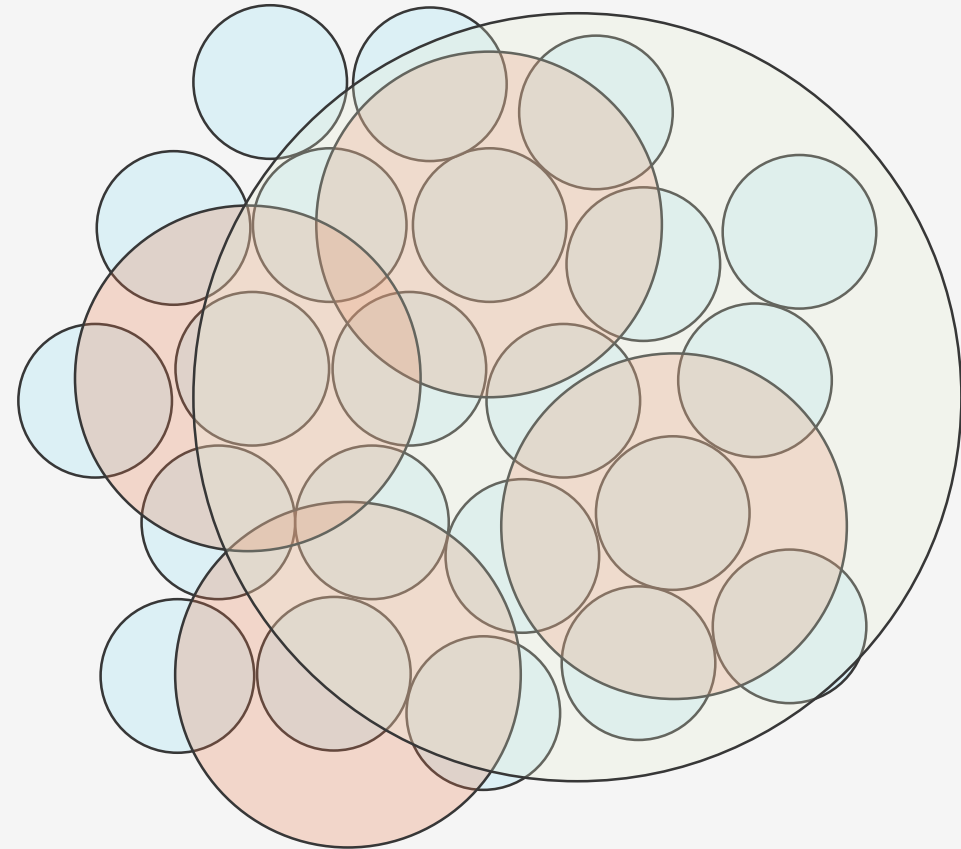
- Building set back slightly from lot line with private yard space
- 1st floor has both commercial and residential entrances
- Most units are used for residential uses, but can accommodate commercial uses if owner desires



MARKET DYNAMICS

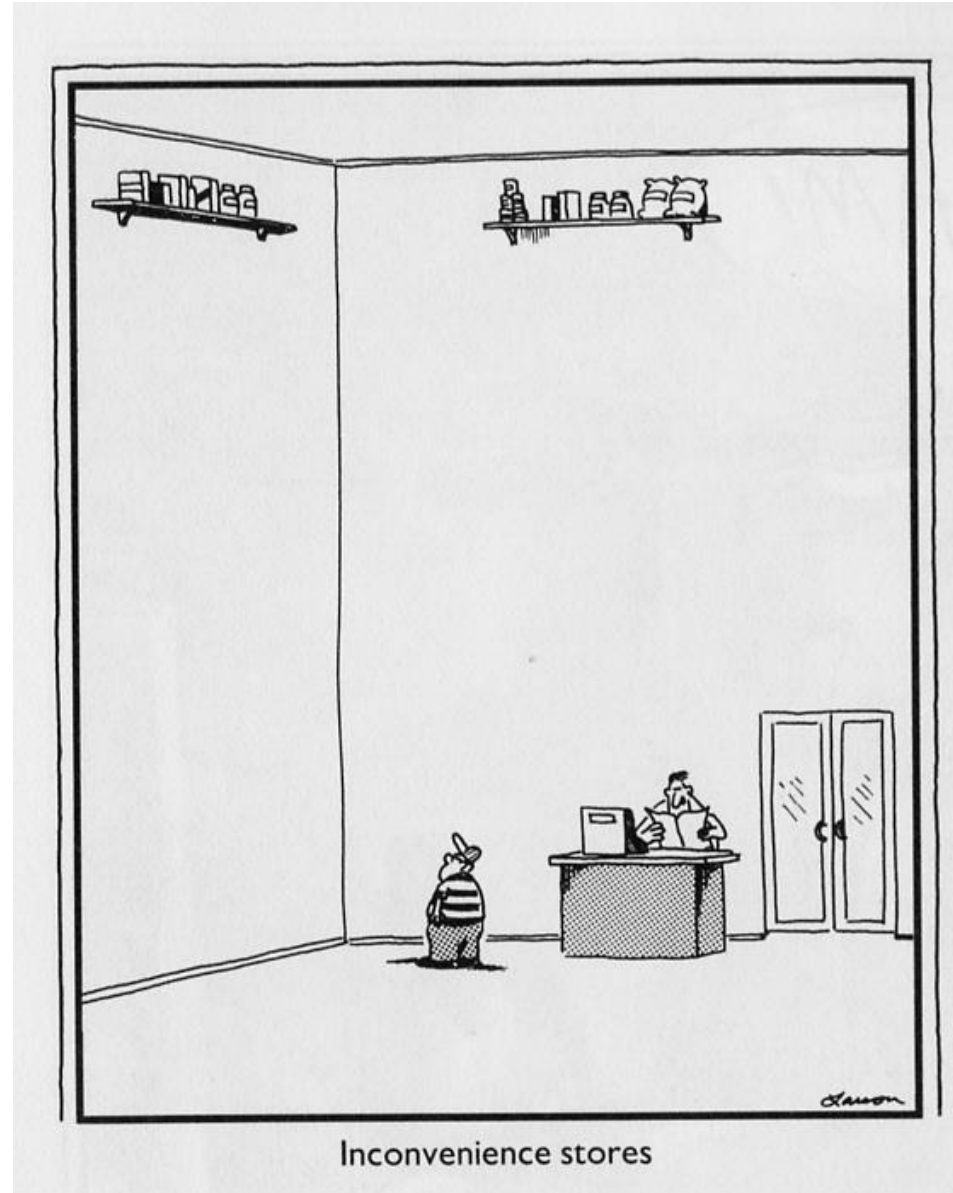
Retail Typologies and their Trade Areas

<u>Center/District</u>	<u>Travel Time</u>	<u>Pop Need</u>
Convenience	<5 min	3-5k
Neighborhood	5-10 min	15-40k
Community	10-20 min	40-150k
Regional	20-30 min	150k+



Retail Site Requirements

- **Visibility**
- **Accessibility**
- **Co-tenancy/Anchors**
- **Locational Cache**
- **Competition**



Demographics, Purchasing Power, and Space Needs

	2017	Future 1	Future 2
Households	15,371	15,500	23,400
x Income	\$58,200	\$58,200	\$58,200
x Retail Spending %	25%	23%	23%
x Sales per Sq Ft	\$250	\$250	\$250
= Supportable Retail Space	900k	840k	1.3mil

Demographics, Purchasing Power, and Space Needs

	<u>Future 1</u>	<u>Future 2</u>
Net Increase in Supportable Retail Space	-60k	350k
x Land to Bldg ratio in Sq Ft	4	4
<u>/ Sq Ft per Acre</u>	<u>43,460</u>	<u>43,460</u>
= Approximate Acreage Needed	N/A	32

2030 Acreage guided for commercial uses = 600+

Years supply of guided commercial land = 400+

Other Commercial Dynamics

Office

- **Projected growth in office-based employment is minimal**
- **Any growth in office-based employment will likely be offset by reduced space needed per worker (i.e., shrinking offices)**
- **Office-based employers, though, are looking to locate in neighborhoods with amenities (e.g., shops, restaurants, parks, trails, and housing)**

Manufacturing and Distribution

- **Manufacturing employment is growing in Faribault**
- **Minimum space needs for most industrial users is 5 acres, but the average acreage developed across the region has been about 20 acres**
- **New, small-scale, high-skill manufacturing is migrating to mixed-use districts**

Land Use Dynamics

How do we create a 'balanced' future land use plan? What types of considerations should be made in an effort to support a Master Plan?



Key Points:

- All themes and systems part of a comprehensive plan are present in Downtown and are influenced by the direction of the City as a whole.
- The Comprehensive Plan can support Downtown through various goals, strategies, etc.
- Master Planned areas demonstrate a commitment of City to pay special attention for use, design, and function. Downtown is just one Master Planned area, but the City could develop a series of plans to help guide the community's future vision.

Current Relationship of 2030 Comprehensive Plan:

- 99 acres of Community Commercial
- 57 acres of Downtown Commercial
- 545 acres of Highway Commercial
- 24 acres of Mixed Use
(does not include annexed area)

- Will excess quantities of commercial development negatively impact Downtown?
- What do we do to support the balancing of land use patterns?
- How do households factor in?



COMITTMENT

Commitment Levels : Discussion Questions

- **If a master plan exists (DT Master Plan as example) how flexible/accommodating to a change of use should the City be?**
- **Does a master plan represent priority?**
- **Should a master plan indicate areas where the City is willing to incentivize?**
- **How important is housing to the success of the DT Master Plan?**



NEXT STEPS AND COMMUNITY EVENTS

Next Steps

- ✓ *Journey to 2040 Community Forum #2 – Park Concepts*
 - *Thursday, December 13th*
 - *5:00-7:00pm*
 - *Buckham West Senior Center*
 - *Open house format*

- ✓ *CSC Meeting #4 – January 10th (joint session with PSC)*
 - *6:00-8:00pm*
 - *Location: TBD*

- ✓ *Visit the Project Website!*