

FACTS & FINDINGS

A briefing from the baseline conditions and trends research

The following provides a summary of the baseline conditions and trends briefing reports in support of the Framework 2030 project. This analysis is organized around three topics: People, Prosperity, and Place. Several major takeaways were identified for each topic and are summarized below. For the complete factbook findings, please visit the Framework 2030 webpage at:

www.RegionalPlanningPartnership.org/Framework2030

JULY 28, 2020

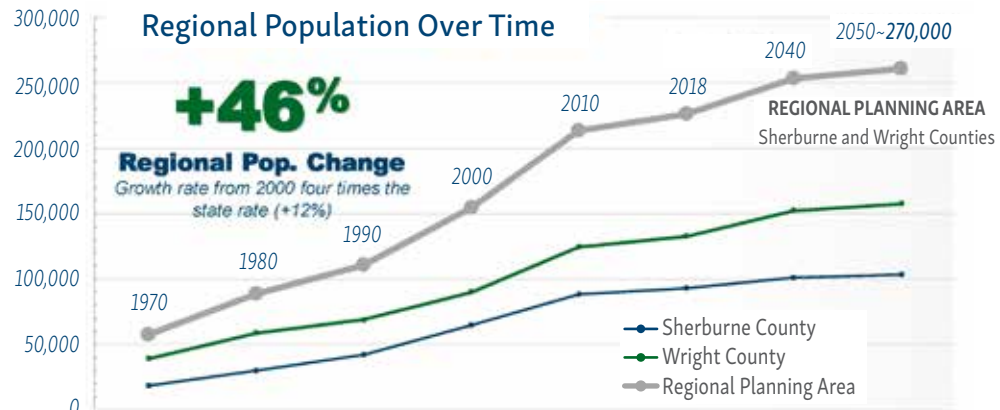
People

Demographic conditions and trends of the regional population

Download presentation: <https://bit.ly/2YqeVsl>

KEY FINDING

Significant, but unevenly distributed, population growth

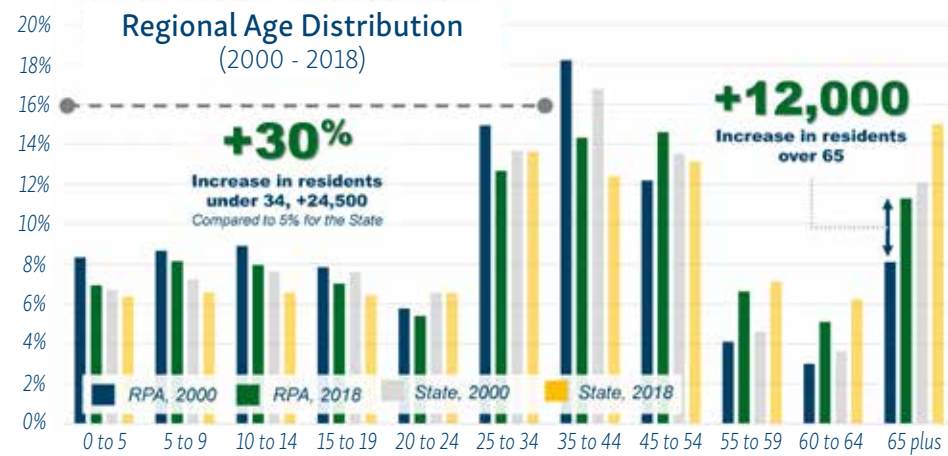


KEY FINDING

Shrinking household size, but faster family formation and growth compared to state

KEY FINDING

Young for Minnesota, but aging faster than the state's rate of change



+260%

Change in Hispanic & Latinx Population

Increase of 5,000 residents from 2000, +77% for the state

KEY FINDING

Increasing racial and ethnic diversity, but still more homogeneous than the state

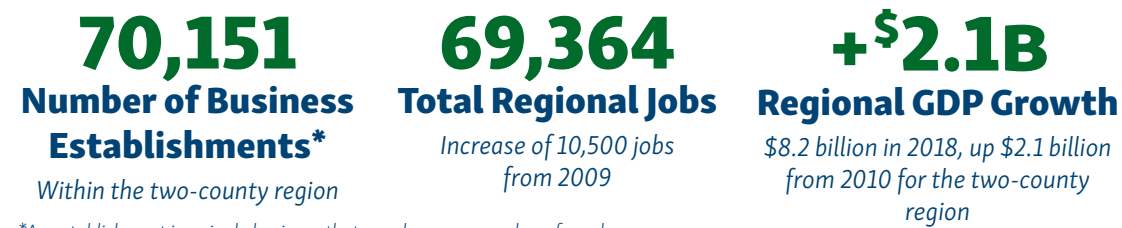
Prosperity

Levels of personal prosperity and economic performance across the planning area

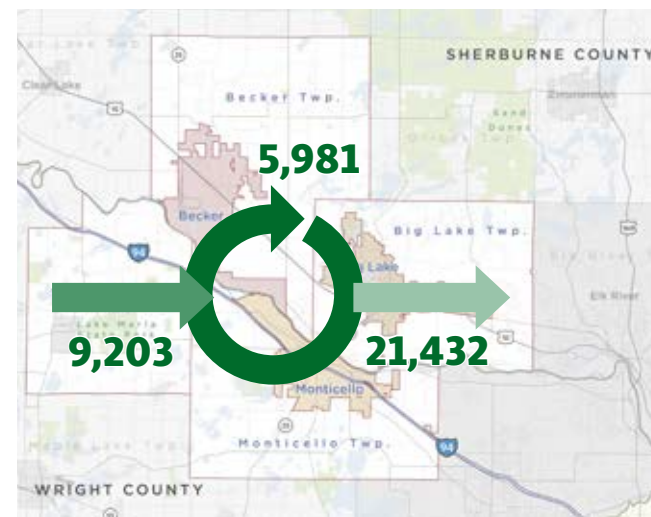
Download presentation: <https://bit.ly/2VcOsNl>

KEY FINDING

Shifts in employment by industrial sector, overall growth in GDP, total jobs, and the number of business establishments

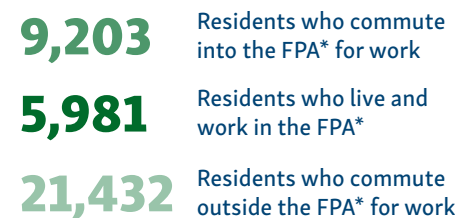


*An establishment is a single business that may have any number of employees



KEY FINDING

Most regional employees commute in from outside the region, and most regional residents commute to work outside



*Focused Planning Area (FPA) - Big Lake, Becker, Monticello, and Silver Creek Twp. & the cities of Becker, Big Lake, and Monticello

KEY FINDING

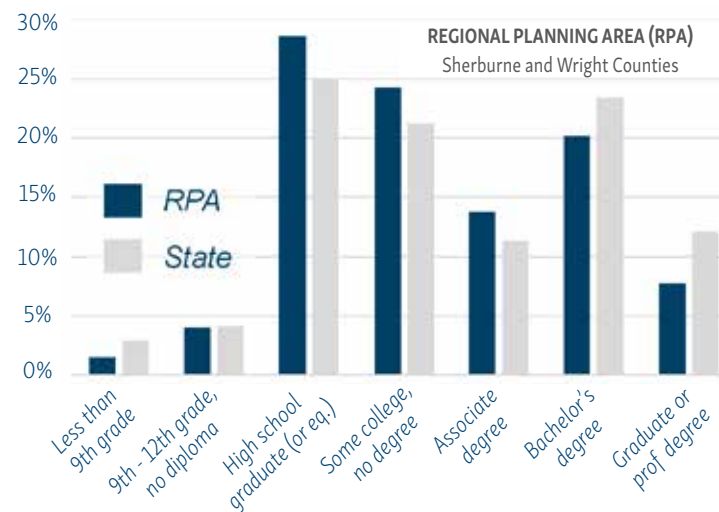
Higher levels of personal and family prosperity compared to the state; consistent levels of educational attainment

+51%

Change in Median Household Income

From 2000 to 2018, increase from \$55,000 to \$84,000

Regional Educational Attainment (2018)



Place

Place-based conditions and trends focusing on mobility, land use, and housing

Download presentation: <https://bit.ly/31bdTTq>

KEY FINDING

Large Focused Planning Area (FPA) - twice the size of Minneapolis & St. Paul combined

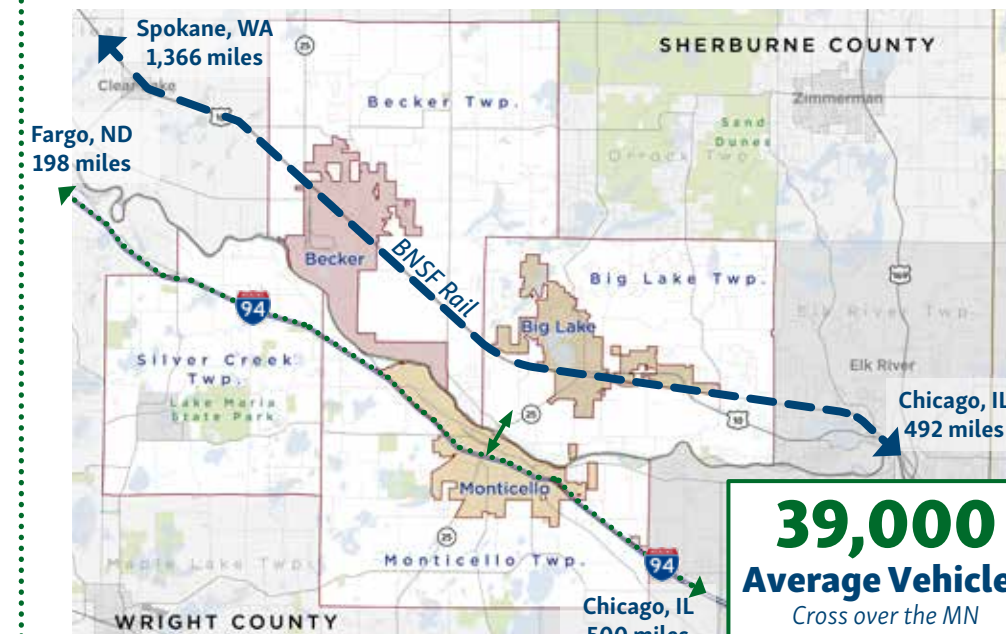
201sq.Mi.

Focused Planning Area

Almost twice the size of the cities of Minneapolis & St. Paul combined

KEY FINDING

Range of place-types from urban to rural



KEY FINDING

Regional, multi-modal connectivity including bike trails and rail

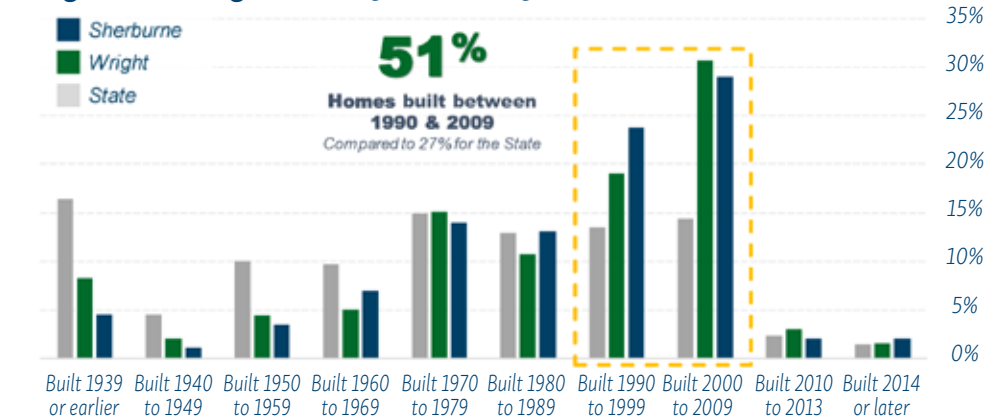
KEY FINDING

Majority of housing between 10-30 years old, predominantly of a single type

Other types
17,523 units
(20% of housing)

Single Family Detached
67,253 Units
(80% of housing)

Age of Housing Stock (Regional Planning Area, 2018)



FACTS & FINDINGS

A briefing from the baseline conditions and trends research

The following provides a summary of the baseline conditions and trends briefing reports in support of the Framework 2030 project. This analysis is organized around three topics: People, Prosperity, and Place. Several major takeaways were identified for each topic and are summarized below. For the complete factbook findings, please visit the Framework 2030 webpage at:

www.RegionalPlanningPartnership.org/Framework2030.

JULY 28, 2020

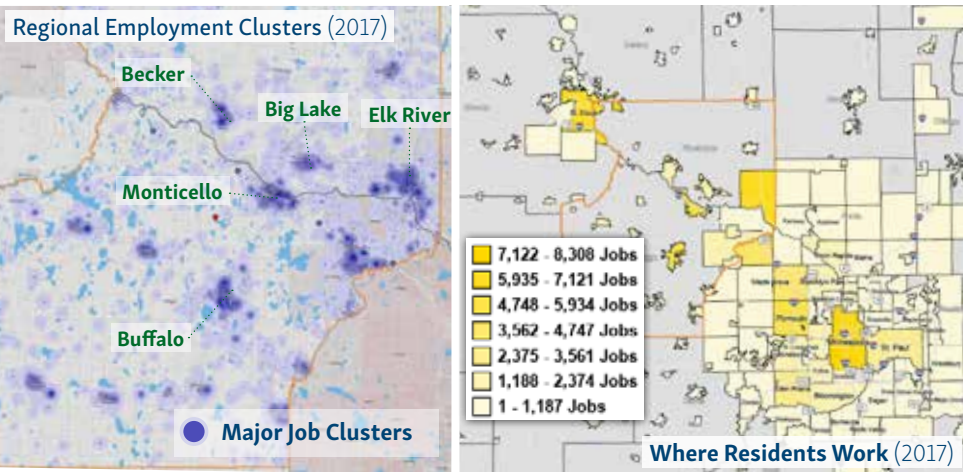
Market

Regional market size, location, and potential growth capacity

Download presentation: <https://bit.ly/3juFl59>

KEY FINDING

A large majority of residents commute outside the region for work



KEY FINDING WW

There is a spending capacity surplus in the region between \$60m and \$120m

Distance*

+\$124M

2-mile Sales Capacity

Surplus in retail & restaurant sales beyond what the population two miles away can support based on its income capacity

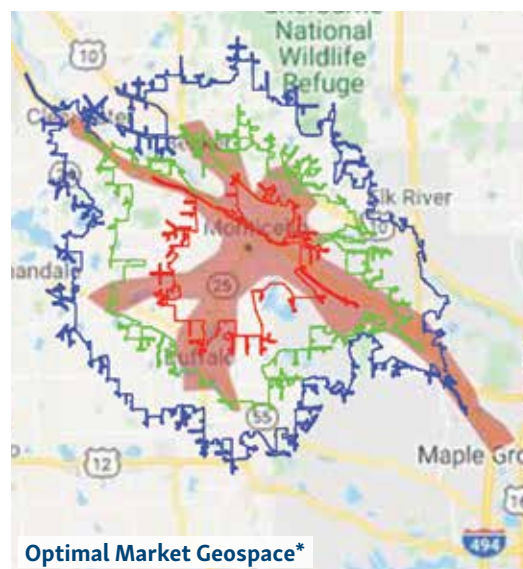
Drive Time*

+\$56M

10-min Sales Capacity

Surplus in retail & restaurant sales beyond what the 10-mile drive time population can support

*This analysis uses the Walmart address in Monticello because of the typical geographic reach of these stores



KEY FINDING

Partnership communities are the critical sources of trip generation and potential customers

Drive Times

10 minutes

15 minutes

20 minutes

Note: This analysis uses the Walmart address in Monticello because of the typical geographic reach of these stores

*This map shows the "optimal geospace" - or the regional market area - based on a proprietary algorithm that looks at distribution and location generation of most visitors

Economics

Economic performance based on various measures and key indicators

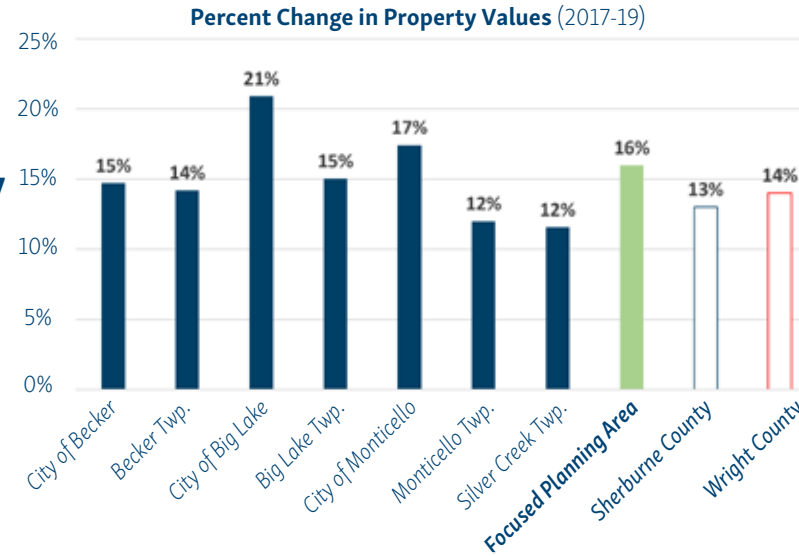
Download presentation: <https://bit.ly/3hNsNEa>

KEY FINDING

Property values are growing faster in the Focused Planning Area (FPA) than the larger region, driven by growth in residential value

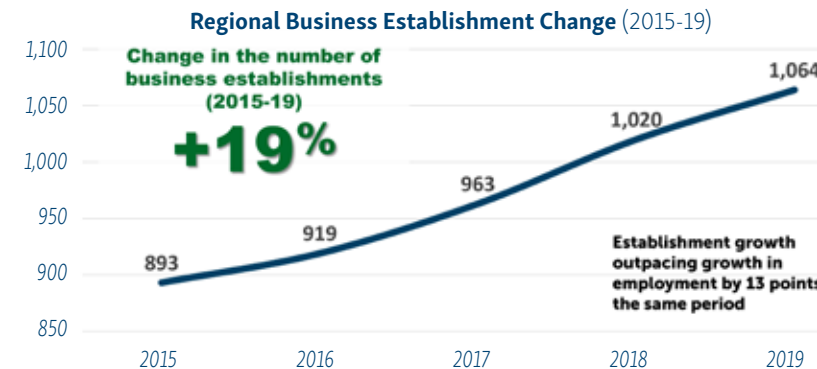
↑ 86.5%
Value Growth in Residential Property

\$580M of the regional property value growth is residential



KEY FINDING

Business establishment growth outpacing overall jobs growth over the same period



+750

New Jobs added from 2015-2019

An increase of 6% with 12,997 total jobs in the FPA

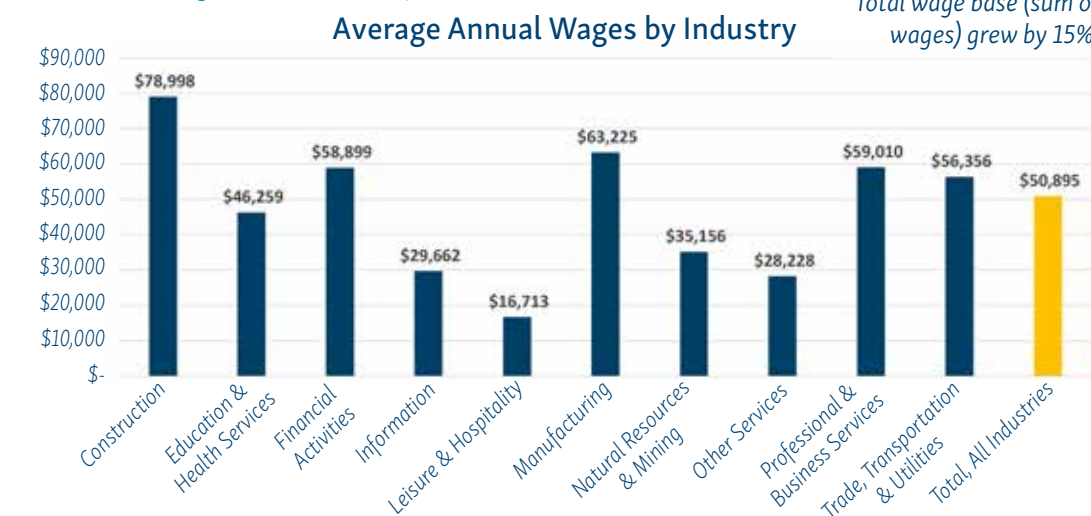
↑ 9%

Average Growth in Annual Wages

Total wage base (sum of all wages) grew by 15%

KEY FINDING

Growth in wages across all major industries



Growth

Existing land use typologies and planned growth across the planning area

Download presentation: <https://bit.ly/2P1YhKC>

KEY FINDING

Potential for over saturation of planned commercial land uses without significant, unexpected increase in demand

+163%

Planned Increase Commercial land

Up to 2,950 acres total in the future from 1,150 acres today

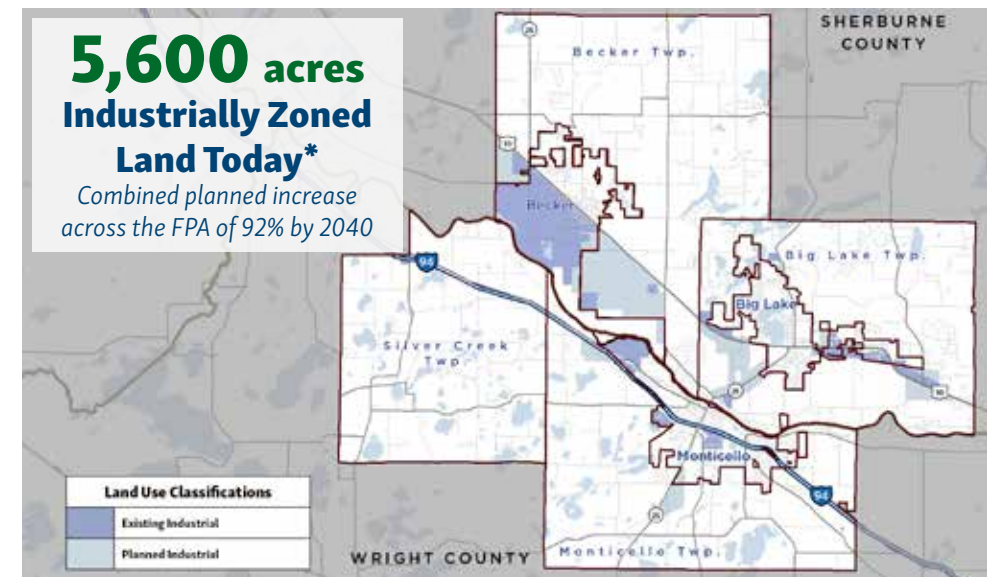
About 50% of commercial land is partially or completely undeveloped at the time of analysis

	Ag. / Rural	Residential	Industrial	Riverfront	Commercial	Public / Institutional	Transitional	Mixed-Use	Employment
% of FPA (existing)	107,863	8,141	5,665	2,852	1,150	994	360	141	80
% of FPA	84%	6%	4%	2%	<1%	<1%	<1%	<1%	<1%

KEY FINDING

Significant and varied industrial footprint across the region, but with many uses in transition

Existing Land Breakdown by Zoning



KEY FINDING

Planned growth could add between 12,000 and 18,000 new residents*

8,100 acres Residential Land Today

With 7,100 acres 'Suburban' or detached single-family homes built within major subdivisions

+4,500 acres Planned Growth

As indicated by community future land use plans

*Assumes 30% of land for roads & utilities, and stable median household size