



FRAMEWORK ²⁰³⁰
partnering for the future

Regional Factbook Briefings

VOLUME 3: **PLACE**

Thursday, April 23, 2020

Framework 2030 is an initiative of the
[Central Mississippi River Regional Planning Partnership](#)

To find out more about Framework 2030, please visit:

www.RegionalPlanningPartnership.org/Framework2030

Introduction

- **The following is a briefing from the conditions and trends research for Framework 2030**
- **The analysis is organized around three topics: People, Prosperity, and Place**

Framework 2030 and COVID-19

These are challenging times for our communities and region. We are working diligently to meet our obligations while protecting everyone. Even as we act on critical current needs, we recognize the need to work together to plan the future. With significant growth and development projected for the region, the [Central Mississippi River Regional Planning Partnership](#) recently launched [Framework 2030](#) -- a collaborative effort to develop our region's first-ever strategic land use and economic development plan.

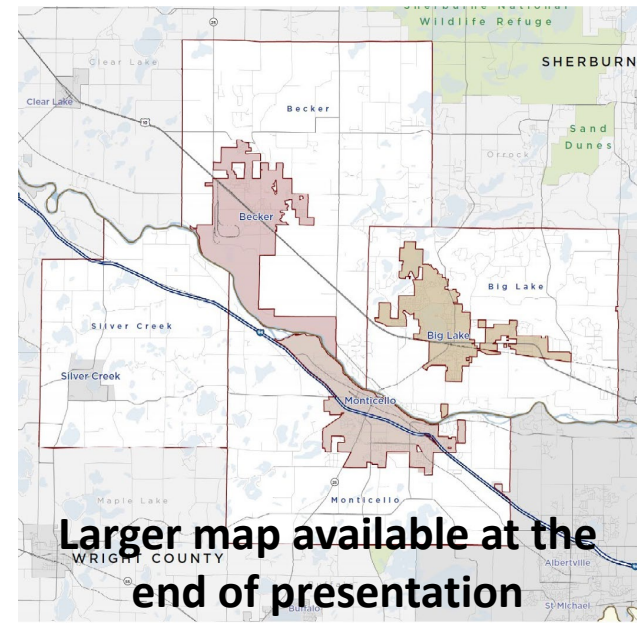
Planning Context

- **There are two research definition areas based on the available data**
- **Regional Planning Area (RPA)**
 - *Most of the available information is at the county level, so the analyses below are for Wright and Sherburne counties.*
- **Focused Planning Area (FPA)**
 - *When possible, analyses will focus on the jurisdictions that are members of the Central Mississippi River Regional Planning Partnership.*

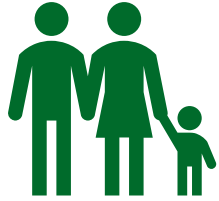
REGIONAL PLANNING AREA



FOCUSED PLANNING AREA



Regional Factbook Topics



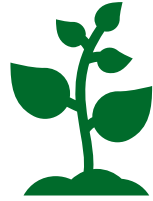
[Now available online](#)

PEOPLE

Demographic conditions and trends

Key topics:

- *Population*
- *Household size and makeup*
- *Race and ethnicity*
- *Age, health & wellness*



[Now available online](#)

PROSPERITY

Personal and economic vitality

Key topics:

- *Economy & employment*
- *Personal prosperity*
- *Education & lifelong learning*



PLACE

Place-based conditions and trends

Key topics:

- *Community character and development patterns*
- *Land use and zoning*
- *Mobility*
- *Housing*

With additional topics added throughout the research and analysis ...

PLACE | KEY HIGHLIGHTS



- **Large Focused Planning Area (FPA) – twice the size of Minneapolis & St. Paul combined**
- **Range of places from urban to rural**
- **Regional, multi-modal connectivity including bike trails and rail**
- **Majority of housing between 10-30 years old, predominantly of a single type**



PLACE | COMMUNITY CHARACTER



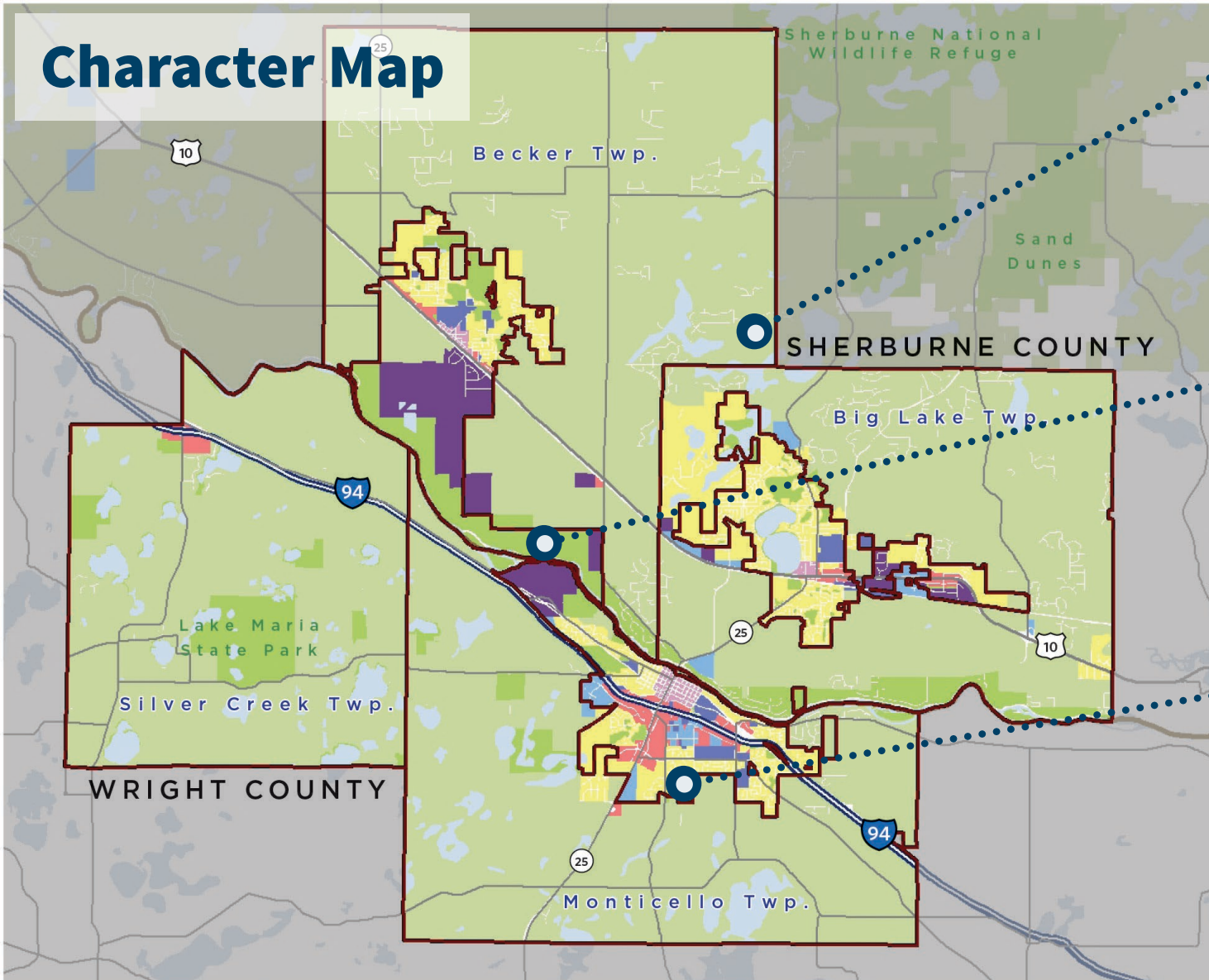
- **Focused Planning Area (FPA) has diverse characters and distinct places**
 - *Three cities and four townships, each with a unique character and defining places*
- **Character Map describes the types of built and natural environments in the FPA**
 - *Character areas are defined by areas of similar activity, style, and physical organization*
 - *Richer character types are defined within categories, such as a natural area vs. a public park*

201 Sq.Mi.

Focused Planning Area

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

Character Map



Rural

Land near the edge of a community or in unincorporated areas that are primarily large-lot residential or in agricultural use.

Open Space

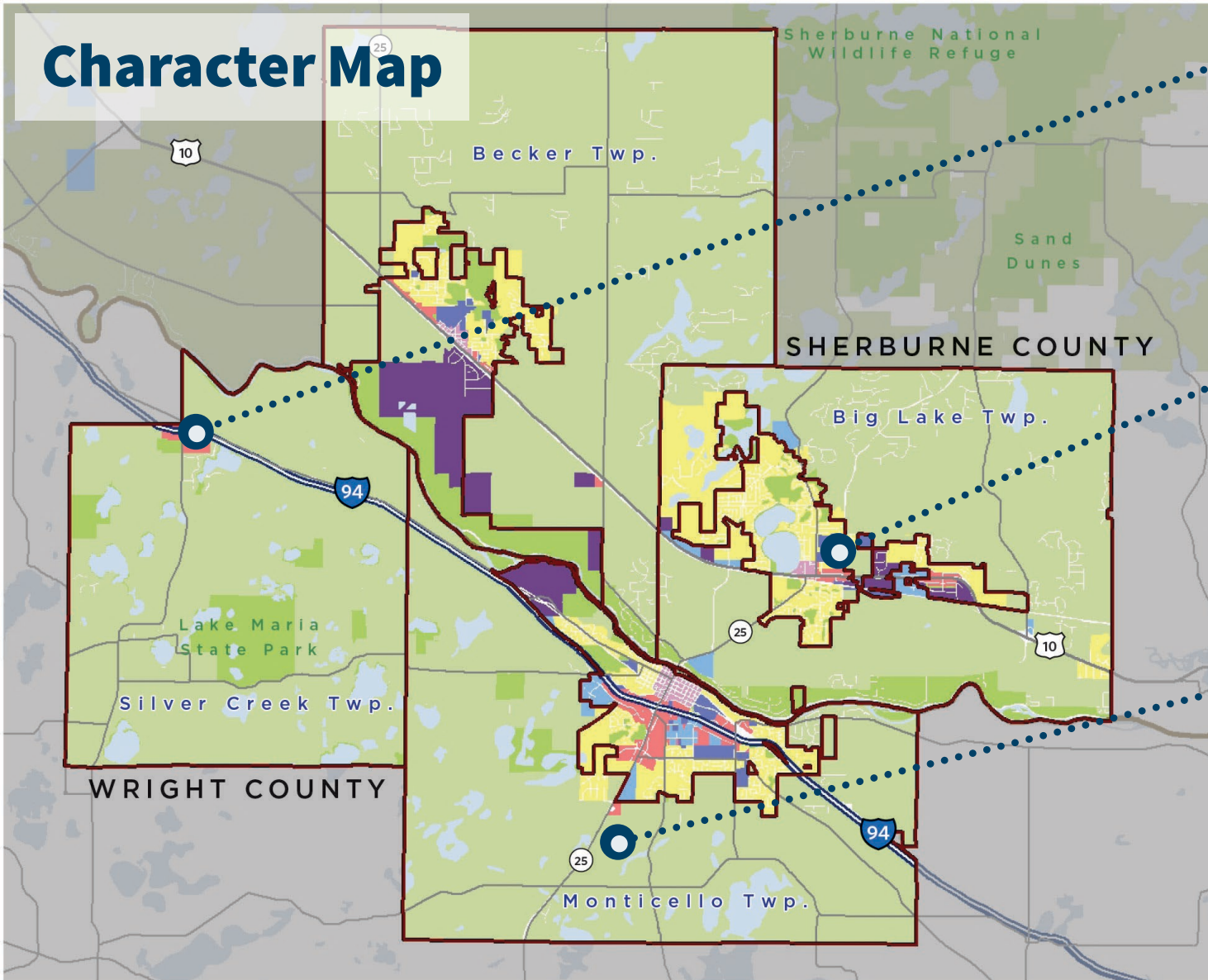
Public and private parks, recreational open space, or undeveloped natural areas that are permanently protected from development by the city, state, county, or some other authority.

Residential

Development areas composed primarily of neighborhoods with a mixture of housing options for the community.

[Larger maps available at the end of presentation](#)

Character Map



Commercial

Development areas including a wide range of retail and service uses located along major corridors, in small neighborhood nodes, and as part of regional destinations.

Institutional

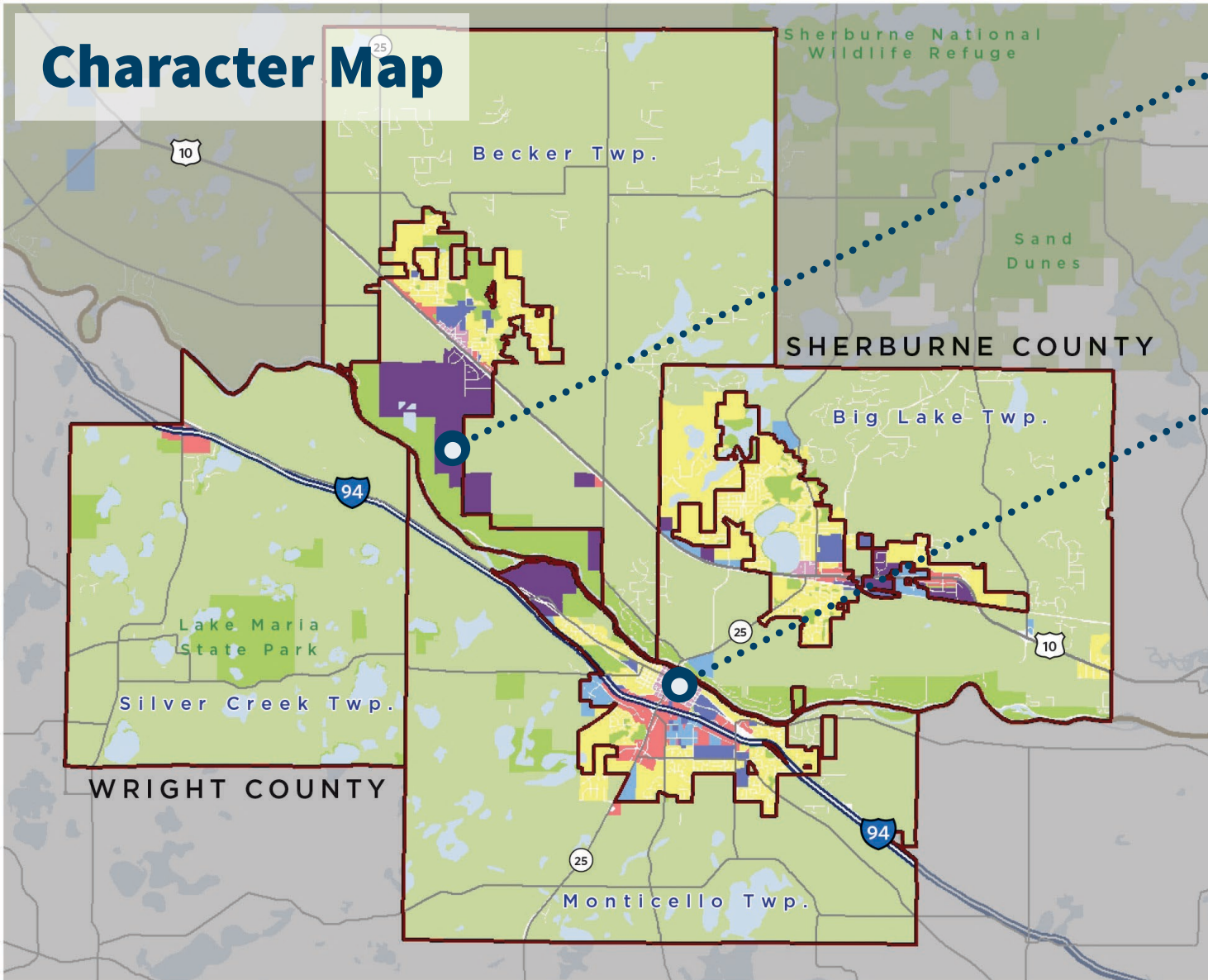
Land and buildings used by public agencies, churches, hospitals, libraries, airports, public and private schools, public safety facilities, and other similar institutions.

Employment

Employment centers containing both large, single use office sites and small, neighborhood scale office buildings with minor integration of commercial or light / limited industrial uses.

[Larger maps available at the end of presentation](#)

Character Map



Industrial

Areas designated to accommodate an array of operations from low-impact clean uses such as assembly, processing, and manufacturing and larger, intense operations including factories and plants.

Town Center

Small nodes of mixed-use development that provide employment opportunities and goods and services within walking distance to surrounding neighborhoods.

[*Larger maps available at the end of presentation*](#)

PLACE | LAND USE & ZONING



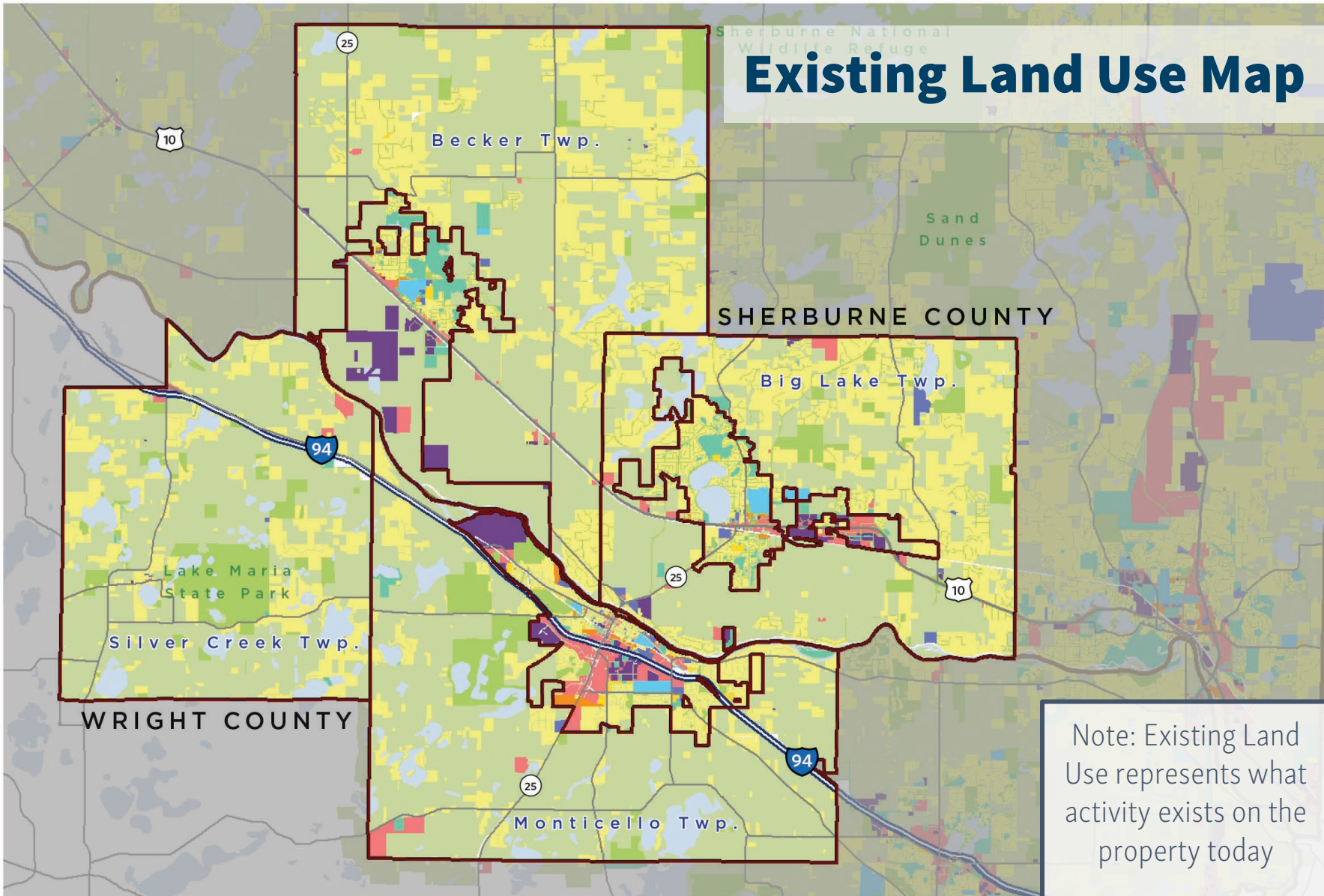
- **Land use is expressed in two ways in communities:**
 - The Existing Land Use – *How the property is being used today*
 - The Planned Future Land Use – *the expected or encouraged future use of that property (they may be the same)*
- **Zoning is legally defined use of property**
 - *City, township, and county can have different zoning districts*
 - *Properties may not conform to the underlying zoning for a number of reasons (pre-date the code, variance, etc.)*

~33%

**Agricultural
Land Use**

*Both today and planned
for the future*

Existing Land Use Map

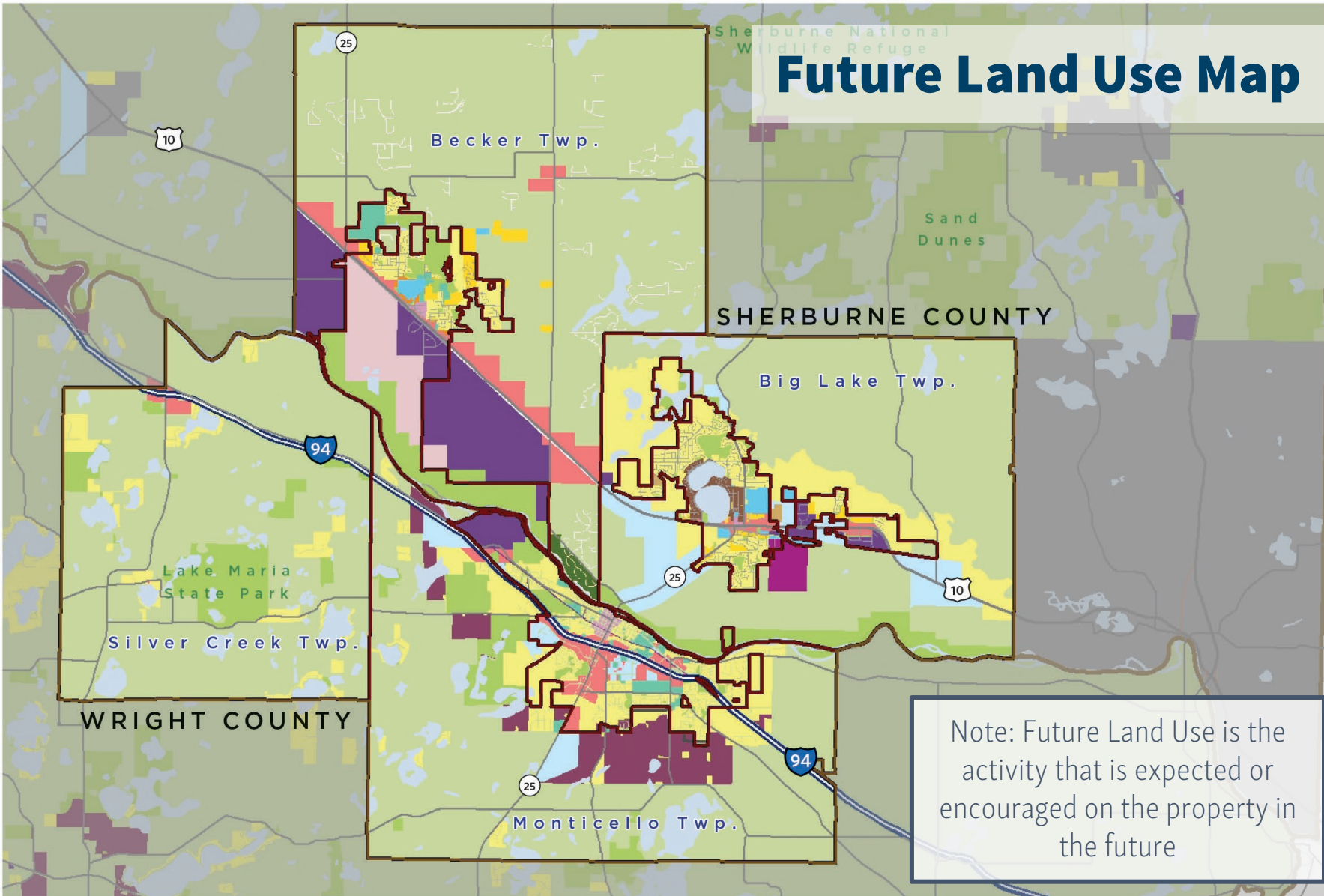


Land Use Classifications

	Agricultural
	Open Space / Parks
	Residential (Low Density)
	Residential (Med Density)
	Residential (High Density)
	Office / Business
	School
	Institutional
	Public-Owned
	Commercial
	Industrial






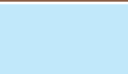








Note: Existing Land Use represents what activity exists on the property today

Future Land Use Map



Note: Future Land Use is the activity that is expected or encouraged on the property in the future

Land Use Classifications

	Agricultural
	Open Space / Parks
	Residential (Low Density)
	Residential (Med Density)
	Residential (Lakeshore)
	Business / Industry
	Institutional
	Public-Owned
	Commercial
	Town Center
	Transit-Oriented Dev.
	Mixed-Use / Growth
	Industrial
	Heavy Industrial

PLACE | MOBILITY

- **Robust regional bike & trail network**
 - *Local trail network extends hundreds of miles with direct links to national routes like the Mississippi River Trail*
- **Direct rail access for people and freight**
 - *Northstar commuter line connects region to downtown Minneapolis*
 - *BNSF freight line provides connection to major cities across the nation*
- **Focused Planning Area sits at a major crossroads**
 - *I-94, US 10 and MN Highway 25 intersect within the FPA*



39,000

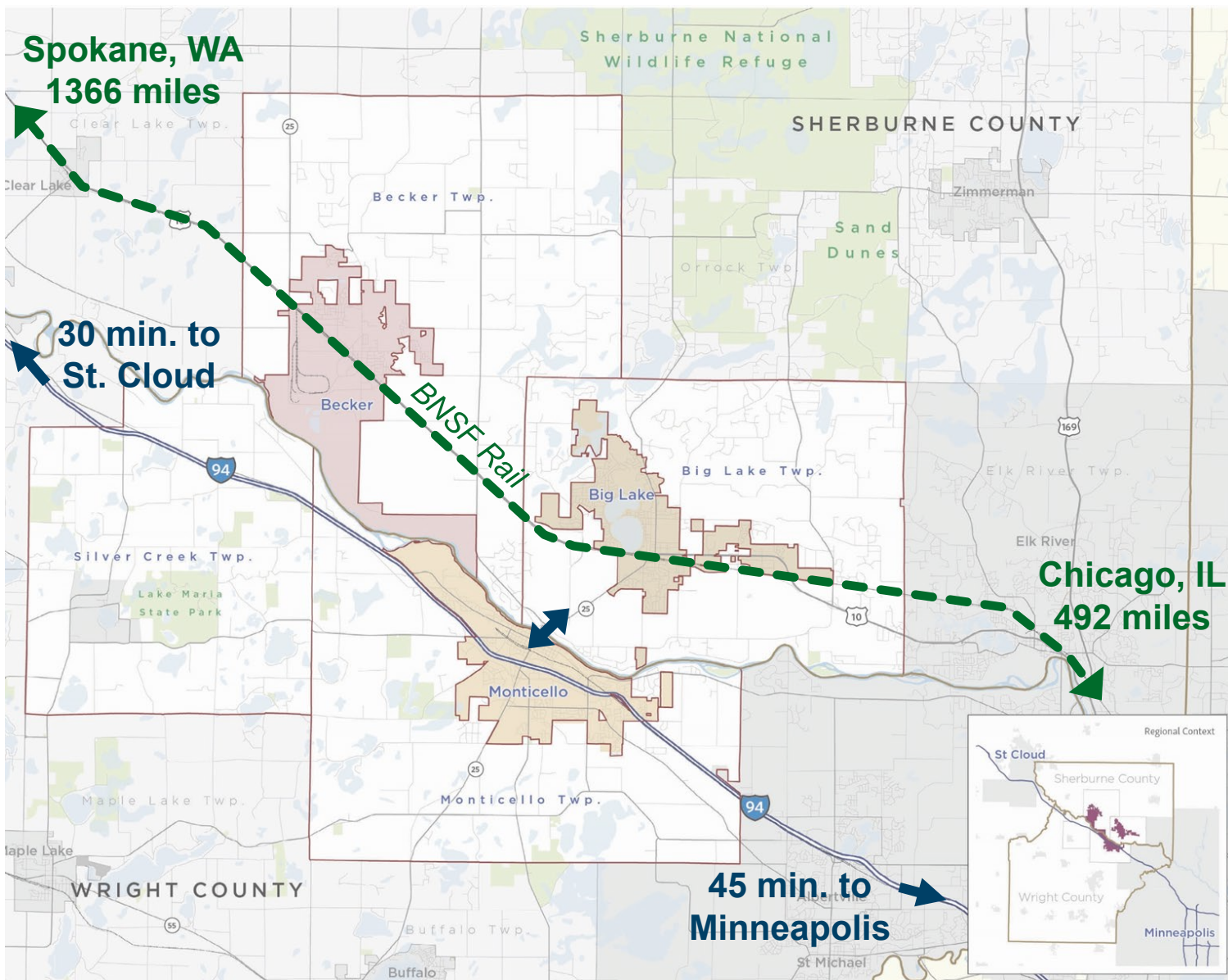
Average Vehicles

*Cross over the MN Highway 25
bridge daily*

46,500

Average Vehicles

Travel daily on this segment of I-94



Regional Connectivity

- **FPA contains one river crossing – Highway 25**
- **Each community is connected by at least one major roadway (I-94, US 10, MN Highway 25)**



Safe Routes to School

Cities of Becker, Big Lake, and Monticello have plans in place

PLACE | HOUSING



- **Majority of housing built between 1990-2010 in Regional Planning Area (RPA)**
 - *~30% of homes built between 2000-2009, ~5% built after 2010*
 - *80% of total units are single-family homes*
- **Most units are owner-occupied**
 - *Over 80% of units are owner-occupied with very low vacancy rates (<1%)*

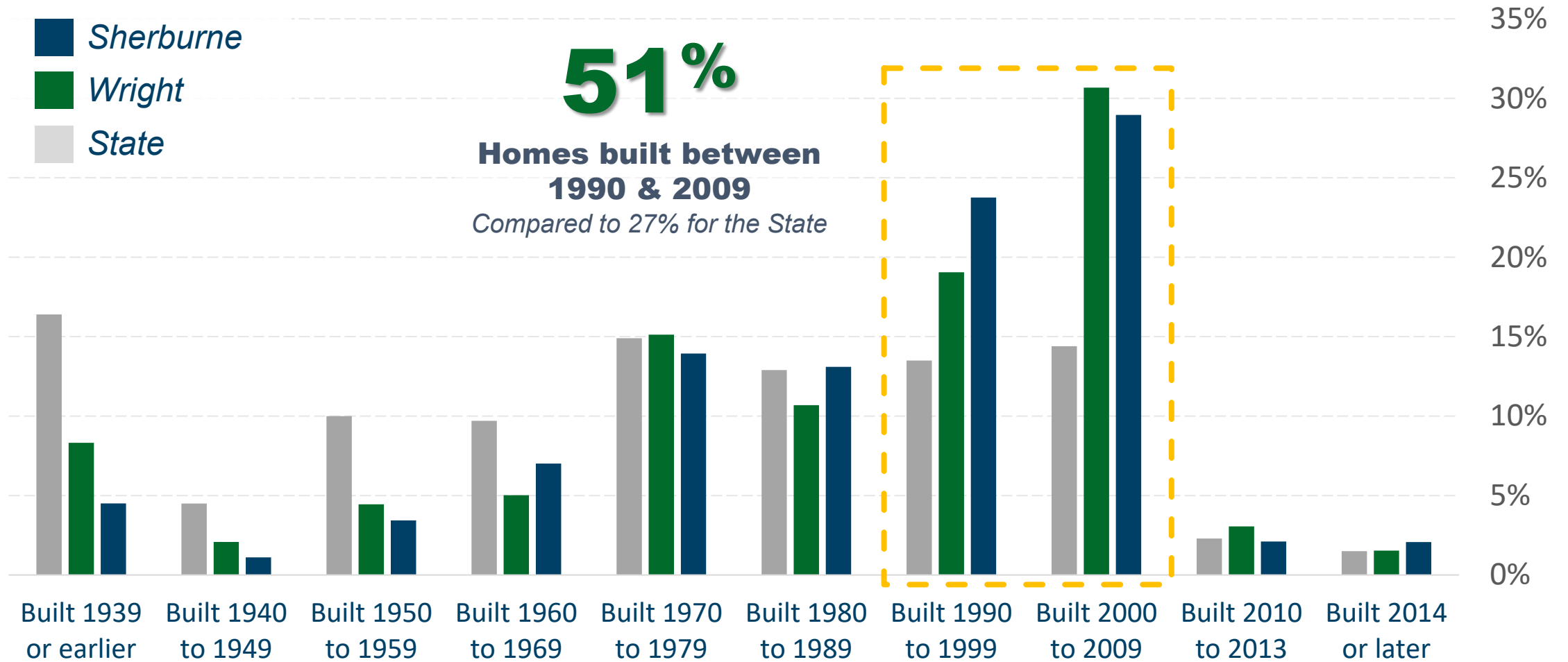
\$221,400

RPA Median Home Value

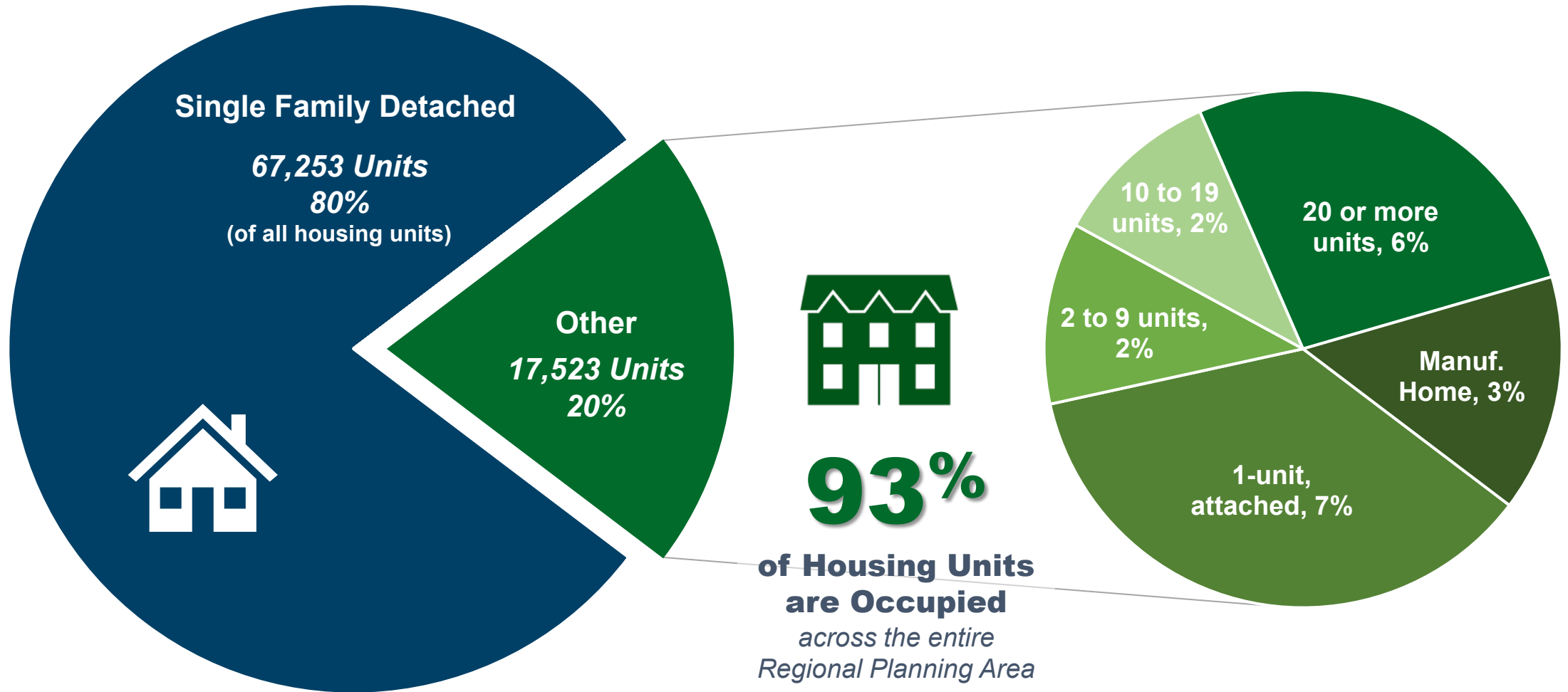
Slightly higher than the state, \$211,800

Median: Midpoint of all values, with half above and half below

Age of Housing Stock (Regional Planning Area, 2018)



Type of Housing (2018)



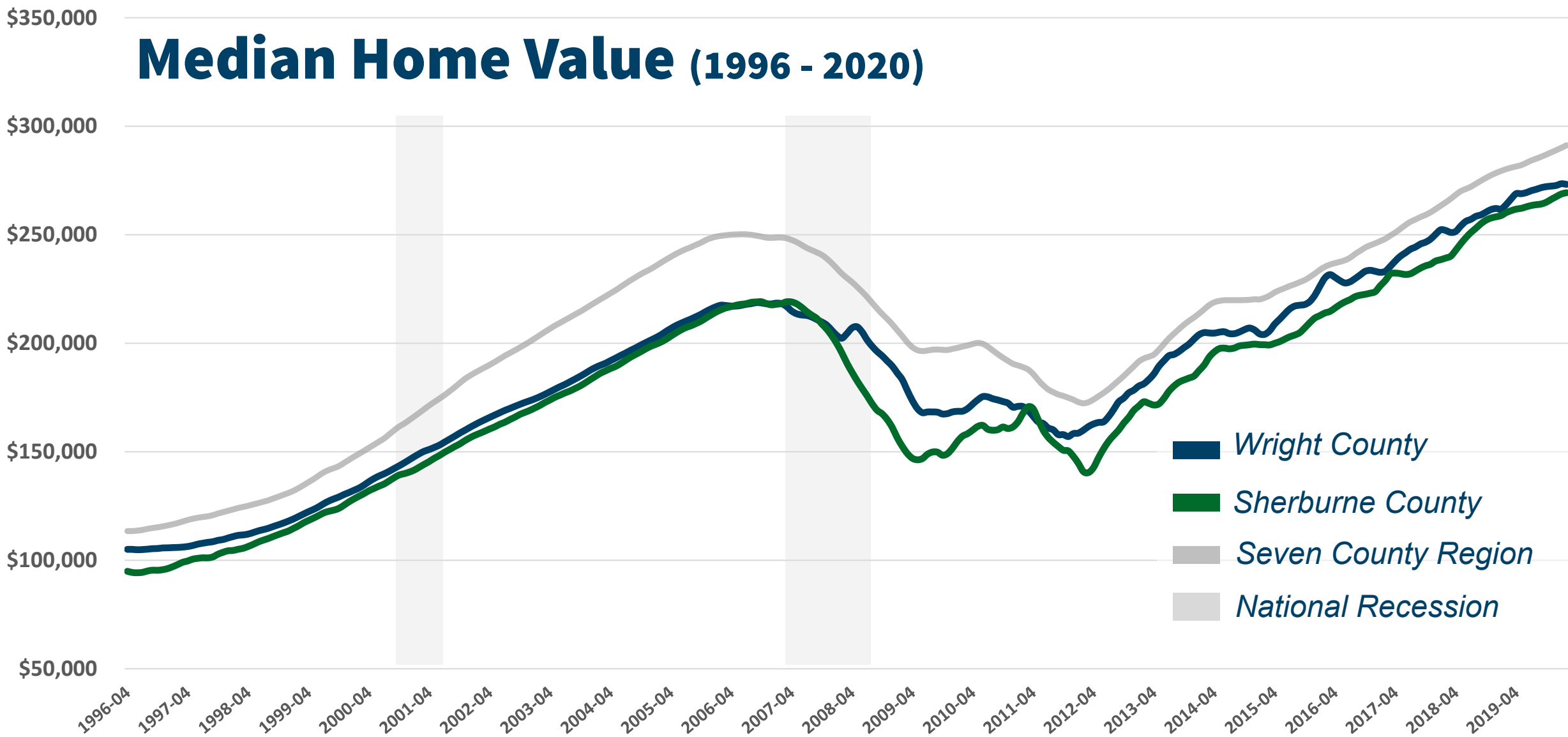
PLACE | REAL ESTATE



- **Home values slow to recover following 2008 National Recession**
 - *“Double dip” decrease in home values and median sales price with trough in 2012, \$138k median sale prices (24% decrease from 2008)*
- **RPA averaged a 7% increase in median sales price each year after trough in 2012**
 - *Consistent with the growth average for the seven-county region (Hennepin, Anoka, Ramsey, Dakota, Scott, Sherburne, and Wright Counties)*

+\$104k
**Change in Median
Sales Price (2012 - 2019)**

Median Home Value (1996 - 2020)











Questions?

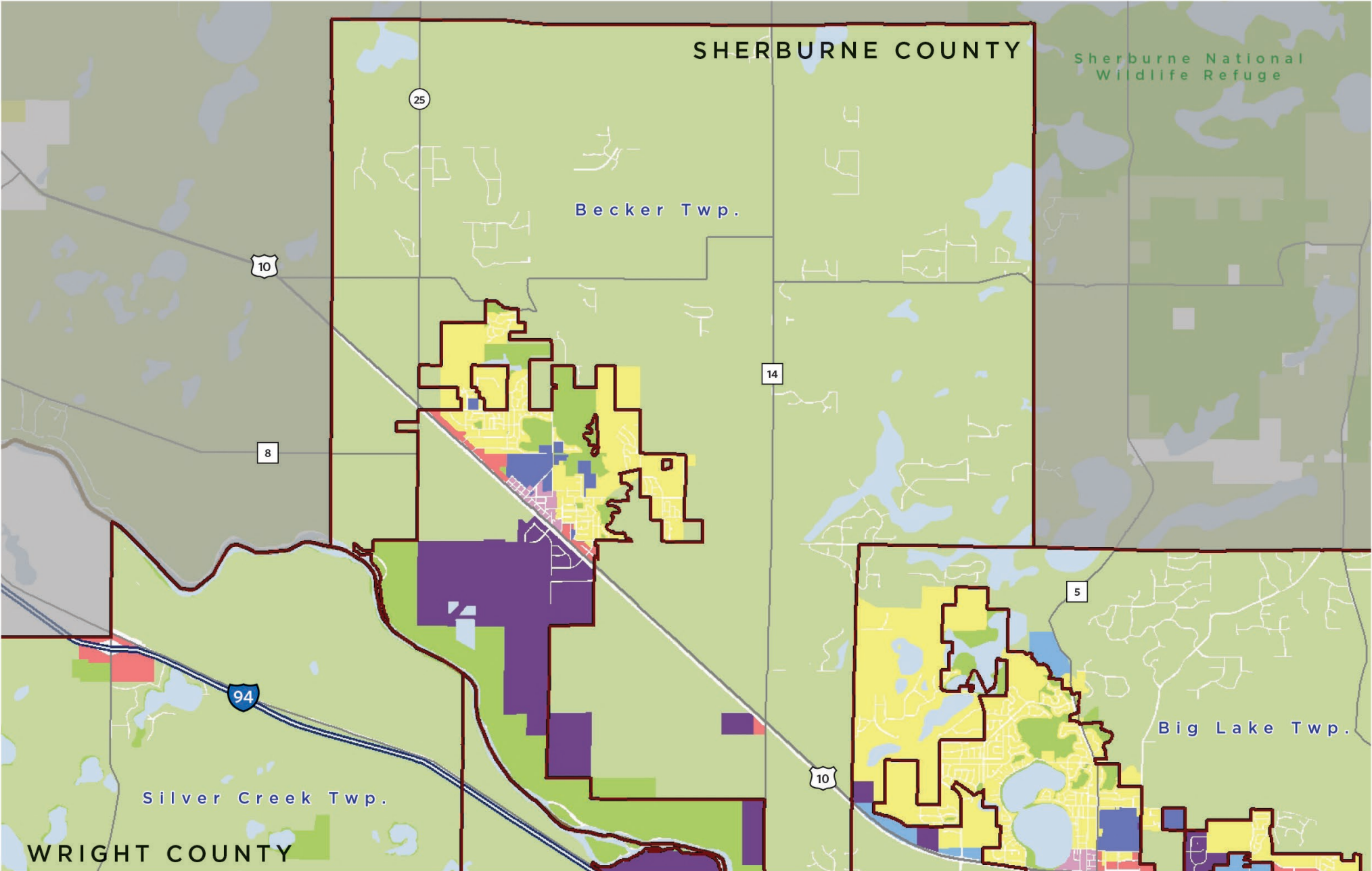
- **Do you have questions about the findings or ideas for future areas of research and analysis?**
- **Contact the planning team through email,**
regionalplanningpartnership@gmail.com
- **Don't forget to share the presentation with your networks or anyone else you think would be interested.**



Becker Twp.









Character Types

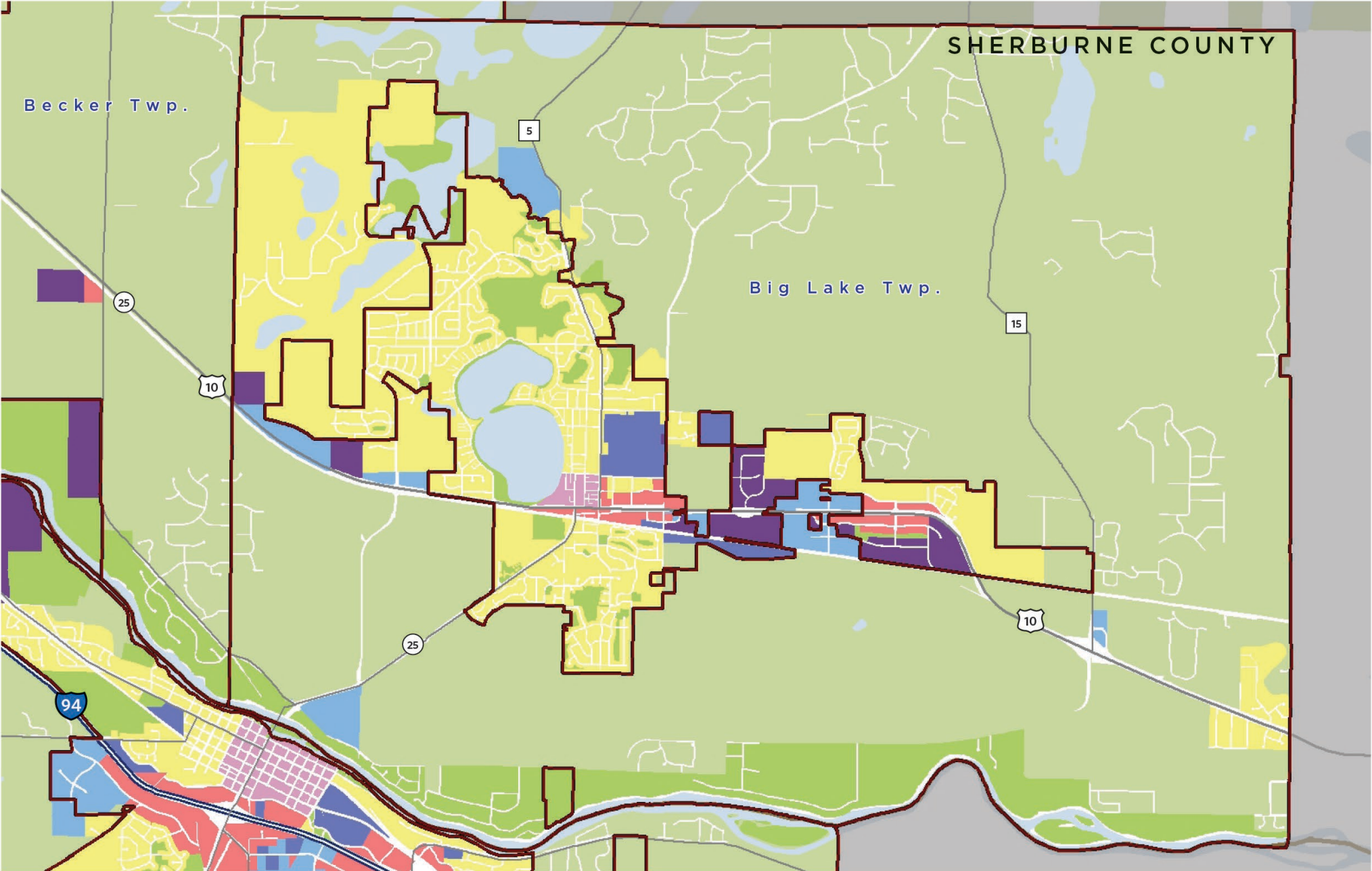
	Rural
	Open Space
	Residential
	Commercial
	Institutional
	Employment
	Industrial
	Town Center



Big Lake Twp.









Character Types

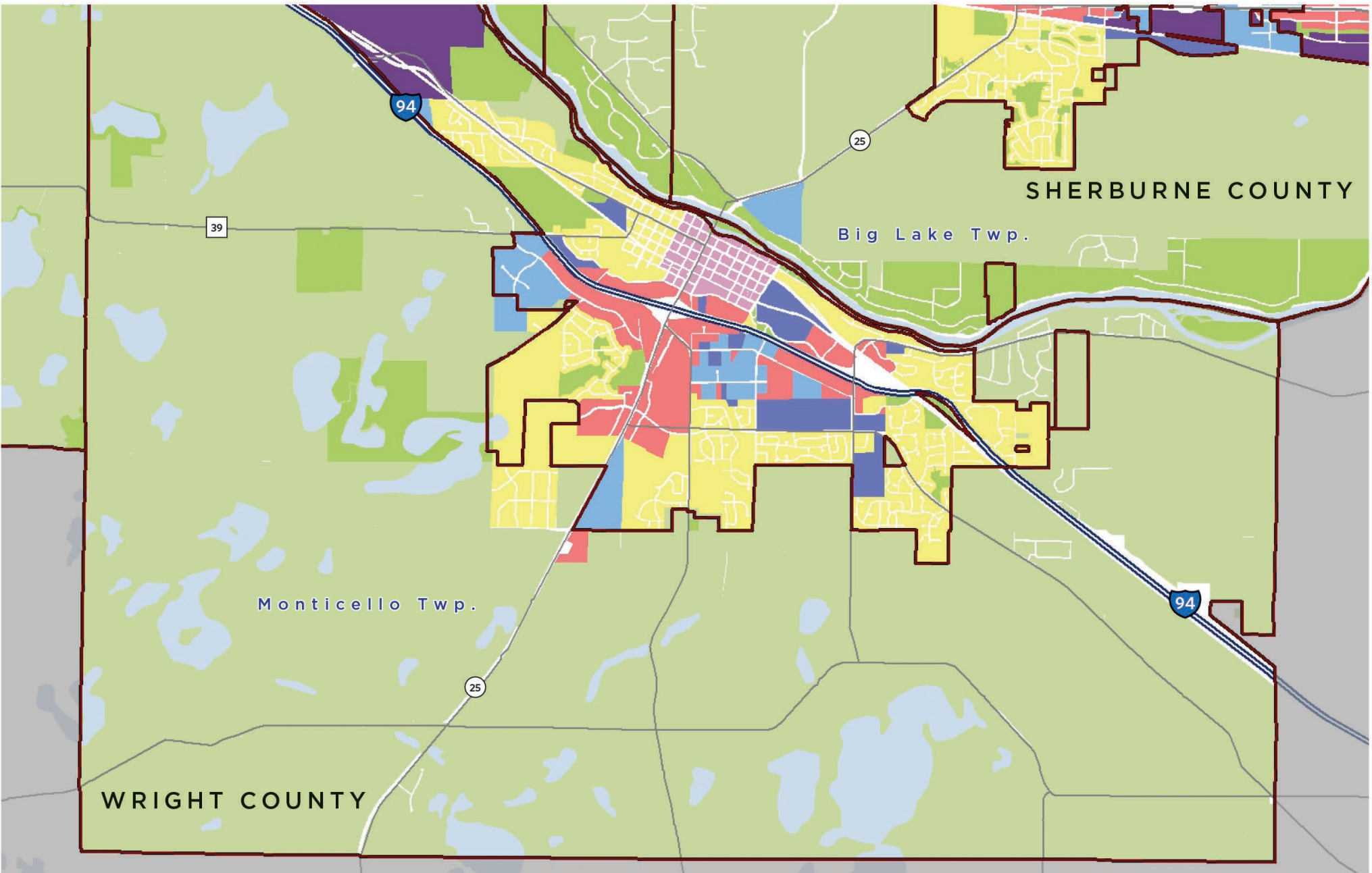
	Rural
	Open Space
	Residential
	Commercial
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	Employment
	Industrial
	Town Center



Monticello Twp.








Character Types

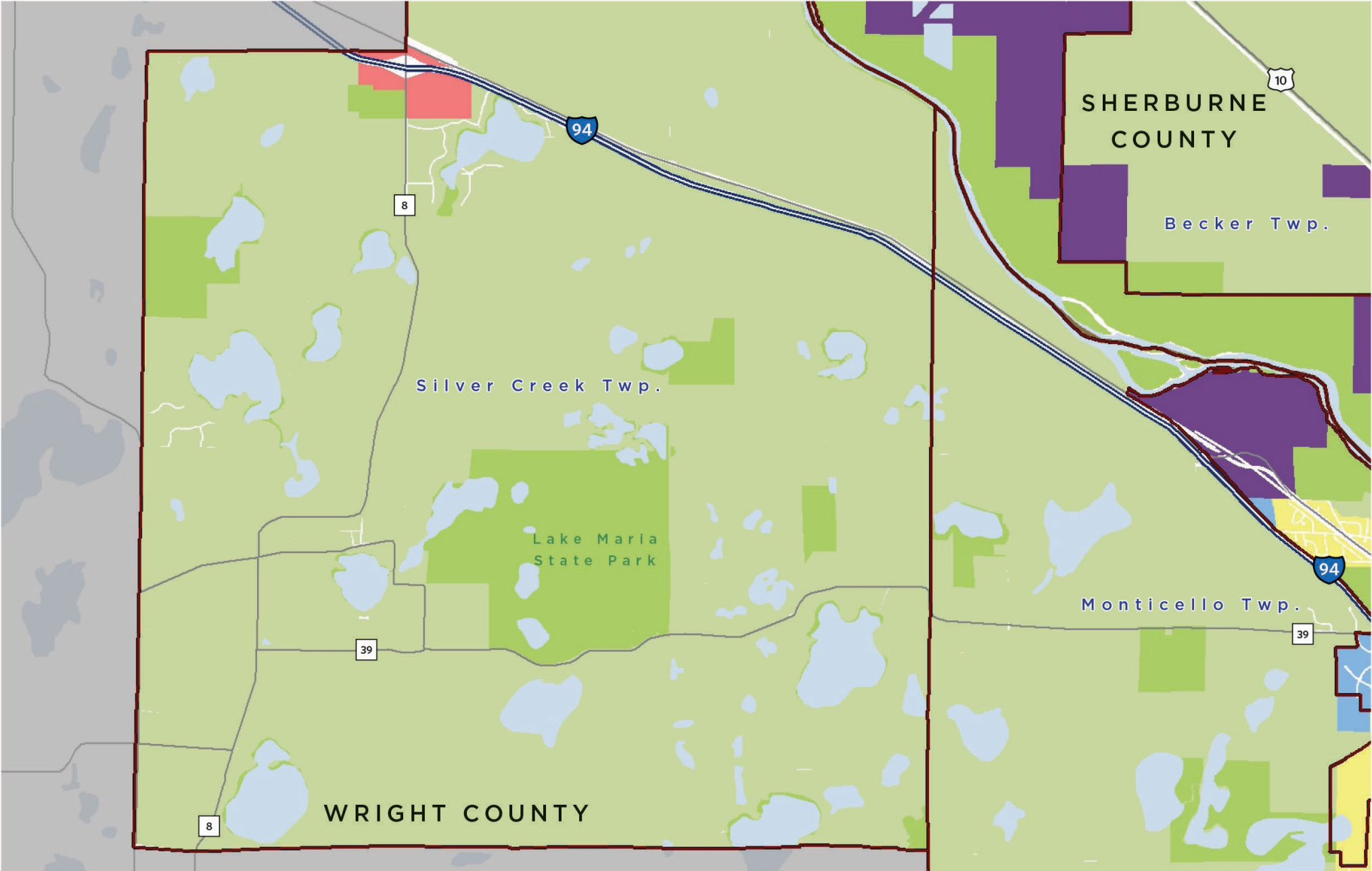
	Rural
	Open Space
	Residential
	Commercial
	Institutional
	Employment
	Industrial
	Town Center



Silver Creek Twp.

Character Types

	Rural
	Open Space
	Residential
	Commercial
	Institutional
	Employment
	Industrial
	Town Center



Additional Information

FRAMEWORK ²⁰³⁰
partnering for the future

A little more about FRAMEWORK 2030

- **Our communities anticipate significant growth over the coming decades**
- **There are many dynamic forces (internal and external) that may impact our quality of life, place, and opportunity**
- **We have an opportunity to act and take advantage of this time and energy**



Who's involved?

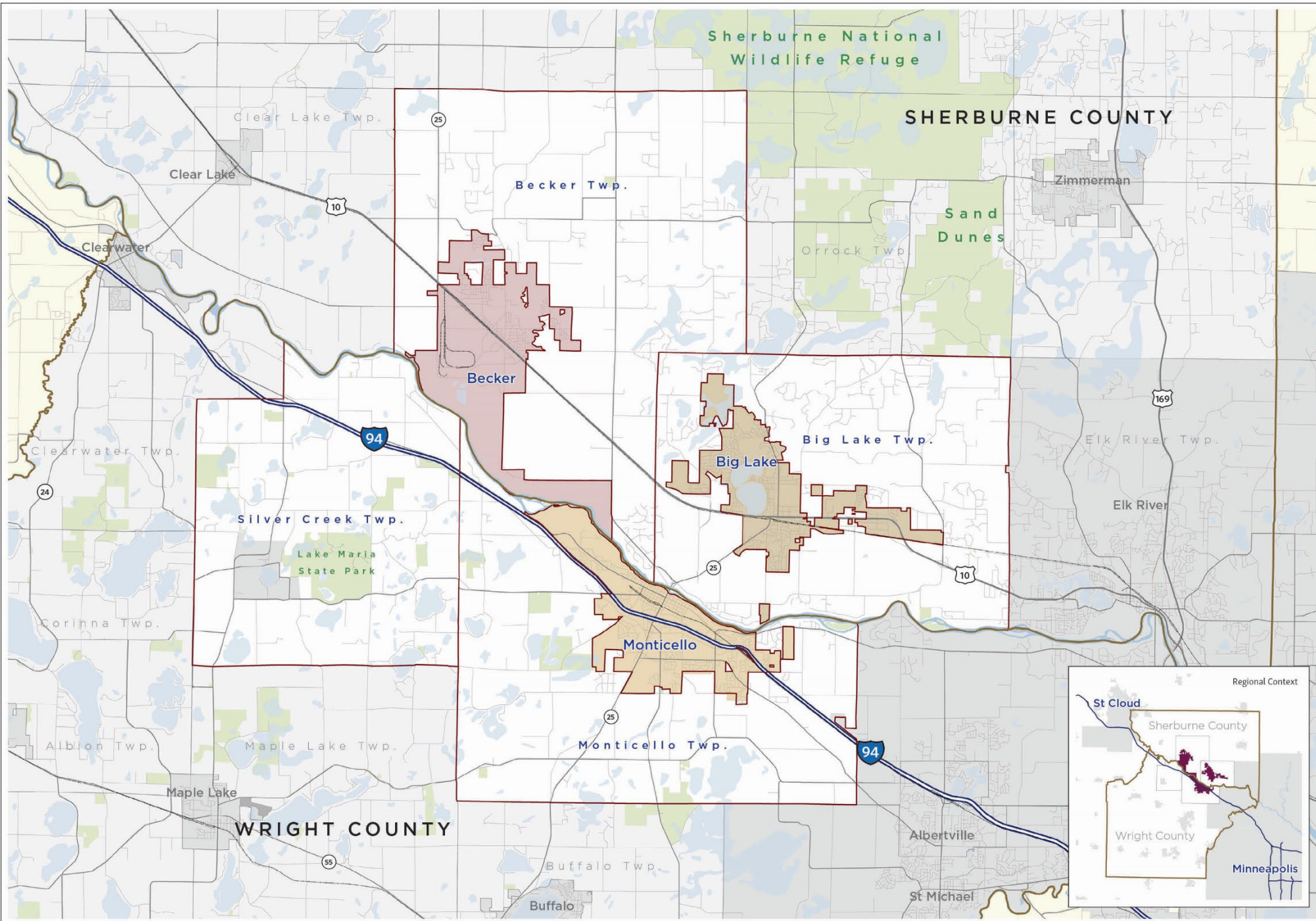
Led by the Central Mississippi River Regional Planning Partnership

- *Cities of Becker, Big Lake, and Monticello; Becker, Silver Creek, Monticello, and Big Lake townships; and Sherburne and Wright counties*
- *Coalition formed in 2016 focused on transportation issues*
- *Partnership's evolving focus on regional challenges and opportunities*



The Planning Area

-  Interstate
-  US Highway
-  State Highway
-  Participating Townships
-  Surrounding Counties
-  Other Cities
-  City of Becker
-  City of Monticello
-  City of Big Lake
-  Park Land
-  Mississippi River
-  Open Water



The Project

- **Four components to the work plan**
 1. *Preparation*
 2. *Engagement*
 3. *Analysis*
 4. *Framework Development*
- **Integrate the intuition of the public and stakeholders with strong technical analysis**

What are the goals for the project?

Through the planning project, the Partnership will work to:

- Reach consensus on major opportunities and choices that benefit the region, and successfully collaborate to maximize benefit and minimize risk;
- Position Partners to be leaders and shape their own futures individually and collectively, and;
- Support connectivity within the region, and between the region and beyond.

PREPARATION

COMPONENT 1 **Preparation**

Kick-off the project

Develop a strategy for promoting the plan and motivating participation

Create a plan for community engagement

ENGAGEMENT

COMPONENT 3

Technical Analysis

Research key challenges and opportunities facing the region

COMPONENT 2

Community Engagement

Think big about the future of the region and its communities

PLANNING

COMPONENT 4

Plan Development

Finalize the Framework action plan

BIG PICTURE

SPRING 2020

Get the conversation started and think about our goals for the future

TESTING THE DIRECTION

SUMMER 2020

Affirm our goals and build actions for reaching our goals

OPEN HOUSE

WINTER 2020

Identify priorities and implementation strategies



How can you get involved?

- **Access the project website**
[www.RegionalPlanningPartnership.org/
Framework2030](http://www.RegionalPlanningPartnership.org/Framework2030)
- **On the website you can ...**
 - *Find out more about the project;*
 - *Share your ideas through a community survey, and;*
 - *Contact the planning team with any questions or ideas.*



FRAMEWORK 2030
partnering for the future

To find out more, please visit:

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