



2040 Comprehensive Plan Update Steering Committee

June 27, 2017

6:00 p.m. – 8:30 p.m.

AGENDA

1. Recap of Steering Committee SWOT
2. Review of Community Survey Results
3. Review of Roadway Network Design
4. Identify land use key issues for Open House
5. Review Draft Goals

SWOT Dot Voting Results

Strengths

- 8 – Create well planning neighborhoods
- 8 – Preserve “dark skies”
- 7 – Elm creek park
- 7 – We are and look different than neighbors
- 7 – Balance of Development and City Character
- 6 – Topography of city
- 2 – Access freeways
- 4 – Neighborhood feel
- 4 – Low Noise
- 3 – lakes
- 1 – Location/ commute times
- 1 – River
- 1 – Open land
- 1 – Diversity of land use and housing types
- 1 – Good schools
- 1 – Time to plan
- 0 – Potential connectivity
- 0 – View sheds

Weaknesses

- 11 – Infrastructure to work at home: Co-working facility
- 9 – Planning for city services with growth
- 9 – Lack of identity
- 5 – High taxes
- 5 – Park reserve land area is a road block and lack of connectivity to park

- 4 – Lack of amenities: event places, hotel, community event space
- 4 – Inconsistency in services – Internet, sewer/water
- 4 – Highway 81 existing uses
- 3 – School district assumptions
- 2 – lack of retail (small)
- 1 – Lack of employment/Jobs
- 1 – Lack of parks: Variety of size/type and connectivity
- 1 – Access into Dayton
- 1 – Unwilling to see change as a positive
- 1 – Communication to residents on Land Use

Opportunities

- 9 – Branding and identity
- 8 – Plan well: maintain residential feel
- 8 – Learn from neighbor's mistakes and successes (what we do like)
- 7 – Agricultural based neighborhoods
- 5 – Lots of open land to plan well
- 5 – Brockton
- 4 – "Demand" for living in Dayton
- 2 – Balance of what we have today and the development that's coming
- 2 – Plan well but manage density
- 2 – Proximity to neighboring Cities with amenities: Hospital, services, restaurants
- 2 – Preserve access/connectivity – Transportation, parks, river, lakes
- 1 – Estate lot/neighborhood
- 1 – Learn from past mistakes with future planning
- 1 – Create employment in Dayton

Threats

- 11 – Density (regulations): challenge with developable acreage
- 8 – People opposed to change
- 6 – Pro planning: Physical, Financial
- 5 – Not paying attention to [plans surrounding Dayton
- 5 – Clear cutting land
- 5 – Dividing city with Zanzibar, don't want to be a cut through city
- 5 – Maintain City services (Staffing needs)
- 5 – Poor planning / poor design / poor construction
- 4 – Met council sewer/requirements
- 4 – High costs for water
- 1 – Piecemeal development / lack of connections
- 0 – North River Bridge/don't create drive through city

Discussion results (collective list of all notes by committee members before the vote)

Question #1: What are Dayton's greatest strengths? What things need to be included in the comprehensive plan update that preserve and enhance what makes Dayton a great place to live and work?

- South of the river
- Commute times
- Having a bon fire and it feels like the country
- Low noise
- Elm creek
- Rural atmosphere & community feeling
- Community input
- Dark skies
- Elm Creek Park and the Mississippi River and lakes
- Rural feel with quick access to retail and freeways
- Sense of community
- Small town feel
- Still time to impact! (Potential)
- "dark sky environment" Preserve it!
- River
- View sheds
- Good access freeways

- Close to metro
- Good schools
- Mississippi River
- Three rivers park
- Topography-wetlands
- Great park land – Elm Creek Park – nature
- Crow 7 Mississippi River and lakes
- Opportunity to create access to park land along the river
- Lot of open land
- Trails and bike paths
- Preserver topography
- Rural – Strong sense of home- belonging and community
- Need to strike a balance between development and character of community.
- Parks and trails are a huge win – Providing connections throughout is why I wanted to join that board.
- Improving/maintaining is important
- Diversity of the city
- View sheds/good schools
- High percentage of Dayton undeveloped
- We can plan and guide for the best method to grow the city
- I would like to identify a nice chunk of the city for up-scale housing. Possibly similar to north oaks. Eve gated community
- It's rural character
- The rivers.
- Dark skies
- Elm creek park
- Access to all the rural areas (lakes, rivers, parks and trails)
- Preserver dark skies
- Don't look like Rogers/MG/Champlin
- Large rural area
- Elm Creek
- Access to 169/94/610
- Mississippi river
- Beautify view sheds
- Bedroom community, Good feel
- Natural amenities
- Potential connectivity
- Unique feeling
- Good schools
- Metro
- Neighborhood feeling
- Land, river, large regional park
- Lakes – French and Diamond

- Dark skies
- More preserved park land Active and passive
- Topography
- High taxes
- Diversity
- Low noise
- Elm Creek Park reserve
- Comfortable residential areas
- More relaxed atmosphere than urban areas
- Access to major freeways

Question #2: What are Dayton's weaknesses? What is missing that could improve the quality of life?

- Businesses (Dairy Queen and hardware store)
- Roads? Access through the park
- Internet – website (City?)
- Communicator 3x per year
- Lack of connection, it seems like the city has developed at the 4 corners & not easy to access other parts of the city
- Commercial district/ commercial neighborhood
- Connectivity of parks
- Athletic complex (lack of)
- Apartments/multi-family
- As there are more single family homes, recognizing the \$ impact of increased services and personal needs
- Look for the “white space” and “Big picture” impacts
- Lack of jobs
- Lack of internet
- High taxes
- Access to parks and trails
- Roads in and out
- Lack of identity
- Community center and trails
- Lack of commercial and retail shops
- Placement of huge park Elm creek =City in a Park
- Lack of retail in the city – Must go to Maple Grove, Anoka, Champlin
- Lack of access to major highways/freeways
- Small retail
- Large parks
- Rural – hard to create growth opportunity
- Anoka Hennepin school districts not a big draw to young families

- Lack of diversity – Everyone/most people in Dayton are white and we shun others, maybe that's not the case but it seems to be
- I feel our current shortcomings are the lack of existing commercial development to ease the tax burden. This should solve itself shortly with the commercial interest currently spawning.
- Elm Creek park reserve splits the city
- Lack of amenities
- Can't get here from there
- High taxes
- No retail or jobs
- Lack of connections (trails)
- Lack of community park
- Tax base
- Residential to change
- We need road connections and are off trail
- CR 81 – with new Brockton interchange
- Utility connections
- School district assumptions
- Unwilling to see change in a positive light
- Sports complex
- Co-working
- Trail connections and common use spaces for more than just children
- Place of connection to further enhance and develop community
- Entertainment
- Working out of home – no high-speed internet
- Branding and identity for future
- Communication with property owners
- Consistency of services to all current residences vs. services available in new development areas
- Communication to existing property owners regarding how change in the comprehensive plan will affect their property

Question #3: What are the greatest opportunities in the community?

- Growth that makes sense
- People want to live here
- Grand oaks/ gated community
- Agri-hoods (neighborhoods centered around farming/rural life style allowing for both to be achieved)
- Opportunities to create a central commercial district
- Central park
- Planned, prudent development
- Don't take every project
- Finite land
- Ice cream shop on a bike trail

- Recognize density must be met in the end and don't leave until you are forced to stick in somewhere
- Phased developments to match services
- To grow into a great suburb
- Three rivers park
- To learn from others and not make same mistakes
- Wetlands/lakes/parks/trails
- Lots of open land to plan correctly
- To expand on our parks and trails – that could be a way to partially overcome the school district
- To increase local work opportunities – even to create a better environment to work from home (some communities have work centers – pop ups to work from)
- Refer to #1
- Short term – trails and parks
- Long term – improve transportation and access to nature (3 rivers, Cloquet/Stephens, other natural areas such as lakes
- Future land use
- Future parks and trail connections
- Brockton interchange
- Branding!/Identity/be realistic
- The southwest will push to the north
- Overall land size Learn from past mistakes
- Access to community assets
- French lake
- Crow river
- Mississippi river
- Elm Creek Park
- Learn from past mistakes
- Demand is present
- Industrial development
- Overall land space
- Employment opportunities
- Agri-hood agriculture/CSA/sustainable/entertainment for special events
- To preserve a non-urban appearance
- Logical planning for to growth with significant area to work with

Question #4: What are the threats? What things stand in the way of achieving these opportunities?

- Met Council, same shoe for everyone approach to development
- Financial planning
- Big box, developers
- Literally dividing the community with Zanzibar as a through street; Making us a cut through
- Financial issues
- No traffic outlet @ river road
- Drives traffic (business traffic) through residential instead of Brockton

- People opposed to change
- High density housing
- Lack of roads
- \$ availability for sewer
- Met council
- Over building infrastructure without end users (sewer & water costs)
- Lack of good access to city
- High taxes
- Too little development to maintain growth level
- Met council transportation
- Need to be open to new ideas, to venture into new opportunities to increase diversity, and welcome it
- Commute – the time to commute and be an instigator for growth
- Development occurring in a hop scotch manner
- Poor planning – Both physical infrastructural and financial
- Density requirement
- Too much regulations
- Piecemeal development that does not connect one area to another – segmented – not cohesive
- Rushing to accept all development concepts
- Clear-cutting for development
- Roads carrying capacity is not keeping pace with increase in traffic

Question #5: What is your wish list for Dayton in 2040? What would you like to see fulfilled in Dayton's future?

- Trail system
- City center
- Main street
- Identity/branding
- Strong Community
- The place people want to live
- Smart development
- To have it develop in such a way to still want to live here
- Keep it a community and connected neighborhoods
- Safe community
- Beautiful well-built community
- Park ways and good trails
- Better roads
- Better homes
- I would like to see all high quality home and community buildings
- 94 interchange
- Stores complex center
- Low tax rate,
- Quality

- Parks and trails
- Preserve the nature in surrounding parks
- Access to roadways/ freeways for commuters
- Current residents aren't forced out from high taxes
- A more diverse community
- More opportunities to work here
- High percentage of Dayton undeveloped
- Plan and guide for the best method to grow the city
- Would like to identify a nice chunk of the city for up-scale housing, similar to north oaks
- A gated community
- Community center with greater facilities
- Senior housing
- Private or charter school
- Better trail system
- Fully (trail) connected city
- Revitalized historic village
- Thriving area around Brockton interchange
- Senior housing with transportation access
- That things were well thought out
- Strong economy
- Ice cream shop on a bike trail
- Opportunity to walk/bike for miles and miles to view animals in natural habitat, safely, and the beauty of nature itself
- High-speed internet access for all residents
- Logical transportation infrastructure planning

Preparation of DRAFT Goals

The adopted 2030 Comprehensive Plan Update (referred to as *existing*) identified goals for 9 categories (categories in **bold** numbered below) with *existing* goals listed in bullets. For the 2040 update staff would like to work from these goals, edit as necessary, and prepare new or alternative language for others.

Please review the existing and suggestions for *alternative language* that strive for more specific outcomes for the 2040 update. Be prepared to discuss the language:

Do you like the existing or alternative language?

Do you agree or disagree with the existing or alternative goal language? Have edits to suggest?

Finally, what are we missing?

Final goals will be supported with specific action steps for implementation.

1) Community Image-

- Ensure that Dayton's image to residents, visitors, and businesses is enhanced by the high-quality infrastructure and visual attractiveness of properties.

Alternative:

Enhance community identity and sense of place through well designed community gateways, signage and attractiveness of properties.

2) Growth Management-

- Create a unified vision and future for Dayton by promoting a well-planned community, preventing fragmented development (while addressing the impacts of expanding services and development/redevelopment on natural features and view corridors), and providing a balance of land uses with connectivity to all areas of the community.
- Ensure that all zoning and subdivision ordinances are consistent with the intent and specific direction of the land use plan.

Alternatives:

Support expansion of urban services to support densities necessary to accommodate regionally forecasted residential growth, and desired business and industrial expansion.

Develop at a sustainable pace balanced with capacity of city service provisions, transportation capacity and wastewater and water supply available to the City.

Require appropriate land use transitions and buffers to ensure new development and or redevelopment is compatible with existing areas and abutting roadways.

3) Land Use-AG and Rural Residential- In 2040 Update generalize under one Land Use section:

- Preserve the rural character by maintaining a balance between the expanding urban area and rural nature of the community.

Alternative-

Preserve rural view sheds on major roads, open spaces, and natural areas to promote the rural character of Dayton.

4) Land Use- Residential-

- Ensure housing development is compatible with exiting and adjacent land uses and has access to key community features and natural features.

Alternative-

Promote residential growth in well-planned neighborhoods connected through roads and trails to parks and other key community and natural features.

- Provide a healthy variety of housing types, styles, densities and choices to meet the life cycle housing needs of residents.
- Improve the availability of affordable housing and senior housing.

Alternative-

Plan for residential land uses that provides opportunities for a diverse housing stock at a range of costs and styles to meet resident's needs at all stages of their lives.

Promote efforts to upgrade, enhance and maintain existing housing stock.

Add Category: Neighborhoods

Create a common sense of community pride for Dayton by encouraging strong neighborhood organizing through community building activities, community safety and promoting neighbors knowing one another.

5) Land Use- Commercial-

- Expand and diversify the City's tax base by encouraging new commercial development.

Alternative-

Expand and diversify the City's tax base by encouraging new commercial development that complements the residential areas of Dayton.

6) Land Use- Industrial-

- Attract and encourage new light industrial, office/industrial, high tech and professional services and maintain and expand existing businesses in Dayton.- **KEEP**
- Create areas for industrial expansion within the City's growth areas that are accessible to public infrastructure and transportation. *This was the focus of the 2014 update so this could be removed.*

7) Historic Village- **Note: *Redevelopment in the Village is dependent on future infrastructure.***

- ~~Create an implementation plan for revitalization of the Historic Village so that it can become a~~
Identify opportunities and challenges in Historic Village area related to land use, utilities, parking, design standards, transportation and access which enable this area to become a key Dayton focal point.
- Define the actual need, best location, and design criteria for on-street and off-street parking within the Historic Village. *Remove*

8) Natural Resources-

- Preserve natural ~~areas~~ amenities for multiple uses including wildlife habitat, rivers, lakes and wetland restoration, fishing, parks and other recreational uses as a community asset. **KEEP**
- Maintain Dayton as a “dark-sky” community, minimizing unnecessary outdoor lighting through educational efforts and effective exterior lighting ordinances.- **KEEP**
- Identify and preserve as many of Dayton beautiful viewsheds as possible.
- Prepare ordinances to protect, conserve, and enhance environmental and natural resource systems from the impacts of future growth and development activities.- **KEEP**
- Preserve greenways that link unique ecologically significant natural areas. - **KEEP**
- Utilize waterfront areas to make the best use of the land with the least impact to the natural state of the lakeshore, river and stream banks, and critical areas to keep the land beautiful and natural for generations to come.
- Improve water quality to the highest level practical

9) Transportation-

- Encourage transportation methods other than individual automobile travel.

Alternatives

Integrate alternative transportation modes (transit, pedestrian, biking, other) into the existing and future transportation system.

~~Develop an integrated transportation~~ Prioritize transportation planning efforts plan that fully promotes connectivity and is coordinated with neighboring cities and counties. **KEEP**

- ~~Coordinate transportation planning and system improvements with~~ Participate in discussions to find solutions to regional transportation problems with other government jurisdictions. **KEEP**

ADD:

Continue to seeking funding sources for the development of the Brockton Interchange at I-94.

New:

10) Parks and Trails- 2030 plan did not include goals for Park and Trails. Staff suggests overall Park/Trail Plan goals with specific action items in the Park and Trail chapter

Annually budget to improve the bike and pedestrian trail systems interconnecting neighborhoods to parks, schools, scenic areas, and Elm Creek Park reserve.

Prioritize and budget the development of new parks and redevelopment of existing facilities to meet recreational demands of residents.

Promote public gathering places and civic events that serve the entire community.