



Background Report

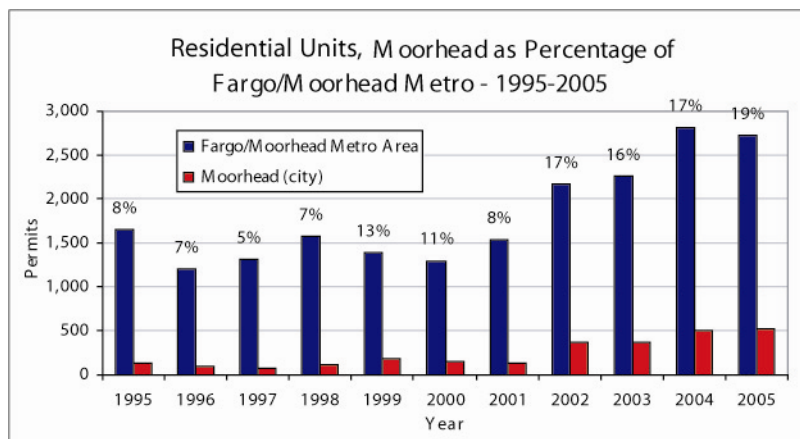
TO: Moorhead Neighborhood Planning Executive Committee and Working Group
FROM: John Shardlow, Brendon Slotterback, DSU/Bonestroo
RE: Background Research for the Neighborhood Planning effort
DATE: 11/13/06

Introduction

On Thursday, November 16th, the Executive Committee and the Working Group will meet to review the information contained in this background report and to determine potential redevelopment areas for DSU and the City to study as part of the Neighborhood Planning Study. The ultimate authority on redevelopment is the Moorhead City Council, and this exercise does not represent a commitment to develop any site in a specific way. This exercise is intended to give residents of the community an opportunity to explore the future of their neighborhood through detailed examination of specific areas. Members of the Executive Committee and the Working Group should bring any questions or comments they have to the meeting where they will be addressed by the consultants and city representatives.

The following report summarizes the background research done for the Moorhead Neighborhood Planning effort. This report includes market research, a summary of the Moorhead Comprehensive Plan, transit services, relevant zoning issues, and the MSUM Campus Master Plan. Attached to this report are documents that should also be referenced, including a zoning map with study area boundary, a map of rental registrations, and the final report from the Neighborhood Best Practices work completed in 2005.

Market Research



As part of the background research for this Neighborhood Planning effort, DSU conducted market research on the general housing market including overall growth, the rental market, and specific information about the student populations and student housing in Moorhead.

Residential Units

The following two charts

analyze residential units as they pertain to potential housing development in the study area.

The first chart shows the number of housing units per year, from 1995 to 2005, in the Fargo/Moorhead metro area (in blue), compared to the number of units per year in just the city of



Moorhead (in red). The percentages indicate the number of units for Moorhead compared to the entire metro area.

As shown in the chart, the Fargo/Moorhead metro area added between 1,300 and 2,700 housing units per year between 1995 and 2005. In general, the metro area has grown faster in recent years, with over 2,000 units per year since 2002.

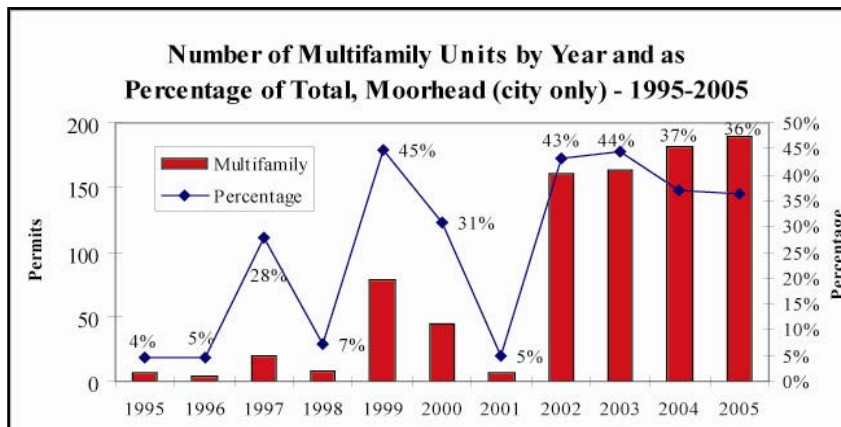
By comparison, Moorhead added between 70 and 525 units per year from 1995, and also has grown at a faster rate in recent years. Importantly, the percentage of all metro area units added in Moorhead has increased steadily in the past 10 years, with between 15% and 20% of the metro total in that time. Since 2002, Moorhead has averaged 439 units per year.

The vast majority of new units added to Moorhead in recent years have occurred on the periphery of the city. Select development has occurred in the downtown, but very little in the study area. As well, the permit information does not include on-campus housing units (dormitories).

Multifamily Units

The following chart shows the number of multifamily housing units in the city of Moorhead from 1995 to 2005, as well as the percentage of the total that the multifamily units represent.

Since 2002, Moorhead has had between 150 and 200 multifamily units per year, or between 35% and 45% of the total units in the city. This is a marked increase over the period between 1995 to 2001, when multifamily units did not exceed 100 in any single year and multi-family units were typically a low percentage of the total.



Owner-Occupied Housing

Most new housing in the Fargo/Moorhead area is owner-occupied. According to the city of Moorhead, there are currently 1,704 lots under development in 18 neighborhoods across the city. The vast majority of these neighborhoods are located at the periphery of the city, mostly on

the southern and eastern edge.

Of the 1,704 lots, 743 have sold, and 961 are available. Based on the average rate of 300 to 500 units added per year, the current supply of available lots would likely take well over two years to absorb in the marketplace. This is typical for many cities, and is also dependent on additional lots that get platted and added to the market in the near future.

As was shown in the first chart, well over 50% of all housing added to the city is single-family in nature. However, townhomes are a growing portion of the mix. Lot prices vary from under \$10,000 to over \$100,000 in rare cases for prime real estate. The median lot price is around \$20,000.

New single-family homes in Moorhead range in price from \$110,000 to nearly \$600,000. Most new homes remain under \$200,000, and the median price of a new home in Moorhead is approximately \$165,000.

Very little new for-sale housing is found within the study area, as most is located on the periphery of the city. Owner-occupied housing could be a potential development type in the study area. New development of owner-occupied housing would more than likely be townhomes or condominiums, since most infill sites require additional density for the development budget to work.

Very few for-sale units have been built recently in the study area. One project, called Steeple Court Condominiums, is currently under construction on the southern edge of downtown. It contains 12 units for sale from \$175,000 to \$250,000, and is restricted to senior households only.



Steeple Court Condominiums

Very few students live in owner-occupied housing, as most students rent. However, it is entirely likely that a small percentage of students rent from homeowners of owner-occupied housing. Thus, for-sale housing opportunities that may exist in the study area would likely have a different target market, such as empty-nesters or retirees. Projects such as Steeple Court Condominiums are an indication that there is a market for additional for-sale product in the study area.

Rental Housing

The majority of rental units in the city of Moorhead are located in major complexes, many of which are located south of Interstate 94. However, the study area contains a considerable number of rental units in single-unit or duplex homes.

According to Appraisal Services, Inc, a Fargo-based appraisal firm, the Fargo/Moorhead rental market, based on a survey of nearly 22,000 units, had a vacancy rate of 9.3% in June of 2006. Over 17,000 units are located in Fargo, and Moorhead has just over 3,000 units

Woodlawn Lofts



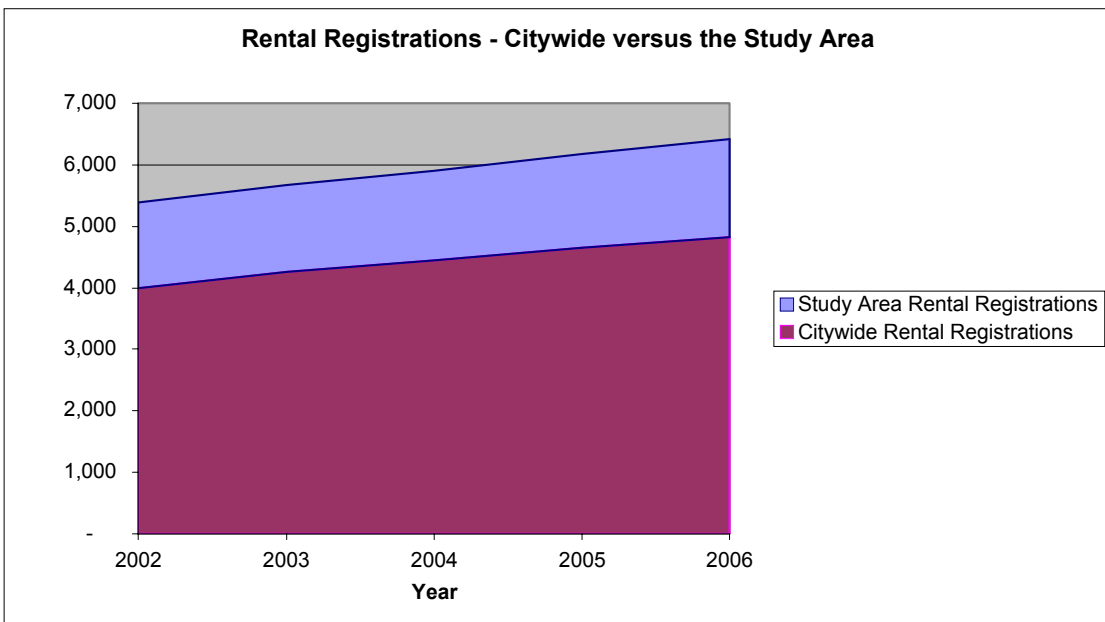
reporting to the survey. The apartment vacancy rate in Moorhead was 13.5% in June. In September of 2006, the vacancy rate in Moorhead was 6.3%, a vacancy rate more typical for the Moorhead area. The higher rate in June is due to students leaving school for the summer.

Rents in Moorhead are generally from the \$300 range to over \$1,000 for newer, larger units, with average overall rents in the \$500 to \$600 range. Newer projects typically rent from around \$600 for a one-bedroom unit to \$900 for a three-bedroom unit. Thus, a two-bedroom unit in a new rental development will typically rent for around \$700. Appraisal Services verified this figure.

There was an assumption shared by some that there are more rental units in the study area because of the conversion of single-family units and the presence of a large student population. However, using data from Moorhead’s rental registration system, it was possible to compare the number of rental units in the study area with the city as a whole. Data was available from 2002 to present. Owners of rental property are required to register their property annually with the city. As the table below shows, the number of rental units in the study area as a percentage of the total units in the city has remained relatively stable at roughly 33% since 2002.

Year	Study Area Rental Units Registrations	Change in Units	% Change	Percentage of Citywide
2002	1391			35%
2003	1416	25	2%	33%
2004	1458	42	3%	33%
2005	1526	68	5%	33%
2006	1590	64	4%	33%

The total number of rental units in the city has been rising steadily, but the study area is not seeing larger amounts of rental housing than the city as a whole. Since 2002, the study area has seen an additional 200 rental units. While this increase is similar to the increase seen throughout the city,



these additional units are clearly having an impact on the surrounding neighborhood. The graph on this page shows the growth in rental units city-wide and in the study area.

Besides two newer rental projects located on the Concordia and MSUM campuses, (these will be discussed in the following pages), very little new rental development exists in the study area. These projects on campus are also not included in the rental registration figures shown above. One redevelopment project is under construction that includes 104 rental units and 18,000 square feet of retail/office space developed in both new and renovated buildings, and in several phases along Main Avenue near the Red River. Developed by the Sterling Companies and MBA (architects), the project is a key redevelopment for downtown.

The first two buildings, called the Woodlawn Lofts and East 4th Street Center are currently completed, and include retail and apartment units that have been leased to young (including students) and old alike. Future phases were to include condos, but the success of the apartment units is causing the developer to rethink the project, and additional units may be rented rather than sold.

Student Housing

A large number of detached homes around the Concordia and MSUM campuses are registered as rental properties. It can be assumed that a high percentage of these rental units are rented to students. This section analyses housing information we were able to gather from both schools. Information includes the number of students that live on campus, typical expenditures for on-campus housing, and any information either campus knows about off-campus housing trends.

The following bullet points discuss housing statistics of one or both campuses:

- Together, Concordia and MSUM have 10,100 enrolled students.
- 1,700 of 2,724 Concordia students live on-campus. Therefore, approximately 1,025 Concordia students live off-campus.
- 1,535 of 7,400 MSUM students live on-campus, with the remainder, or 5,865 students living off-campus.
- Nearly 6,900 students from both campuses live off-campus.

There were approximately 6,500 students living in the city of Moorhead as of the 2000 Census. How that number has changed since 2000 is unknown. Currently, Concordia and MSUM have approximately 10,100 students. If the figure from the 2000 Census is still accurate, over 3,600 students live outside the city of Moorhead, presumably elsewhere in the Fargo/Moorhead metro area.

According to staff at the respective student housing departments at Concordia and MSUM, the two campuses have approximately 3,250 students living in student housing during the 2006-2007 academic year. This means that perhaps another 3,250 students live in off-campus housing elsewhere in Moorhead. We believe the vast majority rent. Certainly a high percentage live near campus, but this indicates a possible opportunity exists for newer rental housing in the study area, particularly close to one or both campuses.

Neither college has substantial plans to build additional student housing on-campus. MSUM is considering a new project to accommodate changing demand (they currently do not have enough on-campus housing for men), but any new projects would likely replace an older facility that has deferred maintenance, so there would be no net gain in units.

Concordia

According to the Residence Life department at Concordia, over 1,700 of a total of 2,724 students live on campus. Students are required to live on-campus for their first two years. The majority of

students live in double rooms and pay \$288 per month (for eight months), or \$2,304 for an entire year. A recently-completed townhome project on-campus at Concordia, the Concordia College Townhouses, houses 72 students in two, three- and four-bedroom units and rent for \$3,080 for one year. These units have proven very successful.

Concordia completes periodic surveys of students that live off-campus to find out where they live and how much they pay for rent, among other information. Their most recent survey was in April 2005. It revealed the following information:

Among students that do not live on-campus:

- 33% live 0-3 blocks from campus
- 10% live 4-6 blocks from campus
- 12% live 7-9 blocks from campus
- 44% live 10+ blocks from campus

Of over 1,000 Concordia students that live off-campus, nearly half (450 to 500) live over 10 blocks away. They most likely live in one of the many traditional apartment complexes in southern Moorhead, or in Fargo. Some students may also live with their parents if they are from the Fargo/Moorhead area. The second significant finding is that one-third, or 325 to 350 students, live within three blocks of campus – a significant amount of them in homes converted to rental use.

The following are rents (including utilities) paid by Concordia students living off-campus:

- 3% report less than \$200
- 11% report \$200-225
- 28% report \$226-250
- 19% report \$251-275
- 39% report \$275+

Rent of \$250 per month for a 12-month lease equals \$3,000 per year, or approximately the highest rent paid on-campus for student housing at Concordia. Thus, 58% of students living off-campus (575 to 600 total) pay more for housing than they did on-campus.

Fully 39% of off-campus Concordia students (375 to 400 total) pay \$275 or more for rent, or \$3,300 per year. As noted earlier, a new two-bedroom apartment leases for \$700 per month, or \$350 per person, which equates to \$4,200 annually. The survey doesn't say exactly what rent is paid, or how many could afford a \$350 monthly payment, but it is reasonable to assume that fewer than 375 to 400 students could afford rents that high, but an exact percentage is difficult to estimate.

To attract additional students to live on-campus, Concordia developed the aforementioned rental project in 2004 that houses 72 students in two-, three- and four-bedroom arrangements. These units are more luxurious than other on-campus housing, and have proven to be popular despite higher rents.

MSUM

Compared to the over 60% of students that live on-campus at



John Neumaier Hall

Concordia, MSUM has no requirement for students to live on-campus, and as a result, only 1,535 of 7,400 students (21%) currently enrolled do. The remainder (nearly 6,000 students) reside off-campus. MSUM has not performed a formal survey of students in off-campus housing, but they believe concentrations exist near campus and in south Fargo. MSUM also indicated that off-campus rents typically paid by students range from \$350 to \$750 per month, which is largely in-line with earlier findings for the rental market overall. (It is not likely that too many of these students pay \$750 in rent. Rather, it likely means that for a \$750 rent, two roommates split the rent for \$375 each.)

Students living on-campus at MSUM pay \$423 per month for a single (nine-month lease), or \$3,800 per year, and \$365 for a double, or \$3,285 per year. The most recent student housing project, John Neumaier Hall, was completed in 2002. It contains 36 apartment units with two bedrooms each. These units would each house four students. Rent is \$322 per person for 10 months, or \$3,220 per year.

The Housing and Residential Life department at MSUM indicates that many students that live off-campus reside in the south Fargo area for two main reasons, including the number of apartment units and the proximity to retail jobs.

Student Rents

Our research indicates that students living on-campus at Concordia pay \$2,300 to \$3,100 per year for rent, and at MSUM rents range from \$3,200 to \$3,800 per year. According to the Concordia survey, 39% of students living off-campus pay more than \$275 per month, or \$3,300 per year.

A newer two-bedroom apartment in Moorhead rents for around \$700 per month. Two roommates splitting rent equals \$350 each, or \$4,200 per year. This is significantly higher than Concordia, but only marginally higher than MSU. However, an educated guess indicates that of the 6,900 students that live off-campus, there are clearly a great number that could afford market rate rents in a new project.

If a new rental project were to be developed in the general area around campus, and if that project charges rents that are in line with the overall market (\$700 for a two-bedroom unit), the pricing would be higher than all on-campus rents. However, an attractive well-built project would likely generate considerable interest in the marketplace, since there are simply so many students living off-campus that would make up the target market.

Market Research Conclusions

Due to the substantial number of rental units around the Concordia and MSUM campuses and the relative popularity of new rental housing in Moorhead among students, there may be demand for additional housing located close to either campus. The Concordia survey reveals that one-third of students living off-campus (325 to 350 students) live within three blocks of campus. If the same percentage were applied to MSUM, then over 1,900 students live within three blocks of that campus. (A survey of a map of rental properties provided by the city of Moorhead indicates 250 to 300 rental properties licensed within three blocks of campus. Exactly how many units this translates to is unclear, but it is possible that up to 1,000 or more MSUM students live within three blocks of campus.)

There is substantial demand among students to live near campus. Indeed, if 1,000 students do live within three blocks of either campus, and 10% were interested in and able to afford market rate rents, there would be demand for 50 new units (assuming 100 people at double occupancy or roommate situations).

Approximately 6,900 students from both colleges live off-campus. Judging by the rents paid by Concordia students living off-campus (according to the survey), the vast majority cannot likely afford rents charged at a new project. However, if even a sizeable minority can afford market rate rents for

a new project, there could be demand for perhaps several hundred new market rate units near campus.

If 39% of Concordia students that live off-campus (375 to 400 students) pay over \$275 for rent, then a reasonable percentage of those could likely afford \$350 per person for rent in a new two-bedroom market rate unit. If the same percentage of MSUM students living off-campus pay at least \$275 for rent, that would equal nearly 2,300 people. If just 25% of students living off-campus (675 of 2,700 total students from both schools) were interested in a new market-rate unit near campus, then there could be demand for over 300 two-bedroom units near campus. Not all of those students are interested in living near campus, but if we estimate that one-third are, then there could be demand for 100 units. If units were priced more affordably (or less than market rate), this demand could go up considerably.

These previous two demand calculations are not mutually exclusive, and are intended to provide broad thinking about potential demand. To test these calculations, three rental management companies were contacted and asked about vacancy rates for new units, and how frequently they rented to students. One of these companies both had information on student renters and was willing to provide information about their units.

Prairie Property Management manages about 250 rental units in Moorhead, of which 225 are occupied. The company has plans to develop or add another 250 or so in the coming years. Their newest project, Prairie Sky, is a 30-unit building that just opened. It is currently leasing up and has eight units filled so far. Rents range from \$610 for a one-bedroom to \$930 for a three-bedroom. These rents are largely in line with other new projects in the metro area.

Most of Prairie Property Management's properties in Moorhead are either relatively new or more than 20 to 30 years old. Whereas a new two-bedroom unit rents for \$700 or so, an older one rents for just \$450 to \$475. There are very few units in between these ages, and this is similar across Moorhead. There has been very little development in rental units in the past 20 to 30 years until very recently. This new development includes a few two-bedroom units for \$500 to \$650 per month. Fargo has more of these units, and Moorhead loses renters to Fargo. Recently built projects in Moorhead have rented very well, due in part to the pent-up demand in the market. Up to 50% of all renters in Prairie Property Management's units are students, an indication that the two colleges make up a large portion of demand for the Moorhead rental market.

Many students can afford \$700 rents, particularly if split between two students, but there is pressure to provide newer, nicer two-bedroom units (for example, for less than \$700). Rental units that are priced attractively and built close to campus would likely be met with acceptance in the marketplace.

Moorhead Comprehensive Plan

Land Use Plan – Camtown

The Moorhead Comprehensive Plan is the adopted policy of the City of Moorhead. This plan outlines the plan for growth and development in the city. The plan identifies "Camtown" as an activity center under the Land Use Plan. The boundaries of this area do not exactly match the boundaries of this study, but Camtown was the name given to the neighborhoods that included Concordia and MSUM.

The Comprehensive Plan states, "Participants throughout the planning process expressed an interest in creating a corridor which would establish a stronger connection to Downtown, and would evolve into a land use pattern that lends support to the activities associated with the major institutions."

To achieve this goal, the land use plan designates a number of blocks along 8th Street South and 7th Avenue South as Mixed Use. The plan calls for this area to be vertical mixture of housing, retail, dining and entertainment, with housing located above the first floor. The plan calls for specific design standards to limit height, identify appropriate setbacks, materials, signage and lighting and specify parking to be located behind buildings. The plan also calls for the protection of surrounding single-family residences through design standards, and by ensuring that no single-family homes are surrounded by non-residential uses.

Most of the areas north and south of MSUM are designated as Moderate Density Mixed Residential. This land use designation would have moderate densities, including a mixture of single-family and multi-family buildings designed to be compatible with the surrounding neighborhood. An area in the southeast corner of “Camtown” is designated as High Density Mixed Residential in the plan. Multi-family units would be predominant in this area, with a mixture of single-family.

The Halliday site, located in the northeast corner of the Camtown area, is shown as a mix of Community Commercial and Moderate Density Mixed Residential. Community Commercial calls for neighborhood-oriented commercial in these areas, with uses such as a grocery store, sit-down restaurant or other service-oriented retail.



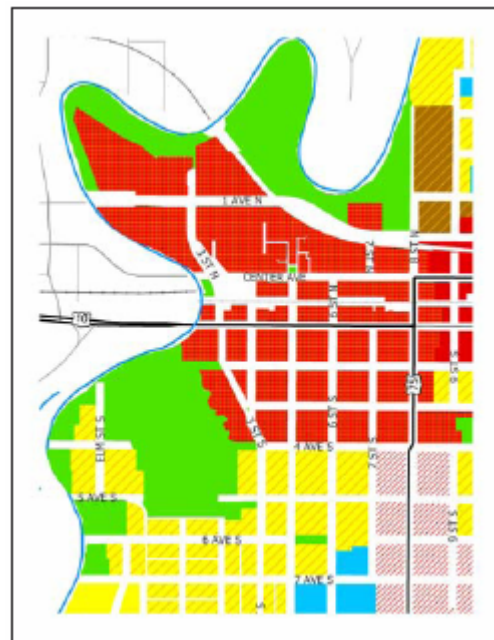
Camtown Land Use Plan from the Comprehensive Plan

Land Use Plan – Downtown, Midtown and Residential Areas

The study area also includes portions of other activity centers identified by the Comprehensive Plan. It encompasses roughly half of the Downtown activity center, and roughly half of the Midtown activity center. Other areas included in the study area are not designated as activity centers by the comprehensive plan and are mostly guided as residential. These include areas south of MSUM and south and west of Concordia.

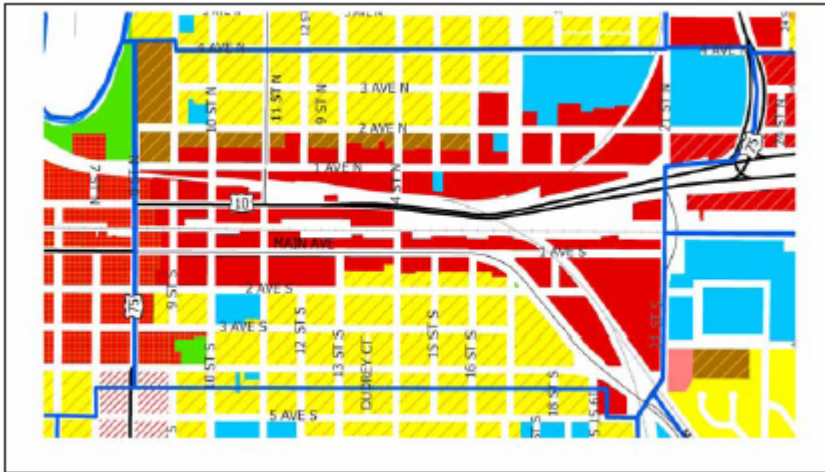
The area within the Downtown activity center included in the study area includes both “Downtown” and “Community Commercial” land use designations. The downtown designation calls for a mix of uses including 40% high-density residential development, 40% retail, services and entertainment and 10% of both public institutional uses and public open space. The plan envisions Downtown evolving into a retail, entertainment and cultural destination.

The area designated as Midtown in the comprehensive plan is mainly guided for Community Commercial along the east-west spine of Main and Highway 10. The residential areas north and south of Main, are mainly guided as Moderate Density Mixed Residential.



Downtown Land Use Plan from the Comprehensive Plan

Small pockets of higher density residential are shown north of the main commercial area along Main and Center Avenues. Some of the policies for the Midtown area include facilitating the redevelopment of underutilized commercial areas and prohibiting the expansion of commercial uses into residential areas. The plan also emphasizes design standards including for commercial uses and residential uses that provides transitions between these uses, as well as continuing the character of downtown building design in appropriate areas.



Midtown Land Use Plan from the Comprehensive Plan

There are other areas in the study area are not

specifically designated as activity centers by the Comprehensive Plan. These areas are south of the MSUM campus and west of the Concordia campus. Directly adjacent to the campus, these residential areas are guided as Moderate Density Mixed Residential. Areas beyond the two or three blocks adjacent to these campuses is designated as Low Density Residential, which has a maximum density of 4 units per acre of single-family dwellings with attached units and accessory units permitted.

Open Space and Connections

The Moorhead Comprehensive Plan identifies the need for additional parks to serve the potential growth in population that will be seen in Moorhead. However, most of these parks would probably be located in the growing outskirts of the city, where much of the population would be moving. Figure 2-11 from the Comprehensive Plan shows the potential location of new parks based on the policy of locating within 1/2 mile of all residential areas. The lighter shaded areas show existing park service coverage. This map shows that parks currently adequately serve almost all of the study area. However, as population in the central city increases, addition open space and recreational opportunities will be needed to serve within these areas to maintain a high level of service.

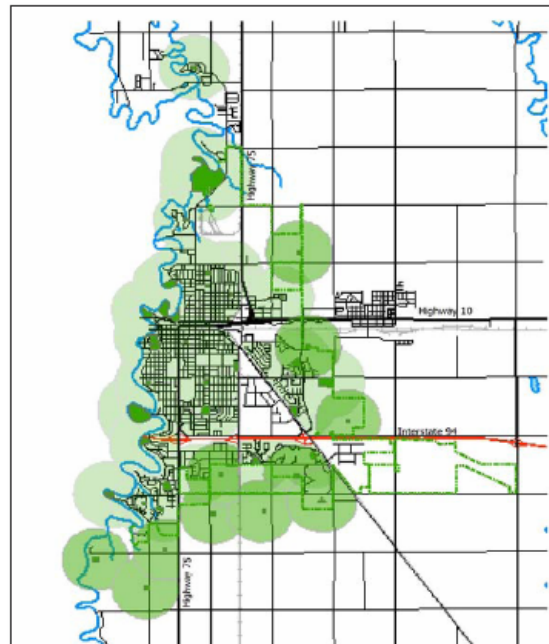


Figure 2-11 from the Comprehensive Plan

The Comprehensive Plan also calls for the creation of a system of trails to link parks and major activity centers throughout the community. Sidewalks and trails can serve not only as a recreational amenity for the city, but as important transportation infrastructure that allows residents to move through the city without having to use an automobile. Students may be particularly likely to depend on sidewalks and trails as many live close to campus and may prefer not to drive. While most of the sidewalks in the study area are well connected to the grid system and continue on both sides of the street, considerations for pedestrian comfort and connectivity should be maintained when considering alternatives for the study area.

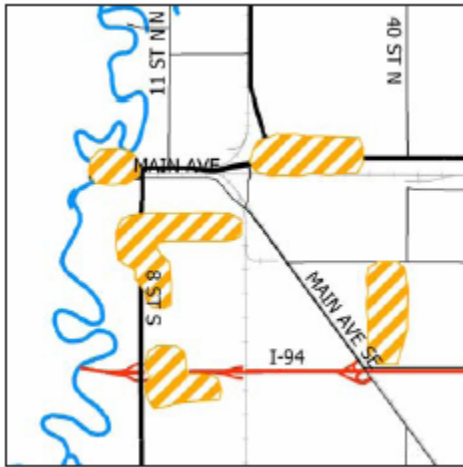


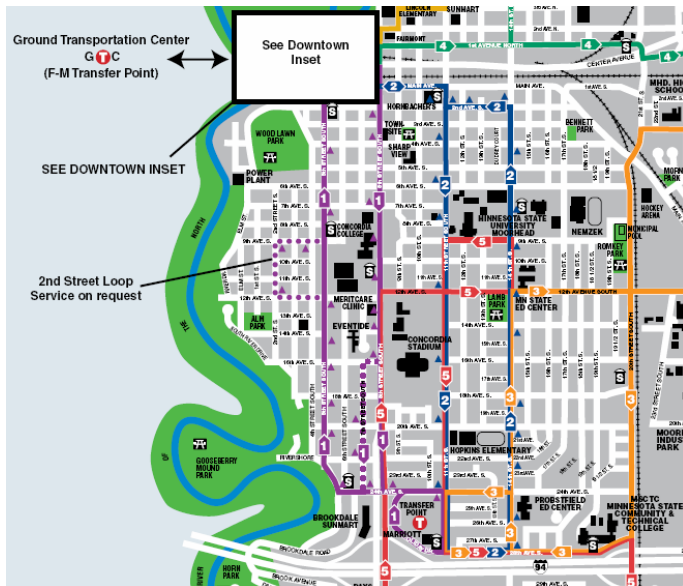
Figure 2-14 from the Comprehensive Plan

Transit Services

The Comprehensive Plan addresses the need for some streets to accommodate transit service. The highest service areas should be focused around community activity centers, as shown in Figure 2-14 from the Comprehensive Plan. As noted in the plan, higher density areas are required for transit service to operate effectively. The area around the two campuses and along 8th Street is identified as an activity center that supports transit use.

Encouraging transit use among students can also help to address parking problems created by the daily influx of students from other areas of the city to the campuses. Currently MAT (Metro Area Transit) operates a number of lines in the area between and around the campuses. The 1, 2, 3 and 5 lines all operate near the campuses, with service to downtown, southern Moorhead, and

eastern Moorhead. The headways, or the time between buses, are long however, ranging from 30 minutes to one hour during the summer months. This level of service probably puts transit at a competitive disadvantage with the automobile, since one can easily drive anywhere in the Fargo/Moorhead area in less than 20 minutes. Because of this disadvantage, it is likely that many students do not consider transit a viable alternative, and continue to rely on the automobile (and its associated parking) for transportation to and from the campuses.



Map of Existing Transit Service in Moorhead
From www.matbus.com

The Comprehensive Plan identifies the 8th Street mixed-use corridor as a good example of a land use pattern that will encourage the high density uses necessary to support transit. This corridor is already currently served by a

MAT bus, and increased service could be an option if surrounding land uses provide demand.

As noted in the Comprehensive Plan, transit use and a good pedestrian environment are interrelated. Transit service will be more effective if users moving to and from transit stations feel safe and their

destinations are close by. Ensuring good connections and pedestrian safety during the development of any gateway and redevelopment alternatives is important.

Zoning

Zoning is the official control adopted by the city to regulate the allowable use of land, as well as its form, character and density. Zoning provides a tool for the implementation of the Comprehensive Plan and other planning documents.

There are a number of zoning districts within the study area. These include:

- RLD1: Residential Low Density 1
- RLD2: Residential Low Density 2
- RLD3: Residential Low Density 3
- RMD1: Residential Medium Density 1
- RMD2: Residential Medium Density 2
- INS: Institutional
- MU1: Downtown Mixed Use
- MU2: Corridor Mixed Use
- CC: Community Commercial
- P: Public Open Space

The attached map shows the zoning districts with the Study Area boundary added.

The majority of the study area is zoned as one of the residential categories. A majority of this area is RLD3, RLD2, or RLD1. Small areas along the west side of 20th Street, south of downtown and north of the Center Avenue corridor are zoned RMD2. Mixed-use zoning is focused along 8th Street and throughout the downtown area.

While the zoning code regulates a wide variety of form and character issues, for the purposes of this report, it is most important to focus on the allowable use of the land, as well as its density. All appropriate detail of the code language will be included in the development of alternative concepts and gateway designs.

An important change was made to the zoning code in August of 2006. For all residential districts, renting of rooms was limited to no more than 2 persons as an accessory use. This amendment to the code was made to address the issue of overcrowding in student housing and the increasing conversion of single-family homes to rental units. In the RLD3 district, multi-unit dwellings are a provisional use. The city uses the permitting of provisional uses to guarantee some certainty about the impacts of specific uses on the general welfare and safety of its residents. A developer wishing to locate a multi-unit building in a RLD3 district must meet a strict set of criteria to get approval. For example, no multi-unit structure can have more than 24 units. The design of parking facilities is regulated, as well as the height of the building to reduce impact on surrounding single-family units.



Context-sensitive multi-unit development

Zoning districts that include multi-unit developments as a permitted use, or without additional design criteria other than that specified in the zoning designation, are the RMD1, RMD2, RHD1, MU1 and MU2 districts. Locating multi-unit structures in these areas is consistent with the Comprehensive Plan and would mean they would be located along 8th Street between the campuses and downtown, and southeast of the MSUM campus, near the intersection of 12th Avenue and 20th Street.

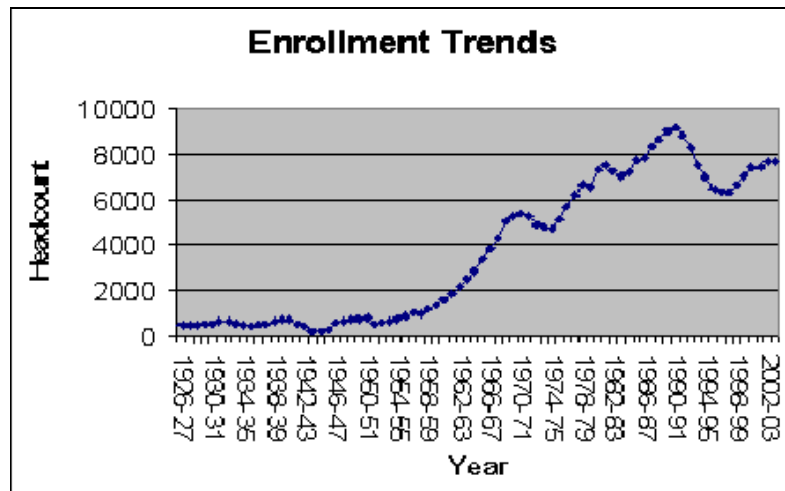
No retail uses are permitted in any residential districts except the two mixed-use designations. If any new retail uses were to develop in the study area, they would have to be focused in the downtown, along the Center Ave/Main Ave corridor, and along the mixed-use corridor of 8th Street.

MSUM Campus Master Plan

Minnesota State University Moorhead (MSUM) has approximately 7,400 students currently enrolled and is the second largest employer in the city of Moorhead. In 2004, MSUM prepared a Campus Master Plan to guide the physical development, maintenance and growth of the campus.

This master plan includes a brief history of the school, a summary of student demographics, and plans for the maintenance and future building development. While enrollment is relatively stable from the date of the master plan publication, the long-term trend shows growth in the student population. This is significant as MSUM begins to look at the development of new buildings on and off campus. As shown on the attached map, the Campus Master Plan shows a number of future development projects for additional parking, athletics and recreation, mixed use development and campus residences. These development projects are located both on and off the existing campus.

Potential residential expansion is shown near the playing field north of 6th Avenue between 16th and 20th Streets, both east and south of the softball diamond on 9th Avenue, and on campus west of 17th Street. Potential mixed use development of retail and housing is shown near the intersection of 10th Street and 7th Avenue, and southeast of the intersection of 14th Street and 9th Avenue. All of these projects are shown as scheduled as "Intermediate" or "Long-term" and have no specific date attached to them. The schedule table from the master plan is attached with the map. The mixed-use development is scheduled "intermediate", while the residential expansion is shown as "long-term". The mixed-use designation for the area near the intersection of 10th Street and 7th Avenue could be considered consistent with the Comprehensive Plan, since both show a mixed-use designation in this area.



The master plan also shows the closure of 14th Street between 6th and 9th Avenue, as well as the closure of 6th Avenue between 11th and 12th Streets. This section of 14th Street was identified as "Issue" during the kickoff meetings for this process. Participants commented that this street was too busy and that traffic speeds were too high. The closure of these sections would increase the pedestrian friendliness of these areas by reducing the conflict between automobiles and students trying to cross the road.