We Heard You Value... 

- Rural
- Farmland
- Historic
- Elm Creek
- River

Here are Options —

CITY VALUES

Dayton, MN  October, 2015
TO STOP DEVELOPMENT...

JUST SAY NO

Possible Consequences:

- POTENTIAL LAWSUITS FROM LANDOWNERS
- POTENTIAL LOSS OF LIABILITY INSURANCE
- A JUDGE WILL DECIDE CITY'S FUTURE
- LONG TERM HIGH TAXES
  * THRESHOLD COST OF CITY SERVICES
  * PAY EXISTING DEBT

NOT A LONG-TERM SOLUTION

NO GROWTH
TO KEEP DAYTON THE SAME...
BUY THAT CORNFIELD!

PRIVATE $

"GREEN ACRES"
OPTIONS
- Purchase Development Rights
- Conservancy District

"Substantial penalty for early withdrawal, must consider property tax"

PUBLIC $

Will Need Public Vote
County Will Take % of Rental Income

Raises Your Property Tax

RESULTS IN HOPSCOTCH DEVELOPMENT
UNLESS YOU GET IT ALL!

PURCHASE RIGHTS

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DAYTON by design
Dayton, MN October, 2015
Dayton's Comprehensive Plan calls for 2.3 units per acre on parcels designated low-density residential.

River Hills is an example housing development that includes smaller homes targeted at empty nesters. Because some homes in the development are on smaller lots, other lots are larger than in a traditional development.

Cluster development is a tool that cities and developers use to preserve open space. In exchange for preserving open space, developers are permitted to cluster homes on smaller lots.

Many people in Dayton have expressed support for large lots. In order to increase the number of large lots, more multi-family units would be needed in other areas in order to provide enough housing on available land.
Comprehensive Plan 2040 will guide how Dayton will manage growth including:
- housing
- land use
- economic development
- transportation

Metropolitan Council
- Requires approved Comprehensive Plan to extend water and sanitary sewer lines
- Forecasts growth 2014 to 2040
  - population ~ 2x
  - households ~ 2.5x
  - employment ~ 3x
- Requires overall density 3 units/acre of all residential-guided land
- Assigns 333 units for households ≤ 80% Area Median Income (AMI)
Many residents take pride in Dayton's agricultural landscape and natural amenities.
REDEVELOPMENT OPPORTUNITY: BALSAM LANE

Balsam Lane presents many opportunities for commercial and multi-family redevelopment.

Site Plan

Multi-Family Housing

Stormwater Infiltration
Native Plants Median

Stormwater Infiltration
Tree trenches

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BALSAM LANE

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**VISION:**
Accessible, recreational, and commercial hub that attracts residents and visitors

**HOW?**
Adaptive reuse of existing assets through phasing and targeted interventions
PHASE 1: OPENING THE DOOR

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PHASE 2+: MOVING IN

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Concepts
- Modified Grid
- Regional and Local Access
- Complete Streets, where suitable
- Trails in Row, Off-Street Trails
- Connections
- Choices

**KEY**
- EXISTING ROADWAY
- CONCEPTUAL ROADWAY
- CONCEPTUAL BIKEWAY, TRAIL, WALKWAY
- PARK
- CONCEPTUAL PARK, SPORTS, PRESERVE AREA
- DEVELOPED AREA
- CONCEPTUAL DEVELOPMENT

**Connecting People & Places**

Dayton, MN  October, 2015

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CLOQUET OVERLOOK

2007 - 2015

FOCUS - BUILDING COMMUNITY

PROJECT - CLOQUET PARK REINVIGORATION

PROCESS - VOLUNTEER DAY

RESULTS - IMPROVED PARK

- PRIDE IN STEWARDSHIP
- TANGIBLE SUCCESS
- COMMUNITY MOMENTUM

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COMMUNITY BUILDING

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**SHORT-TERM**

2015 Pop: 5,000

- Update Comprehensive Plan
- Clearing at Crow River
- Viewsed across from St. John's
- Clearing at Overlook Park
- Foot bridge connecting
  Village and Slab Town
- Gateway Signage
- Beautify Main St.
- Move Old Town Hall
  to Village
- Dayton Bar Landscape
  & Sign
- Finalize plan, design,
  & educate public re:
  Crow & Mississippi
  River Trails
- Park Connections
- Senior Housing at
  Brockton & River Rd.

**MID-TERM**

2030 Pop: 8,000

- Campsite at Goodin
  Island
- Redevelopment of
  Pintree Plaza - PDP

**LONG-TERM**

2040 Pop: 10,000

- Roundabout at River Rd
  & Brocton

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**Implementation**

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Dayton, MN October, 2015