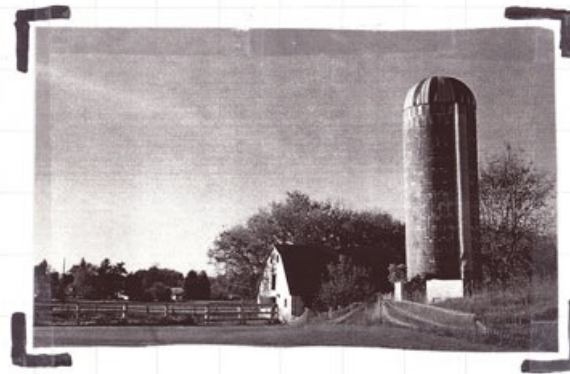


WE HEARD You VALUE ...

- RURAL
- FARMLAND
- HISTORIC
- ELM CREEK
- RIVER



HERE ARE OPTIONS —



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CITY VALUES

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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

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!



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PURCHASE RIGHTS

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COMMERCIAL



FARMLAND



LARGE LOTS



INDUSTRIAL



LOW to MEDIUM



MIXED USE



HIGH DENSITY



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LAND USE: TRADE OFFS

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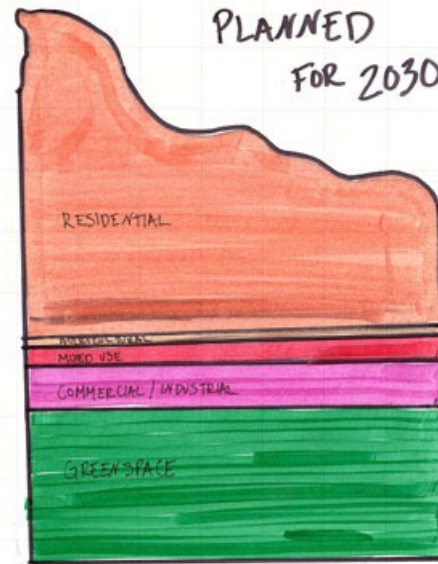
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LAND USE

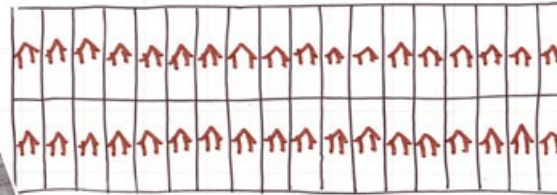
CURRENT



PLANNED
FOR 2030

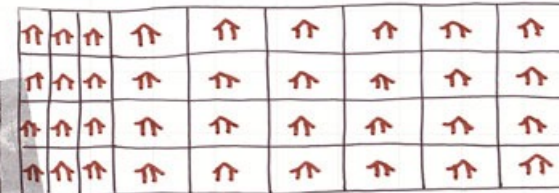


TRADITIONAL
DEVELOPMENT



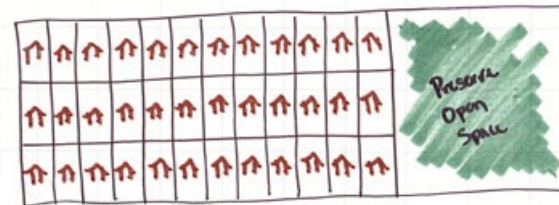
Dayton's Comprehensive Plan calls for 2.3 units per acre on parcels designated low-density residential.

TRADITIONAL DEVELOP...
W/ SPECIFIC HOUSING



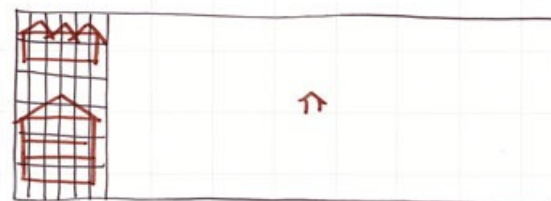
River Hills is an example housing development that includes smaller homes targeted at empty nesters. Because some homes in the development are on smaller lots, other lots are larger than in a traditional development.

CLUSTER DEVELOPMENT



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.

LARGE 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.



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WHAT COULD 3 UNITS/ACRE LOOK LIKE?

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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 $\leq$ 80% Area Median Income (AMI)



DAYTON BY DESIGN

DAYTON by design

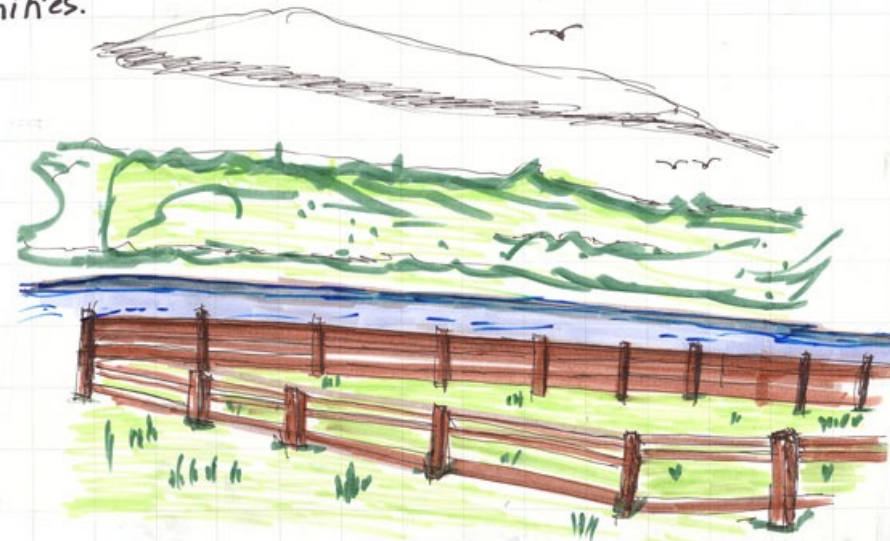
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DAYTON'S RURAL LANDSCAPE

Many residents take pride in Dayton's agricultural landscape and natural amenities.



Cornfields



Mississippi River



Farmland



Wetlands



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VIEWSHEDS & RURAL CHARACTER

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REDEVELOPMENT OPPORTUNITY: BALSAM LANE

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

Site Plan



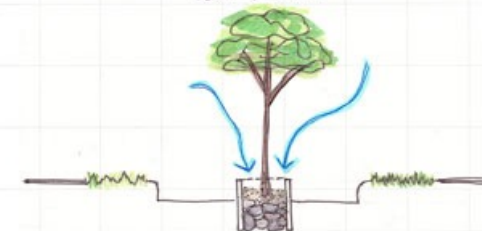
Multi-Family Housing



Stormwater Infiltration Native Plants Median



Stormwater Infiltration Tree Trench

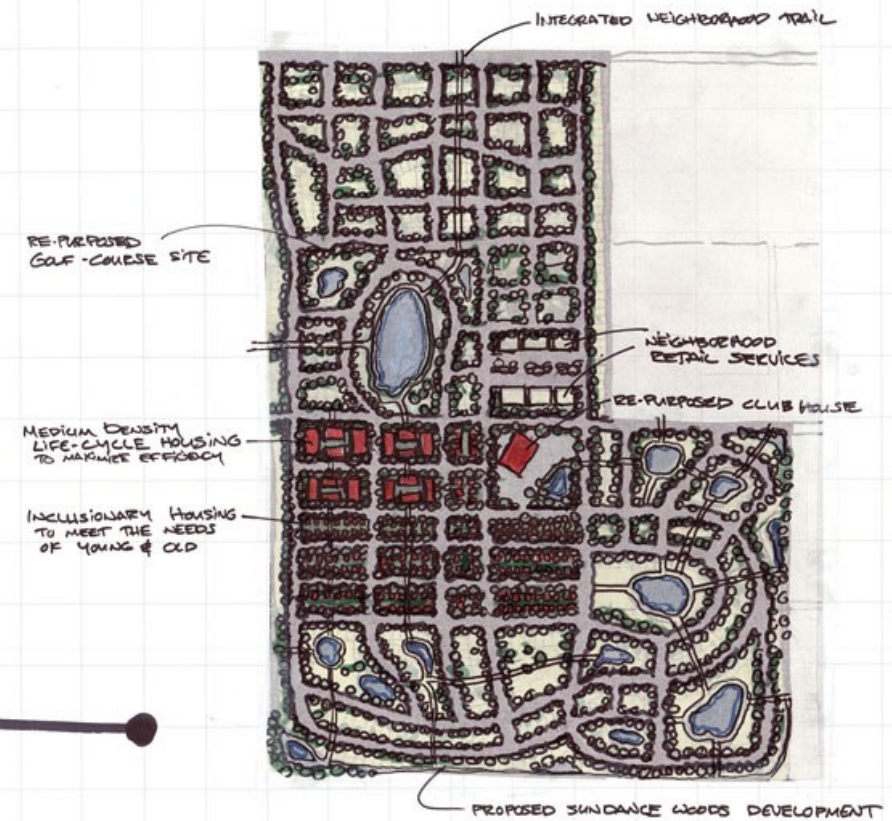
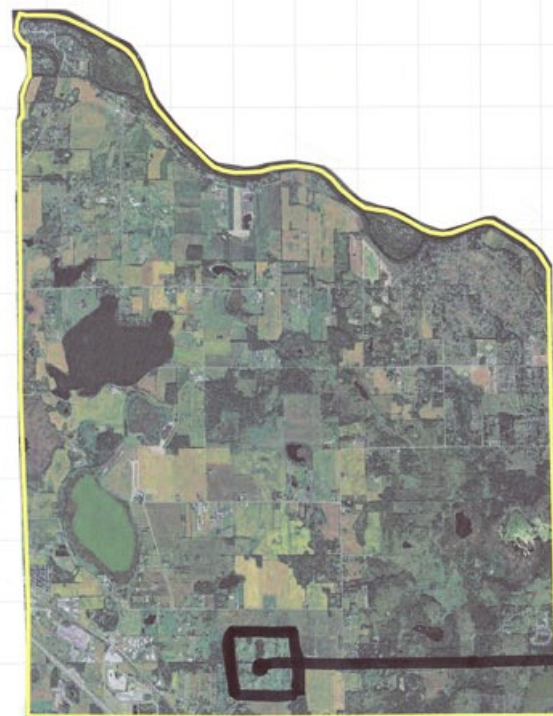
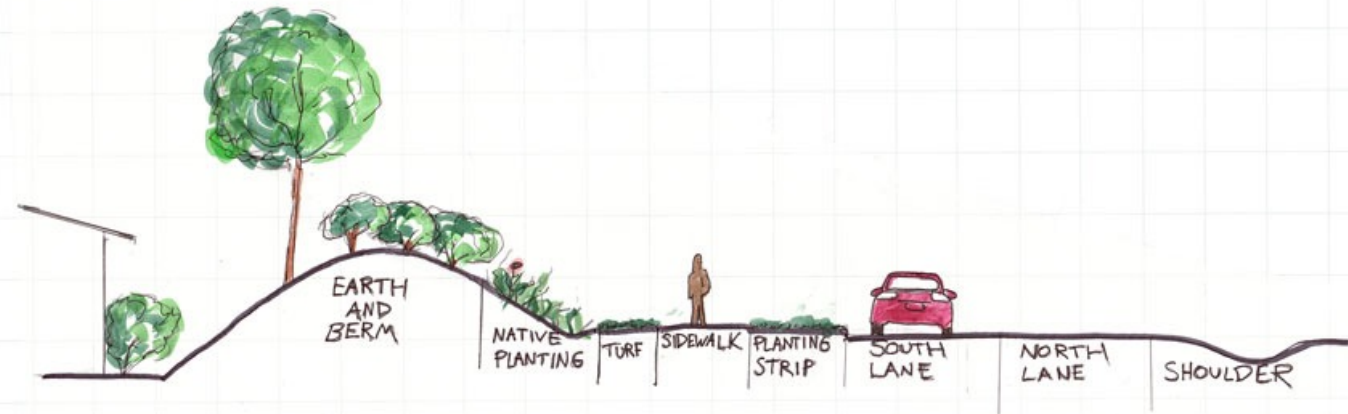


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BALSAM LANE

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REDEVELOPMENT OF SUNDANCE

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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

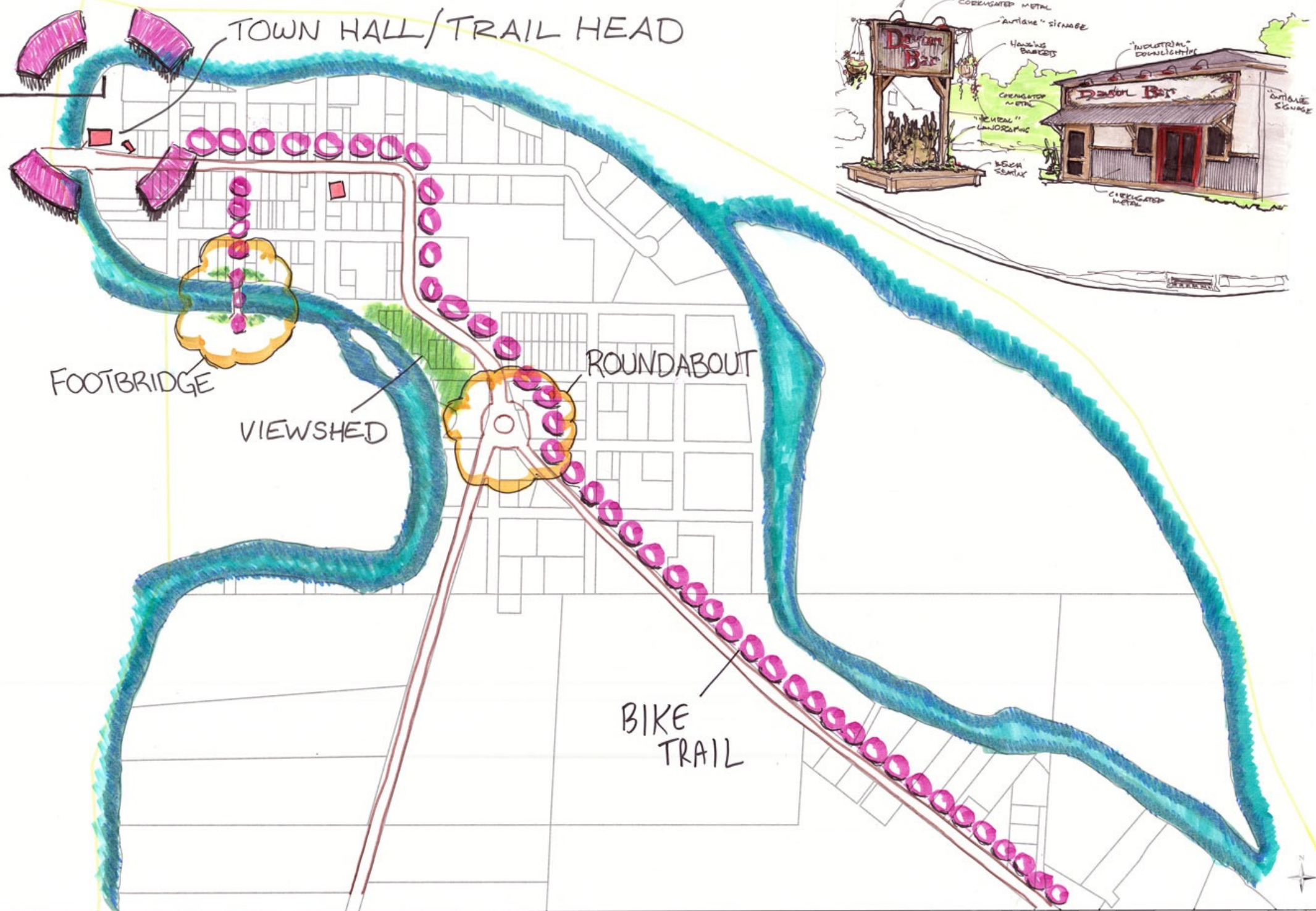


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VILLAGE AS GATEWAY

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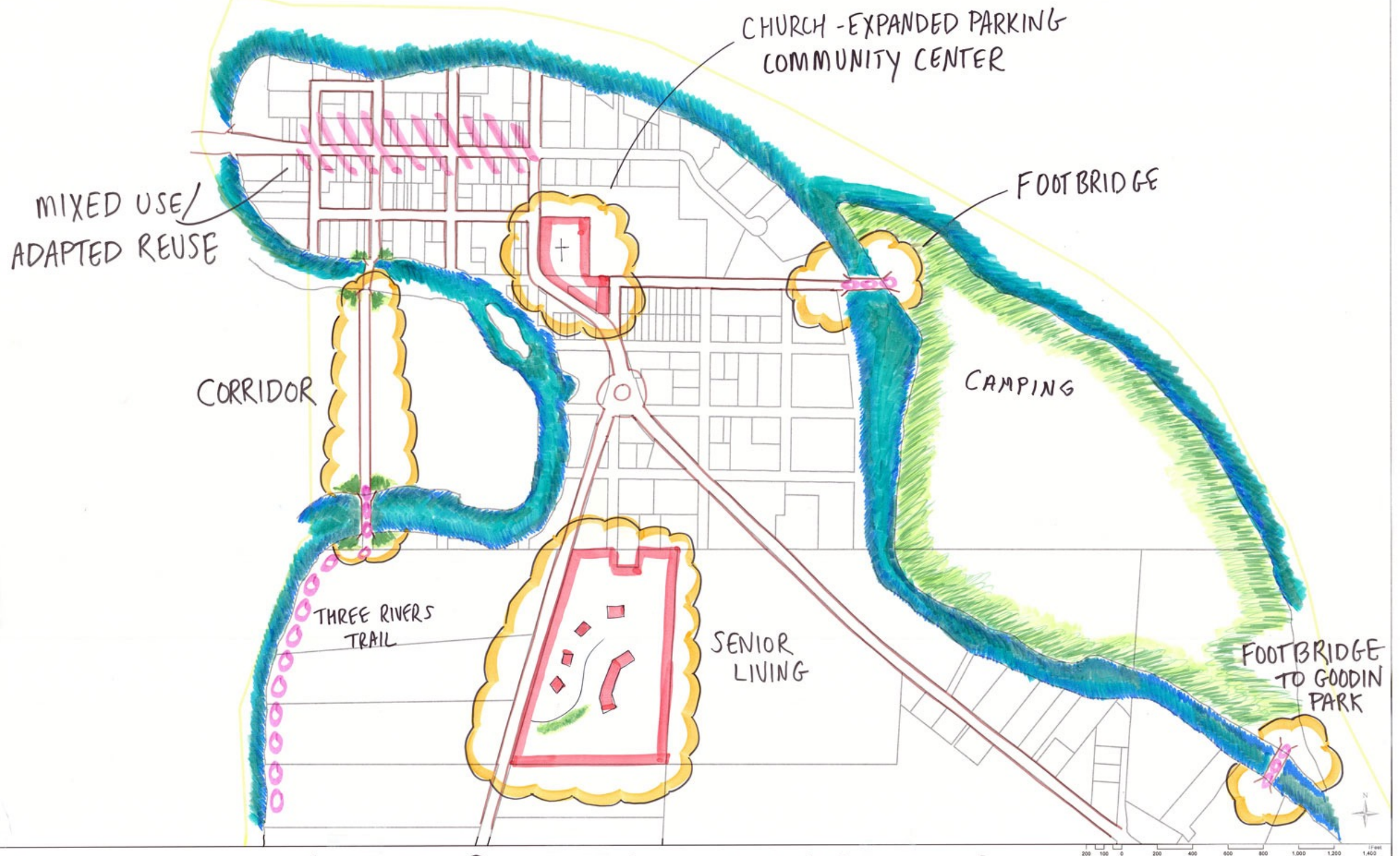
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PHASE 1: OPENING THE DOOR

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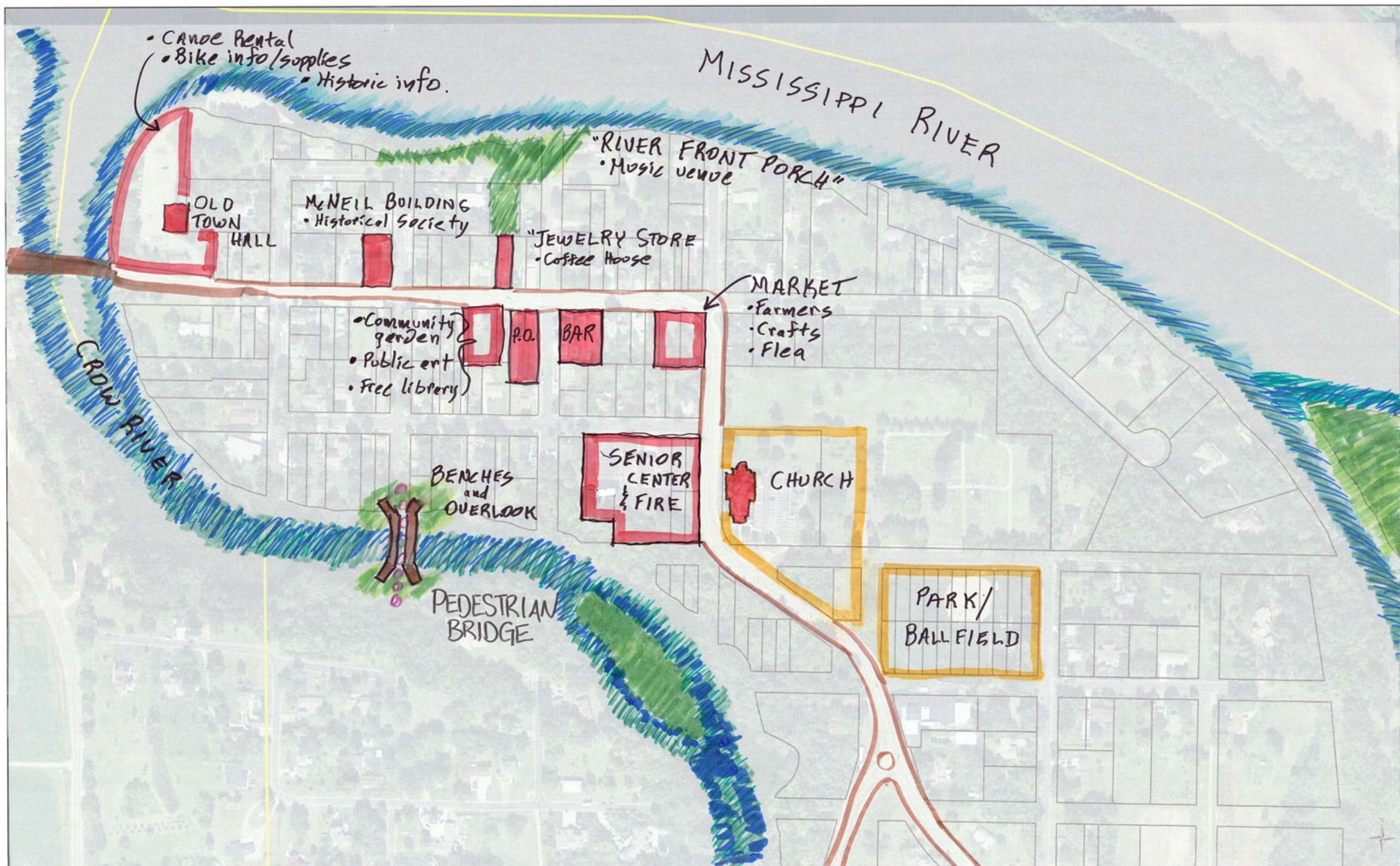


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PHASE 2+: MOVING IN

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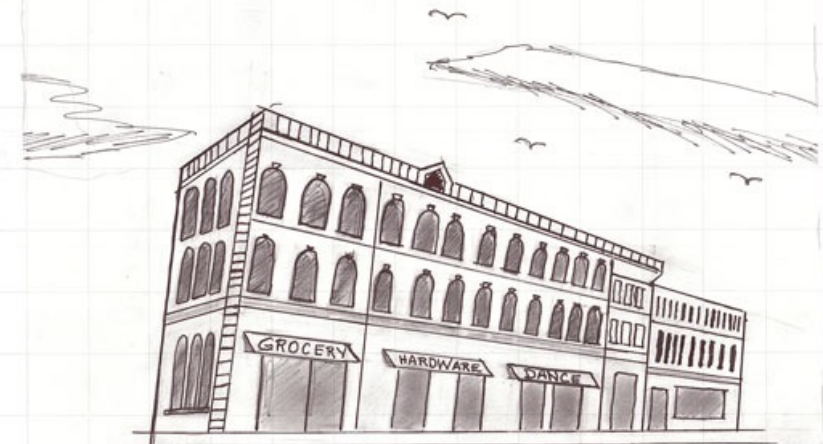
13

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ARRANGING THE FURNITURE

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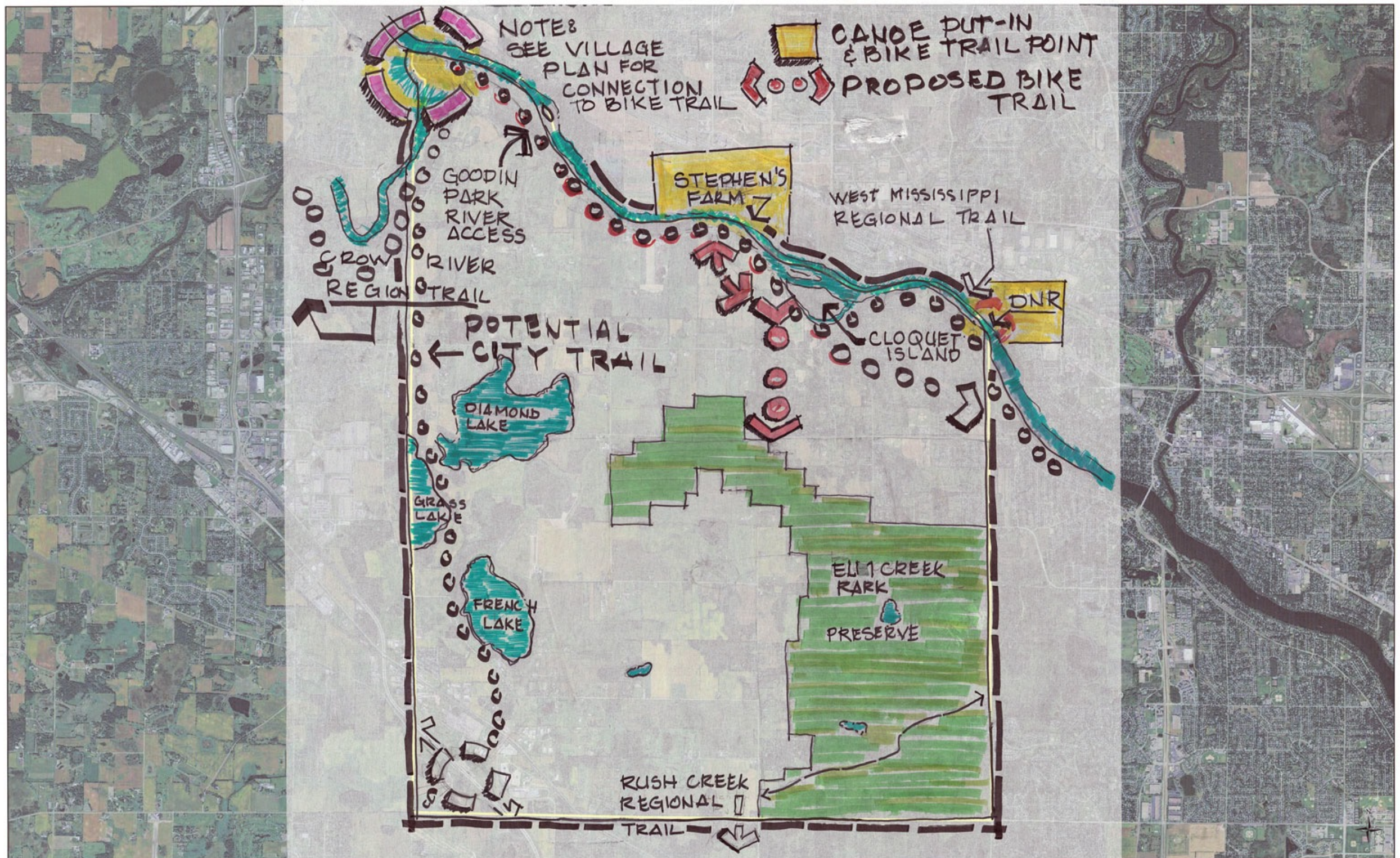


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VIGNETTES

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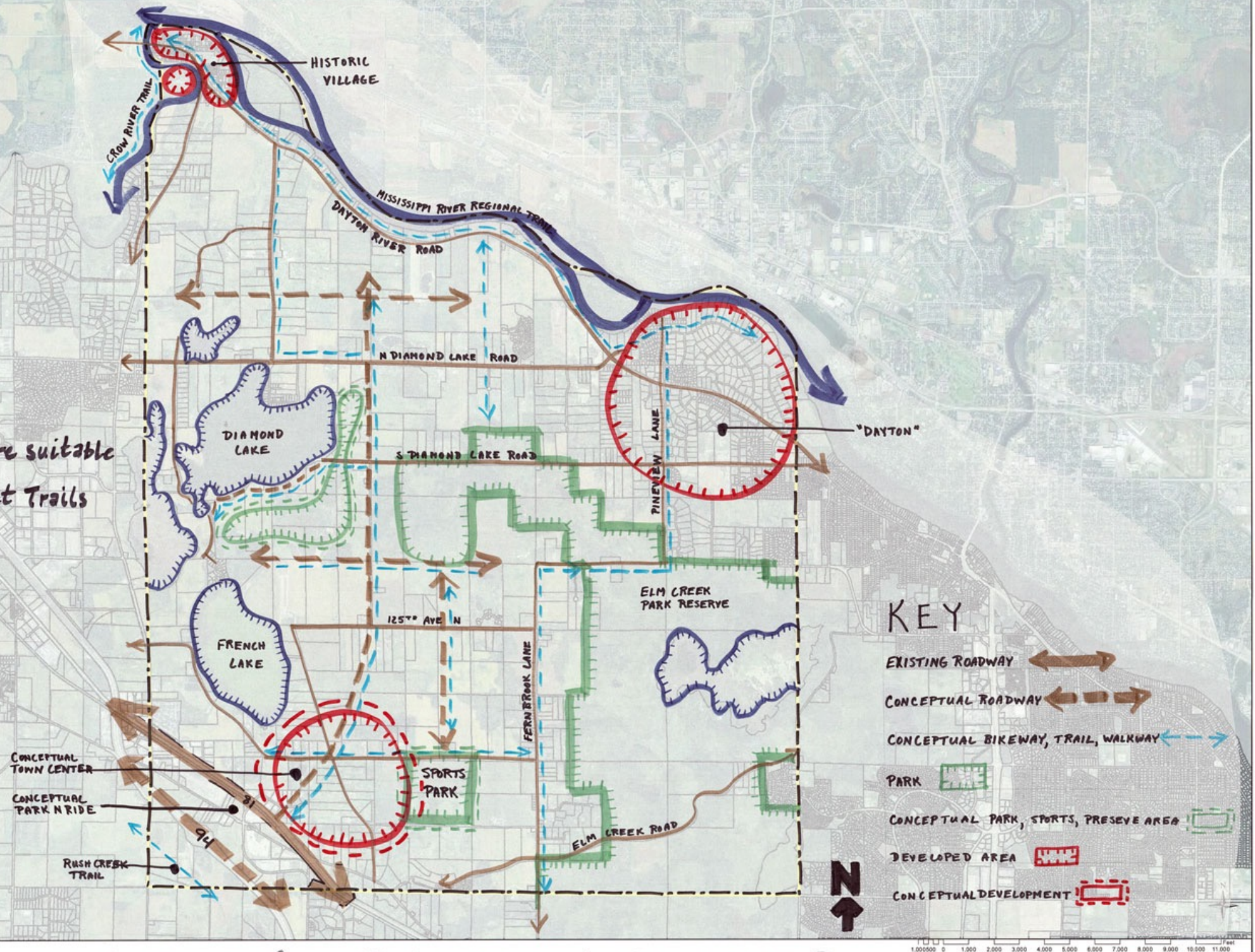
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NATURE & TRAIL PRIORITIES

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Concepts

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



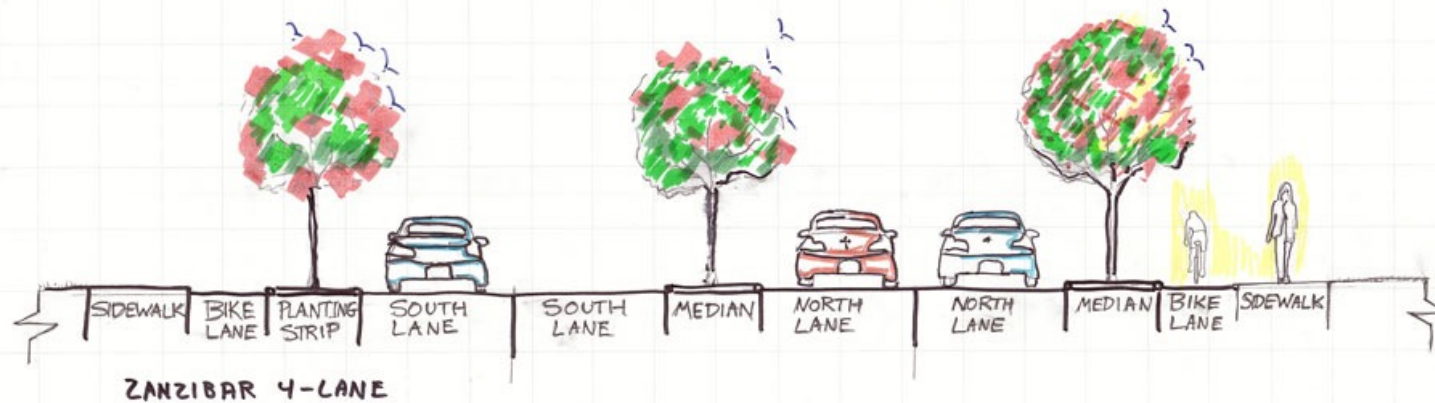
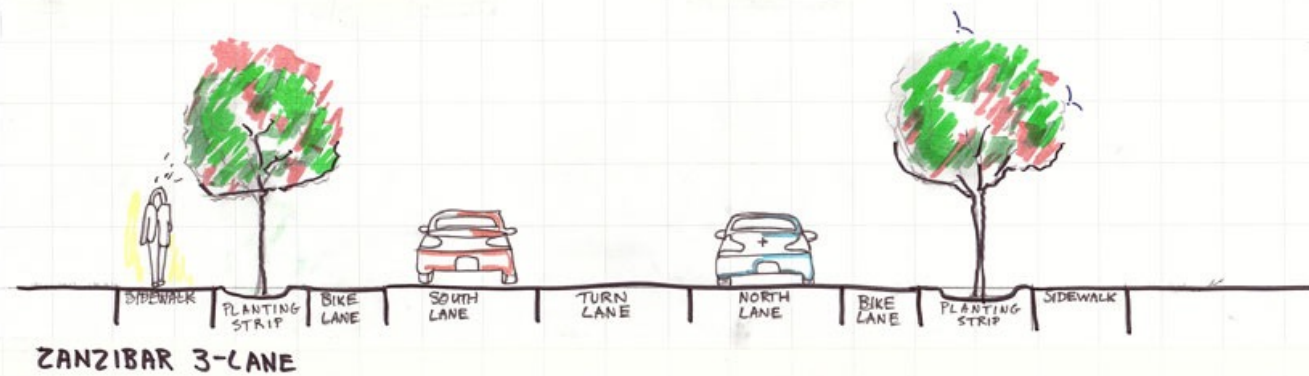
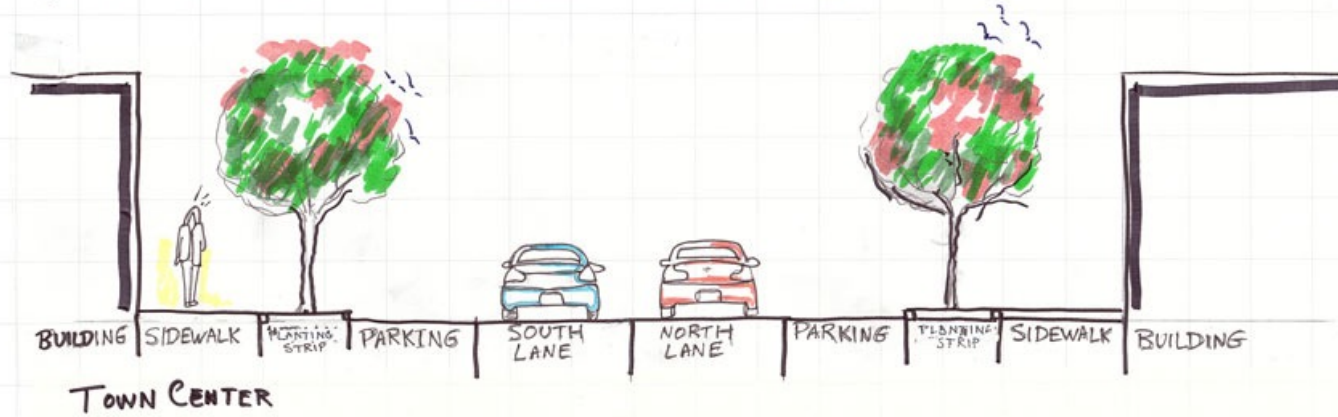
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CONNECTING PEOPLE & PLACES

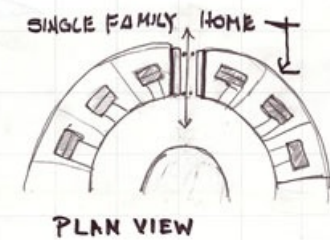
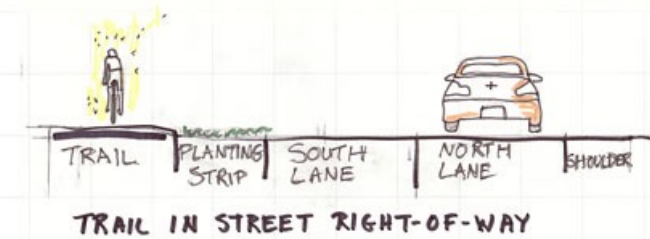
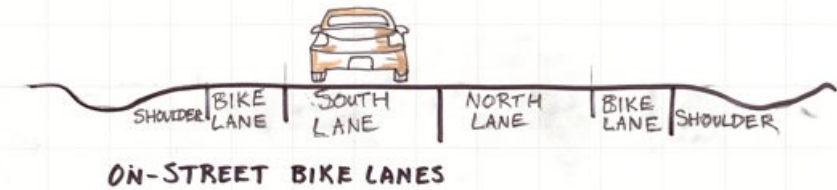
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STREET SECTIONS



TRAIL SECTIONS



CLOQUET OVERLOOK

2007 —



— 2015



FOCUS — BUILDING
COMMUNITY

PROJECT — CLOQUET PARK
REINVIGORATION

PROCESS — VOLUNTEER DAY

RESULTS —

- IMPROVED PARK
- PRIDE IN STEWARDSHIP
- TANGIBLE SUCCESS
- COMMUNITY MOMENTUM

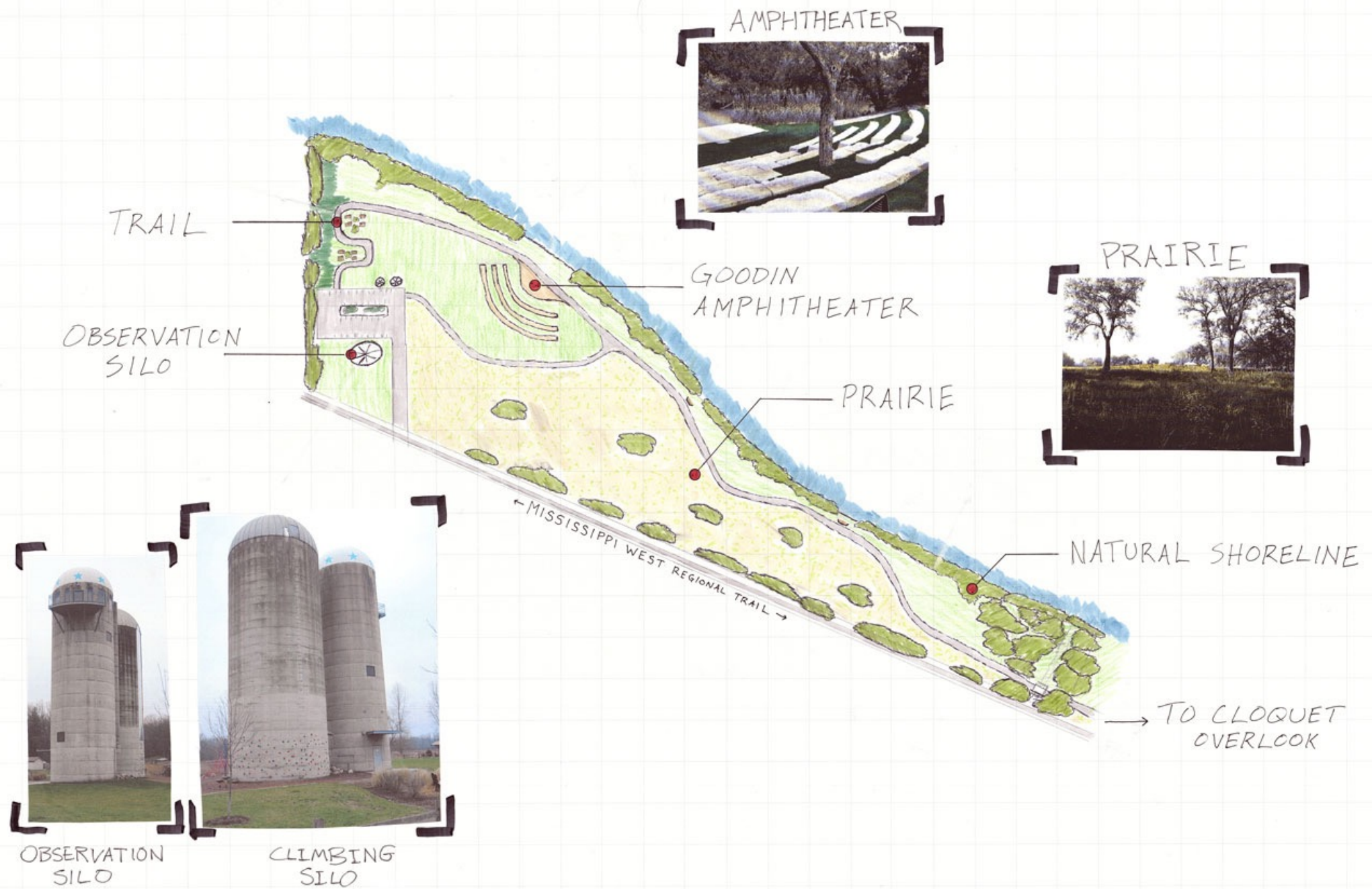


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COMMUNITY BUILDING

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SHORT-TERM

2015 POP: 5,000

- UPDATE COMPREHENSIVE PLAN
- CLEARING AT CROW RIVER VIEWSHED 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

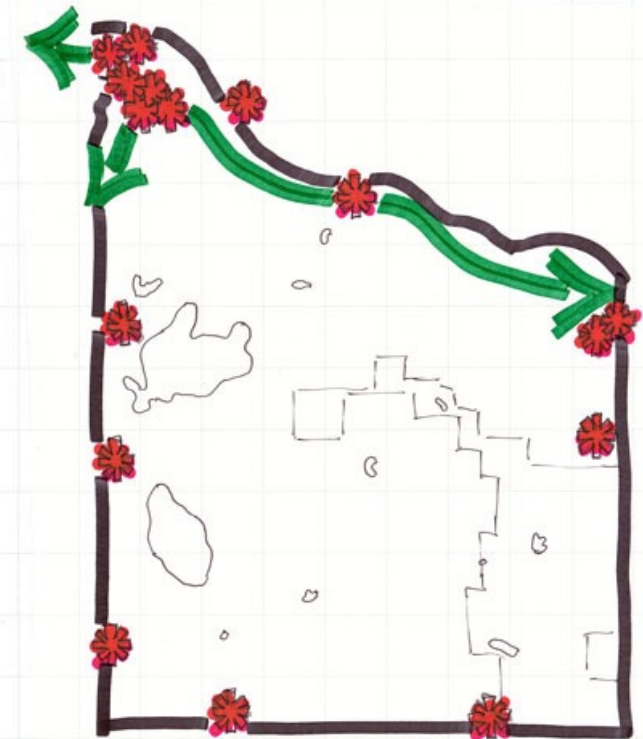
2030 POP: 8,000

- CAMPSITE AT GOODIN ISLAND
- REDEVELOPMENT OF RAINTREE PLAZA - PD&P

LONG-TERM

2040 POP: 10,000

- ROUNDABOUT AT RIVER RD & BROCKTON



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IMPLEMENTATION

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