

Downtown Gathering Place

Site Selection Criteria



Downtown Gathering Place

- We have talked about the physical site design elements being considered for the Downtown Gathering Place:
- 2 acre site
- Design needs to depict the heritage and culture of Minot
- Fountain dedicated to the heroism of Minot's volunteers
- Saturday farmer's market
- Space for City Arts Festival
- Gateway to Downtown for those traveling by foot or bicycle
- Temporary canopied areas for markets/art shows/craft exhibits
- Landscaping/benches/walking paths
- Open grass area for yoga, exercise classes, storytelling
- Stage/performance area
- Space for FunZones, outdoor movie night, concessions



Downtown Gathering Place

Staff presented findings and concepts relative to the design of the Trinity Block Gathering Place to City Council. Due to some concerns associated with the Trinity Parking Lot Block other previous blocks that met locations criteria were re-examined.

In addition to the Trinity Block, two proposed sites in and near downtown were reexamined.

No final Gathering Place sites have been selected:

- Seeking approval of proposed criteria used for finding for the Gathering Place.
- Site selection process led to the identification of three (3) alternative sites.
- City seeks to proceed with the site selection of a Preferred Gathering Place site.



Downtown Gathering Place

I. Site Criteria



Downtown Gathering Place

Core Feasibility Criteria

- Size – must be at least 2 acres
- Costs – encumbrances of acquisition, relocation, clearance must be low to allow for development

Locational Criteria

- Visibility
- Accessibility
- Connectivity to Main Street
- Centrality - within two blocks of Downtown assets
- Potential for encouraging redevelopment
- Ability to act as a venue for major events
- Ability to act as a space for smaller weekend events
- Ability to act interchangeably as a primary node and as a secondary node to compliment Main Street



Downtown Gathering Place

Core Feasibility Criteria

- The overall project **costs** associated with relocation of tenants, site acquisition, demolition, environmental cleanup, site preparation, design and construction costs must come in under \$6,000,000.
- The site must have owners **willing to sell** to the city.
- The site must be able to be **developed by September 30, 2022** or in less than five (5) years.
- The site must be able to get **approval from the State** Historic Preservation Office if historic buildings are involved.



Downtown Gathering Place

Visibility Criteria

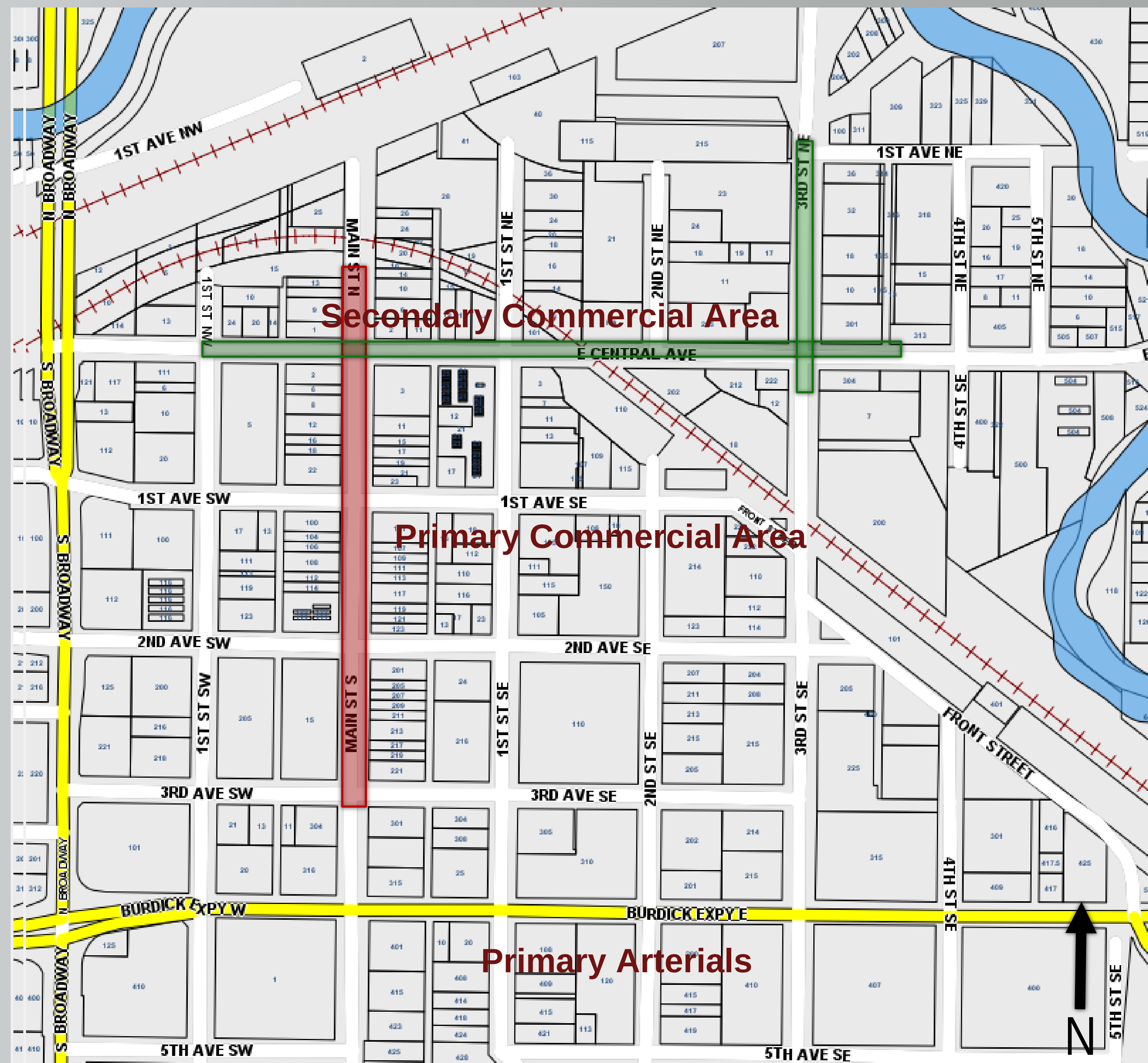
- Visibility offers interesting and visually attractive frontal and peripheral views into and from the site.
- Measured by the amount of visual obstructions and viewpoints from the street to the site.
- Should appeal to those inhabiting the surrounding area via walking or driving.
- Seeing is a mutual activity. A good location allows for persons sitting passively to undergo a favorite human pastime – people watching, while also taking in sights toward the edge of the space such as surrounding architecture.



Downtown Gathering Place

Accessibility Criteria

- The site can be accessed by foot, bike, bus or car.
- Capability to manage regional and local traffic volumes.
- The absence of physical obstructions within its connecting pathways.
- Accessible for all persons and age groups.



Downtown Gathering Place

Connectivity Criteria

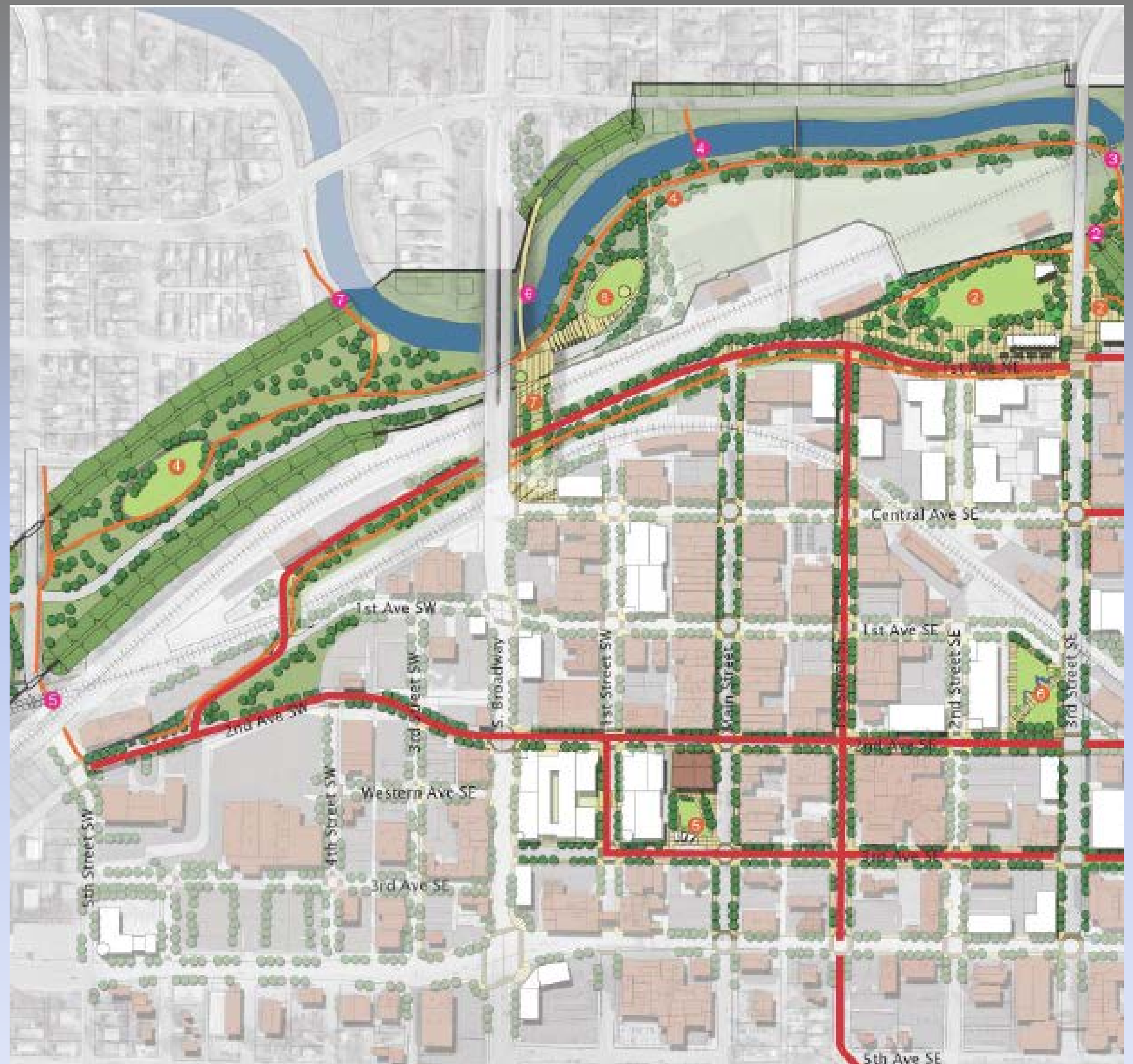
- The ability to connect retail/public places and clusters of activity to the space.
- Ability to physically be linked with existing and planned walkways and greenways
- Measured by the absence of areas where walkability is difficult.
- No superblock problems or large land uses that disconnect connectivity.
- Ability to improve pedestrian movement through the Gathering Place with connection to a high generator such as a transit terminal.



Downtown Gathering Place

Downtown Connectivity
to Proposed Greenway

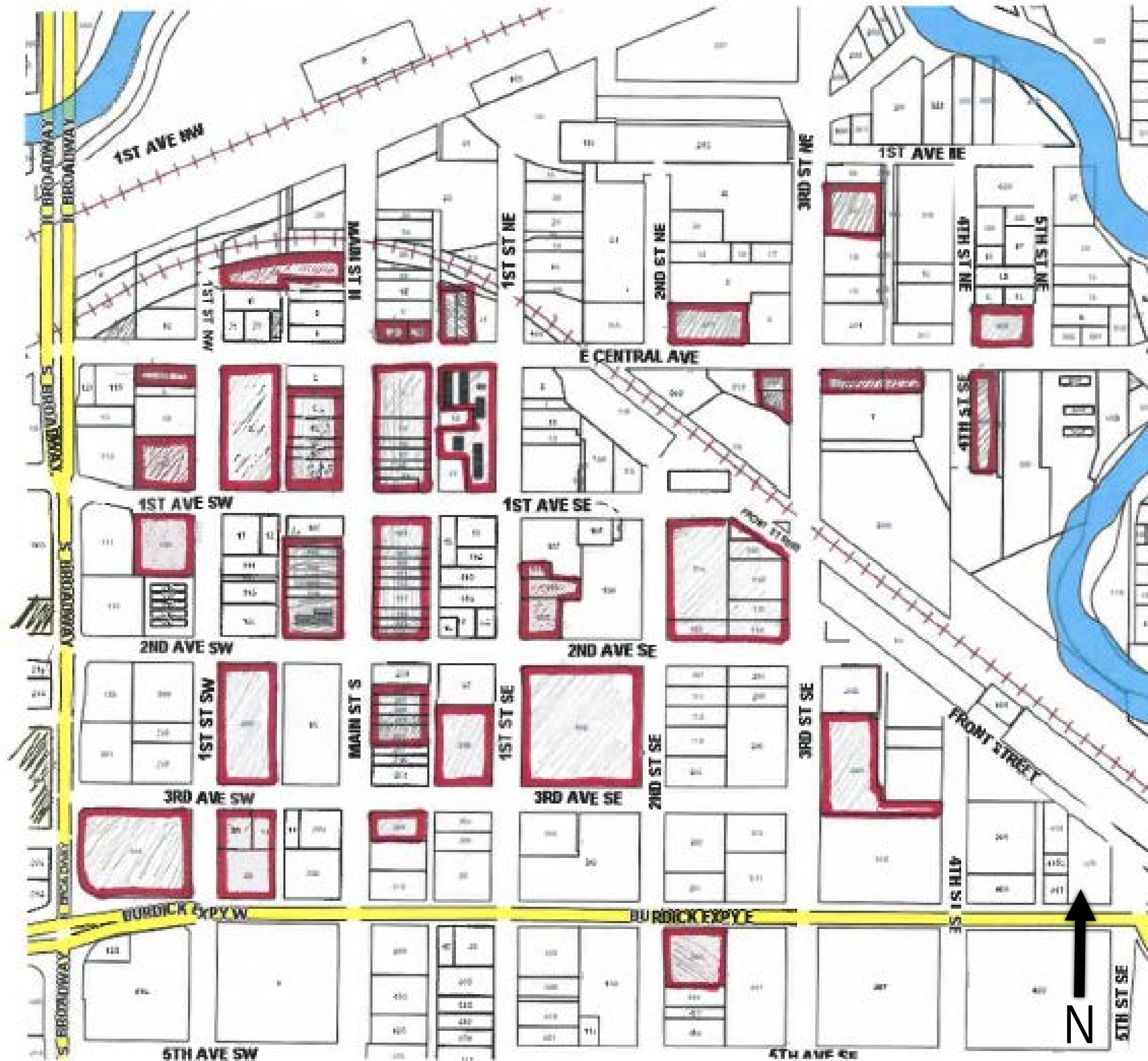
Riverfront and Center Plan



Downtown Gathering Place

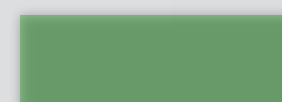
Centrality - Within Two Blocks of Public/Retail

- This is a relative amount of distance a person would be willing to walk during non-winter months.
- A successful Gathering Place should have proximity to retail and public use clusters of the downtown.



Downtown Gathering Place

Potential for Encouraging Redevelopment

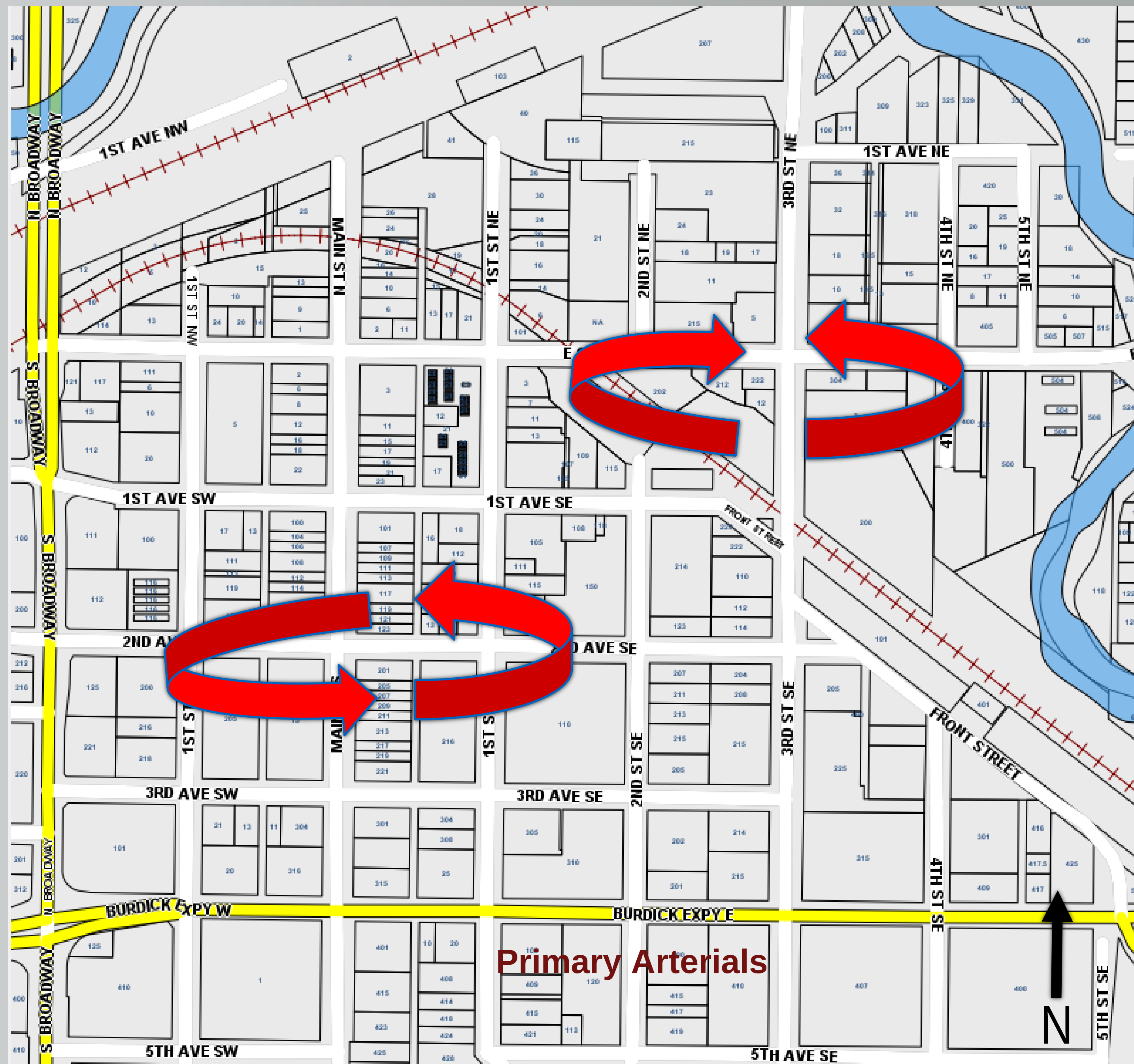
-  Proposed Imagine Minot Development Sites
-  Proposed Riverfront and Ctr. Development Sites



Downtown Gathering Place

Interchangeability Criteria

- Ability to act as a venue for major events
- Ability to act as a space for smaller weekend events
- Ability to act interchangeably as a primary node and as a secondary node to compliment Main Street.

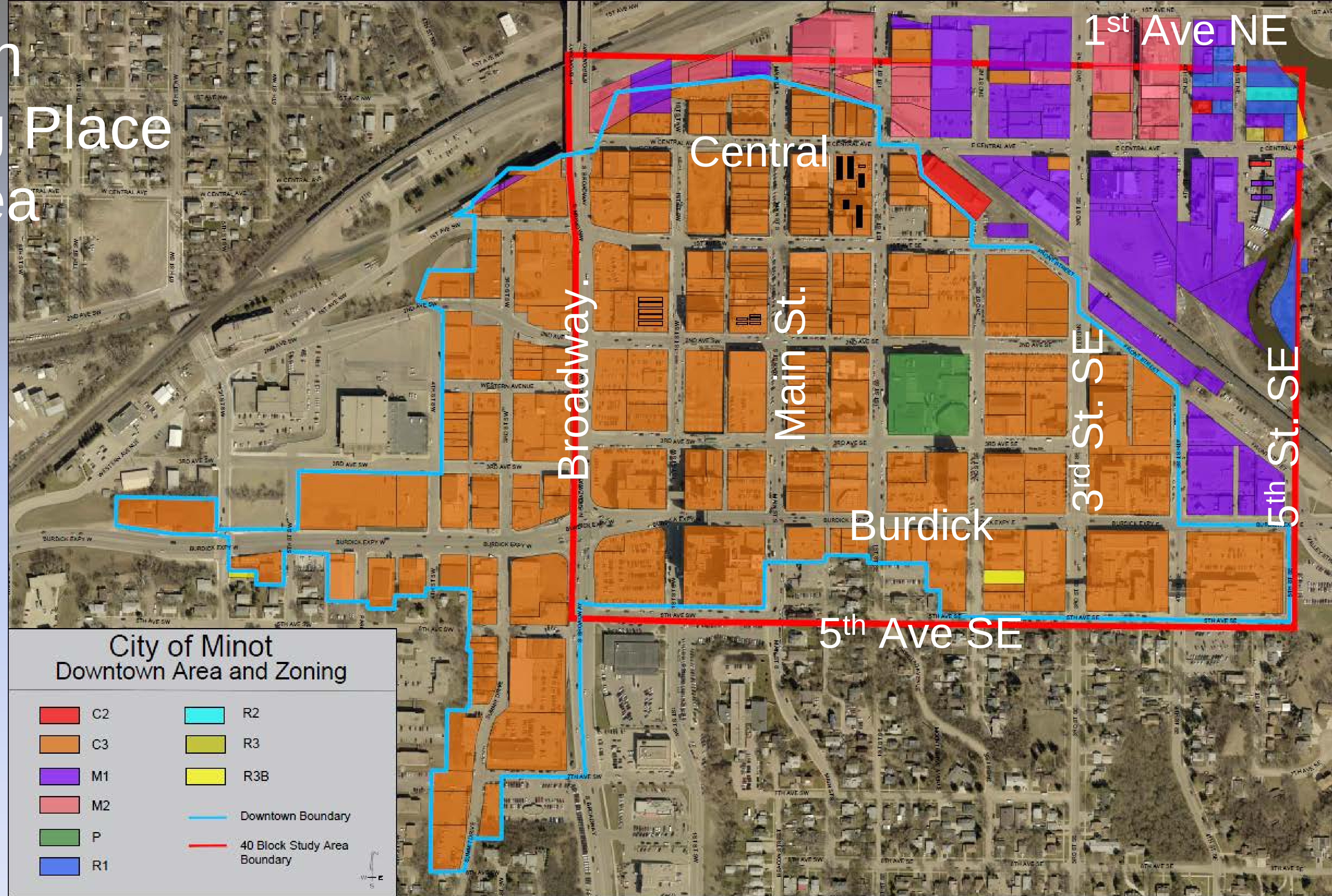


Downtown Gathering Place

II. Boundaries

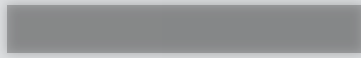
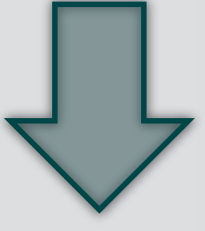


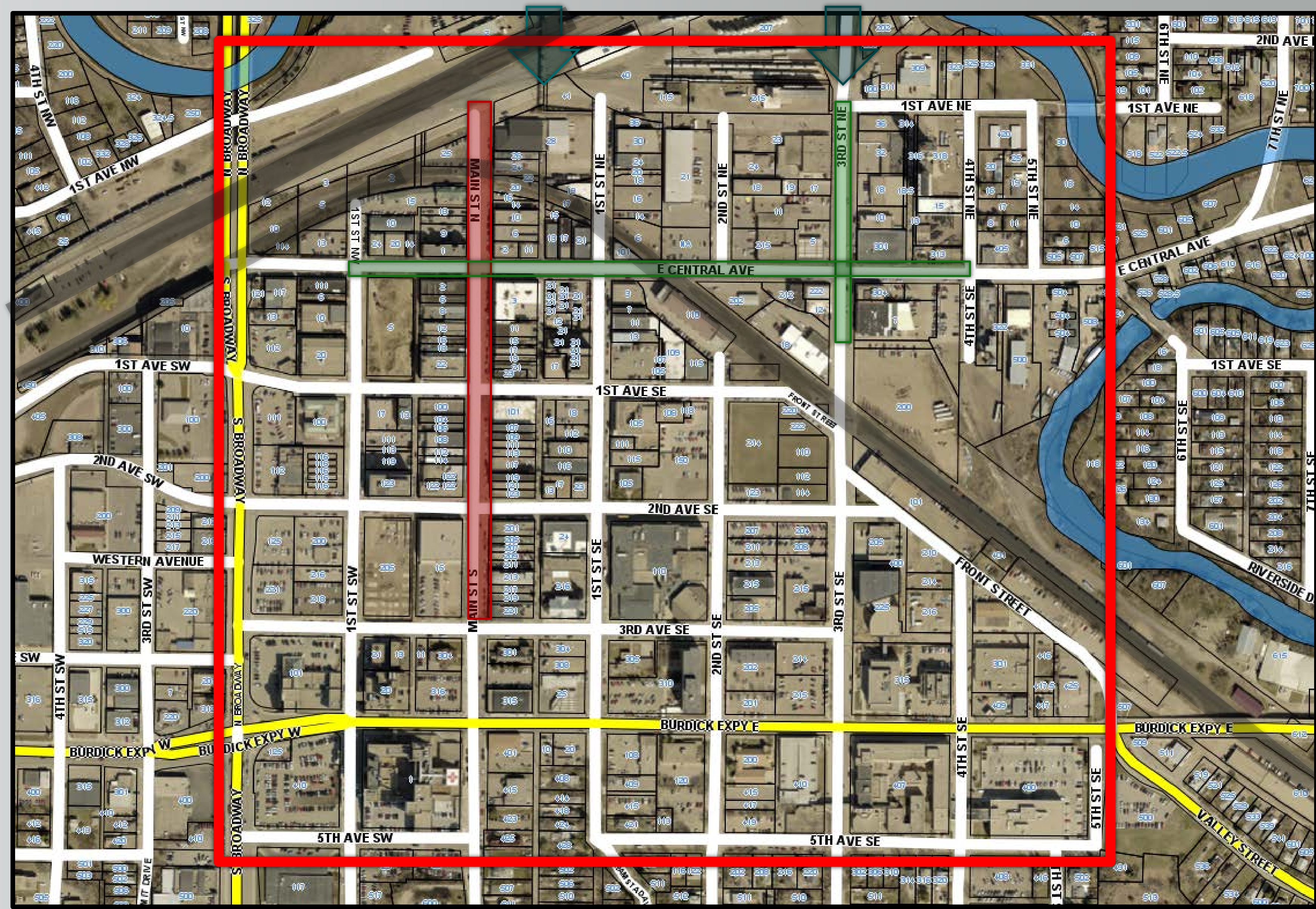
Downtown Gathering Place Study Area



Downtown Gathering Place

Centrality and Accessibility

-  Primary Commercial Area
-  Secondary Commercial Area
-  Primary Arterials
-  Active Rail Line
-  Connection Points
-  N

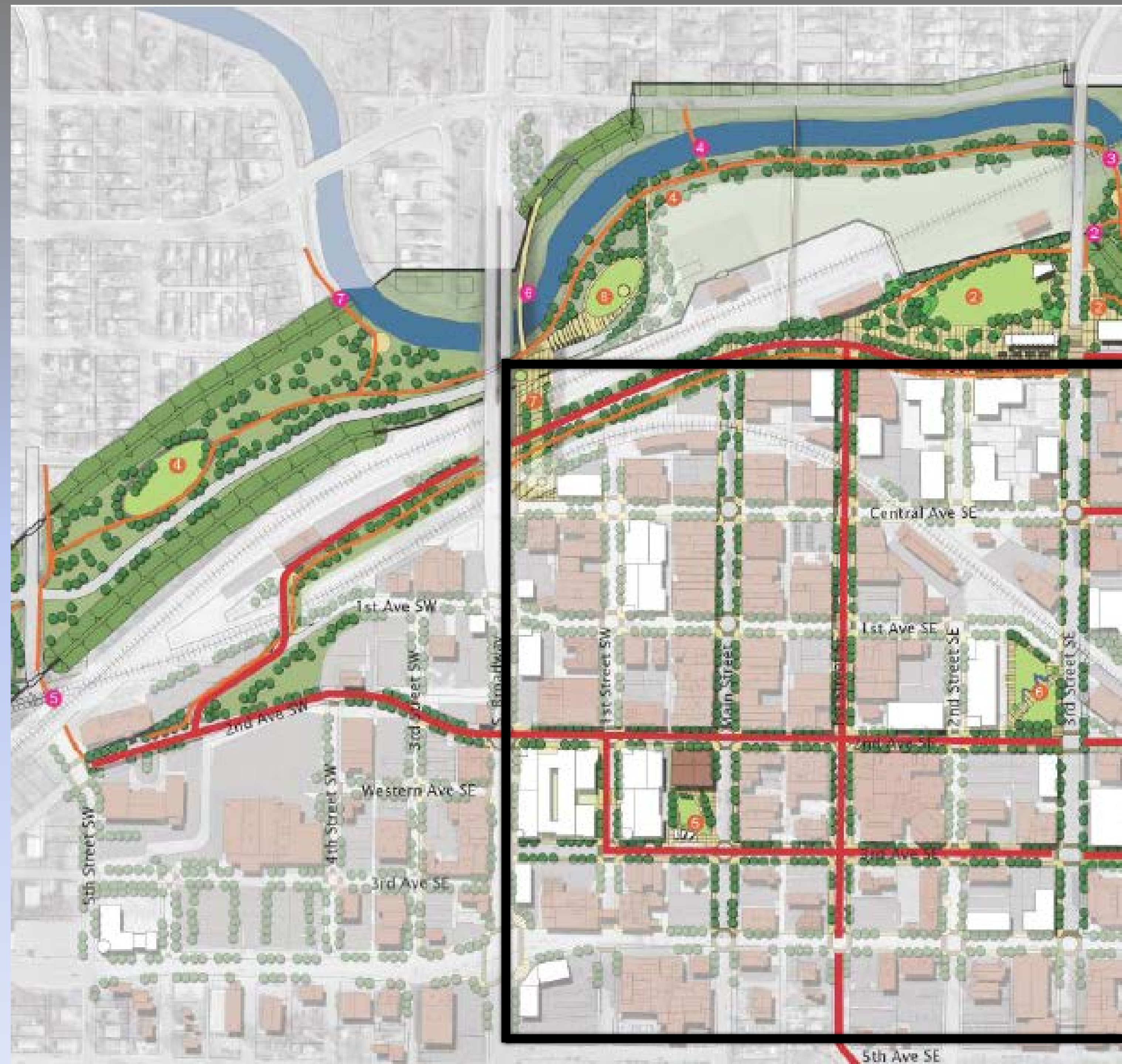


Downtown Gathering Place

Downtown Connectivity
to Proposed Greenway

Riverfront and Center Plan

40 Block Study Area



Downtown Gathering Place

III. Block by Block Study



Downtown Block by Block Analysis

Block 20

- Number of Owners = 1.
- Outside of the flood inundated area
- Located in Commercial Historic District
- Total assessed value is \$873,000
- Block contains parking for Trinity Hospital
- Pros: Redevelopment costs could be relatively low. Potential for property to be donated.
- Cons: Parking displacement and site abuts major thoroughfare.



Selected Block Analysis

Location Criteria Analysis

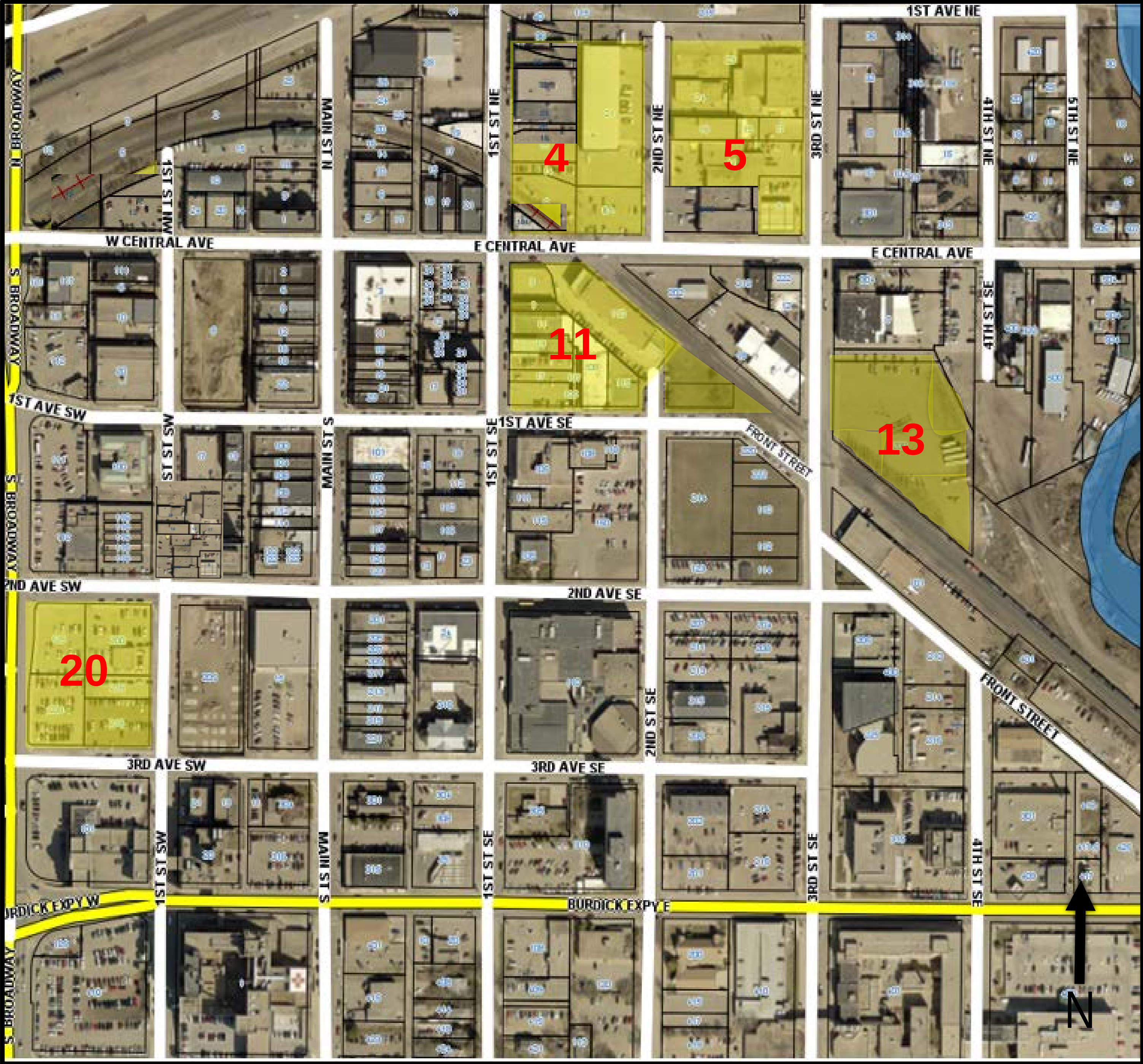
blocks	size	Low Assessed value	Relocation Demolition (low)	centrality	connection	owners	Non- historic	Total
1		•	•		•	•		3
4	•	•		•				3
5	•	•				•		3
11	•	•		•	•			4
13	•	•	•			•	•	5
17			•	•	•	•		4
19		•	•			•		3
20	•	•	•		•	•		5
21			•	•		•		3



Selected Block Analysis

Location Criteria Analysis -
Properties 2 acres or more

blocks	size	Low Assessed value	Relocation demolition	centrality	connection	owners	Non-historic	Total
5	•	•				•		3
4	•	•		•				3
11	•	•		•	•			4
13	•	•	•			•	•	5
20	•	•	•		•	•		5



Selected Block Analysis

Properties 2 acres or more meeting at least 4 location criteria

blocks	size	Low Assessed value	Relocation demolition	centrality	connection	owners	Non-historic	Total
11	.	.		.	.			4
13	.	.	.			.	.	5
20	.	.	.		.	.		5



Downtown Gathering Place

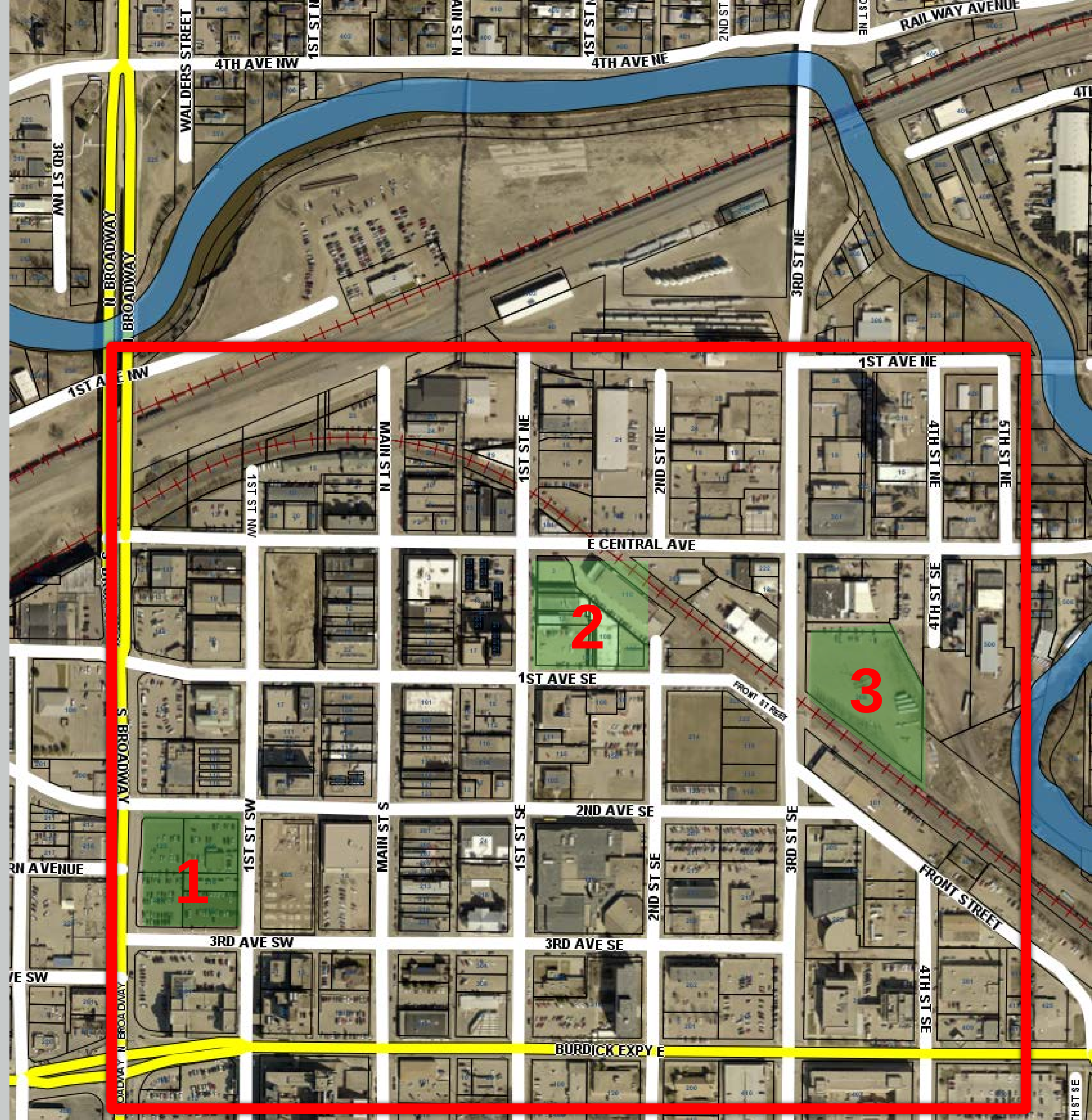
IV. Sites



Downtown Gathering Place

Sites

- Site 1 is located at the NW corner of 3rd Ave SW and Broadway (Block 20)
- Site 2 is located at the NW corner of 1st St. SE and 1st Ave SE. (Block 11)
- Site 3 is located at the NW intersection of 3rd St. SE and the Canadian Pacific Rail line. (Block 13)



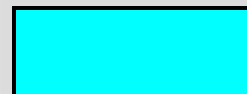
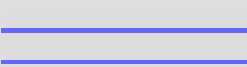
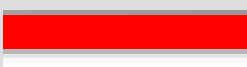
Downtown Gathering Place

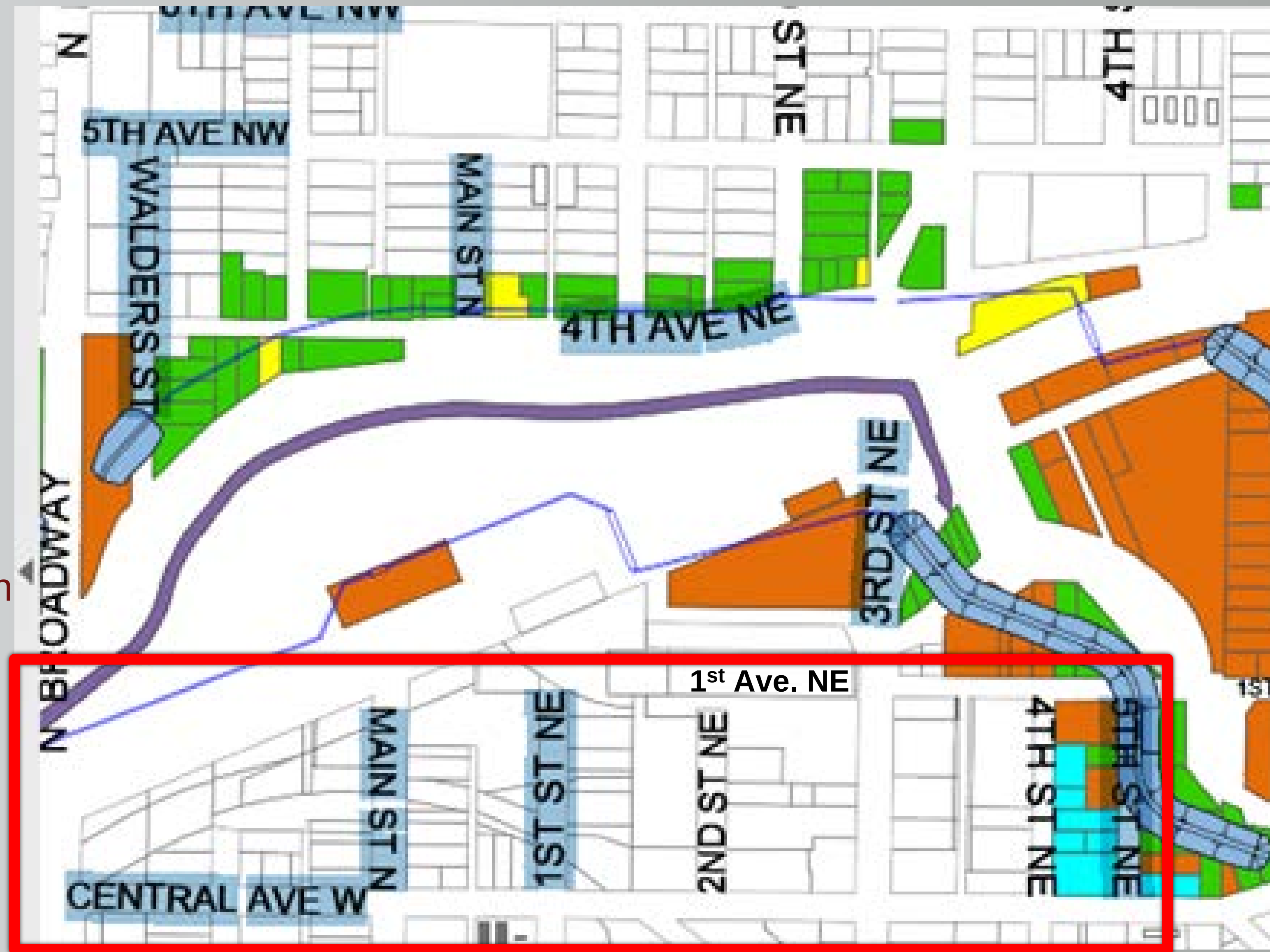
IV. Constraints



Downtown Gathering Place

Flood Features Legend:

-  Bought or City Owned
-  Need To Be Offered Buyout
-  Possible Sites for Additional Mitigation
-  Proposed Levees
-  Proposed Floodwalls
-  40 Block Study Area

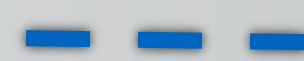


Downtown Gathering Place

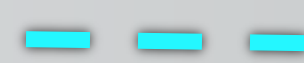
National Register of Historic Places

Legend:

Minot Industrial Historic District



Minot Commercial Historic
District

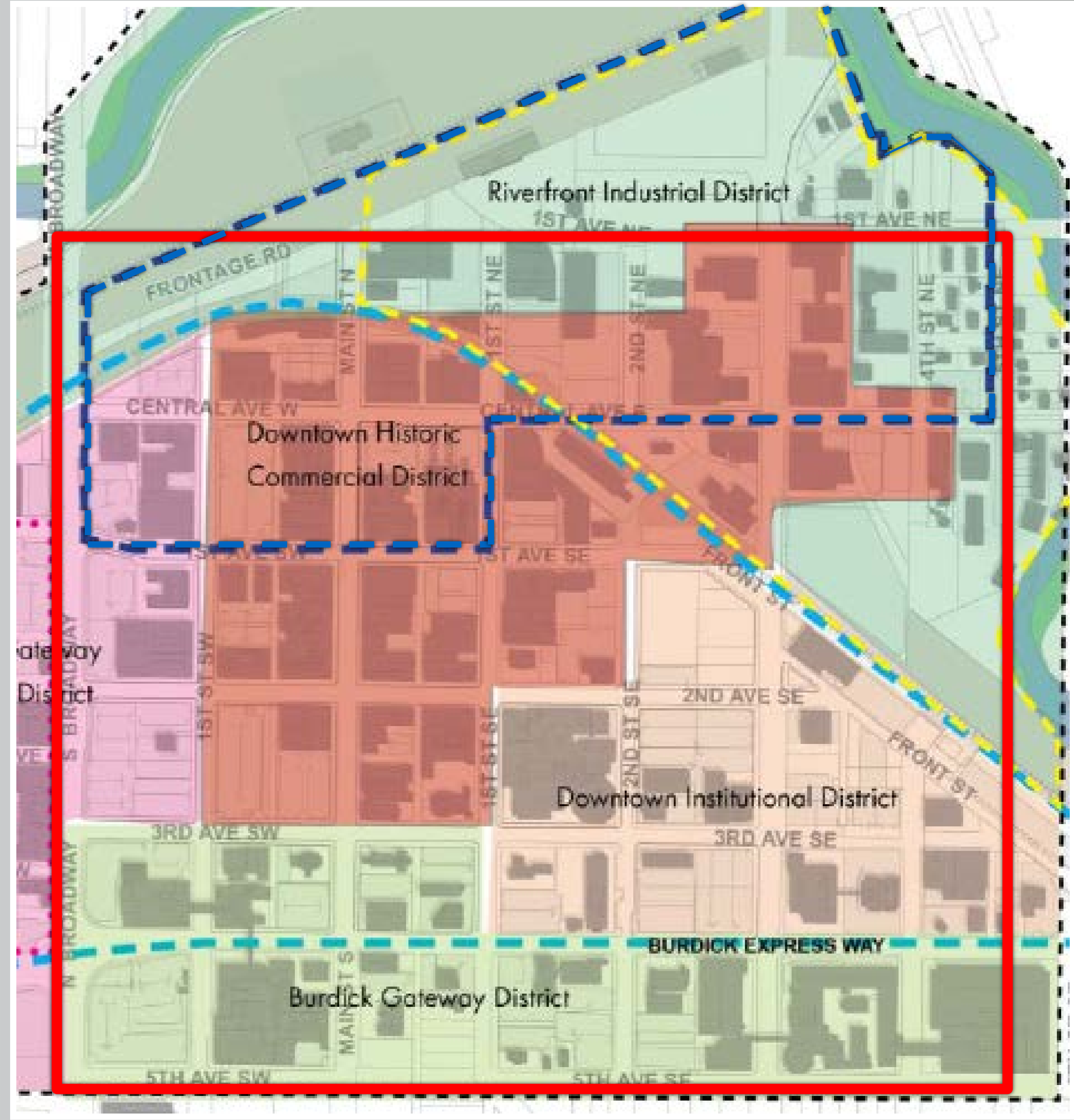


40 Block Study Area Boundary



N

City of Minot



Downtown Gathering Place

Historic Districts

- Because a number of sites are within historic districts, we have to carefully craft an end use.
- In we are using federal funds, we have to get buy in from the State Historic Preservation Office.
- After a site is selected, the city would send SHPO a map of the site for their review. At that point, the city could enter in an agreement and work out any mitigation concerns.



Downtown Gathering Place

Parking Impact

- After a site is selected, further analysis of the parking supply proximate to the site is needed.
- A parking management strategy would be needed to complement the Gathering Place.

Downtown Parking Spots



Downtown Gathering Place

V. Process



Downtown Gathering Place

Public Process

- We are seeking input to the Gathering Place location criteria.
- Staff is organizing public meetings in the community to be held December 5th and 18th in the City Auditorium Room 301 to solicit additional input.
- In addition to any public meeting(s), Staff is planning a presentation to the Downtown Business Association.
- At the November Committee of the Whole Meeting, Staff presented weighting and scoring mechanisms.
- At the December Committee of the Whole Meeting, Council may choose to select a site or wait until a future meeting to select a site.





Provide for the World



Power the World



Protect the World