





Spirit of Cooperation

Two Cities Working Together

PROCLAMATION

WHEREAS, Don Rivet has dedicated his life to a career in radio broadcasting in our community; and

WHEREAS, Rivet is a graduate of Brown Broadcasting, Class of '77, and joined KTOE in February of 1979; and

WHEREAS, he is the co-host of the popular morning radio show The Morning Blend one of the longest running morning shows in Minnesota and the country; and

WHEREAS, after 40 years, Rivet is stepping away from the microphone and the early morning alarm clock, into retirement; and

WHEREAS, Rivet's last day on The Morning Blend on KTOE is February 22, 2019.

NOW, THEREFORE, BE IT RESOLVED, that we, Mark Dehen, Mayor of North Mankato and Najwa Massad, Mayor of Mankato, in the State of Minnesota hereby proclaim February 22, 2019

DON RIVET DAY

In the Cities of North Mankato and Mankato and extend our congratulations and appreciation for his many years of dedicated service, and extend to him our best wishes for many years of happiness in the future.

M WITNESS WHEREOF, we have hereunto signed our name this 11th day of February 2019.

Mark Dehen, Mayor of North Mankato, Minnesota

Najwa Massad, Mayor of Mankato, Minnesota

Dated this 11th day of February 2019.



City of Mankato 10 Civic Center Plaza Post Office Box 3368 Mankato, MN 56002-3368 (507) 387-8600

City of North Mankato 1001 Belgrade Avenue Post Office Box 2055 North Mankato, MN 56002-2055 (507) 625-4141



PROCLAMATION

WHEREAS, Minnesota has 135,000 miles of roads and highways in every city, community and county statewide; and

WHEREAS, school bus drivers carry some 760,000 Minnesota students twice a day on just about every road type throughout Minnesota; and

WHEREAS, school bus drivers care about their kids, and are not "just" bus drivers, but a vital part of students' daily lives; and

WHEREAS, school bus drivers have hearts of gold, nerves of steel, and responsibilities far greater than most; and

WHEREAS, the State of Minnesota will celebrate the third annual School Bus Driver Appreciation Day on Wednesday, February 27, 2019 to highlight the dedication and integrity of these professional drivers.

NOW THEREFORE I, Mark Dehen, Mayor of North Mankato, proclaim February 27, 2019 as:

SCHOOL BUS DRIVER APPRECIATION DAY

And I call this observance to the attention of all of our citizens.

Dated this 19th day of February 2019.



Mark Dehen, Mayor City of North Mankato





Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on February 4, 2019. Acting Mayor Steiner called the meeting to order at 7:00 p.m. asking that everyone join in the Pledge of Allegiance. The following were present for roll call: Acting Mayor Steiner, Council Member Oachs, and Whitlock, City Administrator Harrenstein, City Attorney Kennedy, Finance Director McCann, Community Development Director Fischer, Public Works Director Host, and City Clerk Van Genderen. Absent: Mayor Dehen and Council Member Norland.

Approval of Agenda

Council Member Whitlock moved, seconded by Council Member Oachs, to approve the agenda as presented. Vote on the motion: Oachs, Whitlock and Steiner aye; no nays. Motion carried.

Proclamation Acting Mayor Steiner read the following Proclamation into record.

Congenital Heart Defect Awareness Week February 7-14, 2019

WHEREAS, the health and well-being of our children is of paramount importance; and

WHEREAS, each year in the United States, more than 40,000 babies are born with a congenital heart defect; and

WHEREAS, the medical community has identified congenital heart defects as the leading cause of birth defect-related deaths; and

WHEREAS, it is crucial that parents, pediatricians, and all those in the health profession have greater awareness of the potential for congenital heart defects among newborns and children; and

WHEREAS, Congenital Heart Defect Awareness Week provides the opportunity for families and patients affected by these conditions to share their experiences and knowledge with the public, so that we all may be made more aware of how this defect affects all our lives.

NOW, THEREFORE, I, Mark Dehen, Mayor of the City of North Mankato, Minnesota, do hereby proclaim February 7-14, 2019, to be

Congenital Heart Defect Awareness Week

in the City of North Mankato, and encourage all North Mankato residents to join me in this special observance.

Kristen and Amayah Thomas from Lasting Imprint received the proclamation and were joined by Jenni Bobholz and Clay Oachs from Business on Belgrade to present the City with an AED for the Spring Lake Park Warming House.

Approval of Council Meeting Minutes January 22, 2019

Council Member Oachs moved, seconded by Council Member Whitlock, to approve the minutes of the Council meeting of January 22, 2019. Vote on the motion: Oachs, Whitlock and Steiner aye; no nays. Motion carried.

Approval of Council Work Session Minutes January 28, 2019

Council Member Whitlock moved, seconded by Council Member Oachs, to approve the minutes of the Council Work Session of January 28, 2019. Vote on the motion: Oachs, Whitlock and Steiner aye; no nays. Motion carried.

Consent Agenda

Council Member Whitlock moved, seconded by Council Member Oachs, to approve the Consent Agenda.

- A. Bills and Appropriations.
- B. Res. No. 16-19 Approving Donations/Contributions/Grants.
- C. Res. No. 17-19 Approving Consent Assessment Agreement-423 Nicollet Avenue.
- D. Approved Park and Audio Permit for Southern MN Autism Coalition "Walk Do" on April 28, 2019, from 10:00 am to 4:00 pm at Spring Lake Park.
- E. Approved Renewal of Consumption and Display Permit for Design & Wine LLC, at 300 Belgrade Avenue, from April 1, 2019, to March 31, 2019.
- F. Set Spring Clean-up for April 8-12 for the Valley and April 15-19 for the Hilltop.
- G. Set Water Main Flushing for April 1-5 for the Valley and April 1-19 for the Hilltop.
- H. Authorized City Administrator to Enter into a Memorandum of Understanding concerning the Water Resource Recovery Facility.

Vote on the motion: Oachs, Whitlock, and Steiner aye; no nays. Motion carried.

Public Comments Concerning Business Items on the Agenda

None.

Business Items

Res. No. 18-19 Authorizing Outdoor Recreation Grant Program Application.

Community Development Director Fischer reported the resolution is for an outdoor recreation grant administered by the DNR, is for the Bluff Park overlook. The City would be committing to submitting the grant application, and the City would be responsible for 50% of the project. The estimated cost of the project is \$172,475, and the City's portion would be \$86,237.50. The Grant deadline is March 29th with awards expected in June 2019. Community Development Director Fischer reported the grant is competitive and the City would not be guaranteed funding.

Council Member Oachs moved, seconded by Council Member Whitlock to adopt Res. No. 18-19 Authorizing Outdoor Recreation Grant Program Application. Vote on the motion: Oachs, Whitlock, and Steiner aye; no nays. Motion carried.

Receive Benson Park Shelter and Parking Lot Update.

Public Works Director Host reviewed the proposed Benson Park Shelter and Parking Lot. The proposed shelter/restroom will service the playground area, and the parking lot will be adequate to allow off-street parking. He reviewed the site map showing the proposed location of the restroom/shelter and the parking lot. City Administrator Harrenstein noted the funding would be out of the capital outlay budget of the parks.

Discuss Revenue Guide Business Licenses and Permits

This item will be discussed at a Council Work Session.

Open Forum

Tom Hagen, 927 Lake Street, appeared before Council and expressed his concerns about the deer population and requested a deer count by the DNR.

City Administrator and Staff Comments

City Administrator Harrenstein stated the 2018 Community Development Report would be deferred and the report will be posted online.

Attorney Kennedy reported the Council would adjourn to a closed session to discuss a letter from outside legal Council relating to claims pending against the City; the meeting will be recorded.

Mayor and Council Comments

Council Member Oachs reminded residents to remove ice and snow from their sidewalks. She also reminded everyone about the Huntley-Wilmarth Public Hearings on February 6, 2019, at 1 pm and 6 pm at the Courtyard Marriott.

Council Member Whitlock reported the Warming House Grand Opening was a success and the Anthony Ford Pond Hockey Tournament was a wonderful event with 25 adult teams and 33 Mites.

Acting Mayor Steiner reported thank you's from the Echo Food Shelf, Children's Museum of Southern Minnesota, BENCHS, LEEP and Mankato area LaCrosse for the donations from the 10% Gambling Fund.

There being no further business, on a motion by Council Member Whitlock, seconded by Council Member Oachs, the meeting adjourned to a closed session for pending litigation attorneyclient privilege at 7:34 p.m.

At 8:04 p.m. on a motion by Council Member Oachs, seconded by Council Member Whitlock left the closed session and announced no action was taken and adjourned the meeting.

Mayor

City Clerk

COUNCIL WORK SESSION February 11, 2019

Pursuant to due call and notice thereof, a Council Work Session of the North Mankato City Council was held in the North Mankato Spring Lake Warming Shelter on February 11, 2019. Mayor Dehen called the meeting to order at 12:00 p.m. The following were present for roll call: Mayor Dehen, Council Members Norland, Oachs, Whitlock, and Steiner, City Administrator Harrenstein, Finance Director McCann, Public Works Director Host and City Clerk Van Genderen.

Discuss Five Year Extension of Contract for the Collection of Solid Waste and Recyclable Materials

Mayor Dehen noted the Intergovernmental Committee discussed the solid waste and recycling contract with West Central Sanitation. He noted both cities were pleased with the services provided and Mankato would be recommending a five-year contract extension.

City Administrator Harrenstein reviewed the history of the contract with West Central Sanitation and noted the current contract is good through December 31, 2019, and language in the contract allows for a one 5-year contract renewal or five 1-year contract renewals. He stated City staff is recommending a 5-year renewal.

City Administrator Harrenstein reported solid waste collection has remained steady (3,466 tons in 2015 to 3,422 tons in 2018) and recycling has increased significantly (1,251 tons in 2015 to 1,905 tons in 2018) since West Central took over the contract in 2015. He introduced Don Williamson, President of West Central Sanitation and Ray Sweetman, Chief Operations Officer of West Central Sanitation. City Administrator Harrenstein reviewed the actual and projected costs from 2015-2024. The review of the cost estimates for West Central Sanitation services for solid waste costs in 2015 was \$165,444 and an estimate for 2024 is \$217,584, this estimate is dependent on growth as the cost is figured per unit. Recycling cost in 2015 was \$129,003 with an estimate for 2024 at \$170,358. Mayor Dehen requested information on subscription organic composting. Mr. Sweetman reported there had been talks about the service and West Central could provide additional information and preliminary numbers to the Council. Council Member Norland requested information on the service being offered to businesses, restaurants, and bars. Council Member Norland requested clarification on if the global recycling issues affected the City's recycling. Mr. Sweetman reported because of the bigger contract there has not been a decrease in the company's ability to offer services. The City's recycling is processed by Demcon, and there may be additional costs associated with the processing. City Administrator Harrenstein highlighted two subscriptions offered by West Central Sanitation. West Central will provide curb to residence cart pick-up for those who are unable to bring their carts to the curb. West Central also offers a yard waste subscription where they will pick-up yard waste for residents. City Administrator Harrenstein stated West Central would provide organics recycling subscription information before the contract is presented to Council.

Ravine Inspection Update

Public Works Director Host reported the City is in the process of inspecting the City's ravines. He presented a drainage map showing the ravines and their drainage areas. He reviewed current areas that have pipe and areas without piping. Public Works Director Host noted in 2018 the City inspected ravines in Northridge and some southern ravines along Lookout Drive. The findings included erosion at locations where piping stopped, erosion at areas without pipe, satisfactory conditions above piped areas, pipe capacity challenges in piped areas especially in areas with additional growth, and issues with sump drain lines being piped at the top of a ravine or only part of the way down into the ravine causing erosion. Public Works Director Host reviewed the proposed 2019 Planned Maintenance which included three work areas in the Northridge ravines. He noted the City would continue yearly inspections, build the historical database, ensure current corrective measures are working and identify

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and fix deficiencies. Public Works Director Host reported in the future the City would like to build a program to incrementally add pipe segments, continue to evaluate storm sewer sizing, enforce sump line drainage code and continue to add underdrainage. Mayor Dehen requested clarification on if properties that had incorrect sump pump drainage would be notified. Public Works Director Host stated the property owners would be sent letters. Council Member Oachs requested clarification on if property owners could correct the issues. Public Works Director Host stated most homeowners should be able to correct the deficiencies by themselves.

2019 Street Improvement Update

Public Works Director Host presented a map that highlighted proposed sealcoat, mill and overlay, and special improvement projects. Special Improvement Projects include Benson Park Parking Lot, Commerce Drive and Tyler Avenue. Proposed Mill and Overlay Projects included Lor Ray Drive (Lee Blvd to Clare Drive), James Drive (Lor Ray Drive to Mary Lane), Haughton Ave (Howard Drive to Countryside), Roe Crest Drive (Lee Blvd to Commerce Drive) Sherwood Drive (Nottingham Drive to Cul de Sac), Spring Lake Park Parking Lot (2 East Lots) Basketball Courts at Walter S Farm, Forrest Heights and Langness Heights. The Pavement Maintenance Program (sealcoating) includes Benson park Trails (2.5 Miles), Spring Lake Park (2 west Lots .75 Miles), Center Street (1.1 Miles), Cross Street (.75 Miles) Lee Blvd and Hill (1.5 Miles), Belgrade (.85 Miles) and Carlson/Countryside/Howard/Lor Ray (3.5 Miles). The total mileage will be approximately 11 miles. City Administrator Harrenstein reported City staff would likely recommend overlay of North Ridge Drive in 2020.

Recreation Update

City Administrator Harrenstein reported staff continues to work on the feasibility study for an asset at Caswell Park. Staff continues to meet with potential user groups specifically court groups such as volleyball and tennis. He noted some size of facility would be feasible, but staff is still working through the details. City Administrator Harrenstein indicated the City Council may need to officially authorize bonding to allow talk to begin at the legislature. Mayor Dehen stated at the next Council Meeting preliminary information should be presented so it can be presented at the legislation in March.

Revenue Guide: Non Business Licenses and Permits

Finance Director McCann reviewed the Non-Business Licenses and Permits which included Building Permits, Plan Reviews, Plumbing Connection Permits, and Animal Licenses.

Mayor Dehen thanked Public Works Director Host for the street crews work to remove snow.

Council Member Oachs stated she had received a request from a resident to consider a Miss North Mankato pageant. City Council discussed the proposal and determined to gather additional information.

Mayor Dehen reported the 120th Anniversary of the City of North Mankato would be incorporated into the North Mankato Fun Days events.

COUNCIL WORK SESSION February 11, 2019

Mayor Dehen closed the Council Work Session at 1:08 p.m.

Mayor

City Clerk

Claims List - Regular By Vendor Name

City of North Mankato, MN



Date Range: 2-19-19

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0520 HAFFNER AUTO SUPPLY, INC. 02/19/2019 Regular 0 34.40 90508 02978 HOEHN, RANDY 02/19/2019 Regular 0 38.79 90503 00917 JENNINGS, STROUSS & SALMON, PLC. 02/19/2019 Regular 0 24.60 90610 00266 JONN DERF FINANCIAL 02/19/2019 Regular 0 21.60 90612 00746 LAW ENFORCEMENT LABOR SERVICES, INC. 02/12/2019 Regular 0 48.61 90615 00754 LEAGUE OF MINNESOTA CITIES INSURANCE TE 02/19/2019 Regular 0 35.00 90616 00829 MANKATO PUBLIC SCHOOLS 02/19/2019 Regular 0 1,304.00 90616 00827 MATRO TALL, AWNING CO. 02/19/2019 Regular 0 1,404.00 90616 00847 MATRO TALL, AWNING CO. 02/19/2019 Regular 0 1,404.00 90621 00864 MORTREN COMFORT 02/19/2019 Regular 0 3,47.00 90623 01136<			and the second se				
02378 HOEHN, RANOY 02/39/2019 Regular 0 58.29 90609 02917 JENNINGS, STROUSS & SALMON, P.L.C. 02/13/2019 Regular 0 4,290.00 90610 02643 JOHN DEER FINANCIAL 02/13/2019 Regular 0 2140.02 90611 02646 K.R. C. PLUMBING, INC. 02/13/2019 Regular 0 4,071.38 90613 00724 LEAGUE OF MINNESOTA CITIES INSURANCE TR 02/13/2019 Regular 0 53.00 90613 00724 LEAGUE OF MINNESOTA CITIES INSURANCE TR 02/13/2019 Regular 0 73.00 90613 00724 LEAGUE OF MINNESOTA CITIES INSURANCE TR 02/13/2019 Regular 0 73.00 90613 00724 LEAGUE OF MINNESOTA CITIES INSURANCE TR 02/13/2019 Regular 0 74.00 90620 00832 MANKATO FUBLI S.CHOUIS 02/13/2019 Regular 0 14.42 90613 008047 MATHESON TR-LGAS, INC. 02/13/2019 Regular 0 34.62							
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00847 MATHESON TRI-GAS, INC. 02/19/2019 Regular 0 144.24 90618 00875 METRO SALES, INC. 02/19/2019 Regular 0 120.00 90613 020600 NORTHEIN COMFORT 02/19/2019 Regular 0 38.67 90621 02056 PISPORTS, ILC 02/19/2019 Regular 0 756.62 90623 01133 POWERPLAM/RDO EQUIPMENT 02/19/2019 Regular 0 756.62 90623 011354 SUBURBAN TRE WHOLESALE, INC. 02/19/2019 Regular 0 3,975.19 90583 01409 TOPPERS & TRAILERS PLUS 02/19/2019 Regular 0 47.78 90625 01525 WEST CENTRAL SANITATION, INC. 02/19/2019 Regular 0 27.817.37 90626 01525 WEST CENTRAL SANITATION, INC. 02/19/2019 Regular 0 27.817.37 90625 01525 WEST CENTRAL SANITATION, INC. 02/19/2019 Bank Draft 0 24.00 PT0002							
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00453 FREYBERG PETROLEUM SALES, INC. 02/21/2019 EFT 0 00463 G & L AUTO SUPPLY, LLC 02/21/2019 EFT 0 00494 GOPHER STATE ONE-CALL 02/21/2019 EFT 0 02476 HARRISON TRUCK CENTERS 02/21/2019 EFT 0 00680 J.J. KELLER & ASSOCIATES, INC. 02/21/2019 EFT 0	13,985,49 232,00 33,75 709,46 626,00 3,643,82 8,402,33 24,32 100,00	1573 1574 1575 1576 1577 1578 1579
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02941 JAGUAR COMMUNICATIONS 02/21/2019 EFT 0	24.32	
00691 KENNEDY & KENNEDY LAW OFFICE 02/21/2019 EFT 0		
00743 LARKSTUR ENGINEERING & SUPPLY, INC. 02/21/2019 EFT 0	100.00	1580
00767 LIME VALLEY ADVERTISING, INC. 02/21/2019 EFT D	100.00	1581
00776 LLOYD LUMBER CO. 02/06/2019 EFT 0	27.86	1565
00776 LLOYD LUMBER CO. 02/21/2019 EFT 0	54,16	1582
00793 M & M SIGNS, INC. 02/21/2019 EFT 0	5,280.00	1583
00796 MACQUEEN EQUIPMENT, INC. 02/21/2019 EFT 0	5,010.48	1584
00872 MEI TOTAL ELEVATOR SOLUTIONS 02/21/2019 EFT 0	996.56	1585
00874 MENARDS-MANKATO 02/21/2019 EFT 0	97.59	1586
00889 MIDWEST TAPE/HOOPLA 02/21/2019 EFT 0	2,276.04	1587
00910 MINNESOTA VALLEY TESTING LAB, INC. 02/21/2019 EFT 0	221.00	1588
00956 MINNESOTA WASTE PROCESSING CO. 02/21/2019 EFT 0	22,644.94	1589
01052 NORTH CENTRAL INTERNATIONAL 02/21/2019 EFT 0	1,161.73	1590
02005 PANTHEON COMPUTERS 02/21/2019 EFT 0	9,517.21	1591
01090 PARAGON PRINTING, MAILING & SPECIALTIES 02/21/2019 EFT 0	4,089.18	1592
01160 QUALITY OVERHEAD DOOR CO, INC 02/21/2019 EFT 0	90,00	1593
01179 RED FEATHER PAPER CO. 02/21/2019 EFT 0	207.25	1594
02747 RENT-N-SAVE 02/21/2019 EFT 0	565.00	1595
01211 RIVER BEND BUSINESS PRODUCTS 02/21/2019 EFT 0	525.15	1596
01281 SIGN PRO 02/21/2019 EFT 0	63.00	1597
01286 SKARPOHL PRESSURE WASHER SALES 02/21/2019 EFT 0	64.93	1598
01323 SPS COMPANIES, INC. 02/21/2019 EFT 0	19.32	1599
01524 WERNER ELECTRIC SUPPLY 02/21/2019 EFT 0	149.00	1600
01568 ZIEGLER, INC. 02/06/2019 EFT 0	28,900.00	1566
00137 BENCO ELECTRIC COOPERATIVE 02/01/2019 Bank Draft 0	28,345.01	DFT0002838
00234 CENTER POINT ENERGY 02/11/2019 Bank Draft 0	403.07	DFT0002857
02181 ETS CORPORATION 02/04/2019 Bank Draft 0	1,175.72	DFT0002852
02003 MINNESOTA DEPT OF REVENUE 02/01/2019 Bank Draft 0	380.19	DFT0002839
02003 MINNESOTA DEPT OF REVENUE 02/06/2019 Bank Draft 0	8,266.00	DFT0002854
02766 SPROUT SOCIAL 02/07/2019 Bank Draft 0	99.00	DFT0002853
01477 VIKING ELECTRIC SUPPLY, INC. 01/31/2019 Bank Draft 0	119.72	DFT0002837
01557 XCEL ENERGY 02/11/2019 Bank Draft 0	355.44	DFT0002856
Now waterware consider the second	402,664.29	95

Authorization Signatures

All Council

The above manual and regular claims lists for 2-19-19 are approved by:

MARK DEHEN- MAYOR

DIANE NORLAND- COUNCIL MEMBER

WILLIAM STEINER- COUNCIL MEMBER

SANDRA OACHS- COUNCIL MEMBER

JAMES WHITLOCK- COUNCIL MEMBER



For Office Use Only

APPROVED _____

DENIED

1001 Belgrade Ave., PO Box 2055 North Mankato, MN 56003 507-625-4141 Fax: 507-625-4252 www.northmankato.com

D PARK USE D AUDIO U

Application For

PARADE PERMIT

REQUIRED INFORMATION:

- Application for Parade Permit

- Map of Parade Route

- \$35 Application Fee

Thirty (30) days inadvance of the parade date.

Name of Applicant ERIK SEWSEN	Address Boy 450, NELOU	LOT Sur	381.2984	Email ejensen	ne cilatuou).com
Sponsoring Organization Name BENCHS	Address 1250 N RIVER D	R, MANKMO	Phone 507-625	- 6373	
Contact during event EREN JEWSEW		Phone 50	7-381-29	84	
Event Location	- BENSON PARK	Date 9-29 -10	From		
Occasion for Parade RUNNING FOR R					
Parade Description / Composition	n				

Estimated Number of Participants: ~ 500

As duly authorized representative or agent of the parade sponsoring organization, I hereby make application for a permit to parade in the City of North Mankato, Minnesota. I hereby certify that, to the best of my knowledge, the above is an accurate and true description of the parade. I agree to execute the parade according to this permit and subject to the provisions and conditions which may be necessary to provide for the safety of parade participants and the orderly and safe movement of public traffic.

110/	1-9-19
licant	Date

Pursuant to Section 70.21 of the North Mankato City Code, I hereby authorize a parade permit for the applicant organization. This permit shall be valid only under the conditions recommended by the City of North Mankato and only for the date and time indicated.

Chief of Police

Date

Caswell Sports Director

Go gle Maps Dakota Meadows Middle School



Imagery ©2018 Google, Map data ©2018 Google 500 ft



1001 Belgrade Avenue North Mankato, MN 56003 507-625-4141 Fax: 507-625-4151 www.northmankato.com

Audio Permit	2017
Park Permit	2017

Audio Permit

About:

An audio permit is required for anyone operating outdoor amplified sound (i.e., a loudspeaker, public address system, or sound amplifying equipment). All Audio Permits must be approved by the Council. The sound system cannot be operated before 7:00 am or after 10:00 pm. There is a \$25 fee.

Audio Permit Responsibilities:

- An onsite event coordinator must be available by mobile during the event.
- An applicant will provide a schedule of any music or entertainment proposed to occur during the event.
- A beginning and end time must be supplied on the application, and the event coordinator must ensure compliance.
- Applicants must comply with City Code Ordinance 90.045 and Minnesota Rules Chapter 7030 which limits noise.
- Noise levels cannot exceed 60 dBA more than 50 percent of the time.

What happens if there is a noise complaint?

- A North Mankato Patrol Officer will meet with the complainant and evaluate and measure the noise
 using a decibel reader at the location of the complainant.
- If the noise is found out of compliance, the Patrol Officer will contact the onsite event coordinator and the amplified sound must be turned down.
- If the onsite event coordinator does not comply, the event will be immediately terminated, and the group will be disbursed.
- · Failure to comply will affect future ability to obtain an audio permit.

AMPLIFIED SOUND:	180	LIVE MUSIC/BAND DJ/KARAOKE MACHINE OTHER:	DATE OF EVENT: 9.29-19 BEGIN TIME: 07:30 Am END TIME: 01:00 PM
LOCATION / SHELTER:	DAFO	in Menours	
EVENTNAME: Run,			
ONSITE COORDINATO	R:	PRINT NAME: EREK 1	ENSEN
		MOBILE NUMBER: 507-	381-2984
			T AND UNDERSTAND THAT FAILURE TO NT AND PREVENT FUTURE ABILITY TO OBTAIN
SIGNATURE:	2/	2	DATE: 1-30-19
CITY CLERK:			DENIED APPROVED
	E Clo	NLINE CI\$25.00 FEE	STAFF INTIALS

i con tri i punto	ATO PAR	K PERMIT	1001 Belgrade Ave North Markato, MN 56003 507-625-4141 www.northmankato.com
Permit #: <u>22</u> -2 Date: <u>6122119</u>	2019 Start tin Stop tim		Fee: \$ 100.00 Par 25.00 Aug
Shelter: XSpring Lak	ke Shelter #1	ng Lake Shelter #2	Wheeler Park Indoor Shelter
Event Name: Oper	Door Hea	ilth center	- (Staff family ev
Name: Iris Bl	coflat	blooflat. 1	rise odhe.org
Address: 623 Be	Igrade Ave.		
Phone: 507-344-5	5503	# of Pe	ople: 100
Use of Tents (or anything r *Bounce Hou Notes:	requiring staking) [?] D No se requires waiver	Yes * If Yes, Please 800-252-1160	e contact Gopher State One Call 5 one week prior to event.
Alcoholic Beverages (wir Please specify:	\frown	Wes * \$300 refund	dable deposit and \$30 keg permit
Audio (requires audio per	mit) 🛛 No	Yes * If Yes, Plea	se fill out Audio Permit.
 Personal grills Keg beer provided a permit is obta Fishing/ice fishing on Ladybug Lake 		any reason unless perm	I to be parked or driven on the grass for hission is given from the Parks Department. h Park, Spring Lake Park and Bluff Park only)
· Keg beer provided a permit is obta	e and Spring Lake only d Spring Lake Park provided they ake and Spring Lake (children an adult and wear a life preserver)	any reason unless perm Pets (allowed in Benson Glass containers Campfires / Bonfires / F Snowmobiles, ATVs, go flotation devices Dunk Tanks Audio equipment may n	nission is given from the Parks Department. Park, Spring Lake Park and Bluff Park only)
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1001 Belgrade Avenue North Mankato, MN 56003 507-625-4141 Fax: 507-625-4151 www.northmankato.com

Audio Permit	22A -	2018
Park Permit	22 -	2018

Audio Permit

About:

An audio permit is required for anyone operating outdoor amplified sound (i.e., a loudspeaker, public address system, or sound amplifying equipment). All Audio Permits must be approved by the Council. The sound system cannot be operated before 7:00 am or after 10:00 pm. There is a \$25 fee.

Audio Permit Responsibilities:

- An onsite event coordinator must be available by mobile during the event.
- An applicant will provide a schedule of any music or entertainment proposed to occur during the event.
- A beginning and end time must be supplied on the application, and the event coordinator must ensure compliance.
- Applicants must comply with City Code Ordinance 90.045 and Minnesota Rules Chapter 7030 which limits noise.
- Noise levels cannot exceed 60 dBA more than 50 percent of the time.

What happens if there is a noise complaint?

- A North Mankato Patrol Officer will meet with the complainant and evaluate and measure the noise
 using a decibel reader at the location of the complainant.
- If the noise is found out of compliance, the Patrol Officer will contact the onsite event coordinator, and the amplified sound must be turned down.
- If the onsite event coordinator does not comply, the event will be immediately terminated, and the group will be disbursed.
- Failure to comply will affect future ability to obtain an audio permit.

AMPLIFIED SOUND:	DJ/I	MUSIC/BAND KARAOKE MACHINE HER: MUSIC		VENT: 6-22-19 IE: 11 00am TBD 3'00pm
LOCATION / SHELTER:	SLP #			
EVENT NAME: <u>OP</u> ONSITE COORDINATOR	R: PRIM	Health Cer NT NAME: SIErra BILE NUMBER: (507	sellers	
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POLICE CHIEF: CITY CLERK:	~			DENIED 🗂 APPROVED
		\$25.00 FEE ROO148292	1	STAFF INTIALS

MEMORANDUM

TO:Honorable Mayor & City CouncilFROM:Mike Fischer, Community Development DirectorDATE:February 14, 2019

SUBJECT: February Traffic & Safety Committee Meeting

On Thursday, February 14, 2019, the Traffic & Safety Committee met to consider one item of business. Traffic & Safety Committee members present: Community Member Bill Borchardt, Police Chief Ross Gullickson, Public Works Director Nate Host and Community Development Director Mike Fischer.

The following is a summary of the meeting:

1. Request for "No Parking" area on Pleasant View Drive

Staff presented a request from Russ Warnke of 15 Raymond Court for a "No Parking" area on Pleasant View Drive from Willow Lane to Raymond Drive. According to the applicant, there are safety concerns related snow removal, the design of the street and current on-street parking in this area. Staff summarized the previous action taken by the Traffic & Safety Committee and City Council in October of 2018 resulted in a "No Parking" area on a portion of the north side of Pleasant View Drive near Pleasant View Park.

The Committee held a discussion regarding the "No Parking" area on a part of the north side of Pleasant View that was approved by the City in October 2018. Other discussions included; the amount of townhomes in the area, the effect no parking may have on other streets, future area residential development, the design of Pleasant View and slow plowing efforts.

RECOMMENDATION

The Traffic & Safety Committee recommends the re-evaluation of this request in late 2019 after the "No Parking" area on a part of the north side of Pleasant View Drive gets implemented in the spring of 2019.

MEMORANDUM

TO: Traffic & Safety Committee

FROM: Mike Fischer, Community Development Director

DATE: February 6, 2019

SUBJECT: February Traffic & Safety Committee Meeting

The next meeting of the Traffic & Safety Committee has been scheduled for <u>Thursday, February</u> <u>14, 2019 at 1:30 p.m.</u> in the Municipal Building Conference Room.

AGENDA

1. Request for "No Parking" area on Pleasant View Drive

1. Request for "No Parking" on Pleasant View Drive

Attached as Exhibit A is a request from Russ Warnke at 15 Raymond Court to create a "No Parking" area on a part of Pleasant View Drive for reasons described in his request. Attached as Exhibit B is a map showing the area of Mr. Warnke's concern on Pleasant View Drive.

In October of 2018, based on a recommendation by the Traffic & Safety Committee, the City Council authorized a "No Parking" area on the north side of Pleasant View Drive as shown on Exhibit C. However, the signs have yet to be installed. The purpose of the "No Parking" area was to improve vehicle/pedestrian visibility near Pleasant View Park.

The current street width of Pleasant View Drive is 40 feet and there is permitted on-street parking on both sides (with the exception of a portion between Willow Lane and Linden Trail). The applicant states concerns for vehicle and pedestrian safety as a result of the design of Pleasant View, parking on both sides of the street and snow removal when vehicles are left on the street. As shown on Exhibit B, there are several townhomes between Willow Lane and Raymond Drive adjacent to Pleasant View Drive including Pleasant View Park. As requested by the applicant, this is the area proposed for restricted on-street parking.

EXHIBIT A

Michael Fischer

Warnke, Russell < Russell.Warnke@crowncork.com>
Thursday, January 31, 2019 4:09 PM
michaelf@northmankato.com
Citizen Request

Good afternoon Mike, I would like to file a citizens request to have one side of pleasant view drive made into a no parking zone between the town homes on pleasant view drive. There is a huge safety concern when the cars park on both sides of the street across from each other.

Here are some of my concerns,

- 1) When the cars are parked there after a snow storm and the plows have to plow them in it makes the street narrower and very dangerous for the neighborhood to drive through there.
- 2) With the cars parked on both sides it makes it very hard to see oncoming traffic in the curves.
- 3) With the cars on both sides it is very difficult to see people on their bicycles in the curves.
- 4) We already moved the bus stop because of all the congestion from the parked cars on the curve.
- I have already had several close calls by people opening their doors that park in the curves and almost removing their doors with my truck.
- 6) It would really help if the city would take some time to paint center lines on pleasant view drive too.

Thanks for your time and please consider how much safer our street would be if we made it No Parking on at least one side of Pleasant View Drive. I think it would be best to consider making the North side of Pleasant View Drive the no parking side so people can park right next to the park and enjoy it with their families.

Best Regards,

Russ Warnke Plant Mechanical Engineer Crown Brand Building Packaging 174 Chestnut Street Mankato, MN 56001 Phone 507-344-6217 Cell 507-317-5216 Fax 507-625-5075





CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 11A	Dept: City Engineer	Council Meeting Date: 2/19/19
TITLE OF ISSUE: Consider F No. 18-07 ABCDEF Tyler Avenu		fications and Ordering Advertisement for Bids Project
	LEMENTAL INFORMATION: Ple provide information and answer que	lease review the memo provided by City Engineer testions.
	TION: Adopt Resolution Approvin ct No. 18-07 ABCDEF Tyler Avenu	If additional space is required, attach a separate sheet ng Plans and Specifications and Ordering ue Improvement.
For Clerk's Use:	SUI	PPORTING DOCUMENTS ATTACHED
Motion By: Second By:	Resolution	Ordinance Contract Minutes Map
	Oachs Other (spectrum) Whitlock	Decify) Memo
	Norland	
Workshop		Refer to:

RESOLUTION NO.

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ORDERING ADVERTISEMENT FOR BIDS PROJECT NO. 18-07 ABCDEF TYLER AVENUE IMPROVEMENT

WHEREAS, pursuant to a resolution of the City Council adopted the 22nd day of January, 2019, the City Engineer has prepared plans and specifications for Project No. 18-07 ABCDEF Tyler Avenue Improvement and has presented such plans and specifications to the council for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, as follows:

- 1. Such plans and specifications, a copy of which is on file in the City Clerk's office and made a part hereof, are hereby approved.
- 2. The city clerk shall prepare and cause to be inserted in the official paper and on Quest Construction Data Network, an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published for not less than three weeks, shall specify the work to be done, shall state that bids will be received by the clerk until 11:00 a.m. on March 21, 2019, at which time they will be publicly opened in the Council Chambers of the City Hall by the City Clerk and the City Engineer
- 3. The bids will then be tabulated, and will be considered by the City Council at their regular meeting at 7:00 p.m. on May 6, 2019, in the Council Chambers of the City Hall. Any bidder whose responsibility is questioned during consideration of the bid will be given an opportunity to address the council on the issue of responsibility.
- 4. No bids will be considered unless sealed and filed with the clerk and accompanied by a cash deposit, cashier's check, bid bond or certified check payable to the clerk for five (5) percent of the amount of such bid.

Adopted by the City Council this 19th day of February 2019.

ATTEST:

Mayor

City Clerk

1960 Premier Drive Mankato, MN 56001-5900

> Ph: (507) 625-4171 Fax: (507) 625-4177 Bolton-Menk.com



Real People. Real Solutions.

MEMORANDUM

Date: February 11, 2019

To: John Harrenstein, City Administrator

From: Daniel R. Sarff, P.E., City Engineer

CC: Nate Host, Public Works Director Kevin McCann, Finance Director

Subject: 2019 Tyler Avenue Improvements City Project No. 18-07 ABCDEF BMI Project No. M18.117407

Plans and specifications have been prepared for the Tyler Avenue Improvement Project. The proposed improvements are essentially the same as that presented with the Preliminary Engineering Report and subsequent City Council presentations. The following is a brief summary of the proposed improvements:

Project Location: Tyler Avenue between Cross Street and Range Street (300 block)

Proposed Improvements:

- Sanitary Sewer, Watermain, Storm Sewer:
 - o Replace existing clay sanitary sewer with new plastic pipe and new manholes
 - Replace existing cast iron watermain with new plastic pipe and replace valves/fittings
 - o Replace existing sanitary sewer and water services within right-of-way
 - o Install new auto-reading water meters
 - o Remove and replace existing storm sewer and add additional inlets
- Street and Surface:
 - Reconstruct existing street with new bituminous pavement and curb and gutter using the City's standard residential bituminous pavement section
 - o Proposed street width same as existing approximately 29 to 30 feet wide
 - New 5-foot wide sidewalk on both sides (same as existing)
 - New concrete driveway aprons
 - o Perforated subsurface drains on both sides of street
 - o Restore all disturbed residential turf areas with seed
- Street Lights
 - Add two mid-block street lights
- Trees:
 - 21 existing boulevard trees
 - 5 existing trees to remain in place and protected
 - 16 existing trees to be removed:
 - o 7 ash trees; some are also too large for boulevard
 - o 1 unhealthy tree
 - o 4 trees too large for boulevard
 - 4 trees misshapen due to previous trimming for power line; some are also too large for boulevard

Memorandum February 11, 2019 Page 2

Estimated Construction Costs:

	Street and Surface	\$245,000
	Street Light System	17,500
٠	Storm Sewer System	71,500
٠	Sanitary Sewer System	58,600
	Watermain System	77,400
•	Total Estimated Construction Cost:	\$470,000

Recommended Action: Adopt resolution approving plans and specifications and ordering advertisement for bids. Copy of resolution is included in Council Packet.

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 11B	Dept: City Engineer	Council Meeting Date: 2/19/19
	esolution Approving Plans and Specific scellaneous Paving Improvement Proje	ations and Ordering Advertisement for Bids Project ct.
	LEMENTAL INFORMATION: Plex rovide information and answer ques	ase review the memo provided by City Engineer ations.
PEQUESTED COUNCIL AC	TION: Adopt Perclution Approving	If additional space is required, attach a separate sheet g Plans and Specifications and Ordering
Advertisement for Bids Projection Bids Projection By:		Cellaneous Paving Improvement Project. PORTING DOCUMENTS ATTACHED Ordinance Contract Minutes Map
	Dachs Other (spec Whitlock Steiner Norland Dehen	cify) <u>Memo</u>
Workshop X Regular Meeting Special Meeting		Refer to: Table until: Other:

RESOLUTION NO.

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ORDERING ADVERTISEMENT FOR BIDS PROJECT NO. 19-01 DE 2019 STREET AND MISCELLANEOUS PAVING IMPROVEMENT PROJECT

WHEREAS, the City Engineer has prepared plans and specifications for Project No. 19-01 DE 2019 Street and Miscellaneous Paving Improvement Project, and

- WHEREAS, the project includes the following improvements:
- Street Mill & Overlays:
 - o Lor Ray Drive Lee Blvd to Clare, Drive
 - o James Lor Ray Drive to Mary Lane
 - o Haughton Avenue Howard Drive to Countryside Drive
 - o Roe Crest Drive Lee Boulevard to Commerce Drive
 - o Sherwood Drive Nottingham Drive to dead end cul de sac
- Other Miscellaneous Paving Projects:
 - o Benson Park Parking Lot:
 - o Benson Park trail drainage improvements
 - o Spring Lake Park reclaim and overlay the east parking lots:
 - Overlay basketball courts Walter S. Farm Park, Forest Heights Park, Langness Park

AND WHEREAS, THE City Engineer has presented such plans and specifications to the council for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, as follows:

- 1. Such plans and specifications, a copy of which is on file in the City Clerk's office and made a part hereof, are hereby approved.
- 2. The city clerk shall prepare and cause to be inserted in the official paper and on Quest Construction Data Network, an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published for not less than 10 days, shall specify the work to be done, shall state that bids will be received by the clerk until 11:00 a.m. on March 12, 2019, at which time they will be publicly opened in the Council Chambers of the City Hall by the City Clerk and the City Engineer
- 3. The bids will then be tabulated, and will be considered by the City Council at their regular meeting at 7:00 p.m. on March 18, 2019, in the Council Chambers of the City Hall. Any bidder whose responsibility is questioned during consideration of the bid will be given an opportunity to address the council on the issue of responsibility.
- No bids will be considered unless sealed and filed with the clerk and accompanied by a cash deposit, cashier's check, bid bond or certified check payable to the clerk for five (5) percent of the amount of such bid.

Adopted by the City Council this 19th day of February 2019.

ATTEST:

Mayor

City Clerk

1960 Premier Drive Mankato, MN 56001-5900

> Ph: (507) 625-4171 Fax: (507) 625-4177 Bolton-Menk.com

W & MENK

Real People, Real Solutions.

MEMORANDUM

Date: February 11, 2019

To: John Harrenstein, City Administrator

From: Daniel R. Sarff, P.E., City Engineer

CC: Nate Host, Public Works Director Kevin McCann. Finance Director

Subject: 2019 Street and Miscellaneous Paving Improvements City Project No. 19-01 DE BMI Project No. M18.117930

Plans and specifications have been prepared for the 2019 Street and Miscellaneous Paving Improvement Project. The proposed improvements are essentially the same as that presented at the February 11 Council Work Session. The following is a brief summary of the proposed improvements:

Proposed Improvements:

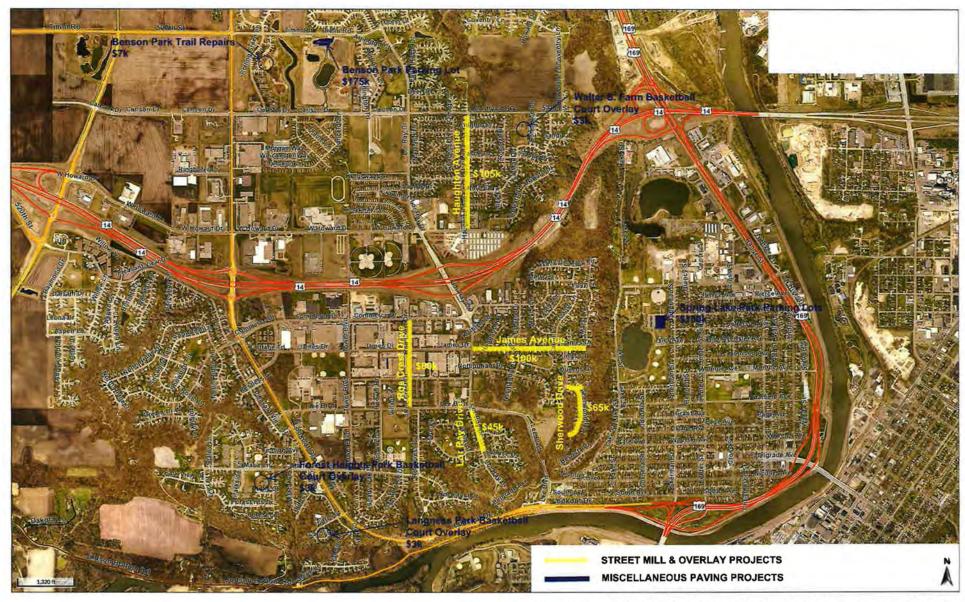
- Street Mill & Overlays:
 - o Lor Ray Drive Lee Blvd to Clare Drive
 - o James Lor Ray Drive to Mary Lane
 - o Haughton Avenue Howard Drive to Countryside Drive
 - o Roe Crest Drive Lee Boulevard to Commerce Drive
 - o Sherwood Drive Nottingham Drive to dead end cul de sac
- Other Miscellaneous Paving Projects:
 - o Benson Park Parking Lot
 - o Benson Park trail drainage improvements
 - o Spring Lake Park reclaim and overlay the east parking lots
 - o Overlay basketball courts Walter S. Farm Park, Forest Heights Park, Langness Park

A map showing the location of the proposed improvement projects is attached.

Estimated Construction Costs:

	Street Mill & Overlay Projects	\$400,000
	Benson Park Parking Lot:	175,000
٠	Benson Park trail drainage improvements:	\$7,000
	Spring Lake Park Parking Lots	100,000
	Overlay basketball courts	9,000
	Total Estimated Construction Cost	\$691,000

Recommended Action: Adopt resolution approving plans and specifications and ordering advertisement for bids. Copy of resolution is included in Council Packet.



2019 STREET AND MISCELLANEOUS PAVING IMPROVEMENTS

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Dept: City Engineer	Council Meeting Date: 2/19/19		
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for the construction of the Commer	City of North Mankato is requesting an advanc ce Drive Project and for the State Aid Bond ovide additional information.		
1. S. C. Martin, C. M. R. M. Martin, M. M. Martin, M.	If additional space is required, attach a separate sheet g the Advance of Municipal State Aid Funds for		
SUPI	SUPPORTING DOCUMENTS ATTACHED		
Resolution C	Ordinance Contract Minutes Map		
Oachs Other (spec Whitlock Steiner Norland Dehen	ify) <u>Memo</u>		
	Resolution Requesting the Advance of Mement. LEMENTAL INFORMATION: The for the construction of the Commer ineer Dan Sarff will be present to provide the present to provide the comparison of the Commer ineer Dan Sarff will be present to provide the comparison of the commer ineer Dan Sarff will be present to provide th		

RESOLUTION NO.

RESOLUTION REQUESTING THE ADVANCE OF MUNICIPAL STATE AID FUNDS FOR MUNICIPAL CONSTRUCTION PROJECTS AND BOND PRINCIPLE PAYMENT

WHEREAS, the Municipality of North Mankato intends to implement the Commerce Drive Improvement Project, a Municipal State Aid Project, in 2019 which requires State Aid funds to be expended in 2019 in excess of those available in its State Aid Construction Account, and

WHEREAS, said municipality is prepared to proceed with the construction of said project(s) through the use of an advance from the Municipal State Aid Street Fund to supplement the available funds in their State Aid Construction Account, and

WHEREAS, the advance is based on the following determination of estimated expenditures:

Account Balance as of 02/11/2019	(\$615,716.57)
Less estimated disbursements:	
Project # SP 150-119-003	\$700,000
Bond Principle	\$205,000
Total Estimated Disbursements	\$905,000
Advance Amount (amount in excess of acct balance)	\$905,000

WHEREAS, repayment of the funds so advanced will be made in accordance with the provisions of Minnesota Statutes 162.14, Subd. 6 and Minnesota Rules, Chapter 8820.1500, Subp. 10b, and

WHEREAS, the Municipality acknowledges advance funds are released on a first-comefirst-serve basis and this resolution does not guarantee the availability of funds

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA that the Commissioner of Transportation be and is hereby requested to approve this advance for financing approved Municipal State Aid Street Project(s) of the Municipality of North Mankato in an amount up to \$905,000. I hereby authorize repayments from subsequent accruals to the Municipal State Aid Street Construction Account of said Municipality from future year allocations until fully repaid.

Adopted by the City Council this 19th day of February 2019.

Mayor

Attest:

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 11D	Dept: City Engineer	Council Meeting Date: 2/19/19			
TITLE OF ISSUE: Consider R Construction Projects.	esolution Requesting the Advance of M	IL Municipal State Aid Funds for Federally Funded			
	for the construction of the Comme	he City of North Mankato is requesting an advance erce Drive Project. City Engineer Dan Sarff will b			
REQUESTED COUNCIL AC Federally Funded Constructio		If additional space is required, attach a separate sheet ing the Advance of Municipal State Aid Funds for			
For Clerk's Use:	SUP	SUPPORTING DOCUMENTS ATTACHED			
Motion By:	Resolution	Ordinance Contract Minutes Map			
	Dachs Other (spe Whitlock	ecify)			
Workshop X Regular Meeting Special Meeting		Refer to:			

RESOLUTION NO.

RESOLUTION REQUESTING THE ADVANCE OF MUNICIPAL STATE AID FUNDS FOR FEDERALLY FUNDED CONSTRUCTION PROJECTS

WHEREAS, the Municipality of North Mankato intends to implement the 2019 Commerce Drive Improvement Project SP 150-119-003 in 2019, which has been programmed by the ATP in the STIP or work plan for the years 2021 and 2022, and

WHEREAS, said Municipality intends to proceed with the construction of said project in 2019 through the use of an advance from the Municipal State Aid Street Fund to supplement the available in 2019 funds from the Local Transportation Improvement Program, and

WHEREAS, repayment of the funds so advanced will be made from Federal funds no later than the respective years in which the ATP has programmed the project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA that the Commissioner of Transportation be and is hereby requested to approve this advance in 2019 for financing SP 150-119-003 of the Municipality of North Mankato in an amount up to \$1,159,414 in accordance with Minnesota Rules 8820.1500, Subp. 10b, and to authorize repayments from their state aid account or from local funds within a requested and approved repayment schedule should said project fail to receive Federal funds for any reason.

Adopted by the City Council this 19th day of February 2019.

Attest:

Mayor

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 11E	Dept: 0	Community Dev.	Council Mee	ting Date: 2/19/19
TITLE OF ISSUE: Conside LLC.	r Approving Prelimin	ary and final Plat of th	E Landing North Ph	ase 3: A Request from KWS,
BACKGROUND AND SUI reviewing the Planning Co				ent Director Fischer will be
from KWS, LLC.	ACTION: Approve		ll Plat of the Land	e is required, attach a separate sheet ling North Phase 3: A Reques
For Clerk's Use:		SUPPO	ORTING DOCUM	IENTS ATTACHED
Motion By:		Resolution Or	dinance Contract	Minutes Map
Second By: Vote Record: Aye Na; 	y Oachs Whitlock Steiner Norland Dehen	Other (specif	ŷ) Repor <u>t</u>	
Workshop X Regular Meet	ting		Refer to:	

PRELIMINARY & FINAL PLAT OF THE LANDING NORTH PHASE 3 A REQUEST FROM KWS, LLC

THE CITY OF NORTH MANKATO

SUBJECT:	Preliminary & Final Plat of The Landing North Phase 3
APPLICANT:	KWS, LLC
LOCATION:	Outlot A, The Landing North Phase 2
EXISTING ZONING:	R-1, One-Family Dwelling
DATE OF HEARING:	February 14, 2019
DATE OF REPORT:	February 6, 2019
REPORTED BY:	Mike Fischer, Community Development Director

APPLICATION SUBMITTED

Request to replat Outlot A of The Landing North Phase 2

COMMENT

The applicant is proposing to replat Outlot A of The Landing North Phase 2 which is located in the Reserve Subdivision near the north end of Lor Ray Drive. As shown on Exhibit A, The Landing North Phase 2 consists of 12 single-family residential lots having access from Prairie Court including Oultot A which was reserved for future single-family residential development. As shown on Exhibit B, the applicant is proposed replat Oultot A by creating 9 lots for future single-family residential development. The proposed new plat would be known as The Landing North Phase 3. The development would require the extension of Prairie Court which would terminate as a cul-de-sac.

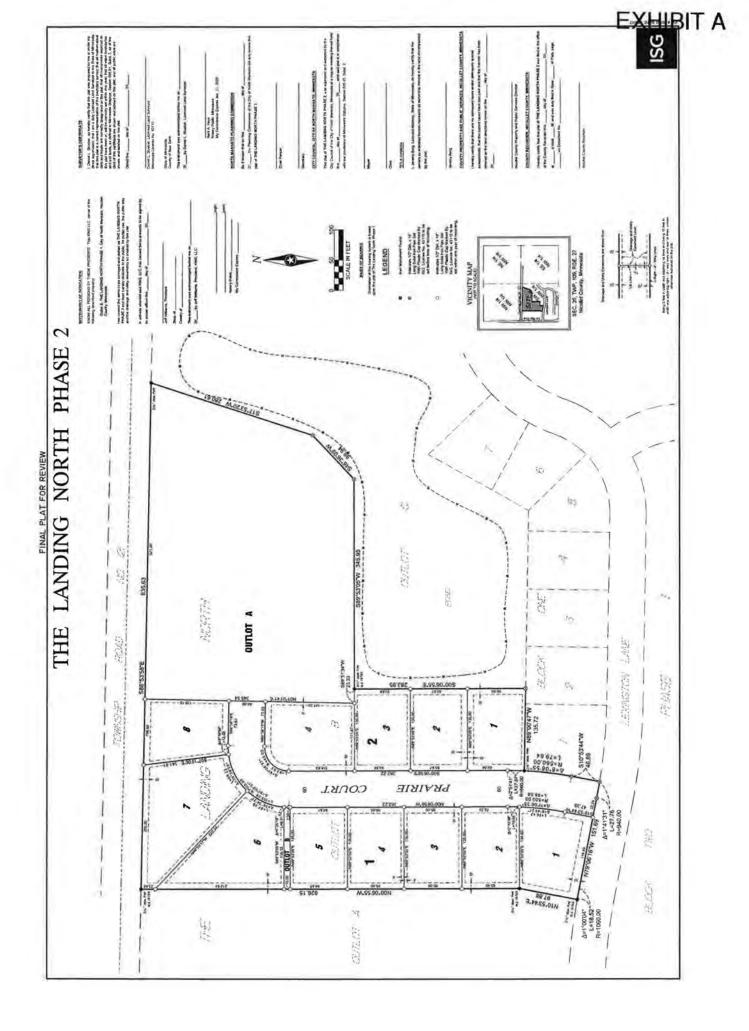
As the property is currently zoned R-1, One-Family Dwelling, the City Code requires lots to meet the following minimum lot sizes:

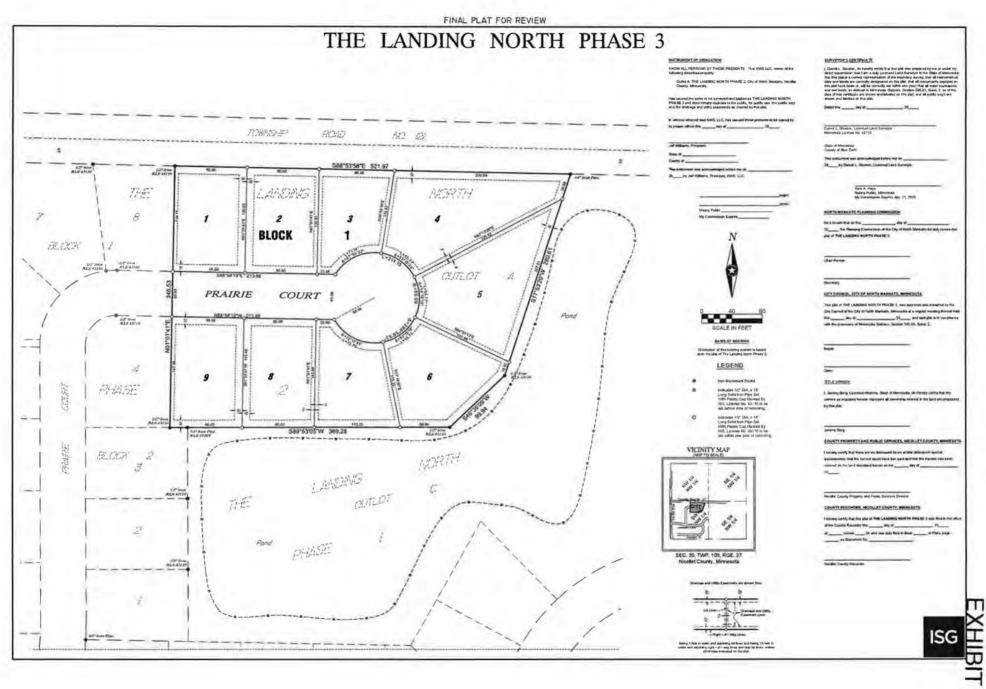
Lot Width – 90 feet Lot Depth – 100 feet Lot Area – 9,000 sq, ft.

Additionally, cul-de-sacs shall have and outside curb radius of at least 40 feet and a right-of-way radius of not less than 50 feet.

As proposed, all lots and streets meet the minimum size requirements set forth in the City Code.

RECOMMENDATION Staff recommends approval of the Preliminary & Final Plat of The Landing North Phase 3





ТВ

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 11F	Dept: Community Dev.	Council Meeting Date: 2/19/19
TITLE OF ISSUE: Consider A Burnett.	pproving Compehensive Plan Amendme	nt-Future Land Use Map: A Request from Steve
	ission discussion and recommendati	munity Development Director Fischer will be on. A Comprehensive Plan Amendment must be
REQUESTED COUNCIL ACT	TION: Approve Compehensive Plan	If additional space is required, attach a separate sheet Amendment-Future Land Use Map: A Request
For Clerk's Use: Motion By:	SUPP Resolution O	ORTING DOCUMENTS ATTACHED
Second By: Vote Record: Aye Nay Q N S N	Pachs Other (speci /hitlock teiner forland pehen	
Workshop X Regular Meeting Special Meeting		Refer to: Table until: Other:

COMPREHENSIVE PLAN, AMENDMENT-FUTURE LAND USE MAP A REQUEST FROM STEVE BURNETT

THE CITY OF NORTH MANKATO

SUBJECT:	Comprehensive Plan Amendment-Future Land Use Map
APPLICANT:	Steve Burnett
LOCATION:	Part of Section 3-108-27
EXISTING ZONING:	Guided General Commercial
DATE OF HEARING:	February 14, 2019
DATE OF REPORT:	February 6, 2019
REPORTED BY:	Mike Fischer, Community Development Director

APPLICATION SUBMITTED

Request to amend Comprehensive Plan Figure 3-2, Future Land Use

COMMENT

Attached as Exhibit A is a request from Steve Burnett to amend Figure 3-2, Future Land Use within the Comprehensive Plan. In summary, the applicant owns 7.65 acres of land shown on Exhibit B which is currently outside the City limits. As part of the 2015 comprehensive planning process, as shown on Exhibit C, this property was guided for future commercial development upon annexation into the City limits. During the planning process, there was considerable participation from area residents regarding the preferred future zoning and use of the property. As a result, the following statement was incorporated in to the Comprehensive Plan:

> The property at the northeast corner of Pleasant View Drive and CSAH 41, adjacent to the Highway 14 interchange, will be guided for future commercial development based on its proximity to Highway 14 and the Pleasant View Drive roundabout. In addition to existing city regulations, commercial signage and lighting proposals for commercial uses on the site should minimize the effect of their presence on the surrounding residential neighborhood. In addition, the use of landscaping berms and trees should be incorporated

along the east side of the property and the south side from Raymond Drive to the east property line. In an attempt to direct commercial traffic to the Pleasant View Drive roundabout, appropriate signage will be installed by the City.

According to the applicant, there has been little interest from commercial developers to purchase and utilize the property for its guided commercial use. However, there has been interest from local developer, Adam Huiras to purchase the east 2.57 acres of the property to construct townhomes. As a result, as shown on Exhibit D, the applicant is requesting to amend Comprehensive Plan Figure 3-2, Future Land Use by changing the guided zoning of the east 2.57 acres of his property from General Commercial to High Density Residential. The following is a summary of High Density Residential taken from the Comprehensive Plan:

High Density Residential

The High Density Residential land use category consists of multiple family attached housing oriented in a vertical fashion, more commonly referred to as apartments and condominiums. Housing units may be owner or renter occupied. High density housing is an efficient land use because it contains more dwelling units per acre than other residential uses.

High density residential uses are located in places with compatible adjacent land uses and where the local street system will accommodate the traffic. Ideally, they are located near commercial uses or employment centers to maximize the number of people who can walk or use alternative modes of transportation. Residential areas near the downtown suitable for redevelopment may be prime locations for new high density housing. Because high density housing is generally associated with renting, it may be a very attractive option for recent graduates looking to live in North Mankato. Providing enough quality high density residential housing is essential for providing a diverse housing stock. The densities targeted in this category are over 10 dwelling units per acre. The primary zoning districts that would generally correspond to this land use designation would be the R-3 Limited Multiple Dwelling District and the R-4 Multiple Dwelling District.

As the primary zoning districts that would correspond guided High Density Residential are R-3 and R-4 districts, the following are <u>summaries</u> of permitted uses within those districts:

R-3, Limited Multiple Dwelling

Permitted Uses Single-family detached dwellings Single-family attached dwellings (townhomes)-not to exceed 8 units per structure Two-family dwellings Churches Public buildings Apartment buildings – not to exceed 12 dwelling units per structure

R-4, Multiple Dwelling

Permitted Uses Single-family detached dwellings Single-family attached dwellings (townhomes)-in excess of 8 units per building Two-family dwellings Churches Public building Apartment buildings – in excess of 12 units per building

Attached as Exhibit D is a North Mankato Zoning Map which shows existing zoning in this area.

RECOMMENDATION

Based on existing area zoning and uses, staff recommends approval of the Land Use Map amendment subject to future R-3 zoning of the property.

January 17, 2019

Michael Fisher City of North Mankato 1001 Belgrade Ave, North Mankato, mn 56003

Dear Mr Fisher,

I request to amend figure 3.2 (Future Land Use Map.) I would like to change the current proposed zoning of Commercial/Industrial to High Density Residential(R-3) on the following parcel described as:

That part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 108 North Range 27 West, Nicollet County, Minnesota, described as:

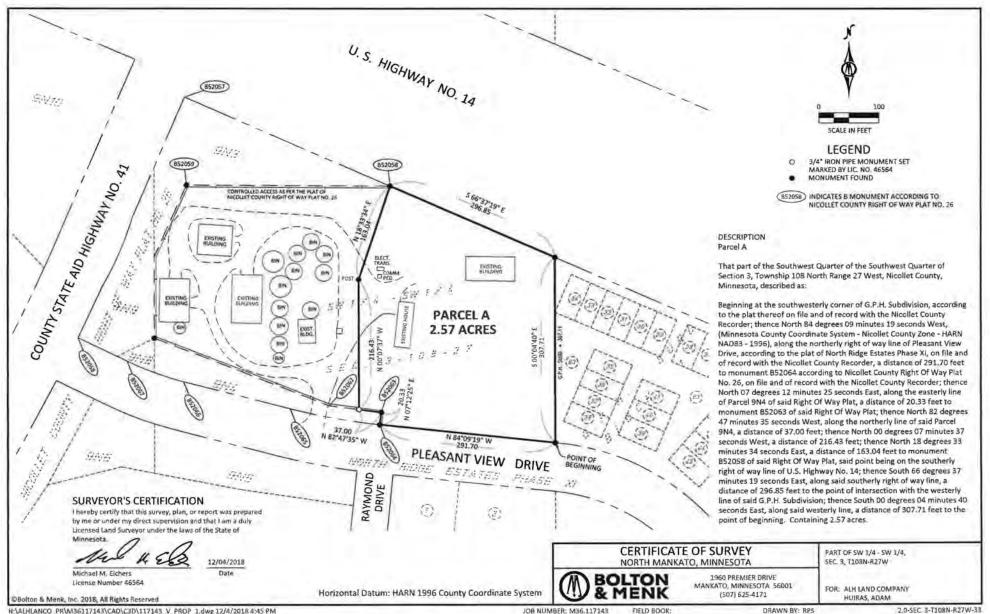
Beginning at the southwesterly corner of G.P.H. Subdivision, according to the plat thereof on file and of record with the Nicollet County Recorder; thence North 84 degrees 09 minutes 19 seconds West,

(Minnesota County Coordinate System - Nicollet County Zone - HARN NAD83 -1996), along the northerly right of way line of Pleasant View Drive, according to the plat of North Ridge Estates Phase XI, on file and of record with the Nicollet County Recorder, a distance of 291.70 feet to monument B52064 according to Nicollet County Right Of Way Plat No. 26, on file and of record with the Nicollet County Recorder; thence North 07 degrees 12 minutes 25 seconds East, along the easterly line of Parcel 9N4 of said Right Of Way Plat, a distance of 20.33 feet to monument B52063 of said Right Of Way Plat; thence North 82 degrees 47 minutes 35 seconds West, along the northerly line of said Parcel 9N4, a distance of 37.00 feet; thence North 00 degrees 07 minutes 37 seconds West, a distance of 216.43 feet; thence North 18 degrees 33 minutes 34 seconds East, a distance of 163.04 feet to monument B52058 of said Right Of Way Plat, said point being on the southerly right of way line of U.S. Highway No. 14; thence South 66 degrees 37 minutes 19 seconds East, along said southerly right of way line, a distance of 296.85 feet to the point of intersection with the westerly line of said G.P.H. Subdivision; thence South 00 degrees 04 minutes 40 seconds East, along said westerly line, a distance of 307.71 feet to the point of beginning. Containing 2.57 acres.

See the attached certificate of survey.

Sincerely. even R. Burnett

Steven Burnett Steven R Burnett Trust

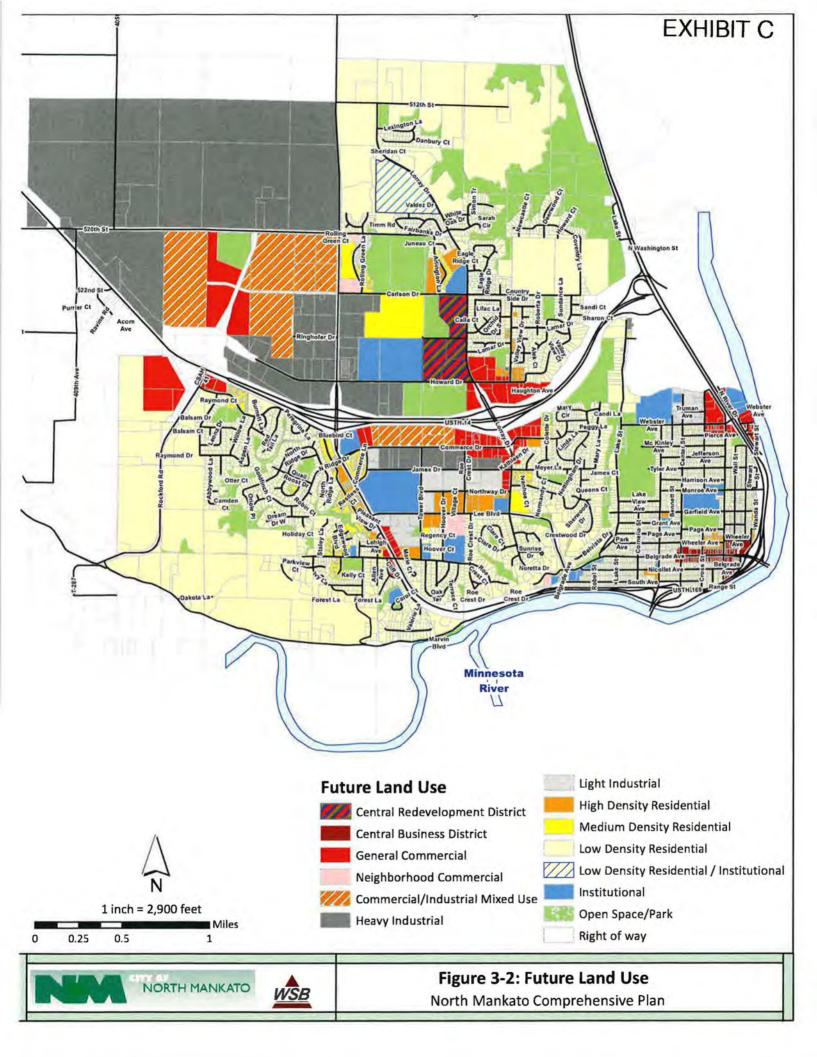


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JOB NUMBER: M36.117143 FIELD BOOK:

^{2.0-}SEC 3-T108N-R27W-33





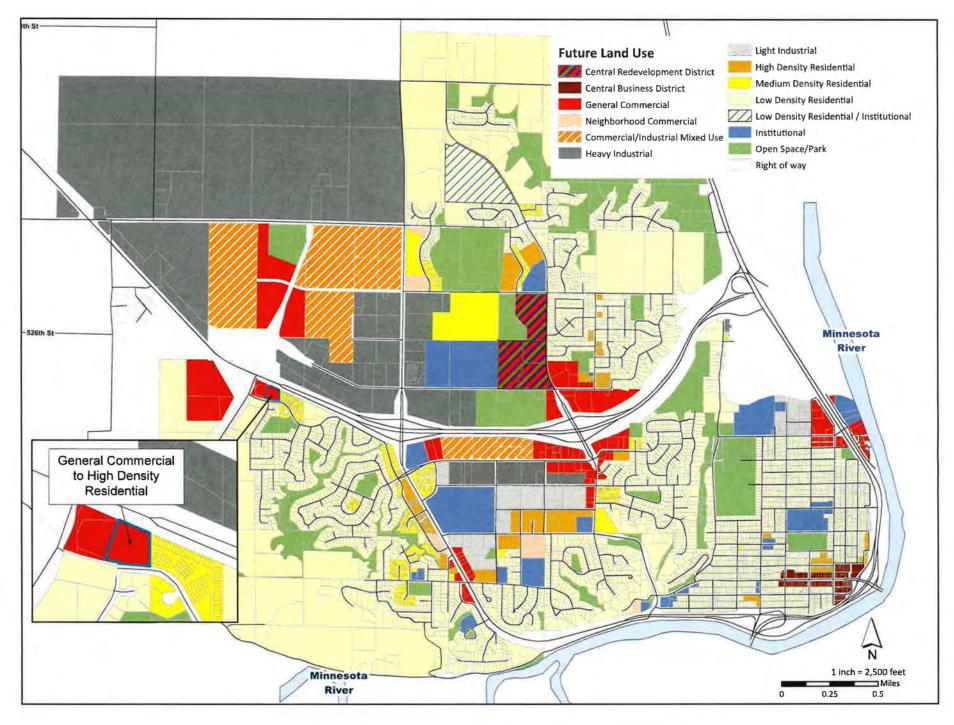
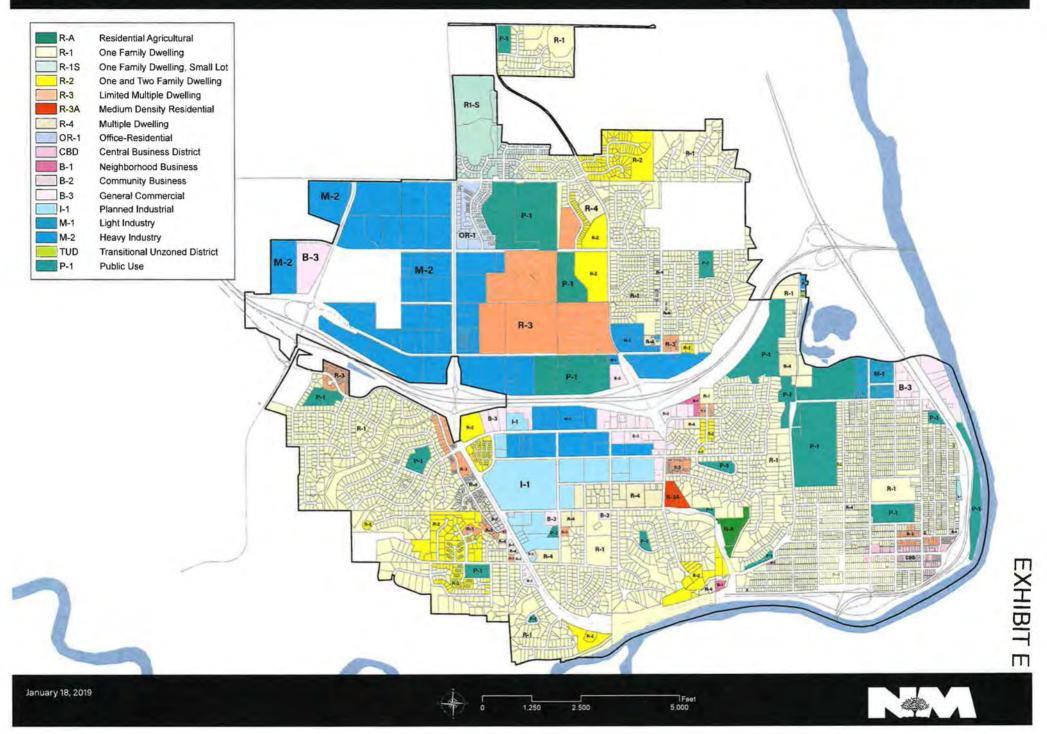


EXHIBIT D

ZONING

CITY OF NORTH MANKATO





January 31, 2019

Dear Resident:

The City of North Mankato has received a request from Steve Burnett to amend the Future Land Use Map within the Comprehensive Plan. The location of the land in question is shown on Exhibit A. While this property is currently located outside the North Mankato City limits, it is guided within the Comprehensive Plan for future general commercial use when it is part of the City. As shown on Exhibit B, the applicant is proposing to amend the Future Land Use Map by changing the future use of this property from General Commercial to High Density Residential. The primary zoning districts that would correspond to this land use designation would be the R-3, Limited Multiple Dwelling District and the R-4, Multiple Dwelling District.

The purpose of the land use amendment is to utilize the property for the future construction of townhomes by local developer Adam Huiras.

This amendment will be considered by the North Mankato Planning Commission on Thursday, February 14, 2019 and by the City Council on Tuesday, February 19, 2019. Both meetings begin at 7:00 p.m. in the Municipal Building Council Chambers located at 1001 Belgrade Avenue. As an area property owner, you have the opportunity to comment on the request. You may send written comments to my attention by February 14, 2019 or attend either or both meetings.

Sincerely,

THE CITY OF NORTH MANKATO

mite Fiel

Mike Fischer Community Development Director

Encls.







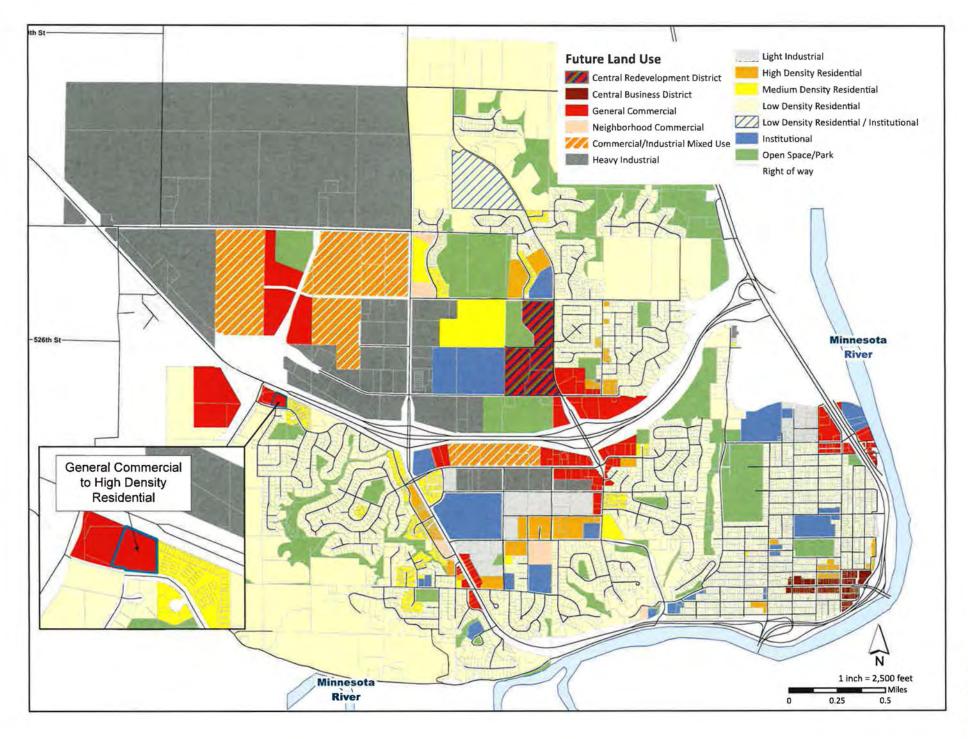


EXHIBIT B

Darren & Jennifer Blue 2371 Abbywood Lane North Mankato, MN 56003

Jeremy A. & Ashley M. Clifton 2375 Abbywood Lane North Mankato, MN 56003

Gregory A. & Laurie J. Cottingham 2358 Abbywood Lane North Mankato, MN 56003

Steven & Nicole Slechta 2350 Abbywood Lane North Mankato, MN 56003

John D. & Jennifer B. Shain 11 Camden Court North Mankato, MN 56003

Elizabeth M. Levine & Kristina M. Bittner 2339 Abbywood Lane North Mankato, MN 56003

Thomas D. & Tammy B. Rossow 18 Camden Court North Mankato, MN 56003

Jeffrey A. & Jodi A. Egeland 2331 Abbywood Lane North Mankato, MN 56003

David H. & Sally S. Trask 38 Otter Court North Mankato, MN 56003

Jack C. & Sarah B. Christensen 2322 Abbywood Lane North Mankato, MN 56003 Alissa L. Nagelhout-Brekke & Nathan L. Brekke 2367 Abbywood Lane North Mankato, MN 56003

Todd A. & Ann M. Weber 2359 Abbywood Lane North Mankato, MN 56003

Rustin D. & Andrea K. Luedtke 2351 Abbywood Lane North Mankato, MN 56003

Ronald & Allette Bleess 2354 Abbywood Lane North Mankato, MN 56003

Eric G. & Kim M. Allore 15 Camden Court North Mankato, MN 56003

Steven D. & Sandra E. Ydstie 10 Camden Court North Mankato, MN 56003

Joshua J. & Marni M. Blickem 2335 Abbywood Lane North Mankato, MN 56003

Mark & Karen Constantine 2326 Abbywood Lane North Mankato, MN 56003

Jason E. & Amy B. Hoehn 34 Otter Court North Mankato, MN 56003

Nathan A. Winch 2323 Abbywood Lane North Mankato, MN 56003 Ryan C. & Jennifer M. Spaude 2363 Abbywood Lane North Mankato, MN 56003

Craig E. & Loralie A. Bode 2355 Abbywood Lane North Mankato, MN 56003

Robert S. & Donna M. Fosburgh 2346 Abbywood Lane North Mankato, MN 56003

Mark J. Sikel 2347 Abbywood Lane North Mankato, MN 56003

Thomas J. & Jolene J. Wall 2343 Abbywood Lane North Mankato, MN 56003

Wayne R. & Kimberly J. Veroeven 14 Camden Court North Mankato, MN 56003

David & Mary Jo Cordes 2330 Abbywood Lane North Mankato, MN 56003

Patrick T. Person 2327 Abbywood Lane North Mankato, MN 56003

Bryan J. & Christine R. Bode 31 Otter Court North Mankato, MN 56003

Laura Ellen Tilton Revocable Trust 30 Otter Court North Mankato, MN 56003 Glen C. & Heidi M. Coudron 2318 Abbywood Lane North Mankato, MN 56003

George & Ann Chronic 27 Otter Court North Mankato, MN 56003

Mark S. & Shannon J. Sharpless 2270 Aspen Lane North Mankato, MN 56003

William D. & Sharon Schindle 2278 Aspen Lane North Mankato, MN 56003

Kevin & Wendy Sundahl 2260 Aspen Lane North Mankato, MN 56003

Christopher & Kristine Mihm 18 Otter Court North Mankato, MN 56003

Howard G. & Jill F. Putz 2307 Abbywood Lane North Mankato, MN 56003

Randy L. & Faith M. Frederick 14 Otter Court North Mankato, MN 56003

Richard E. & Lisa A. Haman 2252 Aspen Lane North Mankato, MN 56003

Jeffrey & Karla Giesen 2303 Abbywood Lane North Mankato, MN 56003 Matt D. & Brandi J. Hudson 2319 Abbywood Lane North Mankato, MN 56003

Ryan S. & Kathryn R. Howe 2314 Abbywood Lane North Mankato, MN 56003

Lynelle C. Harms 2274 Aspen Lane North Mankato, MN 56003

John C. & Kimberly A. Aho 22 Otter Court North Mankato, MN 56003

Clayton L. & Sandra R. Oachs 2310 Abbywood Lane North Mankato, MN 56003

Kevin & Misty Thompson 2282 Aspen Lane North Mankato, MN 56003

Terron P. Field & Julie A. Henry 2306 Abbywood Lane North Mankato, MN 56003

Jamie W. & Annetta M. Skogen 2253 Aspen Lane North Mankato, MN 56003

Brian & Elizabeth Luepke 2286 Aspen Lane North Mankato, MN 56003

Mindy & Justin Clifton 2249 Aspen Lane North Mankato, MN 56003 Chad W. & Janele J. Fowlds 26 Otter Court North Mankato, MN 56003

Kurt A. & Brittany N. Konz 2315 Abbywood Lane North Mankato, MN 56003

Christopher N. Schmidt 23 Otter Court North Mankato, MN 56003

Steven L. & Jill E. Isakson 2264 Aspen Lane North Mankato, MN 56003

Samuel J. & Jessica M. Lawrence 2311 Abbywood Lane North Mankato, MN 56003

Teresa L. Pratt 2256 Aspen Lane North Mankato, MN 56003

Jason & Tamara Knudson 15 Otter Court North Mankato, MN 56003

Jand Development, Inc. P.O. Box 502 Saint James, MN 56081

Barbara Forst 2290 Aspen Lane North Mankato, MN 56003

Timothy J. & Elizabeth Stevens 2302 Abbywood Lane North Mankato, MN 56003 Year Round Comfort, LLC 43 Deerwood Court North Mankato, MN 56003

Syed B. Ali & Anila D. Adhami 2298 Aspen Lane North Mankato, MN 56003

Timothy J. & Lori J. Kollasch 2244 Aspen Lane North Mankato, MN 56003

Corey R. & Ashley L. Olsen 2287 Aspen Lane North Mankato, MN 56003

Brett J. & Teresa K. Hinrichsen 2291 Aspen Lane North Mankato, MN 56003

David & Sherry Stauffer 2312 Aspen Lane North Mankato, MN 56003

Dale M. Benson & Tammy K. Dybedahl-Benson 2300 Aspen Lane North Mankato, MN 56003

Lloyd C. & Dawn M. Larson 2295 Aspen Lane North Mankato, MN 56003

Lucy K. Nelson 15 Aspen Court North Mankato, MN 56003

Shane D. & Laura K. Bowyer 2246 Willow Lane North Mankato, MN 56003 Brian L. & Jamie D. Bahl 2248 Aspen Lane North Mankato, MN 56003

Joel A. & Marla K. Endres 2294 Aspen Lane North Mankato, MN 56003

Edward J. Grunts & Tia T. Albers-Grunst 2245 Aspen Lane North Mankato, MN 56003

Lucas J. & Kristi L. Downs 2164 Red Tail Lane North Mankato, MN 56003

Jeffrey M. & Leann R. Mages 2320 Aspen Lane North Mankato, MN 56003

Lucas J. & Stephanie A. Tholen 2308 Aspen Lane North Mankato, MN 56003

Kristopher J. & Amy L. Swanson 2156 Red Tail Lane North Mankato, MN 56003

Abby J. & Taylor J. Barlament 11 Aspen Court North Mankato, MN 56003

Steven H. & Pamela J. Fink 2236 Aspen Lane North Mankato, MN 56003

John R. & Jessica L. Hoffman 1754 Leona Drive North Mankato, MN 56003 Richard & Catherine Plasschaert 10 Otter Court North Mankato, MN 56003

William J. & Cynthia Hickok 2283 Aspen Lane North Mankato, MN 56003

Nicholas J. & Linda S. Frederick 2160 Red Tail Lane North Mankato, MN 56003

Kevin S. & Elizabeth J. Montgomery 2240 Aspen Lane North Mankato, MN 56003

Loren & Elizabeth M. Van Grootheest 2316 Aspen Lane North Mankato, MN 56003

Mark C. & Jeanne Atkinson 2304 Aspen Lane North Mankato, MN 56003

Benjamin T. & Lacey N. Gossett 2251 Willow Lane North Mankato, MN 56003

Doris I. Stoll 2152 Red Tail Lane North Mankato, MN 56003

Tanner & Brenda Post 2163 Red Tail Lane North Mankato, MN 56003

Thomas L. & Lori J. Warrant 2148 Red Tail Lane North Mankato, MN 56003 Richard A. & Andrea Foster 1762 Leona Drive North Mankato, MN 56003

Matthew & Ashley Versteeg 1774 Leona Drive North Mankato, MN 56003

Mark D. & Kristina L. Murphy 18 Aspen Court North Mankato, MN 56003

Timothy S. & Ashley A. Braulick 2151 Red Tail Lane North Mankato, MN 56003

Neil J. & Amber N. Bannerman 2243 Willow Lane North Mankato, MN 56003

Lee E. & Shana L. Allex 2228 Aspen Lane North Mankato, MN 56003

Kuldeep Agarwal 2238 Willow Lane North Mankato, MN 56003

Ryan A. & Sarah J. Marti 1769 Leona Drive North Mankato, MN 56003

Christopher S. & Kimberly J. Hendrickson 2233 Aspen Lane North Mankato, MN 56003

Andrew D. & Jennifer M. Backes 1786 Leona Drive North Mankato, MN 56003 Dan & Meghan Maes 1766 Leona Drive North Mankato, MN 56003

Nathan E. & Juanita K. Lagred 2247 Willow Lane North Mankato, MN 56003

Larry R. & Janice K. Plante 2157 Red Tail Lane North Mankato, MN 56003

Nicole Marie Bennett 2242 Willow Lane North Mankato, MN 56003

Randy L. & Katherine A. Gerber 14 Aspen Court North Mankato, MN 56003

Nicole J. & Jeremy D. Ulman 1782 Leona Drive North Mankato, MN 56003

Kyle R. & Jodie D. Ward 1780 Raymond Drive North Mankato, MN 56003

Chet T. & Jennifer M. Anderson 1777 Leona Drive North Mankato, MN 56003

Diane M. Hanson 2140 Red Tail Lane North Mankato, MN 56003

Daniel J. & Jill Baston 2234 Willow Lane North Mankato, MN 56003 Adam & Lacey Schumann 1770 Leona Drive North Mankato, MN 56003

Derrick R. & Michelle A. Hunstad 2232 Aspen Lane North Mankato, MN 56003

Andrew J. & Leah M. Garry 1778 Leona Drive North Mankato, MN 56003

Bruce A. & Ann A. Hubmer 2144 Red Tail Lane North Mankato, MN 56003

Timothy P. Hardy 10 Aspen Court North Mankato, MN 56003

Wayne M. & Alice P. Johansen 2145 Red Tail Lane North Mankato, MN 56003

Patrick T. & Tracye D. Eiselt 11 Willow Court North Mankato, MN 56003

Nicholas & Brittinni E. Lockwood 15 Willow Court North Mankato, MN 56003

Dustin & Crystal Laird 2224 Aspen Lane North Mankato, MN 56003

Jason B. Schultz & Jessica A. Severin 1784 Raymond Drive North Mankato, MN 56003 Jeremy J. & Melissa L. Anderson 1785 Leona Drive North Mankato, MN 56003

Scott C. & Ramona J. Beiswanger 2229 Aspen Lane North Mankato, MN 56003

Yean S. Lim & An Choi 18 Willow Court North Mankato, MN 56003

Jacob & Cassie Stock 18 Balsam Court North Mankato, MN 56003

Matthew B. & Joey A. Senske 10 Willow Court North Mankato, MN 56003

Michael & Megan Mulvihill 14 Willow Court North Mankato, MN 56003

Brent J. & Jessica L. Busch 15 Balsam Court North Mankato, MN 56003

Steve Gordon Hewitt 2128 Red Tail Lane North Mankato, MN 56003

Daniel J. Best 2119 Black Hawk Drive North Mankato, MN 56003

Andrew J. Akim & Susan B. Laabs 2291 Balsam Drive North Mankato, MN 56003 Jeffrey B. & Mitzi M. Moore 2141 Red Tail Lane North Mankato, MN 56003

Jeffrey E. & Jodie L. Gerdts 1790 Leona Drive North Mankato, MN 56003

Greg & Melissa L. Landsteiner 1789 Leona Drive North Mankato, MN 56003

Bradford A. & Shannon L. Butler 2132 Red Tail Lane North Mankato, MN 56003

Gary M. & Tracy L. Day 2225 Aspen Lane North Mankato, MN 56003

Thomas & Christina Hinz 2216 Aspen Lane North Mankato, MN 56003

Todd & Brook Mohr 14 Balsam Court North Mankato, MN 56003

Jason M. & Angela D. Black 2115 Black Hawk Drive North Mankato, MN 56003

Jason J. & Tamara L. Corcoran 2221 Aspen Lane North Mankato, MN 56003

Adam Francis & Heather M. Martirock 2222 Willow Lane North Mankato, MN 56003 Poorna T. Wansapura & Galkande A. Premarathna 2136 Red Tail Lane North Mankato, MN 56003

Jerome & Rachel Qualley 1788 Raymond Drive North Mankato, MN 56003

Daniel C. & Andrea J. Forster 19 Balsam Court North Mankato, MN 56003

Lynne M. Holmgren 2107 Black Hawk Drive North Mankato, MN 56003

Verlynn C. & Anne C. Schmalle 2111 Black Hawk Drive North Mankato, MN 56003

Jon P. & Lisa J. Wendinger 2226 Willow Lane North Mankato, MN 56003

Michael R. & Teresa R. Sellner 1932 Black Hawk Drive North Mankato, MN 56003

Justin B. & Erica V. Rewitzer 2102 Black Hawk Drive North Mankato, MN 56003

Daniel P. & Keri M. Solheid 2124 Red Tail Lane North Mankato, MN 56003

Kasandra L. Trout 2106 Black Hawk Drive North Mankato, MN 56003 Blake H. & Jill K. Jones 2129 Red Tail Lane North Mankato, MN 56003

Scott & Joann Doyscher 1797 Leona Drive North Mankato, MN 56003

Thomas L. & Lori J. Warrant 2148 Red Tail Lane North Mankato, MN 56003

Kevin R. & Effie M. McKinney 2217 Aspen Lane North Mankato, MN 56003

Benjamin & Kristi Krautkremer 2119 Burnett Lane North Mankato, MN 56003

Dong Pho & San Khanh Huynh 2118 Black Hawk Drive North Mankato, MN 56003

Brian J. & Anita M. Maki 2121 Red Tail Lane North Mankato, MN 56003

Erin Hanneman & Brennan Enstad 2122 Black Hawk Drive North Mankato, MN 56003

David D. Torbenson 2286 Balsam Drive North Mankato, MN 56003

Anthony & Nicole Adams 2314 Balsam Drive North Mankato, MN 56003 Cody & Rachel Walth 11 Balsam Court North Mankato, MN 56003

Jacqueline Stark 1798 Leona Drive North Mankato, MN 56003

Steven M. & Alissa N. Lawrence 1796 Raymond Drive North Mankato, MN 56003

Rajesh B. Kethireddy & Padma P. Yarrapureddy 2120 Red Tail Lane North Mankato, MN 56003

Jessica Ann Thul 2118 Burnett Lane North Mankato, MN 56003

Robert T. & Sandra K. Wiste 2213 Aspen Lane North Mankato, MN 56003

Ronald J. & Michelle A. Griebel 2116 Red Tail Lane North Mankato, MN 56003

Dean R. & Jennifer B. Portner 2114 Burnett Lane North Mankato, MN 56003

Cory S. & Angela L. James 2322 Balsam Drive North Mankato, MN 56003

Daniel K. & Rebecca M. Grassman 2310 Balsam Drive North Mankato, MN 56003 Michelle R. & Kevin K. Kruize 10 Balsam Court North Mankato, MN 56003

Seth M. & Kimberley A. Greenwood 2299 Balsam Drive North Mankato, MN 56003

Daniel R. & Rebecca M. Sarff 2212 Aspen Lane North Mankato, MN 56003

Paul J. & Lori A. Jakes 2125 Red Tail Lane North Mankato, MN 56003

Brandon T. & Liza A. Rignell 2218 Willow Lane North Mankato, MN 56003

Jon E. & Jeanne M. Fitterer 2115 Burnett Lane North Mankato, MN 56003

Michael D. & Mary K. Goldencrown 2214 Willow Lane North Mankato, MN 56003

Shawn T. & Julie A. Morgan 1799 Raymond Drive North Mankato, MN 56003

Patrick H. & Allison L. Burmeister 2318 Balsam Drive North Mankato, MN 56003

Bryan W. & Kari L. Pratt 2306 Balsam Drive North Mankato, MN 56003 Douglas A. Liebl & Tamara M. Galema-Liebl 2302 Balsam Drive North Mankato, MN 56003

Nicholas J. & Sara Jo Maxwell 2290 Balsam Drive North Mankato, MN 56003

Duane C. & Kimberly A. Olenius 2210 Willow Lane North Mankato, MN 56003

Steven R. & Jennifer Walker 2112 Red Tail Lane North Mankato, MN 56003

Chris L. & Emily F. Lowry 2110 Burnett Lane North Mankato, MN 56003

Justin R. & Nicole M. Sandmann 2207 Willow Lane North Mankato, MN 56003

Daniel A. & Jane C. Larsen 2201 Aspen Lane North Mankato, MN 56003

James Richard & Nicole Jean Rogers 2202 Willow Lane North Mankato, MN 56003

Ashley A. & Brian G. Eimer 1812 Raymond Drive North Mankato, MN 56003

Darrell Wolf 1901 Pleasant View Drive North Mankato, MN 56003 Dustyn D. & Kelsie J. Davis 2298 Balsam Drive North Mankato, MN 56003

Joseph A. & Karen M. Chester 2111 Burnett Lane North Mankato, MN 56003

Andrew & Nicole Bear 2117 Red Tail Lane North Mankato, MN 56003

Clinton Forrest & Andrea Waldo 2211 Willow Lane North Mankato, MN 56003

Chad R. & Patricia L. Johnson 2107 Burnett Lane North Mankato, MN 56003

Bradley & Beth Wersal 2200 Aspen Lane North Mankato, MN 56003

Robert Ronald & Janell Marie Spelbrink 2108 Red Tail Lane North Mankato, MN 56003

Berend J. & Mary K. Brinks 2103 Burnett Lane North Mankato, MN 56003

Dennis L. & Tracy L. Goodburn 2104 Red Tail Lane North Mankato, MN 56003

Timothy D. & Jody A. Roemhildt 2102 Burnett Lane North Mankato, MN 56003 Heather F. & Michael A. Madison 2294 Balsam Drive North Mankato, MN 56003

Todd A. & Lori A. Enfield 2209 Aspen Lane North Mankato, MN 56003

William J. & Kari A. Gernentz 2204 Aspen Lane North Mankato, MN 56003

Todd M. & Jennifer C. Landgraff 2205 Aspen Lane North Mankato, MN 56003

Timothy P. & Jocelyn R. DeSutter 2206 Willow Lane North Mankato, MN 56003

Grant Robertson 2113 Red Tail Lane North Mankato, MN 56003

Glen O. & Connie Ruyter 1808 Raymond Drive North Mankato, MN 56003

Kenneth A. & Lynn J. Klingsporn 2106 Burnett Lane North Mankato, MN 56003

David & Rebecca Gresback 2109 Red Tail Lane North Mankato, MN 56003

Joel L. Enevold 2100 Willow Trail North Mankato, MN 56003 James Whaley 1816 Raymond Drive North Mankato, MN 56003

Carly J. Jensen 2102 Willow Trail North Mankato, MN 56003

Kelly E. Hamerski 2101 Red Tail Lane North Mankato, MN 56003

Sarah Jane Smith 2106 Willow Trail North Mankato, MN 56003

Jack J. & Katelyn M. Michaletz 1824 Raymond Drive North Mankato, MN 56003

S Properties, LLC 310 N. 2nd Street Mankato, MN 56001

Galen C. Holzhueter 2118 Willow Trail North Mankato, MN 56003

Linda L. Ulferts 2102 Linden Trail North Mankato, MN 56003

Jill A. Hewitt 2122 Willow Trail North Mankato, MN 56003

R & K Ventures, LLC 165 Fairway Drive Mankato, MN 56001 Ryan G. & Amy M. Wilson 2105 Red Tail Lane North Mankato, MN 56003

John M. & Deborah K. Stevens 2005 Pleasant View Drive North Mankato, MN 56003

Lynn M. Bailey 2001 Pleasant View Drive North Mankato, MN 56003

James L. & Carol J. Kipp 2108 Willow Trail North Mankato, MN 56003

Brooke M. Wiechmann 2114 Willow Trail North Mankato, MN 56003

Russell D. & Stacey J. Warnke 15 Raymond Court North Mankato, MN 56003

Jennifer Sisco 2100 Linden Trail North Mankato, MN 56003

Meckenzie Dahle & Daniel Tinaglia Jr. 2104 Linden Trail North Mankato, MN 56003

Louise K. Sexton 2108 Linden Trail North Mankato, MN 56003

Matthew G. & Naomi H. Ruyter 19 Raymond Court North Mankato, MN 56003 John P. & Pamela P. Habinger 2100 Red Tail Lane North Mankato, MN 56003

Joann R. Nessler 2104 Willow Trail North Mankato, MN 56003

Joshua & Heather Ardolf 1820 Raymond Drive North Mankato, MN 56003

Patricia A. Hemmingsen 2110 Willow Trail North Mankato, MN 56003

Dale & Donna Gieseke 20 Pleasant View Court North Mankato, MN 56003

Chris & Angie Schreiber 11 Raymond Court North Mankato, MN 56003

Daniel & Fiona Swanson 2120 Willow Trail North Mankato, MN 56003

Lillian Properties, LLC 2275 North Ridge Drive North Mankato, MN 56003

Andrew J. Versteeg 2124 Willow Trail North Mankato, MN 56003

Rachel E. Ernsting 2105 Linden Trail North Mankato, MN 56003 Nicholas R. Thomas & Michael J. Melchert 2107 Linden Trail North Mankato, MN 56003

Willow Trail, LLC 1675 Valley View Drive North Mankato, MN 56003

Michael A. Forsyth 2132 Willow Trail North Mankato, MN 56003

Preman J. Singh 2134 Willow Trail North Mankato, MN 56003

Bruce R. Burnett 39758 Pleasant View Drive North Mankato, MN 56003

Kara L. Wasson 2105 Hemlock Trail North Mankato, MN 56003

Nathan Chandler & Ricky Chandler 10 Winslow Circle Saint Clair, MN 56080

Alyssa R. Van Klei 2142 Willow Trail North Mankato, MN 56003

Hans C & Catherine R. & Steven W. Fjelstad 2104 Evergreen Trail North Mankato, MN 56003

Ryan N. Grommersch 2154 Willow Trail North Mankato, MN 56003 Margo M. Briese 2128 Willow Trail North Mankato, MN 56003

Creative Properties, LLC 4476 Washington Boulevard Madison Lake, MN 56063

Nathan Stolt 2102 Hemlock Trail North Mankato, MN 56003

Mark L. Wellner 2106 Hemlock Trail North Mankato, MN 56003

Jennifer L. Peterson 2103 Hemlock Trail North Mankato, MN 56003

Kenney Family Trust 7699 74th Street S Cottage Grove, MN 55016

Yorik Andrian 314 Floral Avenue Mankato, MN 56001

Hannah J. Birkholz 2103 Evergreen Trail North Mankato, MN 56003

Ryan Hoffman 2148 Willow Trail North Mankato, MN 56003

Ismail S. Ahmed 3268 Echo Lane SW Rochester, MN 55902 John M. Sonich 2109 Linden Trail North Mankato, MN 56003

Brian M. & Tracy Zins 2158 Eagle Ridge Drive North Mankato, MN 56003

Karna R. Hubbard 2104 Hemlock Trail North Mankato, MN 56003

Benjamin B. Divine 15195 W 154th Street Olathe, KS 66062

Tracy M. Willaert 2108 Hemlock Trail North Mankato, MN 56003

Alan Cole 312 Dancing Waters Circle Mankato, MN 56001

Denise S. Schweim 2102 Evergreen Trail North Mankato, MN 56003

Lisa M. & Jason R. Johnson 2841 Coolidge Street NE Saint Anthony, MN 55418

Sadie Dahn 1009 Trillum Court Eagan, MN 55123

Michelle Guillaume 1597 6th Street E Saint Paul, MN 55106 Jon A. & Jennifer B. Saxen P.O. Box 261 Welcome, MN 56181

Todd & Jeanne Bergstrom 2321 Seurer Court Elko New Market, MN 55054

Jason B. Olson & Susan M. Bianchi-Olson 2326 Balsam Drive North Mankato, MN 56003 H3 Properties, LLC 2105 Evergreen Trail North Mankato, MN 56003

Kevin Tauer 2501 Royale Court Eagan, MN 55122

Randall S. & Sarah J. King 1795 Raymond Drive North Mankato, MN 56003 David S. Stoufer 68 Balsam Circle North Mankato, MN 56003

Dale Tischer 2176 Willow Trail North Mankato, MN 56003

Michael Fischer

From: Sent: To: Subject: Meghan Maes <meghan.maes@gmail.com> Thursday, February 07, 2019 10:55 AM michaelf@northmankato.com Rezoning Application of Steve Burnett

Mr. Fischer,

I received your letter regarding the application of Mr. Burnett to rezone his property. I have reviewed the North Mankato city ordinances which describe the proposed designation.

The letter indicates that Mr. Huiras plans to build townhomes. North Mankato ordinance § 156.041 subd. B(3) and (4), state that Mr. Huiras would be allowed to build apartment buildings in excess of 12 units per building or multi-family dwellings in excess of 8 units per building. I have concerns that the R-4 designation is much too broad for the stated purpose.

I would propose that the counsel consider rezoning the property to R3-A only. That way Mr. Huiras can proceed with his plan to develop townhomes while maintaining the quiet and low traffic feel of the area.

Thank you in advance for your time. I am unable to attend the meetings but hope you will pass along these comments.

Sincerely,

Meghan Maes 1766 Leona Drive

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 11G	Dept: Administration	Council Meeting Date: 2/19/19
FITLE OF ISSUE: Consider I	tesolution Establishing the 2019 Legislat	ive Priorities of the North Mankato City Council.
BACKGROUND AND SUPP resolution.	LEMENTAL INFORMATION: City	y Administrator will review the proposed
REQUESTED COUNCIL AC Mankato City Council. For Clerk's Use:		If additional space is required, attach a separate sheet ng the 2019 Legislative Priorities of the North PORTING DOCUMENTS ATTACHED
Aotion By:	Resolution (
Second By: /ote Record: Aye Nay 	Oachs Other (spec Whitlock Steiner Norland Dehen	
Workshop X Regular Meeting		Refer to:

RESOLUTION NO.

RESOLUTION ESTABLISHING THE 2019 LEGISLATIVE PRIORITIES OF THE NORTH MANKATO CITY COUNCIL

WHEREAS, the 13,850 citizens of the City of North Mankato play a vital role in all areas of the vitality of the regional economy in the Mankato-North Mankato Metropolitan Statistical Area and the State of Minnesota; and

WHEREAS, the long term cost of service delivery and the level of service provision associated with public services are important considerations for the City Council of North Mankato; and

WHEREAS, the City Council of North Mankato wishes to act in the best long term interest of the Citizens of North Mankato in maintaining a regional and statewide balance in financial resources available to communities to address the costs of service delivery, provision of service, and regional economic tourism.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the following priorities be advanced to the Minnesota State Legislature;

- 1. Request state bonding dollars for expansion of an indoor recreational facility and enhancement of existing park features at the Caswell Regional Sporting Complex
- Request authorization for a 1.0% Food & Beverage Tax authorization to be used to fund operational costs at Caswell Park
- Request a transit enhancement grant for 50% of costs associated with on demand transit pilot program

Adopted by the City Council this 19th day of February 2019.

ATTEST:

Mayor

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 11H	Dept: Administration	Council Meeting Date: 2/19/19
TITLE OF ISSUE: Consider C	Commerce Drive Area Development Plan	Adoption.
	LEMENTAL INFORMATION: Plea	ase review the attached memo. Matt Lassonde
REQUESTED COUNCIL AC	TION: Adopt Commerce Drive Are	If additional space is required, attach a separate sheet a Development Plan.
For Clerk's Use:		PORTING DOCUMENTS ATTACHED
Motion By: Second By:	Resolution (Ordinance Contract Minutes Map
	Oachs Other (spec Whitlock Steiner Norland Dehen	cify) Memo, Plan
Workshop X Regular Meeting		Refer to:



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1960 Premier Drive Mankato, MN 56001-5900

> Ph: (507) 625-4171 Fax: (507) 625-4177 Bolton-Menk.com

MEMORANDUM

Date:February 14, 2019To:John Harrenstein, City AdministratorFrom:Matt Lassonde, Transportation Planner, Bolton & Menk, Inc.Cc:Mike Fischer, Community Development Director; Dan Sarff, City EngineerSubject:Commerce Drive Area Development Plan Adoption
City of North Mankato
M18.115188

Introduction

This memorandum provides results and/or next steps of the public process, access consolidation, and streetscaping initiatives undertaken in the final stages of the Commerce Drive Area Development Plan (ADP) process. The draft Commerce Drive ADP is completed, includes the results of these initiatives, and is put forth for consideration of adoption by the City of North Mankato Council.

Background

The City of North Mankato contracted with Bolton & Menk, Inc. to complete the Commerce Drive ADP in November of 2017. The plan purpose is to:

- 1. Achieve a shared vision for the future of the corridor among the City, citizens, and stakeholders
- 2. Establish short-term improvements to be implemented in the 2019 roadway resurfacing project
- 3. Review corridor history, present use, and future opportunities for businesses and residents
- 4. Achieve a framework for investment in the corridor

The plan provides existing conditions review and recommendations for Housing, Economic Development, Transportation, Parks and Trails, and Area Design along with high-level, conceptual opportunities for potential redevelopment of properties along the corridor. Recommendations are focused on enhancing the lure of Commerce Drive as a community destination featuring a strong business environment, an improved pedestrian realm with connections to area recreation, and a desirable, more functional streetscape.

Project staff presented the draft Commerce Drive ADP to the North Mankato Planning Commission and City Council in October 2018 to gain approval prior to unveiling to the public through public meetings, pursuing access consolidation, and developing streetscaping alternatives.

Public Process

There has been a robust public process for the Commerce Drive ADP including the following meetings:

H:\NMAN\M18115168\1_Corres\A_Meetings\CityCouncil_FinalPres\CommerceADP_Memo_02132019.docx Botton & Merk is an equal opportunity empiryer. Name: Mark Dehen, City of North Mankato Mayor and Members of the City of North Mankato Council
 Date: February 13, 2019
 Page: 2

Initial Public Meetings - Prior to October 2018 Planning Commission and City Council Update

- Visioning Meetings Four meetings were held in November/December 2017 to define a vision for Commerce Drive. The first two meetings were focused on soliciting input from area stakeholders including property and business owners along Commerce Drive. The last two meetings were focused on soliciting input from area residents that live around the corridor and use it frequently.
- Redevelopment Meetings Several property owners were approached in summer/fall of 2018 to discuss plans they have for the future of their properties to gain an understanding of potential for future redevelopment opportunities on the corridor.
- Public Survey Nearly 650 people responded to a survey distributed in mid-2018 to solicit feedback on how individuals are using Commerce Drive and what they would like to see there.

Public Meetings - After October 2018 Planning Commission and City Council Update

- Access Consolidation Meetings Several property owners were approached from November 2018 to January 2019 to discuss options and/or willingness to close or consolidate access locations along the corridor. This included Big Dog, Loffler/Indulge Salon, Kwik Trip, Curiosi-Tea, and others.
- Plan Review Meetings Four meetings were held in November/December 2018 to solicit feedback from the public and area stakeholders on the draft Commerce Drive ADP and consider options for design features that may be included in streetscape during the 2019 resurfacing project. A summary of this meeting is attached to this memorandum as Attachment 1.
- Streetscaping Meetings Several property owners were approached and asked to consider streetscaping elements along the corridor that would provide decorative screening of their properties.

Access Consolidation

Many property owners were contacted to discuss the potential for closing/consolidating access to Commerce Drive from their properties. An initiative of the Commerce Drive ADP is to improve traffic function achieved through access consolidation in the eastern end of the corridor. **Attachment 2** illustrates properties in which the owners agreed to consolidate and relocate access with work to be completed during the 2019 street resurfacing project. Access changes at these properties will remove vehicle turning conflicts that exist today and will facilitate the addition of a two-staged pedestrian crossing in front of Kwik-Trip and Pioneer Bank that will enhance pedestrian crossing safety.

Streetscaping

The 2019 street resurfacing project has provided opportunities for streetscaping that will improve the pedestrian realm and area attractiveness. Participants in the public process were asked to identify preference for streetscape elements along the corridor. Elements included seating node arrangements, public art options, street lighting options, among others. Preferred elements are identified in **Attachment 1** which informed the development of the design concepts in **Attachment 3**. These elements will be constructed during the 2019 street resurfacing project.

A different approach to streetscaping was taken west of Roe Crest Drive given the different contexts and levels of activity east of that street. The segment from Roe Crest Drive will have additional trees and updated lighting incorporated as part of the reconstruction process, however, seating nodes are not planned. Instead, decorative screening will work in unison with bushes to provide a level of screening and

Name: Mark Dehen, City of North Mankato Mayor and Members of the City of North Mankato Council
 Date: February 13, 2019
 Page: 3

artistic diversion from industrial buildings and loading bays visible from Commerce Drive today. Users of the new multi-use path on the south side of the corridor will benefit from sequences of metal screens with pattern cut-outs and some interpretive signage along with landscaped bushes lining the area between the path and industrial lots. An overall layout and example of screen types that will be incorporated are included in **Attachment 3**.

Conclusion

Many things have happened since the October 2018 presentation of the draft Commerce Drive ADP to the City of North Mankato. Project staff have

- Solicited feedback from stakeholders and the public on the draft plan and concepts for streetscaping and area beautification
- 2. Worked with business and property owners to consolidate access for better roadway function and an enhanced pedestrian realm
- Worked with business and property owners feedback to design streetscape concepts for implementation in the 2019 street resurfacing project.

The success of these efforts assists with bringing the City of North Mankato closer to achieving the shared vision for Commerce Drive identified in the beginning of the process in late 2017. The City should continue momentum on Commerce Drive by working with stakeholders and the public to further enhance the corridor and make it even more of a destination.

Attachment 1: November/December 2018 Pubic Open House Summary



Commerce Drive Area Development Plan

Plan Review Meetings November 26 & 30, 2018

8

December 10 & 12, 2018

6:00 P.M. to 7:00 P.M.

North Mankato Fire Station #2 Howard Drive, North Mankato

Summary of Meetings

Purpose:

The purpose of the Commerce Drive Area Development Plan Review Meetings was to provide the community and stakeholders an opportunity to:

- Provide feedback on initiatives identified in the plan
- Engage with others interested in achieving the vision identified for Commerce Drive
- Discuss streetscaping options that will be incorporated in the upcoming 2019/2020 street resurfacing project

Attendees:

18 business owners and interested citizens attended the meetings to ask questions and discuss the future of Commerce Drive.

Meeting Format and Materials Presented:

Each meeting was set up in open house format with informational boards and materials available along with project and City staff available to answer questions and solicit feedback. Participants were given dot stickers to place on the boards indicating potential design features they'd prefer to see implemented along Commerce Drive. The following materials were available for public review:

- Commerce Drive Area Development Plan Draft
- Large aerial image of the corridor for discussion reference
- Informational boards including:
 - o Project Purpose and Goals
 - o Streetscape Rendering including Access Consolidation Considerations
 - o Node Imagery: Images of potential area design features
 - Node Concepts: Renderings of Seating Node Designs for the Roe Crest Drive and Lor Ray Drive intersections
 - o Potential Redevelopment Options discussed in the Plan
- Sign-In Sheet
- Comment Forms

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4 Vision for Commerce Drive



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Comments Received:

Verbal Comments:

Generally, those in attendance supported the plan initiatives and expressed a desire for improved traffic functionality and enhanced pedestrian facilities. The following were comment received through discussion among participants and project/City staff:

- Most participants suggested that congestion and driver confusion were issues in the eastern
 portion of the corridor.
- Some mentioned they don't go to use the corridor businesses because of the congestion and they likely would if the situation was improved.
- Many suggested they cross the corridor in front of Kwik Trip frequently without using the nearby crossing facilities. They feel unsafe doing so.
- Many would like to see redevelopment along the corridor that includes additional retail options, restaurants, a grocery store, and a hotel among other suggestions.
- Several expressed a desire to construct the pedestrian bridge over Highway 14 as a north south
 recreational/transportation amenity. Some thought it would be best if the corridor began to
 experience some redevelopment to bring the desired commercial uses closer to the trail.
- All supported streetscape concepts presented and the incorporation of public art, wayfinding signage, branding, a multi-use path addition, and other design features.

Written Comments:

A comment form was available with the four questions. The following are written comments for each question received:

- 1. Please explain why you do or do not support access consolidation along the corridor.
 - "I look forward to a more pleasant experience on Commerce Drive. It has so much potential. I use the bank, Kwik Trip, the Veterinarian and want it to be the best ever!"
 - "I support because of the amount of traffic coming and going from all directions. Consolidation would provide better flow – it can be congested at times."
 - "I do support consolidation to cut down on confusion"
- Please describe any instances of driver confusion or turning conflicts you've experienced in the eastern part of the corridor.
 - "The Center Turn Lane."
 - "Try it on a bike sometime!"
 - "Trying to make left turns out of the North Side is a nightmare...by Kwik Trip and the Strip Mall area especially."
 - "Pedestrians that run across the road by Walgreens. Drivers need to slow down often for them."
- 3. Please explain why you do or do not support a protected pedestrian crossing in front of Kwik Trip and Pioneer Bank as shown in the Streetscape Plan concept.
 - It will create awareness among drivers, pedestrians, and bicyclists
 - "Totally need this! Way too far to walk all the way down to the corners. Everyone cuts across that area."
 - "I do support the pedestrian crossing to make crossing safe as possible."

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4. Do you have other comments regarding the initiatives in the Commerce Drive Area Development Plan?

- "The City needs a broad vision as to what makes commercial areas viable. Currently, Commerce is only about car culture – Buildings need to be brought forward to the street with windows at the sidewalk. Commerce will never be pedestrian friendly as long as its current configuration exists."
- "Please consider a dog drinking fountain similar to that at Spring Lake Park along with a supply of dog bags"
- "Let's try another grocery store and restaurant" on the corridor
- Need lighting down on the east side; drinking fountain and dog bags would be nice; bike racks with easier access; I like the lighted benches and gathering areas; definitely need better path for bikers!"

Design Feature Concept Preferences

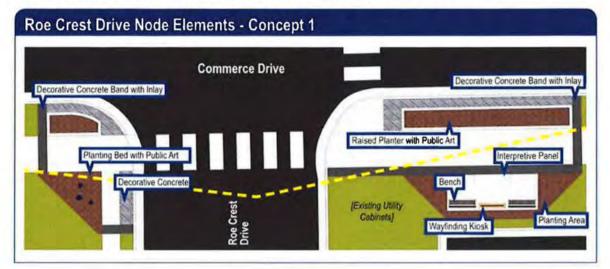
Several design features were made available for participants to comment on and indicate their preferences for implementation. Each participant was given dot stickers to apply to features they preferred. Among design features exhibited were three concept renderings for seating nodes. Proposed Node locations are shown on the following graphic:



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Preferred Concept for Roe Crest Drive Nodes 1 & 2:

The following two graphics represent the preferred design features for Nodes 1 and 2:



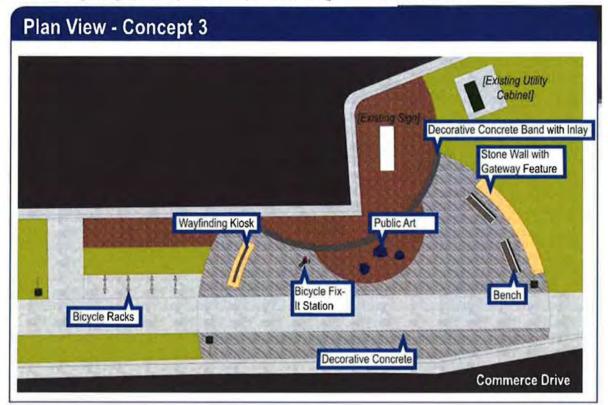


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A Vision for Commerce Drive

Preferred Concept for the East End Node 4:

The following two graphics represent the preferred design features for Node 4:





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A Vision for Commerce Drive

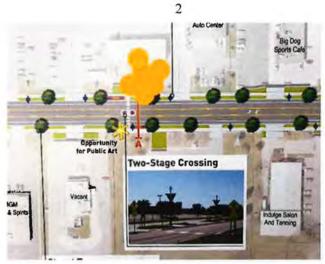
Other features receiving stickers:

Other features received stickers indicating that participants have a preference to see them implemented in the future. These Include the following:

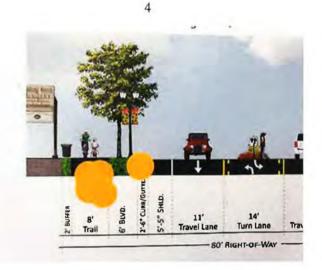
- 1. Pedestrian Bridge
- 2. Two Stage Pedestrian Crossing at Kwik Trip
- 3. Wayfinding signage
- 4. Multi-Use Path on South Side

1









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A Vision for Commerce Drive

Attachment 2: Streetscaping and Access Consolidation

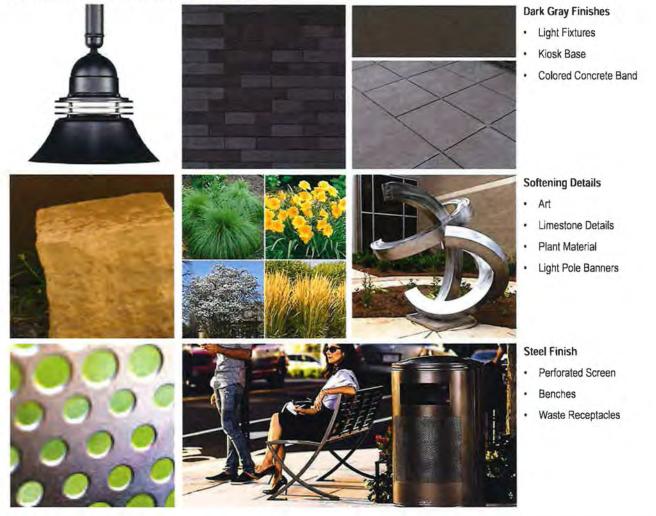


Streetscape Elements

- Lighting
- Screen
- Decorative Blvd Pavement
- Colored Concrete Band with Sandblast Message
- Benches
- Street Trees and Limited
 Plant Material
- Public Art

- · Gateway Feature
- Interpretive Panel
- Wayfinding Kiosk
- · Waste Receptacles
- Drinking Fountain
- Limestone and Modern Brick Details

Recommended Materials Palette



COMMERCE DRIVE IMPROVEMENT PROJECT | Elements and Materials



Recommendation Configuration

- Overhead Streetlight with additional pedestrian scale fixture on pole from Roe Crest Dr to Lor Ray Dr.
- Contemporary arms identified once fixture is selected
- Light poles to accommodate banner arms and potential hanging baskets
- · Include GFCI receptacles for holiday lighting





Possible Fixture Styles

Sternberg Gallery Fixture

Sternberg Omgea Fixture

^ Skirt option available (similar to Lookout Drive Fixture)

Holophane Teardrop Fixture - Skirt option available (similar to Lookout Drive Fixture)

NOTE: Structura Tandem light does not accommodate banner arms

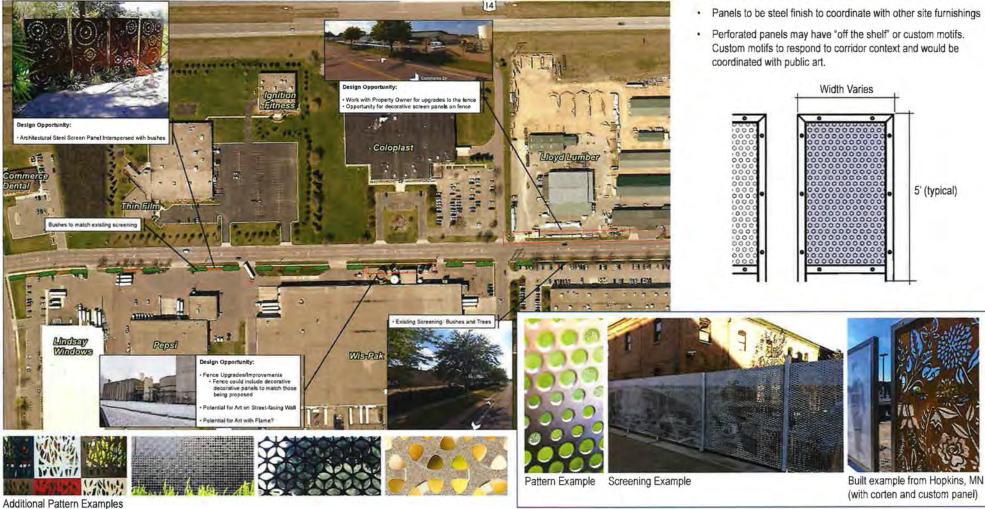


COMMERCE DRIVE IMPROVEMENT PROJECT | Lighting Alternatives



Identified Locations

PLEASE NOTE: The map below represents area identified for screening. The exact locations do not take sight lines from roadways and driveways into consideration. This will be accounted for and refined through construction drawings and sent for review to the City and discussed with the property owners.



COMMERCE DRIVE IMPROVEMENT PROJECT | West End Screening



Perforated Screen Recommendation

- · Perforated panels in a predefined metal frame (see below).
- Panels to be steel finish to coordinate with other site furnishings
- Perforated panels may have "off the shelf" or custom motifs. Custom motifs to respond to corridor context and would be

5' (typical)

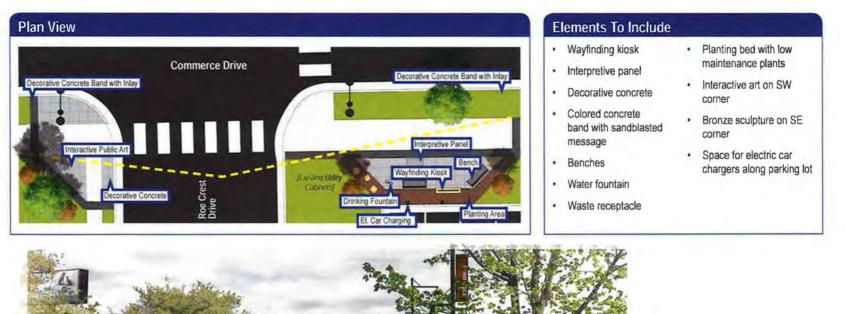
Attachment 3: Streetscaping Design Concepts

Node Locations



COMMERCE DRIVE IMPROVEMENT PROJECT | Node Location Overview





COMMERCE DRIVE IMPROVEMENT PROJECT | Roe Crest Node Concept

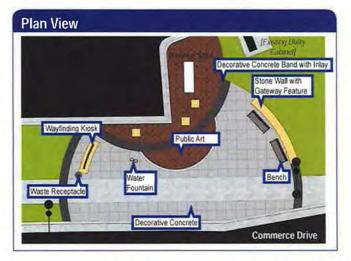






COMMERCE DRIVE IMPROVEMENT PROJECT | Mid-Block Node Concept





Elements To Include

- Wayfinding kiosk
 Decorative concrete
 Colored concrete band with sandblasted message
 Benches
 Water fountain
 Waste receptacle
 Planting bed with low maintenance plants
 Corporate style art piece

COMMERCE DRIVE IMPROVEMENT PROJECT | Lor Ray Drive Node Concept







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City of North Mankato

Commerce Drive Area Development Plan

June 2018

Submitted by:

Bolton & Menk, Inc. 1960 Premier Drive Mankato, MN 56001 P: 507-625-4171 F: 507-625-4177



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- Appendix B Commerce Drive Market Analysis
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- B.2 Retail Marketplace Profile & Business Summary: Upper North Mankato
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I. INTRODUCTION

The City of North Mankato is working with stakeholders and the general public to achieve a shared vision for the future of Commerce Drive. A mix of industrial, commercial, and residential uses combine to provide a major employment center and a key retail and service district for area residents. Many have expressed they would like to re-envision this core business district as a community destination achieved through an enhanced business presence, improved transportation facilities, and enhanced area design.

A. Plan Purpose

Commerce Drive will undergo a resurfacing project sometime in 2019 or 2020 funded by federal grant awards. This project opens up opportunities for the city to rethink the streetscape and implement improvements that will promote vehicle and pedestrian safety and area beautification.

The purpose of this Commerce Drive Area Development Plan is to:

1. Achieve the shared vision for the future of Commerce Drive among the city, citizens and stakeholders

2. Establishing short-term improvements that can be implemented in the upcoming resurfacing project

3. Reviewing corridor history, present use, and future opportunities for businesses and residents

4. Achieving a framework for investment along Commerce Drive

B. Guiding Principles

As the community is pursuing improvements to Commerce Drive, the following guiding principles should be referenced:

1. Recognize Commerce Drive as a primary business district in the community and a place for businesses to succeed

2. Recognize Commerce Drive has all the amenities and services needed for a thriving business and residential district

3. Enhance pedestrian connections along and across the corridor as well as to area park and trail facilities (e.g. Caswell Park, Benson Park, Highway 14 Trail, etc.)

4. Consider how additional housing opportunities can be provided along the corridor to address workforce needs and accommodate those interested in residing on the corridor

5. Create an inviting streetscape and enhance area character on Commerce Drive through Area Design considerations

6.Strengthen Commerce Drive partnerships to achieve common goals

C. Public Involvement

The City of North Mankato reached out to stakeholders, area residents, and the general public throughout the planning process. Stakeholders including business and property owners along the corridor and area residents attended visioning meetings to provide their vision for the corridor's future early in the process. A survey was made available to the general public later to gain an understanding of the community's desires for the corridor. The input received from this outreach was used to identify the shared vision for the corridor.

1.Stakeholder and Area Resident Visioning Meetings

Participants answered a series of questions aimed to identify strengths, weaknesses, opportunities, and threats present on Commerce Drive today and into the future. While there were several views among participants, there were some general themes that were mentioned at all meetings.

Participants feel the corridor is in need of, and has potential for, new business development, property redevelopment, streetscaping and infrastructure safety



Terms collected at the public meeting identifying views of Commerce Drive today.

improvements, and added amenities. Buildings in the area were viewed as outdated and the businesses they contain not visible to traffic passing by. The area was described as undefined and hidden. Many were concerned that patrons of Commerce Drive are workers or people passing through the area without stopping, not customers. Participants asked how to get customers to spend more time there and utilize the businesses more.

Most participants believe that sufficient vehicle and pedestrian traffic exists to support increased business development given more traffic can be drawn in. Its true that many vehicles access the area as the eastern part of the corridor carries 11,500 vehicles per day (vpd) and nearby Trunk Highway 14 and Lor Ray Drive carry roughly 25,000 vpd and 15,000 vpd respectively.

When discussing the future of the corridor, there was an overwhelming desire to develop Commerce Drive as a destination with diverse businesses supportive of both commercial and

industrial uses. An "uptown" feel is also desired with unique businesses, community events, and a sense of place that draws people to the area. However, most agreed that before any of that can happen, there are traffic and safety concerns that need to be dealt with. Meeting input is summarized in **Appendix A** and contributed to the shared vision and informed all aspects of plan development.



Terms collected at the public meeting identifying views of Commerce Drive in the future.

A Vision for Commerce Drive

Commerce Drive is a growing and diverse community destination supporting many uses that provide livability for area residents and a major employment sector for North Mankato's workforce, while also providing a safe and efficient vehicle and pedestrian environment including connections to area recreation facilities.

2.Community Survey Response

A community survey was made available to the general public and students, faculty, and employees at South Central College from April 6th, 2018 through May 20th. The survey was available on the city's website and in paper copy at the North Mankato Taylor Library. The city received approximately 650 responses to the survey which represents nearly 5% of the community's population. Survey questions were focused on how the public uses Commerce Drive, their likelihood of stopping at a business, their vision for the corridor, and their preference for added businesses, amenities, and streetscape improvements.

Below are some general statistics from the responses:

- a. 535 of 627 (86%) of those who responded travel the corridor at least one to three times per week if not daily.
- b. 428 of 624 (69%) suggested they're very likely to stop at one of the businesses when on the corridor. The top five businesses visited were Kwik Trip, Walgreens, Big Dog, MGM, and Dollar Tree.
- c. 464 of 612 (76%) thought it was important to make the corridor more walkable/bikeable.
- d. 589 of 618 (95%) thought it was important to attract neighborhood serving retail and amenities such as a grocery store or coffee shop.
- e. 443 out of 610 (73%) thought connections between neighborhoods and Commerce Drive were important.
- f. 560 out of 610 (92%) thought it was important to activate Commerce Drive with shops, events, restaurants, and streetscape.
- g. Other items thought to be important included a fresh image/brand, improved parking, more nightlife and entertainment, improved public transit.

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- h. 477 of 729 (65%) who responded were residents and 56 of 729 (7%) were commercial property/business owners.
- 509 out of 583 (87%) who responded have a primary residence in North Mankato.

Participants were asked to provide three words to accurately describe their vision for Commerce Drive. Top words were Restaurants, Retail, Variety, Grocery Store, and Safe. Terms submitted can be seen in the word cloud to the right. Larger words occurred more frequently in the responses.

Participants were also asked to provide one specific improvement to enhance Commerce Drive. Top answers listed included landscaping/tree islands to aid crossing and soften hardscape, pedestrian with seating areas and greenspace, improved building facades, eliminate access points for better ingress/egress to businesses among several others. The results of the Community Survey can be seen in **Appendix A**.

3. Access Consolidation Meetings

Several property owners were approached from November 2018 to January 2019 to discuss options and/or willingness to close or consolidate access locations along the corridor. This included Big Dog, Loffler/Indulge Salon, Kwik Trip, Curiosi-Tea, and others.

4. Plan Review Meetings

Four meetings were held in November/December 2018 to solicit feedback from the public and area stakeholders on the draft Commerce Drive ADP and consider options for design features that may be included in streetscape during the 2019 resurfacing project. A summary of this meeting is attached to this memorandum as Attachment 1.

5. Streetscaping Meetings

Several property owners were approached and asked to consider streetscaping elements along the corridor that would provide decorative screening of their properties.

II. HISTORY

Commerce Drive was constructed in segments throughout the 1970's (Figure 1). Its connections to US Trunk Highway (TH) 14 and TH 169 via Lookout Drive and Lor Ray Drive have made it a prime location for the industrial and general commercial uses that dominate the corridor today. Over the past four decades, the area surrounding Commerce Drive has developed from agricultural land north of North Mankato to industrial, commercial, recreational, and residential uses, surrounding a major US highway. This development includes major employment centers such as the Taylor Corporation, South Central



Car Wash and Convenience Store; Constructed in 1990.

College, Wis-Pak, Coloplast, Lindsey Windows, and other commercial or retail businesses. In addition, its proximity to the Northport Industrial Park and recreation facilities like Caswell Park led to increased activity along Commerce Drive and the surrounding area. The following is a timeline of the history of Commerce Drive from the 1970's to present day. **Figure 2** illustrates parcel development per decade along the corridor.

A. Pre-1970 to 1980

Figure 3 illustrates the planning area in 1973, prior to the construction of Commerce Drive. Before this photo was taken, South Central College had been established in its current location to the south, constructing its first three buildings in 1968. Around the same time, industrial uses such as Northland Beverages (now Wis-Pak) and Carlson Craft located in the area between Lookout Drive and Lor Ray Drive. The Commerce Drive corridor was constructed soon after and commercial uses, such as Lloyd Lumber, began to locate there. Multi-family residential began to develop east of Lor Ray Drive, which today marks a transition between low-density residential and commercial uses. Austin's Auto Repair was also constructed, the first of several commercial uses occupying the area adjacent to Lor Ray Drive along Commerce Drive.

B. 1980 to 1990

With TH 14 and Commerce Drive in place, other businesses began to locate on the corridor. Valley Bank (now Frandsen Bank) was constructed east of Lor Ray Drive, while other retail such as Marti's (currently occupied by the Big Dog Sports Café), C&N Sales, and Golden Heart Daycare were constructed west of Lor Ray Drive. Industrial facilities including Lindsay Windows, Thin Film, and Carlson Craft (a Taylor company) were also constructed in this timeframe.

In 1985, the Caswell Park recreational facility was constructed north of TH 14 and Commerce Drive. This likely contributed to increased activity and commercial development in and around Commerce Drive as those using the facility utilized area retail. **Figure 4** illustrates Commerce Drive in 1980.

C. 1990 to 2000

Commercial development ramped up in the 1990's on the eastern portion of the corridor with the construction of a strip mall, a grocery store (later converted to a strip mall), Godfather's Pizza, Royal Lube & Wash (currently Express Care), and Burger King.

Construction began in 1998 on realignment of the western portion of Commerce Drive (**Figure 5**). This was done to better connect Lor Ray Drive and Lookout Drive, provide a connection to Northridge Drive, and open up land to be developed. Between 1998 and 1999, approximately 34 townhomes were constructed within the newly available land south of the new Commerce Drive alignment. **Figure 6** illustrates Commerce Drive in 1991.



Figure 5. Former Commerce Drive western alignment; south along Commerce Lane.

D. 2000 to 2010

This decade saw the further development of the western

portion of the corridor including Peace Lutheran Church, North Mankato Mortuary, and Commerce Dental. Culver's, Kwik Trip, Walgreens, and a strip mall were also constructed in this timeframe making the eastern portion of the corridor much like it is today.

E. 2010 to Present

Since 2010, a shopping center opened on the property east of the Big Dog Sports Café and the Kitchenmaster, Klooster, and Begalka CPAs located east of Lor Ray Drive. **Figure 7** is aerial photography from 2016 illustrating Commerce Drive today.



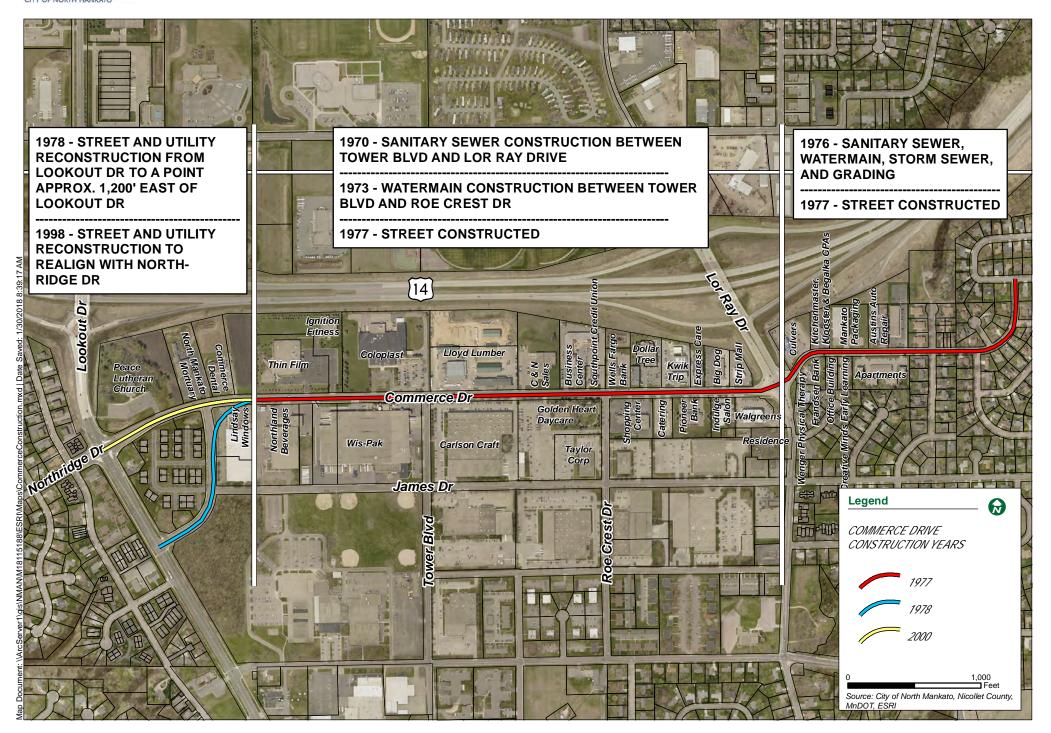
Business Center Containing Video Magic and Godfather's Pizza; Constructed 1992.



Commerce Drive Area Development Plan



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City of North Mankato

Figure 2 - Parcel Development Year

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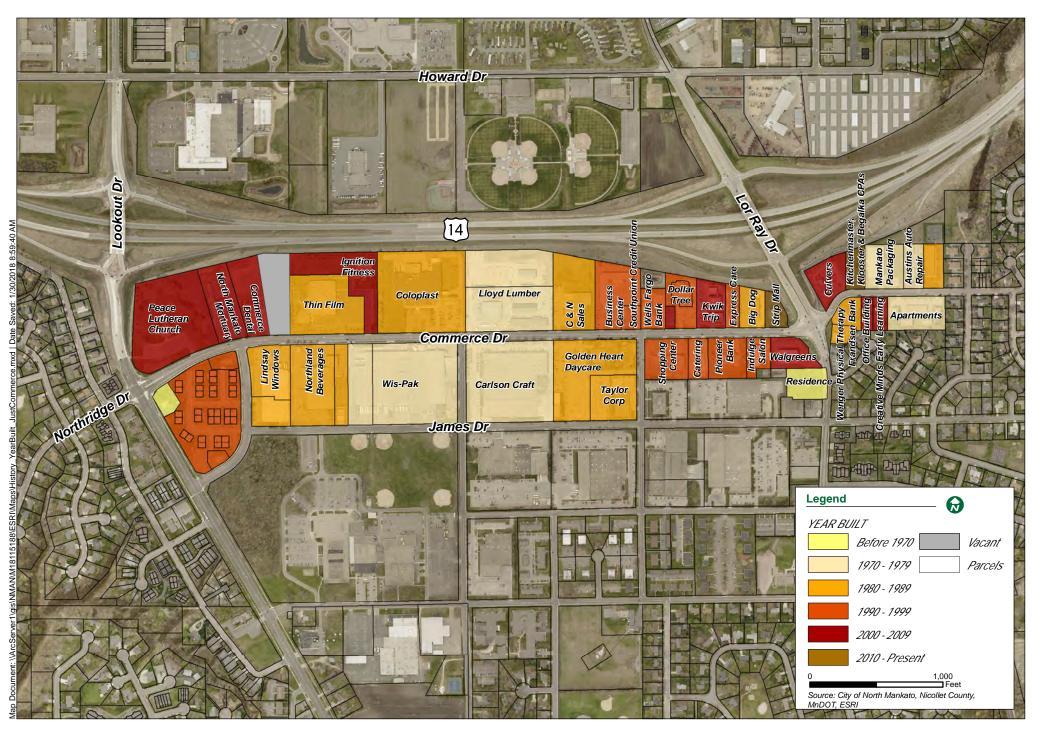


Figure 3. Area of the future Commerce Drive (1973) – Corridor doesn't exist. US TH 14 is being constructed. Industry is beginning to develop. *Source:* USGS Earth Explorer.

Figure 4. Commerce Drive (1980) - Original alignment *Source:* USGS Earth Explorer.

Figure 6. Commerce Drive (1991) - Significantly developed. *Source:* USGS Earth Explorer.

Figure 7. Commerce Drive Today – Realigned with Northridge Drive and almost fully developed carrying over 11,500 vehicles per day. *Source:* USGS, ESRI, Pictometry.



III. HOUSING

A. Existing Housing

Residential housing exists east of the intersection of Commerce Drive with Lookout Drive and is comprised of approximately 35 patio homes. Multi-family housing is also located on Commerce Drive east of Lor Ray Drive, marking the edge of commercial development and providing a transition to a single-family residential neighborhood as Commerce extends east. The corridor services all housing units in Upper North Mankato as Commerce is the single retail/commercial area in the

vicinity, with the exception of some businesses located in the area of Lookout Drive and Marie Lane. As such, it is one of the most important retail and service districts for residents in North Mankato.

In an attempt to understand the existing housing market in this area of North Mankato, select residential housing characteristics were

Table 1. Select Residential Housing Characteristics within1 mile of Commerce Drive.

Residential Housing Characteristics - Upper North Mankato					
Description	Qty.				
Low Density (Single-Family) Residential	2427				
Medium Density (Multi-Family) Residential	379				
High Density (Multi-Family) Residential	126				
Approximate Number of Rental Units	719				
Average Monthly Rent for 2-Bedroom Apartment	\$830.00				

collected from Nicollet County parcel data within the area encompassing Upper North Mankato (**Table 1**). Data show there are 2,503 single-family parcels and over 700 rental units within this area. City staff believes area rentals are highly desired and that most were occupied at the time this plan was developed. A cursory search of available 2-bedroom rentals in the immediate area was completed to gain some indication of affordability and vacancy. Search results indicate a low availability of 2-bedroom apartments in the area; 25 apartments total were advertised as vacant at the time of plan development of which 18 were 2-bedroom units. This is 18 units out of the 719 rental units existing in Upper North Mankato. Available 2-bedroom apartments are seemingly affordable as well, with an average monthly rent of \$830.00 per month. Some internet sources¹ suggest that 2-bedroom apartments in the Mankato area cost an average of \$923.00 per month to rent, a cost difference of over \$90.00 per month.

The industrial environment, combined with many commercial uses on Commerce Drive, provides a major employment center for North Mankato residents. The local workforce undoubtedly relies on available, local housing. **Figure 8** illustrates existing land use in and around Commerce Drive. This provides a clear picture of area residential property density which offers several workforce housing options. Increased residential options on Commerce Drive would contribute to housing supply in the area.

Figure 9 illustrates 5, 10, and 20-minute walking distances from the concentrated area of retail commercial on Commerce Drive. While few residents can reach the corridor within a 5-minute walk, many can within 10 and 20 minutes. **Table 2** shows select demographics for those residing within a

Table 2. Demographics within 10 and 20 Minute Walking Distances from Commerce Drive Retail Commercial.
Source: ESRI Business Analyst Online (2018).

Domographie*	10 Minute Walking Distance			20 Minute Walking Distance			Upper North Mankato		
Demographic*	2017	2022	Growth	2017	2022	Growth	2017	2022	Growth
Population	870	870	0.0%	3,850	3,900	1.3%	9,660	9,920	2.7%
Population 18+	700	680	-2.9%	3,030	3,045	0.5%	7,430	7,600	2.3%
Households	460	465	1.1%	1,770	1,800	1.7%	3,970	4,095	3.1%
Median Household Income	\$ 64,856	\$ 74,833	15.4%	\$ 59,600	\$ 66,700	11.9%	\$ 67,100	\$ 77,300	15.2%

10 and 20-minute walking distance from existing retail on Commerce Drive. These numbers indicate that anywhere from 10% - 40% of those residing in Upper North Mankato can access the commercial distric within a 10 - 20-minute walk respectively.

Despite few residents being within close walking distance, much of the area workforce has the convenience of a small walk to access services. Also, students, faculty, and staff from the South Central College are within a 10 - 20-minute walk from the district which may indicate that some either walk or drive to Commerce Drive.

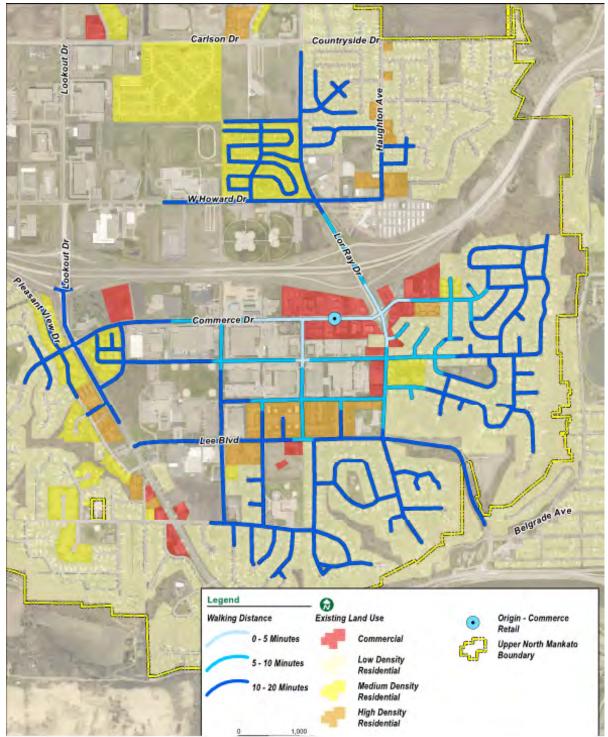


Figure 9. 5, 10, and 20 minute walk times from eastern retail commercial zone.



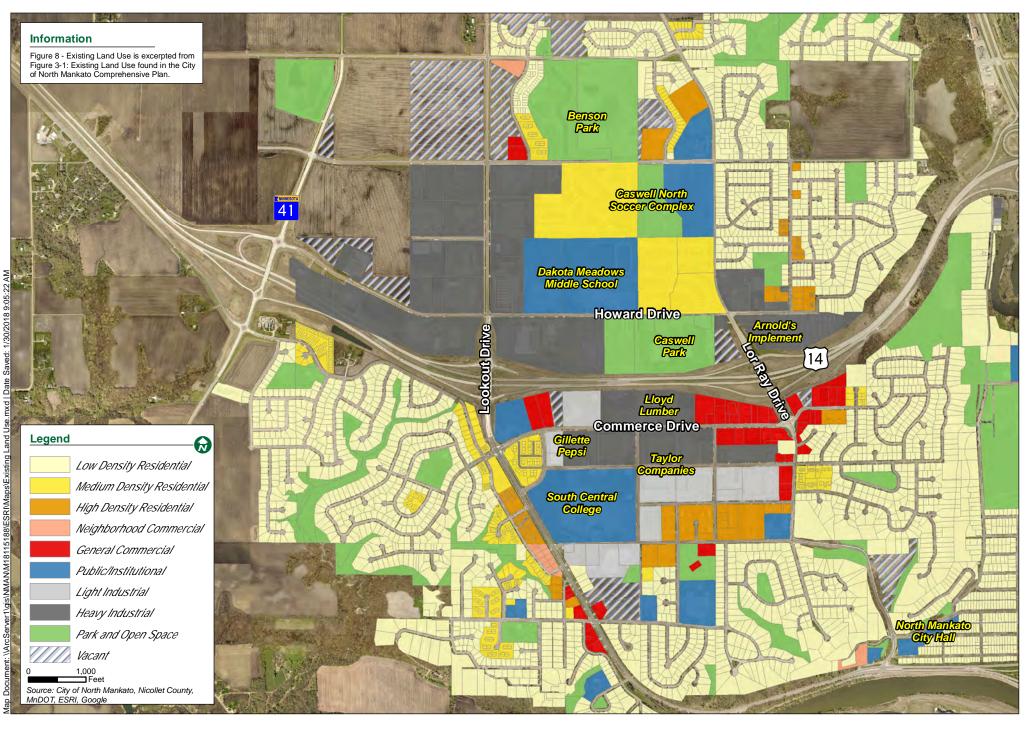
Commerce Drive Area Development Plan

Figure 8 - Existing Land Use

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Similarly, most of Upper North Mankato can access Commerce Drive within a 5-minute drive time. Those within a 5-minute drive time are considered the most likely to access Commerce Drive on a regular basis. Data shows there are 9,334 people living among 3,890 households within 5-minute drive that are potentially accessing services the corridor conveniently offers. Similar to the growth in North Mankato as a whole, population and number of households in this area are expected to increase to 9,572 and 4,004 respectively over the next five years. Increased population means more people likely finding convenience in what Commerce Drive has to offer and accessing the corridor for services. Median household income is also expected to increase by 15.4% over the next five years for those within a 5-minute drive. Area residents will have increased means to take advantage of service related benefits offered on the corridor.

This data provides a general understanding of the population and number of households that feed the business district from both walking and driving perspectives. The data presented here provides a only a high level view of residential housing in the area. A more thorough housing study would need to be completed to gain a full understanding of housing supply, demand, and market conditions.

B. Livability & Future Housing Opportunities

The Future Land Use Plan (**Figure 10**) shows areas identified for growth of single and multi-family dwellings in Upper North Mankato. This growth will increase the number of people accessing retail and will provide more housing options as well. Options for developing residential properties on the corridor itself will require redevelopment of existing parcels because the corridor is essentially built-out. When discussed during visioning meetings, participants did not forsee the conversion of existing commercial or industrial uses for residential use and believed Commerce Drive primarily should continue to be a place where commercial, industrial and service related uses provide benefits to area residents. However, there still may be opportunities to include some housing units as part of mixed use projects. Redevelopment of existing buildings will provide opportunities to rethink how residential uses could be included on Commerce Drive in the future as well as increase the density of population to service businesses on the corridor.

Commerce Drive Business District offers a broad array of services that contributes to a highly livable environment by meeting a range of daily needs. Area residents have access to restaurants, a lumber and hardware store, a gas station with a convenience store, a pharmacy, a veteranary clinic, a fitness facility, banking, and other services, removing most need to travel elsewhere for day-to-day living needs. Commerce Drive is also nearby many recreational facilities including the Caswell Sports Complexes, Benson Park, Bluff Park, and the TH 14 Trail to name a few. In addition, the corridor is within walking distance of the South Central Community College and numerous employers. All of these characteristics make Commerce Drive a desirable place to reside.

A few properties along the corridor could be considered for future redevelopment that could include mixed-use buildings (see **Section IV. Economic Development**). The vision for a mixed-use building is one that maintains a commercial presence on the ground floor while offering office space and/or residential units on the second or third floors. This provides one avenue for providing some multi-family housing options on the corridor that could be supported. Visioning participants did support this type of residential as an option moving forward, provided that mixed-use redevelopment takes place.



Commerce Drive Area Development Plan

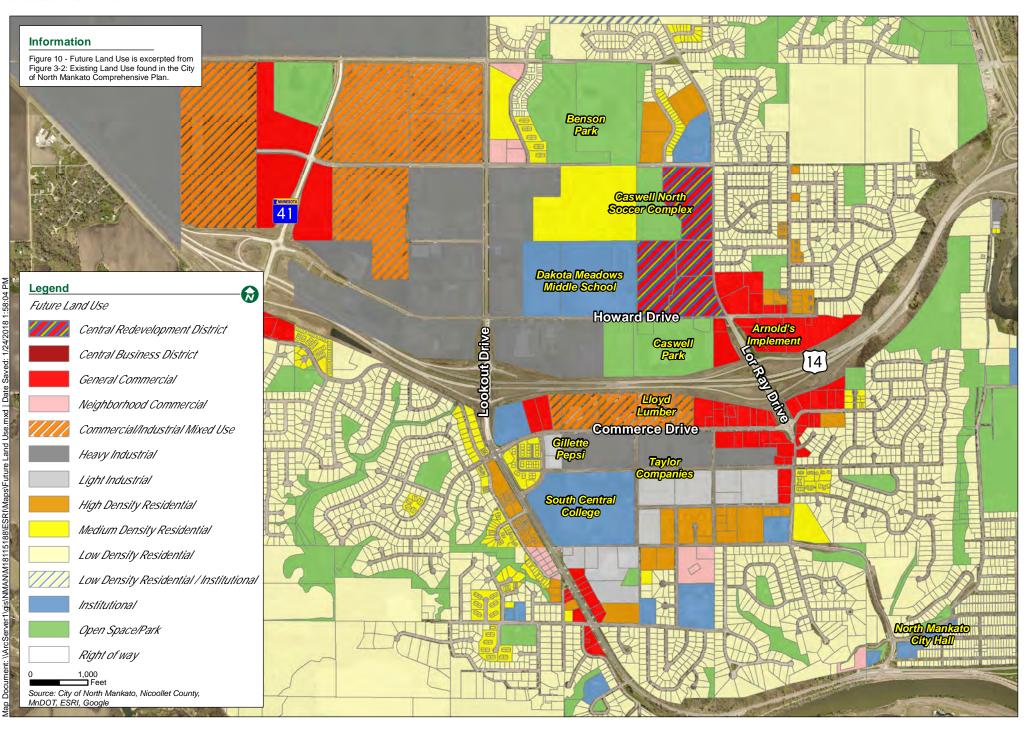
City of North Mankato

Figure 10 - Future Land Use

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C. Housing Goals, Objectives, and Policies

Goal 1. Support opportunities to increase housing options on Commerce Drive as part of mixed use redevelopment.

Objective 1.1: Encourage property redevelopment concepts that include options for residential uses, to the extent consistent with existing zoning.

<u>Policy 1.1.1</u>: Incorporate redevelopment that includes mixed-use buildings with residential uses and ground floor commercial.

Goal 2. Support an environment along Commerce Drive that encourages a diverse range of retail and services to surrounding residents, employees, and students.

Objective 2.1: Identify and support opportunities for the corridor to attract more businesses providing services that make the area more livable.

<u>Policy 2.1.1</u>: Utilize economic incenvites to leverage private investment and to encourage business growth and expansion.

<u>Policy 2.1.2</u>: Strengthen business relationships along the corridor and support collaboration around shared projects, events, and promotions.

Goal 3. Provide and enhance multimodal connections from area residential uses to the Commerce Drive Business District.

Objective 3.1: Ensure connections to the Commerce Drive Business District and surrounding recreational facilities and trails are safe and inviting for area residents, students, and workforce.

<u>Policy 3.1.1</u>: Consider options for enhancing connections from surrounding residential neighborhoods and locations such as South Central College that encourage students and residents to walk or bike to Commerce Drive retail.

Objective 3.2: Ensure area residential and recreational uses are connected to Commerce Drive.

<u>Policy 3.2.1</u>: Consider opportunities for locating a pedestrian bridge over TH 14 from Commerce Drive to the residential and recreational areas north of the corridor.

Goal 4. Provide attractive and desirable residential properties that are well designed.

Objective 4.1: Consider design that enhances visual character of the corridor.

<u>Policy 4.1.1</u>: Ensure structure design contains elements that visually enhance appearance and improve design characteristics along the corridor.

Objective 4.2: Ensure housing is maintained and well-kept.

<u>Policy 4.2.1</u>: Enforce the general maintenance of residential units in accordance with City Code to ensure properties are well-kept and in good repair.

IV. ECONOMIC DEVELOPMENT

A. Existing Conditions

Commerce Drive contains a mix of retail, industrial, institutional and housing land uses that together provide various services, living and job opportunities for area residents. Participants in the visioning process had much to say about the economic future of Commerce Drive. The groups understand that these uses have a place on Commerce Drive and should work together to achieve a shared vision for the future of the corridor. **Figure 11** illustrates Economic Development considerations for Commerce Drive.

1. Previous Studies Overview

Several documents have been completed which provide some direction for Economic Development needs on and around Commerce Drive.

City of North Mankato Comprehensive Plan (2015)

The Comprehensive Plan states the City strives to attract and retain jobs. In 2015, there was one job for every two residents. The Plan identifies the Northport Industrial Park as the place where the majority of future economic development will occur with a mix of industrial and commercial uses bringing in a variety of jobs to the area.

Caswell Sports Operations Review and Economic Impact Analysis (2016)

The 2016 *Caswell Sports Operations Review and Economic Impact Analysis* provides information on the number of annual visitors to events at the facility, a map of the Caswell Sports Future Master Plan depicting proposed future indoor recreational facilities in the area, and existing and planned pedestrian connections such as a pedestrian bridge connection over TH 14. Annual visitor tallies among the Caswell Sports facilities from 2013 to 2016 show marked increases from 29,353 in 2013 to 66,204 in 2016. Visitor numbers increased rapidly with the addition of the Caswell North Soccer Complex and are projected to continue that trend. Increased visitors to the Caswell Sports Complexes could mean increased visitors to Commerce Drive businesses.

2. Market Area Analysis

Jobs

A major goal for the City of North Mankato is attracting and retaining jobs. This is especially true for the Commerce Drive area which serves as a major business district and employment center

Upper North Mankato - Business Summary							
Description	Commerce Drive	Upper North Mankato	North Mankato				
Total Businesses	45	277	437				
Total Employees	1,741	6,137	7,318				
Total Residential Population	40	9,660	13,864				
Employee/Residential Pop. Ratio (per 100 Residents)	N/A	64	53				

Table 3. Business Summaries for Commerce Drive, Upper North, and North Mankato City. *Source:* Esri Business Analyst.

for the City. To gain an understanding of what Commerce Drive could be in the future, it is crucial to understand its current economic state and the issues and opportunities that exist.

Commerce Drive Area Development Plan City of North Mankato Figure 11 - Economic Development Considerations



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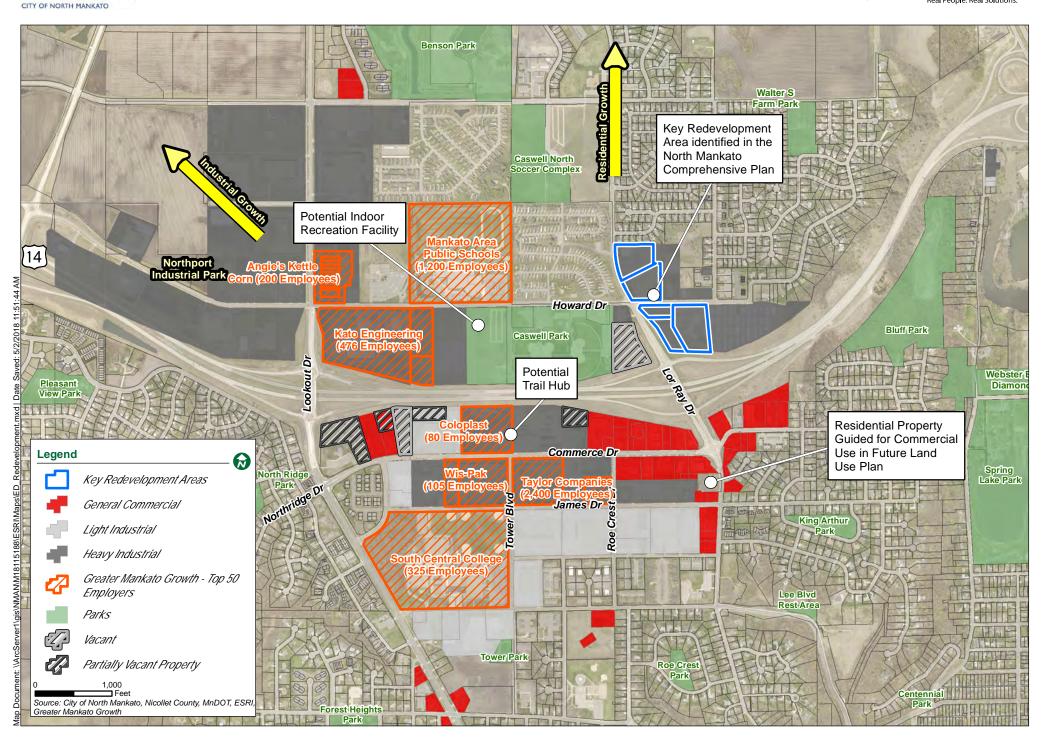


Table 3 shows a summary of businesses in relation to population. According to this data from Esri Business Analyst, businesses on Commerce Drive employ nearly 24% of North Mankato's workforce.

The Greater Mankato area is growing rapidly with several major employers, growing industries, and a healthy workforce. Upper North Mankato is one growing area and Commerce Drive is an important facet of that growth. Industry in Upper North Mankato was inventoried to gain an understanding of the number of businesses and employees working there.

Table 4 identifies the distribution of businesses and jobs based on the North AmericanIndustrial Classification System (NAICS) of industries. The area is strongest inManufacturing, making up nearly 47% of employment in Upper North Mankato. TheTaylor Companies provide the majority of these jobs with nearly 2,400 jobs. The area isstrong in other sectors including Retail Trade, Information, and Education, Healthcare,and Social Assistance.

Employment by Industry						
Industry	Number of Businesses	%	Number of Employees	%		
Agriculture, forestry, fishing, etc.	1	0.4%	3	0.0%		
Utilities	3	1.1%	26	0.4%		
Construction	13	4.6%	34	0.6%		
Manufacturing	24	8.6%	2,872	46.8%		
Wholesale Trade	12	4.3%	202	3.3%		
Retail Trade	32	11.4%	382	6.2%		
Transportation and warehousing	4	1.4%	77	1.3%		
Information	16	5.7%	510	8.3%		
Finance, insurance, real estate	37	13.2%	189	3.1%		
Professional, scientific, management, administrative, and waste	27	9.6%	450	7.3%		
Education, health care, and social assistance	44	15.7%	833	13.6%		
Arts, entertainment, recreation, accommodation, and food	15	5.4%	233	3.8%		
Other, except public administration	33	11.8%	196	3.2%		
Public Administration	9	3.2%	130	2.1%		
Unclassified Establishments	10	3.6%	0	0.0%		

 Table 4. Employment by Industry in Upper North Mankato based on the NAICS.

 Source: Esri Business Analyst.

Top Employers

Greater Mankato Growth maintains a list of the top 50 employers in the Greater Mankato area (**Table 5**). Seven of these employers are located on, or in close proximity to, Commerce Drive. Taylor Companies, Coloplast, and Wis-Pak all are served directly by Commerce Drive, reinforcing the importance of Commerce Drive to these industries. Other nearby major employers bring more workers to the area. These workers may choose to reside in the area surrounding Commerce Drive or simply use the services on the corridor as they commute to and from work.

Areas such as the Northport Industrial Park have experienced major growth and continued growth is expected, increasing the number of people to the area.

Employer	Employees	Employer	Employees
Taylor Companies	2400	AgStar	207
Mayo Clinic Health System	1,830	Angie's BOOMCHICKAPOP	200
Minnesota State University, Mankato	1,700	Johnson Outdoors Marine Electronics Inc.	200
Mankato Area Public Schools	1,200	Harry Meyering Center Inc.	182
MRCI	1,200	Alumacraft Boat Co	180
Saint Peter Regional Treatment	830	Schwickert's	165
Cambria	805	Truck Bodies and Equipment Int'l.	150
Gustavus Adolphus College	675	Ridley, Inc.	145
Monarch Healthcare	656	AEP Industries	142
Le Sueur Incorporated	640	Archer Daniels Midland	128
Mankato Clinic	639	Maple River School District	127
Verizon Wireless	540	Southern Minn. Construction Co.	119
Wal-Mart Distribution Center	525	Crown Beverage Packaging	109
Kato Engineering/Nidec	476	Minnesota Valley Health Center	109
Blue Earth County	415	Wis-Pak of Mankato	105
Davisco Foods International, Inc.	344	City of Saint Peter	101
MTU Onsite Energy	342	Associated Finishing, Inc.	98
Coughlan Companies	337	Xcel Energy	92
South Central College	325	Bolton-Menk	90
MICO Inc.	310	I+S Group	88
Consolidated Communications (formerly Enventis)	290	The Free Press Media	82
El Microcircuits	275	Coloplast	80
City of Mankato	271	Eide Bailly	76
MEI	237	AmeriPride Linen and Apparel Services	72
CHS, Inc.	225	CAB Construction	70

Table 5. Top 50 Employers in the Greater Mankato Area based on Data from Greater Mankato Growth. Those highlighted on the list are located along or in close proximity to Commerce Drive.

Market Area Profile

While the industrial presence seems strong in the area, participants in the visioning process perceived the commercial presence to be lacking, having potential to be much more. They asked the following questions about businesses on Commerce Drive:

Why isn't retail thriving on the corridor?

What's missing?

Is there a recipe for the right business combinations?

A retail market profile was completed using Esri Business Analyst which provides an understanding of leakage and surplus factors by industry within 5, 10, and 20-minute drive times from Commerce Drive (**Figure 12**). This measures the proportion of spending that leaves the area (leakage) versus the amount of additional spending attracted from outside the area (surplus).

Demographic*	5 Minute Drive Time			10 Minute Drive Time			20 Minute Drive Time		
Demographic	2017	2022	Growth	2017	2022	Growth	2017	2022	Growth
Population	9,334	9,572	2.5%	37,025	38,204	3.2%	89,382	92,757	3.8%
Population 18+	7,231	7,380	2.1%	29,924	30,701	2.6%	72,193	74,486	3.2%
Households	3,890	4,004	2.9%	15,763	16,323	3.6%	34,075	35,513	4.2%
Median Household Income	64,856	74,833	15.4%	52,484	55,917	6.5%	54,154	58,644	8.3%

Table 6. 5, 10, and 20-Minute Drive Time Market Area Demographics. Source: Esri's Business Analyst.

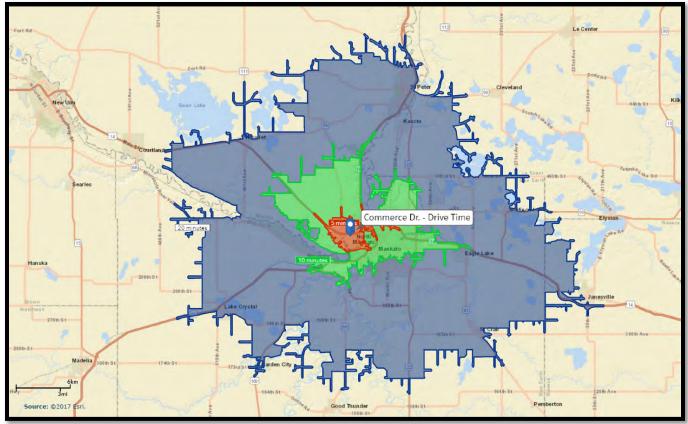


Figure 12. 5-, 10-, and 20-minute drive times from Commerce Drive. Source: Esri Business Analyst.

Market Area Demographics

The population is anticipated to grow in each of the market area drive time zones. While the 10 and 20-minute drive time zones are anticipated to experience greater population growth rates, the 5-minute drive time zone is anticipated to have the greatest increases in median household income. This indicates anticipated increases in spending power among those living in this zone. **Table 6** identifies market area demographics in 5, 10, and 20-minute drive times.

Market Leakage Analysis

In a market leakage analysis, a numeric value (-100 to 100) is calculated and assigned to subsectors of the commercial industry. The leakage/surplus factor represents a potential retail opportunity; a negative value represents a surplus or excess supply of a business type and a positive number represents "leakage" or excess demand of a business type. A value of +100 represents a total leakage where 100 percent of that type of commerce happens outside of the defined area. The negative values in the figures depict sectors which the area has an excess supply. The positive values found on the right half of the charts depict a market leakage, or excess demand for commercial services where residents are required to leave the area to meet their commercial needs and desires.

A marked difference is noticeable between surplus and leakage within a 5-minute and 10-minute drive time. **Figure 13** illustrates business supply and demand within a 5-minute drive and **Figure 14** illustrates business supply and demand within a 10-minute drive.

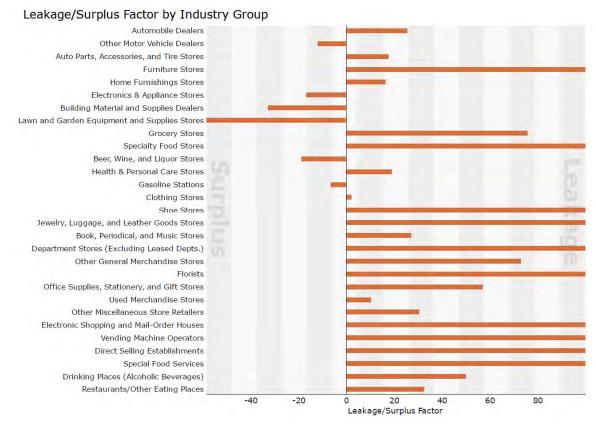


Figure 13. Commercial Supply and Demand by Industry Group within a 5-Minute Drive from Commerce Drive. *Source:* Esri Business Analyst.

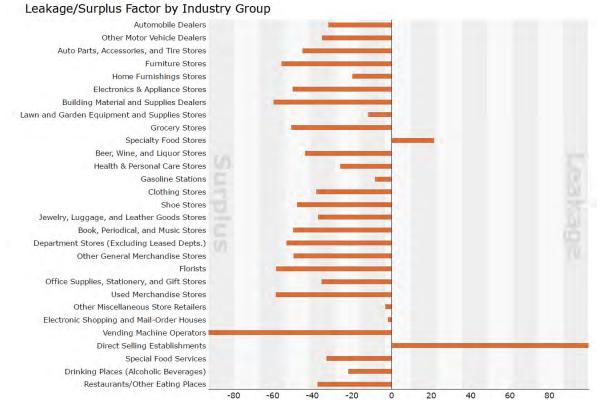


Figure 14. Commercial Supply and Demand by Industry Group within a 10-Minute Drive from Commerce Drive. *Source:* Esri Business Analyst.

This analysis shows a heavy leakage factor within a 5-minute drive suggesting residents drive further to access some services. Most business types can be accessed within a 10-minute drive largely due to the nearby Mankato Hilltop area and other commercial business districts. A surplus can be expected for the metro area as a whole, since it serves not only locals but people who travel in from surrounding rural areas and small towns to shop. Studies of similarly sized communities show that the effective trade radius may be much bigger as a result, since people in rural areas will often travel 20+miles to a shopping destination.

That said, the current role of Commerce Drive is more about local convenience shopping rather than a regional shopping destination.

One thing to note is the consistent leakage of specialty food stores in both the 5- minute and 10-minute drive times. A food co-op or grocery store was on top of the list of desired business on Commerce Drive based on feedback solicited from participants in the visioning process. A full report providing retail market potential and a retail marketplace profile are located in **Appendix B.**

B. Future Market Potential

There is a desire to make Commerce Drive more of a destination with unique and diverse businesses. Participants would like to see properties used to full potential; this includes developing vacant lots and redeveloping underutilized properties to increase the number and variety of businesses.

Participants identify Commerce Drive as a place to access services, filling a gap where the alternative is to travel to Mankato for daily needs. The following business types were suggestions from the groups regarding what would enhance the retail environment of Commerce Drive:

- Food Co-op or Grocery Store
- Coffee Shop
- "Sit-down" Restaurant
- Wine Shop

Hotel

The future of Commerce Drive has implications not only for the area immediately surrounding the corridor, but for the entire City of North Mankato and anyone using services or recreation in close proximity. The following provides an understanding of economic development opportunities as well as redevelopment opportunities that could better utilize properties, add new businesses, and assist with branding Commerce Drive as a destination in the future.

1. Enhance the Business Environment

There is a strong mix of businesses on Commerce Drive today, however, visioning participants suggested that there is room for improvement. They would like to see more niche or "craft" businesses developed on the corridor.

Most agreed that a strong business partnership is necessary to achieve the envisioned business mix and increase the attraction for customers. The establishment of a business association was discussed and supported among stakeholders. This could unify businesses on the corridor and provide avenues for:

- Obtaining grant money for physical improvements to businesses
- Promoting and coordinating events to create draw people to the corridor
- Supporting the joint branding and promotion of Commerce Drive as a shopping district.

2. Establish Commerce Drive as a Destination

Establishing Commerce Drive as a destination is desired by all who attended the visioning process and remains a goal for the City of North Mankato. Enhancing the business presence in the area and establishing an association are key steps in attracting more visitors to the area.

Redevelopment initiatives discussed below provide avenues for this. Enhanced area design through streetscaping, area branding, and building improvements would also contribute to visitor draw.

3. Redevelopment on Commerce Drive

Commerce Drive is mostly developed offering limited opportunities for new development. Currently, one vacant property exists adjacent to Commerce Drive Dental on the north side of Commerce Drive. This lot is guided for Commercial/Industrial Mixed-Use on the Future Land Use Plan. During the visioning process, participants commented that several developed parcels are not fully utilized, containing vacant land that could be suitable to accommodate other businesses if subdivided. Similarly, some properties contain buildings with redevelopment opportunities identified by the public and stakeholders along the corridor.

As mentioned in Section II – Housing, stakeholders, citizens, and city staff have expressed a desire to see mixed-use buildings constructed on newly developed and redeveloped properties. This would include two or three-story buildings with ground floor commercial and office or residential space on upper floors. This would provide opportunities for new businesses and provide residential options on Commerce.

Public-private partnerships may be a necessary approach to redevelopment on the corridor in order to:

- Understand opportunities for redevelopment that may result from discussion with business/property owners who may be willing to relocate to accommodate mixed use redevelopment.
- Understand property owner willingness to redevelop existing properties or sell
 portions of underutilized properties to open up opportunities to accommodate new
 development.
- Fill vacant lots with mixed use development containing newly developed businesses.
- 4. Other Redevelopment Opportunities

There are redevelopment opportunities in close proximity to Commerce Drive that, if developed, could contribute to the corridor's draw.

Residence South of Walgreens

The residence on the west side of Lor Ray Drive, south of Walgreens is currently zoned B-3 General Commercial. Similar to the Lor Ray Drive/Howard Drive intersection, the City will likely consider redeveloping the site to accommodate commercial uses if the property owner is prepared to sell or redevelop the site.

Caswell Sports Complex

Indoor recreation facilities are being evaluated for the vacant property adjacent to the existing Caswell Park softball fields (**Figure 15**), north of Fallenstein Field. If developed, this property would increase the draw of visitors to the area.



Figure 15. Vacant Property adjacent to the Caswell Park Sports Complex being evaluated for Indoor Recreational Facilities.

A Long-Term Vision for Redevelopment on Commerce Drive

While all the businesses currently located along Commerce Drive are valued contributors to the local economy and overall corridor vitality, it is anticipated that there will continue to be changes over time that open up opportunities for development. A long-term redevelopment vision was created to provide guidance for what new development might look like – and how it can build on the potential for Commerce Drive to become more of a destination.

From July to August 2018, project staff met with owners of the properties shown in **Figure 16** to better understand the potential for current and future redevelopment opportunities on the corridor. Overall, nine properties were evaluated because they exemplified one or more of the following characteristics:

- 1. Properties with capacity to accommodate several uses and whose redevelopment has high potential to assist with achieving the vision outlined in this plan
- 2. Properties whose owners were potentially interested in redevelopment
- 3. Property owners with potential plans to sell the property
- 4. Vacant or blighted properties that could be better served by redevelopment



Figure16. Potential Redevelopment Sites. *Prepared by: Bolton & Menk, Inc.* Commerce Drive Area Development Plan | M18.115188 Generally, property owners on Commerce Drive were open to discussions regarding future redevelopment of their property. Some expressed interest in short-term redevelopment, while others suggested they don't have interest but are willing to consider ideas for longer term opportunities. Conceptual illustrations of the properties were developed showing how they could be redeveloped to achieve the goals of the Commerce Drive Area Development Plan (ADP). **Appendix D** provides renderings of redevelopment potential for each site and accompanying contextual language describing some ideas for potential future development on Commerce Drive.

C. Economic Development Goals, Objectives, and Policies

Goal 1. Expand the number and variety of businesses on Commerce Drive

Objective 1.1: Identify and support opportunities for the corridor to attract more businesses and strengthen and unify existing businesses.

<u>Policy 1.1.1</u>: Work to strengthen business relationships along the corridor and support collaboration around shared projects, events, and promotions.

<u>Policy 1</u>.1.2: Continue to maintain Commerce as an industrial jobs center for the region, while mitigating the impacts of related freight traffic on surrounding uses.

Objective 1.2: Establish Commerce Drive as a Destination

<u>Policy 1.2.1</u>: Invite businesses to locate on Commerce Drive that create a unique retail environment and fill gaps identified through the market analysis and visioning processes.

Objective 1.3: Explore opportunities for new development and redevelopment on and around Commerce Drive.

<u>Policy 1.3.1</u>: Foster private investment and economic activity without compromising community objectives to maintain and enhance North Mankato's environment.

<u>Policy 1.3.2</u>: Encourage and facilitate redevelopment of underutilized or distressed properties into viable mixed-use developments by working with property owners and interested developers.

V. TRANSPORTATION

A. Existing Traffic Conditions

Commerce Drive is a major roadway serving many uses that generate high volumes of both passenger vehicle and heavy truck traffic. The planning area consists of Commerce Drive from Lookout Drive to Collette Drive, just east of Lor Ray Drive. The segment between Lookout and Lor Ray Drive is a major collector roadway according to the Minnesota Department of Transportation's roadway functional classification.² This means the roadway equally serves access to properties and vehicle mobility while providing a connection from local roads to arterial roadways. Just under a mile in length, the major collector segment of Commerce Drive connects three local roadways including Commerce Lane, Tower Boulevard and Roe Crest Drive to two minor arterial roadways, Lookout Drive and Lor Ray Drive.

Commerce Drive is a critical link in the community providing necessary access to businesses and services that both North Mankato and the region depend on. Access to TH 14 at both ends of the corridor connects several large manufacturing companies important to the regional economy to the regional highway network, generating freight traffic statewide. Commercial retail creates a local draw to the area for daily living needs.

Opportunities have surfaced to reshape the future character of the Commerce Drive. Around the time this plan was developed, the City of North Mankato was awarded grant funding through the Surface Transportation Program (STP) for safety and capacity improvements along Commerce Drive and was pursuing other funding sources. Grant awards will assist with funding the reconstruction of Commerce Drive between Lookout Drive and Lor Ray Drive.

1. Previous Studies Overview

Short and long-range planning documents have been completed which provide some direction for transportation system needs on Commerce Drive.

The City of North Mankato Comprehensive Plan (2015)

The North Mankato Comprehensive Plan states sidewalks and/or trails are recommended to be adjacent to all Major Collector roadways within North Mankato to accommodate pedestrian, bicycle, and other non-motorized travel in a safe and comfortable manner. This would be an 8foot wide bituminous or concrete trail and/or 6foot wide concrete sidewalk recommended on either side of the roadway. It also cites the Mankato Area Transportation and Planning Study (MATAPS) completed in 2011 which identified segment safety from Lookout Drive to Lor Ray Drive as an issue.



The Comprehensive Plan also provides access management guidance for major collector roadways in the City.

² Federal Highway Administration: Highway Functional Classification Concepts, Criteria and Procedures; <u>https://www.fhwa.dot.gov/planning/processes/statewide/related/highway functional classifications/</u> *Prepared by: Bolton & Menk, Inc.* Commerce Drive Area Development Plan | M18.115188

The Mankato/North Mankato Area Planning Organization (MAPO) 2045 Long-Range Transportation Plan (LRTP) (2015)

The MAPO developed the 2045 LRTP in 2015 which provides a high-level overview of traffic operations throughout the MAPO area. It identifies Commerce Drive as functioning appropriately, only approaching capacity deficiencies in 2045. These deficiencies are only identified for the segment between Lor Ray Drive and Tower Boulevard.

The City of North Mankato Complete Streets Plan and Policy (2016)

The Complete Streets Plan and Policy was developed as a policy and design approach that guides streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities, regardless of mode of transportation. This plan proposes an on-road bike route on Commerce Drive that would connect to existing and proposed trails on adjacent roadways.

2. Traffic Operations

Commerce Drive has a three-lane section with a center turn lane carrying nearly 11,500 vehicles per day (vpd) between Lor Ray Drive and Roe Crest Drive and 4,400 vpd between Roe Crest Drive and Lookout Drive to the west. Various factors drive traffic volumes on Commerce Drive including new development and redevelopment on and surrounding the corridor, traffic on adjacent TH 14, and citizen perceptions of safety and convenience, among others. The eastern half of the corridor draws far more vehicle traffic than does the western due to the heavy retail presence on the eastern end of the corridor. **Figure 17** illustrates existing traffic operations and safety issues on Commerce Drive.

Citizens and stakeholders repeatedly commented on safety in the eastern portion in the commercial zone. This included concerns raised about numerous access points between Lor Ray Drive as well as the number of large trucks traveling on Commerce Drive and how these conflict with pedestrian and bicycle safety along and across the corridor.

Another concern raised was traffic backups along Commerce Drive from the signal on Lor Ray Drive. Stakeholders suggested that conflicts between those turning to access properties and those waiting for the signal create heavy congestion and cause confusion at times along the corridor.

Crash History 2011 to 2015

Crashes were observed from 2011 to 2015 using the Minnesota Crash Mapping Analysis Tool (MNCMAT). In total, there were 15 total crashes on Commerce Drive between Lookout Drive and Lor Ray Drive within this timeframe³. Most areas exhibited one or two crashes over five years and none of the crashes resulted in serious injury or death. Most crashes involved property damage only and few had minor injuries. There were no pedestrian or bicycle related crashes on the corridor. However, the location with the highest number of crashes is in the eastern portion of the corridor, in proximity to the Walgreens entrance near the Lor Ray Drive intersection, which exhibited eight crashes. This location is close in proximity to the area of congested access locations.

³ Crash counts exclude the intersections of Commerce Drive with Lookout and Lor Ray Drive. *Prepared by: Bolton & Menk, Inc.* Commerce Drive Area Development Plan | M18.115188

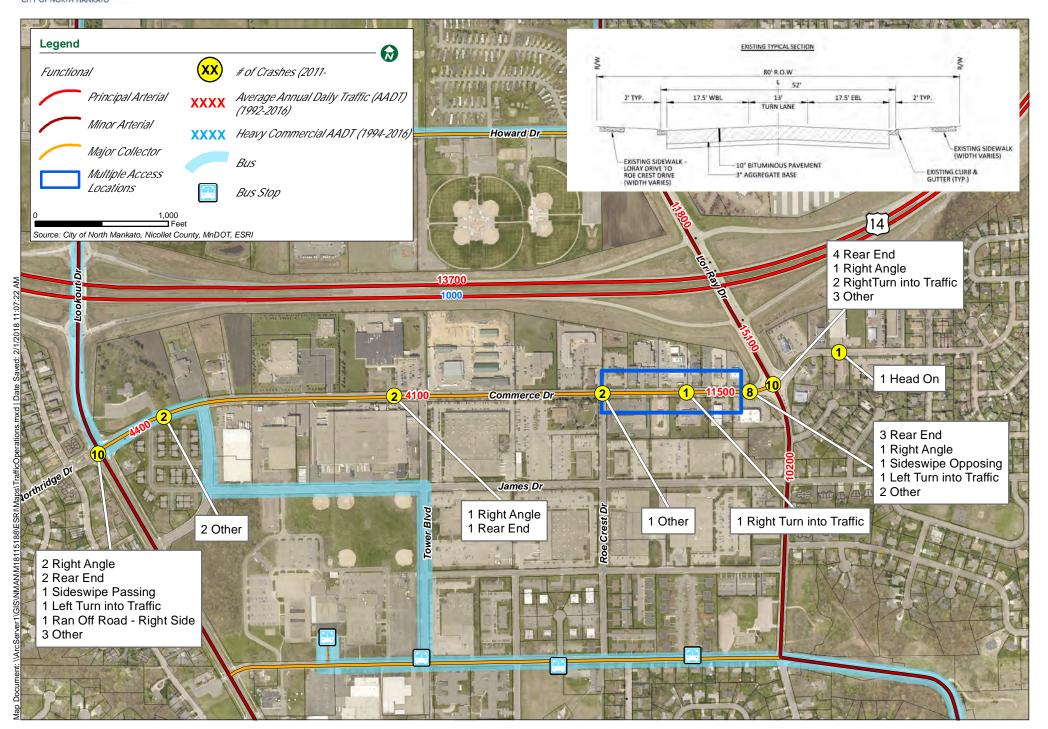


Commerce Drive Area Development Plan

City of North Mankato



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Access Inventory

There are 73 access points on Commerce Drive including two primary accesses (1.6 per mile), three secondary accesses (2.4 per mile), and 52 private accesses (42.2 per mile).

The section of Commerce Drive between Roe Crest Drive and Lor Ray Drive exhibits several access locations in a small area and provides the primary area of concern with regards to access management. High traffic volumes combined with numerous access points in this location degrade safety and mobility. Many businesses have multiple accesses resulting in a high number of conflicting left-turn movements, driver confusion, and congestion impacting the Commerce Drive and Lor Ray Drive intersection. Participants in the visioning process agreed that the number of access points is excessive and associated issues may deter patrons from visiting area retail. It's important to understand allowable access counts and spacing to address these perceptions and provide alternatives.

The North Mankato Comprehensive Plan provides roadway access standards and access spacing guidelines for collector roadways⁴. According to this, a commercial/business property can have a maximum of two curb cuts at up to 36 feet wide each. Minimum distance between curb cuts is 20 feet and the minimum side yard driveway setback is 10 feet. The Comprehensive Plan also states that private access to major collector roadways is not permitted unless deemed necessary. It goes further to state access on major collectors should be limited to public street access and steps should be taken to redirect private access on major collectors to other local streets.

Figure 18 illustrates primary, secondary and private access along Commerce Drive. Both primary and secondary access counts fall well above MAPO's recommendations for 9 to 19 accesses per mile along minor arterial roadways. Several properties along the corridor have the potential for side street access, which could help alleviate this situation. Future roadway projects should consider methods to minimize access points for increased mobility and safety. This could include shifting access to side streets, closing excess or unneeded access points, and combining for shared access to properties.

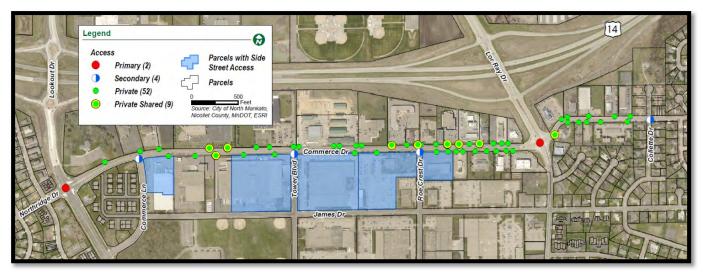


Figure 18. Access Points on Commerce Drive. Accesses in the eastern commercial business district are numerous contributing to driver confusion and pedestrian and bicycle safety issues.

3. Pedestrian and Bicycle Accommodations

Sidewalk is present along the entire southern side of Commerce Drive from Lookout Drive to Collette Drive. Sidewalk on the north begins at Roe Crest Drive and extends to the eastern edge of Culver's property. Stakeholders in the visioning process suggested that the sidewalks carry many pedestrians on a daily basis. This includes children walking and biking during peak school times, workers accessing area restaurants for lunch, and area residents at all times accessing services or exercising. Crossing Commerce Drive as a pedestrian was a concern among participants as well. Some suggested that vehicles don't stop at the Roe Crest Drive pedestrian crossing and crossing anywhere on Commerce Drive is dangerous.

Bicycle facilities are currently absent along Commerce Drive. Facilities do extend west of Lookout Drive, through the North Ridge neighborhood as well as east of Lor Ray Drive to Bluff Park. Connections are planned on Commerce Drive between Lookout Drive and Lor Ray Drive and surrounding local roadway connections. The Complete Streets Plan identifies Commerce Drive to receive bike lanes on both sides of the roadway between Lor Ray Drive and Lookout Drive. **Figure 19** illustrates Pedestrian and bicycle considerations in Upper North Mankato.

4. Transit Routes

One route of the Mankato Area Transit System runs south along Lookout Drive and onto Commerce Drive then turns down Commerce Lane to James Drive and continues to Mankato. No bus stops are located on Commerce Drive, leaving the corridor underserved by transit.

5. Parking

No public parking or on-street parking exists on the corridor. However, properties are well served by large private parking lots, often shared by adjacent businesses, with ample space for patrons and employees to park.

- B. Future Traffic
 - 1. Traffic Growth

Figure 20 illustrates average annual daily traffic (AADT) trends. AADT volumes have been collected on a four-year basis consistently since 1995 and have been increasing steadily. This

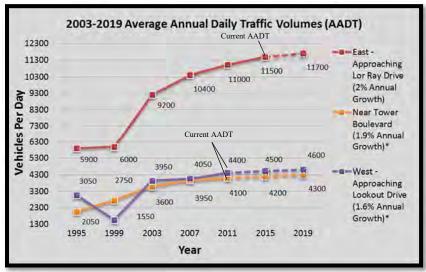


Figure 20. Average Annual Daily Traffic on Commerce Drive Forecasted to 2019.

*No Data for 2015



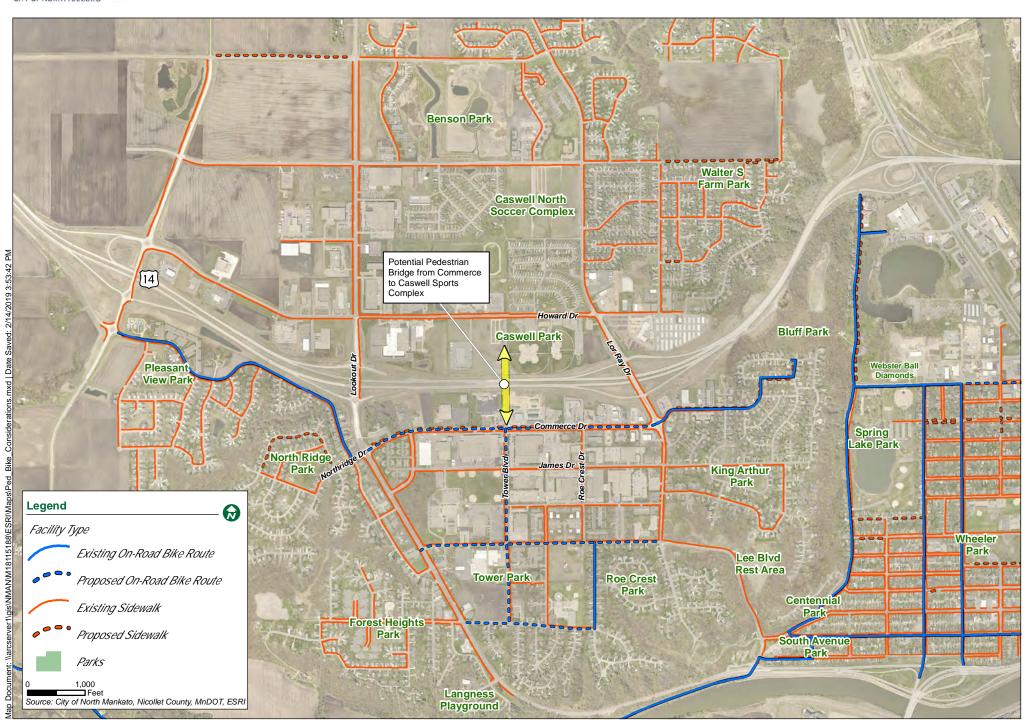
Commerce Drive Area Development Plan

Figure 19 - Pedestrian and Bicycle Considerations



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growth is anticipated to continue. To provide some idea of anticipated growth in traffic volumes, annual growth rates were calculated beginning at 2003 and used to forecast for 2019. While data reaches back to 1995, various businesses located along the corridor in the late 1990's and the surrounding area experienced significant residential growth causing traffic volumes to spike. Taking this into consideration, trends post 2003 provide a more appropriate data set from which to forecast.

The MAPO 2045 LRTP provides existing and forecasted volumes only for a location in the middle of Commerce Drive near its intersection with Tower Boulevard which, according to the LRTP, has 2011 and 2020 volumes of 4,100 and 4,550 respectively. Though higher than the volume forecasted as part of this effort, this reinforces volumes are anticipated to continue trending upward.

Area redevelopment and increased access to nearby recreational facilities will also contribute to increased traffic volumes on Commerce Drive. **Section IV** of this plan discusses potential redevelopment along Commerce Drive moving forward. This includes potential for mixed-use buildings which could increase commercial retail and add office and/or residential, likely increasing traffic on the corridor.

2. Commerce Drive Reconstruction Project

As mentioned, the section of Commerce Drive between Lookout Drive and Lor Ray Drive will

be reconstructed in the coming years. This provides opportunities for the future of the corridor. A new street section will be restriped to provide one drive lane in each direction, a center turn-lane, and a possible off-street multi-use path (Figure 21). An off-street trail would remove bicyclists from high traffic volumes and provide a higher quality pedestrian/bicycling experience. On-street facilities, such as those illustrated in Figure 22, were not supported in the public process and don't provide the same level of safety as the potential trail addition.

The reconstruction will also explore alternatives for access management changes to ensure mobility and safety along the corridor. Safety components of the project include replacement of deteriorating pavement exhibiting drainage issues and user hazards and improvements to access management. The mix of corridor users coupled with growing traffic numbers is a major safety concern

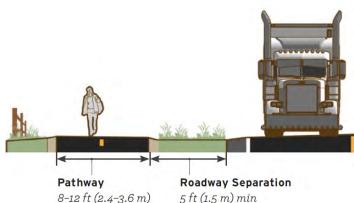


Figure 21. Section illustrating physically separated multiuse path option for future roadway reconstruction. *Source: Small Town and Rural Multimodal Networks; FHWA-HEP-17-204.*

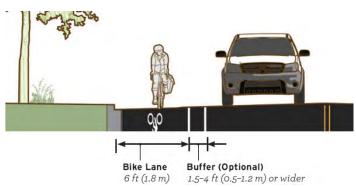


Figure 22. Section illustrating an on-street bike lane option for future roadway reconstruction. *Source: Small Town and Rural Multimodal Networks; FHWA-HEP-17-*204.

for the city, especially bicyclists utilizing road shoulders.

Access Consolidation

Many property owners were contacted to discuss the potential for closing/consolidating access to Commerce Drive from their properties. An initiative of this plan is to improve traffic function achieved through access consolidation in the eastern end of the corridor. Attachment 2 illustrates properties in which the owners agreed to consolidate and relocate access with work to be completed during the 2019 street resurfacing project. Access changes at these properties will remove vehicle turning conflicts that exist today and will facilitate the addition of a two-staged pedestrian crossing in front of Kwik-Trip and Pioneer Bank that will enhance pedestrian crossing safety. Access consolidation is further discussed in VII. Area Design and is illustrated in **Appendix C**.

3. Pedestrian and Bicycle Considerations

On-street vs Off-street Pedestrian/Bicycle Facilities

Bike lanes on Commerce Drive received mixed reviews among participants in the public process. Many supported the idea of having on-street facilities suggesting they are needed to accommodate those who currently ride on the shoulders of the corridor. Others expressed concern that on-street bike lanes would cause major safety issues. Most supported wider sidewalks on both sides of the road as an alternative that could accommodate both bicyclists and pedestrians simultaneously. This would provide off-street, multiuse facilities that are generally safer and more desirable than on-street lanes.

Prior to completion of this plan, MnDOT contacted North Mankato City staff to inform them of desires to create a regional trail connection along TH 14 to New Ulm. This regional trail facility has potential to locate along the existing TH 14 trail recently constructed by the City. A multiuse path along Commerce Drive could accommodate that regional connection bringing more pedestrian and bicycle traffic through the corridor.

Pedestrian Crossings

Crossing Commerce Drive as a pedestrian is perceived as dangerous. Methods could be incorporated to improve safety for pedestrian crossings along the corridor. Some options suitable for Commerce Drive include increased signage and roadway markings, median islands (**Figure 23**), and pedestrian flasher systems. Pedestrian crossing safety will need to be enhanced to achieve the pedestrian oriented streetscape desired by participants in the public process.

Pedestrian Bridge

The City is considering installing a pedestrian/bicycle bridge over TH



Figure 23. Median island providing pedestrian refuge on a three-lane section with center turn-lane. *Source:*

https://www.pps.org/article/rightsizing-strategiesglossary.

14 to provide a unique, off-street connection from Commerce Drive to recreation facilities and residential neighborhoods north of TH 14 including the Caswell Sports Complexes and other

surrounding area recreation activities outlined in **Section VI**. The addition of a pedestrian bridge would contribute to a pedestrian oriented atmosphere along the corridor. It would provide users an opportunity to cross the highway free of vehicle conflicts to access area retail. A bridge would also serve children walking to Dakota Meadows Middle School located on Howard Drive providing them with a safe facility on which to walk or bike to school. The bridge could also facilitate a major connection with the future, regional trail system sought after by MnDOT.

C. Transportation Goals, Objectives, and Policies

Goal 1. Improve traffic operations along the corridor

Objective 1.1: Define access solutions to decrease driver confusion and increase vehicle safety.

<u>Policy 1.1.1</u>: Shift access from Commerce Drive to local side streets where possible to comply with access management guidance from Chapter 6 of the Comprehensive Plan.

<u>Policy 1.1.2</u>: Explore opportunities to close excess access points in order to improve vehicle safety and mobility.

Policy 1.1.3: Consider combining access locations where feasible.

Objective 1.2: Reroute heavy truck traffic serving industrial uses away from the commercial district.

<u>Policy 1.2.1</u>: Work with Commerce Drive industry and area residents to understand the feasibility of rerouting heavy trucks currently accessing the corridor via Lor Ray Drive to Lookout Drive.

<u>Policy 1.2.2</u>: Work with MnDOT on options to integrate signage on TH 14 rerouting heavy trucks to Lookout Drive to access industry on the corridor.

Goal 2. Create a pedestrian and bicycle oriented environment.

Objective 2.1: Construct and enhance pedestrian and bicycle facilities along Commerce Drive.

Policy 2.1.1: Create wider sidewalks where possible on both sides of the corridor.

<u>Policy 2.1.2</u>: Provide on-street bike lanes or a multiuse path to accommodate both pedestrians and bicycles along the corridor as a component of any future roadway reconstruction.

Objective 2.2: Provide connections to area recreation facilities and regional trail systems.

<u>Policy 2.2.1</u>: Consider opportunities for locating a pedestrian bridge over TH 14 from Commerce Drive to the residential and recreational areas north of the corridor.

<u>Policy 2.2.2</u>: Work with MnDOT to locate a regional trail connection to New Ulm along Commerce Drive.

Objective 2.3: Increase pedestrian and bicycle safety along and across Commerce Drive.

<u>Policy 2.3.1</u>: Consider options to enhance pedestrian crossing safety on Commerce Drive using pedestrian refuge, signage, or traffic control devices to create driver awareness.

Goal 3. Increase public transportation options along the corridor.

Objective 3.1: Integrate a public transit route and transit stops along the corridor

<u>Policy 3.1.1</u>: Work with Mankato Public Transit Authority and the MAPO to integrate Commerce Drive into transit routes.

Policy 3.1.2: Consider optimal locations for transit stops along Commerce Drive.

VI. PARKS AND TRAILS

A. Commerce Drive and Connections to Recreation

Commerce Drive is centrally located in Upper North Mankato. The corridor is also within walking distance or a short drive from several major recreational features in the City. Pedestrian and biking connections from the corridor to as many recreational features as possible are perceived to enhance the quality of life features of the corridor, including livability, as well as draw more customers to the area for local businesses. The purpose of this chapter is to highlight these potential connections and link the corridor to previous planning efforts undertaken by the City.

- B. Existing Parks and Trails
 - 1. Parks

Fourteen of twenty-one (67%) parks, or 210 out of 290 (72%) acres of parkland, in the City of North Mankato are located in Upper North Mankato. The City is committed to providing parks and outdoor recreation opportunities to enhance the quality of life for residents. Parks within walking, biking, or driving distance from Commerce Drive include neighborhood mini parks, community parks and regional athletic complexes.

Caswell Park, the Caswell North Soccer Complex, Bluff Park, and Benson Park near Commerce Drive attract area residents with places to recreate or participate in regional sporting events. Businesses on Commerce Drive benefit from visitors to these amenities. These visitors will continue to increase as the City invests in existing and proposed facilities in the parks, trails, and recreation system.

Parks in Upper North Mankato

- Benson Park
- Bluff Park
- Caswell North Soccer Complex
- Caswell Park
- Forest Heights Park
- King Arthur Park
- Langness Playground
- Lee Blvd Rest Area
- North Ridge Park
- Pleasant View Park
- Reserve Park
- Roe Crest Park
- Tower Park
- Walter S. Farm Park

2. Trails

There are currently 9.3 miles of trails in Upper North Mankato. Trails currently extend along Lookout Drive and Lor Ray Drive north of Commerce Drive. These trails provide ample connections between residential neighborhoods and area recreation including Benson Park, Caswell Park, Caswell North Soccer Complex, and trails outside of City limits such as on County Road (CR) 41, Rockford Road that leads to Minnemishinona Falls at the junction of CR 41 with Judson Bottom Road.

3. Previous Studies Overview

Short and long-range documents have been completed which provide some planning direction for parks and trails system needs in North Mankato.

The City of North Mankato Comprehensive Plan (2015)

According to the Comprehensive plan, the City's population is expected to increase which will likely bring increased interest in parks, trails, and indoor year-round recreation and programming. The Comprehensive Plan identifies the following recommendations relevant to parks and trails surrounding Commerce Drive:

- Figure 8-1. Park Plan identifies a future athletic complex expansion to the west side of Caswell Park.
- A loop trail network with connections to key local destinations and to regional and state trails is recommended to meet recreation, active living, and non-vehicular transportation needs.
- During the planning process for major street and utility improvements on Commerce Drive, the City will evaluate the appropriateness of developing community and neighborhood trails with the improvements.

The City of North Mankato Parks Plan (2015)

The North Mankato Parks Plan outlines the City's commitment to parks and outdoor recreation, communicates the costs of maintaining the system, and communicates planned maintenance and infrastructure expenditures for the park system. The Parks Plan identifies the following recommendations relevant to parks and trails surrounding Commerce Drive:

- Identifies the Caswell Regional Sporting Complex as one of the premier softball complexes in the nation, hosting numerous state, regional, and national tournaments since 1987. Potential improvements include a future indoor recreational features and a pedestrian connection to Commerce Drive.
- Identifies Benson Park as a community and regional park developed to become a first-choice destination for families and children wanting a natural resource focused recreation experience with trail connection to the Caswell Regional Sporting Complex, the Caswell North Soccer Complex, and ultimately Commerce Drive.
- Identifies the need to enhance trails as part of a multimodal systems plan for connections throughout the City.

The City of North Mankato Complete Streets Plan (2016)

The Complete Streets Plan states that bicycle and pedestrian facilities shall be considered in street construction, reconstruction, and pavement maintenance projects undertaken by or on behalf of the City as appropriate. The plan illustrates how facilities should be designed and when to implement them. The Complete Streets Plan identifies the following recommendations relevant to parks and trails surrounding Commerce Drive:

- Bicycle facilities are planned on Commerce Drive.
- Trails on Howard Drive and the Dakota Meadows Middle School and Caswell North Soccer Complex properties connecting Howard Drive to Carlson Drive.
- A trail on Lor Ray Drive over TH 14 and south to Lee Boulevard.
- A trail on Lookout Drive south of Commerce Drive completing the connection to Lower North Mankato.

Caswell Sports Future Master Plan

The Caswell Sports Future Master Plan was prepared by ISG as part of the 2016 Caswell Park Economic Benefit Analysis. The Plan illustrates planned athletic facilities on the mostly vacant parcel west of existing softball facilities at Caswell Park. Among the elements of this plan is a proposed pedestrian bridge over TH 14.

Indoor Recreation Facility

The City of North Mankato is planning the development of an indoor recreation facility located in the property west of Caswell Park that is immediately north of Commerce Drive across from Highway 14. Such a facility would increase the draw to the area providing opportunities for year-round tournaments and exercise opportunities for area residents. Commerce Drive businesses are expected to benefit from increased athletic complexes north of TH 14. **Figure 24** illustrates the Caswell Sports Future Master Plan including the indoor recreation facilities planned for the location.



Figure 24. Caswell Sports Future Master Plan and Planned North/South Connections Including a Proposed Pedestrian Bridge over TH 14. *Source*: Created by ISG for the 2016 Economic Benefit Analysis of Caswell Park.

C. Future Trails

1. South of TH 14

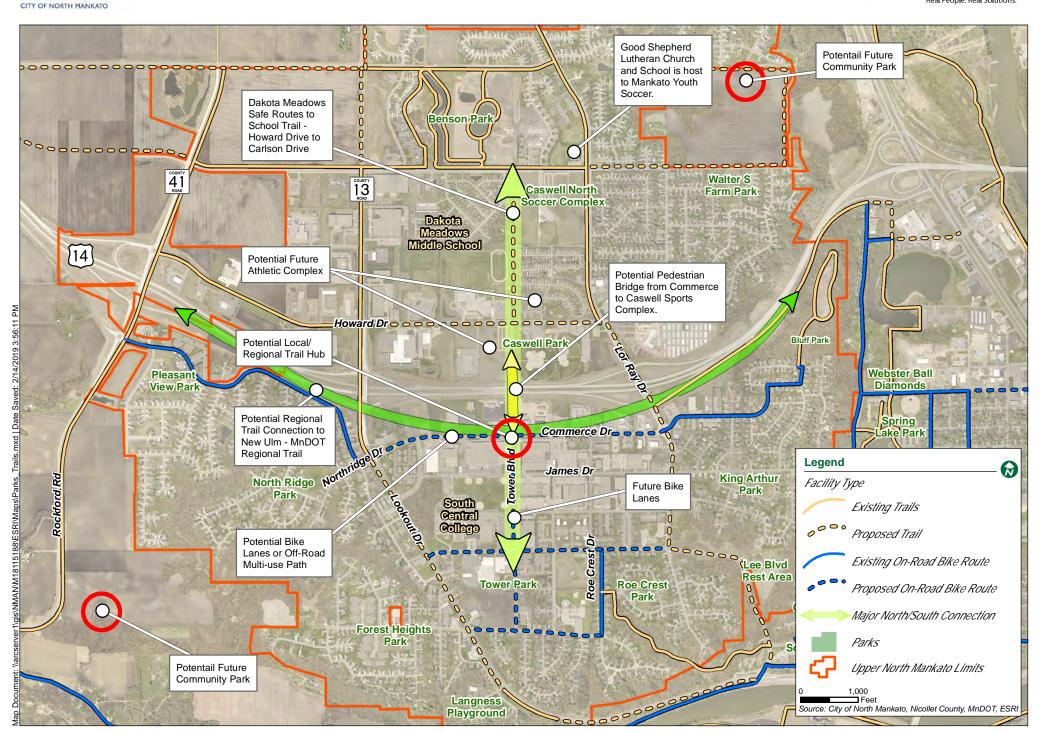
Planned trails are illustrated in **Figure 25** for Lookout Drive and Lor Ray Drive that will enhance connections from Lower North Mankato to the Commerce Drive area. These trails would pass by numerous residential neighborhoods creating a safer, more inviting avenue for residents to travel on to access Commerce Drive services, for exercise, or to access surrounding recreation. Whether bike lanes, an off-street multiuse trail, or a separate pedestrian bridge is pursued, planned facilities on Commerce Drive will connect to these amenities. The Bluff Valley View was recently constructed providing recreation opportunities and a connection between Upper and Lower North Mankato. This ties into on-street bicycle facilities existing on Commerce Drive east of Lor Ray Drive and on Lake Street in Lower North Mankato. Planned facilities on Commerce Drive will tie into this trail, further enhancing system range and connectivity.

Commerce Drive Area Development Plan City of North Mankato Figure 25 - Parks, Trails, and Recreation Considerations



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Over TH 14 and North

As stated in the Comprehensive Plan, the City lacks north and south bicycle and pedestrian connections across TH 14 in some areas. The City's pursuit of a pedestrian bridge over TH 14 (illustrated in **Figure 24** and described in **Section V**) is a major key to a strong, north/south linkage in Upper North Mankato. With on-street bicycle facilities planned on Tower Boulevard and Safe Routes to School trails planned, one could travel seamlessly from Marie Lane in the south to Benson Park in the north and continue along those trails with access to existing facilities on CR 41 and planned facilities north. This route would take users past several recreation facilities including fields at South

Central College, Caswell Park, Dakota Meadows fields, Caswell North Soccer Complex, Benson Park, and the Good Shepherd Lutheran Church and School fields.

Future Regional Connections

As mentioned previously, MnDOT has inquired with the City of North Mankato about the potential for locating a regional connection to New Ulm along TH 14. The City would like to divert this connection from

"...Commerce Drive could become a hub for local and regional trail connections and strengthen its position as a destination..."

TH 14 onto Commerce Drive. If implemented, this regional connection would strengthen the network in Upper North along with the case for a pedestrian bridge. Commerce Drive could become a hub for local and regional trail connections and strengthen its position as a destination. This would undoubtedly attract unique businesses and increase the draw to the corridor and area recreation. D. Parks and Trails, Goals, Objectives, and Policies

Goal 1. Expand parks, trails, and recreation facilities in close proximity to Commerce Drive.

Objective 1.1: Enhance parks and recreation facilities surrounding Commerce Drive

<u>Policy 1.1.1</u>: Pursue opportunities to build new athletic complexes north of TH 14 including an indoor facility to accommodate year-round recreation.

<u>Policy 1.1.2</u>: Continue to develop plans for additional community/regional parks in proximity to Commerce Drive to serve as area destinations.

Objective 1.2: Increase the number of trails surrounding Commerce Drive and ensure system connectivity to destinations.

<u>Policy 1.2.1</u>: Designate bike routes on Tower Boulevard, Lee Boulevard, and Marie Lane as identified in the Complete Streets Plan.

<u>Policy 1.2.2</u>: Construct on-street or off-street trails consistent with the Complete Streets Plan along Lookout Drive and Commerce Drive.

<u>Policy 1</u>.2.3: Complete a major north/south trail connection in Upper North Mankato by incorporating a pedestrian bridge over TH 14 between Commerce Drive and Caswell Park.

Objective 1.3: Foster local and regional trail connections.

<u>Policy 1.3.1</u>: Work with MnDOT to integrate future trail facilities on Commerce Drive and the TH 14 trail with a regional trail connection to New Ulm.

Policy 1.3.2: Establish Commerce Drive as a hub for local and regional trail connections.

VII. AREA DESIGN

Commerce Drive is often viewed as an area lacking design consistency. Participants in the visioning process expressed that the corridor could offer much more than it does today and asked what options exist to enhance buildings and the streetscape. Commerce Drive is not a downtown "Main Street" environment and wasn't planned to be. Buildings are on large lots and are set back from the roadway enough to accommodate large parking lots and on-site vehicle circulation. The corridor in its current state could be characterized as very "auto-oriented" in design. This is evident as strip malls, a gas station, and industrial buildings are located here.



Figure 26. Commerce Drive retail showing large lots and set back buildings. *Source:* Google Earth.

Stakeholders and citizens alike would like to improve the character of the corridor by creating more cohesive, themed design. The following includes what exists on Commerce today and strategies for enhancing design.

- A. Buildings
 - 1. Existing Building Design

Several participants in the visioning process expressed concerns at the lack of cohesive design features among buildings on Commerce. Some of the structures are aging and exhibit little architectural significance. This is especially true for industrial uses toward the western end of the corridor that have facades dominated by vast walls of concrete and receiving bay access for heavy trucks.

No building design guidelines exist other than regulations provided through the city's zoning ordinance. Stakeholders and citizens would like to see businesses take control of design features of their buildings, remodeling facades and properties to meet some level of cohesive design.

Potential improvements to building design

2. Building Design Opportunities

<image>

Figure 27. A wide variety of building types on Commerce Drive. *Source:* Google Maps

discussed in the visioning process included façade improvements to create more attractive storefronts, improved exterior building finishes, updated signage and awnings, and taller buildings as part of new development and redevelopment projects. Specific architectural

features were not mentioned in discussion. The goal would not necessarily be uniformity, but a generally more updated, inviting, and well-maintained exterior.

Some avenues have potential to assist business/property owners with building/façade improvements. During the Belgrade Avenue Master Plan process, the city began developing the Redevelopment Deferred Loan Program for its business districts. This program would grant deferred loans to businesses providing up to 50% of the costs of exterior rehabilitation to buildings (not to exceed \$25,000). This program could be established if there is interest among business and property owners to pursue improvements.

Another avenue could be the establishment of a Special Service District (SSD). Businesses could contribute to the improvement, management, and maintenance of the commercial district collectively through the establishment of a SSD. Contributions would be in the form of a service charge or other property tax that would provide a steady revenue stream for a variety of improvements. Many SSDs exist in Minnesota cities including Mankato, New Ulm, and Duluth, to name a few.

Investments in building aesthetics could improve the character of the corridor which could contribute to area draw, potentially increase customer flow, and further establish Commerce Drive as a destination.

B. Streetscape

While the City has limited control over the aesthetics of existing buildings, it has a significant opportunity to improve the public realm through investment in improved streetscape. This can provide more of a sense of cohesiveness and consistency along the corridor. Additionally, it can set the stage for private investment in property construction and renovation, by demonstrating that the corridor is a priority for investment.

1. Existing Streetscape

Commerce Drive has sidewalk along the entire south side of the corridor as well as on the north side between Lor Ray Drive and Roe Crest Drive. These sidewalks are bordered by grass boulevards on both sides with the occasional tree, light pole, or sign. Much of the southern sidewalk is only 4-feet wide, which is lower than the typical City standard. The area generally lacks bicycle and pedestrian amenities. Stakeholders and citizens discussed a key to enhancing the pedestrian realm and creating more of a destination on Commerce Drive would be to

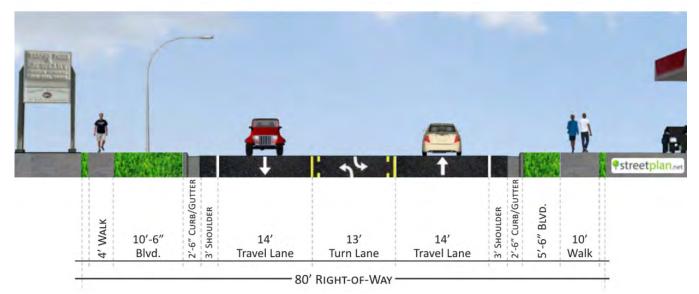


Figure 28. Illustrated typical section of Commerce Drive today. *Source:* **Streetplan.net** *Prepared by: Bolton & Menk, Inc.* Commerce Drive Area Development Plan | M18.115188 enhance the streetscape. **Figure 28** represents a typical section of Commerce Drive looking west on the corridor today.

A comprehensive strategy for streetscape improvement and beautification incorporates elements such as sidewalks, crosswalks, lights, trees, planting beds, trash receptacles, decorations, and benches help to establish a balanced and attractive mix of amenities along a corridor. A lack of these amenities could make it difficult to establish Commerce Drive as a destination in the community. Existing conditions with narrow sidewalks, perceptions of dangerous pedestrian crossings, and a lack of character and cohesive design provide more of a deterrant than an attraction. However, it is also important that the level of streetscape design not exceed what can be well maintained on an ongoing basis in a cost-effective manner.

2. Streetscape Opportunities

The pending Commerce Drive street resurfacing project presents opportunities for streetscape enhancements to happen in the near term. The streetscaping initiatives outlined in this **Commerce Drive Area** Development Plan will inform the design portion of that effort. Visioning participants identified a host of potential streetscape elements they would like to see that could improve the character and sense of place of Commerce Drive. These are as follows (further defined on Page 4):

Area branding including:

- Banners
- Gateway Structure
- Wayfinding Signage

Street Beautification including:

- Enhanced/Decorative Lighting
- Planters
- Trees
- Public Art (in line with the City of North Mankato 2017 Public Art Ideas Plan)

Enhanced infrastructure including:

- Wider Sidewalks
- More/Safer Pedestrian Crossings
- Public gathering space including:
 - Benches/Seating Areas



Figure 29. A common scene among sidewalks along Commerce Drive showing few streetscape amenities. *Source:* Google Maps

Figure 30 illustrates a typical section of Commerce Drive with an 8-foot multi-use trail on the south side of the corridor. **Figure C.2** in **Appendix C** provides a plan view rendering of the streetscape with the multiuse path. This rendering includes realignments of property access for future consideration that could reduce conflicts among vehicles and pedestrians making accessing properties more smooth and walking on sidewalks safer. Access realignments shown are purely conceptual. The city understands that closing access to properties is sensitive and doesn't intend pursue closures without negotiations with property owners who support the changes and are willing to work with the city to better the corridor. **Figure C.1** in **Appendix C** illustrates recommended access closures and realignments as well.

Implementation

The following pages provide an overview of streetscape elements and how they could be applied to Commerce Drive. These elements were used in conjunction with public and stakeholder feedback to develop streetscaping design features to be implemented in the 2019 street resurfacing.

Participants in the public process were asked to identify preference for streetscape elements along the corridor. Elements included seating node arrangements, public art options, street lighting options, among others. Preferred elements are identified in the meeting summary included in **Appendix A** which informed the development of the design concepts in **Appendix C**. These elements will be constructed during the 2019 street resurfacing project.

A different approach to streetscaping was taken west of Roe Crest Drive given the different contexts and levels of activity east of that street. The segment from Roe Crest Drive will have additional trees and updated lighting incorporated as part of the reconstruction process, however, seating nodes are not planned. Instead, decorative screening will work in unison with bushes to provide a level of screening and artistic diversion from industrial buildings and loading bays visible from Commerce Drive today. Users of the new multi-use path on the south side of the corridor will benefit from sequences of metal screens with pattern cut-outs and some interpretive signage along with landscaped bushes lining the area between the path and industrial lots. An overall layout and example of screen types that will be incorporated are included in Attachment 3.

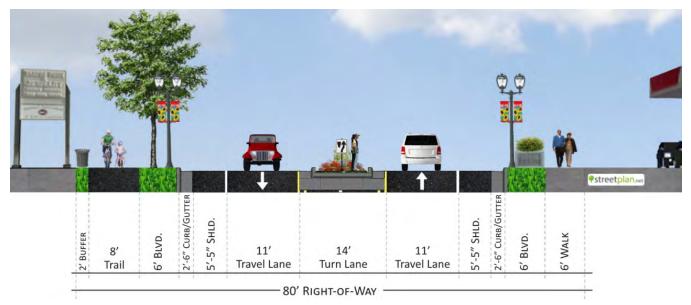


Figure 30. Illustrated typical section of Commerce Drive with multi-use trail. Source: Streetplan.net

Corridor Enhancement Opportunities Streetscape Elements

Wider Sidewalks & Multi-use Trail	Sidewalk and trails are an essential eleme t in a street profile and, in ac ordance with ADA accessibility guidelines and best practices, should be p ovided on all streets in urban areas. Pedestrian connectivity and the walkability of a community has been shown to have a positi e impact on land values and the desirability to live and work in an area. Sidewalks should be 6-feet minimum in width and multi-use t ails, 10-feet. Pedestrian routes should be bu ered from traffic wh e possible.	
Enhanced Lighting	Lighting ontributes to safety, function, and cha acter of a roadway. "Typical" roadway lighting functions as safety measure to illuminate and improve visibility of all users at intersections and c osswalks. Enhanced lighting includes pedestrian-scale lighting with po ential ae thetic treatments which contribute to the character and brand of a community.	
Street Trees	Planting t ees in the public right-of-way have several benefits in addition o their ecological importance. Large mature street trees are found to be the most important indicator of att acti eness in an area. Property values, energy costs savings, and perception of s fety have all been shown to increase along tree lined streets. Several considerations - including utility onflicts, sig t-lines, and pollutants - need to be taken into account when locating trees along a roadway.	
Planters/Planting Areas	Plant material contributes to local character, traffi calming, and pedestrian-scale enhancements. These areas can be at-grade, raised, or in moveable planters. They can be located in the boulevard or behind the back of walk. Ongoing maintenance needs, pollutant exposure and sight-lines are all considerations th t need to be taken into account when identi ying location of pla ting areas and the plant material itself.	
Branding & Wayfinding	Developing a consistent look, or brand, of a neighborhood or community contributes to the creation of a unique sense of place, arrival, and of community. Wayfinding hel s to guide residents and visitors to local and regional destin tions and is o en incorporated within a branding package. Directional signa e, gateway structures, banners and site furnishings are all elements that can contribute to a community brand.	
Site Amenities (Benches, Waste Receptacles, etc.)	Benches, waste receptacles (trash and recycling), bicycle racks, bicycle fixit tations, and bolla ds are all examples of site amenities. These eleme ts contribute to user- experience and corridor character. Groupings of site amenities of occur t intersections or athering spots.	

Corridor Enhancement Opportunities (Continued)

\dotsc Additional Pedestrian Crossings with Refuge

Marked pedestrian crossings can improve the walkability of an area and increase driver awareness of pedestrians in the roadway. Choosing the appropriate locations and number of crosswalks increases pedestrian safety and driver yield rates. Including a pedestrian refuge will further increase pedestrian safety by providing two-stage crossings where the pedestrian only needs to focus on one direction of t affic t a time





Gateway Structures & Public Art

Gateway structures and public art contribute to placemaking and a community's character. These elements can be used to mark the transition i to an area with slower speeds as well as bring out the unique culture and history of a place.





What is a 'Node?'



A node is a place where people gather. This o en occurs at the intersection of t o or more paths of travel. A widening of the sidewalk and a concentration of si e amenities a e common design features of a node along a roadway.



Proposed On-Street Bicycle Facilities

Potential Gateway Structure Location

> Potential Future Node & Pedestrian Refuge (Commensurate with a Pedestrian Bridge over TH 14)

> > Potential Trail to Pedestrian Bridge over TH 14

Potential Future Node & Pedestrian Refuge



Proposed On-Street

Future Multi-Use

Path

Bicycle Facilities

Potential Gateway Structure Location C. Area Design Goals, Objectives, and Policies

Goal 1. Incorporate design features that enhance the character and safety of Commerce Drive, creating a destination.

Objective 1.1: Encourage business/property owners to pursue opportunities to improve building exteriors and enhance area design.

<u>Policy 1.1.1</u>: Consider the establishment of a City of North Mankato Redevelopment Deferred Loan Program to fund façade improvements.

<u>Policy 1.1.3</u>: Consider establishing a Special Service District (SSD) in which business/property owners collectively could contribute to the improvement, management, and maintenance of the commercial district.

Objective 1.2: Create a safe and inviting streetscape along Commerce Drive.

<u>Policy 1.2.1</u>: Enhance multimodal accommodations on Commerce Drive by providing wider sidewalks, bicycle lanes, and/or a multi-use path that will better serve all users of the corridor.

<u>Policy 1.2.2</u>: Improve the safety of pedestrian crossings by providing pedestrian refuge islands or medians, upgraded signals, and/or improved signage where appropriate.

<u>Policy 1.2.3</u>: Incorporate streetscape amenities such as enhanced pedestrian scale and roadway lighting, public art, street furniture, planters, trees, etc. that will improve the character of the corridor.

<u>Policy 1.2.4</u>: Incorporate branding (i.e. banners, gateway structures, wayfinding signage, etc.) along the corridor to foster identity and sense of place.

Appendix A – Public Involvement

A.1 – Stakeholder Visioning Meeting Summary



Commerce Drive Area Development Plan Stakeholder Visioning Meetings November 14 & 15, 2017

North Mankato Fire Station #2 Howard Drive, North Mankato



Summary of Meetings

Purpose:

The purpose of the Commerce Drive Area Development Plan Stakeholder Visioning Meetings was to solicit feedback from business/property owners along the corridor regarding their vision for the future of Commerce Drive and understand current issues and concerns.

Attendees:

Meeting #1 – November 14 th @ 1:00pm					
Name	Organization				
Kory Ness	Lloyd Lumber				
Tom Neubert	Lloyd Lumber				
Dave Raasch	Lloyd Truss				
Teresa Pratt	Pratt, Katzke & Associates				
Matthew C.	Thin Film Technologies				
Dave Giefer	Wis-Pak				
Tim Hartwig	Peace Lutheran Church				
Mike Fischer	North Mankato, City Planner				
Courtney Kietzer	North Mankato, Planning Analyst				
Matt Lassonde	Bolton & Menk, Inc., Transportation Planner				
Mee	Meeting #2 – November 15 th @ 6:00pm				
Name Organization					
Cherrie Metcalf	Indulge Salon & Tanning				
Tiffany & Nick Ward	Indulge Salon & Tanning				
Todd Kruse	Wenger PT				
Jason Tompkins	Ignition Fitness				
Troy Diedrich	South Point Financial				
Wade Becker	Big Dog Sports Café				
Tony Jones	Commerce Auto – Express Care				
Mike Fischer	North Mankato, City Planner				
Matt Lassonde	Bolton & Menk, Inc., Transportation Planner				

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Commerce Drive Area Development Plan November 14 & 15, 2017 Page: 2

Meeting Format and Materials Presented:

At each meeting, participants were placed in two groups to facilitate discussion. A presentation began at the beginning of the meeting to provide information on the development of the plan and why participants were asked to attend. The presentation utilized Poll Everywhere, an interactive tool that solicits feedback from groups through smart phones responses and display answers immediately on the presentation screen. The feedback received during the two meetings were combined and the results can be seen at the end of this summary document.

The following is a summary of the presentation:

- Introductions
- Purpose of the Commerce Drive Development Plan
- Guiding Principles
- Area Context and Plan Components
- Visioning
- Next Steps

Each table had a large aerial image of the planning area to reference and write concerns on through the duration of the meeting. Boards containing existing and future land use in the planning area were also on display.

After generating ideas for the future of Commerce Drive through the presentation, participants were asked to speak among small groups and answer questions to facilitate discussion. Groups were then asked to report small group answers to the larger group. Responses were documented in the front of the room during the discussion so that participants could see topics displayed.

Comments Received:

Audience Polling Question Response:

The following questions and answers reflect the results of participant feedback from both meetings.

- Participants were asked if Commerce Drive should have a business association. This was to gage interest among participants and provide them with an open line of communication on this topic. 55 percent of those who attended responded "yes", 45 percent responded "not sure." None of the participants responded with "no."
- 2. What describes your vision for sidewalk and trail connections to and from Commerce Drive?
 - Wider sidewalks and safety for walkers. Lots of walkers at lunch
 - Improved sidewalks with updated lighting, significant foot traffic along this street. No bike trail along this street.
 - At least sidewalks on both sides of Commerce.
 - Wider sidewalks for bikes & walkers on both sides
 - Sidewalk both sides of the road
 - Wide sidewalks for multi-use and more crosswalks for pedestrians.
 - Safe walk ways for kids
 - Wider side walk

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- Family friendly crosswalks + sidewalks encouraging walking/biking
- Crossing, and sidewalks on both sides of street
- 3. What concerns do you have regarding existing pedestrian/bicycle movement on the corridor?
 - No concern
 - There is a fair amount of people crossing by Keim Trip. I feel most have been careful
 - See people struggling to cross north/south near Roe Crest.
 - Lack of crosswalks
 - Sidewalk on north side is too close to the street. Mostly a problem during the winter with the snow
- 4. What beautification/place-building amenities would you like to see integrated into the streetscape along Commerce Drive?
 - No concerns. I don't see Commerce Dr as a hangout
 - Gateway
 - Benches, improved lighting
 - Benches
 - Holiday decor when appropriate
 - Areas for sitting with planters for people to rest or take breaks.
 - Enhanced lighting, Welcoming Feel, Flowers
 - Places to sit when walking. Planters, benches
 - Benches in larger corners, lighting
 - Welcome signs for North Mankato/Commerce. Trees, flowers, benches, art along the highway.
- 5. Participants were asked to submit words they would use to describe Commerce Drive today. The following graphic illustrates terms collected:



6. Participants were then asked to submit words reflective of their vision for the future of Commerce Drive. The following graphic illustrates terms collected:



Verbal Comments:

Participants were asked to discuss questions among small groups and report back to the larger group. The following represents questions asked and verbal comments shared through that process:

- 1. What would you like to see Commerce Drive have in 10 or 20 years, in terms of:
 - a. Housing
 - b. Businesses
 - c. Streetscape/character
 - d. Amenities

Housing -

In terms of housing opportunities along Commerce Drive, several suggested that
opportunities for additional residential uses are limited. Some suggested that they
would welcome residential if it were included in future mixed-use redevelopment. Most
acknowledged that primary uses along Commerce are Commercial and Industrial and
that residential doesn't fit. Some expressed excitement about the potential for
residential options being offered.

Businesses -

- All agreed that adding more businesses is desirable along Commerce Drive. Some suggested they would like to see the strip malls be filled with businesses that are thriving and also would like to see vacant properties filled with more buildings and niche businesses. Potential larger businesses discussed include another "sit down" restaurant (a place to bring clients), a grocery store similar to a food co-op, and a hotel.
- Some would like to have greater control over business signage suggesting that less stringent rules could allow for better advertisement for businesses. Business flow along the corridor was also discussed. Participants wished to have businesses be visible and support/complement each other.
- Participants discussed the split between commercial and industrial uses stressing that it is important to get businesses representing all uses on board with changes to Commerce Drive and that a strong partnership is necessary.

Streetscape/Character -

- Several participants expressed a desire for beautification along the corridor to increase appeal. This could include street furniture, lighting enhancements, and enhanced décor along the street during the holidays. As seen in the presentation feedback, several would like wider sidewalks and potentially a wider, multi-use path used by both bikers and pedestrians. Enhanced lighting was mentioned several times as not only a design feature but also for safety reasons.
- Many commented that building design is non-cohesive suggesting buildings could use some measure of design guidance to adhere to. Mike Fischer asked, "if design guidelines were instituted, would businesses be interested in grant/loan funding opportunities for façade improvements?" Some showed interest in this. Participants did acknowledge that Commerce Drive will likely never be a Main Street type business district where buildings front the side of the street and historic character abounds. However, they mentioned some common design theme is desirable among buildings.
- A pedestrian friendly atmosphere was also desired. Some questioned where a gathering space could be created on Commerce. One participant suggested the addition of a food co-op setting similar to the St. Peter Food Co-op where people can gather and become more health conscious.
- Street art was also mentioned as a possibility moving forward.

2. What are needs the community has that could be filled on Commerce Drive

• The group agreed that Commerce Drive provides service to the surrounding area residents but would like to expand to attract others and create a destination. This could be linked to attracting more of a visitor crowd from Caswell Park during tournaments, providing connections to trails and facilities, and offering events to draw people in.

3. Where are the biggest opportunities for Commerce Drive moving forward?

- All agreed that the ideas for streetscaping, pedestrian enhancements to infrastructure and connections, and more business opportunities were desirable and should be pursued.
- Many see opportunity in vacant lots and underutilized lots for potential redevelopment in the area. Specific properties were discussed as being underutilized where there are vacant storefronts or dilapidated buildings.
- One participant suggested that the South Central College is an untapped resource. The group began to discuss that access from the college could be enhanced or other measures taken to draw students and faculty to Commerce Drive to utilize businesses.
- Participants acknowledged that 11,700 vehicles per day on the eastern end of the corridor is healthy for business.

4. Are there problems or challenges in the area that need to be addressed?

- Participants were concerned with parking for potential events that could be held in the area arguing that people attending events would have to park several blocks away. Some mentioned the idea of having centrally located parking for this purpose.
- There was also discussion of lots being deep, locking up vacant land that could be better utilized if access was created.
- Various traffic concerns were expressed including the application of a roundabout at the Lor Ray/Commerce Drive intersection. The first group were adamantly opposed to this idea while the second group expressed a strong desire to see this happen. The latter Bolton & Menk is an equal opportunity employer.

cited traffic back-ups along Commerce due to the long traffic light timing at the intersection. Some would also like to see turn lanes along the corridor for better traffic control. Others commented that there are a lot of access locations and it seems to cause issues.

- Discussions arose considering heavy truck traffic. Members of Wis-Pak and Lloyd Lumber discussed how heavy trucks access their facilities. All mentioned that trucks use both Lor Ray and Lookout equally, coming from US Highways 14 and 169. Commercial establishments on the eastern portion of the corridor agreed that redirecting heavy truck traffic from their area could have some benefits especially if pedestrian atmosphere enhancements will be a part of the plan recommendations. Those who generate heavy truck traffic mentioned that they could work with businesses and authorities to reroute heavy truck traffic to the Lookout Drive access. Matt cautioned that some analysis of that scenario should be completed as causing more truck traffic on the west side may have adverse effects on that area. This will be explored as part of the planning process. One participant asked if trucks could be rerouted to James Drive via Commerce Lane.
- Businesses were interested in tapping in tapping into high traffic volumes on Highway 14 asking how they might be able to divert those traveling the trunk highway onto Commerce to utilize services.
- Many children are observed riding and walking along Commerce before and after school and during the summer months. Participants raised concerns regarding children's safety as they are seen crossing the street often. One mentioned, and others agreed, traffic volumes and vehicles turning in and out of businesses seems unsafe for all users of the sidewalks.

A.2 – Area Resident Visioning Meeting Summary



Commerce Drive Area Development Plan Public Visioning Meetings

November 28 & 29, 2017

North Mankato Fire Station #2 Howard Drive, North Mankato



Summary of Meetings

Purpose:

The purpose of the Commerce Drive Area Development Plan Public Visioning Meetings was to solicit feedback from citizens who have interest in the future of Commerce Drive and understand current issues and concerns.

Attendees:

Meeting #1 – November 28 th @ 6:00pm				
Name	Organization			
Delaina Ward	Resident			
Matthew C.	Thin Film Technologies			
Dick Cashman	Resident			
Tiffany Ward	Indulge Salon & Tanning			
Matt DuRose	Resident			
Matthias Leyrer	Resident			
Ryan Swanson	Resident			
Scott Weilege	Weilege Advisory Group			
Meeting #2 – November 29 th @ 1:00pm				
Name	Organization			
Joel Heitner	Southpoint Financial Credit Union			
Jason Tompkins	Ignition Fitness			
Matt Merrick	Ignition Fitness			
Maryann Nelson	North Mankato Animal Hospital			
Leah Mahoney	Statewide Health Improvement Partnership (SHIP)			
Project Staff and Elected Officials Present at Both Meetings				
Katie Boon	Public Engagement Consultant			
Mark Dehen	City of North Mankato, Mayor			
Mike Fischer	City of North Mankato, City Planner			
Courtney Kietzer	City of North Mankato, Planning Analyst			
Matt Lassonde	Bolton & Menk, Inc., Transportation Planner			

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Meeting Format and Materials Presented:

At each meeting, participants were placed in two groups to facilitate discussion. Each table had a large aerial image of the planning area to reference and write concerns on through the duration of the meeting. Participants were asked to discuss what they like and don't like about Commerce Drive today among tables and report back to the larger group. They were then asked to discuss what they would like to see in the future and report back to the group. Responses were posted on the wall in the front of the room so that participants could view responses.

Comments Received:

Participants provided the following feedback:

Commerce Drive Today:

- The area has aging street and building infrastructure
- Commerce Drive is a great place for area resident's to access services. The drive to Mankato is too long and not convenient. Commerce fills that gap.
- Some questioned why retail isn't thriving currently. "What is missing?" Many discussed businesses aren't visible enough while driving along the corridor as well as from Highway 14. Questions arose as to whether or not there is a "recipe" for the right business combinations that could be implemented on the corridor. Some mentioned the strip mall is not well utilized, buildings are hidden and signage is an issue.



• The area has traffic and road issues. It's difficult to turn anywhere along the corridor to access

businesses. Access is excessive and terrible. Some feel that this environment deters people from visiting this area.

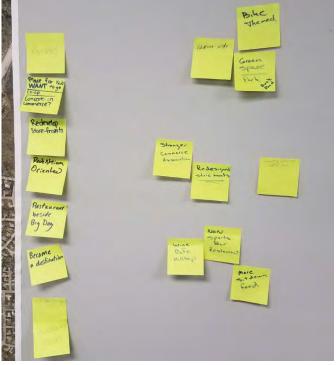
- The area seems dangerous for children walking and riding bikes. Crossings are dangerous. No cars stop at the crossing at the Roe Crest Drive intersection.
- Some mentioned bike lanes could be a disaster while others suggested they could be awesome and are needed.

Commerce Drive in the Future:

- There was consensus on Commerce becoming more of a destination that is pedestrian oriented. Better connections to Caswell Complex and Highway 14 Trail were desired. Wider sidewalks were also mentioned.
- Various vacant lots should be developed to include businesses that create the destination; businesses that draw customers. Some would like to see craft businesses, a coffee shop, a wine shop, a food co-op type grocery store that could be a destination, and a restaurant. Many said there are not enough places to eat. They suggested a nicer "sit down" restaurant be located on Commerce Drive. Some would like to see outdoor seating with planters along the corridor and at eating establishments. Some mentioned a "St. Peter like" food co-op while other mentioned an Aldi's or Trader Joes type establishment along the corridor.

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- Branding in the area was discussed to provide a common theme. Participants questioned if this could be an answer to liven up the area. What could bring more people here?
- Closing accesses could solve some issues and make visiting the businesses in the area more desirable.
- Grade separated pedestrian crossings were mentioned while others suggested some sort of pedestrian flasher at the crossing. Some also suggested lighting on stop signs could improve safety in the area.
- One participant recommended the establishment of a marketing plan for Commerce Drive. Business representatives present supported the idea of an association among businesses.
- Most would like to see some improvements to area design among buildings and the street. This could be façade improvements or street beautification. Some would like to see taller buildings with nicer store fronts. Some expressed a desire for more of an uptown feel.



- Added green space for gathering such as a park would be a welcomed addition. A lot of people walk pets and use the area for exercise. This would also provide a place for employees to walk.
- Community event ideas on were mentioned such as Concerts on Commerce. Holiday decorations were also requested.

A.3 – Community Survey Results

COMMERCE DRIVE QUESTIONNIARE

The purpose of this survey is to solicit feedback from residents, businesses and property owners to help shape and form a vision that will guide the Commerce Drive Area Development Plan.

1. On average, how often do you travel on Commerce Drive?

- \bigcirc Never
- $\,\bigcirc\,$ Less than once a month
- \bigcirc 1-3 times per month
- \bigcirc 1-3 times per week
- \bigcirc Daily

2. When traveling on Commerce Drive, how likely are you to stop at one of the businesses?

- \bigcirc Very likely
- Somewhat likely
- \bigcirc Very unlikely

3. Which businesses (if any) do you frequent the most on Commerce Drive?

4. In the next ten years (2028), what three words would you hope to use to accurately describe your vision for Commerce Drive?

5. To achieve your vision for Commerce Drive, which of the following actions will be important? *Rank importance on a scale from 1 to 5 with 5 being the MOST Important.

	LEAST Important 1		omewhat mprotant 3	4	MOST Important 5
Make Commerce Drive more walkable/bikeable.	\bigcirc	\bigcirc	\bigcirc	\bigcirc	\bigcirc
Attract neighborhood serving retail & amenities (such as grocery stor coffee shop, etc.)	e, _O	\bigcirc	0	\bigcirc	0
Improve connections between neighborhoods and Commerce Drive.	\bigcirc	\bigcirc	\bigcirc	\bigcirc	\bigcirc
Promote a fresh image/brand for Commerce Drive.	\bigcirc	\bigcirc	\bigcirc	\bigcirc	\bigcirc
Improve the parking experience for customers and visitors.	\bigcirc	\bigcirc	\bigcirc	\bigcirc	\bigcirc
Encourage more nightlife, restaurants, create an entertainment niche.	\bigcirc	\bigcirc	\bigcirc	\bigcirc	\bigcirc
Activate Commerce Drive with shops, events, restaurants, streetscape	e. O	\bigcirc	\bigcirc	\bigcirc	\bigcirc
Provide better public transit.	\bigcirc	\bigcirc	\bigcirc	\bigcirc	\bigcirc
Support/provide incentives to business start-ups and entreprenurs.	\bigcirc	\bigcirc	\bigcirc	\bigcirc	\bigcirc
Improve way-finding signage for bikes, cars and pedestrians, and creat gateways and directories.	ate	\bigcirc	\bigcirc	0	\bigcirc
Encourage more arts and culture, including public art.	\bigcirc	\bigcirc	\bigcirc	\bigcirc	\bigcirc
Provide more outdoor greenspace.	\bigcirc	\bigcirc	\bigcirc	\bigcirc	\bigcirc

6. If you could suggest one specific improvement to enhance Commerce Drive, what would that be?

7. What would you like to see happen in the Commerce Drive commercial corridors? (select up to 3)

- □ Mixed use development with housing
- □ More restaurants
- □ Restaurants with liquor licenses
- ☐ More retail
- □ Incubator space
- □ More public parking
- □ Streetscape improvements
- □ Facade improvements
- □ Outdoor dining
- □ Walkability
- □ Bike racks and bike lanes
- \Box Other (please specify):

8. Which of the following BEST characterizes your primary interest(s) on Commerce Drive? (Please check all that apply)

- Commercial Property Owner
- □ Business Owner
- Resident
- □ Employee
- □ Student
- □ Visitor
- \Box Other (please specify):

9. Please provide the zip code of your primary residence.

10. Age

- O Under 18
- 18 to 24
- 25 to 34
- 35 to 49
- 50 to 64
- 65+

12. Race/Ethnicity

- O African American
- American Indian
- Asian or Pacific Islander
- Hispanic/ Latino
- \bigcirc White
- \bigcirc Other:

11. Gender

- \bigcirc
- \bigcirc Female

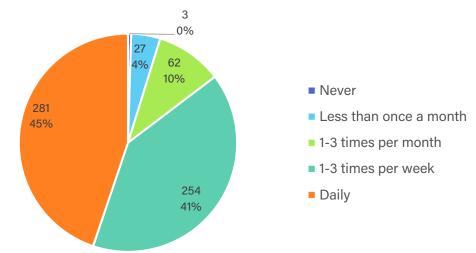
13. Annual Household Income

- \$24,999 or less
- \$25,000 to \$49,999
- \$50,000 to \$99,999
- \$100,000 to \$199,999
- More than \$200,000 \bigcirc

Please return this completed questionnaire to City Hall, the Taylor Library or complete it online at www.northmankato.com/commerce-drive-questionnaire.

- Male

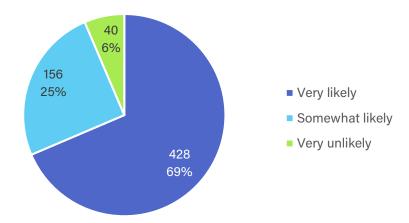
Commerce Drive Questionnaire Results



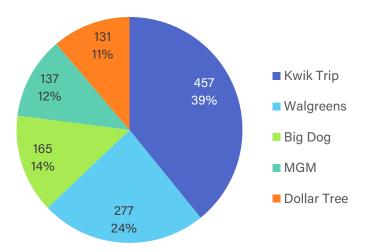
On average, how often do you travel on Commerce Drive?

(627 Responses)

When traveling on Commerce Drive, how likely are you to stop at one of the businesses? (624 Responses)



Which businesses (if any) do you frequent the most on Commerce Drive? (585 Responses)



Top 5 Businesses

Other Responses				
Culver's	82	Shear Talent	5	
Wells Fargo	78	Southpoint Financial Credit Union	5	
Erbert & Gerberts	41	Austin's Auto Repair	4	
Subway	41	Kitchenmaster, Klooster & Begalka	4	
Commerce Drive Dental	28	Tip Top Tobacco	3	
Pioneer Bank	26	Ignition Fitness & Sports	2	
Indulge Salon	23	North Mankato Mortuary	2	
Lloyd Lumber	23	Robyn's Nest Daycare Center	2	
New 2 You Family Thrift	17	Back to Wellness	1	
Serenity Nails	17	C&N Sales	1	
Fantastic Sam's	15	City Drop Boxes	1	
Snap Fitness	13	Creative Minds Early Learning Center	1	
Express Care Auto Center	8	Edward Jones	1	
New Great Wall	8	Jesus's Lambs at Peace Preschool	1	
Golden Heart Child Care Center	7	Lindsay Windows	1	
North Mankato Animal Hospital	6	Optivus Physical Therapy	1	
Verizon Wireless	6	Southern Minnesota Martial Arts	1	
Vero's Tacos	6	State Farm	1	
Frandsen Bank	5			

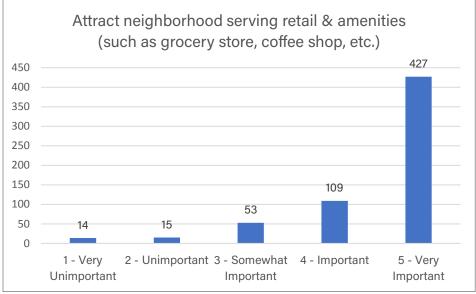
In the next ten years (2028), what three words would you hope to use to accurately describe your vision for Commerce Drive?



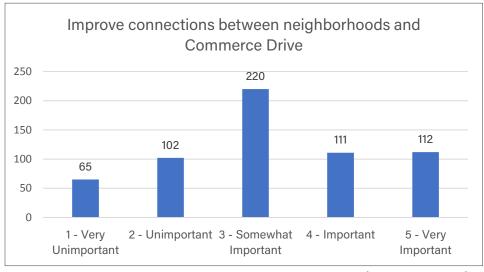
To achieve your vision for Commerce Drive, which of the following actions will be important?



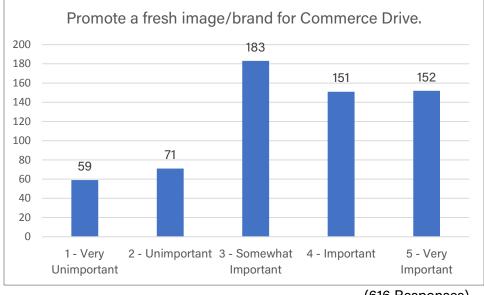
⁽⁶¹² Responses)



⁽⁶¹⁸ Responses)



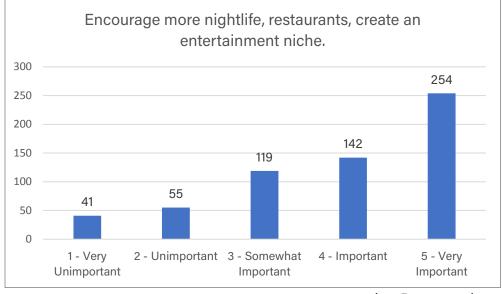
(610 Responses)

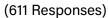


(616 Responses)

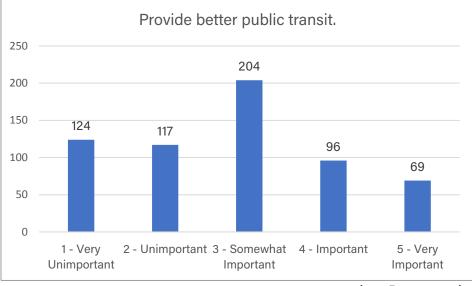


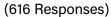
(615 Responses)

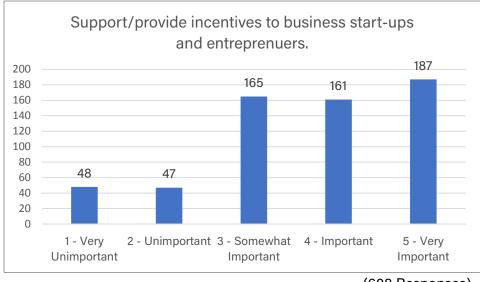


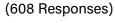


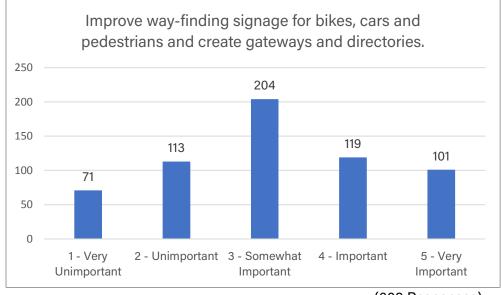




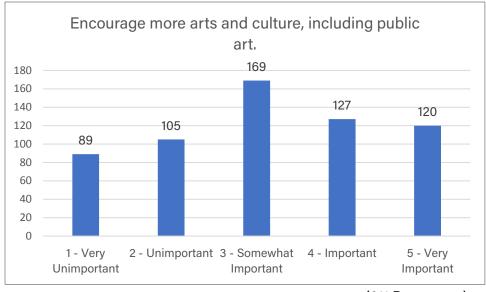




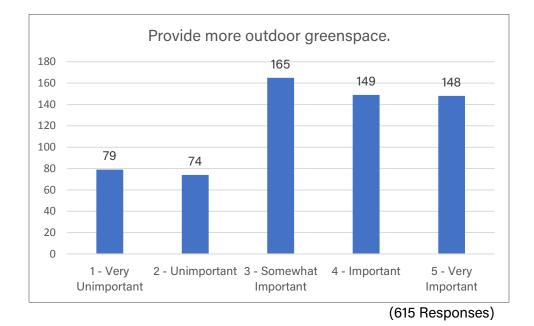




⁽⁶⁰⁸ Responses)



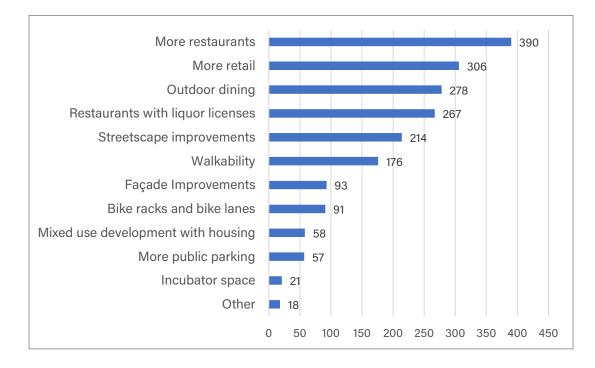
(611 Responses)



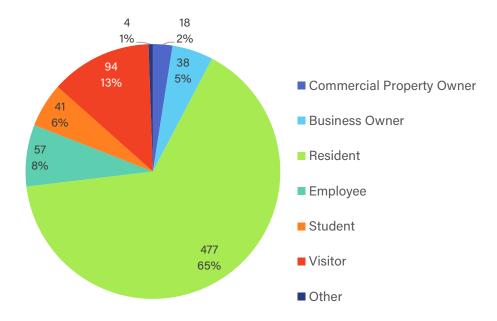
If you could suggest one specific improvement to enhance Commerce Drive, what would that be?

- Landscaping/tree islands in street to aid crossing and soften hardscape.
- Pedestrian walkways, seating areas and greenspace.
- Improved building facades.
- Roundabout at lookout and commerce.
- Improve traffic flow with a raised median.
- Better wayfinding and business signage.
- Eliminate access points to businesses for easier ingress/egress to each business.
- Create turn lanes for ease of access to businesses.
- Establish an Identity for Commerce Drive.
- Develop area as a destination and incorporate Caswell Park.
- Business retention.
- Tax deferment/ breaks for businesses in the area to promote growth.
- Outdoor greenspace/open space/ public seating area.
- More appealing boulevards with street lamps, greenery, benches, etc.

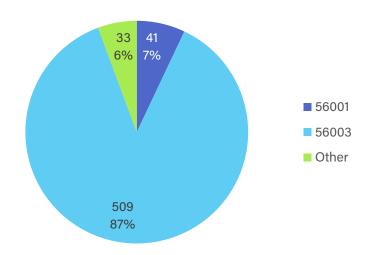
What would you like to see happen in the Commerce Drive commercial corridors?



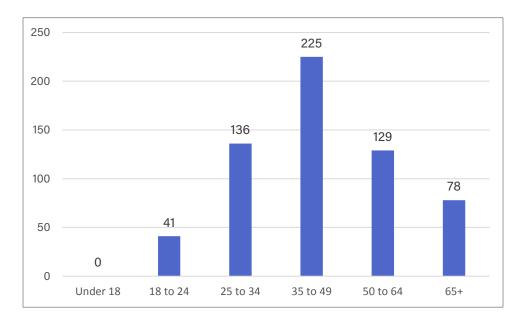
Which of the following BEST characterizes your primary interest(s) on Commerce Drive?



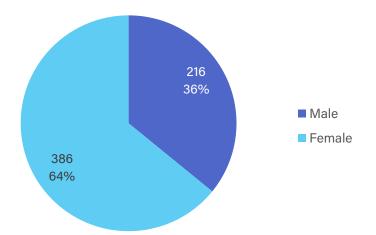
Please provide the zip code of your primary residence. (583 Responses)



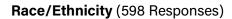
Age (609 Responses)

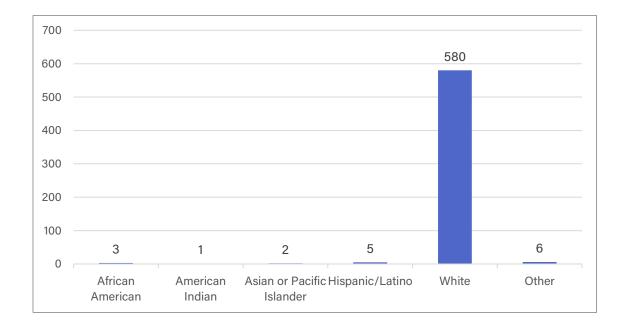


Gender (602 Responses)

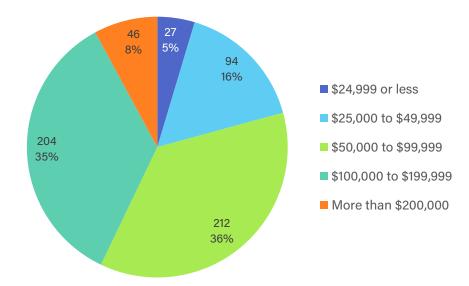


12





Annual Household Income (583 Responses)





Commerce Drive Area Development Plan

Plan Review Meetings

November 26 & 30, 2018

&

BOLTON & MENK

Real People. Real Solutions.

December 10 & 12, 2018

6:00 P.M. to 7:00 P.M.

North Mankato Fire Station #2 Howard Drive, North Mankato

Summary of Meetings

Purpose:

The purpose of the Commerce Drive Area Development Plan Review Meetings was to provide the community and stakeholders an opportunity to:

- Provide feedback on initiatives identified in the plan
- Engage with others interested in achieving the vision identified for Commerce Drive
- Discuss streetscaping options that will be incorporated in the upcoming 2019/2020 street resurfacing project

Attendees:

18 business owners and interested citizens attended the meetings to ask questions and discuss the future of Commerce Drive.

Meeting Format and Materials Presented:

Each meeting was set up in open house format with informational boards and materials available along with project and City staff available to answer questions and solicit feedback. Participants were given dot stickers to place on the boards indicating potential design features they'd prefer to see implemented along Commerce Drive. The following materials were available for public review:

- Commerce Drive Area Development Plan Draft
- Large aerial image of the corridor for discussion reference
- Informational boards including:
 - Project Purpose and Goals
 - o Streetscape Rendering including Access Consolidation Considerations
 - Node Imagery: Images of potential area design features
 - Node Concepts: Renderings of Seating Node Designs for the Roe Crest Drive and Lor Ray Drive intersections
 - o Potential Redevelopment Options discussed in the Plan
- Sign-In Sheet
- Comment Forms

Comments Received:

Verbal Comments:

Generally, those in attendance supported the plan initiatives and expressed a desire for improved traffic functionality and enhanced pedestrian facilities. The following were comment received through discussion among participants and project/City staff:

- Most participants suggested that congestion and driver confusion were issues in the eastern portion of the corridor.
- Some mentioned they don't go to use the corridor businesses because of the congestion and they likely would if the situation was improved.
- Many suggested they cross the corridor in front of Kwik Trip frequently without using the nearby crossing facilities. They feel unsafe doing so.
- Many would like to see redevelopment along the corridor that includes additional retail options, restaurants, a grocery store, and a hotel among other suggestions.
- Several expressed a desire to construct the pedestrian bridge over Highway 14 as a north south recreational/transportation amenity. Some thought it would be best if the corridor began to experience some redevelopment to bring the desired commercial uses closer to the trail.
- All supported streetscape concepts presented and the incorporation of public art, wayfinding signage, branding, a multi-use path addition, and other design features.

Written Comments:

A comment form was available with the four questions. The following are written comments for each question received:

- 1. Please explain why you do or do not support access consolidation along the corridor.
 - "I look forward to a more pleasant experience on Commerce Drive. It has so much potential. I use the bank, Kwik Trip, the Veterinarian and want it to be the best ever!"
 - "I support because of the amount of traffic coming and going from all directions. Consolidation would provide better flow – it can be congested at times."
 - "I do support consolidation to cut down on confusion"
- 2. Please describe any instances of driver confusion or turning conflicts you've experienced in the eastern part of the corridor.
 - "The Center Turn Lane."
 - "Try it on a bike sometime!"
 - "Trying to make left turns out of the North Side is a nightmare...by Kwik Trip and the Strip Mall area especially."
 - "Pedestrians that run across the road by Walgreens. Drivers need to slow down often for them."
- 3. Please explain why you do or do not support a protected pedestrian crossing in front of Kwik Trip and Pioneer Bank as shown in the Streetscape Plan concept.
 - It will create awareness among drivers, pedestrians, and bicyclists
 - "Totally need this! Way too far to walk all the way down to the corners. Everyone cuts across that area."
 - "I do support the pedestrian crossing to make crossing safe as possible."

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- 4. Do you have other comments regarding the initiatives in the Commerce Drive Area Development Plan?
 - "The City needs a broad vision as to what makes commercial areas viable. Currently, Commerce is only about car culture – Buildings need to be brought forward to the street with windows at the sidewalk. Commerce will never be pedestrian friendly as long as its current configuration exists."
 - "Please consider a dog drinking fountain similar to that at Spring Lake Park along with a supply of dog bags"
 - "Let's try another grocery store and restaurant" on the corridor
 - Need lighting down on the east side; drinking fountain and dog bags would be nice; bike racks with easier access; I like the lighted benches and gathering areas; definitely need better path for bikers!"

Design Feature Concept Preferences

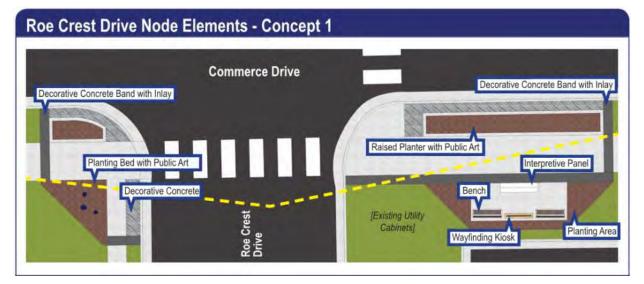
Several design features were made available for participants to comment on and indicate their preferences for implementation. Each participant was given dot stickers to apply to features they preferred. Among design features exhibited were three concept renderings for seating nodes. Proposed Node locations are shown on the following graphic:



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Preferred Concept for Roe Crest Drive Nodes 1 & 2:

The following two graphics represent the preferred design features for Nodes 1 and 2:



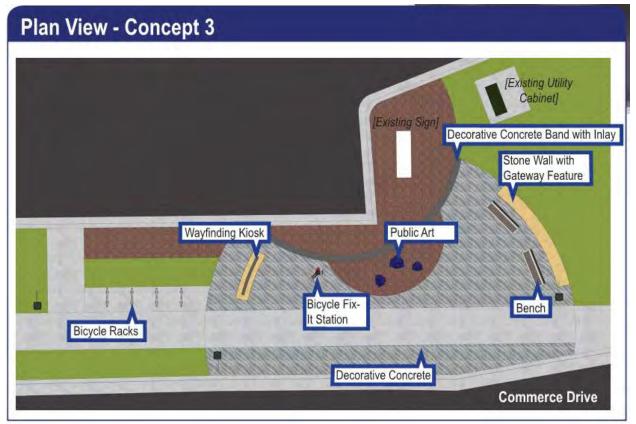


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A Vision for Commerce Drive

Preferred Concept for the East End Node 4:

The following two graphics represent the preferred design features for Node 4:





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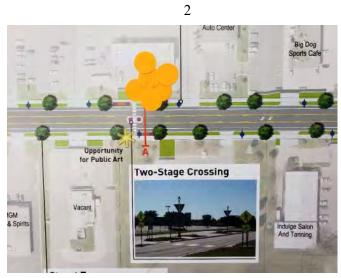
A Vision for Commerce Drive

Other features receiving stickers:

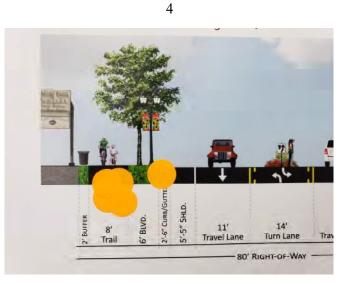
Other features received stickers indicating that participants have a preference to see them implemented in the future. These Include the following:

- 1. Pedestrian Bridge
- 2. Two Stage Pedestrian Crossing at Kwik Trip
- 3. Wayfinding signage
- 4. Multi-Use Path on South Side







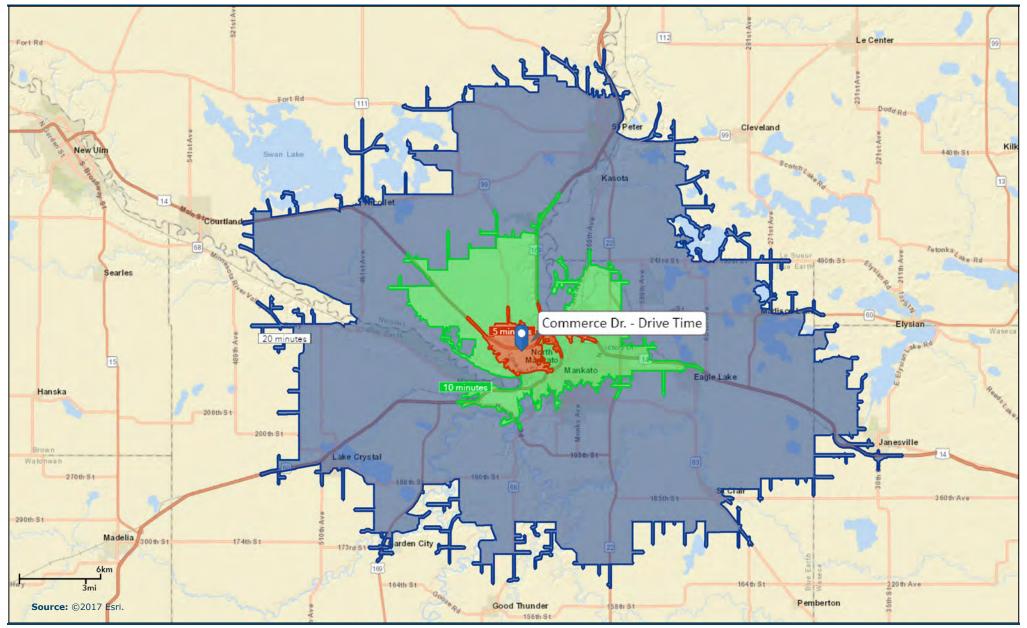


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Appendix B – Commerce Drive Market Analysis

B.1 – Retail Market Potential & Retail Marketplace Profile: 5, 10, and 20-minute Drive-Time Radii





November 20, 2017



Retail Market Potential

Commerce Dr. - Drive Time 1800-1898 Commerce Dr, Mankato, Minnesota, 56003 Drive Time: 5 minute radius Prepared by Esri

Latitude: 44.17889 Longitude: -94.04127

Demographic Summary		2017	2022
Population		9,334	9,572
Population 18+		7,231	7,380
Households		3,890	4,004
Median Household Income		\$64,856	\$74,833
Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Apparel (Adults)	Addits/IIIIs	Addits/1115	
Bought any men's clothing in last 12 months	3,433	47.5%	100
Bought any women's clothing in last 12 months	3,184	44.0%	100
Bought clothing for child <13 years in last 6 months	2,109	29.2%	106
Bought any shoes in last 12 months	3,941	54.5%	101
Bought costume jewelry in last 12 months	1,409	19.5%	102
Bought any fine jewelry in last 12 months	1,247	17.2%	96
Bought a watch in last 12 months	1,113	15.4%	101
	_,		
Automobiles (Households)			
HH owns/leases any vehicle	3,453	88.8%	104
HH bought/leased new vehicle last 12 mo	374	9.6%	98
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	6,529	90.3%	106
Bought/changed motor oil in last 12 months	3,837	53.1%	110
Had tune-up in last 12 months	2,203	30.5%	106
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months	4,702	65.0%	98
Drank regular cola in last 6 months	3,235	44.7%	101
Drank beer/ale in last 6 months	3,018	41.7%	99
Cameras (Adults)			
Own digital point & shoot camera/camcorder	1,610	22.3%	105
Own digital SLR camera/camcorder	737	10.2%	122
Printed digital photos in last 12 months	1,016	14.1%	101
Call Dhamas (Adults (Hausahalda)			
Cell Phones (Adults/Households)	2 704	27 40/	102
Bought cell phone in last 12 months	2,704	37.4%	103
Have a smartphone Have a smartphone: Android phone (any brand)	4,933 2,411	68.2% 33.3%	102 105
Have a smartphone: Apple iPhone	2,411 2,233	30.9%	105
Number of cell phones in household: 1	1,290	33.2%	101
Number of cell phones in household: 2	1,522	39.1%	104
Number of cell phones in household: 3+	899	23.1%	89
HH has cell phone only (no landline telephone)	1,942	49.9%	110
	1,972	79.970	110
Computers (Households)			
HH owns a computer	2,989	76.8%	101
HH owns desktop computer	1,765	45.4%	106
HH owns laptop/notebook	2,185	56.2%	101
HH owns any Apple/Mac brand computer	501	12.9%	84
HH owns any PC/non-Apple brand computer	2,639	67.8%	102
HH purchased most recent computer in a store	1,440	37.0%	99
HH purchased most recent computer online	565	14.5%	111
Spent <\$500 on most recent home computer	639	16.4%	107
Spent \$500-\$999 on most recent home computer	716	18.4%	101
Spent \$1,000-\$1,499 on most recent home computer	324	8.3%	91
Spent \$1,500-\$1,999 on most recent home computer	179	4.6%	108
Spent \$2,000+ on most recent home computer	132	3.4%	95

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2017 and 2022.



Retail Market Potential

Commerce Dr. - Drive Time

1800-1898 Commerce Dr, Mankato, Minnesota, 56003 Drive Time: 5 minute radius Prepared by Esri

Latitude: 44.17889 Longitude: -94.04127

	Expected Number of	Percent of	
Product/Consumer Behavior	Adults/HHs	Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at convenience store in last 6 mos	3,632	50.2%	101
Bought brewed coffee at convenience store in last 30 days	1,191	16.5%	106
Bought cigarettes at convenience store in last 30 days	1,101	15.2%	126
Bought gas at convenience store in last 30 days	2,921	40.4%	119
Spent at convenience store in last 30 days: <\$20	538	7.4%	94
Spent at convenience store in last 30 days: \$20-\$39	646	8.9%	98
Spent at convenience store in last 30 days: \$40-\$50	596	8.2%	109
Spent at convenience store in last 30 days: \$51-\$99	365	5.0%	109
Spent at convenience store in last 30 days: \$100+	2,027	28.0%	119
Entertainment (Adults)			
Attended a movie in last 6 months	4,214	58.3%	99
Went to live theater in last 12 months	1,084	15.0%	115
Went to a bar/night club in last 12 months	1,202	16.6%	99
Dined out in last 12 months	3,360	46.5%	103
Gambled at a casino in last 12 months	865	12.0%	86
Visited a theme park in last 12 months	1,197	16.6%	93
Viewed movie (video-on-demand) in last 30 days	1,363	18.8%	103
Viewed TV show (video-on-demand) in last 30 days	1,028	14.2%	108
Watched any pay-per-view TV in last 12 months	848	11.7%	95
Downloaded a movie over the Internet in last 30 days	569	7.9%	95
Downloaded any individual song in last 6 months	1,699	23.5%	111
Watched a movie online in the last 30 days	1,374	19.0%	101
Watched a TV program online in last 30 days	1,281	17.7%	104
Played a video/electronic game (console) in last 12 months	811	11.2%	113
Played a video/electronic game (portable) in last 12 months	371	5.1%	114
Financial (Adults)			
Have home mortgage (1st)	2,323	32.1%	105
Used ATM/cash machine in last 12 months	3,660	50.6%	102
Own any stock	473	6.5%	90
Own U.S. savings bond	319	4.4%	86
Own shares in mutual fund (stock)	509	7.0%	96
Own shares in mutual fund (bonds)	367	5.1%	101
Have interest checking account	2,101	29.1%	107
Have non-interest checking account	2,423	33.5%	114
Have savings account	4,024	55.6%	102
Have 401K retirement savings plan	1,144	15.8%	108
Own/used any credit/debit card in last 12 months	5,567	77.0%	102
Avg monthly credit card expenditures: <\$111	968	13.4%	111
Avg monthly credit card expenditures: \$111-\$225	520	7.2%	102
Avg monthly credit card expenditures: \$226-\$450	530	7.3%	111
Avg monthly credit card expenditures: \$451-\$700	341	4.7%	89
Avg monthly credit card expenditures: \$701-\$1,000	256	3.5%	77
Avg monthly credit card expenditures: \$1,001+	651	9.0%	97
Did banking online in last 12 months	2,922	40.4%	110
Did banking on mobile device in last 12 months	1,452	20.1%	116
Paid bills online in last 12 months	3,476	48.1%	107

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2017 and 2022.



Retail Market Potential

Commerce Dr. - Drive Time

1800-1898 Commerce Dr, Mankato, Minnesota, 56003 Drive Time: 5 minute radius Prepared by Esri

Latitude: 44.17889 Longitude: -94.04127

		Longie	uue. 91.0112/
	Expected Number of	Percent of	
Product/Consumer Behavior	Adults/HHs	Adults/HHs	MPI
Grocery (Adults)	2.012	70.00/	101
Used beef (fresh/frozen) in last 6 months	2,813	72.3%	104
Used bread in last 6 months	3,658	94.0%	100
Used chicken (fresh or frozen) in last 6 months Used turkey (fresh or frozen) in last 6 months	2,760 625	71.0% 16.1%	103
Used turkey (fresh or frozen) in last 6 months Used fish/seafood (fresh or frozen) in last 6 months	2,150	55.3%	101 101
Used fresh fruit/vegetables in last 6 months	3,401	87.4%	101
Used fresh milk in last 6 months	3,467	89.1%	101
Used organic food in last 6 months	704	18.1%	88
	,,,,		
Health (Adults)			
Exercise at home 2+ times per week	2,218	30.7%	106
Exercise at club 2+ times per week	916	12.7%	95
Visited a doctor in last 12 months	5,601	77.5%	102
Used vitamin/dietary supplement in last 6 months	3,883	53.7%	102
	0,000		
Home (Households)			
Any home improvement in last 12 months	1,105	28.4%	105
Used housekeeper/maid/professional HH cleaning service in last 12	443	11.4%	85
Purchased low ticket HH furnishings in last 12 months	650	16.7%	103
Purchased big ticket HH furnishings in last 12 months	892	22.9%	105
Bought any small kitchen appliance in last 12 months	881	22.6%	107
Bought any large kitchen appliance in last 12 months	488	12.5%	99
bought any large kitchen appliance in last 12 months	-00	12.370	
Insurance (Adults/Households)			
Currently carry life insurance	3,326	46.0%	106
Carry medical/hospital/accident insurance	5,073	70.2%	100
Carry homeowner insurance	3,614	50.0%	102
Carry renter's insurance	655	9.1%	100
Have auto insurance: 1 vehicle in household covered		33.1%	103
Have auto insurance: 1 vehicle in household covered Have auto insurance: 2 vehicles in household covered	1,286	29.0%	108
	1,130 843	29.0%	
Have auto insurance: 3+ vehicles in household covered	643	21./%	100
Pets (Households)			
Household owns any pet	2,214	56.9%	105
Household owns any cat	942	24.2%	105
Household owns any dog	1,668	42.9%	
	1,008	42.9%	104
Developrophics (Adulto)			
Psychographics (Adults)	2.162	40 70/	105
Buying American is important to me	3,162	43.7%	105
Usually buy items on credit rather than wait	850	11.8%	96
Usually buy based on quality - not price	1,245	17.2%	94
Price is usually more important than brand name	2,032	28.1%	106
Usually use coupons for brands I buy often	1,410	19.5%	107
Am interested in how to help the environment	1,107	15.3%	93
Usually pay more for environ safe product	936	12.9%	97
Usually value green products over convenience	717	9.9%	91
Likely to buy a brand that supports a charity	2,538	35.1%	100
Reading (Adults)			
Bought digital book in last 12 months	1,140	15.8%	111
Bought hardcover book in last 12 months	1,573	21.8%	106
Bought paperback book in last 12 month	2,311	32.0%	107
Read any daily newspaper (paper version)	1,719	23.8%	98
Read any digital newspaper in last 30 days	2,591	35.8%	105
Read any magazine (paper/electronic version) in last 6 months	6,597	91.2%	101

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2017 and 2022.



Commerce Dr. - Drive Time

1800-1898 Commerce Dr, Mankato, Minnesota, 56003 Drive Time: 5 minute radius Prepared by Esri

Latitude: 44.17889 Longitude: -94.04127

	Expected Number of	Percent of	
Product/Consumer Behavior	Adults/HHs	Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	5,618	77.7%	104
Went to family restaurant/steak house: 4+ times a month	2,083	28.8%	105
Went to fast food/drive-in restaurant in last 6 months	6,612	91.4%	101
Went to fast food/drive-in restaurant 9+ times/mo	2,928	40.5%	103
Fast food/drive-in last 6 months: eat in	2,731	37.8%	103
Fast food/drive-in last 6 months: home delivery	628	8.7%	113
Fast food/drive-in last 6 months: take-out/drive-thru	3,761	52.0%	113
Fast food/drive-in last 6 months: take-out/walk-in	1,423	19.7%	98
Television & Electronics (Adults/Households)			
Own any tablet	2,455	34.0%	101
Own any e-reader	603	8.3%	96
Own e-reader/tablet: iPad	1,443	20.0%	97
HH has Internet connectable TV	819	21.1%	105
Own any portable MP3 player	2,057	28.4%	102
HH owns 1 TV	795	20.4%	99
HH owns 2 TVs	1,072	27.6%	106
HH owns 3 TVs	839	21.6%	100
HH owns 4+ TVs	688	17.7%	97
HH subscribes to cable TV	1,934	49.7%	104
HH subscribes to fiber optic	223	5.7%	72
HH owns portable GPS navigation device	1,082	27.8%	103
HH purchased video game system in last 12 mos	251	6.5%	84
HH owns Internet video device for TV	385	9.9%	89
Travel (Adults)			
Domestic travel in last 12 months	3,854	53.3%	105
Took 3+ domestic non-business trips in last 12 months	842	11.6%	104
Spent on domestic vacations in last 12 months: <\$1,000	813	11.2%	108
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	397	5.5%	96
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	278	3.8%	105
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	238	3.3%	87
Spent on domestic vacations in last 12 months: \$3,000+	357	4.9%	86
Domestic travel in the 12 months: used general travel website	489	6.8%	97
Foreign travel in last 3 years	1,465	20.3%	84
Took 3+ foreign trips by plane in last 3 years	233	3.2%	73
Spent on foreign vacations in last 12 months: <\$1,000	264	3.7%	86
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	215	3.0%	85
Spent on foreign vacations in last 12 months: \$1,000 \$2,555 Spent on foreign vacations in last 12 months: \$3,000+	240	3.3%	66
Foreign travel in last 3 years: used general travel website	279	3.9%	67
Nights spent in hotel/motel in last 12 months: any	2,968	41.0%	99
	544	7.5%	99
Took cruise of more than one day in last 3 years Member of any frequent flyer program			88
	1,036	14.3%	
Member of any hotel rewards program	1,126	15.6%	105

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



Commerce Dr. - Drive Time 1800-1898 Commerce Dr, Mankato, Minnesota, 56003 Drive Time: 10 minute radius Prepared by Esri

Latitude: 44.17889 Longitude: -94.04127

Demographic Summary		2017	2022
Population		37,025	38,204
Population 18+		29,924	30,701
Households		15,763	16,323
Median Household Income		\$52,484	\$55,917
		<i>402</i> /101	<i><i><i>q</i>337317</i></i>
	Expected Number of	Percent of	
Product/Consumer Behavior	Adults/HHs	Adults/HHs	MPI
Apparel (Adults)	······, ·····	,	
Bought any men's clothing in last 12 months	14,456	48.3%	101
Bought any women's clothing in last 12 months	13,083	43.7%	101
Bought clothing for child <13 years in last 6 months	7,988	26.7%	97
Bought any shoes in last 12 months	16,321	54.5%	101
Bought costume jewelry in last 12 months	5,781	19.3%	101
Bought any fine jewelry in last 12 months	4,863	16.3%	90
Bought a watch in last 12 months	4,379	14.6%	96
Automobiles (Households)			
HH owns/leases any vehicle	13,541	85.9%	101
HH bought/leased new vehicle last 12 mo	1,253	7.9%	81
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	25,922	86.6%	102
Bought/changed motor oil in last 12 months	15,038	50.3%	104
Had tune-up in last 12 months	8,546	28.6%	100
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months	19,221	64.2%	97
Drank regular cola in last 6 months	12,957	43.3%	98
Drank beer/ale in last 6 months	12,562	42.0%	99
Cameras (Adults)			
Own digital point & shoot camera/camcorder	6,969	23.3%	110
Own digital SLR camera/camcorder	2,698	9.0%	108
Printed digital photos in last 12 months	3,968	13.3%	95
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	11,269	37.7%	104
Have a smartphone	19,879	66.4%	99
Have a smartphone: Android phone (any brand)	9,966	33.3%	104
Have a smartphone: Apple iPhone	8,771	29.3%	96
Number of cell phones in household: 1	5,638	35.8%	112
Number of cell phones in household: 2	6,103	38.7%	103
Number of cell phones in household: 3+	3,283	20.8%	80
HH has cell phone only (no landline telephone)	8,414	53.4%	118
Commuteur (Ilourobaldo)			
Computers (Households)	12 106	76.00/	101
HH owns a computer	12,106	76.8%	101
HH owns desktop computer	6,615	42.0%	98
HH owns laptop/notebook	8,925	56.6% 13.3%	102
HH owns any Apple/Mac brand computer	2,103 10,678	67.7%	87 102
HH owns any PC/non-Apple brand computer			
HH purchased most recent computer online	5,962	37.8%	101
HH purchased most recent computer online	2,263	14.4%	110
Spent <\$500 on most recent home computer Spent \$500-\$999 on most recent home computer	2,817 3,029	17.9% 19.2%	117 105
Spent \$1,000-\$1,499 on most recent home computer	1,270	8.1%	88
Spent \$1,500-\$1,999 on most recent home computer	605	3.8%	90
Spent \$2,000+ on most recent home computer	483	3.1%	86
Spent p_2 ,000 \pm 01 most recent nome computer	463	5.1%	00

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



Commerce Dr. - Drive Time

1800-1898 Commerce Dr, Mankato, Minnesota, 56003 Drive Time: 10 minute radius Prepared by Esri

Latitude: 44.17889 Longitude: -94.04127

Expected Number of Preduct/Consumer Behavior MPI Convenience Stores (Adults) MPI Shopped at convenience store in last 0 mosts 15,009 50,44% 101 Bought forgenttes at convenience store in last 30 days 4,284 14,33% 188 Bought opartets at convenience store in last 30 days 2,370 7,9% 101 Spent at convenience store in last 30 days 2,431 8,2% 108 Spent at convenience store in last 30 days: \$20,439 2,638 8,8% 97 Spent at convenience store in last 30 days: \$21,439 2,641 8,2% 108 Spent at convenience store in last 30 days: \$100+ 7,915 26.5% 113 Dent at convenience store in last 30 days: \$100+ 7,915 26.5% 113 Dred out in last 12 months 18,020 60.2% 102 Went to lave thest 6 months 18,020 60.2% 102 Went to lave thest 6 months 18,020 60.2% 102 Went to lave thest 6 months 18,020 60.2% 102 Went to lave the store months 3,039 11.6%		• • • • • • • • •		
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Did banking on mobile device in last 12 months6,06820.3%117				
Paid bills online in last 12 months 14,075 47.0% 105				
	Paid bills online in last 12 months	14,075	47.0%	105

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



Commerce Dr. - Drive Time

1800-1898 Commerce Dr, Mankato, Minnesota, 56003 Drive Time: 10 minute radius Prepared by Esri

Latitude: 44.17889 Longitude: -94.04127

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Product / Concumor Rehavior	Expected Number of	Percent of	MDT
Product/Consumer Behavior Grocery (Adults)	Adults/HHs	Adults/HHs	MPI
Used beef (fresh/frozen) in last 6 months	11,062	70.2%	101
Used bread in last 6 months	14,836	94.1%	101
Used chicken (fresh or frozen) in last 6 months	10,973	69.6%	100
Used turkey (fresh or frozen) in last 6 months	2,455	15.6%	98
Used fish/seafood (fresh or frozen) in last 6 months	8,444	53.6%	98
Used fresh fruit/vegetables in last 6 months	13,625	86.4%	100
Used fresh milk in last 6 months	13,906	88.2%	101
Used organic food in last 6 months	3,101	19.7%	96
Health (Adults)			
Exercise at home 2+ times per week	9,479	31.7%	109
Exercise at club 2+ times per week	3,780	12.6%	95
Visited a doctor in last 12 months	22,570	75.4%	100
Used vitamin/dietary supplement in last 6 months	15,718	52.5%	100
Used vitamin/dietary supplement in last 6 months	15,/18	52.5%	100
Home (Households)			
Any home improvement in last 12 months	4,217	26.8%	99
Used housekeeper/maid/professional HH cleaning service in last 12	1,807	11.5%	86
Purchased low ticket HH furnishings in last 12 months	2,539	16.1%	99
Purchased big ticket HH furnishings in last 12 months	3,395	21.5%	101
Bought any small kitchen appliance in last 12 months	3,595	22.8%	103
Bought any large kitchen appliance in last 12 months	1,910	12.1%	96
Insurance (Adults/Households)			
Currently carry life insurance	13,181	44.0%	102
Carry medical/hospital/accident insurance	20,980	70.1%	102
Carry homeowner insurance	13,711	45.8%	98
Carry renter's insurance	2,902	9.7%	111
Have auto insurance: 1 vehicle in household covered	5,293	33.6%	108
Have auto insurance: 2 vehicles in household covered	4,443	28.2%	99
Have auto insurance: 3+ vehicles in household covered	3,056	19.4%	89
	5,050	19.470	09
Pets (Households)			
Household owns any pet	8,409	53.3%	98
Household owns any cat	3,572	22.7%	100
Household owns any dog	6,084	38.6%	93
Psychographics (Adults)			
Buying American is important to me	12,956	43.3%	104
Usually buy items on credit rather than wait	3,324	11.1%	91
Usually buy based on quality - not price	4,837	16.2%	88
Price is usually more important than brand name	8,311	27.8%	104
Usually use coupons for brands I buy often	5,619	18.8%	103
Am interested in how to help the environment	4,487	15.0%	91
Usually pay more for environ safe product	3,787	12.7%	94
Usually value green products over convenience	3,135	10.5%	97
Likely to buy a brand that supports a charity	10,706	35.8%	102
Likely to buy a brand that supports a chanty	10,700	55.0%	102
Reading (Adults)			
Bought digital book in last 12 months	4,616	15.4%	109
Bought hardcover book in last 12 months	6,755	22.6%	110
Bought paperback book in last 12 month	9,765	32.6%	109
Read any daily newspaper (paper version)	7,141	23.9%	99
Read any digital newspaper in last 30 days	10,992	36.7%	108
Read any magazine (paper/electronic version) in last 6 months	27,534	92.0%	102

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



Commerce Dr. - Drive Time

1800-1898 Commerce Dr, Mankato, Minnesota, 56003 Drive Time: 10 minute radius Prepared by Esri

Latitude: 44.17889 Longitude: -94.04127

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Dreduct / Concurrent Polovier	Expected Number of	Percent of	MDT
Product/Consumer Behavior Restaurants (Adults)	Adults/HHs	Adults/HHs	MPI
Went to family restaurant/steak house in last 6 months	22,558	75.4%	101
Went to family restaurant/steak house: 4+ times a month	8,110	27.1%	99
		92.0%	102
Went to fast food/drive-in restaurant in last 6 months	27,521		
Went to fast food/drive-in restaurant 9+ times/mo	11,946	39.9%	102
Fast food/drive-in last 6 months: eat in	11,661	39.0%	107
Fast food/drive-in last 6 months: home delivery	2,499	8.4%	108
Fast food/drive-in last 6 months: take-out/drive-thru	14,835	49.6%	108
Fast food/drive-in last 6 months: take-out/walk-in	6,277	21.0%	104
Television & Electronics (Adults/Households)			
Own any tablet	9,600	32.1%	95
Own any e-reader	2,514	8.4%	97
Own e-reader/tablet: iPad	5,506	18.4%	89
HH has Internet connectable TV	3,038	19.3%	96
Own any portable MP3 player	8,684	29.0%	104
HH owns 1 TV	3,403	21.6%	104
HH owns 2 TVs	4,340	27.5%	106
HH owns 3 TVs	3,178	20.2%	94
HH owns 4+ TVs	2,507	15.9%	87
HH subscribes to cable TV	7,845	49.8%	104
HH subscribes to fiber optic	785	5.0%	62
HH owns portable GPS navigation device	4,201	26.7%	98
HH purchased video game system in last 12 mos	1,040	6.6%	85
HH owns Internet video device for TV	1,585	10.1%	91
	1,505	10.170	51
Travel (Adults)			
Domestic travel in last 12 months	15,624	52.2%	103
Took 3+ domestic non-business trips in last 12 months	3,539	11.8%	106
Spent on domestic vacations in last 12 months: <\$1,000	3,530	11.8%	114
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	1,605	5.4%	94
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	1,102	3.7%	100
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	1,124	3.8%	99
Spent on domestic vacations in last 12 months: \$3,000+	1,368	4.6%	80
Domestic travel in the 12 months: used general travel website	1,840	6.1%	88
Foreign travel in last 3 years	6,275	21.0%	87
Took 3+ foreign trips by plane in last 3 years	1,103	3.7%	84
Spent on foreign vacations in last 12 months: <\$1,000	1,162	3.9%	91
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	985	3.3%	94
Spent on foreign vacations in last 12 months: \$3,000+	1,143	3.8%	76
Foreign travel in last 3 years: used general travel website	1,483	5.0%	86
Nights spent in hotel/motel in last 12 months: any	12,772	42.7%	103
Took cruise of more than one day in last 3 years	1,999	6.7%	84
Member of any frequent flyer program	3,782	12.6%	78
Member of any hotel rewards program	4,018	13.4%	90
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Commerce Dr. - Drive Time 1800-1898 Commerce Dr, Mankato, Minnesota, 56003 Drive Time: 20 minute radius Prepared by Esri

Latitude: 44.17889 Longitude: -94.04127

Demographic Summary		2017	2022
Population		89,382	92,757
Population 18+		72,193	74,486
Households		34,075	35,513
Median Household Income		\$54,154	\$58,644
	Eveneted Number of	Deveent of	
Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Apparel (Adults)	Addits/1113	Addits/iiiis	PIF 4
Bought any men's clothing in last 12 months	35,187	48.7%	102
Bought any women's clothing in last 12 months	31,944	44.2%	102
Bought clothing for child <13 years in last 6 months	19,510	27.0%	98
Bought any shoes in last 12 months	40,028	55.4%	103
Bought costume jewelry in last 12 months	14,157	19.6%	103
Bought any fine jewelry in last 12 months	11,355	15.7%	87
Bought a watch in last 12 months	9,975	13.8%	91
bought a watch in last 12 months	5,575	15.676	51
Automobiles (Households)			
HH owns/leases any vehicle	29,505	86.6%	101
HH bought/leased new vehicle last 12 mo	2,812	8.3%	84
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	62,487	86.6%	102
Bought/changed motor oil in last 12 months	35,329	48.9%	101
Had tune-up in last 12 months	21,076	29.2%	102
Deverages (Adulta)			
Beverages (Adults)	16.260	64 204	07
Drank bottled water/seltzer in last 6 months	46,369	64.2%	97
Drank regular cola in last 6 months	31,389	43.5%	99
Drank beer/ale in last 6 months	30,038	41.6%	98
Cameras (Adults)			
Own digital point & shoot camera/camcorder	17,904	24.8%	117
Own digital SLR camera/camcorder	6,505	9.0%	108
Printed digital photos in last 12 months	10,168	14.1%	100
	10,100	14.170	101
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	27,513	38.1%	105
Have a smartphone	49,513	68.6%	102
Have a smartphone: Android phone (any brand)	24,165	33.5%	105
Have a smartphone: Apple iPhone	22,669	31.4%	103
Number of cell phones in household: 1	11,665	34.2%	107
Number of cell phones in household: 2	13,379	39.3%	104
Number of cell phones in household: 3+	7,597	22.3%	86
HH has cell phone only (no landline telephone)	18,181	53.4%	118
	·		
Computers (Households)			
HH owns a computer	26,732	78.5%	103
HH owns desktop computer	14,733	43.2%	101
HH owns laptop/notebook	19,766	58.0%	105
HH owns any Apple/Mac brand computer	4,760	14.0%	91
HH owns any PC/non-Apple brand computer	23,487	68.9%	104
HH purchased most recent computer in a store	13,187	38.7%	104
HH purchased most recent computer online	5,113	15.0%	115
Spent <\$500 on most recent home computer	6,133	18.0%	118
Spent \$500-\$999 on most recent home computer	6,744	19.8%	108
Spent \$1,000-\$1,499 on most recent home computer	2,852	8.4%	92
Spent \$1,500-\$1,999 on most recent home computer	1,349	4.0%	93
Spent \$2,000+ on most recent home computer	1,095	3.2%	90

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



Commerce Dr. - Drive Time

1800-1898 Commerce Dr, Mankato, Minnesota, 56003 Drive Time: 20 minute radius Prepared by Esri

Latitude: 44.17889 Longitude: -94.04127

	Expected Number of	Percent of	
Product/Consumer Behavior	Adults/HHs	Adults/HHs	MPI
Convenience Stores (Adults)	Addits/ III3	Addits/1115	PIF I
Shopped at convenience store in last 6 mos	36,670	50.8%	102
Bought brewed coffee at convenience store in last 30 days	10,676	14.8%	95
Bought cigarettes at convenience store in last 30 days	9,782	13.5%	112
Bought gas at convenience store in last 30 days	28,484	39.5%	116
Spent at convenience store in last 30 days: <\$20	5,806	8.0%	102
Spent at convenience store in last 30 days: \$20-\$39	6,411	8.9%	97
Spent at convenience store in last 30 days: \$40-\$50	6,030	8.4%	110
Spent at convenience store in last 30 days: \$51-\$99	3,632	5.0%	108
Spent at convenience store in last 30 days: \$100+	18,700	25.9%	110
Entertainment (Adults)			
Attended a movie in last 6 months	45,412	62.9%	106
Went to live theater in last 12 months	11,253	15.6%	120
Went to a bar/night club in last 12 months	13,697	19.0%	113
Dined out in last 12 months	34,789	48.2%	107
Gambled at a casino in last 12 months	7,837	10.9%	78
Visited a theme park in last 12 months	12,852	17.8%	100
Viewed movie (video-on-demand) in last 30 days	10,778	14.9%	82
Viewed TV show (video-on-demand) in last 30 days	8,726	12.1%	92
Watched any pay-per-view TV in last 12 months	6,780	9.4%	76
Downloaded a movie over the Internet in last 30 days	6,983	9.7%	117
Downloaded any individual song in last 6 months	17,088	23.7%	112
Watched a movie online in the last 30 days	17,891	24.8%	132
Watched a TV program online in last 30 days	17,244	23.9%	141
Played a video/electronic game (console) in last 12 months	9,383	13.0%	131
Played a video/electronic game (portable) in last 12 months	3,578	5.0%	110
Financial (Adults)			
Have home mortgage (1st)	20,186	28.0%	91
Used ATM/cash machine in last 12 months	37,680	52.2%	105
Own any stock	5,297	7.3%	101
Own U.S. savings bond	3,353	4.6%	90
Own shares in mutual fund (stock)	4,936	6.8%	93
Own shares in mutual fund (bonds)	4,053	5.6%	111
Have interest checking account	19,414	26.9%	99
Have non-interest checking account	24,771	34.3%	117
Have savings account	42,809	59.3%	109
Have 401K retirement savings plan	10,829	15.0%	102
Own/used any credit/debit card in last 12 months	57,035	79.0%	105
Avg monthly credit card expenditures: <\$111	10,539	14.6%	122
Avg monthly credit card expenditures: \$111-\$225	5,077	7.0%	99
Avg monthly credit card expenditures: \$226-\$450	4,960	6.9%	104
Avg monthly credit card expenditures: \$451-\$700	3,784	5.2%	99
Avg monthly credit card expenditures: \$701-\$1,000	3,103	4.3%	93
Avg monthly credit card expenditures: \$1,001+	5,693	7.9%	85
Did banking online in last 12 months	30,219	41.9%	114
Did banking on mobile device in last 12 months	16,364	22.7%	131
Paid bills online in last 12 months	35,204	48.8%	109

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



Commerce Dr. - Drive Time

1800-1898 Commerce Dr, Mankato, Minnesota, 56003 Drive Time: 20 minute radius Prepared by Esri

Latitude: 44.17889 Longitude: -94.04127

Duaduat / Consumer Datasian	Expected Number of	Percent of	
Product/Consumer Behavior	Adults/HHs	Adults/HHs	MPI
Grocery (Adults)	22.002	70.1%	101
Used beef (fresh/frozen) in last 6 months Used bread in last 6 months	23,882 32,037	94.0%	101 100
Used chicken (fresh or frozen) in last 6 months	23,738	69.7%	100
Used turkey (fresh or frozen) in last 6 months	5,305	15.6%	98
Used fish/seafood (fresh or frozen) in last 6 months	18,262	53.6%	98
Used fresh fruit/vegetables in last 6 months	29,470	86.5%	100
Used fresh milk in last 6 months	30,209	88.7%	101
Used organic food in last 6 months	6,795	19.9%	97
Health (Adults)			
Exercise at home 2+ times per week	24,030	33.3%	115
Exercise at club 2+ times per week	9,458	13.1%	98
Visited a doctor in last 12 months	54,223	75.1%	99
Used vitamin/dietary supplement in last 6 months	38,008	52.6%	100
Home (Households)			
Any home improvement in last 12 months	9,133	26.8%	99
Used housekeeper/maid/professional HH cleaning service in last 12	3,904	11.5%	86
Purchased low ticket HH furnishings in last 12 months	5,542	16.3%	100
Purchased big ticket HH furnishings in last 12 months	7,426	21.8%	102
Bought any small kitchen appliance in last 12 months	7,885	23.1%	104
Bought any large kitchen appliance in last 12 months	4,107	12.1%	95
Insurance (Adults/Households)	21.200	42.20/	100
Currently carry life insurance	31,200	43.2%	100
Carry medical/hospital/accident insurance	49,943	69.2%	100
Carry homeowner insurance	32,003	44.3%	94
Carry renter's insurance	7,274	10.1%	115
Have auto insurance: 1 vehicle in household covered	10,995	32.3%	104
Have auto insurance: 2 vehicles in household covered	9,874	29.0%	101
Have auto insurance: 3+ vehicles in household covered	7,135	20.9%	97
Pets (Households)			
Household owns any pet	18,563	54.5%	100
Household owns any cat	7,843	23.0%	100
Household owns any dog	13,518	39.7%	96
	15,518	55.770	50
Psychographics (Adults)			
Buying American is important to me	30,724	42.6%	102
Usually buy items on credit rather than wait	7,803	10.8%	88
Usually buy based on guality - not price	11,716	16.2%	88
Price is usually more important than brand name	20,378	28.2%	106
Usually use coupons for brands I buy often	13,106	18.2%	100
Am interested in how to help the environment	10,308	14.3%	87
Usually pay more for environ safe product	9,171	12.7%	95
Usually value green products over convenience	7,503	10.4%	95
Likely to buy a brand that supports a charity	25,173	34.9%	100
	23,173	J+.770	100
Reading (Adults)			
Bought digital book in last 12 months	11,369	15.7%	111
Bought hardcover book in last 12 months	17,126	23.7%	116
Bought paperback book in last 12 month	24,415	33.8%	113
Read any daily newspaper (paper version)	16,386	22.7%	94
Read any digital newspaper in last 30 days	27,515	38.1%	112
Read any magazine (paper/electronic version) in last 6 months	67,051	92.9%	112
Acta any magazine (paper/electronic version) in last o months	07,031	JZ.J /U	103

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



Commerce Dr. - Drive Time

1800-1898 Commerce Dr, Mankato, Minnesota, 56003 Drive Time: 20 minute radius Prepared by Esri

Latitude: 44.17889 Longitude: -94.04127

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	54,552	75.6%	101
Went to family restaurant/steak house: 4+ times a month	19,095	26.4%	96
Went to fast food/drive-in restaurant in last 6 months	66,884	92.6%	103
Went to fast food/drive-in restaurant 9+ times/mo	28,475	39.4%	100
Fast food/drive-in last 6 months: eat in	29,431	40.8%	112
Fast food/drive-in last 6 months: home delivery	6,194	8.6%	111
Fast food/drive-in last 6 months: take-out/drive-thru	35,440	49.1%	107
Fast food/drive-in last 6 months: take-out/walk-in	16,147	22.4%	111
Television & Electronics (Adults/Households)			
Own any tablet	23,635	32.7%	97
Own any e-reader	6,029	8.4%	96
Own e-reader/tablet: iPad	13,755	19.1%	92
HH has Internet connectable TV	6,789	19.9%	99
Own any portable MP3 player	21,379	29.6%	106
HH owns 1 TV	7,288	21.4%	103
HH owns 2 TVs	9,299	27.3%	105
HH owns 3 TVs	7,053	20.7%	96
HH owns 4+ TVs	5,491	16.1%	88
HH subscribes to cable TV	16,430	48.2%	101
HH subscribes to fiber optic	1,584	4.6%	58
HH owns portable GPS navigation device	9,232	27.1%	100
HH purchased video game system in last 12 mos	2,235	6.6%	85
HH owns Internet video device for TV	3,559	10.4%	94
Travel (Adults)			
Domestic travel in last 12 months	38,658	53.5%	105
Took 3+ domestic non-business trips in last 12 months	8,912	12.3%	111
Spent on domestic vacations in last 12 months: <\$1,000	9,393	13.0%	125
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	3,499	4.8%	85
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	2,692	3.7%	101
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	2,928	4.1%	107
Spent on domestic vacations in last 12 months: \$3,000+	3,457	4.8%	84
Domestic travel in the 12 months: used general travel website	4,452	6.2%	88
Foreign travel in last 3 years	16,637	23.0%	95
Took 3+ foreign trips by plane in last 3 years	2,977	4.1%	94
Spent on foreign vacations in last 12 months: <\$1,000	3,106	4.3%	101
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	2,475	3.4%	98
Spent on foreign vacations in last 12 months: \$3,000+	2,914	4.0%	80
Foreign travel in last 3 years: used general travel website	4,168	5.8%	100
Nights spent in hotel/motel in last 12 months: any	31,603	43.8%	106
Took cruise of more than one day in last 3 years	5,158	7.1%	89
Member of any frequent flyer program	9,385	13.0%	80
Member of any hotel rewards program	9,730	13.5%	91

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



Commerce Dr. - Drive Time

1800-1898 Commerce Dr, Mankato, Minnesota, 56003 Drive Time: 5 minute radius Prepared by Esri

9,334 3,890

\$51,273 \$33,899

Latitude: 44.17889 Longitude: -94.04127

Summary Demographics

2017 Population

2017 Households	
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2017 Median Disposable Income

2017	Per	Capita	Income	

2017 Per Capita Income						\$33,899
	NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number of
Industry Summary		(Retail Potential)	(Retail Sales)		Factor	Businesses
Total Retail Trade and Food & Drink	44-45,722	\$151,612,703	\$96,572,895	\$55,039,808	22.2	50
Total Retail Trade	44-45	\$136,983,002	\$89,451,909	\$47,531,093	21.0	40
Total Food & Drink	722	\$14,629,701	\$7,120,986	\$7,508,715	34.5	9
	NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number of
Industry Group		(Retail Potential)	(Retail Sales)		Factor	Businesses
Motor Vehicle & Parts Dealers	441	\$29,009,204	\$19,674,185	\$9,335,019	19.2	6
Automobile Dealers	4411	\$23,265,346	\$13,780,423	\$9,484,923	25.6	2
Other Motor Vehicle Dealers	4412	\$3,266,132	\$4,161,876	-\$895,744	-12.1	1
Auto Parts, Accessories & Tire Stores	4413	\$2,477,726	\$1,731,886	\$745,840	17.7	2
Furniture & Home Furnishings Stores	442	\$4,337,225	\$1,530,822	\$2,806,403	47.8	1
Furniture Stores	4421	\$2,601,624	\$0	\$2,601,624	100.0	0
Home Furnishings Stores	4422	\$1,735,601	\$1,245,660	\$489,941	16.4	1
Electronics & Appliance Stores	443	\$4,982,766	\$6,992,862	-\$2,010,096	-16.8	4
Bldg Materials, Garden Equip. & Supply Stores	444	\$9,825,685	\$21,209,317	-\$11,383,632	-36.7	6
Bldg Material & Supplies Dealers	4441	\$8,913,868	\$17,707,891	-\$8,794,023	-33.0	5
Lawn & Garden Equip & Supply Stores	4442	\$911,816	\$3,501,426	-\$2,589,610	-58.7	1
Food & Beverage Stores	445	\$21,444,516	\$6,216,637	\$15,227,879	55.1	3
Grocery Stores	4451	\$17,805,379	\$2,450,155	\$15,355,224	75.8	1
Specialty Food Stores	4452	\$1,099,562	\$0	\$1,099,562	100.0	0
Beer, Wine & Liquor Stores	4453	\$2,539,575	\$3,720,232	-\$1,180,657	-18.9	2
Health & Personal Care Stores	446,4461	\$9,590,824	\$6,524,869	\$3,065,955	19.0	3
Gasoline Stations	447,4471	\$15,335,463	\$17,512,376	-\$2,176,913	-6.6	5
Clothing & Clothing Accessories Stores	448	\$7,070,547	\$4,642,287	\$2,428,260	20.7	4
Clothing Stores	4481	\$4,847,758	\$4,642,287	\$205,471	2.2	4
Shoe Stores	4482	\$1,031,804	\$0	\$1,031,804	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$1,190,985	\$0	\$1,190,985	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$4,133,741	\$709,498	\$3,424,243	70.7	1
Sporting Goods/Hobby/Musical Instr Stores	4511	\$3,595,179	\$0	\$3,595,179	100.0	0
Book, Periodical & Music Stores	4512	\$538,562	\$309,171	\$229,391	27.1	1
General Merchandise Stores	452	\$23,817,772	\$941,538	\$22,876,234	92.4	1
Department Stores Excluding Leased Depts.	4521	\$17,804,501	\$0	\$17,804,501	100.0	0
Other General Merchandise Stores	4529	\$6,013,271	\$941,538	\$5,071,733	72.9	1
Miscellaneous Store Retailers	453	\$5,304,021	\$2,587,671	\$2,716,350	34.4	7
Florists	4531	\$272,712	\$0	\$272,712	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$1,076,032	\$294,727	\$781,305	57.0	1
Used Merchandise Stores	4533	\$664,111	\$541,708	\$122,403	10.2	1
Other Miscellaneous Store Retailers	4539	\$3,291,166	\$1,751,236	\$1,539,930	30.5	4
Nonstore Retailers	454	\$2,131,237	\$0	\$2,131,237	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$1,685,271	\$0	\$1,685,271	100.0	0
Vending Machine Operators	4542	\$100,006	\$0	\$100,006	100.0	0
Direct Selling Establishments	4543	\$345,960	\$0	\$345,960	100.0	0
Food Services & Drinking Places	722	\$14,629,701	\$7,120,986	\$7,508,715	34.5	9
Special Food Services	7223	\$365,744	\$0	\$365,744	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$830,411	\$276,680	\$553,731	50.0	1
Restaurants/Other Eating Places	7225	\$13,433,546	\$6,840,679	\$6,592,867	32.5	8

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf

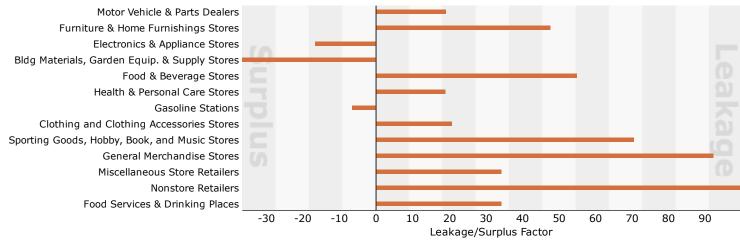
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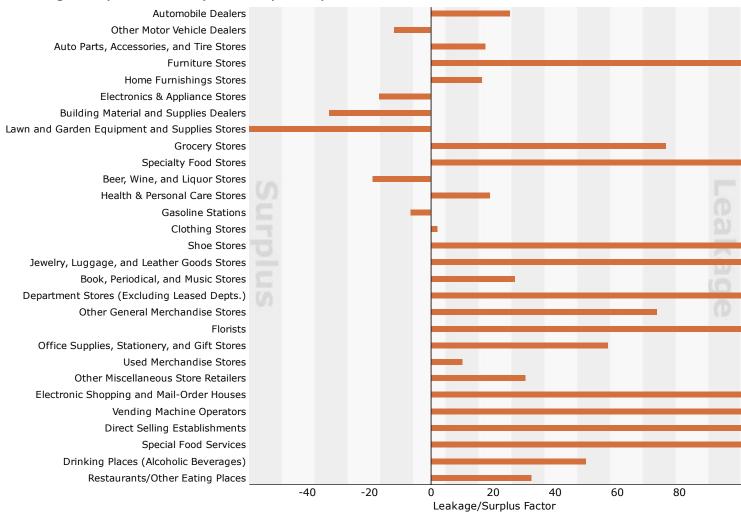
Commerce Dr. - Drive Time 1800-1898 Commerce Dr, Mankato, Minnesota, 56003 Drive Time: 5 minute radius Prepared by Esri Latitude: 44.17889

Longitude: -94.04127

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group





Commerce Dr. - Drive Time 1800-1898 Commerce Dr, Mankato, Minnesota, 56003 Drive Time: 10 minute radius

Prepared by Esri

37,025

15,763

\$42,012

Latitude: 44.17889 Longitude: -94.04127

Summary Demographics

2017 Population	
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- 2017 Households
- 2017 Median Disposable Income

					\$42,012
					\$29,946
NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number of
	(Retail Potential)	(Retail Sales)		Factor	Businesses
44-45,722	\$533,448,563	\$1,302,350,571	-\$768,902,008	-41.9	473
44-45	\$482,243,076	\$1,192,181,826	-\$709,938,750	-42.4	354
722	\$51,205,487	\$110,168,745	-\$58,963,258	-36.5	119
NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number of
	(Retail Potential)	(Retail Sales)		Factor	Businesses
441	\$102,084,792	\$206,002,223	-\$103,917,431	-33.7	46
4411	\$81,935,419	\$159,220,623	-\$77,285,204	-32.0	19
4412	\$11,420,519	\$23,754,675	-\$12,334,156	-35.1	8
4413	\$8,728,854	\$23,026,924	-\$14,298,070	-45.0	19
	\$15,008,395	\$40,668,797	-\$25,660,402		24
	\$9,120,128	\$31,848,181			13
					11
					20
	\$33,538,150	\$123,644,408	-\$90,106,258	-57.3	27
					24
					3
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	44-45,722 44-45 722 NAICS 441 4411 4412	(Retail Potential)44-45,722\$533,448,56344-45\$482,243,076722\$51,205,487 NAICSDemand (Retail Potential)441\$102,084,7924411\$81,935,4194412\$11,420,5194413\$8,728,854442\$15,008,3954421\$9,120,1284422\$5,888,267443\$17,451,0204442\$33,538,1504441\$30,286,4984442\$3,251,6524445\$63,309,8984452\$76,181,3524453\$63,309,8984454\$3,873,0924454\$3,873,0924454\$3,873,0924454\$3,873,0924454\$3,873,0924455\$63,309,8984452\$3,912,6934453\$4,160,1884454\$3,873,0924454\$3,873,0924454\$3,873,0924455\$63,309,8984451\$11,001,3814452\$3,578,4644483\$4,160,1884511\$12,553,5234512\$1,954,8674521\$62,593,2064521\$62,593,2064521\$62,593,2064521\$62,593,2064522\$3,741,2074533\$2,369,3864534\$11,829,1514535\$11,829,1514534\$1,331,4334522\$51,205,4874533\$1,284,4804524\$1,284,4804524\$	(Retail Potential) (Retail Sales) 44-45,722 \$533,448,563 \$1,302,350,571 44-45 \$482,243,076 \$1,192,181,826 722 \$51,205,487 \$110,168,745 NAICS Demand Supply (Retail Potential) (Retail Sales) 441 \$102,084,792 \$206,002,223 4411 \$81,935,419 \$159,220,623 4411 \$81,935,419 \$23,754,675 4413 \$8,728,854 \$23,026,924 442 \$15,008,395 \$40,668,797 4421 \$9,120,128 \$31,848,181 4422 \$5,888,267 \$8,820,616 443 \$17,451,020 \$52,403,817 4441 \$30,286,498 \$119,527,304 44441 \$30,286,498 \$119,527,304 44451 \$63,309,898 \$192,676,731 4452 \$3,912,693 \$2,511,658 4453 \$8,958,761 \$22,757,159 446,4461 \$33,873,092 \$57,367,458 447,4471 \$54,512,169 \$64,3	(Retail Potential) (Retail Sales) 44-45,722 \$533,448,563 \$1,302,350,571 -\$768,902,008 44-45 \$482,243,076 \$1,192,181,826 -\$709,938,750 722 \$51,205,487 \$110,168,745 -\$58,963,258 NAICS Demand Supply Retail Gap (Retail Potential) (Retail Sales) -\$77,285,204 4411 \$102,084,792 \$206,002,223 -\$1103,917,431 4411 \$11,420,519 \$23,754,675 -\$12,334,156 4413 \$8,728,854 \$23,026,924 \$14,298,070 442 \$15,008,395 \$40,668,797 -\$25,660,402 4441 \$30,738,150 \$123,644,408 \$90,106,258 4442 \$3,3538,150 \$123,644,408 \$90,106,258 44441 \$30,286,498 \$119,527,304 +\$89,240,806 44442 \$3,251,652 \$4,117,104 -\$865,452 4445 \$76,181,352 \$217,945,548 \$141,764,196 44452 \$3,973,092 \$57,367,315 \$13,783,893 4452	(Retail Potential) (Retail Sales) Factor 44-45,722 \$533,448,563 \$1,302,350,571 \$768,902,008 -41.9 44-45 \$482,243,076 \$110,168,745 \$758,963,258 -36.5 NAICS Demand Supply Retail Gap Leakage/Surplus (Retail Potential) (Retail Sales) -33.7 -33.7 4411 \$102,084,792 \$206,002,223 -\$17,285,204 -32.0 4413 \$8,782,854 \$23,026,924 -\$14,298,070 -45.0 4413 \$8,782,854 \$23,026,924 -\$14,298,070 -45.0 4412 \$1,040,519 \$43,668,797 -\$25,660,402 -46.1 4421 \$9,120,128 \$8,820,616 -\$92,792,053 -55.5 4422 \$5,888,261 \$8,820,616 -\$92,792,058 -59.0 4441 \$30,266,498 \$119,527,31 +\$14,1764,196 -48.2 4441 \$30,309,898 \$192,673,1 \$129,366,833 -50.5 44421 \$3,531,552 \$4,117,104 -\$865,452

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf

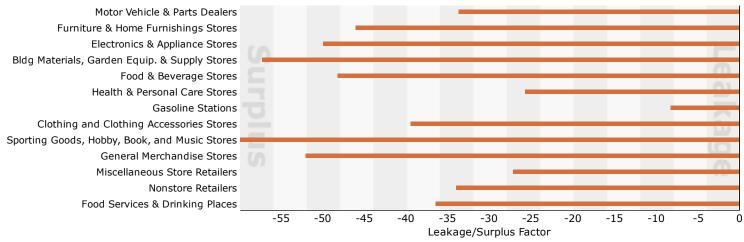
Source: Esri and Infogroup. Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc. All rights reserved.



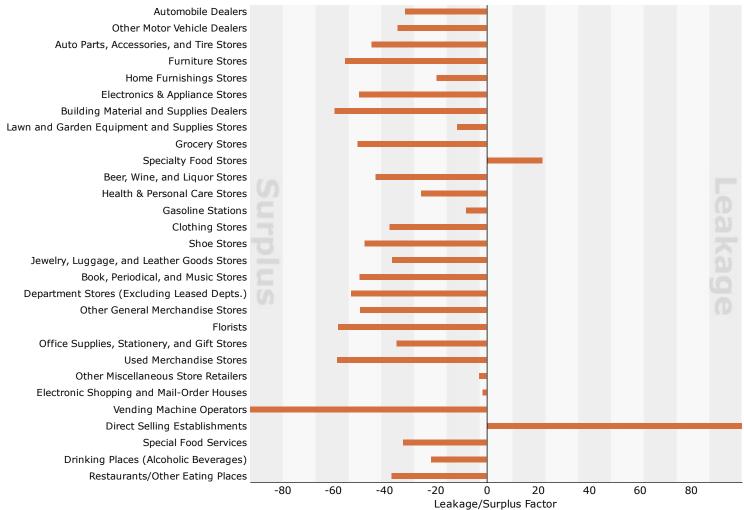
Commerce Dr. - Drive Time 1800-1898 Commerce Dr, Mankato, Minnesota, 56003 Drive Time: 10 minute radius Prepared by Esri

Latitude: 44.17889 Longitude: -94.04127

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group





Commerce Dr. - Drive Time 1800-1898 Commerce Dr, Mankato, Minnesota, 56003 Drive Time: 20 minute radius Prepared by Esri

89,382

34,075

\$43,491

Latitude: 44.17889 Longitude: -94.04127

Summary Demographics

2017 Population

- 2017 Households
- 2017 Median Disposable Income

2017 Per Capita Income						\$28,357
	NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number of
Industry Summary		(Retail Potential)	(Retail Sales)		Factor	Businesses
Total Retail Trade and Food & Drink	44-45,722	\$1,189,235,786	\$1,759,029,828	-\$569,794,042	-19.3	694
Total Retail Trade	44-45	\$1,074,756,421	\$1,599,546,294	-\$524,789,873	-19.6	515
Total Food & Drink	722	\$114,479,365	\$159,483,534	-\$45,004,169	-16.4	179
	NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number of
Industry Group		(Retail Potential)	(Retail Sales)		Factor	Businesses
Motor Vehicle & Parts Dealers	441	\$228,116,236	\$310,165,239	-\$82,049,003	-15.2	73
Automobile Dealers	4411	\$183,157,869	\$209,918,854	-\$26,760,985	-6.8	29
Other Motor Vehicle Dealers	4412	\$25,530,066	\$72,411,809	-\$46,881,743	-47.9	17
Auto Parts, Accessories & Tire Stores	4413	\$19,428,301	\$27,834,576	-\$8,406,275	-17.8	27
Furniture & Home Furnishings Stores	442	\$33,497,939	\$45,105,640	-\$11,607,701	-14.8	31
Furniture Stores	4421	\$20,388,123	\$34,743,100	-\$14,354,977	-26.0	16
Home Furnishings Stores	4422	\$13,109,816	\$10,362,540	\$2,747,276	11.7	15
Electronics & Appliance Stores	443	\$38,946,866	\$59,294,638	-\$20,347,772	-20.7	25
Bldg Materials, Garden Equip. & Supply Stores	444	\$74,668,398	\$155,118,569	-\$80,450,171	-35.0	50
Bldg Material & Supplies Dealers	4441	\$67,448,247	\$145,825,342	-\$78,377,095	-36.7	40
Lawn & Garden Equip & Supply Stores	4442	\$7,220,151	\$9,293,228	-\$2,073,077	-12.6	10
Food & Beverage Stores	445	\$169,395,135	\$267,049,734	-\$97,654,599	-22.4	52
Grocery Stores	4451	\$140,709,439	\$221,911,739	-\$81,202,300	-22.4	22
Specialty Food Stores	4452	\$8,695,642	\$8,375,220	\$320,422	1.9	12
Beer, Wine & Liquor Stores	4453	\$19,990,054	\$36,762,774	-\$16,772,720	-29.6	19
Health & Personal Care Stores	446,4461	\$75,030,959	\$67,534,302	\$7,496,657	5.3	43
Gasoline Stations	447,4471	\$121,495,024	\$172,480,618	-\$50,985,594	-17.3	28
Clothing & Clothing Accessories Stores	448	\$55,333,528	\$62,552,276	-\$7,218,748	-6.1	63
Clothing Stores	4481	\$38,025,027	\$41,896,530	-\$3,871,503	-4.8	40
Shoe Stores	4482	\$8,005,542	\$10,560,481	-\$2,554,939	-13.8	10
Jewelry, Luggage & Leather Goods Stores	4483	\$9,302,958	\$10,095,265	-\$792,307	-4.1	13
Sporting Goods, Hobby, Book & Music Stores	451	\$32,436,172	\$79,036,945	-\$46,600,773	-41.8	46
Sporting Goods/Hobby/Musical Instr Stores	4511	\$28,038,539	\$64,003,313	-\$35,964,774	-39.1	39
Book, Periodical & Music Stores	4512	\$4,397,633	\$15,033,632	-\$10,635,999	-54.7	7
General Merchandise Stores	452	\$186,866,647	\$322,565,806	-\$135,699,159	-26.6	17
Department Stores Excluding Leased Depts.	4521	\$139,524,004	\$235,761,560	-\$96,237,556	-25.6	10
Other General Merchandise Stores	4529	\$47,342,644	\$86,804,246	-\$39,461,602	-29.4	7
Miscellaneous Store Retailers	453	\$42,044,094	\$41,297,317	\$746,777	0.9	81 7
Florists	4531	\$2,096,180	\$4,307,314	-\$2,211,134	-34.5	17
Office Supplies, Stationery & Gift Stores	4532	\$8,327,608	\$9,224,301	-\$896,693	-5.1	27
Used Merchandise Stores Other Miscellaneous Store Retailers	4533 4539	\$5,305,372	\$10,878,046	-\$5,572,674	-34.4 21.8	31
Nonstore Retailers	4539	\$26,314,934	\$16,887,656	\$9,427,278	-1.2	4
	454	\$16,925,424	\$17,345,210	-\$419,786	-1.2	4
Electronic Shopping & Mail-Order Houses Vending Machine Operators	4541 4542	\$13,191,861 \$789,304	\$6,112,262 \$11,075,014	\$7,079,599 -\$10,285,710	-86.7	1
Direct Selling Establishments	4542	\$789,304 \$2,944,259	\$11,075,014 \$157,934	\$2,786,325	89.8	2
Food Services & Drinking Places	4543	\$2,944,259 \$114,479,365	\$157,934 \$159,483,534	\$2,786,325	-16.4	179
Special Food Services	7223	\$114,479,363 \$2,883,608	\$139,483,534	-\$45,004,169 -\$187,428	-10.4	179
Drinking Places - Alcoholic Beverages	7223	\$2,883,608	\$3,071,036	-\$1,642,177	-11.3	10
Restaurants/Other Eating Places	7224	\$105,119,134	\$148,293,699	-\$43,174,565	-17.0	155
	, 225	+100/110/10+	+2.0,200,000	÷.0,17,1,000	2710	100

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf

Source: Esri and Infogroup. Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc. All rights reserved.

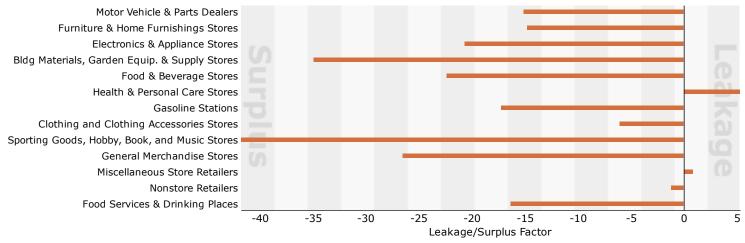


Commerce Dr. - Drive Time 1800-1898 Commerce Dr, Mankato, Minnesota, 56003 Drive Time: 20 minute radius

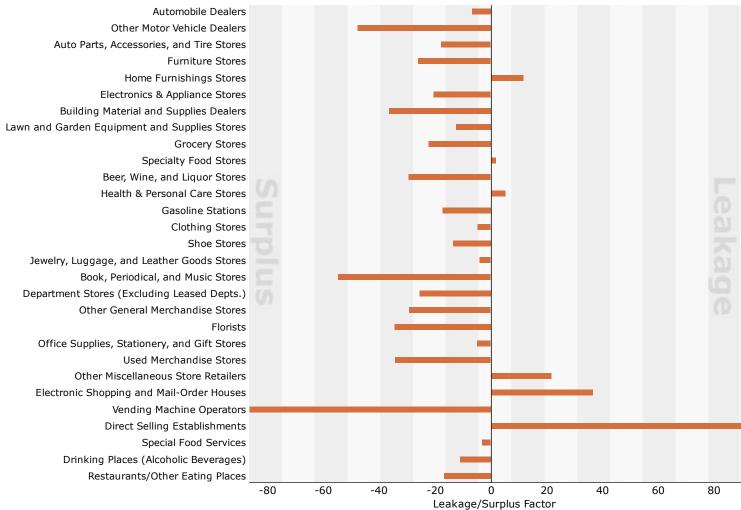
Prepared by Esri

Latitude: 44.17889 Longitude: -94.04127

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



Page 6 of 6

B.2 – Retail Marketplace Profile & Business Summary: Upper North Mankato



North Mankato Area: 4.7 square miles

Prepared by Esri

9,660

3,973

C	Domographics
Summarv	Demographics

2017	Population
2017	Households

2017 Households						3,973
2017 Median Disposable Income						\$52,094
2017 Per Capita Income						\$34,226
	NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number of
Industry Summary		(Retail Potential)	(Retail Sales)		Factor	Businesses
Total Retail Trade and Food & Drink	44-45,722	\$158,971,620	\$72,537,685	\$86,433,935	37.3	36
Total Retail Trade	44-45	\$143,650,677	\$67,943,111	\$75,707,566	35.8	29
Total Food & Drink	722	\$15,320,944	\$4,594,574	\$10,726,370	53.9	7
	NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number of
Industry Group		(Retail Potential)	(Retail Sales)		Factor	Businesses
Motor Vehicle & Parts Dealers	441	\$30,483,611	\$8,735,320	\$21,748,291	55.5	2
Automobile Dealers	4411	\$24,449,274	\$8,627,763	\$15,821,511	47.8	1
Other Motor Vehicle Dealers	4412	\$3,438,364	\$0	\$3,438,364	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$2,595,974	\$90,661	\$2,505,313	93.3	1
Furniture & Home Furnishings Stores	442	\$4,552,224	\$0	\$4,552,224	100.0	0
Furniture Stores	4421	\$2,725,246	\$0	\$2,725,246	100.0	0
Home Furnishings Stores	4422	\$1,826,978	\$0	\$1,826,978	100.0	0
Electronics & Appliance Stores	443	\$5,218,642	\$4,252,248	\$966,394	10.2	3
Bldg Materials, Garden Equip. & Supply Stores	444	\$10,373,520	\$18,833,728	-\$8,460,208	-29.0	4
Bldg Material & Supplies Dealers	4441	\$9,416,427	\$15,332,302	-\$5,915,875	-23.9	3
Lawn & Garden Equip & Supply Stores	4442	\$957,093	\$3,501,426	-\$2,544,333	-57.1	1
Food & Beverage Stores	445	\$22,432,670	\$4,683,877	\$17,748,793	65.5	2
Grocery Stores	4451	\$18,632,171	\$2,259,493	\$16,372,678	78.4	1
Specialty Food Stores	4452	\$1,150,350	\$0	\$1,150,350	100.0	0
Beer, Wine & Liquor Stores	4453	\$2,650,148	\$2,422,211	\$227,937	4.5	1
Health & Personal Care Stores	446,4461	\$10,048,864	\$6,221,204	\$3,827,660	23.5	2
Gasoline Stations	447,4471	\$16,082,203	\$17,337,385	-\$1,255,182	-3.8	5
Clothing & Clothing Accessories Stores	448	\$7,395,855	\$4,929,213	\$2,466,642	20.0	4
Clothing Stores	4481	\$5,072,714	\$4,929,213	\$143,501	1.4	4
Shoe Stores	4482	\$1,082,477	\$0	\$1,082,477	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$1,240,664	\$0	\$1,240,664	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$4,330,395	\$325,238	\$4,005,157	86.0	1
Sporting Goods/Hobby/Musical Instr Stores	4511	\$3,768,754	\$0	\$3,768,754	100.0	0
Book, Periodical & Music Stores	4512	\$561,642	\$309,171	\$252,471	29.0	1
General Merchandise Stores	452	\$24,947,122	\$810,403	\$24,136,719	93.7	1
Department Stores Excluding Leased Depts.	4521	\$18,647,586	\$0	\$18,647,586	100.0	0
Other General Merchandise Stores	4529	\$6,299,536	\$810,403	\$5,489,133	77.2	1
Miscellaneous Store Retailers	453	\$5,557,485	\$1,808,565	\$3,748,920	50.9	6
Florists	4531	\$286,297	\$0	\$286,297	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$1,128,191	\$138,328	\$989,863	78.2	1
Used Merchandise Stores	4533	\$693,877	\$222,108	\$471,769	51.5	1
Other Miscellaneous Store Retailers	4539	\$3,449,121	\$1,448,129	\$2,000,992	40.9	4
Nonstore Retailers	454	\$2,228,085	\$0	\$2,228,085	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$1,764,856	\$0	\$1,764,856	100.0	0
Vending Machine Operators	4542	\$104,647	\$0	\$104,647	100.0	0
Direct Selling Establishments	4543	\$358,582	\$0	\$358,582	100.0	0
Food Services & Drinking Places	722	\$15,320,944	\$4,594,574	\$10,726,370	53.9	7
Special Food Services	7223	\$384,333	\$0	\$384,333	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$867,574	\$0 #4 E04 E74	\$867,574	100.0	0 7
Restaurants/Other Eating Places	7225	\$14,069,036	\$4,594,574	\$9,474,462	50.8	/

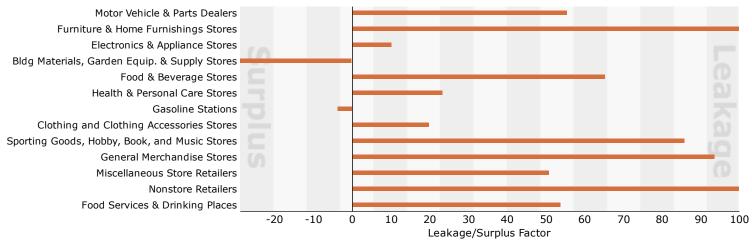
Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf

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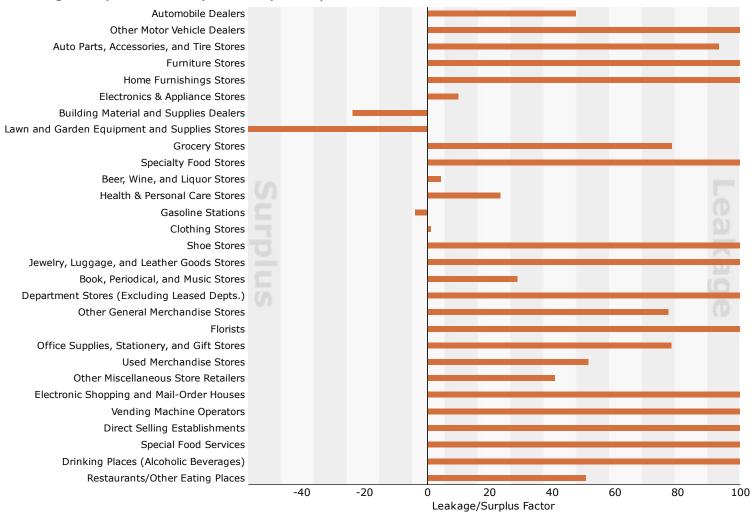


North Mankato Area: 4.7 square miles Prepared by Esri

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



Source: Esri and Infogroup. Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc. All rights reserved.



North Mankato Area: 4.7 square miles

Data for all businesses in area Total Businesses:		277			
Total Employees:		6,137			
Total Residential Population:		9,660			
Employee/Residential Population Ratio (per 100 Residents)		64	5		
	Busine		Emple	mployees	
by SIC Codes	Number		Number		
Agriculture & Mining	5	1.8%	10	0.2%	
Construction	10	3.6%	29	0.5%	
Manufacturing	29	10.5%	3,160	51.5%	
Transportation	5	1.8%	78	1.3%	
Communication	7	2.5%	195	3.2%	
Utility	3	1.1%	26	0.4%	
Wholesale Trade	12	4.3%	202	3.3%	
	40	14.4%	526	8.6%	
Retail Trade Summary	40	1.4%	150	2.4%	
Home Improvement General Merchandise Stores	4	0.4%	130	0.2%	
Food Stores	2	0.4%	31	0.2%	
	6	2.2%	58	0.9%	
Auto Dealers, Gas Stations, Auto Aftermarket	4	1.4%	53	0.9%	
Apparel & Accessory Stores	3	1.4%	22	0.9%	
Furniture & Home Furnishings	8	2.9%	145	2.4%	
Eating & Drinking Places Miscellaneous Retail	13	4.7%	55	0.9%	
Miscellaneous Retail	15	4.770))	0.9%	
Finance, Insurance, Real Estate Summary	36	13.0%	434	7.1%	
Banks, Savings & Lending Institutions	5	1.8%	32	0.5%	
Securities Brokers	5	1.8%	16	0.3%	
Insurance Carriers & Agents	7	2.5%	16	0.3%	
Real Estate, Holding, Other Investment Offices	19	6.9%	370	6.0%	
Services Summary	112	40.4%	1,347	21.9%	
Hotels & Lodging	1	0.4%	7	0.1%	
Automotive Services	6	2.2%	18	0.3%	
Motion Pictures & Amusements	8	2.9%	85	1.4%	
Health Services	16	5.8%	153	2.5%	
Legal Services	0	0.0%	0	0.0%	
Education Institutions & Libraries	15	5.4%	523	8.5%	
Other Services	66	23.8%	561	9.1%	
Government	9	3.2%	130	2.1%	
Unclassified Establishments	10	3.6%	0	0.0%	
			c 105		
Totals	277	100.0%	6,137	100.0%	

Source: Copyright 2017 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2017. Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



North Mankato Area: 4.7 square miles

	Busine		Employees	
by NAICS Codes	Number	Percent	Number	
Agriculture, Forestry, Fishing & Hunting	1	0.4%	3	
Mining	0	0.0%	0	0.0%
Utilities	3	1.1%	26	0.4%
Construction	13	4.7%	34	0.6%
Manufacturing	24	8.7%	2,872	46.8%
Wholesale Trade	12	4.3%	202	3.3%
Retail Trade	32	11.6%	382	6.2%
Motor Vehicle & Parts Dealers	2	0.7%	29	0.5%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%
Electronics & Appliance Stores	3	1.1%	22	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	4	1.4%	150	2.4%
Food & Beverage Stores	3	1.1%	42	0.7%
Health & Personal Care Stores	2	0.7%	22	0.4%
Gasoline Stations	4	1.4%	30	0.5%
Clothing & Clothing Accessories Stores	4	1.4%	53	0.9%
Sport Goods, Hobby, Book, & Music Stores	1	0.4%	3	0.0%
General Merchandise Stores	1	0.4%	12	0.2%
Miscellaneous Store Retailers	7	2.5%	19	0.3%
Nonstore Retailers	2	0.7%	0	0.0%
Transportation & Warehousing	4	1.4%	77	1.3%
Information	16	5.8%	510	8.3%
Finance & Insurance	17	6.1%	64	1.0%
Central Bank/Credit Intermediation & Related Activities	5	1.8%	32	0.5%
Securities, Commodity Contracts & Other Financial	5	1.8%	16	0.3%
Insurance Carriers & Related Activities; Funds, Trusts &	7	2.5%	16	0.3%
Real Estate, Rental & Leasing	20	7.2%	125	2.0%
Professional, Scientific & Tech Services	17	6.1%	160	2.6%
Legal Services	1	0.4%	2	0.0%
Management of Companies & Enterprises	1	0.4%	250	4.1%
Administrative & Support & Waste Management & Remediation	9	3.2%	40	0.7%
Educational Services	14	5.1%	514	8.4%
Health Care & Social Assistance	30	10.8%	319	5.2%
Arts, Entertainment & Recreation	6	2.2%	81	1.3%
Accommodation & Food Services	9	3.2%	152	2.5%
Accommodation	1	0.4%	7	0.1%
Food Services & Drinking Places	8	2.9%	145	2.4%
Other Services (except Public Administration)	33	11.9%	196	3.2%
Automotive Repair & Maintenance	5	1.8%	17	0.3%
Public Administration	9	3.2%	130	2.1%
Unclassified Establishments	10	3.6%	0	0.0%
Total	277	100.0%	6,137	100.0%
Source: Convright 2017 Infogroup Inc. All rights reserved. Esri Total Residential Population forecasts for 2017	277	200.070	0,107	2001070

Source: Copyright 2017 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2017. **Date Note:** Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas. B.3 – Retail Market Potential & Retail Marketplace Profile: 5, 10, and 20-minute Walk Radii (From Commerce Drive in front of Kwik Trip)



1740 Commerce Dr, Mankato, Minnesota, 56003 Walk Time: 5 minute radius Prepared by Esri

Latitude: 44.17888 Longitude: -94.03685

Demographic Summary		2017	2022
Population		3	3
Population 18+		2	2
Households		1	1
Median Household Income		\$0	\$0
	Expected Number of	Percent of	
Product/Consumer Behavior	Adults/HHs	Adults/HHs	MPI
Apparel (Adults)	Addits/1113	Adults/1113	PIFI
Bought any men's clothing in last 12 months	1	50.0%	105
Bought any women's clothing in last 12 months	1	50.0%	105
Bought clothing for child <13 years in last 6 months	0	0.0%	0
Bought any shoes in last 12 months	1	50.0%	93
Bought costume jewelry in last 12 months	0	0.0%	0
Bought any fine jewelry in last 12 months	0	0.0%	0
Bought a watch in last 12 months	0	0.0%	0
	, and the second s		Ū
Automobiles (Households)			
HH owns/leases any vehicle	1	100.0%	117
HH bought/leased new vehicle last 12 mo	0	0.0%	0
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	2	100.0%	118
Bought/changed motor oil in last 12 months	1	50.0%	104
Had tune-up in last 12 months	1	50.0%	175
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months	1	50.0%	75
Drank regular cola in last 6 months	1	50.0%	113
Drank beer/ale in last 6 months	1	50.0%	118
Cameras (Adults)			
Own digital point & shoot camera/camcorder	0	0.0%	0
Own digital SLR camera/camcorder	0	0.0%	0
Printed digital photos in last 12 months	0	0.0%	0
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	1	50.0%	138
Have a smartphone	1	50.0%	75
Have a smartphone: Android phone (any brand)	1	50.0%	157
Have a smartphone: Apple iPhone	0	0.0%	0
Number of cell phones in household: 1	0	0.0%	0
Number of cell phones in household: 2	0	0.0%	0
Number of cell phones in household: 3+	0	0.0%	0
HH has cell phone only (no landline telephone)	1	100.0%	221
Computers (Households)			
HH owns a computer	1	100.0%	131
HH owns desktop computer	0	0.0%	0
HH owns laptop/notebook	0	0.0%	0
HH owns any Apple/Mac brand computer	0	0.0%	0
HH owns any PC/non-Apple brand computer	1	100.0%	151
HH purchased most recent computer in a store	0	0.0%	0
HH purchased most recent computer online	0	0.0%	0
Spent <\$500 on most recent home computer	0	0.0%	0
Spent \$500-\$999 on most recent home computer	0	0.0%	0
Spent \$1,000-\$1,499 on most recent home computer	0	0.0%	0
Spent \$1,500-\$1,999 on most recent home computer	0	0.0%	0
Spent \$2,000+ on most recent home computer	0	0.0%	0

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



1740 Commerce Dr, Mankato, Minnesota, 56003 Walk Time: 5 minute radius Prepared by Esri

Latitude: 44.17888 Longitude: -94.03685

Expected Number of Adults/Hts Adults/Hts MPI Convenience Stores (Adults)		Free a shared Normalism of	Deveent of	
Convenience Store (Adults)	Dreduct / Concurrent Behavior			MDT
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Avg monthly credit card expenditures: \$701-\$1,00000.0%0Avg monthly credit card expenditures: \$1,001+00.0%0Did banking online in last 12 months150.0%137Did banking on mobile device in last 12 months00.0%0	Avg monthly credit card expenditures: \$226-\$450	0	0.0%	0
Avg monthly credit card expenditures: \$701-\$1,00000.0%0Avg monthly credit card expenditures: \$1,001+00.0%0Did banking online in last 12 months150.0%137Did banking on mobile device in last 12 months00.0%0	Avg monthly credit card expenditures: \$451-\$700	0	0.0%	0
Avg monthly credit card expenditures: \$1,001+00.0%0Did banking online in last 12 months150.0%137Did banking on mobile device in last 12 months00.0%0		0	0.0%	0
Did banking online in last 12 months 1 50.0% 137 Did banking on mobile device in last 12 months 0 0.0% 0		0	0.0%	0
Did banking on mobile device in last 12 months00.0%0		1	50.0%	137
Paid bills online in last 12 months150.0%112	Did banking on mobile device in last 12 months	0	0.0%	0
	Paid bills online in last 12 months	1	50.0%	112

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



1740 Commerce Dr, Mankato, Minnesota, 56003 Walk Time: 5 minute radius Prepared by Esri

Latitude: 44.17888 Longitude: -94.03685

			Longitude: -94.03685
	Expected Number of	Percent of	
Product/Consumer Behavior	Adults/HHs	Adults/HHs	MPI
Grocery (Adults)			
Used beef (fresh/frozen) in last 6 months	1	100.0%	144
Used bread in last 6 months	1	100.0%	106
Used chicken (fresh or frozen) in last 6 months	1	100.0%	145
Used turkey (fresh or frozen) in last 6 months	0	0.0%	0
Used fish/seafood (fresh or frozen) in last 6 months	1	100.0%	183
Used fresh fruit/vegetables in last 6 months	1	100.0%	115
Used fresh milk in last 6 months	1	100.0%	114
Used organic food in last 6 months	0	0.0%	0
Health (Adults)			
Exercise at home 2+ times per week	1	50.0%	173
Exercise at club 2+ times per week	0	0.0%	0
Visited a doctor in last 12 months	2	100.0%	132
Used vitamin/dietary supplement in last 6 months	1	50.0%	95
	-	501070	55
Home (Households)			
Any home improvement in last 12 months	0	0.0%	0
Used housekeeper/maid/professional HH cleaning service in last 12	0	0.0%	0
Purchased low ticket HH furnishings in last 12 months	0	0.0%	0
Purchased big ticket HH furnishings in last 12 months	0	0.0%	0
Bought any small kitchen appliance in last 12 months	0	0.0%	0
Bought any large kitchen appliance in last 12 months	0	0.0%	0
Insurance (Adults/Households)			
Currently carry life insurance	1	50.0%	116
Carry medical/hospital/accident insurance	1	50.0%	72
Carry homeowner insurance	1	50.0%	107
Carry renter's insurance	0	0.0%	0
Have auto insurance: 1 vehicle in household covered	0	0.0%	0
Have auto insurance: 2 vehicles in household covered	0	0.0%	0
Have auto insurance: 3+ vehicles in household covered	0	0.0%	0
Pets (Households)			
Household owns any pet	0	0.0%	0
Household owns any cat	0	0.0%	0
Household owns any dog	0	0.0%	0
Psychographics (Adults)			
Buying American is important to me	1	50.0%	120
Usually buy items on credit rather than wait	0	0.0%	0
Usually buy based on quality - not price	0	0.0%	0
Price is usually more important than brand name	1	50.0%	188
Usually use coupons for brands I buy often	0	0.0%	138
			-
Am interested in how to help the environment	0	0.0%	0
Usually pay more for environ safe product	0	0.0%	0
Usually value green products over convenience	0	0.0%	0
Likely to buy a brand that supports a charity	1	50.0%	143
Reading (Adults)			
Bought digital book in last 12 months	0	0.0%	0
Bought hardcover book in last 12 months	0	0.0%	0
Bought paperback book in last 12 month	1	50.0%	168
Read any daily newspaper (paper version)	1	50.0%	207
	1	50.0%	147
Read any digital newspaper in last 30 days Read any magazine (paper/electronic version) in last 6 months	1	100.0%	147
Actual any magazine (paper/electronic version) in last o months	Ζ	100.0%	111

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



1740 Commerce Dr, Mankato, Minnesota, 56003 Walk Time: 5 minute radius Prepared by Esri

Latitude: 44.17888 Longitude: -94.03685

	Expected Number of	Percent of	
Product/Consumer Behavior	Adults/HHs	Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	1	50.0%	67
Went to family restaurant/steak house: 4+ times a month	1	50.0%	182
Went to fast food/drive-in restaurant in last 6 months	2	100.0%	111
Went to fast food/drive-in restaurant 9+ times/mo	1	50.0%	127
Fast food/drive-in last 6 months: eat in	1	50.0%	137
Fast food/drive-in last 6 months: home delivery	0	0.0%	0
Fast food/drive-in last 6 months: take-out/drive-thru	1	50.0%	109
Fast food/drive-in last 6 months: take-out/walk-in	0	0.0%	0
Television & Electronics (Adults/Households)			
Own any tablet	1	50.0%	148
Own any e-reader	0	0.0%	0
Own e-reader/tablet: iPad	0	0.0%	0
HH has Internet connectable TV	0	0.0%	0
Own any portable MP3 player	1	50.0%	179
HH owns 1 TV	0	0.0%	0
HH owns 2 TVs	0	0.0%	0
HH owns 3 TVs	0	0.0%	0
HH owns 4+ TVs	0	0.0%	0
HH subscribes to cable TV	1	100.0%	209
HH subscribes to fiber optic	0	0.0%	0
HH owns portable GPS navigation device	0	0.0%	0
HH purchased video game system in last 12 mos	0	0.0%	0
HH owns Internet video device for TV	0	0.0%	0
Travel (Adults)			
Domestic travel in last 12 months	1	50.0%	98
Took 3+ domestic non-business trips in last 12 months	0	0.0%	0
Spent on domestic vacations in last 12 months: <\$1,000	0	0.0%	0
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	0	0.0%	0
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	0	0.0%	0
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	0	0.0%	0
Spent on domestic vacations in last 12 months: \$3,000+	0	0.0%	0
Domestic travel in the 12 months: used general travel website	0	0.0%	0
Foreign travel in last 3 years	0	0.0%	0
Took 3+ foreign trips by plane in last 3 years	0	0.0%	0
Spent on foreign vacations in last 12 months: <\$1,000	0	0.0%	0
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	0	0.0%	0
Spent on foreign vacations in last 12 months: \$3,000+	0	0.0%	0
Foreign travel in last 3 years: used general travel website	0	0.0%	0
Nights spent in hotel/motel in last 12 months: any	1	50.0%	121
Took cruise of more than one day in last 3 years	0	0.0%	0
Member of any frequent flyer program	0	0.0%	0
Member of any hotel rewards program	0	0.0%	0

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



1740 Commerce Dr, Mankato, Minnesota, 56003 Walk Time: 10 minute radius Prepared by Esri

Latitude: 44.17888 Longitude: -94.03685

Demographic Summary		2017	2022
Population		870	869
Population 18+		696	684
Households Median Heusehold Income		461	463
Median Household Income		\$54,612	\$58,966
	Expected Number of	Percent of	
Product/Consumer Behavior	Adults/HHs	Adults/HHs	MPI
Apparel (Adults)	Addits/1115	Addits/1113	
Bought any men's clothing in last 12 months	305	43.8%	92
Bought any women's clothing in last 12 months	294	42.2%	97
Bought clothing for child <13 years in last 6 months	167	24.0%	87
Bought any shoes in last 12 months	363	52.2%	97
Bought costume jewelry in last 12 months	136	19.5%	102
Bought any fine jewelry in last 12 months	125	18.0%	100
Bought a watch in last 12 months	97	13.9%	91
Automobiles (Households)			
HH owns/leases any vehicle	388	84.2%	99
HH bought/leased new vehicle last 12 mo	31	6.7%	68
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	593	85.2%	100
Bought/changed motor oil in last 12 months	332	47.7%	99
Had tune-up in last 12 months	203	29.2%	102
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months	452	64.9%	98
Drank regular cola in last 6 months	317	45.5%	103
Drank beer/ale in last 6 months	318	45.7%	108
Cameras (Adults)			
Own digital point & shoot camera/camcorder	150	21.6%	101
Own digital SLR camera/camcorder	58	8.3%	100
Printed digital photos in last 12 months	121	17.4%	125
Cell Phones (Adults/Households)	266	20.204	105
Bought cell phone in last 12 months	266	38.2%	105
Have a smartphone	453	65.1%	97
Have a smartphone: Android phone (any brand)	226	32.5%	102
Have a smartphone: Apple iPhone	204	29.3%	96
Number of cell phones in household: 1	194	42.1%	132 90
Number of cell phones in household: 2	157	34.1%	90 65
Number of cell phones in household: 3+	78	16.9%	
HH has cell phone only (no landline telephone)	237	51.4%	114
Computers (Households)			
HH owns a computer	334	72.5%	95
HH owns desktop computer	192	41.6%	98
HH owns laptop/notebook	242	52.5%	95
HH owns any Apple/Mac brand computer	56	12.1%	79
HH owns any PC/non-Apple brand computer	294	63.8%	96
HH purchased most recent computer in a store	160	34.7%	93
HH purchased most recent computer online	65	14.1%	108
Spent <\$500 on most recent home computer	80	17.4%	113
Spent \$500-\$999 on most recent home computer	72	15.6%	85
Spent \$1,000-\$1,499 on most recent home computer	39	8.5%	93
Spent \$1,500-\$1,999 on most recent home computer	17	3.7%	86
Spent \$2,000+ on most recent home computer	15	3.3%	91

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



1740 Commerce Dr, Mankato, Minnesota, 56003 Walk Time: 10 minute radius Prepared by Esri

Latitude: 44.17888 Longitude: -94.03685

	Expected Number of	Percent of	
Product/Consumer Behavior	Adults/HHs	Adults/HHs	MPI
Convenience Stores (Adults)	· · · · · · · · · · · · · · · · · · ·		
Shopped at convenience store in last 6 mos	342	49.1%	99
Bought brewed coffee at convenience store in last 30 days	130	18.7%	120
Bought cigarettes at convenience store in last 30 days	112	16.1%	133
Bought gas at convenience store in last 30 days	255	36.6%	108
Spent at convenience store in last 30 days: <\$20	58	8.3%	106
Spent at convenience store in last 30 days: \$20-\$39	70	10.1%	110
Spent at convenience store in last 30 days: \$40-\$50	58	8.3%	110
Spent at convenience store in last 30 days: \$51-\$99	35	5.0%	108
Spent at convenience store in last 30 days: \$100+	179	25.7%	110
Entertainment (Adults)			
Attended a movie in last 6 months	409	58.8%	99
Went to live theater in last 12 months	98	14.1%	108
Went to a bar/night club in last 12 months	128	18.4%	109
Dined out in last 12 months	308	44.3%	98
Gambled at a casino in last 12 months	85	12.2%	88
Visited a theme park in last 12 months	105	15.1%	84
Viewed movie (video-on-demand) in last 30 days	135	19.4%	106
Viewed TV show (video-on-demand) in last 30 days	93	13.4%	102
Watched any pay-per-view TV in last 12 months	79	11.4%	91
Downloaded a movie over the Internet in last 30 days	54	7.8%	94
Downloaded any individual song in last 6 months	173	24.9%	117
Watched a movie online in the last 30 days	144	20.7%	110
Watched a TV program online in last 30 days	139	20.0%	118
Played a video/electronic game (console) in last 12 months	76	10.9%	110
Played a video/electronic game (portable) in last 12 months	43	6.2%	137
Financial (Adults)			
Have home mortgage (1st)	171	24.6%	80
Used ATM/cash machine in last 12 months	347	49.9%	100
Own any stock	46	6.6%	91
Own U.S. savings bond	29	4.2%	81
Own shares in mutual fund (stock)	47	6.8%	92
Own shares in mutual fund (bonds)	31	4.5%	88
Have interest checking account	197	28.3%	104
Have non-interest checking account	232	33.3%	113
Have savings account	368	52.9%	97
Have 401K retirement savings plan	95	13.6%	93
Own/used any credit/debit card in last 12 months	521	74.9%	99
Avg monthly credit card expenditures: <\$111	88	12.6%	105
Avg monthly credit card expenditures: \$111-\$225	54	7.8%	110
Avg monthly credit card expenditures: \$226-\$450	52	7.5%	113
Avg monthly credit card expenditures: \$451-\$700	25	3.6%	68
Avg monthly credit card expenditures: \$701-\$1,000	23	3.3%	71
Avg monthly credit card expenditures: \$1,001+	60	8.6%	93
Did banking online in last 12 months	255	36.6%	100
Did banking on mobile device in last 12 months	122	17.5%	101
Paid bills online in last 12 months	306	44.0%	98

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1740 Commerce Dr, Mankato, Minnesota, 56003 Walk Time: 10 minute radius Prepared by Esri

Latitude: 44.17888 Longitude: -94.03685

			uuc. 94.05005
	Expected Number of	Percent of	
Product/Consumer Behavior	Adults/HHs	Adults/HHs	MPI
Grocery (Adults)			
Used beef (fresh/frozen) in last 6 months	319	69.2%	99
Used bread in last 6 months	428	92.8%	99
Used chicken (fresh or frozen) in last 6 months	308	66.8%	97
Used turkey (fresh or frozen) in last 6 months	70	15.2%	96
Used fish/seafood (fresh or frozen) in last 6 months Used fresh fruit/vegetables in last 6 months	246 400	53.4% 86.8%	98 100
Used fresh milk in last 6 months	400	86.8%	99
Used organic food in last 6 months	91	19.7%	96
osed organic rood in last o months	51	19.7 /0	50
Health (Adults)			
Exercise at home 2+ times per week	218	31.3%	108
Exercise at club 2+ times per week	100	14.4%	108
Visited a doctor in last 12 months	534	76.7%	101
Used vitamin/dietary supplement in last 6 months	384	55.2%	105
	501	5512,0	100
Home (Households)			
Any home improvement in last 12 months	106	23.0%	85
Used housekeeper/maid/professional HH cleaning service in last 12	56	12.1%	91
Purchased low ticket HH furnishings in last 12 months	74	16.1%	99
Purchased big ticket HH furnishings in last 12 months	100	21.7%	101
Bought any small kitchen appliance in last 12 months	110	23.9%	108
Bought any large kitchen appliance in last 12 months	53	11.5%	91
Insurance (Adults/Households)			
Currently carry life insurance	286	41.1%	95
Carry medical/hospital/accident insurance	489	70.3%	102
Carry homeowner insurance	292	42.0%	89
Carry renter's insurance	88	12.6%	144
Have auto insurance: 1 vehicle in household covered	187	40.6%	130
Have auto insurance: 2 vehicles in household covered	108	23.4%	82
Have auto insurance: 3+ vehicles in household covered	68	14.8%	68
Pets (Households)			
Household owns any pet	231	50.1%	92
Household owns any cat	109	23.6%	105
Household owns any dog	156	33.8%	82
Development in (Adulta)			
Psychographics (Adults) Buying American is important to me	299	43.0%	103
Usually buy items on credit rather than wait	85	12.2%	100
Usually buy based on quality - not price	132	19.0%	103
Price is usually more important than brand name	181	26.0%	98
Usually use coupons for brands I buy often	149	21.4%	118
Am interested in how to help the environment	108	15.5%	94
Usually pay more for environ safe product	97	13.9%	104
Usually value green products over convenience	85	12.2%	113
Likely to buy a brand that supports a charity	245	35.2%	101
Deading (Adulta)			
Reading (Adults) Bought digital book in last 12 months	101	14.5%	102
Bought hardcover book in last 12 months			
5	151	21.7%	106
Bought paperback book in last 12 month	214	30.7%	103
Read any daily newspaper (paper version)	188	27.0%	112
Read any digital newspaper in last 30 days	246	35.3%	104
Read any magazine (paper/electronic version) in last 6 months	634	91.1%	101

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



1740 Commerce Dr, Mankato, Minnesota, 56003 Walk Time: 10 minute radius Prepared by Esri

Latitude: 44.17888 Longitude: -94.03685

	Expected Number of	Percent of	
Product/Consumer Behavior	Adults/HHs	Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	518	74.4%	99
Went to family restaurant/steak house: 4+ times a month	192	27.6%	101
Went to fast food/drive-in restaurant in last 6 months	631	90.7%	101
Went to fast food/drive-in restaurant 9+ times/mo	276	39.7%	101
Fast food/drive-in last 6 months: eat in	249	35.8%	98
Fast food/drive-in last 6 months: home delivery	58	8.3%	108
Fast food/drive-in last 6 months: take-out/drive-thru	352	50.6%	110
Fast food/drive-in last 6 months: take-out/walk-in	147	21.1%	105
Television & Electronics (Adults/Households)			
Own any tablet	228	32.8%	97
Own any e-reader	54	7.8%	90
Own e-reader/tablet: iPad	134	19.3%	93
HH has Internet connectable TV	88	19.1%	95
Own any portable MP3 player	195	28.0%	100
HH owns 1 TV	116	25.2%	121
HH owns 2 TVs	145	31.5%	121
HH owns 3 TVs	85	18.4%	86
HH owns 4+ TVs	56	12.1%	67
HH subscribes to cable TV	260	56.4%	118
HH subscribes to fiber optic	22	4.8%	60
HH owns portable GPS navigation device	112	24.3%	90
HH purchased video game system in last 12 mos	31	6.7%	87
HH owns Internet video device for TV	41	8.9%	80
Travel (Adults)			
Domestic travel in last 12 months	343	49.3%	97
Took 3+ domestic non-business trips in last 12 months	71	10.2%	91
Spent on domestic vacations in last 12 months: <\$1,000	80	11.5%	111
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	32	4.6%	81
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	18	2.6%	70
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	22	3.2%	83
Spent on domestic vacations in last 12 months: \$3,000+	34	4.9%	85
Domestic travel in the 12 months: used general travel website	44	6.3%	90
Foreign travel in last 3 years	136	19.5%	81
Took 3+ foreign trips by plane in last 3 years	27	3.9%	88
Spent on foreign vacations in last 12 months: <\$1,000	19	2.7%	64
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	20	2.9%	82
Spent on foreign vacations in last 12 months: \$3,000+	23	3.3%	66
Foreign travel in last 3 years: used general travel website	30	4.3%	75
Nights spent in hotel/motel in last 12 months: any	266	38.2%	92
Took cruise of more than one day in last 3 years	49	7.0%	88
Member of any frequent flyer program	101	14.5%	89
Member of any hotel rewards program	106	15.2%	103

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



1740 Commerce Dr, Mankato, Minnesota, 56003 Walk Time: 20 minute radius Prepared by Esri

Latitude: 44.17888 Longitude: -94.03685

Demographic Summary		2017	2022
Population		3,855	3,907
Population 18+		3,029	3,044
Households		1,767	1,799
Median Household Income		\$59,611	\$66,740
	Expected Number of	Percent of	
Product/Consumer Behavior	Adults/HHs	Adults/HHs	MPI
Apparel (Adults)			
Bought any men's clothing in last 12 months	1,402	46.3%	97
Bought any women's clothing in last 12 months	1,317	43.5%	100
Bought clothing for child <13 years in last 6 months	806	26.6%	97
Bought any shoes in last 12 months	1,629	53.8%	100
Bought costume jewelry in last 12 months	589	19.4%	102
Bought any fine jewelry in last 12 months	532	17.6%	97
Bought a watch in last 12 months	448	14.8%	97
Automobiles (Households)			
HH owns/leases any vehicle	1,545	87.4%	102
HH bought/leased new vehicle last 12 mo	1,545	8.7%	88
The bought/leased new vehicle last 12 mb	134	0.7%	00
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	2,683	88.6%	104
Bought/changed motor oil in last 12 months	1,534	50.6%	105
Had tune-up in last 12 months	912	30.1%	105
	512	50.170	105
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months	1,971	65.1%	98
Drank regular cola in last 6 months	1,358	44.8%	102
Drank beer/ale in last 6 months	1,337	44.1%	104
	2,007		10.
Cameras (Adults)			
Own digital point & shoot camera/camcorder	691	22.8%	107
Own digital SLR camera/camcorder	290	9.6%	115
Printed digital photos in last 12 months	488	16.1%	116
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	1,140	37.6%	104
Have a smartphone	2,044	67.5%	101
Have a smartphone: Android phone (any brand)	985	32.5%	102
Have a smartphone: Apple iPhone	946	31.2%	102
Number of cell phones in household: 1	651	36.8%	115
Number of cell phones in household: 2	659	37.3%	99
Number of cell phones in household: 3+	360	20.4%	78
HH has cell phone only (no landline telephone)	881	49.9%	110
Computers (Households)			
HH owns a computer	1,345	76.1%	100
HH owns desktop computer	788	44.6%	105
HH owns laptop/notebook	981	55.5%	100
HH owns any Apple/Mac brand computer	233	13.2%	86
HH owns any PC/non-Apple brand computer	1,182	66.9%	101
HH purchased most recent computer in a store	650	36.8%	98
HH purchased most recent computer online	260	14.7%	113
Spent <\$500 on most recent home computer	301	17.0%	111
Spent \$500-\$999 on most recent home computer	309	17.5%	96
Spent \$1,000-\$1,499 on most recent home computer	154	8.7%	96
Spent \$1,500-\$1,999 on most recent home computer	80	4.5%	106
Spent \$2,000+ on most recent home computer	60	3.4%	95

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



1740 Commerce Dr, Mankato, Minnesota, 56003 Walk Time: 20 minute radius Prepared by Esri

Latitude: 44.17888 Longitude: -94.03685

	Expected Number of	Dercent of	
Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)	Adults/ HHS	Adults/ HHS	MPI
Shopped at convenience store in last 6 mos	1,505	49.7%	100
Bought brewed coffee at convenience store in last 30 days	524	17.3%	100
Bought cigarettes at convenience store in last 30 days	465	15.4%	127
Bought gas at convenience store in last 30 days	1,174	38.8%	114
Spent at convenience store in last 30 days: <\$20	245	8.1%	103
Spent at convenience store in last 30 days: \$20-\$39	283	9.3%	102
Spent at convenience store in last 30 days: \$40-\$50	245	8.1%	102
Spent at convenience store in last 30 days: \$51-\$99	153	5.1%	109
Spent at convenience store in last 30 days: \$100+	812	26.8%	114
	012	2010 /0	
Entertainment (Adults)			
Attended a movie in last 6 months	1,793	59.2%	100
Went to live theater in last 12 months	461	15.2%	117
Went to a bar/night club in last 12 months	539	17.8%	106
Dined out in last 12 months	1,409	46.5%	103
Gambled at a casino in last 12 months	376	12.4%	90
Visited a theme park in last 12 months	483	15.9%	89
Viewed movie (video-on-demand) in last 30 days	594	19.6%	107
Viewed TV show (video-on-demand) in last 30 days	439	14.5%	110
Watched any pay-per-view TV in last 12 months	358	11.8%	95
Downloaded a movie over the Internet in last 30 days	248	8.2%	99
Downloaded any individual song in last 6 months	734	24.2%	114
Watched a movie online in the last 30 days	611	20.2%	107
Watched a TV program online in last 30 days	585	19.3%	114
Played a video/electronic game (console) in last 12 months	330	10.9%	110
Played a video/electronic game (portable) in last 12 months	167	5.5%	123
Financial (Adults)			
Have home mortgage (1st)	900	29.7%	97
Used ATM/cash machine in last 12 months	1,550	51.2%	103
Own any stock	213	7.0%	97
Own U.S. savings bond	134	4.4%	86
Own shares in mutual fund (stock)	224	7.4%	101
Own shares in mutual fund (bonds)	155	5.1%	102
Have interest checking account	896	29.6%	109
Have non-interest checking account	1,020	33.7%	114
Have savings account	1,681	55.5%	102
Have 401K retirement savings plan	467	15.4%	105
Own/used any credit/debit card in last 12 months	2,332	77.0%	102
Avg monthly credit card expenditures: <\$111	395	13.0%	109
Avg monthly credit card expenditures: \$111-\$225	229	7.6%	107
Avg monthly credit card expenditures: \$226-\$450	235	7.8%	118
Avg monthly credit card expenditures: \$451-\$700	133	4.4%	83
Avg monthly credit card expenditures: \$701-\$1,000	109	3.6%	78
Avg monthly credit card expenditures: \$1,001+	288	9.5%	103
Did banking online in last 12 months	1,203	39.7%	109
Did banking on mobile device in last 12 months	584	19.3%	111
Paid bills online in last 12 months	1,428	47.1%	105

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



1740 Commerce Dr, Mankato, Minnesota, 56003 Walk Time: 20 minute radius Prepared by Esri

Latitude: 44.17888 Longitude: -94.03685

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	Expected Number of	Percent of	
Product/Consumer Behavior	Adults/HHs	Adults/HHs	MPI
Grocery (Adults)			
Used beef (fresh/frozen) in last 6 months	1,253	70.9%	102
Used bread in last 6 months	1,652	93.5%	100
Used chicken (fresh or frozen) in last 6 months	1,224	69.3%	100
Used turkey (fresh or frozen) in last 6 months	277	15.7%	99
Used fish/seafood (fresh or frozen) in last 6 months	962	54.4%	100
Used fresh fruit/vegetables in last 6 months	1,541	87.2%	101
Used fresh milk in last 6 months	1,557 342	88.1%	101 94
Used organic food in last 6 months	542	19.4%	94
Health (Adults)			
Exercise at home 2+ times per week	945	31.2%	108
Exercise at club 2+ times per week	421	13.9%	104
Visited a doctor in last 12 months	2,345	77.4%	102
Used vitamin/dietary supplement in last 6 months	1,667	55.0%	102
osed vitaminy dictary supplement in last o months	1,007	55.070	105
Home (Households)			
Any home improvement in last 12 months	472	26.7%	98
Used housekeeper/maid/professional HH cleaning service in last 12	217	12.3%	92
Purchased low ticket HH furnishings in last 12 months	298	16.9%	104
Purchased big ticket HH furnishings in last 12 months	404	22.9%	107
Bought any small kitchen appliance in last 12 months	415	23.5%	106
Bought any large kitchen appliance in last 12 months	215	12.2%	96
bought any large kitchen appliance in last 12 months	215	12.270	50
Insurance (Adults/Households)			
Currently carry life insurance	1,353	44.7%	103
Carry medical/hospital/accident insurance	2,151	71.0%	103
Carry homeowner insurance	1,436	47.4%	101
Carry renter's insurance	319	10.5%	120
Have auto insurance: 1 vehicle in household covered	641	36.3%	117
Have auto insurance: 2 vehicles in household covered	480	27.2%	95
Have auto insurance: 3+ vehicles in household covered	335	19.0%	87
	555	15.070	07
Pets (Households)			
Household owns any pet	962	54.4%	100
Household owns any cat	425	24.1%	107
Household owns any dog	698	39.5%	96
Psychographics (Adults)			
Buying American is important to me	1,312	43.3%	104
Usually buy items on credit rather than wait	370	12.2%	100
Usually buy based on quality - not price	548	18.1%	99
Price is usually more important than brand name	823	27.2%	102
Usually use coupons for brands I buy often	623	20.6%	113
Am interested in how to help the environment	478	15.8%	96
Usually pay more for environ safe product	411	13.6%	101
Usually value green products over convenience	327	10.8%	100
Likely to buy a brand that supports a charity	1,064	35.1%	100
	1,001	001170	100
Reading (Adults)			
Bought digital book in last 12 months	474	15.6%	110
Bought hardcover book in last 12 months	680	22.4%	109
Bought paperback book in last 12 month	974	32.2%	108
Read any daily newspaper (paper version)	778	25.7%	106
Read any digital newspaper in last 30 days	1,115	36.8%	108
Read any magazine (paper/electronic version) in last 6 months	2,773	91.5%	101
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Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



1740 Commerce Dr, Mankato, Minnesota, 56003 Walk Time: 20 minute radius Prepared by Esri

Latitude: 44.17888 Longitude: -94.03685

	-		Longitude: 94.05005
Dreduct / Concurrent Polyavier	Expected Number of	Percent of	MDT
Product/Consumer Behavior Restaurants (Adults)	Adults/HHs	Adults/HHs	MPI
Went to family restaurant/steak house in last 6 months	2,327	76.8%	103
Went to family restaurant/steak house in last o month	859	28.4%	103
Went to fast food/drive-in restaurant in last 6 months	2,763	91.2%	103
Went to fast food/drive-in restaurant 9+ times/mo	1,202	39.7%	101
Fast food/drive-in last 6 months: eat in	1,202	36.5%	101
Fast food/drive-in last 6 months: home delivery	254	8.4%	100
		51.6%	109
Fast food/drive-in last 6 months: take-out/drive-thru	1,563		
Fast food/drive-in last 6 months: take-out/walk-in	616	20.3%	101
Television & Electronics (Adults/Households)			
Own any tablet	1,045	34.5%	102
Own any e-reader	256	8.5%	98
Own e-reader/tablet: iPad	628	20.7%	100
HH has Internet connectable TV	361	20.4%	102
Own any portable MP3 player	874	28.9%	103
HH owns 1 TV	393	22.2%	107
HH owns 2 TVs	517	29.3%	113
HH owns 3 TVs	362	20.5%	95
HH owns 4+ TVs	273	15.4%	85
HH subscribes to cable TV	936	53.0%	111
HH subscribes to fiber optic	98	5.5%	69
HH owns portable GPS navigation device	477	27.0%	99
HH purchased video game system in last 12 mos	114	6.5%	84
HH owns Internet video device for TV	172	9.7%	88
		51770	
Travel (Adults)			
Domestic travel in last 12 months	1,611	53.2%	105
Took 3+ domestic non-business trips in last 12 months	356	11.8%	105
Spent on domestic vacations in last 12 months: <\$1,000	353	11.7%	112
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	162	5.3%	94
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	104	3.4%	93
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	104	3.4%	90
Spent on domestic vacations in last 12 months: \$3,000+	160	5.3%	92
Domestic travel in the 12 months: used general travel website	211	7.0%	100
Foreign travel in last 3 years	634	20.9%	86
Took 3+ foreign trips by plane in last 3 years	112	3.7%	84
Spent on foreign vacations in last 12 months: <\$1,000	102	3.4%	79
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	91	3.0%	86
Spent on foreign vacations in last 12 months: \$3,000+	108	3.6%	71
Foreign travel in last 3 years: used general travel website	129	4.3%	74
Nights spent in hotel/motel in last 12 months: any	1,250	41.3%	99
Took cruise of more than one day in last 3 years	233	7.7%	96
Member of any frequent flyer program	481	15.9%	97
Member of any hotel rewards program	492	16.2%	109

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



1740 Commerce Dr, Mankato, Minnesota, 56003 Walk Time: 5 minute radius

Prepared by Esri

Latitude: 44.17888 Longitude: -94.03685

Summary Demographics

2017 Population

2017 Households

3 1

2017 110036110105						1
2017 Median Disposable Income						\$0
2017 Per Capita Income						\$28,862
Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$29,496	\$6,518,730	-\$6,489,234	-99.1	3
Total Retail Trade	44-45	\$26,653	\$6,143,046	-\$6,116,393	-99.1	3
Total Food & Drink	722	\$2,843	\$375,684	-\$372,841	-98.5	1
	NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number of
Industry Group		(Retail Potential)	(Retail Sales)		Factor	Businesses
Motor Vehicle & Parts Dealers	441	\$5,563	\$0	\$5,563	100.0	0
Automobile Dealers	4411	\$4,468	\$0	\$4,468	100.0	0
Other Motor Vehicle Dealers	4412	\$611	\$0	\$611	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$485	\$0	\$485	100.0	0
Furniture & Home Furnishings Stores	442	\$820	\$0	\$820	100.0	0
Furniture Stores	4421	\$505	\$0	\$505	100.0	0
Home Furnishings Stores	4422	\$314	\$0	\$314	100.0	0
Electronics & Appliance Stores	443	\$967	\$0	\$967	100.0	0
Bldg Materials, Garden Equip. & Supply Stores	444	\$1,737	\$3,138,942	-\$3,137,205	-99.9	1
Bldg Material & Supplies Dealers	4441	\$1,566	\$0	\$1,566	100.0	0
Lawn & Garden Equip & Supply Stores	4442	\$171	\$0	\$171	100.0	0
Food & Beverage Stores	445	\$4,303	\$0	\$4,303	100.0	0
Grocery Stores	4451	\$3,577	\$0	\$3,577	100.0	0
Specialty Food Stores	4452	\$221	\$0	\$221	100.0	0
Beer, Wine & Liquor Stores	4453	\$505	\$0	\$505	100.0	0
Health & Personal Care Stores	446,4461	\$1,900	\$0	\$1,900	100.0	0
Gasoline Stations	447,4471	\$3,041	\$0	\$3,041	100.0	0
Clothing & Clothing Accessories Stores	448	\$1,376	\$0	\$1,376	100.0	0
Clothing Stores	4481	\$946	\$0	\$946	100.0	0
Shoe Stores	4482	\$197	\$0	\$197	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$232	\$0	\$232	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$804	\$0	\$804	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	\$694	\$0	\$694	100.0	0
Book, Periodical & Music Stores	4512	\$110	\$0	\$110	100.0	0
General Merchandise Stores	452	\$4,673	\$0	\$4,673	100.0	0
Department Stores Excluding Leased Depts.	4521	\$3,483	\$0	\$3,483	100.0	0
Other General Merchandise Stores	4529	\$1,190	\$0	\$1,190	100.0	0
Miscellaneous Store Retailers	453	\$1,052	\$200,046	-\$198,994	-99.0	1
Florists	4531	\$49	\$0	\$49	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$208	\$0	\$208	100.0	0
Used Merchandise Stores	4533	\$133	\$0	\$133	100.0	0
Other Miscellaneous Store Retailers	4539	\$662	\$0	\$662	100.0	0
Nonstore Retailers	454	\$419	\$0	\$419	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$327	\$0	\$327	100.0	0
Vending Machine Operators	4542	\$20	\$0	\$20	100.0	0
Direct Selling Establishments	4543	\$72	\$0	\$72	100.0	0
Food Services & Drinking Places	722	\$2,843	\$375,684	-\$372,841	-98.5	1
Special Food Services	7223	\$68	\$0	\$68	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$160	\$0	\$160	100.0	0
Restaurants/Other Eating Places	7225	\$2,615	\$375,684	-\$373,069	-98.6	1

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf

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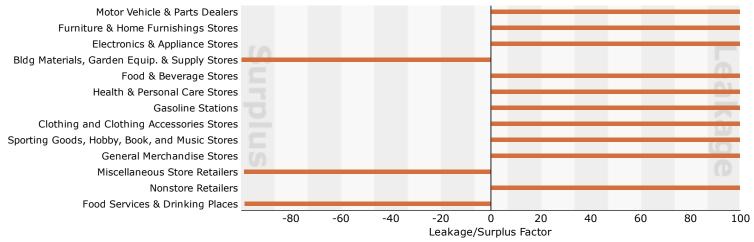


1740 Commerce Dr, Mankato, Minnesota, 56003 Walk Time: 5 minute radius

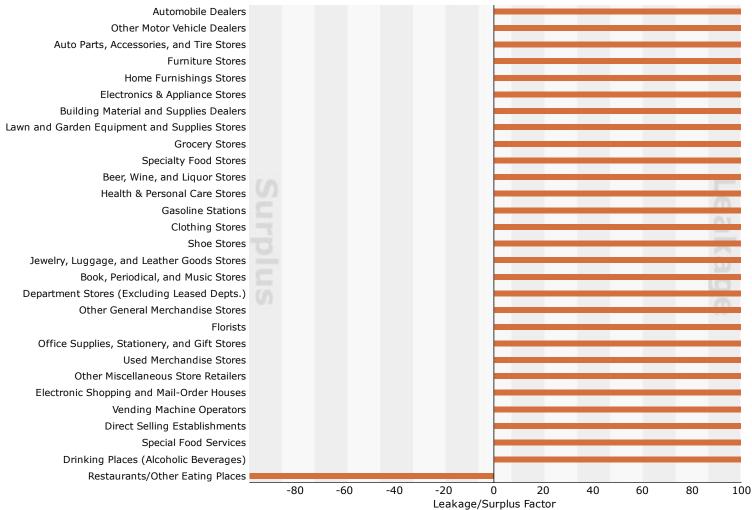
Prepared by Esri

Latitude: 44.17888 Longitude: -94.03685

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group





1740 Commerce Dr, Mankato, Minnesota, 56003 Walk Time: 10 minute radius

Prepared by Esri

Latitude: 44.17888 Longitude: -94.03685

Summary Demographics

Summary Demographics						
2017 Population						870
2017 Households						461
2017 Median Disposable Income						\$43,449
2017 Per Capita Income						\$32,315
	NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number of
Industry Summary		(Retail Potential)	(Retail Sales)		Factor	Businesses
Total Retail Trade and Food & Drink	44-45,722	\$15,316,253	\$14,899,928	\$416,325	1.4	8
Total Retail Trade	44-45	\$13,833,072	\$13,705,600	\$127,472	0.5	6
Total Food & Drink	722	\$1,483,181	\$1,194,328	\$288,853	10.8	2
	NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number of
Industry Group		(Retail Potential)	(Retail Sales)		Factor	Businesses
Motor Vehicle & Parts Dealers	441	\$2,886,493	\$0	\$2,886,493	100.0	0
Automobile Dealers	4411	\$2,313,851	\$0	\$2,313,851	100.0	0
Other Motor Vehicle Dealers	4412	\$320,507	\$0	\$320,507	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$252,135	\$0	\$252,135	100.0	0
Furniture & Home Furnishings Stores	442	\$431,713	\$0	\$431,713	100.0	0
Furniture Stores	4421	\$262,727	\$0	\$262,727	100.0	0
Home Furnishings Stores	4422	\$168,986	\$0	\$168,986	100.0	0
Electronics & Appliance Stores	443	\$505,313	\$734,656	-\$229,343	-18.5	1
Bldg Materials, Garden Equip. & Supply Stores	444	\$939,054	\$6,938,741	-\$5,999,687	-76.2	1
Bldg Material & Supplies Dealers	4441	\$846,866	\$5,648,742	-\$4,801,876	-73.9	1
Lawn & Garden Equip & Supply Stores	4442	\$92,188	\$0	\$92,188	100.0	0
Food & Beverage Stores	445	\$2,210,442	\$0	\$2,210,442	100.0	0
Grocery Stores	4451	\$1,832,127	\$0	\$1,832,127	100.0	0
Specialty Food Stores	4452	\$113,300	\$0	\$113,300	100.0	0
Beer, Wine & Liquor Stores	4453	\$265,015	\$0	\$265,015	100.0	0
Health & Personal Care Stores	446,4461	\$982,679	\$0	\$982,679	100.0	0
Gasoline Stations	447,4471	\$1,553,190	\$1,890,285	-\$337,095	-9.8	1
Clothing & Clothing Accessories Stores	448	\$721,157	\$0	\$721,157	100.0	0
Clothing Stores	4481	\$493,784	\$0	\$493,784	100.0	0
Shoe Stores	4482	\$102,859	\$0	\$102,859	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$124,514	\$0	\$124,514	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$418,807	\$0	\$418,807	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	\$362,491	\$0	\$362,491	100.0	0
Book, Periodical & Music Stores	4512	\$56,317	\$0	\$56,317	100.0	0
General Merchandise Stores	452	\$2,422,439	\$0	\$2,422,439	100.0	0
Department Stores Excluding Leased Depts.	4521	\$1,809,873	\$0	\$1,809,873	100.0	0
Other General Merchandise Stores	4529	\$612,567	\$0	\$612,567	100.0	0
Miscellaneous Store Retailers	453	\$541,935	\$523,919	\$18,016	1.7	2
Florists	4531	\$27,340	\$0	\$27,340	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$108,448	\$0	\$108,448	100.0	0
Used Merchandise Stores	4533	\$68,402	\$0	\$68,402	100.0	0
Other Miscellaneous Store Retailers	4539	\$337,744	\$391,126	-\$53,382	-7.3	1
Nonstore Retailers	454	\$219,850	\$0	\$219,850	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$170,811	\$0 ¢0	\$170,811	100.0	0
Vending Machine Operators	4542	\$10,275	\$0 ¢0	\$10,275	100.0	0
Direct Selling Establishments	4543	\$38,764	\$0 ¢1 104 228	\$38,764	100.0	0
Food Services & Drinking Places Special Food Services	722 7223	\$1,483,181	\$1,194,328	\$288,853 \$35,935	10.8	2
Special Food Services Drinking Places - Alcoholic Beverages		\$35,935	\$0 ¢0		100.0	0
Restaurants/Other Eating Places	7224 7225	\$85,294 \$1,361,952	\$0 \$1,194,328	\$85,294 \$167,624	100.0 6.6	0
Restaurants/ other Lating Flaces	1225	φ1,301,332	φ1,194,J20	φ107,024	0.0	۷

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf

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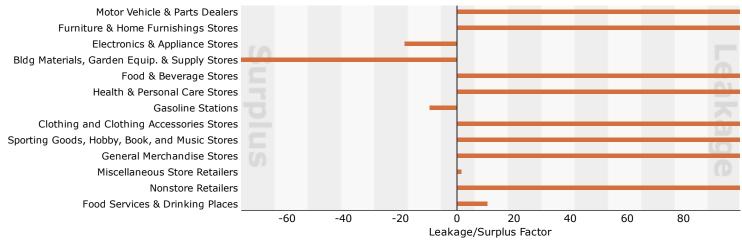
Retail MarketPlace Profile

1740 Commerce Dr, Mankato, Minnesota, 56003 Walk Time: 10 minute radius

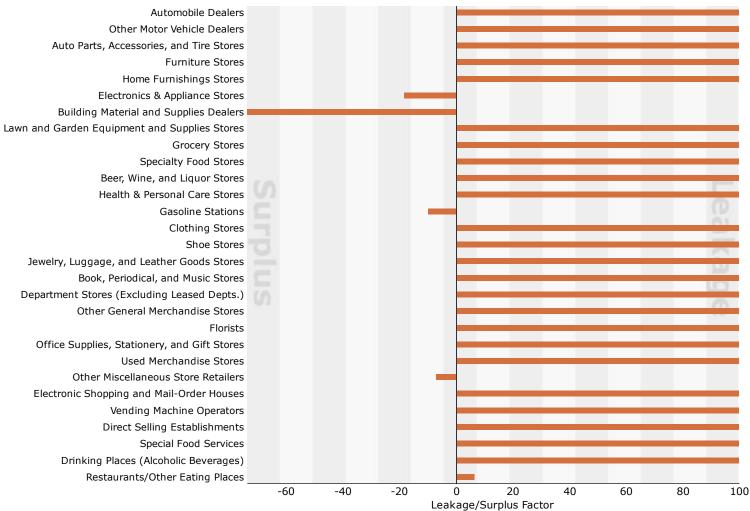
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Latitude: 44.17888 Longitude: -94.03685

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



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Retail MarketPlace Profile

1740 Commerce Dr, Mankato, Minnesota, 56003 Walk Time: 20 minute radius

Prepared by Esri

Latitude: 44.17888 Longitude: -94.03685

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Summary Demographics						
2017 Population						3,855
2017 Households						1,767
2017 Median Disposable Income						\$48,262
2017 Per Capita Income						\$33,286
	NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number of
Industry Summary		(Retail Potential)	(Retail Sales)		Factor	Businesses
Total Retail Trade and Food & Drink	44-45,722	\$64,629,625	\$28,036,222	\$36,593,403	39.5	16
Total Retail Trade	44-45	\$58,378,491	\$25,397,247	\$32,981,244	39.4	12
Total Food & Drink	722	\$6,251,134	\$2,638,976	\$3,612,158	40.6	3
	NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number of
Industry Group		(Retail Potential)	(Retail Sales)		Factor	Businesses
Motor Vehicle & Parts Dealers	441	\$12,282,855	\$0	\$12,282,855	100.0	0
Automobile Dealers	4411	\$9,845,931	\$0	\$9,845,931	100.0	0
Other Motor Vehicle Dealers	4412	\$1,376,997	\$0	\$1,376,997	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$1,059,927	\$0	\$1,059,927	100.0	0
Furniture & Home Furnishings Stores	442	\$1,841,276	\$0	\$1,841,276	100.0	0
Furniture Stores	4421	\$1,109,191	\$0	\$1,109,191	100.0	0
Home Furnishings Stores	4422	\$732,086	\$0	\$732,086	100.0	0
Electronics & Appliance Stores	443	\$2,130,295	\$1,469,486	\$660,809	18.4	1
Bldg Materials, Garden Equip. & Supply Stores	444	\$4,114,093	\$11,399,396	-\$7,285,303	-47.0	2
Bldg Material & Supplies Dealers	4441	\$3,722,930	\$9,280,106	-\$5,557,176	-42.7	2
Lawn & Garden Equip & Supply Stores	4442	\$391,163	\$2,119,291	-\$1,728,128	-68.8	1
Food & Beverage Stores	445	\$9,206,445	\$1,697,822	\$7,508,623	68.9	1
Grocery Stores	4451	\$7,634,125	\$0	\$7,634,125	100.0	0
Specialty Food Stores	4452	\$471,645	\$0	\$471,645	100.0	0
Beer, Wine & Liquor Stores	4453	\$1,100,674	\$1,466,080	-\$365,406	-14.2	1
Health & Personal Care Stores	446,4461	\$4,112,341	\$3,629,704	\$482,637	6.2	1
Gasoline Stations	447,4471	\$6,526,199	\$4,155,510	\$2,370,689	22.2	1
Clothing & Clothing Accessories Stores	448	\$3,031,418	\$592,557	\$2,438,861	67.3	1
Clothing Stores	4481	\$2,075,535	\$592,557	\$1,482,978	55.6	1
Shoe Stores	4482	\$437,483	\$0	\$437,483	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$518,400	\$0	\$518,400	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$1,765,232	\$187,130	\$1,578,102	80.8	1
Sporting Goods/Hobby/Musical Instr Stores	4511	\$1,532,529	\$0	\$1,532,529	100.0	0
Book, Periodical & Music Stores	4512	\$232,703	\$187,130	\$45,573	10.9	1
General Merchandise Stores	452	\$10,180,009	\$490,509	\$9,689,500	90.8	1
Department Stores Excluding Leased Depts.	4521	\$7,611,102	\$0	\$7,611,102	100.0	0
Other General Merchandise Stores	4529	\$2,568,907	\$490,509	\$2,078,398	67.9	1
Miscellaneous Store Retailers	453	\$2,269,640	\$1,025,160	\$1,244,480	37.8	3
Florists	4531	\$117,087	\$0	\$117,087	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$458,725	\$83,725	\$375,000	69.1	1
Used Merchandise Stores	4533	\$285,151	\$134,434	\$150,717	35.9	1
Other Miscellaneous Store Retailers	4539	\$1,408,677	\$807,000	\$601,677	27.2	2
Nonstore Retailers	454	\$918,688	\$0	\$918,688	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$720,191	\$0	\$720,191	100.0	0
Vending Machine Operators	4542	\$42,859	\$0	\$42,859	100.0	0
Direct Selling Establishments	4543	\$155,637	\$0	\$155,637	100.0	0
Food Services & Drinking Places	722	\$6,251,134	\$2,638,976	\$3,612,158	40.6	3
Special Food Services	7223	\$154,398	\$0	\$154,398	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$358,072	\$0 ¢2 628 076	\$358,072	100.0	0
Worthurante (Uthor Hating Diacoc	/)) [CF / JU 667	m 1 6 7 0 (1 / 6	E2 100 607	27.0	.,

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf

\$2,638,976

\$3,099,687

37.0

\$5,738,663

Source: Esri and Infogroup. Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc. All rights reserved.

7225

Restaurants/Other Eating Places

3



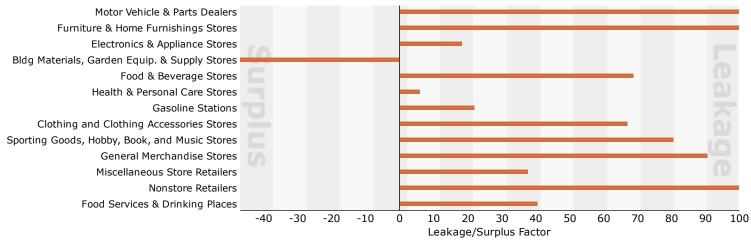
Retail MarketPlace Profile

1740 Commerce Dr, Mankato, Minnesota, 56003 Walk Time: 20 minute radius

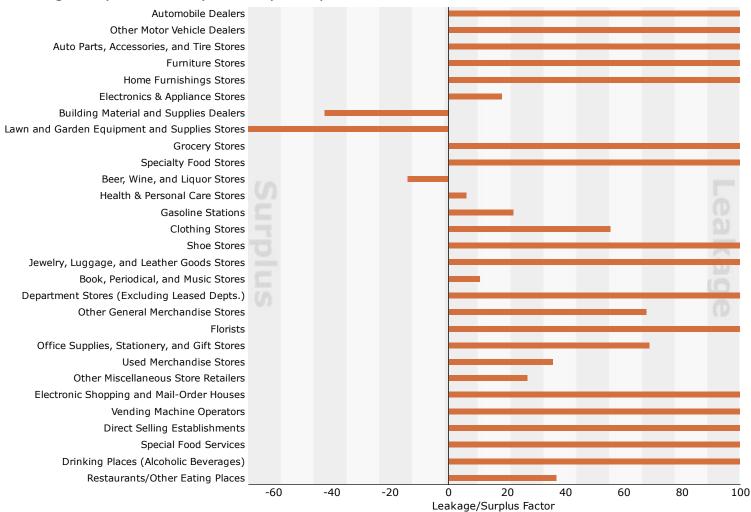
Prepared by Esri

Latitude: 44.17888 Longitude: -94.03685

Leakage/Surplus Factor by Industry Subsector



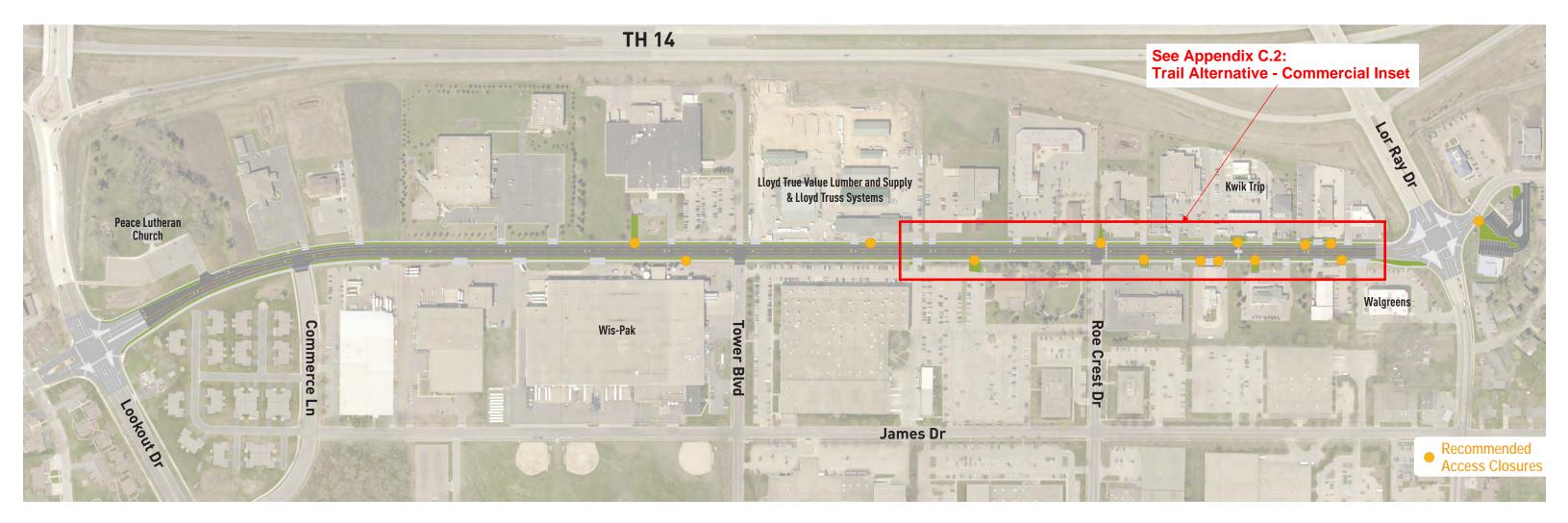
Leakage/Surplus Factor by Industry Group



Source: Esri and Infogroup. Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc. All rights reserved.

Appendix C – Area Design Considerations

North Mankato Commerce Drive Improvement Project Appendix C.1 Trail Alternative with Access Closure Recommendations









Appendix C. 3 Streetscape Elements

- Lighting
- Screen
- Decorative Blvd Pavement
- Colored Concrete Band with Sandblast Message
- Benches
- Street Trees and Limited
 Plant Material
- Public Art

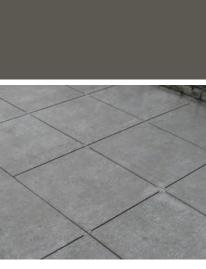
- Gateway Feature
- Interpretive Panel
- Wayfinding Kiosk
- Waste Receptacles
- Drinking Fountain
- Limestone and Modern Brick Details

Recommended Materials Palette









Dark Gray Finishes

- Light Fixtures
- Kiosk Base
- Colored Concrete Band

Softening Details

- Art
- Limestone Details
- Plant Material
- Light Pole Banners

Steel Finish

- Perforated Screen
- Benches
- Waste Receptacles

BOLTON & MENK



Appendix C. 4

Recommendation Configuration

- Overhead Streetlight with additional pedestrian scale fixture on pole from Roe Crest Dr to Lor Ray Dr.
- Contemporary arms identified once fixture is selected
- Light poles to accommodate banner arms and potential hanging baskets
- Include GFCI receptacles for holiday lighting



Possible Fixture Styles



Sternberg Gallery Fixture

Sternberg Omgea Fixture

COMMERCE DRIVE IMPROVEMENT PROJECT | Lighting Alternatives



Holophane Teardrop Fixture - Skirt option available (similar to Lookout Drive Fixture)



NOTE: Structura Tandem light does not accommodate banner arms





Appendix C. 5

Identified Locations

Additional Pattern Examples

PLEASE NOTE: The map below represents area identified for screening. The exact locations do not take sight lines from roadways and driveways into consideration. This will be accounted for and refined through construction drawings and sent for review to the City and discussed with the property owners.

- •



14

COMMERCE DRIVE IMPROVEMENT PROJECT | West End Screening

Perforated Screen Recommendation

Perforated panels in a predefined metal frame (see below).

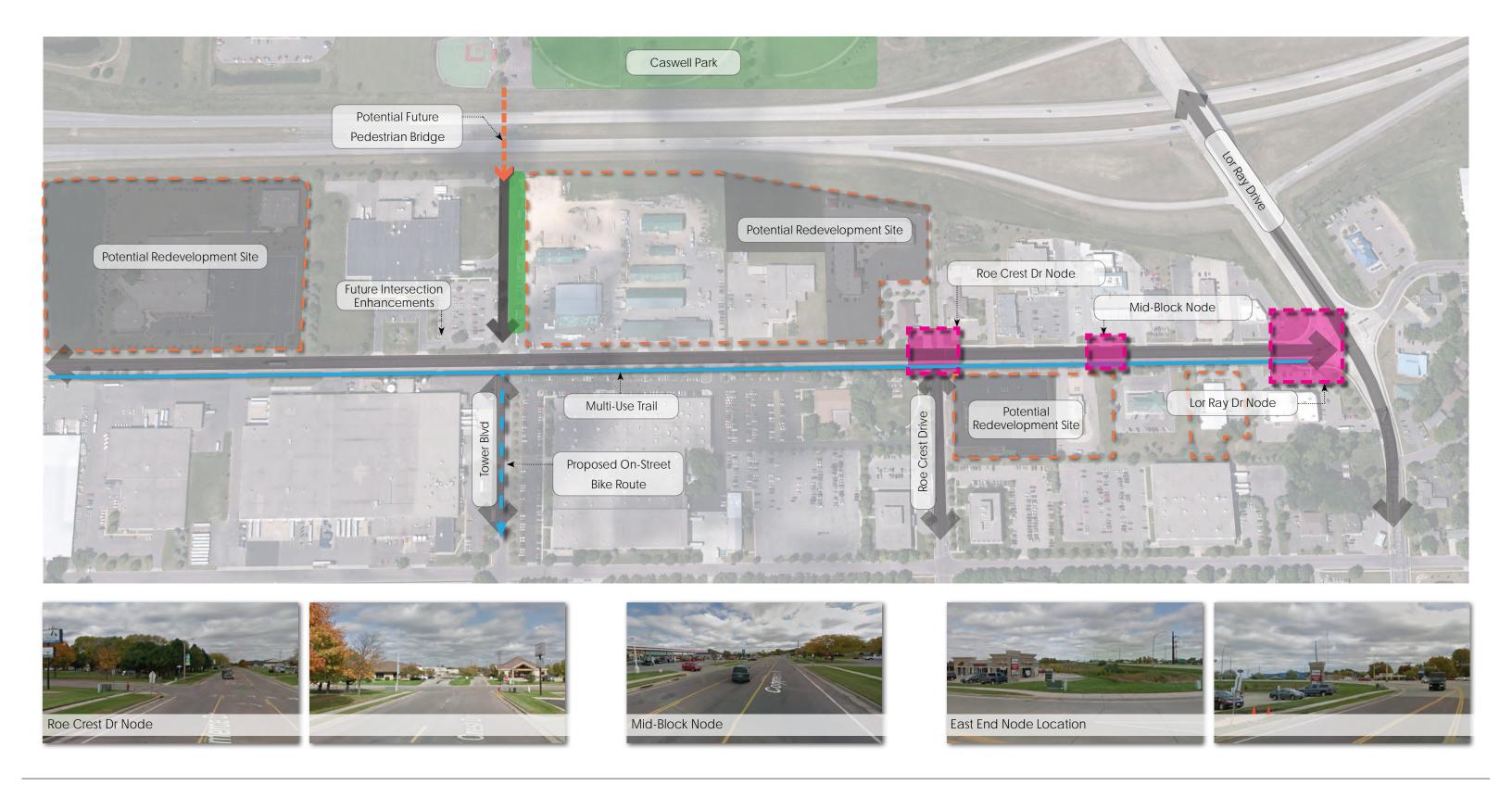
Panels to be steel finish to coordinate with other site furnishings

(with corten and custom panel)

BOLTON & MENK

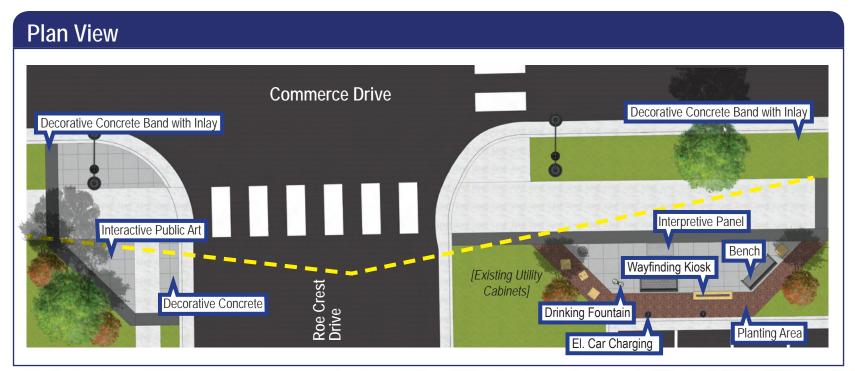


Appendix C. 7 Node Locations



COMMERCE DRIVE IMPROVEMENT PROJECT | Node Location Overview





Elements To Include

- Wayfinding kiosk
- Interpretive panel •
- Decorative concrete •
- Colored concrete band with sandblasted message
- Benches
- Water fountain
- Waste receptacle

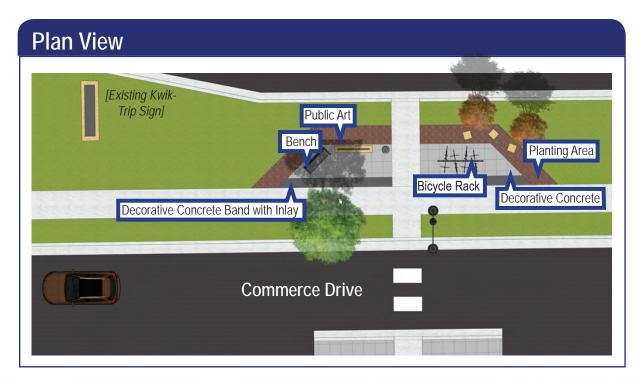


COMMERCE DRIVE IMPROVEMENT PROJECT | Roe Crest Node Concept

- Planting bed with low maintenance plants
- Interactive art on SW corner
- Bronze sculpture on SE corner
 - Space for electric car chargers along parking lot

Appendix C. 8





Elements To Include

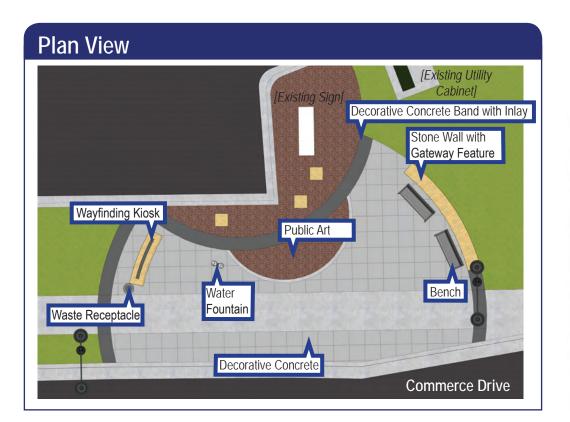
- Decorative concrete
- Colored concrete band with sandblasted message
- Bench
- Waste receptacle
- Planting bed with low maintenance plants
- Artist designed bike rack



COMMERCE DRIVE IMPROVEMENT PROJECT | Mid-Block Node Concept







Elements To Include

- Wayfinding kiosk
- Decorative concrete
- Colored concrete band with sandblasted message
- Benches

- Water fountain
- Waste receptacle
- Planting bed with low maintenance plants
- Corporate style art piece



COMMERCE DRIVE IMPROVEMENT PROJECT | Lor Ray Drive Node Concept

Appendix C. 10



Appendix D – Future Redevelopment



Appendix D. Commerce Drive Area Development Plan Long-Term Redevelopment Vision

Introduction

All the businesses currently located along Commerce Drive are valued contributors to the local economy and overall corridor vitality. It is anticipated there will continue to be changes over time that create additional opportunities for redevelopment. The purpose of this appendix is to explore what may be possible in the district, to expand the existing study beyond streetscape improvements, and shape the discussion of long-term redevelopment in the corridor. This appendix aims to provide guidance for what new development or redevelopment might look like based on feedback from stakeholder groups, conversations with business owners, and community survey results indicating all groups desire to make Commerce Drive more of a destination.

From July to August 2018, project staff reached out to owners of the properties shown in **Figure D.1** to better understand the potential for current and future redevelopment opportunities on the corridor. Owners were asked questions regarding current and future planned improvements. Overall, sites were evaluated because based on one or more of the following characteristics:

- 1. Properties with capacity to accommodate several uses and whose redevelopment has high potential to assist with achieving the vision outlined in this plan
- 2. Properties whose owners may be interested in redevelopment
- 3. Vacant properties that could be better served by redevelopment



Figure D.1. Potential Redevelopment Sites.

Generally, property owners on Commerce Drive were open to discussions regarding future property redevelopment. Some expressed interest in short-term redevelopment, while others suggested they don't have interest but are willing to consider ideas for longer term opportunities. The project team used feedback from the property owners, combined with that of the public, to create a conceptual redevelopment vision. Conceptual illustrations of some properties were developed to illustrate how they could be redeveloped to achieve the goals of the Commerce Drive Area Development Plan (ADP). Commerce Drive Area Development Plan – Long Term Redevelopment Page: 2

MARKET CONSIDERATION

It should be noted that the following redevelopment concepts provide a vision for a substantial increase in commercial and/or retail square footage. The purpose of exploring these options is a response to continued requests in surveys and discussion with groups and citizens regarding their interest in additional retail and commercial businesses. However, in the age of Amazon.com and the ensuing disruption in retail sector, staff is mindful of limitations in this regard. Specifically, the plan outlines areas that could accommodate up to 160,000 additional square feet of new or redeveloped commercial uses. These options should be viewed in the context of broader market forces at work in these sectors and the study is not suggesting a demand for 160,000 square feet of retail exists at this time. Rather, it is presenting options for locations and configurations of the options. Any new construction or redevelopment would need to be phased in over time, and the actual mix of uses will vary based on market demand.

CONCEPTUAL OPTIONS

The project team generated individual site redevelopment plan concepts for select properties identified in **Figure D.1**. Though each property will likely pursue redevelopment independent of the concepts generated, the illustrations provide a conceptual vision to help generate ideas to that end. The following discussion outlines the vision for each site that will assist with reimagining development along Commerce Drive.

These options are not meant to be mutually exclusive: while some elements could be constructed in the near term, the longer term might see a fuller transformation that incorporates a mix of these elements. Actual site layout and uses will be driven by private sector development interest. Additionally, some of these proposals may require zoning changes to the properties involved. The discussion below describes options for select sites.

A. Redevelopment Site 1 – Thin Film and Ignition Fitness

The businesses on Redevelopment Site 1 (Figure D.2) plan to occupy the site long-term and have expressed a willingness to jointly explore options for redevelopment of currently unused space on and adjacent to the site. Property/business owners have expressed a desire to bring additional businesses and uses to the property. Given a desire for redevelopment exists among the property/business owners, this site has been identified as a potential catalyst site that, if redeveloped, could trigger further redevelopment along the corridor.



Figure D.2. Thin Film and Ignition Fitness Existing Site.

Thin Film. Thin Film occupies only

the small office space located at the southwest portion of the property. The building owners were marketing 55,000 square feet of warehouse space that could accommodate manufacturing, warehousing, office and other uses at the time of this planning effort. It was anticipated that potential new tenants may want to pursue significant investment in the property as well.

Ignition Fitness. Ignition Fitness occupies the northeastern portion of the site and the owner has a desire to expand the business. The owner also wishes to consider options for buying

the adjacent vacant lot to the west to include in any redevelopment. The hope is to redevelop to include facilities that will attract health-focused retail and space for recreational sports league practice facilities.

The following describes potential redevelopment options on Redevelopment Site 1. Options can be viewed in **Appendix D.2**.

1. Redevelopment Site 1 - Option A

Option A considers constructing a large multi-use building in the northwest corner of the lot, incorporating gathering and green space and expanding Ignition Fitness and Sports with a sports complex building.

This option could provide nearly 25,000 square feet of retail with options for residential and/or office uses in a potential second floor. Of the two options presented, Option A best illustrates what was heard in the stakeholder meetings in terms of possibilities currently being considered.

2. Redevelopment Site 2 – Option B

Option B shows the Ignition Sports Complex but also mixed-use opportunities in several smaller buildings, some fronting the corridor along with the addition of a hotel on what is currently a vacant property adjacent to Commerce Drive Dental. Placing buildings along the corridor increases visibility for retail and supports development of spaces for outdoor activity and dining. The need for additional on-site circulation increases in this scenario. The placement of buildings creates a small node of retail opportunities and a destination on Commerce Drive.

B. Redevelopment Site 2 – C&N Sales and Dimension Business Center

The businesses on Redevelopment Site 2 also have plans to occupy the site long-term. Interest in redevelopment varied among property/business owners but they did suggest they would entertain ideas for redevelopment in the future, especially if other locations along the corridor began to experience redevelopment and their property/business could be accommodated appropriately.

C&N Sales. The space north of C&N Sales currently hosts a billboard but is otherwise vacant. This undeveloped land is potentially developable. C&N Sales ownership were open to considering options for development of the northern part of the property.

Dimension Business Center. Dimension Business Center in its current state has limited visibility to traffic passing by given its location in the north side of the site and with other buildings fronting Commerce Drive. Redevelopment has potential to increase the building's visibility and open up options for more retail and other uses.

The following describes conceptual redevelopment on Redevelopment Site 2 which can be viewed in **Appendix D.3**.



Figure D.3. C&N Sales and Dimension Business Center Existing Site.

The Site 2 concept considers the potential reconstruction of the Dimension Business Center

Commerce Drive Area Development Plan – Long Term Redevelopment Page: 4

to bring it closer to Commerce Drive and provide space for addition uses such increased retail and residential opportunities. This concept suggests a new building on the site would add stories to the building to accommodate additional uses. These additional uses would require additional parking that can be accomplished by converting the property north of C&N Sales into parking to serve the site.

C. Redevelopment Sites 3, 4, & 5 – MGM Strip Mall, Curiosi-Tea, Loffler, Indulge Salon, and Residence south of Walgreen's on Lor Ray Drive

As with Redevelopment Site 2, the property/ business owners located on Redevelopment Site 3 plan to stay on Commerce Drive long-term and are not pursuing short-term redevelopment. In fact, some were pursuing renovations of existing establishments during the development of this plan.



Figure D.4. MGM Strip Mall, Curiosi-Tea, Loffler, and Indulge Salon Existing Sites.

MGM Strip Mall. The site containing the MGM Strip Mall is already a strong retail presence on the corridor. Some would like to see this building be raised to accommodate one or two more stories to open up additional opportunities for office/residential uses.

Curiosi-Tea. This site had been vacant on and off for several years prior to Curiosi-Tea occupying the site in mid-2018. While the immediate-term plan is to renovate the property for a destination tea shop, this site has a longer-term opportunity for full redevelopment to accommodate additional retail uses.

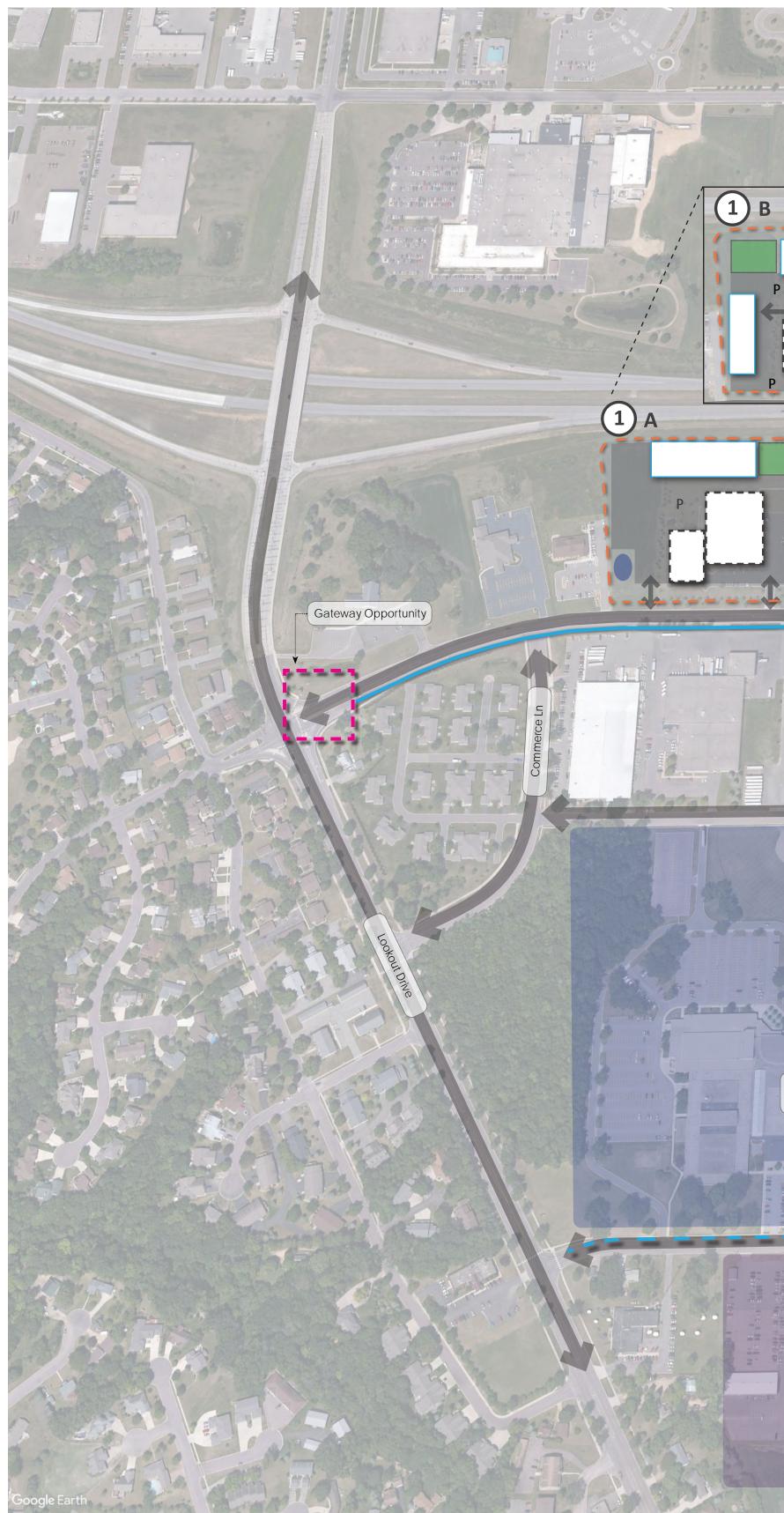
Indulge Salon/Loffler. This site stands alone and was chosen as a potential redevelopment site given its location on the corridor as a prime spot for additional retail opportunities.

Residence South of Walgreen's on Lor Ray Drive

The residence south of Walgreen's on Lor Ray Drive became available for sale for commercial use during the development of this plan.

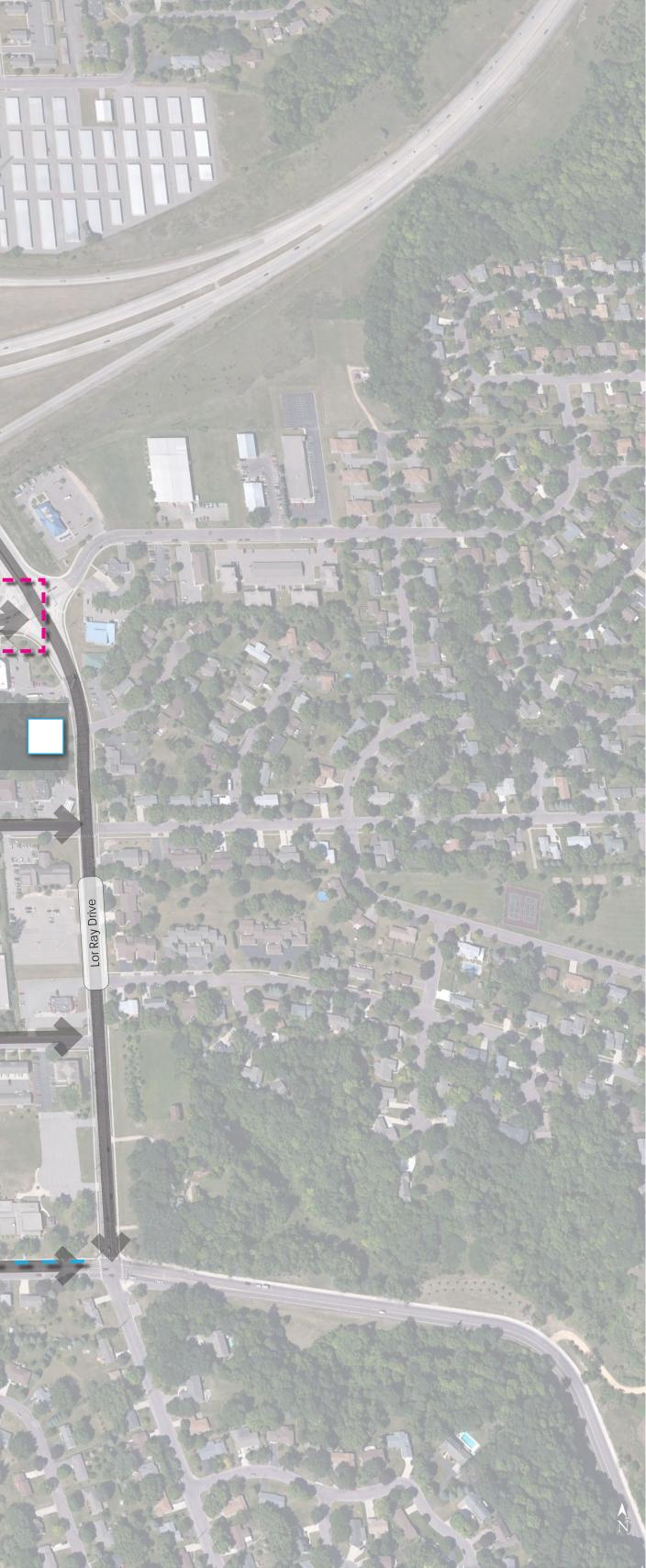
The potential redevelopment option on Redevelopment Sites 3 & 4 leaves the existing footprint of the MGM Strip Mall untouched but calls for the building to be redeveloped into a two to three story mixed-use building with ground floor retail. The existing buildings on the Curiousi-Tea and Indulge Salon/Loffler properties are redeveloped into larger retail/commercial buildings. This option offers a potential 50,000 square feet of retail/office/residential space. The concept for Redevelopment Sites 3 and 4 can be seen in **Appedix D.4. Appendix D.1** illustrates a full corridor view of redevelopment concepts.

Appendix D.1 - Redevelopment Concept Plan



NORTH MANKATO COMMERCE DRIVE IMPROVEMENTS CONCEPTUAL PLAN

angedatan accounts allogo -222222222 9 9999 9039 98233 人口是我不可能不要不 化粉化 " " " " Caswell Park Potential Pedestrian Bridge (2)Streetscaping 57 Intersection Enhancement Gateway Opportunity Major Intersection _ _ _ _ Multi-Use Trail Proposed On-Street 3 (4) Bike Route James Drive 0.00101090 South Central College Assisted Living KYSM-FM Mankato MICO Incorporate







REDEVELOPMENT SITE 1 - A REDEVELOPMENT SITE 2 LEGEND COMMERCIAL/RETAIL MIXED USE Lloyd True Value Lumber & Supply GREEN SPACE Coloplast Corporation ROADWAY/PARKING EXISTING STRUCTURES C & N Sales REDEVELOPMENT SITES HOTEL OFFICE COMMERCE DRIVE Lindsay Windows & Doors Northland Wis-Pak Carlson Craft Beverage . **REDEVELOPMENT SITE 1 - B**

LONG-TERM REDEVELOPMENT SITES OVERVIEW

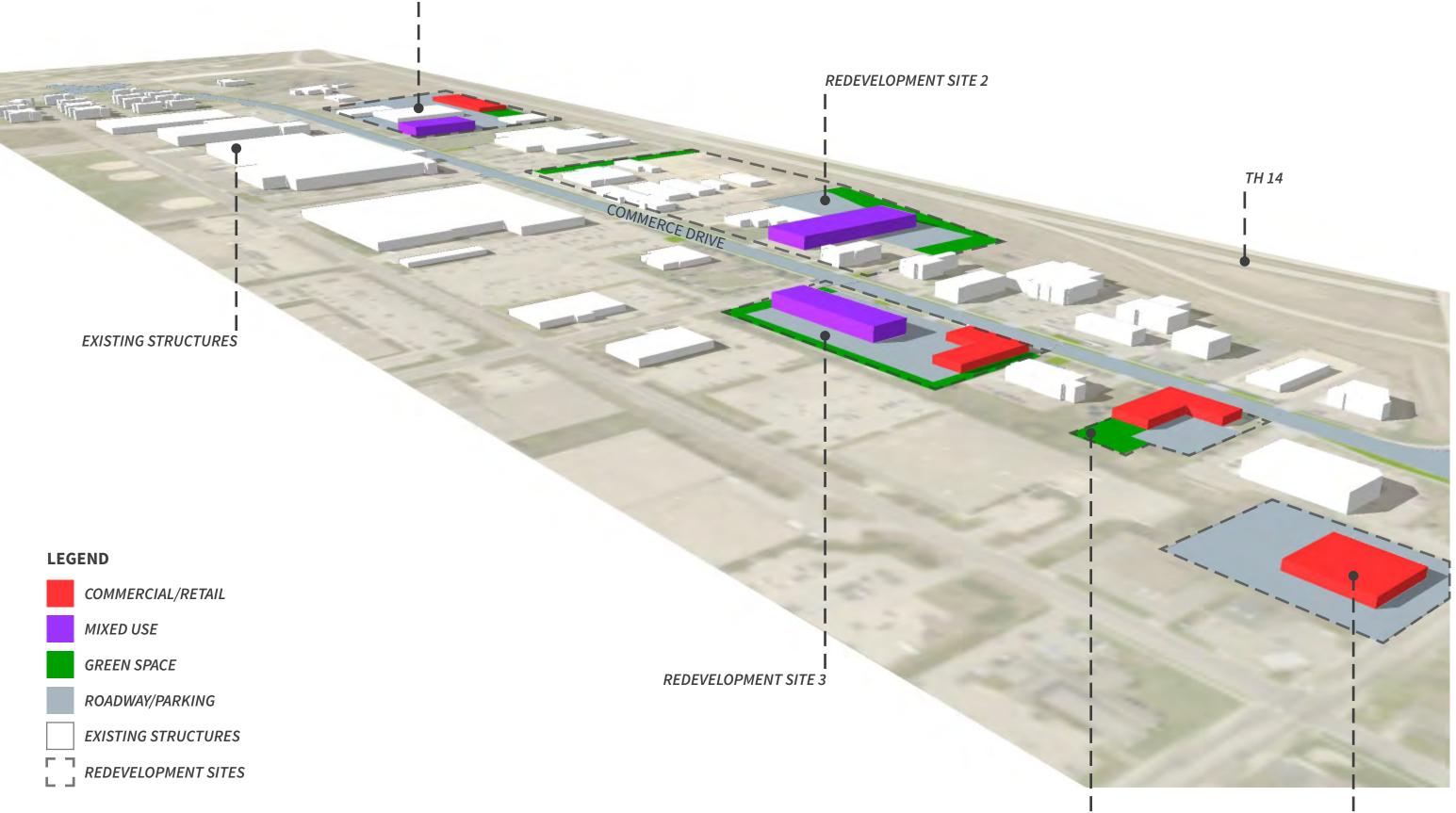
NORTH MANKATO | COMMERCE DRIVE LONG-TERM REDEVELOPMENT SITES OVERVIEW











REDEVELOPMENT SITE 4

REDEVELOPMENT SITE 5



Appendix D.2 – Redevelopment Site 1





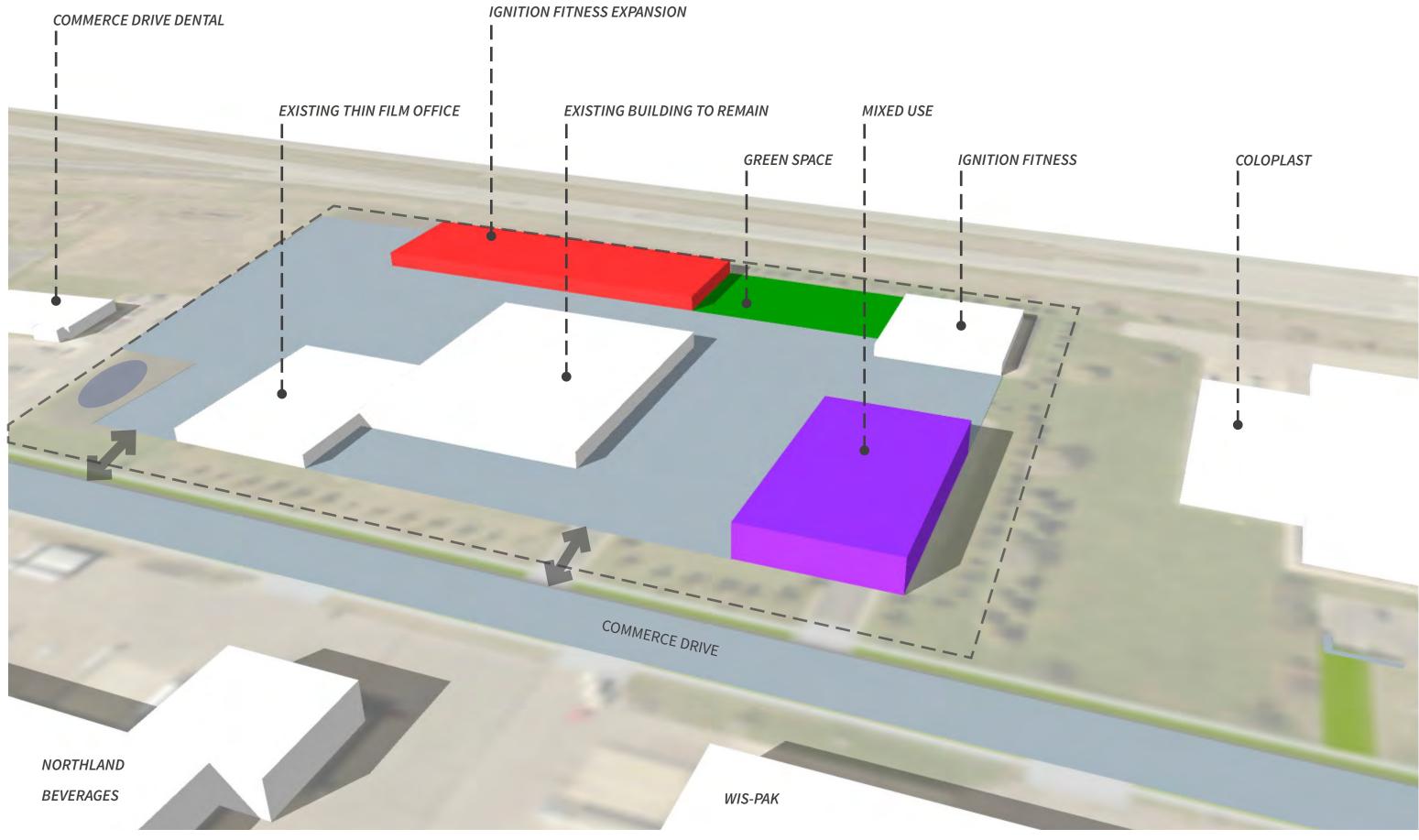
NORTH MANKATO | COMMERCE DRIVE LONG-TERM REDEVELOPMENT SITE 1 - OPTION A

50' 0'



M





NORTH MANKATO | COMMERCE DRIVE LONG-TERM REDEVELOPMENT SITE 1 - OPTION A









NORTH MANKATO | COMMERCE DRIVE LONG-TERM REDEVELOPMENT SITE 1 - OPTION B

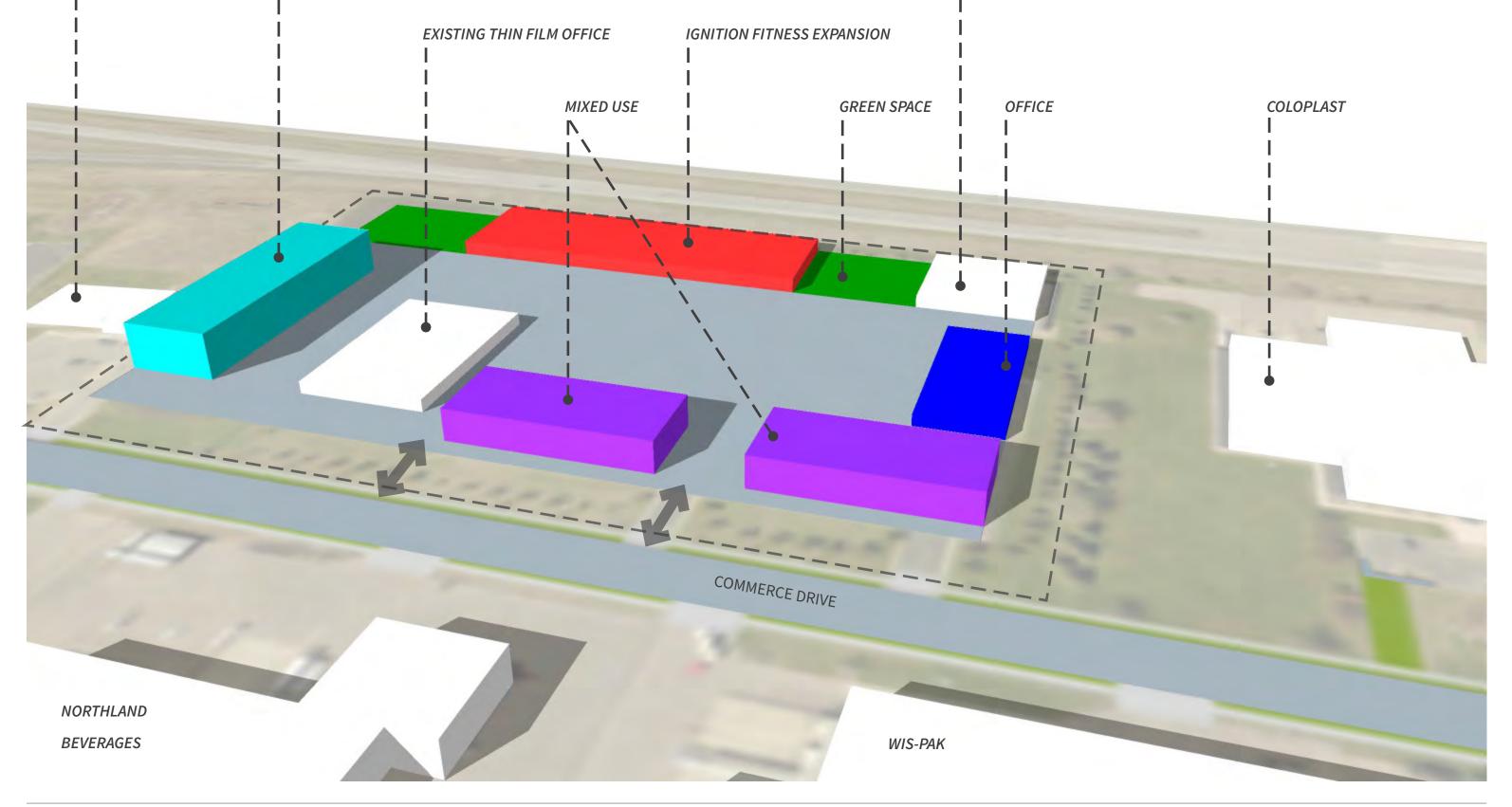
0′ 50'







NORTH MANKATO | COMMERCE DRIVE | LONG-TERM REDEVELOPMENT SITE 1 - OPTION B



COMMERCE DRIVE DENTAL

HOTEL

IGNITION FITNESS





Appendix D.2 - Redevelopment Site 2



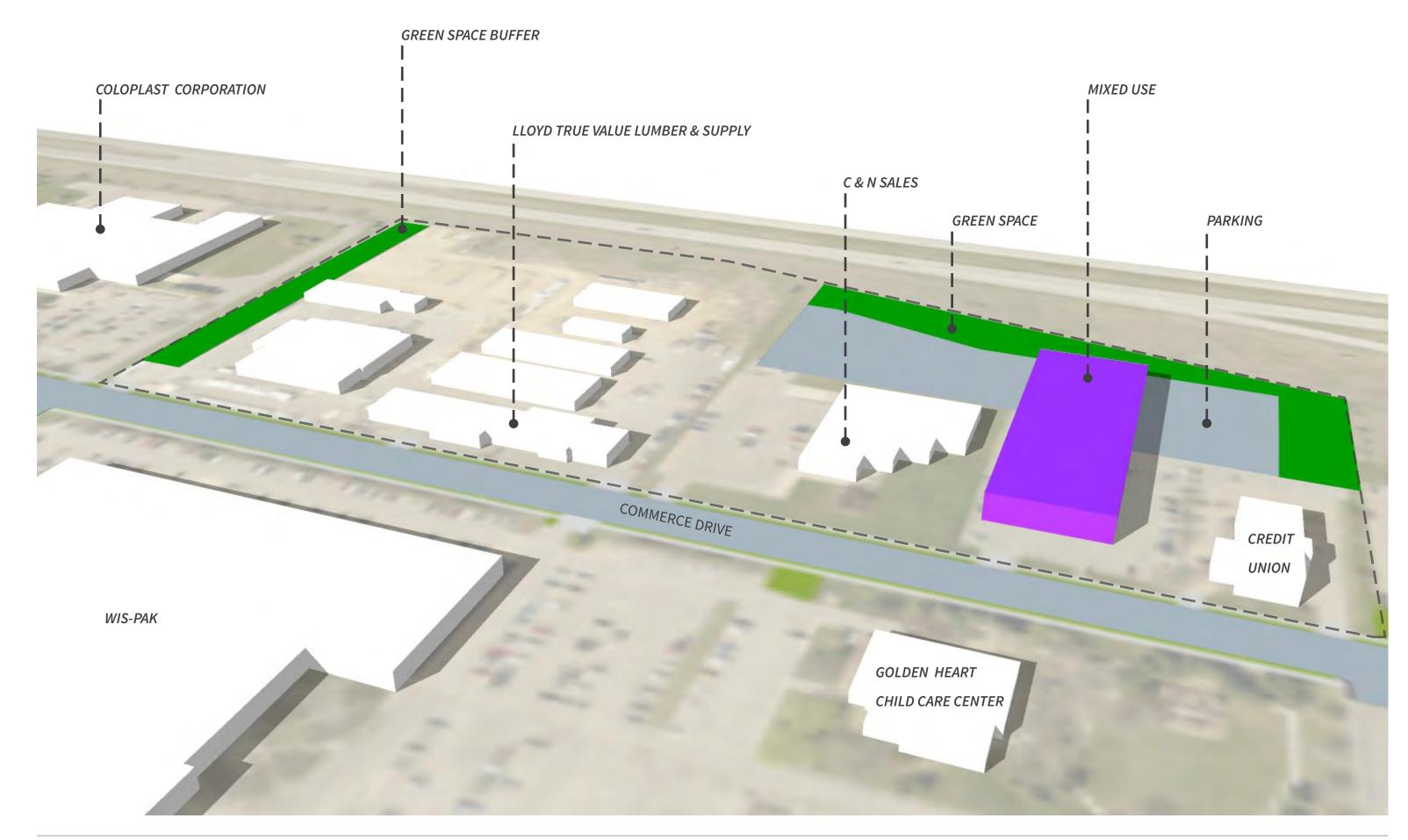
NORTH MANKATO | COMMERCE DRIVE LONG-TERM REDEVELOPMENT SITE 2 - OPTION A



50'

0′

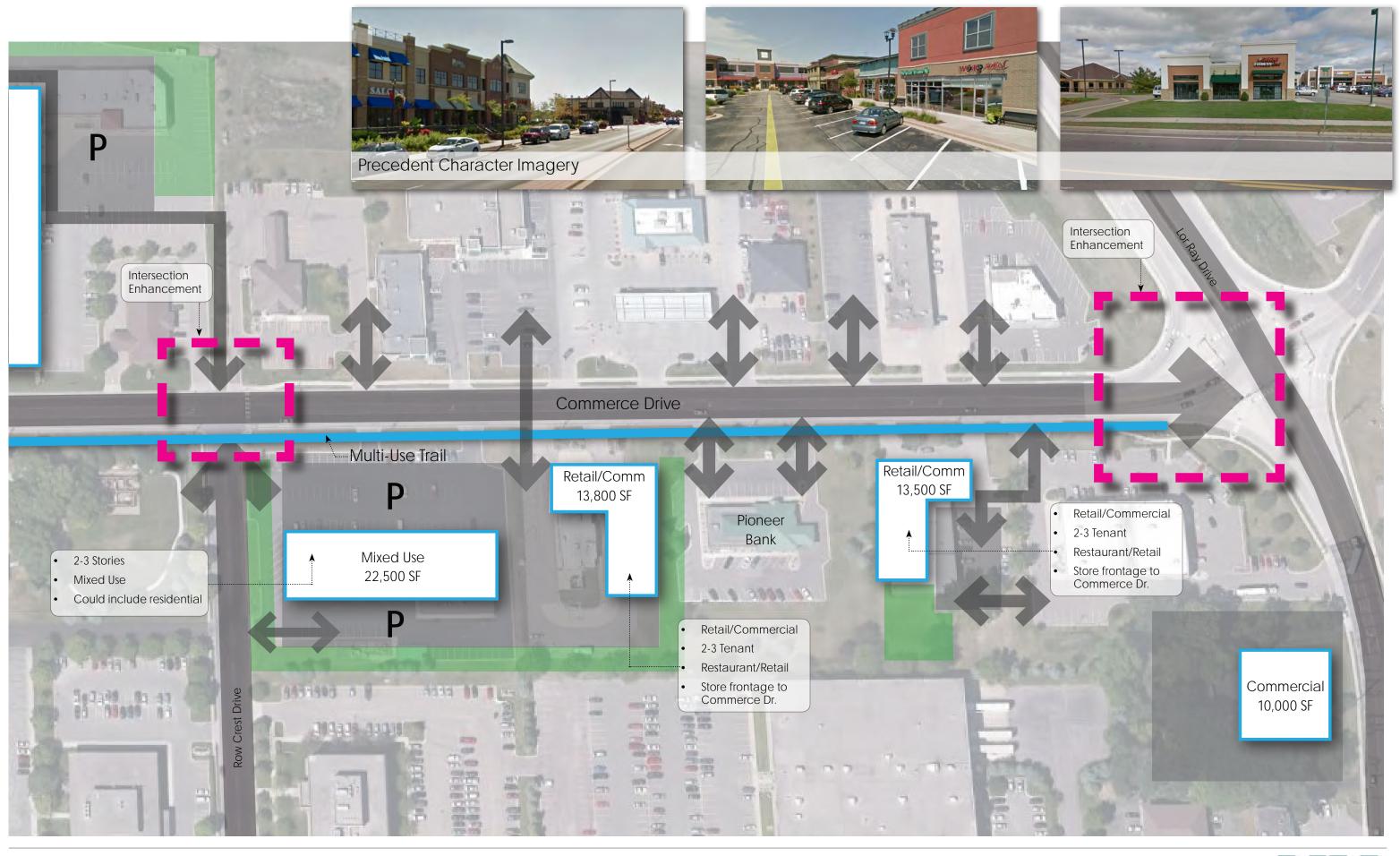




NORTH MANKATO | COMMERCE DRIVE LONG-TERM REDEVELOPMENT SITE 2 - OPTION A



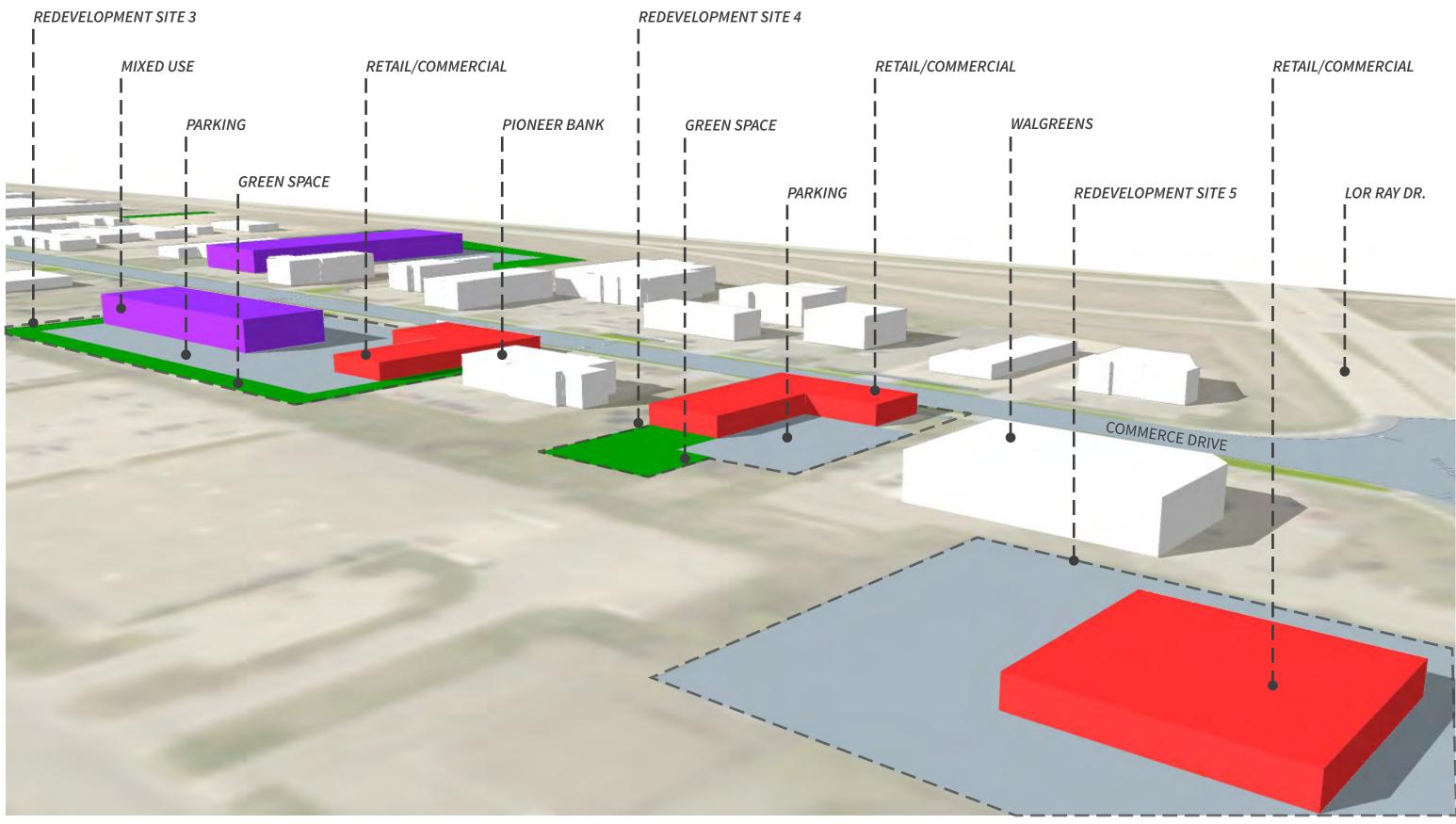
Appendix D.3 - Redevelopment Site 3-5



NORTH MANKATO | COMMERCE DRIVE LONG-TERM REDEVELOPMENT SITES 3, 4, & 5

0' 50'





NORTH MANKATO | COMMERCE DRIVE LONG-TERM REDEVELOPMENT SITES 3, 4, & 5







MEMORANDUM

TO:Planning CommissionFROM:Mike Fischer, Community Development DirectorDATE:February 1, 2019SUBJECT:2018 End-of-Year Planning & Zoning Report

Attached is the 2018 End-of-Year Planning & Zoning Report which summarizes the review of plats, variances, rezoning's and conditional use permits by the Planning Commission in 2018. In addition to these items, the Planning Commission also reviewed the following:

Short-term Rental Ordinance Annual City Code Changes Commerce Drive Area Redevelopment Plan Swimming Pool Fence Regulations Residential Occupancies Two Intersection Control Evaluations Ravine Dedication Amendment to Comprehensive Plan Figure 3-2, Future Land Use Map

Also attached is the Year-to-Date Building Permit Report which details the building activity that occurred in 2018.

2018 End-of-Year Planning and Zoning Report

NORTH MANKATO ZONING HISTORY

PLATTING 2018

Application	Applicant	Zoning					Subdivision Name
		R-2/AG					Nature View Subdivision No. 2
Preliminary & Final Plat	Mike & Julie Drummer	OR-1	Feb-18	Approval	Feb-18	Approval	Benson West No. 2
Preliminary & Final Plat	Burnett Land Company	R-1	Mar-18	Approval	Mar-18	Approval	Burnett's Ravine Ridge No. 5
Preliminary & Final Plat	Harrison Truck Center	M-2	May-18	Approval	May-18	Approval	Harrison Truck Center Subdivision
Preliminary & Final Plat	Mick Montag	R-1	Aug-18	Approval	Aug-18	Approval	Nature View Subdivision No. 3
		í T					
	Preliminary & Final Plat Preliminary & Final Plat Preliminary & Final Plat	Preliminary & Final Plat Roy & Grace Toegel/ Donald Erickson/	ApplicationApplicantDistrictPreliminary & Final PlatRoy & Grace Toegel/ Donald Erickson/ Mick MontagR-2/AGPreliminary & Final PlatMike & Julie DrummerOR-1Preliminary & Final PlatBurnett Land CompanyR-1Preliminary & Final PlatHarrison Truck CenterM-2	ApplicationApplicantDistrictMO/YR.Preliminary & Final PlatRoy & Grace Toegel/ Donald Erickson/ Mick MontagR-2/AGFeb-18Preliminary & Final PlatMike & Julie DrummerOR-1Feb-18Preliminary & Final PlatBurnett Land CompanyR-1Mar-18Preliminary & Final PlatHarrison Truck CenterM-2May-18	ApplicationApplicantDistrictMO/YR.ActionPreliminary & Final PlatRoy & Grace Toegel/ Donald Erickson/ Mick MontagR-2/AGFeb-18ApprovalPreliminary & Final PlatMike & Julie DrummerOR-1Feb-18ApprovalPreliminary & Final PlatMike & Julie DrummerOR-1Mar-18ApprovalPreliminary & Final PlatBurnett Land CompanyR-1Mar-18ApprovalPreliminary & Final PlatHarrison Truck CenterM-2May-18Approval	ApplicationApplicantDistrictMO/YR.ActionMO/YR.Preliminary & Final PlatRoy & Grace Toegel/ Donald Erickson/ Mick MontagR-2/AGFeb-18ApprovalFeb-18Preliminary & Final PlatMike & Julie DrummerOR-1Feb-18ApprovalFeb-18Preliminary & Final PlatBurnett Land CompanyR-1Mar-18ApprovalMar-18Preliminary & Final PlatHarrison Truck CenterM-2May-18ApprovalMay-18	ApplicationApplicantDistrictMO/YR.ActionMO/YR.ActionPreliminary & Final PlatRoy & Grace Toegel/ Donald Erickson/ Mick MontagR-2/AGFeb-18ApprovalFeb-18ApprovalPreliminary & Final PlatMike & Julie DrummerOR-1Feb-18ApprovalFeb-18ApprovalPreliminary & Final PlatBurnett Land CompanyR-1Mar-18ApprovalMar-18ApprovalPreliminary & Final PlatHarrison Truck CenterM-2May-18ApprovalMay-18Approval

NORTH MANKATO ZONING HISTORY

ZONING - 2018

		Application	Application Planning Comm.		City Council		Applications/	
Address/Legal Description	Applicant	Number	MO/YR	Action	MO/YR.	Action	Conditions	
Part of Section 9	Burnett Land Company	Z-1-18	Mar-18	Approval	Mar-18	Approval	Zone annexed land to R-1	
Part of Section 4	Harrison Truck Center	Z-2-18	May-18	Approval	May-18	Approval	Zone annexed land to M-2	
1901 Lee Boulevard	NKS, Inc	Z-3-18	Nov-18	Approval	Nov-18	Approval	Rezone land from I-1 to B-3	