

# Highland Hills Special Area Plan

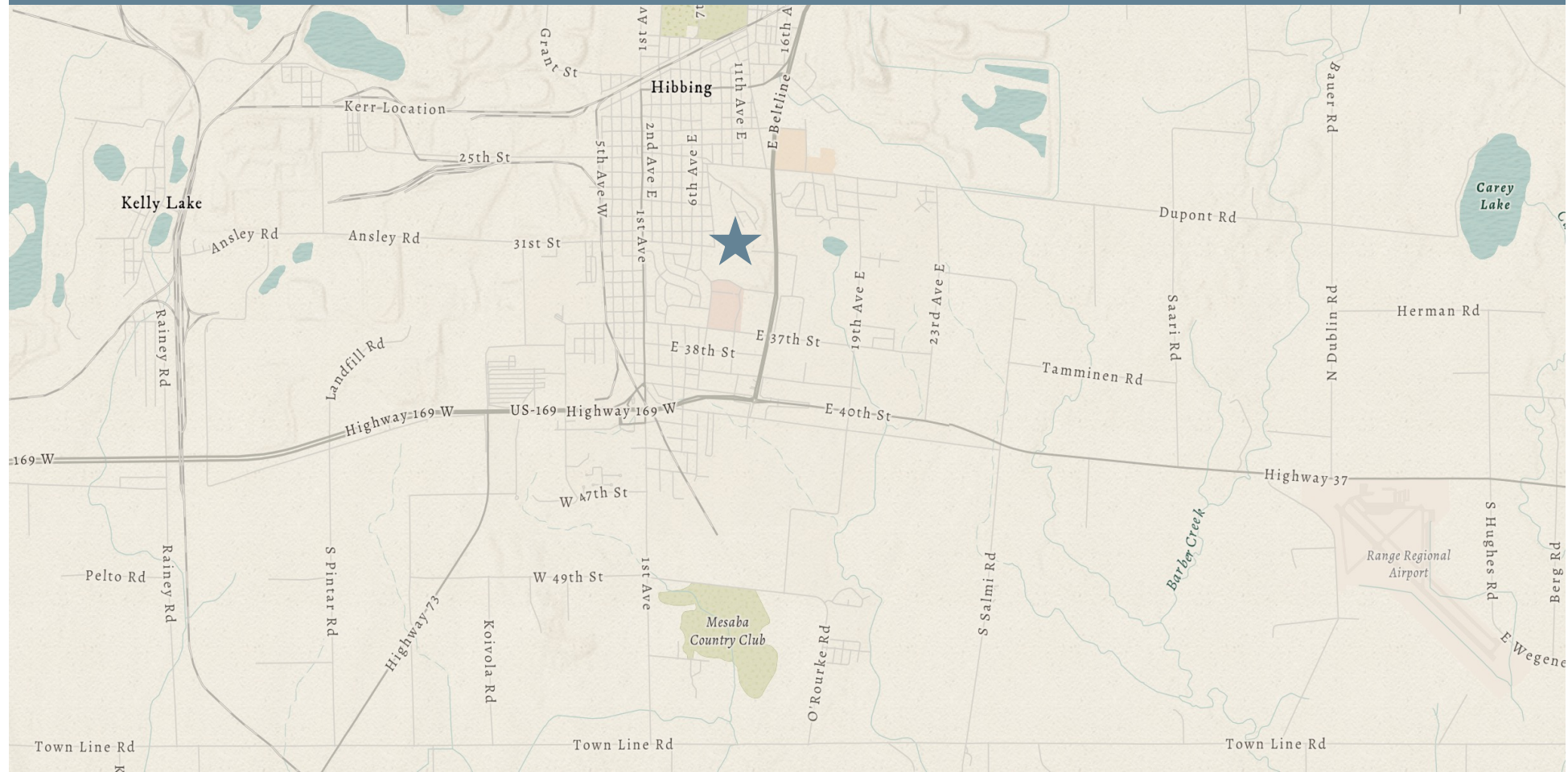
Community Meetings 24 & 25 Sep 2024

6 pm to 8 pm

Hibbing Memorial Arena

400 East 23<sup>rd</sup> St.

Hibbing, MN 55746



# Introduction

**Bob Streetar**, MA, DPA  
Streetar Consulting, LLC  
Economic Development, Planning & Housing

**John Slack**, PLA, ASLA, LEED AP ND, Reli AP  
Perkins & Will  
Landscape Architect

# Agenda

## **1. Presentation:**

- Introduction to the project
- Special Area Planning Process
- Roles & Responsibilities, & Council Expectations
- Site Background
- Housing Needs Assessment
- Next Steps

## **2. Community and Neighborhood Input**



**About the Project**

- The City desires to develop this area into a new residential neighborhood with a park.
- This 65-acre area is one of the last large vacant areas served by public and private utilities.
- The area is partially occupied by a city park and walking trails and is largely undeveloped.

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# Planning Process

How will this area go from undeveloped to developed?

# Highland Hills - Special Area Plan

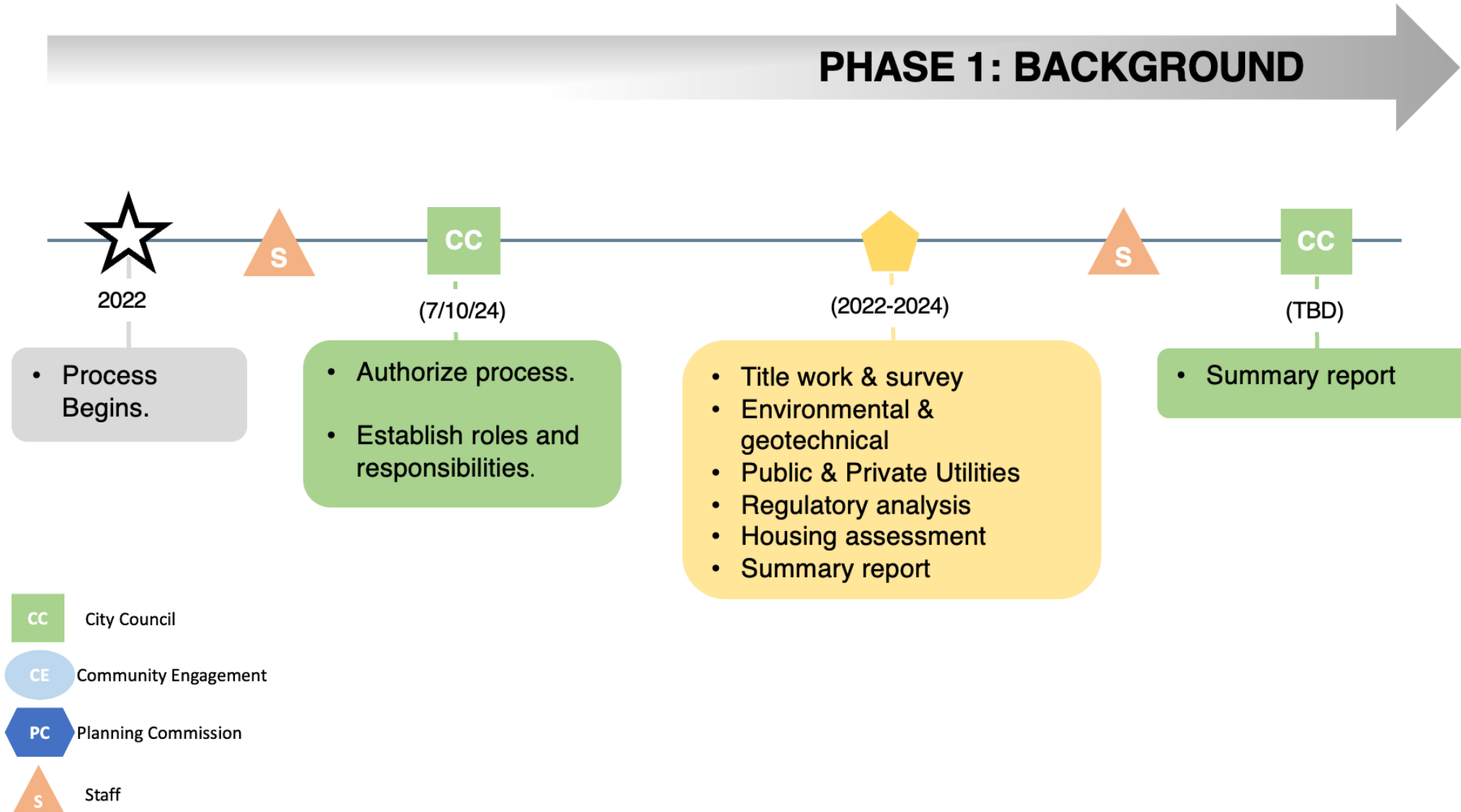
- A Small Area Plan is a plan for developing a specific area.
- It creates a development plan for the property and surrounding area.
- It identifies amendments to the Comprehensive Plan, Zoning & Subdivision Ordinance, and the Capital Improvements Plan necessary to implement the plan.
- The planning process includes community and neighborhood engagement and supports City Council decision-making.



# Special Area Plan Steps

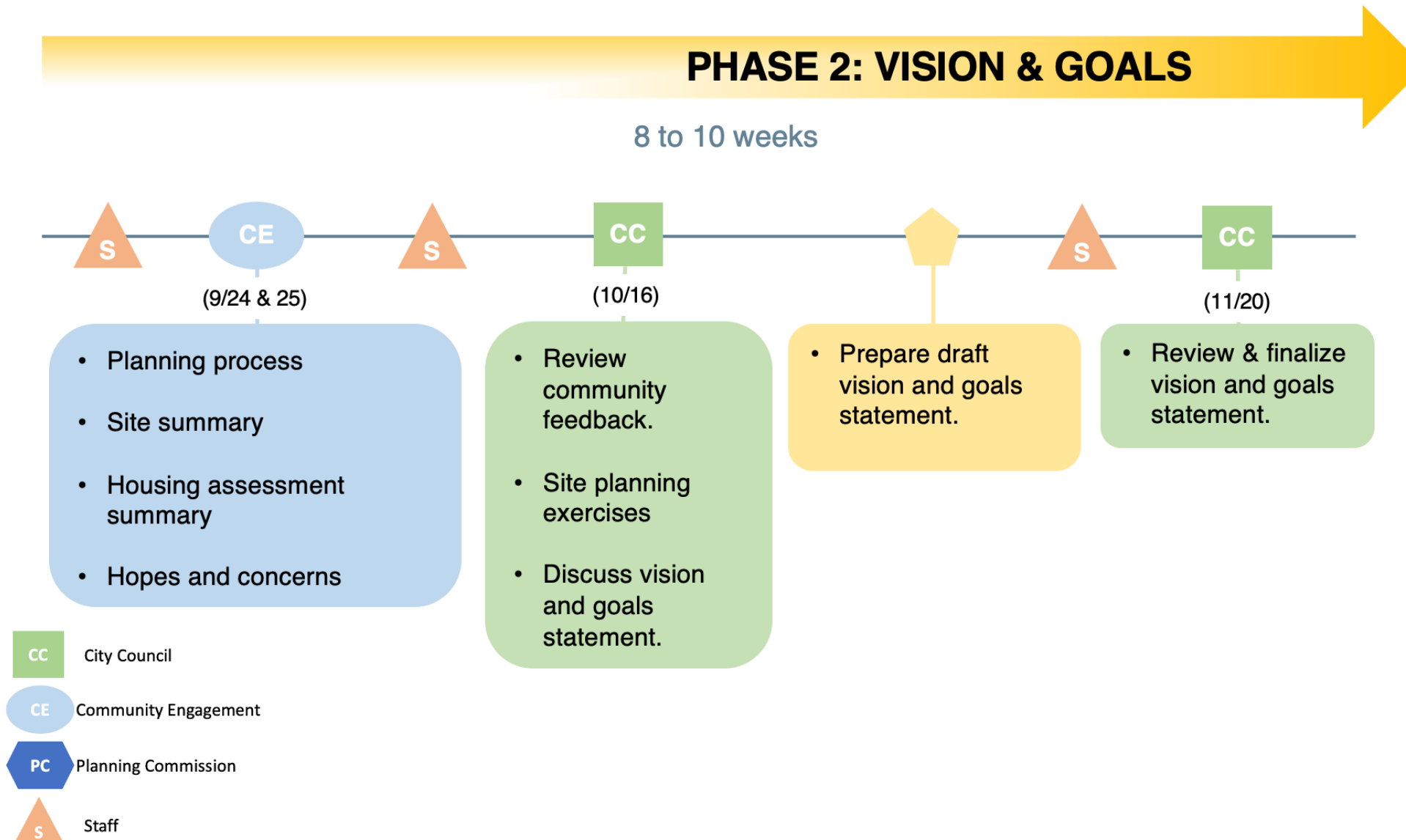
- Phase 1: Gather background information;
- Phase 2: Prepare a development vision and goals statement;
- Phase 3: Prepare and evaluate development alternatives;
- Phase 4: Implement the preferred alternative.

# Highland Hills - Special Area Plan

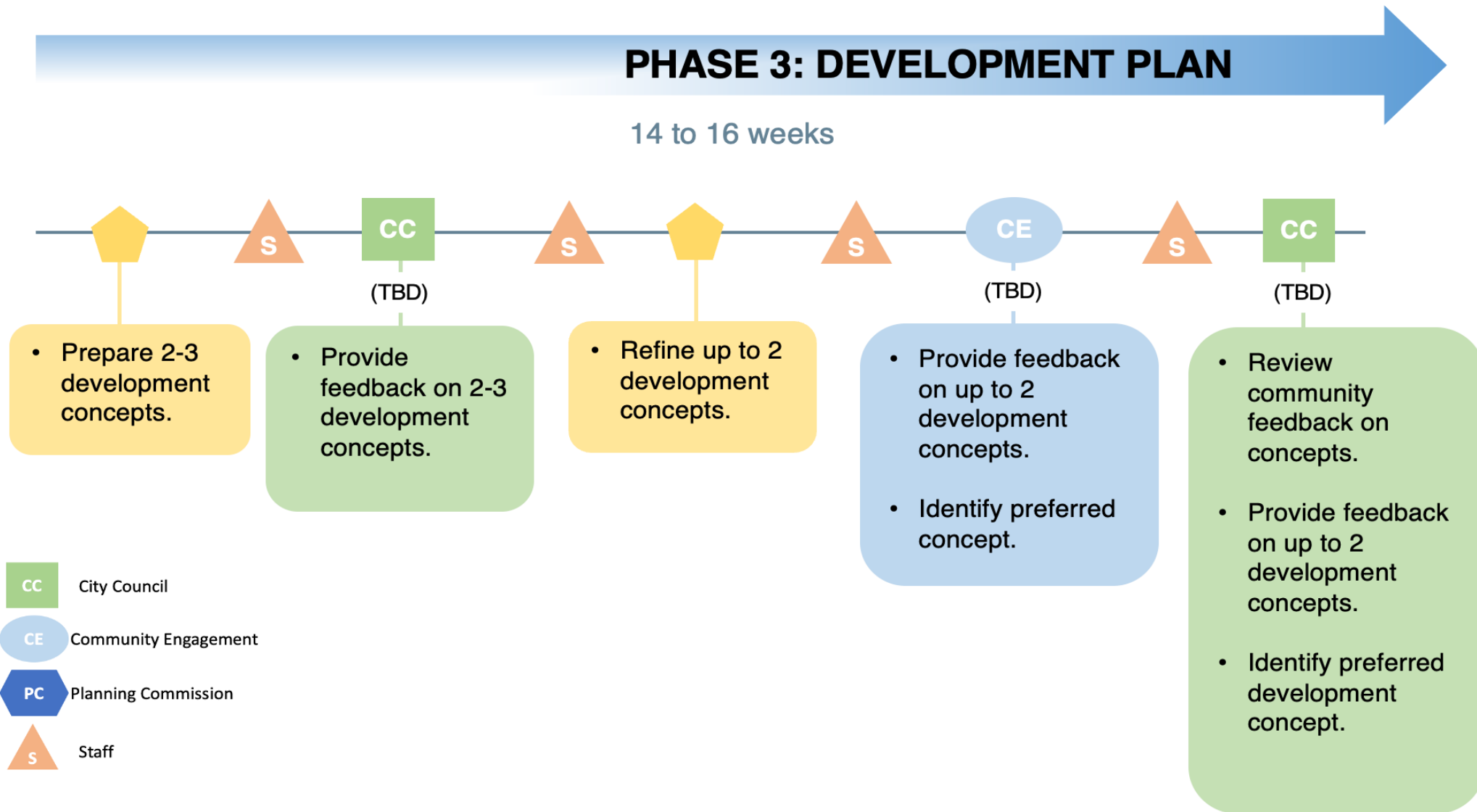




# Highland Hills - Special Area Plan



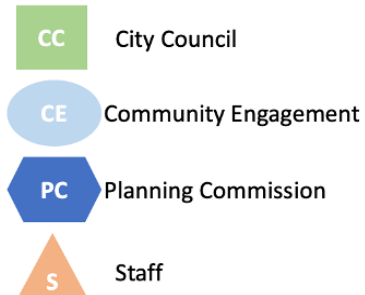
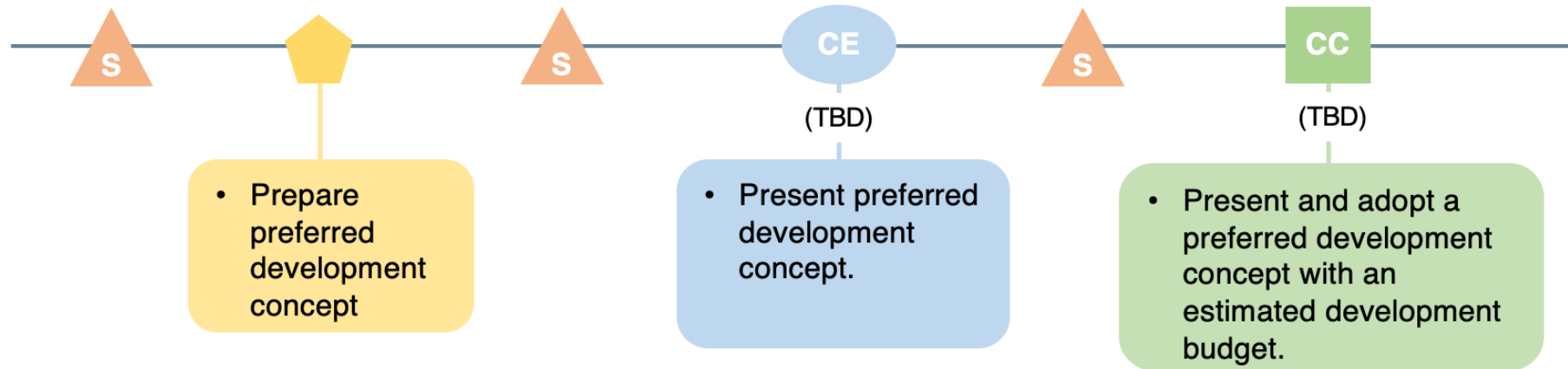
# Highland Hills - Special Area Plan





# Highland Hills - Special Area Plan

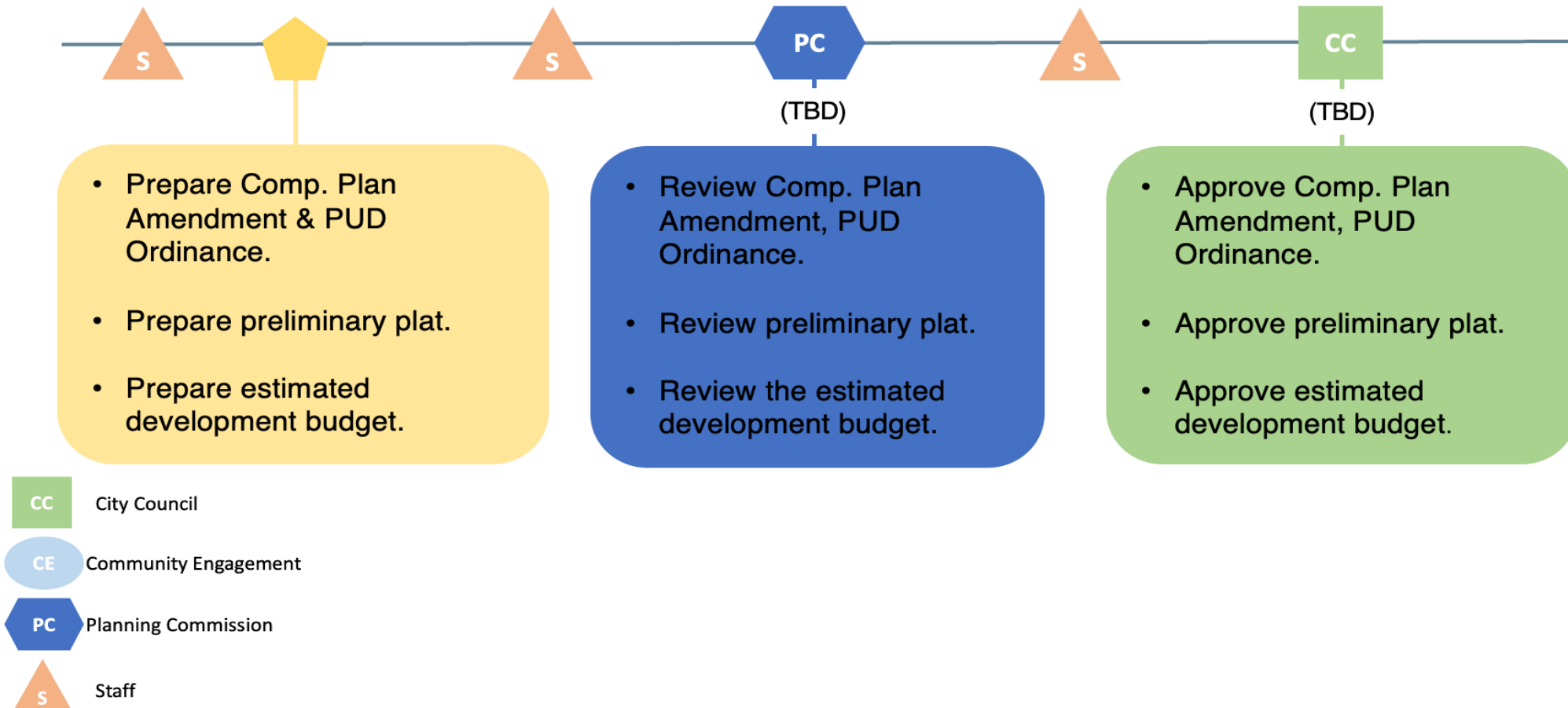
## PHASE 3: DEVELOPMENT PLAN



# Highland Hills - Special Area Plan

## PHASE 4: IMPLEMENTATION

8 to 10 weeks





## **Roles & Responsibilities**

Who is responsible for what?

# Roles & Responsibilities:

## City Council:

- Authorizes the planning process.
- Sets expectations.
- Makes key decisions at specific points during the process.

# Roles & Responsibilities:

## Community and Neighbors:

- Provides input and feedback on hopes, concerns, vision, goals, and plan alternatives during the process.

## **Council Expectations**

How will the process be conducted, and to what end?

# Council Expectations:

- Ensure clear, open, and transparent communication during the planning process.
- Welcome and value neighborhood input, but the plan reflects city-wide input and vision.



## Council Expectations:

- Achieve an attractive development plan while working within the site's physical opportunities and constraints.
- Respond to the market realities for single-family housing.
- Attract home builders to construct new single-family homes.
- Provide new housing opportunities for current residents and attractive housing options for the city's future labor force.

## **Site Opportunities and Constraints**

What do we know about the project area?

# Project Area

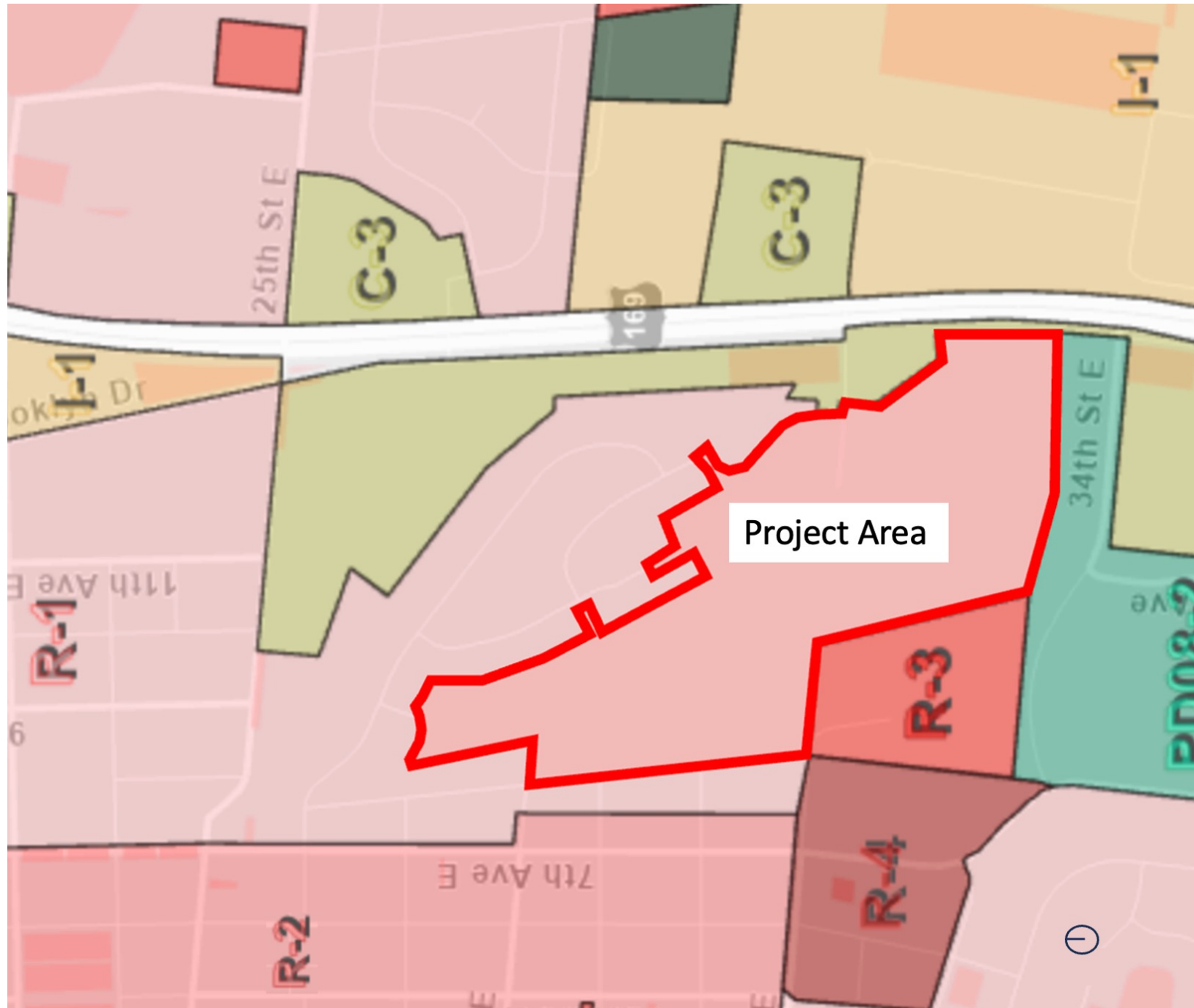
- Size 65.73 acres.
- Five city-owned parcels.
- Small recreation area & walking.
- Water tower is situated within the site.



# Land Use

## Subject Property:

- Zoned R-1
- Permitted Uses: Single-Family
- Conditional Uses: Two-Family
- No Multi-family/Apartments or Institutional uses permitted



# Development Restrictions

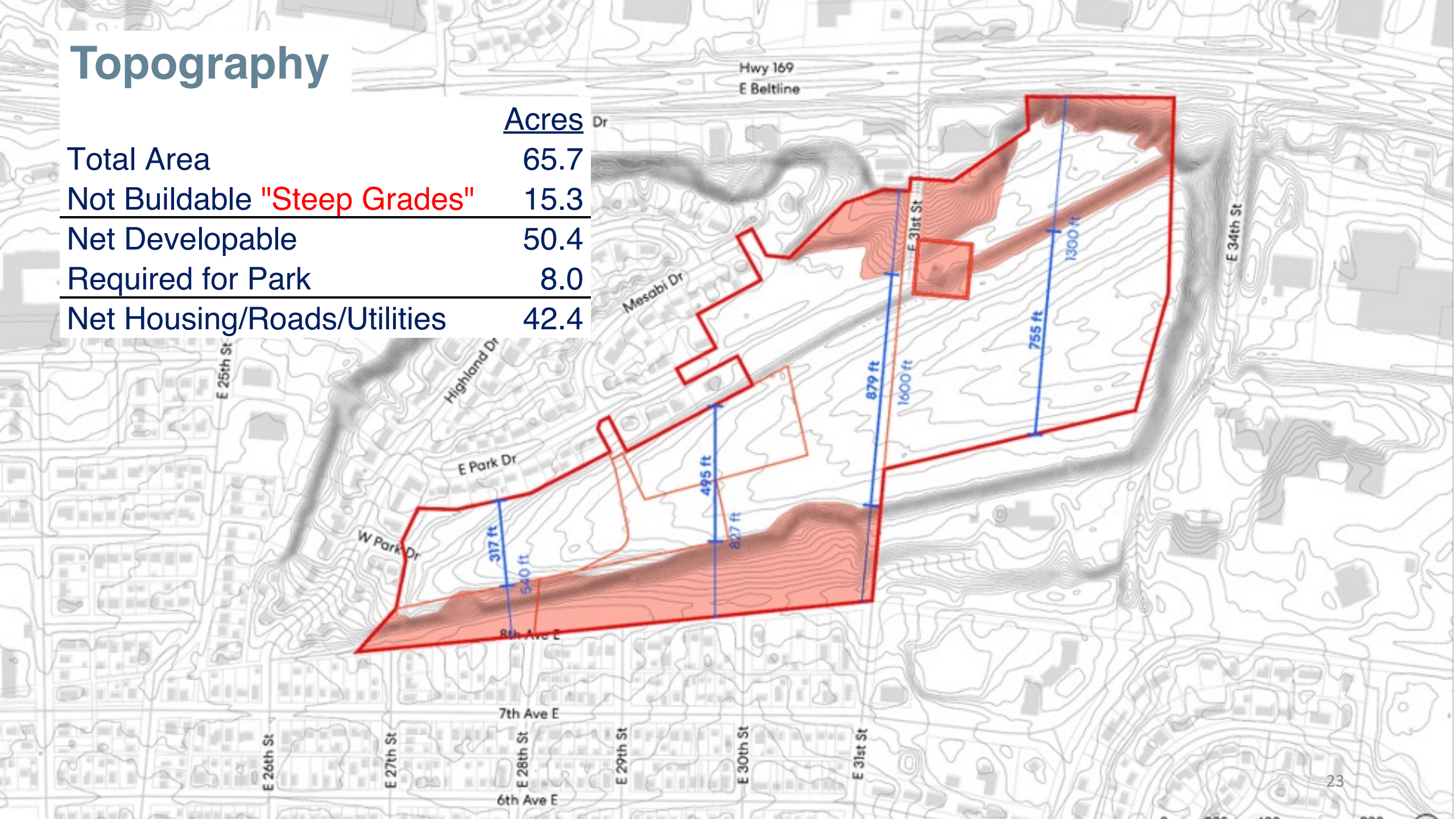
## Deed Restrictions:

- Only single-family detached homes are permitted.
- Development must include at least an 8-acre contiguous city park.
- Motorized vehicles are prohibited from using any trails on the property.



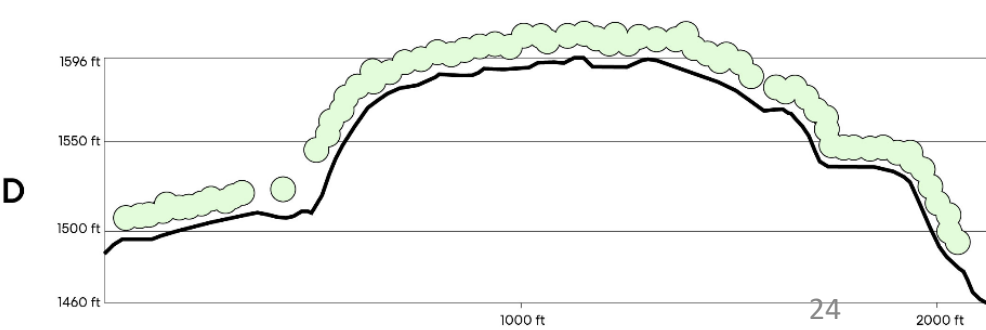
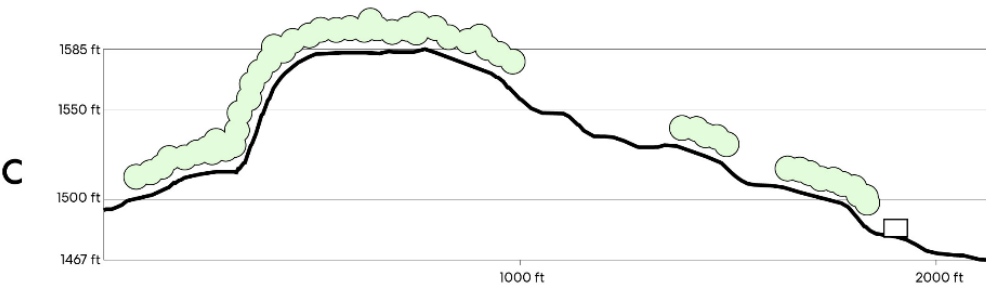
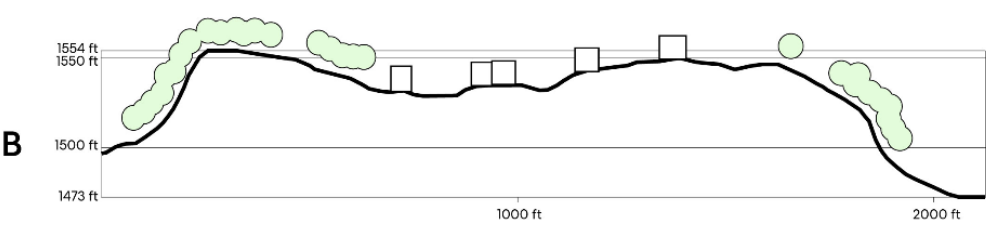
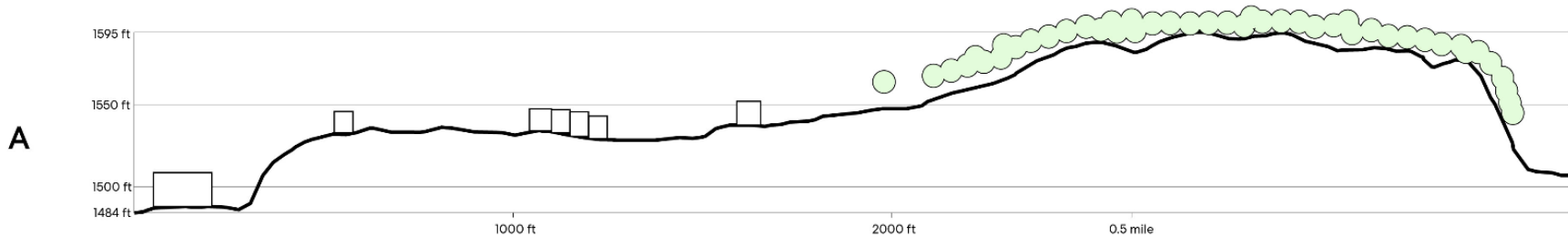
# Topography

	<u>Acres</u>
Total Area	65.7
Not Buildable "Steep Grades"	15.3
Net Developable	50.4
Required for Park	8.0
Net Housing/Roads/Utilities	42.4





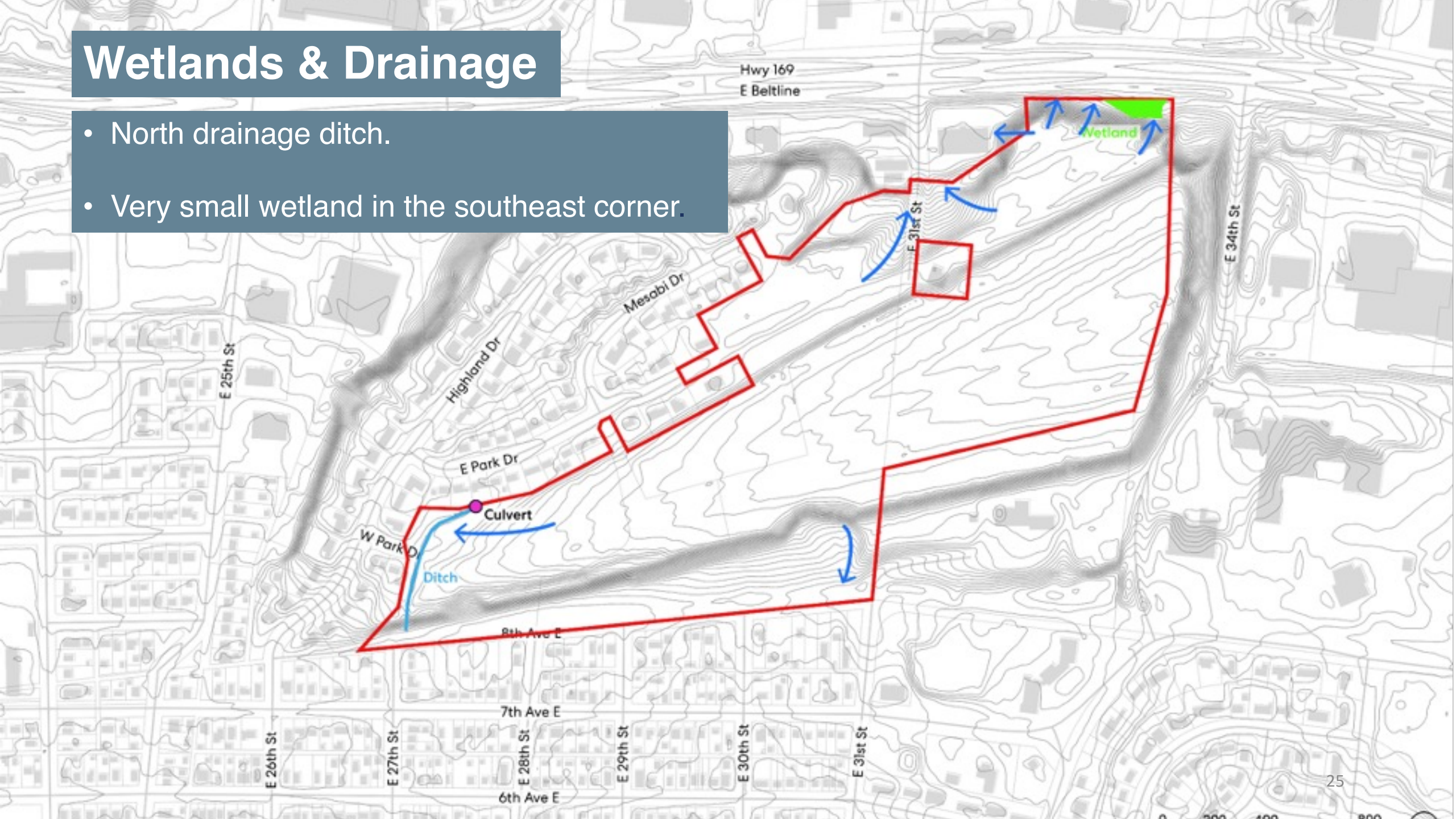
# Topography





# Wetlands & Drainage

- North drainage ditch.
- Very small wetland in the southeast corner.





# Access





# City Park

- Park requirements:
  - City park
  - At least 8 Acres
  - Contiguous
- Park will serve only the new and adjacent neighborhoods.
- City has currently no plans for park design or programming.



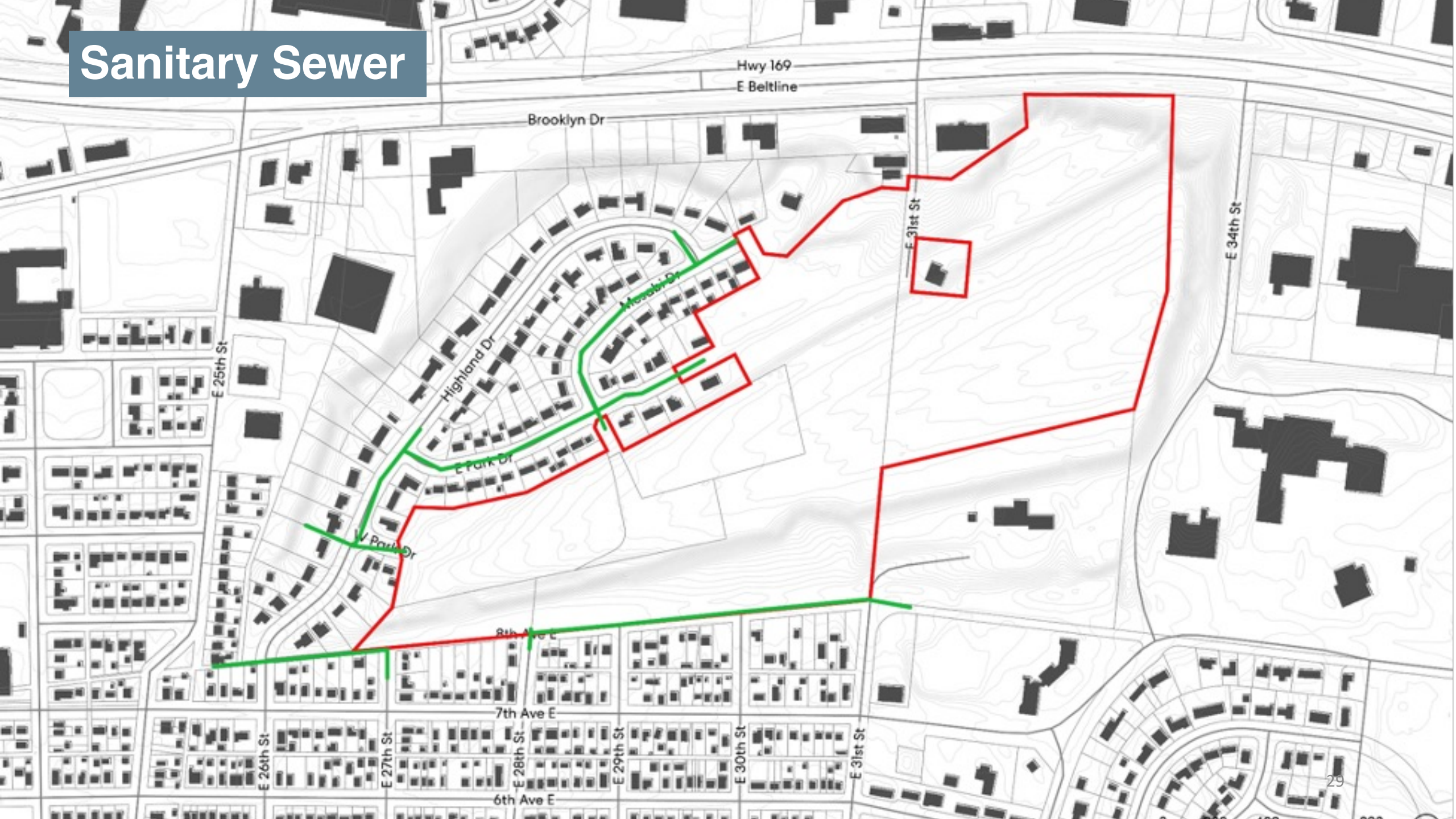


# Water



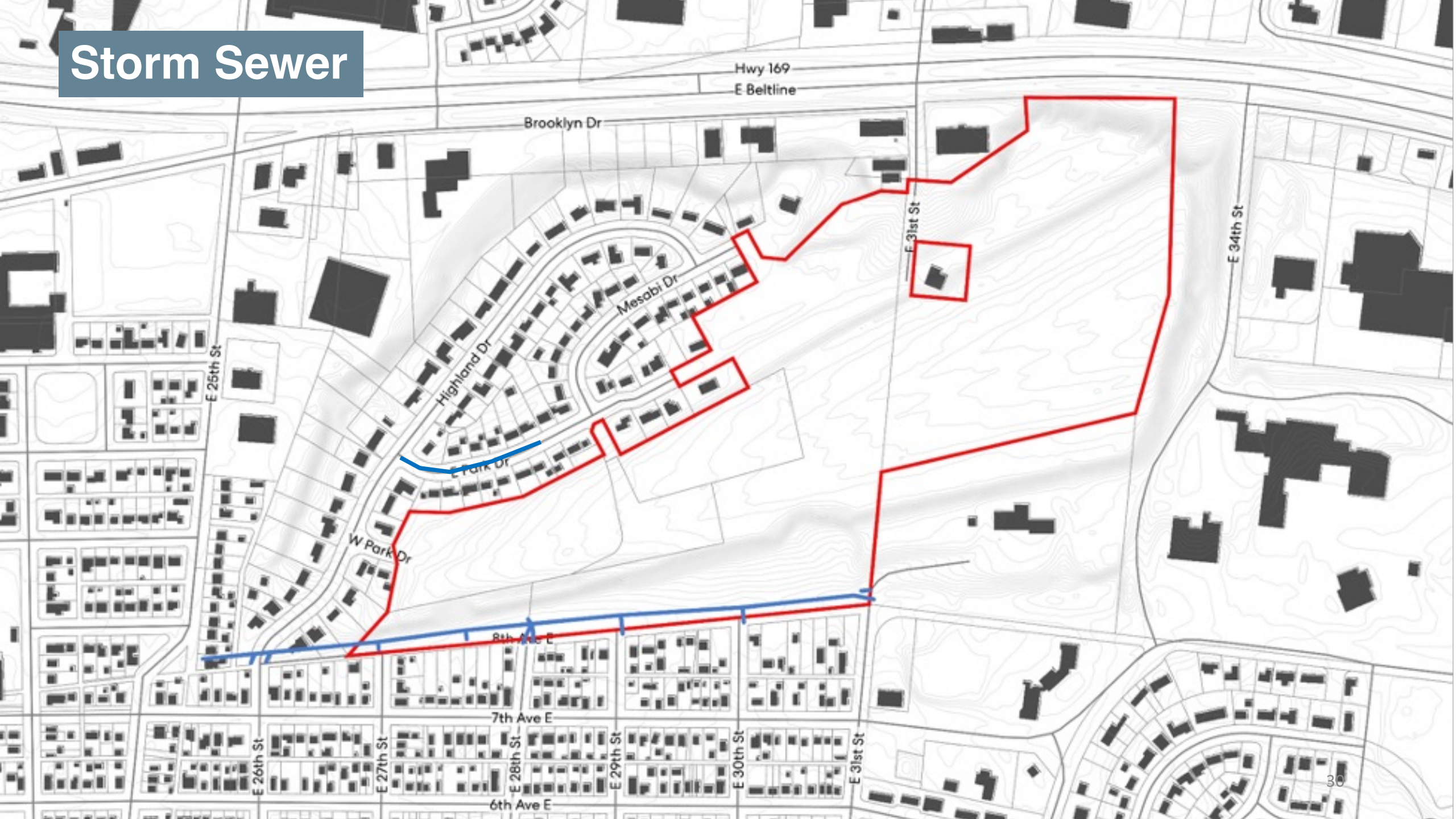


# Sanitary Sewer

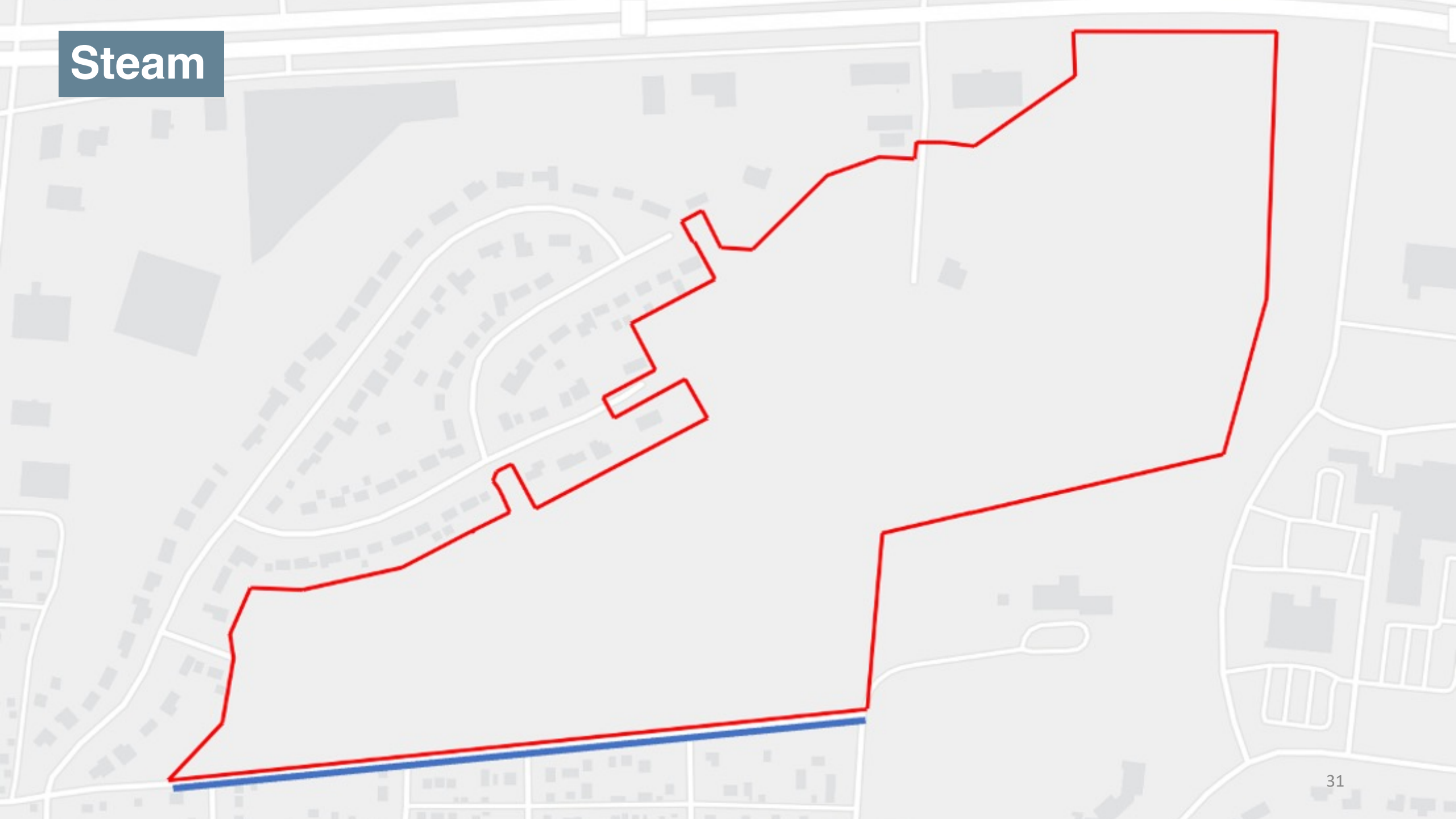




# Storm Sewer

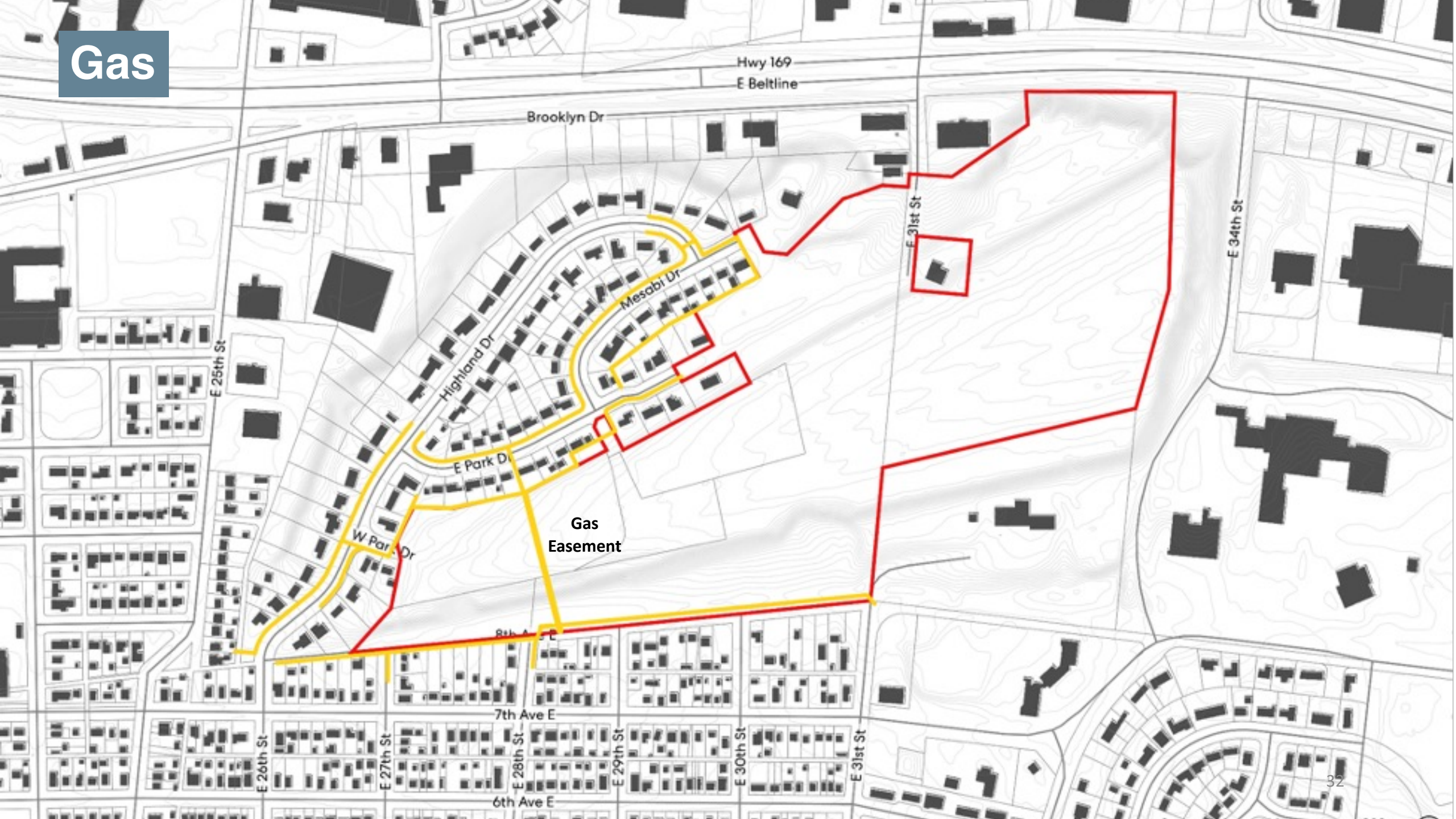


Steam



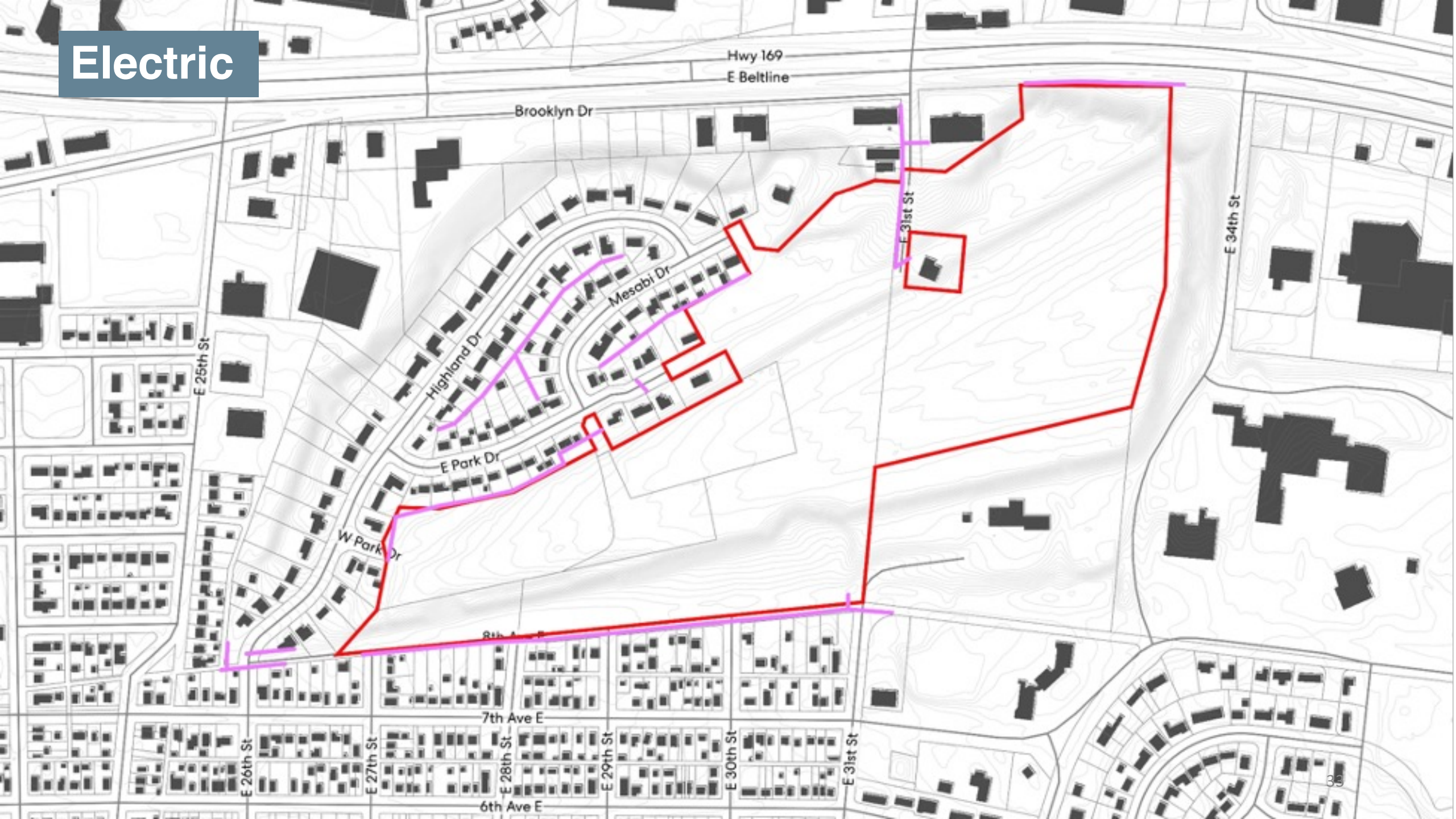


# Gas





# Electric



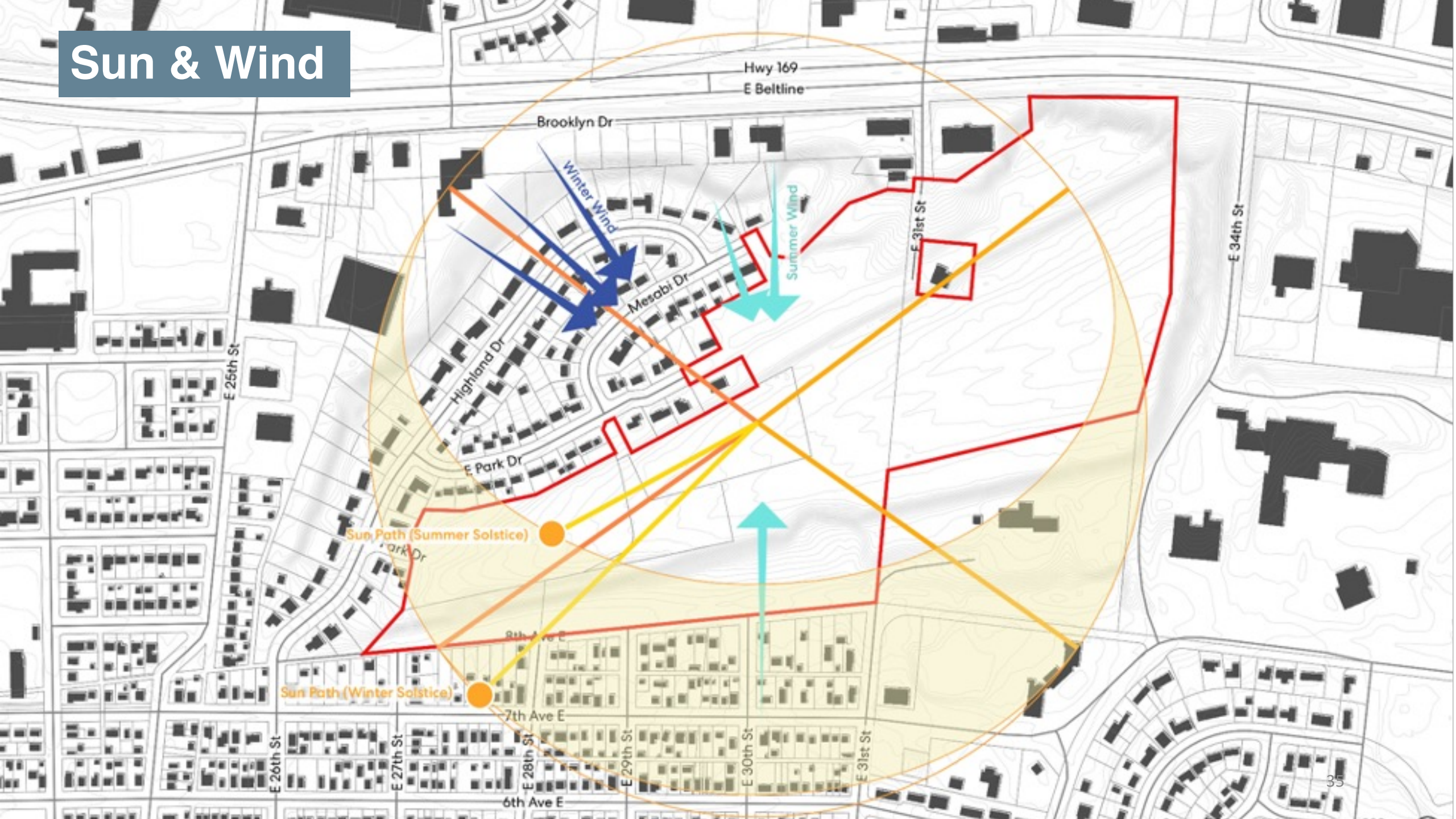


# Tree Canopy





# Sun & Wind





# Climate Analysis Dashboard

## Project Site Details

Project Title **Hibbing Highland  
Redevelopment**

Location **Hibbing, MN**

Latitude **47°24' N**

Longitude **92°55' W**

## Summary

**Psychrometric Chart**  
Hours in Comfort: XX  
% in Comfort: XX

**Solar Radiation**  
Annual cumulative horizontal solar radiation: 1193.36 kWh/m2

**Precipitation**  
Average Annual Precipitation: XX inches

**Average Temperature**  
Percentage of hours in the range of 50 to 75 F: XX%

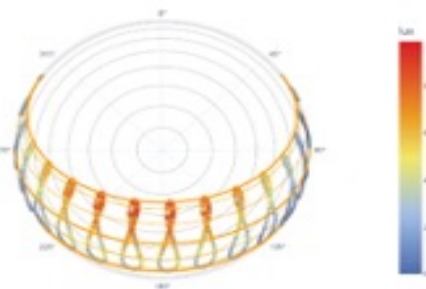
**Wind Rose**  
Potential Electricity generation using wind turbine: Annually 1211 kWh/yr

**Relative Humidity**  
% in discomfort range: XX%

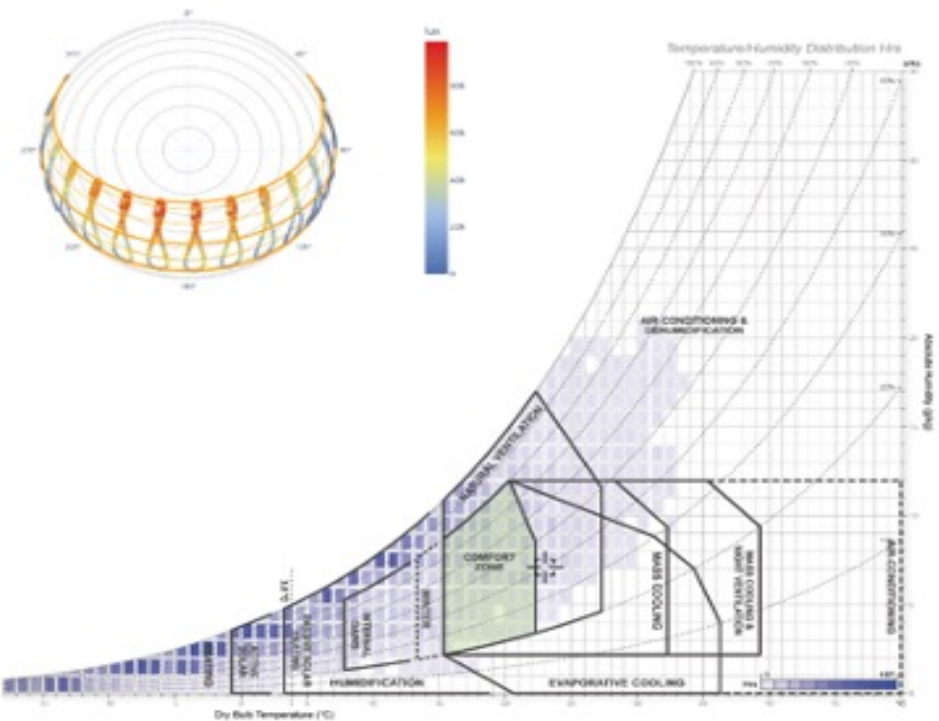
**UTCI**  
% of time in "no thermal stress" in a year: XX%

**Sky & Sun Condition**  
% of time with clear sky in a year: XX%

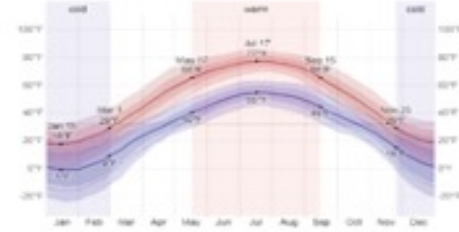
Sun Path Diagram



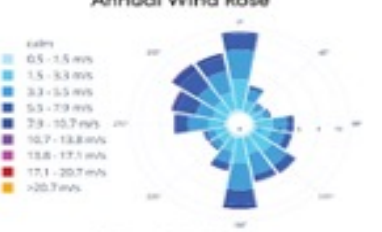
Psychrometric Chart



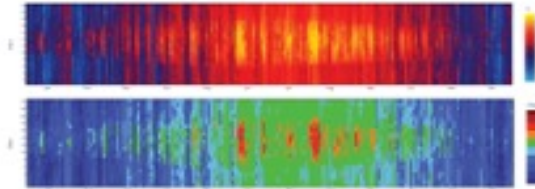
Average Temperature



Seasonal Wind Roses



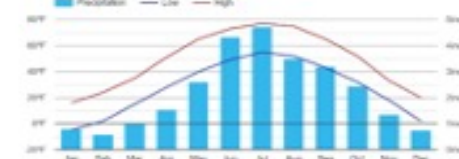
Universal Thermal Climate Index



Winter Wind Rose



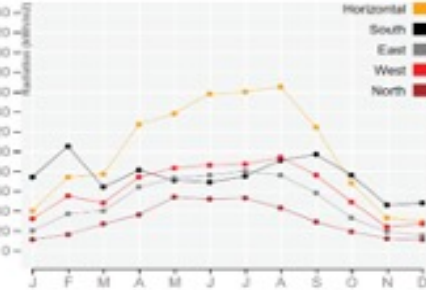
Monthly Percipitation



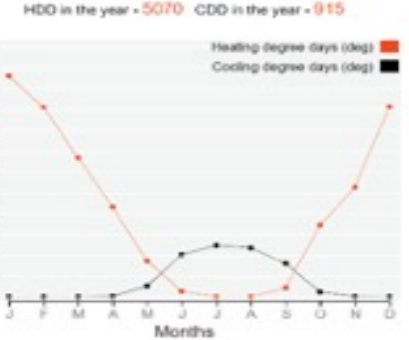
Summer Wind Rose



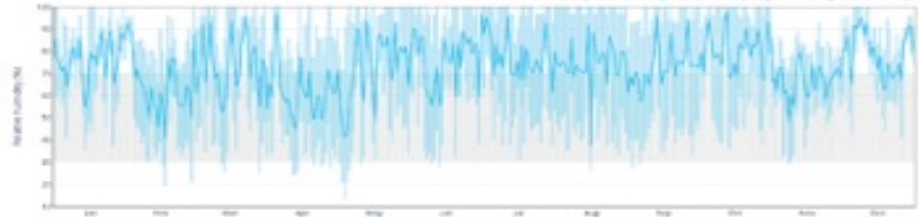
Solar Radiation



Heating and Cooling Degree Days



Relative Humidity



Sky Condition



# Ecological Analysis Dashboard

## Project Site Details

Project Title	Hibbing Highland Redevelopment
Location	Hibbing, MN
Latitude	47°24' N
Longitude	92°55' W
Kappen Map	Dfb
Ecoregion III & IV	50m
Watershed	St. Louis River-Lake Superior
Plant Hardiness Zone	Zone 3b

## Resilience Risks



Winter Storms



Flooding



Wildfire



Power Outages



Thunderstorms



Endangered Species

## Summary

City of Hibbing, the three way watershed marker, is where continental divides meet. The distinctive climate feature is the cool summer and long winter, no dry season. The presettlement vegetation was mixed hardwoods and pines in the higher elevations and aspen and birch with patches of conifer bogs and swamps elsewhere. Today, Most of the remaining area is mixed forest with some shrub and grassland.

Kappen Map Classification



Köppen Climate Type

Dfb (Hot-summer humid continental) Dfb (Warm-summer humid continental)

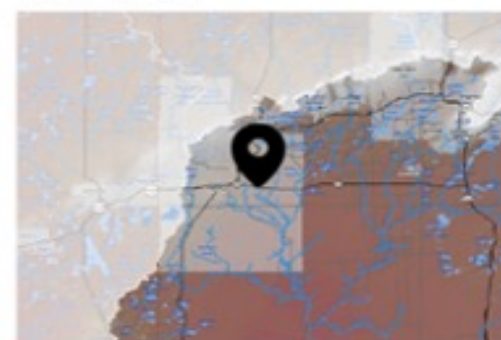
Ecoregion Map



Regional Watershed



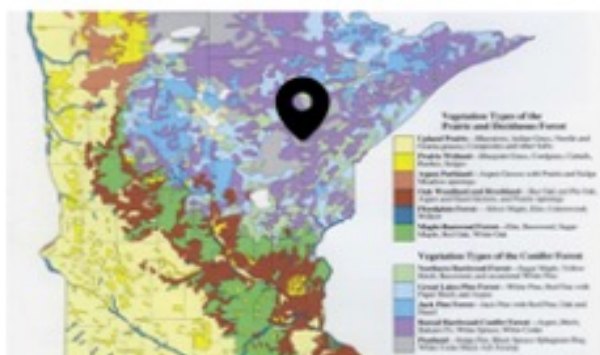
Site Watershed



Site Map Location



Natural Communities And Rare Species Map



Reference



Chippewa National Forest



Kabetogama State Forest



Superior National Forest



Wewaka Peatland SNA

Keystone Species



White-Tailed Deer



Monarch



Black Capped Chickadee



Tricolored Bumble Bee



Evening Grosbeak



Red



Snowshoe hare



Eastern White Pine



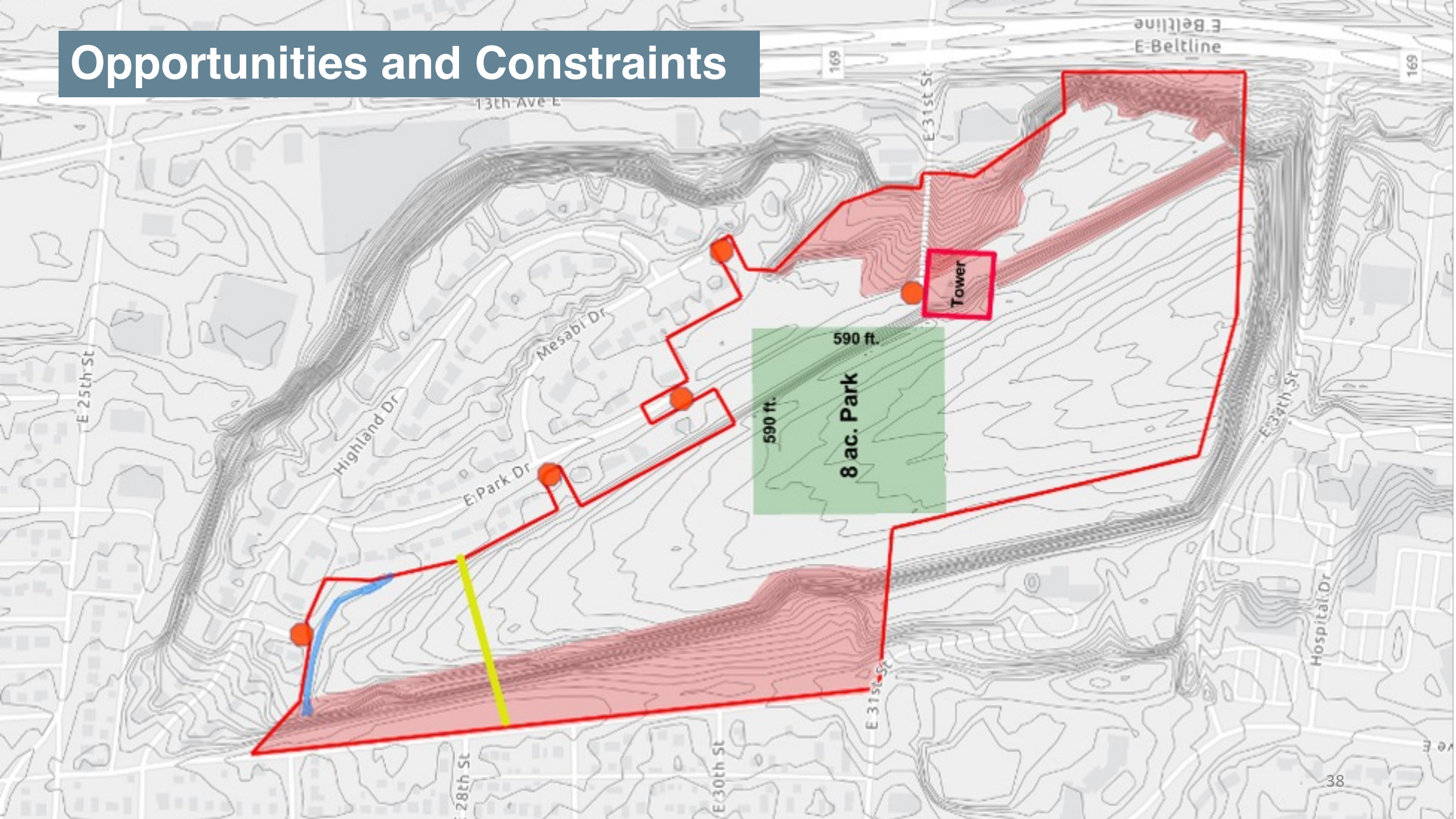
Painted Turtle



Trembling Aspen



# Opportunities and Constraints

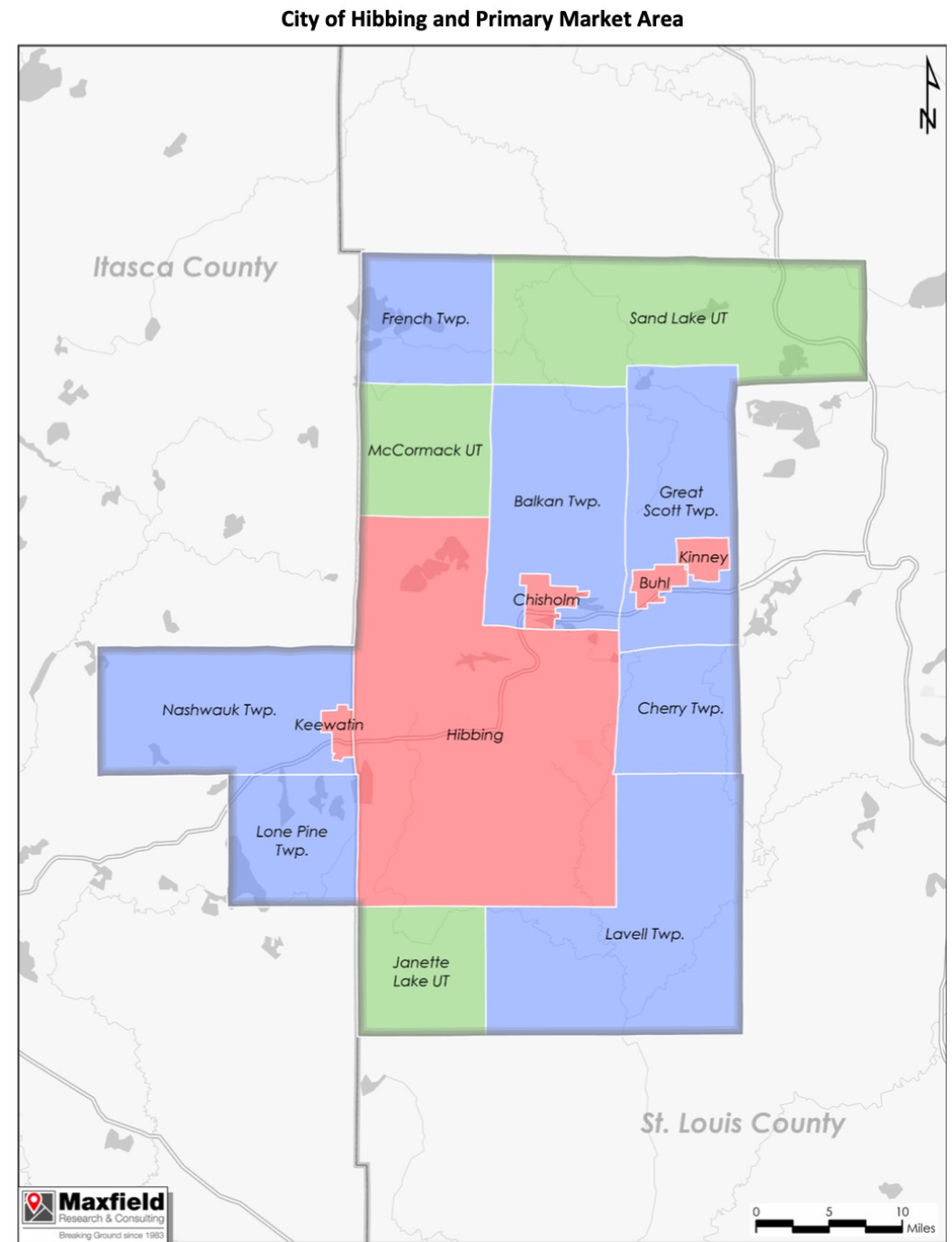


**What do we know about housing demand  
at this location?**



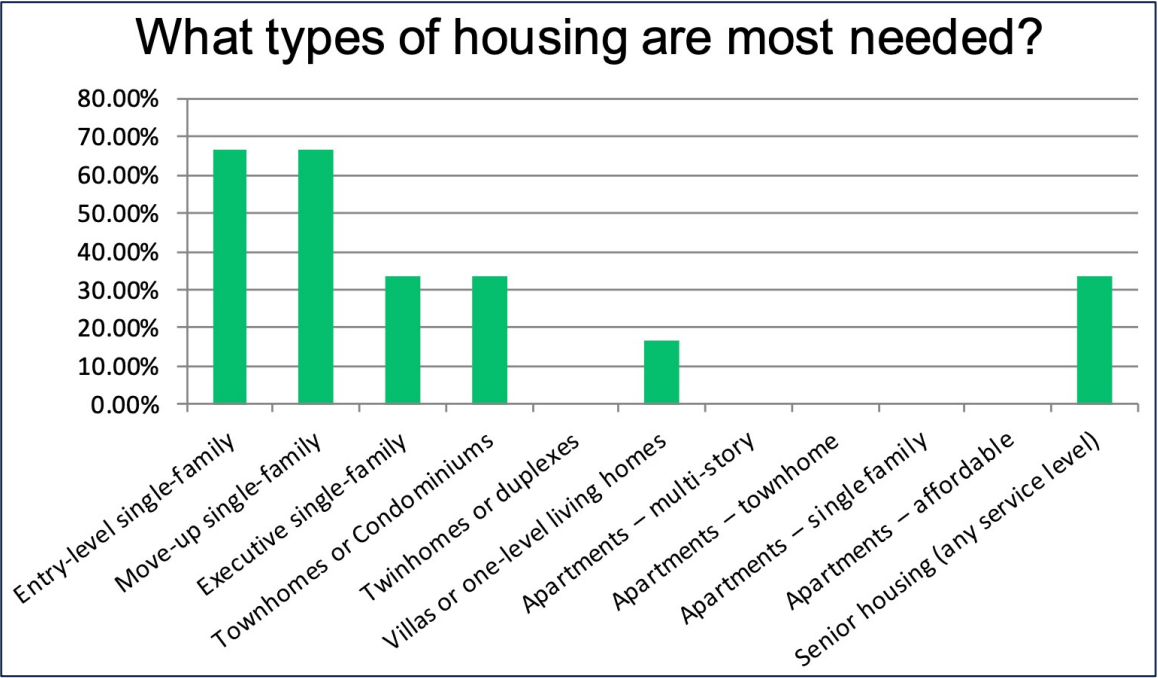
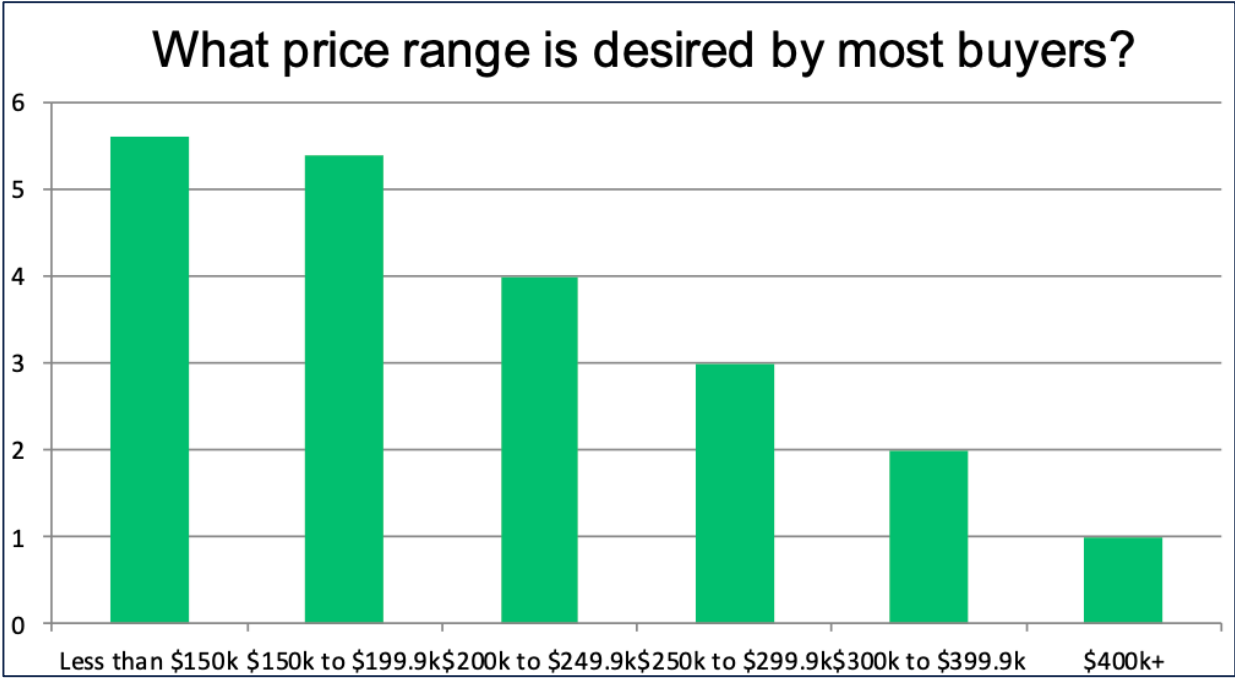
# Housing Needs Assessment

- Housing Needs Assessment completed October 2023.
- Estimates housing needs from 2023 through 2035.
- Demand for all types of owner-occupied, rental, and senior housing, both market rate and affordable.
- Total overall demand: 717 – 825 units.



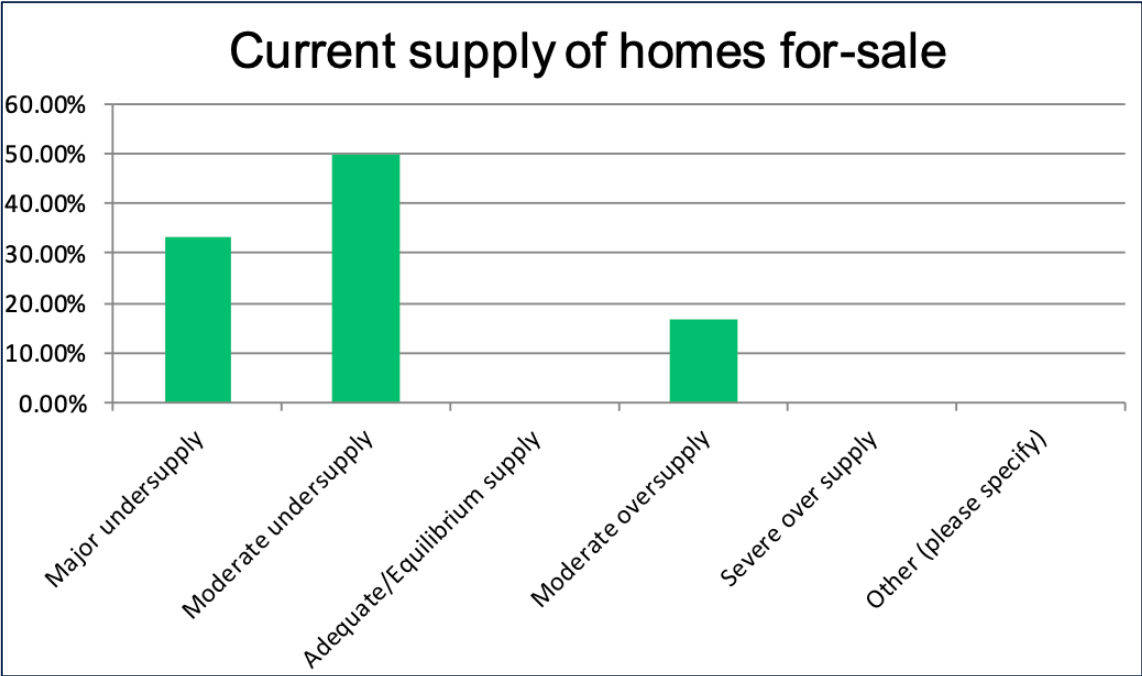
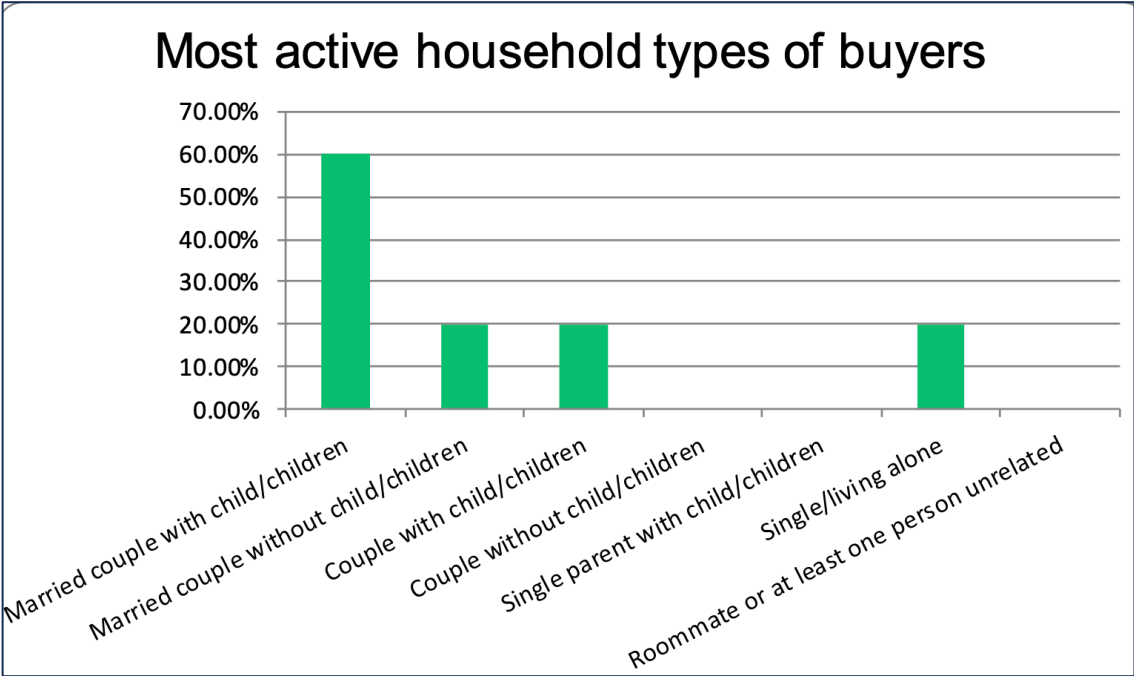
# Housing Needs Assessment

- According to a Realtor's Survey:



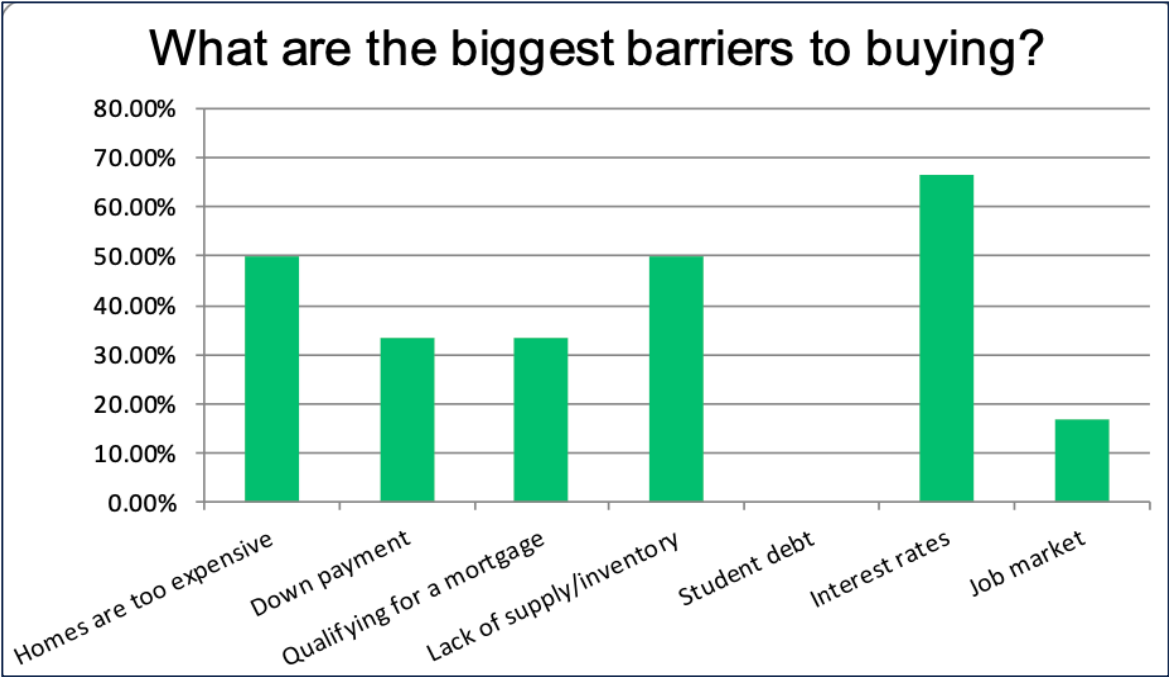
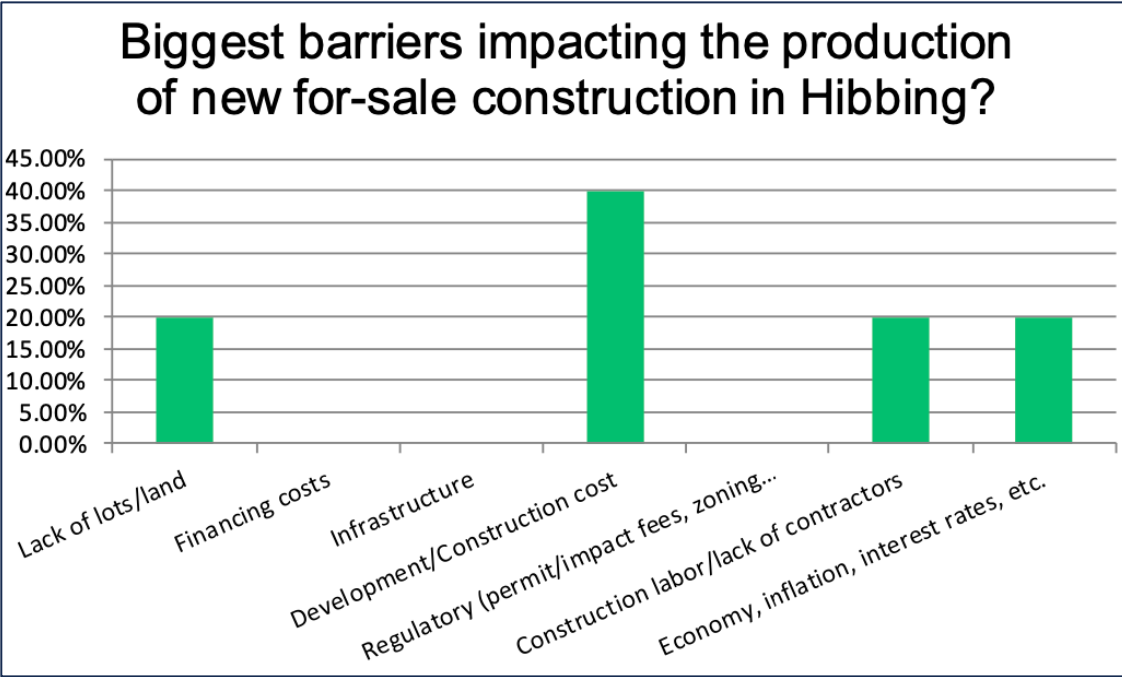
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# Housing Needs Assessment

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# Housing Needs Assessment

- Given the deed restriction, this project can respond to 22% of the housing demand. “green.”
- Move-up buyers and Executive Housing: Families and couples with no/children.
- Origin of for-sale housing demand:
  - 80% will be residents already living within the primary market area.
  - 20% will be from residents living outside the primary market area, e.g., former residents, such as “snowbirds,” or new employees working in or near the primary market area.
- Deed restriction eliminates the possibility of all other housing types at this site. “red.”

RECOMMENDED HOUSING DEVELOPMENT CITY OF HIBBING 2023 to 2035					
		Purchase Price/ Monthly Rent Range <sup>1</sup>	No. of Units	Pct. of Total	Development Timing
Owner-Occupied Homes					
Single Family <sup>2</sup>					
	Move-up	\$250,00 - \$350,000	130 - 135	76%	Ongoing
	Executive	\$350,000+	40 - 45	24%	Ongoing
	Total		170 - 180	100%	
Townhomes/Detached Townhomes/Twinhomes <sup>2</sup>					
	Attached Townhomes	\$225,000-\$275,000	30 - 35	54%	2024+
	Twinhomes/Detached Townhomes	\$285,000+	25 - 30	46%	2024+
	Total		55 - 65	100%	
Total Owner-Occupied			225 - 245		
General Occupancy Rental Housing					
Market Rate Rental Housing					
	Apartment-style	\$975/1BR - \$1,250/2BR	130 - 150	76%	2024+
	Townhomes	\$1,250/2BR - \$1,400/3BR	40 - 50	24%	2024+
	Total		170 - 200	100%	
Affordable Rental Housing					
	Apartment-style	Moderate Income <sup>3</sup>	75 - 80	67%	2024+
	Townhomes	Moderate Income <sup>3</sup>	35 - 40	33%	2024+
	Total		110 - 120	100%	
Total Renter-Occupied			280 - 320		
Senior Housing (i.e. Age Restricted) 2023-2028					
	Active Adult Cooperative	1BR+D & 2BR / \$75,000+	50 - 60	23%	2024+
	Active Adult Affordable Rental	Moderate Income <sup>3</sup>	40 - 50	19%	2024+
	Active Adult Market Rate Rental	\$1,000/1BR - \$1,200/2BR	40 - 50	19%	2024+
	Independent Living (Congregate)	\$1,500/1BR - \$2,000/2BR	50 - 60	23%	2024+
	Assisted Living	\$3,500/1BR - \$4,000/2BR	20 - 30	11%	2028+
	Memory Care	\$5,000/Studio - \$6,000/1BR	32 - 40	15%	2024+
	Total		212 - 260	100%	
Total - All Units			717 - 825		
<sup>1</sup> Pricing in 2023 dollars. Pricing can be adjusted to account for inflation.					
<sup>2</sup> Recommendations include the absorption of some existing previously platted lots.					
<sup>3</sup> Affordability subject to income guidelines per Minnesota Housing Financing Agency (MHFA). See St. Louis County Income limits.					
Note - Recommended development does not coincide with total demand. Hibbing may not be able to accommodate all recommended housing types based on a variety of factors (i.e. development constraints, land availability, etc.)					
Source: Maxfield Research & Consulting, LLC					

## Next Steps:

- **24 & 25 Sept:** Community & Neighborhood Input.
- **16 Oct:** The Council will discuss the elements of a development vision and goals statement using the site, market background, and community input.
- **20 Nov:** The Council will review and adopt a development vision and goals statement, which will guide the preparation of 2-3 development concepts.

**Questions?**