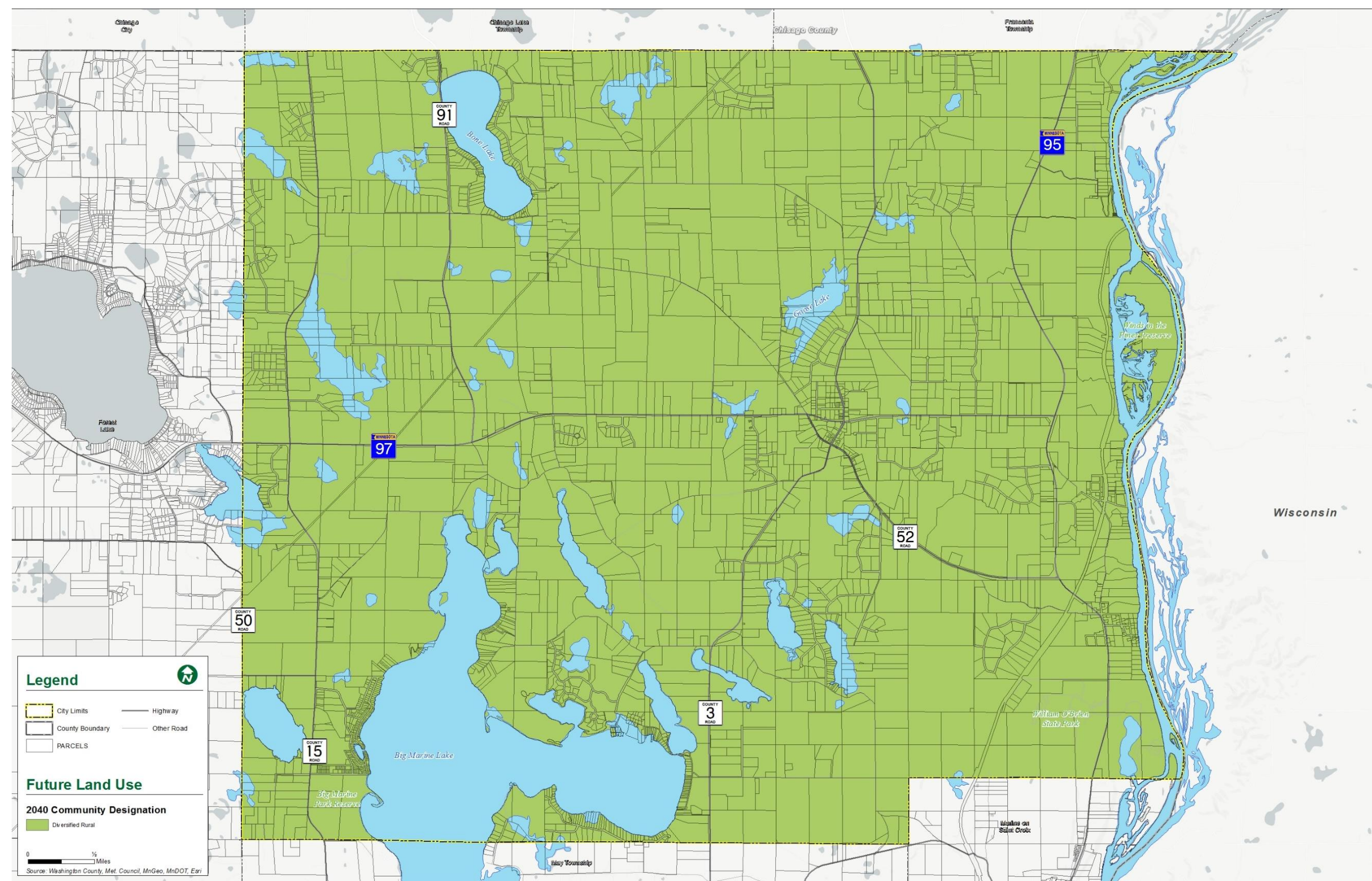


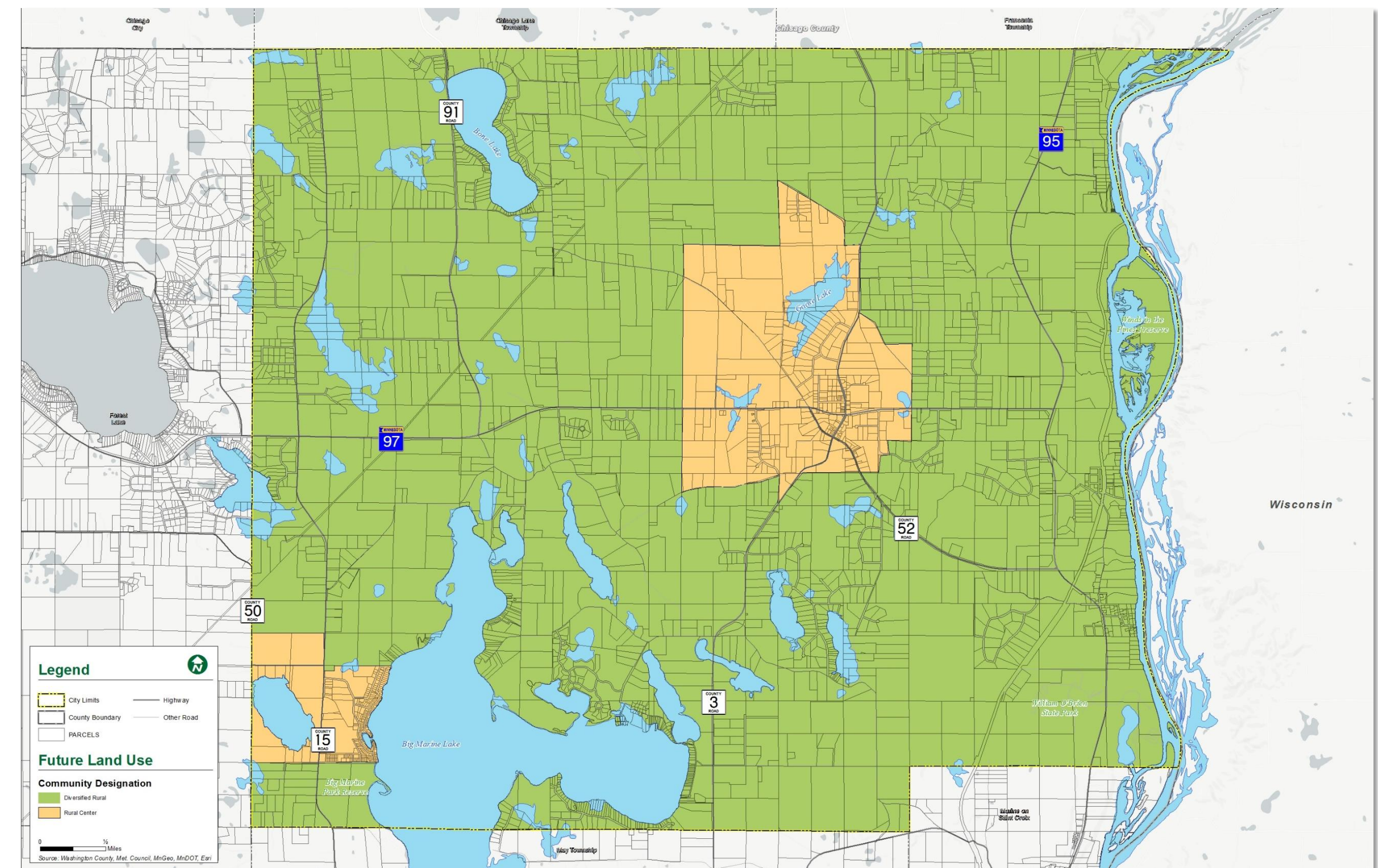


Community Designation for Scandia

Scandia's current Community Designation is Diversified Rural, guiding low density for all land uses. Proposed designation changes would create two Rural Centers in Scandia. These areas would be guided for mixed use, commercial, retail, and medium density residential land uses.



Current Community Designation



Proposed Community Designation

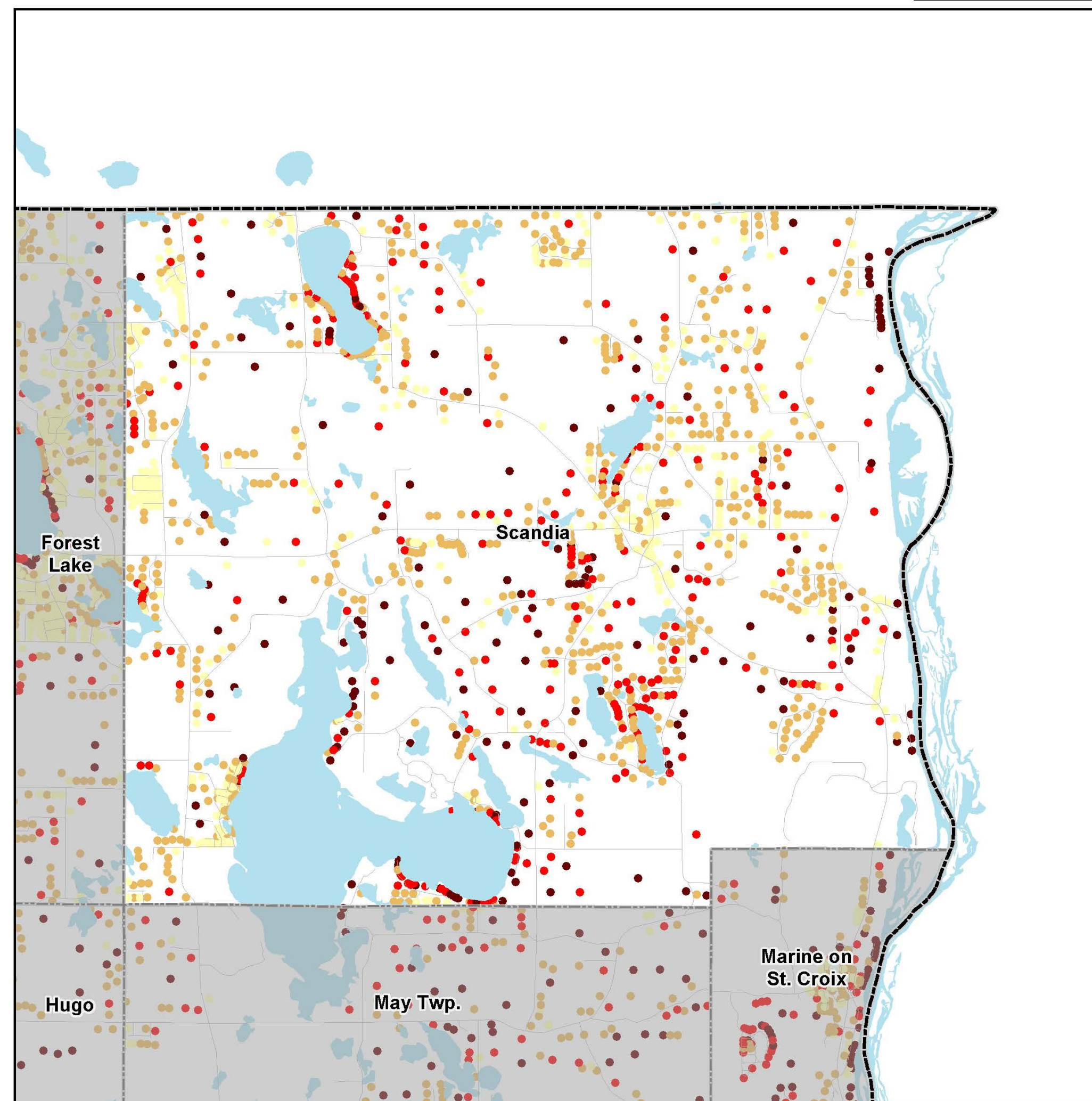
What is the Goal of a Designation?		What Might this Look Like?	
Diversified Rural	Protect land for rural lifestyles and long-term urbanization	Variety of farm and non-farm land uses	Large areas of high-quality natural resources
Rural Center	Serve the rural area as small town centers of commerce	Surrounded by agricultural lands	Mix of housing densities, and strong commercial service districts in a traditional downtown district



Housing

Residential Growth was #1 priority in the 2017 Community Survey

Owner-Occupied Housing by Estimated Market Value Scandia



County Boundaries
 City and Township Boundaries
 Lakes and Major Rivers
 Street Centerlines

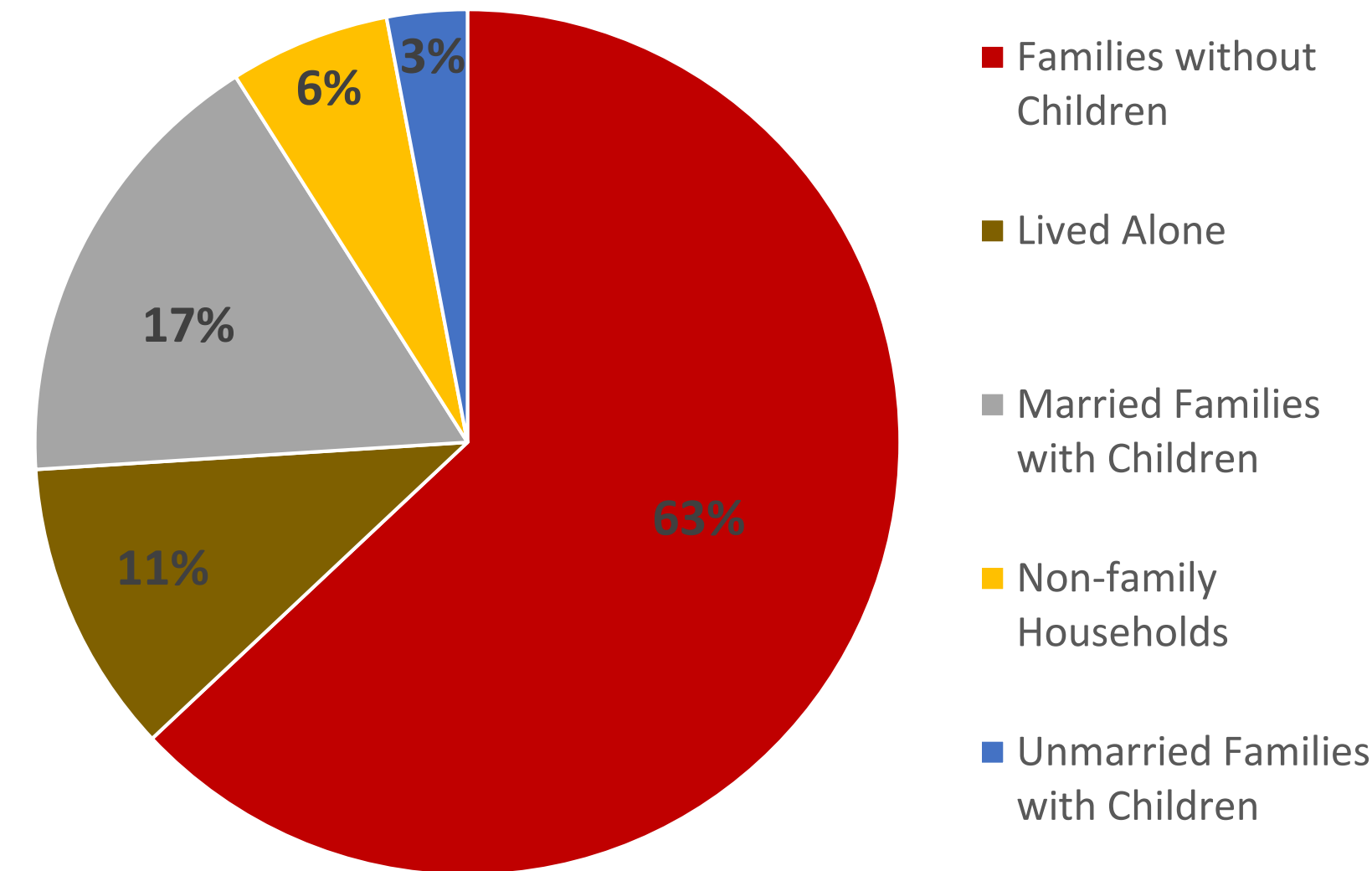
**Owner-Occupied Housing
Estimated Market Value, 2015**
 \$238,500 or Less
 \$238,501 to \$350,000
 \$300,001 to \$450,000
 Over \$450,000

1 inch = 1.1926 miles

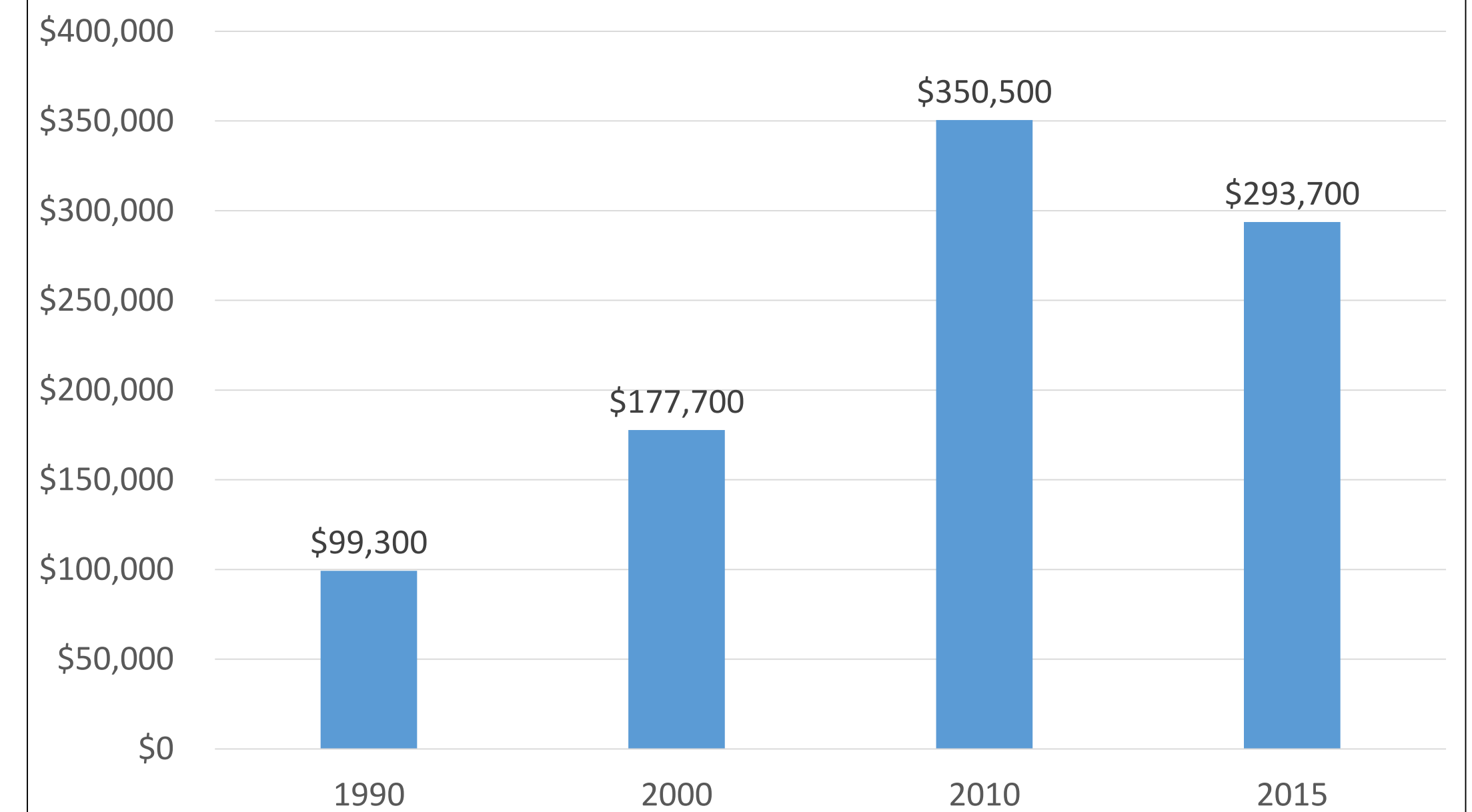
Source: MetroGIS Regional Parcel Dataset, 2015 estimated market values for taxes payable in 2016.

Note: Estimated Market Value includes only homesteaded units with a building on the parcel.

Household Types in Scandia



Median Housing Value in Scandia



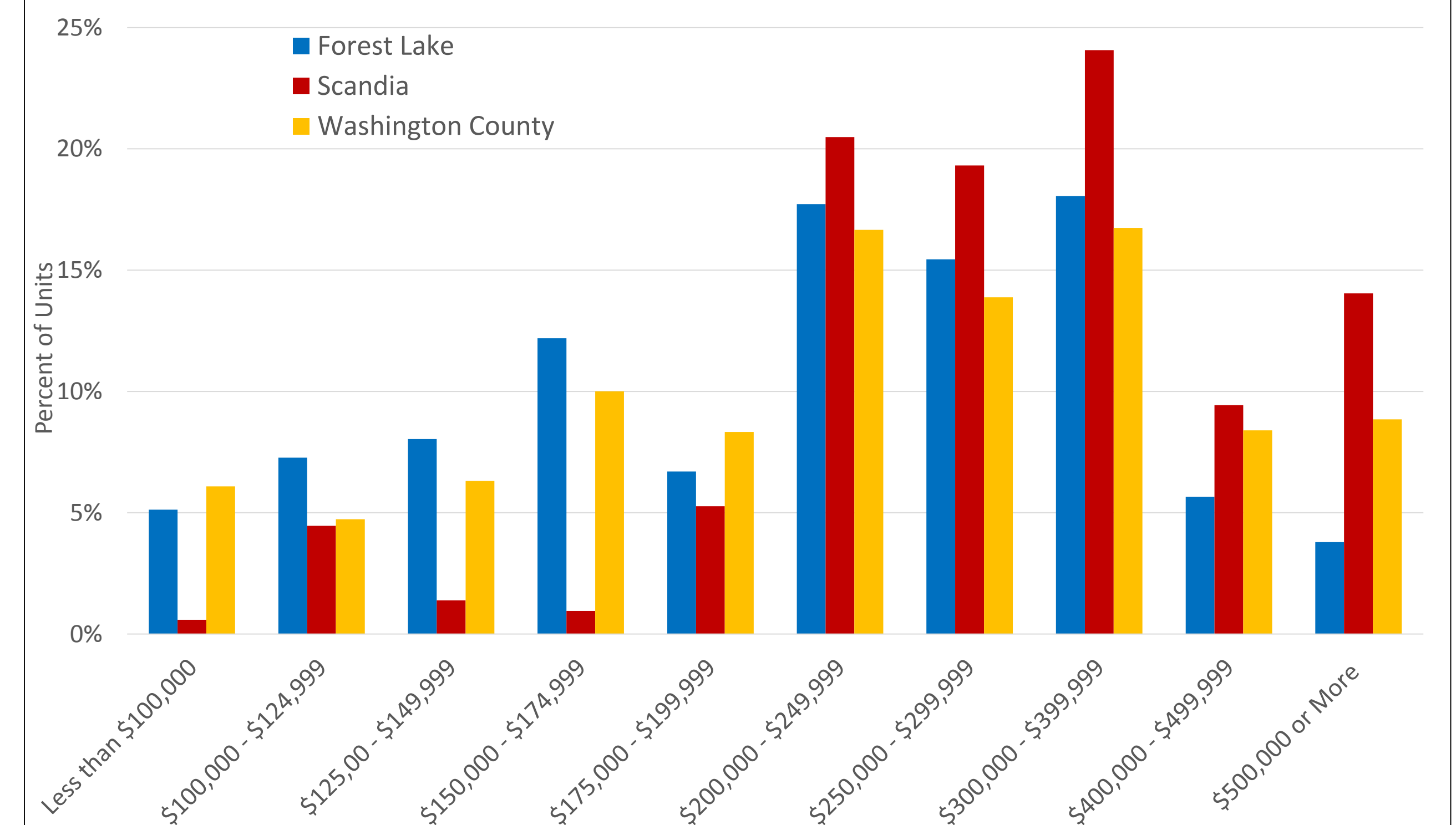
Top Gaps in Housing Market 2017 Community Survey

1. Senior/Assisted Living
2. Townhomes
3. Cluster/Open Space
4. Multi-Generational

Average Household Size: 2.59 persons

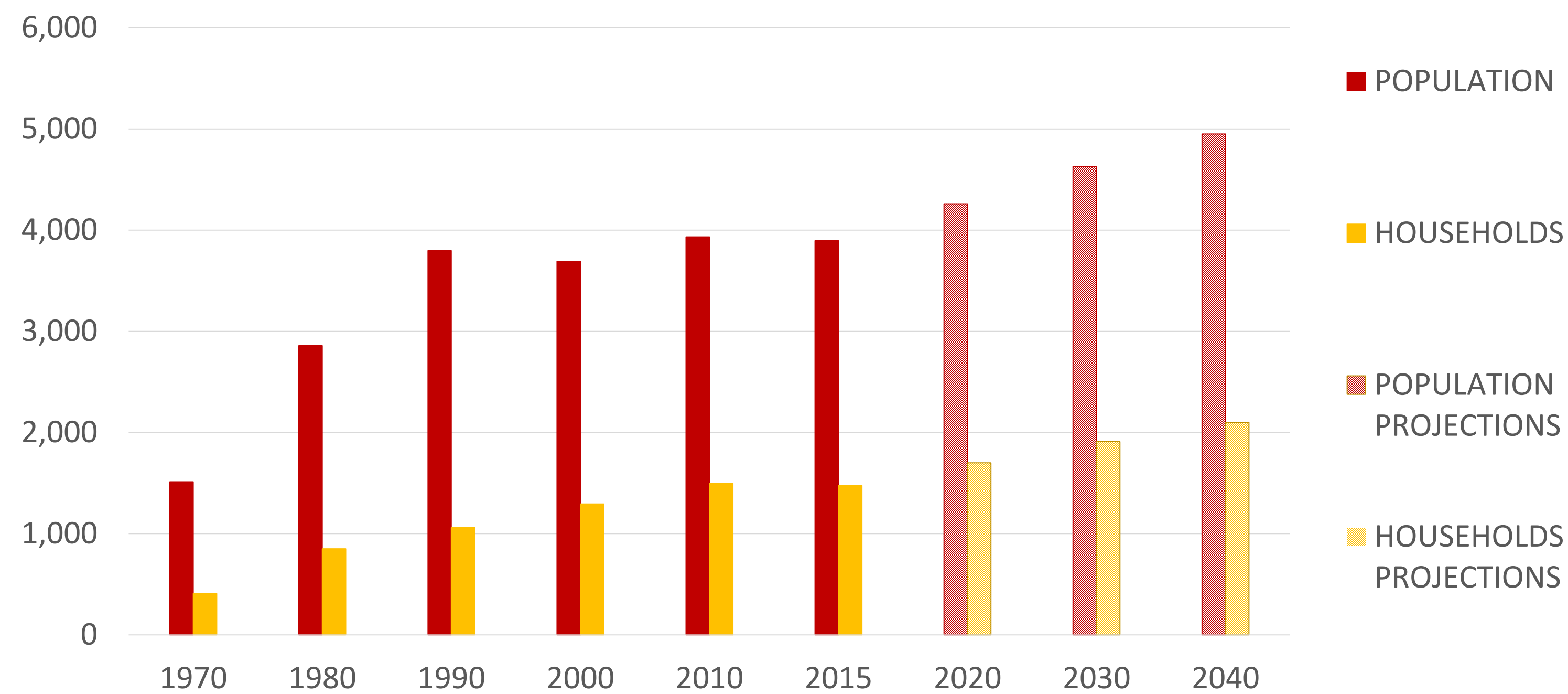
15.5% of Scandia households experience housing cost burden, spending 30% or more of their income on housing

Median Housing Values, 2015

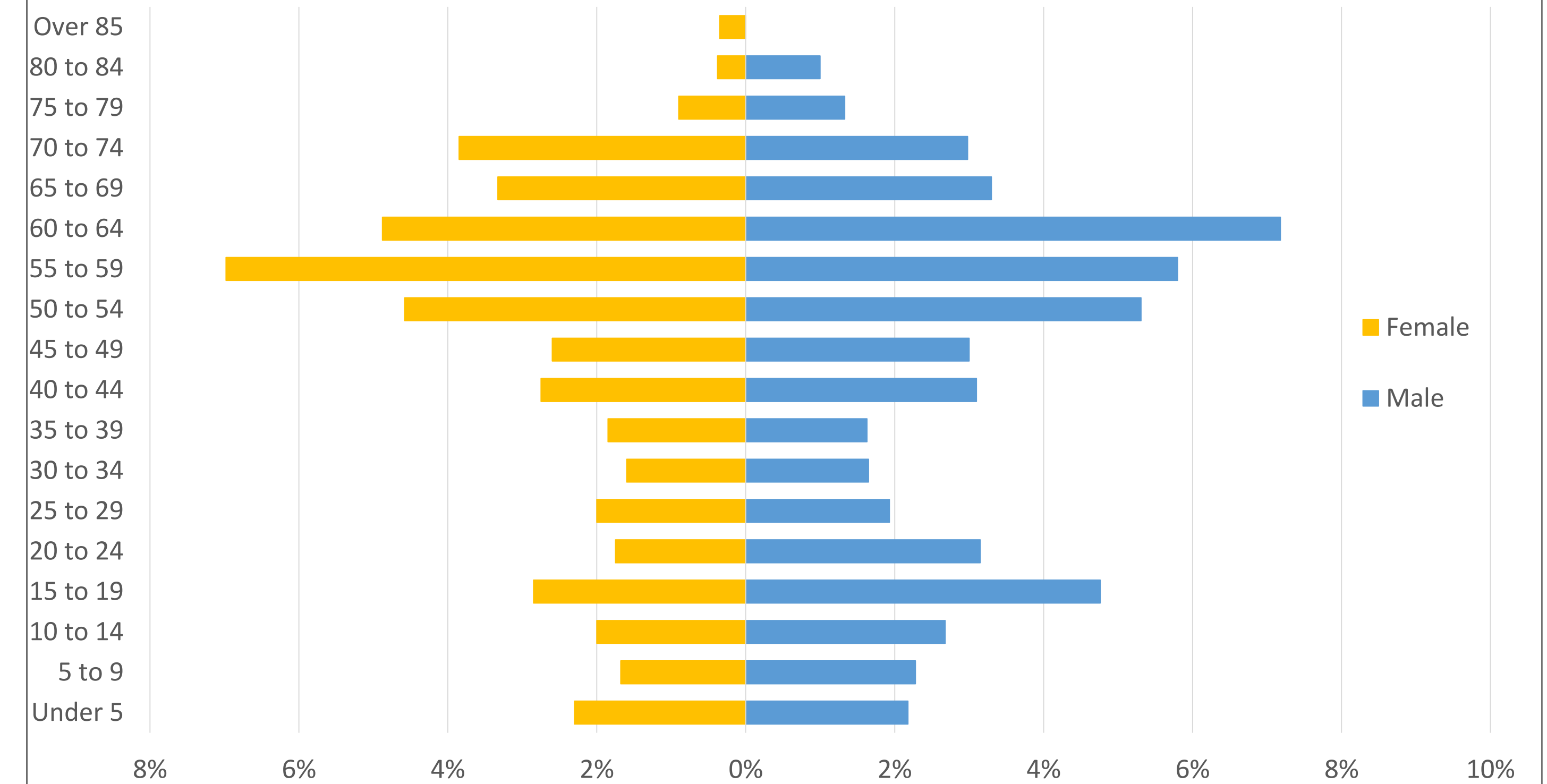


Demographics

Population and Households in Scandia



Scandia Population Estimates by Age and Gender, 2015



Education

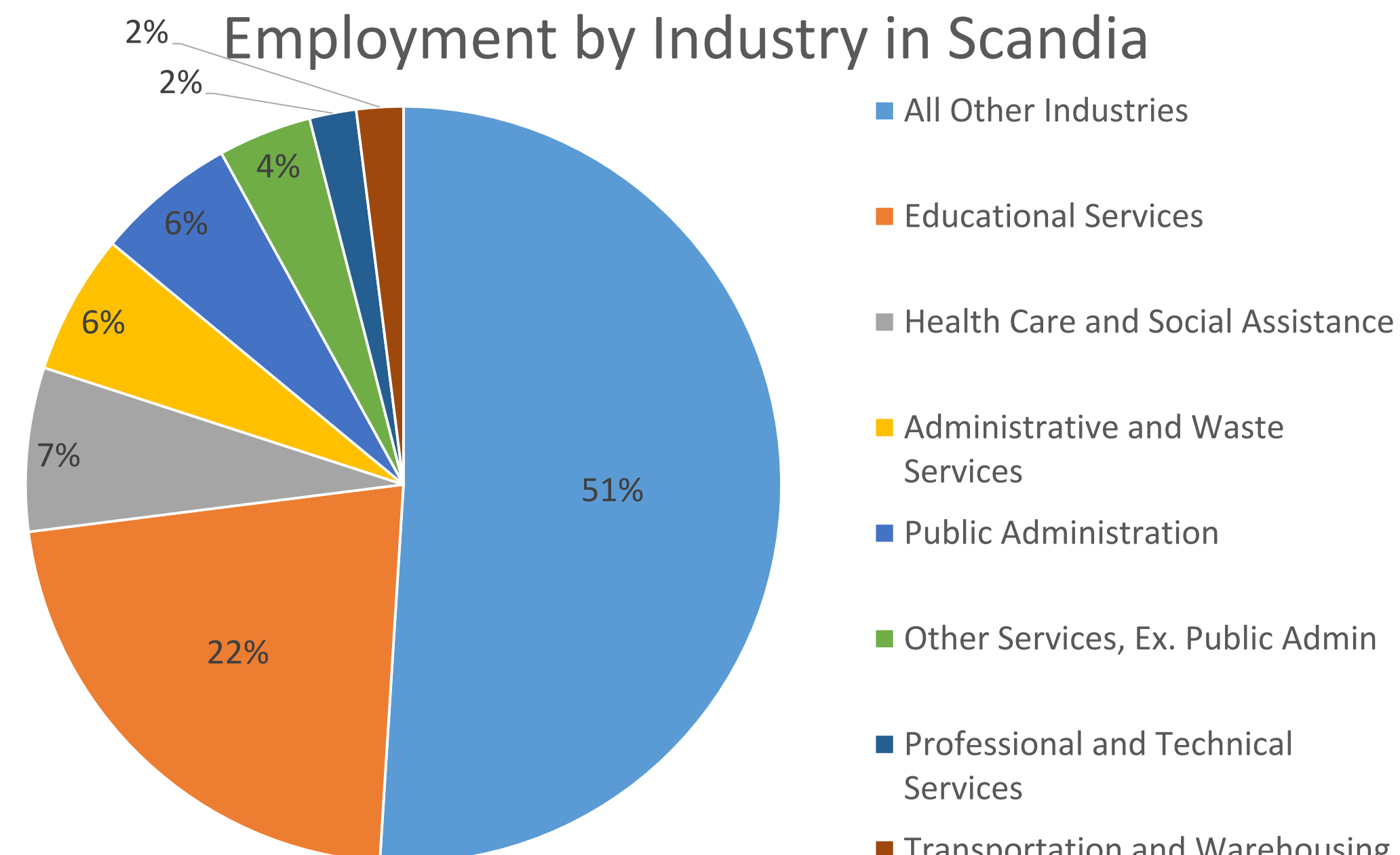


- High School Degree: 28%
- Some College/Associate Degree: 37%
- Bachelor/Grad/Prof Degree: 32%
- Did not Graduate High School: 2.6%

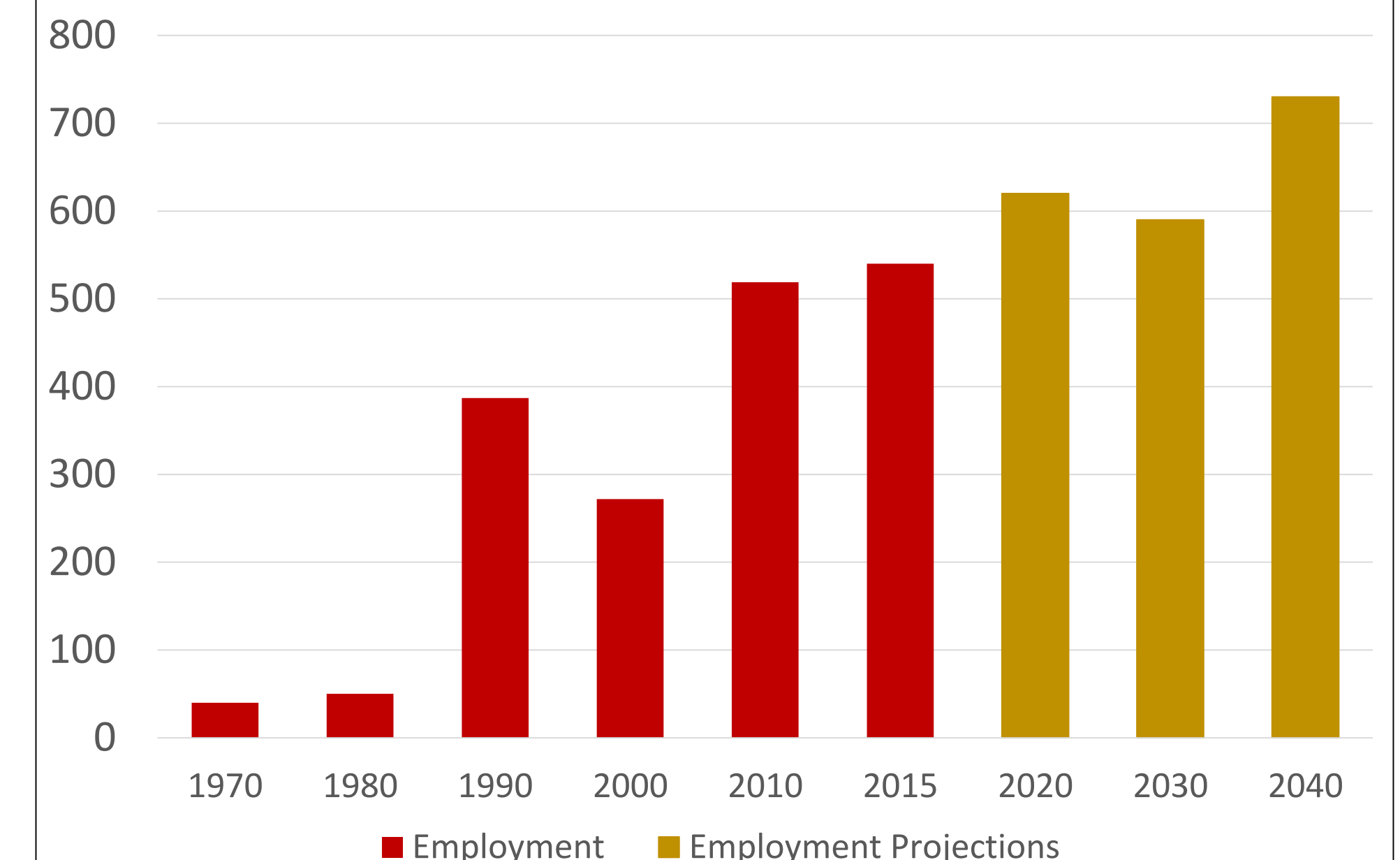
Median Household Income: \$84,100

Per Capita Income: \$42,500

Employment by Industry in Scandia



Employment in Scandia





Vision for the Future of Scandia

Goals of the 2040 Comprehensive Plan

Maintain and promote the City's unique cultural character and history.

Working to address...

Small farm growth and agricultural preservation
Tourism and wayfinding
Historical and small town preservation

Preserve and protect the City's natural resources.

Working to address...

Walking/Biking/Horse trails
Outdoor recreation
Lakes and rivers
Open space preservation

Provide economic opportunities for residents and businesses.

Working to address...

Commercial growth
Small farm growth
Lack of or inconsistent services
Support for local businesses and needed services

Maintain and promote Scandia's existing agricultural and rural character, combined with a variety of land uses and residential densities.

Working to address...

Life stage housing/Senior housing
High housing costs
Residential growth
Commercial growth
Compatible and efficient land use



Vision for the Future of Scandia

Priorities of the 2040 Comprehensive Plan

The Community Survey and Focus Groups identified priorities for planning efforts in the next 10 years:

- Commercial Growth
- Walking/Biking/Horse Trails and Outdoor Recreation
- Residential Growth
- Small Farm Growth
- Lakes and Rivers
- Tourism and Services
- Internet

Is there a priority we missed? Write it here!