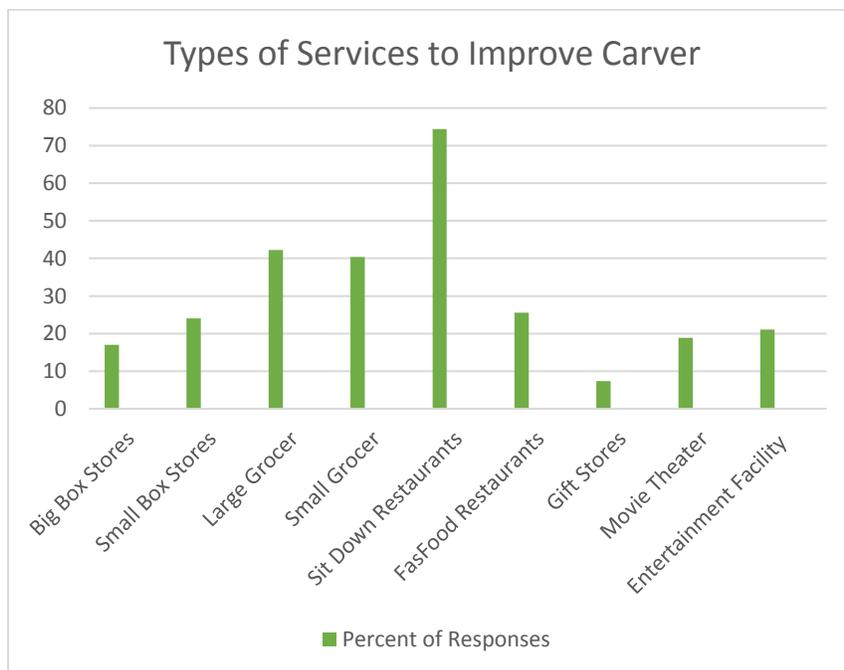


Existing Conditions

Recent development in the City of Carver primarily has been of single family homes which will require greater diversity of the tax base to create a vibrant community for the future of the community. This was heavily reflected in the community survey that was distributed as part of the Design Carver Plan. When asked what would improve the quality of life in Carver, 220 of 270 respondents indicated that more services/shopping would be the largest contributor to quality of life. Additionally, 58 of 270 responded that an increase in employment options would create greater quality of life.



When asked top priorities for future growth in Carver, 206 of 207 responses indicated that commercial/retail development should be at the top of the list for the community. From survey results, it indicates residents in the City are eager for greater ability to access goods and services in the community.

Data suggests a greater mix of land uses desired by the community. In response, Carver will work to diversify land uses and employment opportunity throughout the community via land use guidance and the City Code. The future land use map of the Design Carver plan allows for several areas of retail, trade and office users. Carver will continue to be open for economic development to include both large scale users as well as small businesses throughout both Carver’s Historic Downtown as well as areas projected for new development.



In general, residents of Carver have high rates of education including 49% of the population having earned a bachelor’s degree or post graduate degree. The median household income in Carver is higher than the overall average of Carver County. Reasonable housing prices attracted many residents to Carver with 157 of 270 responding that the amount of house available for the cost was a driving factor of their decision to live in Carver.

Median Household Income	
Carver County	\$93,095
City of Carver	\$109,938

American Fact Finder

Though the City of Carver has a higher median household income of Carver County collectively, residents must commute to adjacent Carver County communities and beyond for employment, goods and services. Expansion of Highway 212 and Jonathan Carver Parkway will continue to foster an environment that allows economic development and activity. With an increasing population, it is anticipated Carver will see an increase of retail and commercial users as significant population milestones continue to occur.

The City of Carver will continue to work to attract users that will provide goods and services for the community but additionally allow for employment within the City of Carver. According to American Fact Finder, the average commute time for residents from Carver is 28 minutes. With greater employment opportunities within the City of Carver, daytime outmigration will decrease which would lead to greater commerce during typical working hours.

The City will additionally continue to explore and research flood mitigation techniques to ensure the Historic Downtown is able to flourish without the constraints of costly flood insurance for greater economic vitality and development. Dependent on location, redevelopment Carver’s downtown will continue to be reviewed by the City’s Historic Preservation Commission to ensure continuity throughout the downtown.



Economic Development Actions

- The Carver Business Alliance which includes City staff, elected officials and local business owners has allowed the City to cultivate and build strong relationships with throughout Carver. The City will work to continue the Carver Business Alliance to maintain and build relationships both with the City as well as other business owners throughout the community.
- Ensure land uses and zoning regulations are compatible for businesses interested in development. The zoning ordinance should be updated to reflect broader allowable land uses in areas including the commercial and industrial land uses categories. Panning for the highest and best land use for property will ensure quality services.
- The City of Carver will actively research and pursue funding related to infrastructure and business development for the community.
- Increase social media and marketing of the City of Carver as development friendly and open to commerce. Outreach should additionally include benefits of living in Carver.
- The City of Carver will continue to be supportive of surrounding communities and their economic development goals recognizing that development throughout Carver County is advantageous for development in the City of Carver.
- Create and retain jobs that span the spectrum for people of all ages, abilities and interests.