



City of
FARMINGTON

DRAFT COMPREHENSIVE PLAN:
EXISTING CONDITIONS REPORT





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A photograph of a river scene with large, light-colored rock formations. Several people are engaged in outdoor activities: some are climbing the rocks, while others are swimming or wading in the water. The scene is captured in a slightly desaturated, blue-toned style. The word "Introduction" is written in a yellow, cursive font across the center of the image.

Introduction

COMPREHENSIVE PLANNING

Comprehensive planning studies a variety of aspects of a community to understand strengths, weaknesses, opportunities, and develop a vision for the future. A city's comprehensive plan serves as a guiding policy document which outlines goals and strategies to aid the elected and appointed officials, as well as staff, in decision making over a period of 10 to 20 years.

The comprehensive planning process for the City of Farmington will include three key phases completed over a period of roughly 12 months:

- Phase 1: Existing Conditions
- Phase 2: Land Use Planning
- Phase 3: Objectives & Key Results, Plan Development, and Adoption

Visit the City of Farmington's website (www.farmington-mo.gov/2026-comprehensive-plan) to learn more about the planning process, keep up with public engagement opportunities, and view draft plan documents as they are published.

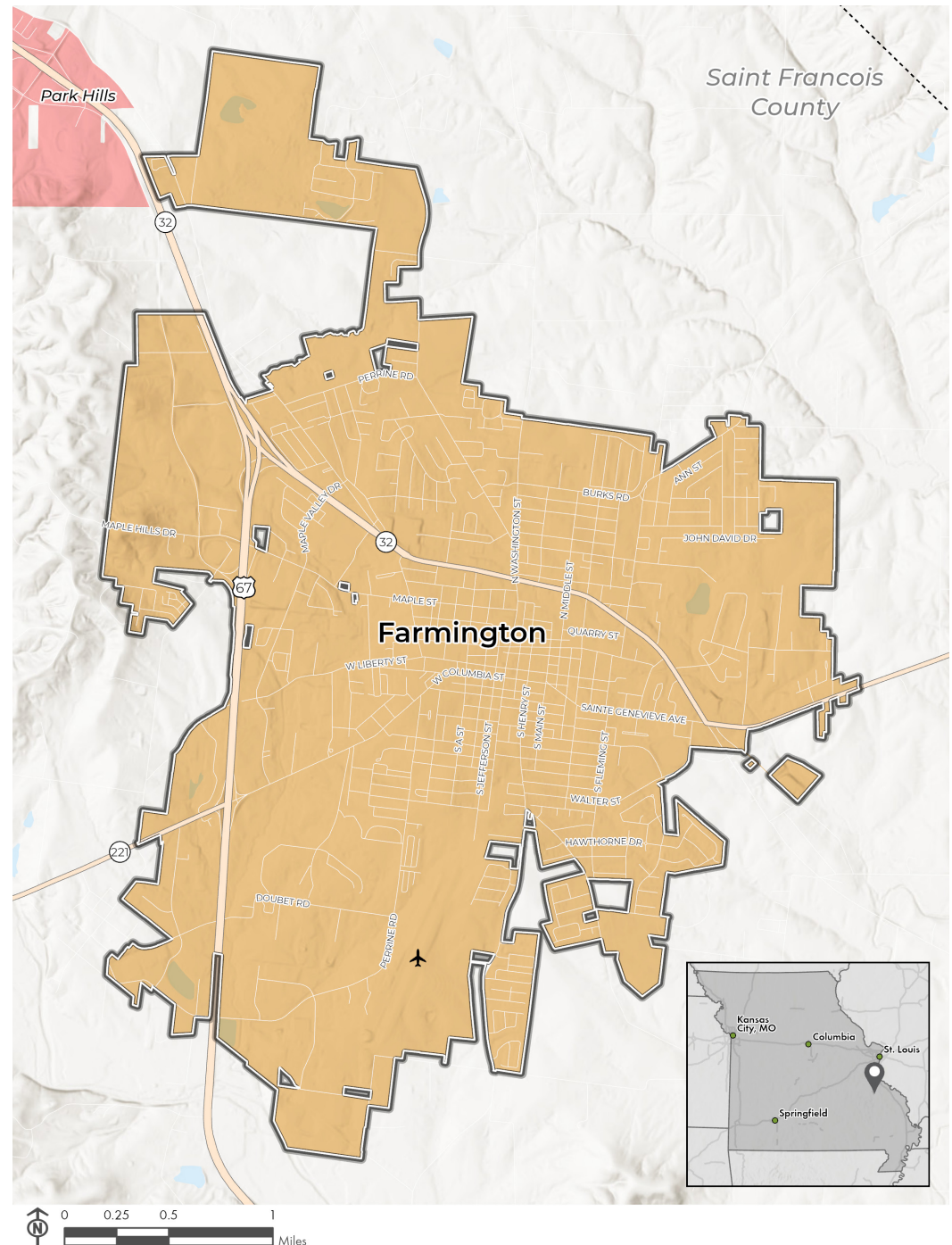
PURPOSE OF THIS REPORT

This report summarizes the analysis completed in Spring 2025 related to existing conditions in Farmington. The existing conditions analysis includes a review of existing plans, demographics, market trends, land use and transportation patterns, and community data provided by the City of Farmington. This data was utilized to develop an understanding of how Farmington has changed in recent years, what is happening in the city today, and where trends may be going in the future.

AREA OVERVIEW

Farmington is the county seat and largest city in St. Francois County. Located about 70 miles south of St. Louis, Farmington is nestled among Hawn State Park, St. Francois State Park, Hughes Mountain Natural Area, St. Joe State Park, and Elephant Rocks State Park with Mark Twain National Forest just about 30 miles east. U.S. Highways 67 and 32 provide convenient access to the major interstate system for travel, trade, and industry in Farmington.

Area Overview Map



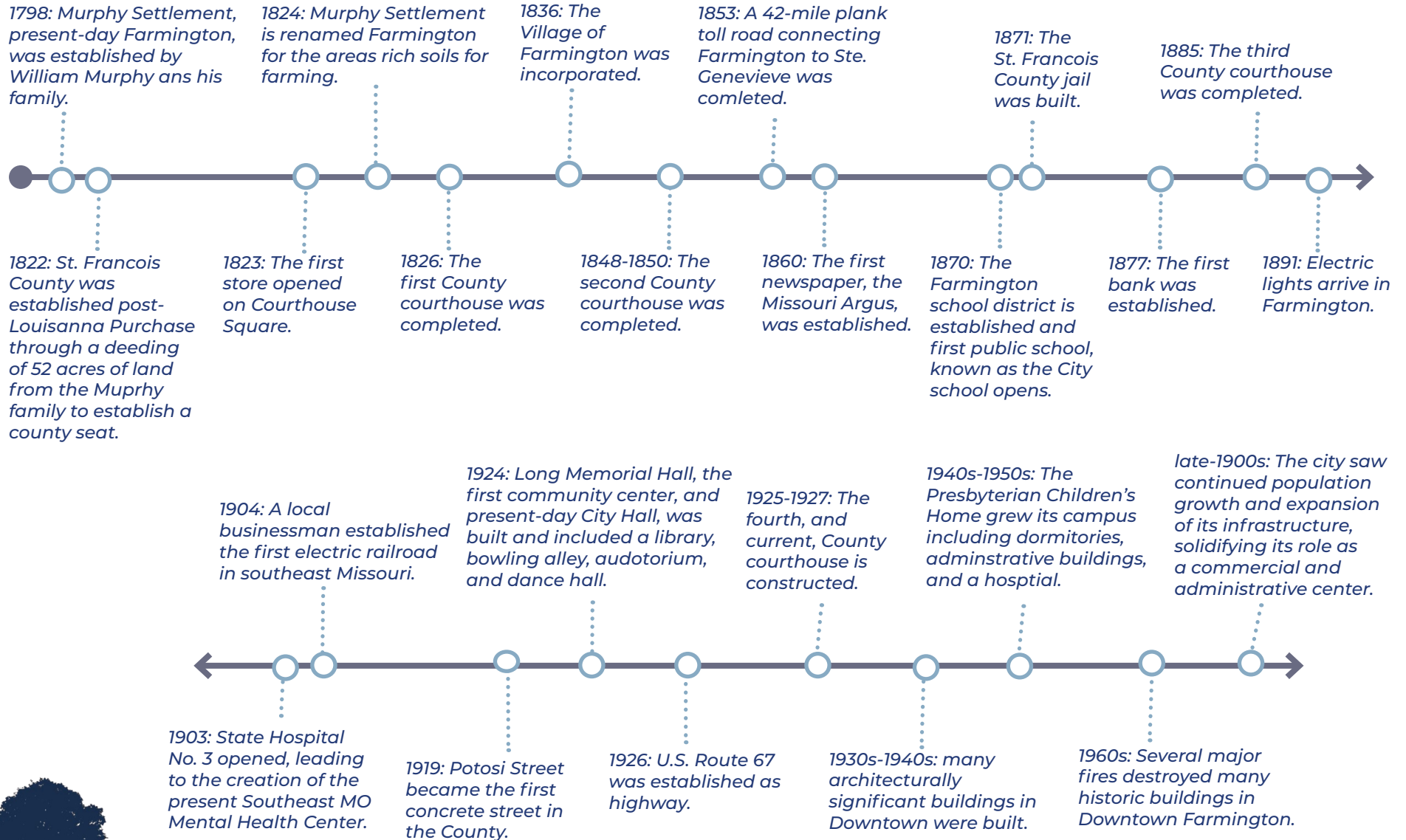
FARMINGTON'S HISTORY

Farmington was first incorporated as a Village in 1836 with 500 people and as the original county seat for St. Francois County. The number of settlers in the area significantly increased following the Louisiana Purchase, and in 1821 the St. Francois County was established.

Before incorporation, the area was referred to as "Murphy Settlement" due to William Murphy and his three sons who settled in the region in 1798. In 1822, William's son, David, deeded 52 acres of land to the County Court to establish a County seat.

Notable Moments in Farmington History...

Credit: Many of these historical excerpts are sourced from "Early History of Farmington" by Marcus Kirkland (1965).



FARMINGTON TODAY

Today, Farmington is home to over 18,000 residents and boasts the St. Francois County Courthouse built in 1927 as the center of a bustling modern downtown. Farmington is the regional center for commerce, industry, retail, government services, and entertainment; however, Farmington's strongest industries include healthcare, manufacturing, retail, and public administration. Residents benefit from access to the St. Louis – Lambert International Airport, just 90 minutes away via U.S. Highway 67, or can stay in town and enjoy recreation opportunities such as award winning vineyards in the region or several State parks.

Form of Governance

Originally incorporated as a Village, Farmington transitioned to a 3rd-class city in 1981. City's of the 3rd class have a population ranging from 3,000 to 29,999 residents. Farmington operates under a "Mayor/City Administrator/Board of Alderman" form of government. Under this form of government, the City Administrator serves as the City's Chief Administrative Officer and is responsible for overseeing the daily operations of the city. These responsibilities can include handling matters related the city's fiscal health, policy-making, legal issues, or personnel management. The City Administrator is overseen by the city's elected officials, the Mayor and Board of Aldermen.

Utility and Public Safety Services

The City of Farmington owns and operates its own electricity service, waterworks, and sewer service - Farmington City Light and Water. Public safety services in Farmington includes the Police Department, Fire Department, Emergency Management, and Animal Control.

Community Amenities

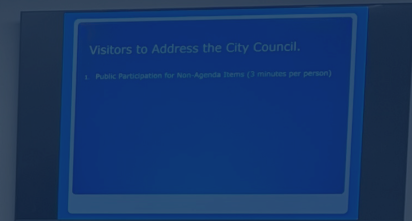
The City of Farmington provides many services and amenities to its residents which contribute to a high quality of life, including a municipal library, 15 public parks, a two aquatic facilities, a community civic center, and a variety of events and programs for youth and adults.

Schools

The Farmington R-VIII School District primarily serves City of Farmington households. The district also encompasses some surrounding unincorporated areas of St. Francois County. In 2023, the district's seven schools had a total population of 3,821 students (*Demographics and Enrollment Projection Study, Farmington R-7 School District 2023-2024, Business Information Services*).



Planning History



PREVIOUS PLANS

The City of Farmington established its Planning Commission in 1962 and, soon after, adopted its first comprehensive plan in 1964. Over the past 60 years, there have been four updates to the City's comprehensive Plan. The most recent update was adopted in 2011.

2011 Comprehensive Plan

Annexation

This section begins with a physical description of the City and describes growth patterns that led the City to the existing boundary. Then, the policy considerations for annexation were detailed in the following section including supporting existing land uses, restricting development that is not environmentally sensitive, other geographical considerations, and potential tax revenue.

The main goals around Annexation in the 2011 plan were to annex land contiguous to existing industrial and commercial land, encourage voluntary annexation of adjacent properties, ensure annexations are cost effective for the City, and to annex land areas to establish regular geographic boundaries.

Environmental Preservation

This section began by highlighting environmental efforts made by the City. The first major effort is the various Environmental Protection Agency (EPA), Missouri State Operating Permits (MSOP), and National Pollutant Discharge Elimination System (NPDES) permits the City upholds. Secondly, in 2007, Farmington residents voted to pass a one-half cent tax to expand and enhance the East Wastewater Treatment Plant and address water system radionuclide intrusion.

The major goals set forth for environmental preservation were to preserve the urban forest, expand environmental programs, preserve environmentally sensitive waterways, protect ground water resources, and protect and improve air quality.



Historical Preservation

The Historical Preservation section outlines what the purpose of historic preservation is, the federal and state policies that promote historic preservation, the historic preservation efforts in Farmington, and the policy considerations.

Efforts in Farmington at the time of this plan included the adoption of a Historic Preservation Commission, a Tax Increment Financing (TIF) District to provide local financial incentives for preservation of the downtown business district, two historic districts in the downtown, and participation in several private-public partnerships to preserve historic properties. Policy considerations included state and federal policies to register historic structures and the TIF district.

Housing

The housing section relays results of a 2002 housing inventory in conjunction with a land use survey. There is also a description of housing development patterns and a discussion on affordable housing. The housing survey revealed that less than 7% of buildings were found to be in poor or bad condition and that the age of housing did not necessarily dictate the condition of housing. Housing stock was most commonly single-family homes, however multiple-family and two-family dwelling units were the fastest growing form of housing.

The affordable housing discussion revealed that the mean rent in Farmington was \$500 and more than 32% of household incomes were under \$25,000. Someone making the minimum wage and paying the mean rent would only have \$245 per month for all their other expenses after paying rent. This affordability issue was highlighted as “the biggest housing problem that the City will have to face as it continues into the 21st century”.

Policy considerations include existing conditions, trends, infrastructure needs, code enforcement,

and business development.

The housing goals were to encourage development of downtown lofts, adopt policies to encourage the development of entry-level or low-to-moderate income affordable housing, and to promote the development of quality affordable senior housing alternatives.

Industrial Growth and Commercial Development

This section outlines the locations industrial development as well as the history of industrial parks in Farmington. Existing industrial land uses in Farmington are generally located near the western border of the city due to the proximity to U.S. Highway 67, Farmington Regional Airport, and the distance from residential uses. The future land use map created with this plan also allocated substantial land area to industrial use.

At the time of this plan, Farmington had three industrial parks containing nearly 200 acres of developable industry property. To maintain growth in these industrial parks, the city used a one-half cent sales tax to eventually fund a business incubator at the industrial parks. It originally housed six firms and several of the original six firms build factories in Farmington after they outgrew their incubator space.

The main goals for Industrial Growth and Commercial Development were to develop safe and efficient commercial corridors, ensure adequate land for projected industrial development, maintain excess utility capacity to meet the needs of future industrial and large commercial demand, develop a public education campaign on industrial growth and commercial development, and continue development of the regional airport to support corporate air travel.

Land Use

This section outlines the purpose of land use

planning and how it is regulated by the state, as well as policy considerations for land use planning. Policy considerations include, existing conditions and trends, meeting future demands, appropriately segregating land uses to minimize potential conflicts, and making certain that land use and development does not impose negative environmental impacts.

This section also includes the breakdown of land use categories utilized in the 2010 Land Use Survey and a description of how each category shows up in Farmington.

Municipal Finance

This section identifies Farmington’s financial position as traditionally strong and conservatively managed. The amount the city owed for each bond and sales tax was outlined as well as descriptions for each of the possible methods of financing capital improvements. Methods discussed included pay-as-you-go, general obligation bonds, revenue bonds, authorities and special districts, tax increment financing, neighborhood improvement district, special assessments, capital improvements sales tax, local parks and storm water control, lease-purchase, special purpose districts, using sales tax to support a lease purchase, transportation sales tax, joint financing, grants, user fees, impact fees, and outside sources.

The goals for municipal finance were to adopt policies to maintain financial stability, implement prudent tax policies, and to ensure that city operations are effective and efficient.

Public Safety

The public safety section outlines each of the emergency response agencies and summarizes the make up. These agencies include the police department, investigative division, communication division, and fire department as well as a description of emergency management



in Farmington including the 2000 Emergency Preparedness Plan.

The public safety goals were to ensure that the fire department is staffed to meet community needs as well as Insurance Standards Office (I.S.O) and National Fire Protection Association (N.F.P.A) recommendations and standards, meet NFPA 1901 Annex D and Industry standards on maximum fire apparatus age and service standards, plan for future fire department expansion to meet community needs as well as comply with ISP and NFPA recommendations and standards, continue to make the community safe through training and community oriented safety programs, maintain and improve police protection, maintain and improve community emergency response, and to develop necessary systems to work with the local, county, State and Federal government systems.

Public Service

The Public Service section outlines the services provided by the Parks and Recreation Department and a description of each Parks and Recreation facility in the city. There is also a description of the services provided by the Public Library and services provided for Seniors.

The main goals of public service in Farmington were to ensure library services meet the needs of the community, maintain and expand park services, expand services provided specifically for senior citizens, continue to expand services within the abilities of the Civic Center facilities, expand the capabilities and features of the Farmington Water Park, and to maximize use of the Centene Center facilities.

Public Works

The Public Works section offers an in depth description of each of the public works systems including their capacities, costs to the City and to the residents, quality, and future capacity.

Public works systems include water, wastewater and sewage, electric, storm water, and the street network.

The public works goals were adding more capacity and yield to the water system, controlling infiltration and inflow within the sanitary sewer system, expanding the electric distribution system, and controlling storm water through stricter storm water control ordinances.

Technology

This section details the technology use in Farmington from electronic permitting introduced in the early 2000's, joining social networking sites such as Facebook in 2009, and the servers that uphold networking and file storage for city hall, public works, the library, the civic center, and the firehouse.

The technology goals set were to establish a free wi-fi network for citizens, update the infrastructure software, appoint a technology committee within the City Council, and to provide mobile data access to employees.

Transportation

The transportation section begins with a history of transportation in Farmington including the prevalence of the electric railroad in the early twentieth century that became obsolete once State highways were built, the significance of U.S. Highway 67 in how the city developed, and the first implementations of city planning and subdivision regulations to build new streets.

This section also delineates each street in Farmington by its functional class. Functional Classes are primary arterials, secondary arterials, collectors, and local streets. There is also a description of recommended reclassifications from the major street plan based on desired expansions and extensions. There is also a description of the transportation service available

to seniors through the Southeast Missouri Transportation Service and the various quasi-public services provided through treatment facilities, boarding homes, and medical centers.

The transportation goals were as follows: Enhance public transportation system, program a consistent and permanent funding source for transportation projects, execute the proposed improvements included in the major street plan, have better public access downtown, and update the subdivision regulations.

We Build Community



CITY OF FARMINGTON PARK UPGRADES

- Farmington Sports Complex
 - New Concession & Restroom Facilities
 - New Foul Ball Netting
- Mayor Hager Tennis Complex
 - New Restroom Facilities
- Wilson Rozier Park
 - New Restroom Facilities
- Trimfoot Park
 - New Restroom Facilities
- Dean Danieley Park
 - New Restroom Facilities

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Demographic Trends



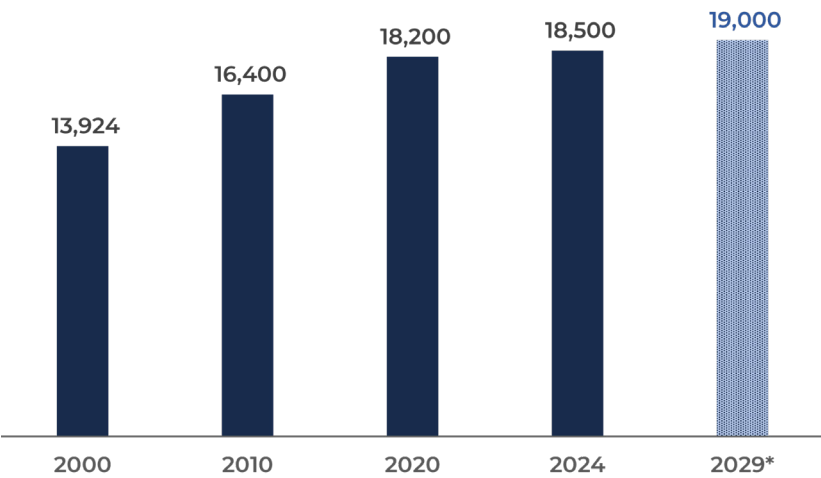
FARMINGTON'S POPULATION

The demographic trends discussed in this section help to tell the story of how Farmington's population has changed over the last 10 to 20 years, and how the population may change in the future. Data in this section is based on U.S. Census / ESRI data sourced in 2025, unless otherwise noted.

Population

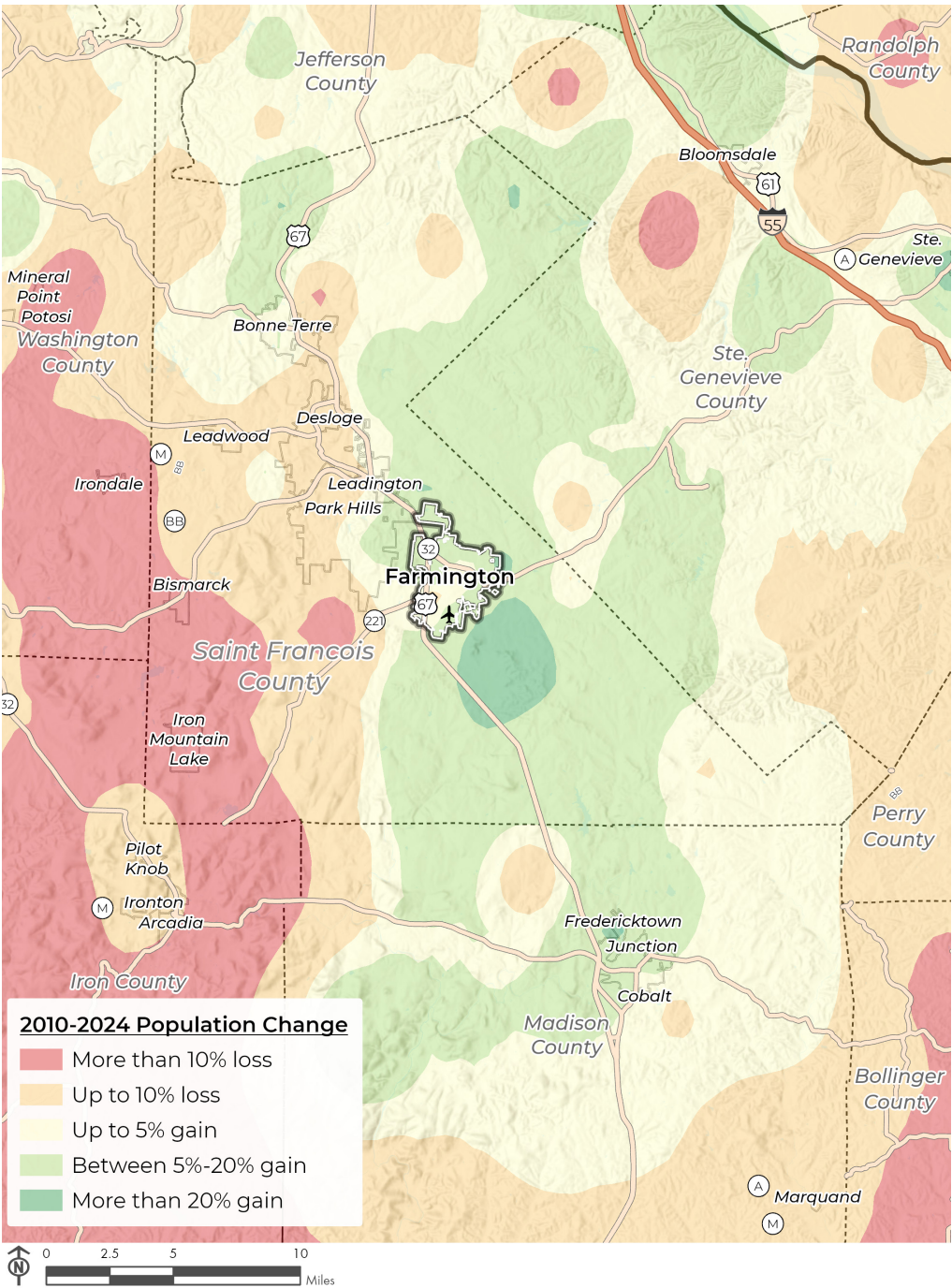
Since 2000, a period of the last 25 years, Farmington has gained 4,576 new residents. This represents a 33% increase in the city's population. The greatest increase in population occurred from 2000 to 2010, when the city gained 2,476 new residents (18% growth). From 2010 to 2020, Farmington's population increased by another 1,800 residents (11% growth). In 2024, Farmington's population peaked at 18,500 residents, adding 300 residents (1.6% growth) since 2020. U.S. Census/ESRI data estimates that the city may reach 19,000 residents by 2029, an addition of 500 residents (2.7% growth from 2024). Based on this and average household sizes, alone, over the next 5 years could generate a need for 220 housing units (whether new construction or existing housing positioned to meet buyers' preferences).

Farmington Population Change (2010-2029)



The map to the right shows population change across St. Francois County and surrounding areas from 2010 to 2024. This map shows that Farmington and other parts of eastern St. Francois County, along with parts of western Ste. Genevieve County and norther Madison County, are where population growth occurred during that time period.

Population Change Across St. Francois County Region (2010-2024)



The table below shows a comparison of population growth rates in Farmington, St. Francois County, and Missouri since 2020.

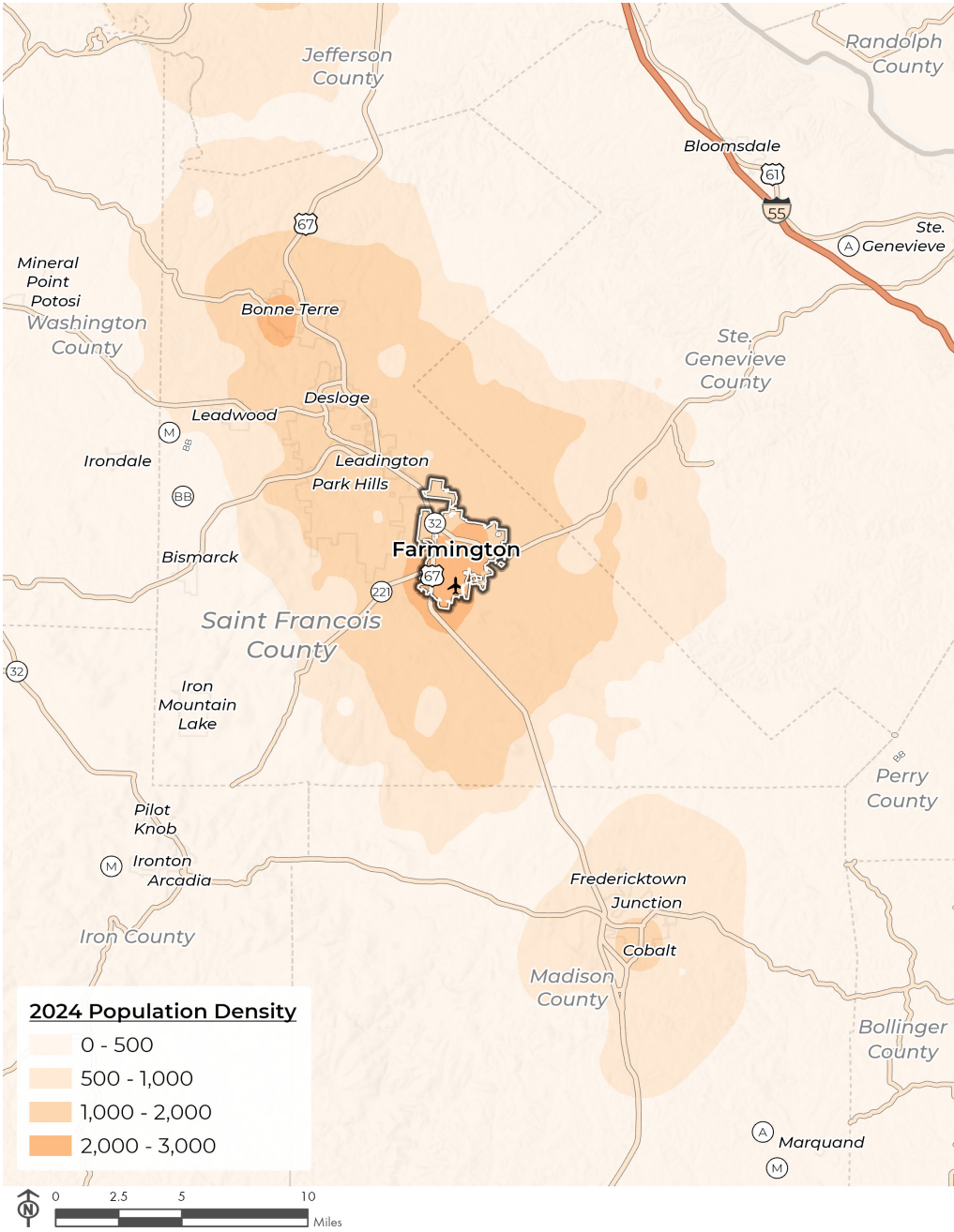
Population Change Comparison: Farmington, St. Francois County, and Missouri (2000 - 2029)			
Time Period	Farmington	St. Francois County	Missouri
2000 to 2010	18%	17.5%	7%
2010 to 2020	11%	2.3%	2.8%
2020 to 2024	1.6%	1.3%	1.3%
2024 to 2029 (est.)	2.7%	1.8%	0.9%

This data shows that growth in Farmington has historically outpaced growth in the County and across the State. The map to the right also shows how population density across St. Francois County is concentrated along the U.S. 67 corridor, with Farmington having 2,000 - 5, 000 residents per square mile through much of the city. These trends reflect Farmington’s position as the regional hub of population, government, and industry.

Institutionalized Population

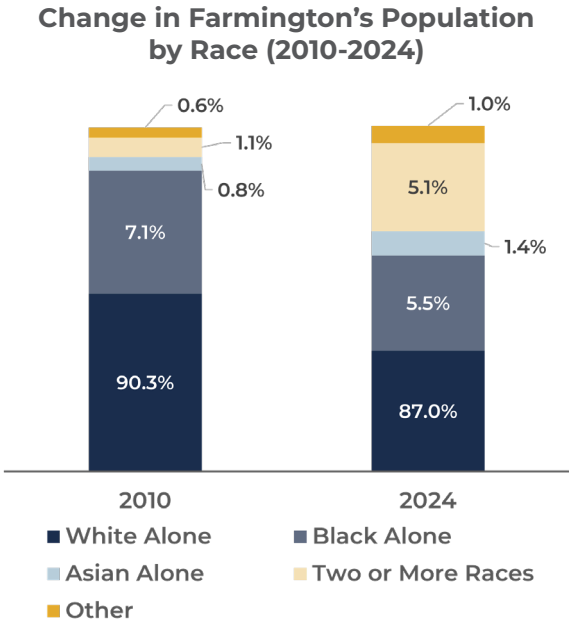
Farmington is home to multiple group quarters facilities, which are defined as places where people live or stay, in a group living arrangement, that is owned or managed by an entity or organization providing housing and/or services for the residents, (U.S. Census). In Farmington, residents living in group quarters were those in institutions like the Farmington Correctional Center, St. Francois County Jail, St. Francois County Juvenile Detention Center, and nursing homes and accounted for 19.2% of the city’s total population. The population living in correctional or juvenile facilities, represented 15% of Farmington’s then 18,200 total population in 2020. Residents living in nursing facilities accounted for 430 residents or 2.4% of the city’s population in 2020. Other institutional facilities, which can include other in-patient health facilities and residential schools, accounted for 118 residents or 0.6% of the city’s population in 2020. It should be noted that these estimates do not include the Southeast Missouri Mental Health Center which is located just outside of Farmington’s corporate boundary.

Population Density Across St. Francois County (2024)



Race

Farmington, founded by English settlers, has remained a predominantly White population since its founding. In 2010, just over 90% of the city's population was White. Black residents represented the second largest racial group (7%) in the city. From 2010 to 2024, Farmington's population became more racially diverse, as the city's population identifying as being Two or More Races grew nearly five times over from 1.1% in 2010 to 5.1% in 2024. During the same period, the percentage of the city's Asian population (1.4%) and other races (1%) also grew while the percentage of Black (5.5%) and White (87%) residents declined overall. These trends closely follow similar trends in St. Francois County during the same time period.



Age

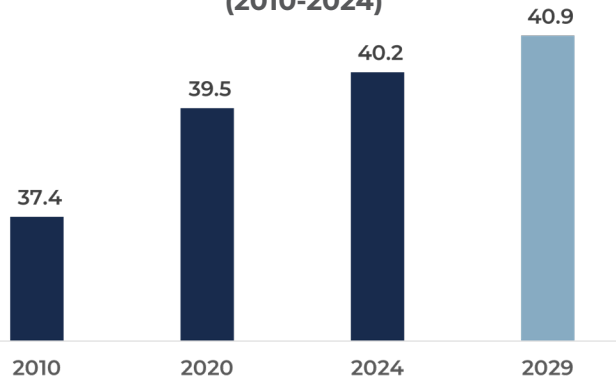
The median age in Farming is 40.2 which compares favorable to the median age across St. Francois County (40.8 years), but is older than the median age across Missouri (37.8). The chart to the right shows that the city's median age has been increasing since 2010, which indicates the population is getting older. The median age across St. Francois County and Missouri follow a similar trend. By 2029, Farmington's median age is projected to reach 40.9, slightly younger than St. Francois County (41.4) and still older than Missouri (39.5).

Having an aging population is a demographic trend that cities across the nation are working to create solutions for. Signs of an aging population can show up in many ways and vary from city to city. Some of these signs can include an increased demand for healthcare and social services; and enhanced accessibility in terms of housing, transportation systems, and public spaces.

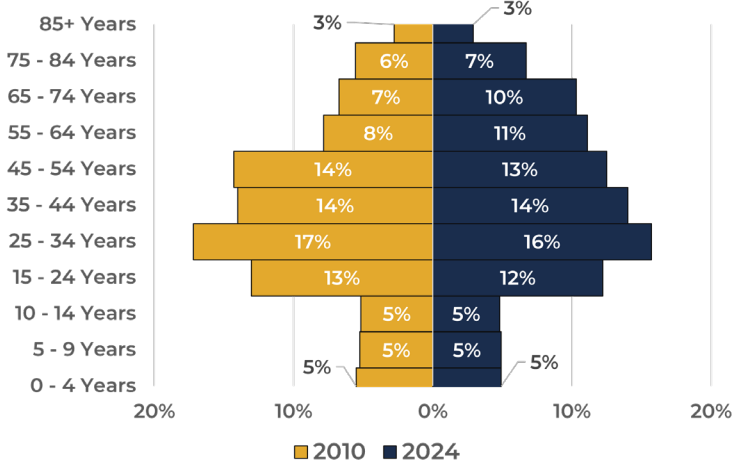
Looking at a breakdown of Farmington's population by age shows that the population is comprised of slightly fewer children under 18 (17.9%) than the County (20.3%). Farmington also has slightly more adults 25-64 (53.3%) and seniors 65+ year (19.9%) than the County at 51.8% and 18.9% respectively.

Overall, age trends in Farmington reflect trends happening in the County, State, and nation. However, as Farmington positions itself for continued growth, understanding the implications of these trends on the local economy, workforce, and housing are important to understand and plan for.

Change in Median Age in Farmington (2010-2024)



Farmington's Population by Age (2010-2024)



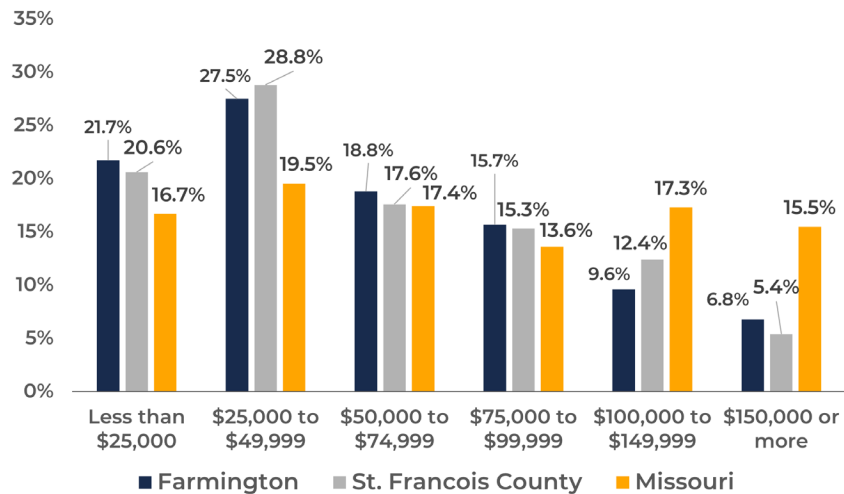
Population by Age Cohort: Farmington Compared to St. Francois County (2024)		
Age Cohort	Farmington	St. Francois County
Children (0-18 years)	17.9%	20.3%
Young Adults (18 - 24 years)	8.9%	9%
Adults (25-64 years)	53.3%	51.8%
Seniors (65+ years)	19.9%	18.9%

Household Income

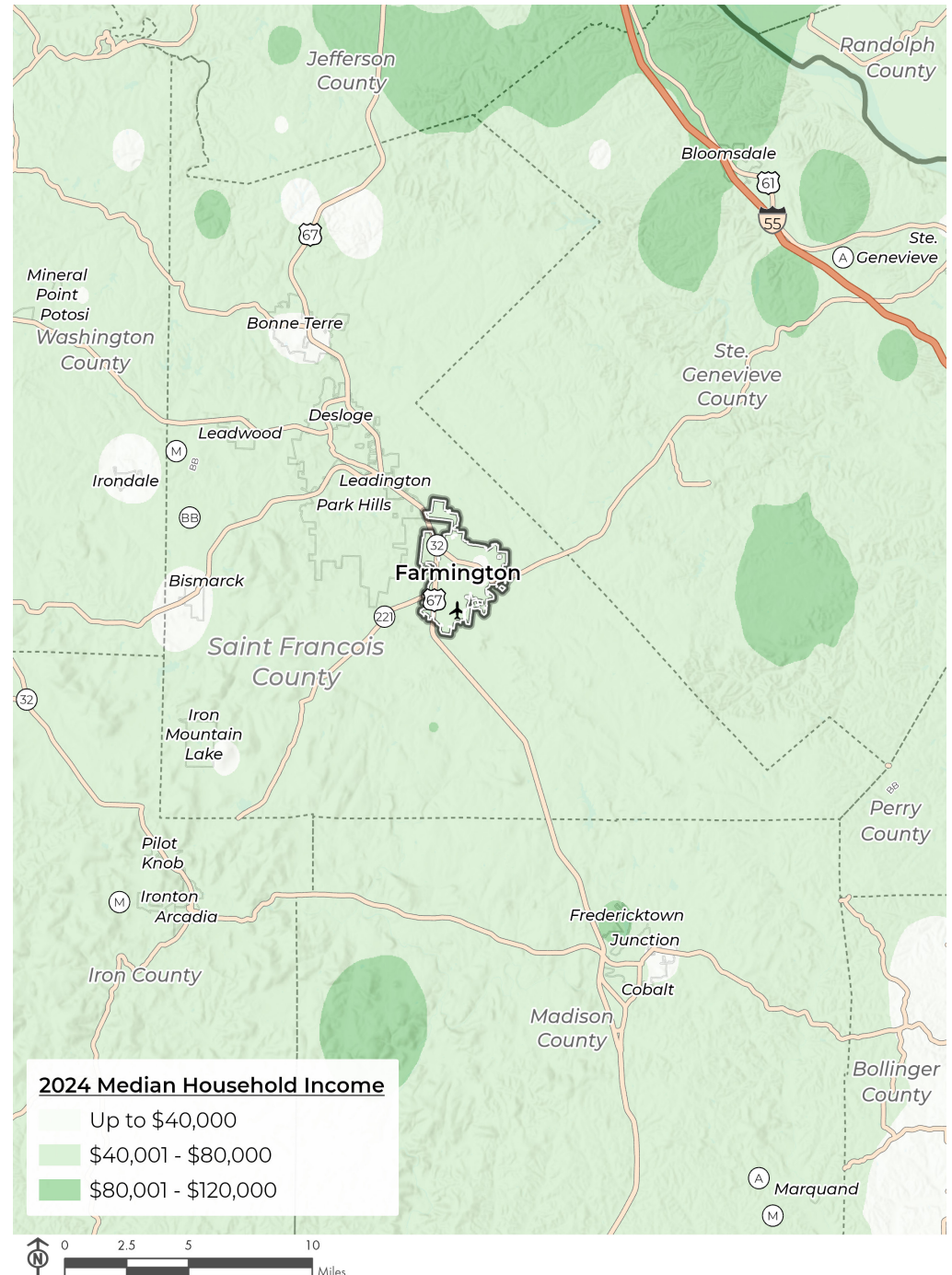
In 2024, Farmington had a median household income of \$50,740, slightly higher than the median household incomes across St. Francois County (\$50,670), but is lower than Missouri (\$68,140). Farmington's median household income is projected to grow at an annual average rate of 1.6% through 2029 when the median household income is projected to reach \$54,930. During this time, the median household income across St. Francois County is projected to increase at an annual average rate of 2.2%, reaching \$56,500 in 2029. The map to the right shows median household incomes across the St. Francois County region. This map shows median household income is fairly similar across the region, with some pockets of higher income households mostly in communities near the I-55 corridor.

The distribution of household incomes across all households in Farmington and St. Francois show similar trends. In both Farmington and the County nearly 50% of households have a household income of less than \$50,000, compared to just 36% across Missouri. There is a noticeable gap in the percentage of households earning \$100,000 to \$149,999 per year in Farmington (9.6%) compared to St. Francois County (12.4%). The larger proportion of households on the lower end of the income spectrum results in a depressed median household income city-wide when compared to the State. The chart below shows the distribution of household incomes across households in Farmington, St. Francois County, and Missouri.

**Distribution of Household Incomes
in Farmington, St. Francois County, and Missouri (2024)**

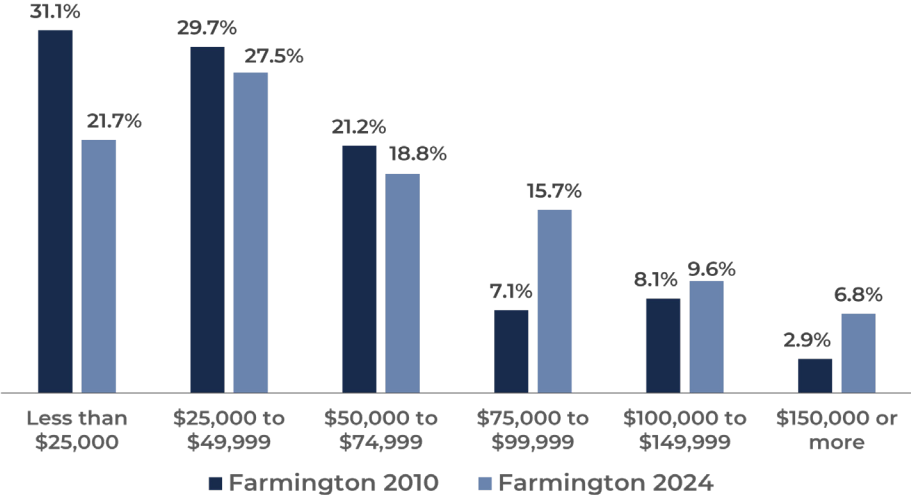


**Change in Median Household Income
Across St. Francois County Region (2010-2024)**



Farmington and St. Francois County each have a lower median income than the state, however they have both seen a positive shift away from 2010 when the majority of households were making less than \$25,000 annually. Though the largest portion of households are now in the next income category, \$25,000 to \$49,999, that category actually fell slightly as well in both geographies between 2010 and 2024. The \$75,000 to \$99,000 and \$150,000 or More categories both saw large increases; in Farmington, the \$75,000 to \$99,000 category went from 7.1% in 2010 to 15.7% in 2024 and the Over \$150,000 category went from 2.9% in 2010 to 6.8% in 2024.

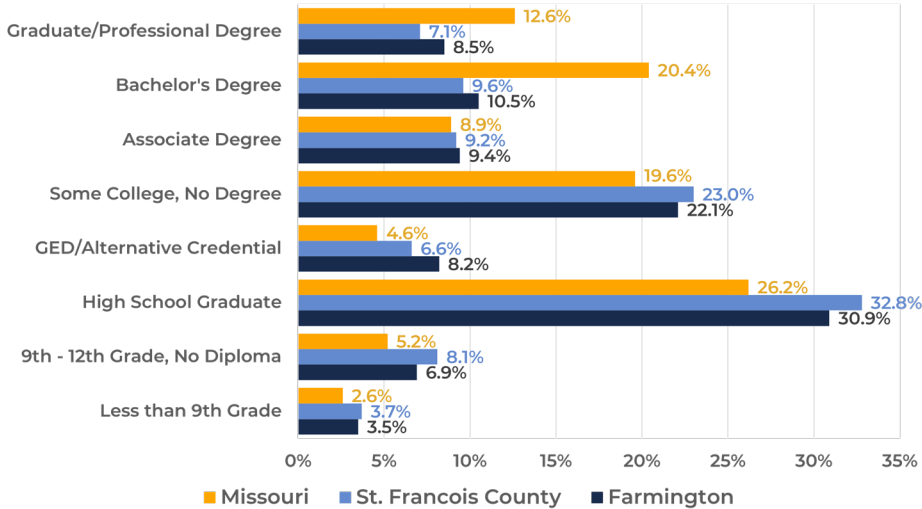
Distribution of Household Incomes in Farmington
(2010 Compared to 2024)



Educational Attainment

The City of Farmington and St. Francois County have lower educational attainment than the state overall. In the State of Missouri, 92.3% of people have achieved a high school diploma or higher and 33% of people have achieved a bachelor's degree or higher. In Farmington, 89.6% of residents have achieved a high school diploma or higher and only 19% have achieved a bachelor's degree or higher. Farmington is higher than the county though where 88.3% of residents have a high school diploma or higher and 16.7% have a bachelor's degree or higher.

Educational Attainment
in Farmington, St. Francois County, and Missouri (2024)

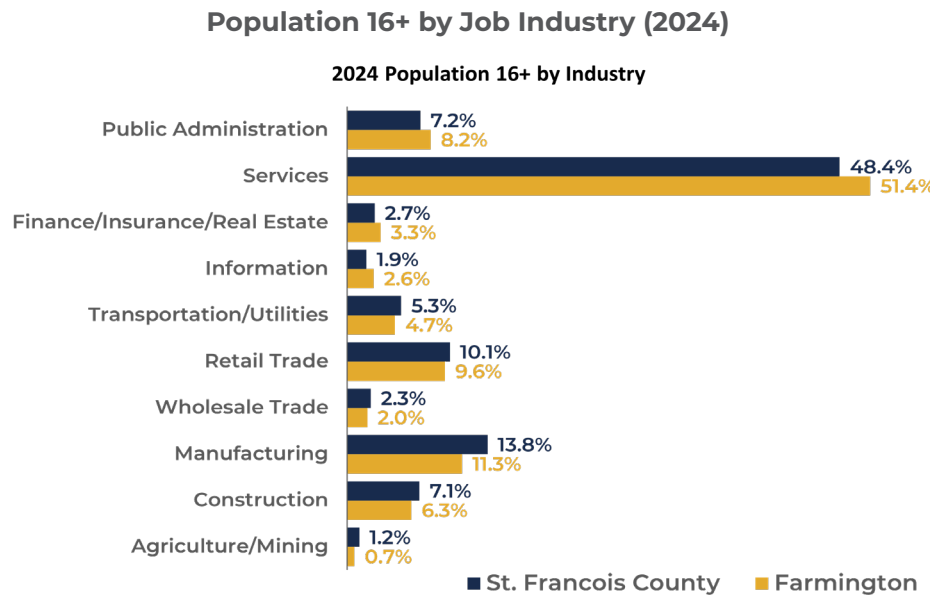


Industry and Employment

Farmington's Labor Force

In 2024, there were 6,944 residents 16 years or older. Of those residents, the labor force included 6,805 (98%) residents who were employed, compared to 96.8% across St. Francois County. This is reflected in the city's low unemployment rate of 2% which was lower than the unemployment rate in St. Francois County (3.2%) and Missouri (3.3%) in 2024.

The City of Farmington and St. Francois County have a very similar industrial make up. Based on 2024 U.S. Census data, the top five industries are Services, Manufacturing, Retail Trade, Public Administration, and Construction. The chart below shows the breakdown of the labor force (population 16 years or older) by job industry.

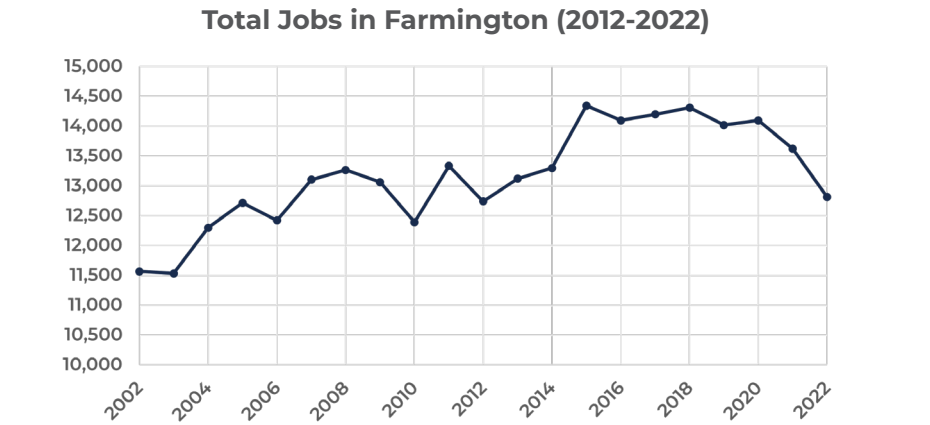


Jobs in the Services industry are most prevalent among residents who live in Farmington or other parts of St. Francois County. Jobs in the Services industry include professional and technical services like real estate/finance, consulting, healthcare, social services, and more. Major employers like Parkland Health Center, Southeast Missouri Mental Health Center, and Farmington Correctional Center account for many of the jobs in this industry. Other major employers like the U.S. Tool Group, Walmart, City of Farmington, and St. Francois County are presented in the other four of the top five job industries.

Workforce Trends

The U.S. Census' OnTheMap data hub merges employment and demographic information in a data set reference as longitudinal employment-household dynamics (LEHD) to provide more detailed insights about workers in a geography. This data set typically lags behind the U.S. Census' annual publication of demographic data. At the time of this report, the most current data set was from 2022.

The chart below shows the total number of jobs in Farmington during the ten-year period from 2012 to 2022.



The total number of jobs in Farmington peaked in 2015 when there were 14,343 jobs. By 2022, there were an estimated total of 12,812 jobs in Farmington. This represented an estimated loss of more than 1,500 (11%) of the city's total jobs. The largest period of job loss was from 2020 to 2022.

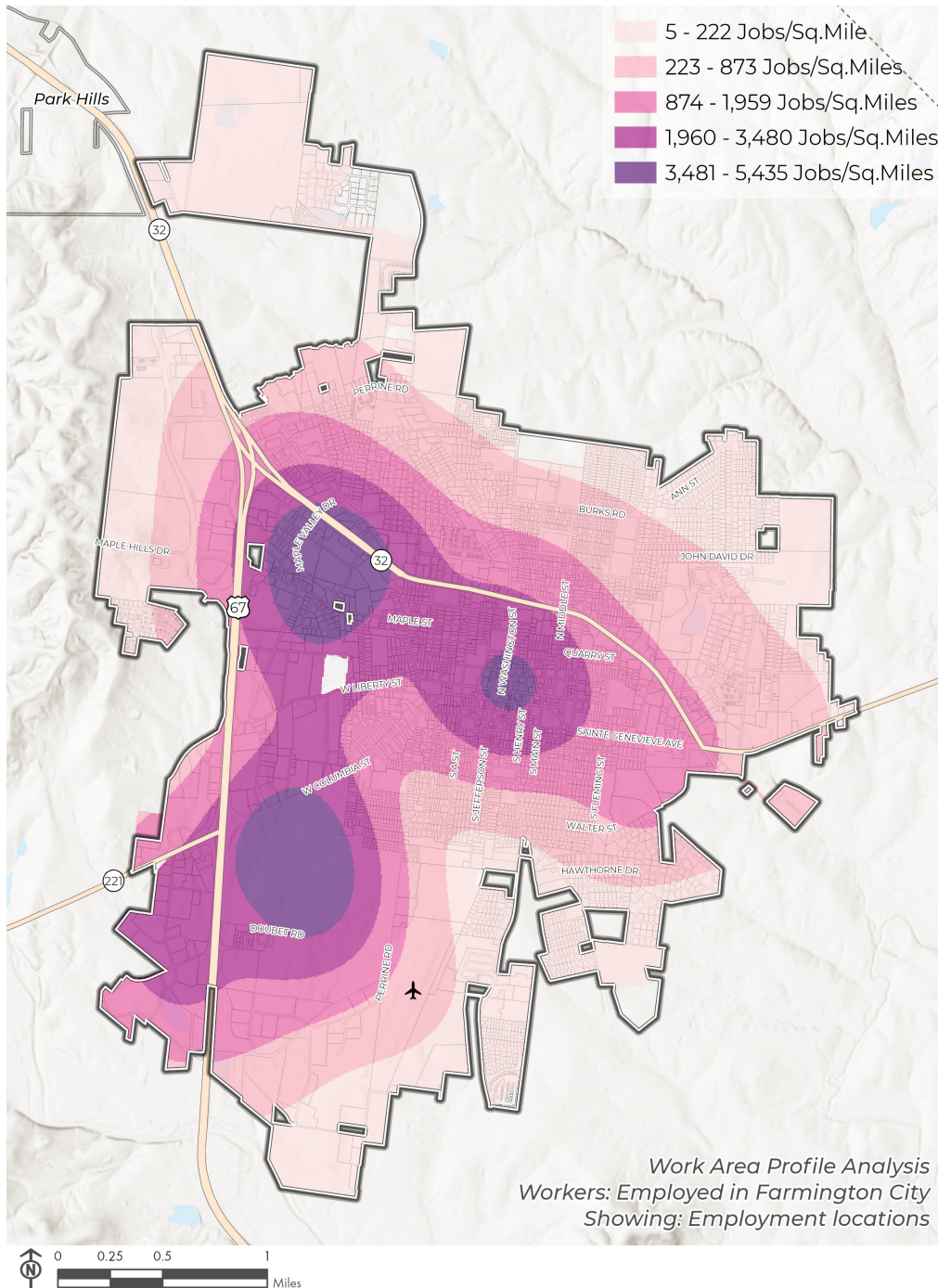
Two significant events occurred during this time and may be key factors in the job loss. In the years following the COVID-19 pandemic cities across the country experienced reductions in the workforce. Farmington was also impacted by this national trend. In 2022, one of the city's major employers, Startek, announced layoffs affecting 472 employees. During the company's 14-year tenure in Farmington it employed over 700 workers. (Mark Toti, myMOinfo.com, 2022.)

The map on the following page shows the locations where jobs are concentrated in Farmington. The largest concentrations of jobs are:

- Commercial areas in and surrounding Maple Valley Drive;
- Farmington Industrial Park and surrounding areas, including Southeast Missouri Mental Health Center and Farmington Correctional Center; and
- Downtown Farmington where City and County government offices are located.



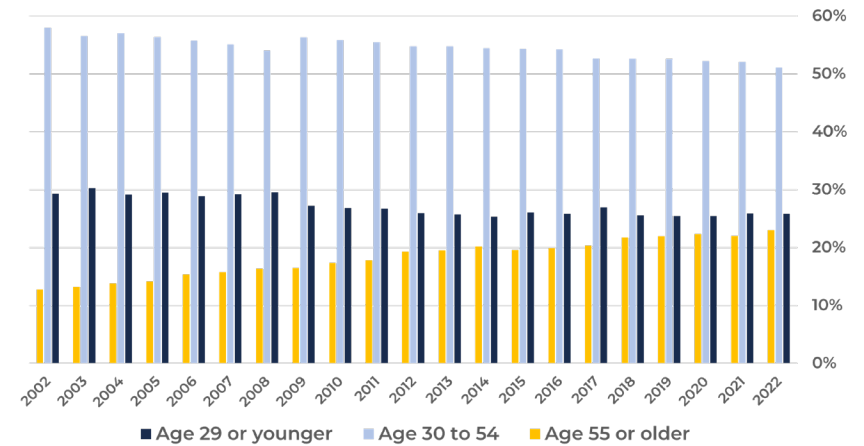
Density of Jobs in Farmington (2022)



2022 LEHD data also helps to understand other characteristics about Farmington's workers, including age and income.

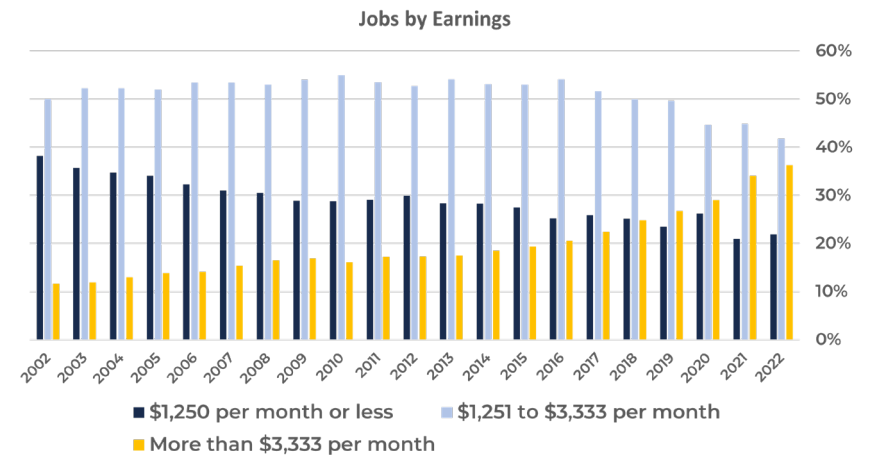
The percentage of workers Age 55 or older has been increasing. This is an indication that people are working longer into their later years. For Farmington, this may be a sign that planning priorities should include a better understanding about and planning for the needs and preferences of both active and inactive aging populations.

Farmington Jobs by Worker Age (2022)



The data also shows that, overall, Farmington's workers have been earning more income. The percentage of workers earning More than \$3,333 per month (\$40,000 annually) is increasing and the percentage of workers earning \$1,251 to \$3,333 per month and \$1,250 per month or less have declined.

Farmington Jobs by Worker Earnings (2022)



Inflow / Outflow Work Analysis

An inflow/outflow jobs analysis measures how workers flows into, out of, and within a geography. In 2022, approximately 10,335 (81%) of the 12,812 jobs in the city were filled by workers who live outside of Farmington, but commute to the city for work (inflow of workers). The remaining 2,477 (19%) jobs in the city were filled by residents who both live and work in Farmington (interior workers). In 2022, 63% of the city's then 6,736 employed residents traveled outside of the city for work (outflow of workers).



This data shows that Farmington is an importer of workers, meaning that more people commute to Farmington for work than the number of residents who either live and work in Farmington or residents who leave Farmington for work. Given Farmington's position as the County seat and regional center for retail, it is no surprise that there is a high concentration of jobs and workers in the city relative to the rest of the St. Francois County region.

Employment Destination Analysis

The two maps on the following page help to understand more about the workforce in Farmington:

- Where do Farmington's residents work?
- Where do Farmington's workers live.

Where do Farmington's workers live?

The first map, "Concentrated Home Locations of Farmington's Workers," shows places in and near the St. Francois County region where the city's workers live. This map shows that in 2022, Farmington's workers commute from communities across St. Francois County and parts of neighboring Madison County, Ste. Genevieve County, and Washington County. Nearly half (47.2%) of these workers were employed within 10 miles of their home, 10.9% worked 10-24 miles from home, 8.2% worked 25-50 miles from home, and 33.7% traveled more than 50 miles to their job. The 2022 LEHD data also showed that while 6,691 (52.2%) of Farmington's 12,812 workers lived in the St. Francois County region, 1,484 (11.6%) of workers traveled from parts of the St. Louis metropolitan area and 317 (2.5%) traveled from the Cape Girardeau, MO-IL region for to work in Farmington.

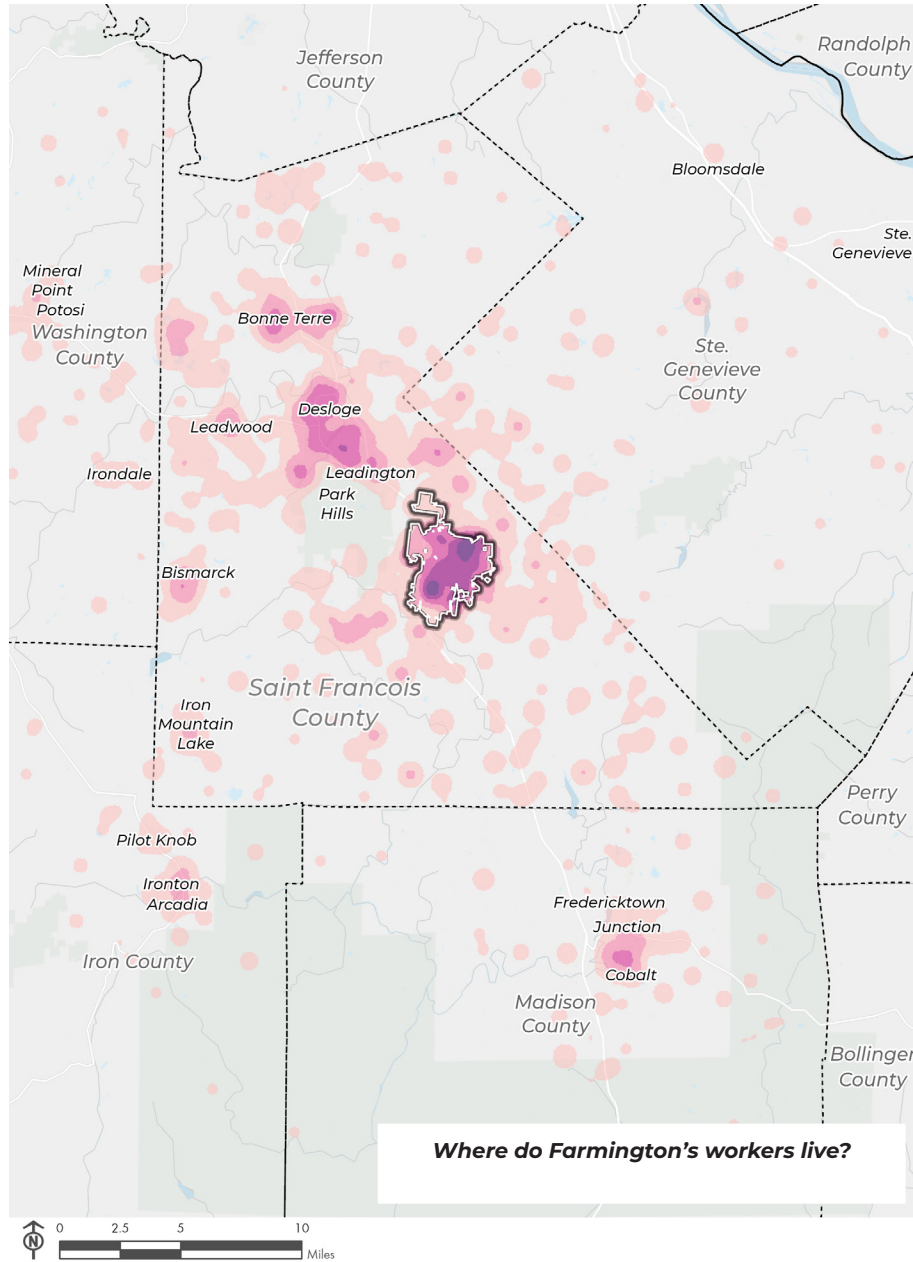
Where do Farmington's residents work?

The second map, "Concentrated Work Locations of Farmington's Residents," shows places in and near the St. Francois County region where the city's residents work. The map shows that Farmington, Park Hills, Desloge, Bonne Terre, and Fredericktown are among the top work locations within the region for Farmington residents. Roughly 44.4% of residents traveled less than 10 miles to work, 22.3% traveled 10-24 miles to work, 8.4% traveled 25-50 miles to work, and 24.9% traveled more than 50 miles to their job. The 2022 LEHD data also showed that while 3,358 (49.9%) of Farmington's 6,736 employed residents worked in the St. Francois County region, 1,621 (24.1%) of employed residents traveled to the St. Louis metropolitan region for work and 181 (2.7%) residents traveled to the Cape Girardeau, MO-IL region for work.

This work destination analysis identifies the St. Louis metropolitan region and the Cape Girardeau, MO-IL metropolitan region as two places where most residents and workers are willing to travel from for working in Farmington or travel to for work outside of Farmington. As workers tend to also find convenient retail options or explore entertainment in areas where they work, this analysis identifies other markets where Farmington's residents may be spending time and money on retail and entertainment out of convenience or because similar options are not available near home.

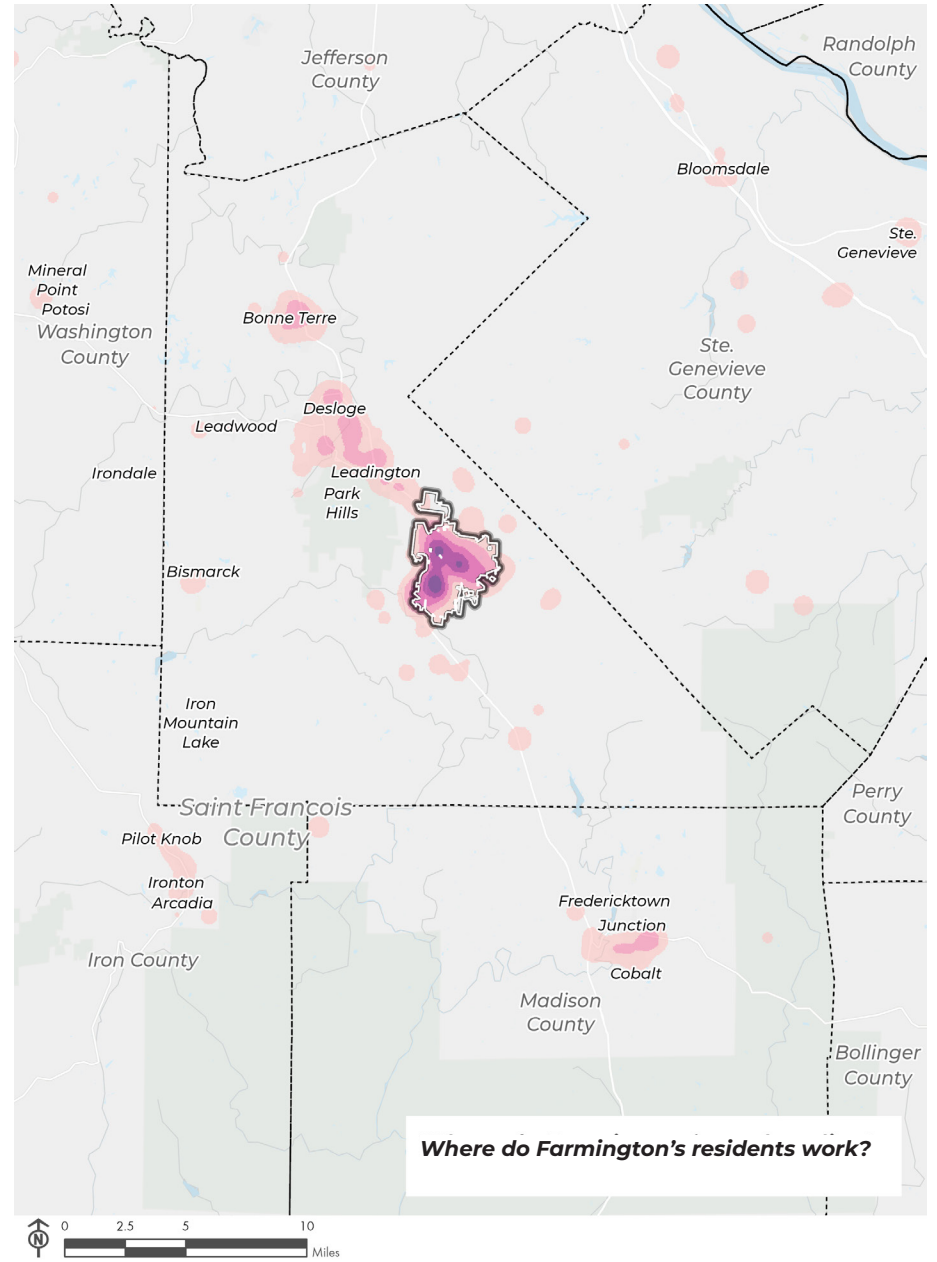


Concentrated Home Locations of Farmington's Workers (2022)



Where do Farmington's workers live?

Concentrated Work Locations of Farmington's Residents (2022)



Where do Farmington's residents work?

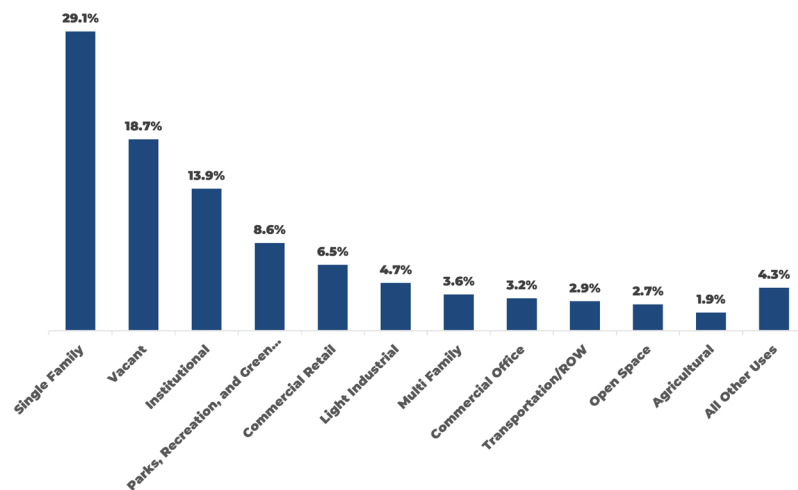
Existing Land Use & Zoning

FARMINGTON

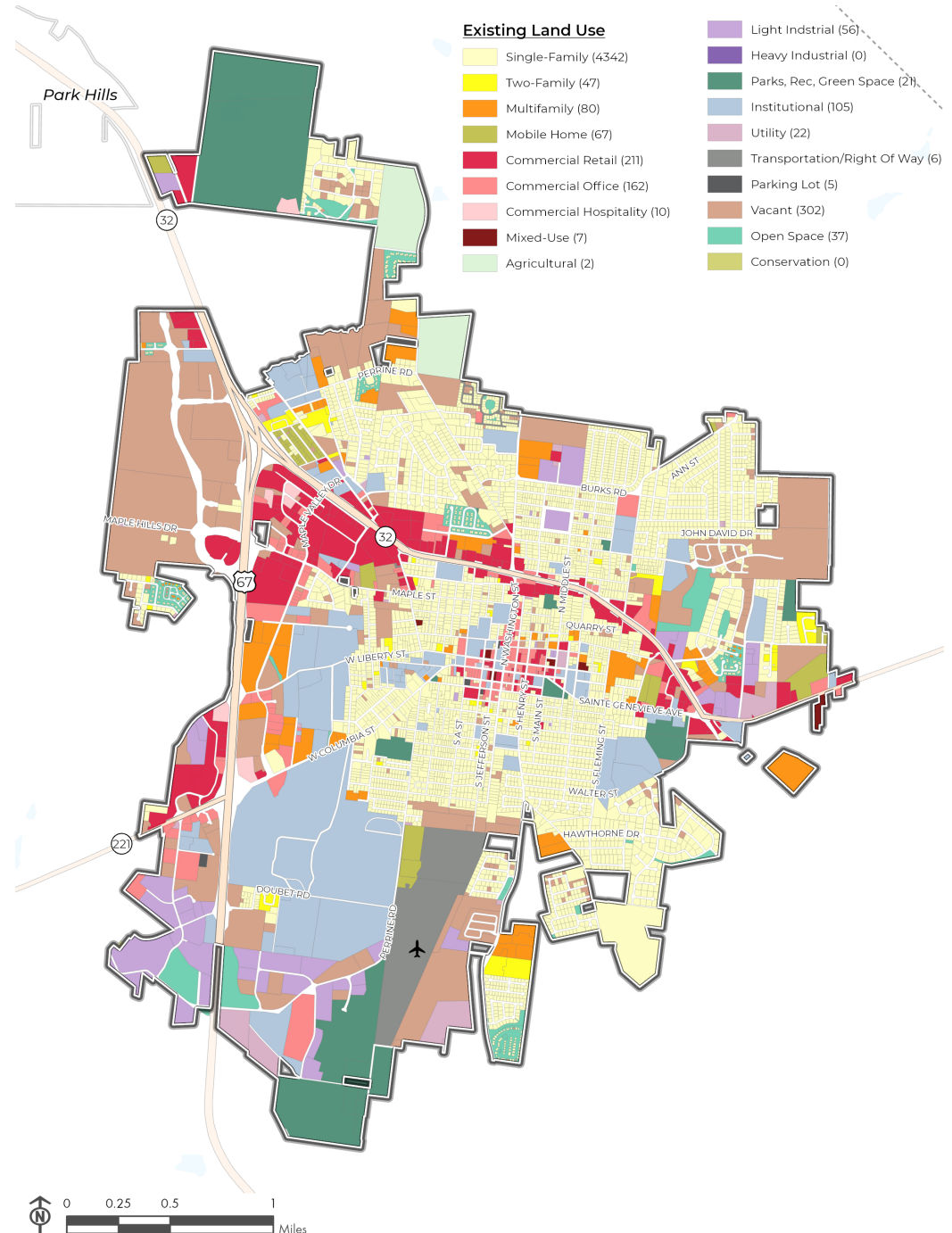
EST. 1798

In March 2025, PGAV surveyed each parcel in Farmington to determine the existing land use. This survey was conducted using a combination of field work, high resolution ariel imagery, and Google Street View. Land within the City of Farmington's corporate boundary is comprised of 5,482 parcels totaling just over 8 square miles or 5,260 acres.

Existing Land Use in Farmington by % of Total Land Acres (2025)



Existing Land Use in Farmington (2025)



Residential

Single Family

At 29.1% of total acreage, single family residential accounts for the majority of land in Farmington. This includes parcels with either attached or detached single family residential dwellings.

Two-Family

Two-family dwellings or duplexes, are individual parcels developed with two attached residential units. These parcels make up 1.1% of the land area of the city, making it the least prominent residential land use by land area.

Multifamily

Multifamily parcels make up 3.6% of the land area of the city, and consist of parcels housing three or more housing units.

Mobile Home

Mobile homes or mobile parks make up 1.3% of the land area of the City.

Commercial

Commercial Retail

Commercial retail uses, consisting of retail space makes up 6.5% of the City's land area.

Commercial Office

Commercial office uses make up 3.2% of the City's land area.

Commercial Hospitality

Commercial hospitality or hotels make up less than 1% of the City's land area.

Mixed-use

Mixed-use includes parcels with a mix of land uses whether vertically in historic downtown buildings or horizontally where different uses exists across multiple buildings on a single parcel. This land use category makes up less than 1% of the City's land area.

Industrial

Industrial parcels make up 4.7% of the City's land area, which is consistent with its history and current role as a manufacturing hub. These uses are primarily located in the local industrial park.

Institutional

Institutional land uses are typically publicly owned or non-profit uses such as schools, civic buildings, churches, and medical facilities. Institutional land uses are the third most common in Farmington, accounting for 14% of the total land area in the city. Much of the institutional land use is concentrated just east of the southern half of U.S. 67. These uses include the high school, the civic center, the Southeast Missouri Mental Health Center, and the Farmington Correctional Center. Another large concentration exists on the eastern boundary where the middle school and sports complex are located. As the county seat for St. Francois County, Downtown is also home to many county offices considered institutional uses.

Parks, Recreation, Green Space, or Open Space

There are over 450 acres dedicated to this land use which primarily includes public parks. Open space can include shared green space dedicated to a subdivision or development that is required to remain undeveloped. Together, these land uses account for 11.3% of the city's total land area.

Agriculture

Land dedicated to farming or other agricultural uses account for 1.9% of total land area in the city.

Utilities and Right-of-way

Utility and private/parcelized right-of-way (namely railroad corridors) make up 4.3% of the land use of the City.

Parking Areas

Parcels that are entirely dedicated to surface parking lots make up less than 1% of the city's land area, although, since commercial and some multifamily parcels include on-site parking for patrons and residents, the actual land use dedicated to parking would be higher if calculated on a partial-parcel basis.

Vacant Land

The second largest land use, after all residential uses, is vacant land. In Farmington, 18.7% of the total land area is vacant or undeveloped land. There are several large concentrations of vacant land along the edges of the city including the northern section of the city west of Highway 67, land north and east of the airport, and land in the most northeastern section of the city.

EXISTING ZONING IN FARMINGTON

A city's zoning regulations are generally intended to promote the health, safety, quality of life, comfort and general welfare of a city, and the development and improvement of land, structures, and rights-of-way within the city's corporate boundary. A city's zoning ordinance is a key tool used in the implementation of the city's comprehensive plan. In 2025, the City of Farmington had 14 individual zoning districts regulating the use and development of land. A zoning map for land in Farmington is shown on the following page.

Residential Zoning Districts

There are seven residential zoning designations in Farmington.

- *R-1 Single Family Residential District*
- *R-2 Single Family Residential District*
- *R-3 Single Family Residential District*
- *R-4 General Residential District*
- *R-5 Manufactured and Recreational Residential District*



- *R-6 Two-Family Residential District*
- *R-7 Multiple Single-Family (Town House) Residential District*

Three are dedicated to single-family housing only, with R-1 requiring the largest lots and decreasing required lot sizes in R-2 and R-3. There is a 3-story and 50 feet maximum height for all single-family zoning districts. The other four residential zoning districts, R-4 through R-7 allow for other housing types including multifamily, townhomes, and manufactured homes.

Commercial Zoning Districts

Commercial zoning designations are broken into five districts:

- *C-1 Central Business District*
- *C-2 General Commercial District*
- *C-3 Neighborhood Commercial District*
- *OA-1 Office and Apartment District*
- *OP-1 Office and Professional District*

Districts C-1 and C-2 are similar in purpose, both aim to provide general commercial retail and services to the city and broader region, and have the same height restrictions. However, because C-1 is found only in the central business district, uses have more restrictions to protect the health, safety, and quality of life downtown. C-3 uses are smaller in scale and provide services and retail opportunities for surrounding residential rather than the entire city and broader region. OA-1 and OP-2 are similar in that they are both office-oriented districts. However, OA-1 differs by allowing residential uses, some permitted by right and other via a special use permit.

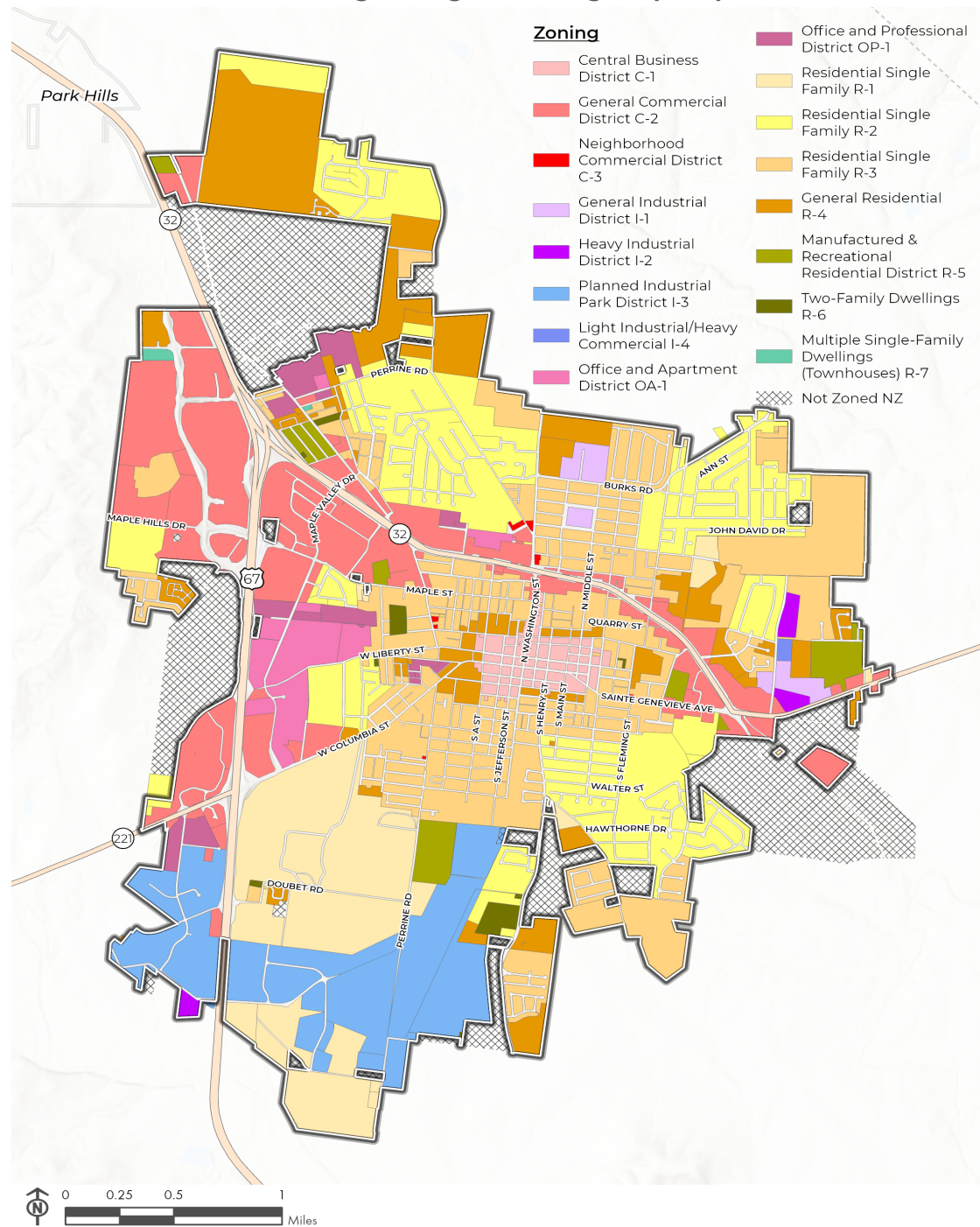
Industrial Zoning Districts

There are three industrial districts in Farmington:

- *I-1 General Industrial District*
- *I-2 Heavy Industrial District*
- *I-3 Planned Industrial District*

The I-1 and I-2 districts are scattered throughout the city and are distinguished by the intensity permitted with I-2 allowing for more intense industrial uses. Development in the Farmington Industrial Park and those associated with the regional airport are zoned I-3. The I-3 zoning district has additional regulations to ensure parcels are working together to create a cohesive and cooperative industrial park environment.

Existing Zoning in Farmington (2025)



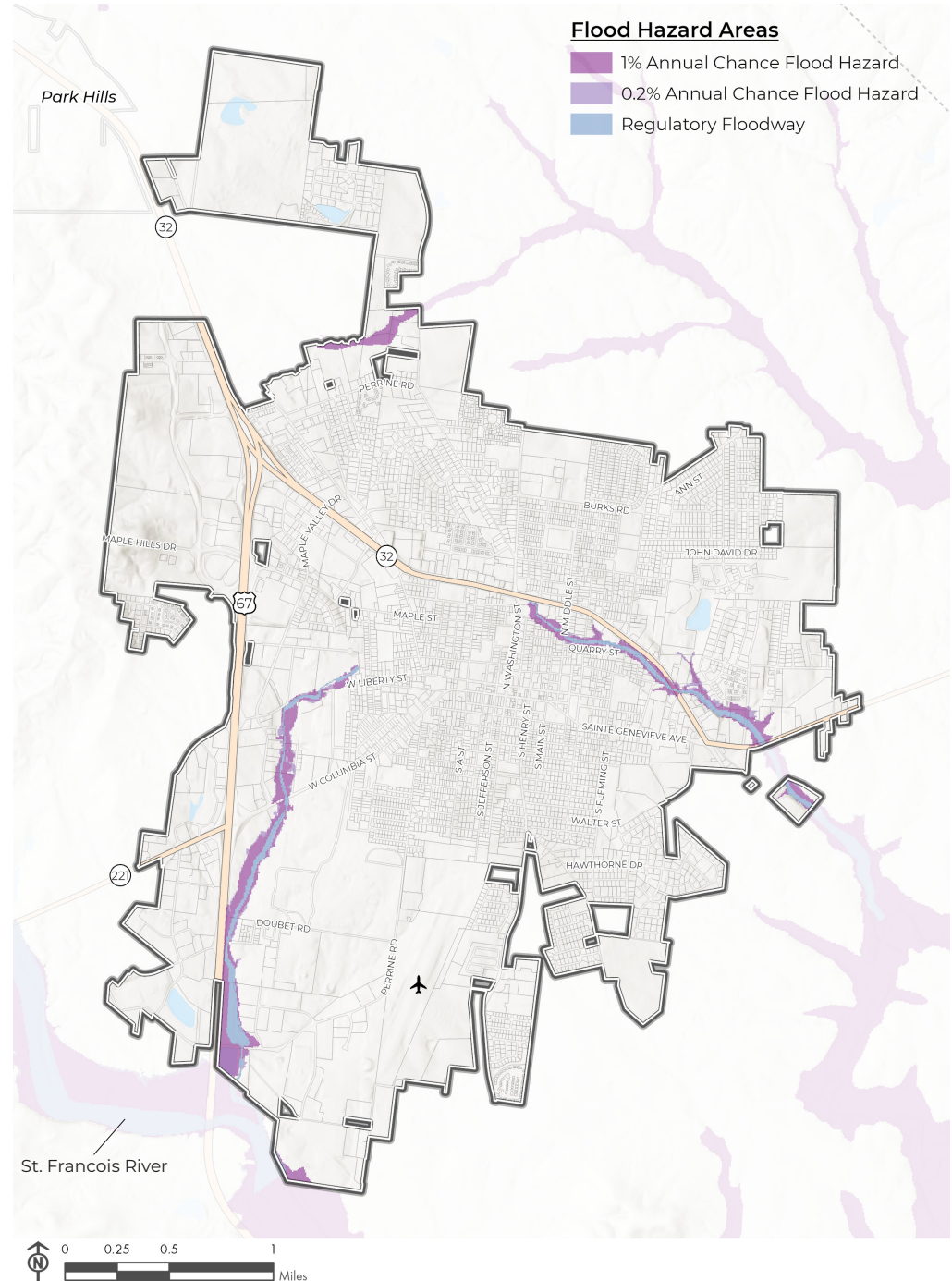
Flood Hazard Areas

The map to the right shows flood hazard areas in Farmington. The regulatory floodway identifies channels where creeks and other tributaries as well as runoff water from adjacent land flows to larger bodies of water. Regulatory floodways are an important element of floodplain management as they are reserve for allowing water to safely discharge from surrounding areas.

Areas with a 1% annual chance flood hazard, otherwise known as the 100-year floodplain, have a 1% or 1 in 100 chance of having a flood occur in any given year. These areas are considered special flood hazard areas (SFHA) by the Federal Emergency Management Agency (FEMA) and are subject to federal and, often local, floodplain management regulations and flood insurance requirements. Areas with a 0.2% annual chance of flood, otherwise known as the 500-year floodplain, have a 1 in 500 chance of having a flood occur in any given year.

There is a long history of flooding in St. Francois County which is affected by two major rivers, St. Francis River and Big River. Land in Farmington primarily drains south to by the St. Francis River via a number creeks and other tributaries which have contributed to flooding in the area over the years. The City of Farmington participates in the National Flood Insurance Program and implements local floodplain management regulations in flood-prone areas to increase access to flood insurance for property owners and ensure that development in the city occurs in a way that respects flood hazard areas while creating quality developments.

Flood Hazard Areas in Farmington (2025)



Historic Districts

There are four historic districts in Farmington in and near the Downtown area.

Courthouse Square District

The Courthouse Square Historic District is located in downtown Farmington and includes 26 contributing buildings. These buildings were developed between 1871 and 1954 and are examples of Greek Revival, Gothic Revival, Late Victorian, Beaux Arts, and Bungalow / American Craftsman style architecture. The district was established on the National Register of Historic Places in 2004.

Downtown Core District

Farmington's Downtown Core District is the charming center for a mix of commercial uses, civic buildings, public spaces, local history, culture, and tourism, all centered around the Courthouse Square Historic District. The district holds the city's largest concentration of historic buildings featuring a variety of architectural styles from the late 1800s to early 1900s.

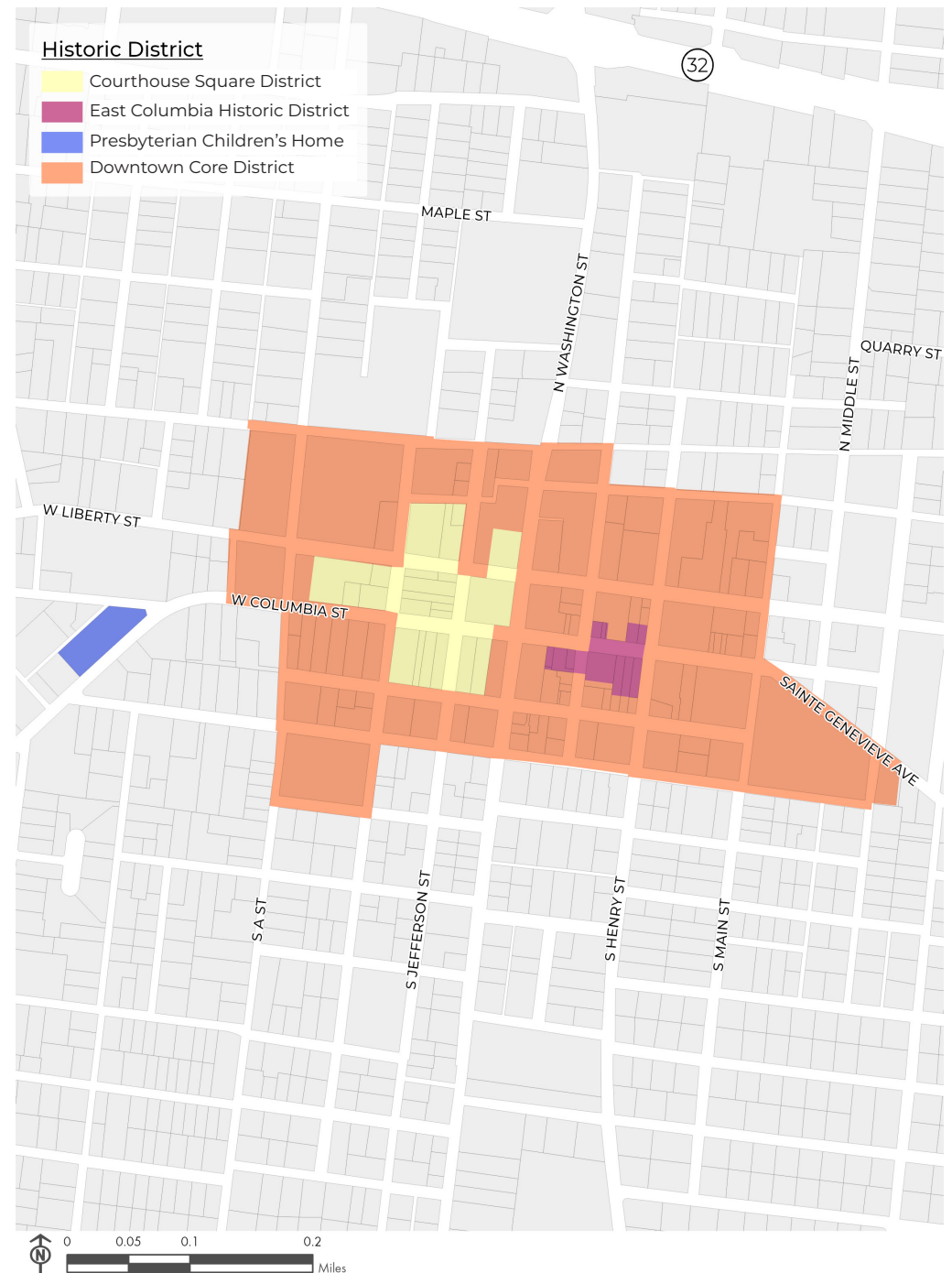
East Columbia Historic District

The East Columbia Historic District is located downtown Farmington and includes eleven contributing buildings. These buildings were developed between 1879 and 1954 and are examples of Late Victorian, Beaux Arts, and Bungalow/American Craftsman style architecture. The district was established on the National Register of Historic Places in 2004, and the boundary was increased in 2007.

The Presbyterian Church and Children's Home

Known locally as the Farmington Children's Home or the Presbyterian Children's Home, served as a thriving church and orphanage campus in the late 1800s through early 1900s. This historic site includes five notable brick structures: an administration building, dining hall, two dormitories, and a hospital. The site was added to the National Register of Historic Places in 2006. The associated Farmington Presbyterian Church itself is nationally recognized as one of the oldest congregations of its denomination located west of the Mississippi River. The Presbyterian Children's Home vacated the campus in 1999. Today, the orphanage is occupied by the Parkland Senior Apartments.

Historic Districts in Farmington (2025)



A group of people are seen swimming and playing in a rocky river or stream. The water is dark and rippling, surrounded by large, light-colored rocks. Several people are visible: some are standing on the rocks, while others are in the water. The scene is captured from a high angle, looking down into the water. The overall tone is somewhat somber due to the dark overlay.

Housing Market Trends

HOUSING IN FARMINGTON

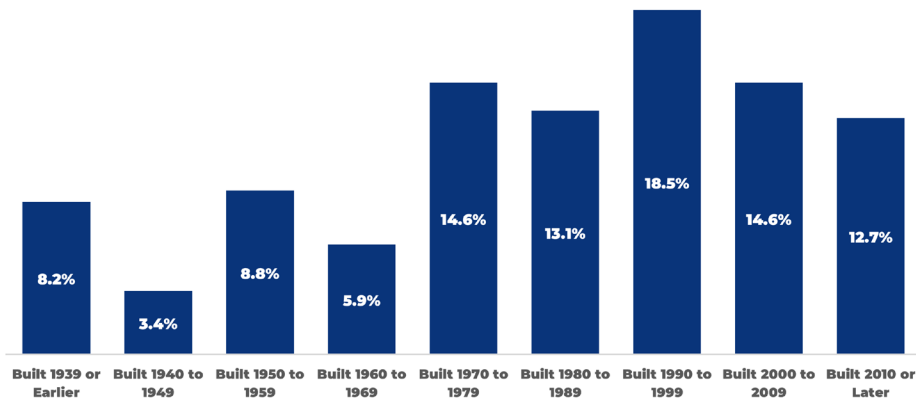
Housing Characteristics

Data utilized in this section is from the U.S. Census Bureau, ESRI, CoStar, and Redfin.com in 2025, unless otherwise noted.

Age of Housing

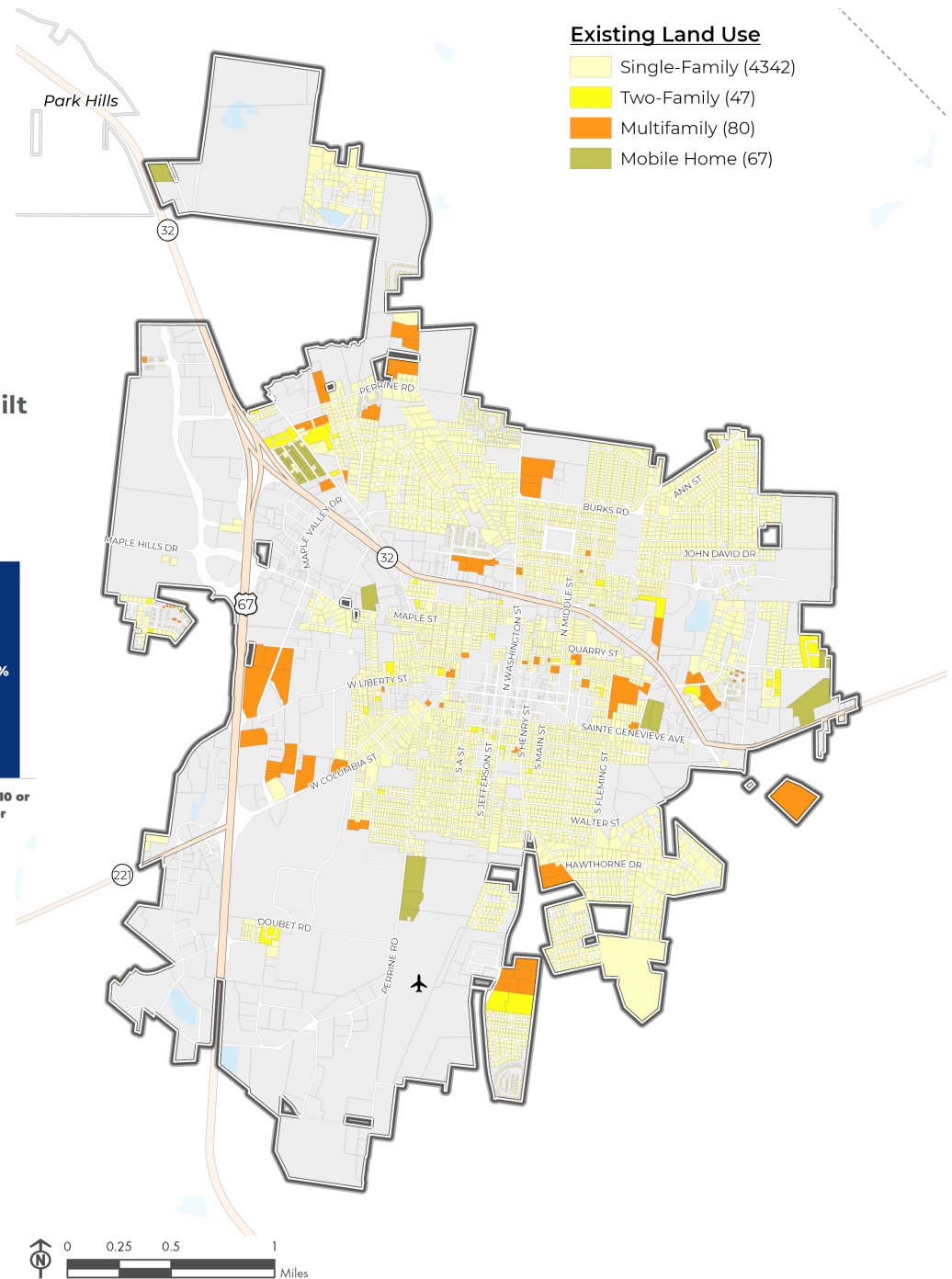
Farmington's housing stock varies widely in age, though the majority of the City's housing was built after World War II. Approximately 11.6% of the City's housing was built prior to 1950, and another 60.9% was built between 1950 and 2000. The City has continued to see construction in more recent years, with 14.6% of homes built between 2000 and 2010 and another 12.7% built since 2010.

Age of Housing Stock in Farmington by % of Housing Units Built
(U.S. Census, ACS 5-year, 2019-2023)



The relative consistency with which housing has been constructed in Farmington over time likely contributes to the City having a greater diversity in housing typology and varying price points. Additionally, by having housing stock in various stages of their life cycles and the cycles of their internal systems, the home repair and maintenance sectors are not overburdened. The City's older housing stock may be in need of updates or renovations to bring them up to code, upgrade major building systems such as HVAC, and/or update the homes to better appeal to the current housing market. These needs may vary based on the quality of construction and whether or not the homes have received regular maintenance over time. In contrast, newer housing stock, as long as it is of quality construction, will likely only require smaller-scale ongoing maintenance.

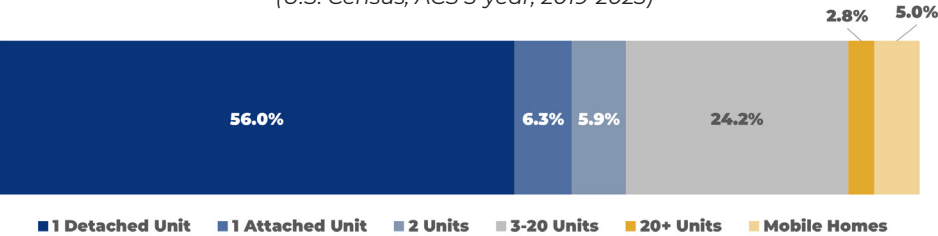
Existing Residentail Land Uses in Farmington (2025)



Housing Stock by # of Units in Structure

Like most rural communities , single family detached housing makes up the largest piece of the City's housing stock, accounting for 56.0% of housing units. Another 6.3% of units are single family attached, such as an attached townhome, and 5.9% of units are located within two-unit buildings. Mid-sized buildings with 3-20 units account for 24.2% of the City's housing stock. The City has few large residential buildings with 20 or more units, with these buildings accounting for just 2.8% of the City's housing stock. Farmington is also home to a number of mobile homes that account for approximately 5% of the residential units.

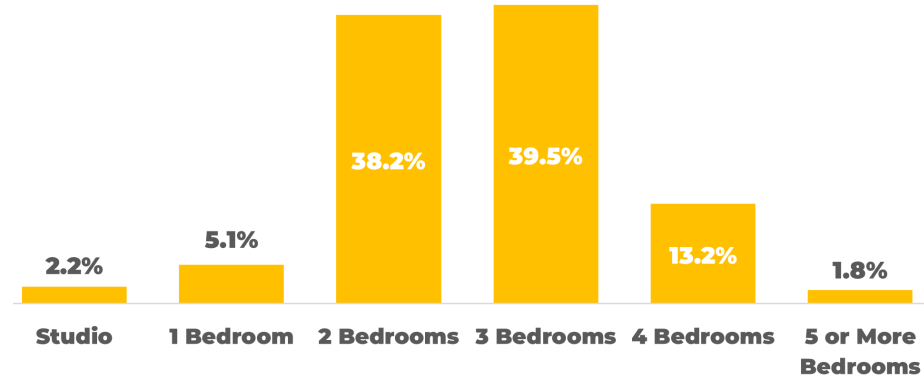
Farmington Housing Stock by # of Units in Structure
(U.S. Census, ACS 5-year, 2019-2023)



Housing Stock by # of Bedrooms in Structure

More than three-quarters (77.7%) of the City's housing units have two or three bedrooms. An additional 13.2% of housing units have four bedrooms. The remaining 9.1% of housing units are studio or one-bedroom units or units with five or more bedrooms. This mix accommodates small and mid-sized households but may lead larger households or young professionals living alone to have more trouble finding the housing that meets their needs.

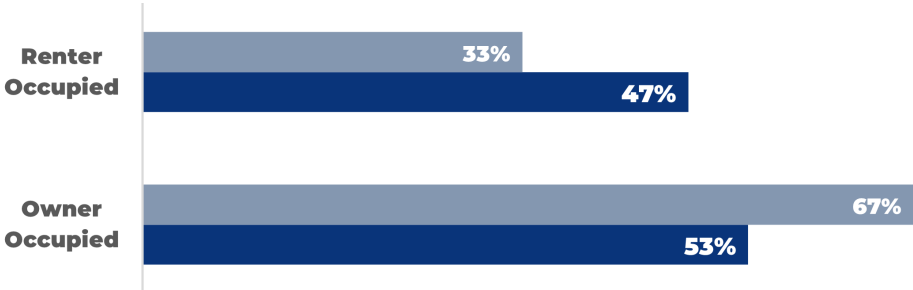
Farmington Housing Stock by # of Bedrooms in Structure
(U.S. Census, ACS 5-year, 2019-2023)



Occupancy

The City of Farmington has just over 7,000 housing units to support approximately 6,400 households. The City is near evenly split between renters and homeowners, with 53% of occupied housing units being owner-occupied. Owner-occupied households are on average slightly larger than renter households, with average household sizes of 2.45 and 2.21 people, respectively. Approximately 9% of all housing units are vacant in Farmington, a vacancy rate that is lower than that of the County and the State. The diversity in ownership and rental opportunities and relatively low vacancy rate compared to the surrounding region is a positive sign for the City's housing market.

Occupied Housing Units by Occupant Type
in Farmington compared to St. Francois County
(U.S. Census, ACS 5-year, 2019-2023)



Median Home Values

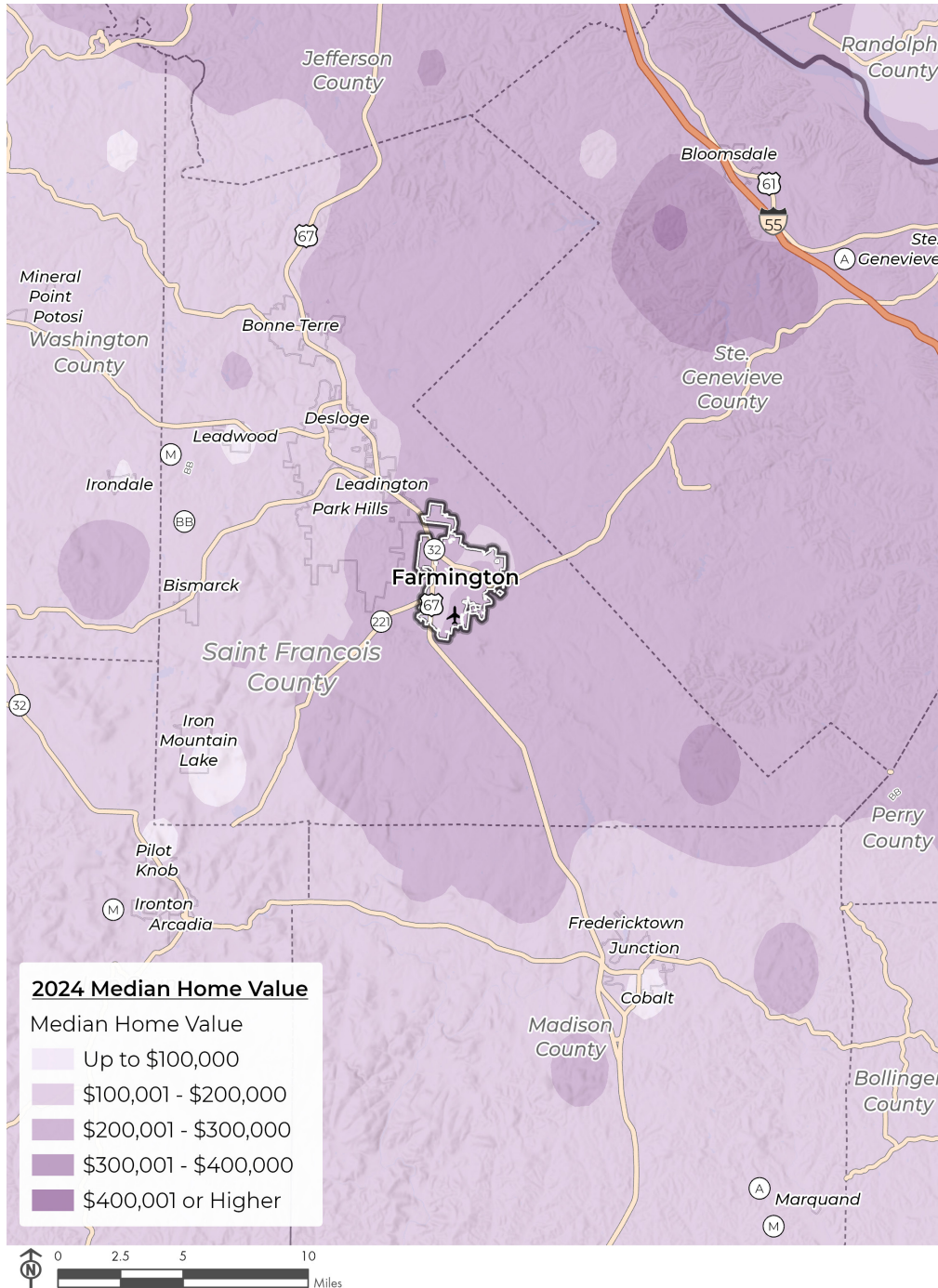
The median home value in Farmington in 2024 was \$210,190. This is higher than the County at \$187,700, but less than Missouri at \$246,310. Close to half (43.2%) of homes in Farmington are valued between \$100,000 and \$199,999, though Farmington has a higher portion of homes valued \$500,000 and \$999,999 (11.5%) than the county (7.2%) and state (9.9%) which pulls the median home value into the \$200,000 range. The map on the following page shows the distribution of median home values across the St. Francois County region in 2025. Median home value is also predicted to grow 2.7% each year until 2029 compared to St. Francois County at 1.4% and Missouri at 3.6%.

Median Home Value Comparison

	2024	Est. Annual Avg. Growth Rate 2025-2029	2029 (Projected)
Missouri	\$246,310	3.6%	\$294,630
Farmington	\$210,190	2.7%	\$240,000
St. Francois County	\$187,700	1.4%	\$200,870



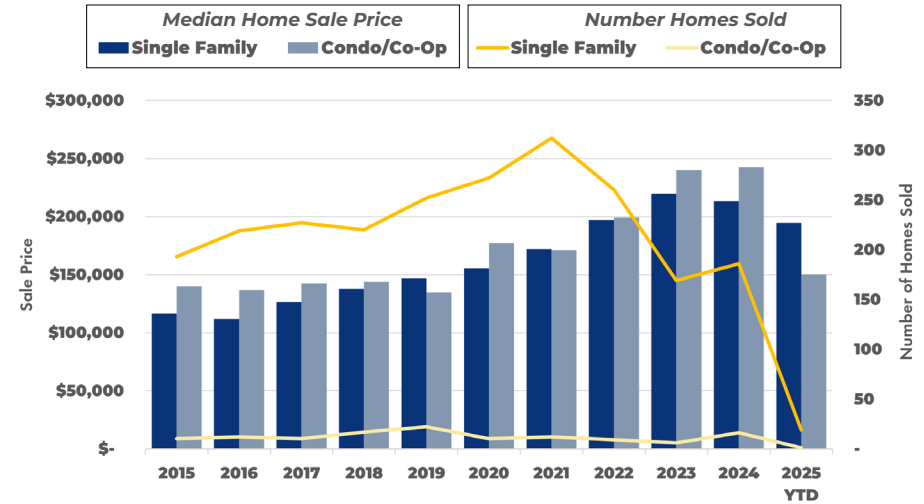
Median Home Values in the St. Francois County Region (2025)



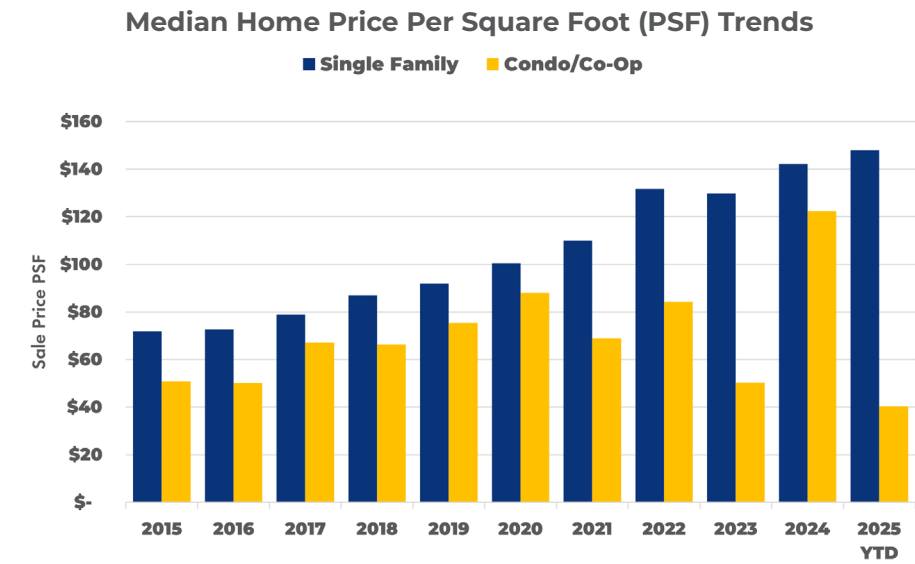
For-Sale Housing Market Trends

Farmington has an active for-sale housing market. In 2024, 186 single family homes and 16 condos/co-ops were sold in Farmington, according to Redfin.com. The number of single family homes sold annually gradually increased between 2015 and 2021, but then saw a notable decline in 2022, 2023, and 2024. This decline aligns with the increase in interest rates across the country that led many households to choose to remain in place with their existing lower-rate mortgages.

Median Home Sale Price and Number of Homes Sold Trends



The median sale price of the single family homes was \$213,317 and \$142 per square foot. The median sale price of the condos/co-ops was \$242,602 and \$122 per square foot. Over the last ten years, the median sale price has increased for both single family and condo/co-op properties. The price per square foot has had a less consistent trajectory for condos/co-ops, but has generally trended toward growth for single family homes.



Source: Redfin 2025

Multifamily Rental Housing Market

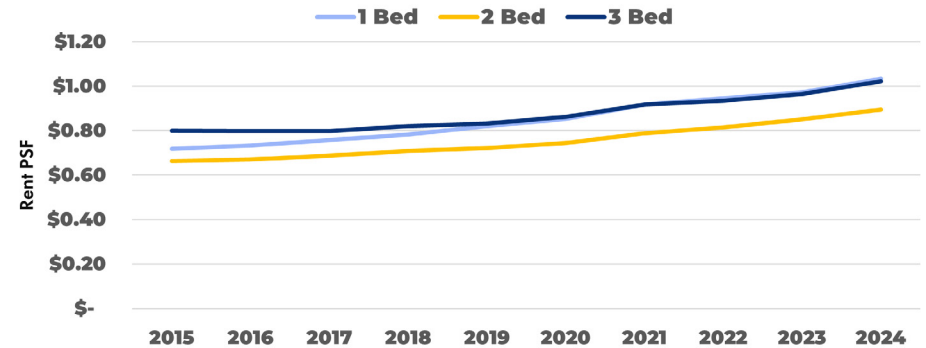
Multifamily rental market analysis is based on data from CoStar, a commercial real estate information company that records property information for commercial buildings throughout the United States, including multifamily properties of five or more units.

Rental Housing Stock

Low-rise and garden-style walkups and townhome apartments make up much of the multifamily rental housing stock in Farmington. Of the City's rental properties with five or more units, 28% have one bedroom, 54% have two bedrooms, and 16% have three bedrooms. Very few units are studio apartments or apartments with four or more bedrooms. In 2024, the average rent for a one-bedroom unit in Farmington was \$667.25. Two-bedroom units averaged \$890.25, and three-bedroom units averaged \$1,327.25. Rents per square foot ranged from \$0.90 to \$1.03 depending on the number of bedrooms and averaged \$0.95 per square foot across all units. Over the last

10 years, rents have increased at a rate of approximately 3% annually for two- and three-bedroom units and 4% annually for four-bedroom units.

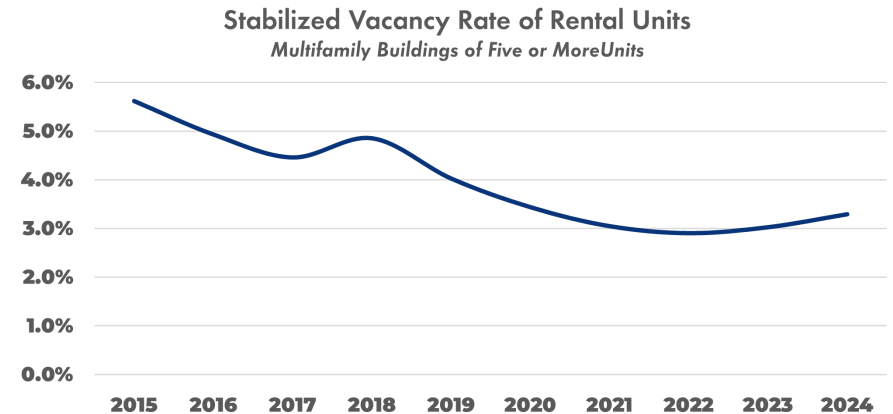
Market Rent Per Square Foot (PSF) by Number of Bedrooms for Multifamily Buildings with 5+ Units



Source: CoStar 2025

Farmington has a relatively low stabilized vacancy rate at just 3.3% in 2024, indicating a strong rental housing market. Stabilized vacancy rates are considered to be more representative of the housing market than the true vacancy rate since it accounts for the fact that new developments often have lease-up periods in the first few years of operations where they will have higher rates of vacancy. Though the stabilized vacancy rate increased slightly between 2022 and 2024, it remains far below the stabilized vacancy rate in 2015 of 5.6%. Together, these trends indicate that there may be growing demand for rental housing in Farmington geared toward providing diverse housing types (duplexes, townhomes, apartments, etc.) and addressing changing housing preferences.

Stabilized Vacancy Rate of Rental Units for Multifamily Buildings with 5+ Units



Source: CoStar 2025



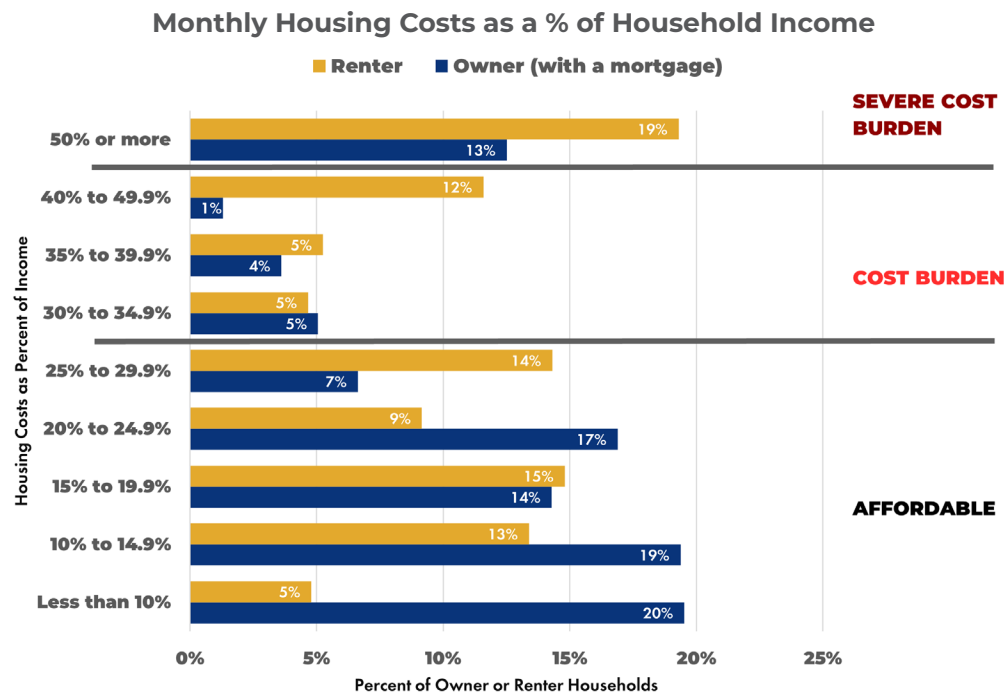
Housing Affordability

The census estimates the median monthly rent in Farmington to be \$856. Nearly all rental units in the City are priced below \$1,500 a month, with nearly 60% priced between \$500 and \$999. Homeowners in Farmington spend more per month, with a median monthly costs for homeowners with a mortgage of \$1,242. Nearly 95% of homeowners with mortgages spend less than \$2,500 a month on housing related expenses. Additionally, several subsidized and rent restricted affordable housing properties are located within Farmington. Combined, these properties lease just under 500 rental units at rents below market rate.

Housing affordability is most often measured based on what percent of a household's income is being put toward housing-related expenses. Housing is considered affordable if households are spending less than 30% of their income on housing-related expenses. Households that spend more than 30% of their income on housing are considered cost burdened, and those that spend more than 50% are severely cost burdened.

When households have to spend more than 30% of their income on housing, they must then reduce their other expenditures. For some households this could simply include reductions in discretionary spending, but for others it could result in less money for food, healthcare, education, childcare, and/or transportation. These sacrifices could put their health and well-being at risk, make them more vulnerable to displacement, or limit their economic mobility.

Housing cost burden is a concern for many residents in Farmington. Among renters, just over 40.8% are spending more than 30% of their income on housing expenses, including 19.3% who spend more than 50%. In contrast, 76.7% of homeowners with mortgages have affordable housing, 10% are cost burdened, and 12.5% are severely cost burdened. Generally, cost-burdened households may benefit from supportive services or access to lower-cost, quality housing. However, given the current cost of construction and high interest rates, it may not be feasible for housing affordable to these cost burdened households to be constructed without incentives. The City will need to consider how it can support its cost burdened households.

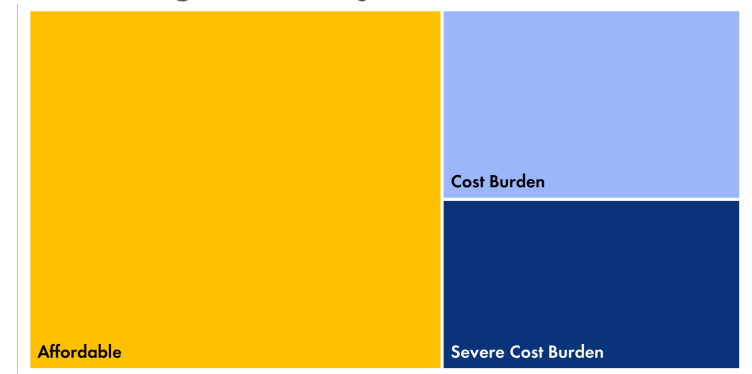


Source: US Census Bureau ACS 5-year 2019-2023

Housing Affordability for Owner Households



Housing Affordability for Renter Households



A man and a woman are walking down a city street, smiling at each other. They are carrying several shopping bags, including a white bag with 'Phelia' written on it and a brown bag with 'The Paper Lantern' logo. The street is lined with brick buildings and a black lamppost is visible on the left. The image has a blue tint and a dark overlay.

Commercial Market Trends

COMMERCIAL MARKET IN FARMINGTON

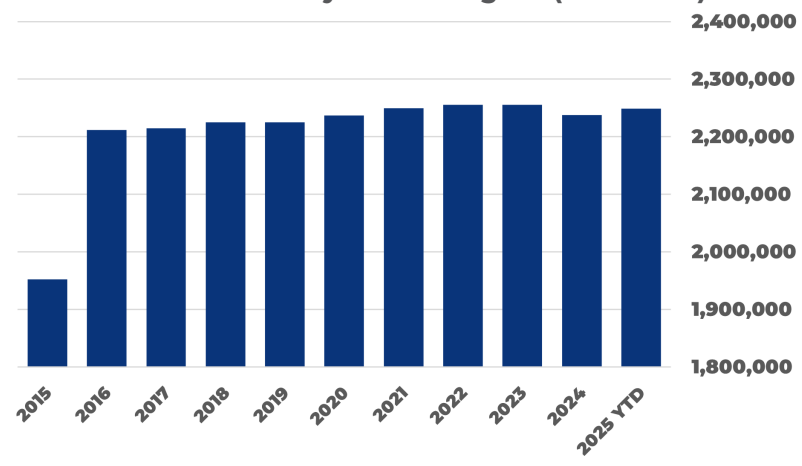
Retail Market Trends

This section provides an overview of retail market trends from 2015 to 2025, and projected trends through 2030.

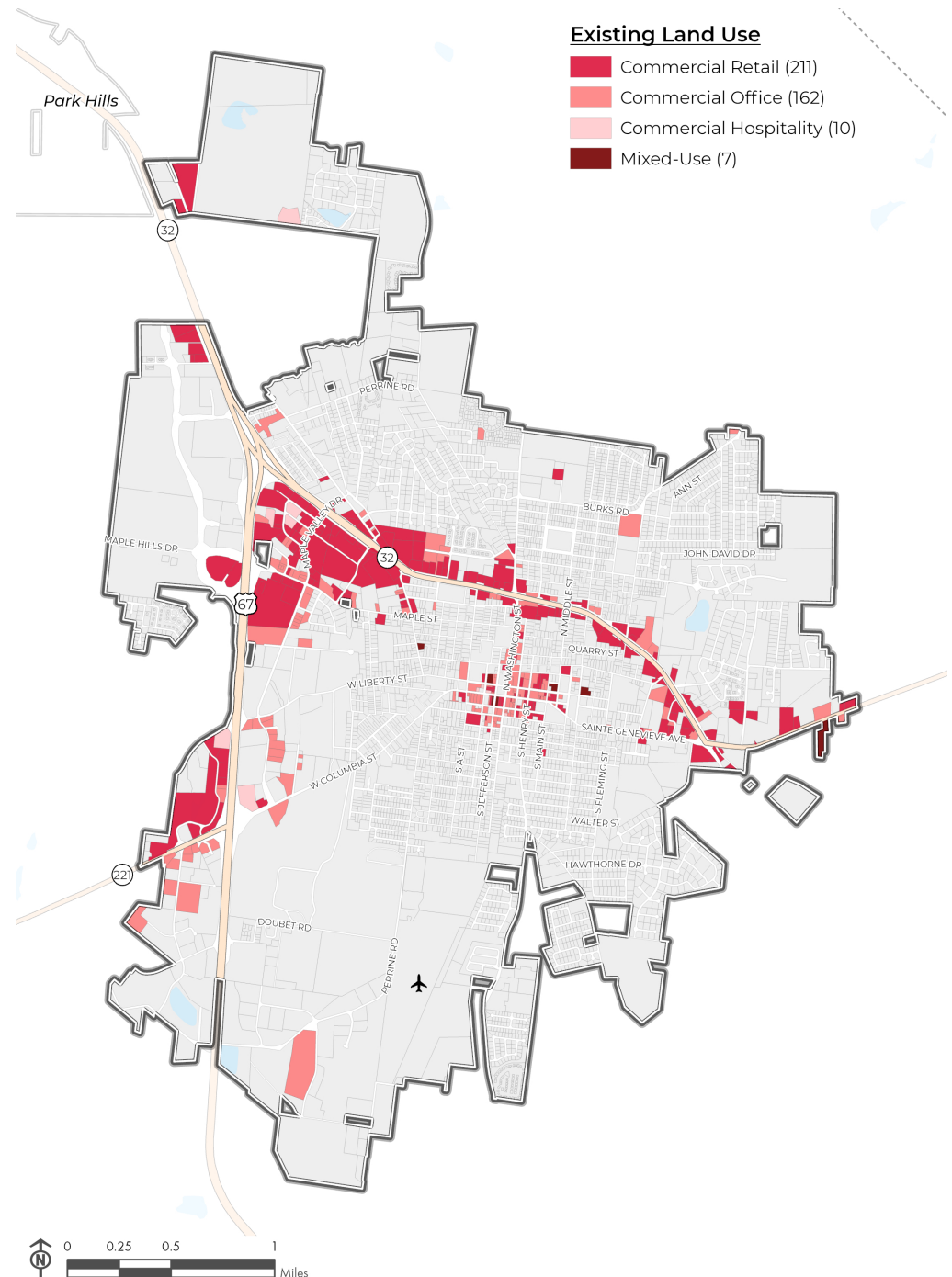
Retail Inventory

Farmington is home to 165 retail buildings totaling 2.2 million square feet, representing 62.1% of the 3.6 million square feet of retail space in St. Francois County. Retail buildings are as small as 703 square feet and as large as 207,851 square feet with 17 strip centers and the rest as individual businesses. The square footage of retail space in Farmington has either grown or stayed the same since 2007 except in 2024 when the demolition of the 23,490 square foot retail building previously home to Office Max contributed to a net loss of 17,717 square feet that year. As of March 2025, Farmington had already seen over 11,000 square feet of retail space added to the market. Overall, retail inventory has grown at annual average rate of 1.4% in Farmington, faster than growth in the rest St. Francois County (1%) from 2015 to 2025.

Retail Inventory in Farmington (2015-2025)



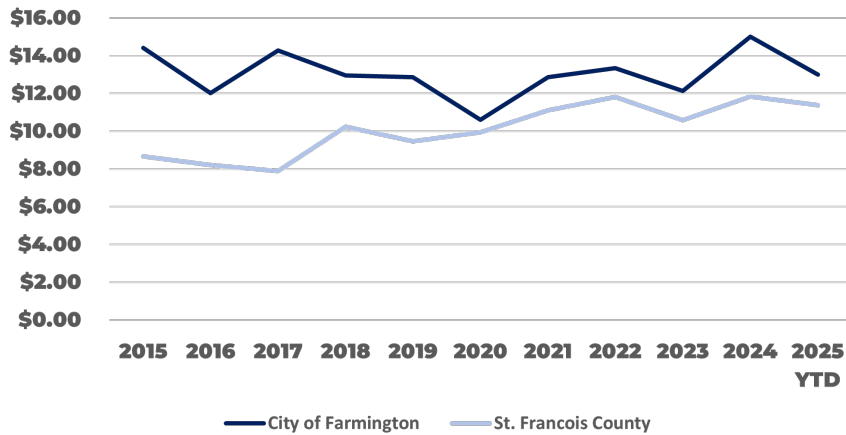
Existing Commercial Land Uses in Farmington (2025)



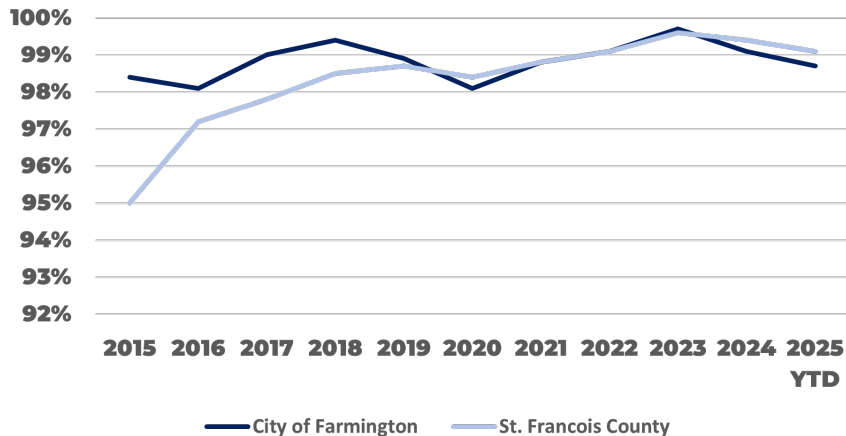
Retail Demand Indicators

The graphs below show demand indicators for the Farmington retail market compared to St. Francois County. Farmington has historically enjoyed a higher average retail lease rates per square foot, in the range of \$12 - \$15 PSF, except in 2020, compared to St. Francois County (\$7 - \$11 PSF) during the same period. Both Farmington and St. Francois County experienced relatively little vacancy from 2015 to 2025 with an average occupancy rates of 99% and 98% respectively. With very low vacancy rates and average lease rates being nearly \$3 per square foot higher than the County during this ten-year period, these trends suggest that there is strong demand for new retail construction in Farmington relative to St. Francois County.

Average Retail Lease Rate PSF Trends (2015-2025)



Average Retail Occupancy Rate Trends (2015-2025)



Projected Retail Demand

Farmington's retail market is currently healthy and the city's population is projected to experience additional growth over the next few years suggesting the potential for further retail demand. Based on historically low vacancy rates, strong lease rates, and anticipated population growth, PGAV projects that there may be demand for roughly 115,000 square feet of retail space in Farmington from 2025 to 2030. This represents a projected annual average growth rate of 1% in Farmington, compared to 0.5% projected annual average growth in St. Francois County during the same period. While the potential for growth exists, it is important to note that nationwide, the market for retail stores is trending towards smaller spaces or fewer square feet per capita (persons or households) which may slow the growth rate compared to the previous decade.

Projected Retail Demand in Farmington (2025-2030)

Projected Demand for Retail Space			
	City of Farmington	St. Francois County	Farmington Percent of County
Historic Square Footage			
2015	1,952,316	3,287,339	59.4%
2025 Year to Date	2,248,776	3,621,491	62.1%
Historic Absorption & Growth Rate			
Avg Annual Absorption 2015 - 2025 Year to Date	29,600	33,400	88.6%
Avg. Annual Growth Rate 2015 - 2025	1.4%	1.0%	
Population Change			
2010 Population	16,400	65,400	25.1%
2024 Population	18,500	67,800	27.3%
2029 Estimated Population	19,000	69,000	27.5%
Annual Population Growth 2010 - 2024	0.8%	0.2%	
Occupancy Rates			
2022	99.1%	99.1%	
2023	99.7%	99.6%	
2024	99.1%	99.4%	
2025 Year to Date	98.7%	99.1%	
Average Lease Rate per Square Foot			
2015	\$14.42	\$8.66	
2025 Year to Date	\$13.00	\$11.38	
Avg. Annual Change 2015 - 2025	-1.0%	2.8%	
Projected Annual Demand & Growth Rate			
Proj. Annual Growth Rate 2025 - 2030	1.0%	0.5%	
Est Total Development in 2030	2,363,500	3,712,900	63.7%
Total Five-Year Demand	114,724	91,409	125.5%
Annual Demand at Estimated Growth Rate	22,945	18,282	125.5%
Retail Square Feet per Resident			
2010	106	47	
2024	122	53	
2030	124	54	

Source: CoStar, PGAV



Retail Trade Area Assessment

Retail stores like Walmart, Target, Home Depot, Lowes, or similar stores that provides a wide range of goods to meet consumers daily and specialized needs are typically good use cases for determining a cities retail trade area. In this case study example, the Farmington Walmart is used to estimate Farmington's retail trade area or the distance within which the city's retail-driven visitors are likely to travel.

Retail Trade Area

Based on the retail visits to the Farmington Walmart from January 2024 - December 2024, it is estimated that Farmington's regional retail trade area stretches a distance of 30 miles which is equivalent to a 30- to 45-minute drivetime. As shown by the map in the top right corner, the bulk of visits to the Farmington Walmart are generated by visitors who live in Farmington, Doe Run, Park Hills, Desloge, Bonne Terre, Potosi, Ste. Genevieve, Bismark, Pilot Knob, Ironton, and Fredericktown. While this is just one representative example, this visitor activity is an indication of the relative distance that visitors are willing to travel to meet their retail needs. Retail-driven trips to Farmington may occur based on proximity (being the nearest retail hub) or convenience (where workers or other visitors to the city find convenience completing their shopping while already in Farmington for other reasons). Farmington's position as a retail hub for an array national stores also factors into this relatively large retail trade area, as nearest city with a similar retail concentration is Festus, MO, a 40- to 50-minute drive from Farmington.

Retail Trade Area Comparison

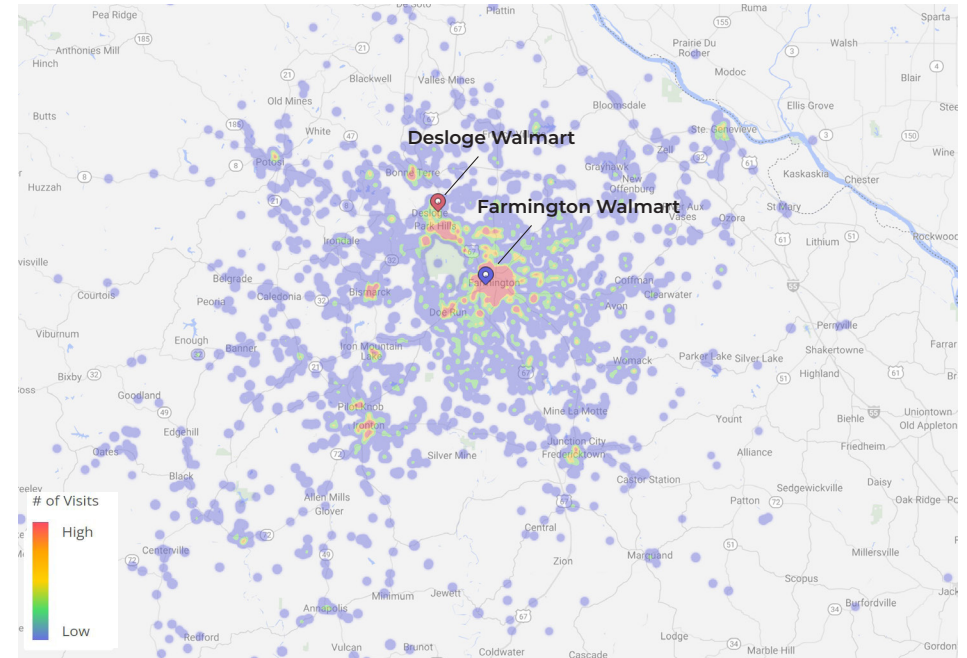
A comparison of the trade areas for the Walmarts in Farmington and Desloge, the nearest Walmart to Farmington, shows that while there is some overlap in the trade areas of these two stores, the Farmington Walmart's trade area is more than twice the size of the Desloge Walmart. Based on total visits in 2024, the Farmington Walmart ranked #15 out of 121 Walmarts in Missouri, compared to the Desloge Walmart which ranked #41. In southeast Missouri, only the Walmarts in Festus (#2) and Cape Girardeau (#5) rank higher. Similar to the trade areas in this representative example, Farmington has a deeper reach to the west, south, and east, compared to Desloge. Communities within the 30- to 45-minute drivetime west, south, and east of Farmington are further away from other cities with retail centers than those communities north of Farmington that are within close proximity to Festus.

Retail Trade Area Overlap Summary: Farmington Walmart vs. Desloge Walmart in 2024

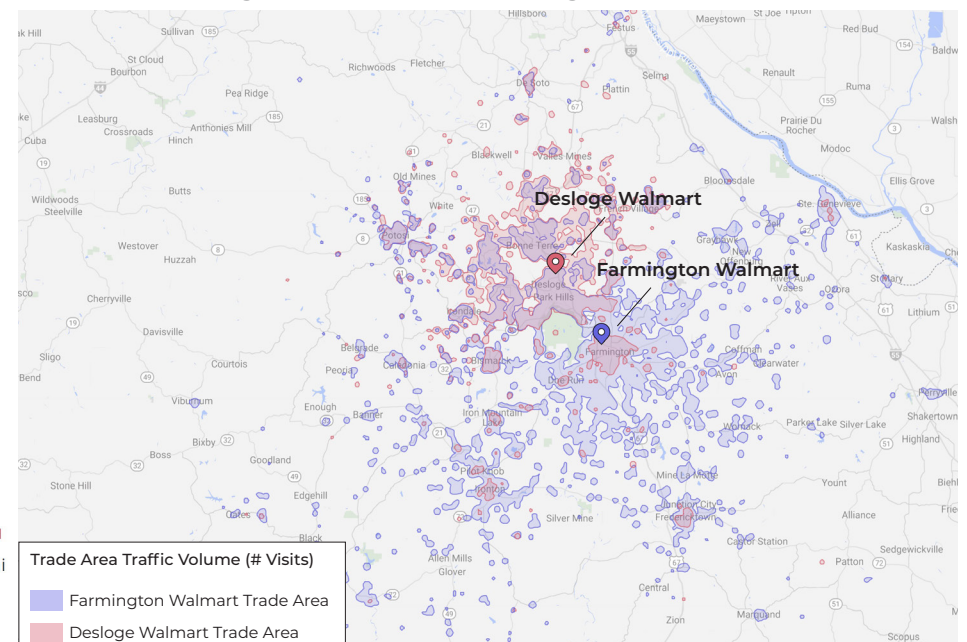


Source: Placer.ai

Retail Trade Area: Farmington Walmart in 2024



Retail Trade Area Comparison: Farmington Walmart vs. Desloge Walmart in 2024



Source: Placer.ai

Office

This section provides an overview of office market trends from 2015 to 2025, and project trends through 2030.

Office Inventory

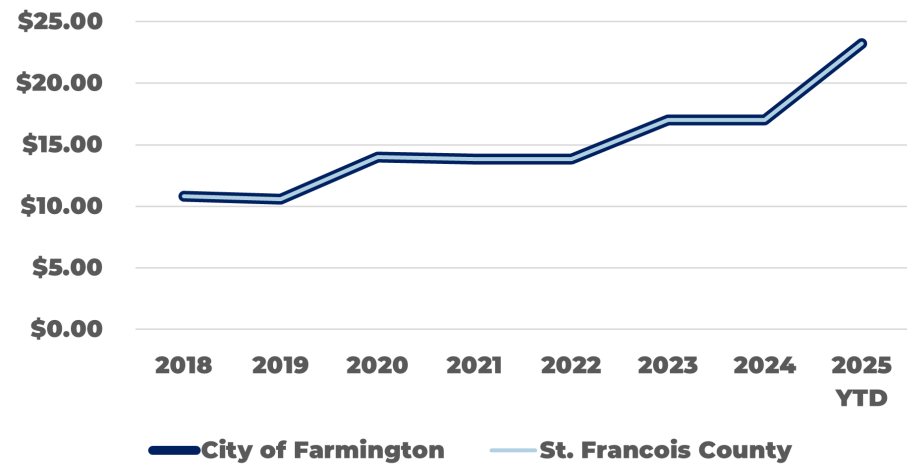
Farmington is home to 51 office buildings totaling 430,078 square feet. This reflects 73% of the 589,294 square feet of office space in St. Francois County. Offices spaces in Farmington are as large as 42,688 square feet and as small as 880 square feet and 14 of the 51 properties are medical offices. From 2015 to 2025, Farmington saw an annual average growth rate of 0.8% in office space, compared 0.6% growth in St. Francois County. While there was a net growth in office square footage over the last decade, employment data from 2011 to 2022 show that office-based employment has declined in both Farmington (-1.5% average annual change) and St. Fraoncois County (-1% annual average change). This is consistent with national office trends post-COVID as hybrid and completely remote office work environments have become more common.

Office Demand Indicators

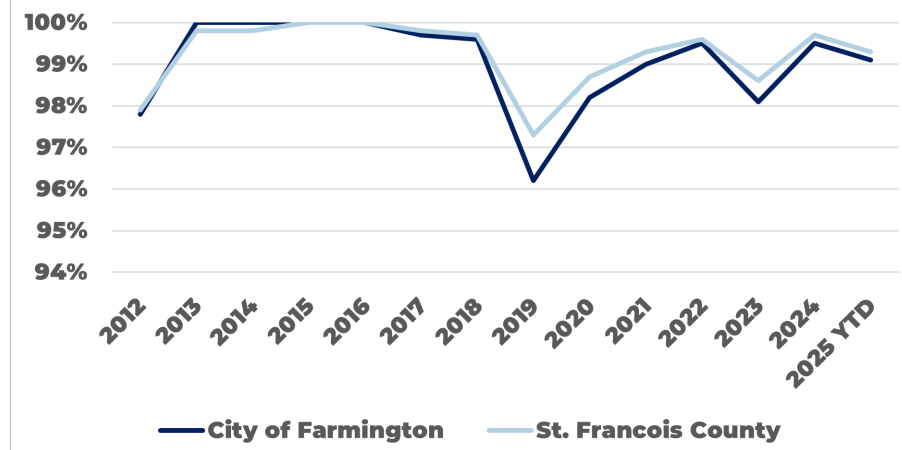
The graphs below show office demand trends in Farmington relative to St. Francois County. Similar to retail occupancy trends, office space in Farmington and St. Francois County have historically enjoyed strong occupancy rates. While national trends related to the pandemic impacted employment, office occupany increase in the years following the pandemic in 2020. Declines in office occupancy in Farmington and the County in recents years were most impacted by office vacancies in 2019 and 2023 as the result business reductions in space and/or workforce. Occupancy rates in both geographies have recovered nicely since the pandemic. Both were around 99% as of March 2025.

Data for average lease rates per square foot in Farmington and St. Francois County was available from CoStar from 2018 to 2025. This data shows lease rates have been the same between the city and county. As of March 2025, the average annual lease rate was \$23.22 per square foot.

Office Lease Rates PSF Trends (2018-2025)



Office Occupancy Rate Trends (2018-2025)



Projected Office Demand

Demand for office space in Farmington has been relatively stable in recent years. However, the declining trend in office-based employment driven by national trends related to remote and hybrid work environments are likely to begin catching up to the local market. This is likely to lead to a slowing down in the growth rate for office space driven by individual business decisions related to work location options. However, given very high occupancy rates, stable lease rates, and change in employment workplace trends there is expected to be a small amount of demand for new office space within the Farmington market, equal to about 8,600 square feet being absorbed from 2025 to 2030. This demand for office space is likely to be driven a need for smaller footprint workspaces, which may include spaces for hybrid work opportunities (i.e. co-working).

Projected Office Demand in Farmington (2025-2030)

Projected Demand for Office Space			
	City of Farmington	St. Francois County	Farmington Percent of County
Historic Square Footage			
2015	397,802	557,018	71.4%
2025 Year to Date	430,078	589,294	73.0%
Historic Absorption & Growth Rate			
Avg Annual Absorption 2015- 2025 Year to Date	3,200	3,200	100.0%
Avg. Annual Growth Rate 2015 - 2025	0.8%	0.6%	
Office-Based Employment			
2011	2,242	2,952	75.9%
2022	1,892	2,641	71.6%
Avg. Annual Change 2011 - 2022	-1.5%	-1.0%	
Occupancy Rates			
2022	99.5%	99.6%	
2023	98.1%	98.6%	
2024	99.5%	99.7%	
2025 Year to Date	99.1%	99.3%	
Average Lease Rate per Square Foot			
2022	\$13.85	\$13.85	
2023	\$17.00	\$17.00	
2024	\$17.00	\$17.00	
2025 Year to Date	\$23.22	\$23.22	
Projected Annual Demand & Growth Rate			
Proj. Annual Growth Rate 2025 - 2030	0.4%	0.3%	
Est Total Development in 2030	438,700	598,200	73.3%
Total Five-Year Demand	8,600	8,900	
Annual Demand at Estimated Growth Rate	1,720	1,780	
Office Square Feet per Office Sector Employee			
2011	183	193	
2022	209	210	
Source: CoStar, PGAV			

Industrial Market Trends



INDUSTRIAL MARKET IN FARMINGTON

Industrial Market Trends

This sections provides and overview of retail market trends from 2018 to 2025 based on available data from CoStar, and project trends through 2030.

Industrial Inventory

Farmington is home to 19 industrial buildings totaling 818,754 square feet, representing 40.1% of the 975,278 square feet of industrial space in St. Francois County. Farmington has the second largest share of the County's industrial square footage after Park Hills where 47.7% of the industrial space in St. Francois County is located. Industrial uses in Farmington are typically manufacturing, warehousing, trucking/distribution. Industrial buildings in Farmington start as small as 2,400 square feet and are as large as 255,000 square feet. Much of the industrial land uses are located in the Farmington Industrial Park.

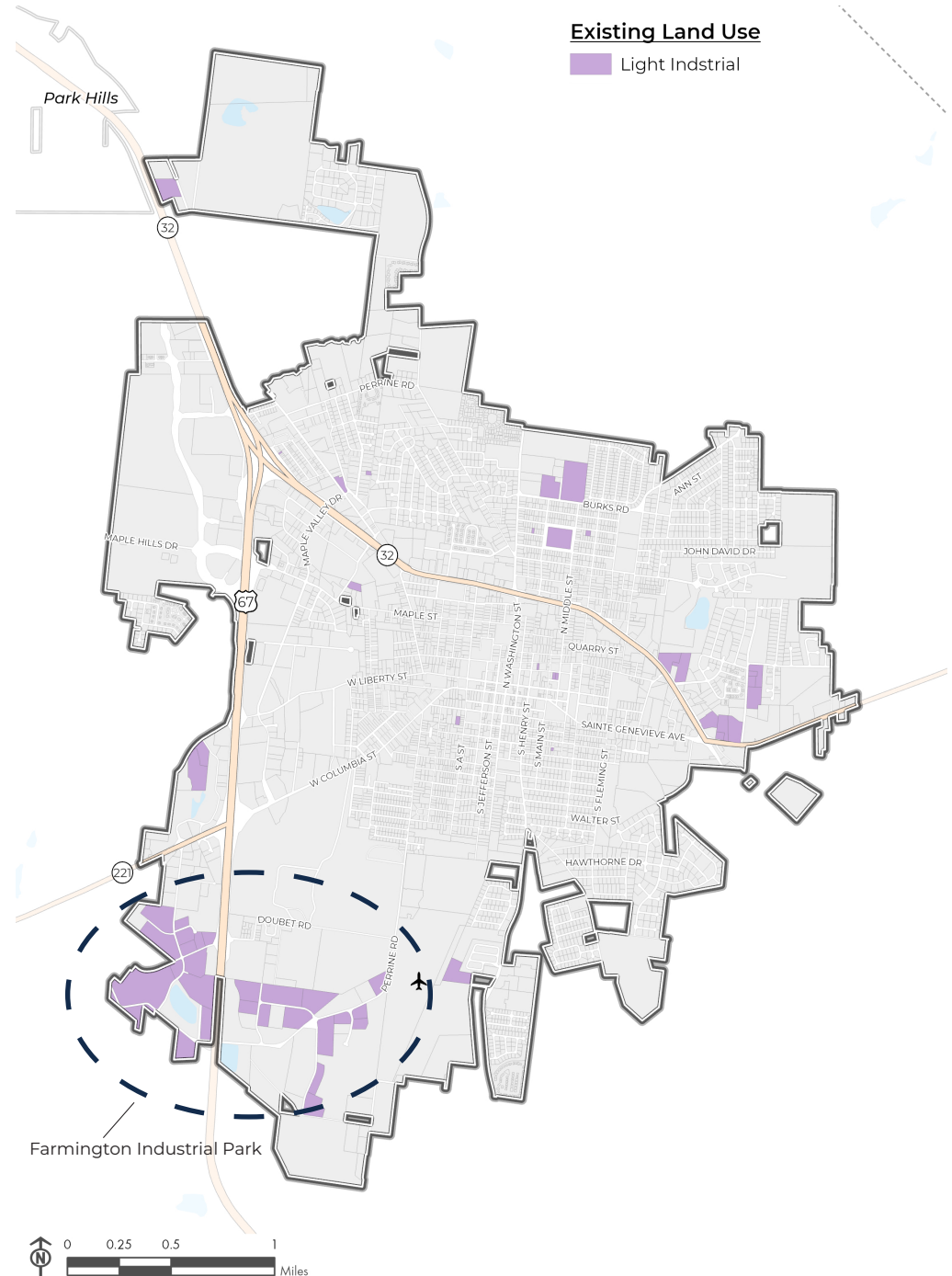
Over the last decade there have few new deliveries of industrial square footage in Farmington. From 2021 to 2023, new deliveries of industrial space in Farmington included two new buildings and one expansion of an existing building, all within the Farmington Industrial Park:

- 2021: 1436 Perrine Rd (a 8,000 SF airplane hangar and storage)
- 2021: 1615 Airpark Dr (Crown Valley)
- 2023: 1520 New Perrine Rd (Innovative Warehousing)

Industrial Demand Indicators and Projections in Farmington Compared to St. Francois County

Based on 2022 LEHD employment data, Farmington experienced an average growth in industrial jobs of 1.9% from 2011 to 2022. The 472 jobs impacted by Startek layoffs in 2023 are not reflected in the LEHD. However, the density of industrial jobs relative to industrial square footage in Farmington had already experienced some decline from 763 square feet of industrial space for every industrial worker in 2011 to 621 square feet of industrial space for every industrial worker in 2022. Yet, across St. Francois County the density of industrials relative to industrial square footage increased during the same period.

Existing Industrial Land Uses in Farmingont (2025)



From 2018 to 2025, industrial occupancy rates in Farmington averaged near 100%, compared to 89% in St. Francois County. Occupancy rates in both Farmington and the County experienced some decline during this period. As of March 2025, the industrial occupancy rate in Farmington was 97.6% compared to 81.5% in St. Francois County.

Available data for average lease rate per square foot for industrial space shows that recent years, lease rates in Farmington have trended lower than lease rates in St. Francois County. Overall, industrial lease rates in Farmington and the County have declined at annual average rates of -1.9% and -3.6% respectively. As of March 2025, the lease rate in Farmington and the County was \$5.25 and \$5.80 respectively. Lease rates may be depressed due to the lack of new industrial space deliveries, particularly speculative industrial developments.

Based on changes in employment in recent years, strong occupancy rates, and declining lease rates these trends suggest that industrial development in Farmington is largely need-based, where existing users expand to meet operating needs and new developments are single user sites built-to-suit

their operating needs. PGAV projects that there may be minimal demand (0.5% projected annual average growth rate or just over 20,000 square feet) for this type of industrial growth in Farmington over the next few years. Future industrial opportunities may need to consider balancing strategies support the development and expansion of existing industrial users with attracting new users to available site in the Farmington Industrial Park. This might include strategies to attract multi-tenant industrial developments which are typically speculative builds.

Industrial Demand Indicators and Projections in Farmington Compared to Park Hills

2022 LEHD employment data shows that neighboring Parks Hills, experienced significant decline (-6.8% annual average rate) in industrial employment from 2011 to 2022. This included the closure of the city's largest industrial user, Piramal Glass, which closed in 2022 leaving more than 200 workers unemployed and putting more than 500,000 square feet of industrial space on the market. This closure is reflected in occupancy rate trends from 2018 to 2025.

Projected Industrial Demand in Farmington Compared to St. Francois County (2025-2030)

Projected Demand for Industrial Space			
	City of Farmington	St. Francois County	Farmington Percent of County
Industrial Sector Employment			
2011	1,073	3,031	35.4%
2022	1,319	2,916	45.2%
Avg. Annual Change 2011 - 2022	1.9%	-0.4%	
Occupancy Rates			
2018	100.0%	100.0%	
2025 Year to Date	97.6%	81.5%	
Avg. Annual Change 2018 - 2025	-0.3%	-2.9%	
Average Lease Rate per Square Foot			
2018	\$6.00	\$7.51	
2025 Year to Date	\$5.25	\$5.80	
Avg. Annual Change 2018 - 2025	-1.9%	-3.6%	
Projected Annual Demand & Growth Rate			
Proj. Annual Growth Rate 2025 - 2030	0.5%	0.5%	
Est Total Development in 2030	839,400	2,095,900	40.0%
Total Five-Year Demand	20,600	51,600	39.9%
Annual Demand at Estimated Growth Rate	4,120	10,320	39.9%
Industrial Square Feet per Industrial Sector Employees			
2011	763	675	
2022	621	701	
Source: CoStar, PGAV			

Projected Industrial Demand in Farmington Compared to Park Hills (2025-2030)

Projected Demand for Industrial Space		
	City of Farmington	Park Hills
Industrial Sector Employment		
2011	1,073	906
2022	1,319	420
Avg. Annual Change 2011 - 2022	1.9%	-6.8%
Occupancy Rates		
2018	100.0%	100.0%
2025 Year to Date	97.6%	63.2%
Avg. Annual Change 2018 - 2025	-0.3%	-6.3%
Average Lease Rate per Square Foot		
2018	\$6.00	\$9.12
2025 Year to Date	\$5.25	\$9.00
Avg. Annual Change 2018 - 2025	-1.9%	-0.2%
Projected Annual Demand & Growth Rate		
Proj. Annual Growth Rate 2025 - 2030	0.5%	0.5%
Est Total Development in 2030	839,400	999,900
Total Five-Year Demand	20,600	24,600
Annual Demand at Estimated Growth Rate	4,120	4,920
Industrial Square Feet per Industrial Sector Employee		
2011	763	1,082
2022	621	2,322
Source: CoStar, PGAV		



From 2018 to 2021, both Farmington and Park Hills enjoyed 100% occupancy rates. In 2022, the occupancy rate in Park Hills fell to 47.5%. In 2023, the Piramal Glass property was purchased by Phoenix Investors and as of March 2025, just over 350,000 square feet of the property, which has been converted from a single user site to a multi-tenant site, remains on the market for lease. This brought the industrial occupancy rate in Park Hills up to 63.2%.

The quick pivot by Phoenix Investors to convert the single user Piramal Glass property to a multi-tenant development with modern features desired by industrial users is reflected in the stabilization of lease rates in Park Hills following the exit of Piramal Glass. The average lease rate per square foot for industrial space in Park Hills is \$9.00 per square foot compared to just \$5.25 per square foot in Farmington.

Given that the Park Hills market is still working to move more than 350,000 square feet of space, PGAV projects that there is minimal demand (0.5% projected annual average growth rate) for new industrial development in the city over the next few years. It will be important for Farmington to follow occupancy and lease rate trends for the former Piramal Glass property over the next few years to develop an understanding of specific market needs by industrial users and what opportunities for speculative, multi-tenant industrial development may exist for Farmington.

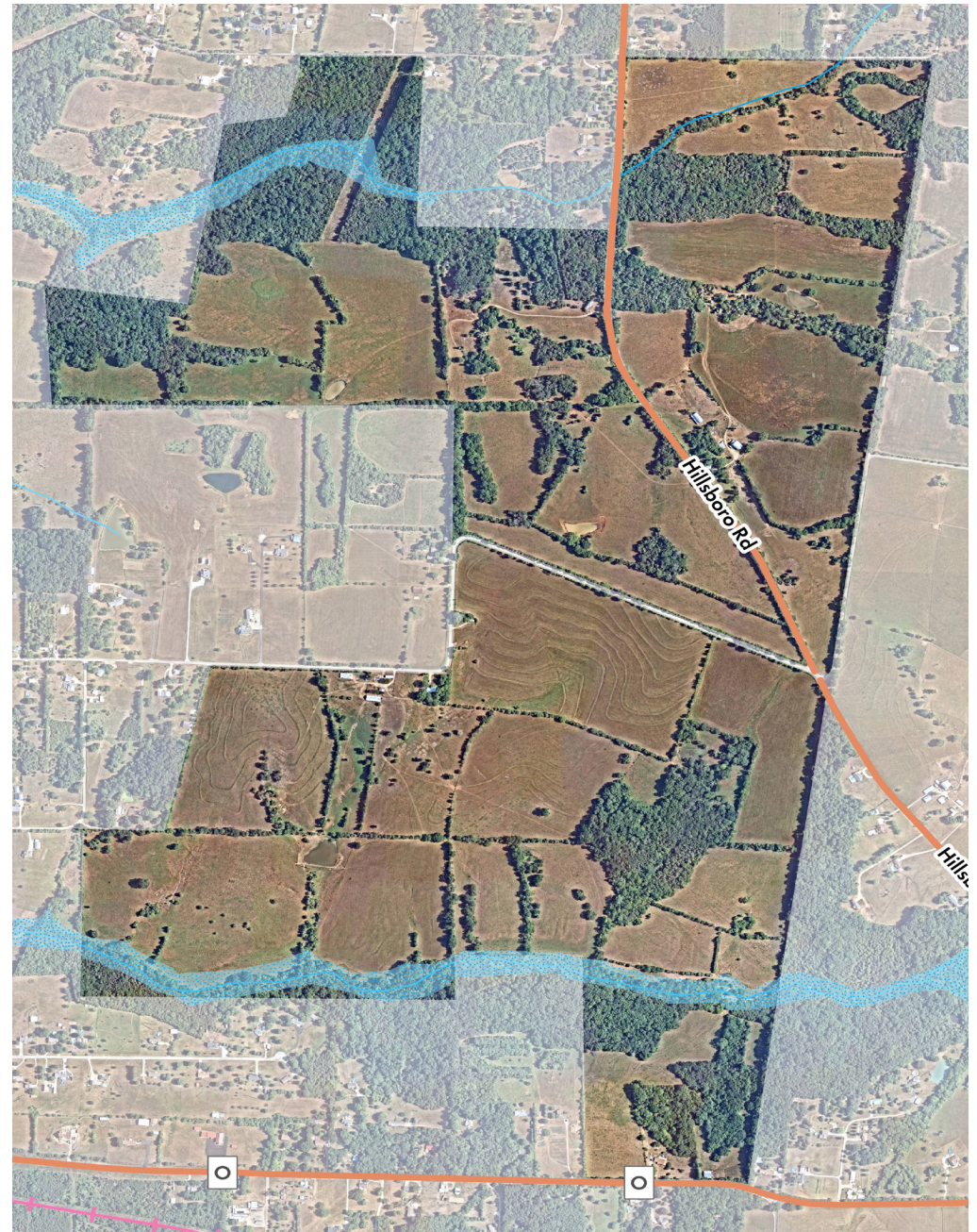
St. Francois County Industrial Park Master Plan

In 2024, the industrial development authorities for the City of Farmington, the City of Park Hills, and St. Francois County came together to develop a plan for a new regional industrial park. The site for the park is approximately 706 acres of land located on Hillsboro Road just east of Park Hills. The plan consisted of site planning analysis to examine factors like flood plain, topography, transportation access, and utility access as well as concept plans for a large lot configuration version and a small lot configuration version, and finally a cost estimation and recommendation.

The plan developed two conceptual site layouts for the industrial park. Concept A - Large Lot Configuration, envisions the park being geared towards larger-scale industrial users like warehousing, distribution, or data centers. Concept B - Small Lot Configuration envisioned the park being able to accommodate a broad mix of industrial users like warehousing, distribution, research & development (R&D), or offices.

As Farmington plans for the future, it will be important to balance priorities and strategies focused on local industrial growth with its role in the overall growth of industrial uses in the broader region.

Planned Site for St. Francois County Regional Industrial Park



A dark, blue-tinted photograph of a path through a forest. The path is paved and leads into the distance, flanked by dense trees and foliage. Several black streetlights are visible along the left side of the path. The overall atmosphere is serene and somewhat mysterious due to the low light and monochromatic color scheme.

Transportation Network

THE TRANSPORTATION NETWORK IN FARMINGTON

The maps and narratives in this section describe Farmington's existing transportation networks by how motorists, pedestrians, and cyclists are getting to, from, and around the city.

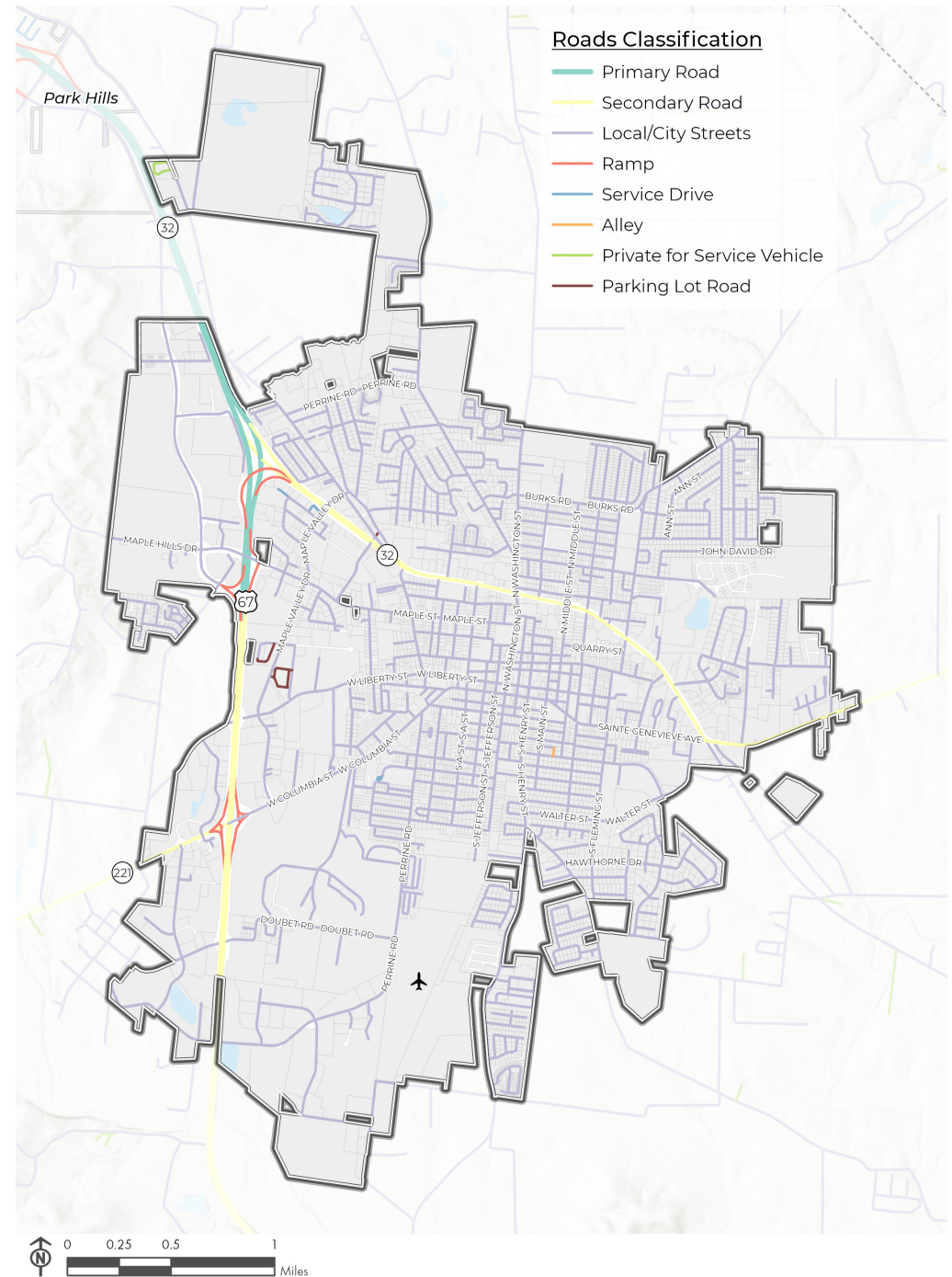
Street Network

Roadway Functional Classification

The U.S. Census Bureau has a feature class description that defines each roadway in in Farmington using U.S. Road Classifications. Those classifications include primary roads (defined as limited-access highways that connect to other roads only at interchanges), secondary roads (defined as main arteries that are not limited access and typically have at-grade intersections with many other roads and driveways), local/city streets, ramps, service drives, alleys, private for service vehicle, and parking lot roads.

Portions of U.S. 67 north of Maple Street are considered a primary road. South of Maple Street, U.S. 67 is considered a secondary road. Other secondary roads include State Highway 32/Karsch Blvd., W. Columbia Street, and State Highway 221. U.S. 67 and State Highway 32. U.S. 67, State Highway 32/Karsch Blvd., and State Highway 221 fall under the jurisdiction and maintenance responsibility of the Missouri Department of Transportation (MoDOT). Almost all other roads in Farmington are local roads which are owned and maintained by the City of Farmington.

Roadways in Farmington by Functional Classification

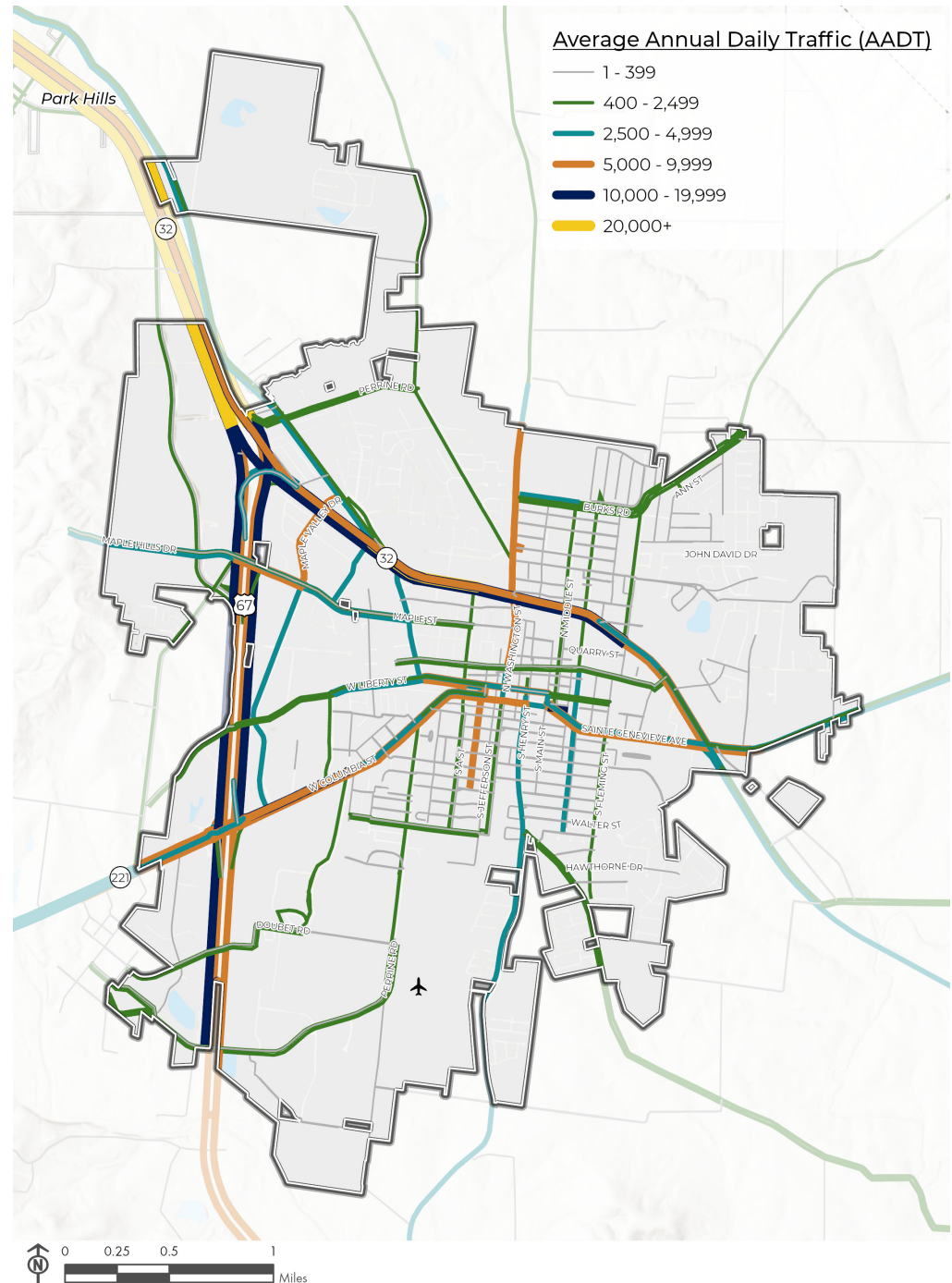


Traffic Volumes

Traffic volume collected by MoDOT in Farmington indicates a majority of traffic flows to, from, and through Farmington via the two primary roads, U.S. 67 and State Highway 32/Karsch Blvd. Both of these corridors carry an Average Annual Daily Traffic (AADT) count of 10,000 to 19,000 cars per day. The section of U.S. 67/State Highway 32 north of the interchange sees traffic counts as high as 20,000 or more cars per day.

Other major routes to, from, and through the city include N. Washington Street/Highway D from its intersection at W. Karsch Blvd. to unincorporated areas north of Farmington; and the Columbia Street/Sainte Genevieve Avenue/Missouri W corridor which runs east-west through the city between its transition to Highway 221 to the west and intersection with State Highway 32 to the east. Traffic along these two routes reach upwards of 9,999 cars per day. Both of these major routes serve as key connections to Downtown Farmington and as entrances to the city from unincorporated communities in the surrounding area.

Average Annual Daily Traffic (AADT) Counts in Farmington

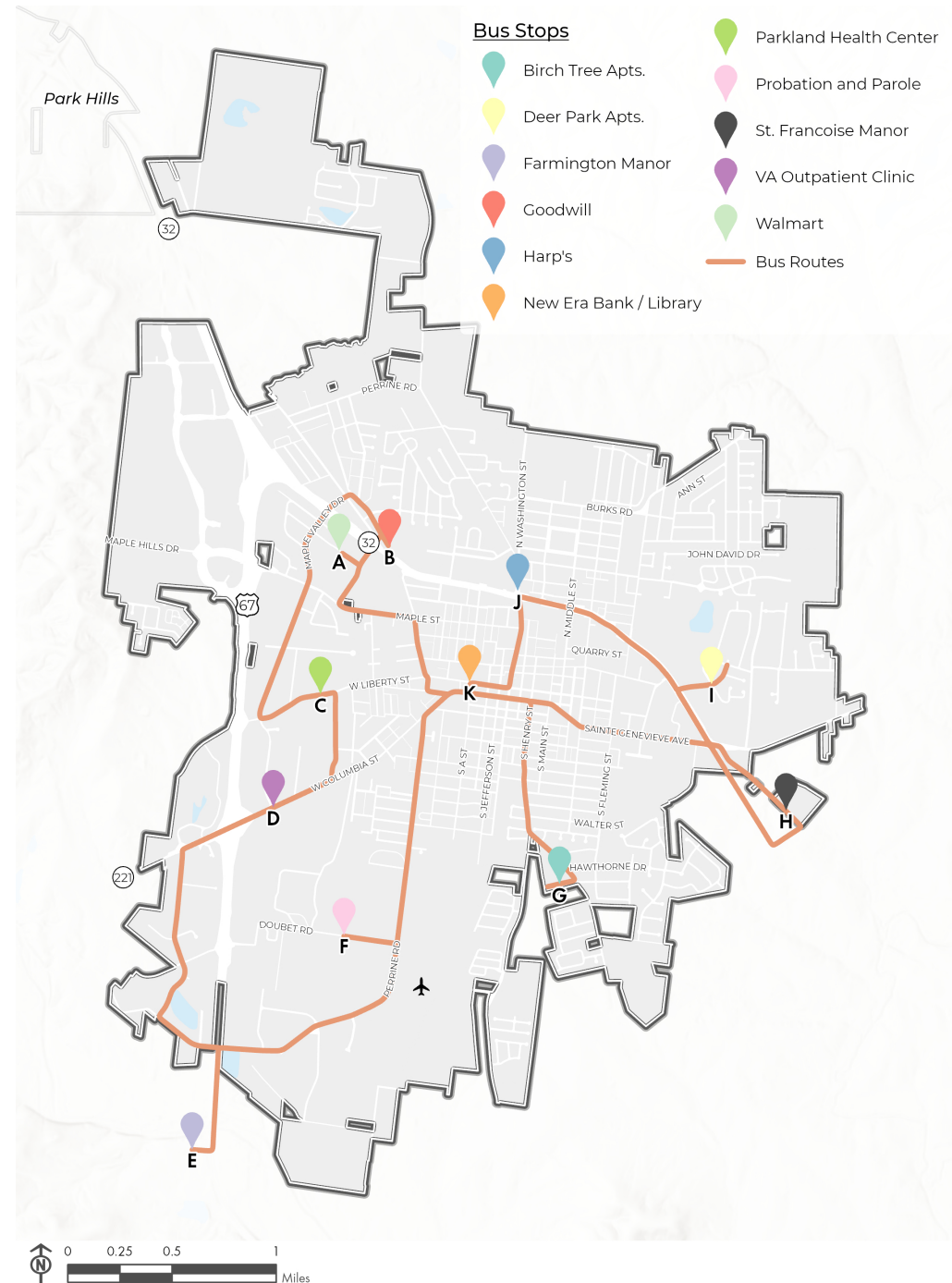


Public Transit

The Southeast Missouri Transportation Service (SMTS) is a non-profit corporation based out of Fredericktown, MO, that provides affordable fixed route and “call-a-ride” public transit services in Farmington and other parts of St. Francois County. SMTS provides what is referred to as a deviated fixed route service in Farmington. This means fixed route riders can request pick up or drop off within ¼ mile of a fixed route as long as the request is made at least one day before the service date.

The CONNECT - Farmington route has 12 bus stops located throughout the city. Bus services typically run regularly every hour Monday through Friday from 7:00 a.m. to 5:00 p.m. The bus routes and stops are well situated in and near high density areas and important destinations including multifamily developments, commercial districts, Parkland Health Center, Farmington High School, Downtown Farmington, Farmington Industrial Park, and Farmington Regional Airport.

Public Transit Routes and Stops in Farmington



Parks & Recreation



ENGLER PARK

PARKS & RECREATION IN AND NEAR FARMINGTON

Farmington has 15 parks, two aquatic facilities, and a community Civic Center, not to mention the acres of beautiful state parks within miles of Farmington. The Farmington Parks and Recreation Department maintains the city parks and civic center.

Missouri's Parkland

While not owned or operated by Farmington, the proximity to the St. Francois Mountain Range creates endless recreation opportunities for Farmington Residents. There are several state parks along with the Arcadia Valley and premier vineyards and wineries all within a short drive.



Farmington Parks and Recreation Facilities

Civic Center

The Civic Center is located across the street from Farmington High School and offers residents access to several recreation opportunities. The Civic Center has two indoor swimming pools, a 1/8th mile indoor track, three full sized courts for volleyball, basketball, or tennis, and a fitness center with exercise equipment as well as offering childcare services for parents to utilize while using the civic center.



Al's Place Bicycle Hostel

Al's Place Bicycle Hostel resides in the previous County Jail and offers a resting place for bicyclists as they ride along the TransAmerica Trail.

Bicentennial Park

Bicentennial Park lies just outside historic downtown on the wedge lot where W Columbia Street and W 1st Street meet. The 0.54 acre park offers a community flower garden and fountain with a walking path and benches.

Dr. Crouch Nature Sanctuary

This 15-acre park is located just south of the airport adjacent to Engler Park. Dr. Crouch Nature Sanctuary offers trails through a wooded area with 11 education stations and bird watching opportunities.

John R. Crouch Memorial Park

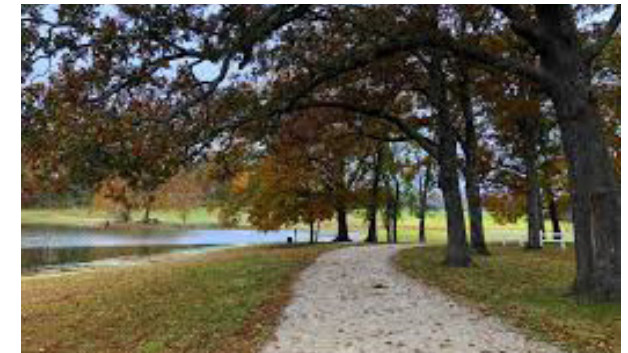
John R. Crouch Memorial Park is located along Pine Street, close to the most eastern edge of Farmington. This park offers almost 10 acres of land with an 8.5 acre lake stocked by the Missouri Department of Conservation, a 3,000 foot paved walking trail, a pavilion, and picnic tables.

Dean Danieley Park

This approximately 2.8-acre park is located in north Farmington off of Hollyhock Lane. Dean Danieley Park offers a pavilion, a restroom, BBQ pits, a playground, and a basketball court.

Engler Park

Engler Park is Farmington's largest park at more than 75 acres and offering two lakes, two playgrounds, four pavilions, six soccer fields, six tennis courts, an 18-hole disc golf course, a baseball field, trails, and even a wedding ceremony venue. Engler Park is located along the southern most edge of Farmington, just south of the airport and adjacent to the Dr. Crouch Nature Sanctuary.



Farmington Archery Park

The Farmington Archery Park opened in 2018 as a collaboration between the City of Farmington and the Missouri Department of Conservation. This park is located just west of the western Farmington Boundary and offers a ¾ mile natural surface trail loop with 15 stations of varying distances and obstacles and one broadhead target located just north of the trail.

Farmington Community Garden

The Farmington Community Garden, located at the corner of Boyce and Perrine, offers community space where citizens can reserve a 4' x 8' plot to garden. This 0.16 acre plot allows the community to come together and grow their own fruits, vegetables, and herbs for their families.

Farmington Dog Park

The Farmington Dog Park offers two separate areas, one for small dogs and one for large dogs, both with dog play features and seating, for dog owners to have a worry-free place to let their dogs play and socialize. This 2.6 acre park is located directly west of the airport off of Perrine Road.

Farmington Skate Park

The Farmington Skate Park is the largest outdoor concrete skate park in southeast Missouri featuring 30,000 square feet of skating activities. Centrally located downtown Farmington, this park pulls skaters from the whole region.



Hager Lake

Hager Lake offers a 9 acre stocked fishing lake on a 20 acre lot just off of U.S. Highway 67 along the southern edge of Farmington. Along with the fishing lake, Hager Lake offers a fishing jetty, a pavilion, restrooms, and multi-purpose athletic fields.

Harlan Park

This neighborhood park is located north of downtown and south of E Karsch Boulevard. Harlan Park offers picnic tables and BBQ grills.

Long Park

Long Park is home to the historic Long House originally built in 1833 and is located in the heart of Farmington, downtown. The approximately 3-acre park includes the skate park as well as the historic structure open for tours. There is also a Gazebo and a restroom.



Stanley M. Overall Bikeway Trail System

The Stanley M. Overall Bikeway Trail offers a 7.75 mile main route with several spurs or loops of varying length through Farmington. Established in 2002, this trail allows users to bike through Farmington according to their comfort level.

Trimfoot Park

This neighborhood park offers a playground, a basketball hoop, a restroom, a BBQ grill, and a picnic table. This 0.7 acre park is located in North Farmington.

Veterans Jaycee Park

Veterans Jaycee Park is located just west of the airport and includes the Farmington Dog Park. The over 10-acre park also offers a pavilion and a restroom.

Wilson Rozier Park

Wilson Rozier Park is located fairly centrally in Farmington, covering almost 10 acres southwest of downtown. This park offers a restroom, two pavilions, a ballpark, two playgrounds, BBQ pits, two tennis courts and one multi-use court for basketball, futsal, or pickleball.

Bud Norman Memorial Sports Complex

The Bud Norman Memorial Sports Complex offers four baseball or softball fields, a concession stand, a playground, and a batting cage. This approximately 20-acre sports complex is located directly behind the elementary and middle schools in eastern Farmington.



Elks Ball Field

Elks Ball Field offers a dirt field for baseball or softball and restrooms. The field is located across the street from Trimfoot Park and on the northern side of Farmington.

Jaycee/KREI Ball Field

The Jaycee/KREI Ball Field is immediately adjacent to the Elks Ball Field to the north. This field offers a dirt softball or baseball diamond with field lights, dugouts, bleachers, and restrooms.



The Mayor Hager Tennis Complex is located within Engler Park and offers six tennis courts with wind screens and lighted courts.

The Engler Park Soccer Complex located just north of Engler Park offers 6 soccer fields, one lighted soccer field, ultimate frisbee, restrooms, concessions, and two pavilions.

The map to the rights shows the 10-minute and 20-minute walksheds around park and recreation spaces in Farmington. These defined buffer areas are considered a reasonable distance in which a person is typically willing to walk to a destination, in this case local parks and recreation spaces. The walkshed buffers were created by following existing roadways to locate paths of travel that extend 10-20 minutes from each park or recreation facility.

This map shows that connectivity to existing parks and recreation spaces is greatest for neighborhoods in the northeast quadrant of the city where most parks and recreation facilities are located, and neighborhoods along Perrine Road between Wilson Rozier Park and Engler Park. Residents in these two areas have enhanced access to parks and recreation facilities, and are more likely to walk or bike to these places rather than travel by car. There are no parks or recreation facilities located in the city's northwest (with the exception of the golf club), southwest, or southeast quadrants. Neighborhoods in these three quadrants are likely limited to traveling to the city's parks and recreation facilities via a car or the bus.

This planning process may consider opportunities related to improving access and connectivity to existing parks, recreation facilities, and other greenspaces for neighborhoods throught the city.

Legend:

- 1/2 Mile Walkshed (Light Green)
- 1/4 Mile Walkshed (Dark Green)
- Park (Green Pin)
- Recreation (Red Pin)

Parks and Recreation Areas:

- Crown Pointe Golf Club
- KREI Field
- Elks Ballfield
- Harlan Park
- Long Memorial Park
- Farmington Sports Complex
- Veterans Park
- Engler Ball Park
- Wilson Rozier Park
- Trimfoot Park

Major Roads:

- Highway 32
- Highway 67
- Maple Valley Dr
- Maple St
- W Liberty St
- W Columbia St
- W Washington St
- W Main St
- W 1st St
- W 2nd St
- W 3rd St
- W 4th St
- W 5th St
- W 6th St
- W 7th St
- W 8th St
- W 9th St
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- W 48th St
- W 49th St
- W 50th St

Scale: 0.5 to 1 Miles



WHAT'S NEXT?

This summary report captures the work completed as part of Phase 1 - Existing Conditions to develop an understanding of how Farmington has changed over the last decade, what is happening in the community today, and what current trends say about the city's future.

Over the next few months other work that will be completed in Phase 2 includes:

- *Identifying emerging themes based on existing conditions and community feedback gathered during Phase 1.*
- *Engaging key stakeholders around important questions related to Farmington's future.*
- *Drafting a Future Land Use Plan which will inform future development and growth in East Peoria and its 1.5-mile Planning Area.*
- *Conducting public engagement to present and collect community feedback about the Draft Future Land Use Plan and initial goals/priorities to guide the city's future.*

The City of Farmington's website will continue to be updated with information about how the community can stay engaged in this planning process!





Envisioning Farmington in 20 years...

Farmington is a thriving, inclusive, and family-oriented community that honors its historic roots while embracing smart, sustainable growth. We envision a safe, welcoming city that balances tradition with innovation, protects our small-town charm, and offers opportunity, connection, and quality of life for all.

- The Farmington Community