RESILIENT COMMUNITIES PROJECT—CITY OF MINNETONKA

BUILDING COMMUNITY-UNIVERSITY PARTNERSHIPS FOR SUSTAINABILITY

Presentation to
The League of Women Voters
January 12, 2013

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SERVICES WE PROVIDE

Public safety
Public works
Recreation
Development
OUR COMMUNITY ASSETS

- Natural environment
- Parks & trails
- Schools
OUR COMMUNITY ASSETS

Housing diversity

Transportation

Centers of commerce
SUNSET HILLS – MARKET RATE

Proposed Site Plan
Building Elevations
BIG THRILL FACTORY
FORMER KMART BUILDING

EXTERIOR RENDERING/ELEVATION
ON THE HORIZON
Hennepin County Medical Center (HCMC) has selected a site in Minnetonka for a new $53 million outpatient care clinic.

The owner of the site, Minnetonka-based Opus Group, submitted city development plans in mid-November for the 121,000-square-foot, three-story clinic.
FUTURE CHALLENGES

Changing demographics

Major resource and service implications
FUTURE CHALLENGES

Aging amenities:

- Housing
- Infrastructure
- Commercial areas
POSITIONING FOR THE FUTURE

Investments in recreation
- Trails
- Williston Fitness Center
- New programs

Housing improvements
- Updates
- Affordability
POSITIONING FOR THE FUTURE

Area studies
- Ridgedale, 101/7

LRT
- Shady Oak station
- Opus station
MINNETONKA STATIONS

There are two proposed light rail stations in Hopkins.

The Shady Oak Station is sited south of 17th Avenue and Excelsior Boulevard.

The Opus Station is sited at the Opus Office Park west of Hwy. 169, south of Bren Road West and north of Bren Road East.

The Shady Oak Station is located on the Hennepin County Regional Rail Authority’s (HCRRA) right-of-way.
RIDGEDALE 2035 CONCEPT PLAN
SUGGESTED ELEMENTS FOR RIDGEDALE

- Housing, low & mid-rise
- Office, mid-rise
- Hotel, mid-rise
- Conference center
- Restaurants
- Multiplex cinema
- Additional retail
- Outdoor park/plaza/multi-use
- Expanded YMCA
The success of the Mall of America’s Nordstrom is spurring the retailer to open a second metro-area store, at Ridgedale Center in Minnetonka.

Nordstrom to open in Ridgedale

• The upscale retailer is expected to move into space vacated by a consolidating Macy’s by fall of 2015.

By JANET MOORE
jmooore@startribune.com

The news comes after Neiman Marcus announced plans to shutter its downtown Minneapolis store come Jan. 31, and Bloomingdale’s closed its Mall of America store last year, leaving some to speculate that the Twin Cities’ Carhartt-wearing and Sorel-loving market won’t support upscale retailers.

But Nordstrom’s plans to open a second store in the Twin Cities by fall of 2015 — as well as the Mall of America’s push into luxury brands and the continued success of Eden’s Galleria — would seem to defy the retail stereotype.

“Our Mall of America store is one of our most successful stores, and we believe we can better serve our Minneapolis-St. Paul customers with a second location,” said Erik Nordstrom, president of stores for the Seattle-based retailer. The company also operates two off-price Nordstrom Rack locations at the Bloomington megamall and at Arbor Lakes in Maple Grove.

Nordstrom will occupy 138,000 square feet of what is now a Macy’s men’s and home store at Ridgedale. Cincinnati-based Macy’s said earlier this week that it would close that store and consolidate it into a second store at Ridgedale that currently offers women’s and children’s merchandise. The renovated Macy’s

Nordstrom continues on D4 ▶
RIDGEDALE PLAZA
STRATEGIC PROFILE

- We will be responsible stewards of the city’s physical assets, human capital and financial resources.
- We will protect and enhance the unique natural environment of our community.
- We will maintain quality public safety for our residents and businesses.
- We will work to meet the transportation needs of our residents and businesses.
- We will support well-planned, responsible community development.
- We will provide excellent recreational amenities.
MINNETONKA’S MISSION

“Our purpose is to provide the core public services our community residents and businesses rely upon in their daily lives, while striving to preserve and enhance the distinctive character that makes Minnetonka a special place to live.”
WHAT IS RESILIENT COMMUNITIES PROJECT?

Connects U of MN + communities to advance sustainability and resilience

One-year partnership

Focuses on one city per year
Matches community-identified projects with U of MN graduate courses
2012–2013 pilot with City of Minnetonka
Modeled after U of Oregon program
WHAT IS RCP?

Connects U of MN + communities to advance sustainability and resilience

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WHAT IS RCP?

Initial support from Institute on the Environment (IonE) + Center for Urban and Regional Affairs (CURA)

Initiative of the Sustainability Faculty Network at U of MN

Already-identified faculty, wide range of disciplines + expertise
WHY RCP NOW?

Multiple intersecting opportunities + trends

Community motivation to promote sustainability + respond to changing conditions

Growing student interest in resilience, sustainability, + “real world” experience

Faculty expertise in sustainability + resilience, seeking “real world” projects

Reduced university + community resources

Desire for greater university-community engagement

Increasing awareness of need for sustainable + resilient approaches

Resilient Communities Project
WHAT IS SUSTAINABILITY?

“Sustainability is arguably one of the most over and inappropriately used words in the English language, the net result of which has been a dilution of the sustainability concept. Multiple interpretations of sustainability . . . prevail, and while broad consensus may appear to exist, there is considerable debate on the objectives, goals, and instruments to be used in advancing sustainability.”

—Stanley McGreal, Director of the Built Environment Research Institute, University of Ulster, April 2012
What is "sustainability"?
WHAT IS RESILIENCE?

adaptive + responsive to changing circumstances
recognizes the need for flexibility + collaboration
takes a long-term perspective
HOW DOES RCP WORK?

Community identifies projects (15–30)
RCP + community collaborate to:
- clarify and scope projects
- Identify partners and stakeholders
RCP matches each project with one or more graduate courses
Students complete the project in courses
Final presentations + work products delivered to community
Minnetonka Projects

Stormwater management
Water + energy conservation
Mid-priced housing options
Transit-oriented development
*Light-imprint streets*
Conservation development
Rooftop gardens
Parking regulations
*Village center business association*
Traffic demand management
Water resources planning
Neighborhood identities
Post-development impacts
*Tree inventory*
Density + housing options
Village center connections
*Redevelopment white paper*

U of MN Courses

- Neighborhood Revitalization
- Building & Site Integration in Sustainable Design
- Housing Assessment & Analysis
- Land, Environment, & Energy Law Clinic
- Principles & Methods of Evaluation
- Urban Hydrology & Land Development
- Pollution Prevention
- Methods for Natural Resource & Environmental Policy
- GIS in Environmental Science & Management
- Design Thinking for Action
- Urban GIS
- Networks and Places
- Housing Policy
- Managing Urban Growth and Change
- Land Use & Transportation Capstone
- Environmental Communication
- Ecology of Agricultural Systems
- Environmental Planning, Policy, & Decision Making
POTENTIAL PARTNERS AND STAKEHOLDERS

General public
Redevelopment agencies
Housing authorities
Park districts
School districts
Watershed districts
Utilities
Transit districts
Neighborhood organizations/
  homeowners’ associations
Businesses/business associations
Chambers of commerce
Private partners/developers
Philanthropic organizations
Nonprofit organizations
Higher education institutions
Neighboring cities
County government
Metropolitan Council
State agencies (MnDOT, DNR, MPCA,
  DEED)
Federal agencies
HOW DOES RCP WORK?

Minnetonka Pilot Partnership

13 projects
22 courses from 7 U of MN colleges
300+ students
9 city staff

Colleges Represented
Law School
Humphrey School of Public Affairs
Design
Education and Human Development
Liberal Arts
Science and Engineering
Food, Agricultural & Environmental Sciences

City Departments Represented
Administrative Services
Community Development
Engineering
Natural Resources Management
Public Works
Density and Housing Options Study

**Project:** evaluate existing housing stock in light of changing demographics and housing preferences

**Course:** PA 8203 Neighborhood Identities

**Goals:**

- identify strategies for providing a diverse range of housing types, sizes, and price points
- ensure residents choose to remain in Minnetonka
Design as a Solution

Interweave Design Elements

- Dimension
- Access
- Claim
- Assemblage

Intentional Design Experience

Fulfilled Values

- Privacy
- Attractiveness
- Useful/Flexible Space
Program All Spaces for Use

Tools

- Driveway
- Front Porch
- Landscaping
- Built Structures
- Rear Access
- Side Yards
- Shared Community Space
Layering

Transitional Space creates control over social relationships
Garages & Storage Space

Values
Efficiency
Attractiveness
Flexibility
Relationships
Status

Tools
Rear Placement
Sink the Garage
Flexible Storage Space
Deep and Narrow Design

- Enhanced Privacy
- Flexibility
- Efficient Use of Space
Rethink the Street

Narrower Streets
Unconventional Paving
Low Curbs
Landscaping
Buffer/Conservation Easement

Conservation: preserve existing natural elements
Unify: avoid walls and vegetation screens
Create space for activity
Use structures and right-of-way to define buffer
Transit-Oriented Zoning District

**Project:** Develop transit-oriented zoning district models for future LRT station areas and transit hubs

**Course:** PA 8081 Land Use and Transportation Planning Capstone
Transit-Oriented Zoning District

Goals:

• research case studies of transit-oriented districts in similar suburban communities around the country
• recommend model zoning districts, including appropriate transportation connections, land-use mixes, and parking requirements
• recommend guidelines for the city’s role in future redevelopment projects in these locations
OPUS STATION

SHADY OAK STATION

Legend
- Office
- Neighborhood Retail
- Multifamily
- Live-Work Townhomes
- Townhomes
- Community Pavilion
- Trees and Foliage
- Rain gardens
- Sidewalks
- Trail Network
- Places & Promenades
- Open Space
- Water
- Light Rail & Station
- Development Site Boundary

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<th>Land Use</th>
<th>Appearance</th>
<th>Main Uses</th>
<th>Setback (from BORD)</th>
<th>Density (units/acre or FAI)</th>
<th>Height</th>
<th>Parking</th>
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<td>Townhomes Residential</td>
<td>Single family residences</td>
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<td>17-24 units/acre</td>
<td>2-4 stories</td>
<td>Attached side garages</td>
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<td>Office</td>
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<td>2-6 stories</td>
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</table>

*Maximum setback of 25’ for streets that buildings face. Other setbacks can be added for parking. This will accommodate a "عروسم" and allow for parking lots off of other roads.
Neighborhood Identities Project

**Project:** survey existing neighborhood associations in Minnetonka to understand what they do and how they function; research local and national models for creating neighborhood identities and organizations.

**Course:** PA 8203 Neighborhood Revitalization

**Goals:**

- Provide more formal representation of resident interests
- Foster a greater sense of place
- Create a stronger sense of community
Discovery: Map of Minnetonka
Where is your neighborhood?

- Easel Map
- Surveys
NEW COMMUNITY IMAGE
Minnetonka is filled with community activity

People leaving their neighborhood to go and join others doing things of mutual interest.

The networks of community would totally cover Minnetonka.
GROUPS OF PEOPLE WHO SHARE INTERESTS ARE ALIVE AND FLOURISHING IN MINNETONKA

- Churches
- Schools
- Service Organizations
- Salons
- Shops
- Restaurants
- Fitness
- Mom’s Clubs
- Neighborhood Associations
- Park Visitors
FAITH BASED ORGANIZATIONS

Redeemer Bible Church
16205 Highway 7, Minnetonka, MN 55345

Living In His Presence
3510 Williston Rd, Minnetonka, MN 55345

Minnetonka United Methodist
17611 Lake Street Ext, Minnetonka, MN 55345

Redeemer
16031 Woodland Curve, Minnetonka, MN 55345

All Saints Lutheran Church
15915 Excelsior Blvd, Minnetonka, MN 55345

Minnetonka Lutheran Church
16023 Minnetonka Blvd, Minnetonka, MN 55345

Ridgewood Church
4420 County Road 101, Minnetonka, MN 55345

Slavic Baptist Church
16625 Excelsior Blvd, Minnetonka, MN 55345

Bethlehem Lutheran Church
5701 Eden Prairie Rd, Minnetonka, MN 55345

Seventh Day Adventists
3510 Williston Rd, Minnetonka, MN 55345

Minnetonka Christian Academy
3500 Williston Rd, Minnetonka, MN 55345
MAP OF NEIGHBORHOODS

Networks--Churches
COMPANIES

UnitedHealth Group
Cargill
Emerson Process Management
Starkey
SuperValu
Medica
St Jude Medical
Carlson
THE CITY AND THE COMMUNITIES IN THE COMMUNITY OF MINNETONKA

This is a community eco-system

- Look long range
- Create vitality through engagement
- Adjustments in one place can affect all the “bee hives”
WHO BENEFITS FROM RCP?
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Shared benefits
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Shared benefits

Partner Community
- Enhance local capacity, networking + collaboration
- Cost-effective approach
- Access to faculty, courses, + 1000s of hours of student time
- Energy, creativity + innovation
- Long-term relationship with U of MN
- Publicity and visibility
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Faculty + Students
- Efficient + meaningful access to community-based projects
- Improved capacity for community-based work
- Critical “real world” education opportunities
- Training next generation of professionals

Shared benefits
WHAT DOES THE COMMUNITY GET?

Potential to make significant progress + infuse energy in move toward sustainability and resilience

Fall 2012  Summer 2013

complete 13 locally-relevant projects
Thank you!

Website: rcp.umn.edu
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Photos: Carissa Schively Slotterback