RESILIENT COMMUNITIES PROJECT—CITY OF MINNETONKA

BUILDING COMMUNITY-UNIVERSITY PARTNERSHIPS FOR SUSTAINABILITY

Presentation to
The League of Women Voters
March 16, 2013

Julie Wischnack, Community Development Director, City of Minnetonka
Mike Greco, Director, Resilient Communities Project, U of MN
Kristina Nesse, Urban and Regional Planning Program, U of MN
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
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.

HCMC has picked a vacant development site immediately east (on left) of Syngenta’s building for a new specialty 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

<table>
<thead>
<tr>
<th>Housing, low &amp; mid-rise</th>
<th>Multiplex cinema</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office, mid-rise</td>
<td>Additional retail</td>
</tr>
<tr>
<td>Hotel, mid-rise</td>
<td>Outdoor park/plaza/multi-use</td>
</tr>
<tr>
<td>Conference center</td>
<td>Expanded YMCA</td>
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<tr>
<td>Restaurants</td>
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RIDGE DALE PUBLIC REALM
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
jmmooro@startribune.com

Turns out, Twin Cities shoppers can go upscale.

On Friday, Nordstrom confirmed that it will open a second store in the Twin Cities at Ridgedale Center in Minnetonka — one of the metro's most-affluent suburbs.

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 Edina'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
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?

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
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 Research Institute, University of Ulster, April 2012
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

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

Minnetonka Pilot Partnership

13 projects
22 courses from 8 U of MN colleges
300+ students
9 city staff

City Departments Represented
Administrative Services
Community Development
Engineering
Natural Resources Management
Public Works

Colleges Represented
Law School
Humphrey School of Public Affairs
Design
Education and Human Development
Liberal Arts
Science and Engineering
Food, Agricultural & Environmental Sciences
Continuing Education
TRANSPORTATION DEMAND MANAGEMENT (TDM) STUDY

Course: PA 8081 – Capstone Workshop

Project:

• Employer/employee-based strategies
• Influence the way, time, distance, and/or frequency of travel
• Reduce congestion during “peak period”
  -Business perspective: options to improve lifestyle of employees
TDM STUDY APPROACH

• Researching local and national ordinance/policy case studies
  - Bloomington, Eden Prairie

• Stakeholder interviews

• Context specific policy/ordinance recommendations
HOUSING AND DENSITY OPTIONS STUDY

Course: PA 8203 – Neighborhood Revitalization

Project:

• 2030 Comprehensive Guide Plan: Increase diversity in housing choices

• Challenges:
  • Aging housing stock, large parcels of land ($$)
  • Changing demographics: Move-up families, Baby Boomers
  • Fully developed city
  • Ensuring residents remain in Minnetonka

Age Distribution of Population in Surrounding Communities

<table>
<thead>
<tr>
<th>Population Age Groups</th>
<th>Minnetonka</th>
<th>Eden Prairie</th>
<th>Minneapolis</th>
<th>Plymouth</th>
<th>Hennepin County</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 17 years</td>
<td>21%</td>
<td>26%</td>
<td>20%</td>
<td>24%</td>
<td>23%</td>
</tr>
<tr>
<td>18 - 24 years</td>
<td>6%</td>
<td>7%</td>
<td>15%</td>
<td>7%</td>
<td>12%</td>
</tr>
<tr>
<td>25 - 44 years</td>
<td>23%</td>
<td>28%</td>
<td>35%</td>
<td>27%</td>
<td>30%</td>
</tr>
<tr>
<td>45 - 64 years</td>
<td>33%</td>
<td>31%</td>
<td>22%</td>
<td>30%</td>
<td>27%</td>
</tr>
<tr>
<td>65+ years</td>
<td>17%</td>
<td>9%</td>
<td>8%</td>
<td>12%</td>
<td>10%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2010 Decennial Census, Summary File 1, Table P001, 2012.

• Single Family Median Construction Year: 1964

• Homes Constructed Before 1990: 91%
HOUSING AND DENSITY OPTIONS STUDY APPROACH

• Focus on price, design, and community participation

Process:
• Interviews with area developers and real estate agents
  -Pricing and preferences

• Metropolitan Council thresholds for affordability

• Local housing market and income
  -Lone Lake Highlands Development

• Preference mismatch
  -In-house amenities and updated properties vs. pricing of available properties
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
Deep and Narrow Design

- Enhanced Privacy
- Flexibility
- Efficient Use of Space
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
Community Participation

- Lone Lake Highlands was unique, most projects will need to overcome neighborhood/community opposition hurdle

- Proposed process: Community-oriented process for integrating design & density mythbusting (via education)

3 Phase Process: Ongoing outreach and education is key
1. Pre-development design process
2. Development
3. Evaluation and reiteration
### City of Minnetonka – Proposed Neighborhood/Community Design Process
For Small-lot Residential Infill Development

<table>
<thead>
<tr>
<th>Stages of Process</th>
<th>Neighborhood/Community Visioning and Planning</th>
<th>Developer Proposal – Project Approval/Construction Commences</th>
<th>Design Process Reevaluation/Re-visioning by Neighborhood/Community</th>
</tr>
</thead>
<tbody>
<tr>
<td>Timeline Stakeholders</td>
<td>6-8 Months</td>
<td>1-4 Months (as needed)</td>
<td>30 – 45 Days</td>
</tr>
<tr>
<td>Minnetonka Community Development Staff</td>
<td>Density Education/Outreach</td>
<td>Approve Design Guidance</td>
<td>(Ongoing Efforts)</td>
</tr>
<tr>
<td></td>
<td>Social Media Outreach</td>
<td></td>
<td>(Ongoing Efforts)</td>
</tr>
<tr>
<td>Real Estate Developer</td>
<td>Intentional Interaction</td>
<td></td>
<td>(Ongoing Efforts)</td>
</tr>
<tr>
<td>NBHD/Community Group(s)</td>
<td>Project Kickoff</td>
<td>NBHD Design Charette</td>
<td>Feedback Meeting</td>
</tr>
<tr>
<td>Task Force</td>
<td>Kickoff Meeting &amp; Development Tour</td>
<td>Design Workshop</td>
<td>Design Guidance Meeting</td>
</tr>
</tbody>
</table>

- **Repeat process in other neighborhoods**
- **Completed Project Tour**
- **Evaluation Workshop**
REFLECTIONS ON RCP EXPERIENCE

• Beneficial community-based project experience
• Valuable working relationships with planning staff
• Two “capstone” size projects (semester-long)
• Understanding of political realities, suburban challenges
• Speaking opportunities – framing messages for various audiences (academic, city staff, developers/real estate agents, agencies/employers, other professionals)
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

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
WHAT’S NEXT?

7 proposals from prospective partner communities

Announce 2013-2014 partner on Monday

Share Minnetonka work with other communities

Continue to share the RCP model
Website: rcp.umn.edu
Twitter: @RCPumn
E-mail: rcp@umn.edu

RCP Photos: Carissa Schively Slotterback