

# PLANNING FOR LAND USE & ECONOMIC DEVELOPMENT POST-COVID-19

## RESILIENT COMMUNITIES PROJECT

### About the Partner

The City of Minnetonka is a developed suburban community of more than 53,000 residents, located eight miles west of Minneapolis. The City of Minnetonka is host to a regional shopping center (Ridgedale Mall), a major office park (Opus), and several major employers (UnitedHealth Group, Cargill, Carlson Companies, Boston Scientific, Medica Health Plans, Ridgedale Center). In addition to its built environment, the city is also known for its natural surroundings — including trees, wetlands, prairies and diverse bodies of water.



### Project Description

As with the rest of the world, the City of Minnetonka has experienced significant economic development issues due to the COVID-19 pandemic. The long term impacts are difficult to fully understand at this time. However, it appears that the on-going pandemic will continue to stress all aspects of people's life, work, and play environments.

The City of Minnetonka is considering the impact of the pandemic on the current land use plan, economic development, and potential market changes. Specifically, the city may need to consider land use allocation, business needs, public infrastructure, and the future of office parks to better serve our business community.

This project aligns with the City's 2030 Comprehensive Plan which states that the City will include strategies to "encourage vitality in the Ridgedale regional center, Opus, and regional businesses."

## Key Issues, Questions, and Ideas to Explore

1. What land use and economic development changes have other communities made during the COVID-19 pandemic? What land use and economic development changes should the City of Minnetonka consider?
2. What are the short-term and long-term needs of businesses due to the COVID-19 pandemic? Are there technological or infrastructural barriers that the City can address to become more accommodating to changing workspaces?
3. What research has been done on the future of the suburban office park model since the spread of COVID-19?
4. What trends or alternative options should the City consider?
5. What long-term planning or alternatives uses should the City consider for shopping centers (Ridgedale Center) if COVID-19 continues?
6. Are there zoning ordinances the City should consider changing to ensure it is better equipped to handle a future pandemic?

## How Student Work Will Be Used to Build Community Resilience

- To help Minnetonka residents and businesses be economically resilient during the current COVID-19 pandemic and any future pandemics.

## Potential Community Partners or Stakeholders

- City of Minnetonka businesses

## Existing Plans & Reports

- City of Minnetonka: 2030 Comprehensive Plan
  - 2030 Land Use Plan Section
  - 2030 Land Use Plan Map
  - Economic Development & Redevelopment

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### Project Lead

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