



14600 Minnetonka Blvd. • Minnetonka, MN 55345
(952) 939-8200 • Fax (952) 939-8244
eminnetonka.com

Comprehensive Plan Steering Committee

Agenda

Wednesday, January 23, 2008

5:30 PM

Boards and Commissions Room

Note: A light supper will be available at 5:15 PM.

1. Welcome – Mayor Callison (5 minutes)
2. Accept December 13, 2007 Meeting Summary – Mayor Callison (5 minutes)
Handout: Summary of Minutes (in packet)
3. Review Summary of Issues and Priorities Exercise - Ann Perry (5 minutes)
Handout: Summary of Issue and Priorities Exercise – City Facilities and City Services and Partnerships (in packet)
Steering Committee Comments on Issue/Priorities Matrix – (in packet)
4. Feedback from January 16th Study Session, 2007– Staff (1 hour)
Handout: Memo (in packet)
Summary of Comments (in packet)
5. Review and Discuss Draft Policies – Ann Perry (1 hour)
Handout: Memo (in packet)
Draft Policies – (in packet)

6. Steering Committee Discussion and Feedback (5 minutes)

7. Adjournment

Next Meeting Dates: Steering Committee Meeting – Wednesday, February 13th, 2008 at 5:30 PM

TH 7/I-394 Open House – February 20th, 2008 from 5:30 – 8:00 PM
Community Center

Upper Minnehaha Creek Open House – February 21, 2008 from 5:30
– 7:30 PM Community Center

Steering Committee Meeting – Wednesday, February 27th, 2008 at 5:30 PM

**COMPREHENSIVE PLAN STEERING COMMITTEE
MEETING SUMMARY
December 13, 2007
5:30 p.m.—8:00 p.m.
Boards & Commissions Room**

Steering Committee:	Jan Callison	Sue Sjeklocha
	Jim Couling	David Nichols
	John Cheleen	Bob Walker
	Chris Meehan	Blaine Waters
	Gauri Subramani	

Project Manager: Ann Perry, Resource Strategies Corporation

City Staff:	Geralyn Barone	Ron Rankin
	Elise Durbin	Susan Thomas
	Josh Metzger	

1. Welcome.

Mayor Callison welcomed the group.

2. Accept November 28 Meeting Summary.

The committee accepted the meeting summary.

3. Feedback from November 28 Steering Committee Meeting.

Rankin said the next topical focus group will be held with the MOMS Club of Minnetonka on Monday, December 17. He said the geographic focus groups are being scheduled, with the Highway 7 and I-394 groups to be held in early January. A list of dates of the focus group meetings will be emailed to committee members.

4. Continuation of Issues and Priorities Exercise.

The steering committee broke into groups for continuation of the issues and priorities exercise.

5. Review and Confirmation of Issues/Priorities.

The issues and priorities identified by various groups, including the steering committee, staff services committee, focus groups, and various public involvement opportunities were compiled. The steering committee was asked to confirm, modify or delete the issues and priorities. The issues and priorities will be used to develop draft policies which will be reviewed by the steering committee later.

6. Adjournment.

The next meeting was announced as January 16 as a work session with the City Council and other city boards and commissions. The meeting adjourned at 8:10 p.m.

ISSUES AND PRIORITIES EXERCISE
COMPREHENSIVE PLAN STEERING COMMITTEE
DECEMBER 13, 2007

1. City Facilities

a. Should we plan for more intense development knowing that additional sanitary sewer and water facilities might be needed?

- New facilities will be required regardless of the level of development
- Should there be an impact fee? How much should the city be responsible for versus the developer?
- More intense developments will have to be planned for because if we don't plan for them then we will not have enough
- Who pays for the infrastructure is unknown
- The Metropolitan Council may require more intense development
- Take advantage of existing facilities
- More intense development should be in strategic areas
- Density has to go somewhere, but there should be a balance between residential and commercial development
- Development should be concentrated at the village nodes
- This is a natural follow-through to adding more

b. Do we need to consider new options to accommodate new stormwater management requirements?

- On-site infiltration techniques are needed
- Could there be regional ponding or sharing between cities?
- Developer incentives
- New techniques are expensive (ex: Shoreview has an underground system)
- There have been increasingly more regulations on this subject
- Current method of stormwater ponding takes up a lot of land
- New techniques and options should be explored
- Use options that are effective

c. How "green" do we want to go over the next 10 years?

- This should be market driven
- There should be incentives/encouragement/facilitation and not mandates
- City should be a leader
- City should set an example, but make sure it is financially sound
- Look at other cities to see what has been successful
- Could TIF or special assessments be used to help those that want to incorporate green building?
- Look at the costs and benefits

2. City Services and Partnerships

a. What is the role of city government in 2017?

- Provider of information and good communicator

- The role is the same as it is now, but services may change
- Be open to new ideas
- Organization may change in response to needs of the community
- Will continue to be challenged to do more with less money
- Consortiums will form to provide services
- Should be a facilitator, innovator, and educator
- Keep up with the “megatrends”
- Help people identify resources and tools
- Promote livability in the broad sense of health and completeness
- Help create a sense of belonging

b. What type of new services or expanded services will the city need to provide in the future?

- Social services, but make sure there is not duplication by another agency
- Act as a facilitator between residents and the social service provider
- More technology and education about technology
- City should partner with the school districts
- Make sure residents are educated in order help bring in big employers who are looking for an educated workforce

c. What type of public involvement and public interaction will the city need to prepare for in 2017?

- Keep up with technology
- More remote respondents/citizen involvement
- Maintain existing forms of communication because people appreciate human connection
- People may become more vocal
- Involve citizens early, often, and in a meaningful way
- Perhaps there should be a “jury duty” type of required participation and that citizens must be involved with the city every so often
- Changes in expectations (ex: instant polling)
- More “real time” interaction
- More choices and ways to access information
- More people will have more time on their hands

d. Are there other groups and agencies that the city will need to partner with to meet the needs of the future population groups in Minnetonka?

- School districts
- Nonprofits
- Churches
- Contract with other cities for services
- Ensure there is no/minimal duplication
- ICA
- Social service providers

Comprehensive Plan Steering Committee Comments

Summary of Issues and Priorities

Legend:

- | | |
|---|--|
| <p>P: Public (50th Anniversary Committee, 4/30/07 Open House, Burwell Ice cream Social, 10/9/07 City-wide Open House, web-site feedback)</p> <p>SC: Steering Committee</p> <p>SS: Staff Services Committee</p> | <p>BC: Park Board and EDA</p> <p>G-FG: Geographic Focus Area Groups</p> <p>T-FG: Topical Focus Area Groups</p> <p>CP/OH: 11/8/07 Comprehensive Plan Open House</p> |
|---|--|

A. Overall City Image and Services		Organization	Rating
1.	Maintain low density residential character	SC, CP-OH	
2.	Maintain the look and feel of Minnetonka while still keeping it in good condition, without destroying it with new development	P	<u>Discuss</u>
3.	Limit the amount and intensity of development to avoid impacts of higher density living, traffic, retail, etc.	P, CP-OH	
4.	Keep the beauty of the city, less commercial development, fewer high rise apartments	P	
5.	All development activities should take place with the premise to stabilize residential neighborhoods.	P	
6.	Maintain remaining agricultural/open private land uses	P	<u>Discuss</u>
7.	Discourage additional new development	P, CP-OH	
8.	Maintain feeling of open space	SC	
9.	Promote "village" nodes (i.e. Baker/Excelsior & 7/101) and create other nodes	SC	
10.	The primary characteristics of the entire city should be maintained with changed land uses/density in certain areas	SC	<u>Discuss</u>
11.	Continue to focus on public safety, natural resources, green space and transportation.	P, SS, CP-OH	<u>Discuss</u>
12.	<u>Be a good regional partner</u>	<u>SC</u>	<u>Add</u>

B. Attract, Support and Retain Residents		Organization	Rating
1.	Change focus from seniors to families with services for young families i.e. family-friendly uses and city facilities	SS, CP-OH	<u>Discuss</u>
2.	Provide additional services to seniors to allow them to stay in home and city.	T-FG, CP-OH	
3.	Market the city as a family friendly place	SS	<u>Discuss</u>
4.	Plan for youth activities	CP-OH	
5.	Need good schools, accessibility to services, transportation choices and an	T-FG, SS	

	age balanced community		
6.	The city should be competitive in retaining/attracting families	T-FG,P	
7.	Place importance on existing neighborhoods	SC, CP-OH	

C. Housing

Organization

1.	Maintain a diversity of housing types in the city.	T-FG,SC, SS	
2.	Need to recognize and retain a balance of housing price to maintain a healthy and economically diverse community.	T-FG,SC, CP-OH	<u>Discuss</u>
3.	The McMansion policy is important to maintain housing character in neighborhoods.	T-FG, SC, CP-OH	<u>Discuss</u>
4.	Housing needs to be dispersed and integrated in the greater community to avoid segregation of seniors and “boomers”.	T-FG	<u>Discuss</u>
5.	Existing housing types and values need to be protected.	T-FG,SC, SS, CP-OH	<u>Discuss</u>

Lifecycle

1.	Protect homes affordable to young families (i.e. starter homes)	P, SC, CP-OH	<u>Discuss</u>
2.	Develop or redevelop non-residential properties for residential homes	P	<u>Discuss</u>
3.	Encourage housing strategies to attract young families	T-FG,SC	
4.	Senior housing needs to be located near services	T-FG,CP-OH	<u>Discuss</u>
5.	Different types of housing (one-level townhomes, co-ops, independent living without services, continuum of care) are needed for empty nesters and the various senior age groups in the city	T-FG,P, SC, CP-OH	
6.	Need more single family homes for families, avoid high density	CP-OH	

Affordability

1.	The market should dictate the supply, type and cost of new housing	SC, CP-OH	<u>Discuss</u>
2.	The price of land in the city impacts the ability for affordable and mid-priced housing	T-FG,SC	<u>Discuss</u>
3.	Develop more affordable housing, including single family homes in the community, for young families, seniors, employees of Minnetonka businesses, etc.	T-FG, P, SC, SS, CP-OH	
4.	The city has a sufficient supply of affordable housing for our market area	P, CP-OH	
5.	Reduce lot sizes to encourage affordability	P, CP-OH	<u>Discuss</u>
6.	Mid-price and affordable housing is important to balance schools; kids need to be mixed and balanced as well	T-FG,SC	<u>Discuss</u>
7.	The city needs to provide education on the definition and benefits of affordable housing.	SC	
8.	Affordable housing should be dispersed throughout the city rather than concentrated	T-FG,SC	
9.	Middle income housing needs to be maintained in the City	T-FG, SC, CP-OH	
10.	Incentives for affordable housing are needed (i.e. density bonuses, other funding, property taxes) etc.	T-FG,SC	

11.	Due to the difficulty in affecting the private market place, the city should be considered a move up community	SC	
12.	Encourage rental housing with affordable rental rates	T-FG,SC	<u>Discuss</u>

Maintenance

1.	Discourage demolition of older and smaller existing homes	P	<u>Discuss</u>
2.	Work with senior with deferred maintenance	T-FG	<u>Discuss</u>
3.	A point of sale inspection is needed to preserve affordable housing and maintain the quality of the housing stock	SC	<u>Discuss</u>

D. Land Use and Development

Organization

1.	Will have to “nibble” at change (single-family homes on large lots)	SC	<u>Discuss</u>
2.	Land use and design controls are needed on the edges of commercial areas to allow sensitive blending with neighborhoods and natural features.	SC	<u>Discuss</u>
3.	The city should encourage the increase of home values over time	SC	
4.	Make sure that city zoning ordinance allows a mix of uses—especially in walkable nodes	SC	
5.	Connectivity and walk ability between areas of the city is needed to lessen separation	SC, CP-OH	
6.	Consider transportation in new and planned developments	CP-OH	
7.	More mixed-use areas (new development or redevelopment) and overlay areas should be encouraged	T-FG, SC,CP-OH	

Residential Neighborhoods and Land Uses

1.	Maintain existing neighborhoods of single-family homes on ½ acre lots	T-FG, SC, P, SS	<u>Discuss</u>
2.	Smaller lots for housing should be provided in the city.	SC, CP-OH	<u>Discuss</u>
3.	Encourage subdivision of larger lots to accommodate new housing	P	
4.	Control the size of residential homes	T-FG,P	<u>Discuss</u>
5.	Develop strategies to keep quiet neighborhoods quiet	P	<u>Discuss</u>
6.	Balance residential density to offset open space preservation	P	<u>Discuss</u>
7.	More residential density in appropriate areas to offset low density areas.	SC	<u>Discuss</u>
8.	Look at providing residential land uses near schools	SS	
9.	Medium density and higher density residential should be encouraged in certain areas	SC	<u>Discuss</u>
10.	Allow higher density to accommodate future residential needs	T-FG, P, CP-OH	<u>Discuss</u>
11.	Limit the amount of high density residential land uses	P, CP-OH	<u>Discuss</u>
12.	Allow higher density residential land uses around community and neighborhood shopping areas	P	
13.	Higher density residential needs to be integrated as part of the larger area, in terms of design, connectiveness to transportation, open space, natural resources and other land uses.	T-FG, SC	

14.	Higher density residential should be encourage in the Opus, 7/101, Ridgedale, Minnetonka Boulevard/101 areas where transit and walk ability is available	SC	<u>Discuss</u>
15.	If higher residential density is allowed, the city needs to educate businesses and neighborhoods for the need	SC	
16.	The city should consider incentives for high density residential development	T-FG,SC	<u>Discuss</u>
17.	Higher density residential developers should be encouraged to think "outside the box"	SC	
18.	Allow higher density where traffic/ <u>traffic improvements</u> can handle it	CP-OH	
19.	Promote neighborhood identity.	CP-OH	<u>Discuss</u>
	<u>Communication</u>		

Business Land Uses

1.	Limit the growth of retail areas	P	<u>Discuss</u>
2.	Discourage "big box" development and provide commercial areas where small business and shops may locate	P	<u>Discuss</u>
3.	Locations for non-traditional development are needed i.e. services for home based businesses, etc.	P	
4.	Additional family oriented restaurants are needed	P, CP-OH	<u>Discuss</u>
5.	More retail stores dealing with athletic equipment are needed	P	
6.	Areas for businesses should be encouraged to accommodate "clean" service industries and small/medium sized businesses	SC, P	<u>Discuss</u>
7.	Areas should be planned for mixed uses	T-FG, SC, CP-OH	
8.	Consideration should be given to "green" business corridors (similar to Denver), such as Opus, where "green" technology/businesses/bioscience.	SC, P	
9.	Additional area for small businesses, inc. medical facilities for sr's., should be considered around village nodes, i.e. Mtka. Blvd./CR 101	T-FG,SC	
10.	Neighborhood-scale retail uses should be provided.	SC, P, CP-OH	<u>Discuss</u>
11.	The business areas should be able to accommodate uses where people can congregate and socialize	SC	<u>Discuss</u>
12.	Need to recognize and support pockets of dense business development	SC	<u>Discuss</u>
13.	Make sure areas of commercial land uses are in designated areas and not spread throughout	SC	<u>Discuss</u>
14.	May need to change role of city to attract businesses i.e. business retention and recruitment programs, incentives, etc.	SS	
15.	Businesses desire more density, visibility, easy access, affordable housing for employees, transportation, provide services convenient for employees.	SS	
16.	No more business "magnet" areas	CP-OH	

Development Aesthetics

1.	Existing neighborhoods should be buffered from highway and non-residential land uses with trees and boulevards.	CP-OH	<u>Discuss</u>
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2.	Brick is a nice building material and already existing on old buildings.	CP-OH	
3.	Design guidelines are needed for businesses to encourage cohesive design and identity. It looks more organized and like a small town.	CP-OH	<u>Discuss</u>
4.	Promote <u>cultural activities and outdoor art</u> in the city	CP-OH	<u>Discuss</u>

E. Redevelopment

Organization

1.	Use redevelopment strategies to build affordable housing	T-FG,SC	
2.	Positive incentives (density bonuses, tax incentives) are needed for housing redevelopment	T-FG,SC	<u>check</u>
3.	The city needs a redevelopment vision with as much specificity in terms of city desires.	SC	<u>Theme - as add the vision</u>
4.	Housing redevelopment activities should be pursued along transit corridors	T-FG,SC	
5.	Focus redevelopment on new housing products.	SC	<u>Discuss</u>
6.	The city should actively promote redevelopment	P	<u>Discuss</u>

F. Natural Resources and Environment

Organization

Natural Resource Programs

1.	The preservation and enhancement of natural resources is strongly valued.	SC	<u>Combine w/2</u>
2.	Continue to encourage natural resource preservation with new developments.	SC, CP-OH	<u>Combine w/1</u>
3.	Priority should be on preservation of natural resources and landscape guidance with new development.	SC	<u>Discuss</u>
4.	Need a reasonable balance between natural resources and residential living environments. How much should the city protect?	SC, SS	
5.	Balance open space with private property rights	P	<u>Discuss</u>
6.	The half-acre lot size serves to preserve natural resources although generally, does not support mid-priced and affordable single family homes.	SC	<u>Discuss - separate</u>
7.	Lessen requirements for natural resource protection to obtain more affordable residential land development	SC	<u>Discuss</u>
8.	City is leader in protection and ordinances need continual review to ensure high standards of protection.	SC, SS, CP-OH	<u>Discuss</u>
9.	Create incentives and programs for residents to maintain natural resources	SC, SS	
10.	Expand natural resource preservation enforcement activities	P, SS	<u>Discuss</u>

Woods and Vegetation

1.	Maintain woods and trees	P, CP-OH	
2.	Continue to develop education, programs and strategies to eliminate invasive plants/species and provide guidance on landscape practices.	SC, SS, CP-OH	

Water Resource Protection

1.	Need to preserve water features such as Minnehaha Creek, Lake Minnetonka, and other water and wetland features	SC, CP-OH	
2.	Protection of water quality is important and programs are needed to avoid non-point pollution (water from streets, weed killers/green lawns, etc.)	SC, CP-OH	

3.	Emphasis should be placed on clean lake water (i.e. Wing Lake and Spring Lake)	P, CP-OH	<u>Discuss</u>
4.	Increase density to protect wetlands, etc.	P	
5.	The city should use greater protection efforts to restore water quality	SC	<u>Discuss</u>
6.	Sustainable stormwater technology should be required for all development	SC, CP-OH	
7.	Preserve aquifers	CP-OH	<u>Discuss - modify</u>
8.	Allow individual homeowners to alter wetlands on their own property	CP-OH	
9.	<u>Look at other stormwater alternatives (inc. partnerships, etc.) to allow for land development</u>		

Green Technologies and Energy Conservation

1.	Use green technologies	P, CP-OH	<u>Discuss</u>
2.	The market place should regulate the use of “green” technology rather than the city.	SC	<u>Discuss</u>
3.	City role should be as an advocate/facilitator in the education, use and incentives for the use of “green” technology	SC, SS	
4.	City should set an example for use/demonstration of “green” technology in the maintenance and construction of city facilities	SC, SS	
5.	City ordinances should allow and offer incentives if certain “green” standards are utilized	SC, SS	<u>Discuss - combine w/6</u>
6.	Need to determine if “upfront” costs justify the long-term investment? <u>Cost/benefit</u>	SS	<u>Discuss - combine w/5</u>
7.	Is the community committed to being “green” and how much are they willing to pay for it?	SS	
8.	Tax credit for some green building techniques	SS	<u>Discuss</u>
9.	The city should explore the use of wind energy	P	<u>Discuss</u>
10.	Require energy conservation in all developments and city activities	SC	<u>Discuss</u>

G. Transportation

Organization

1.	Develop and widen roads	P	<u>Discuss</u>
2.	Improve roads even though people complain, when funding is available	P	<u>Discuss</u>
3.	Keep bike trails from becoming LRT routes	P	
4.	Increase number of Add sidewalks and bike lanes and facilities (parking/storage), especially along major routes, and look at walk ability as part of the transportation system	T-FG,P, SC, SS, CP-OH	<u>Facilitative - greatest value</u>
5.	More sidewalks needed near Elementary schools.	CP-OH	<u>Discuss</u>
6.	Widen the County Rd 73 in Minnetonka and Plymouth as a unified project	P	
7.	Consider the impacts of gas prices, congestion, global warming, cultural changes etc. in planning the city’s transportation system.	SC, CP-OH	<u>Discuss</u>
8.	Encourage the use of alternatives and emerging modes of transportation (personal rapid transit, scooters, Segways, bike shares, recharging stations, automated parking ramps in planning the transportation system and constructing new facilities.	SC	<u>Change mode</u>
9.	Consider changing parking requirements for the use of smaller cars.	SC	<u>Discuss</u>

10.	Plan the transportation system to support village centers	T-FG, SC	
11.	Plan for more senior transportation needs that are dependable and affordable and consider driving habits in roadway design and enforcement activities.	T-FG, SC, SS, CP-OH	<u>Discuss</u>
12.	Additional bus service/facilities Improve infrastructure are needed especially for employment/business areas, to “loop” through the city, serve seniors and connect to village nodes.	T-FG, P, SC, SS, CP-OH	<u>Broader comments</u>
13.	Dial-a-Ride and Metro Mobility services need to be improved	T-FG, SC, CP-OH	<u>Discuss</u>
14.	Make sure there are trail/sidewalk connections from neighborhoods to the transportation system.	T-FG, SC, P, SS	
15.	Additional MnPass lanes may be required	SS	
16.	Regional traffic on local roads are problems for public safety/works services	SS	
17.	Should consider local roadway impacts due to increased traffic and congestion	SS	<u>Discuss</u>

H. Planning for LRT

Organization

1.	Use transportation corridors for LRT	P	<u>Discuss</u>
2.	Promote and be a leader with LRT	P, CP-OH	<u>Discuss</u>
3.	LRT should “tie” areas of higher residential density and intensity	SC	<u>Discuss</u>
4.	Plan for new land uses and intensities along LRT routes	P	<u>Combine w/5</u>
5.	Increase residential density (apartments/condominiums) along LRT corridors	P	<u>Distinguish from other areas</u>
6.	Need for a “village” node around the LRT station - mixed-use, higher density residential and more intense business development where LRT is available	SC, SS	
7.	Should plan for affordable housing near LRT routes.	SC, SS	
8.	Make sure there is connectivity (i.e. busses, park/ride) to LRT	SC	
9.	Change zoning to encourage “transit oriented development” and land uses (i.e. support uses, retail, office, hotels and entertainment) at LRT stations.	SC, SS	
10.	Consider the need for public safety, school and other services needs to be included in consideration of LRT and LRT station areas	SC, SS	
11.	Plan for a younger age group (pre-family, singles, young adults) around LRT stations and services and land uses that support that lifestyle (rest., nightlife, etc.)	SS	
12.	Need to manage other transportation systems near LRT - parking ramps and intersections	SS	
13.	Need for new police/fire and increase in services (i.e. rescue, LRT violations, etc.)	SS	<u>Discuss</u>

I. Parks and Open Space

Organization

1.	Continue to maintain and develop parks/trails	P, CP-OH	
2.	The number of parks is sufficient, but the demographics are changing so there may be a need for a different type of community park, such as playfields, dog parks, etc. and services	SC, P, B&C	<u>Discuss</u>

3.	Accessible, smaller parks (neighborhood size) are needed in certain areas, including mixed use areas.	SC	<u>Discuss</u>
4.	Additional active park facilities (indoor and outdoor) within underutilized parks should be planned in the city to meet seniors, families with children and other age group needs.	SC, SS, B&C	
5.	Generally, no new parks are needed although some areas are underserved	SC, B&C	
6.	Park, trail, open space renewal and maintenance activities should be continued on a regular basis.	SC, P	
7.	The city should acquire additional open space under public ownership or control	SC	
8.	Park improvements are needed to address climate change impacts (e.g., with warm weather lasting well into the fall, consider lighting outdoor tennis and basketball courts for early evening use).	B&C, SS	<u>Discuss</u>
9.	The trail system needs to be expanded to meet the growing senior needs	SC, P	<u>Discuss</u>
10.	Linkages are needed between parks, facilities and trails as well as to neighborhoods, commercial areas and LRT.	SC, B&C	<u>Discuss</u>
11.	Acquisition of corridors to link the parks and schools.	CP-OH	<u>Discuss</u>
12.	Promote recreational activities at schools and publicize community use of city facilities	SC, SS	
13.	Need to create recreation linkages and cooperation with others (businesses/health insurance) but recognize the difference between private and public facilities.	SC, SS	
14.	More community space such as parks, gathering spaces should be provided in east Minnetonka	P	<u>Discuss</u>
15.	Provide community gathering center like in Golden Valley	P	<u>Discuss</u>
16.	Need to rethink community centers and recreation facilities for seniors and "boomers"	T-FG	<u>Combine w/17</u>
17.	Need for new Williston center to accommodate family orientation, programs for changing demographics, families, adult programs	SS, B&C	<u>Discuss</u>
18.	Need to balance activities for younger families/older families and young adults i.e. play areas, nature center, trails for year-round use, working w/schools to use resources	SS, B&C	
19.	Addition of events that contribute to a sense of community (e.g., festivals, cultural events).	B&C	

J. City Services and Partnerships

Organization

1.	Maintain strong police and fire department	P	
2.	Land use choices and burdens should be considered in light of impacts and management of city service delivery.	SC, SS	<u>Discuss</u>
3.	Need for partnership with Metro Transit with LRT and transit	SS	<u>Discuss</u>
4.	Need for partnership with other cities for recreation/services/infrastructure and other programs	SS	<u>Discuss</u>
5.	Need for partnership and collaborations with schools and non-profits for programs, inc. seniors and immigrants, and sharing of facilities	T-FG, SC, SS, B&C	<u>Discuss</u>
6.	Increase on services due to computer and internet technology	T-FG, SS	<u>Discuss</u>
7.	Need to respond to increase demands as a result of aging population, i.e.	T-FG, SS	

	ambulance service, etc.		
8.	Change of service delivery and new partnerships due to fuel prices, national/regional water shortages and technology changes, etc.	SS	<u>Discuss - change wording</u>
9.	Need to promote partnerships with federal and regional agencies due to information demands and reallocation of services	SS	
10.	<u>Plan for more intense development and provide services/facilities in an informed, responsible manner.</u>	<u>SC</u>	
11.	<u>Identify/use technology as a mechanism to attract/retain young residents/families</u>	<u>SC</u>	<u>Discuss</u>

K. Communication and Public Involvement

Organization

1.	Use of technology to increase public interaction and disseminate timely information	SS	
2.	City involvement in collaborative activities	T-FG,P	<u>Discuss</u>
3.	Need to encourage seniors in city, school, non-profit services	T-FG	<u>Discuss</u>
4.	Need for greater responsiveness due to technological changes	SS	
5.	Broaden services to accommodate changes in population - immigrants and cultural	T-FG, SS	
6.	More educational services to residents	SS	<u>Discuss</u>

**Comprehensive Guide Plan Steering Committee Item #4
Meeting of January 23, 2008**

Brief Description: Summary of January 16, 2008 Study Session Comments

Background

A study session was held with the steering committee, city council, park board, economic development authority, planning commission and staff services committee to review progress on the comprehensive guide plan. Additionally, the major issue/priority themes developed to date by the steering committee were reviewed in a “group” setting.

Numerous comments were made regarding the various issue/priority statements and the “village concept” as the overall growth strategy for the city. A list of the issue/priority statements along with comments made by groups and individual are attached to this memo.

We have allotted time on the steering committee agenda to discuss the study session comments. One of the items that needs further discussion by the steering committee is the “village concept” growth strategy and if it should be carried forward in the development of the land use plan and incorporated into the comprehensive guide plan policies.

Discussion Points

- Are there additional comments that should be added to this list?
- Based upon the comments received at the study session, are there topics that need further discussion?
- Does the steering committee feel comfortable in carrying forward the “village concept” into the comprehensive land use plan and policies?

Originated by:

Ann Perry, Resource Strategies Corporation (RSC)

Agenda Item 4 Attachment

January 16th Study Session Comments

Issue and Priority Themes

A. Overall City Image and Services

1. The low density character and natural “feel” of the city will be maintained as development and redevelopment occur in Minnetonka.
 2. The city will participate as a responsible “partner” in the region.
 3. The overall growth strategy will be to establish a village concept while recognizing the importance of the regional nature of the Ridgedale and Opus areas.
- a. There are some conflicts within the goals
 - b. No. 1 - Stagnation of low density won't allow growth
 - c. No. 1 - Target areas of higher density reflection of changing demographics some areas, village nodes may be different
 - d. Low density and being a responsible partner in the region (affordable housing) may be in conflict
 - e. No. 2 - Mtka. not starter homes city. Not everyone can have large lots
 - f. Add strategic areas where mid/higher density uses may be appropriate - near village nodes
 - g. Is there a conflict with the image of community as attracting young families i.e. is Mtka a community for starter homes?
 - h. Need to define village - what it is and isn't, margins around it, what qualifies as a village, what needs to be there, what should be there, concept; not just geographic, needs performance language definition
 - i. Is the Ridgedale area and Baker/Excelsior area really a village?
 - j. Need to define mixed use - integrated commercial/residential or areas where both commercial and residential can exist
 - k. Develop village in terms of its strengths e.g. Creek, Ridgedale
 - l. Where are we “village” deficient?
 - m. Use term “nodes or commercial centers, not villages
 - n. Village centers is a good concept versus thinking of the whole city as a village
 - o. Village centers require greater density for vitality
 - p. Village nodes need to be accessible and have parking
 - q. Need transition areas from villages to

residential areas

- r. If we put more people into commercial centers, there will be more resistance to development
- s. There are other ways to have a downtown
- t. Most people don't think of commercial areas as a village, rather strip malls, Ridgedale is the new downtown
- u. Mixed use projects don't work - residents drive elsewhere to shop, retail is not surviving, find a variation that works for Mtk
- v. Need a critical mass, access on the parking
- w. Are all residential nodes appropriate
- x. Encourage development that can pay for itself

B. Attract, Support and Retain Residents

- 1. The city will work and be competitive to retain existing residents, and attract young families.
 - a. Is the city really competing for residents and young families? Is competing the right word?
 - b. ½ acre lot makes it hard for starter homes
 - c. "Srs./young families" should be changed to diverse population
 - d. Need to look at what's needed to attract new residents that need to be attracted
 - e. Young professionals should be attracted, its hard to attract 1st time homebuyers
 - f. City needs to remove barriers and attract a diverse population
 - g. What is needed to attract new residents that need attracting? I.e. Families, immigrants
 - h. Try to keep attracting families
 - i. Ideal target mix will evolve over time
 - j. Attracting is easy but supporting is a challenge
 - k. How can we attract first time homebuyers?
 - l. Collaboration with school districts
 - m. Keep schools strong (affordable housing important component)
 - n. Affordable housing, maintain schools
 - o. Consider young professionals
 - p. The word integrity means different things to different people Retaining residents is an issue esp. seniors boomers who want to stay in community
 - q. Investments needed in aging housing stock
 - r. Entry point to the city - maintain parks and trails
- 2. The city will provide services and programs to accommodate existing residents, as well as senior and youth needs.
- 3. The city will preserve the integrity of existing single family neighborhoods.

- s. Change residents to families
- t. Retaining residents will be a challenge because boomers may not find housing choice available
- u. Preserve SF neighborhoods while allowing redevelopment in certain areas

C. Housing

- 1. The city will maintain a diversity of housing style and price, and work to preserve the existing housing stock.
- 2. The city will use/develop housing strategies to attract young families and support a variety of housing types for seniors.
- 3. Minnetonka will continue to support affordable housing opportunities and incentives
 - a. Statements are okay
 - b. Seek out areas where opportunities for lifecycle housing are available i.e. mix of services and co-locate with housing
 - c. Need to develop strategies that address conflicts - what we desire vs. the market (expensive homes, boomer subdivisions)
 - d. Ring the areas where services exist Identify areas for senior housing and particular housing type
 - e. Need to retain affordable housing stock such as maintenance, this old house and point of sale
 - f. Add biases into system to keep homes affordable
 - g. Develop strategies that address conflict with desired points and market forces for size and price. Increase the value of housing without being taxed out
 - h. Maintain property rather than “tear downs”
 - i. Develop neighborhood connections
 - j. Point of sale may be needed

D. Land Use/Development/Redevelopment

- 1. The city will encourage mixed uses and higher density residential uses in the village centers and the Ridgedale/Opus regional areas.
 - a. Define village areas and distinguish Ridgedale and Opus areas
 - b. Some areas may not be able to support village concept
- 2. The city will employ additional efforts to provide connectivity between neighborhoods, village centers, regional centers, transportation/transit/LRT corridors and facilities and city facilities.
 - c. Ridgedale, Opus okay for mixed uses
 - d. Mtk. Mills area may not have critical mass to make mixed use work very well
 - e. Mtk. 's expansiveness makes it hard to get around and connect villages
- 3. The city will support existing businesses, business retention and recruitment, and allow reasonable growth to remain competitive in the region.
 - f. Mixed uses haven't always worked - be careful on how used
 - g. Opus area - more people will create greater opposition to projects
- 4. The city will use buffers and transition areas between existing neighborhoods and non-residential land uses to mitigate impacts.
 - h. Apply mixed use development through out these areas
 - i. Critical mass is needed in Opus and Ridgedale
 - j. Characteristics of Mtk. is its expansiveness

5. "Green" technologies/land use practices will be encouraged with new development and redevelopment.
6. Redevelopment activities should be continued in the city to build affordable housing and revitalize village center areas.
- k. Transit drives density to smaller geographic areas
- l. "Support, partner and facilitate"
- m. Economic development: passive versus active role - means to support, partner and facilitate better
- n. Define reasonable growth
- o. Support/retain businesses is good
- p. Take issue with creating buffers between neighborhoods, but okay between commercial/residential areas.
- q. Seek to integrate buffers rather than "use buffers"
- r. Buffer areas need definition - land uses or natural areas
- s. Implement green technologies
- t. Continue to lead by example
- u. Find other means of transportation to get around "green technologies"
- v. Green technology is expensive
- w. Cannot redevelop some areas because of lower rents for businesses

E. Natural Resources and Environment

1. The city will continue to preserve, enhance and balance the natural environment and resources with new development, redevelopment and city service delivery.
2. Incentives and programs will be used to protect and improve natural resource protection and enhancement
3. Emphasis will be placed on the preservation and enhancement of water quality and quantity, water resources and significant vegetation.
4. The city will be an advocate/facilitator in the education, use and incentives for the use of "green" technology.
- a. 1. and 2. could be combined
- b. Very important - comes out on top of surveys
- c. May not be "bought into" by everyone
- d. Natural resource and environment are core values to city; build educational programs; use incentives such as tree sale, county drop-off
- e. To maintain natural areas and reasonable growth, we need to increase pockets of density to maintain open space
- f. Policy needs to reflect what really happens i.e. cutting trees down for certain projects
- g. Concern of implementation with consistency of concepts
- h. Very important
- i. May not be bought in by all
- j. Do more to educate and provide volunteer opportunities/behaviors i.e. Green living academy and combine with national Night Out People think of natural resources as number one asset and we need to support
- k. More volunteers needed to help with programs

such as tree placement in parks Need to include open space as a land use, not just water and vegetation

- l. Define significant vegetation
- m. Great natural resources
- n. Trails along creeks
- o. The term green is still somewhat vague, but should be left in
- p. City's role is to be facilitator rather than advocate

F. Transportation

- 1. Additional sidewalks, trails, and associated facilities will be supported to encourage walkability and connectivity in the city.
 - a. Connectivity needed to downtown workplaces
 - b. Eliminate sidewalks
 - c. Sidewalks are a good idea where appropriate - major thoroughfares and trail connections
 - d. Sidewalks need to be defined since it is a galvanizing term
 - e. Connectivity needed to village centers
 - f. Make connections where needed along major roadways but not wholesale application of sidewalks
 - g. No connectivity between trail segments
 - h. Major county roads connect missing links along trail system
 - i. Hard to add connectivity in existing neighborhoods
 - j. Connections need to other facilities (i.e. high schools, etc.)
 - k. Connectivity needed between neighborhoods, villages and corridors
 - l. Need to emphasis connectivity with trails, sidewalks rather than road system - need better connections with trails
 - m. Wording needs to be changed since families and seniors exist in Minnetonka
 - n. Eliminate existing" and "young families and seniors in the city"
 - o. Transportation related to land use, redevelopment
 - p. Need to also plan for future residents
 - q. Partnerships needed for transportation system
 - r. Need to develop way to modify transportation system with improvements in transit and LRT
- 2. The transportation system will be planned to support the village centers and the Ridgedale/Opus regional areas; and accommodate the needs of existing residents, young families and seniors in the city.
- 3. The city will support transit, LRT and other alternative modes of transportation with linkages to village centers, regional areas and public facilities.

- s. Connect to transit facilities i.e. van support, circulator buses between activity centers i.e. 394 and Eden Prairie
- t. Can't rely on Metro transit to meet all needs
- u. Need alternative and attractive "fun" transportation such as trolleys, etc.
- v. City provided connector to transit hubs
- w. LRT will bring development to Opus

G. Parks/Open Space

- 1. No new parks are planned, except for areas that may become underserved due to access; and emphasis will be placed on park renewal and recreation facilities/programs to support existing residents, young families and seniors in Minnetonka.
 - a. Current and future residents would be a better term
 - b. Define or remove "underserved areas"
 - c. Include future residents and eliminate "young families and seniors Minnetonka"
 - d. No. 1 doesn't make sense; split into two
 - e. Park renewal is never ending
 - f. Find partners for park services with schools
 - g. Look for indoor playground activities
 - h. Parks restructured to accommodate aging population
 - i. Survey the residents of surrounding area for parks
 - j. Need to respond to changing trends - more athletic facilities
 - k. Partnerships with schools
 - l. Creek to be developed as a park
 - m. Other controls imply negative issues such as shoreland ordinance, eminent domain
 - n. What does "other controls" mean? Beware of using this statement.
 - o. Slow to acquire open space - people not willing to sell
 - p. Instead of either/or - if we want high density - not at the expense of open space
- 2. The city will work to develop the overall trail system to support the village center concept and connect activity and park areas of the city.
- 3. The city will continue to investigate additional open space opportunities and acquisitions under public ownership or other controls.

H. City Services and Partnerships

- 1. City services and facilities will support the village center concept and regional centers, and delivery will be based on cooperative responsibilities between private and public sectors especially with new development and redevelopment activities.
 - a. Delivery based on cooperation between public and private; what does cooperative look like?
 - b. Will probably cause controversy but that's ok
 - c. What is meant by "delivery will be based on cooperative responsibilities"?
 - d. Should the City require transportation service upgrades before trying to meet density goals?

2. The city will encourage partnerships with agencies, school districts and non-profits that support a variety of services and programs (including housing and transportation) to facilitate the attraction/retention of young families and seniors in the city.
 3. The city will participate in collaborative efforts that facilitate and leverage the protection and enhancement of natural resources, parks/recreation/trails and open space protection.
- e. Should the city be committed to meeting Met Council requirements
 - f. Key issues is should we add density assuming infrastructure will be there or build infrastructure assuming density will come.
 - g. Will residents relate to a village center? What if you don't relate to it?
 - h. No. 2 - put in collaboration with businesses
 - i. No. 2 - include a diverse population rather than "young families and seniors in the city"
 - j. Interaction with large scale employers is needed i.e. Ready Minnetonka, Composting, Adding Trails
 - k. More people drive here to work rather than live here - how to we reach out to them?
 - l. Technology and infrastructure - guidelines for future generations
 - m. Need a Mtka based public transportation to support village centers
 - n. "Except areas underserved" move to no. 3
 - o. Williston Center does not fulfill need for younger families - they go elsewhere for facilities, need to revitalize
 - p. City needs to form partnerships to improve facilities/collaborative is good
 - q. No. 3 - very broad needs more definition

I. Communication and Public Involvement

1. The city will use and continually update technology to increase public interaction and disseminate timely information, while time providing information in a format that is reflective of city residents needs.
 2. The city will encourage collaborative activities with residents, businesses, school districts and non-profits in Minnetonka.
 3. The city will use communication efforts and public involvement activities that respond to changing demographics and diversity of city residents
- a. Does 1. belong here?
 - b. Best practices is important but not sure it rises to the level of other issues
 - c. Should 2. be part of H. or take it out
 - d. Innovate in ways to attract volunteers - start with schools
 - e. Continuing use of internet is the key to having larger involvement.
 - f. Give residents options to get information
 - g. How to provide information to new residents
 - h. Use diversity of communication forms to get to all portions of population

General Comments

1. Explain what we want to achieve

2. Don't get too prescriptive
3. Criticism of policies - not much consistency; let developers do what ever they want; don't follow plans
4. Hard to support goals because city reactive to developers; but can't be dictatorial with developers
5. Policy needs to support goals
6. Too much "feel good", not reality

Comprehensive Guide Plan Steering Committee Item # 5
Meeting of January 23, 2008

Brief Description: Review and Revise Draft Policies

Background

The staff services committee has spent the past several months developing draft policies for review and revision by the steering committee. The policies are based upon the issue/priority discussions of the steering and staff services committees. As noted previously, the policies set the city's intentions for the 2030 land uses, future services (storm water management, transportation, parks/open space, city utilities, etc.) the implementation strategies of the comprehensive plan, and future service planning activities.

The 2030 comprehensive guide plan will include a chapter devoted to the city policies. This chapter will be completed and submitted for review to the steering committee following the revision to all of the policies. The first section of the policy chapter will feature the following items:

- A description of how the policies were developed by the committee,
- A description of how the policies are to be utilized by the city in the review of land use and city service activities, and
- Definitions of certain terms such as "village", "green technology", environment and other terms that have a significant or unique meaning to Minnetonka.

It is important that the policies, after review and revision, be considered a "draft" by the committee. After the committee has reviewed the land use and other elements of the plan, the draft policies may need some adjustment. Therefore, one of the last tasks of the committee will be to review the policies for consistency with other plan elements before the comprehensive guide plan is forwarded to the planning commission and city council for "official" review.

Policy Overview

The policies are designed to be consistent with the overall city values, adopted by the city council last year. A copy of the adopted city values are included as attachment A this memo.

The policies that have been developed, thus far, by the staff services committee include the following topic areas:

- | | |
|--|-------------------------------------|
| A. Overall City Services | E. Business Support and Development |
| B. Attract, Attain and Retain Residents and Families | F. The Environment |
| C. Residential neighborhoods | G. Land Use and Development |
| D. Housing | H. Redevelopment |

The policies that are currently under review by the staff services committee will be forwarded to the committee when completed and include the following topic areas:

- | | |
|---|---|
| I. Transportation | L. Fire and Police Services |
| J. Parks/Open Space, Recreation and Trails | M. Communication and Public Involvement |
| K. Infrastructure and Municipal Utilities (Public Water and Sanitary Sewer) | N. City Cooperation and Partnership |

Additionally, policies will be developed to address the overall city image, growth and services strategy oriented towards the “village concept”, as directed by the steering committee. The city council, steering committee, commission and advisory board discussion of the January 16th study session, and the land use and development policies will be used as the basis for the village concept policies. It is anticipated that the overall city image, growth and services strategy policies will be forwarded to the committee for review in February.

Attachment B includes the draft policies for topic areas A – H. The policies are drafted to address the issues/priority statements discussed at our last meeting. As you will recall, there was a need for further discussion of many of the statements during the screening process at our last meeting. Staff recommends that the steering committee discuss the screened issue/priority statements as part of the policy review and revision process.

Please review the draft policies for discussion and revision at our January 23rd meeting. Staff will prepare revisions to the policies based upon the discussion of the steering committee for review at future meetings.

Discussion Points

- Does the steering committee wish to add additional policy areas not listed in the above section?
- Do the draft policies reflect the discussion of the steering committee?

Originated by:

Ann Perry, Resource Strategies Corporation (RSC)

Attachment A

Community Values

City of Minnetonka

Natural Environment

protect & improve our water resources & woodlands
facilitate open space preservation
respect the natural environment while managing growth

Public Safety

foster community involvement & individual responsibility
enhance personal & business safety
ensure hometown security by collaborating with others

Transportation

enhance resident & business mobility with quality roads & transit
meet local & regional needs through leadership & collaboration
expand & increase usability of our trails & sidewalks

Development

guide development & redevelopment to ensure community vitality
balance individual property rights with the public interest
promote use of green technology & sustainable development
promote a quality and affordable life-cycle housing stock

Building Community

foster open communication within the community
promote activities that encourage understanding & involvement
embrace our proud history while valuing diversity & inclusiveness

Attachment B

Draft Policies A-H

A. Overall City Services

Theme	Draft Policies
Balance	Policy No. 1: Provide services that support all residents to maintain attractiveness as a balanced community that is economically diverse.
Diversity	Policy No. 2: Plan for and recognize the changing diversity of residents and businesses and anticipate the need for different city services.
Sense of community and tradition	Policy No. 3: Plan for city services, facilities and programs that reinforce the "sense of community" unique to Minnetonka.
Technology	Policy No. 4: Ensure that technology appropriately responds to evolving service requirements of residents, businesses and government.
Reinforce values	Policy No. 5: Provide support services and partner with other agencies and the private sector to provide services that reinforce the city's values.
Education	Policy No. 6: Act as a liaison to residents and business by providing information and educational materials about city values and services.
Promotion	Policy No. 7: Market the city as a community that is diverse, inclusive, and supportive of families as evidenced by community facilities, programs and land uses.
Access to services	Policy No. 8: Ensure that city services are responsive, and physically and technologically accessible (in a variety of formats) for residents, businesses and other community groups.
Cost-effectiveness	Policy No. 9: Assess the cost-effectiveness of existing and potential city services and investigate internal and external programs, seek collaborations and adopt practices that manage excessive burdens on these services to maintain cost-effective city government.

B. Attract, Support and Retain Residents and Families

Theme	Draft Policies
Living environment	Policy No. 1: Provide activities and services that support and foster quality living and healthy living environments for residents.

Lifecycle housing/aging	Policy No. 2: Support and accommodate new residential land uses and housing types that will appeal to residents as they age, and attract new residents as they age.
Technology	Policy No. 3: Invest in evolving technology and innovative programs as a tool to retain and attract residents
Destinations	Policy No. 4: Encourage retail, service and other destination businesses/uses that are utilized by families and other age groups in the city.
Access	Policy No. 5: Provide “family-oriented” and other age-oriented access to services, parks and open space and natural resources.
Lifecycle/ cultural services	Policy No. 6: Support and collaborate with schools, agencies, non-profits and others that support diverse lifecycle and cultural services and programs for residents.
Young Families	Policy No. 7: Support young families with children by encouraging opportunities for connections with schools, community facilities and programs, and transportation/transit facilities.
Young families	Policy No. 8: Support young families by encouraging the preservation and development of affordable and mid-priced housing opportunities.

C. Residential Neighborhoods

Theme	Draft Policies
Preservation	Policy No. 1: Recognize the importance of preserving, supporting and enhancing established residential neighborhoods.
Density	Policy No. 2: Maintain and preserve the integrity of established residential neighborhoods.
Density	Policy No. 3: Provide areas in the city where increased residential densities may be accommodated.
Safety	Policy No. 4: Provide programs and services to maintain and enhance neighborhood safety.
Access and “walk ability”	Policy No. 5: Provide, encourage and maintain access to local transportation systems (roads, trails/sidewalks and transit) from residential neighborhoods.
Identity	Policy No. 6: Promote neighborhood identity.
Impacts and mitigation	Policy No. 7: Develop and apply appropriate “traffic calming” techniques within and near residential neighborhoods that are impacted by congestion, excessive traffic volume and speed.

Neighborhood identity	Policy No. 8: Develop and apply programs and policies to encourage construction of new homes and additions which are compatible with established neighborhood identity
Preservation of existing housing	Policy No. 9: Establish programs and strategies to encourage the preservation of affordable and middle-income homes.

D. Housing

Theme	Draft Policies
Diversity	Policy No. 1: Promote and support a wide variety of housing options.
Inclusiveness	Policy No. 2: Support and encourage a balance of housing prices within the city that are available for a wide variety of income levels.
Maintenance	Policy No. 3: Encourage and support housing maintenance programs that improve the livability of existing residential dwelling units in a cost effective manner.
Programs	Policy No. 4: Support existing, and investigate and support new programs and techniques to provide and maintain affordable and mid-priced housing opportunities.
Location	Policy No. 5: Encourage affordable housing opportunities near appropriate transportation facilities and dispersed in a manner that avoids over-concentration in geographical locations.
Young families	Policy No. 6: Seek affordable and mid-priced housing opportunities near schools, community facilities and transit to support young families with children.
Education	Policy No. 7: Provide education to residents, businesses and local agencies about the benefits of affordable housing.
Longevity	Policy No. 8: Ensure the longevity of affordable housing through city housing programs and partnerships.
Programs	Policy No. 9: Partner with other agencies and non-profits to provide long-term affordable housing units.

E. Business Support and Development

Theme	Draft Policies
Support overall needs	Policy No. 1: Support existing businesses and collaborate with businesses to determine services, employee housing and transportation needs.

Recruitment/ retention	Policy No. 2: Develop programs to proactively recruit new businesses and support the growth and development of existing business.
Recruitment/ retention	Policy No. 3: Facilitate connections between local businesses and various programs that provide incentives and financial assistance for business retention and recruitment.
Valued partners	Policy No. 4: Acknowledge city businesses as valued partners in the community.
Accessibility	Policy No. 5: Facilitate, to the extent practicable, reasonable and visible access between businesses and local and regional transportation systems.
Employee Location	Policy No. 6: Support programs and relationships with businesses to encourage affordable housing for their employees.
Workforce participation	Policy No. 7: Promote local workforce participation in city programs and facilities.
External partnerships	Policy No. 8: Partner with the local chamber of commerce and other partnerships to market the city, attract new businesses, and retain existing businesses.

F. The Environment

Theme	Draft Policies
Development Balance	Policy No. 1: Encourage environmentally sensitive development.
Preservation and management	Policy No. 2: Apply innovative programs and management techniques to new development and redevelopment to preserve and enhance important natural resources such as trees and significant vegetation, wetlands, floodplain areas, shorelands and steep slopes.
Service delivery	Policy No. 3: Deliver city services and provide infrastructure improvements in an environmentally conscious manner that preserves and enhances natural resources.
Invasive species	Policy No. 4: Continue to provide and develop new programs to control invasive species in the city.
Water quality non- degradation	Policy No. 5: Require that land uses and developments comply with city and watershed requirements for non-degradation of water quality.
Water and wetland management	Policy No. 6: Require development and redevelopment to comply and be consistent with the <i>City of Minnetonka Water Resources Management Plan</i> .

Education	Policy No. 7: Provide education and incentives to residents and businesses to encourage natural resource protection, enhancement, stewardship and the use of “green technologies”.
City example	Policy No. 8: Investigate and incorporate cost-effective and practical “green technologies” and natural resource preservation in community facilities and the delivery of city services.
Energy conservation	Policy No. 9: Investigate and invest in technologies, including solar access and other or new forms of renewable energy, oriented towards energy conservation and efficiency.

G. Land Use and Development

Theme	Draft Policies
Sustainable principles	Policy No. 1: Encourage land uses and development that incorporate sustainability principles.
Land use diversity	Policy No. 2: Encourage a diversity of land uses within the city to ensure a broad range of housing and employment choice, and services for residents and businesses.
Resident services	Policy No. 3: Designate land uses that provide services and facilities for families and other residents in the city.
Business services	Policy No. 4: Encourage land uses that provide employee/employer services near business concentrations.
Mix/intensity of land uses	Policy No. 5: Encourage a greater density/intensity and mix of land uses where access is available and supported by regional transportation systems (such as LRT).
Affordable housing	Policy No. 6: Designate residential and mixed land uses where affordable housing may be encouraged.
Life-cycle residential land uses	Policy No. 7: Encourage development of “life-cycle” housing with or near associated residential services and activity centers.
Density and flexibility	Policy No. 8: Allow flexibility in the application of development controls to preserve important natural resources, and encourage affordable housing and/or other public facilities and benefits.
Affordable housing	Policy No. 9: Encourage residential development projects to include provisions for affordable housing, where appropriate, and require when special consideration, such as financial assistance, is requested from the city.

Conservation	Policy No. 10: Encourage the use of conservation-oriented design in new development and redevelopment projects, and require, as appropriate, when special consideration is requested from the city.
Balance	Policy No. 11: Encourage a balanced pattern of land uses within the city that will accommodate changing demographics yet preserve existing residential neighborhoods.
Development impacts	Policy No. 12: Anticipate and balance the impacts of new land uses and development on surrounding neighborhoods, the local and regional transportation system and city services.
Vitality	Policy No. 13: Support existing commercial areas and encourage new development techniques that contribute to the vitality and diversity of the area.
Land use buffers	Policy No. 14: Encourage the preservation and enhancement of existing natural features such as wetlands, floodplains, slopes and vegetation to serve as buffers between different land uses.
Development quality	Policy No. 15: Apply reasonable standards to new development and redevelopment to preserve natural resources and promote aesthetically pleasing development.

H. Redevelopment

Theme	Draft Policies
Balance density/ natural resources	Policy No. 1: Encourage redevelopment projects that include mixed income housing, including affordable units, while balancing density and the preservation of natural resources.
Infrastructure	Policy No. 2: Anticipate and require or accommodate changes in infrastructure with redevelopment projects.
Affordable housing impacts	Policy No. 3: Review and anticipate the effects of a loss or gain of affordable housing to city services, neighborhoods and businesses in redevelopment projects.
Location	Policy No. 4: Pursue redevelopment opportunities along transit routes and facilities that allow access to employment and services.
Incentives	Policy No. 5: Provide incentives or other reinvestment techniques to encourage the redevelopment or rehabilitation of buildings and/or land uses.