

Minnetonka Western Glen Lake  
CDI Workshop I  
Small Group Discussion Notes  
June 30, 2014

1. What makes the western Glen Lake area interesting or unique?
  - Small town “home” feeling
  - Nature, private, nice lot sizes
  - Essential services – walking, easy access to those (grocery, bank, post office)
  - Appropriate size – not too tall or too large
  - No chain retailers – but unique small businesses
  - Glen Lake is still regarded as a “community” – which is small and safe
  - View off Wing Lake, unusual topography – rolling hills, trees, etc. keeps wildlife present within our community
  
  - Accessible walkways
  - Diverse businesses and community
  - Landscape
  - Hilly road
  - Guns & dancing & post office
  - 2 lanes to one lane on Excelsior Blvd
  
  - The people
  - The diversity (business and services) – grocery store, hardware store, different styles of housing
  - The Councils good or poor decisions for the use of the area
  - Build on key assets such as Kinsel Point, Glen Lake, the history of the area.
  
  - Convenience – pedestrian access, proximity – walking
  - Recent renovation of the strip mall
  
  - Landlocked with limited space available
  - No highway traffic – a walkable community already exists
  
  - Absolute west end
  - Near residential
  - Need to transition well
  - Everyone knows each other – see neighbors
  - On hill, water in basement of old building
  - Small business operators
  - BP does repair

- Deox Gas at Mobil
- Currently a parking lot and garden market
- I want Butler Square with a rooftop restaurant
- Small town feel
- Glen Lake park
- Walkable
- Gardens
- Post office
- Safe area
- Small business

2. What could be accomplished through development that would

- improve/enhance the area?
- Perhaps some medical services
- A pharmacy
- Inviting new families and new home buyers to the area keeping it vibrant
- Extend walkways
- Something that keeps “players” to stay in community (e.g. Dairy Queen, fountain)
- Bike path / lanes with connection to other bike paths
- Make Glen Lake a destination
- Identity
- Possible connection with SW LRT rail?
- To bring more people to the area – families to move here, people to spend their money here
- An actual bus terminal
- Bring back the grocery store
- Eliminate eye-sores
- An increase in green spaces and “artfulness” of area
- Bakery
- Provide opportunities to see friends
- Better parking for post office
- Drug store
- Small businesses (dentist, auto parts, tax accountant, lawyers – office building)
- Create pedestrian access from west of Glen Lake into business area

- Balance (size)
- Beautification
- Additional stores and services
- Housing. Bring in younger families
- Green space

3. What concerns for the area do you have as future development occurs?

- Increased traffic
- Safety concerns with too large, too big – too many renter changes
- Adequate parking and ingress / egress
- Parking to accommodate seniors, parents / young children where appropriate
- Development does NOT happen
- Development too large to sustain (e.g. parking, etc.)
- Need to look at whole site as one entity
- Not pedestrian friendly
- No more senior housing, no low-income housing
- Traffic on Williston Road
- Traffic light / traffic control to allow better access to and from Woodhill & Excelsior Blvd
- Loss of trees
- Two gas stations are excessive; neither is full range of services
- Excessive height
- Lots of senior housing – no further need
- Added traffic
- No more senior housing
- Avoid “large scale” projects
- Parking for future development
- Current retaining walls, drainage – new problems
- Not all big chain operators
- Encroach tall buildings on street
- Green trees
- Parking needs
- Height of building
- Keep businesses full
- Additional traffic leaking to traffic signals creates back-up

- Time frame
  - Traffic
  - Not all low cost housing
  - Scale of building
  - Style
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- Are there specific needs (housing, retail, office, etc.) for which this site would be a good fit?
  - Local bakery
  - Local butcher / meat store
  - Housing size and use
  - Adds homes
  - Smaller restaurant
  - Make the Kramer's "new" site more visible and viable
  - A pharmacy
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- Mixed-use building
  - Post office remain
  - Grocery / drug / convenience store
  - Trader Joes or specialty grocery store
  - Connection (visually pleasing) from east to west Glen Lake
  - Bike lane
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- CVS drug store
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- Drug store
  - Landscaping should be included regardless of use.
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- Exchange library
  - Low-density townhomes
  - Satellite site for Williston Community Center
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- Frustrations from last Wartman A/Bk development
  - Homeowners
  - Young and multigenerational appeal
  - Rx drug
  - Physical therapy
  - Grocery store
  - No Trader Joes! Traffic!
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- Keep post office
  - Drug store
  - Mixed-use

- More parking with ramp behind building
4. What additional information would you like to have in order to assess the opportunities for housing and commercial development in the western Glen Lake area?
- What happened / status of Kinsel Point development?
  - Why have previous developments failed?
  - Continue to be notified by City of Minnetonka about development and substantial changes
  - Survey business owners about their input and needs
  - What financial incentives are available from City to assist development?
  - Bigger picture – Minnetonka & Metropolitan Council guide plan
  - Issues surrounding rental vs. homeownership
  - Walk behind the buildings
  - See retaining walls
  - Will TIF be used?
  - New bus schedule study
  - Old Market study
  - Light rail connection
  - Make the 2010 comp plan part of the discussion
  - School District capacity
  - Density needed to support small businesses
  - Tax effect
  - What type of city financial support?
  - What variances will be required?
  - Building within the slope restrictions?