

Ridgedale: A Vision for 2035

Southwest Sector

City of Minnetonka



Tonight's Meeting Agenda:

6:30 – Welcome and Introductions

Julie Wischnack - Community Development Director

Loren Gordon - City Planner

Mark Hinshaw - Macy Walker

Barbara Raye - Center for Policy, Planning and Performance

6:40 – Background - 2012 Ridgedale Vision

7:00 – Community Input

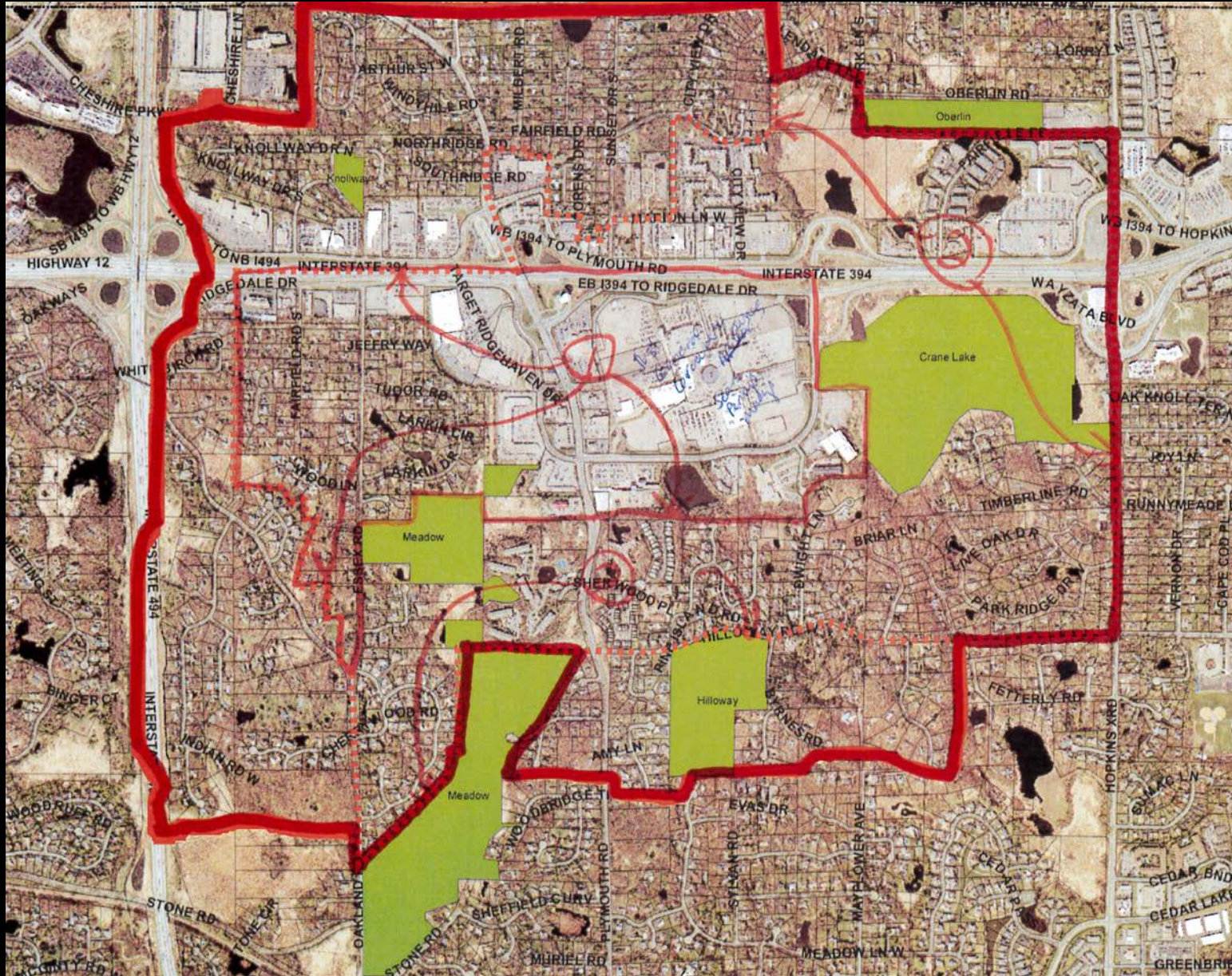
How best to refine the plan?

Ideas that differ from existing vision?

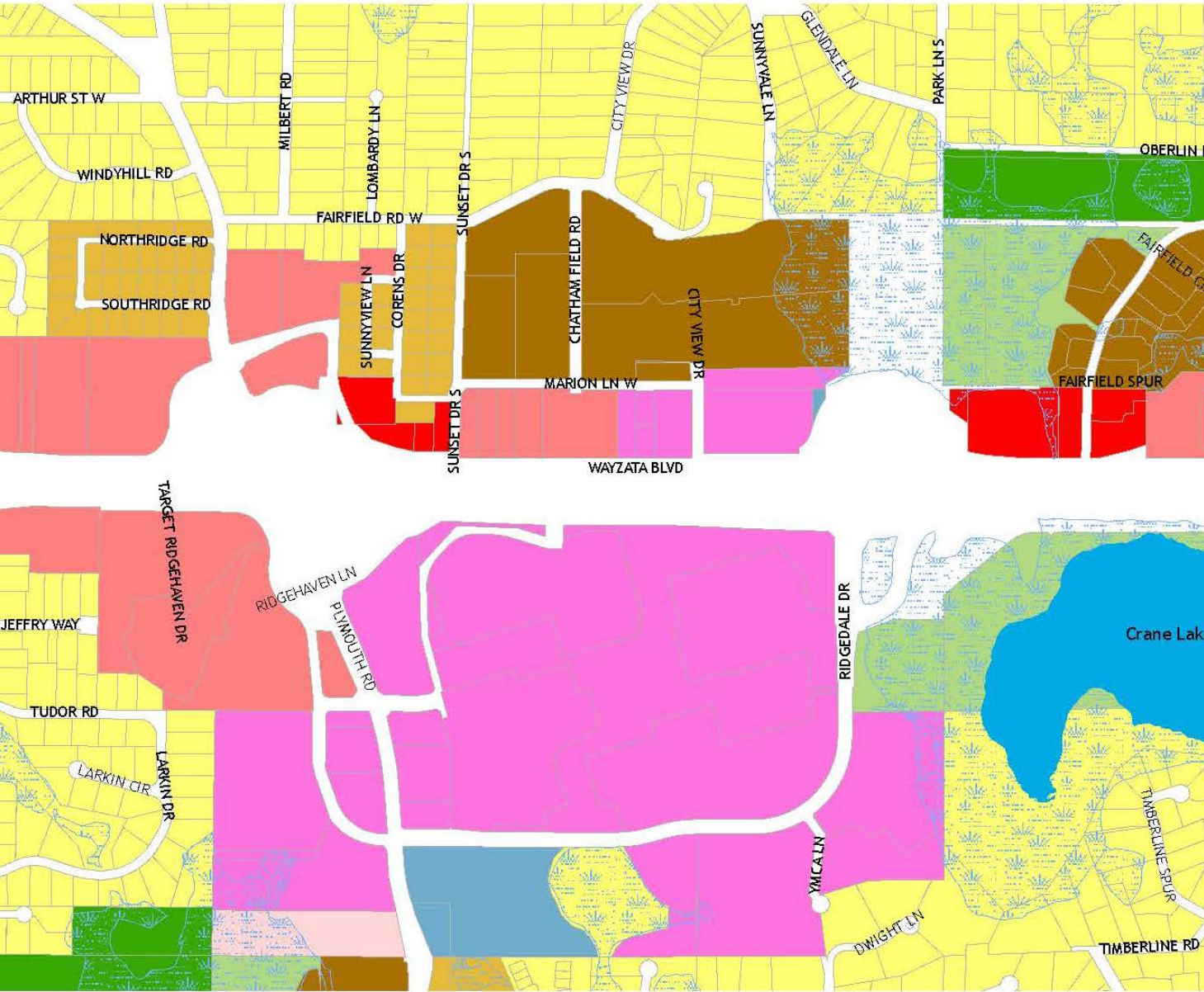
8:20 – Next Steps - Alternatives Development

8:30 - Adjourn

Notice Area – 1900 properties/mailings



2030 Comprehensive Plan



2030 Land Use Plan Land Use Category

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Service Commercial
- Office
- Mixed Use
- Industrial
- Institutional
- Open Space
- Parks
- Wetlands
- Lakes
- Minnetonka Boundary

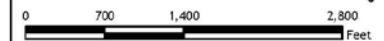


Figure IV-13
I-394 Corridor

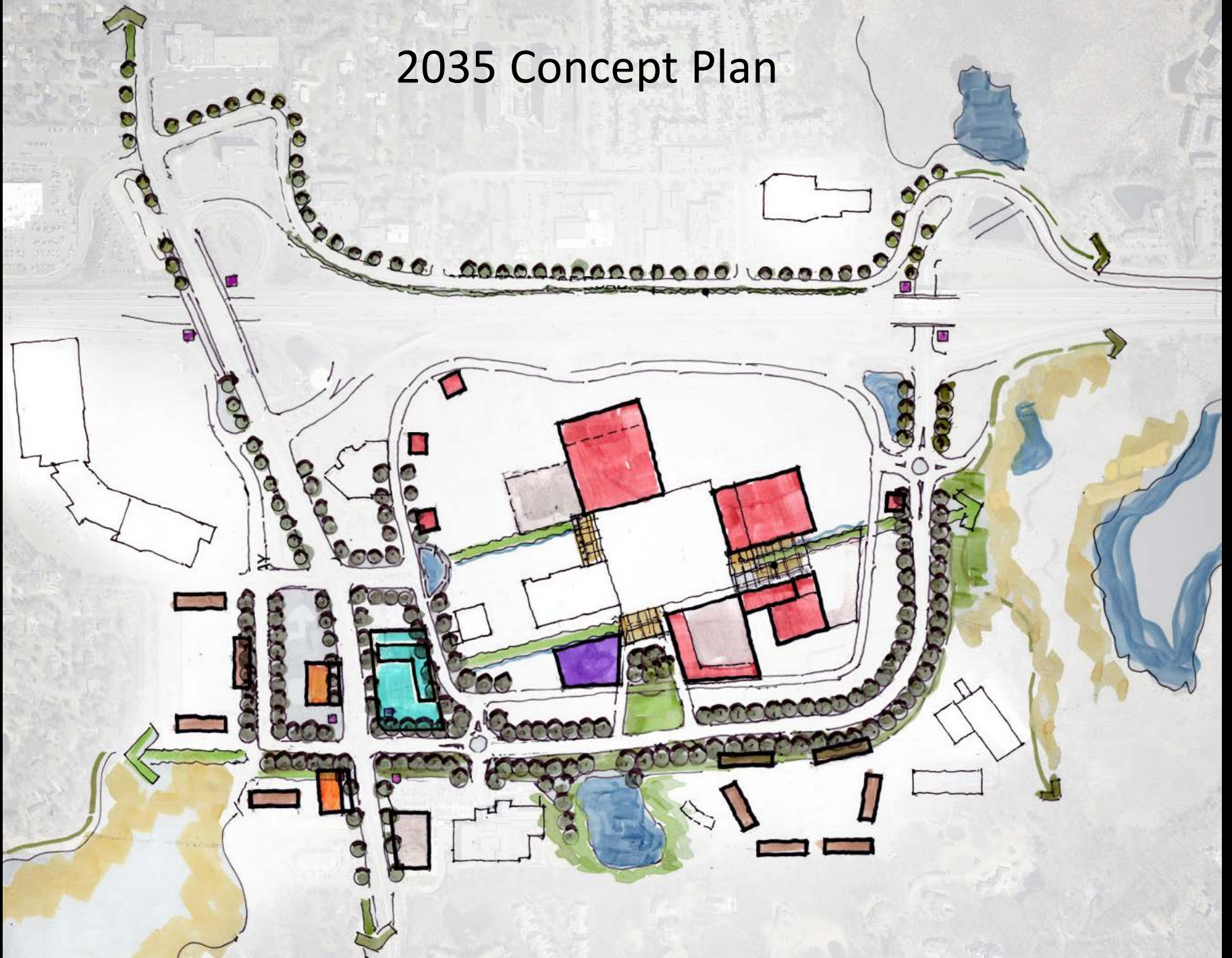
Source: City of Minnetonka

Ridgedale Area Vision



- ① RIDGEDALE TOWN GREEN
- ② GREEN PLAZA CONNECTIONS
- ③ ENTRY FEATURE
- ④ ENTERTAINMENT ZONE
- ⑤ CINEMA
- ⑥ RIDGEDALE PARKWAY
- ⑦ ROUNDABOUTS
- ⑧ OUTLOTS
- ⑨ FUTURE PEDESTRIAN BRIDGE
- ⑩ VERTICAL GATEWAY MARKER
- ⑪ PARK BOARDWALK
- ⑫ SEASONAL OVERFLOW PARKING / FUTURE DEVELOPMENT SITES

2035 Concept Plan



Elements of Concept Plan

1. Transform Retail Center into Mixed Use Community
2. Rebuild Ridgedale Drive into a Parkway
3. Enhance Natural Features
4. Improve Mobility and Circulation
5. Encourage Green Practices

Appropriate 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

1. Transform Retail Center into Mixed Use Community



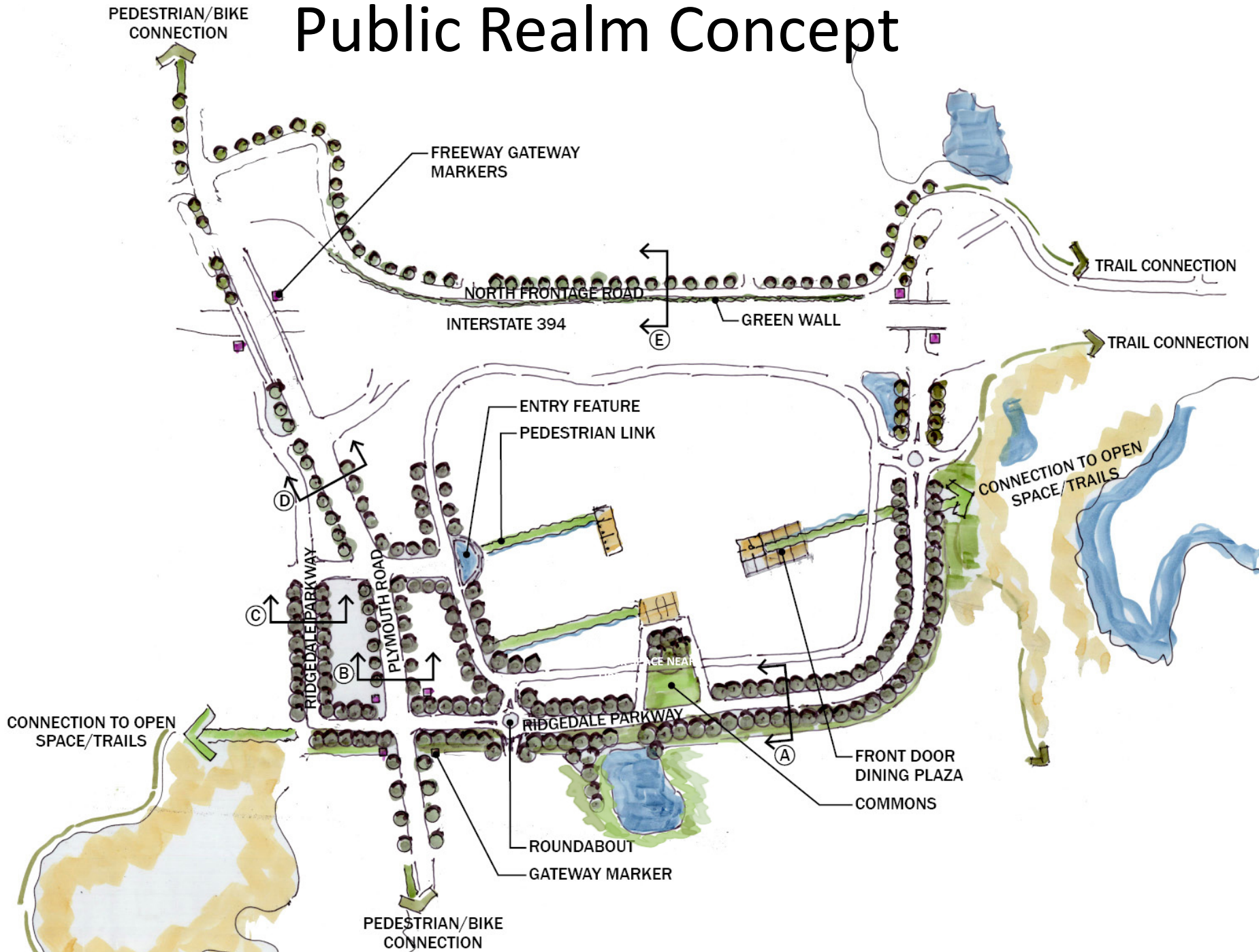
- Add new uses: upscale cinema, restaurants, range of housing, new hotel, and medical offices
- Each new project adds public amenities and pedestrian connections
- Improve streets and sidewalks to encourage walking and bicycle use
- Transit service is enhanced
- Over time, replace surface parking with structured parking

2. Rebuild Ridgedale Drive into a Parkway



- Develop a consistent theme and use of materials
- Give definition to Ridgedale as a place

Public Realm Concept

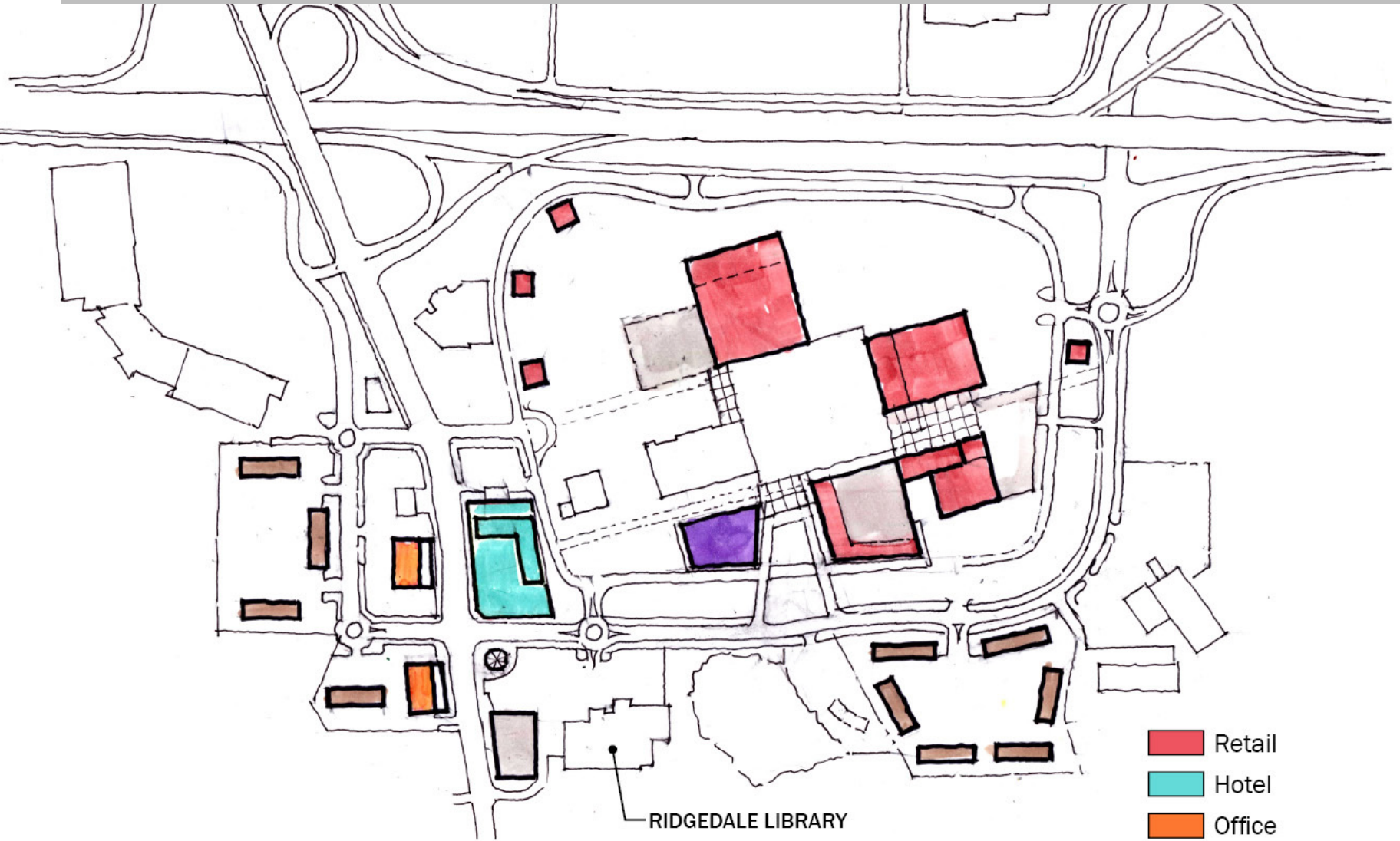




ridgedale
center



2035 Concept Plan: Potential New Development



- Retail
- Hotel
- Office
- Residential
- Community
- Parking Structure

RIDGEDALE LIBRARY

2035 Concept Plan: West Side Redevelopment

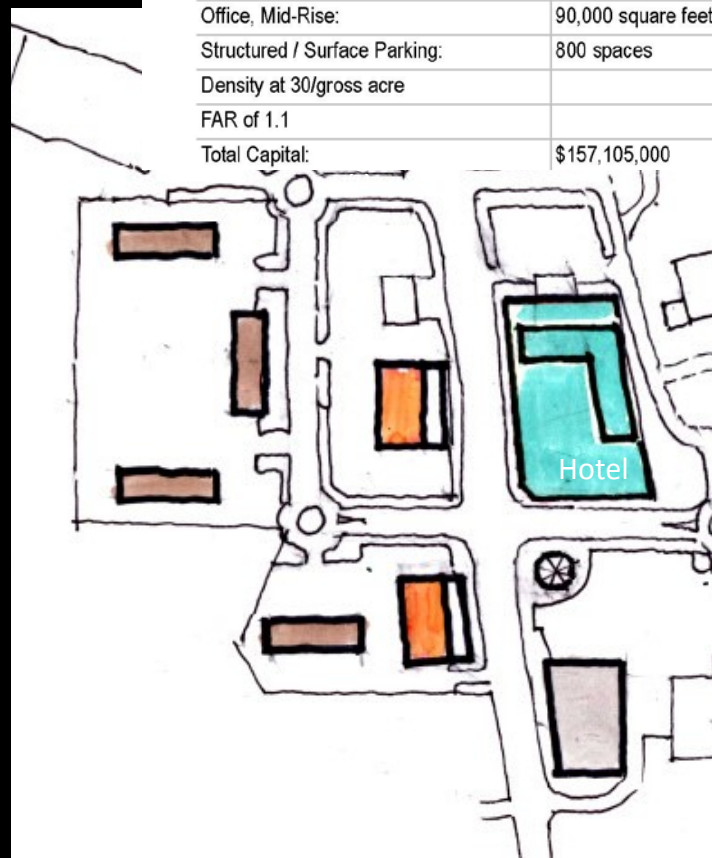
Possible Redevelopment at Ridgedale

Southwest Sector:

Housing, Mid-Rise:	450 dwelling units
Office, Mid-Rise:	90,000 square feet
Structured / Surface Parking:	800 spaces
Density at 30/gross acre	
FAR of 1.1	
Total Capital:	\$157,105,000



Existing

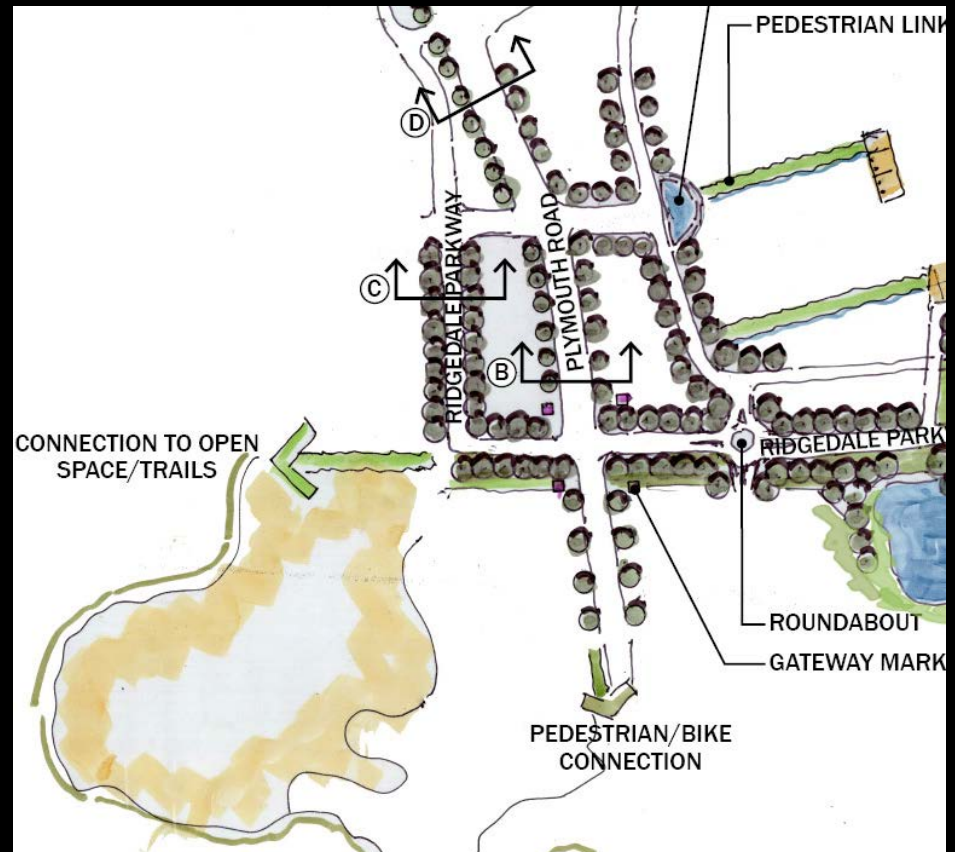


Potential



Your input... What do you think?

- *How best to refine the plan?*
- *Ideas that differ from existing vision?*



Next steps:

- 1. Initial Meeting**
- 2. Alternatives Development**
 - Design Workshop
 - Public Input Meeting
- 3. Compile Recommendations**
 - Consensus on Southwest Sector
- 4. Finalize Recommendations**
 - Finalize Report
 - City Policymakers

Thank you for coming!