

# Minnetonka Comprehensive Plan Steering Committee

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Meeting #2  
July 12, 2017

## Agenda :

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6:00 – 6:15

Dinner

6:15 – 6:30

Housing study initial trends review

6:30 – 7:00

Integrating resiliency into the plan

8:00

Adjourn

# Housing Study Progress Report

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**City of Minnetonka  
Comprehensive Housing Study  
Progress Update: July 1, 2017**

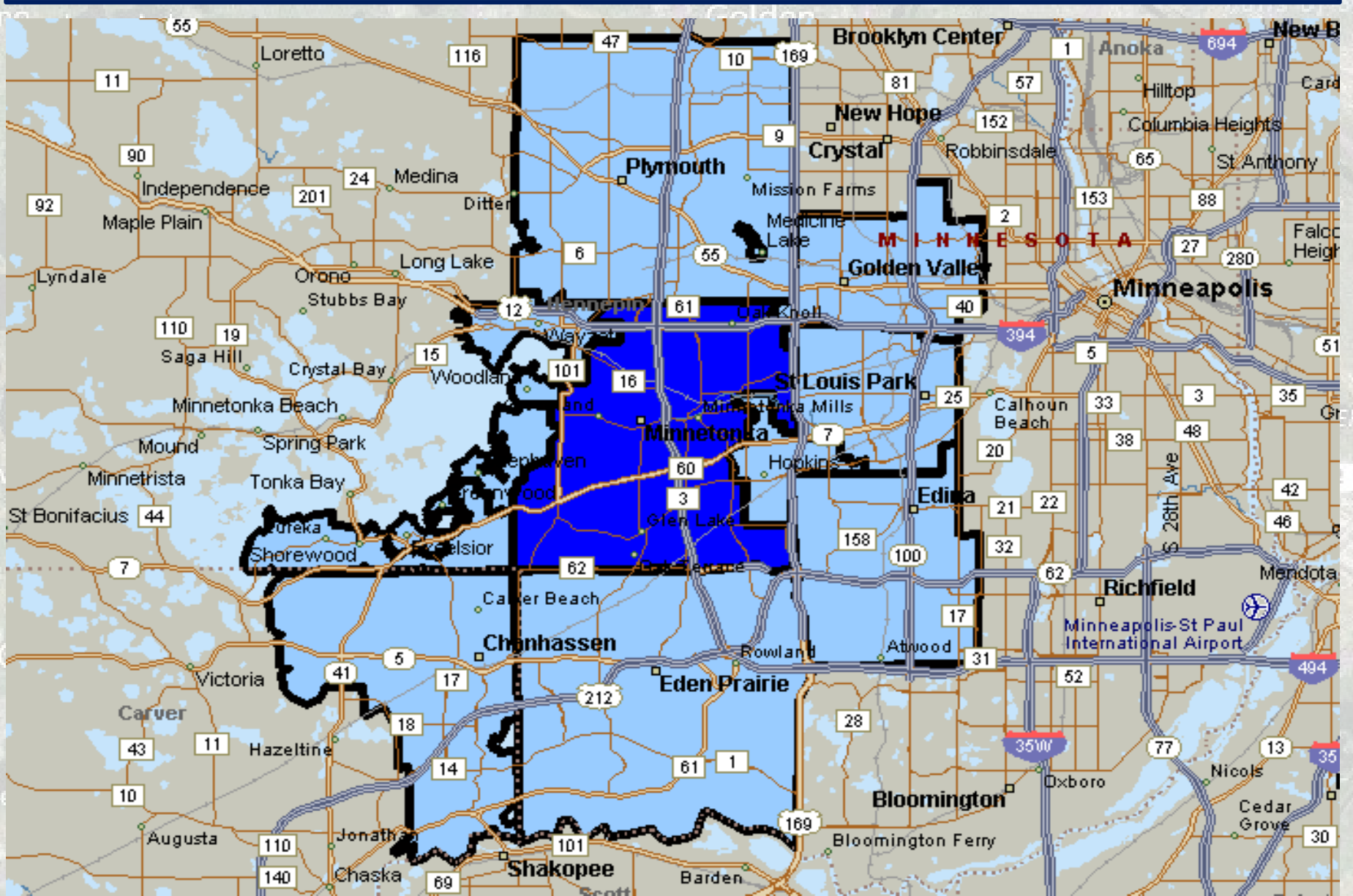
***PRELIMINARY (Data refinement and analysis still ongoing)***



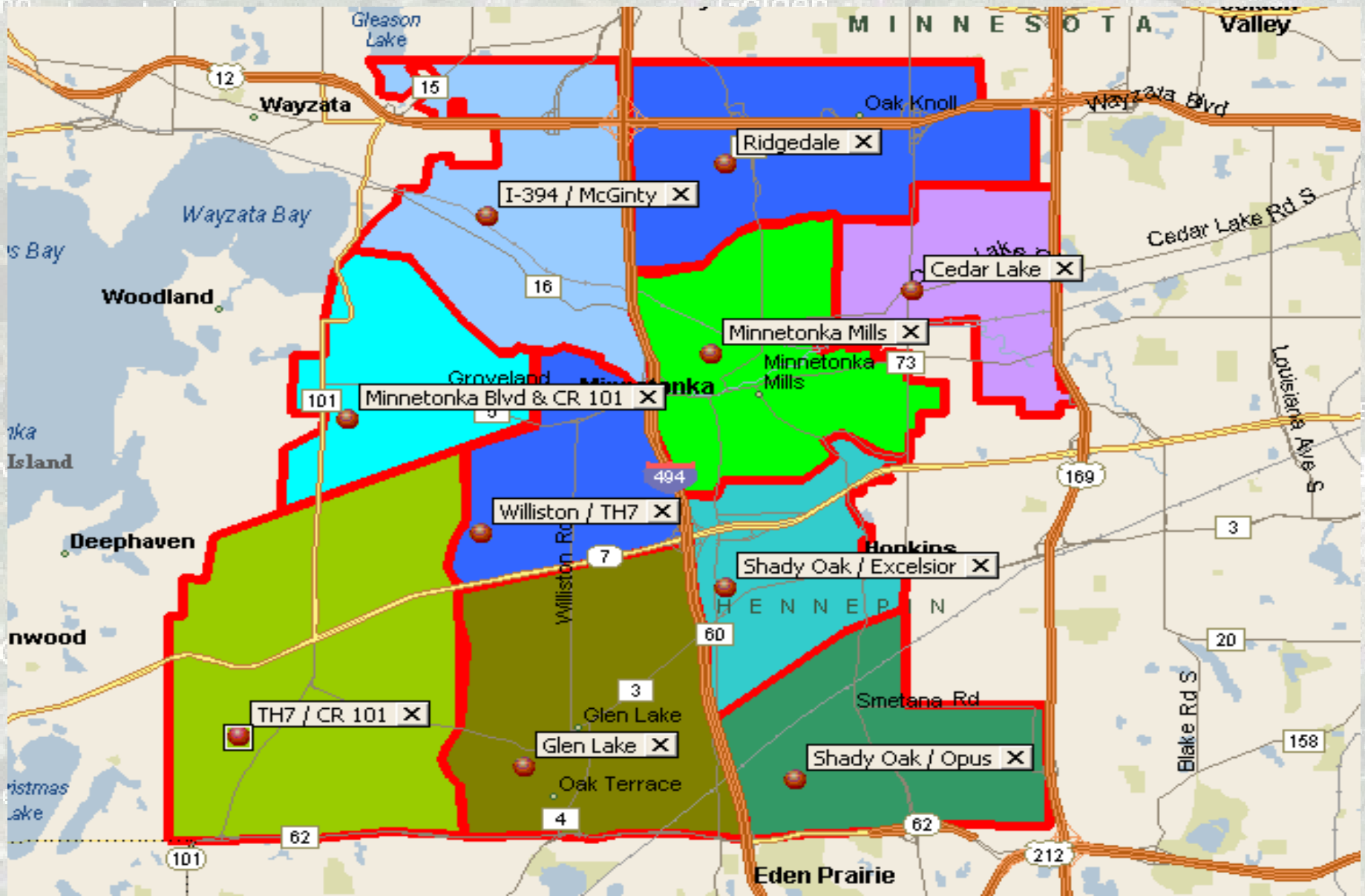
# Approach & Key Analysis Components

- Data & trends analysis with context. Perspective and analysis along with statistics. Not just “what” and “how much,” but also “why.”
- City of Minnetonka
  - Relevant market area (SW / West Metro)
  - Twin Cities Metro Area (7 counties)
  - Minnetonka submarkets, or “Village Center” study areas
- Profile of Minnetonka within context of SW metro and Metro as a whole.
  - Demographics & Employment. Growth Trends.
  - Jobs / Housing balance & commuting.
  - Housing supply/demand profile
  - How is Minnetonka unique vs peer communities and within metro area?
- Conclusions & Recommendations
  - Growth potential & related housing needs of current & future residents of Minnetonka
  - Why/why not? Opportunities & constraints that are unique to Minnetonka
  - City role in development/shaping growth and housing character?

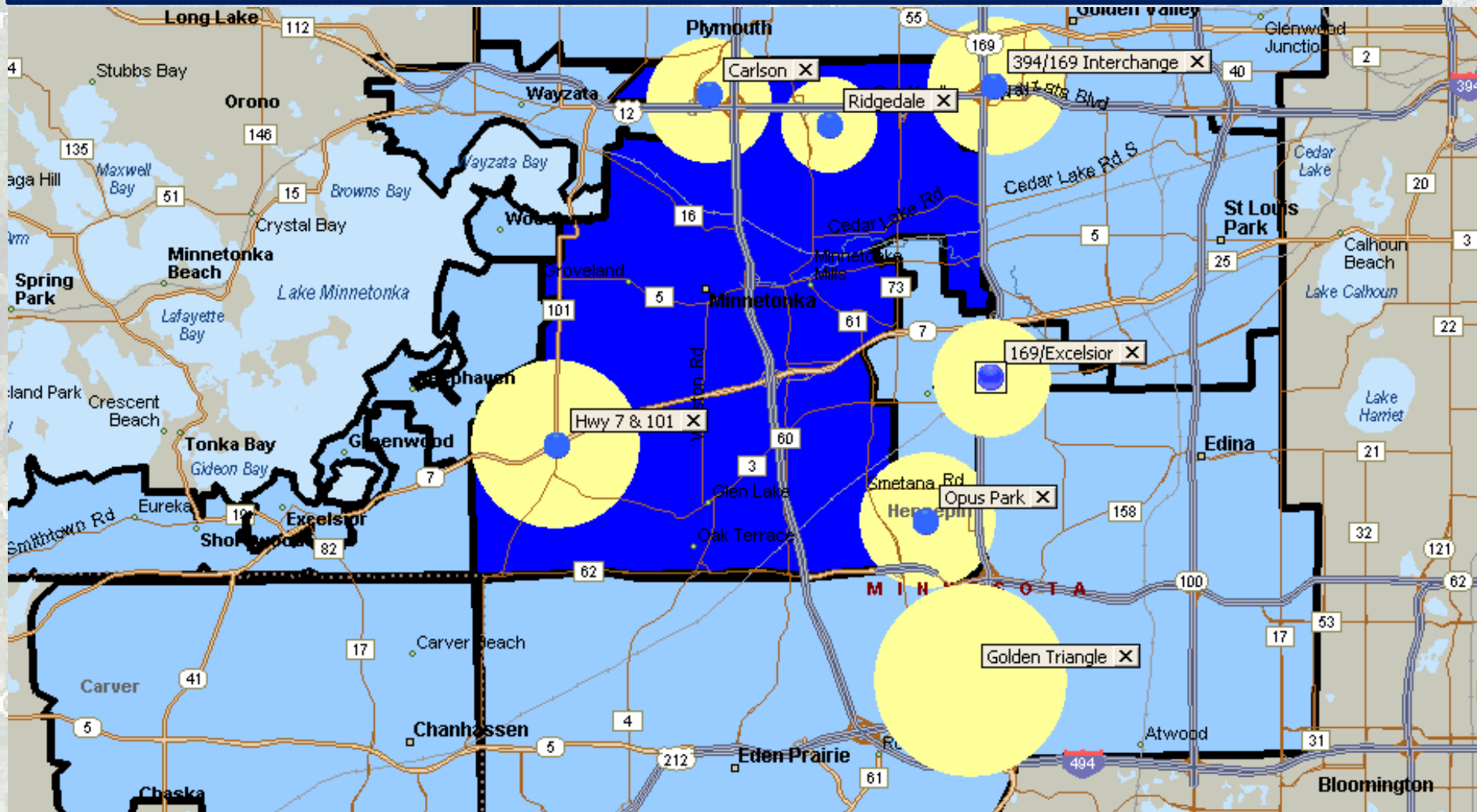
# Minnetonka – Competitive Market Area



# Minnetonka – Village Center Study Areas



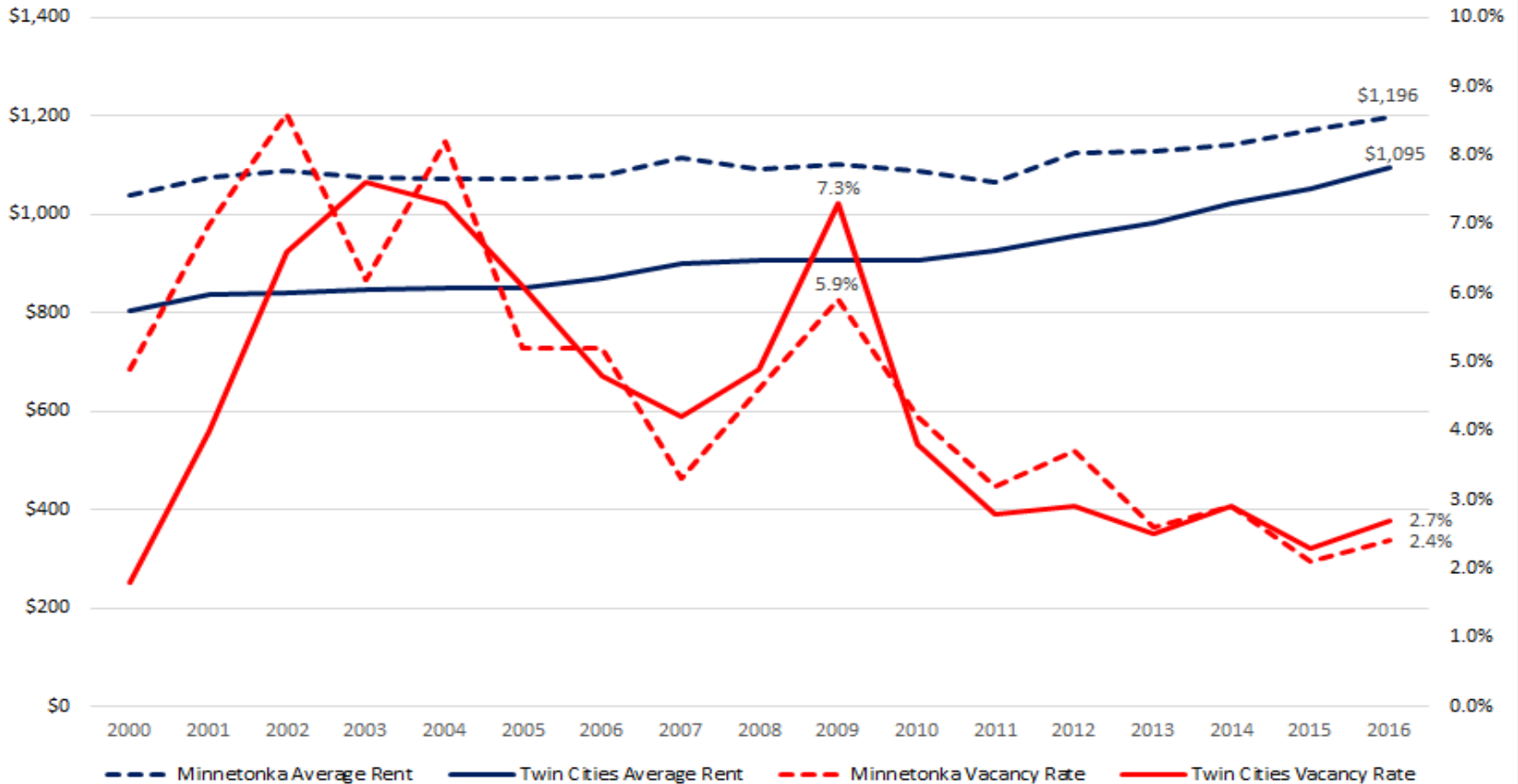
# Key Employment Nodes





# Context Example: Rents & Vacancy Trend – City & Regional

**Apartment Rents & Vacancy Trend, 2000-2016  
Minnetonka & Twin Cities Metro Area**



# Senior and Market Rate Housing *Over 700 Units*

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- Applewood Pointe
- At Home Apartments
- Carlson Island Apartments
- Cherrywood Pointe
- The Overlook
- Zvago



*At Home Apartments*

# General Market and Senior Apartments

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- **The Overlook.** In 2014, the city approved construction of a 100-unit apartment building at the intersection of Minnetonka Boulevard and Highway 169. Ten percent of the units will be rent and income restricted. Construction is nearing completion and full occupancy is expected in spring 2016.



- **Cherrywood Pointe.** United Properties presented a proposal to redevelop the existing three-acre residential property at 2004 Plymouth Road. As proposed and ultimately approved, a 99-unit Cherrywood Pointe senior rental building will be constructed on the site. Ten percent of the units will be rent and income restricted. Construction has not started.



# Co-ops

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*Applewood Pointe*



*Zvago*

# Luxury Rentals and Retail

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- **Carlson Island Apartments.** In 2014, the city approved The Island- a 5 story, 174-unit, market rate rental housing project that included underground project. Construction was completed in 2015.



- **Highland Bank Redevelopment.** In 2014, the city approved redevelopment of the property at 1700 Plymouth Road. As approved, a six story commercial and 115-unit apartment building is currently under construction.



# Context Example: City vs. Regional Growth & Age Distribution

- Minnetonka somewhat older population base

- Very low capture of age 25-34 growth (Millennials) (mostly renters). Apartment construction starting to pick up now.

- Also low capture of age 35-44 group. (more likely home buyers...difficulty finding housing).

- Ex Attractiveness of Minnetonka to Millennials? But, can they find housing? How does this impact business, employee recruitment & retention?

- Housing stock accessibility (issue of seniors aging in place)

- Housing stock desirability for young to mid-age buyers?

Population Age Distribution, 2010-2036 Minnetonka and Twin Cities Metro Area										
Area/Age Cohort	2010		2016		2021		Change, 2010-2016		Change, 2016-2021	
	Number	Pct.	Number	Pct.	Number	Pct.	Number	Pct.	Number	Pct.
<b>Minnetonka</b>										
0 - 4	2,434	4.9%	2,315	4.5%	2,360	4.4%	(119)	-4.9%	45	1.9%
5 - 9	2,689	5.4%	2,652	5.1%	2,556	4.7%	(37)	-1.4%	(96)	-3.6%
10 - 14	3,111	6.3%	3,014	5.8%	2,942	5.5%	(97)	-3.1%	(72)	-2.4%
15 - 19	2,922	5.9%	2,978	5.8%	2,887	5.4%	56	1.9%	(91)	-3.1%
20 - 24	2,147	4.3%	2,447	4.7%	2,481	4.6%	300	14.0%	34	1.4%
25 - 34	5,933	11.9%	5,984	11.6%	5,989	11.1%	51	0.9%	5	0.1%
35 - 44	5,606	11.3%	5,735	11.1%	6,492	12.1%	129	2.3%	757	13.2%
45 - 54	8,450	17.0%	7,267	14.0%	6,578	12.2%	(1,183)	-14.0%	(689)	-9.5%
55 - 64	8,152	16.4%	8,933	17.3%	8,637	16.0%	781	9.6%	(296)	-3.3%
65 - 74	4,061	8.2%	5,806	11.2%	7,459	13.8%	1,745	43.0%	1,653	28.5%
75 - 84	2,803	5.6%	2,957	5.7%	3,644	6.8%	154	5.5%	687	23.2%
85+	1,426	2.9%	1,664	3.2%	1,838	3.4%	238	16.7%	174	10.5%
Total	49,734	100.0%	51,752	100.0%	53,863	100.0%	2,018	100.0%	2,111	100.0%
Median Age	45.0		46.2		47.0					
<b>Twin Cities Metro Area</b>										
0 - 4	194,329	6.8%	190,720	6.3%	197,816	6.3%	(3,609)	-1.9%	7,096	3.7%
5 - 9	194,408	6.8%	197,645	6.6%	196,271	6.2%	3,237	1.7%	(1,374)	-0.7%
10 - 14	192,261	6.7%	201,606	6.7%	205,673	6.5%	9,345	4.9%	4,067	2.0%
15 - 19	193,289	6.8%	193,018	6.4%	199,948	6.3%	(271)	-0.1%	6,930	3.6%
20 - 24	190,135	6.7%	206,331	6.9%	198,787	6.3%	16,196	8.5%	(7,544)	-3.7%
25 - 34	420,311	14.7%	432,515	14.4%	451,653	14.3%	12,204	2.9%	19,138	4.4%
35 - 44	391,324	13.7%	397,671	13.2%	436,966	13.8%	6,347	1.6%	39,295	9.9%
45 - 54	440,753	15.5%	416,777	13.9%	392,253	12.4%	(23,976)	-5.4%	(24,524)	-5.9%
55 - 64	326,007	11.4%	384,703	12.8%	403,670	12.8%	58,696	18.0%	18,967	4.9%
65 - 74	163,425	5.7%	227,901	7.6%	288,225	9.1%	64,476	39.5%	60,324	26.5%
75 - 84	97,442	3.4%	107,042	3.6%	132,721	4.2%	9,600	9.9%	25,679	24.0%
85+	45,883	1.6%	52,775	1.8%	56,952	1.8%	6,892	15.0%	4,177	7.9%
Total	2,849,567	100.0%	3,008,704	100.0%	3,160,935	100.0%	159,137	100.0%	152,231	100.0%
Median Age	36.1		37.0		37.9					

Sources: U.S. Census; ESRI

# Context Example: Minnetonka & Metro Area Home Sales by Price

- Minnetonka accounts for <1.9% of metro area home sales last 9+ years.

- Per Met Council, Minnetonka is predicted to account for about 7% of regional job growth through 2030. Where will these new employees reside?

- Short supply of home purchase options in Minnetonka relates to:

- Seniors aging in place

- Short supply and high cost of land for new construction

**Twin Cities Metro Area -- Residental Sales Transaction Volume by Price Point, 2008 to Date**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	May 2017 YTD
\$<300,000	26,642	33,647	26,883	30,286	34,152	35,019	31,437	35,232	36,094	11,939
\$300,000-\$499,999	5,497	4,733	4,573	4,277	6,180	8,304	8,271	10,437	12,223	4,492
\$500,000-\$799,999	1,680	1,232	1,322	1,302	1,790	2,318	2,522	2,923	3,355	1,247
\$800,000-\$999,999	299	202	211	201	261	376	423	489	554	206
\$1,000,000-\$1,499,999	227	154	165	167	193	226	311	323	387	131
\$1,500,000+	136	88	98	97	126	136	159	185	162	64
<b>Total</b>	<b>34,481</b>	<b>40,056</b>	<b>33,252</b>	<b>36,330</b>	<b>42,702</b>	<b>46,379</b>	<b>43,123</b>	<b>49,589</b>	<b>52,775</b>	<b>18,079</b>

**City of Minnetonka -- Residental Sales Transaction Volume by Price Point, 2008 to Date**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	May 2017 YTD
\$<300,000	303	412	333	427	486	459	474	437	488	150
\$300,000-\$499,999	167	158	164	142	220	229	237	290	340	128
\$500,000-\$799,999	34	48	60	56	70	105	68	109	129	52
\$800,000-\$999,999	15	8	5	11	10	16	21	20	27	7
\$1,000,000-\$1,499,999	10	9	7	3	10	9	10	16	13	11
\$1,500,000+	1	2	2	4	2	9	5	5	5	0
<b>Total</b>	<b>530</b>	<b>637</b>	<b>571</b>	<b>643</b>	<b>798</b>	<b>827</b>	<b>815</b>	<b>877</b>	<b>1,002</b>	<b>348</b>

**City of Minnetonka -- % of Twin Cities Metro Area Sales**

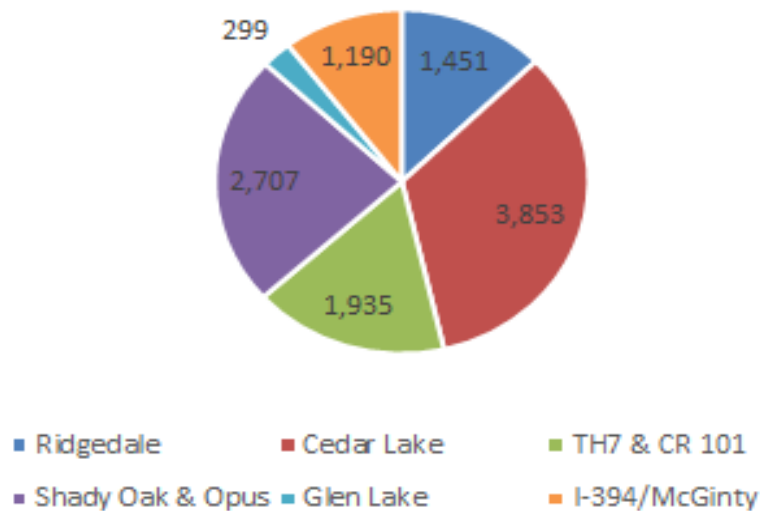
	2008	2009	2010	2011	2012	2013	2014	2015	2016	May 2017 YTD
\$<300,000	1.1%	1.2%	1.2%	1.4%	1.4%	1.3%	1.5%	1.2%	1.4%	1.3%
\$300,000-\$499,999	3.0%	3.3%	3.6%	3.3%	3.6%	2.8%	2.9%	2.8%	2.8%	2.8%
\$500,000-\$799,999	2.0%	3.9%	4.5%	4.3%	3.9%	4.5%	2.7%	3.7%	3.8%	4.2%
\$800,000-\$999,999	5.0%	4.0%	2.4%	5.5%	3.8%	4.3%	5.0%	4.1%	4.9%	3.4%
\$1,000,000-\$1,499,999	4.4%	5.8%	4.2%	1.8%	5.2%	4.0%	3.2%	5.0%	3.4%	8.4%
\$1,500,000+	0.7%	2.3%	2.0%	4.1%	1.6%	6.6%	3.1%	2.7%	3.1%	0.0%
<b>Total</b>	<b>1.5%</b>	<b>1.6%</b>	<b>1.7%</b>	<b>1.8%</b>	<b>1.9%</b>	<b>1.8%</b>	<b>1.9%</b>	<b>1.8%</b>	<b>1.9%</b>	<b>1.9%</b>

Source: Northstar MLS

# Affordable Housing Supply

Rental Units by Affordability Range (% of AMI)					
Village Center Submarket	0%-30%	30%-60%	60%-80%	80%-100%	100%+
Ridgedale	0	109	364	367	611
Cedar Lake	58	222	1,012	1,068	1,493
TH7 & CR 101	127	42	500	442	824
Shady Oak & Opus	46	318	645	725	973
Glen Lake	97	0	28	28	146
I-394/McGinty	0	0	360	395	435
Minnetonka	328	691	2,909	3,025	4,482

Affordable Rental Housing Units per Village Center Area





# Notable Observations & Trends

- **Minnetonka growth forecasts: perhaps conservative?**

- Metro Area growth forecast:
  - +12,000 households/year (ESRI & Met Council)
- Minnetonka growth forecast:
  - +180/year (ESRI); +230/year (Met Council)
- Forecasts suggest Minnetonka accounts for only 1.5% to 2.0% of metro area household growth
- Meanwhile, Minnetonka has 3.5% of metro employment and an expanding group of successful businesses.

- **So, this indicates potential for Minnetonka to capture a greater share of metro HH growth. Possibly 350 to 450 HH per year in Minnetonka. *This will require infill, redevelopment, added density, public/private partnerships***

- Minnetonka businesses hiring. United Health Group example. Recruiting from outside MN. Preference to live near work. Preference for rental, at least initially. Need housing to match locational and housing product preferences.

# Notable Observations & Trends

- **Minnetonka opportunity market:** Millennials – relocating employees. Preference for “urban” product/locations within suburban environments close to their work.
  - Mostly rental;
  - Perhaps smaller apartment, but highly-amenitized building/community
  - “walkability,”
  - connectivity (how many steps to Starbucks, etc.?)
  - Access to freeways and transit (opportunities relate to SW-LRT)
  - Minnetonka compares favorably within metro and vs. other west-metro communities. Job opportunities. Quality Schools. Commercial Nodes. Connections. More “urban”
- **Constraints:** Relatively short supply of modern apartment product in Minnetonka. (this is starting to change, as construction picking up). Deals starting to “pencil out.”

# Notable Observations & Trends

- **Opportunity market:** Potential for Minnetonka to capture aging Millennials – moving outward from city. This is a serious opportunity for Minnetonka.
  - Will the rent or will they buy? Likely some of both
  - Factors considered:
    - how “urban” is Minnetonka? Looking for same/similar neighborhood dynamic (walkability, connectivity, mixed use, etc.)
    - Proximity/convenience of access to city
    - Housing products: Upscale rental or entry level purchase. Townhomes, condos, SF (small/ small lot), acquisition/rehab
    - Schools (still important for most, even if staying single or prolonging the start of a family).
  - **Constraints:** Housing availability (low turnover and limited new construction). Issue of senior homeowners aging in place. Product issues (size, style, price). Issue of senior homeowners aging in place.

# Integrating Resiliency into the plan

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Resiliency...

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What does resiliency mean to you in the context of community planning?

# City resiliency efforts

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1. Resilient Communities Program (Uof M 2012-13)
  - Stormwater, Housing, Development Practices and Standards, Water Conservation, Community Identity, Resident Engagement, Transportation
2. Green Step Cities
  - Public building efficiencies, street/signal lighting, urban forestry, green/open space investments, waste reductions in city operations, programs for energy efficiencies, promotion of local food production
3. Regional Indicators Initiative
  - Minnetonka is one of 22 Minnesota cities that collects data in an effort to increase efficiencies

# Thrive MSP 2040 Resiliency Expectations

## Building in Resilience

### COUNCIL ROLE

- Invest in regional transportation infrastructure and services that increase the share of trips made by transit, carpools, and nonmotorized means and guide development patterns that support this.
- Explore developing an urban forestry assistance program.

### COMMUNITY ROLE

- Identify and address potential vulnerabilities in local infrastructure as a result of increased frequency and severity of storms and heat waves.
- Participate in federal, state, and local utility programs that incentivize the implementation of wind and solar power generation.
- Consider making a property-assessed clean energy (PACE) program available for conservation and renewable energy.
- Consider promoting the development or use of community solar gardens (CSGs) by public and private entities to enable fuller and more economic use of the community's solar resource, including participating as subscribers, assisting in marketing CSG opportunities for economic development, or providing sites for gardens.
- Adopt local policies and ordinances that encourage land development that supports travel demand management (TDM) and use of travel options.
- Consider development standards that increase vegetative cover and increase the solar reflective quality of surfaces.
- Participate in urban forestry assistance programs as available.

# Resiliency in suburban MSP - Burnsville



## Sustainability Guide Plan



The fourteen BPA's include:

- Environmentally Preferable Purchasing
- Product Stewardship
- Greenhouse Gas Reduction
- Sustainable Land Use
- Sustainable Transportation
- Renewable Energy
- Energy Efficiency

- Sustainable Building Practices
- Community Health
- Recycling and Waste Reduction
- Healthy Urban Forests
- Sustainability Education
- Surface & Ground Water Resources
- Innovative Opportunities



# Resiliency

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1. What do you see in our community that may be a waste of or inefficient use of resources?
2. How could our community be a better steward of our natural resources and built infrastructure?
3. What are the costs of unsustainable practices?

# Schedule

- Complete the work on the plan over the next 12 months.
- Regular Steering Committee meetings (monthly).
- Submission to Metropolitan Council by the end of 2018.

PLAN SECTION	MINIMUM REQUIREMENTS / TASK	RESPONSIBILITY CITY/CONSULTANT	PRELIMINARY SCHEDULE													
			2016				2017				2018					
			Q1	2	3	4	Q1	2	3	4	Q1	2	3	4		
<b>1 PREPARATORY GROUNDWORK AND EDUCATION</b>																
	Leadership Discussion															
	Staff level discussion															
	City Council study session															
	Steering Committee selection															
<b>2 AFFIRM COMMUNITY VALUES AND DEVELOP VISION</b>																
	Imagine Minnetonka															
	Community Meetings (TBD)															
	• Need meetings to be topic focused															
	• Have a subset of typical open house style															
	• Project page on website															
	• Use of Minnetonka Matters															
	• Use of videos to communicate topics/updates															
	• Other outreach ideas...															
	Steering Committee Kick-Off and On-going															
<b>3 PREPARING THE PLAN</b>																
<b>3.1 LAND USE PLAN</b>																
	Demographic Information, Forecasts and Community Designation															
	Future Land Use															
	Future Land Use															
	Density Calculations															
	Staged Development and Redevelopment															
	Natural Resources															
	Special Resource Protection															
	Meetings: (TBD)															
	Public - Focused area / Village Centers															
	Steering Committee															
	CC/PC Check-in meeting															
<b>3.2 TRANSPORTATION PLAN</b>																
	Transportation Analysis Zones															
	Transit															
	Bicycling and Walking															
	Aviation															
<b>3.3 WATER RESOURCES PLAN</b>																
	Wastewater															
	Surface Water															
	Water Supply															
<b>3.4 PARKS, OPEN SPACE AND TRAILS PLAN</b>																
	Regional Parks and Trails															
	Local Parks and Trails															
	Parks Commission															
<b>3.5 HOUSING PLAN</b>																
	Existing Housing Needs															
	Projected Housing Need															
	Implementation Plan															
<b>3.6 RESILIENCE PLAN</b>																
	Infrastructure and Environment															
	Energy Infrastructure and Resources															
	Healthy Communities															
	Economy and Society															
<b>3.7 ECONOMIC COMPETITIVENESS PLAN</b>																
	Key Industries / Centers of Employment															
	Redevelopment															
	Education and Workforce															
	Business Development															
	Economic Information, Monitoring and Strategic Initiatives															
<b>3.8 IMPLEMENTATION PLAN</b>																
	Official Controls - zoning, subdivision, water supply, and private sewer systems															
	Capital Improvements Plan															
	Housing Implementation Program															
	Strategic Services Time Capsule															
<b>4 DRAFT PLAN</b>																
	Assemble Draft Plan Document for review															
	Steering Committee															
	City Council / Board and Commissions Review															
	Community Comment/Open House															
<b>5 APPROVALS</b>																
<b>5.1 CITY APPROVALS</b>																
	Planning Commission public hearing															
	City Council															
<b>5.2 OUTSIDE REVIEWS</b>																
	Adjacent City / Agency review (6 months)															
	Metropolitan Council review (deadline for submittal - December 31, 2018)															

# Steering Committee Schedule for 2017

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All meetings will be in the Minnehaha Room located in the lower level of city hall from 6:00 – 8:00 p.m.:

- ~~June 21 – Kick-off~~
- ~~July 12 – Resiliency~~
- **August 23 – Housing**
- September 13 – Land Use
- October 11 - Transportation
- November 15 – Natural and Water Resources
- December 13 – Economic Development

# Where to find information on the update:

The screenshot shows the City of Minnetonka website. The header features the city logo with the tagline "Where quality is our nature" and navigation links for social media and services like "epermits" and "Pay Utility". A search bar is also present. The main navigation menu includes "About", "News & Events", "Government", "Departments", "Residents", "Businesses", "Recreation", "Williston", and "Contact".

The content area is divided into two columns. The left column is titled "Community Development" and contains a list of links: "Community Development", "Business and Development", "Environmental Health", "Housing", "Planning & Zoning", and "Comprehensive Guide Plan". Under "Comprehensive Guide Plan", there are sub-links for "Applications", "Brochures", "Current Projects", "Archived Projects", and "Zoning".

The right column is titled "Comprehensive Guide Plan" and contains a paragraph: "Minnetonka's Comprehensive Guide Plan provides a policy framework to guide future development, redevelopment and public services and programs. Although each planning effort looks 20 years into the future, the plan is intended to provide specific guidance for public decisions over the next 10 years through policies, implementation strategies and programs. The city is currently using the 2030 Comprehensive Guide Plan, and is working to develop the 2040 Comprehensive Guide Plan. Click the plan title's below to learn more about each Comprehensive Guide Plan." A "Print" icon is located to the right of this paragraph.

Below the paragraph is a section titled "2040 Comprehensive Guide Plan" with the following text: "As required by law, Minnetonka is updating its Comprehensive Guide Plan. The 2040 update will be prepared in accordance with the Metropolitan Land Planning Act and the Council's Metropolitan Development Guide and plans." Below this is another paragraph: "The Minnetonka City Council approved a framework for the update in 2016 and, in 2017, appointed 15 residents to a steering committee to".

On the far right, there is a "Email/Text Notifications" sidebar. It contains the text: "Subscribe to receive 2040 Comprehensive Guide Plan updates." Below this is a "Subscription Type" dropdown menu with "Email" selected. There is a red asterisk next to the "Email Address" label and a text input field. At the bottom of the sidebar is a "Submit" button.

Thank You!

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