

***Glen Lake Village Center Study  
Welcome!***



# ***This evening's agenda:***

## **Introductions**

- Why plan?
- Glen Lake process
- Glen Lake Northwest process
- Information to share

## **Conversation**

- What would make the village center process most helpful?
- Specific outreach and engagement?
- Areas of focus?
- Other questions?
- Resident feedback

**Next Meeting – November 13**

**Adjourn**

***Why plan?***

# ***From the city's Comprehensive Plan:***

*Alice: "Would you tell me, please, which way I ought to go?"*

*Cheshire Cat: "That depends on where you want to get to."*

*Alice: "I don't much care where..."*

*Cheshire Cat: "Then it doesn't matter which way you go."*

*— From Lewis Carroll's Alice in Wonderland*

***...not a model for community planning***



# From the city's Comprehensive Plan:

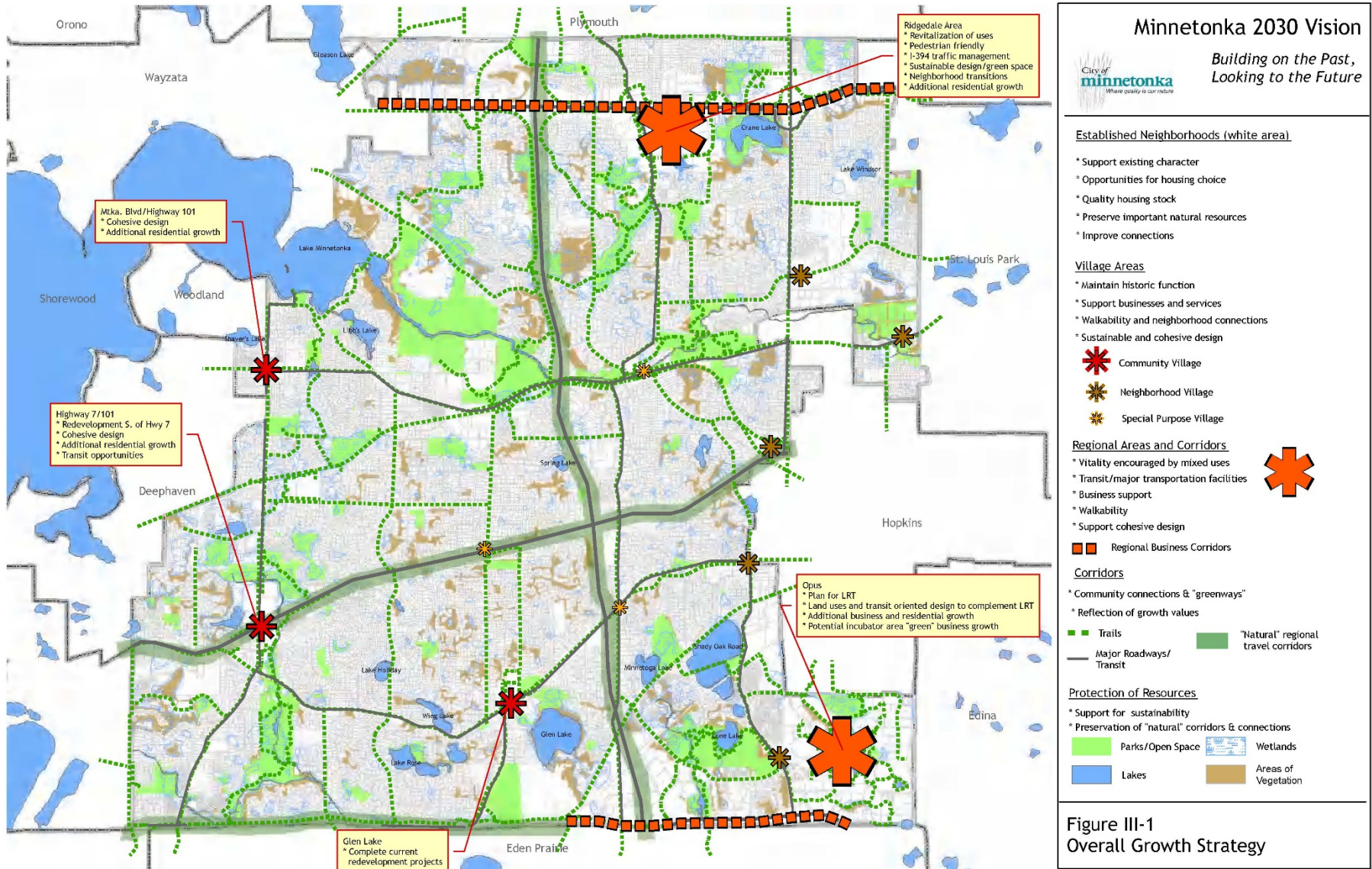
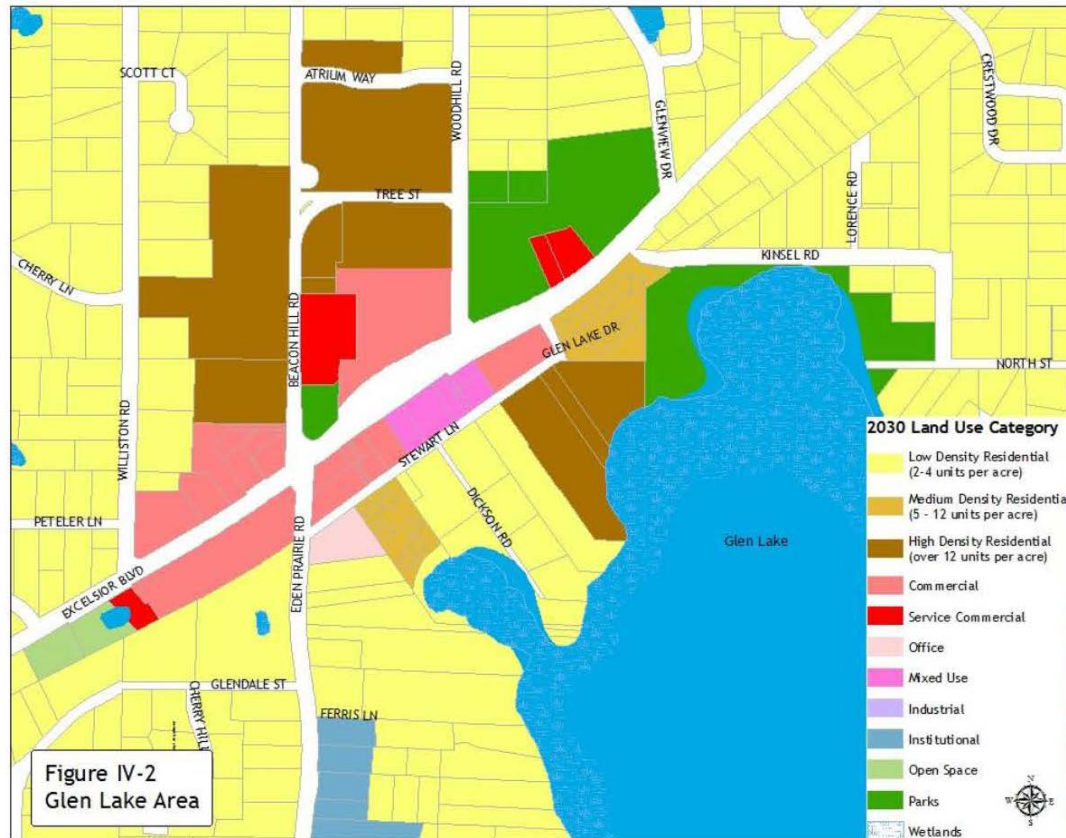


Figure III-1  
Overall Growth Strategy

# Comprehensive Plan – Glen Lake Village Center:

Land Use strategies:

- A. Continuation of the approved development pattern and land uses.
- B. Provision of internal and external connections to neighborhoods and facilities.
- C. Limitation of height of new development/redevelopment to the overstory tree canopy (3-5 stories).
- D. Incorporation of sidewalk and trail improvements along major pedestrian corridors.
- E. Provision of additional and/or improvement to existing transit facilities and programs.



# *Northwestern Glen Lake study*





# North Western Glen Lake Corridor Development Initiative

*Sponsored by:*  
City of Minnetonka

September 15, 2014





# Community Values —

**1.) *What makes the western Glen Lake area interesting or unique?***

**Themes: Small town feel / sense of community, small businesses, safe, natural setting, unique location.**

**2.) *What could be accomplished through development that would improve or enhance the area?***

**Themes: Additional services / businesses, housing, attract customers to the area, stronger connections, visual appeal.**

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

**Themes: Traffic / parking, size / scale, housing, environmental concerns, types of commercial uses.**

**4.) *Are there specific needs (housing, retail, office, etc.) for which this site would be a good fit?***

**Themes: Housing, retail, community space..**



# Workshop III: Developer Panel

## Highlights:

- Panelists agreed that residential had the greatest potential for the site, with a small amount of retail / and or office space (mixed-use)
- The area is not likely to attract “big box” or national retailers.
- To respond to community desire for a grocery store or pharmacy, creative solutions (such as a smaller format grocery store or cooperative) will be needed.



# Study Recommendations

## **Goal 1: Maintain the small town / community appeal of the Glen Lake neighborhood**

- New development should encourage the continued mix of neighborhood scale retail and services.
- Any residential, commercial, or mixed use development or redevelopment design will seek to reflect and enhance the unique character of the Glen Lake area as a self-contained village.
- Create engaging pedestrian and bike-friendly streetscapes that connect the commercial area along Excelsior Boulevard with or to the surrounding area.
- Enhance the walk-ability and bike-ability of the area, with attention to stronger connections to other existing trails, commercial areas, parks, and Glen Lake.
- Design and site orientation must be respectful of residential and commercial uses.
- Consider impact on existing neighborhood character and single-family homes in the immediate vicinity.



# Study Recommendations

## Goal 1 (continued)

- Use existing setbacks and height restrictions to blend elevation of development into existing topography.
- Retain a post office in the area.
- Provide for a diverse range of housing options, promoting a mix of household size and incomes (young and multi-generational appeal).
- Manage traffic flow and parking needs of the site so that pedestrians (rather than cars) are the dominant focus.
- Consider design elements and aesthetics that enhance transit and bike uses.
- Include elements that enhance the area as a unique and special place.
- Maintain setbacks to buildings to ensure a sense of openness for pedestrians.

# Study Recommendations

## **Goal 2: Capitalize on the natural setting and environment**

- Create a stronger connection to the lake through pedestrian and bike trails, and way finding (signage).
- Utilize landscaping and streetscape amenities to improve pedestrian and bike safety.
- Limit surface parking with new development by considering alternatives such as underground or structured parking.
- Ensure an effective transition between the development and the neighboring residential uses that preserves the natural areas as much as possible.

# Study Recommendations

## **Goal 3: Produce high quality development that enhances the livability of the area**

- Residential development, with the option of small scale commercial / mixed use.
- Residential uses that diversify the community, and would appeal to younger families, producing a multi-generational neighborhood.
- Commercial uses that complement and enhance surrounding businesses.
- The importance of a local grocery store or pharmacy to provide necessary conveniences for the community.
- Maintaining a post office in the area.
- Innovative commercial spaces that bring restaurants, retail, and places for people to gather.
- Medical offices or related services for the seniors and others.

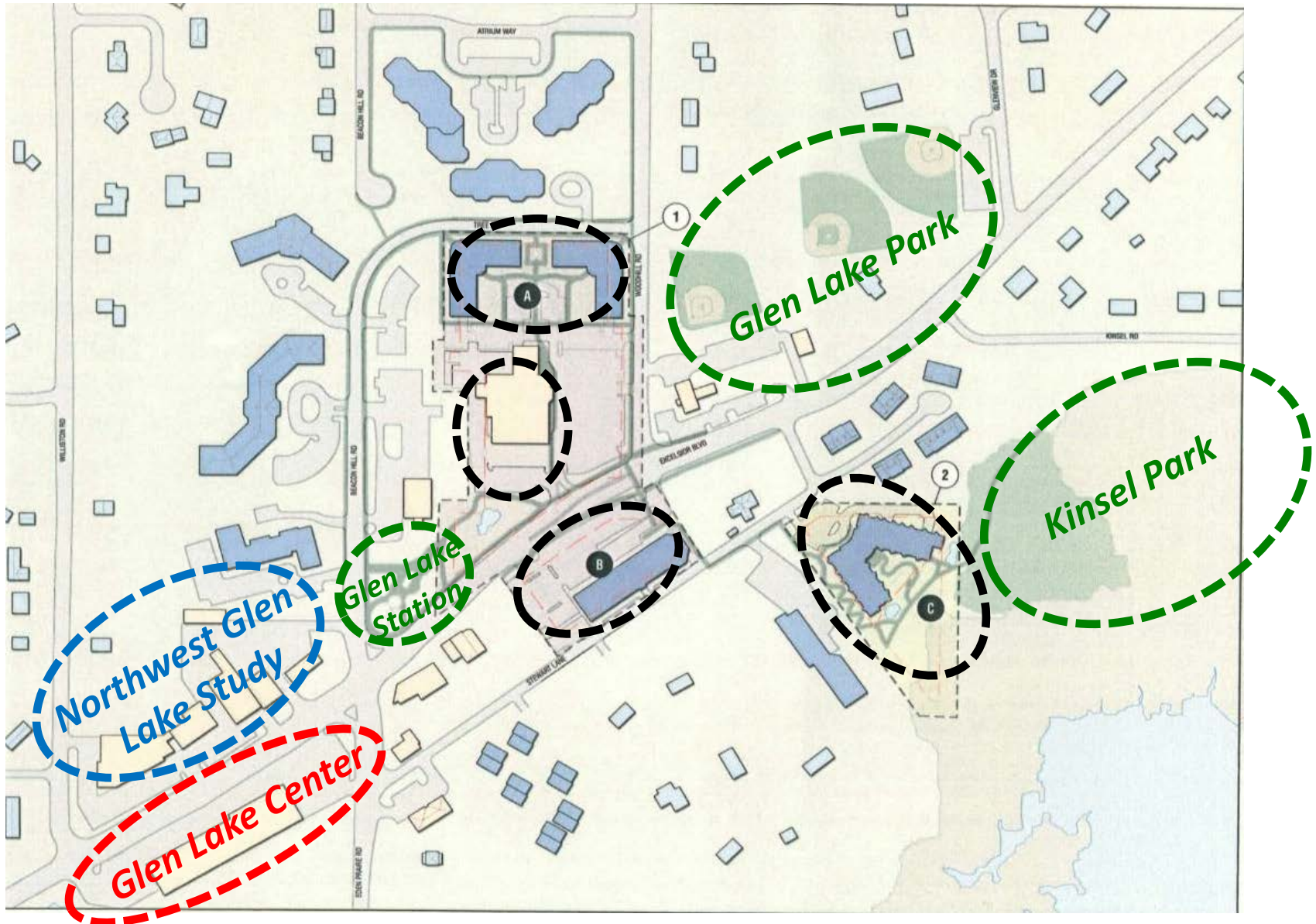


***Glen Lake during the past 10 years***

# ***Glen Lake Redevelopment - past 10 years***



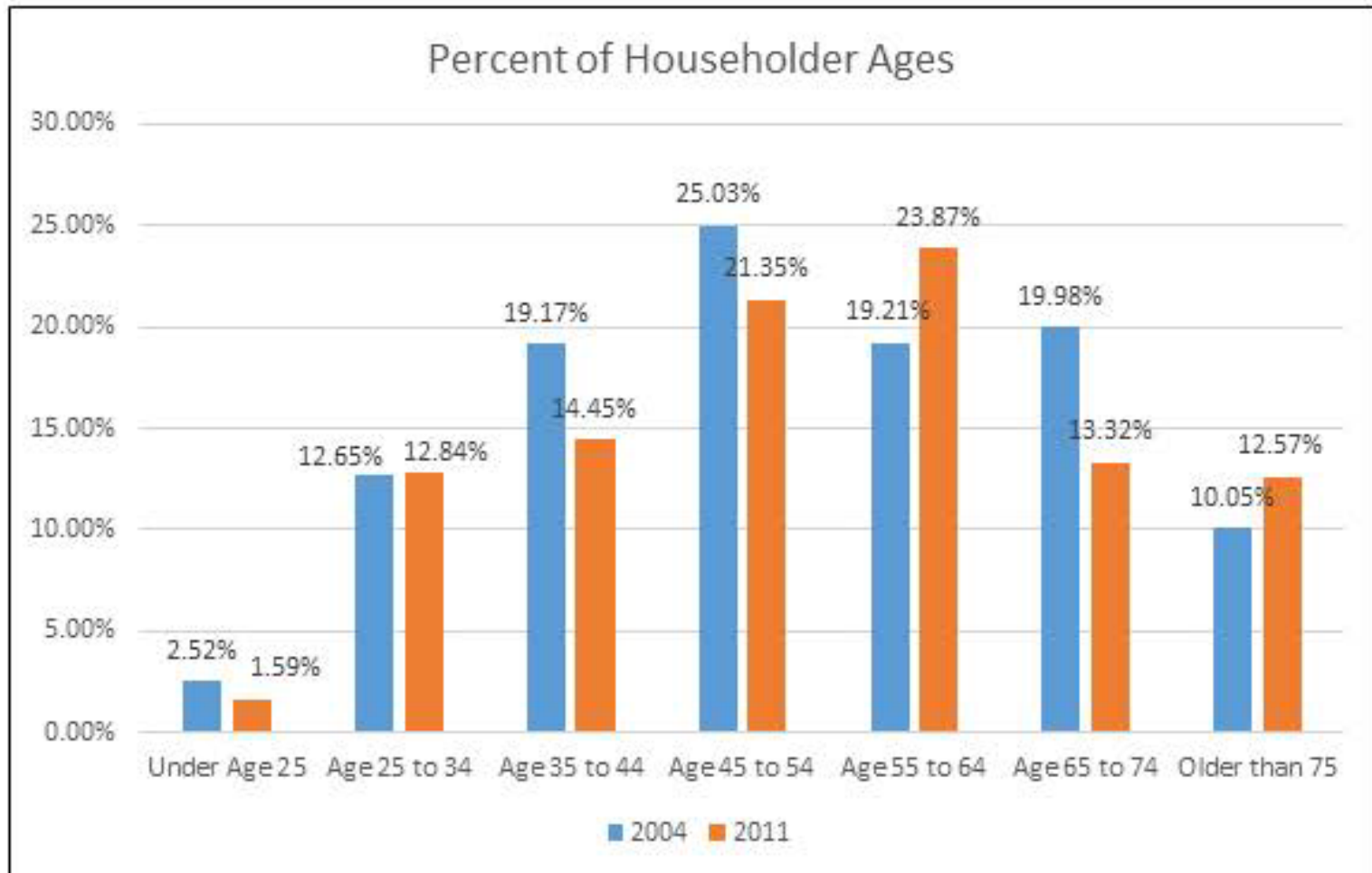
# ***Glen Lake Redevelopment - past 10 years***





# Community Demographic Shifts – 2004-2011

- Sizable movement in the 55-64 and 75+ age groups.
- Predicted in the 2008 comprehensive plan.
- Ages groups under 55 are either in heavy decline or are stable.



*Hennepin County land*







*What is helpful to move the village center process forward?*

*Specific outreach and engagement?*

*Areas of focus for study?*

*Other questions and feedback?*