

2040 Lake Elmo Comprehensive Plan

Advisory Panel Meeting #4

July 26, 2017

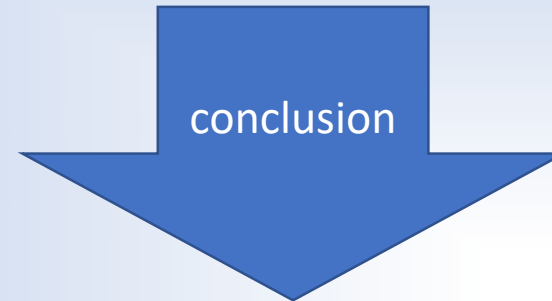


PERKINS+WILL

South of 10th Street

VPS Summary

- Images with robust/organized landscaping received “Best” comments, regardless of use
- Architecture/design integrity was important, preference towards traditional/transition styles as opposed to more modern architectural styles
- No significant trend re: density; comments and scoring tied more to landscaping and architecture
- Significant diversity in responses



Implementation tools are key
Density can work, with controls that support vision

South of 10th Street

Draft Land Use Concept Based on AP Comments to-date:



Wants/likes

High-quality retail
Integration of uses
Jobs
Affordable housing sprinkled throughout
Natural landscaping, robust
Architectural Integrity



Dislikes

Too much concrete/pavement
Lack of greenspace/landscaping
Blocky buildings – no articulation
Sterile buildings (modern)
Landscaping that is too organized
No visual relief

Metropolitan Council System Statement Projections

Forecast Year	Population	Households	Employment
2010	8,061	2,776	1,941
2020	10,500	3,800	2,900
2030	14,100	5,300	3,350
2040	18,200	7,100	3,800

*Add 3,721 Sewered Households between 2010 and 2040 (Old Village & South of 10th)

Forecast Year	Forecast Component	Population	Households	Employment
2010	MCES Sewered	0	0	623
2010	Unsewered	8,061	2,776	1,318
2020	MCES Sewered	3,712	1,359	2,338
2020	Unsewered	6,788	2,441	562
2030	MCES Sewered	6,960	2,540	2,788
2030	Unsewered	7,140	2,760	562
2040	MCES Sewered	10,208	3,721	3,238
2040	Unsewered	7,992	3,379	562

Affordable Housing

Affordable Housing Need Allocation

AtOrBelow30AMI	27
From31to50AMI	179
From51to80AMI	302
Total Units	508

AMI = Area Median Income

2017 Home Ownership

Household Income Level	Affordable Home Price
80% AMI (\$68,000)	\$236,000
60% AMI (\$54,240)	\$185,000
50% AMI (\$45,200)	\$151,500
30% AMI (\$27,100)	\$85,000

Guide sufficient land at:

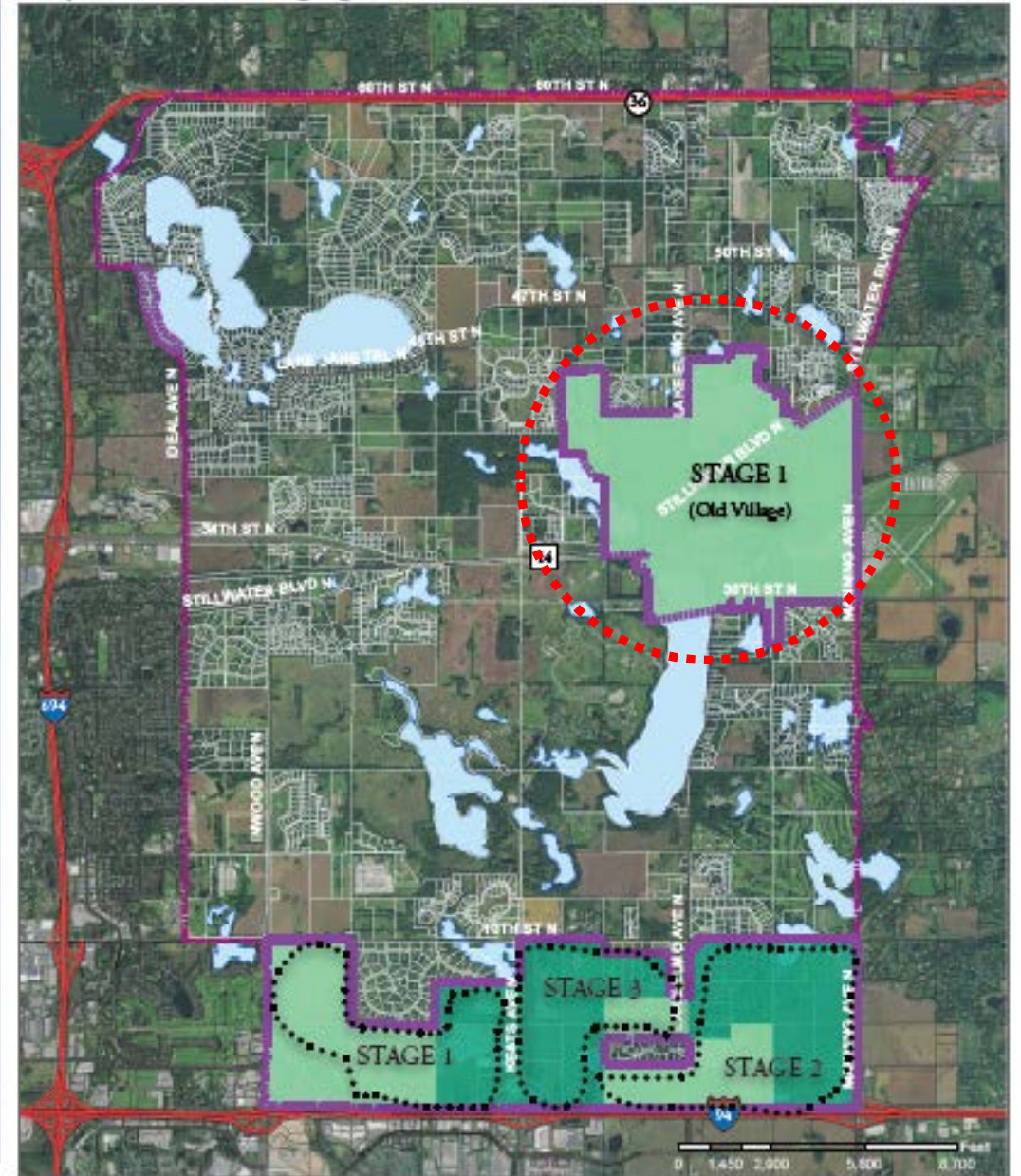
- Minimum of 8 D.U. Per Acre
- Or combination of
 - 12 D.U. / Acre – At or Below 30 AMI
 - 6 D.U. / Acre – 31 to 80 AMI

MUSA & Urbanization

Table 16: MUSA Development Areas

MUSA Stage Area	General Area Description	Guided Land Uses in Staging Area	Total Acres
Stage 1	Old Village	Urban Low Density Urban Medium Density Mixed Use Public/Park	1,272
Stage 1	Area generally south of 10 th Street, east of municipal boundary and west of Keats Avenue	Urban Low Density Urban Medium Density Urban High Density Commercial Business Park Mixed-use Opportunities	694
Stage 2	Area generally south of 10 th Street, north of I-94 and west of Manning	Urban Medium Density Urban High Density Business Park Commercial Mixed-use Opportunities	422
Stage 3	Area generally south of 10 th Street, and east of Keats Avenue	Urban Low Density Urban Medium Density Commercial	644
TOTAL Acres in MUSA			3,032

Map 4: MUSA & Staging Areas



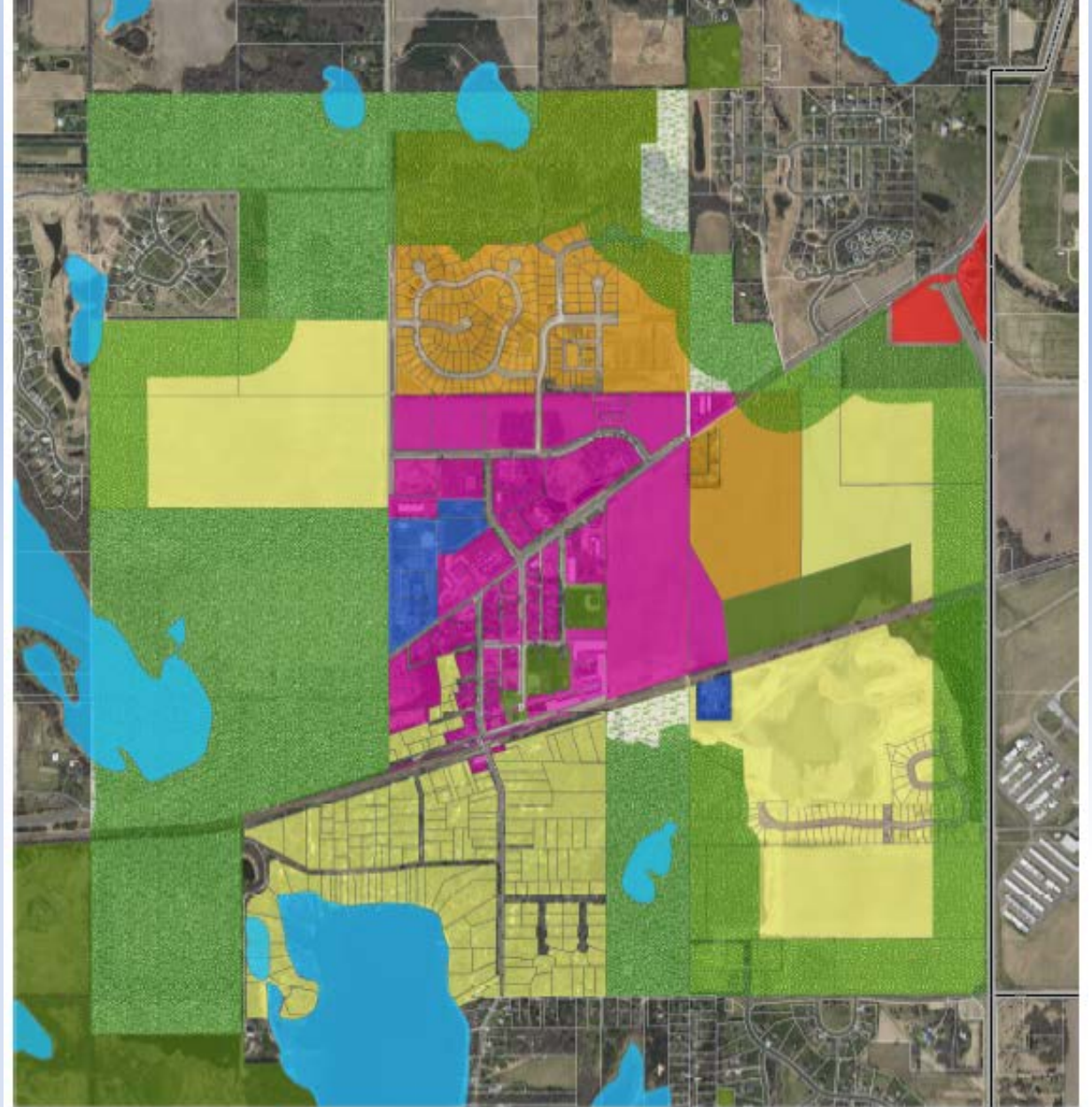
- MUSA 2020
- MUSA 2030
- MUSA 2040

Source: Metropolitan Council, MnGEO
Prepared by: SHC
Date: 4/24/2017

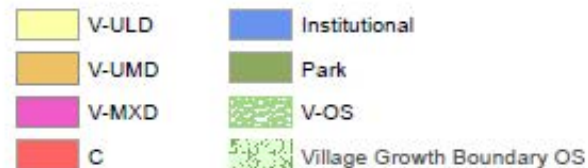


2030 Old Village Plan

“This core (mixed-use) is envisioned to provide an experience that is consistent with a historic downtown. To make this vision a reality, the Village Land Use Plan utilizes mixed-use zoning (VMX) for the Village Center to encourage a variety of uses that will provide opportunities for commerce, retail, entertainment, community spaces and housing, all working in synergy to drive activity, energy and people to downtown Lake Elmo.”



AP Meeting #4



2030 Old Village Plan

Lake Elmo Ave, Main Street, is described as “Heart of the Village”

“The primary objective of this plan is to create a blueprint for new development that builds on existing community strengths such as compact, walkable core, easy access to recreation, and proximity to major transportation corridors.”

“...locating new neighborhoods contiguous to the existing core and emphasizing walking connections between neighborhoods and the core and within the neighborhoods themselves.”

“...land use plan will provide space for civic buildings, new retail and service businesses, lifestyle housing, and recreational/open spaces that will combine to make a highly desirable, sustainable and welcoming center for the City.”

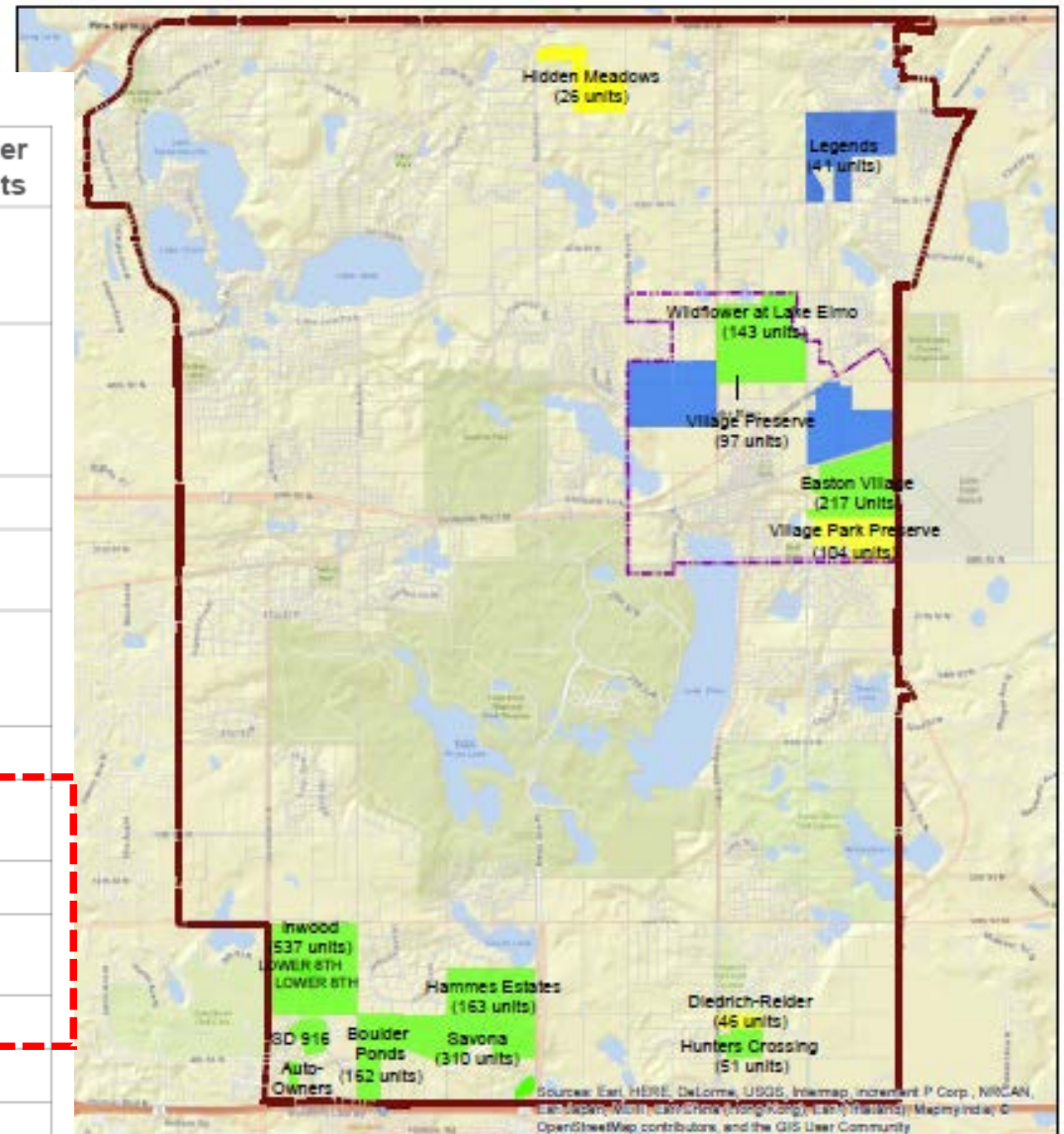
“..compact assemblage of streets and blocks, a distinct edge, a historic main street and good access to parks and open space.”

New Developments

Map 6: Development Status and Location

Table 18: Pending and Approved Developments as of April 6, 2017

Plat Name	Location	Existing Land Use	Entitlement	Unit Type	Acres	Number of Units
InWood	South of 10 th	RAD	Final Plat	Single Family, Multi-family & Commercial	154.09	537
Boulder Ponds	South of 10 th	RAD	Final Plat	Single Family, Congregate Care, Commercial	58.22	162
Hammes Estates	South of 10 th	RAD	Final Plat	Single Family	76.28	163
Savona	South of 10 th	RAD	Final Plat	Single Family, Multi-Family	91.97	310
Diedrich-Reider	South of 10 th	RAD	Preliminary Plat	Single Family Residential Townhouse	14.34	46
Hunters Crossing	South of 10 th	RAD	Final Plat	Single Family	23.08	51
Wildflower at Lake Elmo	Old Village	RAD	Final Plat	Single-Family	136.89	143
Village Preserve	Old Village	RAD	Final Plan	Single-Family	60.8	97
Village Park Preserve	Old Village	RAD	Preliminary Plat	Single-Family	31.78	104
Easton Village	Old Village	RAD	Final Plat	Single Family	98.17	217
Hidden Meadows	Rural Area	RAD	Preliminary Plat	Single Family	57.93	143
Royal Golf Club	North of 10 th	RAD	CPA - Under Review		462.02	292



Development Status and Location - Lake Elmo, MN

Old Village Retail Space Growth Scenarios

Business District Goal:	<u>Decrease</u> Number of Commercial Businesses	<u>Maintain</u> Number of Commercial Businesses	<u>Grow</u> Number of Commercial Businesses	
Types of Businesses Desired:	N/A	N/A	Businesses that serve nearby residents (i.e., neighborhood retail)	Businesses that draw visitors from outside of Lake Elmo (i.e., destination retail)
Impact on Land Use:	Plan should accommodate replacement of existing uses	Plan should preserve existing land uses and stock of commercial buildings	Plan should accommodate more residents needed within a short commute/ walking distance of the Old Village	Plan should accommodate more parking and/or transit options needed to meet increase in visitors that would support additional retail