Minnetonka Density and Housing Options

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The project on which this presentation is based was completed in collaboration with the City of Minnetonka as part of the 2012–2013 Resilient Communities Project (RCP) partnership. RCP is a program at the University of Minnesota’s Center for Urban and Regional Affairs (CURA) that connects University faculty and students with Minnesota communities to address strategic projects that advance local resilience and sustainability.

The contents of this report represent the views of the authors, and do not reflect those of RCP, CURA, the Regents of the University of Minnesota, or the City of Minnetonka.
Overview and Methods

Research Focus

Achieving a greater diversity of housing options via small-lot development on 3-5 acre infill sites

Emphasis on creating appealing, reasonably priced housing products for baby boomers and young, move-up buyers.

Overview

• Brief overview of the City's landscape and housing
• What is mid-priced housing?
• Recent small-lot development example: Lone Lake Highlands
• Design: Values and Tools
• Community-oriented process for integrating design & overcoming density perceptions/concerns
Conclusions and Recommendations

Price

Be aware of purchasing power to remain competitive

Product

Focus on design to meet the desires of the target market

Participation

Perceptions and realities of density: implement community-oriented design process
The Mid-Priced Housing Question
What Is the Middle?

Met Council baseline:
$233k (2010)
$172k (2012)

Market: median home $299k
Realtors: $250-$350k
Leakage: preferences vs. budget

Changing the Question

Mid-Priced Housing must balance:
• Demand characteristics
• Budgetary constraints
Lone Lake Highlands
A Starting Point

Why it worked
Successes
Challenges
Takeaways
Design Framework

Social Values
- Privacy
- Positive Relationships
- Status
- Safety

Physical Values
- Attractiveness
- Natural Beauty
- Flexibility
- Outdoor Living

Traditional Suburban Development
- Large Lots
- Nature Unifies
- Fulfills Values


Contemporary Suburban Development
- Higher Land Costs
- Prototypes
- High Density
- Challenges Values
Design as a Solution

Interweave Design Elements
- Dimension
- Access
- Claim
- Assemblage

Intentional Design Experience
Fulfilled Values
- Privacy
- Attractiveness
- Useful/Flexible Space
Layering

Transitional Space creates control over social relationships
Program All Spaces for Use

**Tools**

- Driveway
- Front Porch
- Landscaping
- Built Structures
- Rear Access
- Side Yards
- Shared Community Space
Buffer/Conservation Easement
Conservation: preserve existing natural elements
Unify: avoid walls and vegetation screens
Create space for activity
Use structures and right-of-way to define buffer
Deep and Narrow Design

- Enhanced Privacy
- Flexibility
- Efficient Use of Space
Garages & Storage Space

Values
Efficiency
Attractiveness
Flexibility
Relationships
Status

Tools
Rear Placement
Sink the Garage
Flexible Storage Space
Rethink the Street

Narrower Streets
Unconventional Paving
Low Curbs
Landscaping
Participation

Overcoming the last (and perhaps largest hurdle):
neighborhood/community opposition

Proposed Community-oriented process for integrating
design & overcoming density perceptions/concerns

1. Public Presentations: Outreach, discussion, and education is key
2. Pre-development design process
3. Development
4. Operations and restorations
Overcoming the last (and perhaps largest hurdle): neighborhood/community opposition

Proposed: Community-oriented process for integrating design & overcoming density perceptions/concerns

3 Phase Process: Ongoing outreach and education is key
1. Pre-development design process
2. Development
3. Evaluation and reiteration
# City of Minnetonka – Proposed Neighborhood/Community Design Process

for Small-lot Residential Infill Development

<table>
<thead>
<tr>
<th>Stages of Process</th>
<th>Neighborhood/Community Visioning and Planning</th>
<th>Developer Proposal – Project Approval/Construction Commences</th>
<th>Design Process Reevaluation/Re-visioning by Neighborhood/Community</th>
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<tr>
<td><strong>Timeline</strong></td>
<td>6-8 Months</td>
<td>1-4 Months (as needed)</td>
<td>30 – 45 Days</td>
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<td><strong>Stakeholders</strong></td>
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<tr>
<td><strong>Minnetonka Community Development Staff</strong></td>
<td>Density Education/Outreach</td>
<td>Approve Design Guidance</td>
<td>(Ongoing Efforts)</td>
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<td>Social Media Outreach</td>
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<td><strong>Real Estate Developer</strong></td>
<td>Intentional Interaction</td>
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<td>Proposal</td>
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<td>Project Approval of Developer Proposal</td>
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<tr>
<td><strong>NBHD/Community Group(s)</strong></td>
<td>Project Kickoff</td>
<td>NBHD Design Charette</td>
<td>Feedback Meeting</td>
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<td>Kickoff Meeting &amp; Development Tour</td>
<td>Design Workshop</td>
<td>Design Guidance Meeting</td>
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<td><strong>Task Force</strong></td>
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<td>Design Workshop</td>
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</table>
Conclusions and Recommendations

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Perceptions and realities of density: implement community-oriented design process
What Next?

- School district strength and misconceptions
- Live Where You Work program
Questions?
Thank You!

University of Minnesota
City of Minnetonka Staff
Anonymous Real Estate Agents
Anonymous Land Developers
Pulte Homes
Center for Urban & Regional Affairs - Resilient Communities Project

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References


