



CITY OF SPRING PARK
COMPREHENSIVE PLAN
COMMITTEE AGENDA
MAY 10, 2017 – 8:00 PM
SPRING PARK CITY HALL

SESSION #2

ATTACHMENT 1: APRIL 12, 2017 MEETING MINUTES

ATTACHMENT 2: INVENTORY SECTION 2040 DRAFT

ATTACHMENT 3: PLANNING TACTICS SECTION 2040 DRAFT

ATTACHMENT 4: POLICY PLAN SECTION FROM 2030 COMPREHENSIVE PLAN



Att. 1

CITY OF SPRING PARK
COMPREHENSIVE PLAN
COMMITTEE MINUTES
APRIL 12, 2017 – 7:30 PM
SPRING PARK CITY HALL

CALL TO ORDER - The meeting was called to order at 7:53 p.m.

Committee Members Present: Jeff Hoffman; Michael Mason; Pete Kaczanowski; Max Avalos; Bruce Homan; Sarah Reinhardt, and Mark Chase.

Staff Present: Dan Tolsma, City Administrator; Al Brixius, City Planner; and Theresa Schyma, City Clerk.

Others Present: Pam Horton, City Council Member/Planning Commission Ex-Officio Alternate

SESSION #1: PLANNING TACTICS

ATTACHMENT 1: INTERVIEW RESULTS

City Planner Brixius reviewed the 2040 Comprehensive Plan process and tactical interview results. He stated that Spring Park is a fully developed community so the Committee will be looking to identify target sites for potential redevelopment.

City Planner Brixius discussed the main topics that came from the tactical interviews including:

- Community identity
- Protecting single family neighborhoods
- Multiple family housing stock
- Improving the appearance of commercial properties and future desired businesses
- Long range future of industrial properties
- Protecting and improving Lake Minnetonka
- Recreational amenities including parks and trails
- Communication with the community and promotion of the community
- Streets and infrastructure
- Target redevelopment sites
- Administration/implementation

City Planner Brixius recommended looking into scatter-site housing projects which could be used to buy junk properties that are currently for sale and demolish the property to build future single-family residential housing.

Committee Member Hoffman stated the goal of that project would be to increase the tax base and improve the aesthetics of the neighborhood.

City Administrator Tolsma added that there are also Community Development Block Grant (CDBG) funds that could be available to provide a revolving loan to the City to help homeowners fix-up their properties. If the homeowner does not sell that property for 10 years then the loan is forgiven.

Committee Member Kaczanowski asked about discussing private dock rental.

City Planner Brixius responded that generally anything involving docks is in the LMCD's jurisdiction and they handle enforcement. However, he will look into the guidelines since improving the quality of the lake is something the Comprehensive Plan Committee wants to achieve.

The Committee also discussed walkability in the City including improving pedestrian access and safety and increasing trail and sidewalk connections.

Committee Member Kaczanowski requested that the abandoned gas station on Sunset Drive be added to the list of target sites for redevelopment.

ATTACHMENT 2: PLANNING TACTICS SECTION FROM 2030 COMP PLAN

Committee Member Hoffman stated that the outdoor storage and nuisance ordinances would be addressed at the May 10 Planning Commission Meeting. He encouraged everybody to reach out to all property owners to get as much participation and feedback as possible.

Committee Member Kaczanowski asked what type of feedback has been received so far.

City Administrator Tolsma responded that there have been a couple of negative reactions but that the majority of written comments have been positive and that people are planning on attending the public hearing. He also gave the history of the ordinance and of complaint-driven enforcement.

Committee Member Mason asked when the City is going to look into an outdoor storage and nuisance ordinance for commercial properties.

City Planner Brixius responded that commercial properties can be looked at after the residential property ordinance is complete.

The meeting was adjourned by unanimous consent at 8:58 p.m.

Date Approved: May 10, 2017

Theresa Schyma, City Clerk

Dan Tolsma, City Administrator

INTRODUCTION

The starting point for the Spring Park Comprehensive Plan Update is to document existing conditions and trends within the City that influence the City's future growth. The purpose of the Spring Park Inventory is to identify the type, amount, and pattern of growth that has taken place within the City. To this end, an inventory of existing conditions has been conducted. This Inventory encompasses seven general categories of information:

Socio-Economic Profile – This profile provides demographic information on population, households, age characteristics, income and employment.

Housing Profile – This profile describes the Spring Park housing stock by age, tenure, housing costs, and type.

Natural Environment Profile - This profile identifies the characteristics of Spring Park's natural environment that influences land use development including topography, soils, watershed, lakes, rivers, and wetlands.

Community Facilities Profile – This profile provides insight on public utilities, service regulations addressing wastewater, water supply, schools, and public safety.

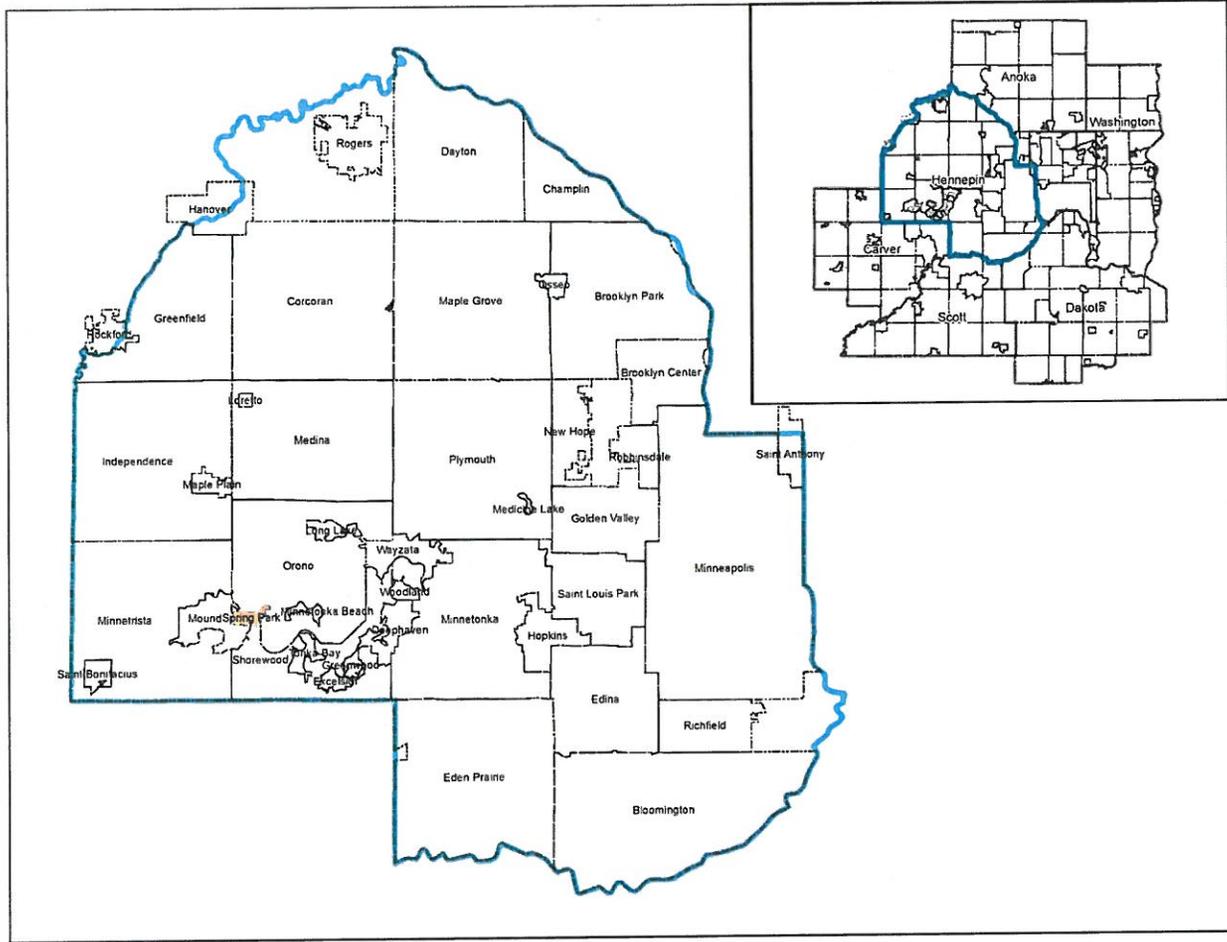
Transportation Profile – This profile describes the transportation infrastructure available in Spring Park . The transportation profile includes functional classification of roadways, traffic volumes, aviation, and transit opportunities.

Land Use Profile – This profile describes, locates, and quantifies the various land uses within the City of Spring Park.

The sources of Inventory data have been gathered from a wide range of agencies, printed documents, and interviews. All the maps and tables have been provided with a source. Additional information regarding the source of any of the Inventory data can be obtained by contacting the City.

Together, these categories that make up the Spring Park Inventory provide an informational base which will be used to identify issues and set up a hierarchy of planning policies. These policies will help the community address a broad base of land use and development issues. With the help of a solid information base, decision-makers can evaluate and guide proposals in the short term to benefit the residents of Spring Park and the surrounding area, while fulfilling the City's long term goals and objectives.

Regional Map



City of Spring Park



Legend

- Spring Park
- Municipalities
- Hennepin County
- Metro Counties



Source:
 Hennepin County; City of Spring Park
 Minnesota Department of Natural Resources, &
 Northwest Associated Consultants, Inc.
 Prepared: April 2017



SOCIO-ECONOMIC PROFILE

Population and Household Growth Trends

The statistics in the following table illustrate the Metropolitan Council population forecasts for Spring Park, surrounding cities, and Hennepin County. Between 2000 and 2020, the City is expected to grow at a rate of .7%, while Hennepin County is expected to grow at a 12.5% rate. The growth rate through 2040 for Spring Park is projected to be greater than the surrounding communities, at a 12.7% growth rate.

Spring Park and the surrounding communities of Mound, Tonka Bay, and Minnetonka Beach are fully developed shore communities with little vacant land. Because of these traits, population in these communities is projected to stay relatively stable with slight increase from 2000 to 2020. This can be attributed to the following:

1. The community lacks available vacant land, which limits new growth. Growth in Spring Park has been attributed to development projects and the expansion of the Presbyterian Homes campus.
2. Aging population has resulted in more “empty-nester” households. The outmigration of young adults has resulted in declining household sizes.
3. The lake shore communities are subject to state shoreland regulations, which has slowed local development densities within 1000 feet of any lake. This has a greater impact on communities like Minnetonka Beach and Tonka Bay, which are primarily single-family, undivided communities and fall almost entirely within shoreland zoning.

Future population growth for years 2030 and 2040 will likely be attributed to the following:

1. Turnover in single family housing stock from empty nesters to young families with children.
2. Redevelopment efforts to bring additional housing to Spring Park.

Table 1 Population Growth, 2000 – 2040							
	2000 Census	2010 Census	2020 Met Council Estimate	2000 - 2020 % Change	2030 Met Council Estimate	2040 Met Council Estimate	2020 – 2040 % Change
Spring Park	1,717	1,669	1,730	0.7%	1,860	1,950	12.7%
Mound	9,435	9,052	9,000	-4.6%	9,300	9,400	4.4%
Tonka Bay	1,547	1,475	1,520	-1.7%	1,550	1,560	2.6%
Minnetonka Beach	614	539	520	-15.3%	490	510	-1.9%
Hennepin County	1,116,200	1,152,425	1,255,220	12.5%	1,329,580	1,406,640	12.1%
Source: Metropolitan Council, U.S. Census Bureau							

According to the U.S. Census Bureau’s projections and current housing data, in order to reach the Met Council’s 2040 projections of 1,950 people and 1,100 households while factoring in a 5% vacancy rate to allow for movement of people, Spring Park needs 1,155 total housing units in 2040. This equates to 83 new housing units between now and 2040. This increase in total households is practical and within the means of the City if the City targets additional areas within the community for redevelopment.

Table 2 represents the Metropolitan Council’s forecast for Spring Park through 2040. Population is shown by the Met Council to gradually increase from 2010 to 2040. As a fully developed community the new household growth for the expanding population is anticipated to occur through redevelopment of existing properties.

Table 2 Population Projections					
	2000 Census	2010 Census	2020 Forecast	2030 Forecast	2040 Forecast
Population	1,717	1,669	1,730	1,860	1,950
Households	930	897	960	1,040	1,100
Employment	1,028	583	600	600	600

Source: U.S. Census Bureau, Met Council

Table 3 shows that the number of households and persons per household have slightly decreased. Between 2000 and 2020, Spring Park household size shows a slight decline from 1.85 to 1.80 persons per household. The Met Council anticipates that the declining household size will continue into the future. This is likely reflective of an increase in persons aged 65 and over. It also reflects the natural trend of people having fewer children and the dynamics of the modern family. If this trend is correct, the City will need to provide additional new housing to accomplish the Met Council’s forecasted population and household growth. However, as the Baby Boomer generation continues to age and look for alternative housing options, single family homes in Spring Park could be sold to young families, providing more housing options and increasing the average household size. Throughout the next decade, the City of Spring Park will be aware of the movement of Baby Boomers, to help predict future housing needs.

Table 3 Population and Household Projections			
Year	Population	Households	Persons Per Household
2000	1,717	930	1.85
2010	1,669	897	1.86
2020	1,730	960	1.80
2030	1,860	1,040	1.79
2040	1,950	1,100	1.77

Source: U.S. Census Bureau, Minnesota State Demographer (2006 Estimate), Met Council

The 2000 and 2010 Census provides a demographic profile of the households in Spring Park as illustrated in Table 4. As the table indicates, in 2000, of the total number of households in Spring Park, 322 contained at least one child and were considered families with children. This was 35% of total households. In 2010, the number of households with at least one child increased to 620 (69% of total households). The number of households without children decreased drastically from 2000 to 2010, going from 821 households to 277 households. The number of families has remained fairly stable, while the number of non-family households has decreased and households with children has increased.

Table 4
Household Type

Household Type	Total Number of Households		Households With Children		Households Without Children	
	2000	2010	2000	2010	2000	2010
Family-Married Couple	245	222	55	60	190	162
Family- Male Householder	34	33	21	23	13	10
Family- Female Householder	43	59	31	44	12	15
Total Family	322	406	107	127	215	187
Non-Family Households	608	583	109	493	606	90
Total Households	930	897	322	620	821	277

Source: U.S. Census Bureau, 2000 and 2010

Age Characteristics

The following table illustrates Spring Park's population by age group. School age population (under 18) increased between 2000 and 2010 by 3.1%. In both 2000 and 2010, the labor force represented the largest age group, at 58%. The retired age group represented 32% percent of the total population in 2000, and 30% in 2010. It is expected that the retired age group will become the fastest growing segment of the population in the coming decade. Changes in the demographics of the City and surrounding area will have significant planning implications for the future. Overall, the City of Spring Park age breakdown is steady from 2000 to 2010.

Age Group	2000 Census	% of Population	2010 Census	% of Population
Under 5	54	3%	54	3%
5 to 9	38	2%	74	4%
10 to 14	35	2%	59	4%
15 to 19	55	3%	42	2%
Total: School Aged Children	182	11%	229	14%
20 to 24	120	7%	76	5%
25 to 34	285	17%	244	15%
35 to 44	235	14%	187	11%
45 to 54	199	12%	218	13%
55 to 59	84	5%	116	7%
60 to 64	64	4%	97	6%
Total: Labor Force	987	58%	968	58%
65 to 74	80	5%	128	8%
75 to 84	230	13%	145	9%
85 and over	238	14%	229	14%
Total: Retirement Age	548	32%	502	30%
Total	1,717	100%	1,669	100%

Source: US Census Bureau 2000, 2010

Comparing age with surrounding communities, Spring Park had the oldest median population in 2010. All adjacent communities also have a much higher median age when compared to Hennepin County. The population of these communities and the cost of homes may play a role in the age of the populations that live there. A higher median age in Spring Park could be due to the presence of Presbyterian Homes Senior Campus.

Table 6
Median Age of Population Compared to
Surrounding Communities (Years) 2010 Census

Community	Median Age
Spring Park	49.2
Mound	42.6
Tonka Bay	47.8
Minnetonka Beach	46.7
Hennepin County	35.9
Source: U.S. Census Bureau 2010	

Education

The following table illustrates education levels for residents ages 25 and over in 2010. An overall comparison of Spring Park to Hennepin County illustrates that Spring Park is on par the larger regional area in education attainment according to the U.S. Census 2010 estimates. Spring Park has a smaller percent of residents with graduate-level degrees than Hennepin County. The highest percentages of Spring Parks population are people who were high school graduates, obtain some college education or are bachelor degree holders.

Table 7				
Educational Attainment - 2010 (Ages 25 and over)				
	Spring Park		Hennepin County	
	2015 Estimates	Percent of Population	2015 Estimates	Percent of Population
<9 th Grade	19	1%	28,166	4%
9 th to 12 th Grade (no diploma)	83	6%	32,337	4%
High School Graduate	399	27%	146,311	18%
Some College (no degree)	391	27%	160,152	20%
Associate Degree	90	6%	68,370	8%
Bachelor's Degree	352	24%	249,057	30%
Graduate Degree	143	10%	136,969	17%
Total	1,477	100%	821,362	100%
% of High School Graduate (or higher)	93.0%		92.6%	
% of Bachelor's Degree (or higher)	33.5%		47.0%	
Source: U.S. Census Bureau 2010				

Employment

Table 8 represents the most recent employment demographics for Hennepin County and the City of Spring Park. The table shows that occupations in Spring Park are of similar percentages as those County-wide.

Most of those employed in the City in 2000 were in Trade, Transportation, and Utilities. In 2010, the majority of those employed in the City were in Education and Health Services. The second largest category was Information and Retail, employing 16% of the population in 2010. For Hennepin County, the majority of those employed in 2000 were in Trade, Transportation, and Utilities, and in 2010 the majority were in Education and Health Services.

Table 8 Occupational Breakdown								
	Spring Park				Hennepin County			
	2000	%	2010	%	2000	%	2010	%
Natural Resources and Mining	12	1%	6	1%	720	<1%	2,460	<1%
Construction	50	6%	23	3%	29,938	4%	24,868	4%
Manufacturing	144	17%	45	6%	86,656	10%	75,245	12%
Trade, Transportation and Utilities, Wholesale Trade	179	21%	104	14%	164,343	20%	44,600	7%
Information and Retail	32	4%	123	16%	22,336	3%	87,531	14%
Financial Activities	89	10%	74	10%	88,792	11%	62,378	10%
Professional and Business Services	106	12%	66	9%	153,015	18%	86,560	14%
Education and Health Services	119	14%	155	20%	102,326	12%	134,233	22%
Leisure and Hospitality	87	10%	95	13%	72,091	9%	54,276	9%
Other Services	24	3%	39	5%	27,181	3%	27,002	4%
Government	30	3%	33	4%	86,534	10%	14,480	2%
Total	872	100%	763	100%	833,932	100%	613,633	100%

Source: U.S. Census Bureau, 2000, 2010

As illustrated in Tables 9 and 10, the Metropolitan Council is predicting that Spring Park will have steady employment opportunities within the community while from 2010 to 2015 jobs within Spring Park rose almost 6%. This type of job growth may be attributed to the expansion of Presbyterian Homes Senior Campus.

Table 9				
Total Employment, 2000 - 2015				
Employment	2010	2015	Change	% Change
Spring Park	583	616	+33	+5.7%
Source: Metropolitan Council				

Table 10			
Employment Projections, 2020 - 2040			
	2020	2030	2040
	Forecast	Forecast	Forecast
Spring Park	600	600	600
Source: Metropolitan Council			

Travel Time to Work

The majority of the population is traveling 24 minutes or less to work. Approximately 38% of Spring Park residents drive a commute time of 30 minutes or greater.

Table 11 Travel Time to Work		
	Number of Residents	%
Less than 10 minutes	144	20%
10 to 14 minutes	31	4%
15 to 19 minutes	22	3%
20 to 24 minutes	187	25%
25 to 29 minutes	71	10%
30 to 34 minutes	126	17%
35 to 44 minutes	63	9%
45 to 59 minutes	75	10%
60 or more	19	3%
Total	738	100%
Average travel time to work		
	23.8 minutes	
Source: U.S. Census Bureau, 2010		

Household Income

The U.S Census data regarding median family income for Spring Park and Hennepin County is illustrated in the following tables, Tables 12 and 13. Table 13 indicates household income ranges for Spring Park. The per capita income and median family income for the City is slightly above that of Hennepin County. While the incomes in Spring Park have grown, so have the number of individuals below the poverty line. In 2015, 12.5% of Hennepin County's population lived below the poverty line, while 9% of Spring Park's population did.

Table 12				
Per Capita, Family, and Household Incomes, 2000 – 2015				
	Per Capita Income	Median Family Income	Median Household Income	% in Poverty
2000				
Spring Park	\$30,290	\$42,969	\$36,071	9%
Hennepin County	\$28,789	\$65,985	\$51,711	8%
2010				
Spring Park	\$35,726	\$71,000	\$45,125	8%
Hennepin County	\$35,902	\$81,043	\$61,328	12%
2015				
Spring Park	\$41,471	\$60,927	\$47,235	9%
Hennepin County	\$38,724	\$87,230	\$65,834	13%
Source: US Census, ACS 2000, 2010, and 2015 5-Year Estimates				

Table 13				
Household Income, 2000 – 2010				
	2000		2010	
	Number of Households	Percent of Households	Number of Households	Percent of Households
Less than \$10,000	85	9%	45	6%
\$10,000 to \$14,999	67	7%	63	8%
\$15,000 to \$24,999	118	13%	91	12%
\$25,000 to \$34,999	171	19%	68	9%
\$35,000 to \$49,999	162	18%	135	18%
\$50,000 to \$74,999	154	17%	123	17%
\$75,000 to \$99,999	71	8%	52	7%
\$100,000 to \$149,999	42	5%	112	15%
\$150,000 to \$199,999	23	3%	20	3%
\$200,000 or more	25	3%	38	5%
Total	918	100%	747	100%
Source: US Census Bureau				

NATURAL RESOURCES PROFILE

Lake Minnetonka

Lake Minnetonka is the largest natural resource within the City of Spring Park. As a large recreational lake, it is of prime importance to the citizens of the community and their livelihood. However, all areas of Lake Minnetonka have been classified as impaired by the Minnesota Pollution Control Agency. This classification comes from the amount of development surrounding lakes and the amount of direct runoff channeled into the waters.

Topography

Steep slopes are not a general concern in Spring Park, but there are several areas with slopes exceeding eighteen percent (18%). In these areas, there is a cause for concern because disruption of the existing ground cover or unauthorized grading may result in destabilization of the slope and result in erosion and sedimentation into the lake and/or adjacent wetlands.

Soils

Many areas of Spring Park have been built upon soils that have questionable to moderate limitation in terms of building site suitability. Since Spring Park is fully serviced by sanitary sewer, the primary consideration regarding the soils is their suitability for new and existing building sites. Factors such as slope, depth to water table, bearing capacity, volume change (shrink-swell potential) and potential for frost heave have definite influence on the development capability of a given site. In areas of questionable soils, soil testing and special construction techniques will be necessary to overcome the construction limitations. Due to the limited supply of available land for development or redevelopment and the value of shoreland property around Lake Minnetonka, these special development costs become less prohibitive.

Tree Preservation

The City of Spring Park contains significant numbers of elm and other deciduous trees which contribute to the aesthetic quality of the community. In addition, these trees play an important role in the function of the natural systems. To preserve the local tree stock, Spring Park has implemented their Shade Tree Ordinance (Chapter 40, Article II) for the monitoring, removal and replacement of diseased trees within the community. The Comprehensive Plan must include provisions for preserving these natural amenities and encourage further landscaping as part of future development.

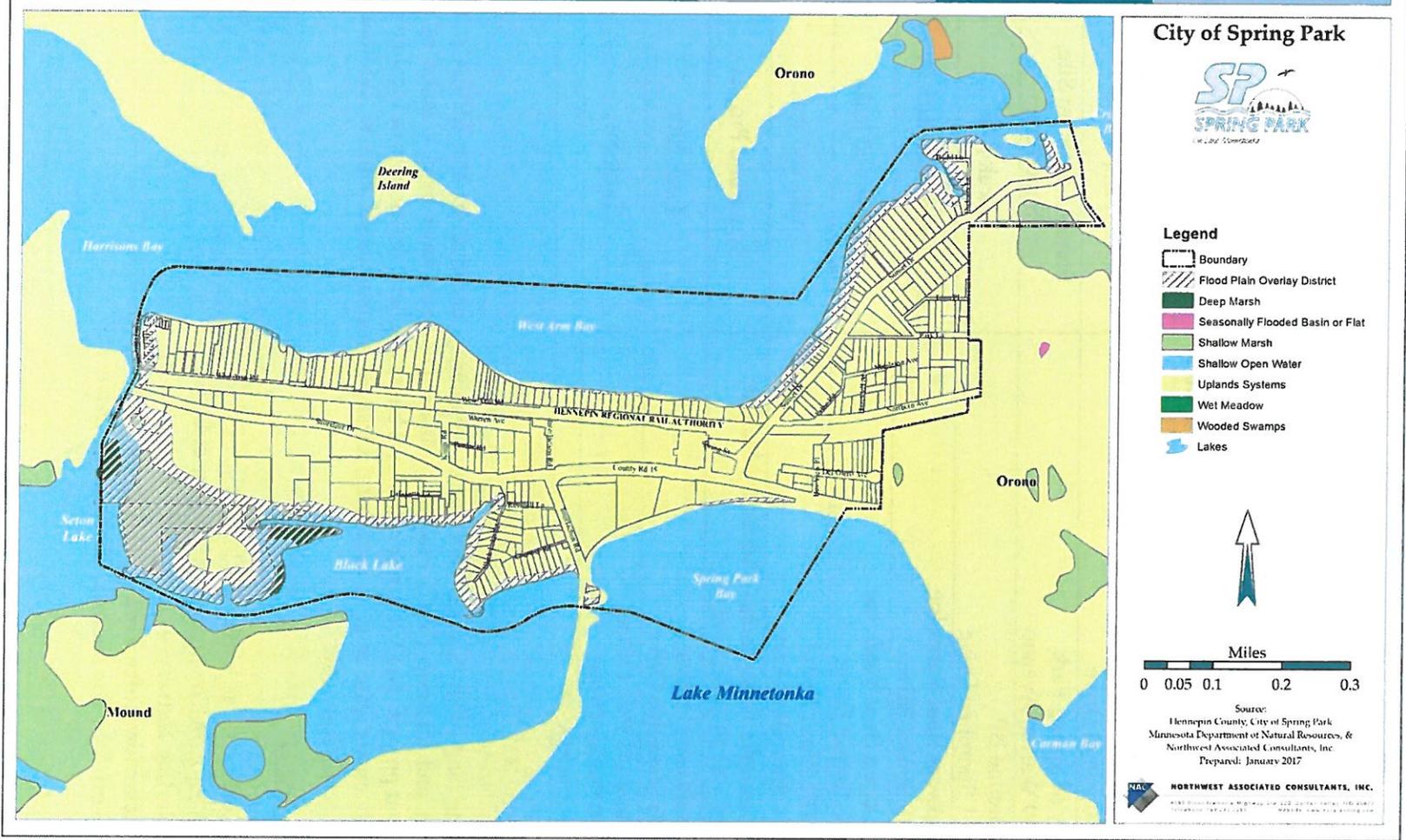
Wetlands

The number of wetlands and natural buffer areas are few within the City due to dense small lot development through the majority of the community. Wetlands areas are located in the southwest and northeast corners of Spring Park. These wetlands are to be protected to preserve their role in the City's stormwater management system as well as providing habitat for wildlife.

Surface Water Quality

Spring Park is a lake oriented community surrounded by Lake Minnetonka. Surface water quality is a critical issue. According to the Minnesota Pollution Control Agency, West Arm Bay of Lake Minnetonka which lies north of Spring Park has the third worst water quality of all the tested areas of the lake. While it is recognized that development factors influencing or impacting the quality and/or use of the lake must be controlled, the question remains, who exercises this control? There are currently four government agencies which have jurisdiction, in one form or another, over the lake, including: the individual municipalities, the Lake District and the Minnesota Department of Natural Resources. Historically, the City manages its shoreland development and stormwater drainage is reviewed and approved by the Minnehaha Creek Watershed District.

Water Resources



Air and Noise Pollution

Neither air nor noise pollution has been identified as being immediate problems in Spring Park. However, the planning program should provide means for preventing noise and air pollution from ever becoming a problem.

Table 14 Polluted Sites	
Address	Type
Minnetonka Senior Living 2380 Island Drive	Tank Site
City of Spring Park 4349 Warren Avenue	State Assessment Site, Superfund
Shoreline BP 4311 Shoreline Drive	Leak Site
Rockvam Boat Yards Inc 4068 Sunset Drive	Industrial Stormwater Permit
Rockvam Boat Yards Inc 4068 Sunset Drive	Tanks and leaks
Sheriff Water Patrol 4141 Shoreline Drive	Tanks and leaks
Minnetonka Lakeshores – Advance Machine 4125 – 4129 Sunset Drive	Superfund Project
O’Sullivan Holiday 3340 Shoreline Drive	Leak Site
Former US Post Office 4129 Sunset Drive	Tank Site
Source: MPCA	

4 sites along and with Spring Park have voluntarily enrolled in the MPCA’s Voluntary Investigation and Cleanup (VIC) Program. Many VIC sites have been cleaned as part of a redevelopment project. The VIC program allows buyers, sellers, developers or local governments to voluntarily investigate and, if necessary, clean up contaminated land to facilitate its sale, financing or redevelopment.

VIC Program Sites

- Connor’s Car Wash, 4332 Shoreline Drive
- West Arm Townhomes, 4080 Sunset Drive
- Norling Nursery, 4113 Sunset Drive
- Lakeview Lofts, 4102 – 4136 Spring Street
- West Arm Townhomes, 4080 Sunset Drive

Definitions from the MPCA:

Leak Sites: Leak sites are locations where a release of petroleum products has occurred from a tank system. Leak sites can occur from aboveground or underground tank systems as well as from spills at tank facilities.

Hazardous Waste: Hazardous waste includes substances that are corrosive, explosive, toxic and/or fire hazards. Small to minimal quantity generators produce 0 - 1,000 kilograms of hazardous waste per calendar month.

Stormwater Permit: When stormwater drains off a construction site, it can carry sediment/pollutants that harm lakes/streams/wetlands. Stormwater permit requirements are designed to control erosion and limit pollution during and after construction.

Voluntary Investigation and Cleanup (VIC): VIC sites are non-petroleum brownfields where the MPCA is helping buyers, sellers, developers or local governments to voluntarily investigate and clean up land for sale, financing or redevelopment.

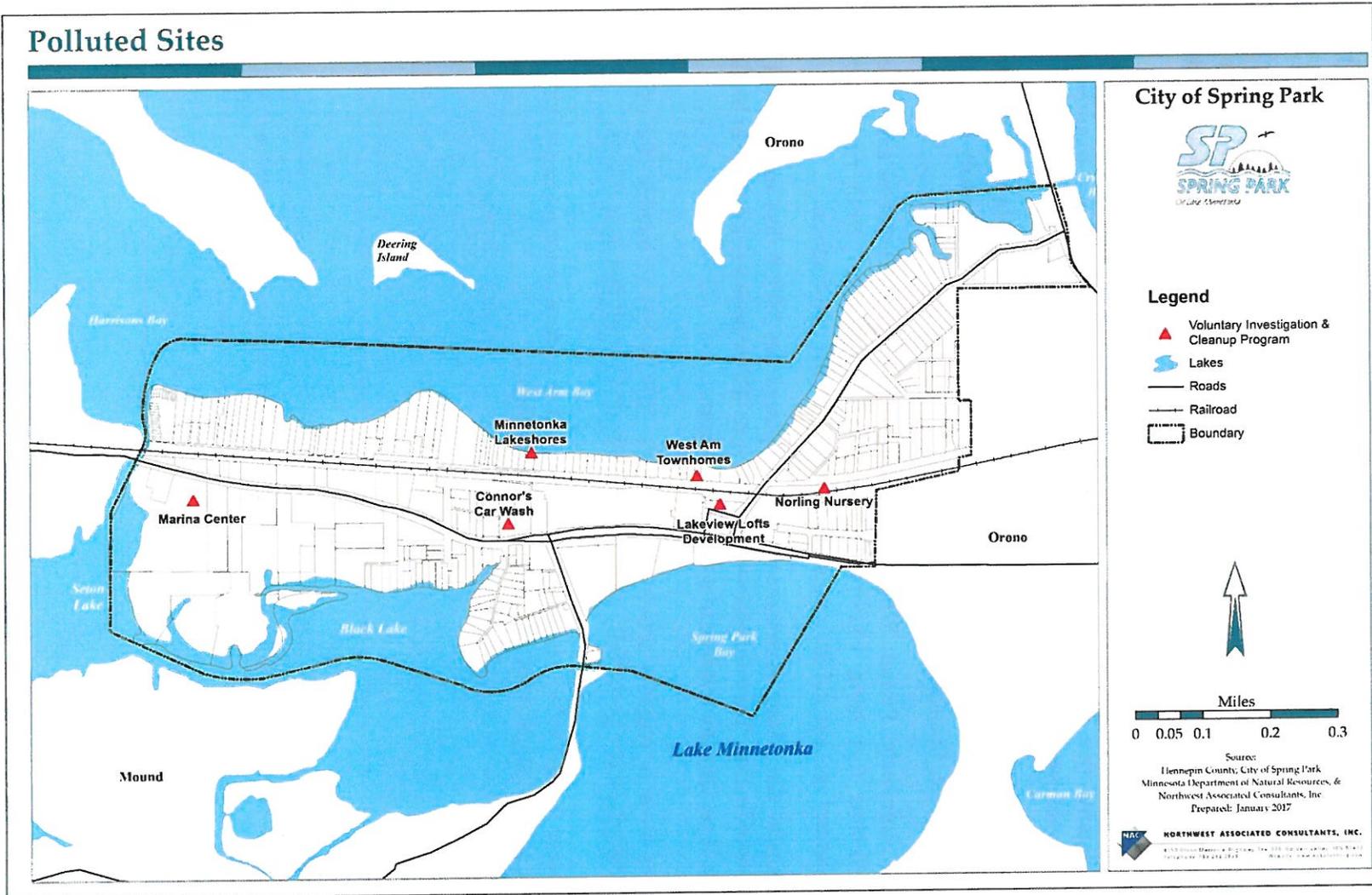
Construction Stormwater Permit: When stormwater drains off a construction site, it can carry sediment/pollutants that harm lakes/streams/wetlands. Stormwater permit requirements are designed to control erosion and limit pollution during and after construction.

State Assessment Site: State Assessment sites are places the MPCA has investigated due to suspected contamination. They are assessed to determine if they pose a risk to human health or the environment. If so, they are referred to a cleanup program.

"Active" sites have an ongoing activity in which the MPCA has an interest (for example, an ongoing investigation at a potentially contaminated site or a permit that is in effect).

"Inactive" means that the activity in which the MPCA had an interest no longer exists (for example, a closed leak site investigation or a permit no longer in force).

Polluted Sites



EXISTING LAND USE AND ZONING PROFILE

Land Use

Spring Park is a fully developed City with 100 percent of the land within Spring Park's municipal boundaries lying within the Metropolitan Urban Service Area (MUSA). The 208.5 acres of City land lies between two bays of Lake Minnetonka. Most land use is classified as single family residential and retail or other commercial.

Land Use	Acres	Percent of Total	Average Density
Single Family Detached	68.4	32.8%	3.3 units/acre
Single Family Attached	15.2	7.3%	4.8 units/acre
Multifamily	30.0	14.4%	26 units/acre
Mixed Use	3.5	1.7%	45 units/acre
Retail or other Commercial	43.1	20.7%	-
Industrial or Utility	9.1	4.3%	-
Institutional	2.7	1.3%	-
Parks and Open Space	25.3	12.1%	-
Wetlands	10.0	4.8%	-
Vacant or Undeveloped	1.1	0.5%	-
Total	208.5	100%	
Source: Metropolitan Council, analyzed via GIS			

Wetlands

There are 10 acres of wetland in the southwest portion of Spring Park. This area is near commercial and high density residential land uses.

Parks and Open Space

Approximately 12% of Spring Park is set aside for parks and open space, both public and semi-public. The public recreation areas are made up of the three community parks and the boat launch.

Residential Land Use Patterns

Residential land use occupies around 55% of Spring Park total land area. Most residential land use is single family in total area; however, high density is also a predominant land use with the City. Single family homes can be found throughout the City, most of the homes sit on small narrow lots. The high density is distributed in three large areas within the City as illustrated on the land use map. The breakdown of the land uses is illustrated in the table above. The City's residential development densities for each housing type exceed the Metropolitan Council standards for developed communities.

Commercial Land Use Patterns

Commercial development presently accounts for roughly 21% of the City's total land. Spring Park's large commercial hub is located along County Road 15 on the west end of the community. Other commercial sites are scattered to east ending with Lord Fletchers at the eastern along County Road 51. Commercial sites cluster along both County Road 51 and 15. Most of the uses consist of boat sales and water recreation sales. Many of the others commercial locations provide offices or service retail.

Industrial Land Use Patterns

Spring Park has one large industrial site. The seven-acre site stretched along County Road 15 nearly in the center of the community. It makes up around almost 4% of the community; the industrial use has operated favorably within the City and will likely remain if tenants are available and the site remains viable in the industrial market.

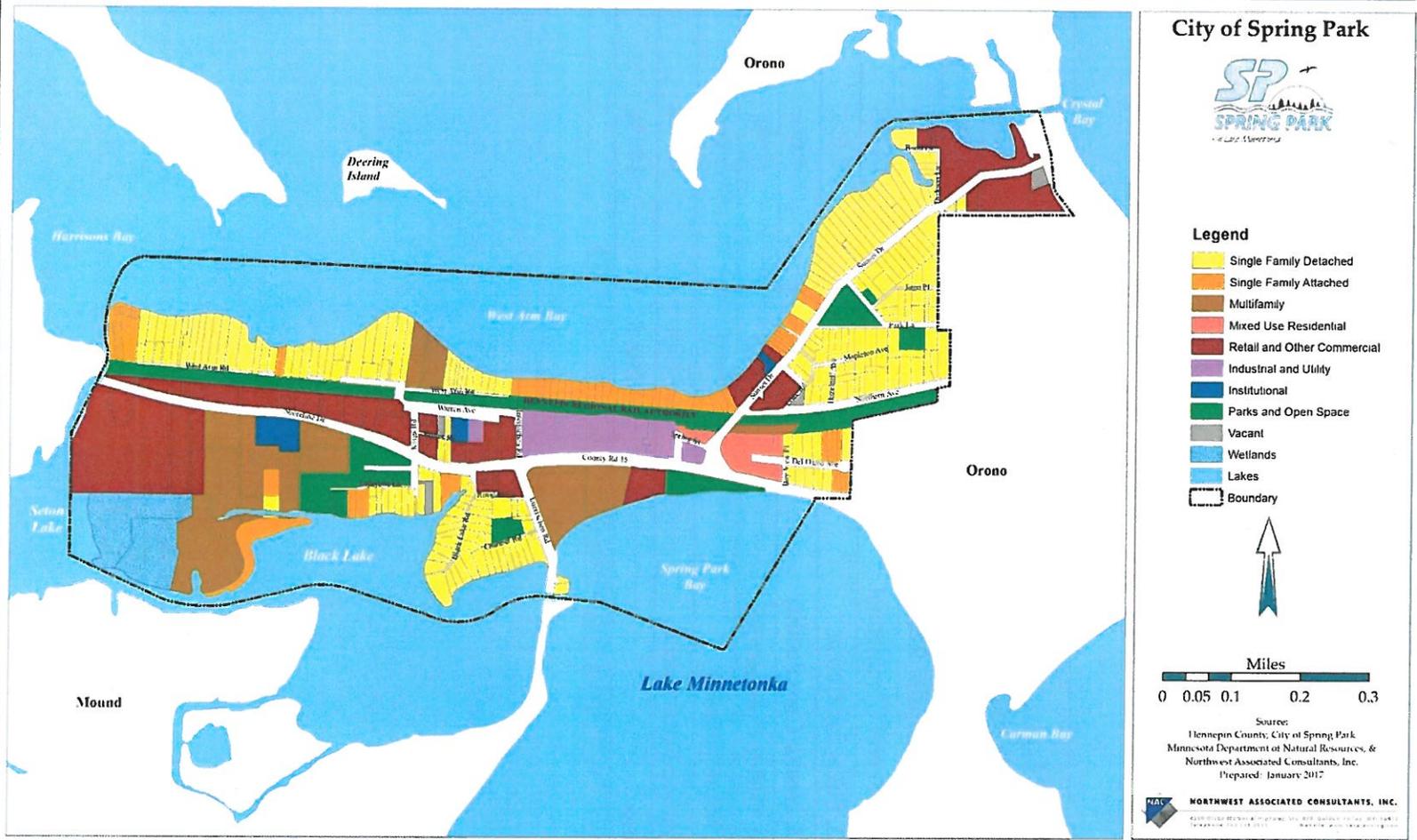
Mixed Development

In the last decade, mixed use development has become a land use classification in Spring Park. Mixed uses within Spring Park are predominately residential. Two large condo units with ground floor retail were built at the major crossroads of the community. The mixed use was a favorable option to redevelop blighted areas at a major community intersection. The mixed-use development occupies approximately four acres, and houses Lakeview Lofts and Mist. The residential densities within the mixed-use redevelopment projects average 45 units per buildable acre.

Historic Preservation

The City of Spring Park does not contain any buildings or structures that are listed on the National Register of Historic Places or that have been identified by the Minnesota Historical Society as being eligible for the National Register. The City is, however, committed to preservation of its history. As opportunities arise and funding is available, the City will take the appropriate steps to ensure preservation.

Existing Land Use



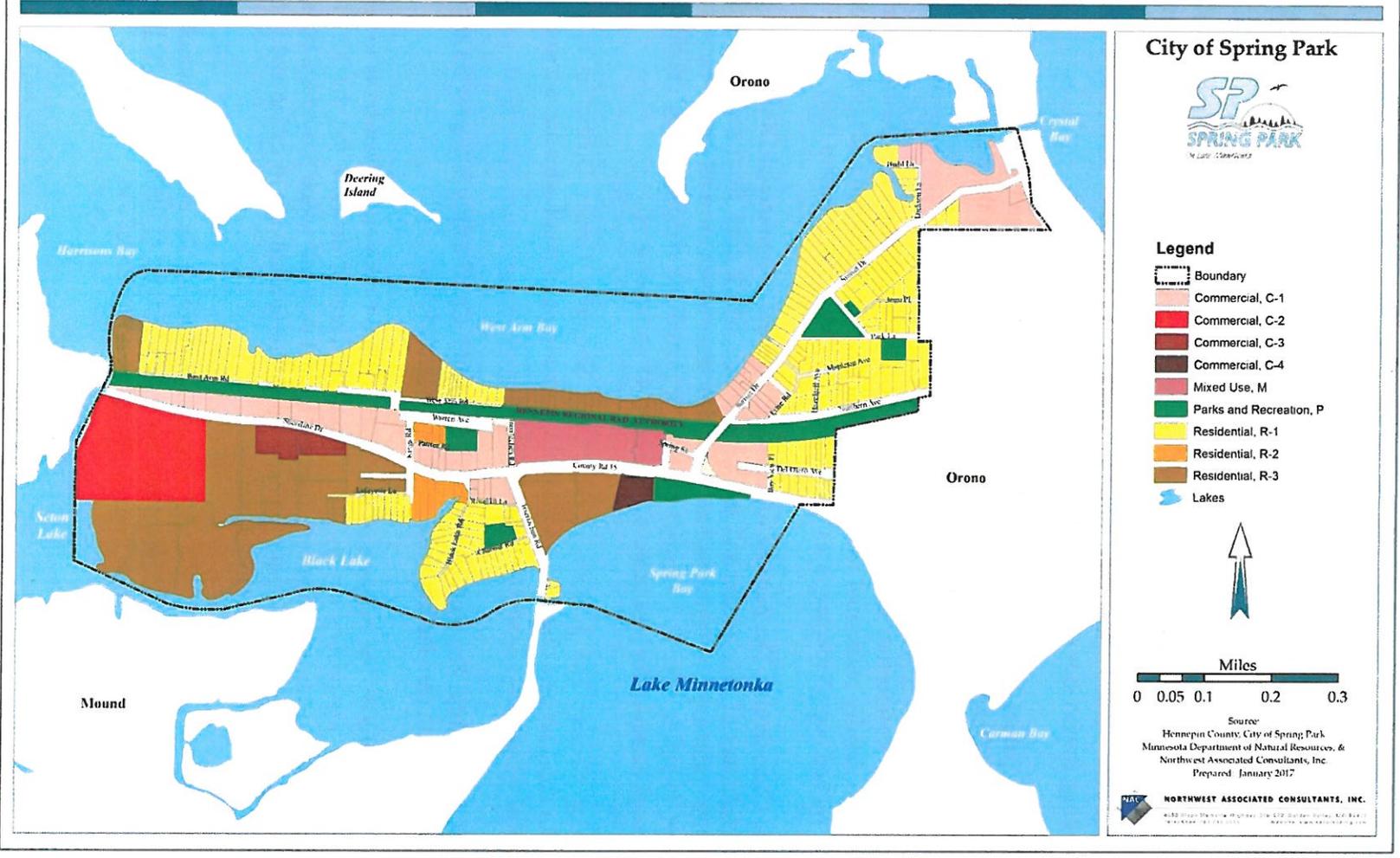
Zoning

Spring Park is currently governed by the Spring Park Zoning and Subdivision Ordinances. Development applications are reviewed by the Planning Commission and subject to approval by the City Council.

The following map illustrates the current arrangement of zoning districts. An approximate statistical breakdown of the amount and proportion of land zoned for various uses is provided in the following table. A description of the zoning districts follows.

Table 16 Zoning Breakdown		
Category	Acres	Percent of Total Land
R-1, Single and Two Family Residential	70.8	33.9%
R-2, Medium Density Residential	3.2	1.5%
R-3, High Density Residential	54.3	26.0%
C-1, General Commercial	29.2	14.0%
C-2, Shopping Center	16.6	8.0%
C-3, Health Care Facility	3.2	1.6%
C-4, Office Commercial	1.5	0.7%
M, Manufacturing	8.0	2.8%
P, Public/Semi-Public	21.6	10.4%
Total	208.5	100%
Source: City of Spring Park, Metropolitan Council, analyzed via GIS		

Zoning Map

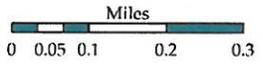


City of Spring Park



Legend

- Boundary
- Commercial, C-1
- Commercial, C-2
- Commercial, C-3
- Commercial, C-4
- Mixed Use, M
- Parks and Recreation, P
- Residential, R-1
- Residential, R-2
- Residential, R-3
- Lakes



Source:
 Hennepin County, City of Spring Park
 Minnesota Department of Natural Resources, &
 Northwest Associated Consultants, Inc.
 Prepared January 2017



Purpose of the Zoning Designations

R-1, Single and Two Family Residential: The purpose of the “R-1”, Single and Two-Family Residential District is to provide for low and moderate density one and two unit dwellings and directly related complementary uses. (Single family lot: 10,000 square feet; two family lot: 12,000 square feet)

R-2, Medium Density Residential: The purpose of the “R-2”, Medium Density Residential District is to provide for medium density housing in multiple family structures ranging up to and including twelve (12) units/acre and directly related, complementary uses. (Single family lot: 10,000 square feet; two family lot: 12,000 square feet; multiple family lot: 15,000 square feet) (Density based on setback, parking, impervious surface, and building height.)

Lot of Record: A parcel of land, whether subdivided or otherwise legally described, recorded in the land records of Hennepin County or a parcel of land approved by the city as a lot. Lots must meet the minimum size, setback, and parking requirements.

R-3, High Density Residential: The purpose of the “R-3”, High Density Residential District is to provide for high density residential uses at an overall density of thirteen units per acre or more, and directly related complementary uses. (Multiple family lot: 15,000 square feet)

C-1, General Commercial: The purpose of the “C-1”, General Commercial District is to provide for the establishment of commercial and service activities which draw from and serve customers from the entire community or region and are located in areas which are well served by collector or arterial street facilities. The C-1 District allows for mixed-use residential, by conditional use permit. Average densities for past projects have been 45 units per acre.

C-2, Shopping Center: The purpose of the “C-2”, Shopping Center District is to establish provisions for designating a district for a multiple use building of retail sales and service facilities with integrated design and a coordinated physical plan.

C-3, Health Care Facility: The purpose of the “C-3”, Health Care Facility is to provide area for the establishment of health care facilities and housing for the elderly.

C-4, Office Commercial: The purpose of the “C-4”, Office Commercial District is to provide a district which may reasonably adjoin high density residential districts for the location and development of administrative office buildings and related uses and which provides a transition in land use from residential uses to more intensive uses. The intermixing of office and residential uses is also permitted under some circumstances.

M, Manufacturing: The purpose of the “M” District is to provide for the establishment of heavy industrial and manufacturing development and use which because of the nature of the product or character of activity requires isolation from residential or commercial use.

P, Public/Semi Public: The purpose of the “P” Public/Semi-Public District is to ensure City control over those lands now used publicly or semi-publicly, by establishing City review procedures in the event of change in land use or activity.

HOUSING PROFILE

Housing Types

As seen in the following table, the City of Spring Park has a wide range of housing units. 70% of the units can be found in buildings of 20 or more units. Medium density and twin homes only amount for two percent of the units within the City. Single family units amount to 25% of the available units.

Units in Structure		Number of Units	% of Total
Single Family	1-unit, detached	226	21%
	1-unit, attached	52	5%
Twin Home	2, 3 or 4 units	21	2%
High Density	5 units or more	773	72%
Total		1,072	100%
Source: U.S. Census Bureau, 2015			

For a community of its size Spring Park has a large number of high density units. The table below illustrates the different multiple unit structures within the City.

Name	Property Address	Units	Description
Bayview	2400 Interlachen Road	107	Apartment
Park Hill	2380 Island Drive	40	Apartment
Park Island	2450 Island Drive	56	Apartment
Park Island West	2470 Island Drive	25	Apartment
Minnetonka Edgewater	4177 Shoreline Drive	82	Apartment
Park Hill North	4601 Shoreline Drive	35	Apartment
Lord Fletcher Apartments	4400 West Arm Road	88	Apartment
Shoreline Place Condos	12 Shoreline Place	11	Condominium
Mist Condos	4201 Sunset Drive	116	Condominium
Lakeview Lofts	4100 Spring Street	39	Condominium
Chateau	4497 Shoreline Drive	37	Senior Apartments
Court, Villa Apartments	4501-4523 Shoreline Drive	160	Senior Apartments
Presbyterian Homes	4527-4599 Shoreline Drive	115	Senior Apartments
Source: City of Spring Park			

As is true in most cases, the majority of the single-family homes in Spring Park are owner occupied and the majority of the multiple family dwellings are renter occupied. Because of the amount of available rentals, Spring Park has over twice as many renters as it does homeowners. The median rent for renters in 2015 was \$987, and 38.6% of renters paid more than 35% of their income towards rent.

Table 18 Housing Tenure		
	Number	% of Total Units
Owner-Occupied	229	23%
Renter-Occupied	758	77%
Total Occupied Housing Units	987	92%
Vacant Housing Units	83	8%
Total Housing Units	1070	100%
Average Household Size of Owner-Occupied Unit	1.52	
Average Household Size of Renter-Occupied Unit	1.59	
Source: U.S. Census Bureau, 2015		

Housing Cost

Table 19 illustrates how rent rates are distributed. The majority of rents in 2010 ranged from \$500 to \$1,499. Median rent in 2010 was \$987 and the U.S. Census estimated median rent in 2015 at \$1,028, suggesting rents are increasing throughout the City.

Table 19 Gross Rent		
Gross Rent Per Month	Number of Units	% of Total
Less than \$500	4	<1%
\$500 to \$999	383	51%
\$1000 to \$1,499	226	30%
\$1,500 to \$1,999	60	8%
\$2,000 to \$2,499	45	6%
\$2,500 to \$2,999	20	3%
More than \$3,000	10	1%
Total	748	100%
Median Rent	\$987	
Source: U.S. Census Bureau, 2010		

Table 20 below illustrates the market value for single family homes, duplexes and triplexes within Spring Park. The majority of these homes fall at or below \$500,000 with the median value of homes being \$332,600. While the expensive homes help provide tax base for the community it is also a concern that the cost of a home in Spring Park will turn moderate income families away from the area.

Table 20		
Estimated Market Value of Owner Occupied Housing Units		
Value	Properties	Percent
Less than \$50,000	8	4%
\$50,000 to \$99,999	5	2%
\$100,000 to \$149,999	9	4%
\$150,000 to \$199,999	355	15%
\$200,000 to \$299,999	50	22%
\$300,000 to \$499,999	47	21%
\$500,000 to \$999,999	54	24%
\$1,000,000 or more	21	9%
Total	248	100%
Median Value	\$332,600	
Source: U.S. Census Bureau, 2015 ACS		

Residential Total Market Values

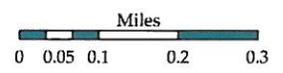


City of Spring Park



Legend

- 0 - \$408,000
- \$408,001 - \$1,082,000
- \$1,082,001 - \$2,984,000
- \$2,984,001 - \$8,479,000
- \$8,479,001 - \$18,800,000



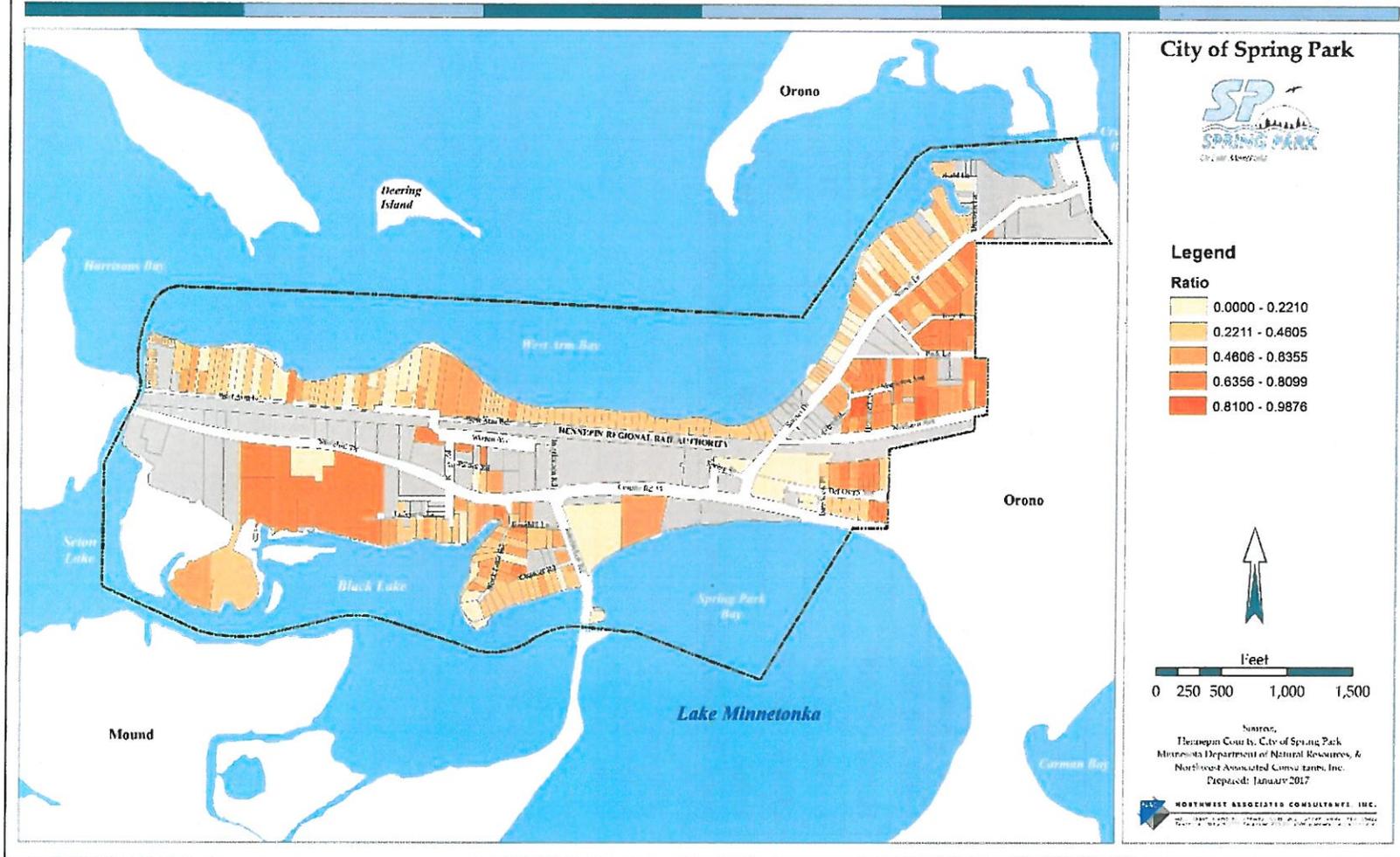
Source:
 Hennepin County, City of Spring Park
 Minnesota Department of Natural Resources, &
 Northwest Associated Consultants, Inc.
 Prepared: January 2017



Being on Lake Minnetonka has driven the value of land in Spring Park up exponentially. The following table shows that 36% of homes in Spring Park are worth less than the value of the land. This number has decreased since the previous comprehensive plan, when over 50% of all homes in Spring Park made up less than half of the total market value of the entire property. This means that average home prices are increasing to match the growth of the land values, many of which doing so through tear-downs and rebuilds.

Table 21 Building Value to Total Market Value Ratio (Single Family, Duplexes, and Triplexes)		
Building Value Ratio	Properties	Percent
0.00 – 0.22	31	7%
0.23 – 0.46	136	29%
0.47 – 0.64	75	16%
0.65 – 0.81	104	22%
0.82 – 0.99	118	25%
Total	464	100%
Ratio is determined by dividing the value of the building by the total value of the property which includes both building and land.		
Source: Hennepin County, City of Spring Park, Minnesota DNR, NAC, analyzed via GIS		

Building Value to Total Market Value Ratio

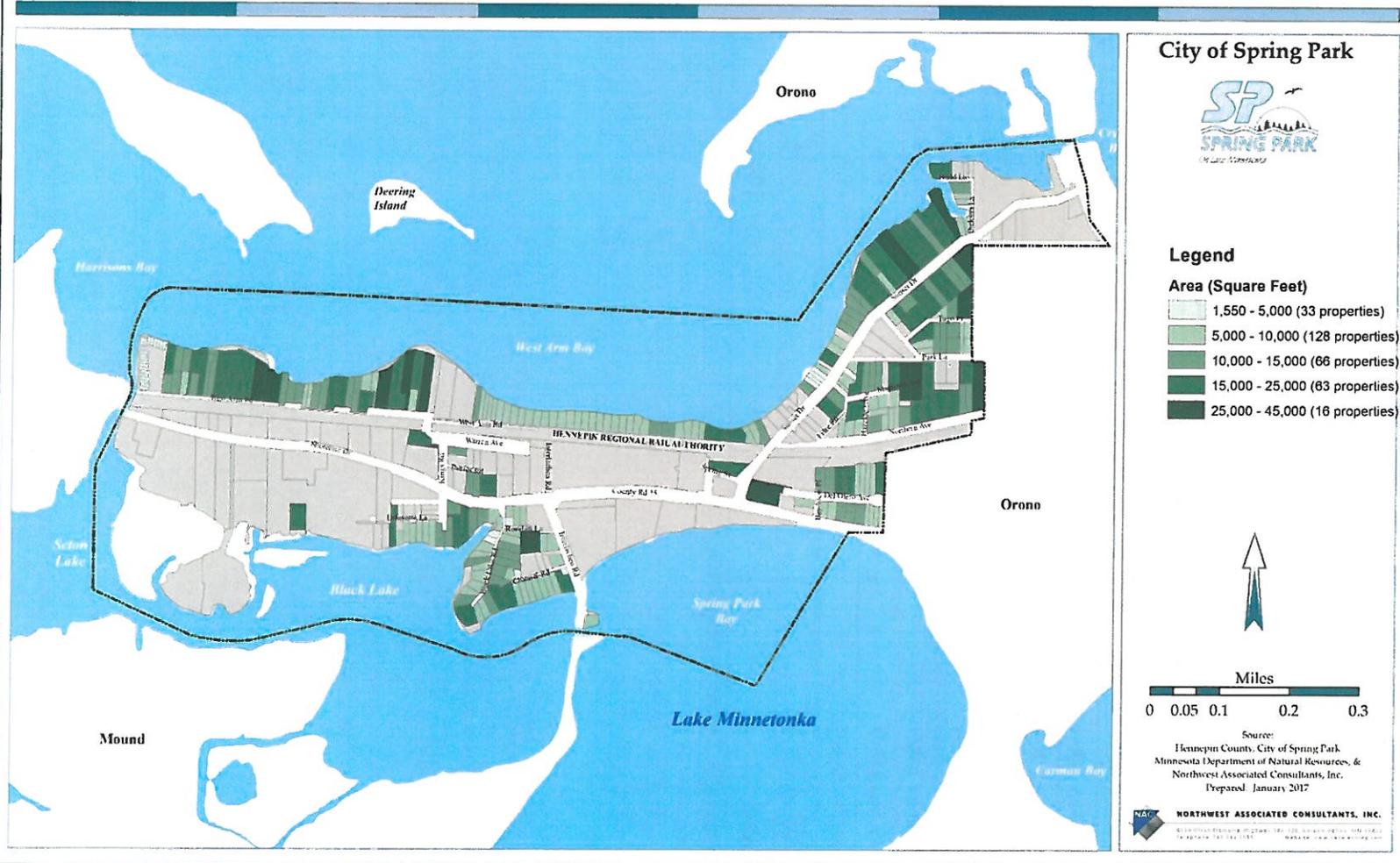


Because Spring Park was developed as a small lake community, the homes and lots were developed as small vacation quarters with narrow lots made for quaint summer cottages. As illustrated in the table below, nearly half of the single family lots are less than 10,000 square feet and no lots are over one acre. The smaller lots have caused constraints to residents wanting to expand their homes because of the setbacks and lot coverage. In many cases these residents are forced to apply for a variance for any type of home addition.

Average single family density, including both attached and detached homes, is approximately 3.4 units per acre.

Table 22 Area of Single Family Lots (square feet)		
Area	Properties	Percent
1,550 – 5,000	33	11%
5,000 – 10,000	128	42%
10,000 – 15,000	66	22%
15,000 – 25,000	63	21%
25,000 – 45,000	16	5%
Total	306	100%
Source: Hennepin County, City of Spring Park, DNR, NAC, analyzed via GIS		

Single Family Residential Lot Sizes



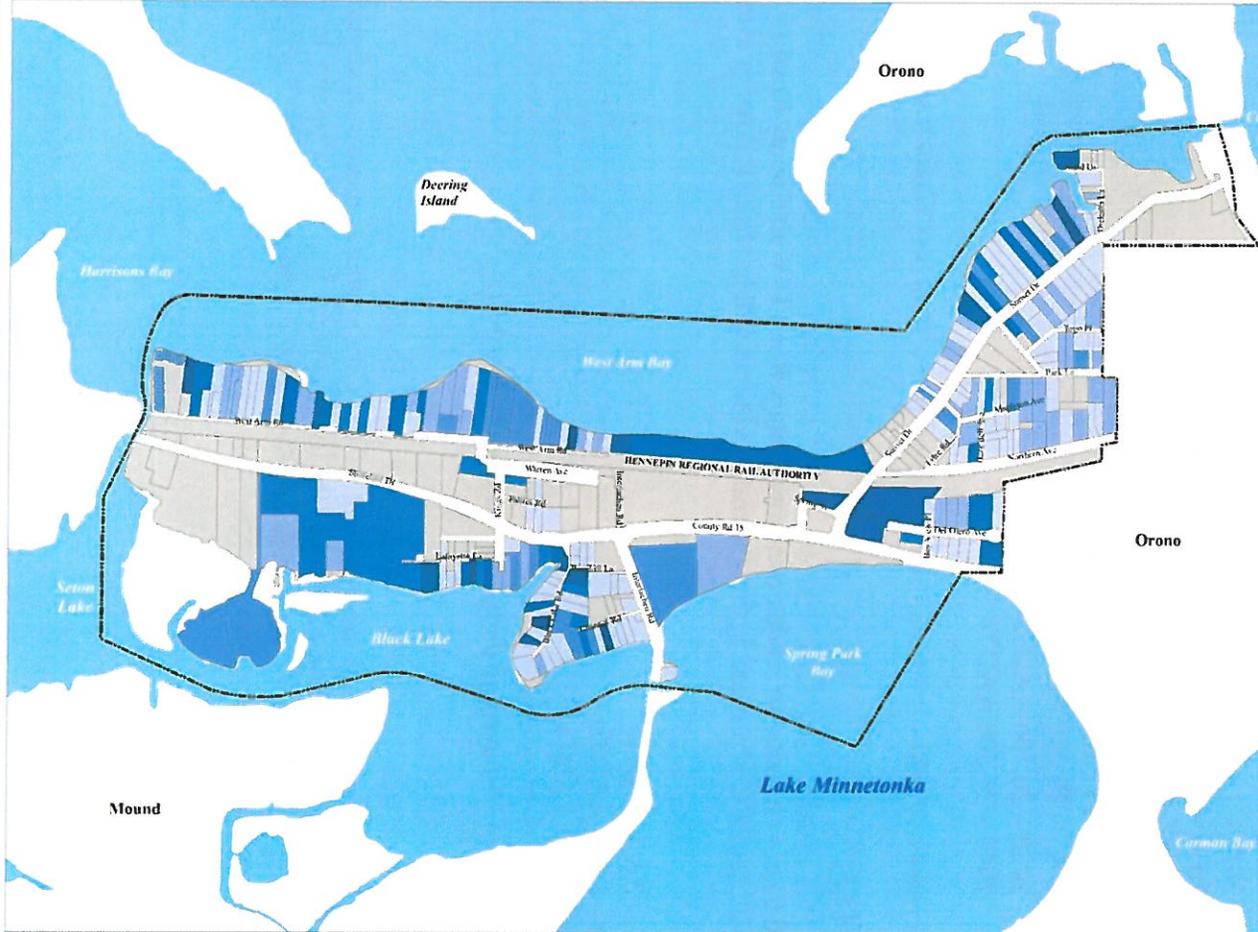
Year Built

Spring Park is a community with a number of older single family homes, but also a good mix of new homes. Most homes were built before 1979. The different ages of homes are mixed throughout the City.

Table 23		
Age of Single Family Housing Stock City		
Year Built	No. of Units	% of Total
2005 or later	77	7%
2000 to 2004	84	8%
1990 to 1999	60	6%
1980 to 1989	145	14%
1970 to 1979	276	26%
1960 to 1969	267	25%
1950 to 1959	47	4%
1940 to 1949	0	0%
1939 or earlier	113	11%
Total	1,069	100%

Source: U.S. Census Bureau, 2010

Residential Properties - Year Built

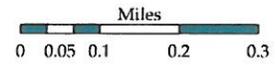


City of Spring Park



Legend

- 1900 - 1935
- 1940 - 1969
- 1970 - 1979
- 1980 - 1989
- 1990 - 1999
- 2000 - 2009
- 2010 - 2014



Source:
 Hennepin County, City of Spring Park,
 Minnesota Department of Natural Resources, &
 Northwest Associated Consultants, Inc.
 Prepared: January 2017

NAC NORTHWEST ASSOCIATED CONSULTANTS, INC.
One River Street, Minneapolis, MN 55415 | Phone: 612.338.1111 | Fax: 612.338.1112 | www.nacinc.com

TRANSPORTATION PROFILE

County Road 15

According to the MnDOT in 2017, County Road 15 is a minor arterial street that serves as a major east-west commuter route connecting Spring Park with travel destinations in the balance of the Metropolitan Area. Improvements were made to increase the traffic capacity and safety on County Road 15. Between 2015 and 2040, MnDOT is projecting that the traffic volume will have the following average daily trips per listed segment:

County Road 15 from Whilshire Blvd (Mound) to County Road 51 (Spring Park)

2015 – 17,900 AADTs

2030 – 19,500 AADTs

2040 – 20,000 AADTs

County Road 15 east of County Road 51

2015 – 19,200 AADTs

2030 – 20,500 AADTs

2040 – 21,500 AADTs

This is an increase of 2,100 – 2,300 additional daily trips by 2040 on County Road 15.

County Road 51

County Road 51 is a collector street that connects County Road 15 with County Road 19. Between 2015 and 2040, MnDOT is projecting that the traffic volume will have the following average daily trips:

2015 – 2,650 AADTs

2030 – 2,850 AADTs

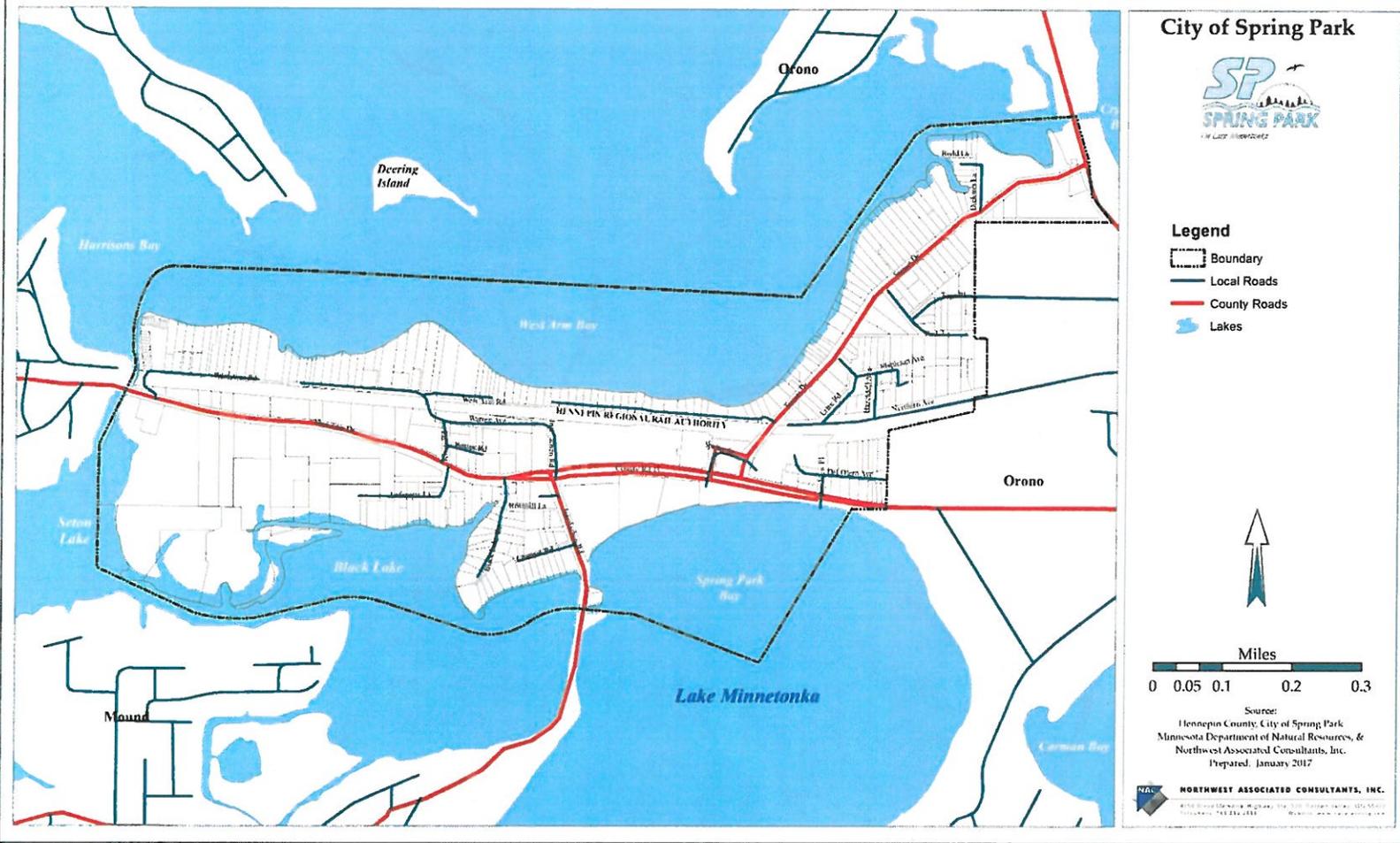
2040 – 3,000 AADTs

This is an increase of 350 average daily trips on County Road 51.

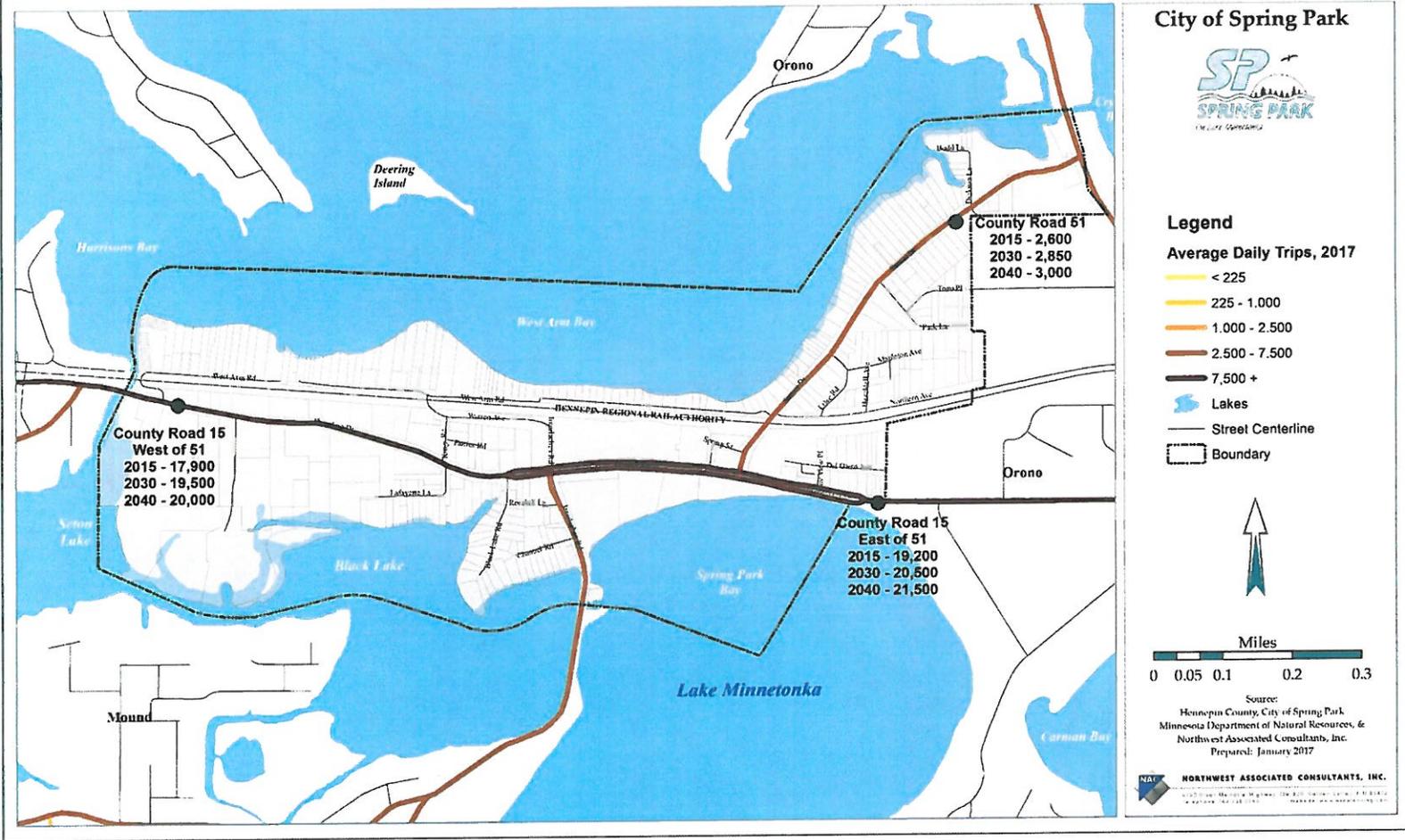
Local Streets

Spring Park's local street designs are resultant of the City's natural narrow configuration and physical barriers including major highways, the old regional trail and existing development patterns. The local streets systems are characterized by narrow street surfaces, dead-end streets, and incomplete street networks.

Roadway Jurisdiction



Traffic Volumes



Mass Transit

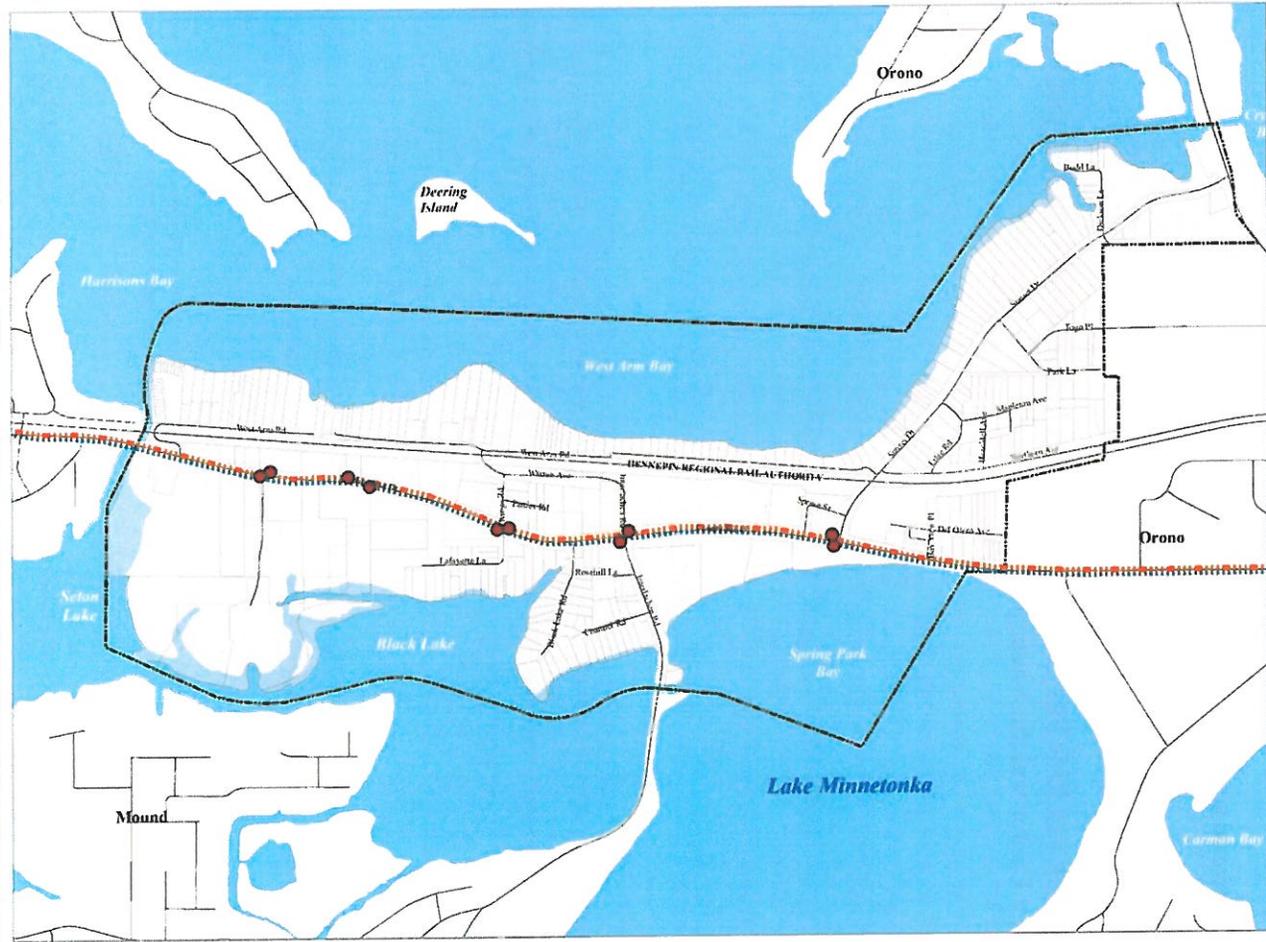
The City of Spring Park lies in Transit Market Area III for which peak and all day express service plus circulators are appropriate in the market area. Spring Park has two Metro Transit bus routes that run along County Road 15 daily. Route 675 runs Monday through Friday in 60 minute intervals and in 30 to 60 minute intervals during rush hour from Mound to Downtown Minneapolis. Route 677 provides three to four daily trips during rush hour, Monday through Friday, from Mound to Downtown Minneapolis. Route 670 express service from Excelsior to Downtown Minneapolis is also available to City residents with 3 daily trips during rush hour. Rush hour is 6:00 am to 9:00 am and 3:00 pm to 6:30 pm on weekdays.

There is no weekend service.

Park and Ride

There are no Park and Ride lots in the City of Spring Park, but there are Park and Ride lots at the Mound Transit Center and the Navarre Center in Orono.

Current Transit Stops

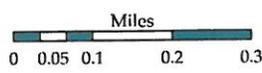


City of Spring Park



Legend

- Transit Stops
- - - - - Route 675
- Route 677
- Street Centerline
- Boundary
- Lakes



Source:
 Hennepin County, City of Spring Park,
 Minnesota Department of Natural Resources, &
 Northwest Associated Consultants, Inc.
 Prepared: January 2017

NORTHWEST ASSOCIATED CONSULTANTS, INC.
4160 Green Street • Golden, CO 80601 • Phone: 303.650.8200
 Website: www.nwacinc.com

Pedestrian/Bike Trails

Continued attention must be given to the orientation of pedestrian and bicycle travel next to automobile travel. All provisions for safety must be considered when planning for these routes.

Highway 15 within Spring Park has sidewalks on both sides of the street, providing pedestrian access along the main thoroughfare. One regional trail runs through Spring Park, the Dakota Rail Regional Trail. The old Dakota Railway was purchased by Hennepin County to develop the Dakota Rail Regional Trail as a pedestrian/bike trail connection between Wayzata and St. Bonifacius. Three Rivers Park District Manages the 13-mile trail that connects to Carver County and Gale Woods Farm. The trail is open from 5:00 am to 10:00 pm daily.

Parking areas for the trail include:

Wayzata, 175 Grove Lane

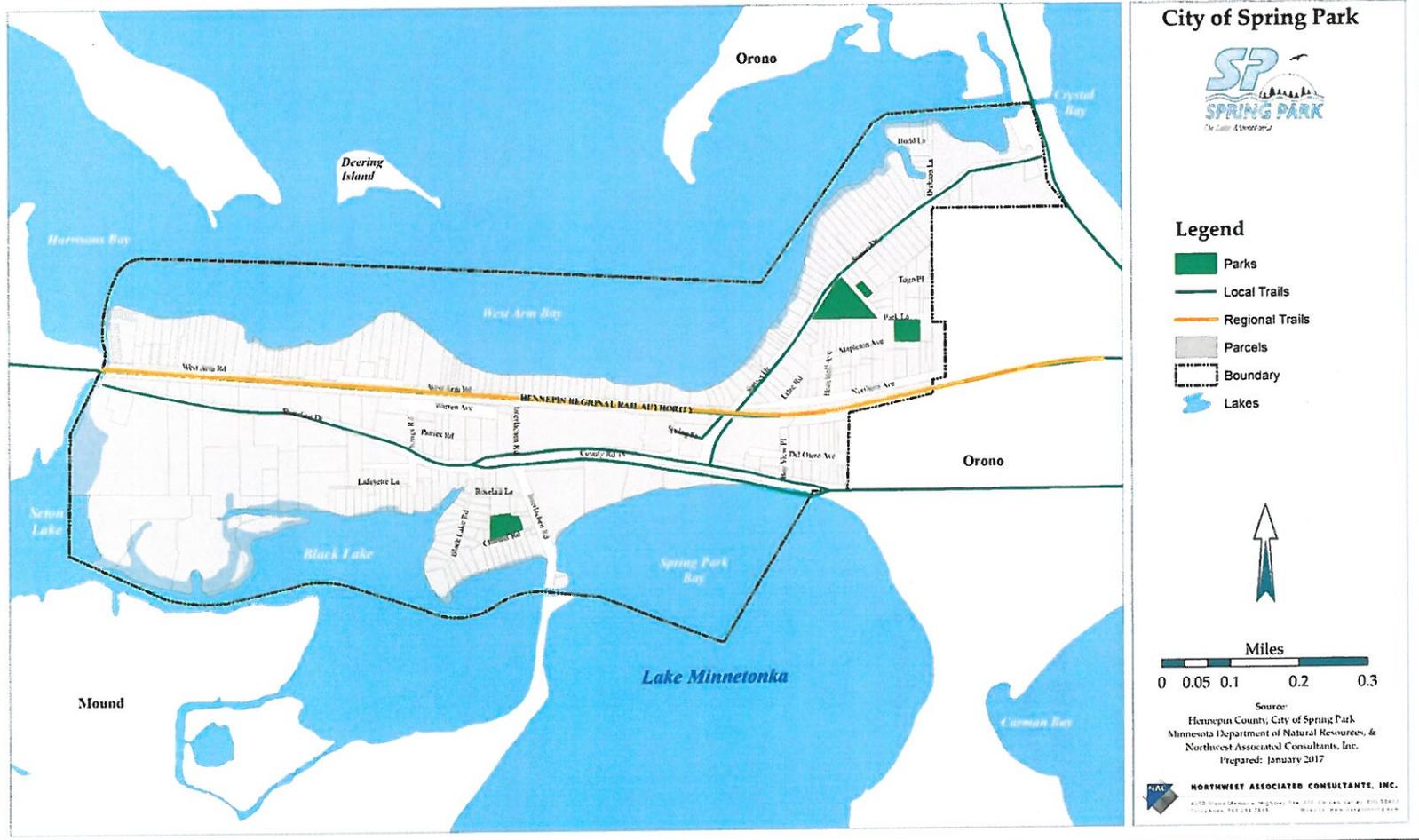
Mound, 5515 Lynwood Blvd.

Gale Woods Farm

St. Bonifacius, 4150 Bell St.

Mayer, State Highway 25 and First Street northwest

Parks and Trails



Airport Traffic

A number of sea plane bases are located in close proximity to Spring Park. The impact of sea plane operations on heavily used areas and the probabilities of aircraft flying over Spring Park at low altitudes in their approach to the lake will be an ongoing issue that affects building construction heights.

The Minneapolis-St. Paul International Airport (MSP) serves as the area's primary scheduled commercial airline passenger facility. However, MSP does not have any direct effect on the Spring Park community.

The Flying Cloud Airport in Eden Prairie is the closest airport to Spring Park and serves small and business aircrafts.

COMMUNITY FACILITIES

Community facilities include those lands, buildings and utilities required to support urban land use development and densities. Their importance should not be underestimated in that they are essential for establishing and sustaining a quality life style in an urban environment.

Park and Recreation

There are no regional parks in the City of Spring Park. Local parks account for 6.5% of the total land area in Spring Park.

Three areas, Thor Thompson Park, Don Wilkes Memorial Park and the municipal tennis courts, are included as park property. The three parks are classified as a neighborhood playground by the Metropolitan Council standards and as such, each area should contain or be planned for active recreation development for all age groups.

Lake Use

Lake Minnetonka has been perhaps the single most important factor influencing the development of Spring Park. Lake Minnetonka provides recreation to both local and regional residents. In this regard, the Hennepin County public boat access south of County Road 15 is also considered to be a component of the Spring Park parks and recreation system.

Community Services

Due to the City's size, Spring Park must contract with other communities to provide certain services to its residents. The City contracts with the City of Mound for fire protection, and the City of Orono for police protection. Street repair is primarily handled by Hennepin County for roads under their jurisdiction. Private contractors are chosen through a bidding process for any local street improvements or snow removal. The City has consulting services for planning, engineering, building inspection, and city attorney services.

Schools

Residents of Spring Park are served by Independent School District 227, also known as the Westonka School District. Westonka schools include five buildings with approximately 2,300 students. Westonka also provides community education and services for lifelong learners of all ages, from infant to senior citizens.

Public Buildings

Community facilities also include the post office and City Hall. City Hall is located at 4349 Warren Avenue and the Post Office is located at 4044 Sunset Drive. These public buildings are important for City image and should be a central part of ongoing comprehensive planning efforts.

Community Facilities

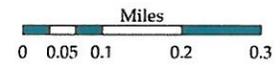


City of Spring Park



Legend

- City Parks
- Post Office
- City Hall
- Dakota Rail Regional Trail
- Existing Sidewalk
- Existing Trail
- Proposed Trail
- Parcels
- Lakes
- Boundary



Source:
Hennepin County, City of Spring Park,
Minnesota Department of Natural Resources, &
Northwest Associated Consultants, Inc.
Prepared: January 2017

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Utilities

Water System

The existing City Water system is sufficient to meet the present and future needs of the community. The Public Works department has indicated three locations on the east side of the City where water mains dead-end causing a drop in pressure.

Sanitary Sewer

The sanitary sewer system utilizes seven lift stations to collect and move sanitary sewage through and out of the City. The sewer collection system is older and has some areas that require repair and/or replacement. A plan for sanitary sewer repairs will be necessary.

The City has adopted and implemented an Inflow and Infiltration (I and I) Plan to monitor and reduce stormwater flows into the City's sanitary sewer.

Storm Sewer Systems

The MPCA has identified West Arm area of Lake Minnetonka as impaired water. The impaired classification is based on nutrient/eutrophication, biological indicators criteria. The first year listing is 2008. The schedule for a Total Maximum Daily Load (TMDL) report as established by the MPCA is to start in 2009 and complete in 2013. The final report will establish the TMDL discharge allowed for each community having storm drainage to West Arm.

The TMDL Report will establish drainage requirements for the communities contributing to the pollutant loading into West Arm. The City of Spring Park will need to study the cities TMDL and implement a plan to reduce the loadings in accordance with the requirements contained in the report.

The City of Spring Park submitted a revised MS4 permit in June 2006. This submittal was in response to new permit application requirements established by the MPCA. The permit application included BMPs in the format required by the MPCA and a City prepared Storm Water Pollution Prevention Plan (SWPPP).

The MPCA requires preparation of an annual report tracking compliance with the BMPs identified in the permit or progress towards compliance. The annual report is submitted, for the previous year in March. The City prepares the annual report using a MPCA prepared reporting form.

Spring Park recently adopted a comprehensive storm water management plan. The plan was developed for purposes of relieving specific drainage problems, preventing anticipated problems and requiring all new developments or redevelopments to install facilities compatible with the plan. Certain areas within the community are inundated by storm water in the spring and/or wet seasons and must be addressed as another high priority issue.

Minnehaha Creek Watershed District

The Minnehaha Creek Watershed District (MCWSD) has permitting jurisdiction of all construction projects, meeting the District's permitting criteria, in the City of Spring Park. Spring Park and the MCWSD issue permits for construction.

If a MCWSD permit is required for construction projects both the City and the MCWSD review the permittees application for compliance with the MCWSD's rules and regulations. The City of Spring Park has adopted the MCWSD's rules and regulations. A city issued building permit requires both City and MCWSD approval of the projects stormwater management components.

Construction phase erosion control inspection and enforcement and post construction storm water management facility and erosion control administration duties are shared and coordinated between the City staff and MCWSD staff.

[Spring Park Utility Maps]

INTRODUCTION

This section of the Comprehensive Plan is the Planning Tactics, which is devoted to the summary of comments and concerns raised in the Tactics interviews conducted with the City of Spring Park staff, City Council members, Planning Commission members, and comments from the first Comprehensive Plan Task Force meeting.

Identification of each and every issue raised in the interview and workshop process was not attempted. Rather, issues presented herein represent a broad categorization of topics raised. Generally, there was a strong consensus on many topics, however, where opinions differ, both sides of the issue are presented. The following perceptions and issues represent topic area requiring specific attention throughout the comprehensive planning process.

COMMUNITY IDENTITY

Most people interviewed described Spring Park as a small lake community. This is the identity that the City wants to preserve and promote. The following community strengths contribute to Spring Park's quality of life and public image:

1. Lake Minnetonka surrounds Spring Park. The highly valued water body provides open space, recreational opportunities, and land value to Spring Park residents. Access to the lake provides an aesthetic and economic enrichment to the community. Most interviewed expressed a need to continue to protect this natural resource for future residents.
2. The small town government and fiscally conservative government. The City is operated and maintained with small and efficient public staff.
3. The opportunity for the regional trail through the community contributes both recreational and transportation amenities that contribute to the City's identity.
4. The proximity to the larger metropolitan community gives Spring Park residents convenient access to larger regional employment, shopping, entertainment, and recreational opportunities available in the Twin Cities region.

While complementary to the City as an attractive place to live, interview participants also identified the following community concerns that may threaten the City's historic identity:

1. Lakeshore lots along Lake Minnetonka continue to appreciate in value due to their limited availability. While this benefits the City with regard to tax base, it also presents the following concerns:
 - a. Increased land values result in increased property taxes. Substantial increases in property taxes can make it difficult for middle income households to continue to afford their homes.

- b. The high value lakeshore lots are attracting more affluent households capable of affording premium lakeshore values. This trend is changing the socio-economic demographics of the City. With their new investment, the new property owners have different expectations for the neighborhoods and the City related to house size, neighborhood appearance, and City services. Some have expressed that with the continued in-migration of affluent households, the City is being segregated into the “haves and the have nots.” These changed expectations have produced some conflicts within neighborhoods.
2. Many interviewed expressed concerns over the poor appearance of a number of unkempt commercial and residential properties. These properties detract from the City’s identity and negatively impact surrounding properties. The need for cleanup, property maintenance, and code enforcement on the unkempt properties was emphasized in the Tactics interviews.
3. The development pattern in Spring Park has resulted in isolated neighborhoods that do not encourage resident interaction or sense of community. To overcome the physical layout of the City, many interviewed suggested organizing more community events such as a community festival, National Night Out, or holiday celebration events to bring residents together and celebrate Spring Park as a community.
4. There is a need to improve communication between the City and its residents. Some suggest improved utilization of social media opportunities to communicate ongoing activities, available service special events, or upcoming City issues.
5. Improve City street infrastructure. Many people interviewed noted that the condition of local streets detracts from the neighborhoods. As a fully developed community, the City needs to examine its aging infrastructure and develop a strategy for staged infrastructure replacement.

SINGLE FAMILY LAND USES

1. Spring Park is characterized by long narrow single family lots. Historically, these lots contained seasonal cottages and summer homes. As the City matured, these seasonal residences became year round homes. The existing pattern of single family lots raises the following concerns:
 - a. The narrow lot patterns result in tight living arrangements. These small lots are expected to contain the house, outbuildings, automobile parking, seasonal storage of boats and docks, and provide useable yard for the resident. This was an acceptable arrangement when Spring Park was a resort community with small cottages and single car households, however, as the City evolved to full time residents, property use changes with larger homes, maximizing use of their

property. This has created issues related to property line disputes, outdoor storage, monster homes, and greater impervious lot coverage.

- b. Many of the houses in Spring Park were constructed prior to zoning regulations and as such, do not meet required building setbacks. These reduced setbacks contribute to the City's tight development pattern. With new construction and building additions, property owners want to preserve their right to the non-conforming setbacks and expand their homes into the balance of the lot. Without uniform setbacks, the expanded house size begins to dwarf the lot and adjoining homes.
 - c. With new redevelopment within the single family neighborhoods, property owners pursue the "biggest bank for the buck", resulting in larger, taller, more expensive homes. While the City wants to continue to encourage reinvestment in its housing stock, the City needs to re-evaluate past practices and define its future expectations for house sizes, lot coverage, and setbacks.
 - d. The City has identified that the preservation, maintenance and enhancement of the City's existing single family neighborhoods must be a priority of the 2040 Comprehensive Plan. To achieve this goal, the following suggestions were offered:
 - Maintain required building setbacks.
 - Stick to the City's minimum lot size of 10,000 square feet.
 - Limit single family lot impervious surface.
 - e. Single family homes along Sunset Drive are zoned for medium density housing alternatives. The City will explore whether a low density zoning may be more appropriate for these single family lots.
2. An issue identified by some interviewed was the single family home rentals or weekend party homes. The introduction of rentals into a single family neighborhood can be disruptive to a residential environment. This is especially true of short term rentals where the occupants have no investment in the community.
 3. There is a need to address single family homes in poor condition. Suggestions include:
 - a. Code enforcement on junk and uncontrolled outdoor storage.
 - b. Target poor condition homes for acquisition and redevelopment.

MULTIPLE FAMILY LAND USES

In 2015, multiple family housing represented an estimated 76 percent of the City's current housing stock. The City's multiple family housing stock has provided a variety of housing options for Spring Park residents. This land contributes to the City's tax base, providing some relief for single family homeowners. Through the Tactics interviews, the following options were presented:

1. Many interviewed raised concern over the quantity of multiple family in the City. Currently, it represents 76 percent of the City's housing stock.
2. In looking to the future, many indicated that if the City wants redevelopment, multiple family housing provides a viable land use option. High land costs and other redevelopment costs tend to push density to make redevelopment financially feasible. A number of people interviewed expressed that the most recent redevelopment efforts (Lakeview Lofts and The Mist) included too much density, too big of buildings, and the lack of amenities as shortcomings in the projects. Others pointed out the expanded tax base and that these projects replaced a number of marginal to blighted buildings. The end results is an improvement over previous conditions.
3. In looking to the future, the City needs to further define the redevelopment ambitions related to land use, density, building design, building height, and amenities to aid in guiding future projects.
4. Attractive streetscape design along County Road 15 portray a positive community identity.
5. Many of the high density apartment complexes are aging in place and exhibiting deteriorating conditions. The City receives frequent complaints from renters who are concerned with poor conditions within their apartment building. Some interviewed suggested the need for a rental licensing ordinance that would require all rental properties to secure a license to allow properties to be rented. Part of the licensing would require periodic inspection and repair of the rental property to ensure that it is well maintained and safe for occupancy.

COMMERCIAL LAND USES

In 2007, the City of Spring Park undertook a planning effort to establish design guidelines for future commercial development and redevelopment. This effort recognized the eclectic composition of Spring Park's commercial area. The City efforts strive to maintain the vitality of existing businesses, while enhancing the appearance of the commercial area.

Through the Tactics interviews, the following concerns were expressed with regard to the commercial areas of the City:

1. The City would like to promote commercial businesses that are compatible with the City image of small lake community. In this regard, smaller businesses that benefit from proximity to the lake, or serve the local lake lifestyle. Preferred businesses listed through the interviews include smaller lake oriented retailers, office use, coffee shop, or a sit down restaurant.
2. The appearance of select commercial areas is a concern for the City related to building conditions, exterior storage, and exterior sales. There needs to be a more aggressive effort through code enforcement to clean up bad sites.
3. A number of businesses were identified as examples of uses the City wants to continue to promote:
 - a. Marina Shopping Center. A medical clinic as a shopping center anchor is seen as a very positive addition to the community.
 - b. Lord Fletcher's Restaurant is a community landmark that draws regional customers to Spring Park.
 - c. The Drive Inn Restaurant on County Road 15 is a community attraction that provides good food and a unique dining atmosphere. Special events at the Drive Inn, such as "old car night" makes the site a local and regional destination.
 - d. Introduction of Back Channel Brewery to the Marina Shopping Center is seen as a great opportunity for the private redevelopment of an under-utilized commercial building, bringing a new commercial attraction to Spring Park.
4. In general, most interviewees would like more commercial, retail and service uses within the community. The types of businesses that are desired are those that address the day-to-day needs of Spring Park residents and businesses that cater to the lake activities, and the lake community lifestyles. Future commercial growth will depend heavily on changing trends in retail and available market support.
5. Some commercial zoned properties along County Road 15 have limited accessibility due to severe topography. The City will investigate alternative land uses for these sites.

INDUSTRIAL LAND USES

Spring Park has 8.5 acres of land zoned M, Manufacturing to accommodate existing industrial land uses. In discussion of this land use category, the following comments were offered:

1. The current industrial property has a successful multi-tenant building that is a vital and active land use in the City. The property owner has indicated that they have no plans for redevelopment in the near future.
2. Most interviewees are pleased with improvements and appearance of the industrial area of the City. This site contributes to the attractive streetscape along County Road 15.
3. The industrial area of the City provides a significant contribution to the City's tax base and provides local employment opportunities.
4. The limited size of the industrial site, its location away from major highway systems, and growing commuter traffic on County Road 15 have raised questions over the long term viability of industrial land use in Spring Park.
5. There has been some introduction of commercial retail and service uses within the industrial areas. The City has been supportive of the new uses through zoning amendments to the Manufacturing District. The new commercial uses are acceptable provided adequate parking is available to meet their needs.

TRANSPORTATION

The following comments were offered regarding Spring Park's transportation infrastructure:

1. Most of the people interviewed recognized the growing traffic volumes on the County highway system. This presents concerns for Spring Park related to site and neighborhood access, congestion at controlled intersections and increased commuting times for Spring Park residents working outside of the City.
2. The local street system is characterized by very narrow and frequently dead-end streets. These streets are located on very narrow rights-of-way, providing limited opportunity for improvement or expansion. The local street configurations present concerns for street maintenance, snow removal, on-street parking, and access for emergency vehicles.
3. The City has completed a street condition study that reveals streets that need some repair or improvement. The City needs to include a systematic strategy for undertaking street improvements. With any street replacement, underlying utilities (sanitary sewer, water, storm sewer) must be evaluated and, if necessary, replaced with the street.

4. Spring Park's streets are very narrow. The City needs to generate an urban street design unique to Spring Park's needs that provides adequate travel lanes and curbing for edge protection and to direct stormwater to the City's storm sewer and away from private property.
5. Most of the interview participants want a pedestrian friendly community. The City supports the regional trail on the Hennepin County rail right-of-way. This regional trail will provide a pedestrian/bicycle trail that traverses the entire community, providing opportunity for local trail connections that may link City neighborhoods and commercial areas.
6. The Hennepin County regional trail corridor represents a significant pedestrian/bicycle thoroughfare through the City, however it passes along the backs of properties. There is a need to enhance the aesthetic quality of the pedestrian/bicycle corridor by screening the adjoining land uses.
7. Sunset Drive (County Road 51) is a County road with narrow right-of-way and with adjoining land uses in close proximity to the street. Due to high traffic volume and traffic speeds, there is a need to provide for safe pedestrian travel in conjunction with the automobile traffic through the creation of either a trail, sidewalk, or a pedestrian/bicycle lane along this street.

COMMUNITY FACILITIES

Stormwater

1. The City adopted its Local Water Management Plan in 2004 that outlines the City's strategies for stormwater management. This will need to be updated with the 2040 Comprehensive Plan.
2. The Minnesota Pollution Control Agency (MPCA) has identified West Arm Bay of Lake Minnetonka as impaired water. The impaired clarification is based on nutrient/eutrophication and biological indicator criteria. The City of Spring Park will need to study the City's stormwater discharge into the bay and implement a plan to reduce total maximum daily loadings in accordance with MPCA standards.
3. The City works with Minnehaha Creek Watershed District on all construction projects addressing issues of erosion control, stormwater management, and on-site inspections.
4. The Tactics interviews placed an emphasis on improving water quality within the lake. The following suggestions were offered:
 - a. Examine and repair old sanitary sewer that may be leaking or collecting inflow or infiltration.

- b. Sump pump ordinance.
- c. Re-examine the zoning rules to require stormwater retention and treatment for any new building or building addition as part of the building permit review.
- d. With street or utility infrastructure, repair or address the collection and treatment of stormwater from the streets. Make public improvements to treat stormwater.

Municipal Water

- 1. The municipal water system was described as being in generally good condition, with some pipes being a little undersized. There are some dead-end water mains that result in slow water pressure in some neighborhoods. Future looping of these dead-end water mains would resolve the water pressure issues.
- 2. The water tower and City reservoir have sufficient capacity to meet the City's needs.
- 3. Some of the new, taller redevelopment projects required the installation of pressure pumps within the building to insure appropriate water pressure and fire protection in the upper stories of the buildings.
- 4. New water treatment plant will remove TCE from Wells 1 and 2.
- 5. Wells 1 and 2 need filter screens to reduce sand collection that prevents the pumps from running at full capacity. The screen will expand the capacity of these wells.
- 6. Well 3 needs a new drop pipe and pump house.

Sanitary Sewer

- 1. The sanitary sewer system utilizes seven lift stations to collect and move sanitary sewage through and out of the City.
- 2. The sewer collection system is older, consisting of clay and ductile pipes. Some areas require repair and/or replacement. A plan for sanitary sewer repairs is necessary. The City has developed a program for slip lining pipes to preserve the life of the system and reduce inflow and infiltration.
- 3. The City conducts a televised inspection and jets approximately one-fourth of the City's sanitary sewer annually.

County Boat Launch

1. The County boat launch is an amenity that benefits the City. Through interviews, it was suggested that the City work with the County to enhance the boat launch, both aesthetically and functionally through landscaping, launch improvements, and off-site parking for boating guests.

Parks

The two City parks are very positively viewed with most interviewed suggesting that the City should make residents more aware of the community parks.

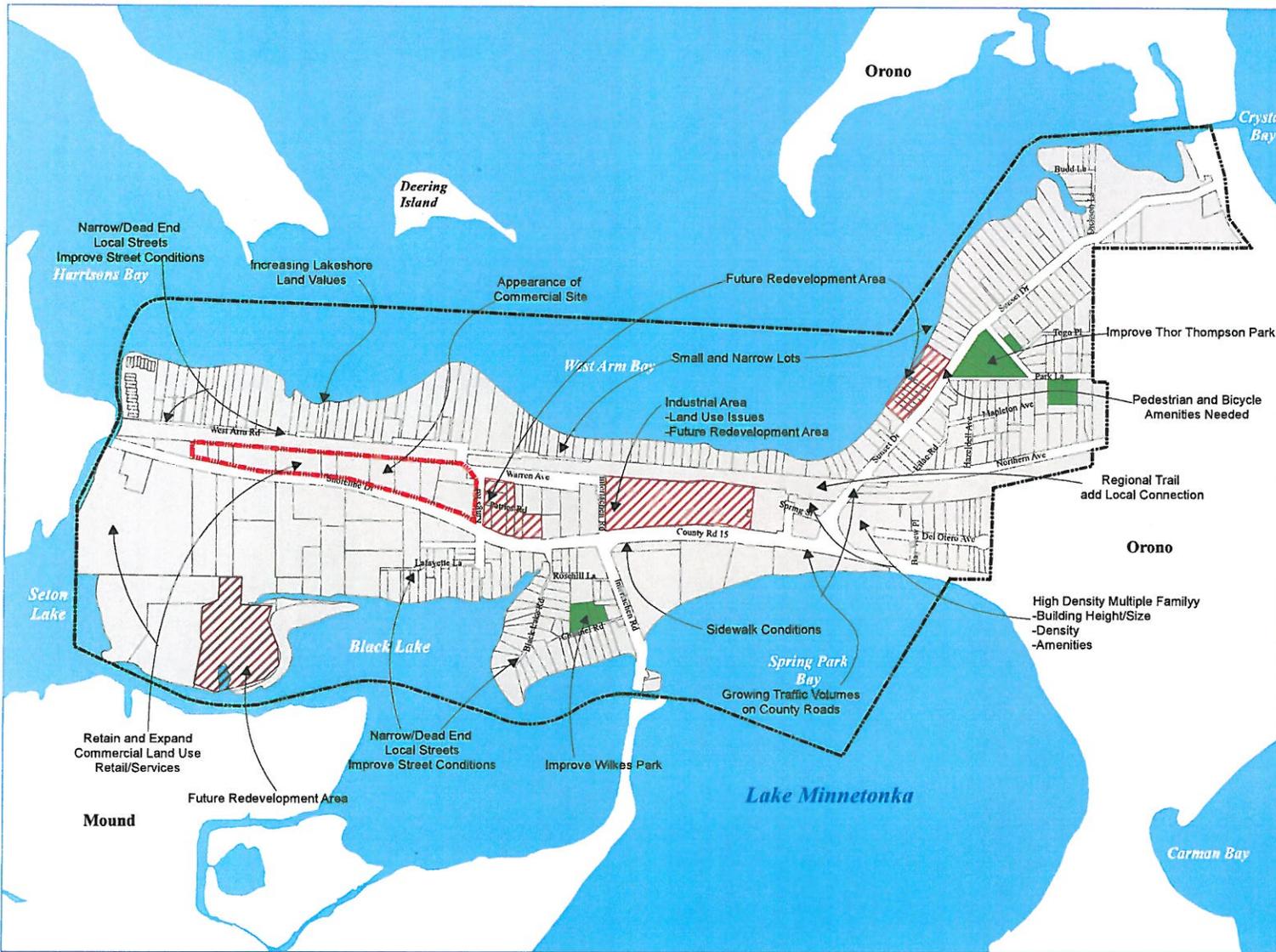
1. Thor Thompson Park was praised for the recent improvements and its overall appearance. The following suggestions were made for Thor Thompson park:
 - a. The current improvements are great. Concern was expressed that the City may overbuild this small park. Suggestions were made that park use, amenities, and facilities must be scaled to fit within the limited park area.
 - b. Provide signs and directions that link the tennis courts to Thor Thompson Park.
2. Wilkes Park was lauded for the new community garden. Future improvements should address:
 - a. Clean up or screen the adjoining single family lot to the east of Wilkes Park. The condition of this property detracts from park aesthetics and experiences.
 - b. Update playground equipment.
3. The majority of the people interviewed expressed interest in making both parks more pedestrian and bicycle accessible via trails, sidewalks, improved street shoulders, or bike lanes.

COMMUNICATIONS

1. Many of the people interviewed expressed interest in expanding community communication and outreach to allow residents to be aware of City business, activities, improvements, and events. The following suggestions were offered:
 - a. Digital records.
 - b. Use of social media.

- c. Newsletters and direct mailings.
 - d. Electronic agendas for Council and advisory board meetings.
2. Several people interviewed suggested the need to promote the community to City residents and to adjoining cities. Their suggestions included:
- a. Community Social Events: National Night Out, community festival, holiday events, or inter-community events that bring residents out of their homes to meet their neighbors or the community at large.
 - b. Spirit Wear: Branding the Spring Park name and identity through collectibles, sweatshirts, tee shirts, mugs, cozies, etc.

Community Issues

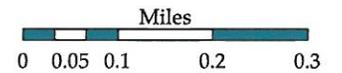


City of Spring Park



Legend

-  Boundary
-  City Parks
-  Parcels
-  Lakes



Source:
 Hennepin County, City of Spring Park
 Minnesota Department of Natural Resources, &
 Northwest Associated Consultants, Inc.
 Prepared: May 2017

INTRODUCTION

The purpose of the Policy Plan is to describe in writing what the community desires to produce or accomplish with regard to its physical environment. The plan also provides guidelines as to how these desires are to be achieved.

Building on the issues and opportunities identified in the Planning Tactics and Inventory, this chapter identifies general community goals and supporting policies. The policy statements can be used as a benchmark against which development requests, proposed plans, programs and actions can be assessed. Policies should provide a decision-making framework for all public and private actions related to development within the City.

The Policy Plan does not provide information on the timeliness and priorities for needed community improvements. Instead, it provides a series of criteria which can be used to direct general actions undertaken by public and private groups in response to community needs. Moreover, the policies should be considered and utilized collectively. In some cases, a single policy may define and outline a course of action. More frequently, however, a group of policies will be applied to a given situation.

The flexibility and adaptability of the Policy Plan is particularly useful when unanticipated development decisions emerge. The plan further complements the City’s maps, ordinances, and codes which are more static documents. In some instances, policies may not address a new situation in the community. In this case, the Policy Plan should be updated or modified. This will give the Comprehensive Plan an up-to-date quality which will withstand the test of time.

In the sections which follow, the terms “goals” and “policies” are frequently used. These terms are defined as follows:

Goals: The generalized end products which will ultimately result in achieving the kinds of living, working and recreational environments that the community desires.

Policies: Action statements which lead to general achievement of the stated goals. They serve as guides to help make present and future decisions consistent with the community goals.

CITY-WIDE GENERAL GOALS

Goal 1: Protect and promote Spring Park's identity as a quaint lake community.

Policies:

- A. Establish a cohesive image for the entire community through the uniform application of community promotion, design and service.
- B. Strengthen community assets to communicate Spring Park's positive identity within the region.
- C. Build on and promote the use of the lake for recreation purpose.
- D. Remain proactive in addressing outstanding City issues or concerns that may detract from the City's identity.
- E. Establish an attractive and identifiable commercial streetscape along County Road 15 with notable gateways and increased green space.

Goal 2: Protect property values and maintain a strong tax base while allowing existing residents the affordability to stay.

Policies:

- A. Promote private reinvestment in Spring Park properties through building renovation, expansion and maintenance.
- B. Encourage property maintenance.
- C. Provide assistance and information with regard to available programs that may assist local property owners in building renovation and expansion.
- D. Enhance local tax base within the City by encouraging high quality commercial and industrial building expansions.
- E. Implement a City's Capital Improvement Program to assure that high quality public infrastructure accompanies private investment.
- F. Require all construction or remodeling of homes within the City to comply with minimum zoning standards of the City.
- G. Provide access to increasing technologies such as broadband services to allow residents to work from home.

Goal 3: Improve substandard and/or blighted areas simultaneously with redevelopment.

Policies:

- A. Promote private housing redevelopment within the City that meets the Zoning Ordinance performance standards.
- B. Encourage the private redevelopment of substandard, obsolete or blighted properties. Public assistance may be applicable where the redevelopment is consistent with the goals of the Spring Park Comprehensive Plan and within the financial capabilities of the City.
- C. Investigate opportunities for redevelopment or renewal of deteriorating residential sites.
- D. Redevelop select, commercial/industrial properties as they become available.
- E. Require studies on stormwater, utilities, and transportation infrastructure to determine adequate capacity and/or necessary improvements related to redevelopment projects.
- F. Establish areas where overhead utilities could be placed underground in the future.

Goal 4: Ensure compatibility and strong functional relationships between land uses.

Policies:

- A. Maintain and strengthen the character of individual neighborhoods.
- B. Prevent over-intensification of land use development, that is, development which is not accompanied by a sufficient level of supportive services and facilities (utilities, parking, access, etc.).
- C. Investigate remedies to correct or eliminate existing land use compatibility problems and review and make changes to the zoning map accordingly.
- D. Examine requested land use changes in relation to adjoining land uses, site accessibility, utility availability, and consistency with the City's Comprehensive Plan and policies.
- E. Accomplish transitions between distinctly differing types of land uses in an orderly fashion which does not create a negative (economic, social or physical) impact on adjoining developments.
- F. Address conflicting and non-complementary land uses through code enforcement or improved site design options, where practical.

- G. Examine and re-evaluate under-utilized commercial parcels to insure full land utilization and proper infill development of parcels.

Goal 5: Promote environmentally friendly land uses and development design.

Policies:

- A. Emphasize stormwater management and treatment to protect and improve water quality in Lake Minnetonka.
- B. Implement City-wide programs that will reduce inflow and infiltration into Spring Park's sanitary sewer.
- C. Promote the use of "green technologies" in building and site design as a means of encouraging energy efficiency, proper stormwater treatment, sustainable buildings, and attractive living and working environments.
- D. Implement language to require erosion control on sites during the construction phase.

Goal 6: Promote an active and healthy community.

Policies:

- A. Continue the development of pedestrian trails and bikeways that meet the recreational needs of citizens, and provide an alternative means of transportation.
- B. Embrace community planning elements that contribute to good health including affordable housing choices, clean natural environments, efficient public transportation, employment options, job training, quality education, cultural and recreational opportunities, diversity, accessible health services, and emergency management services.
- C. Explore opportunities to improve and protect public health through programs and activities that address a range of health related issues such as physical activity, water quality, air quality, good access, and mental health.
- D. Continue the City's efforts for effective emergency management services through personnel, training, technology, inter-agency cooperation, and application of safety and fire codes.
- E. Make the most of Spring Park's senior population by encouraging participation in the community's labor force, advisory committees, volunteer organizations, and community programs to advance the community's overall planning goals.

NATURAL RESOURCE GOALS

Goal 1: Protect City's natural resources and enhance lake water quality.

Policies:

- A. The City of Spring Park will need to study the City's stormwater discharge into Black Lake, Seaton Lake, Spring Park Bay and West Arm Bay and implement a plan to reduce total maximum daily loadings in accordance with MPCA standards.
- B. Develop and implement best management practices to reduce sediment and pollution discharge into Lake Minnetonka.
- C. Continue to work with Minnehaha Creek Watershed District, LMCD, and DNR on all construction projects addressing issues of erosion control, stormwater management, and on-site inspections.
- D. Establish easements over drainageways.
- E. Require the creation of rainwater gardens or bio-retention ponds with all development.

RESIDENTIAL GOALS

Goal 1: Allow for a variety of housing types, styles and choices to meet the needs of Spring Park's changing demographics.

Policies:

- A. Maintain single family residential neighborhoods and modest homes sizes.
- B. Support the renovation of existing multifamily and senior living facilities.
- C. Maintain the ability to allow a variety of housing options affordable to a broad range of household incomes.
- D. Promote both private and public sector services to allow independent living elderly residents to remain in their homes.
- E. Encourage investment and improvements to the City's existing housing stock that adapt homes to the various life cycle needs of Spring Park's residents.

Goal 2: Maintain or enhance the strong character of Spring Park's single family residential neighborhoods.

Policies:

- A. Promote private reinvestment in the City's single family housing stock.
- B. Examine the City development regulations to promote consistent development within existing single family neighborhoods.
- C. Prevent the intrusion of incompatible land uses into low density single family neighborhoods.
- D. Provide community education resource information, plan book and/or programs to local property owners on home maintenance, repair, renovation, expansion, and assistance opportunities.
- E. Periodically evaluate past practices and define the City's expectations for housing size lot coverage, and setbacks to guide future single family home construction.

Goal 3: Maintain or enhance multiple family residential neighborhoods.

Policies:

- A. Work with property owners to maintain and enhance existing multiple family uses.
- B. The City shall define its redevelopment ambitions related to land use, density, building design, building height, and amenities within its zoning regulations to aid in guiding future projects.
- C. Adhere to the highest quality community design and construction standards for new construction and redevelopment projects.
- D. Accompany medium and high density development with adequate accessory amenities such as garages, parking, open space, landscaping, and recreational facilities to insure a safe, functional, and desirable living environment.
- E. Consider mixed land uses as an alternative land use option in planning and redevelopment of blighted residential/retail sites.

COMMERCIAL GOALS

Goal 1: Maintain and improve Spring Park's commercial areas as vital retail and service locations.

Policies:

- A. Promote the west side commercial area as a community hub through tenant infill and new development within the oversized parking lot.
- B. Emphasize unique commercial sites as focal points within the City.
- C. Work with local business people to gain an understanding of the changing needs of the business environment.
- D. Promote a full and broad range of office, service, lake oriented retailing and services , sit down restaurant and entertainment uses within the commercial areas of Spring Park that are compatible with surrounding residential neighborhoods and promote the small lake community image.
- E. Attract new customers generating businesses to Spring Park that are complementary to existing businesses and will contribute to the customer attraction and business interchange of the local commercial areas.
- F. Promote the redevelopment and expansion of existing businesses within the City to obtain a higher level of sales and business attraction.
- G. Promote private reinvestment in the City's commercial properties. Offer limited public assistance, when appropriate, to facilitate private investment in the City's commercial areas.

Goal 2: Redevelop commercial sites that display building deterioration, obsolete site design, land use compatibility issues and a high level of vacancies.

Policies:

- A. Implement the City's commercial design guidelines with all commercial redevelopment efforts.
- B. Coordinate redevelopment efforts with adjoining commercial properties to create site designs that promote attractive shopping environments, easy accessibility, and a high level of business interchange between businesses.

- C. Blend commercial redevelopment which is of a similar size and scale with existing businesses and which is supportable by available markets.
- D. Through redevelopment efforts, encourage and promote retail and service providers that would complement the existing commercial land uses and/or contribute to the accumulative attraction of Spring Park's commercial areas.
- E. Commercial development in Spring Park will be required to meet building performance standards which assure the creation of attractive, functional and durable structures. These standards will be established to pursue quality throughout the community, both at the time of development.
- F. Commercial redevelopment efforts to promote site designs that provide safe and convenient pedestrian movement, including access for persons with disabilities.
- G. Establish commercial building setbacks that improve visibility, pedestrian access, and be sensitive to the streetscape in Spring Park's commercial areas.

Goal 3: Create a cohesive and unified identity for Spring Park's commercial areas.

Policies:

- A. Create a low maintenance, uniform streetscape treatment that will enhance the retail shopping experience of Spring Park's commercial areas. Said streetscape shall include, but not be limited to, energy efficient lighting, sidewalks, landscape plantings, pavement treatments, transit stops, benches, bicycle elements, and where practical, burial of overhead utilities.
- B. Maintain and enhance the streetscape treatments along each of Spring Park's commercial corridors through public/private cooperative efforts (such as adopting a boulevard program).
- C. Promote the interconnecting driveways, sidewalks, shared parking areas between adjoining commercial sites to improve the accumulative attraction of the commercial sites and to promote a high level of business interchange.
- D. Establish pedestrian/bicycle connections through commercial sites to the public sidewalk to promote safe pedestrian/bicycle access to the site.

INDUSTRIAL GOALS

Goal 1: Retain Spring Park's industrial land uses to insure a diverse tax base and local employment opportunities.

Policies:

- A. Encourage the existing industries to operate within the capacity of their building and site to preserve the City's industrial tax base and preserve local employment opportunities.
- B. Promote the high quality industrial construction to insure building durability and an aesthetically attractive appearance.
- C. Promote environmentally clean industries to avoid issues related to light or odor nuisances, or concern for air, ground, or water pollution.

Goal 2: Plan for the long term redevelopment of the City's industrial area in a manner that promotes compatible land use patterns and expanded tax base.

Policies:

- A. Work with the industrial property owners to redevelop the industrial sites when the time is right.
- B. Investigate mixed land uses that may be introduced through redevelopment that produces compatible land use relationships with the surrounding neighborhoods.
- C. Promote a high standard of architecture and site design that contributes to Spring Park's positive identity.
- D. Define the City's redevelopment ambitions related to land use, density, building design, building height, site amenities, parking, and site access within the City's Zoning Ordinance when redevelopment comes to fruition.
- E. Ensure that industrial redevelopment projects provide adequate parking, site circulation, open space, landscaping, and other amenities to support the proposed land use in a safe and functional manner.

TRANSPORTATION GOALS

Goal 1: Maintain and improve the City's streets and transportation opportunities.

Policies:

- A. Maintain site and neighborhood access.
- B. Alleviate congestion at controlled intersects.
- C. Develop solutions to alleviate concerns on maintaining the very narrow streets.
- D. Develop a systematic strategy for undertaking street improvements.
- E. Utilize the regional trail to create a pedestrian friendly community to link City neighborhoods to commercial areas.
- F. Work with Hennepin County to develop a long range plan for light rail transit.

Goal 2: Promote safe pedestrian/bicycle movements throughout the City.

Policies:

- A. Work with Three Rivers Park District to be proactive with the construction and continued improvement of the regional trail along the Hennepin County railway.
- B. Work with Three Rivers Park District to enhance the trail corridor through landscaping and trail design elements where abutting the rear of adjoining properties.
- C. Improve, maintain, and expand pedestrian connections within the City that link community destinations including neighborhoods, parks, recreational facilities, and commercial areas.
- D. Provide pedestrian connection between public sidewalks and trails into private, commercial, retail and service sites. Establish a "rollable" sidewalk and trail system that accommodates wheel chairs, strollers, and walkers to encourage use by all community residents.
- E. Support pedestrian and bicycle facilities (i.e., benches, rest areas, parking, trail head) to encourage use.
- F. Support pedestrian facilities at intervals that are comfortable to City's aging populations.
- G. Promote options for sidewalks or trails along Sunset Drive (County Road 51).

COMMUNITY FACILITIES GOALS

Goal 1: Maintain, improve, and create services, facilities and infrastructure to meet the needs and interests of the community.

Policies:

- A. Implement a Capital Improvement Program that addresses the repair, replacement, and improvement of community facilities including streets, utilities, storm water management, community buildings, and parks.
- B. Periodically evaluate the space needs of governmental and public service buildings. Consider purchasing property to west of City Hall for future expansion.
- C. Monitor and maintain all utility systems to ensure a safe and high quality standard of service on an ongoing basis.
- D. Manage stormwater runoff to protect the water quality and ground water recharge areas. Work with the community to establish best management practices for handling storm water on small scales.
- E. Continue to encourage cooperation and coordination between governmental units to avoid duplication of public service facilities and services.
- F. Maintain Spring Park's existing parks and develop connections to other green spaces with the extension of community sidewalks and recreational trails.
- G. Promote high speed Internet and other communication technologies within Spring Park.
- H. Promote facilities and services that will address the needs of Spring Park's growing diverse population.

Goal 2: Utilize public improvements as a means for continuing civic beautification and an impetus for stimulating investment in private property.

Policies:

- A. Continue to promote a streetscape in commercial areas of the City to enhance the local shopping environment and to contribute to the area's identity.
- B. Encourage safe and convenient movement of pedestrian and bicycle traffic through the City.

- C. Maintain all public buildings and grounds according to high standards of design and performance to serve as examples for private properties.
- D. Prepare and annually update a Capital Improvement Program for all public facilities.
- E. Coordinate mass transit planning (buses, car pool lots, transit facilities, etc.) with street and streetscape improvements.
- F. Continue to work with Hennepin County on the creation of a trail head with public parking along the Hennepin County railway right-of-way.
- G. Pursue the burial of overhead utilities wherever financially and physically possible.
- H. Work with Hennepin County on the beautification of the Lake Minnetonka boat ramp.
- I. Work with Hennepin County to provide convenient parking for boaters and their guests who utilize the Lake Minnetonka boat ramp in Spring Park.

CITY GOVERNMENT/ADMINISTRATION GOALS

Goal 1: Continue to operate the City within a fiscally sound philosophy.

Policies:

- A. Maintain and enhance the City's local tax base.
- B. Annually review and update the City's Capital Improvement Program for the management, programming and budgeting of improvement needs.
- C. Economize and/or take advantage of intergovernmental shared services to avoid duplication.
- D. Continue cooperative arrangements to share facilities and community programs.
- E. Pursue new technologies and technological upgrades that will assist the community in the most efficient and cost effective delivery of services.
- F. Fund local street, utility, storm sewer maintenance, repair and replacement through capital improvement funds to reduce special assessments to Spring Park property owners.

Goal 2: Respond to the concerns and issues of Spring Park residents and businesses.

Policies:

- A. Maintain good communication with City residents and businesses through direct contact, open meetings, television, newsletters, outreach programs, City website, and project bulletins.
- B. Remain proactive in addressing planning issues, code enforcement, and nuisance complaints raised by the citizens and local businesses.
- C. Maintain strong communication between the City and the School District to address ongoing community and school issues.
- D. Continue to explore opportunities to expand the usefulness of the City’s website.

Goal 3: Maintain a strong level of confidence in the City’s advisory committees through member selection, committee continuing education, and lines of communication between the committees and City Council.

Policies:

- A. Provide continuing education opportunities for advisory committee members through seminars and presentations to explore trends and changes that will influence the community’s future.
- B. Maintain strong lines of communication between the City Council and its advisory committees.
- C. Provide research, suggestions, and recommendations to the City Council to guide policy and to address the changing needs of the City of Spring Park.