



CITY OF SPRING PARK
COMPREHENSIVE PLAN
COMMITTEE AGENDA
JUNE 14, 2017 – 8:00 PM
SPRING PARK CITY HALL

SESSION #3

1. PRESENTATION OF THE INVENTORY AND ISSUES
 - a. Discussion of the issues
 - b. Rank issues by priority

2. PRESENTATION OF THE 2030 POLICY PLAN
 - a. Discussion of the stated goals and policies
 - b. Identify changes to goals and policies

3. ADJOURNMENT

**CITY OF SPRING PARK
COMMUNITY ISSUES RANKING**

ISSUES	1	2	3	4	5
	<i>Most Important ----- Least Important</i>				
RESIDENTIAL					
Increased property values and taxes Makes it difficult for middle income households to afford their homes					
Isolated neighborhoods					
Poorly maintained and/or aging single family properties					
Poorly maintained and/or aging multifamily properties					
Uncontrolled outdoor storage					
New development on small residential lots Existing non-conformities make it difficult to expand home; new developments don't fit neighborhood need to address home expansions.					
Medium density zoning along Sunset Drive and the allowance of twin homes in the R-1 and R-2 zoning districts					
Quantity of multifamily buildings/ Multiple family land uses as a future redevelopment tool.					
COMMERCIAL					
Poorly maintained commercial properties					
Uncontrolled outdoor storage					
Uncontrolled outdoor sales					
Lack of commercial, retail, and services for day-to-day needs of residents Types of commercial uses appropriate for Spring Park.					
CITY SERVICES					
Poor condition of local streets					
Unattractive streetscape of County Road 15/51					
Need for better communication between City and residents					
Need for community events and/or promotion of City					
Increased traffic volumes causing congested intersections and long commute times					
Local street design including narrow streets and frequent dead-ends					
Poor visuals of Hennepin County Regional Trail					
Need for pedestrian-friendly routes					
Need for bike-friendly routes					
Increase accessibility of parks via bikes and walking					
Local park improvements					
Aging utility infrastructure					
OTHER					
Water quality in lakes					
Aesthetic and functional improvements for boat launch					

LIST OF OTHER ISSUES NOT IDENTIFIED

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.