

# COMPREHENSIVE PLAN UPDATE

## Key Dates for Comprehensive Plan Update

- **February 26** - Planning Commission holds public hearing and makes recommendation to the City Council
- **March 19** - City Council authorizes submittal of the Plan to Met Council
- Adjacent communities given **six months** to review the Plan
- **December 31, 2018** - Draft Comprehensive Plan due to the Met Council
- **Early 2019** - City Council adopts Comprehensive Plan



# COMPREHENSIVE PLAN UPDATE

## Plan Elements



# COMPREHENSIVE PLAN UPDATE

## Community Survey Results

### **The favorite things about Excelsior included:**

- 1) Lake Minnetonka
- 2) Small town feel
- 3) Walkability
- 4) Historic Downtown
- 5) The Commons

### **The top actions that the community can do to make Excelsior even better included:**

- 1) Improve The Commons
- 2) Ease congestion
- 3) Limit the scale of new single-family developments
- 4) Lower taxes
- 5) More pedestrian/bike trails

### **The most important challenges facing the City included:**

- 1) Maintaining small town character by limiting larger scale developments
- 2) Traffic congestion
- 3) Lack of parking in downtown
- 4) Tax rates
- 5) Preserving historic downtown

### **The top items that the City should invest in to create a better Excelsior included:**

- 1) Improving infrastructure
- 2) Maintaining historic buildings
- 3) Limit franchise businesses
- 4) Construct a parking ramp
- 5) Improve the Common's bandshell



# COMPREHENSIVE PLAN UPDATE

## Forecasted Population, Households and Employment

<b>Year</b>	<b>Population</b>	<b>Households</b>	<b>Employment</b>
<b>1970</b>	2,563	900	1,190
<b>1980</b>	2,523	1,149	1,947
<b>1990</b>	2,367	1,160	1,656
<b>2000</b>	2,393	1,199	1,823
<b>2010</b>	2,188	1,115	2,220
<b>2020</b>	2,280	1,200	2,500
<b>2030</b>	2,430	1,300	2,600
<b>2040</b>	2,420	1,300	2,700

The Metropolitan Council projects a seven percent increase in Excelsior's population from 2020-2030, with a corresponding eight percent increase in the number households.



# COMPREHENSIVE PLAN UPDATE

## Age Composition

	<b>2010</b>	<b>2000</b>	<b>1990</b>
Median Age	42.0	37.1	33.9
Under 20	20%	22%	21%
65 and older	15%	15%	16%

Excelsior's population is getting older similar to the metropolitan region; however, the rate Excelsior is aging is significantly faster than the metro region. The median age in the metro area increased 4.4 years from 1990 to 2010, while the median age in Excelsior increased 8.1 years during that same period.



# COMPREHENSIVE PLAN UPDATE

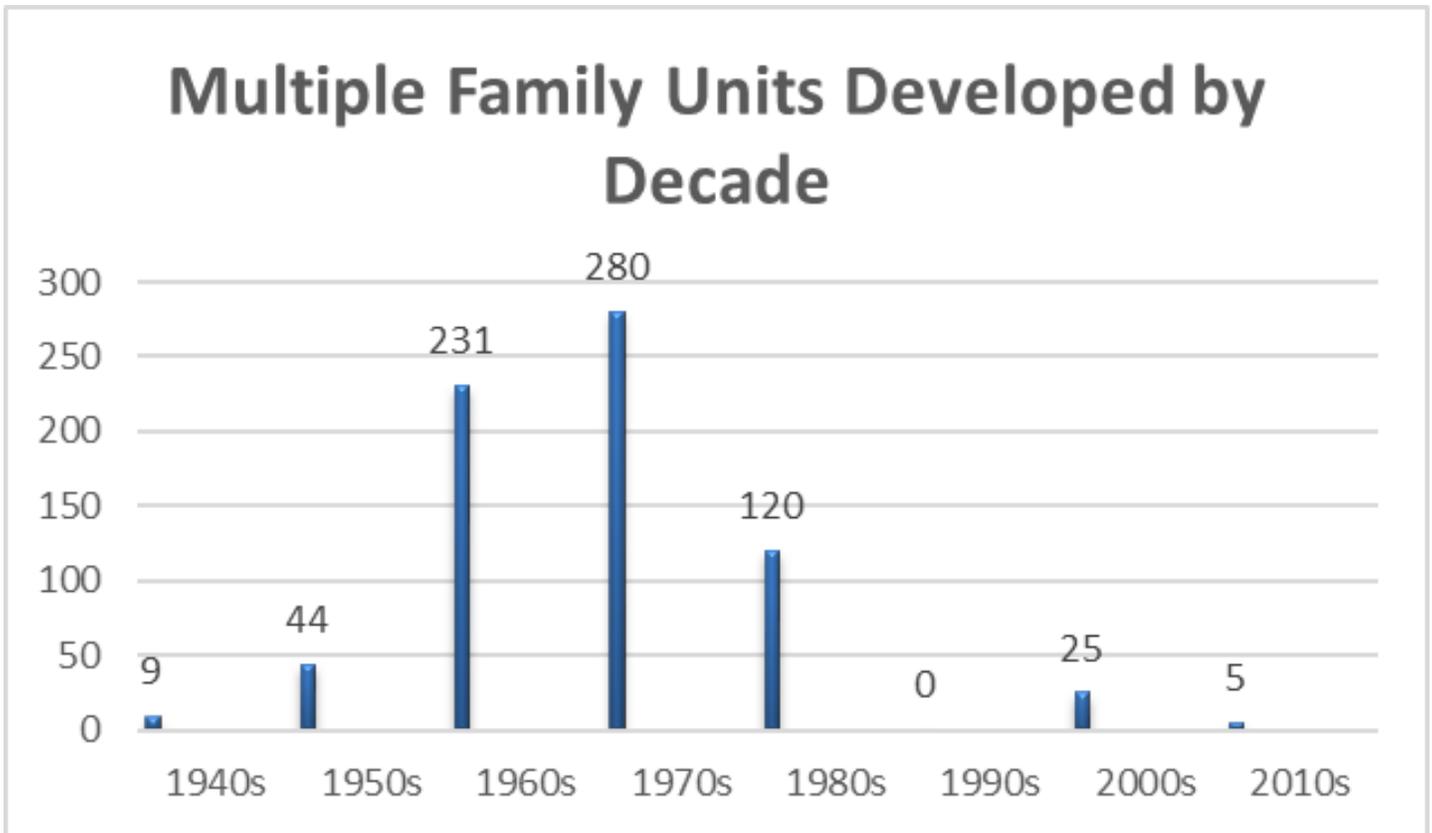
## Housing

	2010	2000	1990
<b>Total housing units</b>	1254	1250	1255
<b>Single Family</b>	38%	36%	39%
<b>Multiple Family</b>	62%	64%	61%
<b>Owner-occupied</b>	36%	38%	39%
<b>Renter-occupied</b>	53%	57%	53%
<b>Median Value</b>	\$352K	\$185K	\$96K
<b>Median Gross Rent</b>	\$762	\$604	\$462

- The ratio of multiple family in Excelsior (62%) remains higher than the metro area (40%).
- The median housing value in Excelsior increased 367% from 1990 to 2010, while the median housing value in the metro area increased 270% in that same period.
- The median gross rent in Excelsior increased 165% from 1990 to 2010, while the median gross rent in the metro area increased 175% during the same period.



# COMPREHENSIVE PLAN UPDATE



- Nearly all of Excelsior’s multiple family developments were constructed before 1972. The last apartment building developed was Southshore apartments in 1983.
- The average density of apartments/condominiums is 24.7 units per acre, while the average density of townhomes is 14.0 units per acre.
- Over half (52%) of the multiple units are located south of Highway 7.



# COMPREHENSIVE PLAN UPDATE

## Vision Statement

To be the best small lakeside-town in America

## Core Values

- **A Vibrant and Diverse Culture.** Our community thrives from being a welcoming and creative place that values and respects the opinions and contributions of all people.
- **A Livable Small-Town Feel.** Where the city embraces the size and scale of its downtown and neighborhoods while striving to preserve the higher quality of life, charm, smallness and friendliness that this place offers.
- **A Sustainable Environment.** We embrace public and private actions to preserve and enhance our lakes, wetlands, and trees as a significant aesthetic, recreational and welcoming value to be preserved for all generations.
- **A Connection to History.** We respect the historical assets of the community and encourage the promotion and preservation of our history.
- **Economic Vitality.** Our community experiences economic prosperity through diversity, interdependence and adaptability.
- **Families and Individuals.** We flourish as a community by caring about our residents' needs and supporting efforts to reach everyone's full potential.
- **Integrated Parks, Open Space and Trails.** Where the City appreciates, manages and preserves its natural areas, parks, and open space with a well interconnected sidewalk and trail system.
- **Civic Participation and Volunteerism.** Where the community engages and encourages its citizens to volunteer and to participate in community discussions and decisions through an open dialogue, respectful discussion, and responsive action.
- **Open, Efficient and Fiscally Responsible Government.** A City government that is approachable, transparent, and ethical, and the management of fiscal resources is accountable and prudent.



# COMPREHENSIVE PLAN UPDATE

## Historic Preservation

### Goal 1

Continue to promote Excelsior's reputation as a community where historic preservation is a vital part of the community's identity.

### Objectives

Create a Structures of Merit list and periodically contact owners of properties on the Structures of Merit list to gauge interest in individual designation; schedule public information meetings to discuss.

- 1) Recognize and protect significant historic properties through official designation as historic landmarks and districts based on designation criteria set forth in the historic preservation ordinance.
- 2) Nominate the Downtown Historic District, or parts thereof, to be listed on the National Register.
- 3) The City should set an example as a responsible steward of preservation and adaptive re-use of City-owned historic buildings.
- 4) The City should maintain its status as a Certified Local Government.
- 5) The City should install signs that indicate the boundaries of the Downtown Historic District.

### Goal 2

Continue to promote historic preservation and its importance in maintaining community character, identity and unique features that define Excelsior through public education.

### Objectives

- 1) Develop, support and promote methods to educate and communicate local history to residents and visitors.
- 2) Educate residents and property owners on the preservation process, and the economic benefits and incentives of historic preservation.
- 3) Promote Excelsior's historic preservation accomplishments. Continue recognizing property owners for good preservation practices. Schedule preservation activities during Preservation Month (May).



# COMPREHENSIVE PLAN UPDATE

## Historic Preservation cont.

### Goal 3

Develop strong public-private partnerships for the preservation of the City's historic resources.

### Objectives

- 1) The Heritage Preservation Commission should keep its Design Manual up to date so that Site Alteration Review review continues to maintain a high level of integrity, consistency and collaboration.
- 2) Retain a library of resources available to owners of historic resources.
- 3) The City should develop financial assistance that would benefit buildings that are designated historic.
- 4) The City and Heritage Preservation Commission shall pursue outside funding support for preservation activities.

### Goal 4

Ensure that preservation issues are considered in all pertinent City actions.

### Objectives

- 1) Excelsior's City Council, Planning Commission, Park and Recreation Commission, Heritage Preservation Commission and city staff shall work together to ensure that preservation issues are considered in all pertinent City actions.
- 2) The Heritage Preservation Commission shall submit an annual report that details the HPC's accomplishments for that year and priorities for the upcoming year to the City Council, Planning Commission and Park and Recreation Commission.
- 3) Assure that municipal regulatory policies are conducive to preservation. City departments should consider the impact on historic preservation in the development and enforcement of land use, building code, fire code and other regulations.



# COMPREHENSIVE PLAN UPDATE

## Residential Infill

- There are 478 single-family houses in Excelsior.
- 21 (4%) are designated as historic landmarks.
- An additional 35 (7%) were recommended to be designated as historic landmarks.
- Over the past four years, 23 houses have been razed and redeveloped (5%). Plus two houses were constructed on vacant lots.
- Of these 25 new homes, 3 required variances (or 12% of new homes over the last four years).
- Eight variances have been approved for existing houses and garages over the last four years. This equals 72% of all variances were for additions or garages.



# COMPREHENSIVE PLAN UPDATE

## Residential Goals and Objectives

### Goal

Maintain the Community's image and desirability as a great place to live and raise a family by preserving and enhancing the quality, character, safety and appeal of residential neighborhoods and developments, and providing diversity in its housing stock and unit types.

### Objectives

- 1) Promote the economic importance, and support the provision of, a variety of housing types and choices within the Community to meet the varied needs of residents of all ages and socio-economic circumstances in all geographic areas of the City.
- 2) Continue to support the development of multiple family housing in a dispersed pattern throughout the community as opposed to designation of specific areas, which would create large concentrations of such housing.
- 3) Accommodate residential renovation and redevelopment through a consistent, expedient and thorough permitting process.
- 4) Ensure new residential development be of a character, size, density and quality architecture that respects the traditional neighborhood character and maintains the quality of life for existing and future residents.
- 5) Consider the development of additional guides or tools to ensure that new residential construction (including infill and teardown construction) and additions are of an appropriate scale and character.
- 6) Continue to give out the "Excelsior Award" as a positive tool to promote compatible infill projects.



# COMPREHENSIVE PLAN UPDATE

## Residential Goals and Objectives—Cont.

- 1) Examine alternative solutions to sidewalk construction in certain challenging areas of the community.
- 2) Discourage conversions of single family structures to townhomes or condominium redevelopment projects.
- 3) Encourage, support and promote the application of sustainable building practices in all private sector rehabilitation and redevelopment.
- 4) Promote the use of existing housing rehabilitation grant or loan programs, either through State, County, regional or private agencies.
- 5) Work with owners of multiple family properties to ensure that housing units are safe, functional and provided with adequate amenities.
- 6) Protect residential areas from the encroachment of incompatible land uses and the adverse impacts of adjacent activities. Encourage the development of affordable housing in new multi-family developments.
- 7) Encourage the maintenance and preservation of boulevard trees as an important component of the City's tree canopy.



# COMPREHENSIVE PLAN UPDATE

## Conservation Districts

- Currently staff reviews all new single-family residential applications based on height, setbacks and building coverage. These regulations are objective, easy to interpret and administer.
- Some cities have established conservation districts, which vary greatly in terms of regulations and review process.
- Typically, a design review board reviews demolitions, new homes and additions based on design guidelines, which can be more subjective and open to interpretation like, “massing and scale of a new building should be compatible with neighboring structures.”
- Design guidelines also typically address design, with statements like, “the facade of a structure should be compatible in scale and character to the houses of the streetscape.”
- Demolitions are also typically reviewed based on the existing house’s contribution to the character of the district.



# COMPREHENSIVE PLAN UPDATE

## National vs. Local Register

### National Register

- National Register is our country's official list of historic places worthy of preservation.
- Makes available specific federal and state tax incentives for preservation purposes.
- Qualifies property owners for federal and state grants for preservation purposes, when these funds are available.
- Does not restrict the use of property in any way.
- Does not require any additional review by SHPO unless specific preservation incentives (tax credits, grants) are involved.
- Need property owner's agreement (or 51% of a district) to apply for a National Register district.

### Local Register

- Protects a community's historic properties and district through a design review process.
- Provides no tax incentives for preservation purposes unless such are provided by local tax law.
- Does not restrict the use of building.
- Generally does not protect interior spaces.



# COMPREHENSIVE PLAN UPDATE

## Commercial Goals and Objectives

### Goal 1

Maintain an environment which encourages a variety of quality and locally owned businesses and restaurants so that residents of Excelsior can purchase locally while continuing to encourage visitors to come to Excelsior and support our local businesses.

- 1) Research and adopt a formula business ordinance that will ensure Excelsior remains unique.

### Goal 2

Develop aesthetically pleasing and functionally well-designed retail and commercial shopping areas that are market supportable, maintain a diversified tax base, and serve the needs of the City's residents and a larger regional market.

### Objectives

- 1) Maintain a range of retail and service commercial activities throughout the City.
- 2) Ensure that new commercial development and redevelopment is designed in scale with, and complementary to, existing adjacent development.
- 3) Balance the desire to provide a full range of commercial goods and services for the residents of the Excelsior area, with the corresponding desire to achieve and protect a quality residential environment, and a high-quality image of the City for motorists that travel through the City.
- 4) Ensure that all new and improved commercial development, and encourage existing commercial development are effectively screened and buffered from adjacent residential uses.
- 5) Work with property owners to develop adequate parking that is enclosed or appropriately landscaped or screened from view.
- 6) Ensure that any new parking structure should be designed to complement the architecture and urban form of the surrounding areas.
- 7) Conduct a comprehensive review of commercial uses in the zoning ordinance to ensure they are up-to-date and serving the City well.



# COMPREHENSIVE PLAN UPDATE

## Commercial Goals and Objectives—cont.

### Goal 3

Continue to support Downtown as the symbolic “heart” of the community and enhance its role and the City’s primary mixed-use pedestrian environment.

### Objectives

- 1) Continue to support Downtown with a mixture of uses including commercial, office, restaurant, civic, and residential.
- 2) Maintain Downtown as pedestrian-oriented area and a walkable shopping area that is unlike any other commercial area in the western suburbs.
- 3) Continue to require retail/service orientation at street level for Water Street.
- 4) Preserve and strengthen the role of Downtown as the focus of community identity and activity. Facilities which collectively add to Downtown’s vitality and identity include city hall, library, churches, schools, farmer’s market and housing. The many civic functions that are held in Downtown such as Apple Days are very important ingredients of a vital Downtown.
- 5) Work with the U.S. Postal Service to assure the Post Office remains in Excelsior with possible relocation into the Downtown area.
- 6) Encourage the continued operation of the farmers market in the Downtown.
- 7) Continue to maintain, improve and promote the Port of Excelsior as an important part of the City fabric and as a connection from the Downtown commercial areas to Lake Minnetonka and The Commons.
- 8) Require development and redevelopment projects within the Downtown to provide parking that meets current and future parking demand.
- 9) Consider enhancements to existing public and private parking lots.
- 10) In appropriate locations, explore the potential for additional medium to high density housing in appropriate locations within convenient walking/driving distance of the Downtown as a means to strengthen its vitality and customer base.
- 11) Encourage the conversion of second floor space into housing options within the Downtown.
- 12) Plan for renovation of the City Hall in the Downtown.



# COMPREHENSIVE PLAN UPDATE

## Downtown Parking

- 75% of the respondents of the initial survey for the Comprehensive Plan disagreed that the City should encourage the redevelopment of private parking lots in the Downtown.
- The City has commissioned six various Downtown parking and parking ramp studies over the past 30 years.
- High costs (\$30,000 per parking space and maintenance costs), impact on the historic downtown and the limited number of new parking spaces that a new ramp would supply, have prevented a parking ramp from being constructed.
- 62% of the respondents of the initial survey for the Comprehensive Plan disagreed that additional private development should be used to help finance a parking ramp Downtown.
- Over the past five years, parking counts have indicated that 26% of the parking spaces are available during the peak times in the summer months.
- During the other nine months, parking is readily available.
- As car sharing programs continue to grow in popularity (autonomous vehicles, car sharing companies like Zip Cars, and ridesharing like Lyft and Uber), transportation and parking needs will begin changing in significant ways.



# COMPREHENSIVE PLAN UPDATE

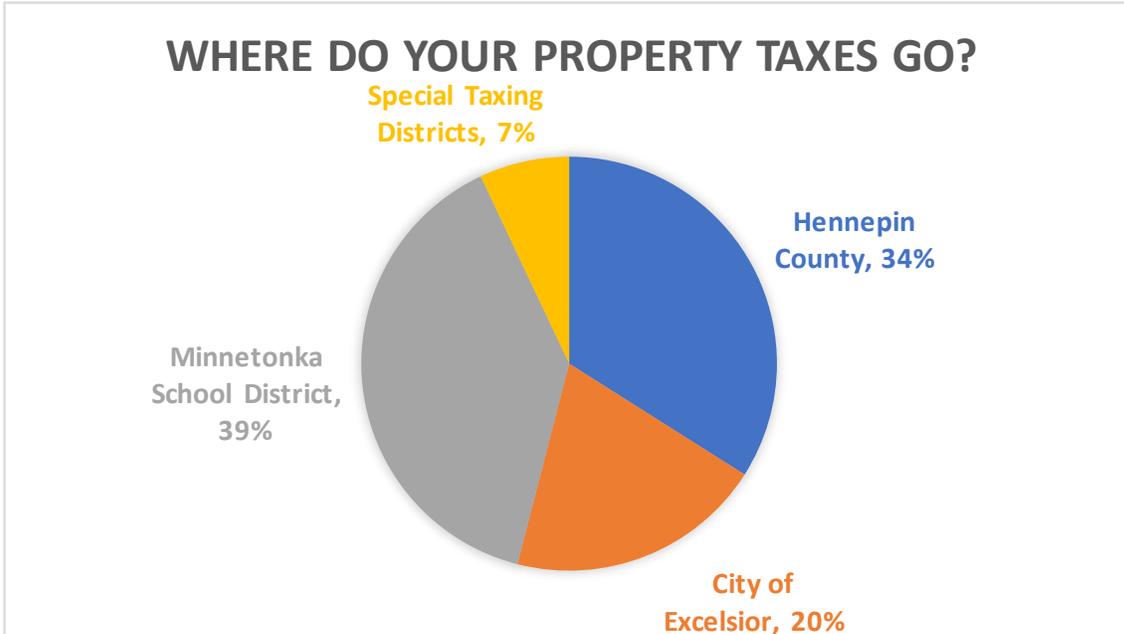
## Redevelopment

- The City's infrastructure is aging—A large portion of the watermains in town are approximately 50-90 years old and consist of cast iron pipes.
- Many of the comments received during the initial survey centered on providing public improvements to increase the quality of life in Excelsior such as improve The Commons, provide more sidewalks, maintain the City's boulevard trees, limit franchise businesses, renovate City Hall, fix City streets, provide affordable housing, etc.
- But no tax increases were also desired to provide these improvements and amenities.
- Expanding the tax base through infill development can provide additional services and public improvements without raising taxes.

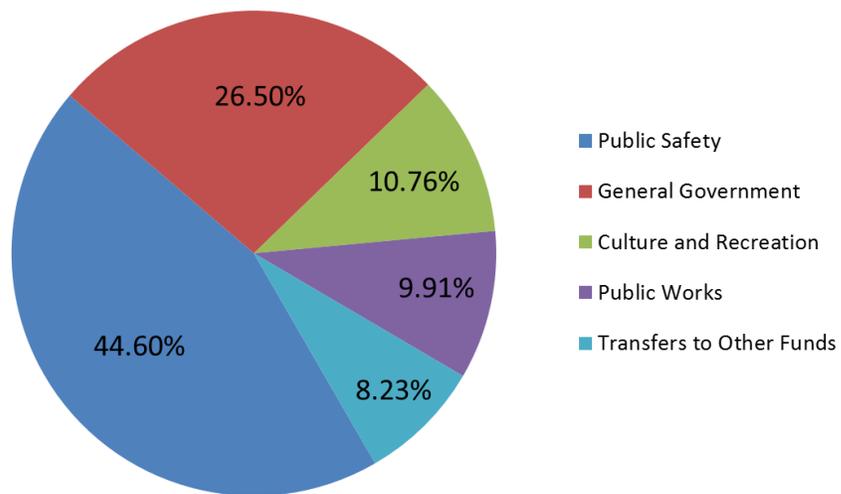


# COMPREHENSIVE PLAN UPDATE

## Budget Information



### 2018 General Fund Budget



# COMPREHENSIVE PLAN UPDATE

## 2018 General Fund Expenditures

Public Safety	\$1,002,451	44.60%
General Government	595,647	26.50%
Culture and Recreation	241,732	10.76%
Public Works	222,805	9.91%
Transfers to Other Funds	184,918	8.23%
<b>Total General Fund Expenditures</b>	<b>\$2,247,553</b>	<b>100.00</b> %



# COMPREHENSIVE PLAN UPDATE

## Infrastructure

### Watermain

- Issue:
  - \* Age of system – approximately 50% percent of water pipes are nearing end of expected serviceable lifespan
- Level of Service Consequence
  - \* Watermain breaks, leaks
    - ✦ Cost
    - ✦ Service disruption - Public Works staff time to fix, takes away from other priority duties
    - ✦ Ongoing maintenance is slowed, inefficient, or ineffective
  - \* Discolored water

### Sanitary Sewer

- Issue:
  - \* Infiltration and Inflow of clear water intrusion in old clay pipes and services and old manholes
- Level of Service Consequence
  - \* Increased cost to consumer resulting from higher charges to Excelsior by Metropolitan Council for treatment of clear water in wastewater flow.



# COMPREHENSIVE PLAN UPDATE

## Infrastructure

### Roadways

- Issue:
  - \* Old, deteriorating pavement, curbs, and sidewalks
- Level of Service Consequence
  - \* Travelling public inconvenienced by rough, noisy, uneven pavement
  - \* Roadway patching
    - ⇒ Cost on roads that require patching every year
    - ⇒ Other traditional regular maintenance on older roads is ineffective and not cost effective once they have reached the point of needing to be reconstructed.
    - ⇒ Service disruption – Public Works time to fix, requires equipment rental (Tim insert TYPE?), material cost for patching (Tim insert COST?)
    - ⇒ Takes away from other Public Works priorities such as (TIM fill in blank, lawn mowing? Maintenance in Commons, operation of Water Treatment Plant, Etc.)



# COMPREHENSIVE PLAN UPDATE

## Thank You

....for taking the time to come  
to the Open House

To help with this project, please  
fill out a comment card



# Comment Card

The Planning Commission and City Council are seeking public comment on the main issues facing the community in the next 10 years. It should be noted, though, that city actions are typically not decided by a popular vote. The Planning Commission and City Council will weigh public comment with a variety of other factors when making important decisions over the next ten years.

## Vision Statement

Do you agree with the proposed vision statement for the City: "To be the best small lakeside-town in Minnesota"?

- Yes

- No

Comment: \_\_\_\_\_

## Residential Policies

1. Regarding new single-family homes being built in Excelsior, how concerned are you with the following items?

Height -  
Hardcover (building & paving coverage) -  
Overall Mass & Scale -  
Side Yard Setbacks -  
Front Yard Setbacks -  
Design -

Very Concerned	Little Concerned	Not Concerned
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments: \_\_\_\_\_

2. The City has established a Task Force to study the size and design of new single-family homes and the idea of establishing a conservation district. Do you believe the City should establish a conservation district for residential areas? (please refer to the display board for information)

- Yes

- Yes, but only for the village area (north of Oak Street and west of Water Street, to Lake Minnetonka)?

- No

- Not sure/need more information

Comments: \_\_\_\_\_

3. Looking forward over the next 10 years, do you feel Excelsior should:

- Strengthen residential zoning regulations to maintain the current neighborhood character
- Loosen residential zoning regulations to allow variety of scale and design
- Leave zoning as it is today

Comments: \_\_\_\_\_

4. As the City grows over the next 10 years, what multifamily development is preferred?

The Met Council expects every community to add housing and jobs in order to reduce urban sprawl and to grow where infrastructure is already in place. The Met Council expects Excelsior will grow by 100 households in the next 10 years. The Comprehensive Plan designates the growth areas in the Commercial and Mixed-Use areas in Excelsior (please refer to the Comprehensive Plan map).

- New Apartments
- New Townhomes/Condos
- Equal amounts of Townhomes and Apartments
- No additional multifamily is needed
- Other \_\_\_\_\_

Comments: \_\_\_\_\_

## Priorities

1. To help fund additional public improvements (such as City Hall, water and streets), would you rather allow more development, raise taxes or a little of both?

- Allow more development
- Raise taxes
- A little of both
- Additional public improvements are not needed

2. Is limiting Formula Business (i.e. chain stores) in Excelsior worth the cost of \$20,000 to hire a land use attorney to guide the City in drafting an appropriate ordinance to accomplish this goal?

- Yes
- No

## Public Improvements

1. Would you support raising water and sewer rates to expedite infrastructure improvements (roads, water pipes, sewers, etc.)?

- Yes, considerably
- Yes, modestly
- No

2. Would you support raising property taxes to expedite improvements to The Commons?

- Yes, considerably
- Yes, modestly
- No

3. Should the City add sidewalks and biking connections to neighboring communities such as along Mill St. to Shorewood and Chanhassen, to encourage walking and biking access to Excelsior?

- Yes
- No
- No opinion

## Commercial Policies

1. In theory, do you support a hotel at the corner of Water and Lake Streets?

- Yes, at four stories (which would be contrary to the City's Preservation Design Manual and exceed the City's height limit over 35 feet)
- Yes, only if it was limited to three stories and met the City's height requirement
- No

Comments: \_\_\_\_\_

2. The City has been approached by multiple developers inquiring about the feasibility of redeveloping both of the two municipal parking lots. Do you believe that the City should encourage the development of more housing or retail shops in the two municipal parking lots in order to build a parking ramp?

- No, keep the two municipal parking lots for parking only. Parking ramps are not needed.
- Yes, but only if the amount of parking exceeds the amount of parking required by the new development so the net amount of parking downtown is increased.

Comments: \_\_\_\_\_

Additional Comments: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email address: \_\_\_\_\_

You may leave the comment card in the box; or take it home, fill it out and email it back to psmith@excelsiormn.org or drop it off at City Hall or in the utility payment drop box outside City Hall.

Copies of the Draft Comprehensive Plan are also available to take home for review. Any comments can be dropped off at City Hall or email to psmith@excelsiormn.org

# Thanks!