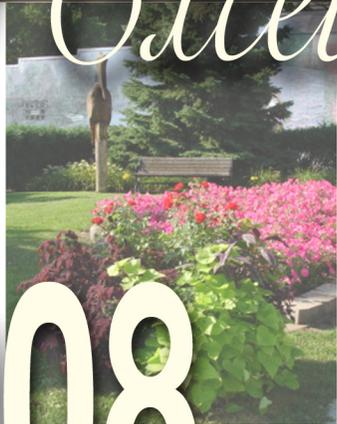
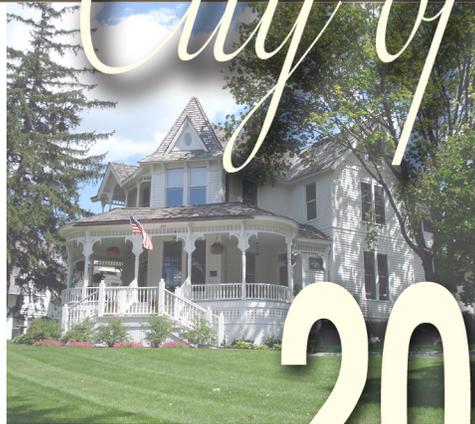


City of Excelsior

2008



Comprehensive Plan



ACKNOWLEDGEMENTS

The development of the Excelsior Comprehensive Plan would not have been possible without the hard work and dedication of the Comprehensive Plan Subcommittee, Planning Commission, and City Council. Their courtesy, cooperation, and contribution is greatly valued and appreciated.

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Introduction and Community Background

Comprehensive Plan 2008

INTRODUCTION & COMMUNITY BACKGROUND

INTRODUCTION

The name “Excelsior” derives from the Latin “excelsus” which means “risen above others.” It was popularized by the poet Longfellow in a poem of the same name. “Excelsior” is now used as an inspirational term meaning “forward.”

The City of Excelsior is located in Hennepin County on the south shore of Lake Minnetonka. It is less than one square mile (408 acres) in size and bordered by Lake Minnetonka to the north and Galpin Lake to the south. The primary access for the community is State Highway 7 and County Roads 82 (Mill Street) and 19 (Oak Street). By water, the City is accessed by the Port of Excelsior and non-motorized transport by the Lake Minnetonka LRT Regional Trail.

The City of Excelsior is defined as a quaint, friendly, historic small town. This description results from community surveys done for the previous 1998 and 2008 Comprehensive Plans. Excelsior’s uniqueness and quality of life stem directly from these virtues: quaint; friendly; historic; a small town on Lake Minnetonka. It is the downtown, commercial and entertainment center for the entire South Lake Minnetonka area. The task before the government body of Excelsior as part of this Comprehensive Plan is to be able to pursue and enhance these qualities.

COMMUNITY BACKGROUND

Excelsior was settled in May 1853 and by that Fall, approximately 100 families had arrived and named the village Excelsior. A church was established that same year and a school the next Spring. In the original plat of Excelsior, 13 acres along Lake Minnetonka were set aside “for the common good.” This is presently “The Commons”, the largest municipal park on Lake Minnetonka. From its inception, Excelsior has had a concern for quality of life for all residents.

After the Civil War, Excelsior, along with other Lake Minnetonka communities, served as a resort for residents of the Twin Cities and visitors from all over the world. It soon developed into a community of Summer cottages, hotels, and rooming houses in addition to its year-round houses and businesses. As time went on, many of the seasonal dwellings were either replaced or remodeled into permanent homes. The probable reason for this change was, again, a desire for the slower, more relaxed and scenic quality of life to be found in Excelsior.



INTRODUCTION & COMMUNITY BACKGROUND

Excelsior was the home to the Excelsior Amusement Park located on the south shore of Excelsior Bay from 1925 until 1973. The park featured a roller coaster, carousel, fun house and other rides and amusements.

After World War II, as settlement continued in the suburban areas around Minneapolis and St. Paul, Excelsior became an attractive community for additional residential development. The community also served and continues to serve as the downtown for many of the developing residential communities in the south Lake Minnetonka area. The Commons and Port of Excelsior continues to serve as a regional recreational area.

This version of the Excelsior Comprehensive Plan is an update of previous planning documents which the City has utilized since 1975. The original 1975 Comprehensive Plan was updated with a Land Use Plan in 1980, which in turn was updated in 1987, and again in 1990. With the adoption of the Regional Blueprint by the Metropolitan Council in 1996, Excelsior completed its Comprehensive Plan in 1998. The Metropolitan Land Planning Act requires communities to review and update their Comprehensive Plans every ten years. The Regional Blueprint has again been updated and the City will have it approved by the Metropolitan Council in 2008.

The Excelsior Mayor, City Council and Planning Commission and staff have recognized the need to update the 1998 Comprehensive Plan, to both satisfy Metropolitan Council requirements and provide ongoing direction for development and land use, transportation, community facilities, and parks and trails.

It is recognized that the 1998 Comprehensive Plan provided positive direction and strategies for the upcoming decade. A number of the actions and strategies put forward in the 1998 plan have been accomplished. A list of these accomplishments is as follows:

1. Neighborhood protection was addressed by rezoning from R-3, Medium Density Residential to R-2, Single Family Residential along Center Street and from R-3 to R-1, Single Family Residential on Division Street.
2. The Zoning Ordinance was amended to address lot sizes, setbacks, and impervious surface requirements.
3. The Subdivision Ordinance was amended to make combination of parcels more difficult in single family areas.



INTRODUCTION & COMMUNITY BACKGROUND

4. The B-1, Central Business District was clarified to assure retail and service uses occupy the first floor of businesses on Water Street. Also included were provisions for allowing residential uses on upper stories in the B-1 District.
5. The B-6, Highway Office, Retail and Residential District was included in the Zoning Ordinance and areas along Highway 7 were rezoned.
6. The Planned Unit Development section of the Zoning Ordinance was updated.
7. The Heritage Preservation Commission was included in the development review process for redevelopment projects.
8. Design Standards for commercial areas were created and have been updated.
9. A Downtown Revitalization Master Plan for Excelsior (Visioning) was completed with a market study.
10. A Tax Increment Financial policy was adopted.
11. The issues related to Downtown parking continue to be studied and a parking fund was created.
12. Elements of a financial plan for the City have been completed.
13. The fourth public dock has been completed.
14. The 2008 Comprehensive Plan will include a Master Parks, Trails, and Walkways Plan.

The City received funding from Blue Cross Blue Shield of Minnesota to encourage communities to integrate active living principles into their plans. The active lifestyle planning elements are intended to accommodate healthier and active lifestyles and incorporated detailed pedestrian, bicycle, and park plans.

A Comprehensive Plan Subcommittee was formed by the City Council in early 2007 to guide the process. It includes two City Council members, all the Planning Commissioners, members from the Heritage Preservation Commission and Park and Recreation Commissions, business owners, and residents meant to represent a range of ages, interests, and background. A community survey was sent out to all residents, property owners and business owners in the Spring of 2007 and the results were incorporated into the plan. Throughout the process, public input on each plan section



INTRODUCTION & COMMUNITY BACKGROUND

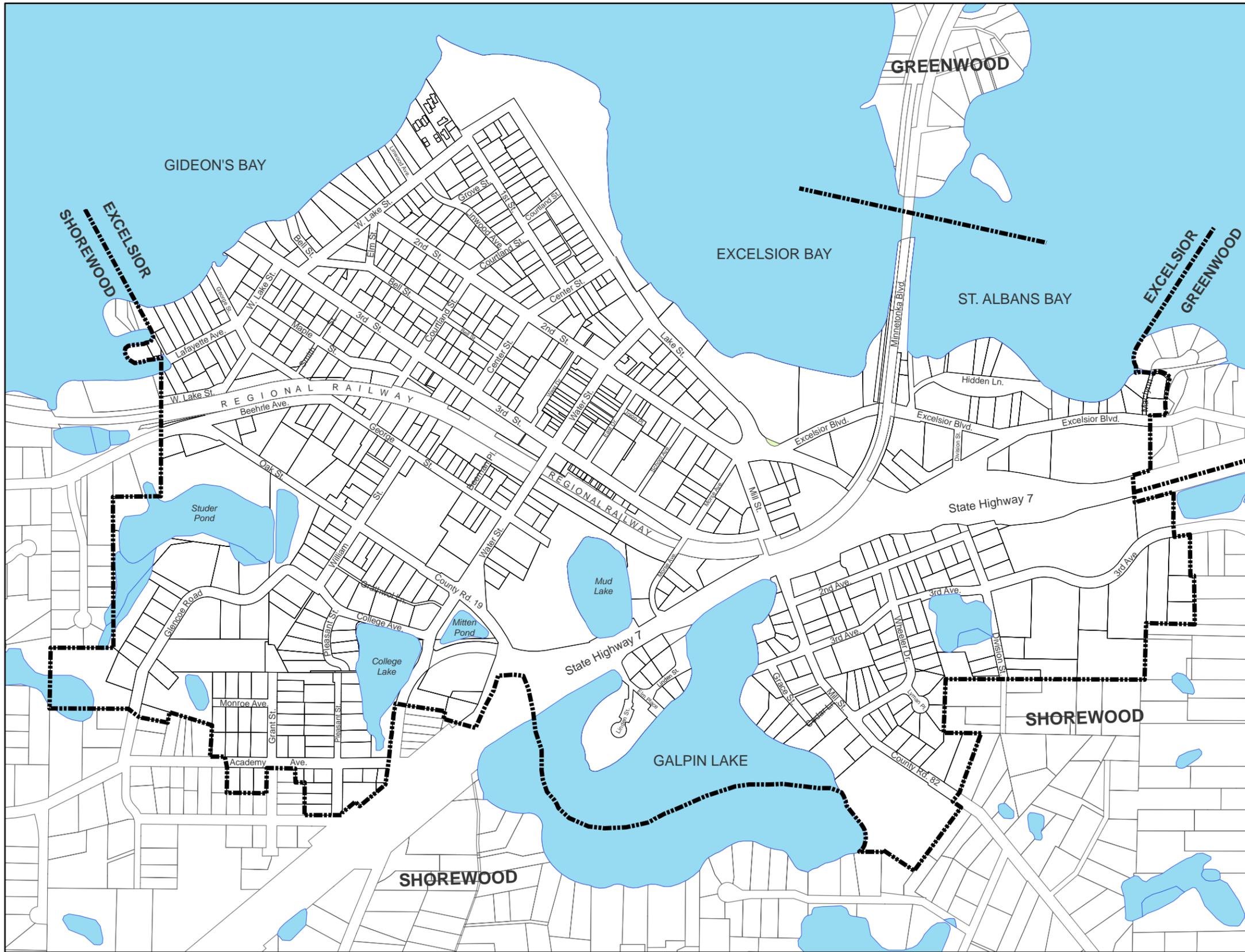
was encouraged to assure the plan reflects the community and its goals, policies and plans for the coming decade.

The Comprehensive Plan document is divided into four specific sections, as found in the Table of Contents, located in the beginning of this document. These four sections are issues identification, inventory, policy planning, and plan development. Each portion of the process involved citizen participation and involvement of City officials.

1. Issues identification involves a community survey, walking tours, and opinion gathering process to determine a specific set of issues that must be addressed by the Comprehensive Plan.
2. The inventory consists of documenting the City's existing conditions during the Summer of 2007. The results of gathering inventory information provided a basis of text, charts, and maps illustrating the most relevant collected information.
3. Policy planning determines future directives for Excelsior through the identification of goals and policies. The City also developed its vision statement at this time. The policies that were created provide direction for the subsequent planning sections of the document.
4. The plan development stage that follows consists of the physical plans and programs which lay out the City's proposed land use, transportation, and community facilities plans.

On the following page, a base map of the City is represented. The map illustrates the corporate boundaries of the City as of 2007. This will be used throughout the plan as the basis for mapping the City of Excelsior.





City of Excelsior



2008 Comprehensive Plan Update

Basemap

-  Water
-  City Limits



4 September 2008
Source: Northwest Associated Consultants, Inc. & WSB



Social Inventory

Comprehensive Plan 2008

INTRODUCTION

The purpose of the Social Inventory is to identify past trends, to document the current conditions, and to help identify issues for establishing 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 and policy base, decision makers can evaluate and prioritize proposals for the community while fulfilling the City's long term goals and objectives.

Inventory information is included to portray a variety of demographic information regarding the City of Excelsior. Excelsior's, as well as surrounding communities', population projections will be evaluated to show the overall growth of the area. Detailed changes by age groups will also be examined in order to determine demographic changes in the City. Detailed household types, income, housing, education, employment, and income information is also provided.

POPULATION GROWTH

The following table illustrates the past and forecasted growth in the population, number of households, and employment for Excelsior. Overall, the population and number of households has been relatively stable in Excelsior over the last 40 years. The data has been gathered from a variety of sources, but the projections have been tabulated by the Metropolitan Council and are required to be included in each metropolitan community's updated Comprehensive Plan. The City finds that the projected numbers are overly optimistic and do not reflect the past trends of no growth, especially as it relates to persons and numbers of households. The Census Bureau defines a household as "all the persons who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from other persons in the building and which have direct access from outside of the building or through a common hall." The employment numbers reflect those jobs that are in Excelsior. Those persons employed in those jobs reside in Excelsior and elsewhere.

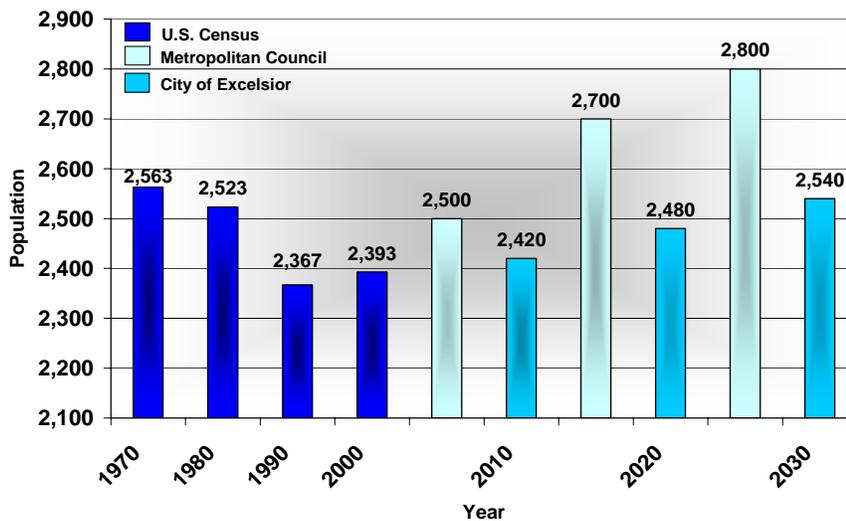


FORECASTED POPULATION, HOUSEHOLDS, AND EMPLOYMENT: EXCELSIOR						
1970-2030						
Year	Population		Households		Employment	
	Met Council	City	Met Council	City	Met Council	City
1970	2,563	2,563	900	900	1,190	1,190
1980	2,523	2,523	1,149	1,149	1,947	1,947
1990	2,367	2,367	1,160	1,160	1,656	1,656
2000	2,393	2,393	1,199	1,199	1,823	1,823
2006	2,395	2,395	1,210	1,210	NA	1,940
2010	2,500	2,420	1,250	1,220	1,980	2,000
2020	2,700	2,480	1,330	1,240	2,250	2,170
2030	2,800	2,540	1,400	1,270	2,450	2,330

Source: U.S. Census and Metropolitan Council

The following bar graph illustrates the projected growth for the City of Excelsior through 2030. According to the Metropolitan Council's numbers, the City is expected to reach a population of 2,800 by 2030, which is an increase of 405 people from the current population (2006) of 2,395 people. This is a 17 percent increase over a 24 year period. The City disagrees with those projections and with the lack of developable land and limited opportunities for redevelopment, maintains that the number of persons and households will remain stable through 2030. The table above and chart below indicates the Metropolitan Council and City forecasts. The City projections indicate a population of 2,540 by 2030, which is an increase of 145 persons or 6 percent from the current population (2006).

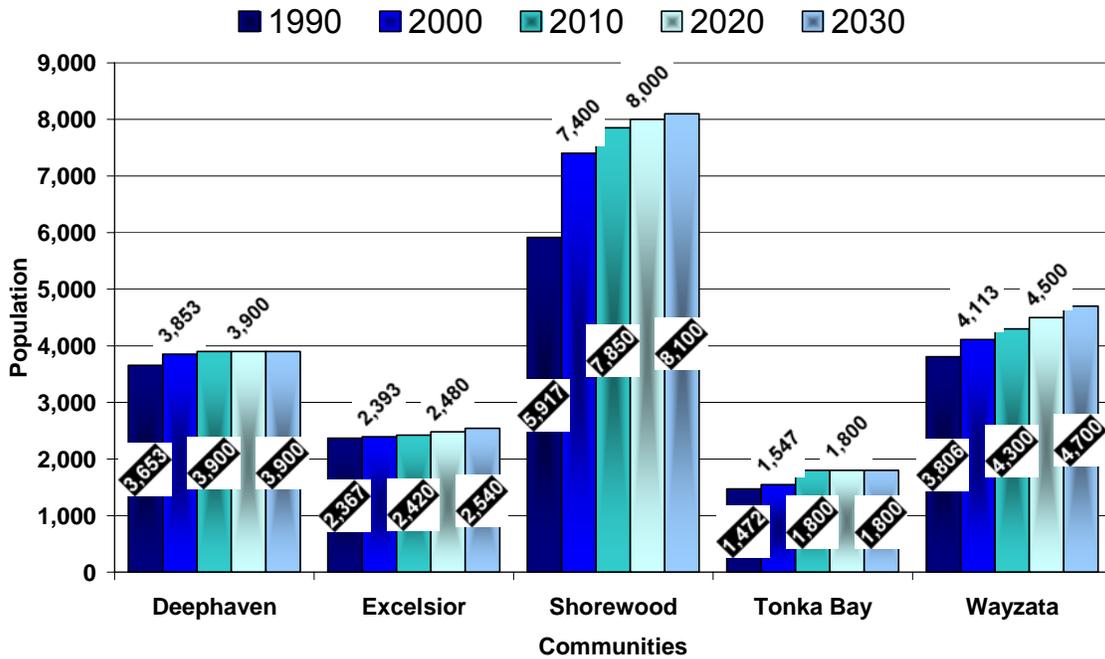
Excelsior: Population History and Forecasts
 Source: U.S. Census 1990 & 2000; Metropolitan Council; City of Excelsior



The statistics in the following table illustrate the projected trends in population through 2030 in Excelsior and surrounding communities. Not only does the City of Shorewood contain the highest population of residents within this group of communities, but it also experienced the largest percentage increase in residents between 1990 and 2000, at a rate of 25 percent. Excelsior’s population only increased by 26 residents between this same time period, a one percent rate of increase. The City projects the population of Excelsior to increase slightly to the year 2030. Wayzata is also projected to experience a steady population increase through 2030. None of the communities are projected to decrease in population; however, the Cities of Deephaven and Tonka Bay are not expected to experience any significant growth from 2010 to 2030.

Populations 1990-2030: Excelsior and Surrounding Communities

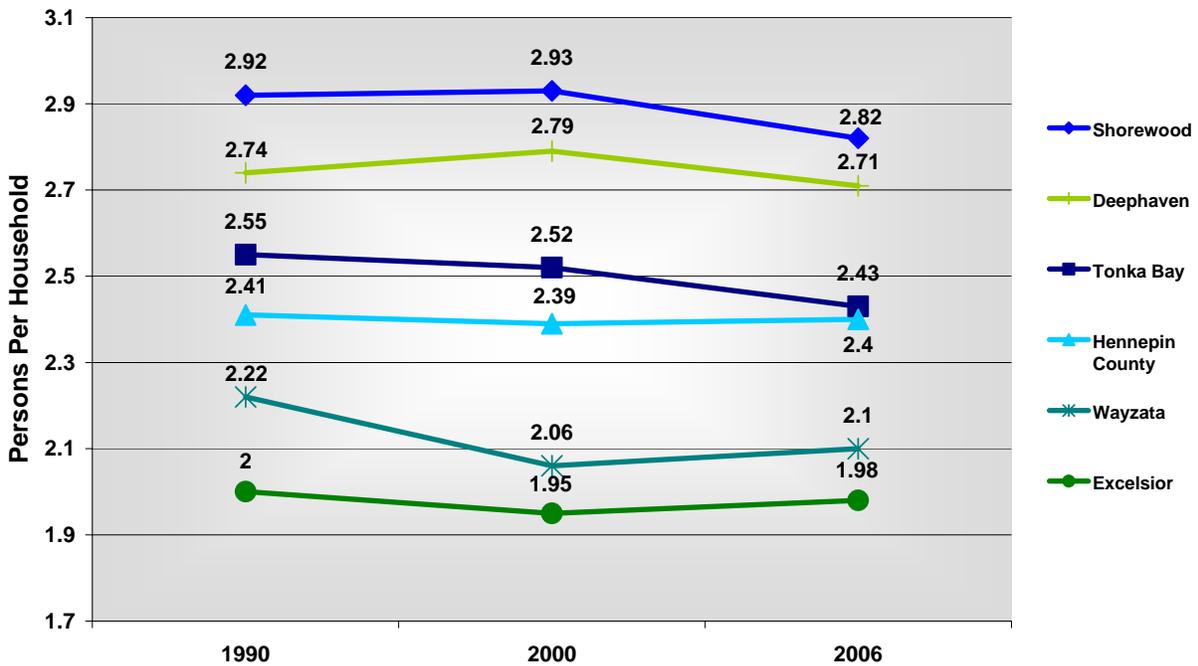
Sources: 1990 Census; Metropolitan Council; City of Excelsior



HOUSEHOLD SIZE

The following graph illustrates the number of persons per household in Excelsior, its surrounding communities, and Hennepin County in 1990, 2000, and 2006. The number of persons per household has slightly declined in all of the communities and Hennepin County since 1990, as indicated in the bar graph below. In 1990, Excelsior averaged two persons per household, while in 2006, the average person per household had decreased to 1.98. Household size in Hennepin County overall has been and is currently larger than Excelsior, although Hennepin County has followed the trend of decreasing average household size also.

**Household Size:
Excelsior, Surrounding Communities, & Hennepin County**
Sources: 1990 & 2000 U.S. Census, Metropolitan Council, & MN State Demographic Center



The decreasing household size is reflective of the dynamics of the modern family. According to the U.S. Department of State, there have been several changes in family dynamics over the last few decades that have affected the modern family, including the increase in dual-earning households, an aging population, people postponing marriage, people postponing having children, people having less children, the rise in divorce rates, and the rise in life expectancy.



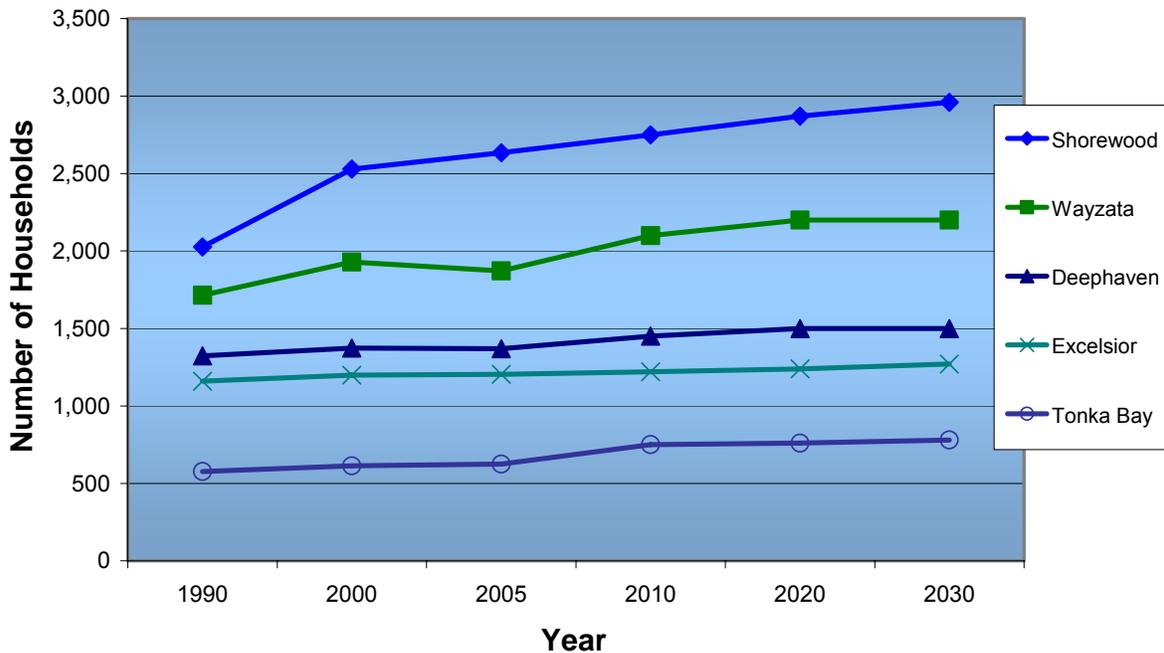
HOUSEHOLDS

The most current data provided from the Minnesota State Demographic Center indicates that Excelsior contained 1,210 households in 2006, which was a 4.3 percent increase from 1990. The Metropolitan Council predicts that Excelsior will have 1,400 households by 2030, or 190 more households than it had in 2006, which is a 15.7 percent increase over approximately the next 25 years. The City does not support these numbers and projects that the number of households will increase only slightly to 1,270 by 2030.

The following table illustrates projected trends in the number of households through 2030 for Excelsior and its surrounding communities. All of the communities, Excelsior included, are projected to experience a growth in their number of households from 1990 to 2030.

**Forecasted Number of Households:
Excelsior & Surrounding Communities**

Source: Met Council; 1990 Census; MN State Demographic Center; City of Excelsior



HOUSEHOLD TYPE

The following table also reflects the changes in the modern family. The 1990 and 2000 Census provides a demographic profile of the households in Excelsior, as illustrated in the following table. In 1990, of the total number of households in Excelsior, 270 contained at least one child and 257 were considered families with children. In 2000, the number of households with at least one child slightly increased to 273. From 1990 to 2000, the total number of non-family households increased by 9 percent, and the total number of households without children also increased, but only by 4 percent.

1990 and 2000 Household Types: Excelsior						
Household Type	Total Households		Households w/ Children		Households w/o Children	
	1990	2000	1990	2000	1990	2000
Family-Married Couple	441	386	177	164	264	222
Family- Male Householder	35	43	16	20	19	23
Family- Female Householder	88	119	64	88	24	31
Family Households	564	548	257	272	307	276
Non-Family Households	596	651	13	1	583	650
Total Households	1,160	1,199	270	273	890	926
Source: U.S. Census 1990, 2000						



AGE CHARACTERISTICS

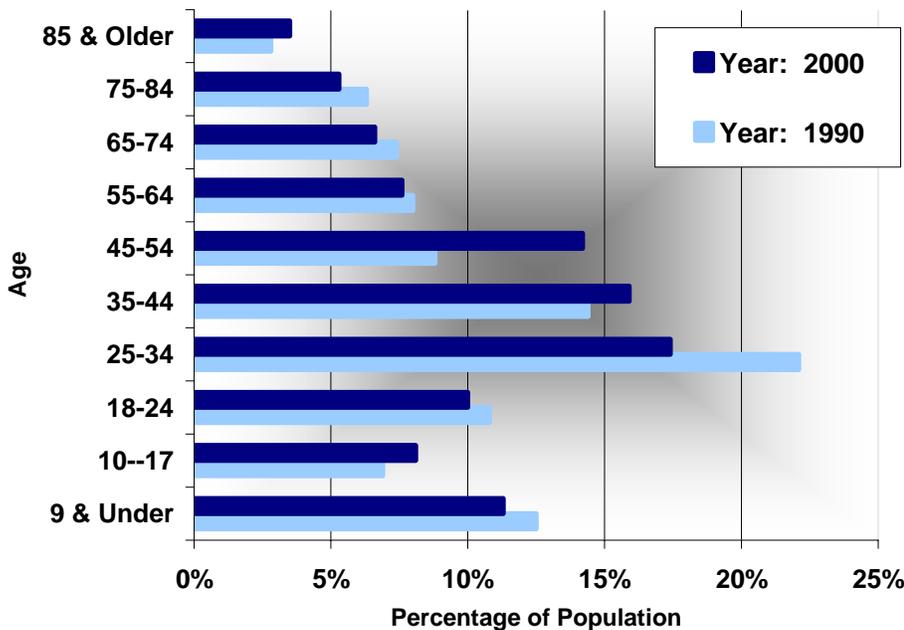
The following graph illustrates Excelsior’s population by age groups. The table utilizes information from the 1990 and 2000 Census. In 1990, the 25 to 34 year old age group represented 22.1 percent of the population of Excelsior. By 2000, that percent had decreased, but the 25 to 34 year olds still represented the largest percentage of the population in Excelsior at 17.4 percent.

From 1990 to 2000, the 45 to 54 year old age group increased significantly from 209 to 340 people, a 62.7 percent change. Another age group that experienced a high percent increase was the 85 and older group, which increased by 25.8 percent, going from 66 to 83 people.

The age group 44 years old and younger experienced a 5 percent decrease in the amount of people, while the age group 45 years old and older experienced a 13 percent increase from 1990 to 2000. 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.

Age Characteristics: Excelsior

Source: 1990 and 2000 U.S. Census

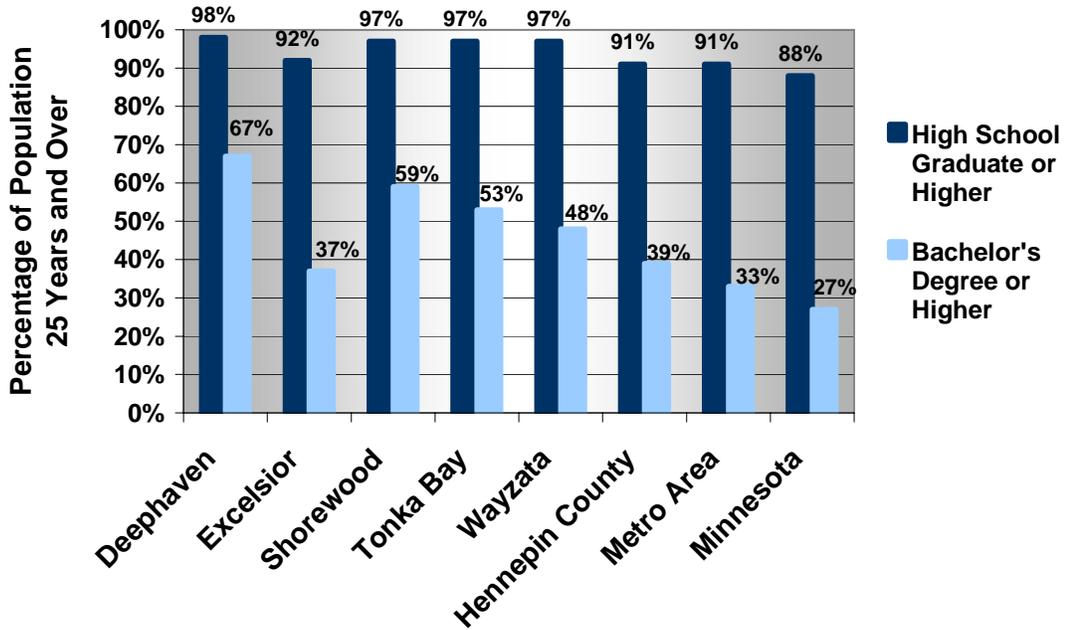


EDUCATION

The following table illustrates education levels for residents ages 25 and over in 2000 for Excelsior, Hennepin County, the Metropolitan Area, and Minnesota. As indicated, approximately 92 percent of the City’s population had attained a high school diploma or higher degree, while 37 percent of the population had attained a Bachelor’s degree or higher. For Hennepin County, 91 percent of the population had obtained a high school degree or higher, and 39 percent had been awarded a Bachelor’s degree or higher. Excelsior’s rate of high school graduates was higher than Hennepin County, the Metropolitan Area, and Minnesota, which had the lowest rate of 88 percent. However, the other communities of Deephaven, Shorewood, Tonka Bay, and Wayzata all had higher percentages of their population 25 years and over that had graduated high school or obtained higher schooling. Their percentage of population who had obtained a bachelor’s degree or higher was also greater than that of Excelsior’s percentage.

Educational Attainment: Excelsior & Other Areas

Source: 2000 U.S. Census & Metropolitan Council

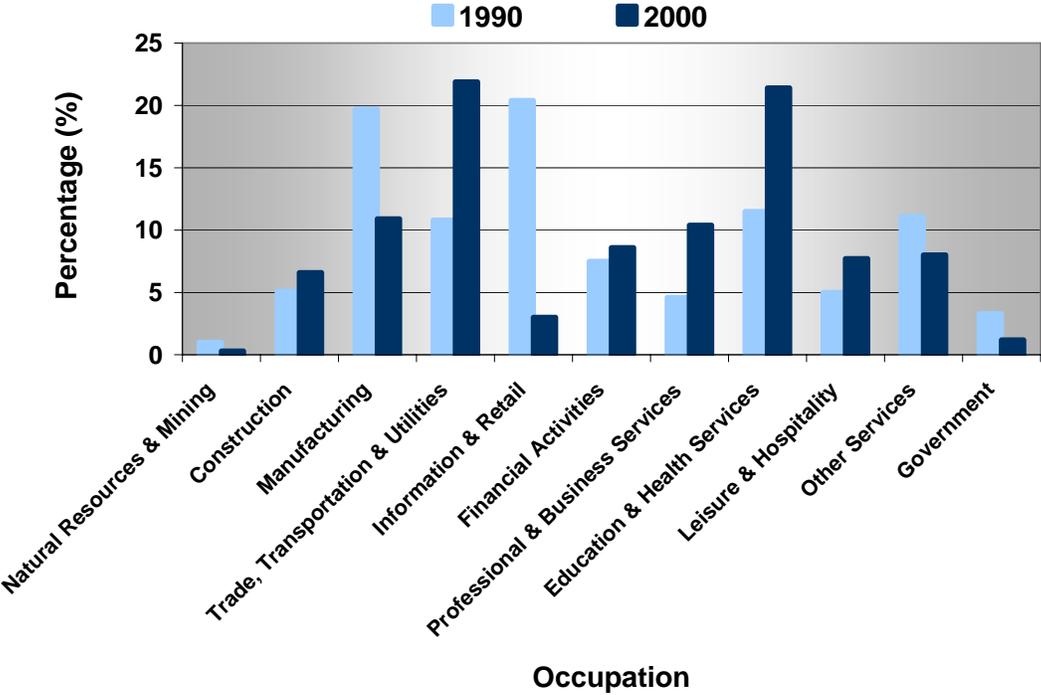


EMPLOYMENT

Information from the 1990 and 2000 Census regarding employment demographics for Excelsior residents is depicted in the table below. These numbers reflect the types of jobs held by Excelsior residents and are not reflective of the jobs available in the City of Excelsior. The majority of those employed in 1990 were in the information and retail category and also in manufacturing. In 2000, a major shift took place in the employment of Excelsior residents. By 2000, the majority of the residents were employed in the trade, transportation, and utilities and in education and health services categories. Information and retail and manufacturing both dropped significantly in 2000 in terms of the percentage of the number of residents that were employed in those industries.

Occupations of Excelsior Residents: 1990 vs. 2000

Source: U.S. Census and MN State Demographic Center

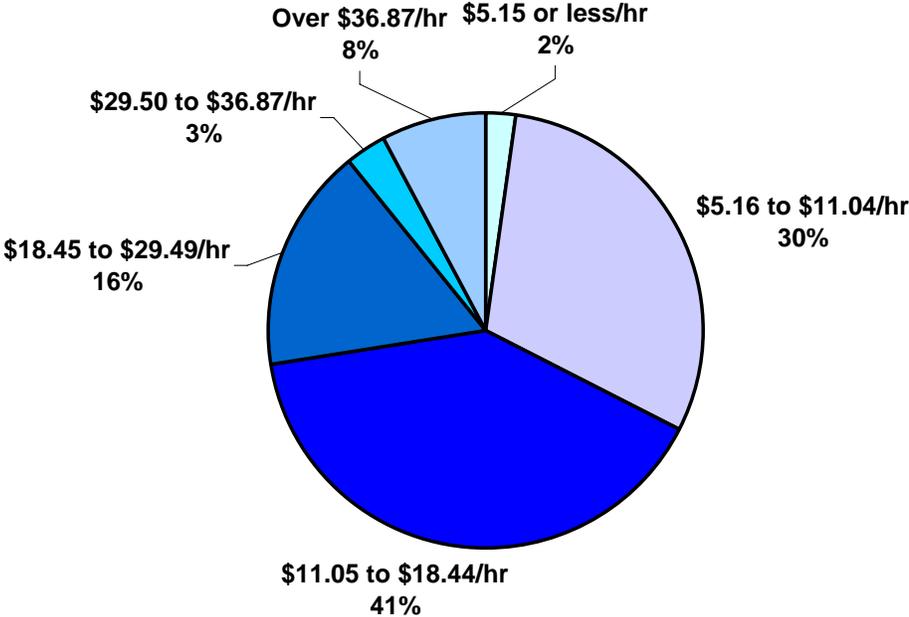


WAGES

The following table breaks down the 2002 hourly wages of the jobs in the City of Excelsior. As the table depicts, the largest percentage of the wages are in the category between \$11.05 and \$18.44 per hour, at 41 percent. The wage category between \$5.16 and \$11.04 per hour is the second largest category.

2002 Hourly Wages for Jobs in Excelsior

Source: MN Dept. of Employment and Economic Development and Metropolitan Council

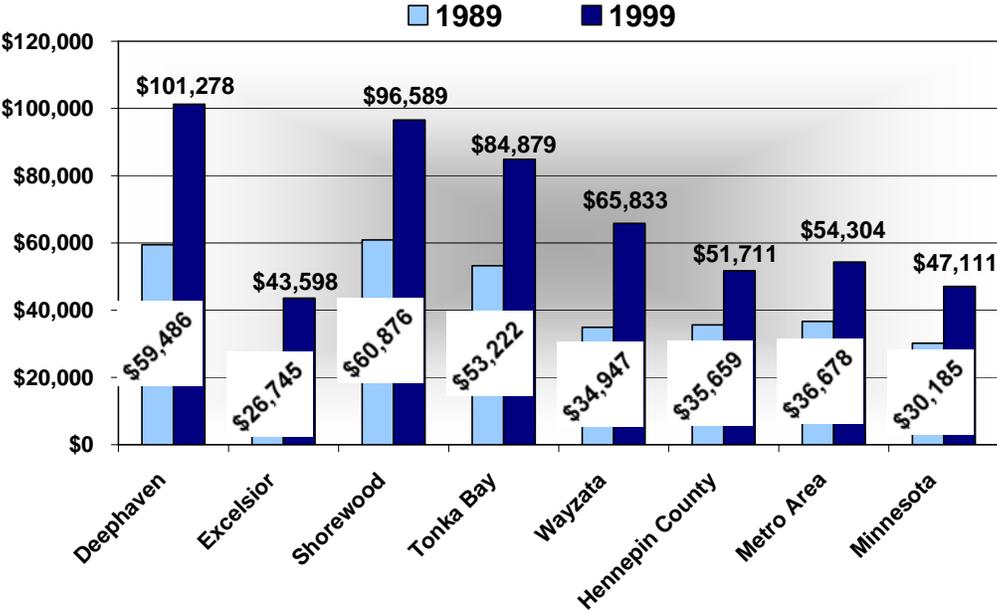


INCOME

The 1989 and 1999 median household income data for Excelsior, area cities, Hennepin County, the metro area, and the State of Minnesota is illustrated in the following tables. Excelsior had the lowest median household income in 1989 at \$26,745 and in 1999 at \$43,598, compared with the area cities, Hennepin County, the Metropolitan Area, and the State of Minnesota. The City of Deephaven had the highest median family income in 1999 at \$101,278.

Median Household Income: Excelsior and Surrounding Areas

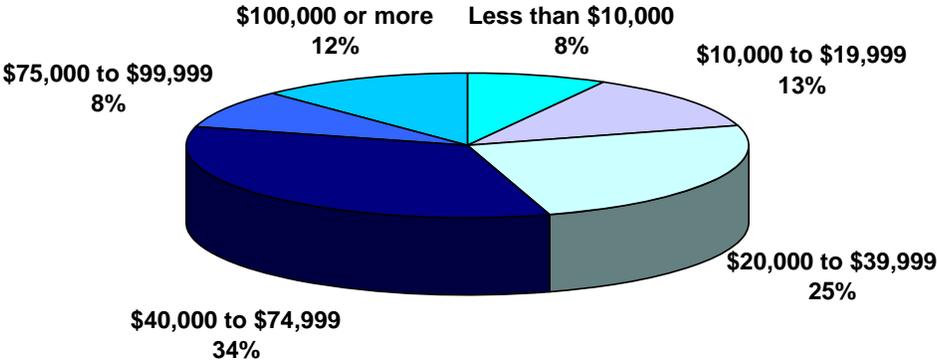
Source: 1990 and 2000 U.S. Census and Metropolitan Council



The following chart illustrates the household income ranges for the City of Excelsior, according to the 2000 U.S. Census. The largest percentage of households (34 percent) earned between \$40,000 to \$74,999 in 1999. The next largest percentage (25 percent) earned between \$20,000 and \$39,999 in 1999. A statistic that deserves special attention is the fact that 21 percent of the households in Excelsior earned less than \$20,000 in 1999. In 2000, according to the U.S. Department of Health and Human Services, the poverty threshold was \$17,463 for four people, which included two children under 18 years of age.

Household Income Ranges: Excelsior

Source: U.S. Census 2000

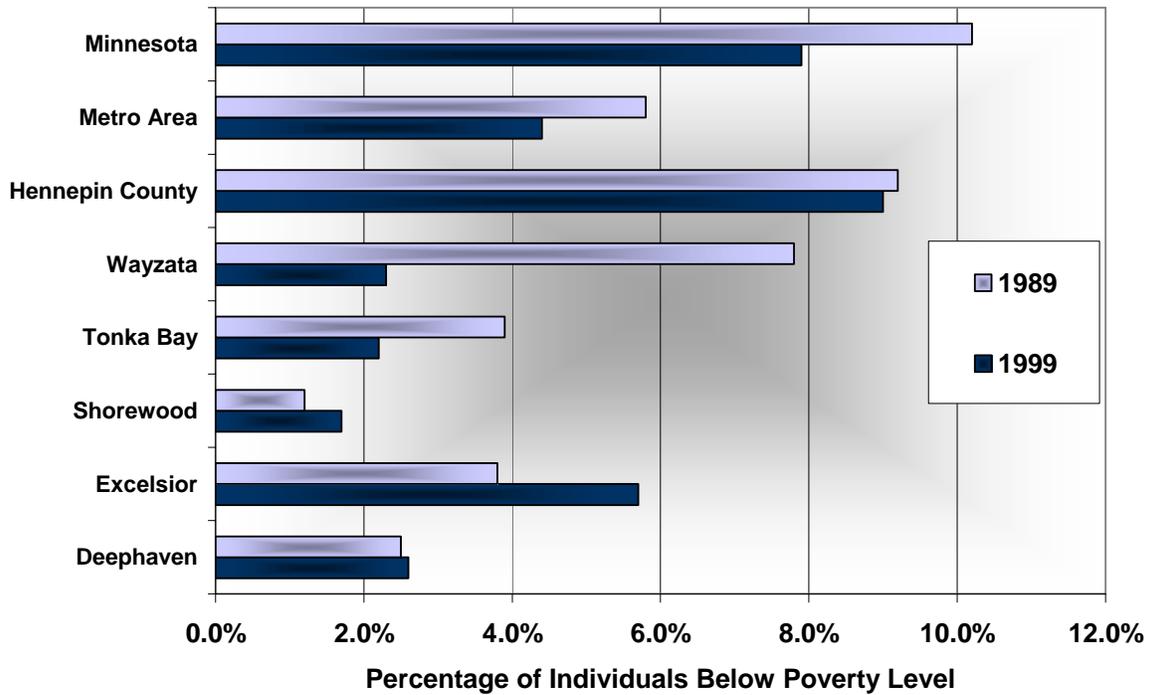


POVERTY RATES

According to the U.S. Census, the percentage of individuals below the poverty level increased between 1989 and 1999, from below 4 percent to just below 6 percent in Excelsior. The 1999 poverty rates were less in Excelsior than for Hennepin County and the State of Minnesota. The 1999 individual poverty rate of Excelsior was higher than the Metropolitan Area poverty rate.

Individual Poverty Rates: Excelsior and Surrounding Areas

Source: 1990 and 2000 U.S. Census



HOUSING

Occupied Housing Units

The following table illustrates the number of occupied housing units by type and tenure in the City of Excelsior. As far as overall trends, the percentage of units owned has decreased by two percent from 1990 to 2000, while the percentage of units rented has increased by seven percent from 1990 to 2000.

Occupied Housing Units by Type and Tenure				
Type of Housing and Units in Structure	1990	2000	1990	2000
Percent Change	Owners		Renters	
Single family, detached	415	410	51	36
		-1%		-29%
Single family, attached	16	8	12	23
		-50%		92%
Duplexes	12	12	28	32
		0%		14%
Buildings with 3 or 4 Units	2	9	33	41
		350%		24%
Buildings with 5 to 19 Units	5	11	248	234
		120%		-6%
Buildings with 20 or more units	33	28	290	350
		-15%		21%
Mobile homes	0	0	0	0
		0%		0%
Other units	7	0	8	0
		-100%		-100%
Total Occupied Housing Units	490	478	670	716
		-2%		7%

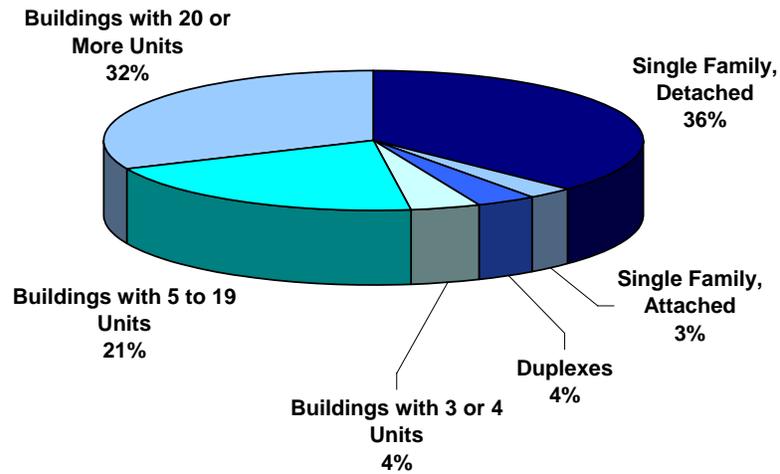
Source: 1990 and 2000 U.S. Census



The chart found below illustrates the occupied housing units by type for Excelsior in 2000.

Occupied Housing Units by Type in 2000: Excelsior

Source: 2000 U.S. Census



Age of Structure

The map on the following page illustrates the age of structures in Excelsior on a parcel by parcel basis. The map indicates the significant number of structures constructed prior to 1940.



City of Excelsior



2008 Comprehensive Plan Update

Age of Structure

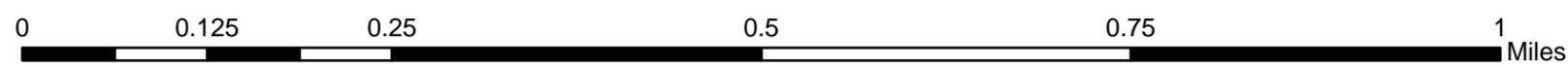
Year Built

- 1853 - 1900
- 1901 - 1920
- 1921 - 1940
- 1941 - 1960
- 1961 - 1980
- 1981 - 2000
- 2001 - 2006
- No Data
- Water
- City Limits

Note: Information current as of July 2007.



4 September 2008
Source: Northwest Associated Consultants, Inc. & WSB

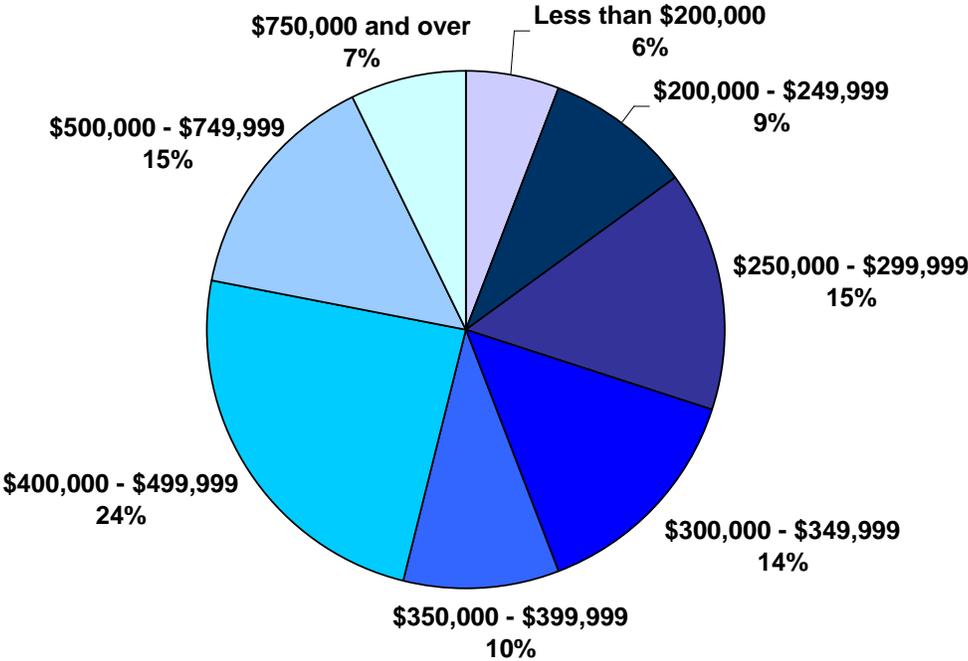


Assessed Values – Land and Housing Unit

The following circle graph illustrates the breakdown of the assessed value of Excelsior’s residential property in August 2007, according to the Hennepin County Assessor’s Department. The estimated market value includes the housing unit value, along with the land value. The following housing units are included in this chart: single family residential, condominiums, and townhouses. The chart below does not include multiple family housing units.

**Estimated Market Value of Residential Property in 2007: Excelsior
(Land & Housing Unit)**

Source: Hennepin County Assessor’s Department



The map on the following page indicates the estimated market values of all properties in Excelsior by parcel.



City of Excelsior



2008 Comprehensive Plan Update

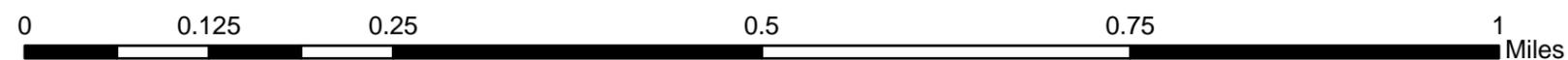
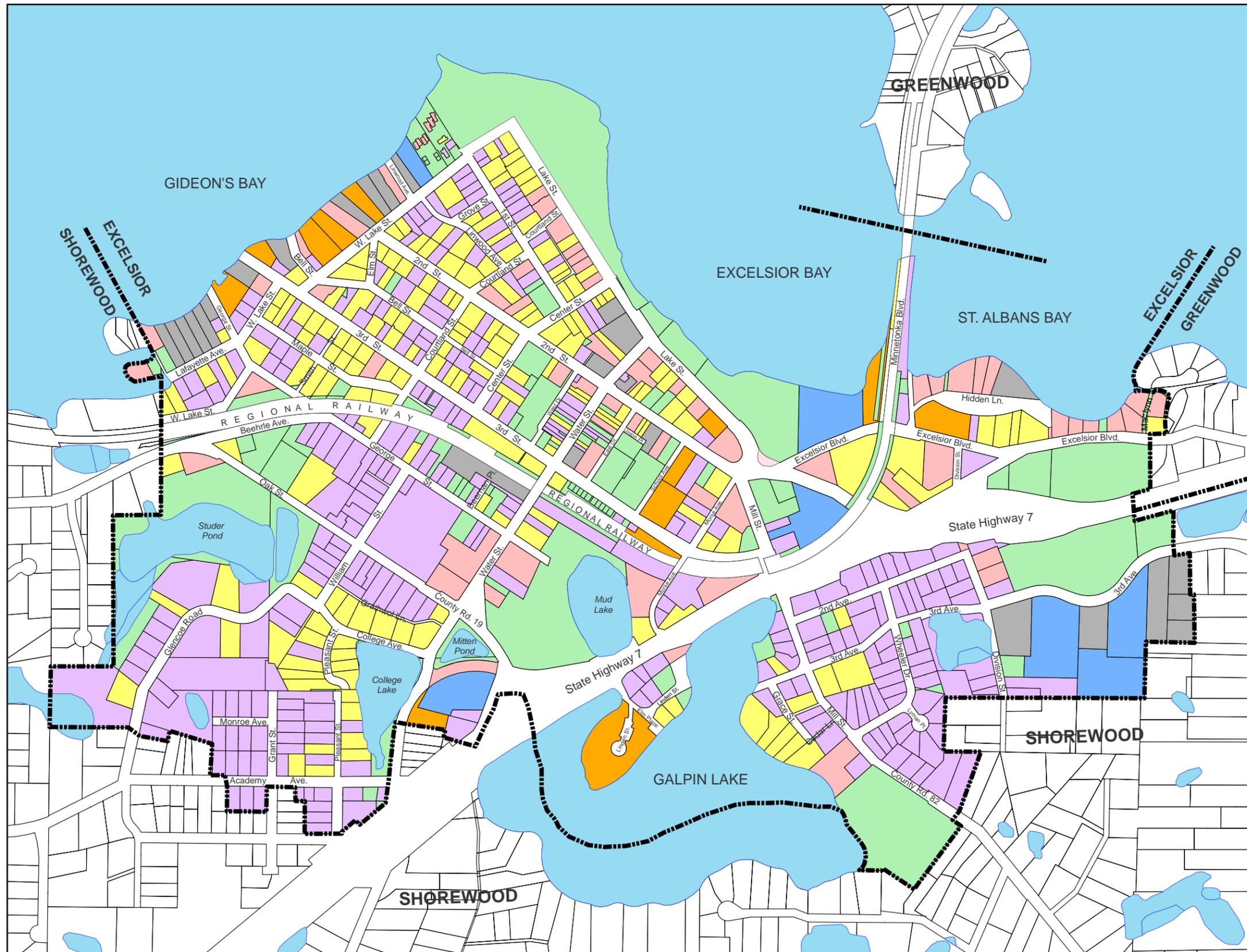
Total Estimated Market Value



Note: Assessed value - January 2006.



4 September 2008
Source: Northwest Associated Consultants, Inc. & WSB

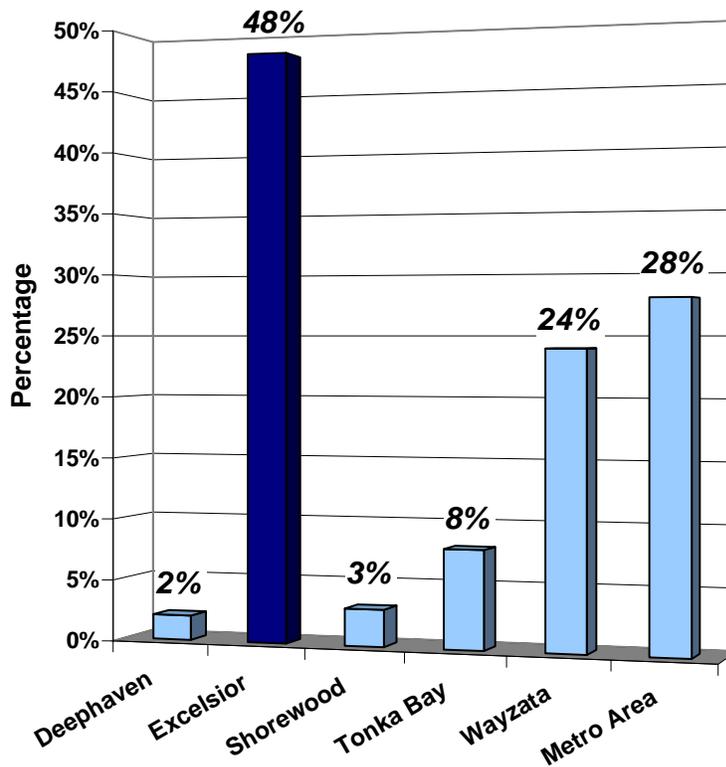


Affordable Housing

The following bar graph illustrates the percentage of housing that was affordable in Excelsior, its surrounding communities, and the entire metro area in 2005. In 2005, the Metropolitan Council assumed housing units are affordable to households earning \$38,500. Rental units were considered affordable in 2005 if the tenant had housing costs (rent and utilities) of \$721.00 per month for a one bedroom unit, or \$866.00 per month for a two bedroom unit. New owner units were affordable in 2005 if they were \$193,700 for a single family detached unit or an attached unit such as a townhome. As the graph indicates, Excelsior had the largest percentage of affordable housing at 48 percent. The next highest percentage was 28 percent, held by the entire Metro Area.

Percentage of Affordable Housing in 2005

Source: Metropolitan Council's "Determining Affordable Housing Needs in the Twin Cities 2011-2020" Summary Report



TAX EXEMPT BY LAND USE

In the City of Excelsior, a majority of the area is tax exempt. This is seen as an issue in that the City of Excelsior provides the downtown and recreational areas for surrounding area communities on a limited tax base. The following table includes all of the land and water area included in the City limits of Excelsior. Sixty percent (60.1) of the total acreage in the City is tax exempt. Of the area that is tax exempt land, the 210.3 acres is primarily right-of-way (121.3 acres); public/semi public land (29.8 acres); or parks (26.1 acres). The tax exempt water area consists of 119.7 acres, including portions of Galpin Lake, Mud Lake, College Lake, and portions of Lake Minnetonka. The map on the following page indicates the tax exempt properties in Excelsior.

Taxable and Tax Exempt Acres: Excelsior 2007			
Land Use	Taxable	Tax Exempt	Total
Low Density Residential	145.1	---	145.1
Medium Density Residential	3.4	---	3.4
High Density Residential	29.9	---	29.9
Commercial	39.6	---	39.6
Business/Warehousing	3.3	---	3.3
Parks	---	26.1	26.1
Open Space/Wetlands	---	11.9	11.9
Churches	---	21.0	21.0
Public/Semi-Public	---	29.8	29.8
Undeveloped	---	0.2	0.2
Right-of-way without Highway 7	---	101.2	101.2
Right-of-way of Highway 7	---	20.1	20.1
Sub-Total	221.3	210.3	431.6
Unclassified	---	3.2	3.2
Water Area (lakes & waterbodies)	---	119.7	119.7
Grand Total Acres	221.3	333.2	554.5
Percent of Total	39.9%	60.1%	---
Source: WSB and NAC Inc.			



City of Excelsior



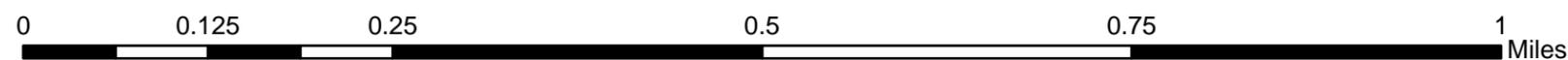
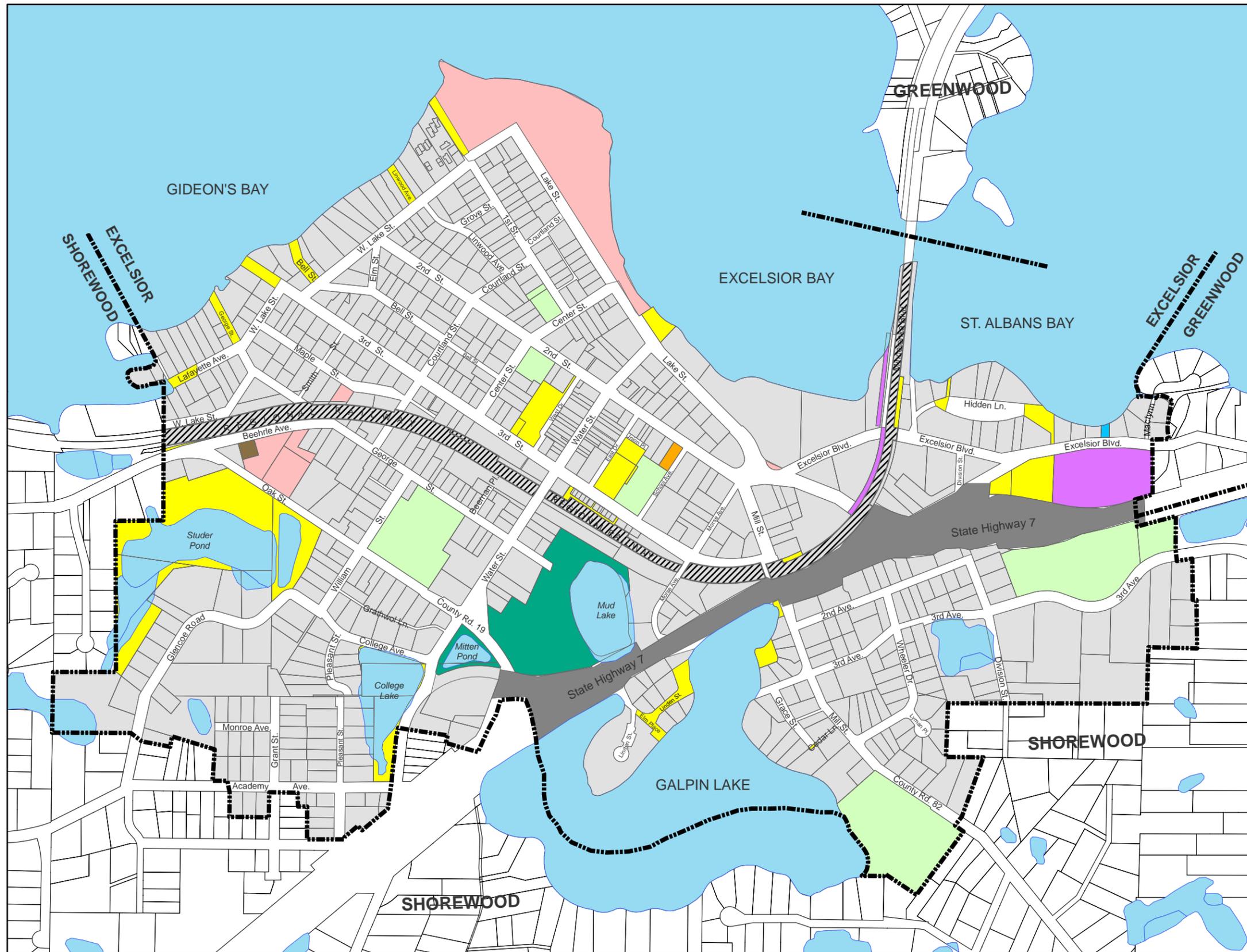
2008 Comprehensive Plan Update Tax Exempt By Land Use

- Charitable Institutions
- Churches & Church Property
- County Property
- DNR PILT (State Land Payments)
- Municipal Property
- Municipal Public Service Enterprises
- Public Cemeteries
- Public K-12 School Property
- Special Taxing Districts
- Railroad Property
- Taxed Parcels
- State Highway 7
- City Limits
- Water

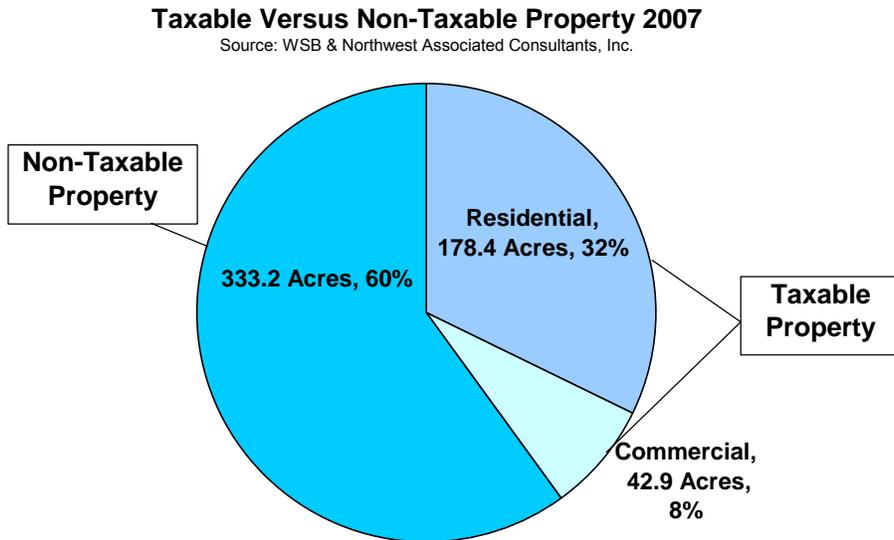
Note: Information current as of July 2007.



4 September 2008
Source: Northwest Associated Consultants, Inc. & WSB



The chart as follows indicates the taxable versus non-taxable property in 2007 separated by non-taxable, residential, and commercial uses.



HOMESTEAD PROPERTIES

A homestead is a living unit that is owner-occupied (i.e., single family dwelling occupied by the owner). A non-homestead unit is that which is not the occupied living quarters of the owner (i.e., single family dwelling occupied by a renter). The map on the following page indicates homestead properties.

Properties listed as homesteaded dominate the northwest, southwest, and southeast quarters of the City. There are a few scattered homesteads throughout the central portion of the City, but non-homesteads compile the balance of property type in this area which is primary downtown/commercial area.



City of Excelsior



2008 Comprehensive Plan Update

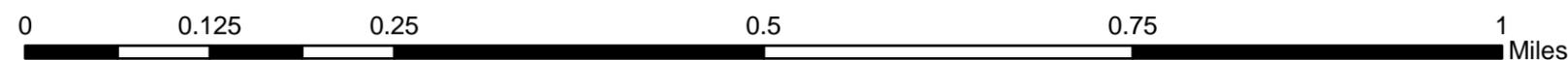
Homestead Properties

-  Homestead
-  Non Homestead
-  City Limits
-  Water

Notes:
 *Homestead: property with one record taxpayer, owner occupied
 *Non Homestead: property with one record taxpayer, non-owner occupied
 *Information current as of July 2007



4 September 2008
 Source: Northwest Associated Consultants inc. & WSB



SOCIAL INVENTORY

Regional
Resources:

The Commons, located on Lake Minnetonka, used by regional population
Regional recreational trail
Seven churches, three elementary schools (one public, two located in churches)
Senior housing and nursing home facilities (higher public safety/emergency services)
Public cemetery





Issues

Identification

Comprehensive Plan 2008

ISSUES IDENTIFICATION

INTRODUCTION

As an initial means of shaping the Comprehensive Plan, a joint Comprehensive Plan Subcommittee, representing a broad base of the community, was established by the City Council. This team provided the guidance and directives to formulate the Comprehensive Plan before it is reviewed by the Planning Commission and approved by the City Council. All of the members of the Planning Commission were a part of the Subcommittee and a number of City Council members participated throughout the process.

In the Spring of 2007, the City conducted a community survey that was sent to the 1,200 households and all of the businesses in Excelsior. While the survey is recognized as not being statistically accurate, the results provided the basis for the discussion of issues for this section. The surveys were available online at the City's website or could be filled out and sent back to City Hall. The respondents to the survey identified themselves into these general categories:

Residential/Property Owner	66
Business Owner/Resident	29
Other Interested Party	5
Property Owner	4
Non-Resident Landowner	1
Visitor	1
Not Identified	<u>1</u>
TOTAL	107

The resident/property owners comprised a group that identified themselves as either a resident or a resident and property owner. The business owner/resident group identified themselves as either a business owner or a business owner and resident. A copy of the complete results of this survey, including the opinions raised by the survey respondents, is found in the Appendix of this plan.

The Comprehensive Plan Subcommittee also hosted three walking tours of the community to focus on active lifestyle issues, to identify gaps in the pedestrian and bicycle networks throughout the community, and to identify Comprehensive Plan issues. The tour on August 21, 2007 focused on the downtown, the Commons and surrounding neighborhoods. The tour on September 20, 2007 focused on the southwest neighborhoods, and on September 27, 2007, the third tour was of the southeast neighborhoods. The events were well attended and attracted residents of the City other than the Subcommittee members.



ISSUES IDENTIFICATION

The community involvement will continue throughout the comprehensive planning process with public meetings at the end of each stage and an open house prior to the Planning Commission public hearing. This report provides a summary of the issues and directives which community officials and residents have identified from the Community Survey and meetings/workshops. As such, it will be utilized in conjunction with the technical data compiled in the data collection process to formulate the policies of this plan.

The presentation of information in this report begins with a list of positive aspects and opportunities for the City of Excelsior. It follows with listings of issues and opinions grouped by the main chapters of the Comprehensive Plan including land use, transportation, community facilities, parks and trails, and administration. Also, based upon a question asked in the Community Survey, a listing of opportunities to make Excelsior a better place to work and live is included.

COMMUNITY PERSPECTIVES

A wide cross-section of people representing many facets of the community were chosen for their insight and perspective as a part of the Subcommittee, while others attended the walking tours, open house and public hearings. The focus on the discussion was on how to make Excelsior a better place to live and work and to foster a healthier environment.

Those participating in the Issues Identification process were asked to identify which community concerns were most important as well as what direction the City should be taking. To a significant degree, the survey, group discussions, and open house revealed that there is an overall consensus among City officials and community representatives on both issues as well as objectives. Simultaneously, there are, however, some uncertainties on the part of some individuals and some differences of opinion on approach and philosophy. This is not an unusual occurrence and in fact is seen as a positive in that it may help insure a more detailed consideration and discussion of the plan and its components.

The following lists are not a priority listing of issues. In this section, only a comprehensive statement of topics raised by community leaders, residents and staff is attempted. Finally, it needs to be stated that the summary avoids opinions and positions of staff. Within the policy and planning sections, planning recommendations and alternatives will be offered for consideration.



COMMUNITY ATTITUDE

The overriding attitude that was expressed by the residents and business owners of Excelsior during the issue gathering process was the positive opinion of the community and the long term perspectives for improvements and maintenance of the quality of life in the community. Residents rated the proximity of the lake and natural amenities, the comfortable neighborhoods, the historic and quaint downtown of this small City within the context of a larger metropolitan area as its strongest attributes. Those persons involved in the surveys and the opportunities and issues discussions as part of the Comprehensive Plan process listed the following as the positive aspects of the community.

- Small town atmosphere of Excelsior.
- Location on Lake Minnetonka.
- The Commons as a municipal park on Lake Minnetonka.
- The historic charm and heritage of the City.
- The diversity of Excelsior residents and range of age groups that live here.
- It is a family-friendly city.
- The community celebrations and events.
- The library.
- The City has a genuine, historic downtown.
- The walkability of the City.
- General proximity of the City to downtown Minneapolis and other suburban commercial centers.



ISSUES IDENTIFICATION

LAND USE ISSUES

The Comprehensive Plan Subcommittee, respondents to the Community Survey, and residents of the community listed the following as the land use issues:

- Development of large, out of scale homes in the single family neighborhoods.
- Downtown parking.
- Buildings and property in the City kept in a good state of repair and maintenance.
- Preservation of affordable housing, improvement of low income housing and affordability of living.
- Commercial development in residential areas.
- Preserving the historic character of the City.
- Maximization of the amount of green space in development/redevelopment.
- Control of mass, scale and building height of structures.
- Community support for application of sustainable development practices in all public and private sector redevelopment.

TRANSPORTATION ISSUES

Transportation issues that were raised by the Comprehensive Plan Subcommittee, respondents of the Community Survey, and residents of the community include the following:

- Downtown parking and potential ramp construction.
- Roadway and sidewalk maintenance and repair.
- Traffic congestion throughout the City, but in particular in Downtown and Water Street.
- Commuter bus service and light rail.
- Sidewalk and trail linkages and connections.
- Traffic speed.
- Pedestrian/bicycle crossings on Water Street and throughout the community.
- Appearance of private/public parking lots.
- Streetscape improvements Downtown.
- Public dock space on Lake Minnetonka.
- Parking management in high use areas.



ISSUES IDENTIFICATION

COMMUNITY FACILITIES ISSUES

The following community facilities issues were raised by the Comprehensive Plan Subcommittee, respondents of the Community Survey, and the residents of the community:

- The City Hall and library facilities, updates or new construction.
- Retention of the library in Excelsior/expand the library.
- Retention of the post office in Excelsior.
- Pedestrian/bicycle access to City Hall and library.
- Vehicle/pedestrian access to post office.
- Preservation of and maintenance of the City Cemetery.

PARKS AND TRAILS ISSUES – GENERAL

General parks and trails issues raised by the Comprehensive Plan Subcommittee, respondents of the Community Survey, and residents of the community are as follows:

- Preservation of and maintenance of The Commons, the Port of Excelsior, beach area and Excelsior park land properties.
- Repair and maintenance of trails.
- The need for park land/playground south of Highway 7 in the southwest corner of the City.
- Safety of The Commons and pedestrian/bicycle paths.
- Landscaping and streetscaping of City streets and property.
- Trail connections within Excelsior and to adjoining cities.
- Connection of the distinct areas of Excelsior separated by Highways 7, 19, and 82.
- The use of City open space for commercial purposes.
- Pedestrian/bicycle crosswalk improvements.
- Disability access for sidewalks and trails.
- Park and trail signage improvements.



ADMINISTRATIVE ISSUES

Administrative issues include those matters under government control, regulations, or initiatives that were raised by the Comprehensive Plan Subcommittee, respondents of the Community Survey, and the residents of the community:

- Appearance of rear building facades in the Downtown and commercial areas.
- Preservation of existing community character and quality.
- Protection of water resources and stormwater education for the general public.
- Drinking water safety and purity.
- Budgeting for water and sewer repairs.
- Enhancing the City with landscaping/plantings and welcoming entrances.
- Tree planting programs to increase diversity and tree cover.
- Tree management programs to prevent tree diseases.
- Preservation of the small town atmosphere.
- Traffic flow through City.
- Promoting neighborhood block parties.
- Incorporating low impact development principles and practices into public and private projects.
- Retention of fire lanes as public use areas.

ACTIVE AND HEALTHY LIFESTYLE ISSUES

Active and healthy lifestyles issues identified from the community include the following:

Connectivity/Access:

- Promotion of safe and barrier-free access to healthy food supplies, pharmacies, medical services, employment opportunities and schools.
- Increasing access to public transportation.
- Promotion of continued and increased public transportation options.
- Maintenance of barrier-free sidewalks and trails in neighborhoods.
- Safety of walking and biking paths and crosswalks.

Food Access:

- Close proximity to food markets.
- Support for farmers market and seasonal vegetable stands.
- Access to transportation systems to ensure healthy food access.
- Support for the community gardens at Excelsior Park Land.



ISSUES IDENTIFICATION

Safety:

- Providing safe walking, biking and driving options.
- Location of and increased number of crosswalks and separated sidewalks and paths.

Environment and Housing:

- Housing quality and safety.
- Affordable housing options in the City.
- Promotion of sustainable development in the community.
- Reduce, reuse and recycle.
- Encouragement and promotion of sustainable development practices.

Children:

- Safe places to walk, bike and play.
- Organized activity and recreational programs.
- Safe routes to schools as an alternative to busing.
- Healthy eating choices in the schools.
- Promoting and access to healthy food choices such as fruits and vegetables.
- Encouraging less screen time and more active time.

Mental Health:

- More trees, green space, landscaping and plants.
- Stress reduction, less traffic and transportation conflict.

Social Capital:

- Preserving small town atmosphere.
- Encouraging community events.
- Walking clubs, biking clubs, block parties.

Air Quality:

- Tree plantings and replacement programs.
- Reducing Highway 7's impact on Excelsior Elementary School.
- Reducing pollutants from charter buses and charter boats.

Water Quality:

- Treatment of stormwater prior to release into lakes.
- Use of rain gardens, green roofs, and other natural filtering systems.
- Use of natural landscapes to reduce runoff from yards and hard surfaces.
- Promotion of low impact development (LID) to promote environmental quality.



ISSUES – FUTURE DEVELOPMENT

The Comprehensive Plan Subcommittee discussions and the Community Survey yielded the following issues/needs for development opportunities in Excelsior:

- The need for a bakery, hardware store, and small grocery store.
- The need to preserve small town and limit development.
- Redevelopment of the Lyman Lumber properties is needed.
- Remodeling the City Hall and library is needed.
- Family restaurants and lake-oriented restaurants are needed.
- Excelsior Park Land. A dog park and community gardens are needed at Excelsior Park Land.
- Need to keep building height restrictions.
- Need for replacement of dilapidated homes.
- Need for a community center.
- Retail development is needed near the Port of Excelsior.
- Need to develop City as an artists community.
- Need to keep Downtown retail space affordable.
- With redevelopment, need to keep views to the lake open.
- Need to control cost of public dock rentals.





Mission Statement and Community Goals

Comprehensive Plan 2008

MISSION STATEMENT AND COMMUNITY GOALS

As a part of the comprehensive planning process, the City Council of Excelsior in 2007 developed a mission statement. The mission statement is based on the original statement in the 1998 Comprehensive Plan and updated for the 2008 Comprehensive Plan. The mission statement will guide the preparation of the Comprehensive Plan and influence how the City will implement the plans and policies that result from this effort.

MISSION STATEMENT

“To enrich the quality of life, embrace the heritage, and enhance the environment and health of its citizens through providing exemplary safety and public services, visionary leadership, and an efficient and accountable City government.”

Resulting from the mission statement are the community goal statements. The goal statements attempt to communicate the community’s position based upon the issues identification and provide the context for the City’s decision-making. The goals are not listed in priority ranking, all are regarded as important statements for the City’s direction.

- ▶ Continue to preserve and enhance Excelsior’s “small town” character.

Continuing reference has been made to the value of Excelsior having a unique “small town” character, unlike the suburban qualities of surrounding communities. The features and amenities of a small town are regarded as positive characteristics which should be maintained. Excelsior residents want to preserve the higher quality of life, charm, smallness, diversity, and friendliness that this community offers as a living and working environment. The City should address the concern of preserving the small town character while accommodating redevelopment, renewal, and revitalization.

- ▶ Continue to protect Excelsior’s natural resources.

The waterbodies of Lake Minnetonka, Galpin Lake, Mud Lake, College Lake, parks and open spaces, fire lanes, as well as the wetlands and tree massings scattered throughout the community, provide natural amenities and add significant aesthetic, recreational and economic value to the community. The City should continue to take measures to preserve and protect these resources and incorporate sustainable development principles and practices into all public and private projects. Providing access to and preservation of the views to the lakes, wetlands, and open spaces are necessary to make these unique and valuable assets available to all residents of the community.



MISSION STATEMENT AND COMMUNITY GOALS

- ▶ Continue to protect and preserve historic structures, sites and areas.

The residents of Excelsior place a high value on the protection and preservation of the City's historical resources. The City should ensure that these elements of the City's cultural, political, economic, visual or architectural history are protected and preserved for future generations of Excelsior's residents.

- ▶ Continue to maintain continued but orderly and diverse renovation and rehabilitation in Excelsior.

In order to maintain a strong economic and social base for Excelsior, renovation in terms of infill development and rehabilitation of existing sites is viewed as positive. This development and diversification, however, should be accomplished in an orderly, organized and coordinated fashion that is consistent with the unique development pattern of the City, its neighborhoods, and commercial areas. Development requirements must be continually updated and enforced to ensure that development is of a premium quality and blends well with the character of the community.

The downtown and the commercial areas along Highway 7 provide the City a retail and service base as well as provide a sense of identity. Major projects have been completed or are in planning stages in the downtown and along Highway 7. The area along Highway 7 shall provide highway travelers with a sense of the lake and the historic downtown and neighborhoods that lie beyond the highway.

- ▶ Continue to maintain and improve a safe, viable, orderly, productive and enhanced environment for all residents of the community.

The community shall provide for planned and orderly land use and a functional transportation system to serve and connect, but not disrupt, critical areas of the community. Additionally, the community must focus on improving accessibility, by a variety of transportation modes, to health care, food, education, employment, financial institutions, and social and recreational activities. The residents of the overall community must provide and properly maintain those resources, community facilities, and services essential for the protection of the health, safety, and general welfare of individuals (schools, libraries, parks and trails) and necessary for the community (City Hall, water, sewer, streets, electricity, city administration, police, and fire protection).



MISSION STATEMENT AND COMMUNITY GOALS

Some areas of Excelsior contain substandard and distressed sites and buildings. Some of the structures in these areas do not comply with existing zoning or building codes. Code enforcement and City/private redevelopment or rehabilitation efforts may be utilized to eliminate the substandard areas and to promote high quality renewal consistent with the character of the community.

- ▶ Ensure that the Comprehensive Plan promotes a responsible fiscal balance (revenue versus service costs) on an ongoing basis.

The policies of the Comprehensive Plan are intended to outline the community's desires and set forth guidelines for how these desires are to be achieved. These issues must be continually assessed in terms of value compared to costs incurred by the City for implementation. Indicators of value include, but are not limited to, potential revenue, image and enhancement, and the common good of the Excelsior community. The City will continue to maintain fiscal responsibility through long range financial planning.

- ▶ Integrate active and healthy lifestyle principals into all planning and public/private initiatives in the community.

The City recognizes the need to promote the "well being" of all residents. The City has a direct impact on this by providing safe access by a number of different transportation modes such as pedestrian and bicycle trail and sidewalks throughout the community. The City can also influence physical activity through park improvements, promote access to and expansion of transit opportunities, improve air and water quality, promote access to healthy food and improve safety of housing and environments. The City will examine all public and private projects in light of the impact to healthy lifestyles of Excelsior residents.





Land Use

Comprehensive Plan 2008

LAND USE - INTRODUCTION

The basic intent of the comprehensive planning process is to provide a well founded and coordinated decision-making framework to guide both public and private development and community improvements. In this regard, this represents the development framework to guide land use decisions for the City of Excelsior. The Land Use section is based upon the physical profile information, as well as the community issues which have been identified in determining community goals and policies. The Land Use section assists policy makers in daily decision-making. Most importantly, the relative consistency of community goals and policies ties the land use activities together over the long term.

The Land Use Plan is the basic plan for renovation in terms of infill development and rehabilitation of existing sites in the community. It establishes the general parameters, issues, and goals which are to be achieved. It further defines and establishes direction for the basic elements of the development regulations that will be updated after the planning process is completed.

The arrangement of this section includes the Physical Profile of the City to include the Existing Land Use Map, Goals and Policies related to land use, and finally, the Land Use Plan. In sum, the Land Use Plan provides the foundation for guiding and managing land use within Excelsior.



REDEVELOPMENT PATTERN

The redevelopment patterns of land use in the City of Excelsior are clearly established by the influence of both man-made and natural environmental features. The most significant influences have been the lakes and Highway 7. Lake Minnetonka affected development of the original town site, the downtown commercial area, and the surrounding neighborhoods. Highway 7 has functioned as the primary man-made barrier but also provides the most significant transportation connection for Excelsior to the region.

The City of Excelsior is designated as a “developed community” geographic planning area in the 2030 Regional Development Framework. The City is completely developed with limited potential for infill development. As with any community, change will occur as renovation in terms of infill redevelopment and rehabilitation of existing sites. The attractiveness of the small town atmosphere and the historic downtown and neighborhoods have a continuing importance for this City and affect the land use patterns.

The Existing Land Use Map, as found on the following page, graphically illustrates the distribution and variety of land use types in Excelsior. The map was developed in December of 2007.

EXISTING LAND USE ANALYSIS

The City of Excelsior is 554.5 acres in size. The predominant use in the City is low density residential (26.2%), public right-of-way (streets, highways and regional railway) (21.9%), water (21.6%), commercial (7.1%), high density residential (5.4%), and public/semi-public land (5.4%). The previous Comprehensive Plan indicated the City was 408.4 acres in size. That number did not account for waterbodies, especially those areas of Lake Minnetonka and Galpin Lake that are included within the limits of the City boundary.

Approximately 60.2 percent of the total City area constitutes “other uses”, including parks and open space, that are not residential or commercial in nature and thus, not taxable. A taxable area of 40 percent for a City such as Excelsior limits tax revenues which is a significant factor in the provision of municipal services and amenities.



City of Excelsior



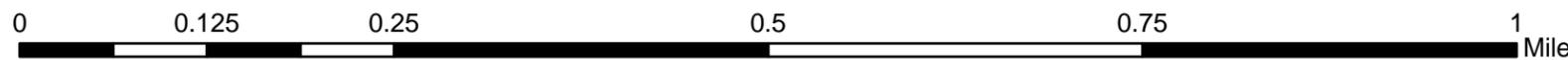
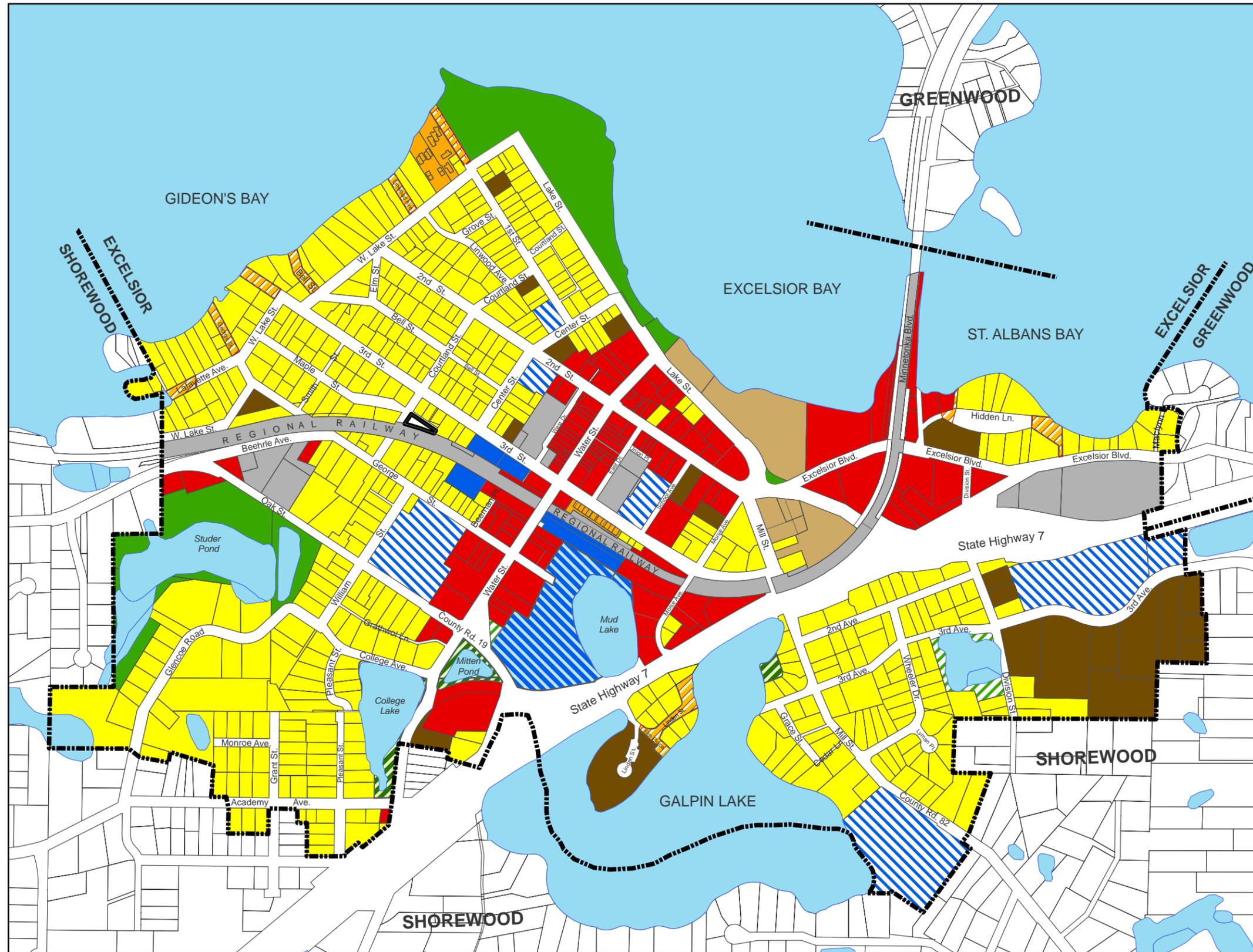
2008 Comprehensive Plan Update

Existing Land Use

-  Low Density Residential (Single & Two Family)
-  Medium Density Residential (Townhouses)
-  High Density Residential (Apartments)
-  High Density Residential (Condominiums)
-  Commercial
-  Business/Warehousing
-  Parks
-  Open Space/Wetland - Private
-  Open Space/Wetland - Public
-  Fire Lanes - Public
-  Churches
-  Schools
-  Public/Semi-Public
-  Undeveloped
-  City Limits
-  Water



11 March 2009
Source: Northwest Associated Consultants, Inc. & WSB



LAND USE - PHYSICAL PROFILE

Existing Land Use		
Land Use	Acreage	Percent of Total
Residential:		
Low Density	145.1	26.2
Medium Density	3.4	0.6
High Density	<u>29.9</u>	<u>5.4</u>
Sub-Total:	178.4	32.2
Commercial:		
Commercial	39.6	7.1
Business/Warehousing	<u>3.3</u>	<u>0.6</u>
Sub-Total:	42.9	7.7
Parks and Open Space:		
Parks*	26.1	4.7
Open Space/Wetlands*	<u>11.9</u>	<u>2.2</u>
Sub-Total:	38.0	6.7
Churches / Public:		
Churches*	21.0	3.8
Public/Semi-Public*	<u>29.8</u>	<u>5.4</u>
Sub-Total:	50.8	9.2
Other:		
Undeveloped	0.2	0.1
Right-of-way without Highway 7*	101.2	18.3
Right-of-way Highway 7*	20.1	3.6
Unclassified Areas	3.2	0.6
Water Area*	<u>119.7</u>	<u>21.6</u>
Sub-Total:	244.4	44.2
GRAND TOTAL	554.5	100.0
* Non-Taxable		Source: WSB and NAC

RESIDENTIAL

As shown in the previous table, residential land use occupies 32.2 percent of the total area in the city. A majority of that land use, 26.2 percent, is low density. The predominant low density residential neighborhoods are in the northwest corner of the City, adjacent to Gideon's Bay of Lake Minnetonka, in the southwest corner of the City, and in the southeast corner, south of Highway 7.

Medium density residential, constituting 0.6 percent of the total area, is found in two areas – on the lake adjacent to The Commons and in the Downtown on 3rd Street. High density residential (apartments) is concentrated in the southeast corner of the City with



LAND USE - PHYSICAL PROFILE

other small apartment buildings distributed throughout the City. High density residential (condominiums) are concentrated on or near the lake at Excelsior Boulevard and Lake Street. Of the total area, 5.4 percent is high density residential.

COMMERCIAL

Existing commercial development accounts for 7.1 percent of the City's total area. This includes the Downtown, the Water Street commercial, and the Highway 7 commercial areas. There is no vacant commercial land but areas on the Proposed Land Use Map that are currently residential use are designated for commercial use.

BUSINESS/WAREHOUSING

Business/warehousing uses are concentrated along the Three Rivers Regional Trail on either side of Water Street. All of the area, which is 0.6 percent of the total, is occupied by the Lyman Lumber operations.

PARKS

Park land in the City is 26.1 acres or 4.7 percent of the total in the City. The significant park areas are The Commons on Lake Minnetonka and Excelsior Park Lands on County Road 19.

OPEN SPACE/WETLAND

Open space and wetland areas include 2.2 percent of the area of the City. These areas are found throughout the City.

CHURCHES

Church land in the City indicates 3.8 percent of the total area. These facilities are located throughout the City.

PUBLIC/SEMI-PUBLIC

More than 29.8 acres or 5.4 percent of the land area is public or semi-public land uses. The cemetery, the municipal properties, the school, and properties under control of Xcel Energy make up most of this area.



RIGHT-OF-WAY

A significant portion of the City is devoted to right-of-way. Including Highway 7, the Three Rivers Regional Trail, and the City streets, 21.9 percent of the area is right-of-way.

UNDEVELOPED/WATER AREA

The undeveloped, unclassified and water areas are 119.7 acres or 21.6 percent of the total land area.

RESIDENTIAL DENSITY

The 2030 Regional Development Framework of the Metropolitan Council requires municipalities to plan for an average net residential density of at least three units per net residential acre. Of the low density property in the City, the net density is 3.7 units per acre. Of the medium density, the net density is 10.2 units per acre and of high density residential property, the net density is 19.8 units per acre. The City is well within the Metropolitan Council requirement of three units per residential acre, with a total net residential density of 6.5 units per acre.

PHYSICAL BARRIERS

Natural features such as lakes, streams, and wetlands, as well as constructed features such as highways, utility lines, or existing development, often act to contain land use and restrict access. From another perspective, many of the natural features such as lakes, wetlands, trees, or topography can be used to positively enhance a community and its housing and business areas. Physical barriers within Excelsior include Highway 7, County Road 19, the Three Rivers Regional Trail, and existing waterbodies.

The impact of physical barriers may be seen as having both positive and negative aspects. On the positive side, barriers serve to define cohesive areas and to lend structure to the arrangement of land uses, often separating uses which may generate conflict. On the negative side, barriers may artificially constrain development, and in separating developed areas, produce problems of access and circulation between related land uses.

The physical barriers within Excelsior are seen primarily as restricting access from north to south within the City. These physical barriers can be overcome with improvements to the transportation system, both by car, pedestrian and bicycle.



LAND USE - PHYSICAL PROFILE

LAND USE CONTROLS

Land uses within Excelsior are presently governed by the City Zoning and Subdivision Ordinances. Applications for development and associated plans are reviewed by City staff and submitted to the Planning Commission and City Council for review and approval. The City also regulates building and site design for commercial areas through the Design Standards and historic properties through the Historic Preservation Commission and regulations.

The table below indicates the breakdown of existing zoning districts and the acreages currently devoted to each within the City. On a following page, the Zoning Map illustrates the arrangement of each zoning district in Excelsior.

Zoning		
Zoning District	Acreage	Percent of Total
R-1, Single Family Residential	100.9	18.2
R-1A, Single Family Residential	0	0
R-2, Single and Two Family Residential	89.2	16.1
R-2A, Single and Two Family Residential	0	0
R-3, Medium Density Residential	10.9	2.0
R-4, High Density Residential	24.1	4.3
B-1, Central Business	13.5	2.4
B-2, General Business	16.8	3.0
B-3, Office/Residential	5.9	1.1
B-4, Office/Residential	3.2	0.6
B-5, Central Business / Motor Fuel Stations	0.5	0.1
B-6, Highway Office, Retail & Residential	8.2	1.5
P, Public Park	26.6	4.8
PUD, Planned Unit Development	1.8	0.3
Sub-Total – Percent of Zoned Area	301.4	54.4
Unclassified Areas	12.1	2.2
Total Right-of-Way	121.3	21.9
Water Area	119.7	21.6
Total City Area	554.5	100.0
Source: WSB and NAC		

The following paragraphs summarize the districts of the Zoning Ordinance and how they are applied in the City. The Zoning Map is found following these descriptions.



R-1, Single Family Residential District

The purpose of the R-1, Single Family Residential District is to provide for low density single family detached residential dwelling uses and directly related, complementary uses.

R-1A, Single Family Residential District

The purpose of the R-1A, Single Family Residential District is to provide for large lot, low density single family residential dwelling uses and directly related complementary uses. Minimum lot sizes are 15,000 square feet for new development as opposed to 10,000 square feet per lot in the R-1 District. There are no areas in the City zoned R-1A District.

R-2, Single and Two Family Residential District

The purpose of the R-2, Single and Two Family Residential District is to provide for one and two family dwellings and directly related, complementary uses. Most of the older single family neighborhoods are zoned R-2 District.

R-2A, Single and Two Family Residential District

The purpose of the R-2A, Single and Two Family Residential District is to provide for smaller lot, one and two family dwellings in existing neighborhoods and directly related, complementary uses. There are no areas in the City currently zoned R-2A District.

R-3, Medium Density Residential District

The purpose of the R-3, Medium Density Residential District is to provide for a variety of compatible housing types and densities, including one and two family dwellings and medium density multiple family dwellings, within areas generally located at the edges of the Downtown, as identified in the Comprehensive Plan.

R-4, High Density Residential District

The purpose of the R-4, High Density Residential District is to provide areas for multiple family housing at relatively high densities in locations outside of established low density neighborhoods and within areas generally located as identified in the Comprehensive Plan. One and two family dwellings are excluded as permitted uses from this district.



B-1, Central Business District

The purpose of the B-1, Central Business District is:

- A. To encourage retail establishments offering goods and services to the general public on the street level of Water Street.
- B. To provide for retail sales and service establishments in a compact, pedestrian oriented area for the convenience of the public, and for fostering mutually beneficial relationships among the business establishments.
- C. To minimize negative impacts upon surrounding residential neighborhoods by limiting the uses permitted.
- D. To exclude highway/auto oriented businesses which would disrupt the desired compact, pedestrian character of the B-1 District and neighborhood stability.
- E. To provide adequate and conveniently located parking in public lots.
- F. To minimize traffic congestion within the B-1 District and within surrounding residential areas.
- G. To promote high standards of building and site design which will foster compact commercial developments with pedestrian convenience and human scale, and which will preserve and strengthen the historic character of the B-1 District.

B-2, General Business District

The purpose of the B-2, General Business District is:

- A. To provide for retail sales and service establishments to locate in a less compact and less pedestrian oriented area than desired for the B-1 District.
- B. To provide adequate space to meet the needs of contemporary commercial development including landscaped yards and on-site private parking and service areas.
- C. To require adequate on-site parking for each commercial building and supplemented with public parking facilities as appropriate.
- D. To minimize negative impacts upon surrounding residential neighborhoods by locating commercial uses within well defined areas and by requiring adequate buffering and landscaping.
- E. To provide for the preservation and adaptive reuse of original single family homes which have historical or architectural significance and which will foster the small town/historic image of Excelsior.
- F. To promote a high standard of building and site design.



B-3, Office/Residential District

The purpose of the B-3, Office/Residential District is:

- A. To provide for redevelopment of the former Chicago Northwestern Rail line and adjacent properties in a manner consistent with and supportive of Excelsior's downtown business districts and surrounding residential developments.
- B. To provide for greater flexibility of design within the redevelopment area, while also providing greater City control of such redevelopment, in order to assure high quality development and a harmonious relationship between existing and future development.

B-4, Office/Residential District

The purpose of the B-4, Office/Residential District is:

- A. To provide for selective redevelopment of the area between Lake and Second Streets, in a manner compatible with the compact pedestrian oriented B-4 District, and with proximate residential development.
- B. To encourage particular design emphasis on taking maximum advantage of the views of Lake Minnetonka from B-4 properties.
- C. To encourage redevelopment activities to include provision of additional entertainment and restaurant facilities consistent with Lake Minnetonka activities generally, and with the nearby Port of Excelsior, specifically. All proposed developments shall be processed and regulated according to the Excelsior Code of Ordinances.

B-5, Central Business District Motor Fuel Stations

The purpose of the B-5, Central Business District Motor Fuel Stations is:

- A. To permit existing motor fuel stations historically located in the Central Business District to remain in business and to encourage reinvestment, rebuilding, and improvements to their property.
- B. To minimize traffic congestion, and conflict points between pedestrian and vehicular traffic in the B-5 District and within surrounding commercial and residential districts.
- C. To minimize negative impacts upon surrounding neighborhoods by locating structures and uses within well defined areas and by requiring various buffering techniques.
- D. To promote high standards of building and site design.



LAND USE - PHYSICAL PROFILE

- E. To provide for a transition from vehicular oriented to pedestrian oriented businesses by allowing multiple uses on the property and within the structures.

B-6, Highway Office, Retail and Residential District

The purpose of the B-6, Highway Office, Retail and Residential District is:

- A. To provide for commercial areas within the Highway 7 corridor that are consistent with the Comprehensive Plan and supportive of Excelsior's downtown business districts and surrounding residential developments.
- B. To provide for appropriate land uses and urban design within the corridor area in order to assure high quality sites and buildings as well as a harmonious relationship between existing and future development.
- C. To enhance and develop the corridor into an attractive and functional gateway designed to provide highway travelers with a sense of the lake and the historic community that lies beyond Highway 7.

P, Public Park District

The purpose of the P, Public Park District is intended to provide a specific zoning district for public park and trail use. It is unique in that the primary objective of uses within this district is the provision of recreational facilities. It is intended that uses within such a district will be compatible with adjoining development.

ZONING DISTRICT AREA, WIDTH, SETBACK AND BUILDING REGULATIONS

The lot area, width, setbacks, building height, impervious surface and other zoning regulations are found in each of the zoning district sections and in Articles 16, 17, and 18 of the Zoning Ordinance. The table as follows summarizes all of the established zoning districts along with their minimum lot area, width, setbacks, lot coverage and other standards.



LAND USE - PHYSICAL PROFILE

Summary of Zoning District Classifications and Requirements								
Zoning District	District Classification	Minimum Lot Size	Minimum Lot Width (interior)	Setbacks				Principal Building Height
				F	S-I	S-C	R	
R-1 ¹	Single Family Residential	6,000 sf	42 feet	25	10	15	35	30 feet
R-1A ¹	Single Family Residential	9,000 sf	48 feet	25	10	20	35	30 feet
R-2	Single and Two Family Residential	6,000 sf	36 feet	25	9/5	15	20	30 feet
R-2A ¹	Single and Two Family Residential	4,800 sf	36 feet	25	9/5	15	20	30 feet
R-3	Medium Density Residential	8,500 sf	100 feet	25	15	20	20	35 feet
R-4	High Density Residential	15,000 sf	150 feet	20	30	20	30	35 feet
B-1	Central Business	NA	NA	NA	NA	NA	12	35 feet
B-2 ¹	General Business	3,200 sf	40 feet	10	NA	NA	NA	35 feet
B-3	Office/Residential	NA	NA	NA	NA	NA	NA	35 feet
B-4	Office/Residential	NA	NA	NA	10	10	20	35 feet
B-5	Central Business Motor Fuel Stations	NA	NA	NA	NA	NA	NA	35 feet
B-6	Highway Office, Retail and Residential	NA	NA	NA	NA	NA	NA	35 feet
P	Public Park	NA	NA	50	10	10	10	25 feet
PUD	Planned Unit Development	NA	NA	NA	NA	NA	NA	35 feet

Notes:

F = Front yard setback as measured from the property line

S-I = Side yard setback on interior lots

S-C = Side yard setback on corner lots

R = Rear yard setback

NA = Not applicable

¹ Existing Lots of Record



City of Excelsior



2008 Comprehensive Plan Update

Existing Zoning with Street Addresses

-  R-1, Single Family Residential
-  R-2, Single and Two Family
-  R-3, Medium Density Residential
-  R-4, High Density Residential
-  B-1, Central Business District
-  B-2, General Business District
-  B-3, Office/Residential District
-  B-4, Office/Residential District
-  B-5, Central Business District/Motor Fuel Stations
-  B-6, Highway Office, Retail & Residential District
-  P, Public Park District
-  PUD, Planned Unit Development (Residential)
-  Water
-  City Limits

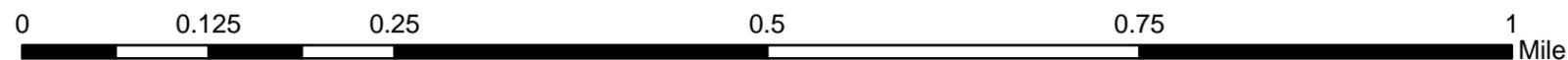
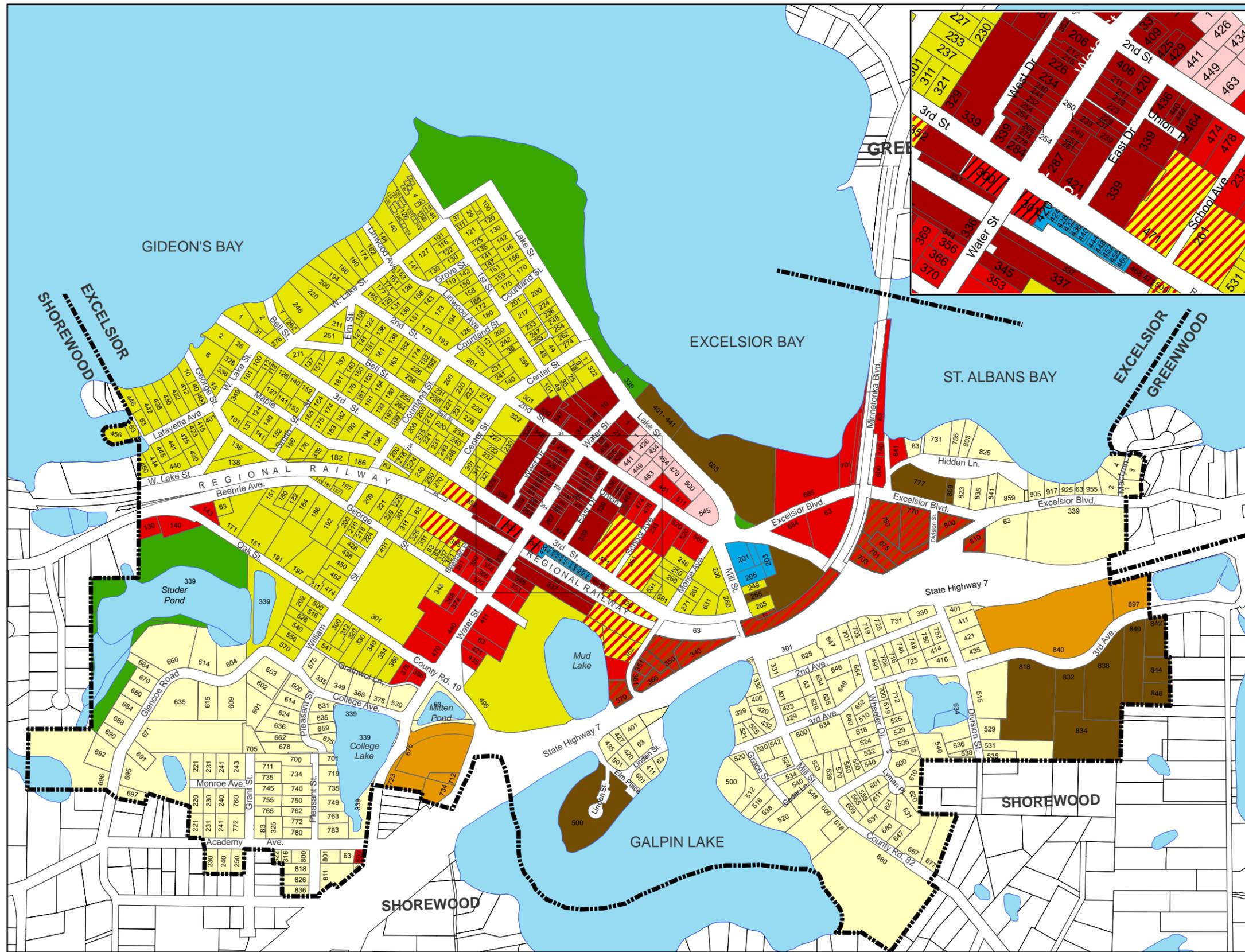
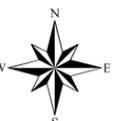
- All properties labeled 339 are public

- All properties labeled 63 are unassigned addresses

- All streets, alleys, public ways, and railroad right-of-ways, if not otherwise specifically designated, shall be deemed to be in the same zone as the property in the most restrictive classification immediately abutting upon such alleys, streets, public ways or railroad right-of-ways. (Section 40-2 of the Zoning Ordinance).

4 September 2008

Source: Northwest Associated Consultants, Inc. & WSB



LAND USE - GOALS AND POLICIES

INTRODUCTION

The value of a Comprehensive Plan for Excelsior is only partially found in the plans, maps, and data. Although such information is a critical element of any plan, the changing nature of that information can give a community only a snapshot of its needs or direction. A more comprehensive review of the community and its direction can be found through its adopted goals and policies. Without this direction, the plans and programs which are presented are visionless attempts to improve the community.

The goals and policies do not provide information on the timelines and priorities needed for development or community improvements. Instead, it provides a series of criteria which can be used to direct general actions. Furthermore, the policies are not absolute directions for City staff, Planning Commission, or City Council members. Instead, they are guides to assist in decision-making and goal achievement. 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.

For purposes of definition, goals may be described as the ways in which we think about the community – descriptive statements of the ultimate direction we would want to see the City proceed. Policies may be described generally as positions the City will take on a specific issue.

NATURAL ENVIRONMENT

Natural resources are of prime importance to the community. In addition to serving as aesthetic amenities which enhance the quality of life in the area, natural areas often perform important ecological roles.

These natural features can serve as buffers or barriers in determining the extent and direction of development and growth. Therefore, it is necessary that special consideration be given to natural features and systems in formulating Excelsior' Comprehensive Plan. Environmentally sensitive areas include those characterized by waterbodies, floodplain, steep slopes, vegetation, soil limitations, and wetlands. The City has expressed an interest in the preservation and enhancement of these features within the City limits and to promote low impact development (LID) principles and practices.



WETLANDS, LAKES AND STREAMS

Goal: Preserving the water resources of the lakes, wetlands and streams is recognized as a high priority in Excelsior.

Policies:

- A. Relate redevelopment to the natural characteristics of the land to enhance the development through the preservation of attractive natural amenities (i.e., lakes, wetlands, wooded areas, slopes, etc.).
- B. Restrict or prohibit redevelopment within Excelsior' drainageways, floodplains, wetlands, and other natural features which perform important environmental functions in their natural state.
- C. Preserve natural drainage patterns wherever feasible.
- D. Require all redevelopment to manage its on-site storm water generation to ensure no negative impact to downstream flooding or water quality.
- E. Require grading and drainage plans as part of any new residential or commercial redevelopment. These plans must illustrate proposed drainage patterns, plans for on-site storm water retention and erosion control.
- F. Maintain and update as necessary floodplain, shoreland and wetland regulations to regulate development within these sensitive areas.
- G. Incorporate low impact development (LID) principles and practices into design, construction, and operation of all public projects.
- H. Work with residential and commercial developers to incorporate low impact development (LID) practices that protect native vegetation and soils and reduce impervious surface.
- I. Upgrade municipal stormwater drainage systems as feasible to prevent direct runoff into the lakes and wetlands.
- J. Work to improve the water quality of area lakes to provide safe and clean water for recreational purposes.

TREES, LANDSCAPING AND STREETSCAPING

Goal: Provide continuing and enhanced streetscapes, landscaping as part of development/redevelopment, and protection and preservation of the community's vegetative resources.

Policies:

- A. Continue to implement and expand the City's tree preservation and enhancement efforts through participation in City programs and development review.
- B. As a high priority in the City, preserve and protect existing stands of mature trees.



LAND USE - GOALS AND POLICIES

- C. Promote programs designed to protect trees from disease.
- D. Require all development/redevelopment proposals to indicate the location, type, and condition of existing vegetation, and preserve existing trees wherever feasible.
- E. Require that redevelopment projects within the City plant new trees, particularly in areas where existing vegetation is removed.
- F. Plan enhanced entrances to the City to include signage, landscaping and other appropriate features.
- G. Encourage a coordinated effort in comprehensive streetscaping, landscaping and entrance planning implementation to tie areas of Excelsior together visually and to enhance the historic character of the community.
- H. Provide City financial support to tree protection, streetscape and landscaping programs.

NATURAL FEATURES

Goal: Ensure preservation and enhancement of views, slopes and soils in Excelsior through careful development review and approvals.

Policies:

- A. In areas of soils that have limitations for redevelopment, perform soil testing to identify the soil correction measures necessary to insure safe and quality construction.
- B. Require erosion control plans for all site grading to prevent erosion, dust, and soil sedimentation.
- C. Restrict or prohibit redevelopment on steep slopes. In instances where development on steep slopes is permitted, plans must be provided for grading and erosion control which prevent erosion, dust, and soil sedimentation.
- D. Protect and preserve soil types associated with drainageways in order to channel flowage, control erosion, and prevent flooding.
- E. Review redevelopment plans to evaluate the effect of development/redevelopment on significant views for other surrounding properties.

AIR QUALITY AND POLLUTION

Goal: Protection of air quality and ground water and soils, as well as efforts to control noise and light pollution, are important to the community.

Policies:

- A. Incorporate State and Federal pollution regulations into local policy as required.



LAND USE - GOALS AND POLICIES

- B. In areas of potential noise, air, or light pollution, implement design approaches to reduce possible problems.
- C. Initiate, promote, update, and support programs which are aimed at monitoring and reducing air, noise, light, ground water, and soil pollution and contamination.
- D. Develop and implement a plan to provide buffers and screens for all residential properties, schools, and play areas adjacent to Highway 7.

SOLAR ACCESS

Goal 1: Protect reasonable access to direct sunlight for active and passive solar energy systems.

Policies:

- A. Consider regulations to protect access of direct sunlight.
- B. In redevelopment projects, encourage builders to not restrict the development and use of active and/or passive solar energy systems on adjoining properties.
- C. Encourage builders in redevelopment projects to offer solar energy system options, to the extent practical, for space heating and cooling and hot water heating in new residential and commercial developments.

RECYCLING AND SOLID WASTE REDUCTION

Goal 1: Encourage recycling programs and solid waste reduction initiatives.

Policies:

- A. Recycling programs which conserve natural resources shall be continued and promoted.
- B. Excelsior shall work with waste haulers on enhanced waste reduction/separation practices to improve solid waste management.
- C. Residential and commercial generators of solid waste shall be encouraged to act voluntarily to evaluate their use of energy and raw materials and to reduce consumption where technically and economically feasible.



SUSTAINABLE REDEVELOPMENT

Goal 1: Function as a sustainable community where both public and private sectors seek to balance urban redevelopment and rehabilitation with natural resource protection.

Policies:

- A. The City of Excelsior should incorporate sustainable development principles and practices into the design, construction and operation of City facilities and projects.
- B. The use of green building practices should be encouraged and implemented.
- C. The City of Excelsior should encourage, support and promote the application of sustainable development practices in all private sector rehabilitation and redevelopment within the community.
- D. The City of Excelsior should identify and evaluate potential changes to land use regulations to support and promote green building and low impact development (LID).

LAND USE

Land use goals create a vehicle by which the community can determine, organize and define the character and intensity of renovation in terms of infill development and rehabilitation of existing sites in Excelsior. The policies will guide land use direction for projects that will occur in the community. Related to land use, the protection of the natural environment, the historic character, and the well being of residents are of major importance to Excelsior and the surrounding area.

GENERAL LAND USE

Goal 1: A cohesive land use pattern which ensures compatibility and strong functional relationships among activities is to be implemented.

Policies:

- A. Maintain and strengthen the character of individual neighborhoods and commercial districts.
- B. Prevent over-intensification of land use redevelopment, that is, development which is not appropriate for a particular area or is not accompanied by a sufficient level of supportive services and facilities (utilities, parking, access to sidewalks, trails and parks, etc.).



LAND USE - GOALS AND POLICIES

- C. Examine requested land use changes in relation to adjoining land uses, site accessibility, utility availability, and consistency with the Excelsior Comprehensive Plan and policies.
- D. Review and implement land use and design controls to maintain appropriate levels of building mass, scale and height in all residential and commercial areas.
- E. Where practical, conflicting and non-complementary uses shall be eliminated through removal and relocation.
- F. Encourage the rehabilitation of properties that are substandard or blighted.
- G. Renovation and redevelopment proposals shall be evaluated as to their ability to enhance the City's historic small town character.
- H. As a small town within a larger metropolitan region, redevelopment activities should respect small town scale through attention to pedestrian orientation, community identity, and full service mixed use.
- I. The City will use its land use regulations and design standards to implement the goals of the community.
- J. Promote active living principles with all public and private actions to encourage physical activity, safety, accessibility, social capital, and mental health.

Goal 2: The preservation, protection and continued use of areas, buildings, and structures that have historic, aesthetic or community values is of benefit to Excelsior.

Policies:

- A. Safeguard the heritage of the City by preserving sites and structures that reflect elements of the City's cultural, political, economic, visual or architectural history; evaluate and establish historic districts.
- B. Promote the preservation and continued use of historic sites and structures for the education and general welfare of the people of Excelsior.
- C. Foster community identity and civic pride by protecting historical area, structures or accomplishments of the past.

RESIDENTIAL LAND USE

Goal 1: Preserve and improve the existing variety of housing types, styles and values to meet the needs of the community and the changing demographics of the City through renovation and redevelopment.

Policies:

- A. Existing, undeveloped, residential land, and redevelopment areas shall be developed in a manner compatible with the surrounding area.



LAND USE - GOALS AND POLICIES

- B. Encourage design and planning innovations in housing units and land development.
- C. Attempt to provide housing opportunities which attract persons of all ages and income levels and which allow them the ability to maintain residence within Excelsior throughout the various stages of their lives.
- D. Excelsior exceeds the averages for affordable housing units in Hennepin County. Where appropriate, the City will consider cooperative agreements with surrounding communities to ensure a regional base of affordable housing in the south Lake Minnetonka area.
- E. Encourage development of housing options to meet the needs of all segments of the population, including the disabled, through life cycle housing.
- F. Develop housing options that will meet the continuing demand for senior living housing.
- G. Housing units identified as substandard for safe occupancy shall be rehabilitated, replaced, or developed with an appropriate residential land use.
- H. The City shall encourage the use of County, State and Federal funding mechanisms for provision of renovated and rehabilitated housing where appropriate.
- I. Promote redevelopment that provides connections to sidewalks and trails and reduces the barriers to physical activity.

Goal 2: Maintain and enhance the strong character of Excelsior' single family residential neighborhoods.

Policies:

- A. Promote private reinvestment in the City's single family housing stock.
- B. Prevent commercial development in residential areas through land use control and zoning regulations.
- C. Pursue single family home rehabilitation programs through the City.
- D. Research and adopt regulations to control the development of large, out-of-scale homes in single family neighborhoods.
- E. Discourage combinations of parcels which reduce the number of single family units in the community.
- F. Encourage renovation and rehabilitation of existing single family structures to strengthen neighborhoods.
- G. Discourage conversion of single family structures to townhome or condominium redevelopment projects.



LAND USE - GOALS AND POLICIES

Goal 3: Allow existing multiple family housing as an alternative life cycle housing option.

Policies:

- A. Discourage the development of additional freestanding multiple family projects in the community.
- B. Consider the redevelopment of substandard multiple family properties that display deteriorated building conditions, no site amenities, poor site design, or incompatible land use patterns.
- C. Encourage high quality design and construction standards for renovation and redevelopment projects.
- D. Encourage developers of medium and high density developments to provide adequate accessory amenities such as garages, parking, open space, landscaping, and recreational facilities to ensure a safe, functional, and desirable living environment.
- E. Encourage development of multiple family housing units above retail and service uses in the appropriately zoned areas.
- F. With all renovation and redevelopment of multiple family properties, provide connections to sidewalks and trails and reduce barriers to physical activity.

COMMERCIAL LAND USE

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

Policies:

- A. Encourage communication with and among local business people to gain an understanding of the changing needs of the business environment.
- B. Promote a full and broad range of retail, office, service, and entertainment uses appropriate to the commercial areas of Excelsior.
- C. Attract new businesses to Excelsior that will contribute to the customer attraction and business interchange of the local commercial areas.
- D. Encourage a combination of public and private investment in the commercial areas for public improvements and building redevelopment.
- E. Create uniform streetscape treatments emphasizing street trees, landscape elements, parking lot improvements, and lighting.
- F. Address parking issues and review supply and demand, signage and education programs for better parking utilization.



LAND USE - GOALS AND POLICIES

- G. Monitor traffic levels and work with Hennepin County officials on appropriate methods of traffic control.
- H. Utilize architectural design guidelines to guide the commercial areas' renovation and redevelopment.
- I. Substandard commercial properties shall be renovated, rehabilitated, replaced or redeveloped in conformance with the Land Use Plan.

Goal 2: Promote continued renovation, investment and adaptive reuse and preservation in the Downtown area.

Policies:

- A. Promote a mixed use environment within the Downtown consisting of retail, office, service, and residential land uses.
- B. Encourage a combination of public and private investment in the Downtown for public improvements and building redevelopment.
- C. Create a uniform streetscape treatment emphasizing street trees, landscape elements, parking lot improvements, and lighting in both public and private areas.
- D. Promote the development of housing options and revitalization of upper stories for dwelling units.
- E. Continue to analyze the Downtown parking issues and consider enhancements to existing public and private lots.
- F. Study the issues and implications of Downtown parking ramps.
- G. Continue to emphasize a retail orientation at street level for Water Street along its entire length.
- H. Encourage continual redevelopment along the Three Rivers trail corridor for commercial and residential uses that are consistent with the scale and character of the Downtown.
- I. Assure that the City Hall and library remain within the Downtown.
- J. Work with the U.S. Postal Service to assure the Post Office remains in Excelsior with possible relocation into the Downtown area.
- K. Encourage the continued operation of the farmers market in the Downtown.
- L. 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 the lake and The Commons.
- M. Monitor traffic levels and study ways to lessen the impact on the Downtown.



LAND USE - GOALS AND POLICIES

Goal 3: Encourage continued renovation and redevelopment activities along the City's commercially zoned highway corridors.

Policies:

- A. Encourage private and continued City investment in the commercial areas along U.S. Highway 7 and County Road corridors.
- B. Work to enhance and develop the gateway entrances designed to provide highway travelers with a sense of the lake and the historic community.
- C. Highways 7 and 19 serve as primary entrances to the community and should be considered as gateways with appropriate signage and attractive development.
- D. Work with Mn/DOT on issues related to maintenance and Highway 7 improvements.
- E. Encourage investment in rehabilitation and renovation of substandard properties along the highway corridors.
- F. Ensure that all service and commercial uses are adequately screened or buffered from any adjacent residential development.
- G. Encourage a unified and planned development pattern.
- H. Commercial and service areas should provide safe and convenient pedestrian and bicycle movement with connections to Downtown Excelsior and adjoining neighborhoods.

INSTITUTIONAL LAND USE

Goal 1: Cooperate with existing and expanding institutional facilities to ensure compatibility and a high level of design.

Policies:

- A. Transitions between differing types of land uses must be done in an orderly fashion while minimizing impacts on adjoining development.
- B. All institutional development proposals must be analyzed to determine the most appropriate land uses within a neighborhood and the community as a whole.
- C. Adequately screen, landscape and buffer institutional facilities to minimize the impact on surrounding uses and enhance the neighborhood and community in which they are located.



INTRODUCTION

Based upon the foundation established by the Physical Profile and the Goals and Policies, this section provides the framework to guide community renovation, redevelopment and change. The Land Use Plan is a narrative and graphic description that provides the background and rationale for land use designations as represented on the Proposed Land Use Map. The plan has an educational and decision-making function, helping to improve the general understanding of how physical development in the City of Excelsior should take place.

The Land Use Plan is divided into two main categories. The first section describes the basis for Excelsior's community plan, including population projections. The second section lists actions and strategies for land use stemming from the Issues Identification and Goals and Policies.

BASIS OF THE COMMUNITY PLAN

Excelsior has taken a progressive planning attitude in regards to its Comprehensive Plan and the current planning process in order to direct land redevelopment and renovation of structures in a manner that results in compatible land uses, protection of the small town character and efficient integration of City facilities, services and utilities. The 1998 Comprehensive Plan established the existing land use as the proposed land use plan for the City. Since that plan was adopted, the land use in the community has not changed except for limited areas that were reviewed and approved on a case-by-case basis. The 2008 Land Use Plan also will not vary significantly from the existing land use.

The Comprehensive Plan and specifically the Land Use Plan, was also shaped by the Downtown Revitalization Master Plan for Excelsior, completed in 2004 and the Design Standards adopted in 2008. These documents have and will continue to shape land use and renovation and rehabilitation in the community. The Zoning and Subdivision Ordinances were completely updated in 2001 and have been amended and updated as needed to address the changing development and renovation patterns in the City.



PROJECTED GROWTH

Population and Households

The City of Excelsior has seen relatively stable but declining population numbers since 1970, while the numbers of households increased from 900 in 1970 to 1,210 in 2006. This is reflective of the national and State trends of smaller household size. Household, population and employment growth from 1970 to 2006 is found in the following table:

HOUSEHOLD, POPULATION, AND EMPLOYMENT EXCELSIOR 1970-2006					
	1970	1980	1990	2000	2006
Population	2,563	2,523	2,367	2,383	2,395
Households	900	1,149	1,160	1,199	1,210
Household Size	2.85	2.20	2.04	1.95	1.98
Employment	1,190	1,947	1,656	1,823	N.A.
Source: U.S. Census and Metropolitan Council					

The employment numbers above reflect the numbers of people whose place of work is in Excelsior.

Population, Household and Employment Projections

As part of the Metropolitan Council’s system statement for updating comprehensive plans, population, household and employment projections were developed for each metropolitan community. The numbers, as reflected in the table below, project a significant growth trend for population, households and employment that cannot be supported by the City. In a fully developed community such as Excelsior, the numbers of households and jobs projected do not reflect the reality of the land use available for development or redevelopment.

POPULATION, HOUSEHOLDS AND EMPLOYMENT PROJECTIONS FOR EXCELSIOR METROPOLITAN COUNCIL FORECAST 2006-2030					
	2000 Census	2006	2010	2020	2030
Population	2,393	2,395	2,500	2,700	2,800
Households	1,199	1,210	1,250	1,330	1,400
Employment	1,823	N.A.	1,980	2,250	2,450
Source: U.S. Census and Metropolitan Council					



Based upon more conservative projections for population, households and employment growth, the City has developed the following forecasts. The City projects that the number of households would grow from 1,210 in 2006 to 1,270 in 2030. Population would grow a modest 145 persons from 2,395 in 2006 to 2,540 in 2030. Employment would also grow, adding 390 jobs in the City by 2030.

POPULATION, HOUSEHOLDS AND EMPLOYMENT PROJECTIONS FOR EXCELSIOR CITY FORECAST 2006-2030					
	2000 Census	2006	2010	2020	2030
Population	2,393	2,395	2,420	2,480	2,540
Households	1,199	1,210	1,220	1,240	1,270
Employment	1,823	1,940	2,000	2,170	2,330
Source: U.S. Census, Metropolitan Council, and City of Excelsior					

HOUSING

Residential

The Policy Plan promotes the maintenance of a diversified housing stock which is affordable to a wide range of incomes. The plan also establishes guidelines to protect residential neighborhoods from encroachment or intrusion of incompatible, higher intensity uses through the use of buffers and appropriate land use transitions.

For the most part, Excelsior has followed a traditional residential growth pattern with growth emanating outward from the lake and downtown. As previously indicated, the community is completely built out in terms of residential development.

Livable Communities

In 1996, the City adopted a Livable Communities Action Plan in conformance with the Metropolitan Livable Communities Act to address housing issues. The housing plan encourages the development and maintenance of affordable and life cycle housing in the City of Excelsior. Additionally, the plan establishes housing goals and policies that are to be implemented by specific programs, initiatives and actions. Those initiatives are directed specifically to provisions of additional affordable units, housing demand and housing maintenance/rehabilitation.



The Metropolitan Council has identified affordable housing needs for all cities and townships within the Twin Cities for the period from 2011 to 2020. The housing plan element of the local comprehensive plan is required to reflect the allotment portion of the forecast demand for affordable housing. The Metropolitan Council has indicated that the share of this allocation is seven affordable housing units. As indicated, the City is completely developed with no additional land for housing development. Additionally, the Social Profile section of this plan indicates that 48 percent of the housing units are already deemed affordable by the Metropolitan Council. The City agrees that providing new affordable housing is important, and it will work with Hennepin County and other cities in the South Lake Minnetonka area to promote additional affordable housing in other jurisdictions.

PROJECTED LAND USE ACREAGE AND RESIDENTIAL DENSITY

Based upon the Proposed Land Use Map, the City has calculated the projected acreage of land use from 2008 to 2030 in five year increments. The existing vacant, undeveloped land area in the City as of 2008 is 0.2 acres. Most of the projected redevelopment is expected for commercial and highway business land uses. The table on the following page provides the projected land use by category. The 2030 Regional Development Framework suggests redevelopment and infill development at five or more units per acre. In Excelsior, most redevelopment will be at or higher than this level.

As of 2008, there were 145.1 acres of low density residential; 3.4 acres of medium density residential; and 29.9 acres of high density residential land use. These acreages include only the land area devoted strictly to that use. All of the areas of waterbodies, wetlands, parks and open space, right-of-way, and other undeveloped land has been removed from these totals.

The resulting density in 2008 for each of these land uses is as follows: with 534 units, the resulting low density residential density is 3.7 units per acre; with 35 units, the medium density residential density is 10.2 units per acre; and with 591 units, the high density residential density is 19.8 units per acre.

A decrease in low density residential land of more than five acres is projected by 2030 in Excelsior. This is resulting from some larger single family tracts that will be redeveloped into commercial and higher density residential properties. This will likely be offset by higher density development adjacent to the commercial development in the Downtown.



LAND USE PLAN

LAND USE TABLE IN FIVE YEAR STAGES							
	Existing Acreage	Proposed Acreage					Change
Category	2008	2010	2015	2020	2025	2030	2008- 2030
Residential:							
Low Density (1-5 units/acre)	145.1	142.0	140.9	139.9	139.9	139.9	- 5.2
Medium Density (5-8 units/acre)	3.4	4.4	5.5	5.5	5.5	5.5	+ 2.1
High Density (8+ units/acre)	29.9	29.9	30.9	30.9	30.9	30.9	+ 1.0
Commercial:							
Commercial	39.6	41.7	44.0	45.0	45.0	45.0	+ 5.4
Business/Warehousing	3.3	3.3	0	0	0	0	- 3.3
Parks and Open Space:							
Parks	26.1	26.1	26.1	26.1	26.1	26.1	0
Open Space/Wetlands	11.9	11.9	11.9	11.9	11.9	11.9	0
Churches / Public:							
Churches	21.0	21.0	21.0	21.0	21.0	21.0	0
Public/Semi-Public	29.8	29.8	29.8	29.8	29.8	29.8	0
Other:							
Undeveloped	0.2	0.2	0.2	0.2	0.2	0.2	0
Right-of-way without Highway 7	101.2	101.2	101.2	101.2	101.2	101.2	0
Right-of-way Highway 7	20.1	20.1	20.1	20.1	20.1	20.1	0
Unclassified Areas	3.2	3.2	3.2	3.2	3.2	3.2	0
Water Area	119.7	119.7	119.7	119.7	119.7	119.7	0
GRAND TOTAL (Land & Water)	554.5	554.5	554.5	554.5	554.5	554.5	0

Source: Northwest Associated Consultants, Inc.

ACTIONS AND STRATEGIES

For the City of Excelsior, the land use pattern is largely set. The City does not project any significant change in the land use pattern from the Existing Land Use Map. Land use planning in Excelsior consists of a very limited amount of infill development and site-by-site renovation and redevelopment activities. The primary land use issues relate to transitional development between commercial and residential neighborhoods and design issues for those areas. The primary direction of the Land Use Plan is to retain the current land use pattern and to protect and enhance the neighborhoods which give the community its distinctive character. The Proposed Land Use Map for the City is found on the following page, followed by the land use actions and strategies.



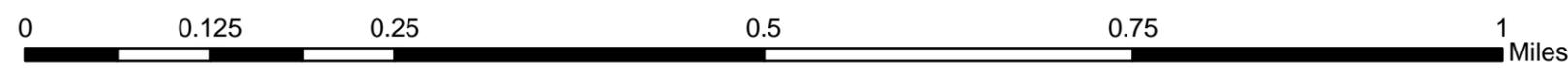
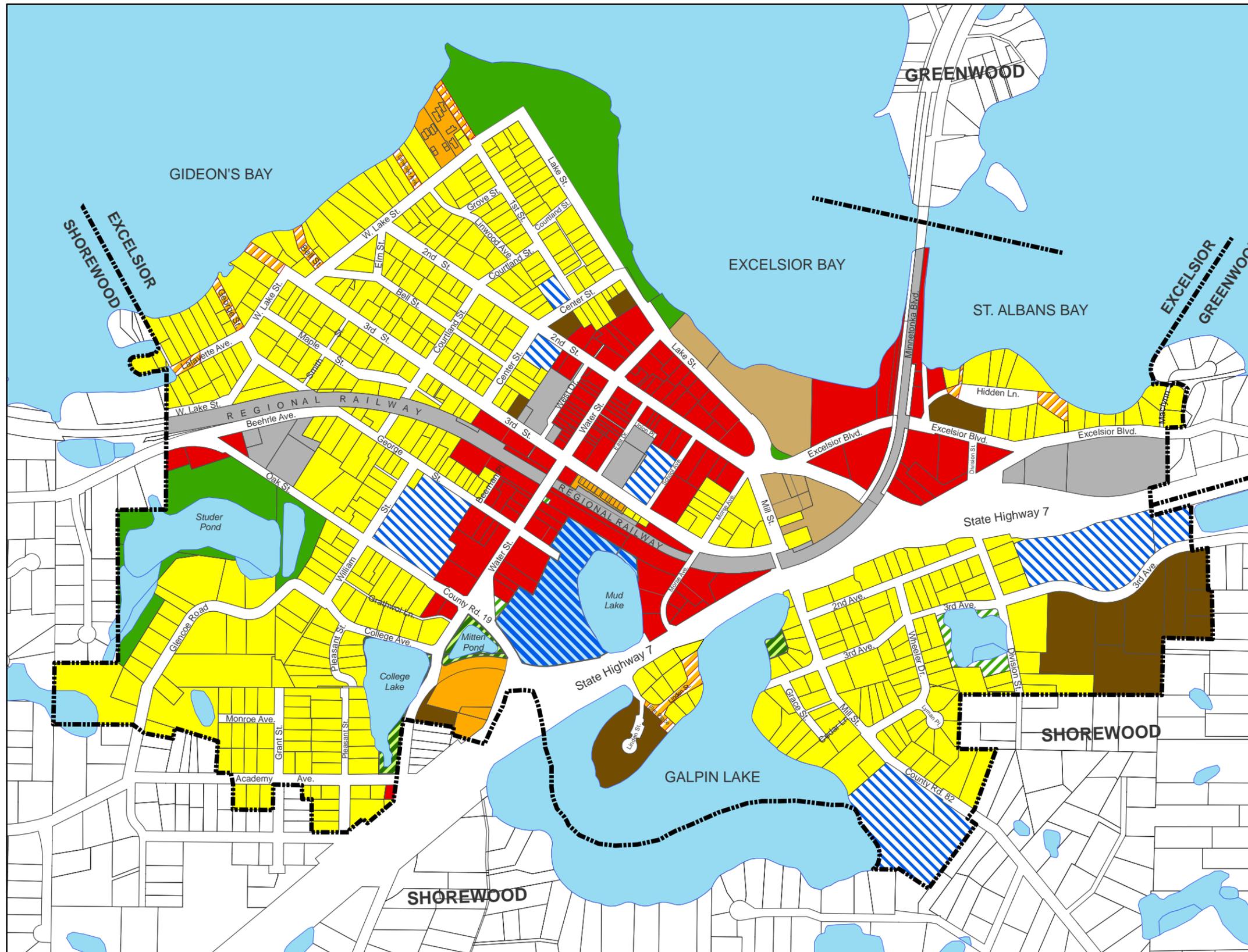
City of Excelsior



2008 Comprehensive Plan Update

Proposed Land Use

- Low Density Residential (Single & Two Family)
- Medium Density Residential (Townhouses)
- High Density Residential (Apartments)
- High Density Residential (Condominiums)
- Commercial
- Parks
- Open Space/Wetland - Private
- Open Space/Wetland - Public
- Fire Lanes - Public
- Churches
- Schools
- Public/Semi-Public
- City Limits
- Water



4 September 2008
Source: Northwest Associated Consultants, Inc. & WSB.

NATURAL ENVIRONMENT ACTIONS AND STRATEGIES

1. All redevelopment shall be required to manage its on-site stormwater generation. Drainage and grading plans shall be required for all new residential or commercial redevelopment and approved by the City Engineer and Minnehaha Creek Watershed District.
2. Research and implement ordinance amendments addressing pervious pavement allowances for permeable pavers, asphalt and concrete surfaces.
3. Implement policies on low impact development (LID) principles and practices into design, construction and operation of all public and private projects in the City.
4. Explore funding sources to upgrade municipal stormwater drainage systems to prevent direct runoff into lakes and streams.
5. Develop educational programs for City residents on protecting stormwater quality.
6. Research solar energy regulations and determine if current zoning standards allow for adequately addressing solar access. Make changes as necessary to the Zoning Ordinance.
7. Work with waste haulers to promote and increase the participation in recycling and waste reduction programs.

TREES AND URBAN FORESTRY ACTIONS AND STRATEGIES

1. Develop City programs to preserve and protect existing tree resources in the community. Develop tree programs, maintain existing trees, and replace trees along City streets, in parks, and on other City property.
2. Work to provide tree buffer areas along Highway 7, especially in residential areas and adjacent to schools and play areas.
3. Implement tree planting programs to achieve at least a 50 percent canopy coverage in City parks.
4. Work to develop tree planting and replacement programs on private property.



5. Create uniform streetscape plans emphasizing street trees, landscape elements, and parking lot improvements for the commercial areas of the community.

SUSTAINABLE DEVELOPMENT ACTIONS AND STRATEGIES

1. Implement sustainable development practices into the design, construction and operation of City facilities as feasible.
2. Encourage, support and promote the application of sustainable building practices in all private sector rehabilitation and redevelopment.

GENERAL LAND USE ACTIONS AND STRATEGIES

1. Research and implement land use and design controls to control mass, scale, and height of new or rehabilitated residential and commercial structures in the City.
2. Review all renovation and redevelopment proposals as to their ability to enhance the City's small town character and with attention to pedestrian orientation, community identity, and full service mixed uses.
3. Prioritize residential character as the predominant architectural feature of commercial use buildings in transitional areas.
4. Aggressively preserve historic sites and structures and review renovation and rehabilitation within the historic areas or sites as it relates to the City's cultural, political, economic, visual, or architectural history.
5. Develop plans to provide adequate pedestrian and bicycle connections to all neighborhoods, commercial areas, parks, and to adjoining communities.

RESIDENTIAL LAND USE ACTIONS AND STRATEGIES

1. Work with Hennepin County and surrounding communities on issues of development of affordable housing. Support development of affordable housing in communities that offer fewer options for affordability.



2. Consider the use of existing housing rehabilitation grant or loan programs, either through State, County, regional or private agencies.
3. Work with senior housing providers on development of additional options for senior living in the community.
4. Inventory those housing units that are substandard or in need of rehabilitation. Work with the property owners in securing grant or loan programs. Renovation of properties is preferable to redevelopment.
5. Review transitional areas between commercial and residential areas and determine if zoning text and/or district changes are required to protect single family neighborhoods.
6. Research and implement regulations to control development of large, out-of-scale homes in low density neighborhoods.
7. Examine setback standards for accessory buildings to determine if Zoning Ordinance changes need to be made.
8. Work with owners of multiple family properties to assure that housing units are safe, functional and provided with adequate amenities.
9. Encourage developers and property owners to create living units above retail and service uses in the Downtown and in commercial areas.

COMMERCIAL LAND USE ACTIONS AND STRATEGIES

1. Work with the Excelsior Downtown Business Group and the South Lake-Excelsior Chamber of Commerce on issues affecting the commercial areas and in attracting new business.
2. Continue to address parking issues in commercial areas. Work with property owners to develop adequate parking that is enclosed or appropriately landscaped or screened from view.
3. Work with property owners on property maintenance and renovation or development of substandard properties in conformance with the Land Use Plan.



4. Work with Hennepin County on traffic management solutions for the commercial areas.

DOWNTOWN LAND USE ACTIONS AND STRATEGIES

1. Work with property owners on investment in the Downtown for public improvements and building renovation.
2. Encourage the development of second story housing options within the Downtown.
3. Continue to work on options for increasing parking in the west and east lots, including analysis of the financing, design, allocation of stalls, and long term maintenance of lot improvements or parking decks.
4. Work with property owners on redevelopment options along the Three Rivers trail corridor for commercial and residential uses.
5. Utilize the Downtown Revitalization Master Plan as a guide and resource for continued renovation and redevelopment as well as enhancements to the Downtown.
6. Work with Hennepin County on options for renovation or redevelopment of the library within the Downtown.
7. Plan for renovation or redevelopment of the City Hall in the Downtown.
8. Work with the U.S. Postal Service to assure that the Post Office is retained in the Downtown.
9. Provide for the continual and expanded operation of the farmers market in the Downtown.
10. Continue to maintain and enhance the facilities and operations at the Port of Excelsior and provide design and physical connections between the lake and the Downtown through the Port.



HIGHWAY CORRIDOR LAND USE ACTIONS AND STRATEGIES

1. Develop a plan and implement gateway entrances into Excelsior that provide highway travelers a sense of the lake and the historic community.
2. Work with property owners and developers to encourage investment and renovation/redevelopment of substandard properties.
3. Continue to work with Mn/DOT on maintenance issues and further enhancements and amenities along the Highway 7 corridor.
4. Develop plans to provide adequate pedestrian and bicycle connections to surrounding neighborhoods and the Downtown.

INSTITUTIONAL LAND USE ACTIONS AND STRATEGIES

1. Work with institutional land users to enhance screening, landscaping, and buffering to minimize impact on surrounding neighborhoods.
2. Discourage encroachment of institutional uses into residential neighborhoods.





Transportation

Comprehensive Plan 2008

TRANSPORTATION - INTRODUCTION

The Transportation Plan is based on a total transportation system and how it relates to and serves the land use patterns of the community. The transportation system encompasses several modes which include the automobile, pedestrian, bicycle, and transit.

The transportation system serves to tie together, and in some cases separate, the various land use activities in the community. The Transportation Plan will present the basis for programming and planning the community transportation system within the City and to surrounding areas.

The effect of growth and expansion in surrounding communities, as well as redevelopment in Excelsior on existing roadway systems, will be addressed in the Transportation Plan. Traffic calming and management, expansion of transit options, and development of better pedestrian and bicycle connections are all addressed in the plan. Of major concern is mitigating the impacts of State Highway 7, as well as County Roads 19 and 82, in terms of traffic and the role these roadways play in separating the community.

There are three primary objectives of this Transportation chapter:

- To provide a guidance document for City staff and elected officials regarding the planning and implementation of effective transportation facilities and systems over the planning horizon.
- To give private citizens and businesses background on transportation issues and allow them to be better informed regarding the City's decision-making on transportation issues.
- To communicate to other government agencies Excelsior's perspectives and intentions regarding transportation planning issues.

An integral part of the Transportation Plan will be the Master Parks, Trails, and Walkways Plan. The Master Parks, Trails, and Walkways Plan is a document separate from the Comprehensive Plan and was completed in 2009.



ROADWAY AND HIGHWAY NETWORK

The City of Excelsior is connected to and contains a number of transportation modes, all of which contribute to the movement of goods and people throughout the City and region. The significance of these existing and developing networks in terms of economic, social, and recreational considerations makes them a central concern for comprehensive planning. The map on the following page indicates the existing network of local, County, and State highways as they relate to the City of Excelsior.

TRANSPORTATION PLANNING CONTEXT

Transportation facilities should effectively serve land uses which the City supports and/or anticipates. The remainder of this chapter was prepared with the goal of supporting the land use vision identified in the previous section.

A key aspect of transportation planning is effective coordination between different governmental agencies as transportation authorities. In the case of Excelsior, this includes the Metropolitan Council, Mn/DOT, Hennepin County, and neighboring communities. As part of the process of preparing this Transportation chapter, transportation planning documents prepared by other agencies were reviewed and considered. This included the following:

- Metropolitan Council 2030 Transportation Policy Plan
- Mn/DOT Statewide Transportation Plan
- Hennepin County Transportation Plan
- Transportation plans of adjacent communities where applicable

The previous Excelsior Transportation Plan was prepared in 1998 as part of the Comprehensive Plan. This document was also considered and portions of that plan were incorporated as part of this update.





City of Excelsior



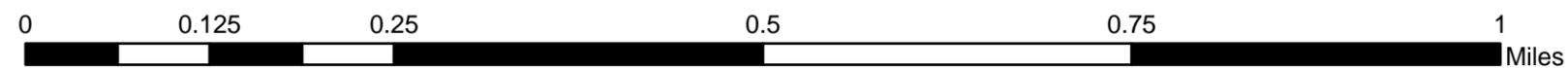
2008 Comprehensive Plan Update

Existing Road Jurisdictions

- MnDOT Trunk Highway
- Hennepin County State Aid Hwy
- Local Streets
- Parcels within the City
- City Limits
- Water



4 September 2008
 Source: Northwest Associated Consultants, Inc., WSB,
 Minnesota Department of Transportation, & Met Council.



FUNCTIONAL CLASSIFICATION

The functional classification system is the creation of a roadway and street network which collects and distributes traffic from neighborhood streets to collector roadways to arterials, and ultimately, the metropolitan highway system. Roads are placed into categories based on the degree to which they provide access to adjacent land versus providing higher speed mobility for “through” traffic. Functional classification is a cornerstone of transportation planning. Within this approach, roads are located and designed to perform their designated function.

The functional classification system used in the City of Excelsior, as described below and shown on the following page, conforms to the Metropolitan Council standards. The Metropolitan Council has published these criteria in the Transportation Development Guide/Policy Plan. This guide separates roadways into four street classifications, including principal arterials, minor arterials, collectors, and local streets. In addition, the City has identified a fifth category of connector. These classifications address the function of State, County, and City streets from a standpoint of the safe and efficient movement of traffic through the City, while providing satisfactory access to residents and businesses located within the City.

Principal Arterial Roadways

The metropolitan highway system is made up of the principal arterials in the region. Principal arterials include all interstate freeways. Interstate freeways connect the region with other areas in the State and other states. They also connect the metro centers to regional business concentrations. The emphasis is on mobility as opposed to land access. They connect only with other interstate freeways, other principal arterials, and select minor arterials and collectors. The principal arterial through or adjacent to Excelsior is State Trunk Highway 7.

Minor Arterials

The emphasis of minor arterials is on mobility as opposed to access in the urban area; only concentrations of commercial or industrial land uses should have direct access to them. The minor arterial should connect to principal arterials, other minor arterials, and collectors. Connection to some local streets is acceptable. The Metropolitan Council has identified “A” minor arterials as streets that are of regional importance because they relieve, expand, or complement the principal arterial system. The “A” minor arterials in the Excelsior area are summarized as follows:



City of Excelsior



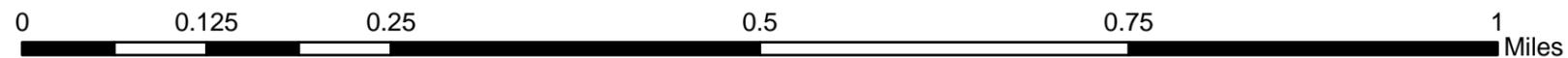
2008 Comprehensive Plan Update

Existing Functional Classification

-  Principal Arterial
-  Minor Arterial
-  Collector
-  Connector
-  City Limits
-  Water



4 September 2008
Source: Northwest Associated Consultants, Inc., WSB,
Minnesota Department of Transportation, & Met Council.



TRANSPORTATION - PHYSICAL PROFILE

“A” Minor Arterial Roadways			
Roadway	From	To	Type
CSAH 19 (Oak Street)	TH 7	North City Limit	Expander
CSAH 82 (Mill Street)	TH 7	South City Limit	Expander
Source: WSB and Associates			

All other minor arterials are considered “B” minor arterials, which have the same function as “A” minor arterials, but are not eligible for Federal funds. There are no “B” minor arterial roadways in Excelsior.

Collector Streets

The collector system provides connection between neighborhoods and from neighborhoods to minor business concentrations. It also provides supplementary interconnections of major traffic generators within the metro centers and regional business concentrations. Mobility and land access are equally important. Direct land access should predominantly be to development concentrations. In order to preserve the amenities of neighborhoods, while still providing direct access to business areas, these streets are usually spaced at one-half mile intervals in developed areas. Collector roadways in Excelsior, as recognized by the Metropolitan Council, are summarized below:

Collector Streets		
Street	From	To
CSAH 82 (Mill Street)	TH 7	Excelsior Boulevard
Excelsior Boulevard	CSAH 82 (Mill Street)	East City Limit
2 nd Street	CSAH 82 (Mill Street)	Water Street
Water Street	Lake Street	South City Limit
Minnetonka Boulevard	Excelsior Boulevard	North City Limit
Source: WSB and Associates		

Connector Streets

Connector streets are similar to collector streets in that they provide connections between neighborhoods and minor business centers throughout the City. In the City of Excelsior, these roadways connect collector streets with other collector streets or minor arterials. These roadways provide a higher level of access than a collector street but typically not to the extent of a local street. Connector roadways within the City of Excelsior are summarized below:



TRANSPORTATION - PHYSICAL PROFILE

Connector Streets		
Street	From	To
3 rd Street	CSAH 82 (Mill Street)	Water Street
Lake Street	TH 7	Water Street
3 rd Avenue	CSAH 82 (Mill Street)	East City Limit
2 nd Avenue	3 rd Avenue (via Wheeler Drive)	CSAH 82 (Mill Street)
Source: WSB and Associates		

Local Streets

Local streets provide the most access and the least mobility within the overall functional classification system. Local streets include both City collector roadways as well as local streets. They allow access to individual homes, shops, and similar traffic destinations. Through traffic should be discouraged by using appropriate roadway designs and traffic control devices.

TRAFFIC VOLUMES AND FORECASTS

The map on the following page also indicates the average daily traffic for all vehicles on roadways within Excelsior. The City traffic counts were taken in the Summer of 2007. The traffic counts for County Roads 19 and 82 are Hennepin County information and the State Highway 7 count is from Mn/DOT. The map also includes 2030 traffic demand forecasts provided by Mn/DOT.

PLANNED ROADWAY IMPROVEMENTS – HENNEPIN COUNTY/STATE

The Hennepin County Transportation Systems Plan was approved in July of 2000. The plan is an ongoing planning effort. The County is currently updating the Transportation Systems Plan to align it with the 2030 Regional Development Framework and Transportation Policy Plan that was developed by the Metropolitan Council and the 2030 Transportation Plan developed by Mn/DOT.

Within the System Statement for Excelsior, developed by the Metropolitan Council, there are no major expansion plans identified for State Highway 7.

Highway 7 is the only metropolitan highway that directly impacts Excelsior. The roadway was improved through Excelsior in 2002.



City of Excelsior



2008 Comprehensive Plan Update

Traffic Volumes & Forecasts

5,700 - 2007 ADT

4,800 - 2030 ADT

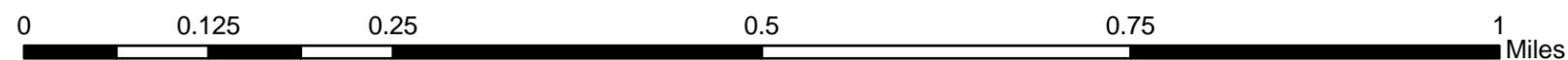
ADT - Average Daily Traffic

City Limits

Water



4 September 2008
Source: Northwest Associated Consultants, Inc., WSB,
& MN DOT.



TRANSPORTATION - PHYSICAL PROFILE

RAIL FACILITIES

The City of Excelsior does not have an active railroad line at present. The Three Rivers Park District maintains the Lake Minnetonka LRT Regional Trail that extends from Hopkins through downtown Excelsior, ending at the Carver Park Reserve. While the former rail corridor is now used for recreational purposes, the right-of-way could eventually be used for mass transit purposes. The Metropolitan Council 2030 Transportation Policy Plan does not include this as a potential mass transit corridor during this planning period.

AIRPORTS/AIR SPACE

Excelsior does not have a public airport but lies proximate to two public airport facilities. Minneapolis/St. Paul International Airport serves as the region's major airport by providing residents with access to national and international markets. The International Airport is approximately 23 miles from Excelsior. The Flying Cloud Airport in Eden Prairie is approximately 11 miles from Excelsior. It serves as a reliever airport under the Metropolitan Airports Commission. This facility serves the major airport by accommodating corporate and small aircraft as well as the recreational and transportation needs of the area residents. The City is not within the airport influence area of these two airports.

There are two private sea plane bases on Lake Minnetonka adjacent to Excelsior. One is Lake Minnewashta and the other is Fudpucker International which is located in Excelsior Bay.

The City of Excelsior has taken the necessary steps to protect navigable air space. All municipalities must protect air space from potential electric interference and obstacles to air navigation. The Zoning Ordinance limits the height of structures within the City to less than 35 feet.

TRANSIT SERVICE

The City of Excelsior is served by Metro Transit, CT RideNet, and special needs paratransit. ADA and senior transit is provided by Metro Mobility. As shown on the following map, Metro Transit provides two express bus routes (670 and 671) that serve the Lake Minnetonka area with access into downtown Minneapolis and the remainder of the Metro Transit system. Route 670 serves the Monday through Friday eastbound and westbound trips between downtown Minneapolis and Orono. There are six stops in



TRANSPORTATION - PHYSICAL PROFILE

Excelsior along Water Street. Route 671 serves the Monday through Friday eastbound and westbound trips with the same stops as Route 670. There is one park and ride located in Excelsior located on the north side of Water Street and just west of 3rd Street.



City of Excelsior

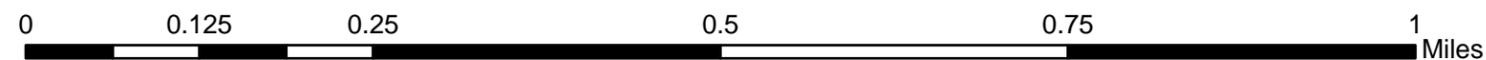


2008 Comprehensive Plan Update

Transit Map

Transit Routes

-  Route 670
-  Route 671
-  Bus Stops on Route 670 and 671
-  Park and Ride
-  City Limits
-  Water



4 September 2008
Source: Northwest Associated Consultants, Inc., WSB,
Minnesota Department of Transportation, & Met Council

TRANSPORTATION - PHYSICAL PROFILE

CT RideNet provides dial-a-ride service for Excelsior residents. The system is available for medical appointments, shopping, work, and for other needs. The service is available 24/7 via telephone or internet access. Special needs paratransit service is provided by Metro Mobility.

Excelsior is within the Transit Market Area III of the 2030 Transportation Policy Plan. Options for Market Area III include peak-only express, small vehicle circulators, including midday circulators, special needs paratransit (ADA, seniors), and ridesharing.



TRANSPORTATION - GOALS AND POLICIES

INTRODUCTION

Transportation systems are comprised of various modes which respond to the access needs of the community. All of the transportation modes must be considered in the planning process to ensure a balanced operation as well as a system that responds to all of its users. Factors affecting transportation are the placement of land uses and activities which generate demand on the system. The following goals and policies are provided for transportation planning and development.

GENERAL GOALS AND POLICIES

Goal 1: Approach transportation in a comprehensive manner, giving attention to all modes while providing safe and convenient movement of all persons and vehicles.

Policies:

- A. Consider all modes of transportation and related facilities as a system to be coordinated and related on a comprehensive basis.
- B. Plan transportation facilities to function in a manner compatible with adjacent land use.
- C. Consider the mobility needs of all persons in the planning and development of the transportation system.
- D. Encourage citizen involvement in transportation planning and implementation projects.
- E. Planning for bicycle and pedestrian trail circulation and access will play an increasing role in the community's solutions to traffic concerns.
- F. Bicycle and pedestrian trail access throughout the community will be planned for both its transportation and its recreational values.
- G. The Master Parks, Trails, and Walkways Plan will be updated at the same time as this Comprehensive Plan to address accessibility to trails, sidewalks, and parks. All residential areas shall be located no less than 2,000 feet from a trail access point or sidewalk.
- H. The City will work to provide effective communication to the many non-local travelers in Excelsior in an effort to maximize the benefit of that traffic to the commercial district, as well as to maximize public safety and protect residential neighborhoods.
- I. The City will consider all street reconstruction in relation to a complete street model which is designed and operated to enable safe access for all users.



TRANSPORTATION - GOALS AND POLICIES

Goal 2: Coordinate transportation planning and implementation with state, county, and other local jurisdictions.

Policies:

- A. Work with Hennepin County and the Minnesota Department of Transportation (Mn/DOT) and the Metropolitan Council to discuss the ways and means by which their long term transportation planning goals can be met to satisfy both regional and local needs.
- B. Cooperate with neighboring jurisdictions on coordination of street, roadway, and trail extensions and improvements.
- C. Plan for a highway and local road system that complements and facilitates local movement provided by local streets, bicycle trails, and pedestrian facilities.
- D. Continue to maintain a line of communication with county and state highway officials in order to ensure that planned improvements are consistent with the goals and objectives of the community.

Goal 3: Develop a system of priorities for improving the various elements of the transportation network emphasizing appropriate standards of safety and efficiency.

Policies:

- A. Continue to update the Capital Improvement Plan for transportation facilities.
- B. Maintain a functional classification system for the street system in Excelsior using the classification system developed by Mn/DOT as found in the table below.
- C. Eliminate and prevent any on-street parking which conflicts with moving traffic or creates hazards.
- D. Relate street improvements to area land redevelopment projects in order to minimize interrupted or inadequate access.
- E. Require design and control of all intersections to promote proper visibility, safety, and crosswalks as needed.
- F. Develop a uniform system and policy regarding public signage which eliminates unnecessary signs and replaces outdated, inappropriate and confusing public signs.
- G. Correct traffic safety hazards within the community as these are identified.
- H. Initiate the street reconstruction programs to update and improve the City's utility and transportation systems.
- I. Explore parking and traffic management solutions for high use areas.
- J. Work on traffic calming measures to lower speed on roadways throughout the City.



TRANSPORTATION - GOALS AND POLICIES

FUNCTIONAL CLASSIFICATION OF STREETS		
Class	Function	Provide Access To
Principal Arterial	Service to major centers of activity, provides continuity to rural arterial system	Principal arterials Minor arterials
Minor Arterial	Service of an intra-community nature, urban concentrations to rural collector roads	Principal arterials Collector streets Land
Collector Street	Local collection and distribution between collector streets and arterials, land access to minor generators	Land Minor arterials Local streets
Local Streets	Service to abutting land	Land Higher order systems
Source: Minnesota Department of Transportation		

Goal 4: Develop plans and solutions for parking within Excelsior.

Policies:

- A. Continue to consider options for expansion of downtown parking including ramp construction.
- B. Work to improve the appearance of public and private parking lots in the City.

HIGHWAY 7

Goal 1: Continue a positive working relationship with Mn/DOT on issues related to Highway 7.

Policies:

- A. Work with Mn/DOT on issues related to Highway 7 including bridge maintenance and reconstruction; bicycle and pedestrian access; noise control; lighting; signage; landscaping; and other issues concerning the City.
- B. Work with Mn/DOT to assure maintenance of the existing roadway systems.



TRANSPORTATION - GOALS AND POLICIES

TRANSIT

Goal 1: Provide enhanced mass transit options for the residents of Excelsior and the South Shore Lake Minnetonka Area.

Policies:

- A. Work with the Metropolitan Council and State representatives on development of enhanced transit systems for Excelsior and the South Shore Lake Minnetonka area.
- B. Encourage options for increased rideshare programs and expand park and ride facilities in Excelsior, especially as the transit needs increase for an aging population.
- C. Participate in feasibility studies for mass transit and rail options for Excelsior and the South Shore Lake Minnetonka area.



INTRODUCTION

Based upon the information established by the Physical Profile and the foundation provided by the Goals and Policies, this section provides the framework for a Transportation Plan. A functional classification system is established for roadways, guidelines for access management outline are provided, and the capital improvement program is highlighted. The other transportation routes are also discussed, but trails and sidewalks are addressed in the Master Parks, Trails, and Walkways Plan, as found as a separate document.

FUNCTIONAL CLASSIFICATION SYSTEM / TRANSPORTATION PLAN

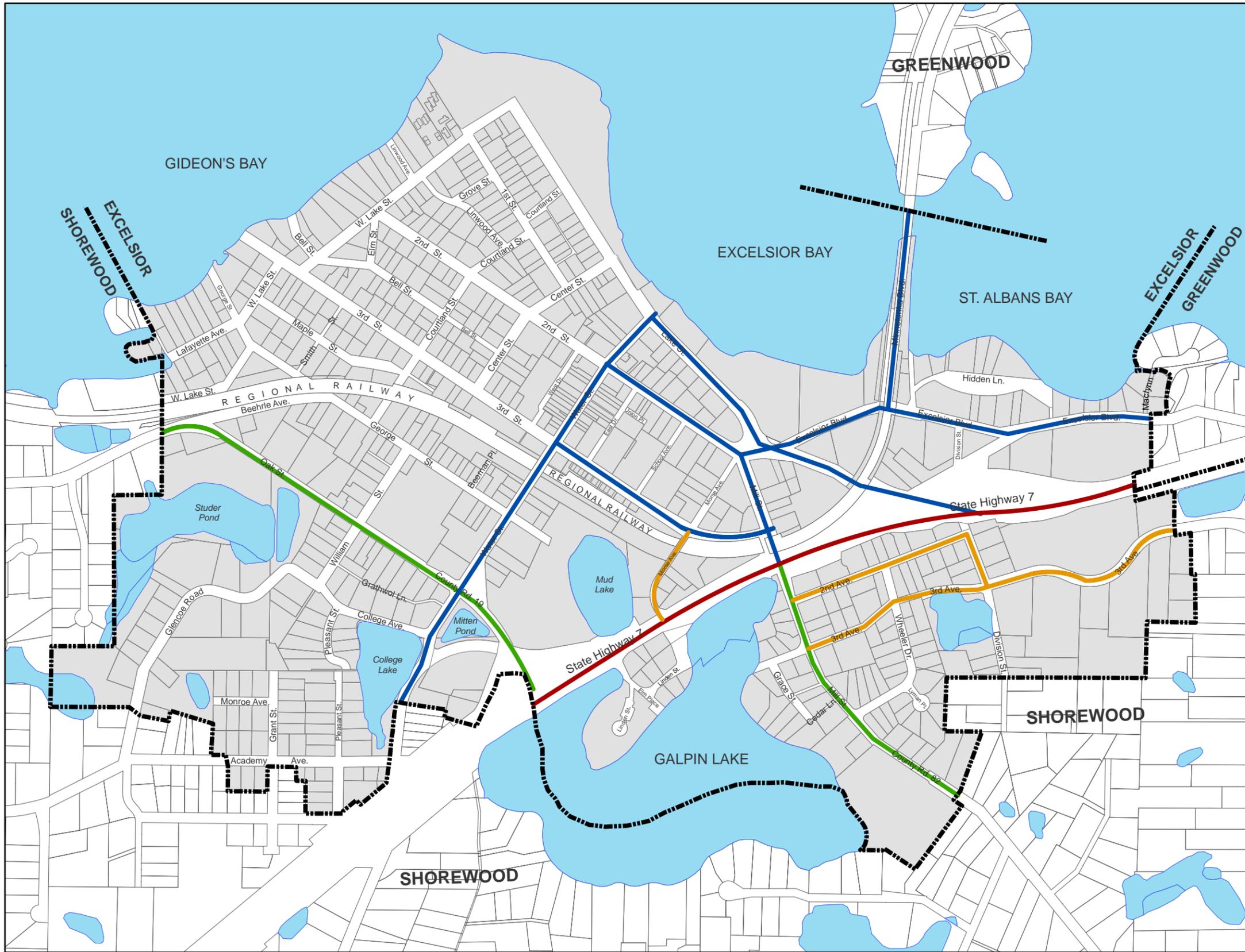
The functional classification system for the City's streets and highways is illustrated by the criteria developed by the Minnesota Department of Transportation (Mn/DOT). The Transportation Plan Map, found on the following page, illustrates the functional classes for those roadways within Excelsior. The role and importance of functional classification is a central transportation planning concept. For collector roadways and above, the Metropolitan Council determines functional classification for individual roadways. Local authorities may request changes (either from arterial to collector or from collector to arterial), but must provide sound justification for the request, and the Metropolitan Council will make the final determination. For collector roadways, the jurisdiction which owns and operates the facility has the authority to define functional classification status. The City has proposed functional classification system changes within the Transportation Plan.

The Transportation Plan incorporates the information from the Existing Functional Classification Map and identifies roadway improvements and extensions discussed as part of the planning process. The functional classification system for roadways, as identified within the Physical Profile section for Excelsior, is further defined through the access management systems table on a following page.

ACCESS MANAGEMENT

In an effort to maintain effective traffic flow and safety, while accommodating the access needs of land development, access management techniques are utilized. For Excelsior, access to adjacent roadways is overseen by three primary jurisdictions: Mn/DOT along the State highways, Hennepin County along County roads, and Excelsior along local streets.





City of Excelsior

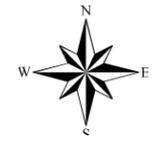


2008 Comprehensive Plan Update

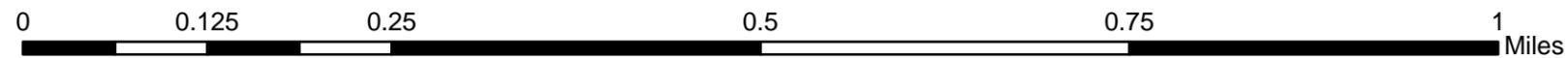
Transportation Plan

Proposed Functional Classification

-  Principal Arterial
-  Minor Arterial
-  Collector
-  Connector
-  City Limits
-  Water



4 September 2008
 Source: Northwest Associated Consultants, Inc., WSB,
 Minnesota Department of Transportation, & Met Council.



TRANSPORTATION PLAN

The table as follows provides guidelines for access control based upon Mn/DOT information. The land use categories apply to existing and future redevelopment in Excelsior. Urban refers to those areas that are commonly urbanized or planned for development in the short term, including most suburban-type development. The urban use should be applied to the area of the City that is fully developed.

The access guidelines should be used for all plat and site plan reviews. In that these guidelines are used as part of a plan and not an ordinance, reasonable discretion could be applied to each site. Hennepin County and Mn/DOT will give approvals for access to all of the roadways under their respective jurisdictions.

MINNESOTA DEPARTMENT OF TRANSPORTATION – ACCESS CONTROL				
Principal Arterials				
Full Grade Separation	Interchange Access Only			
Rural, ExUrban and By Pass	1 mile	½ mile	1 mile	By deviation only
Urban Urbanizing	½ mile	¼ mile	½ mile	By exception or deviation only
Urban Core	300-660 feet dependent upon block length		¼ mile	Permitted subject to conditions
Minor Arterials				
Rural, ExUrban and By Pass	½ mile	¼ mile	½ mile	Permitted subject to conditions
Urban Urbanizing	¼ mile	⅛ mile	¼ mile	By exception or deviation only
Urban Core	300-660 feet dependent upon block length		¼ mile	Permitted subject to conditions
Collectors				
Rural, ExUrban and By Pass	½ mile	¼ mile	½ mile	Permitted subject to conditions
Urban Urbanizing	⅛ mile	NA	¼ mile	Permitted subject to conditions
Urban Core	300-660 feet dependent upon block length		⅛ mile	Permitted subject to conditions
Source: Minnesota Department of Transportation				



TRAFFIC ANALYSIS ZONES

The Transportation Plan must include the allocation of the Metropolitan Council’s 2030 population, household and employment forecasts separated into Traffic Analysis Zones (TAZ). TAZ zones are the foundation of the traffic forecasting for the Metropolitan Area. The Metropolitan Council has provided the City a TAZ map with the zones indicated. The boundaries of these zones extend beyond the City limits and into adjacent jurisdictions. A map of the zones is found on the following page.

The allocation of population, household and employment numbers and forecasts for the years 2000, 2010, 2020, and 2030 is found below:

ALLOCATION OF FORECASTS TO TRAFFIC ANALYSIS ZONES (TAZ)												
TAZ	2000			2010			2020			2030		
	Pop	HH	Emp									
622	1,460	791	1,750	1,501	805	1,920	1,562	818	2,083	1,626	838	2,237
623	814	372	55	798	378	60	794	385	65	787	394	70
625	119	36	18	121	37	20	124	37	22	127	38	23
Total	2,393	1,199	1,823	2,420	1,220	2,001	2,480	1,240	2,170	2,540	1,270	2,330

Source: Metropolitan Council, WSB and Associates, NAC

Pop = Population Forecasts HH = Households Forecasts Emp = Employment Forecasts

RAIL FACILITIES

The City of Excelsior will work with representatives of the Metropolitan Council on any rail or mass transit transportation plan proposal for the Lake Minnetonka LRT Regional Trail. The 2030 Transportation Plan does not indicate any light rail or other mass transit corridors that would access Excelsior or neighboring communities in the South Lake Minnetonka area.



City of Excelsior



2008 Comprehensive Plan Update

Traffic Analysis Zones (TAZs)

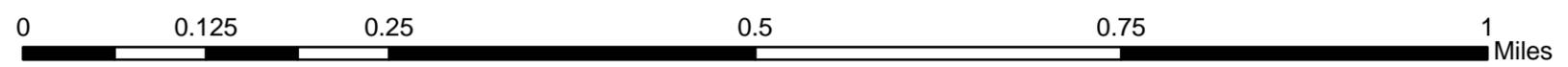
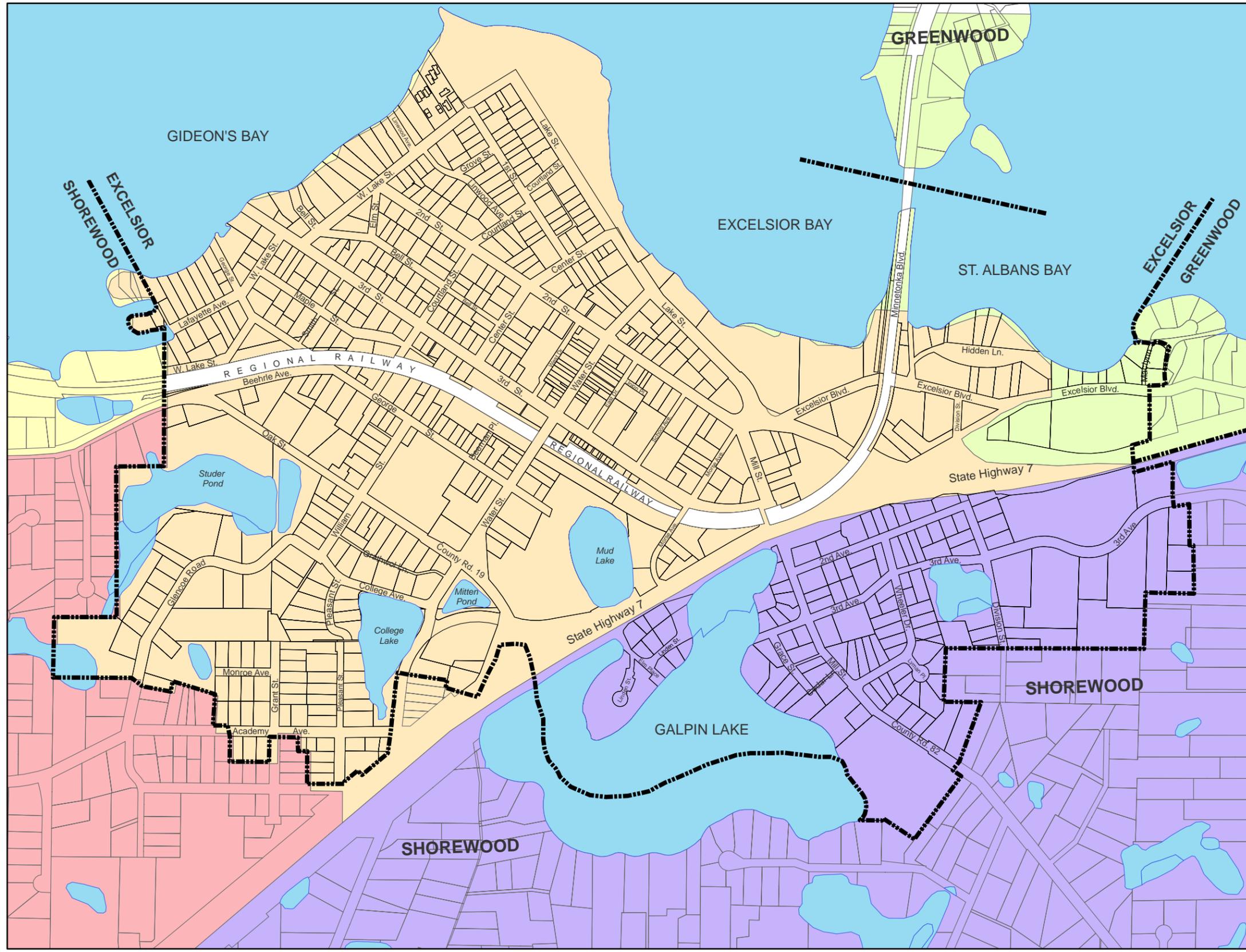
-  622
-  623
-  624
-  625
-  628

 City Limits

 Water



4 September 2008
Source: Northwest Associated Consultants, Inc., WSB,
Minnesota Department of Transportation, & Met Council.



AIRPORTS

There is no impact to Excelsior resulting from the Minneapolis/St. Paul International and Flying Cloud Airports and the City is not within the airport influence area. The City regulates building and structure height as it relates to navigable air space.

BUS / TRANSIT SERVICE

One of the issues raised by City officials and residents was the lack of mass transit options for people in Excelsior and the South Lake Minnetonka Area. The service is only designed to serve weekday commuters with no weekend trips. The 2030 Transportation Plan does not call for any significant changes to the level of service to Excelsior.

The City will continue to work with Metro Transit officials on continuing and expanding bus service for Excelsior. Additionally, the City continues to support the local transit service provided by CT RideNet and Metro Mobility. This service is especially important for elderly residents and those that are less independently mobile. Expansion of this service may be necessary as the population of the South Lake Minnetonka Area grows older and less mobile. The Transportation Plan, on a previous page, includes the transit plans included in the 2030 transit plans.

PEDESTRIAN / BICYCLE FACILITIES

The pedestrian and bicycle plan for the City is found in the Master Parks, Trails, and Walkways Plan.



ACTIONS AND STRATEGIES

Based upon the preceding information and the goals and policies, lists of transportation actions and strategies are found as follows:

GENERAL TRANSPORTATION ACTIONS AND STRATEGIES

1. Plan all transportation improvements on a coordinated basis taking all systems into account.
2. Mobility needs of all persons shall be considered in all transportation planning.
3. An emphasis shall be placed on development of bicycle and pedestrian access throughout the community. Sidewalk, crosswalk, and trail improvements shall be considered with all redevelopment activity and street and highway improvement projects.
4. Work on a signage plan to assure effective communication to non-local travelers in Excelsior. The plan could be coordinated with local business groups and the Heritage Preservation Commission.
5. With all street reconstruction, the City shall consider whether overhead utility lines should be buried.
6. With all street reconstruction, the City shall consider sidewalk and trail construction as well as allowances for on-street bike lanes.
7. All transportation planning and implementation shall be done with effective citizen notification and involvement.

TRANSPORTATION COORDINATION ACTIONS AND STRATEGIES

1. The City will work with Hennepin County, Mn/DOT, and the Metropolitan Council on long term transportation needs and regional and local systems changes and improvements.
2. The City will work with neighboring jurisdictions on streets, roadway, bridges, and trail extensions.

TRANSPORTATION SAFETY AND EFFICIENCY ACTIONS AND STRATEGIES

1. Provide for annual updates to the Capital Improvement Plan for transportation facilities and systems.
2. Implement and utilize the functional classification system.



3. Develop a uniform system of public signage and replace outdated, inappropriate, and confusing public signage.
4. Initiate and adopt a street reconstruction program.
5. Develop a City-wide plan for implementing traffic calming measures.

PARKING ACTIONS AND STRATEGIES

1. Utilize existing parking studies to the extent they are applicable to the parking issues in the downtown and throughout the City.
2. Consider all options for expansion of downtown parking.
3. Examine parking management options as it relates to downtown parking.
4. Develop plans to improve the appearance of public and private parking lots in the City through enhanced rear entrances, landscaping, burying of utility lines, and coordinated trash handling.

HIGHWAY 7 ACTIONS AND STRATEGIES

1. Continue to work with Mn/DOT on issues related to Highway 7 including maintenance or replacement.
2. Explore options for developing safer bicycle and pedestrian access across Highway 7.

TRANSIT ACTIONS AND STRATEGIES

1. Continue to work with the Metropolitan Council and State representatives on development of enhanced transit systems, including rideshare and expanded park and ride facilities for Excelsior.
2. Participate in feasibility studies for mass transit and rail options for Excelsior and the South Shore Lake Minnetonka Area.





Community Facilities

Comprehensive Plan 2008

COMMUNITY FACILITIES - INTRODUCTION

Community facilities include those lands, buildings, or services and systems which are provided on a public or semi-public basis in the interest of or the benefit to the residents of the community. Their importance should not be under-estimated in that they are offered as a necessity for sustaining life within the community and are therefore, a major contributor to the quality and safety of living in the City.

In order to enhance the quality of life within Excelsior, it is fundamental that there are adequate community facilities including parks, open space, administrative offices, essential community buildings and public utilities.

Public utilities are an important factor in regulating redevelopment of particular areas of the City. Fair and equitable assessment policies for landowners and developers are also a necessary element of utility extension.

Government buildings and facilities, such as parks and trails, play a major role in providing necessary community amenities and in projecting a positive image for the City. These facilities reflect Excelsior's commitment and dedication to provide its residents with a quality living environment. Community facilities can provide a key factor in improving and maintaining the health of Excelsior's residents. Parks, trails, sidewalks, and walkways which provide recreational facilities and accessibility throughout the City are key in promoting physical activity. The Master Parks, Trails, and Walkways Plan completed in 2009 is found as a separate document.



COMMUNITY FACILITIES - PHYSICAL PROFILE

FACILITIES AND SERVICES

The City of Excelsior offers a wide range of City services and facilities for its residents and people who visit the community. In addition to the usual public works, recreation and governing features of the City, there are excellent education, social service providers and facilities in the community. A map of the community facilities is found on the following page. A review of the services and facilities is as follows.

ADMINISTRATION

The City of Excelsior is a Home Rule Charter, Plan B City, as authorized by Minnesota Statute. The operation of the City is governed by the Mayor and a four member City Council. Elections are held on even-numbered years. The Mayor's term is for two years and the Councilmember terms are for four years. Councilmember's terms stagger, so only two of the Councilmember's terms expire at the same time. Day-to-day operations of the City are the responsibility of a full time City Manager.

PUBLIC BUILDINGS AND FACILITIES

The City of Excelsior City Hall facility is located in the downtown at 339 Third Street. The City Hall includes the administrative offices and the City Council chambers. The City Hall shares the building with the Excelsior Hennepin County Library.

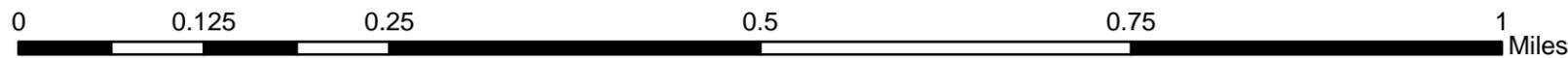
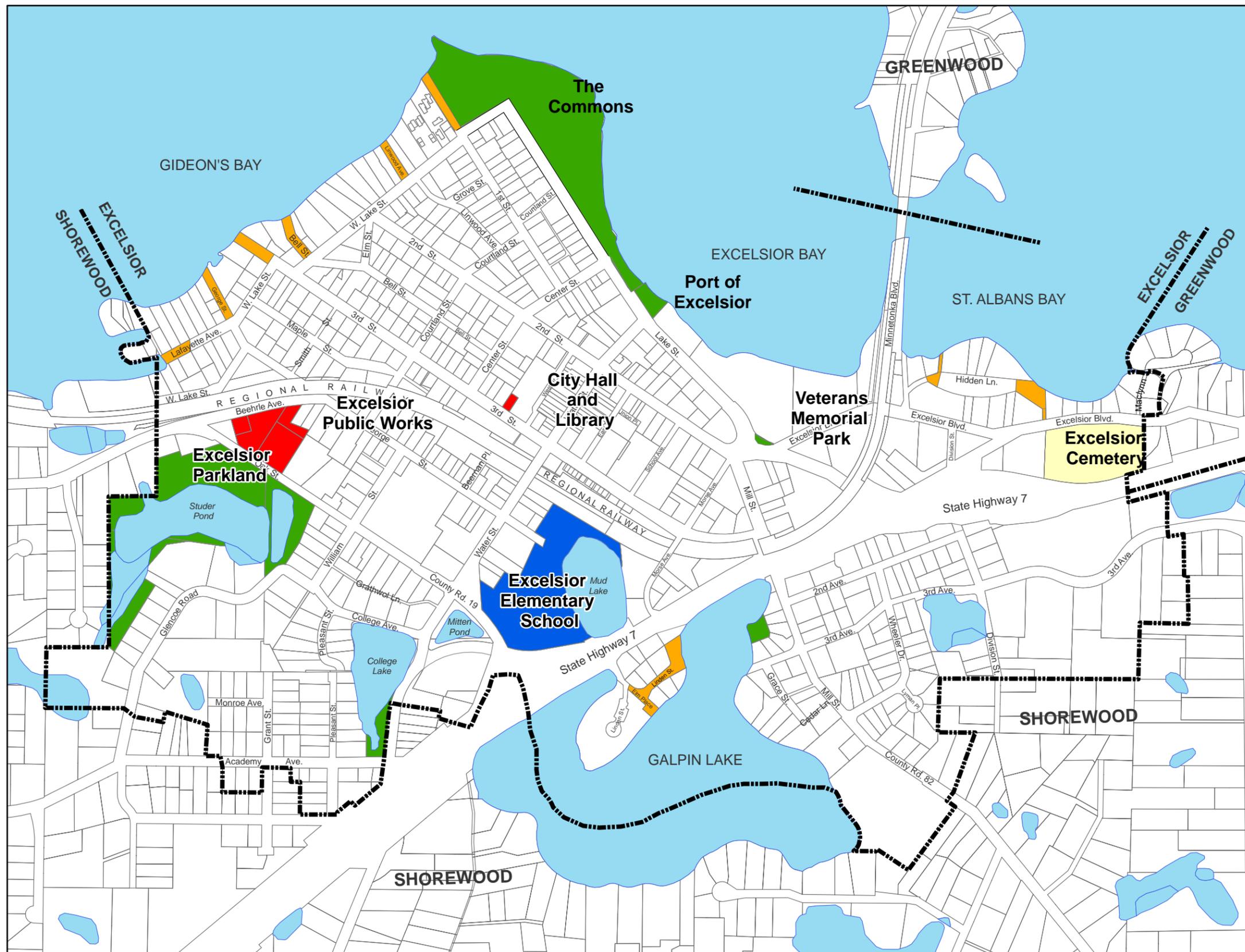
The Public Works Department is located at 151 Oak Street (County Road 19). The Public Works Department is responsible for the day-to-day operation and maintenance of the City's water, sewer, streets, parks and cemetery.

The City owns a building at 10 Excelsior Boulevard that was the former location of the South Lake Minnetonka Police Department.

POLICE PROTECTION

Police protection for the City of Excelsior is provided by the South Lake Minnetonka Police Department (SLMPD). The SLMPD was created in 1973 under a joint powers agreement between the Cities of Excelsior, Greenwood, Shorewood, and Tonka Bay. The four cities share common borders on the south shore of Lake Minnetonka. The combined service area has an estimated population of nearly 13,000 residents.





City of Excelsior



2008 Comprehensive Plan Update

Community Facilities

- Municipal Facilities
- Parks/ Open Space
- Quasi-Public Facilities
- School Facilities
- Fire Lanes - Public
- Parcels
- City Limits
- Water



4 September 2008
Source: Northwest Associated Consultants, Inc.,
City of Excelsior, & WSB.

COMMUNITY FACILITIES - PHYSICAL PROFILE

The state of the art facility for the Police Department became operational in January 2004 and is located at 24150 Smithtown Road in Shorewood. The facility also serves as the location for the Excelsior Fire District.

The SLMPD also administers park patrol and dock master services for the City of Excelsior. This service is provided on a seasonal basis primarily between Memorial Day and Labor Day weekends.

FIRE PROTECTION

Fire protection for the City of Excelsior is provided by the Excelsior Fire District (EFD). The EFD is a joint powers unit of government supported by the Cities of Excelsior, Greenwood, Deephaven, Shorewood, and Tonka Bay. The department is staffed with 40 volunteer members, a full time Fire Chief, and three part-time positions.

The headquarters of the EFD and Station #1 is at 24140 Smithtown Road in Shorewood, adjacent to the South Lake Minnetonka Police Department facility. Station #2 is located at 20225 Cottagewood in Deephaven.

MEDICAL FACILITIES / AMBULANCE SERVICE

The Ridgeview Medical Center and Ridgeview Excelsior Clinic facilities are both located at 675 Water Street in Excelsior. Hospital facilities are located in the West Metro area proximate to Excelsior. The City of Excelsior is served by the Hennepin County EMS and Ridgeview Ambulance Service for emergency medical care.

SCHOOLS

The City of Excelsior is entirely within Independent School District 276. There is one district facility within the City, Excelsior Elementary, that is located at 411 Oak Street. The school provides instruction for students in K-5 grades and during the 2006-2007 school year, had an enrollment of approximately 560 persons. The oldest portion of the school facility was built in 1915 as the high school. The building has since been added on, once in 1929 and again in 1958.



COMMUNITY FACILITIES - PHYSICAL PROFILE

PARKS AND TRAILS

The Excelsior parks and trail system is highlighted in detail in a separate section of this document entitled Master Parks, Trails, and Walkways Plan.

WATER SERVICE

The Comprehensive Water Supply Plan, provided by the City Engineer, WSB and Associates, is found in the Appendix of this plan.

SANITARY SEWER SERVICE

The Comprehensive Sanitary Sewer Plan, provided by the City Engineer, WSB and Associates, is found in the Appendix of this plan.

LOCAL WATER PLAN

The Local Water Plan, provided by the City Engineer, WSB and Associates, is found in the Appendix of this plan.

FIRE LANES

Reference to “fire lanes” within this document is intended to refer to the property interest the City has in those areas referred to as Fire Lanes on the Community Facilities Map found on a previous page of this Comprehensive Plan. The scope of the City’s property interest in those areas is intended to be consistent with the original dedication of the fire lanes and interpretations of the scope of that ownership interest including the 1996 Hennepin County District Court case of *Burton v. City of Excelsior* (Court File No.: 96-07328).



COMMUNITY FACILITIES - GOALS AND POLICIES

INTRODUCTION

Community facilities include those lands, buildings, services and systems that are provided to the public in the interest of, or benefit to, the residents of the community. Their importance should not be under-estimated in that they are a necessity for sustaining an urban environment and are a major determinant of the quality and safety of urban living. The following goals and policies are to serve as guides for the planning, implementation and maintenance of community facilities.

GENERAL GOALS AND POLICIES

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

Policies:

- A. Continue to implement and expand a Capital Improvement Program that addresses the repair 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.
- C. Monitor and maintain all utility systems to ensure a safe and high quality standard of service on an ongoing basis.
- D. Update street, water, storm sewer and sanitary sewer plans by the City Engineer on an as needed basis or as required by other jurisdictions.
- E. Promote and encourage cooperation and coordination between local governmental units to avoid duplication of public service facilities and services.
- F. Continue to use historic street lights and other historic elements as part of all private and public redevelopment projects.

Goal 2: Plan and provide public facilities and services in a coordinated and economical manner on a basis that is consistent with the nature of existing and proposed redevelopment within the community.

Policies:

- A. Locate easements for utility systems according to uniform standards, providing for ease of access for maintenance and repair and minimal disruption of other activities or area.
- B. Minimize the impact of required utility facilities and services upon surrounding land uses.



COMMUNITY FACILITIES - GOALS AND POLICIES

- C. Require underground installation of all new utility service lines and when feasible, the conversion of existing overhead systems to underground.
- D. Encourage the protection of ground water recharge areas.
- E. Preserve and expand natural drainageways to the extent possible.
- F. The City will continue to look for ways to manage the costs of service delivery, and the impacts of cost on the quality of services delivered. This process will include continued consideration of inter-community service arrangements where appropriate.

Goal 3: Utilize public improvements as a means for continuing civic beautification and an impetus for stimulating investment in private property.

Policies:

- A. Work to enhance the local shopping environment through public improvements, such as landscaping, seating areas, and additional street trees as a way of contributing to the areas' identity.
- B. Work on enhancements to the east and west downtown parking lots to include coordinated trash containment, landscaping, underground utility wires, and rear building façade improvements.
- C. Keep all public buildings and grounds well maintained.
- D. Adequately screen, landscape and buffer public facilities in order to minimize their impact on surrounding uses and enhance the community and area in which they are located.

Goal 4: Maintain, update, and improve public buildings and support regional facilities that benefit the community.

Policies:

- A. Continue to plan for updates to, or new construction of, a City Hall.
- B. Work with the Hennepin County Library system on options for a new or remodeled library building.
- C. Work with the U.S. Postal Service in retention of the Post Office in Excelsior.
- D. Study options for improving pedestrian/bicycle access to community facilities such as the City Hall, Library, Post Office, and parks.
- E. Work to preserve the City Cemetery and to provide ongoing maintenance.
- F. Continue to support the South Shore Center and the services provided for residents 55 years and older in the community.
- G. Cooperate with other local jurisdictions on maintenance and enhancements, as needed, of the police and fire complex.



COMMUNITY FACILITIES - GOALS AND POLICIES

Goal 5: Utilize sustainable development principles in Excelsior whenever feasible.

Policies:

- A. Work to incorporate sustainable development principles and practices into the design, construction, and operation of community facilities and projects.
- B. The use of green building practices should be employed in community construction projects.



COMMUNITY FACILITIES PLAN

INTRODUCTION

The Physical Profile and the Goals and Policies provide the background and foundation for the Community Facilities Plan. This section will address the public facilities and services that the City of Excelsior now maintains and will provide as the City completes its redevelopment and renovation.

PUBLIC BUILDINGS AND FACILITIES

As of the completion of this Comprehensive Plan, the Hennepin County Library is in the process of conducting a site assessment study for the Excelsior facility. The County is looking at options for remodeling the existing facility or construction of a new building in Excelsior. The City is working with Hennepin County and will conduct an overall traffic and market study component for the downtown. It has been recognized by the residents in the community and City officials that it is of utmost importance that the Library remain within the City. It is hoped that the joint study of Hennepin County Library and the City confirms the importance of these public facilities in downtown Excelsior and moves the issue forward to a positive resolution.

POLICE AND FIRE

The City's police and fire services are provided on a contract basis. The contracts with the South Lake Minnetonka Police Department and the Excelsior Fire District have served the community well.

PARKS AND TRAILS

The Master Parks, Trails, and Walkways Plan is a separate document from the Comprehensive Plan and provides the background, policies and plans for the park and trail system in Excelsior.

WATER SERVICE

The Comprehensive Water Supply Plan has been prepared by the City Engineer, WSB and Associates, and is found in the Appendix of this plan.



COMMUNITY FACILITIES PLAN

SANITARY SEWER SERVICE

The Comprehensive Sanitary Sewer Plan, provided by the City Engineer, WSB and Associates, is found in the Appendix of this plan.

LOCAL WATER PLAN

The Local Water Plan, prepared by the City Engineer, WSB and Associates, is found in the Appendix of this plan.

CAPITAL IMPROVEMENT PLAN

On a yearly basis, the City develops capital improvement plans for water and sewer. The City is currently working on capital improvement plans for streets, stormwater, parks and buildings. The City needs to take a more comprehensive approach to improvement planning. This will be a major action item for the Comprehensive Plan. The current five year plan is found in the Appendix of this plan.



COMMUNITY FACILITIES PLAN

ACTIONS AND STRATEGIES

Based upon the preceding information and the goals and policies, lists of community facilities actions and strategies are found as follows:

GENERAL COMMUNITY FACILITIES ACTIONS AND STRATEGIES

1. Update and implement a comprehensive capital improvement plan on a yearly basis.
2. The City Engineer shall update street, water, storm sewer, and sanitary sewer plans on an as needed basis.
3. Work with the South Lake Minnetonka Police Department and the Excelsior Fire District to improve and enhance emergency and protection services.
4. Support community efforts to enhance neighborhood safety, watch programs, and National Night Out.
5. Continually monitor and evaluate the cost effectiveness of the City's cooperative service arrangements.
6. Consider new cooperative service arrangements based upon direct fiscal benefit to the City's taxpayers, as well as to the impacts upon community identity.

COMMUNITY FACILITIES PLANNING AND COORDINATION ACTIONS AND STRATEGIES

1. Require underground installation of all new utility service lines and when feasible, the conversion of existing overhead systems to underground.
2. With all private and public projects, minimize the impact of utility facilities and services.
3. Preserve natural drainage to the extent possible in all public and private projects.
4. Continue to work on community enhancements such as landscaping, seating areas, and additional street trees, and keeping all public buildings, grounds and parks well maintained.



COMMUNITY FACILITIES PLAN

5. Continue to work on enhancement to the east and west parking lots to include coordinated trash containment, landscaping, underground utility wires, and rear building façade improvements.

COMMUNITY FACILITIES PUBLIC BUILDINGS ACTIONS AND STRATEGIES

1. Work with Hennepin County Library system on needs assessment, plans and implementation for a remodeled or new Library.
2. Continue to plan for remodeling the existing building or constructing a new City Hall facility.
3. Work with the U.S. Postal Service on retention of the Post Office in Excelsior.
4. Continue to renovate and enhance the City Cemetery.
5. Continue to cooperate with the South Shore Center.

SUSTAINABLE ACTIONS AND STRATEGIES

1. Incorporate sustainable development principles and practices into the design, construction, and operation of City facilities and projects.
2. Work to incorporate green building practices in City construction projects.





Administration

Comprehensive Plan 2008

ADMINISTRATION - INTRODUCTION

Administration and implementation of the Comprehensive Plan are important aspects of the development of the plan. In essence, unless the plan and related development tools are constantly referenced and utilized in combination with long range community decision-making, the efforts spent on their development become wasted.

The administrative function of the City is to provide an efficient level of public service, assure that there is an adequate tax base and funding sources, and provide current and effective plans, programs, codes and ordinances. The City must provide a high level and quality of services while not placing an undue tax burden on property owners. Additionally, elected and appointed officials must be able to communicate with citizens and facilitate the level of public participation and input to provide an effective system of government.

Staffing, community identity, public relations, zoning and subdivision regulations, capital improvement planning, active and healthy lifestyles, and sustainability are issues that must be addressed as a result of the comprehensive planning process. These issues are seen as the most critical elements of an administrative planning program and should receive priority in implementation in that they improve the quality of life of Excelsior's residents.

Another increasingly important aspect of governance is assuring that City actions promote active and healthy lifestyles in the community. Most actions by the City impact healthy lifestyles including safe and barrier-free access, access to public transportation options, and proximity to food markets with healthy food options. Additionally, healthy lifestyles are dependent upon quality, safe and affordable housing options, providing safe and healthy environments for children, promoting green space in the community, preservation of the small town atmosphere and assuring that the air and water quality is preserved and enhanced in the community.



ADMINISTRATION - GOALS AND POLICIES

INTRODUCTION

Implementation of the Comprehensive Plan will require the City to take specific administrative and operations actions. Goals and policies to guide these actions are established here for general administration, codes and ordinances, public safety, active and healthy lifestyles, finance and public participation. The following text provides statements of the administrative goals and policies.

Goal 1: Maintain and enhance Excelsior' positive identity.

Policies:

- A. Establish a cohesive image for the entire community through the uniform application of community promotion, design and service.
- B. Build on community strengths such as strong residential neighborhoods, quality local government, vibrant downtown, The Commons, and Port area, historical character, pedestrian scale, and excellent schools in defining the City's identity.
- C. Remain proactive in addressing outstanding City issues or concerns that may detract from the City's identity.
- D. Enhance the City with landscaping and plantings on City properties and with welcome signs at the City entrances.
- E. Evaluate all City projects and private redevelopment with the guiding principals of the preservation of the existing community character, quality, and small town character.
- F. Retain fire lanes as public use areas and preserve the lake views created by these open spaces.

Goal 2: Encourage planning on a regional level and promote cooperation among neighboring jurisdictions.

Policies:

- A. The City will continue to work with neighboring Cities of Shorewood, Tonka Bay, Greenwood, Deephaven, and Hennepin County on issues of regional importance.
- B. The City will continue to work with neighboring cities and organizations for sharing of necessary services.
- C. Maintain communication between the City, County and the School District to address ongoing community, regional and school issues.



ADMINISTRATION - GOALS AND POLICIES

Goal 3: Maintain communication with Excelsior's residents, business owners, and property owners.

Policies:

- A. Maintain good communication with City residents and businesses through direct contact, open meetings, television, websites, newsletters, outreach programs, and project bulletins.
- B. Inform commercial business owners and property owners of significant improvements or events that may impact business activity.
- C. Remain proactive in addressing planning issues, code enforcement, and nuisance complaints raised by the citizens and local businesses.
- D. Make use of public media, notably area newspapers, radio stations, newsletters and City website, as a means to keep citizens informed of City plans, projects and redevelopment projects.
- E. Promote and encourage neighborhood block parties as a way of building neighborhood pride and awareness.

Goal 4: Continue to operate the City within a fiscally sound philosophy.

Policies:

- A. Municipal financial assistance to private development projects may be considered, but shall be made contingent upon the project's demonstration of compliance with the community's guidelines for heritage preservation, small town character, and protection of neighborhoods and the downtown.
- B. Work to complete, adopt and utilize a long term financial plan for the City.
- C. Encourage the use of user fees and non-resident fees for use of City services and facilities as a way of offsetting costs.
- D. Business development activities will be encouraged which maintains, or expands the range of goods and services available to the community. New business should complement the existing core of Excelsior's commercial districts.
- E. Annually review and update the City's Capital Improvement Program for the management, programming, and budgeting of improvement needs.
- F. Utilize special assessments and/or special taxing districts in assigned costs for public improvements to benefiting parties.
- G. Utilize cooperative agreements to share facilities and take advantage of inter-governmental shared services to avoid duplication and expense.
- H. Annually review and analyze the City's financial position and debt service to ensure proper fiscal programming and management.



ADMINISTRATION - GOALS AND POLICIES

Goal 5: Protect property values and maintain a strong and diverse tax base.

Policies:

- A. Promote private reinvestment in Excelsior properties through building renovation, expansion, maintenance, and redevelopment.
- B. Provide assistance and information with regard to available programs that may assist local property owners in building renovation and expansion.
- C. Enhance local tax base within the City by encouraging new, high quality commercial buildings and expansions that are consistent with Design Standards and Historic Preservation requirements.
- D. Maintain a Capital Improvement Program to assure that high quality public infrastructure accompanies private investment.

Goal 6: Address issues related to the changing demographics of the community including specific demands on housing, transportation services, education and recreational needs.

Policies:

- A. The City will continue to monitor population changes or influx of age groups within the community.
- B. The City will consider the needs of special populations as it relates to transit access, affordable housing needs, access issues within the community, and available services.
- C. The City will cooperate with other governmental agencies, social service providers, and educational leaders to provide the transportation, education, service and recreational needs of the community.
- D. The City will continue to implement housing programs addressing community housing needs as a whole, but also working to provide adequate levels of housing for those growing population groups including students, working individuals and families, and the elderly.



ADMINISTRATION - GOALS AND POLICIES

Goal 7: Improve substandard and/or distressed properties.

Policies:

- A. Inform local property owners of the regulations, programs or incentives that may assist them in the maintenance or renovation of their properties.
- B. Encourage the private renovation and rehabilitation of substandard or obsolete properties. Public assistance may be applicable where the renovation is consistent with the goals of the Excelsior Comprehensive Plan and within the financial capabilities of the City.
- C. Encourage renovation and rehabilitation of commercial properties which display deteriorated building conditions, substandard site conditions, and incompatible land use arrangements. Renovation and rehabilitation shall be in compliance with community goals for heritage preservation and design.
- D. Maintain and address any housing quality issues as they relate to lead exposure, access, drainage, or contaminated sites.

Goal 8: Review, update, and establish new plans, codes and ordinances, as needed, to respond to the changing needs of the City and for community improvement.

Policies:

- A. Periodically review the provisions of the Zoning and Subdivision Ordinance, the Design Standards, and the Heritage Preservation Program.
- B. Periodically review the Comprehensive Plan on a formal basis to ensure that it is current and reflective of the community's interest and changing needs.

Goal 9: Continue investment in programs to maintain and enhance the public safety of residents and visitors to Excelsior.

Policies:

- A. Continue support for police and fire programs and activities that maintain peace, order and safety.
- B. Work to keep drinking water safe and of a high quality.
- C. Adopt and implement emergency preparedness plans that address guidelines from Homeland Security.
- D. Protect significant water resources to provide for safe swimming and fish areas, and take measures to treat stormwater before allowing it to enter waterbodies.
- E. Study traffic flow through the City and examine ways to reduce speeds, congestion, eliminate cut-through traffic, and impacts to neighborhoods.



ADMINISTRATION - GOALS AND POLICIES

Goal 10: Promotion of active and healthy lifestyles shall be a priority for the community and shall be considered in all City projects as well as private redevelopment.

Connectivity/Access Policies:

- A. Promote safe and barrier-free access by all transportation modes to healthy food supplies, pharmacies, medical services, employment opportunities and schools.
- B. Increase access to public transportation.
- C. Promote continued and increased public transportation options.
- D. Maintain and increase barrier-free sidewalks and trails in neighborhoods.
- E. Ensure safety of walking and biking paths and crosswalks.

Food Access Policies:

- A. Encourage and support the opening of a food market in Excelsior that provides healthy food options.
- B. Encourage and support the farmers market and seasonal vegetable stands.
- C. Work to provide access, especially for special populations such as the elderly or those with mobility issues, to transportation systems to ensure healthy food access.
- D. Support and expand the community gardens.

Safety Policies:

- A. Provide safe walking, biking and driving options in the community.
- B. As part of sidewalk and trail planning, identify critical crosswalks, separated trails, and new sidewalk locations.
- C. Promote neighborhood watch and safety programs.
- D. Consider the use of a complete street model in all roadway reconstruction to enable safe access for all users.

Housing Policies:

- A. Encourage housing quality and safety in the community.
- B. Encourage maintenance of existing affordable housing options in the City.
- C. Promote sustainable and low impact development practices in all public and private housing projects.



ADMINISTRATION - GOALS AND POLICIES

Children Related Policies:

- A. Provide safe places for children to walk, bike and play.
- B. Promote organized activity and recreational programs.
- C. Examine creating safe routes to schools as an alternative to busing.
- D. Promote healthy eating choices in the schools.
- E. Encourage food stores and markets that provide healthy food choices in the community.
- F. Encourage less screen time and more active time.

Mental Health Policies:

- A. Encourage and support tree planting programs, landscaping, and tree management programs on public and private properties.
- B. Study traffic calming measures to reduce transportation conflict and create less traffic in neighborhoods.
- C. Provide safe barrier-free connectivity throughout Excelsior for walking, biking and driving.
- D. Preserve and enhance open space in the community.

Social Capital Policies:

- A. Work to preserve the small town character.
- B. Encourage community events, block parties, walking clubs, and biking clubs.

Air Quality Policies:

- A. Encourage and support tree planting and replacement programs.
- B. Reduce Highway 7's impact on neighborhoods and the Excelsior Elementary School through tree planting programs.
- C. Work on ways to reduce the impact of pollutants from charter buses and boats.

Water Quality and Environmental Policies:

- A. Develop stormwater plans and implementation programs for treatment of stormwater prior to release in lakes.
- B. Promote low impact development (LID) to protect and enhance environmental quality.
- C. Promote the use of rain gardens, green roofs, and other natural filtering systems.
- D. Use natural landscapes to reduce runoff from yards, park and open space areas, and hard surfaces.
- E. Promote energy conservation and protection of natural resources by reducing, reusing, and recycling.



INTRODUCTION

The administrative and governing function of the City is to provide an efficient level of public service, assure that there is an adequate tax base and funding sources, and provide current and effective plans, programs, codes and ordinances. The City must provide a high level and quality of services while not placing an undue tax burden on property owners. Additionally, elected and appointed officials and staff must be able to communicate with citizens and facilitate the level of public participation and input to provide an effective system of government.

The Mayor and four Council members comprise the governing body for the City. The Mayor's term is for two years and the Councilmember terms are for four years. The City Council meetings are held in the Council Chambers of City Hall the first and third Mondays of each month.

Day-to-day operations of the City are the responsibility of the City Manager and staff.

COMMUNITY IDENTITY

The City of Excelsior is a unique lakeside city with a historic downtown and neighborhoods, The Commons, and the Port. Additionally, community identity has not been seen as a significant issue for Excelsior in the past in that it has served as the downtown for many of the south shore Lake Minnetonka area communities and as a destination for people throughout the region. As the need increases to reach a larger population for promoting the shopping, entertainment, and recreational aspects of the community, recognition and identification is important.

Construction of welcome signs at the primary entrances to the community is one way of promoting recognition. Continued use of the area newspapers, cable TV, the City website, and the City newsletter are all ways to assist in promoting and identifying Excelsior in the south shore Lake Minnetonka area. Promotion of the City Commons and Port and the connection of the City sidewalk and trail system to other adjacent cities' trail systems and the regional trail system, are seen as a significant way of introducing people to Excelsior. The City will continue to work on ways to promote the community, its residential neighborhoods, and its business sites through the use of the media and internet.



PUBLIC RELATIONS

Excelsior has an ongoing policy of providing effective public education regarding City activities. Such programs have numerous benefits, including greater public accountability and an increased awareness of City functions. Additionally, good communication with the other municipalities, the County and regional levels of government will be vital in this growing, diverse metropolitan area.

To continue and improve the lines of communication between the City government and its citizens, Excelsior should continue to use announcements, newspapers, and other forms of public media such as the internet and cable access. Public support on projects or expansion will only be possible if the public is informed of various area plans and an open forum of opinions and comments is coordinated. The City will also continue to develop and enhance its relationship with other jurisdictions in the area and region. The City will work with the Cities of Shorewood, Greenwood, Tonka Bay, and Deephaven and other jurisdictions to continue promoting joint provision of services and coordination of activities. The quality of life of the overall area can only be enhanced if all the governments and public/private organizations work together to promote and develop the metropolitan area.

ZONING, SUBDIVISION, DESIGN AND HERITAGE PRESERVATION REGULATIONS

A community's plans, programs, codes and ordinances are of value only if they are implemented and kept current. When such plans and ordinances become outdated, the City's ability to respond to community goals is hampered. To ensure that such plans are kept up to date, the City should regularly update its plans and codes as necessary.

The City has consistently kept its zoning and subdivision regulations current with the changing face of the community. In 2000, the City completed a major update of its Subdivision Regulations and in 2002 the Zoning Ordinance. There are a number of areas within the ordinance that could be reviewed and updated after the completion of the Comprehensive Plan. The Design Standards were completely updated in early 2008. The City will primarily re-examine these regulations to assure they are kept current.



ACTIVE AND HEALTHY LIFESTYLES

In 2007, the City received funding from Blue Cross Blue Shield of Minnesota to integrate active living and healthy lifestyle elements into the Comprehensive Plan. The policies and actions and strategies to support active living are provided in each of the Comprehensive Plan chapters as applicable, but are found in a more complete listing in the Administration section. The City will make the actions and strategies for active living and healthy lifestyles a priority in all public and private initiatives and development/redevelopment.

A significant portion of the funding has been dedicated to decreasing barriers and increasing connectivity within the community. The Master Parks, Trails, and Walkways Plan will provide a detailed analysis of how to provide safer and barrier-free connections in the community for pedestrians and persons on bicycles. The Master Parks, Trails, and Walkways Plan is found as a separate document.

CAPITAL IMPROVEMENT PLANNING

In the past, the City has not had a comprehensive system of capital improvement planning. The Capital Improvement Plan is essentially a long range spending plan used to guide the community's expenditures according to need and the community's ability to pay. The program forces the City to look toward the future to anticipate its needs before it becomes evident. The City has developed capital improvements plans for water and sewer improvements. It is currently working on capital improvement plans for streets, stormwater, parks and City buildings. A priority item of the actions and strategies from this Comprehensive Plan process will be for the City to develop a complete capital improvement program.



ACTIONS AND STRATEGIES

Based upon the preceding information and the goals and policies, lists of administrative actions and strategies are found as follows:

CITY IDENTITY ACTIONS AND STRATEGIES

1. Develop a unified marketing image for the community with the business organizations for promotional purposes.
2. Work on programs for additional landscaping and plantings within the City as well as completion of the City welcoming signs project.
3. Use the guiding principles of preservation of community and small town character in review of all City and private projects.
4. All public and private projects shall be reviewed in terms of impact on existing community and small town historic character.
5. Retention of fire lanes as public use areas and open space is a priority.

REGIONAL COOPERATION ACTIONS AND STRATEGIES

1. Continue to work with neighboring cities, Hennepin County, Minnehaha Creek Watershed District, and Three Rivers Park District on regional issues and for sharing of services and facilities.
2. Work with the School District on issues that impact the community as a whole and on specific projects such as healthy eating and recreational programs.

COMMUNICATIONS ACTIONS AND STRATEGIES

1. Develop an effective system of communication using all forms of media to keep Excelsior residents informed of City projects as well as private and redevelopment projects.
2. Develop a code enforcement and nuisance complaint process that quickly and efficiently addresses planning and safety issues.



3. Promote and encourage block parties.

FISCAL ACTIONS AND STRATEGIES

1. Develop City policies for active community development efforts which prioritize redevelopment projects and which meet the City's land use, design and historic preservation objectives.
2. Consider the use of City financial assistance for private development.
3. Utilize City financial assistance in accordance with established policy and as a means of enhancing the City through redevelopment projects.
4. Continue to enhance the City's working relationship with local business organizations as a community vehicle to the business community.
5. Work with local business organizations to direct market-based economic development efforts.
6. Complete, adopt and utilize a long term financial plan for the City.
7. Establish review standards which build tax base criteria into the development process, and consider fiscal impact when determined to be important by the City.
8. Utilize market study research to help define the most effective market niche of the Excelsior Downtown area.
9. Annually review and update the City's Capital Improvement Program.
10. Review and analyze the City's financial position and debt service at least twice a year, or as necessary.
11. Consider the establishment of an Economic Development Authority.



DEMOGRAPHIC ACTIONS AND STRATEGIES

1. As demographic and population changes occur, monitor City services and programs to assure that transportation, education, recreational, and housing needs of City residents are met.

PROPERTY MAINTENANCE ACTIONS AND STRATEGIES

1. Work with and inform property owners on the regulations, programs and incentives for maintenance or renovation of their projects.
2. Develop programs for public assistance where renovation and rehabilitation is considered within the context of the Design Standards and Heritage Preservation Program.
3. Continue to utilize the administrative penalty process for code and nuisance enforcement.

CITY CODE AND PLAN ACTIONS AND STRATEGIES

1. Review and update, as needed, the Comprehensive Plan, Zoning and Subdivision Ordinances, Design Standards, and Heritage Preservation Program.

CONNECTIVITY / ACCESS ACTIONS AND STRATEGIES

1. Continue to maintain and improve the existing sidewalk and trail system within the community.
2. Implement the Master Parks, Trails, and Walkways Plan for expansion of the sidewalk and trail system to provide key connections within the City and to surrounding City and regional trail systems.
3. Focus efforts on providing safe crosswalks at key intersections and to provide more accessible options across Highway 7 and County Road 19.
4. Continue to work with Metro Transit on expanded options for mass transit in the City and South Shore Lake Minnetonka area.



5. Continue support for dial-a-ride and para-transit options for area residents.

FOOD ACCESS ACTIONS AND STRATEGIES

1. Encourage the opening of a food market in Excelsior that provides healthy food options.
2. Support the farmers market and examine options for expanded operations.
3. Revise zoning and licensing requirements to allow for seasonal vegetable stands.
4. Support and expand the community gardens.

SAFETY ACTIONS AND STRATEGIES

1. Within the Master Parks, Trails, and Walkways Plan, review and provide implementation of critical crosswalk improvements, new separated sidewalk and trail locations, maintenance and update of existing facilities, and sidewalk and trail lighting.
2. Continue support for police and fire programs and activities that maintain peace, order and safety.
3. With all street reconstruction projects, consider use of the complete street model to enhance safe access for all users.
4. Study and implement methods of traffic control to reduce speeds, congestion, and impacts to neighborhoods.

HOUSING ACTIONS AND STRATEGIES

1. Develop a rental registration and inspection program to assure quality and safe rental housing.
2. Provide information and assistance on housing maintenance and upgrade programs available from Hennepin County.



3. Encourage sustainable and low impact development practices in all public and private projects.

CHILDREN RELATED ACTIONS AND STRATEGIES

1. Work with the School District on creating safe routes to schools. As part of the Master Parks, Trails, and Walkways Plan, place an emphasis on implementation of improvements that address access to Excelsior Elementary.
2. Work with the School District on emphasizing health food choices as part of school lunches.
3. Provide safe barrier-free access to City parks and provide facilities and programs that emphasize activity and exercise.
4. Examine options for creation of public parking and recreational areas in the neighborhood of Excelsior south of Highway 7.

MENTAL HEALTH ACTIONS AND STRATEGIES

1. Develop a tree preservation, management and planting program.
2. Implement traffic calming measures in neighborhoods to reduce conflict and traffic.

SOCIAL CAPITAL ACTIONS AND STRATEGIES

1. In all City projects and private redevelopment, consider what impact there will be on small town historic character.
2. Encourage community events, block parties, walking and biking clubs.



AIR QUALITY ACTIONS AND STRATEGIES

1. Work with the Minnesota Department of Transportation and the School District on a tree planting program along Highway 7.
2. Develop a tree planting program with emphasis on reducing the impact and noise on neighborhoods adjacent to Highway 7.
3. Develop requirements for charter buses and boats to reduce pollutants in cooperation with lake authorities.

WATER QUALITY AND ENVIRONMENTAL ACTIONS AND STRATEGIES

1. Adopt and implement stormwater plans and plans that protect lake shorelines.
2. Promote low impact development (LID).
3. Promote use of rain gardens, green roofs, and natural landscapes.
4. Work on programs to promote energy conservation and protection of natural resources by reducing, reusing, and recycling.





Neighborhood Planning Districts

Comprehensive Plan 2008

NEIGHBORHOOD PLANNING DISTRICTS

INTRODUCTION

To facilitate detailed examination of development prospects for all areas of the community, Excelsior has been divided into four neighborhood planning districts. The location of these planning districts is illustrated on the maps following this introduction. The planning district boundaries were established by using the location of similar land uses and physical barriers.

This section of the plan outlines planning-related issues for the individual planning districts.

PLANNING DISTRICT 1, CENTRAL DISTRICT

Planning District 1, the Central District, includes the Downtown and the single family neighborhoods to the north and west bordered by Lake Minnetonka. It also includes the commercial areas bordered by County Road 19, Highway 7, and up to Minnetonka Boulevard. The Central District is the core of the City and includes the historic Downtown neighborhoods, The Commons, and the Port of Excelsior.

PLANNING DISTRICT 2, SOUTHWEST DISTRICT

Planning District 2, the Southwest District, includes the area south and west of Oak Street/County Road 19. It includes a small area of residential/medical area at County Road 19 and Highway 7 but a majority of the area is single family neighborhoods and the Excelsior Park Land. This area serves as a major gateway into the City of Excelsior.

PLANNING DISTRICT 3, EXCELSIOR BOULEVARD DISTRICT

Planning District 3, the Excelsior Boulevard District, includes the area east of Minnetonka Boulevard and north of Highway 7. It is a mixed land use area which includes highway commercial, high density residential, a single family neighborhood and the City Cemetery. The area also serves as one of the main gateways into the City of Excelsior.



NEIGHBORHOOD PLANNING DISTRICTS

PLANNING DISTRICT 4, THE SOUTHEAST DISTRICT

Planning District 4, the Southeast District, includes the area south of Highway 7 that is in the City of Excelsior. The area includes a single family neighborhood, churches and a concentration of high density residential. The area is disconnected from the rest of the City by Highway 7 with only one direct connection for motorized and non-motorized access.

PLANNING DISTRICT MAPS

The maps on the following pages highlight the planning districts and graphically provide planning issue areas and identify a number of the actions and strategies from the Comprehensive Plan text.



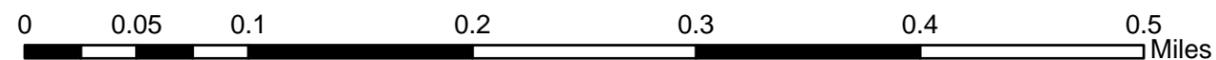
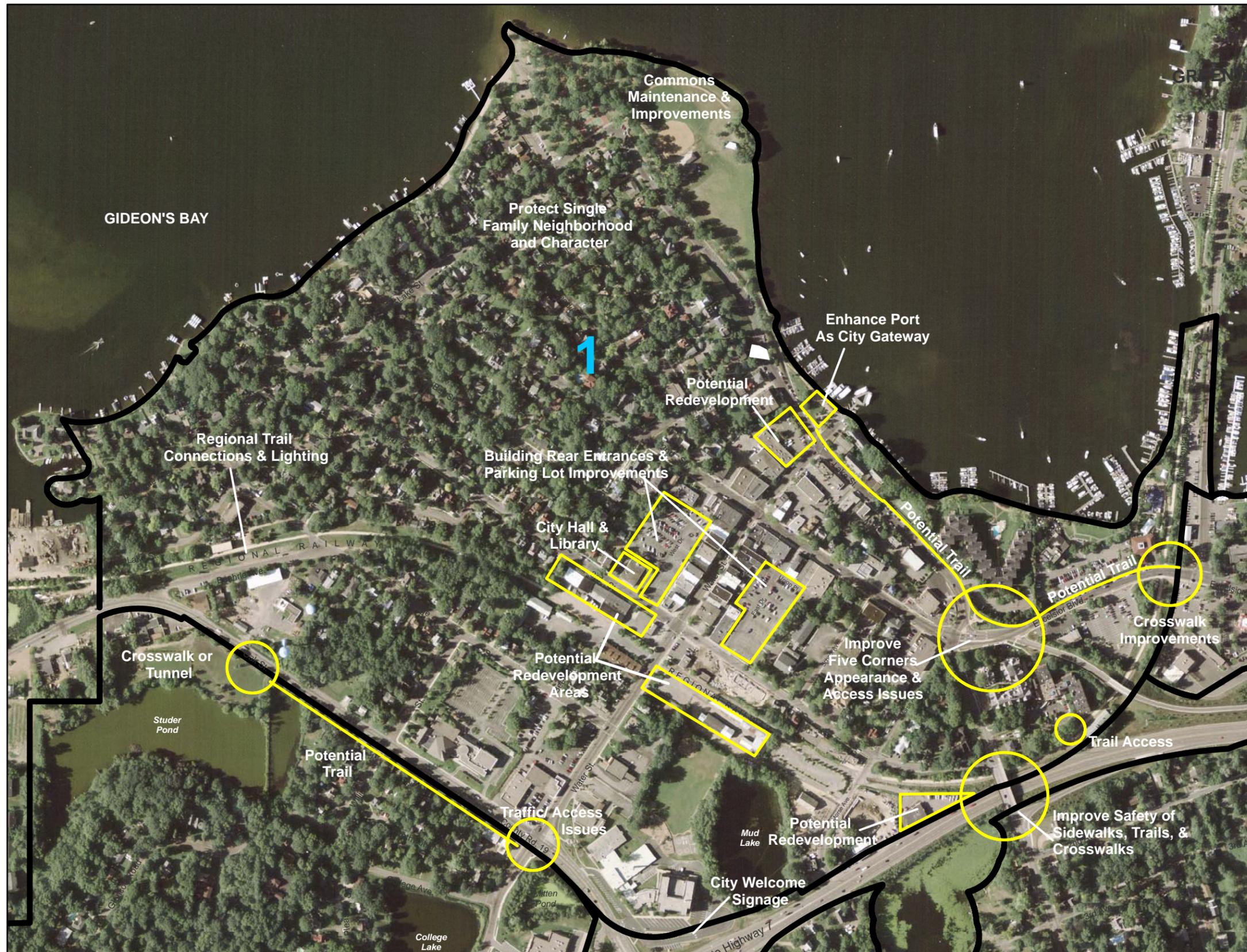
City of Excelsior



2008 Comprehensive Plan Update

Planning District 1 Central District

— Planning District Boundary



4 September 2008
Source: Northwest Associated Consultants, Inc. & WSB



City of Excelsior



2008 Comprehensive Plan Update

Planning District 2 Southwest District

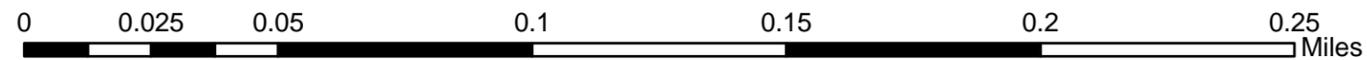
 Planning District Boundary



25 February 2009
Source: Northwest Associated Consultants, Inc. & WSB

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City of Excelsior



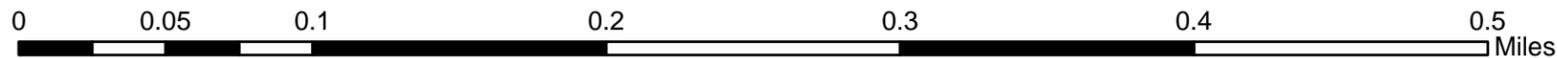
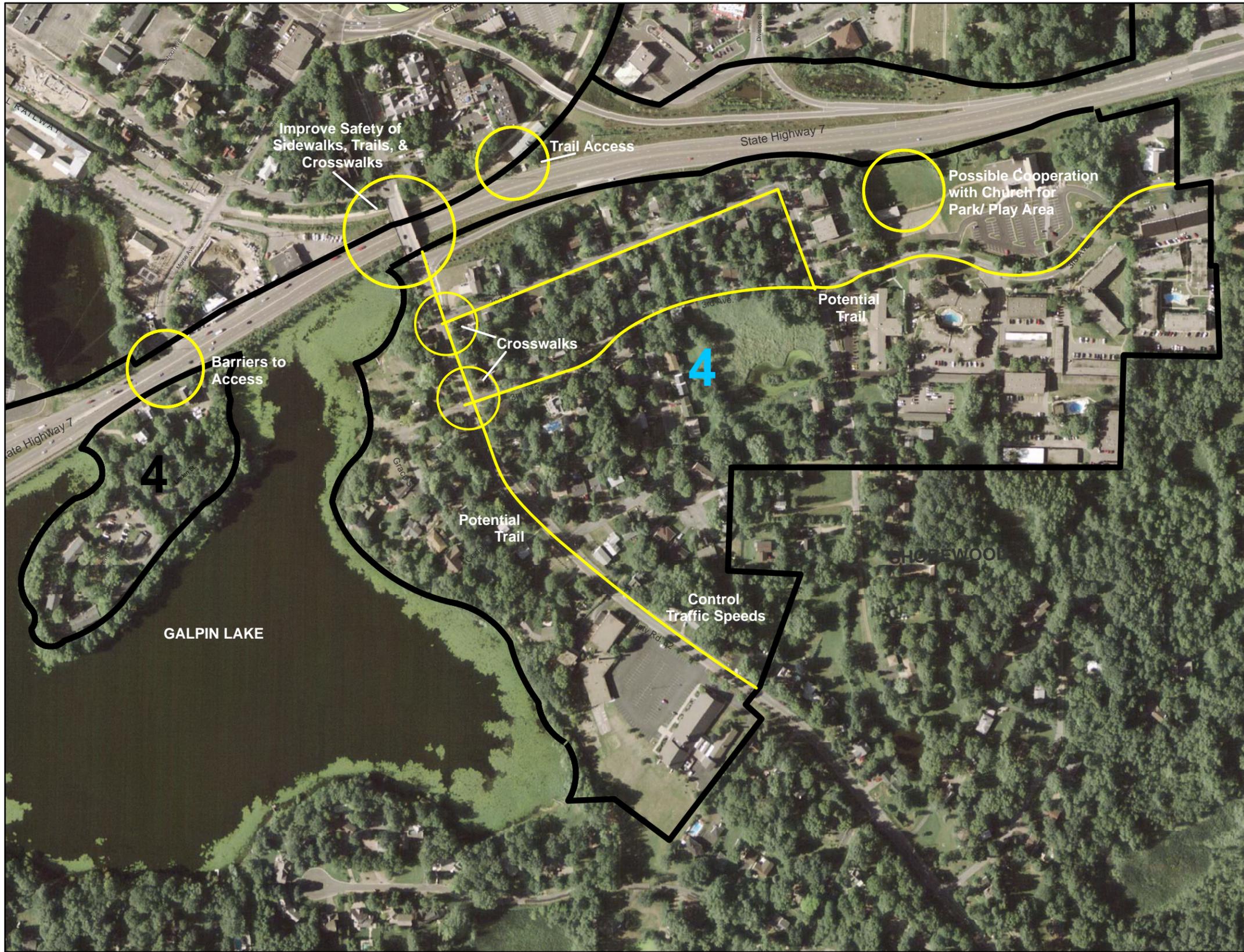
2008 Comprehensive Plan Update

Planning District 3 Excelsior Boulevard District

— Planning District Boundary



4 September 2008
Source: Northwest Associated Consultants, Inc. & WSB



City of Excelsior



2008 Comprehensive Plan Update

Planning District 4 Southeast District

— Planning District Boundary



25 February 2009
Source: Northwest Associated Consultants, Inc. & WSB



Implementation

Comprehensive Plan 2008

INTRODUCTION

A final, continuing and ongoing phase of the current comprehensive planning process is the programming of implementation measures intended to bring about improvements to the City as defined by the Comprehensive Plan. These measures involve “soft” projects or studies, as well as capital “hard” projects and equipment. The organization of these efforts is presented in the Implementation chapter.

The Implementation Plan for this Comprehensive Plan is a listing of the actions and strategies from the Land Use, Transportation, Community Facilities, and Administration sections of the plan. These actions and strategies list possible improvement projects identified during Excelsior’s comprehensive planning program. It is again emphasized that implementation of the plan is an ongoing, annual effort which Excelsior should incorporate as part of its management and budgeting process. This Implementation Plan, once established, should be reviewed and updated by the City each year at the beginning of its yearly financial planning. Through such constant attention, the City will be able to progressively address and resolve problems and bring about desired community improvements to the extent that fiscal resources are available.

The Implementation Plan is an ongoing annual effort which the City should utilize as part of its management and budgeting process. In this regard, the following project descriptions serve as a reference for continual review, consideration and prioritization of projects to be implemented in the future. New projects should be added to the plan, just as projects which are completed should be removed. If this procedure is adhered to consistently, achievement of the community improvements and expenses should occur continually as monetary resources are available.

LAND USE ACTIONS AND STRATEGIES

Natural Environment Actions and Strategies

1. All redevelopment shall be required to manage its on-site stormwater generation. Drainage and grading plans shall be required for all new residential or commercial redevelopment and approved by the City Engineer and Minnehaha Creek Watershed District.
2. Research and implement ordinance amendments addressing pervious pavement allowances for permeable pavers, asphalt and concrete surfaces.
3. Implement policies on low impact development (LID) principles and practices into design, construction and operation of all public and private projects in the City.



IMPLEMENTATION

4. Explore funding sources to upgrade municipal stormwater drainage systems to prevent direct runoff into lakes and streams.
5. Develop educational programs for City residents on protecting stormwater quality.
6. Research solar energy regulations and determine if current zoning standards allow for adequately addressing solar access. Make changes as necessary to the Zoning Ordinance.
7. Work with waste haulers to promote and increase the participation in recycling and waste reduction programs.

Trees and Urban Forestry Actions and Strategies

1. Develop City programs to preserve and protect existing tree resources in the community. Develop tree programs, maintain existing trees, and replace trees along City streets, in parks, and on other City property.
2. Work to provide tree buffer areas along Highway 7, especially in residential areas and adjacent to schools and play areas.
3. Implement tree planting programs to achieve at least a 50 percent canopy coverage in City parks.
4. Work to develop tree planting and replacement programs on private property.
5. Create uniform streetscape plans emphasizing street trees, landscape elements, and parking lot improvements for the commercial areas of the community.

Sustainable Development Actions and Strategies

1. Implement sustainable development practices into the design, construction and operation of City facilities as feasible.
2. Encourage, support and promote the application of sustainable building practices in all private sector rehabilitation and redevelopment.

General Land Use Actions and Strategies

1. Research and implement land use and design controls to control mass, scale, and height of new or rehabilitated residential and commercial structures in the City.
2. Review all renovation and redevelopment proposals as to their ability to enhance the City's small town character and with attention to pedestrian orientation, community identity, and full service mixed uses.



3. Prioritize residential character as the predominant architectural feature of commercial use buildings in transitional areas.
4. Aggressively preserve historic sites and structures and review renovation and rehabilitation within the historic areas or sites as it relates to the City's cultural, political, economic, visual, or architectural history.
5. Develop plans to provide adequate pedestrian and bicycle connections to all neighborhoods, commercial areas, parks, and to adjoining communities.

Residential Land Use Actions and Strategies

1. Work with Hennepin County and surrounding communities on issues of development of affordable housing. Support development of affordable housing in communities that offer fewer options for affordability.
2. Consider the use of existing housing rehabilitation grant or loan programs, either through State, County, regional or private agencies.
3. Work with senior housing providers on development of additional options for senior living in the community.
4. Inventory those housing units that are substandard or in need of rehabilitation. Work with the property owners in securing grant or loan programs. Renovation of properties is preferable to redevelopment.
5. Review transitional areas between commercial and residential areas and determine if zoning text and/or district changes are required to protect single family neighborhoods.
6. Research and implement regulations to control development of large, out-of-scale homes in low density neighborhoods.
7. Examine setback standards for accessory buildings to determine if Zoning Ordinance changes need to be made.
8. Work with owners of multiple family properties to assure that housing units are safe, functional and provided with adequate amenities.
9. Encourage developers and property owners to create living units above retail and service uses in the Downtown and in commercial areas.

Commercial Land Use Actions and Strategies

1. Work with the Excelsior Downtown Business Group and the South Lake-Excelsior Chamber of Commerce on issues affecting the commercial areas and in attracting new business.



2. Continue to address parking issues in commercial areas. Work with property owners to develop adequate parking that is enclosed or appropriately landscaped or screened from view.
3. Work with property owners on property maintenance and renovation or development of substandard properties in conformance with the Land Use Plan.
4. Work with Hennepin County on traffic management solutions for the commercial areas.

Downtown Land Use Actions and Strategies

1. Work with property owners on investment in the Downtown for public improvements and building renovation.
2. Encourage the development of second story housing options within the Downtown.
3. Continue to work on options for increasing parking in the west and east lots, including analysis of the financing, design, allocation of stalls, and long term maintenance of lot improvements or parking decks.
4. Work with property owners on redevelopment options along the Three Rivers trail corridor for commercial and residential uses.
5. Utilize the Downtown Revitalization Master Plan as a guide and resource for continued renovation and redevelopment as well as enhancements to the Downtown.
6. Work with Hennepin County on options for renovation or redevelopment of the library within the Downtown.
7. Plan for renovation or redevelopment of the City Hall in the Downtown.
8. Work with the U.S. Postal Service to assure that the Post Office is retained in the Downtown.
9. Provide for the continual and expanded operation of the farmers market in the Downtown.
10. Continue to maintain and enhance the facilities and operations at the Port of Excelsior and provide design and physical connections between the lake and the Downtown through the Port.

Highway Corridor Land Use Actions and Strategies

1. Develop a plan and implement gateway entrances into Excelsior that provide highway travelers a sense of the lake and the historic community.
2. Work with property owners and developers to encourage investment and renovation/redevelopment of substandard properties.



3. Continue to work with Mn/DOT on maintenance issues and further enhancements and amenities along the Highway 7 corridor.
4. Develop plans to provide adequate pedestrian and bicycle connections to surrounding neighborhoods and the Downtown.

Institutional Land Use Actions and Strategies

1. Work with institutional land users to enhance screening, landscaping, and buffering to minimize impact on surrounding neighborhoods.
2. Discourage encroachment of institutional uses into residential neighborhoods.

TRANSPORTATION ACTIONS AND STRATEGIES

General Transportation Actions and Strategies

1. Plan all transportation improvements on a coordinated basis taking all systems into account.
2. Mobility needs of all persons shall be considered in all transportation planning.
3. An emphasis shall be placed on development of bicycle and pedestrian access throughout the community. Sidewalk, crosswalk, and trail improvements shall be considered with all redevelopment activity and street and highway improvement projects.
4. Work on a signage plan to assure effective communication to non-local travelers in Excelsior. The plan could be coordinated with local business groups and the Heritage Preservation Commission.
5. With all street reconstruction, the City shall consider whether overhead utility lines should be buried.
6. With all street reconstruction, the City shall consider sidewalk and trail construction as well as allowances for on-street bike lanes.
7. All transportation planning and implementation shall be done with effective citizen notification and involvement.

Transportation Coordination Actions and Strategies

1. The City will work with Hennepin County, Mn/DOT, and the Metropolitan Council on long term transportation needs and regional and local systems changes and improvements.



2. The City will work with neighboring jurisdictions on streets, roadway, bridges, and trail extensions.

Transportation Safety and Efficiency Actions and Strategies

1. Provide for annual updates to the Capital Improvement Plan for transportation facilities and systems.
2. Implement and utilize the functional classification system.
3. Develop a uniform system of public signage and replace outdated, inappropriate, and confusing public signage.
4. Initiate and adopt a street reconstruction program.
5. Develop a City-wide plan for implementing traffic calming measures.

Parking Actions and Strategies

1. Utilize existing parking studies to the extent they are applicable to the parking issues in the downtown and throughout the City.
2. Consider all options for expansion of downtown parking.
3. Examine parking management options as it relates to downtown parking.
4. Develop plans to improve the appearance of public and private parking lots in the City through enhanced rear entrances, landscaping, burying of utility lines, and coordinated trash handling.

Highway 7 Actions and Strategies

1. Continue to work with Mn/DOT on issues related to Highway 7 including maintenance or replacement.
2. Explore options for developing safer bicycle and pedestrian access across Highway 7.

Transit Actions and Strategies

1. Continue to work with the Metropolitan Council and State representatives on development of enhanced transit systems, including rideshare and expanded park and ride facilities for Excelsior.
2. Participate in feasibility studies for mass transit and rail options for Excelsior and the South Shore Lake Minnetonka Area.



COMMUNITY FACILITIES ACTIONS AND STRATEGIES

General Community Facilities Actions and Strategies

1. Update and implement a comprehensive capital improvement plan on a yearly basis.
2. The City Engineer shall update street, water, storm sewer, and sanitary sewer plans on an as needed basis.
3. Work with the South Lake Minnetonka Police Department and the Excelsior Fire District to improve and enhance emergency and protection services.
4. Support community efforts to enhance neighborhood safety, watch programs, and National Night Out.
5. Continually monitor and evaluate the cost effectiveness of the City's cooperative service arrangements.
6. Consider new cooperative service arrangements based upon direct fiscal benefit to the City's taxpayers, as well as to the impacts upon community identity.

Community Facilities Planning and Coordination Actions and Strategies

1. Require underground installation of all new utility service lines and when feasible, the conversion of existing overhead systems to underground.
2. With all private and public projects, minimize the impact of utility facilities and services.
3. Preserve natural drainage to the extent possible in all public and private projects.
4. Continue to work on community enhancements such as landscaping, seating areas, and additional street trees, and keeping all public buildings, grounds and parks well maintained.
5. Continue to work on enhancement to the east and west parking lots to include coordinated trash containment, landscaping, underground utility wires, and rear building façade improvements.

Community Facilities Public Buildings Actions and Strategies

1. Work with Hennepin County Library system on needs assessment, plans and implementation for a remodeled or new Library.
2. Continue to plan for remodeling the existing building or constructing a new City Hall facility.
3. Work with the U.S. Postal Service on retention of the Post Office in Excelsior.
4. Continue to renovate and enhance the City Cemetery.



5. Continue to cooperate with the South Shore Center.

Sustainable Actions and Strategies

1. Incorporate sustainable development principles and practices into the design, construction, and operation of City facilities and projects.
2. Work to incorporate green building practices in City construction projects.

ADMINISTRATION ACTION AND STRATEGIES

City Identify Actions and Strategies

1. Develop a unified marketing image for the community with the business organizations for promotional purposes.
2. Work on programs for additional landscaping and plantings within the City as well as completion of the City welcoming signs project.
3. Use the guiding principles of preservation of community and small town character in review of all City and private projects.
4. All public and private projects shall be reviewed in terms of impact on existing community and small town historic character.
5. Retention of fire lanes as public use areas and open space is a priority.

Regional Cooperation Actions and Strategies

1. Continue to work with neighboring cities, Hennepin County, Minnehaha Creek Watershed District, and Three Rivers Park District on regional issues and for sharing of services and facilities.
2. Work with the School District on issues that impact the community as a whole and on specific projects such as healthy eating and recreational programs.

Communications Actions and Strategies

1. Develop an effective system of communication using all forms of media to keep Excelsior residents informed of City projects as well as private and redevelopment projects.



2. Develop a code enforcement and nuisance complaint process that quickly and efficiently addresses planning and safety issues.
3. Promote and encourage block parties.

Fiscal Actions and Strategies

1. Develop City policies for active community development efforts which prioritize redevelopment projects and which meet the City's land use, design and historic preservation objectives.
2. Consider the use of City financial assistance for private development.
3. Utilize City financial assistance in accordance with established policy and as a means of enhancing the City through redevelopment projects.
4. Continue to enhance the City's working relationship with local business organizations as a community vehicle to the business community.
5. Work with local business organizations to direct market-based economic development efforts.
6. Complete, adopt and utilize a long term financial plan for the City.
7. Establish review standards which build tax base criteria into the development process, and consider fiscal impact when determined to be important by the City.
8. Utilize market study research to help define the most effective market niche of the Excelsior Downtown area.
9. Annually review and update the City's Capital Improvement Program.
10. Review and analyze the City's financial position and debt service at least twice a year, or as necessary.
11. Consider the establishment of an Economic Development Authority.

Demographic Actions and Strategies

1. As demographic and population changes occur, monitor City services and programs to assure that transportation, education, recreational, and housing needs of City residents are met.

Property Maintenance Actions and Strategies

1. Work with and inform property owners on the regulations, programs and incentives for maintenance or renovation of their projects.



2. Develop programs for public assistance where renovation and rehabilitation is considered within the context of the Design Standards and Heritage Preservation Program.
3. Continue to utilize the administrative penalty process for code and nuisance enforcement.

City Code and Plan Actions and Strategies

1. Review and update, as needed, the Comprehensive Plan, Zoning and Subdivision Ordinances, Design Standards, and Heritage Preservation Program.

Connectivity / Access Actions and Strategies

1. Continue to maintain and improve the existing sidewalk and trail system within the community.
2. Implement the Master Parks, Trails, and Walkways Plan for expansion of the sidewalk and trail system to provide key connections within the City and to surrounding City and regional trail systems.
3. Focus efforts on providing safe crosswalks at key intersections and to provide more accessible options across Highway 7 and County Road 19.
4. Continue to work with Metro Transit on expanded options for mass transit in the City and South Shore Lake Minnetonka area.
5. Continue support for dial-a-ride and para-transit options for area residents.

Food Access

1. Encourage the opening of a food market in Excelsior that provides healthy food options.
2. Support the farmers market and examine options for expanded operations.
3. Revise zoning and licensing requirements to allow for seasonal vegetable stands.
4. Support and expand the community gardens.

Safety Actions and Strategies

1. Within the Master Parks, Trails, and Walkways Plan, review and provide implementation of critical crosswalk improvements, new separated sidewalk and



- trail locations, maintenance and update of existing facilities, and sidewalk and trail lighting.
2. Continue support for police and fire programs and activities that maintain peace, order and safety.
 3. With all street reconstruction projects, consider use of the complete street model to enhance safe access for all users.
 4. Study and implement methods of traffic control to reduce speeds, congestion, and impacts to neighborhoods.

Housing Actions and Strategies

1. Develop a rental registration and inspection program to assure quality and safe rental housing.
2. Provide information and assistance on housing maintenance and upgrade programs available from Hennepin County.
3. Encourage sustainable and low impact development practices in all public and private projects.

Children Related Actions and Strategies

1. Work with the School District on creating safe routes to schools. As part of the Master Parks, Trails, and Walkways Plan, place an emphasis on implementation of improvements that address access to Excelsior Elementary.
2. Work with the School District on emphasizing health food choices as part of school lunches.
3. Provide safe barrier-free access to City parks and provide facilities and programs that emphasize activity and exercise.
4. Examine options for creation of public parking and recreational areas in the neighborhood of Excelsior south of Highway 7.

Mental Health Actions and Strategies

1. Develop a tree preservation, management and planting program.
2. Implement traffic calming measures in neighborhoods to reduce conflict and traffic.



Social Capital Actions and Strategies

1. In all City projects and private redevelopment, consider what impact there will be on small town historic character.
2. Encourage community events, block parties, walking and biking clubs.

