

Minnetonka Comprehensive Plan

Table of Contents

Introduction	1-1
Community Demographic Background	2-1
Land Use Plan	3-1
Transportation Plan	4-1
Parks and Open Space Plan	5-1
Housing Plan	6-1
Sanitary Sewer System Plan	7-1
Water Supply Plan	8-1
Economic Development Plan	9-1
Intergovernmental Coordination	10-1
Plan Implementation Program	11-1
Afterword	12-1
Appendix A: Community Strengths and Weaknesses	A-1
Appendix B: Planning Issues	B-1

List of Figures

3-1	Existing Land Use	3-7
3-2	Land Use Plan	3-17
3-3	Special Planning Areas	3-27
3-4	Special Area Plans 1, 2 and 3	3-29
3-5	Special Area Plans 4, 5 and 6	3-34
3-6	Special Area Plans 7, 8 and 9	3-39
3-7	Special Area Plans 10 and 11	3-43
3-8	Special Area Plans 12, 13, 14 and 15.....	3-46
3-9	Changes from 1981 Guide Plan	3-50
4-1	Existing Roadway System	4-5
4-2	Existing Daily Traffic Volumes (1995)	4-6
4-3	Existing Roadway Capacity	4-7
4-4	Existing Transit Routes	4-13
4-5	Parks and Trails Systems	4-18
4-6	Projected 2020 Daily Traffic Volumes	4-19
4-7	City of Minnetonka and Metropolitan Council TAZ=s	4-20
4-8	Functional Classification of Roads	4-27
4-9	Westbound Ridgedale Ramp Concept	4-36
4-10	Examples of Residential Street Traffic Management Strategies	4-41
5-1	Parks and Open Space, 1998	5-3

5-2	Existing and Proposed Trails and Walkways 1998	5-11
7-1	MCES Interceptors and Service Areas	7-5
7-2	Minnetonka Sewer Sytem, Lift Station Service Areas	7-11
8-1	Bedrock Geology	8-5
8-2	Trunk Water Facilities	8-8

List of Tables

2-1	Population and Household Change, 1960-1995	2-1
2-2	Population and Household Forecasts, 1997-2020.....	2-2
2-3	Age Distribution, 1980-1990	2-2
2-4	Household and Family Status, 1980-1990	2-3
2-5	Poverty Level, 1980-1990.....	2-4
2-6	Racial Composition, 1980-1990	2-4
2-7	Household and Family Income, 1980-1990.....	2-5
2-8	Income Profiles, Minnetonka and Neighbors, 1990	2-5
2-9	Occupational Distribution of Employed Residents, 1990	2-6
2-10	Commuting Patterns, 1990.....	2-7
2-11	Employment Change, 1970-1995	2-7
2-12	Employment Forecasts, 1995-2020	2-8
3-1	Existing Land Use Analysis.....	3-9
4-1	I-394 Intersection Operations during P.M. Peak Hour: Existing Capacity Analysis	4-9
4-2	Park-and-Ride Lot Capacity and Use	4-15
4-3	2020 Population, Households, and Employment Estimates by Traffic Assignment Zone (TAZ).....	4-21
4-4	I-394 Intersection Operations during P.M. Peak Hour: 2020 Capacity Analysis without Improvements	4-23
4-5	Major Collectors	4-29
4-6	Neighborhood Collectors	4-30
4-7	Programmed Improvements in the City of Minnetonka	4-31
4-8	Additional Roadway Improvements Needed to Accommodate 2020 Traffic Demand at a Level of Service AD@ or Better	4-32
4-9	I-394 Intersection Operations during P.M. Peak Hour in 2020 with Proposed Improvements.....	4-34

4-10	1998-2003 Capital Improvements Program for Trails.....	4-46
5-1	Park Facilities	5-4
5-2	Park Classifications.....	5-5
5-3	School District Recreational Facilities	5-8
6-1	Housing Types	6-2
6-2	Housing Mix, 1990-1998	6-2
6-3	Housing by Year Built, through March, 1990	6-3
6-4	Housing by Tenure, 1980-1998	6-3
6-5	Values of Selected Owner-Occupied Units, 1980, 1990, 1998	6-4
6-6	Homesteaded Properties Built 1990-1997, by 1997 Assessed Total Value	6-4
6-7	Rental Costs (Units by Monthly Rent)	6-5
6-8	Households by Age of Householder, 1990	6-5
6-9	Cost Burdens for Low Income Minnetonka Households, 1990	6-7
6-10	Livable Communities Act Housing Goals Agreement, City of Minnetonka, 1995-2010.....	6-8
6-11	Comparison of Housing Goals and Units Created.....	6-9
6-12	Sites Proposed for Medium and High-Density Housing and Potential Yield	6-10
6-13	City Goals - Homebuyer Assistance.....	6-12
6-14	City Goals - New Construction Owner-Occupied Units	6-13
6-15	City Goals - Rehabilitation of Owner-Occupied Units.....	6-15
6-16	City Goals - New Construction for Family Rental Housing.....	6-17
6-17	City Goals - New Rental Construction for Seniors and Special Needs.....	6-18
6-18	City Goals - Rental Rehabilitation.....	6-19
6-19	City Goals - Rental Assistance	6-21
6-20	Median Wages by Selected Occupation	6-22
7-1	Metropolitan Service Area Flows	7-6
7-2	Sewer Connection Characteristics (Population)	7-7
7-3	Sewer Connection Characteristics	7-8
7-4	Lift Station Characteristics	7-9
7-5	Sanitary Sewer Flow Summary	7-10
7-6	High Flow Producers	7-12
7-7	Ratio of High Flow Months to Low Flow Months	7-17
7-8	Population, Household and Employment Forecasts	7-21
7-9	Projected Annual Sanitary Sewer Flow	7-22
7-10	Metropolitan Council Sewer Flow Estimates for Minnetonka	7-23
7-11	Capital Improvement Program: 1998 - 2003	7-24
8-1	Water Supply Sources.....	8-10

8-2	Land Use Characteristics of Well Sites	8-11
8-3	Characteristics of Water Storage Facilities.....	8-13
8-4	Water Treatment Facilities.....	8-14
8-5	Water Use Characteristics.....	8-15
8-6	Service Connections: 1986 - 1997	8-16
8-7	Water Demand by Category.....	8-17
8-8	Seasonal and Peak Water Production	8-19
8-9	Projected Water Supply Demand.....	8-21
8-10	Water Use Versus Pumped	8-26
8-11	Water Rates: 1984 - 1997	8-27
8-13	Capital Improvement Program: 1998 - 2003	8-37
9-1	Building Permit Values: 1987 - 1997	9-2
11-1	Capital Improvements Program: 1998 - 2003. Expenditures and Funding Sources by Project Categories	11-8
11-2	Capital Improvements Program: 1998 - 2003. Summary of Expenditures by Program.....	11-11
11-3	Capital Improvements Program: 1998 - 2003. Summary of Funding Sources.....	11-12