



Future Highway 5/212 Corridor Land Use Plan

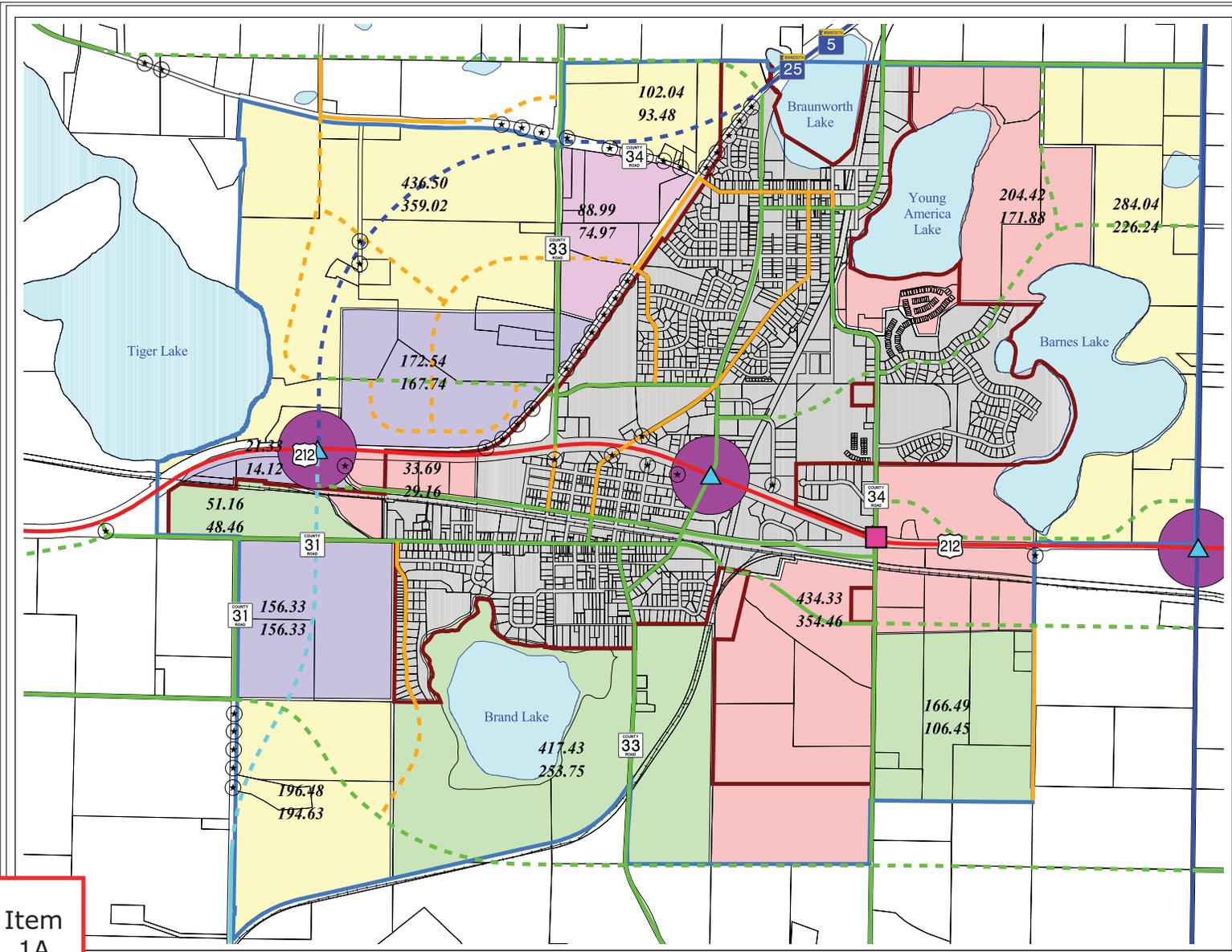
Appendix

Prepared for the City of Norwood Young America

By Samuel Geer
Community Growth Options (U-CGO)
University of Minnesota

January, 2009

Item
1A



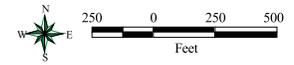
Norwood Young America Staging Concept

Figure 4-2

- Legend**
- Current Development
 - 100.00 Gross Land Acres
 - 100.00 Net Land Acres
 - Transition Area 1 (2005-2010)
 - Transition Area 2 (2010-2015)
 - Transition Area 3 (2015-2020)
 - Transition Area 4 (2020-2025)
 - Very Long Term Transition Area (Beyond 2025)
- Future Functional Class**
- Principal Arterial
 - A Minor Arterial-Connector
 - Future A Minor Arterial-Connector
 - B Minor Arterial
 - Future B Minor Arterial
 - Major Collector
 - Future Major Collector
 - Minor Collector
 - Future Minor Collector
- Future Overpass
 - Future Interchange
 - Future Interchange
 - Road Closure
 - Municipal Boundaries
 - Open Water
 - MN/DOT Basemap Railroads

Map/Data Disclaimer:
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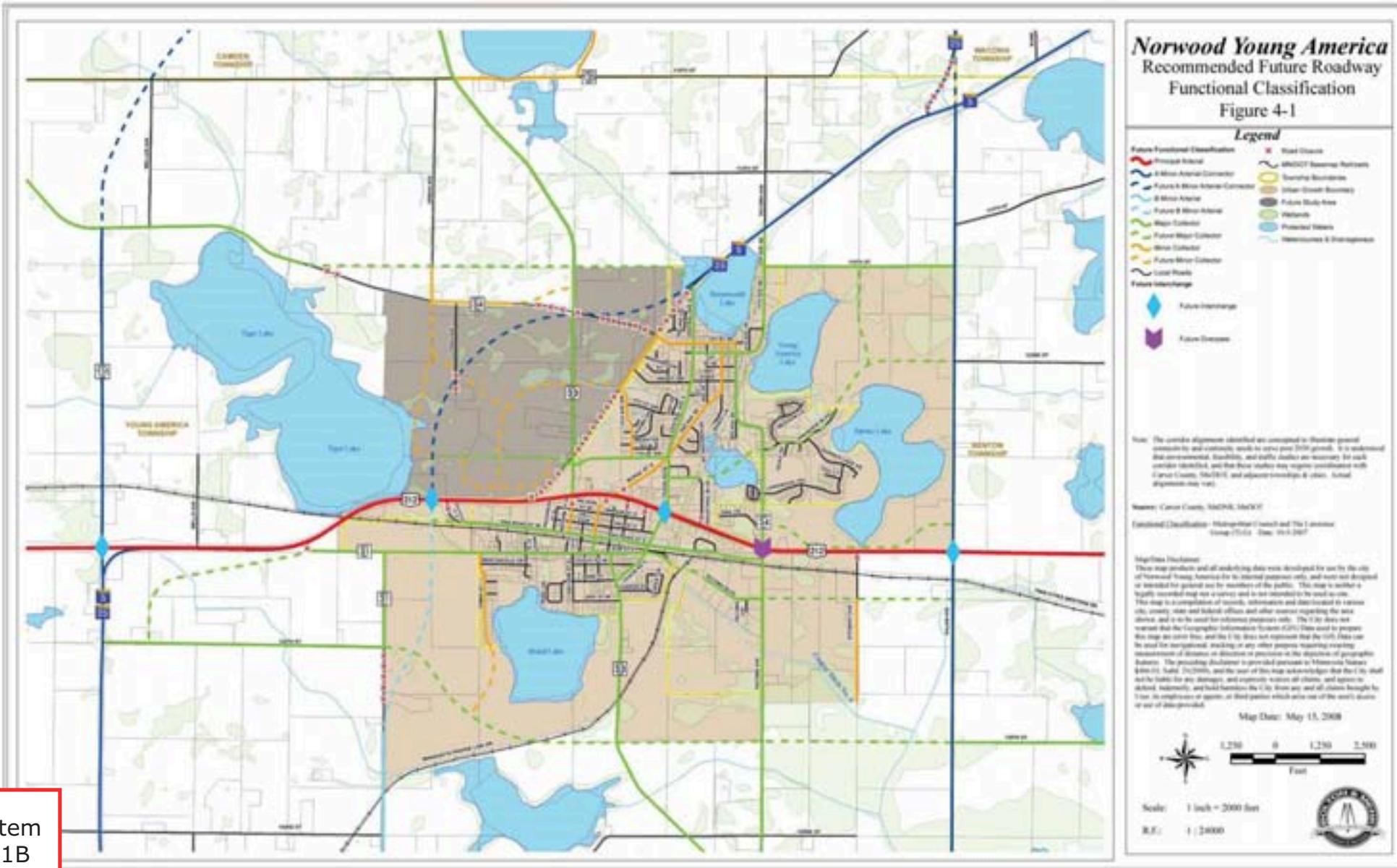
Map Date: June 22, 2008

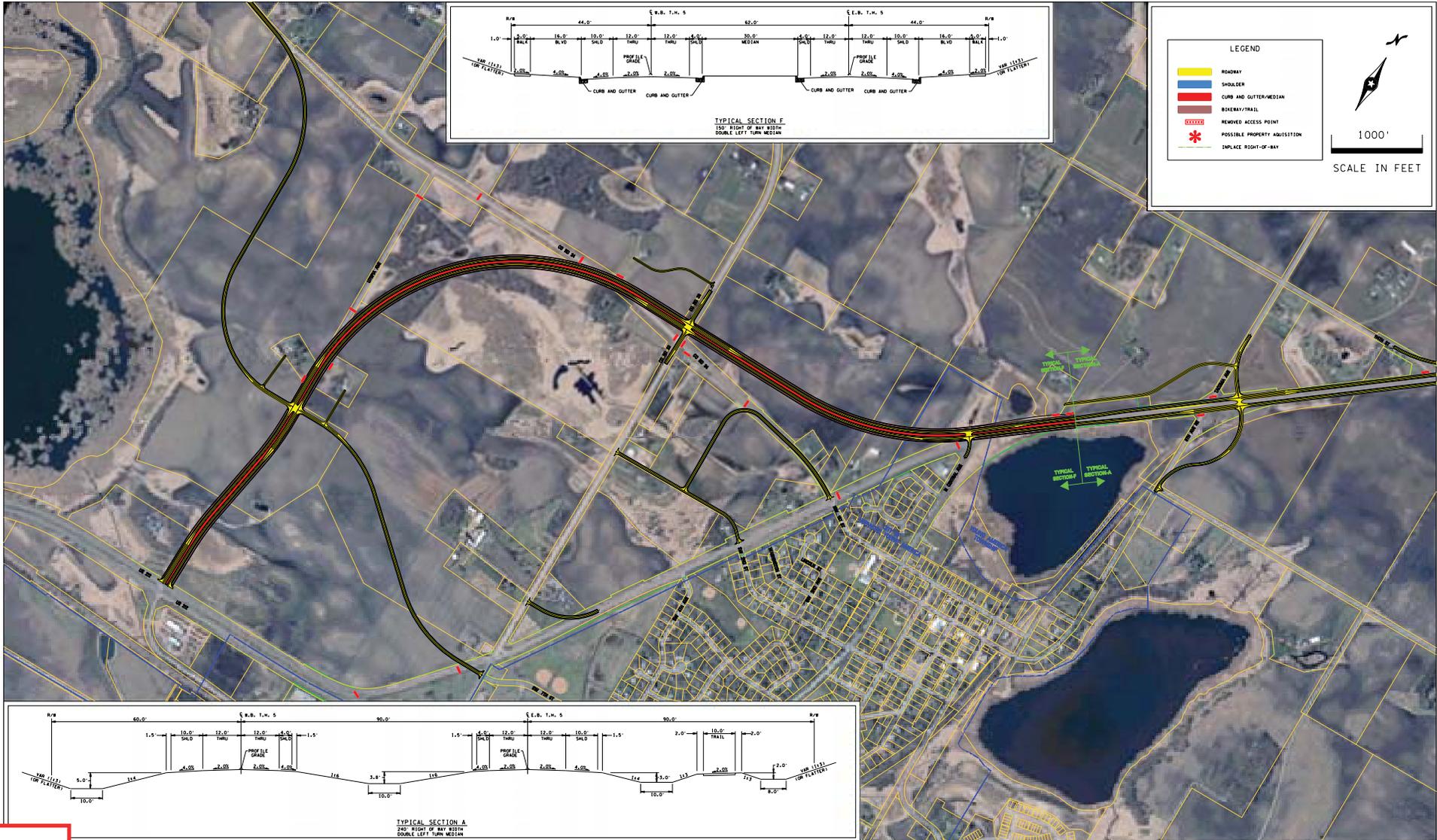


Scale: 1 inch = 500 feet
 R.F.: 1 : 6,000



Item
1B





Item
1C

Locally Supported Conceptual Layout - Norwood Young America
T.H. 5 Corridor Study - From T.H. 41 to T.H. 212

Figure 30

Item
1C

Norwood Young America Future Park-Trail Concept

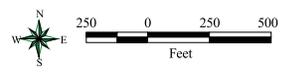
Figure 4-5b

Legend

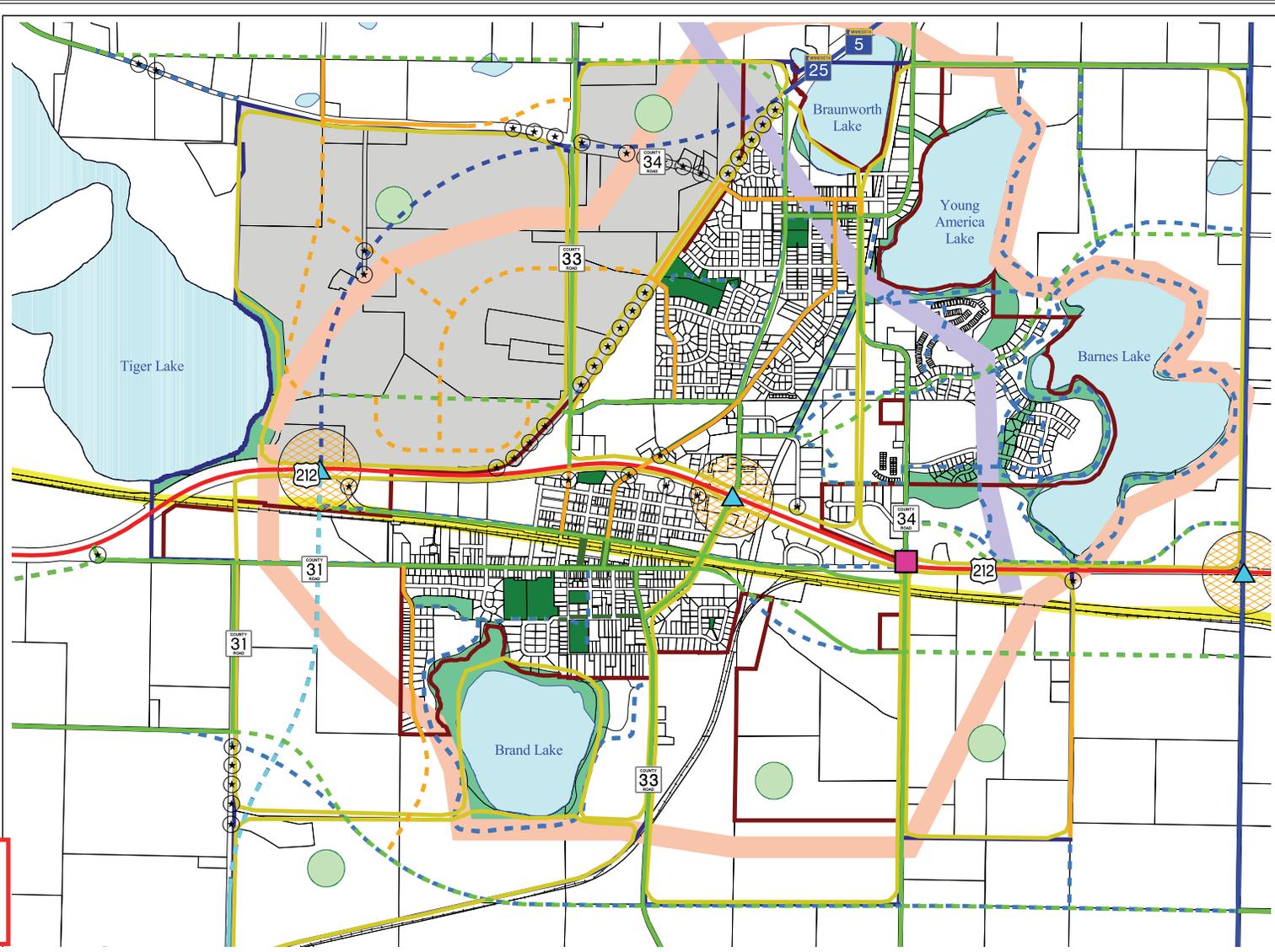
- General Future Trail Corridors/Key Connection
- Existing Trails
- Existing Sidewalks
- Park Distribution Areas
- Existing Public Park
- Future Park/Open Space
- Neighborhood Park Opportunity
- Additional Future Study Area
- Potential Local Greenway Trail
- Crow River Regional Trail Search Area
- Proposed Twin Cities and Western Regional Trail
- Future Functional Class**
- Principal Arterial
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- Future A Minor Arterial-Connector
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Map Date: May 17, 2009



Scale: 1 inch = 500 feet





low density housing



Item
2A



high density



Item
2B



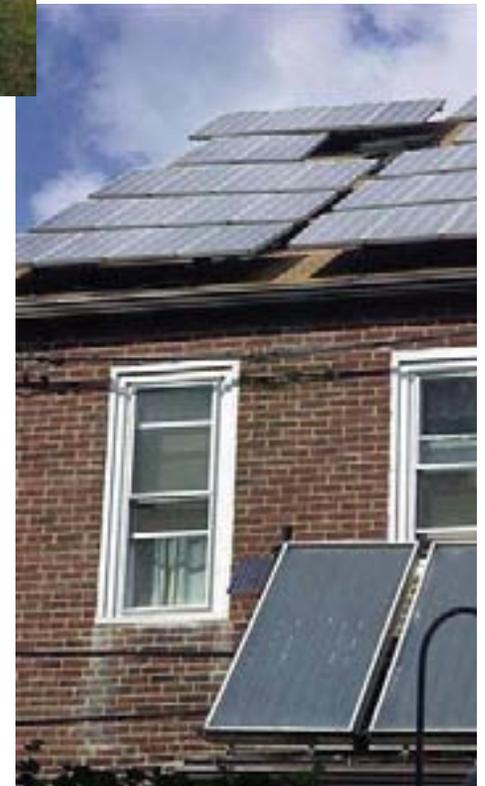
mixed use



Item
2C



low im-
pact
homes



Item
2D

small town business



Item
2E

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rural highway
business



Item
2F



big box retail



Item
2G



TOD



Item
2H



suburban office
park



Item
2I

urban streets



Item
2J



suburban
street

Item
2K



lowimpact street

Item
2L



new urban stre

Item
2M

urban park



Item
2N

amenities park



Item
20

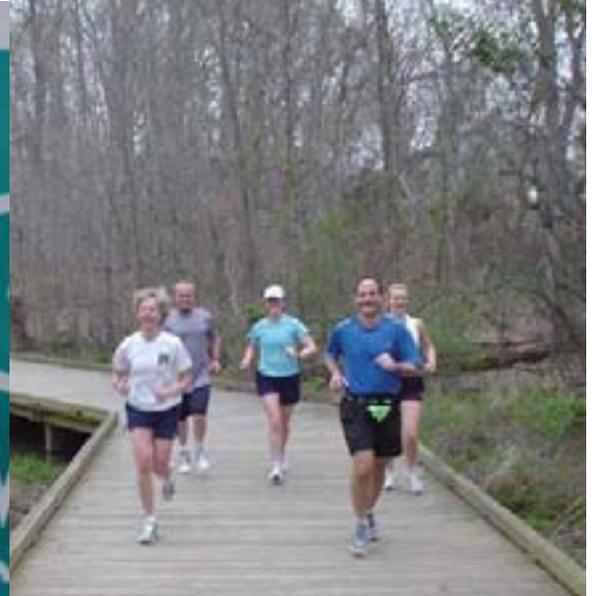
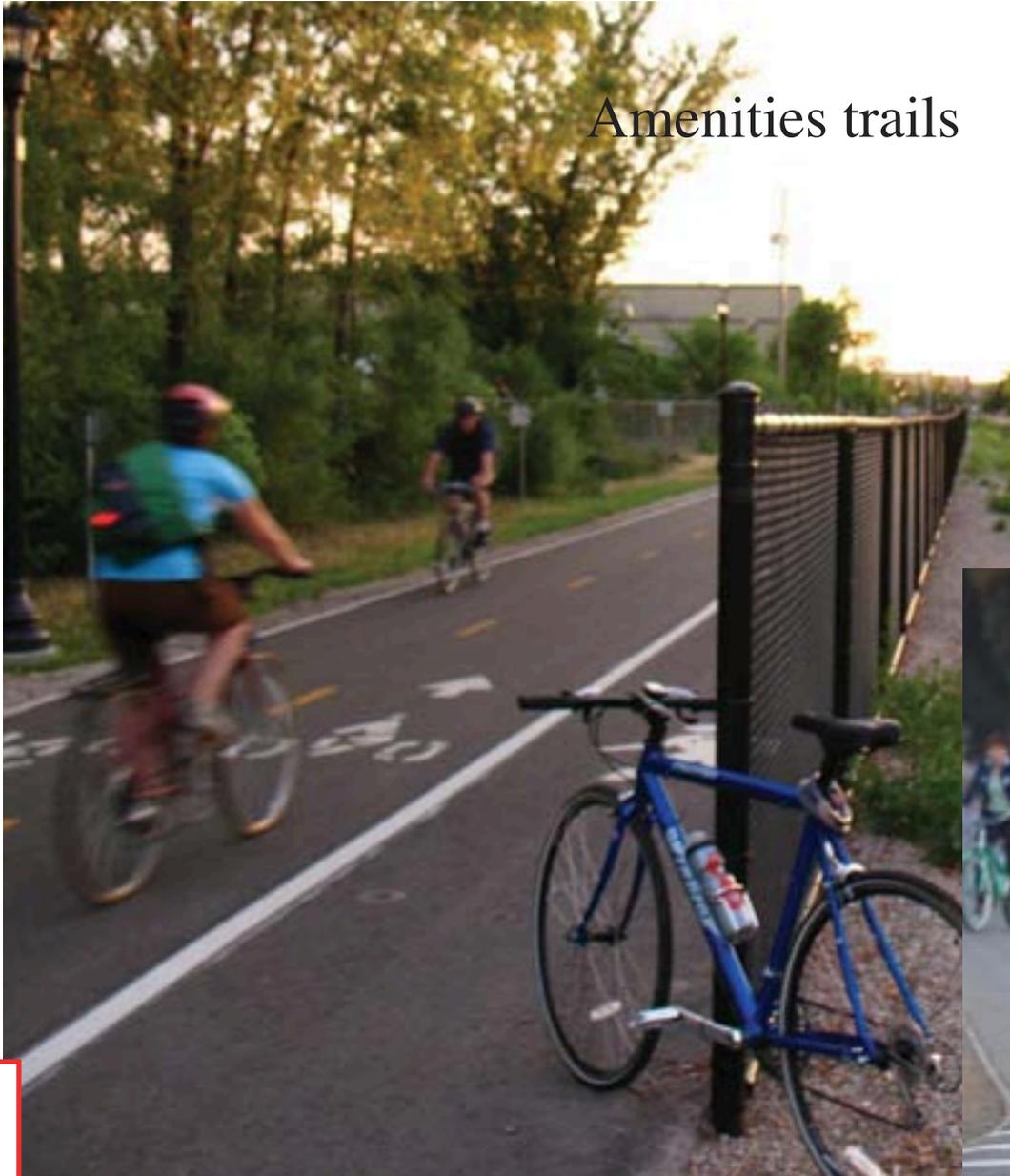


neighborhood park

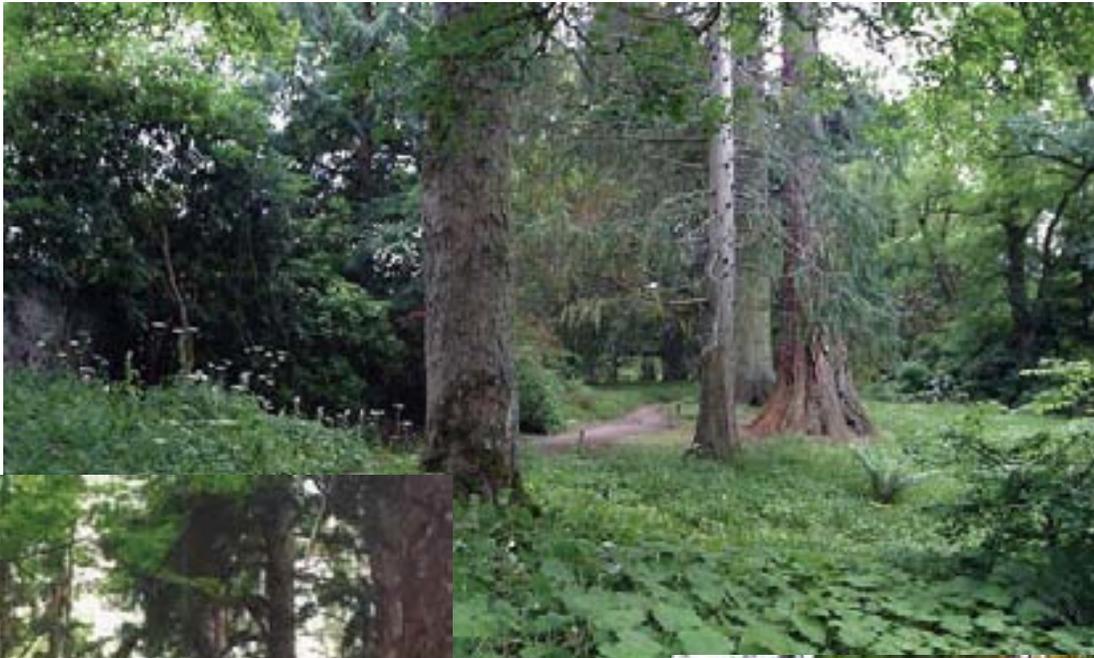
Item
2P



Amenities trails



Item
2Q



Item
2R

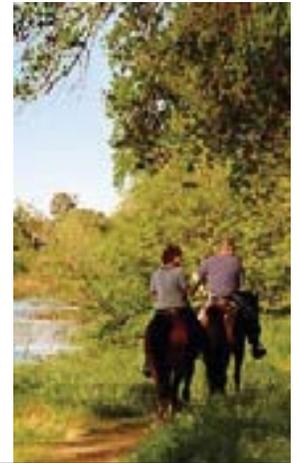
nature paths



Item
2S

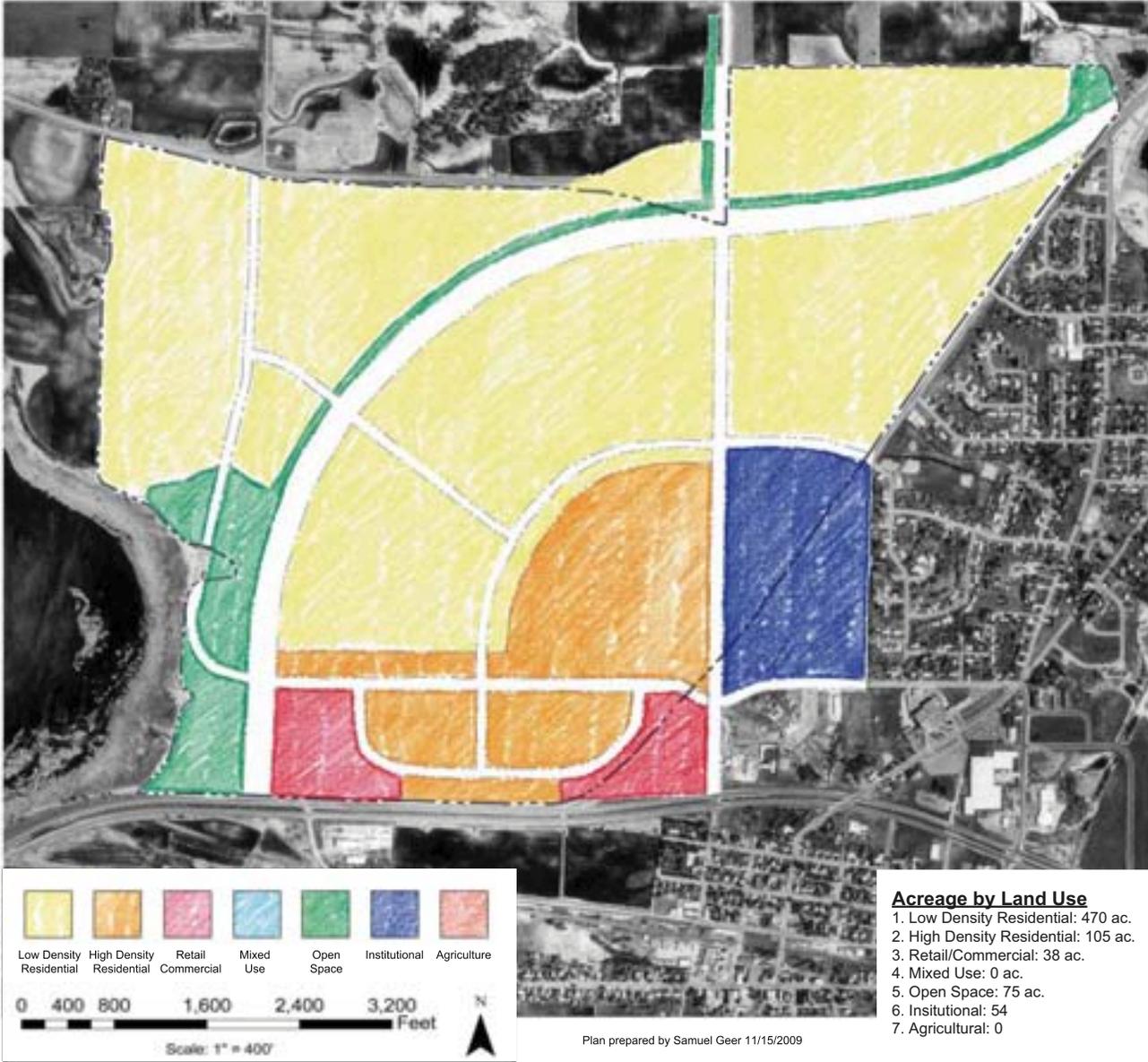
Leisurely

ils



Item
2T

Item
3A

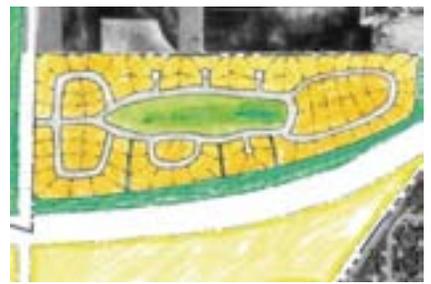


Acreage by Land Use

1. Low Density Residential: 470 ac.
2. High Density Residential: 105 ac.
3. Retail/Commercial: 38 ac.
4. Mixed Use: 0 ac.
5. Open Space: 75 ac.
6. Institutional: 54
7. Agricultural: 0

Scenario One: Traditional Development Process

- Design Values**
- Based on future road network established by the city.
 - Trailways integrated into thoroughfares.
 - Commercial uses supported by market study.
 - Grants a measure of autonomy for developers
 - Separation of uses and densities.
 - Potential for an emphasis on privacy and space.
 - Flexibility to develop piecemeal or as part of a master plan.



Potential low density subdivision plat with access to trails.

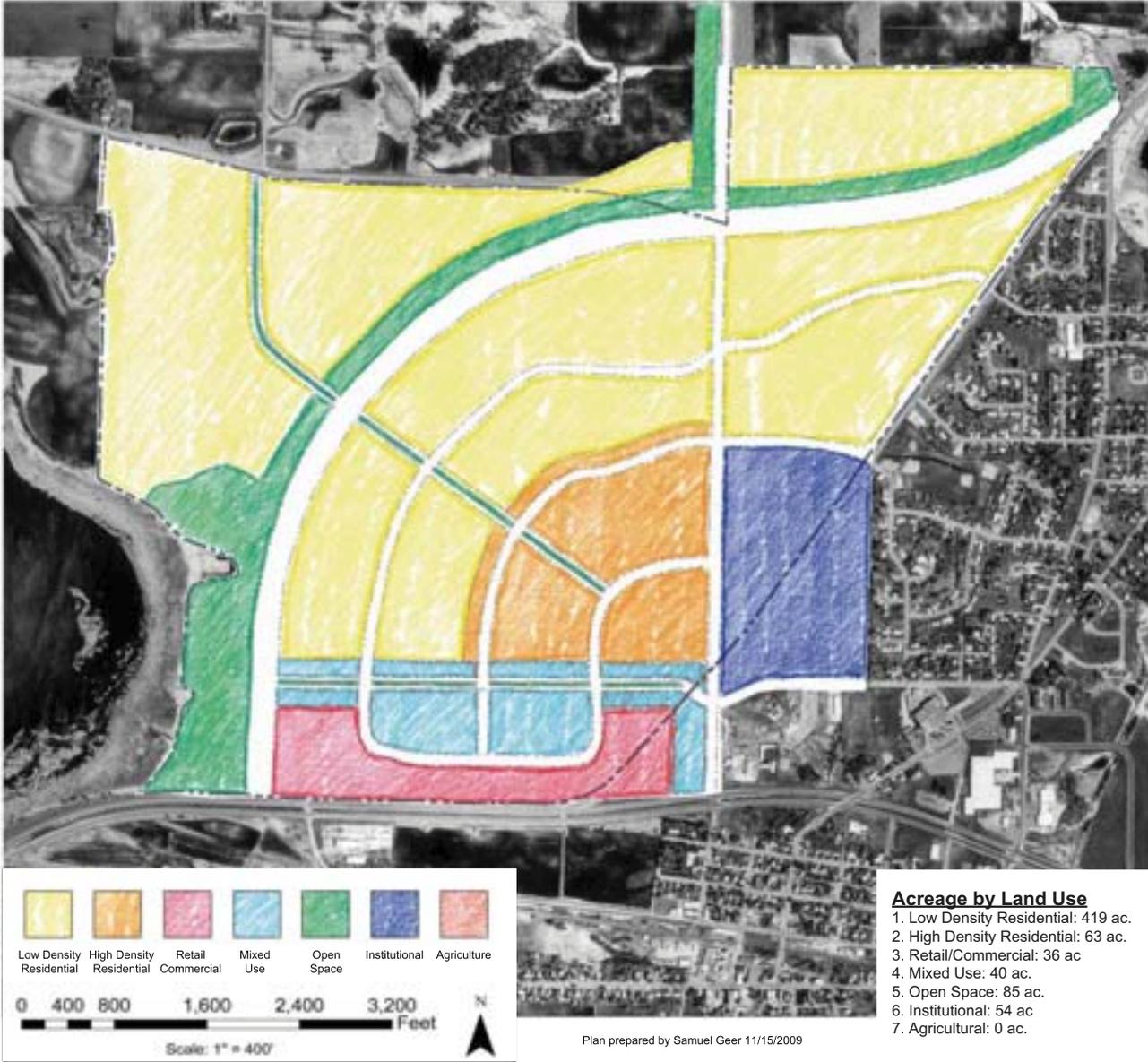


Cul-de-sacs are discouraged, but are attractive to homebuyers as they provide defensible neighborhood space.



Trail networks are within street right of ways are a cost effective form of green infrastructure.

Item
3B



Scenario Two: New Urbanist Development

Design Values

- Excellent street connectivity to both downtown areas and new recreational amenities.
- Higher density supports city's long term LRT/BRT ambitions.
- Trails function as urban parkways that connect homes with natural features using boulevards.
- An emphasis on mixed uses, walkability, and high quality urban form. A master plan or form based code is possible.
- Creates connection to the downtown area by bringing walkable mixed uses to the 212 corridor.



Mixed densities are arrayed to create vibrant public spaces

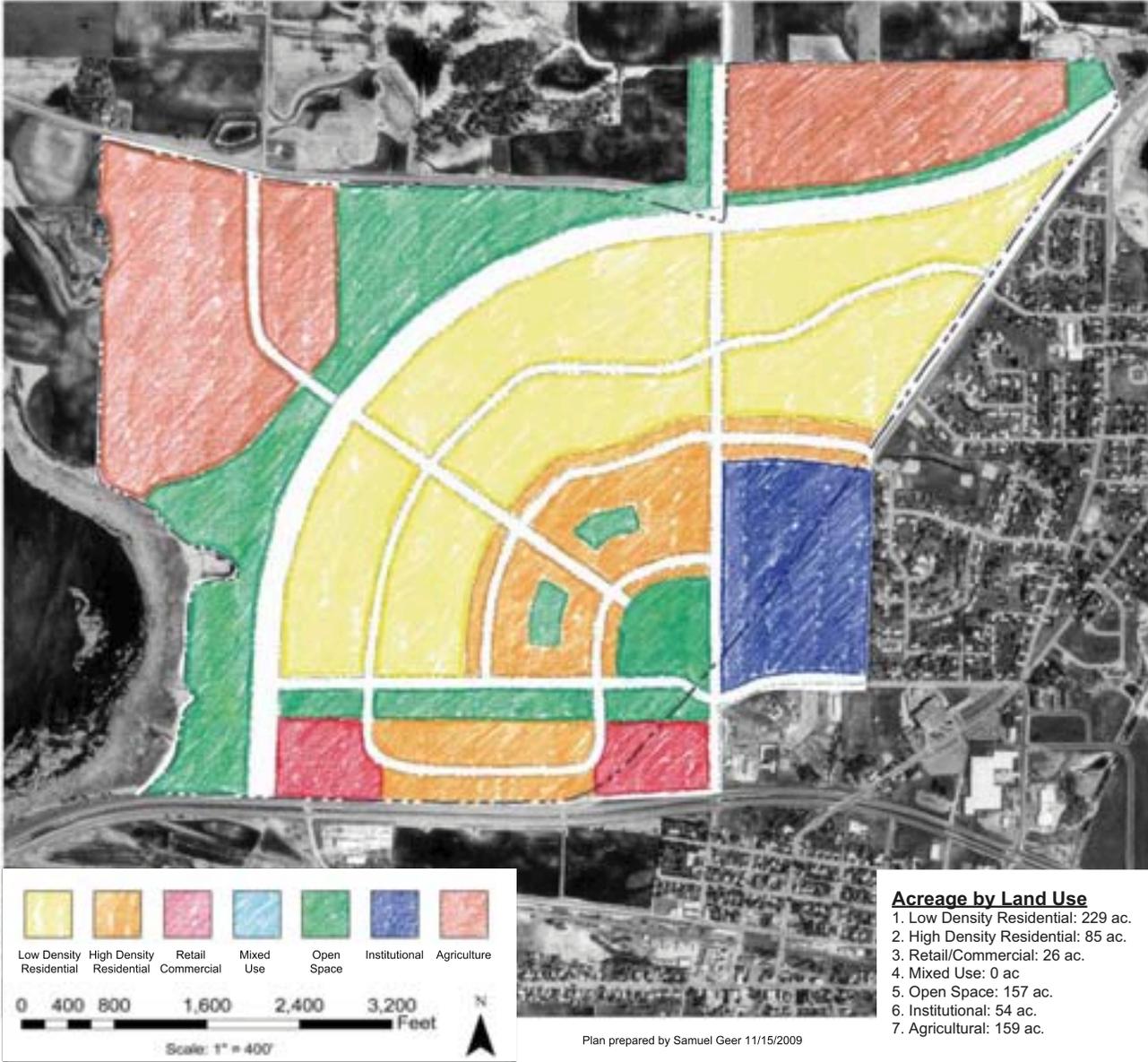


Wide urban parkways order and define the public realm.

Acreage by Land Use

1. Low Density Residential: 419 ac.
2. High Density Residential: 63 ac.
3. Retail/Commercial: 36 ac
4. Mixed Use: 40 ac.
5. Open Space: 85 ac.
6. Institutional: 54 ac
7. Agricultural: 0 ac.

Item
3C



Acreage by Land Use

1. Low Density Residential:	229 ac.
2. High Density Residential:	85 ac.
3. Retail/Commercial:	26 ac.
4. Mixed Use:	0 ac
5. Open Space:	157 ac.
6. Institutional:	54 ac.
7. Agricultural:	159 ac.

Scenario Three: Low-Impact Development

- Design Values**
- Preserves agricultural and vegetated land as well as farmsteads.
 - Cluster development approach protects drainageways and minimizes impervious surfaces. P.U.D preferred.
 - Low maintenance trails set in woodland, grassland and agricultural landscapes.
 - Conservation efforts supported by transfer of development rights and easement incentives
 - Rain gardens, bioswales, and pervious pavers mitigate runoff from high density areas.



Development avoids wetlands and minimizes site footprint.

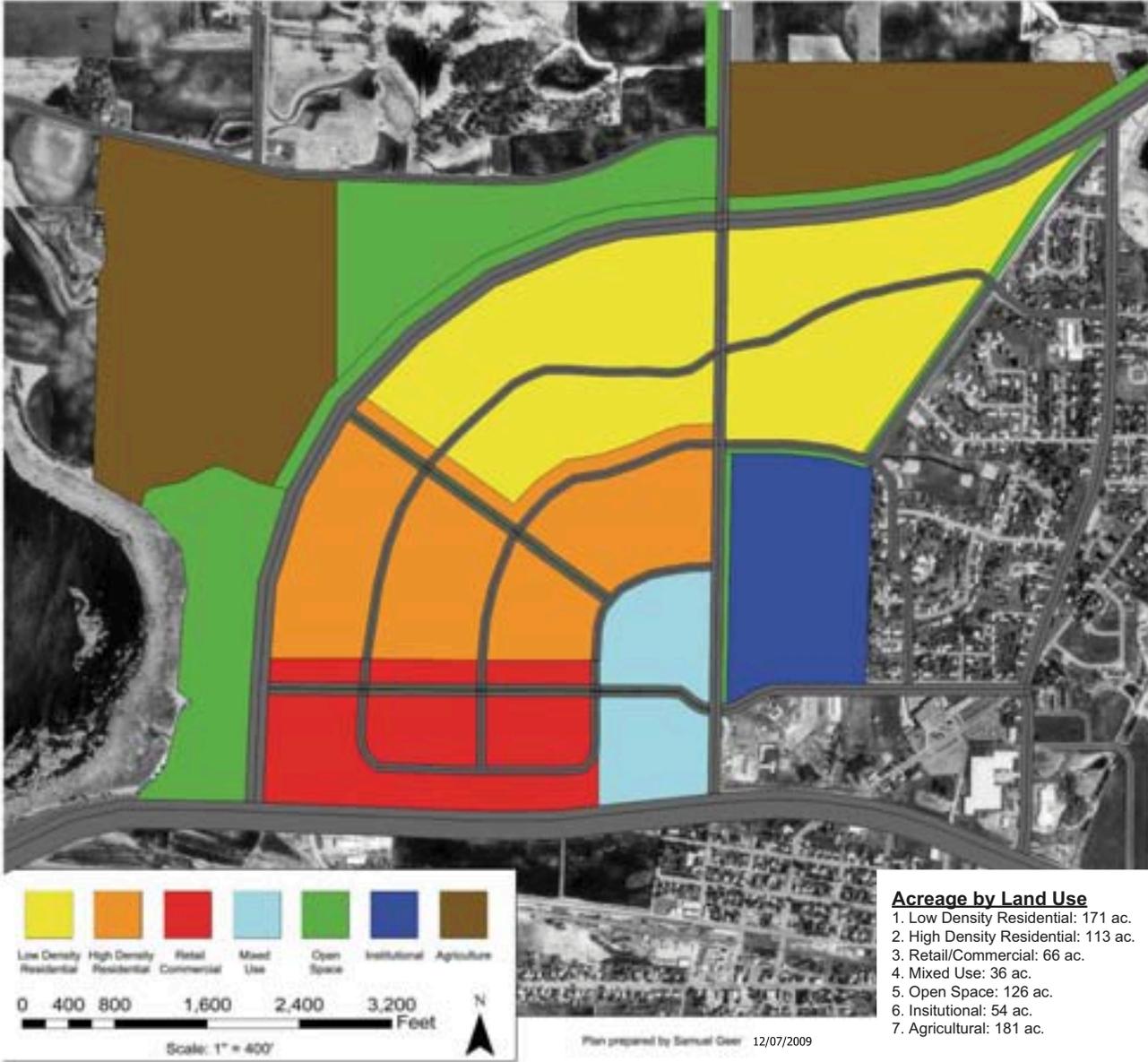


Clustered homes can observe and enjoy wildlife.



Nature trail network creates opportunities for recreation

Item
3D



Acreage by Land Use

1. Low Density Residential: 171 ac.
2. High Density Residential: 113 ac.
3. Retail/Commercial: 66 ac.
4. Mixed Use: 36 ac.
5. Open Space: 126 ac.
6. Institutional: 54 ac.
7. Agricultural: 181 ac.

First Scenario Enhanced Connections

- Design Values**
- Maximizes connectivity along trails and boulevards
 - Commercial uses supported by market study
 - Protects farmland and open space on the periphery
 - Creates a new localized pedestrian hub near the school
 - Potential for Low Impact Development
 - Opportunity for pedestrian connection to both downtowns



Typical highway commercial to the west, with mixed offices and shops close to existing downtowns.

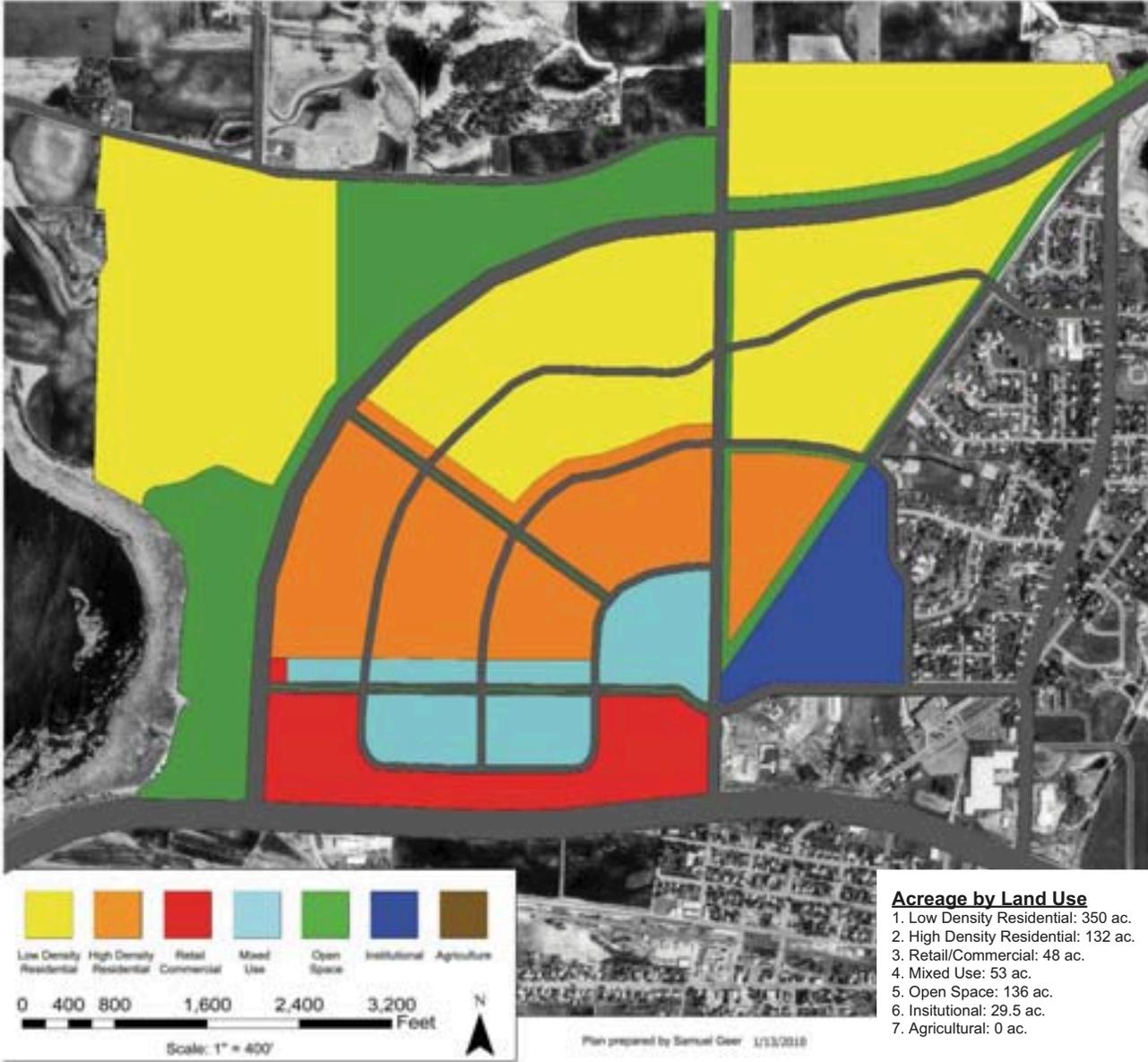


Conventional highway commercial development is well supported by the market, but will out-compete downtowns



Trail networks are well landscaped and connect users to new destinations and existing recreational amenities.

Item
3E

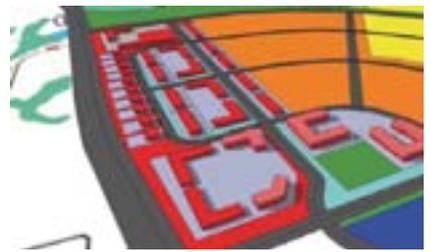


Acreage by Land Use

1. Low Density Residential: 350 ac.
2. High Density Residential: 132 ac.
3. Retail/Commercial: 48 ac.
4. Mixed Use: 53 ac.
5. Open Space: 136 ac.
6. Institutional: 29.5 ac.
7. Agricultural: 0 ac.

**Recommended Land Use Plan
New Commercial Center**

- Design Values**
- Creates a walkable commercial area through urban design standards. Well positioned to capitalize on road traffic.
 - Master planned shopping area could be local attraction
 - Requires concentrated housing nearby
 - High density enhances long range mass transit options
 - Mixed uses possible but not necessary



Urban design standards which promote a more vibrant public realm would benefit the entire city.



The decision to create a new "walkable" commercial area is mostly a question of demand, rather than design.



It may be possible to create connections to the existing downtown areas through redevelopment over time.