

# WELCOME!

## Open House for Chanhassen Alternative Urban Areawide Review (AUAR) Update



### Open House Purpose

- Overview of project and process
- Share information about the project area
- Review and comment on the Concepts



### Today's Format

Feel free to *move at your own pace* and look at as many exhibits as you would like. **Staff are available** to answer questions and provide additional information

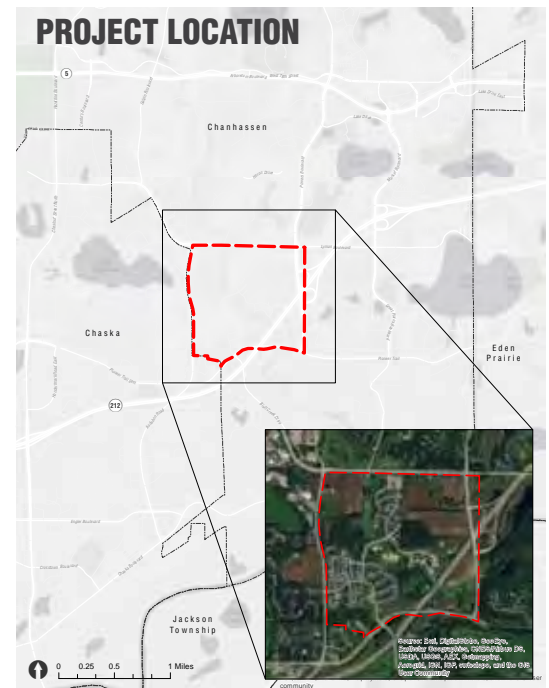


### What is an AUAR?

An Alternative Urban Areawide Review (AUAR) analyzes the potential environmental effects or impacts resulting from anticipated future development. The AUAR does not focus on a particular project but on a number of projects or developments expected to occur in an area over an expected period of time. The land use plan identified in the 2030 Comprehensive Plan will be used as the basis for evaluating impacts. The AUAR will also seek to identify methods of mitigating the impacts of the proposed development. The AUAR process will follow Minnesota State Rules, including the opportunity for the public and other governmental agencies to review and comment on the draft document.

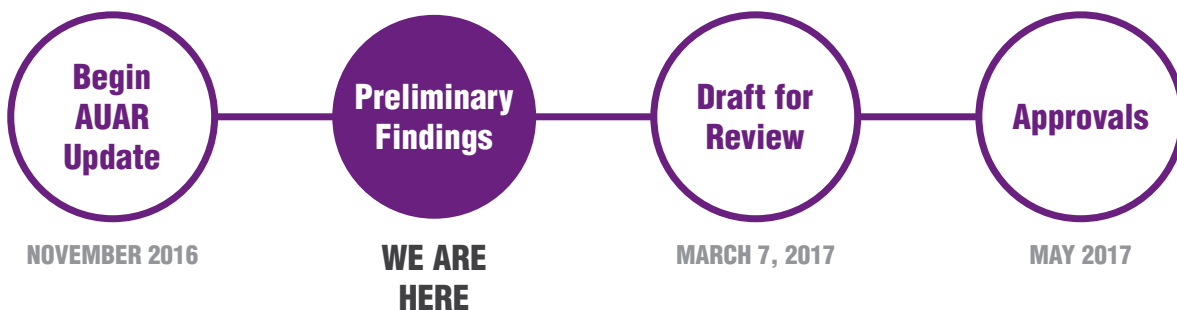
The AUAR will examine the potential impacts on areas such as:

- » Natural resources
- » Historic resources
- » Park, recreation areas or trails
- » Traffic
- » Water, sewer and stormwater infrastructure



### What is the Process?

The original AUAR was completed in late 2005. Since then, the project area has partially built out. In 2012, the process for updating the AUAR to address a new Comprehensive Plan and proposals began, but stalled. In Fall 2016, Level 7 Development submitted the Avienda Proposal for preliminary PUD concept approval, which sparked the revival of the AUAR update process.



# 2005 AUAR OVERVIEW

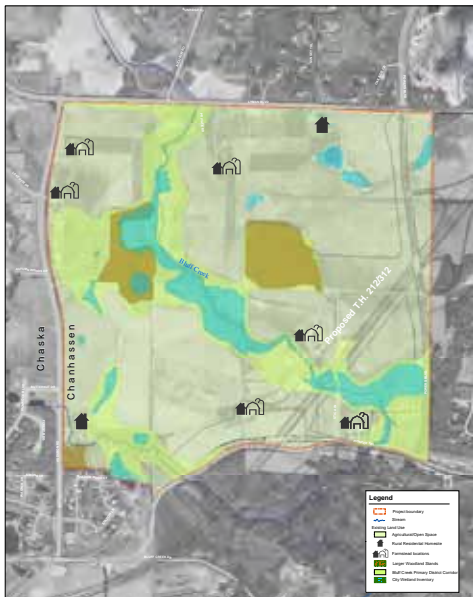


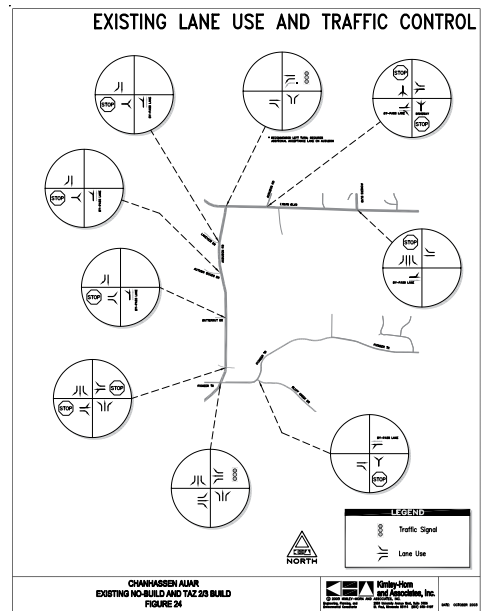
Figure 11 - Existing Land Use

Chanhassen Alternative Urban Area-wide Review  
City of Chanhassen, Minnesota



Figure 5 - NWI Wetlands by Type

Chanhassen Alternative Urban Area-wide Review  
City of Chanhassen, Minnesota



CHANHASSEN AUAR  
EXISTING NO-BUILD AND TAZ 20 BUILD  
FIGURE 24

LEGEND  
Traffic Signal  
Lane Use

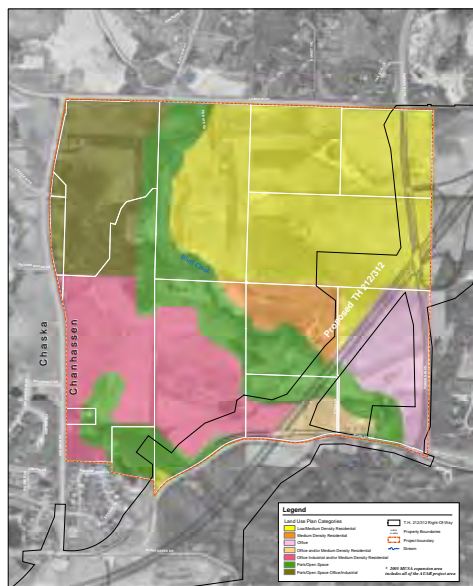


Figure 13 - Land Use Plan and 2005 MUSA Staging Area

Chanhassen Alternative Urban Area-wide Review  
City of Chanhassen, Minnesota

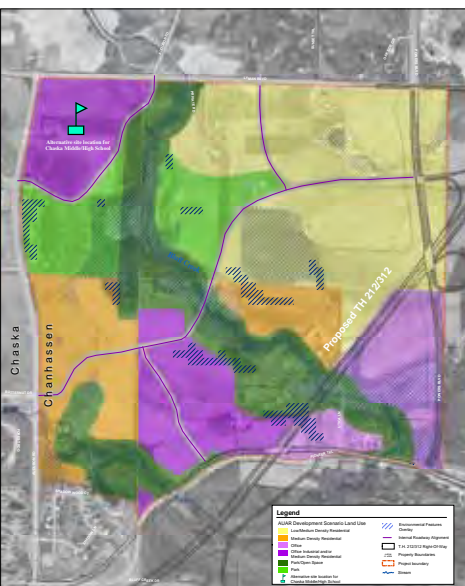
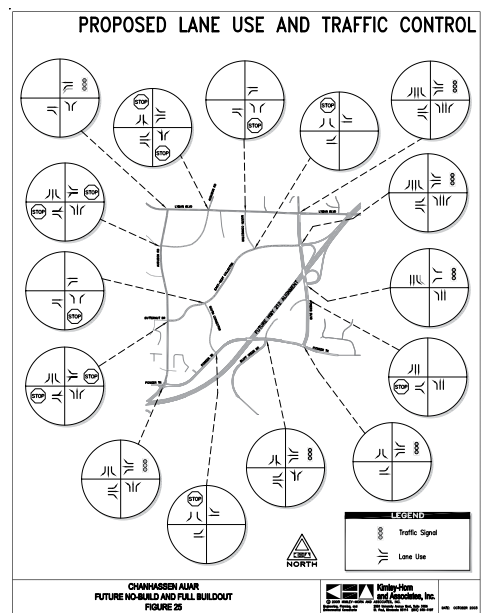


Figure 14 - AUAR Development Scenario

Chanhassen Alternative Urban Area-wide Review  
City of Chanhassen, Minnesota



CHANHASSEN AUAR  
FUTURE NO-BUILD AND FULL BUILDOUT  
FIGURE 25

LEGEND  
Traffic Signal  
Lane Use

2003 LAND USE	
<b>GROSS ACRES TOTAL</b>	<b>624 ACRES</b>
Agriculture Use (row crop or pasture)	442 Acres
Agriculture, Residential	174 Acres
Residential Estate	9 Acres
OTHER AREA CALCULATIONS	
T.H. 212 Right-Of-Way (approximate area)	125 Acres
Wetlands (Chanhassen Wetland Inventory—45.2 acres and Bernardi Property delineated—8.8 acres)	54 Acres
Floodways/Floodplain	78 Acres
Steep Slopes (Chanhassen inventory of 18% or greater slopes)	19 Acres
Bluff Creek Overlay Primary District	200 Acres

2005 PLANNED LAND USE DESIGNATION	TOTAL NET DEVELOPABLE ACRES	MAXIMUM INTENSITY OF DEVELOPMENT	PROJECT MAGNITUDE DATA
Medium Density Residential/Low Density Residential	120	8 du/acre	954 units
Medium Density Residential	66	8 du/acre	680 units
<b>TOTAL HOUSING UNITS</b>			<b>1,634</b>
Office	17	0.35 FAR	270,000 square feet *
Office/Industrial	34	0.30 FAR	450,000 square feet *
<b>TOTAL NON-RESIDENTIAL SQUARE FEET</b>			<b>720,000 square feet</b>
Park/Open Space	45	Passive Park	
Park	35	Athletic Fields	
Institutional	36	Middle/High	1,700 Students

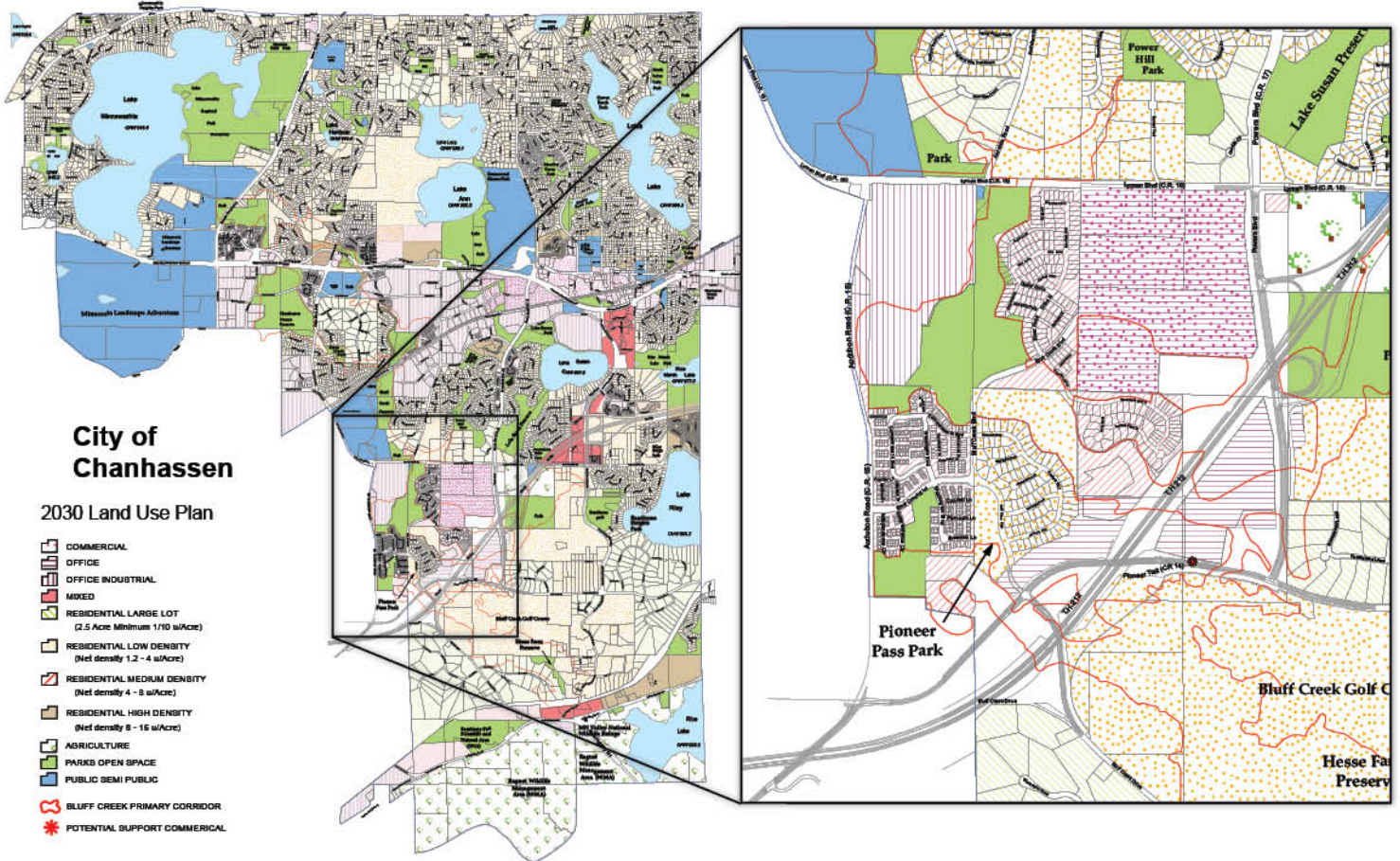
\*rounded to nearest 5,000 square feet



## Key Takeaways

- » Proposed primarily residential and office uses
- » School for Chaska School District sited for NW quadrant

# 2030 COMPREHENSIVE PLAN



N  
March 7, 2016

The land use changed to a dual Office and Regional Commercial District as a part of the 2030 Comprehensive Plan, and was based on the city's vision for a lifestyle center. The Comprehensive Plan states:

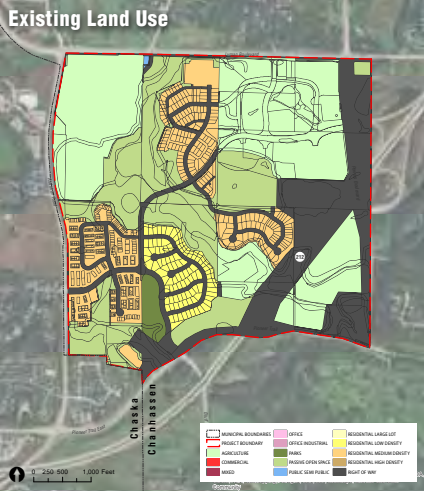
**Definition/Vision:** A mixed commercial district with retail and entertainment uses of a scale and function that serves a regional market. The physical environment emphasizes an attractive, comfortable walking experience for shoppers and visitors and is designed to serve trail users and mass transit as well as automobile traffic. Centers of this type have at least two major retail anchors and are characterized by the diversity and mix of retail and service uses within their boundaries. Uses within this district should complement existing retail users in the other commercial districts. Development of these centers shall be planned as a group of organized uses and structures to accommodate a sensitive transition between commercial activities such as loading, parking of automobiles, lighting and trash collection and surrounding residential uses. Such centers shall be designed with one theme, with similar architectural style, similar exterior building materials, and a coordinated landscaping theme. Vehicle and pedestrian access is coordinated and logically linked to provide a comprehensive circulation system.

## Goods and Services Examples

- » Entertainment
- » Department Store
- » Comparison Shopping
- » Specialty Retail/Boutique
- » Restaurants
- » Hotels
- » Residential

The city has given a dual land use for Planned Unit Development (PUD) of the 118 acres at the southeast corner of Powers and Lyman Boulevards to accommodate this use.

# EXISTING SITE CONDITIONS



LAND USE	EXISTING LAND USE ACREAGE	NET DEVELOPABLE ACREAGE*	BUILT UNITS
Agriculture	215.01	160.85	
Commercial			
Office			
Office Industrial			
Parks	8.70		
Passive Open Space	135.65	14.26	
Public Semi Public	0.35		
Residential Low Density	27.01		328
Residential Medium Density	92.12	1.69	436
Residential High Density			
Right of Way	146.52		
<b>Total</b>	<b>625.35</b>	<b>176.80</b>	<b>764</b>

\*Net acreage excludes platted lands, floodway, bluff creek overlay, and wetlands



## Key Takeaways

- » Two thirds of the AUAR project area is built out (764 units)
- » Highway 212 has been fully constructed
- » New school was constructed on a site just north of the project area
- » The Bluff Creek Corridor was primarily preserved
- » 175 developable acres remain

Wetlands



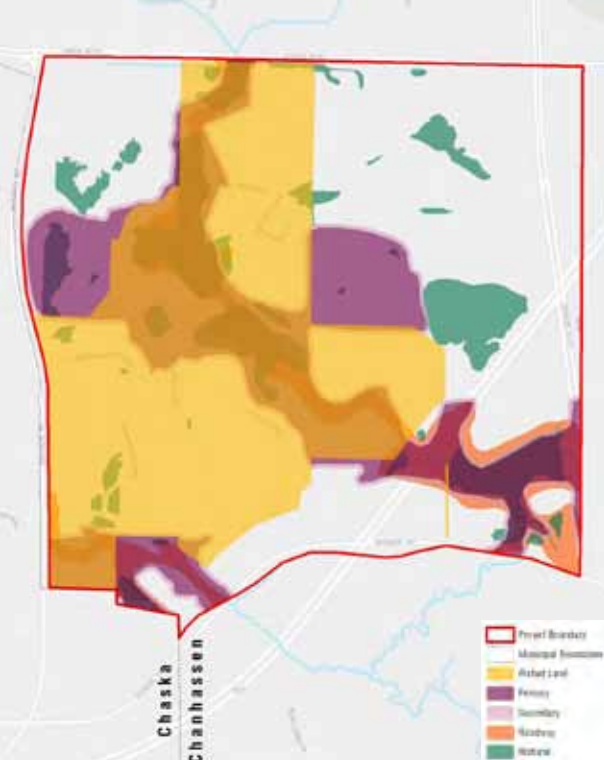
Floodway



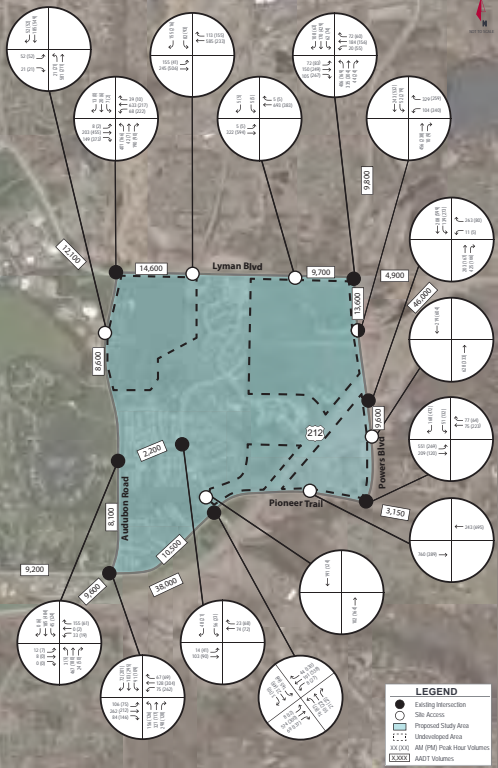
Bluff Creek Overlay



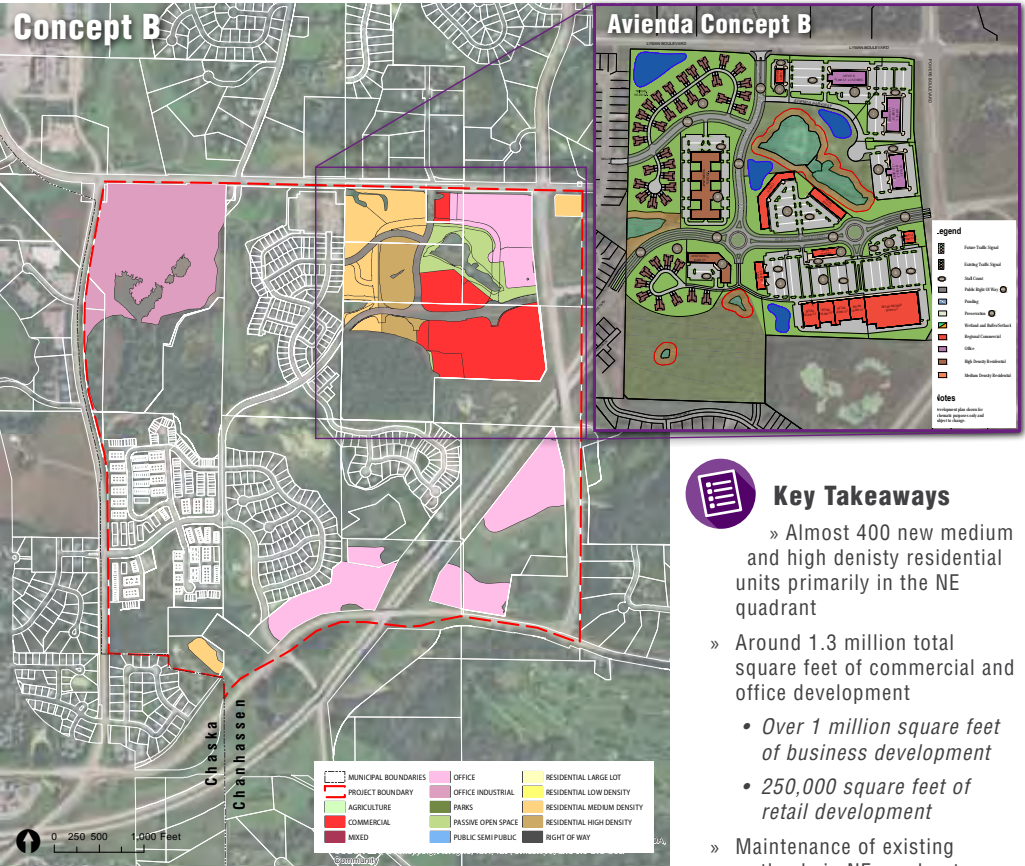
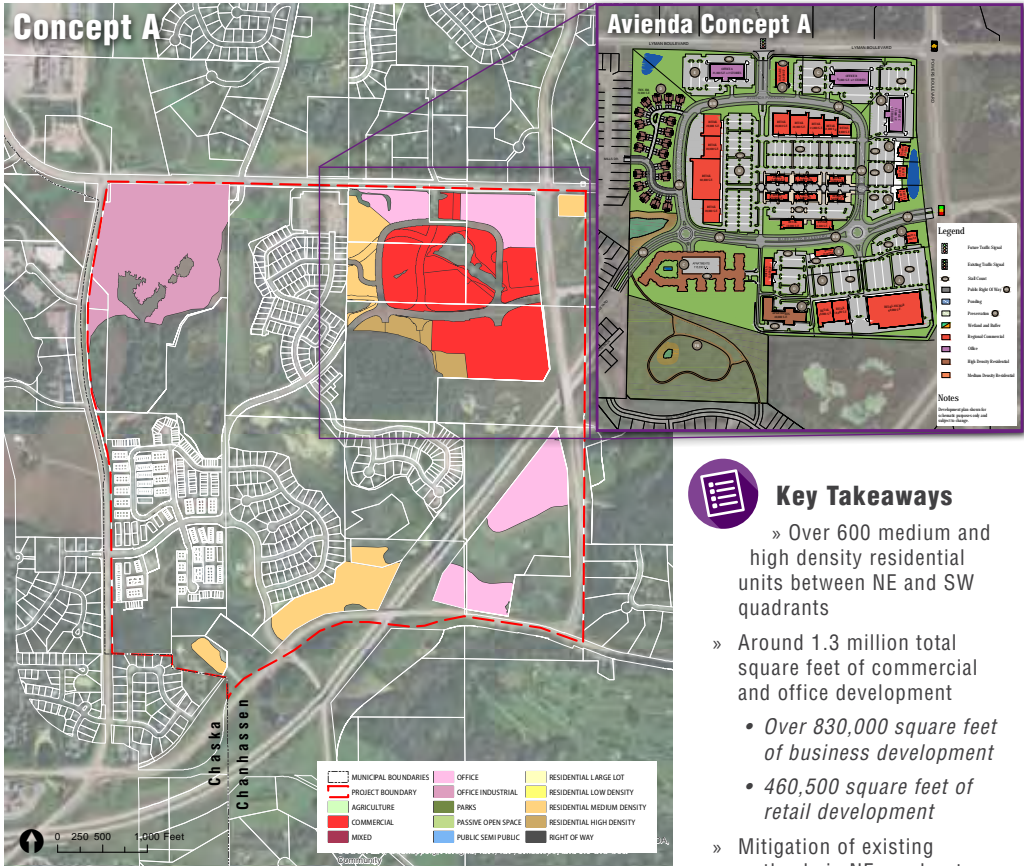
Development Constraints



Existing Traffic Conditions



# DEVELOPMENT CONCEPTS



- Key Takeaways**
- » Over 600 medium and high density residential units between NE and SW quadrants
  - » Around 1.3 million total square feet of commercial and office development
    - Over 830,000 square feet of business development
    - 460,500 square feet of retail development
  - » Mitigation of existing wetlands in NE quadrant to allow for increased development potential

- Key Takeaways**
- » Almost 400 new medium and high density residential units primarily in the NE quadrant
  - » Around 1.3 million total square feet of commercial and office development
    - Over 1 million square feet of business development
    - 250,000 square feet of retail development
  - » Maintenance of existing wetlands in NE quadrant resulting in more passive open space

CONCEPT B	NET DEVELOPABLE ACRES*	% OF TOTAL	UNITS	BUSINESS S.F.	RETAIL S.F.
Commercial					
Commercial (Avienda)	46.93	29%			460,500
Office	18.41	11%		240,544	
Office (Avienda)	13.33	8%		150,000	
Office Industrial	50.52	31%		440,128	
Parks					
Passive Open Space					
Residential Medium Density	18.42	11%	157		
Residential Medium Density (Avienda)	8.50	5%	38		
Residential High Density					
Residential High Density (Avienda)	7.11	4%	407		
<b>Total</b>	<b>163.22</b>	<b>100%</b>	<b>602</b>	<b>830,671</b>	<b>460,500</b>

\*Net acreage excludes platted lands, floodway, bluff creek overlay, and wetlands

CONCEPT B	NET DEVELOPABLE ACRES*	% OF TOTAL	UNITS	BUSINESS S.F.	RETAIL S.F.
Commercial					
Commercial (Avienda)	28.74	17%			250,000
Office	32.80	20%		428,675	
Office (Avienda)	13.86	8%		150,000	
Office Industrial	50.52	31%		440,128	
Parks					
Passive Open Space	9.07	5%			
Residential Medium Density	4.02	2%	34		
Residential Medium Density (Avienda)	17.09	10%	80		
Residential High Density					
Residential High Density (Avienda)	9.43	6%	280		
<b>Total</b>	<b>165.53</b>	<b>100%</b>	<b>394</b>	<b>1,018,802</b>	<b>250,000</b>

\*Net acreage excludes platted lands, floodway, bluff creek overlay, and wetlands

**COMMENTS**

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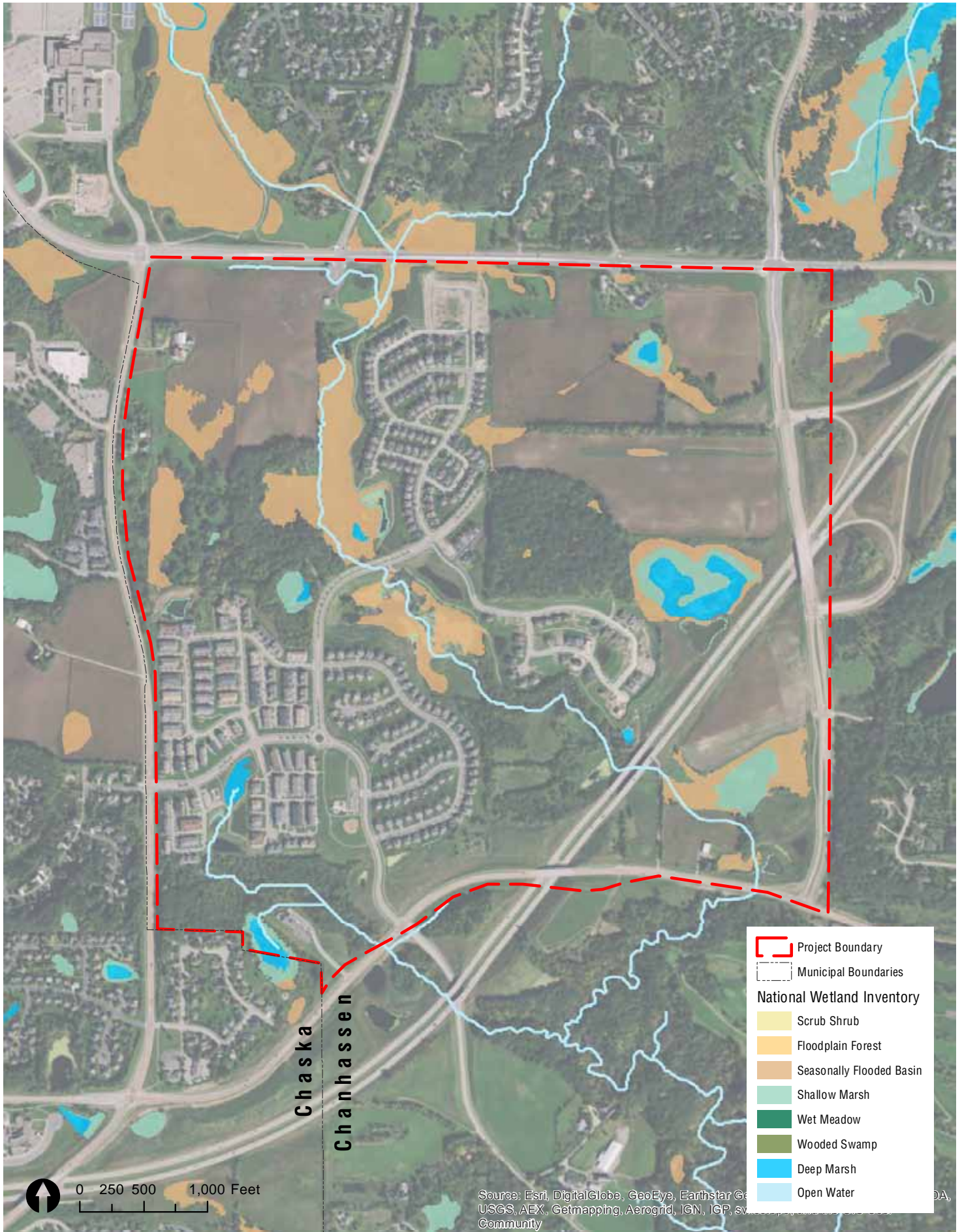


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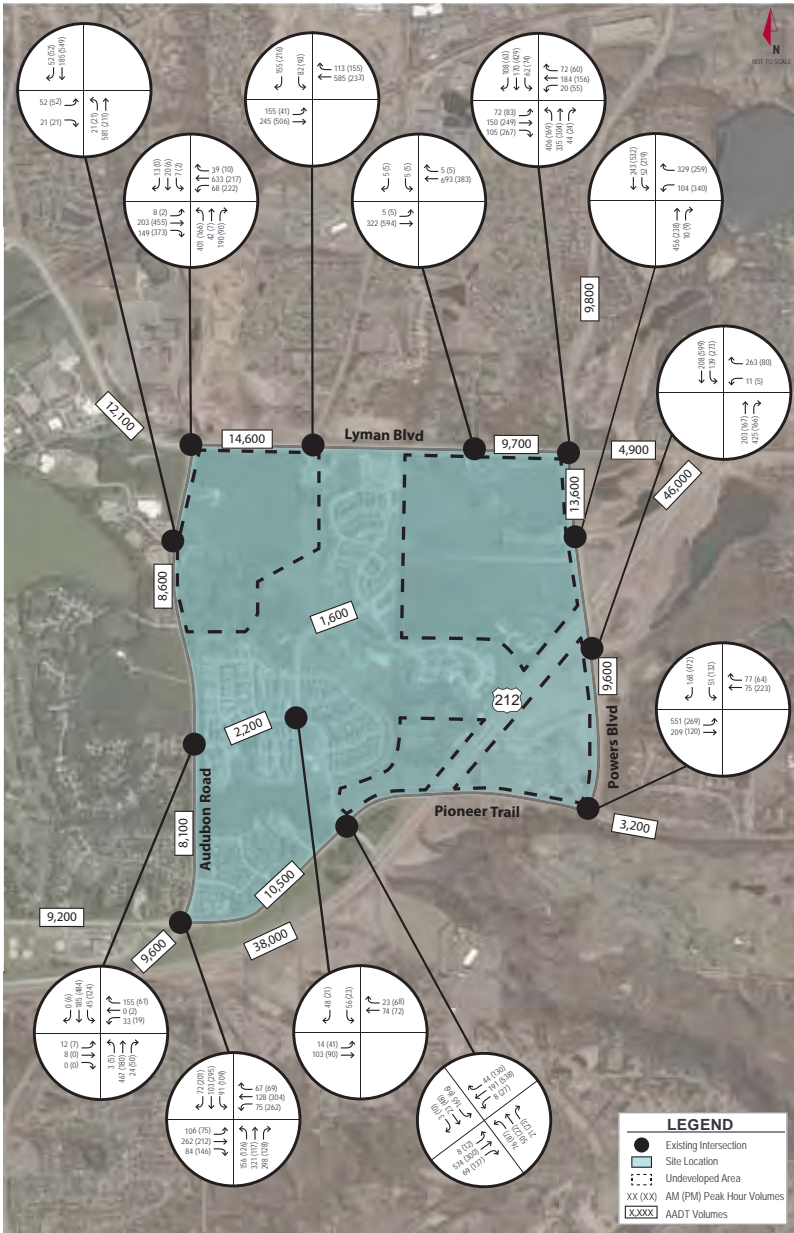
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# WETLAND IMPACTS

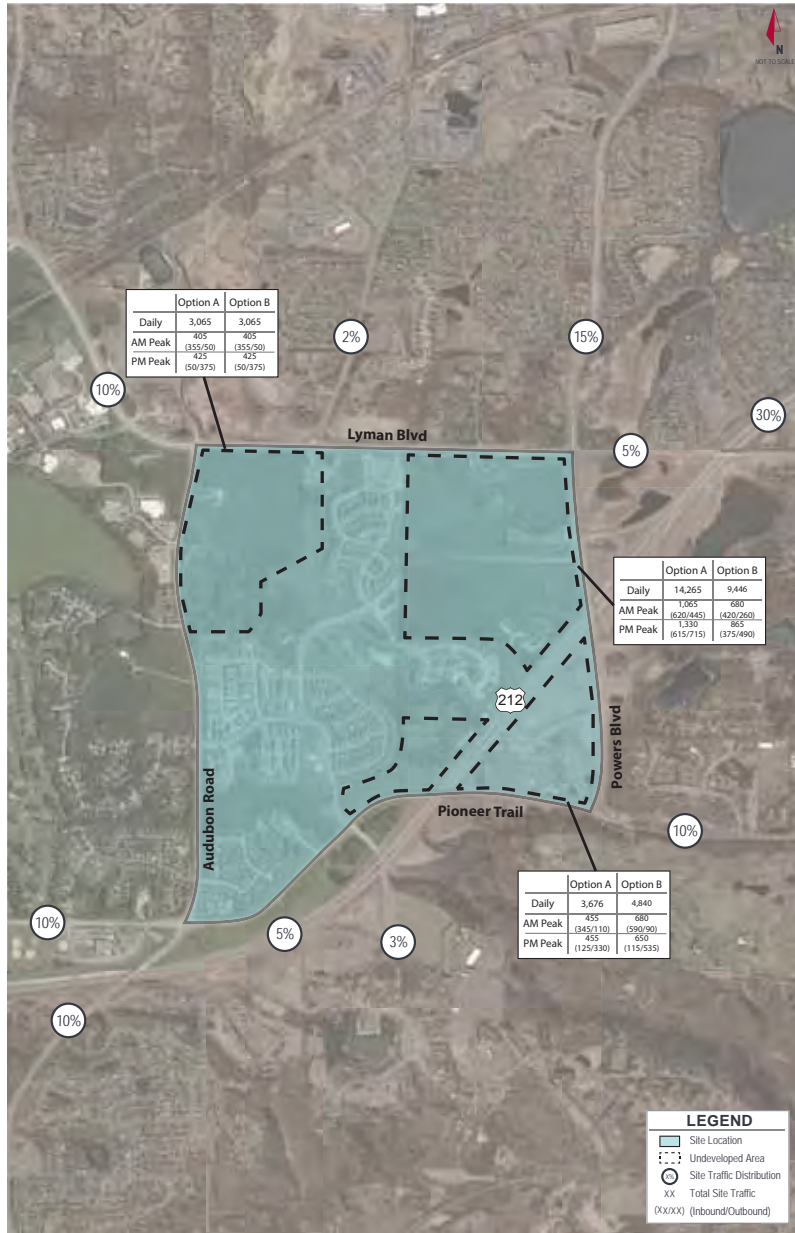


\*Wetlands on Avienda parcel are as per field delineation

# TRAFFIC

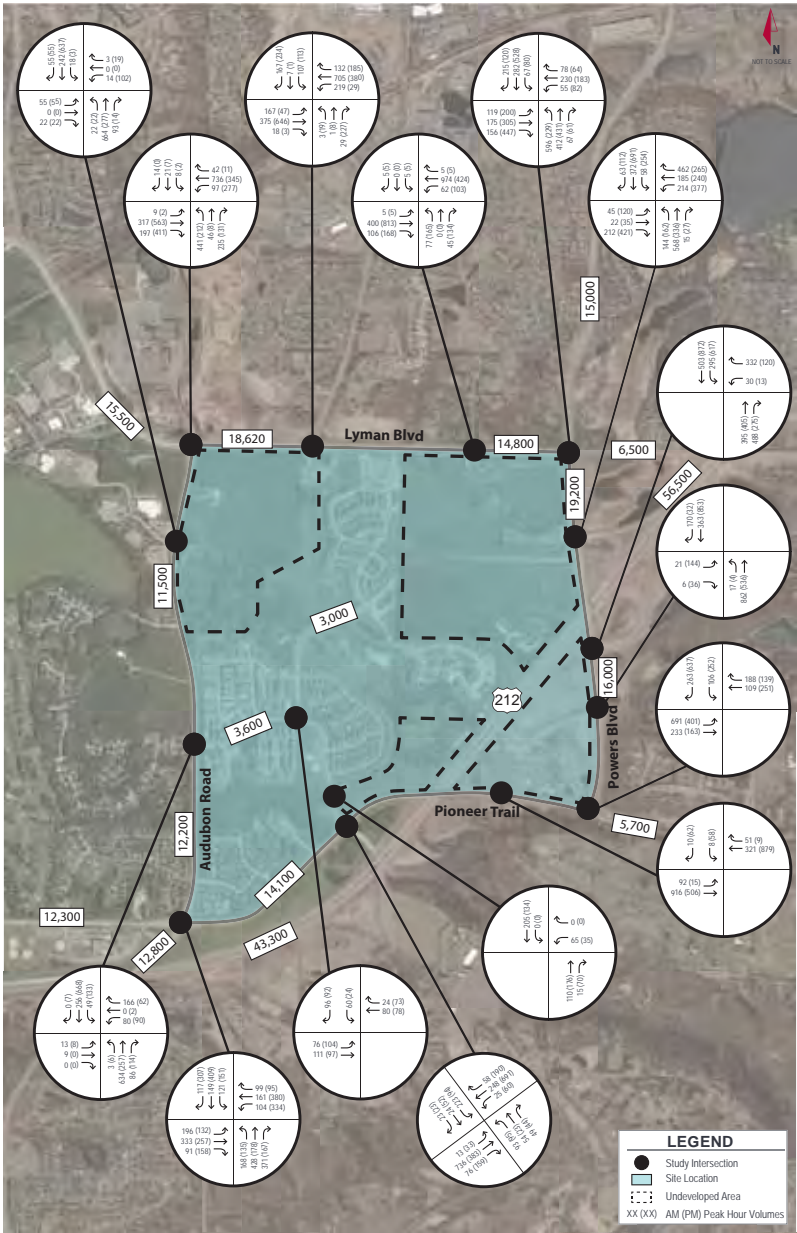


Kimley»Horn **EXISTING CONDITIONS PEAK HOUR TRAFFIC VOLUMES**

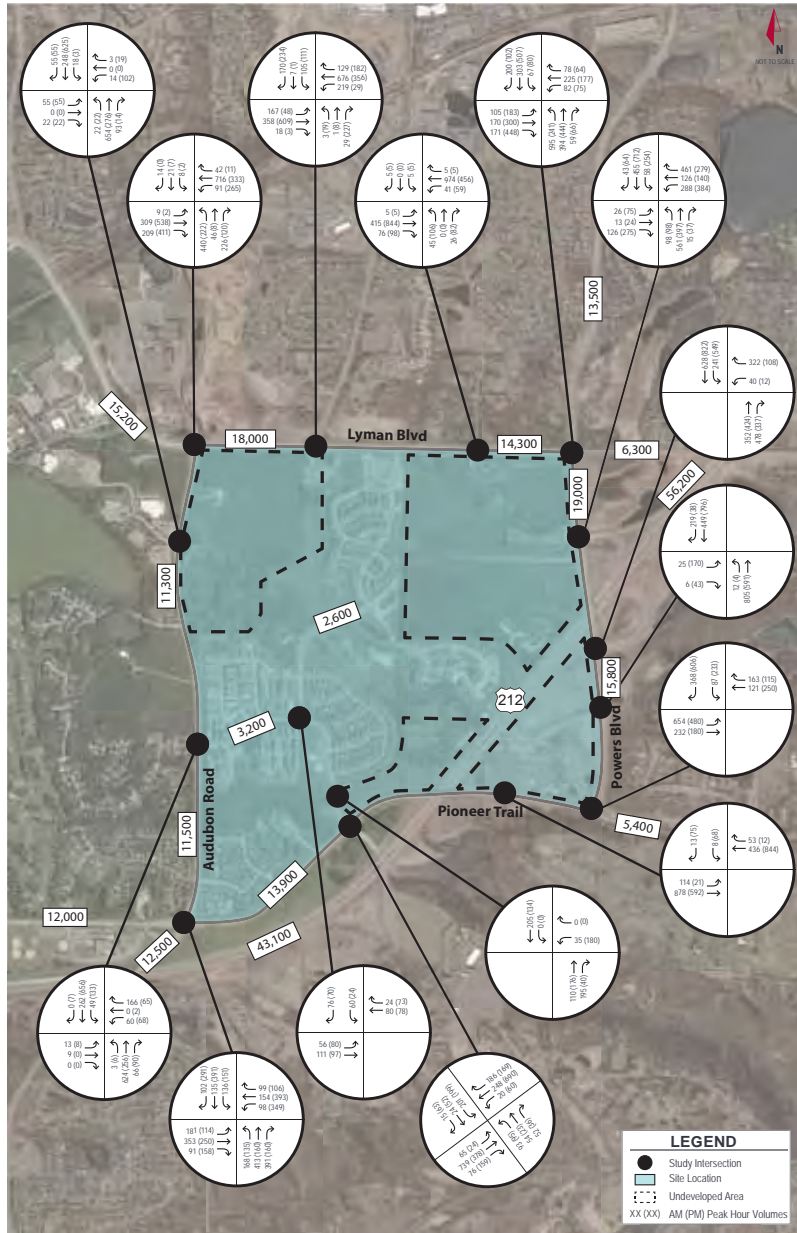


Kimley»Horn **FUTURE YEAR (2022) TRIP GENERATION & DISTRIBUTION SUMMARY**

# TRAFFIC



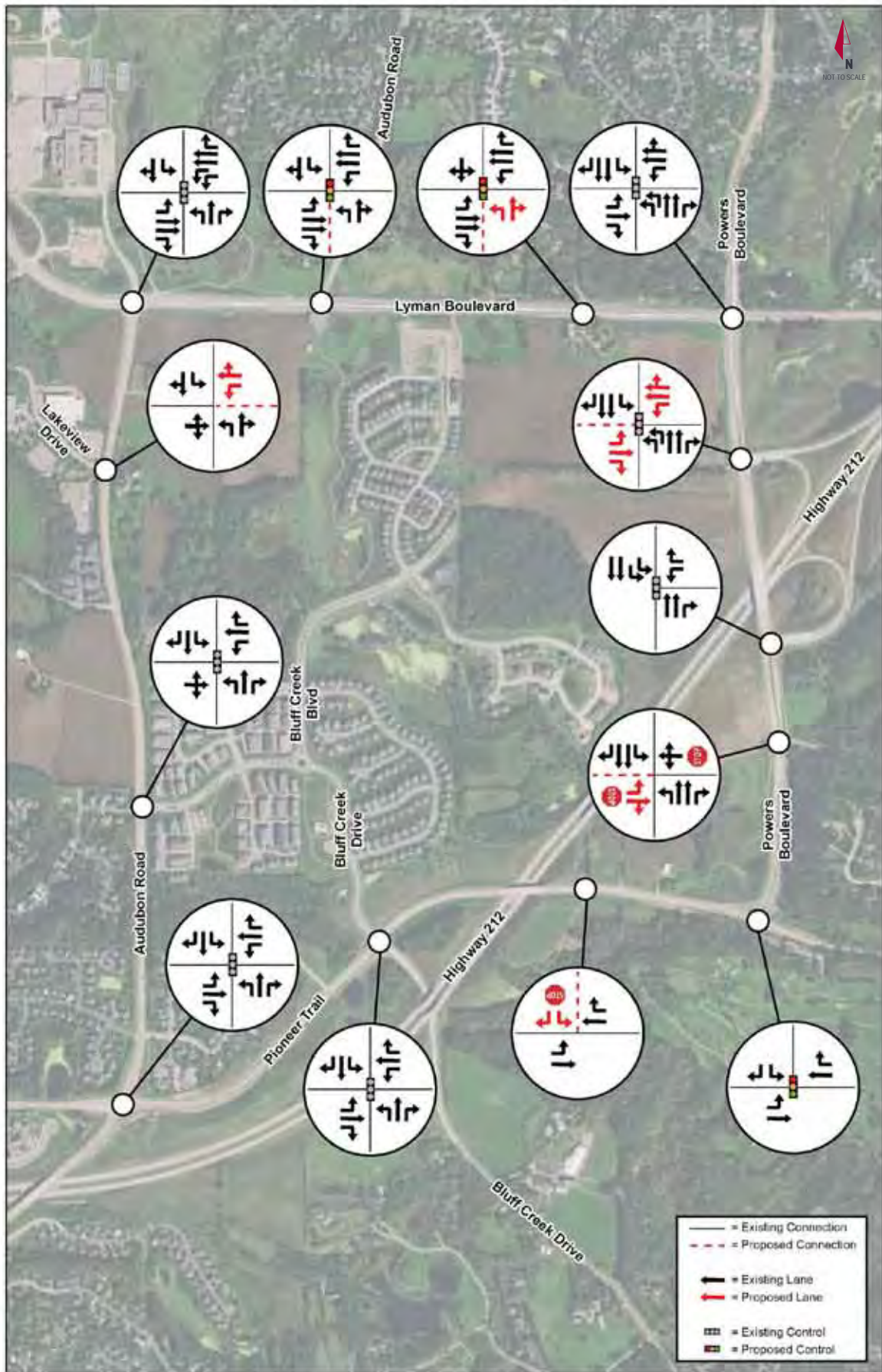
Kimley Horn **FUTURE YEAR (2022)**  
**PEAK HOUR TOTAL TRAFFIC VOLUMES - OPTION A**



Kimley Horn **FUTURE YEAR (2022)**  
**PEAK HOUR TOTAL TRAFFIC VOLUMES - OPTION B**



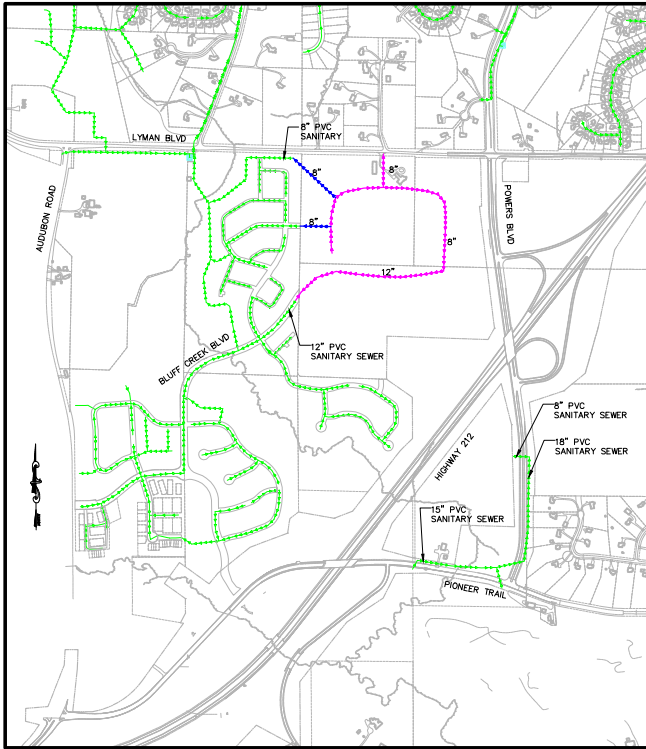
# TRAFFIC



Kimley»Horn

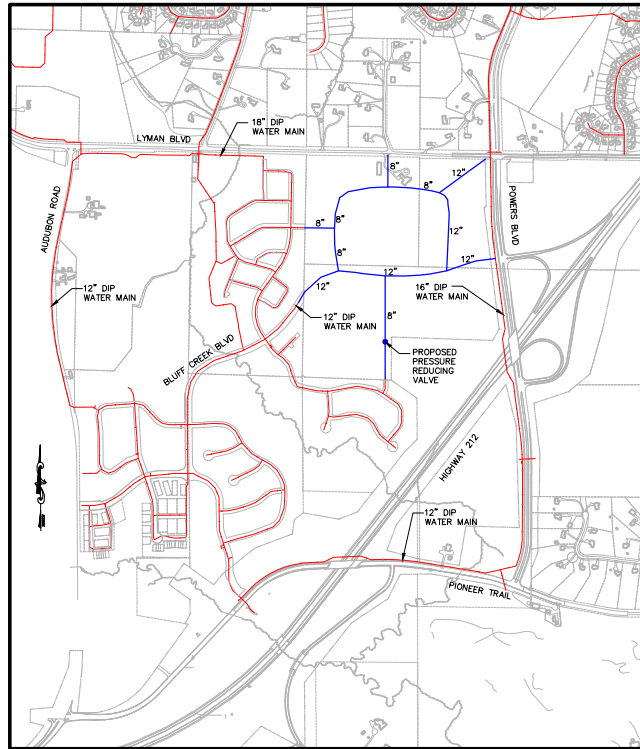
FUTURE INTERSECTION CONTROL AND LANE ASSIGNMENTS

# UTILITY INFRASTRUCTURE



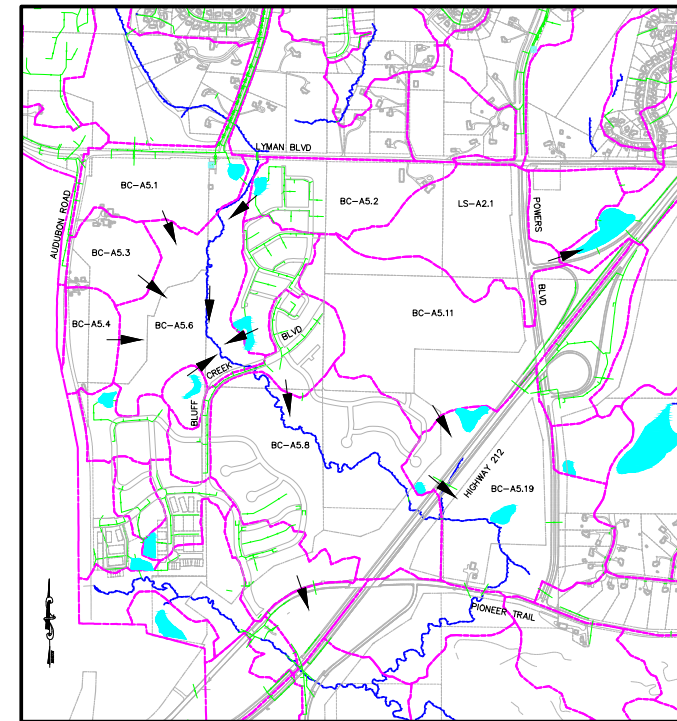
— EXISTING SANITARY SEWER  
— PROPOSED SANITARY SEWER  
— OPTIONAL SANITARY SEWER CONNECTION

**CHANHASSEN 2005 AUAR UPDATE  
PROPOSED SANITARY UTILITIES**



— EXISTING WATERMAIN  
— PROPOSED WATERMAIN

**CHANHASSEN 2005 AUAR UPDATE  
PROPOSED WATERMAIN UTILITIES**



— BLUFF CREEK  
— SUBWATERSHED BOUNDARY  
— STORM SEWER

■ EXISTING STORMWATER POND  
■ BC-A5.11 SUBWATERSHED ID  
➔ SUBWATERSHED FLOW



**CHANHASSEN 2005 AUAR UPDATE  
SURFACE WATER MANAGEMENT PLAN**