

COUNTY ROAD 61 CORRIDOR STUDY

City Council Work Session

July 14, 2014



PURPOSE OF PRESENTATION

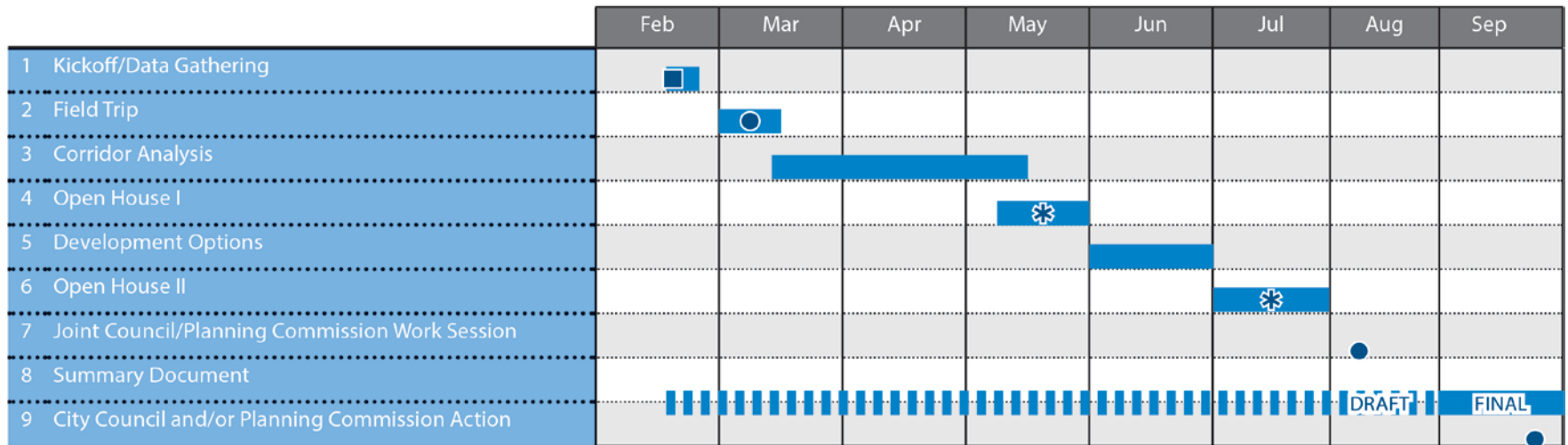
- » Inform and seek guidance on utility service scenarios

STUDY PURPOSE AND INTENT

- » Develop guidance for future land use
 - with city services scenario
 - without city services scenario

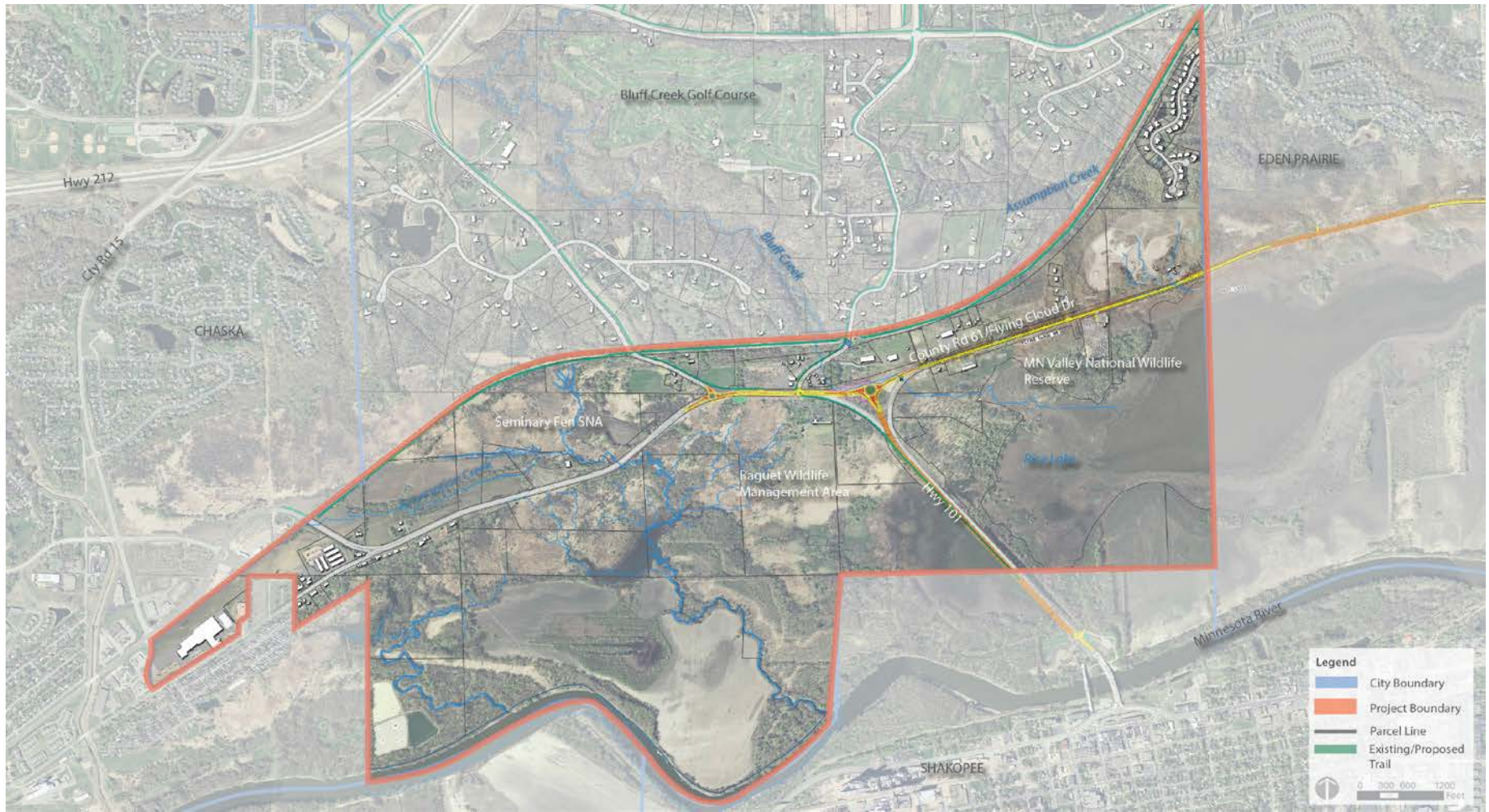
- » Incorporate land use guidance into next Comprehensive Plan update

PROJECT SCHEDULE/PROCESS

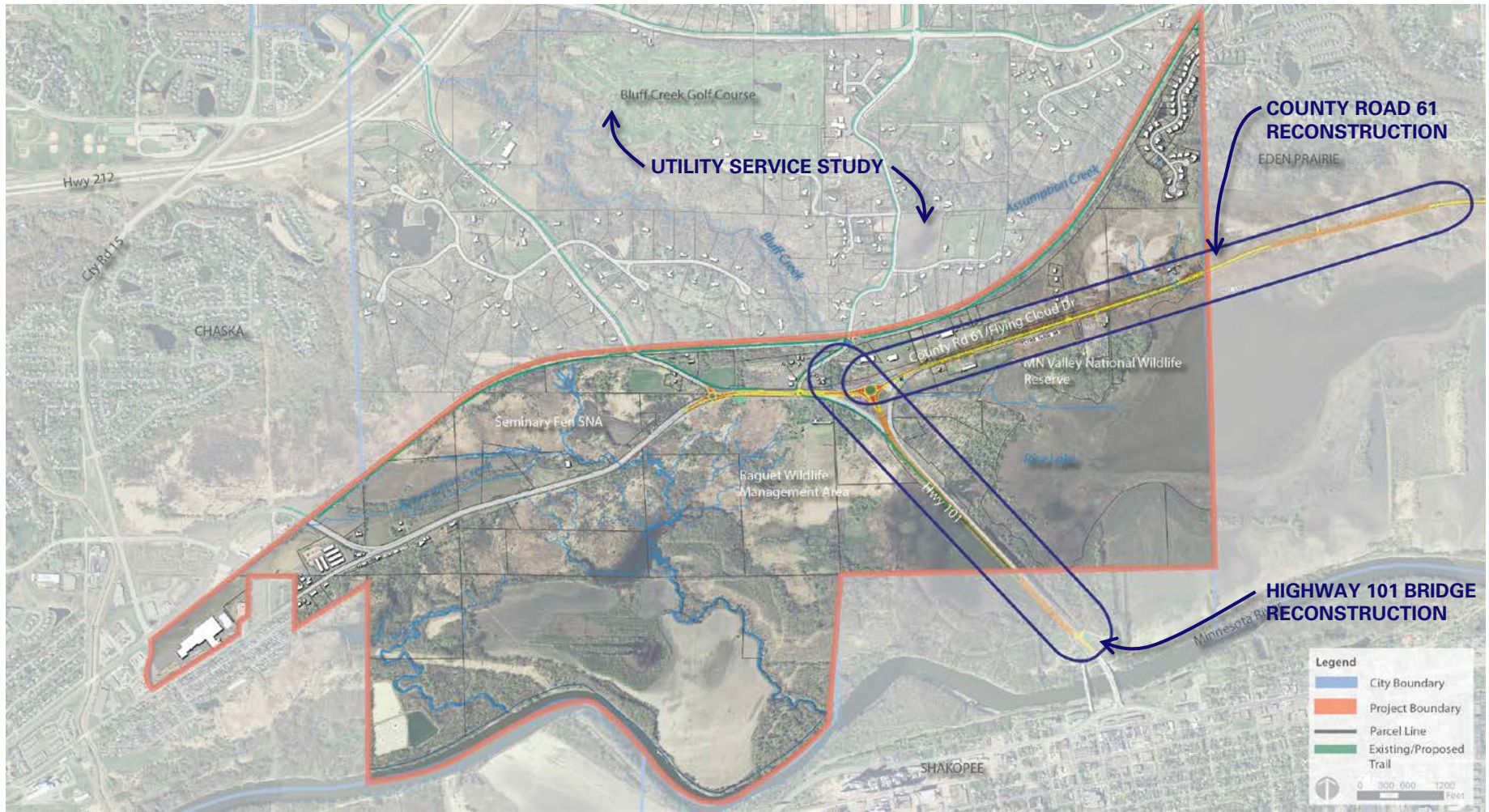


» OPEN HOUSE II: August 6, 2014
4-6 pm

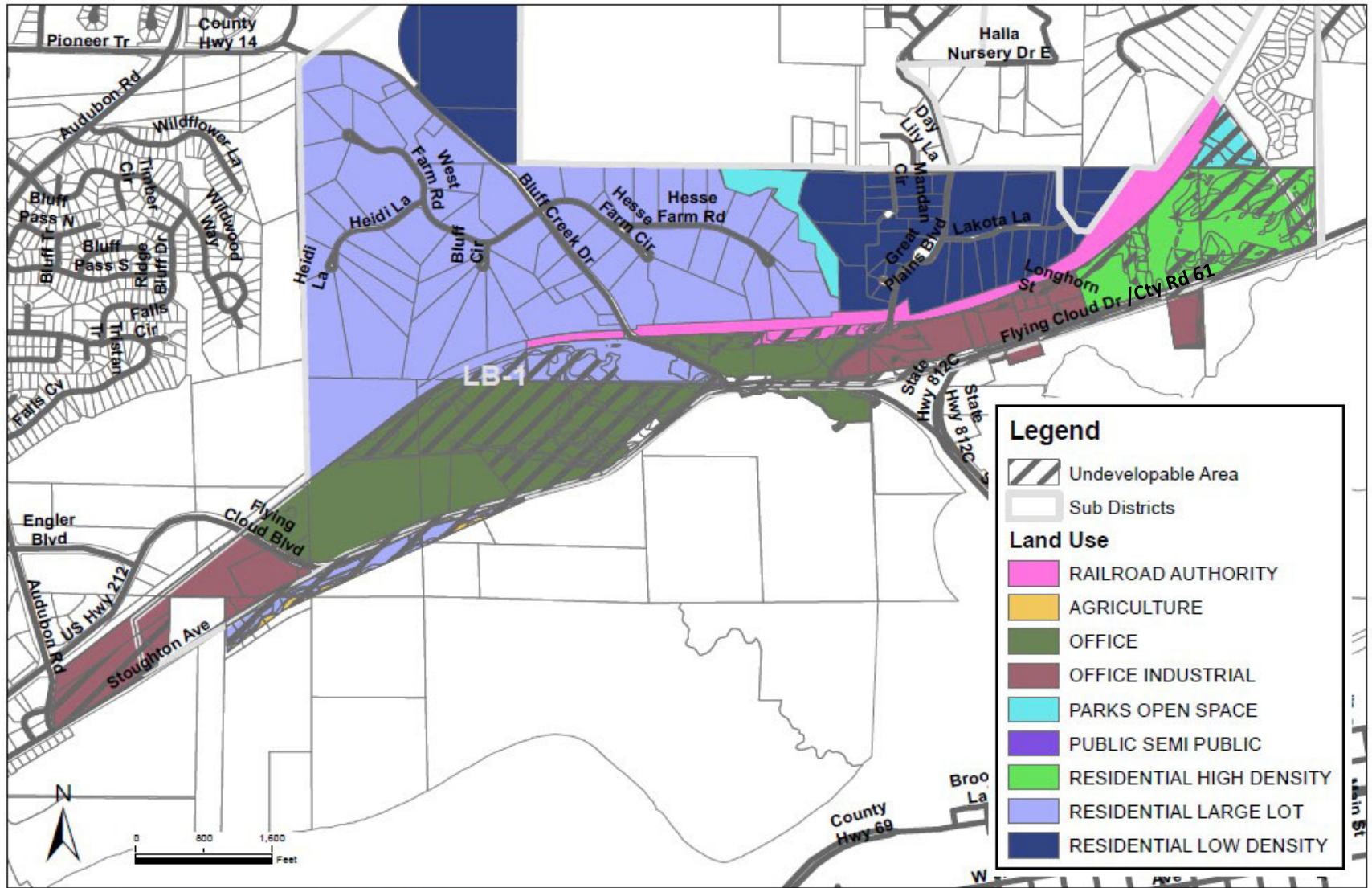
PROJECT AREA



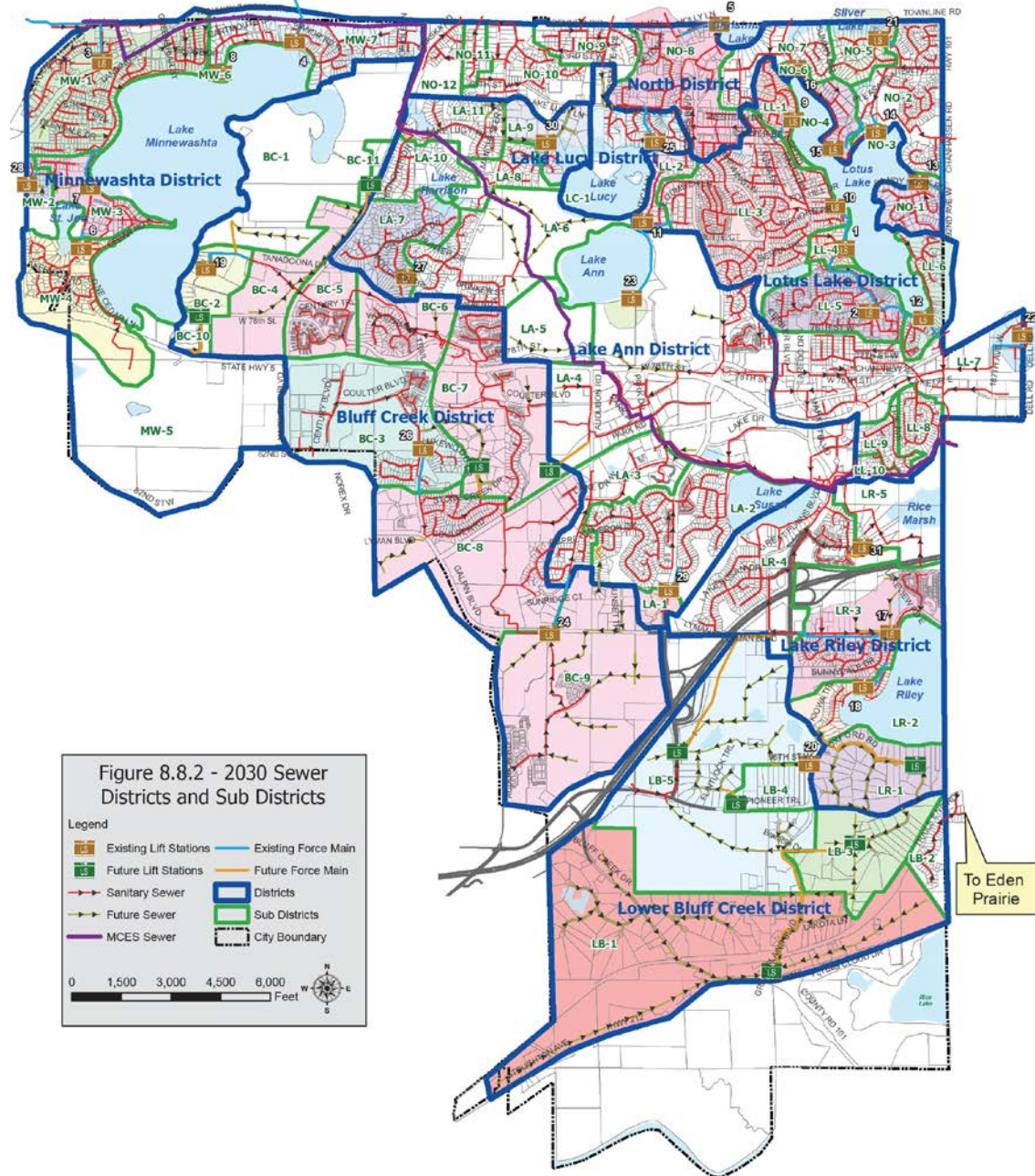
RELATED STUDIES



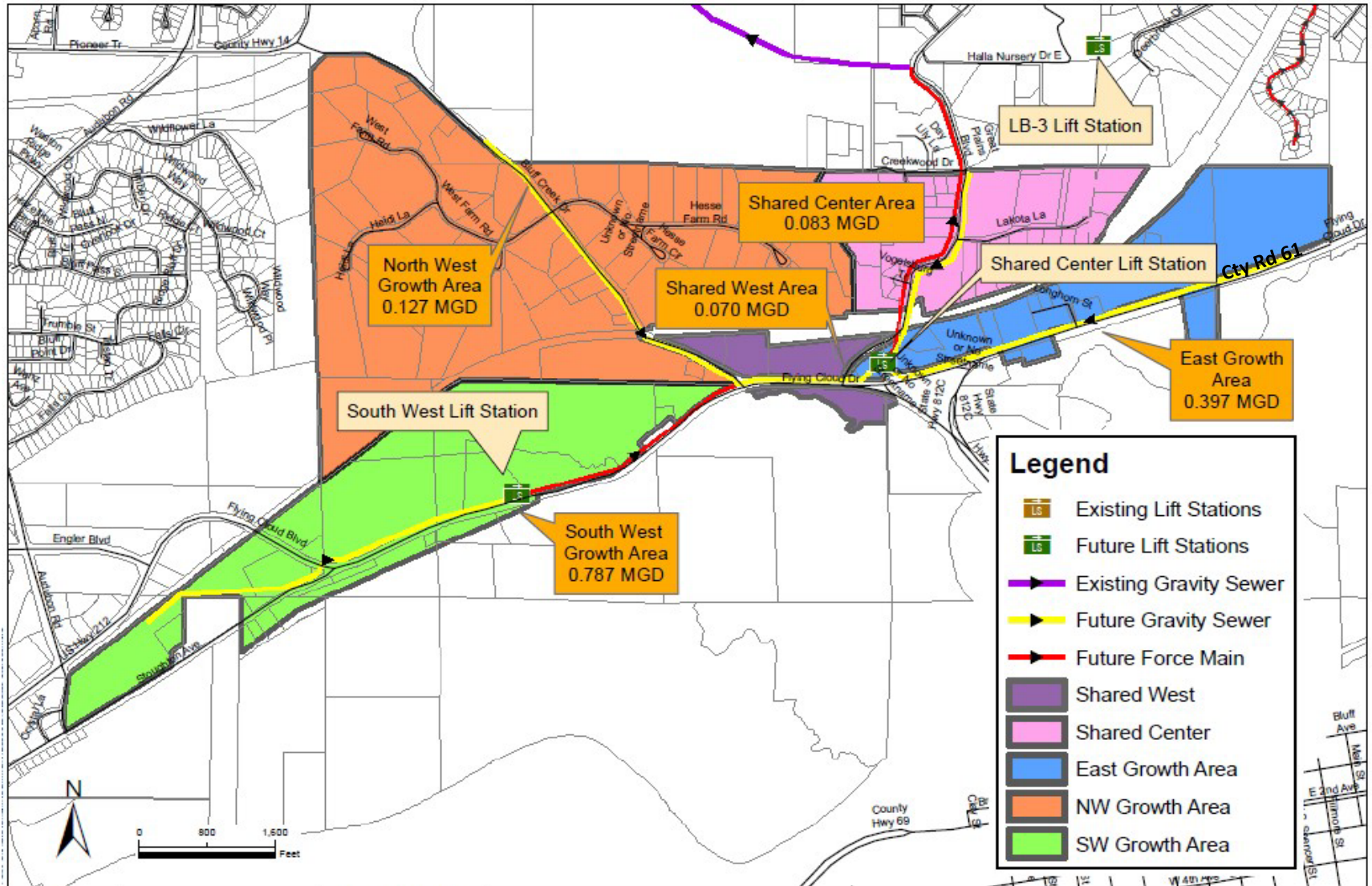
COMPREHENSIVE PLAN LAND USE



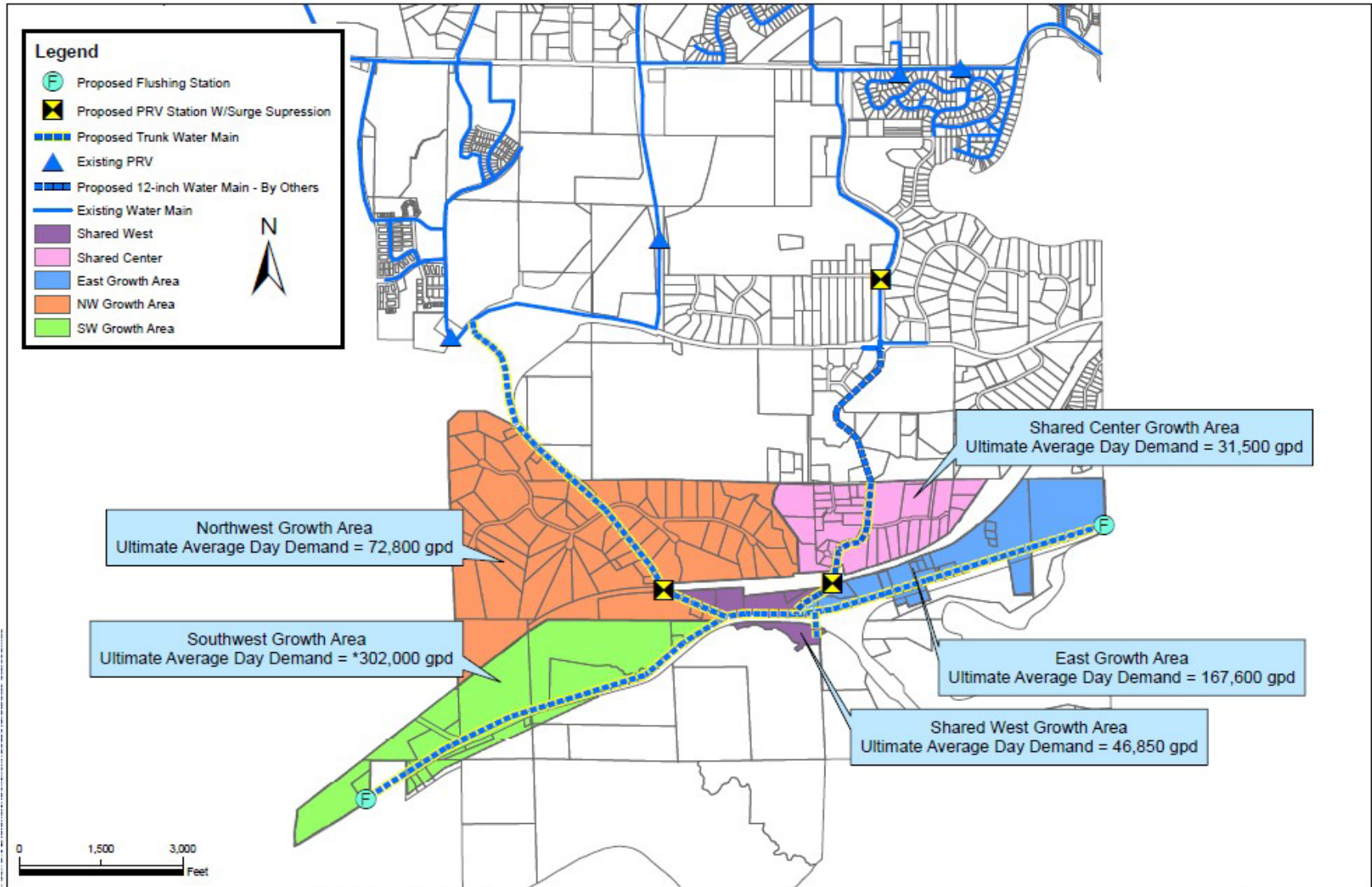
2030 SEWER DISTRICT + SUBDISTRICTS



WASTE WATER FLOW CONVEYANCE RECOMMENDATION



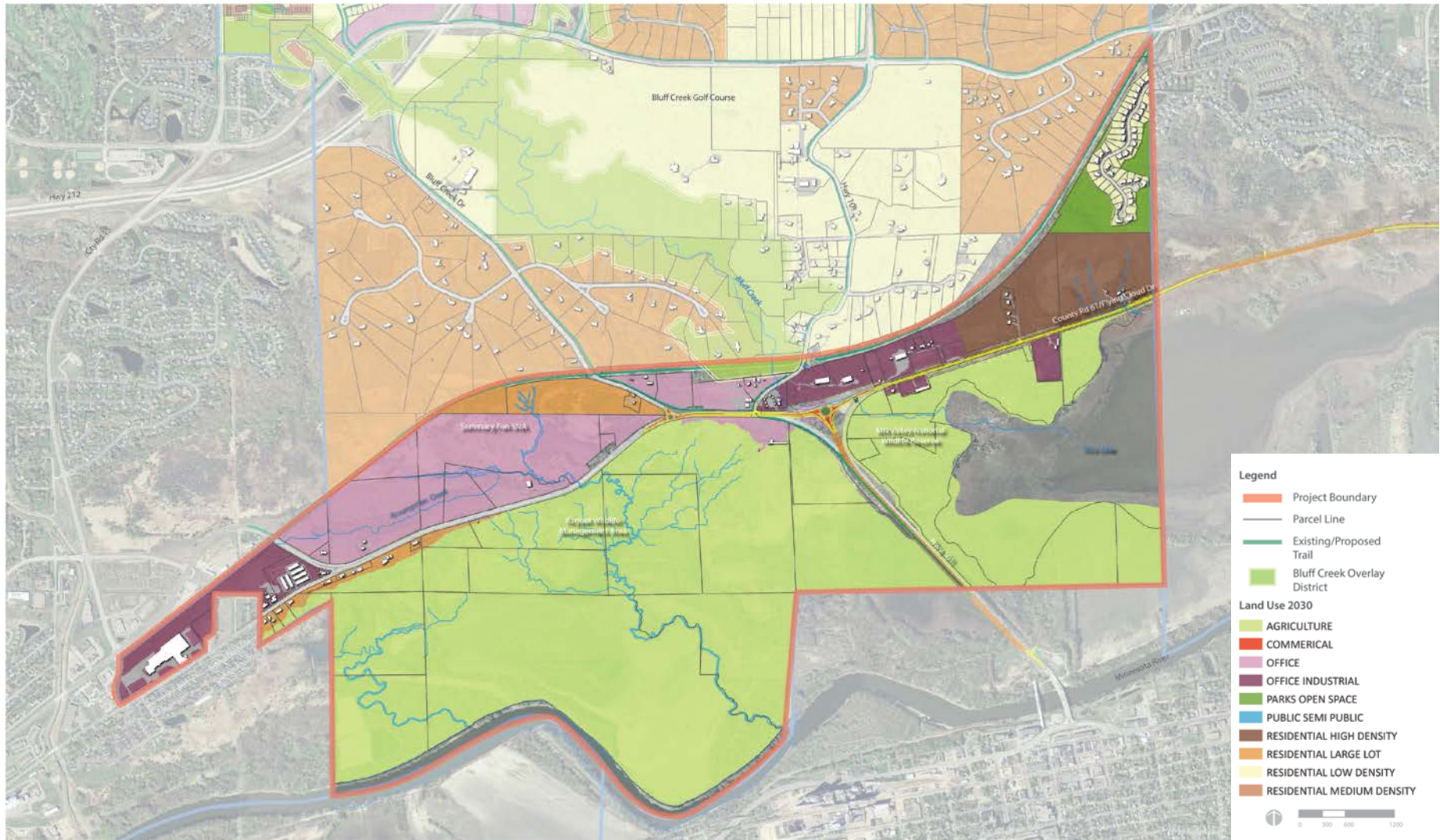
WATER SERVICE DEVELOPMENT



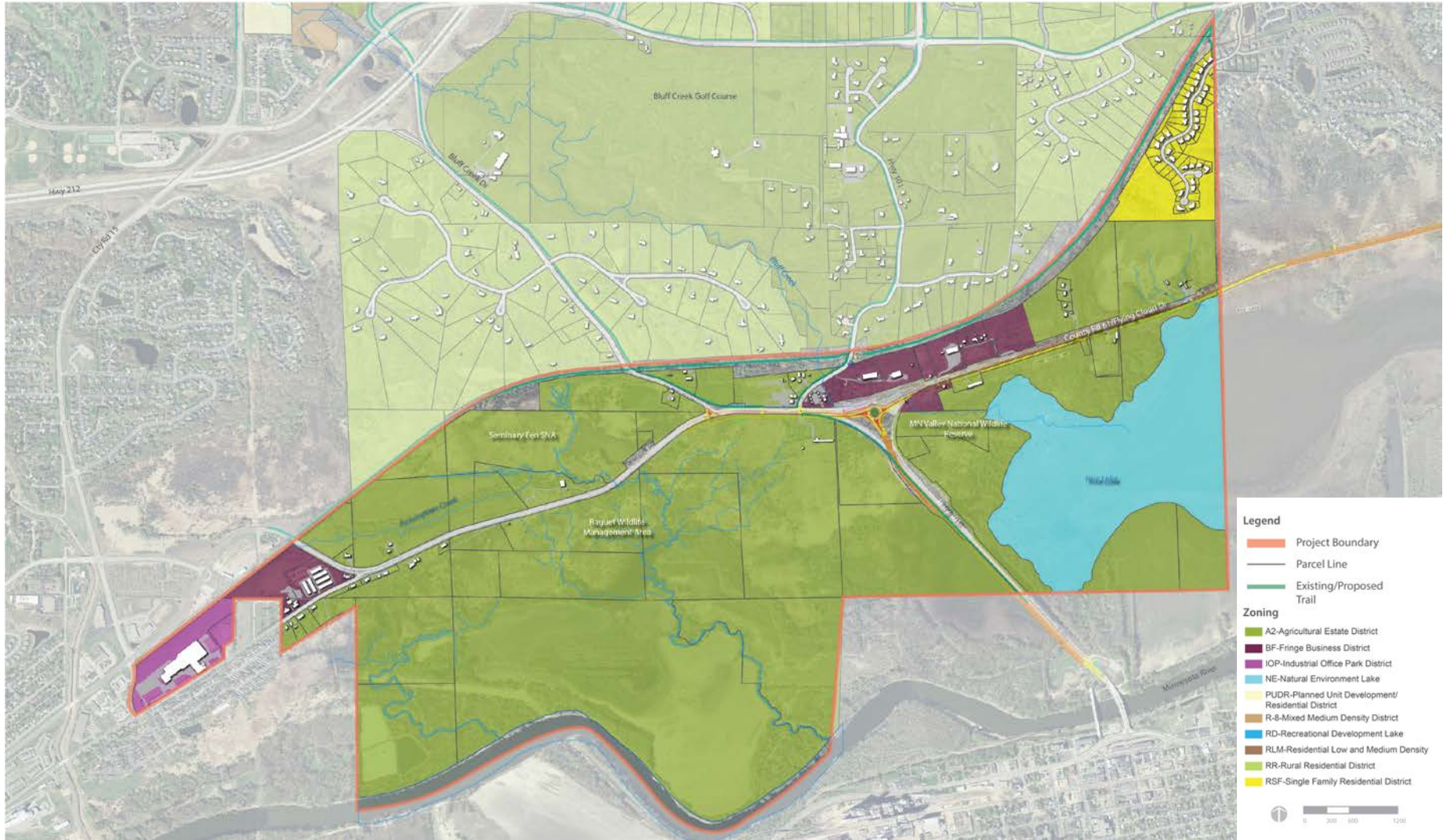
CITY SERVICE CONSIDERATIONS

- » Timing/Phasing
- » Land Use/Density
- » Cost and Financing

CURRENT LAND USE GUIDING

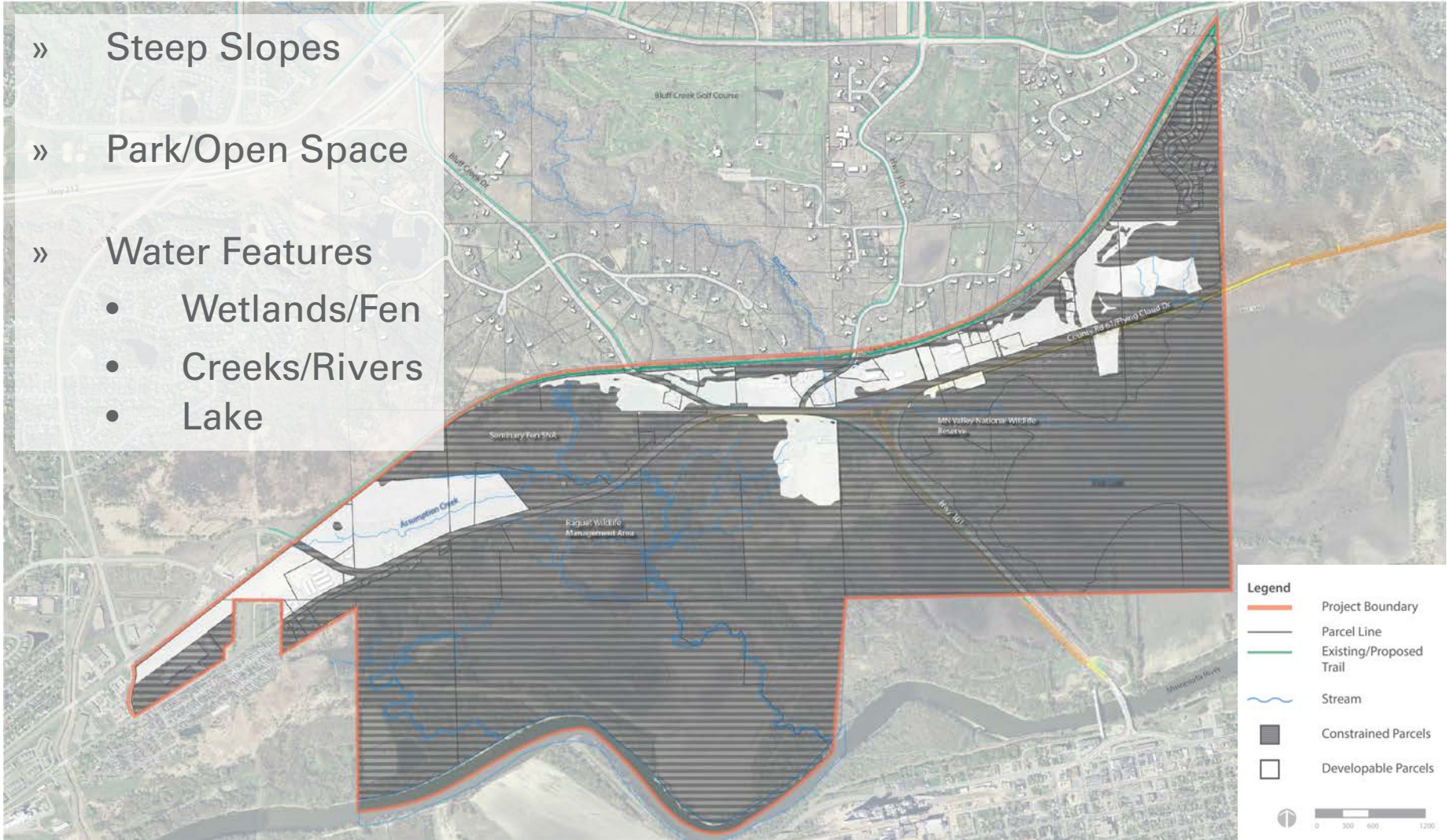


CURRENT ZONING

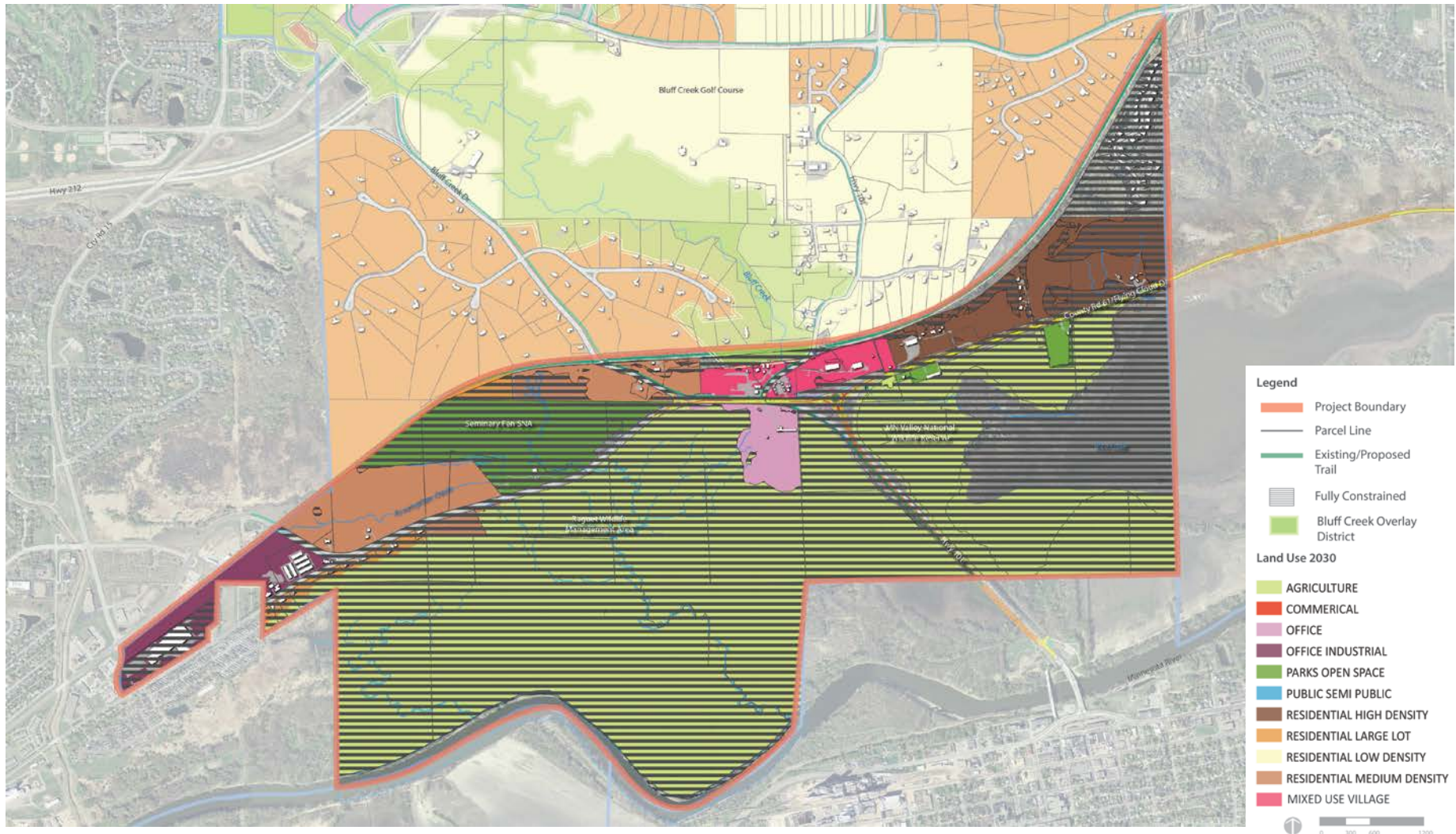


DEVELOPMENT AREA CONSTRAINTS

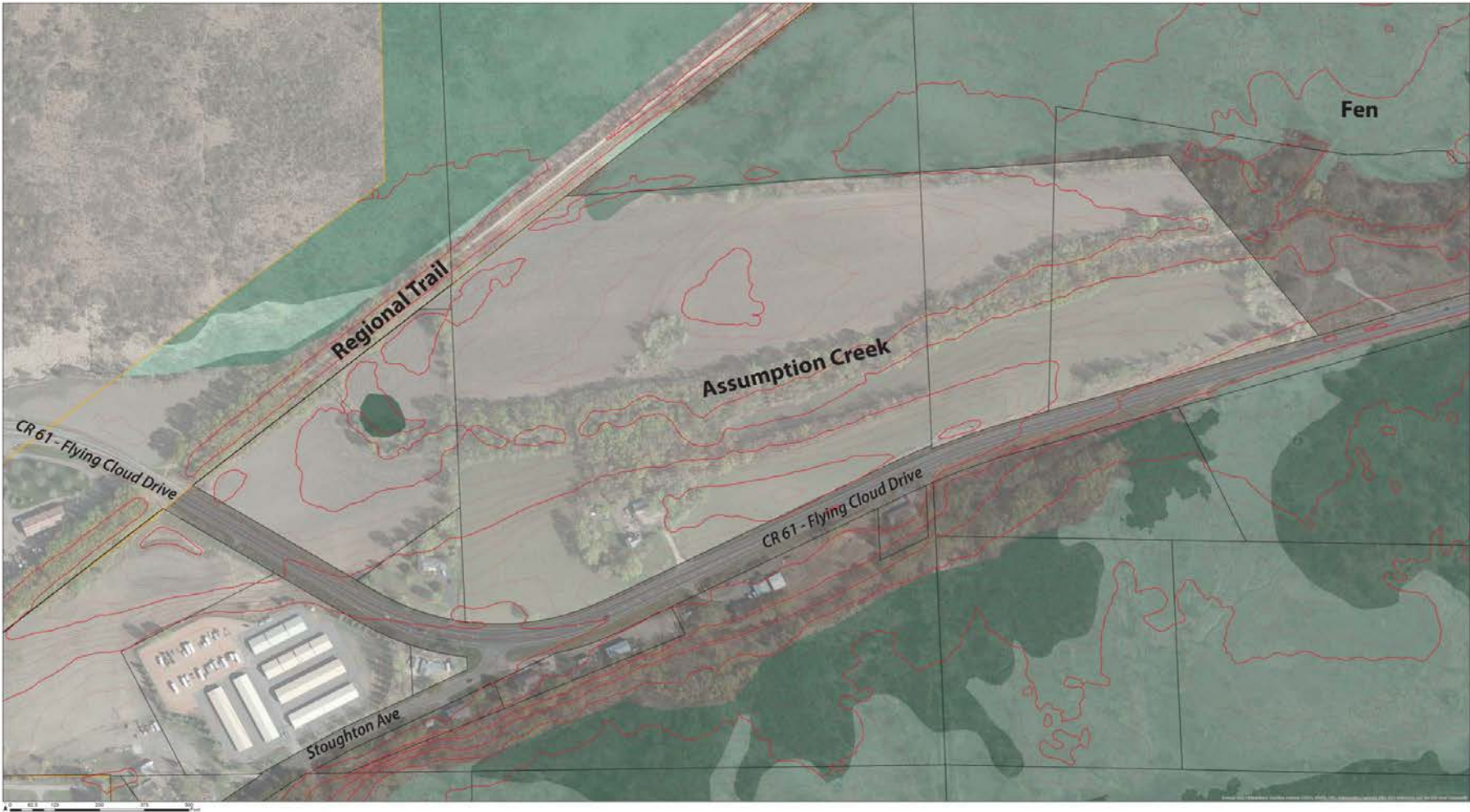
- » Steep Slopes
- » Park/Open Space
- » Water Features
 - Wetlands/Fen
 - Creeks/Rivers
 - Lake



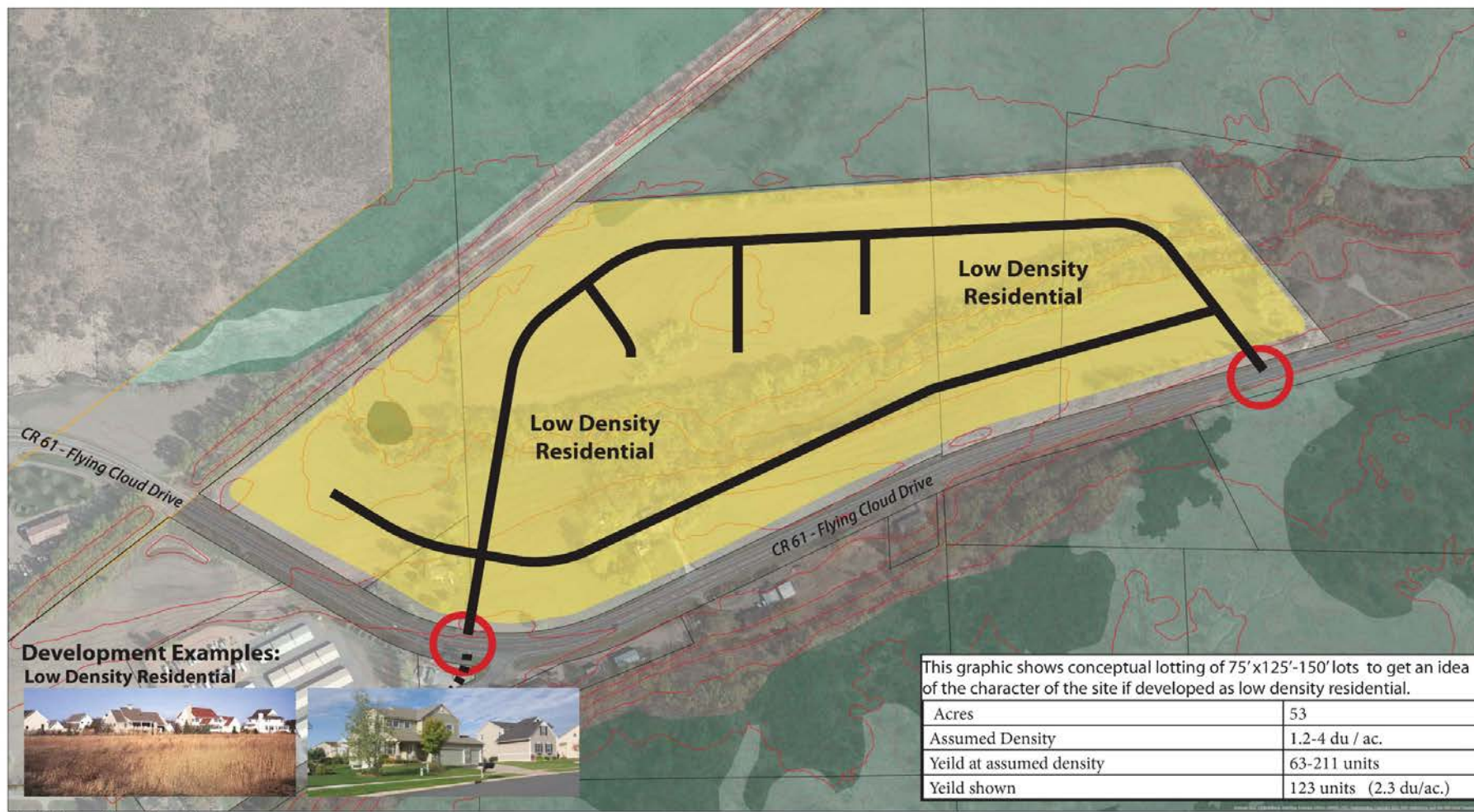
POTENTIAL LAND USES: CITY SERVICES PROVIDED Option A



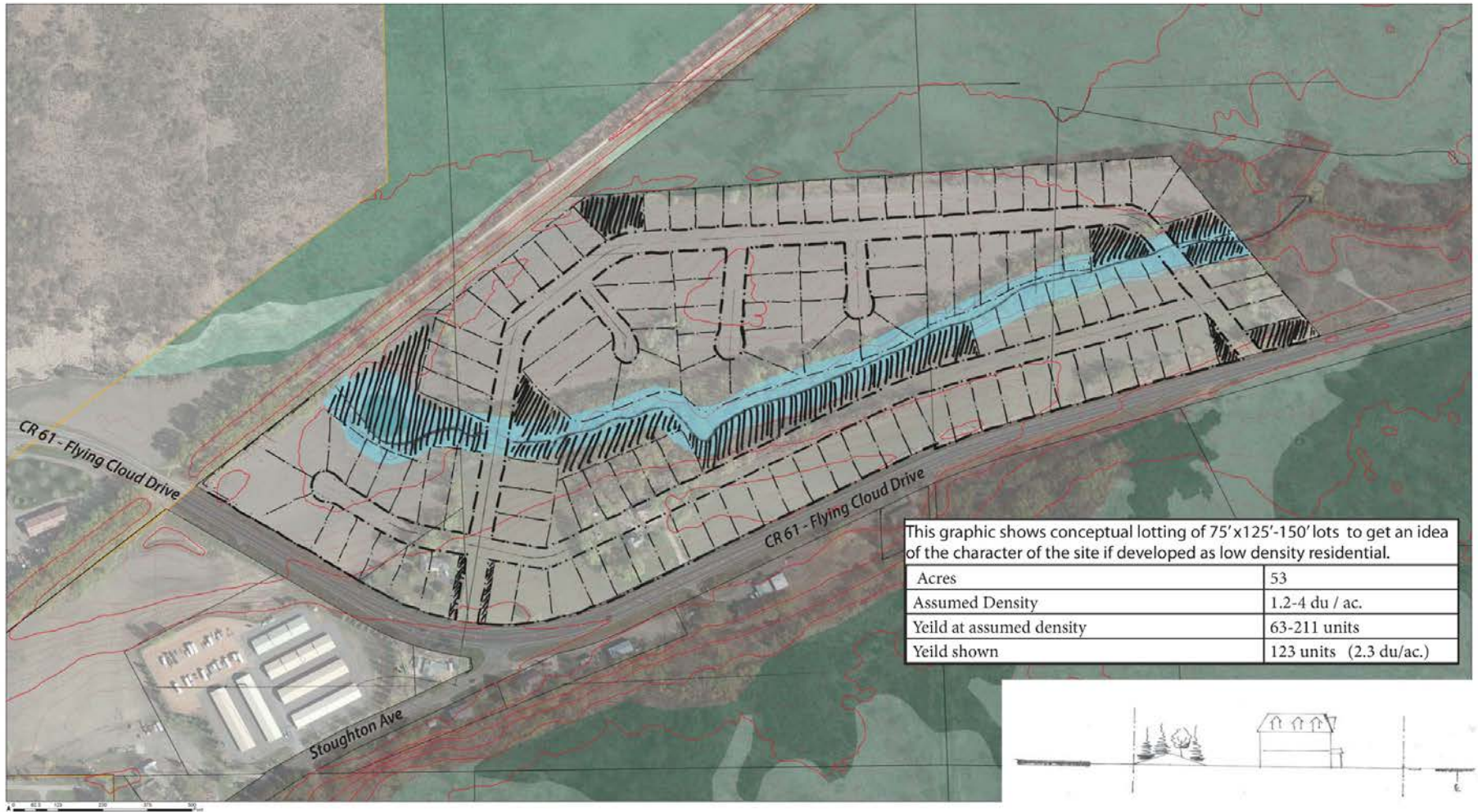
ASSUMPTION CREEK: AREA 1



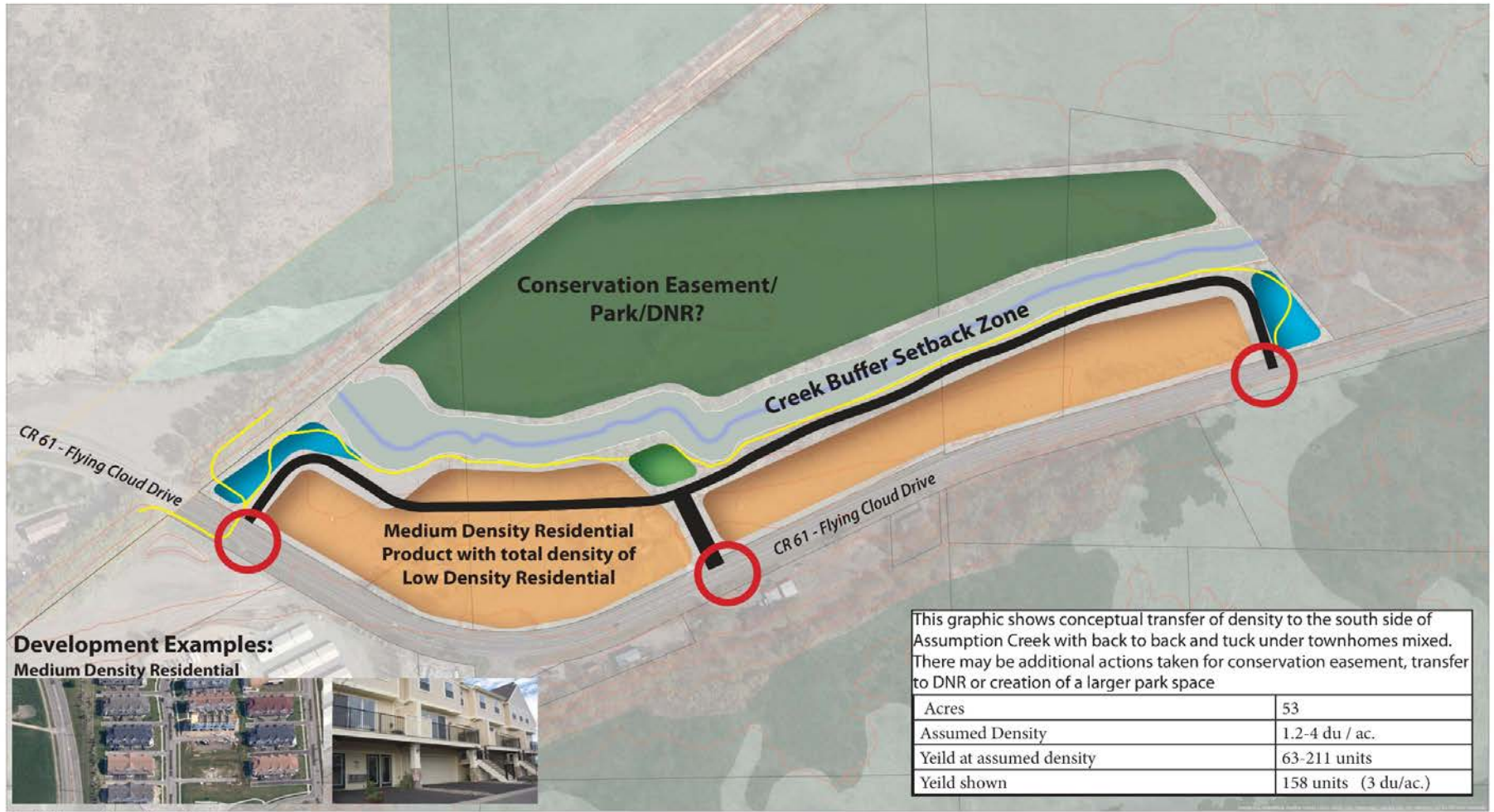
ASSUMPTION CREEK: SINGLE FAMILY RESIDENTIAL CONCEPT



ASSUMPTION CREEK: SINGLE FAMILY RESIDENTIAL YIELD



ASSUMPTION CREEK: DENSITY TRANSFER CONCEPT



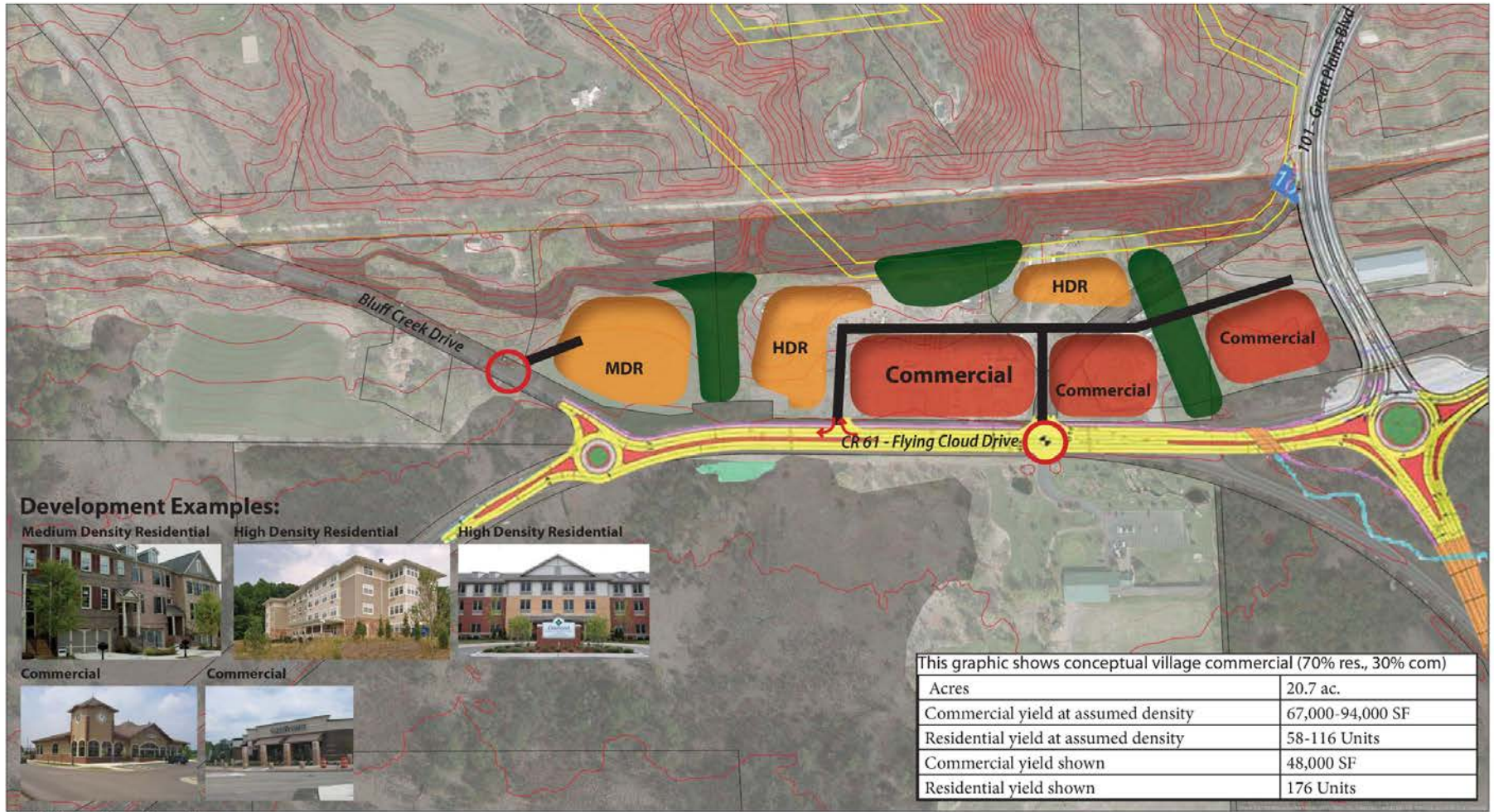
ASSUMPTION CREEK: DENSITY TRANSFER - TOWNHOUSES



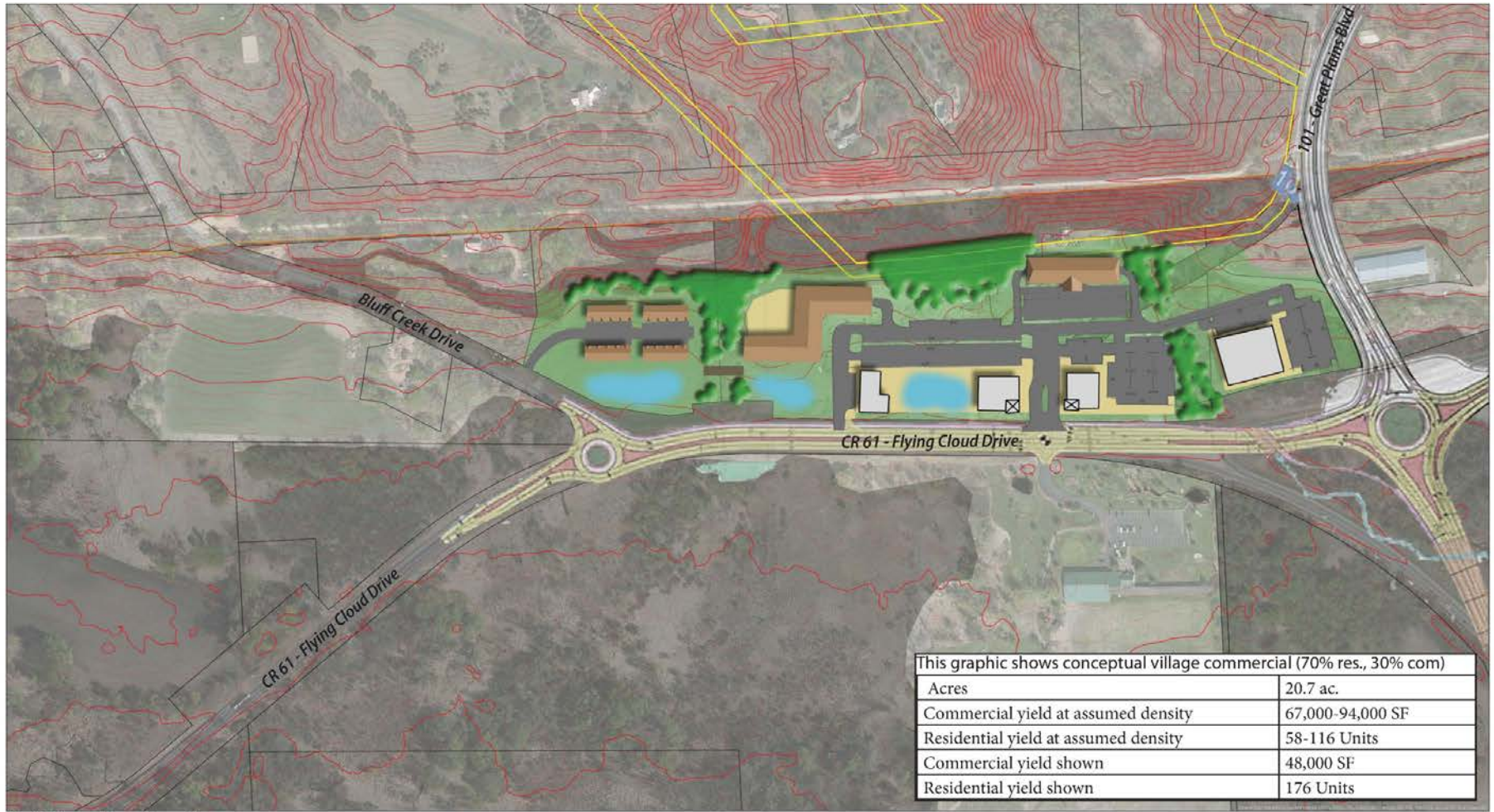
GATEWAY: AREA 2



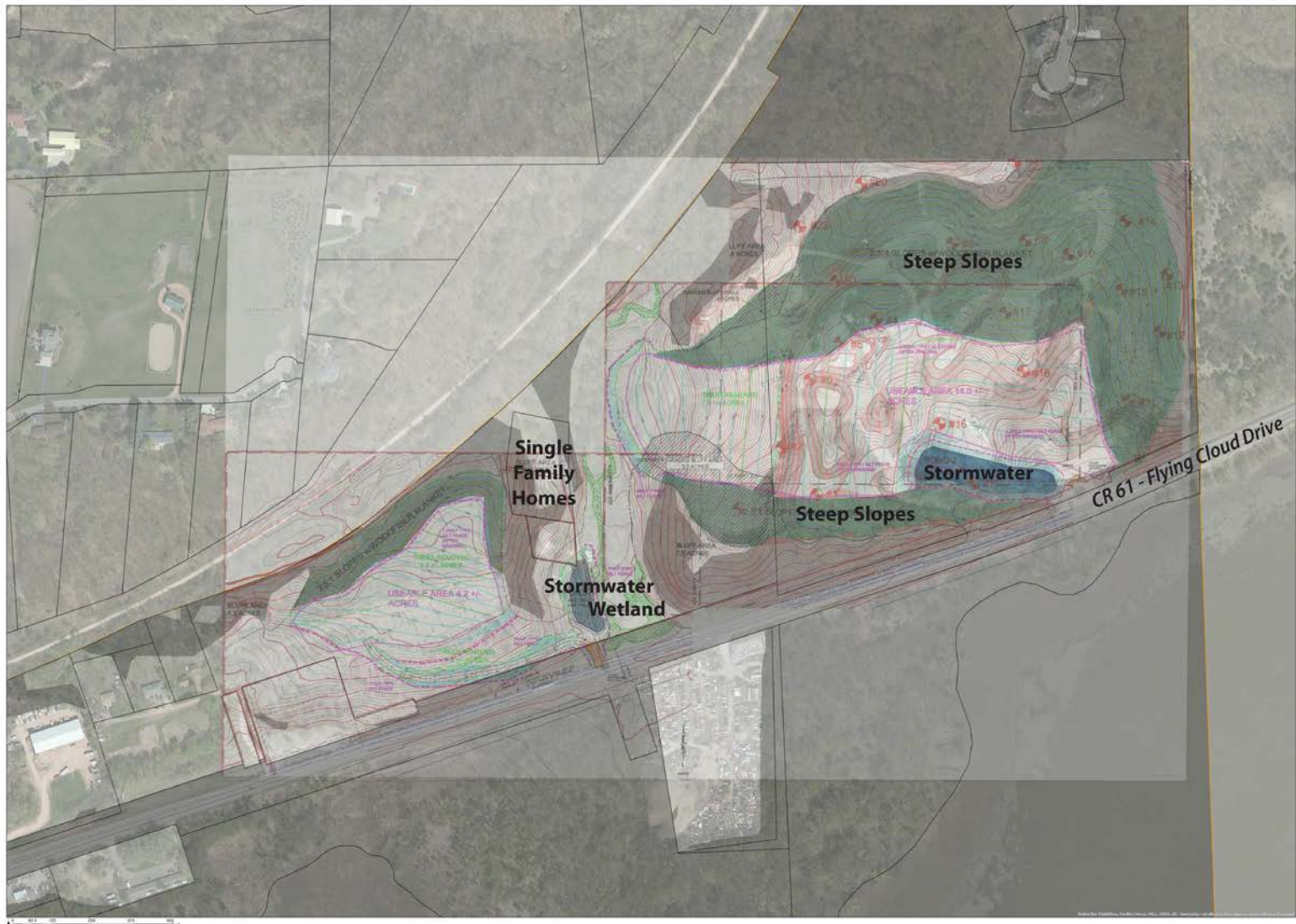
GATEWAY: MIXED-USE COMMERCIAL CONCEPT



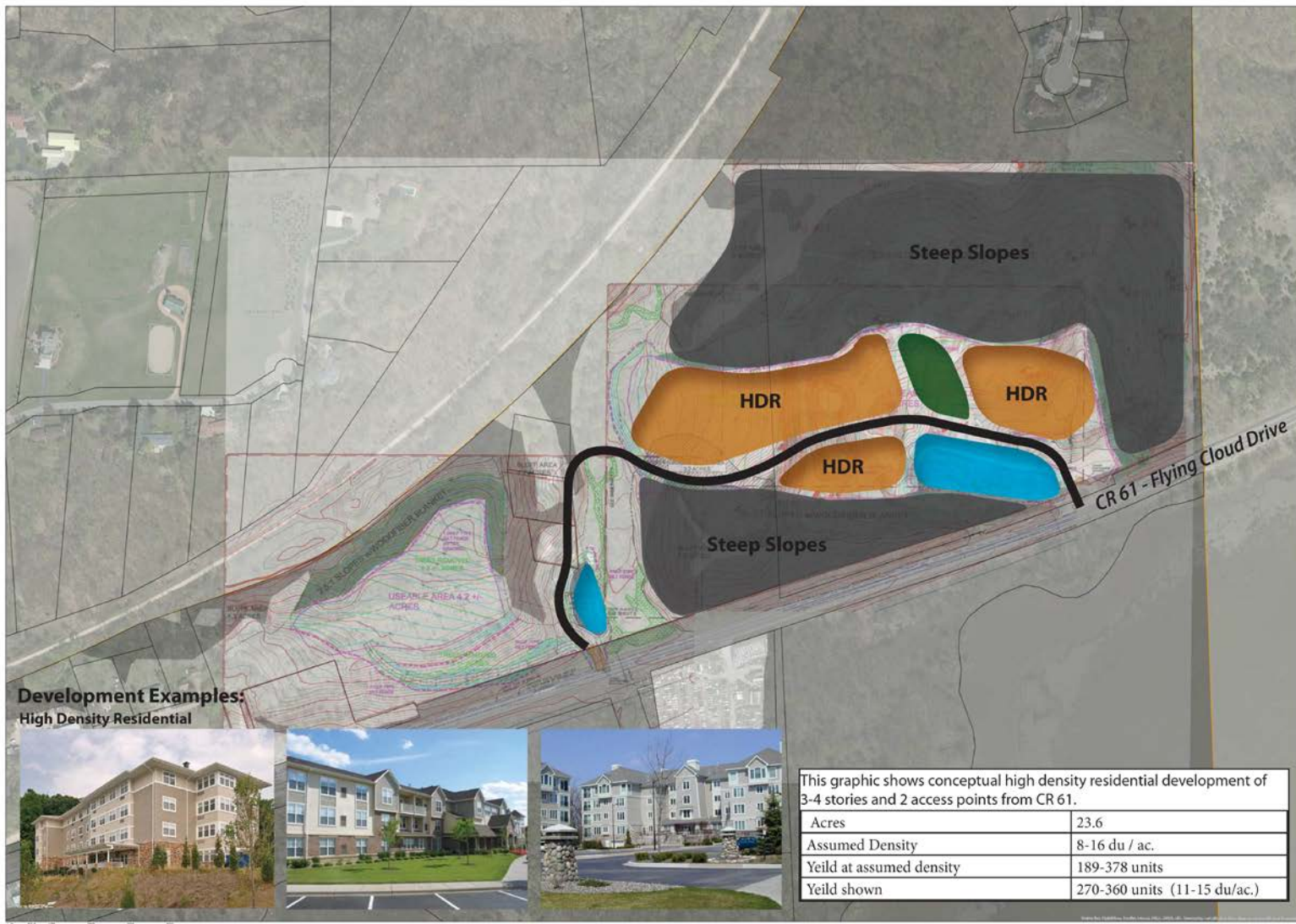
GATEWAY: MIXED-USE COMMERCIAL YIELD



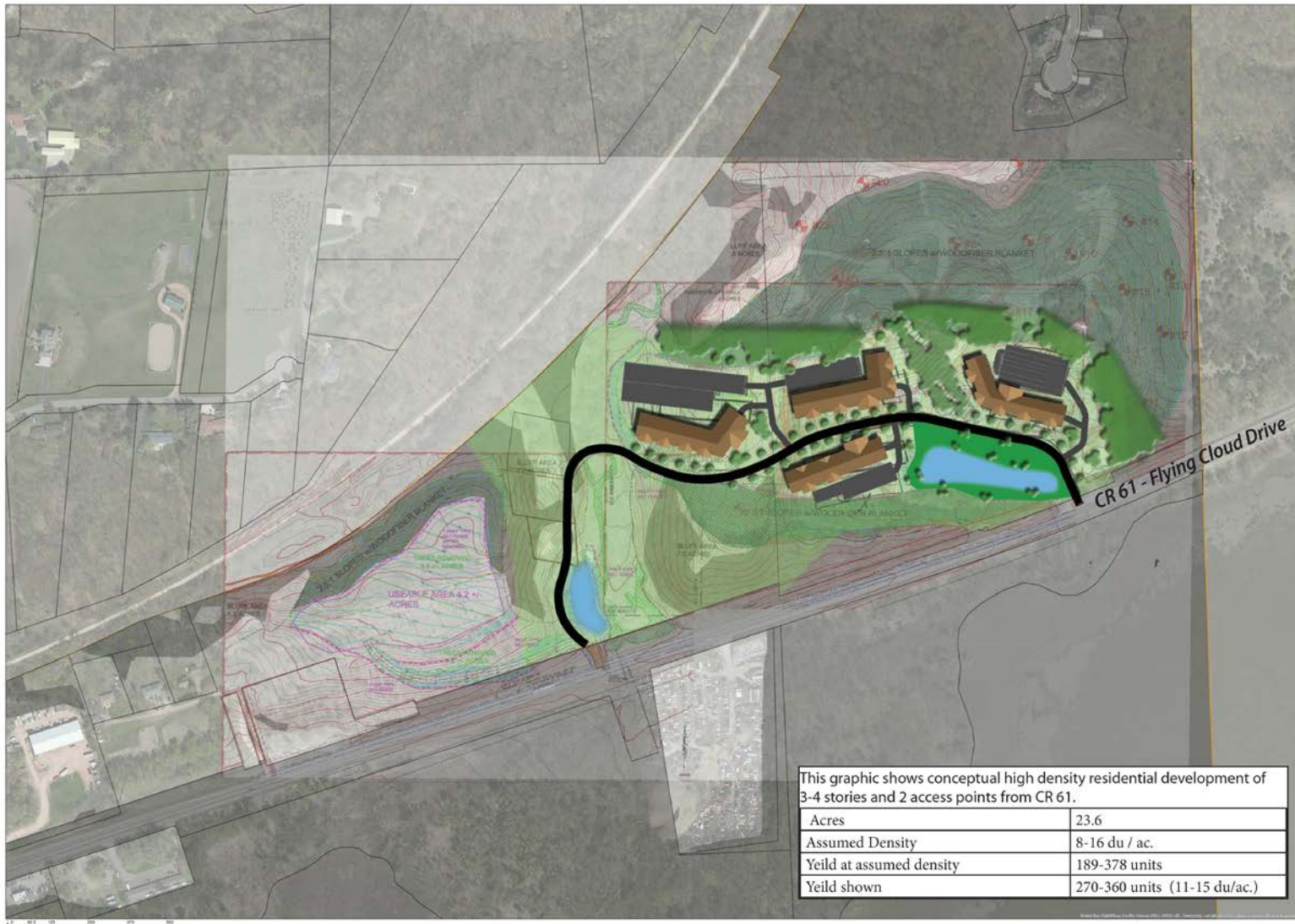
MOON VALLEY: AREA 3



MOON VALLEY: HIGH DENSITY RESIDENTIAL CONCEPT



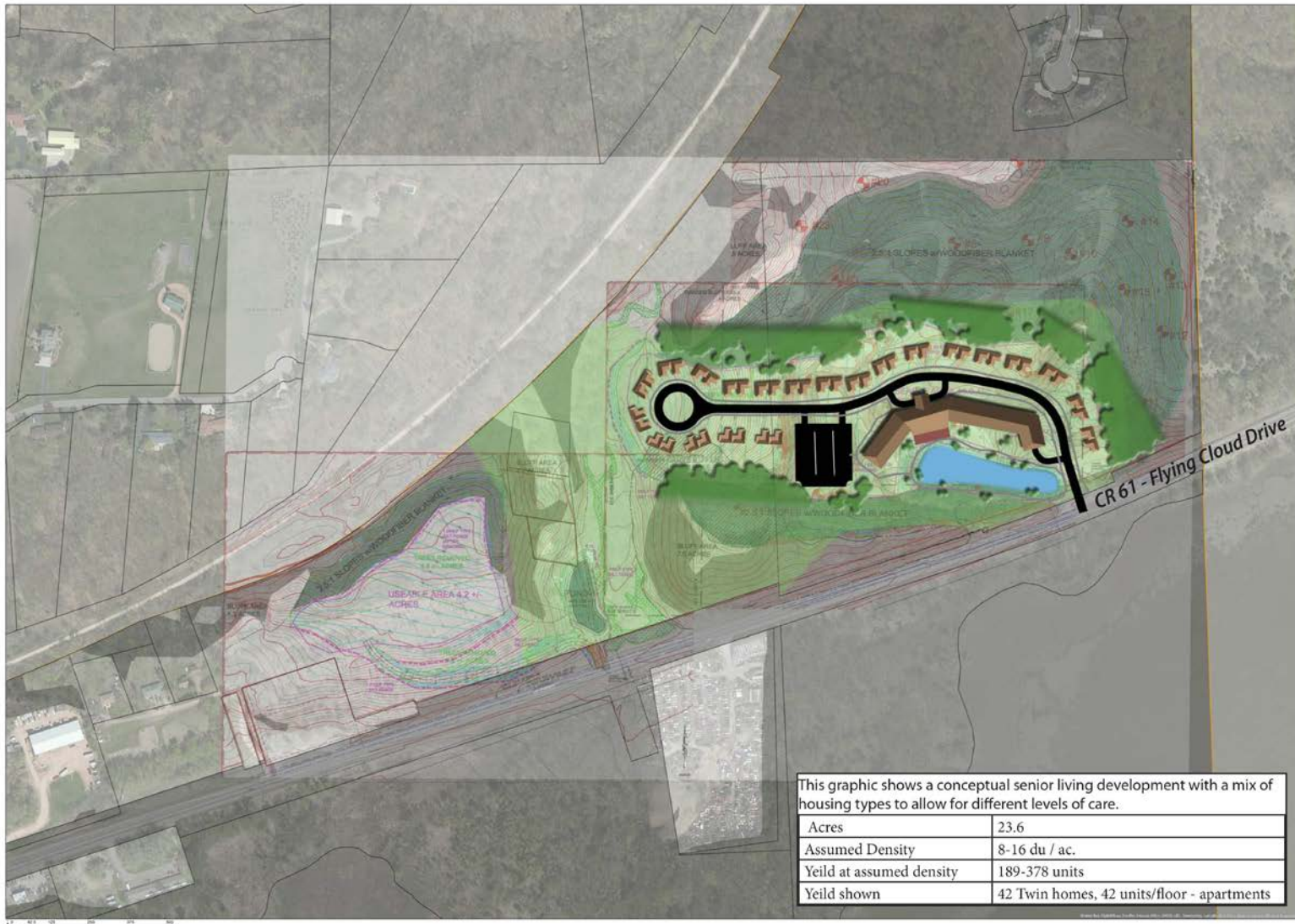
MOON VALLEY: HIGH DENSITY RESIDENTIAL YIELD



MOON VALLEY: SENIOR HOUSING CONCEPT



MOON VALLEY: SENIOR HOUSING YIELD



POTENTIAL UTILITY ASSESSMENTS

City of Chanhassen

Estimated Project Costs from SEH CR 61 Corridor Study

Comparison to Hook-up Fee Revenue

	2014	2015	2016	2017	2018	2019	2020
Project Cost	\$9,868,000	\$10,262,720	\$10,673,229	\$11,100,158	\$11,544,164	\$12,005,931	\$12,486,168
Inflation Rate	4%	4%	4%	4%	4%	4%	4%

(Note: SEH assumed a 3.5% inflation rate on construction costs. Rate study used 4%.)

NPV of Water Connection Fees	\$4,941,008
NPV of Sewer Connection Fees	\$1,322,479
Total	\$6,263,487
% of Project Costs in 2020	50%

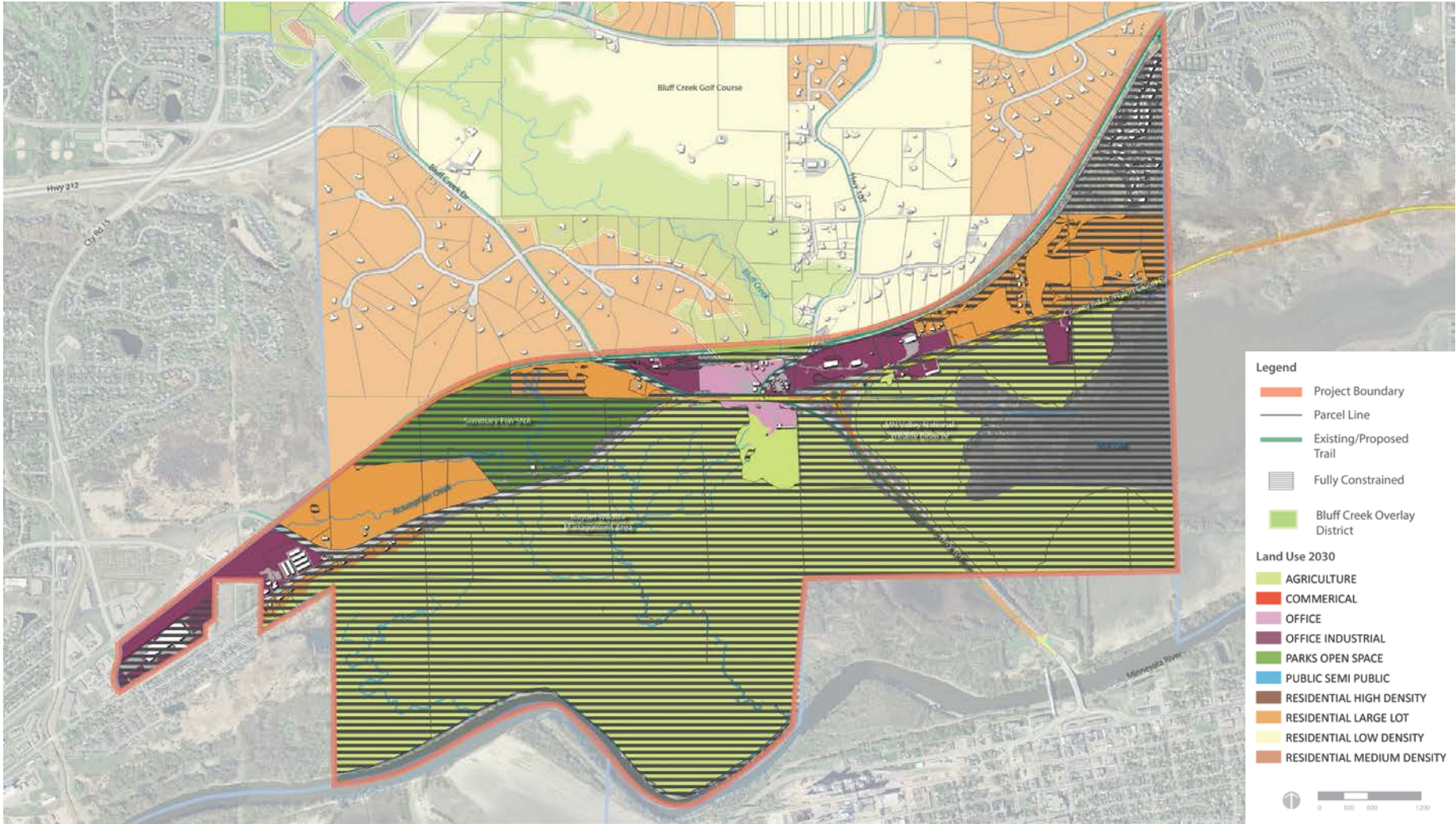
*Assessing \$6,263,487 of project costs divided by 200 acres of developable land = \$31,317 in assessments per acre

*It should be noted that this work could not occur until Bluff Creek Golf Course develops and Highway 101 going up the bluff is constructed.

VARIABLES THAT AFFECT LAND USE TRANSITION

- » Realignment of Highway 101 (North of County Rd 61)
- » Development timing and phasing
- » Parcel assembly
- » Property owners desires/long-term intent

POTENTIAL LAND USES: CITY SERVICES NOT PROVIDED Option B



CITY VISION

With the last update of the comprehensive plan, there was a great deal of consideration of the opportunity Chanhassen has as a **regional draw**. This appeal includes cultural, retail and employment opportunities. We learned through the “Retail Market Analysis” that the city has a **strong north - south connection**. In the past the perception was the east - west was predominant economic connection.

The completion of the 101 Bridge will further enhance this north – south connection. In addition the upgrade of the County Road 61 will provide opportunities to further capitalize on the regional draw.

The city has the opportunity to assess their vision by reviewing land use recommendations and evaluating the development opportunities and constraints.

NEXT STEPS FOR DECISION MAKING

- » Utility Service Approach
- » Land Use Approach
- » Incorporate Recommendations into Comprehensive Plan Update
- » Community Engagement – August 6, 2014