



WELCOME

801 HIGHWAY 284 SMALL AREA PLAN

Open HOUSE

STUDY PURPOSE



The purpose of this study is to:

- Evaluate future development opportunities for the city-owned site.
- Determine market feasibility, site constraints, infrastructure capacity, and community priorities.
- Identify development concepts that align with the city’s long term vision and community character.
- Maintain flexibility in land uses, while maximizing public benefit and economic viability.



801 Highway 284 Facts:

Property Owner:	Property Size:	Land Use and Zoning:
City of Waconia	9 acres	2040 Comp Plan: Commercial Use Zoning: B-1 Highway Business District

DEVELOPMENT GOALS



Align Development with Community Character and Vision



Encourage future development that reflects Waconia's small town character, natural setting, and long term community vision. New uses should complement surrounding neighborhoods and commercial areas, reinforce a sense of place, and contribute positively to the city's identity while meeting current and future community needs.

Encourage High Quality, Sustainable Development



Seek well designed, durable development that emphasizes quality architecture, thoughtful site planning, and long term sustainability. Projects should consider environmental stewardship, efficient land use, and resilience to support lasting community value.

Respond to Community Needs and Priorities



Promote development that addresses identified community needs, such as housing options, local services, employment opportunities, gathering spaces, or amenities, while enhancing residents' quality of life and supporting economic vitality.

Promote Compatibility and Connectivity



Ensure future development is compatible with adjacent land uses and enhances connectivity for vehicles, pedestrians, and cyclists. Development should integrate well with existing infrastructure and, where possible, create inviting public or semi public spaces.

Maintain Flexibility in Uses and Design



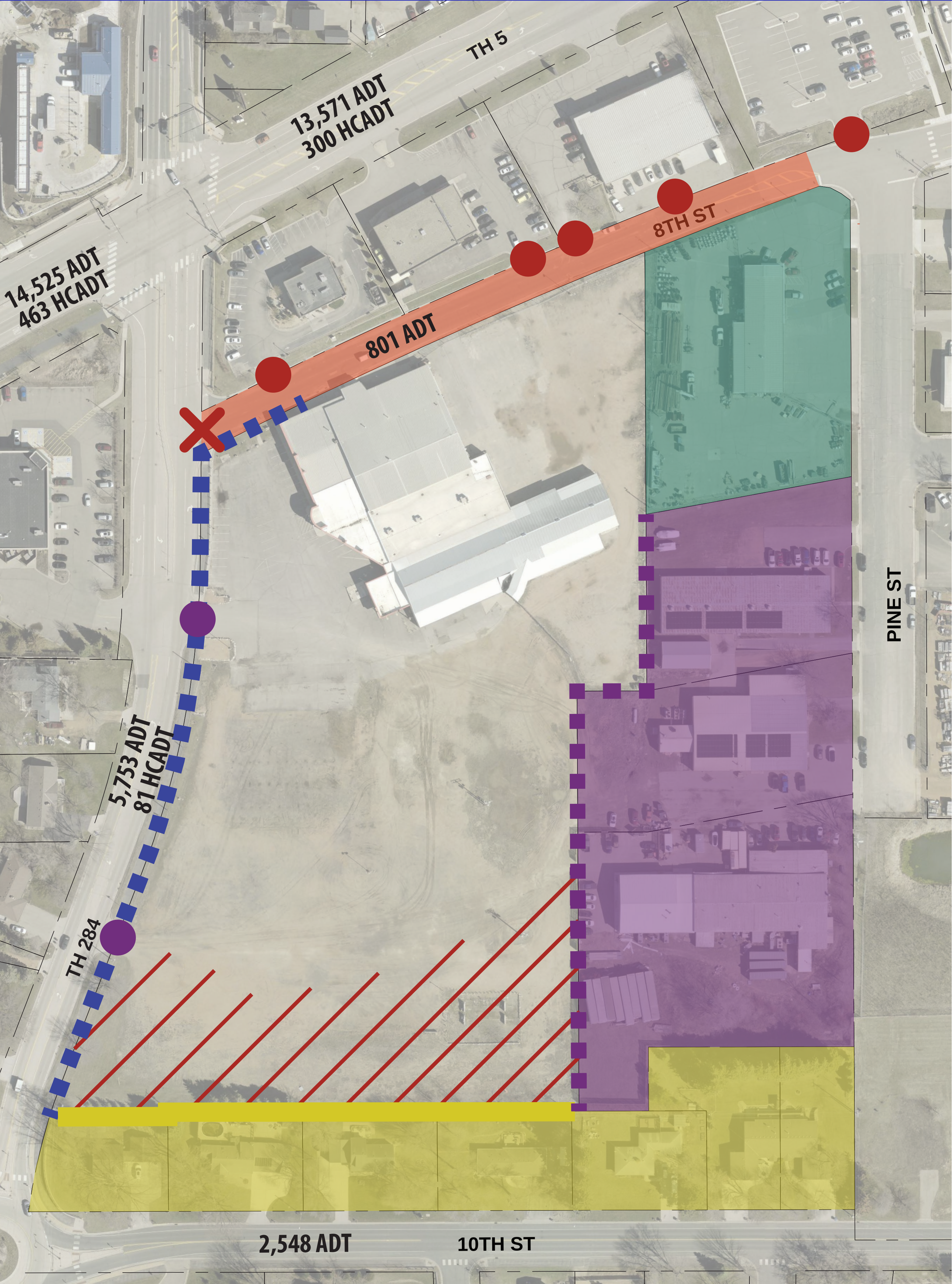
Preserve flexibility in allowable development types, including a mix of commercial, residential, and potentially mixed use concepts, to encourage creative, market responsive proposals. This flexibility should enable the City to evaluate a range of innovative development ideas and select an option that best meets public goals at the time of development.

Maximize Community and Public Benefit



Leverage the City's ownership of the site to achieve outcomes that provide long term public benefit, such as expanded tax base, job creation, housing diversity, or community amenities, while remaining financially responsible and feasible.

ISSUES AND OPPORTUNITIES



Legend

Transportation

- ✕ 8th Street and Highway 284 Intersection
- Existing site access points
- Existing 8th Street access points
- X ADT Existing traffic volumes

Land Use

- Potential adjacent development changes
- Adjacent residential development
- Adjacent industrial development

Site Conditions

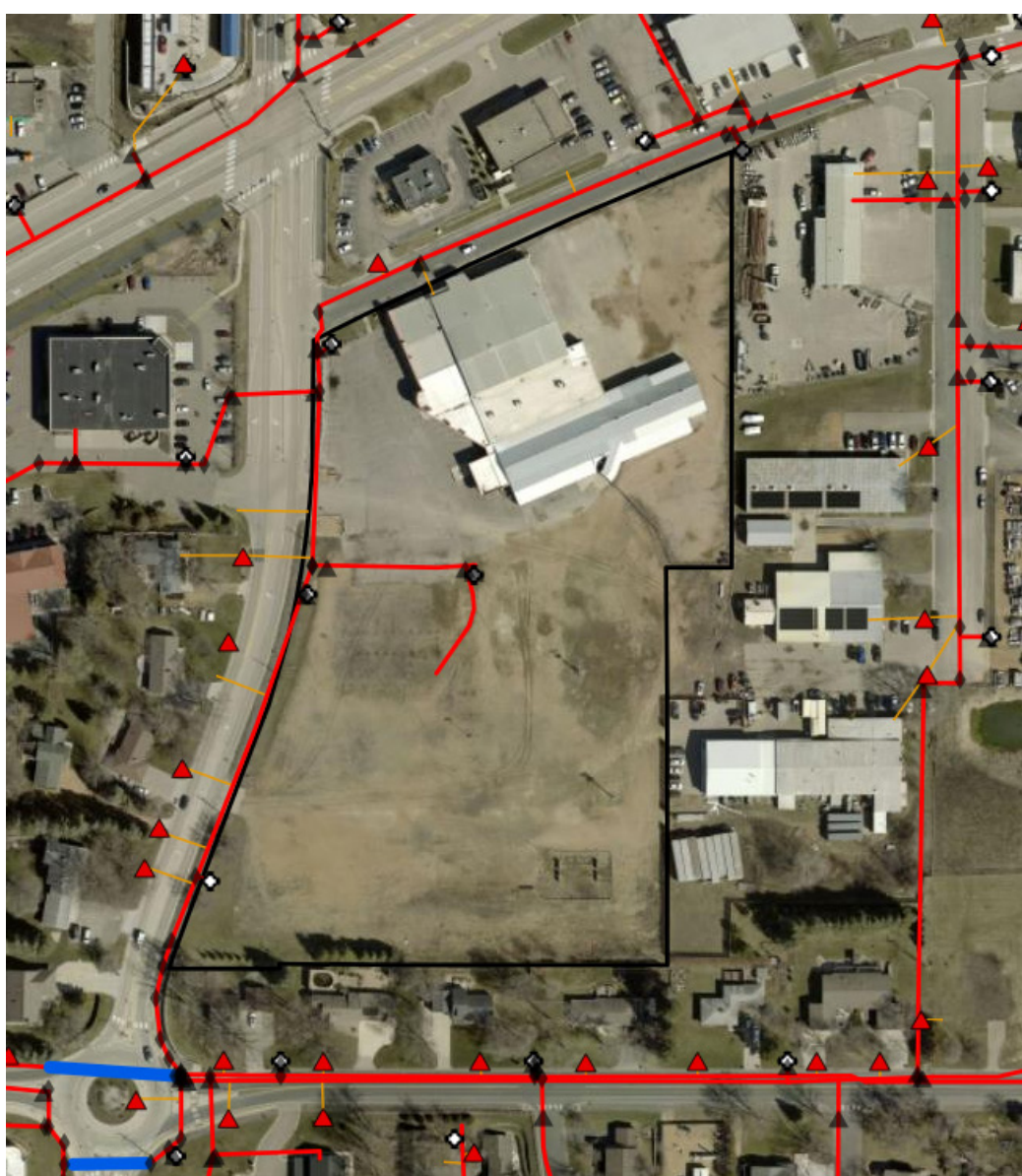
- Hillside and topography changes
- Highway 5 view-shed and Highway 284 frontage

Existing Utilities

Electric Utilities



Stormwater Utilities



Sanitary Utilities

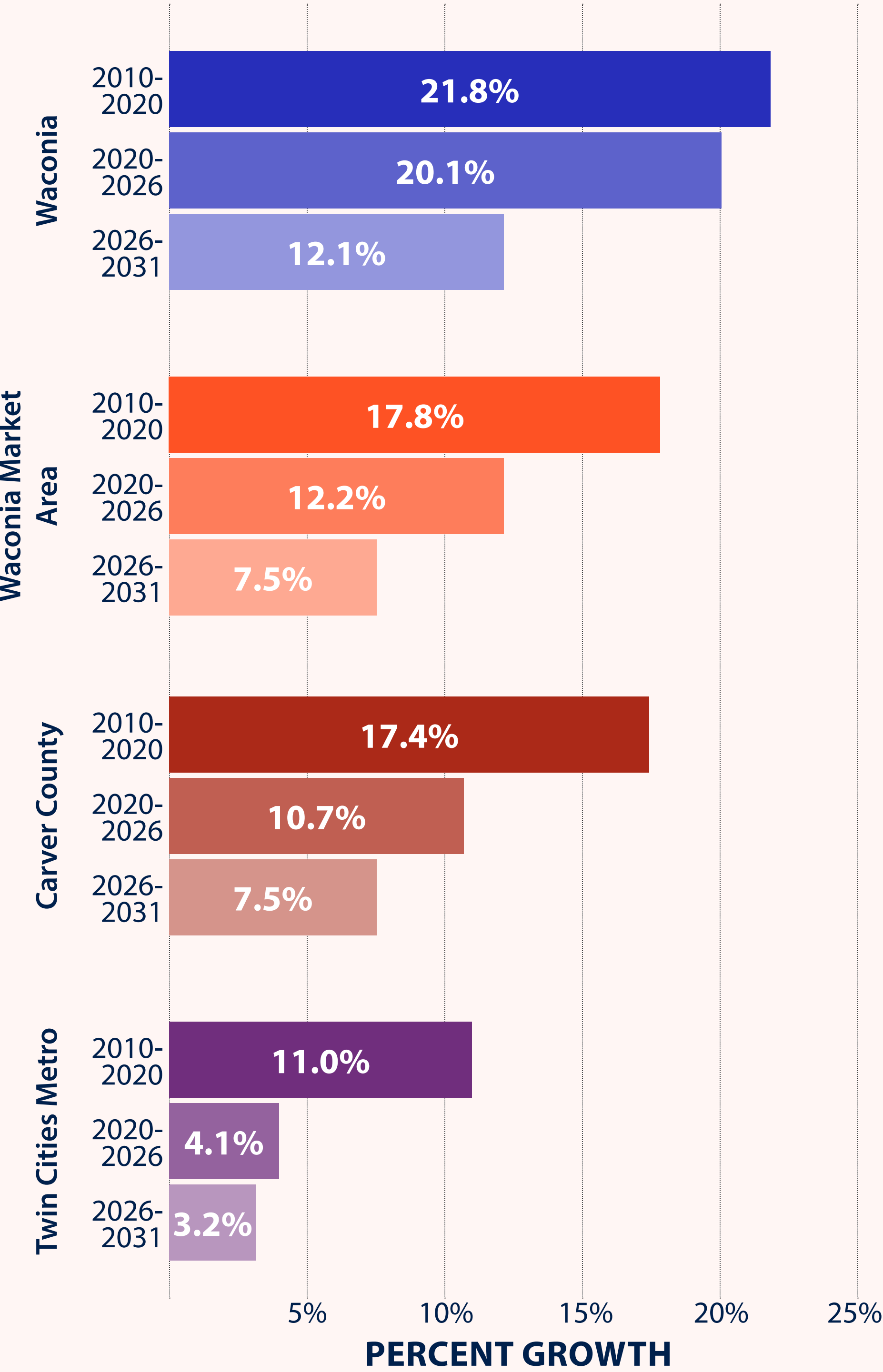


MARKET STUDY FINDINGS



Waconia and the surrounding market area are expected to see continue population growth over the next 15 years. The forecasted growth is higher than Carver County and the Twin Cities Metro

2010 TO 2031 POPULATION GROWTH COMPARISON



Key Findings:



Waconia shows strong retail demand potential.

Estimated capacity for an additional 390,000 sq. ft. of retail by 2035 - That is the equivalent of near 26 stores the size of Walgreens.



Retail at 801 Highway 284 will serve multiple customers.

Retail will serve the following:

- Local neighborhood residents
- Employees of nearby residents
- Ridgeview Medical Center staff and visitors



Waconia shows a strong demand for more housing options by 2031.

Estimated demand of 191 for-sale units other than detached single-family homes, such as townhomes.

Recommended Land Uses:

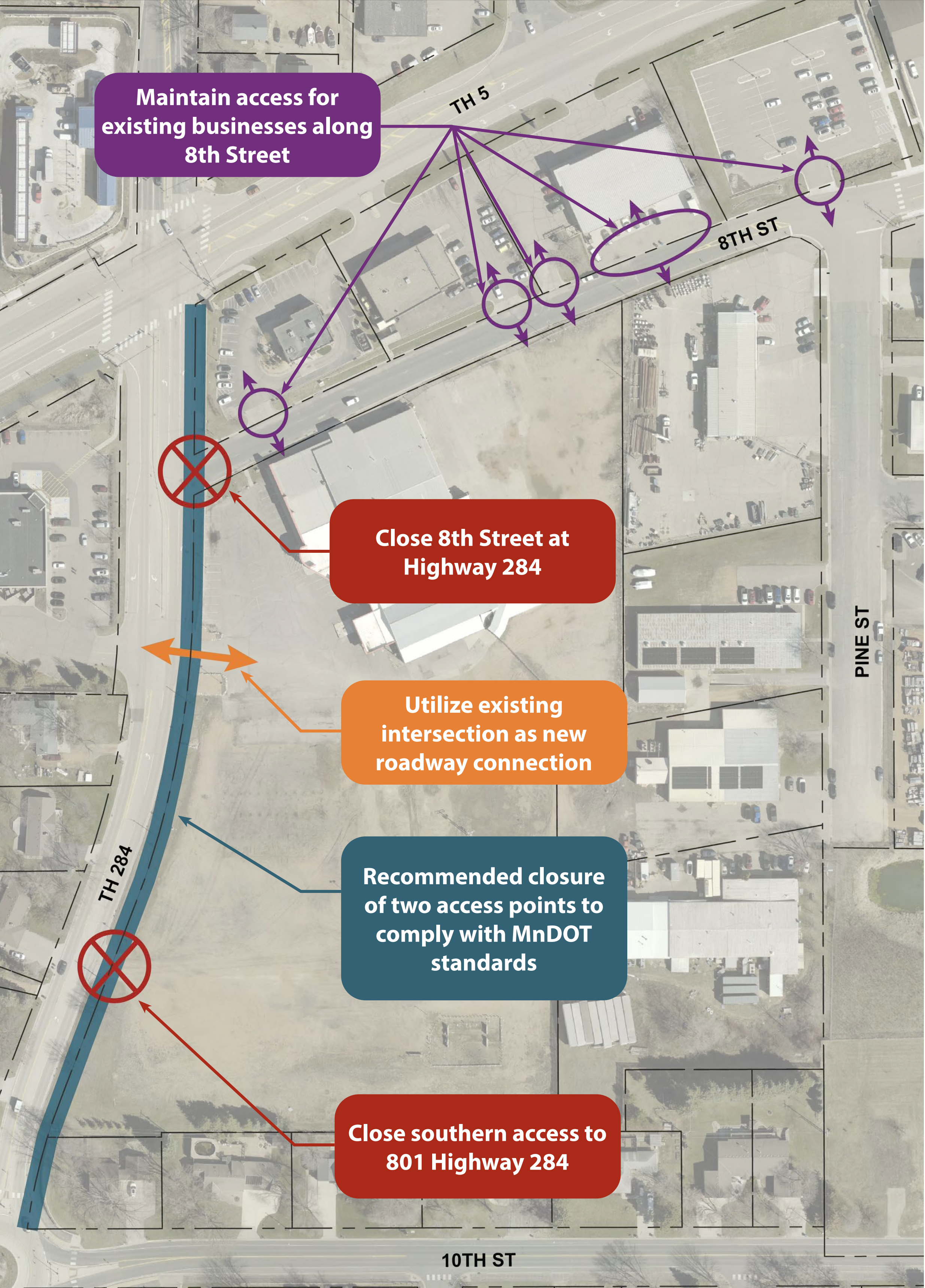
Any combination of the following uses were recommended for 801 Highway 284.

Apartments	Freestanding Retail	Townhomes/Rowhomes	Hotels

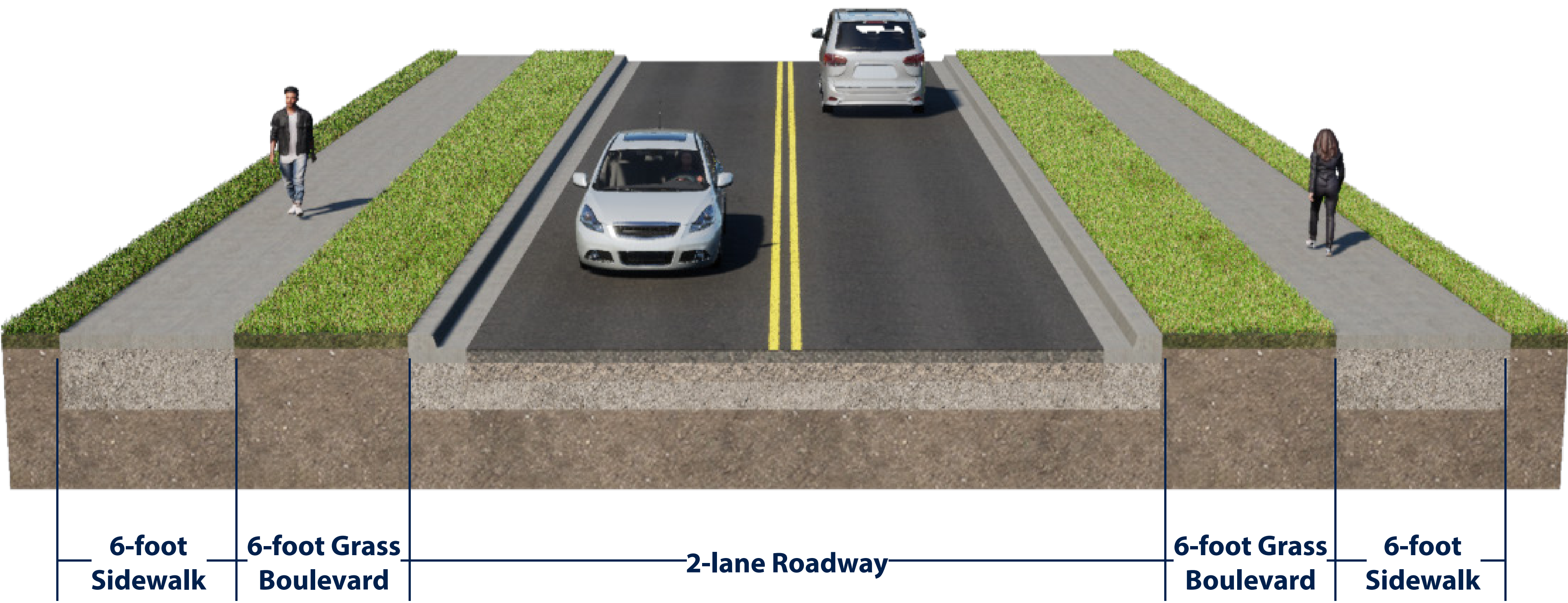
ROADWAY ALTERNATIVES



ROADWAY CONSIDERATIONS



PROPOSED ROADWAY DESIGN



ROADWAY ALTERNATIVES



ALTERNATIVE A



ALTERNATIVE B



SUPPORTED DEVELOPMENT EXAMPLES



FREESTANDING RETAIL AND HOTELS

Potential developments could include:

- Restaurants
- Retail Stores
- Personal Services
- Entertainment and Activities
- Hotels



DEVELOPMENT EXAMPLES:

Personal Services (Beauty Room - Waconia)			Restaurant (Leeann Chin - Chanhassen)		
Lot Size: 1.37 Acres	Building Size: 5,675 sq. ft.	Development Considerations: Freestanding personal service uses with shared parking lot.	Lot Size: 0.95 Acres	Building Size: 3,100 sq. ft.	Development Considerations: Restaurant with sit down and drive through service. Site includes access agreements.
Entertainment (Chaska Curling Club - Chaska)			Hotel (Hampton Inn & Suites - Minnetonka)		
Lot Size: 4.10 Acres	Building Size: 48,500 sq. ft.	Development Considerations: Curling club and restaurant with civic spaces and shared parking lot.	Lot Size: 1.85 Acres	Building Size: 16,340 sq. ft.	Development Considerations: 5-story hotel with 100 rooms, pool and meeting space.

SUPPORTED DEVELOPMENT EXAMPLES



APARTMENTS AND TOWNHOMES/ ROWHOMES

- Potential developments could include:
- Apartments (rental)
 - Townhomes or Rowhomes (owner-occupied)



DEVELOPMENT EXAMPLES:

Vista Ridge Apartments - Waconia			The Otto - Waconia		
Lot Size: 2.68 Acres	Total Units: 51 Units	Development Considerations: 3-Story Apartment with underground parking	Lot Size: 11.68 Acres	Total Units: 163 Units	Development Considerations: 4-Story Apartment with underground parking and gathering spaces
Norheim Townhomes - Maple Grove			Meadowland Run Development - Waconia		
Lot Size: 17.49 Acres	Total Units: 208 Units	Development Considerations: Owner-occupied attached townhomes with clubhouse	Lot Size: 12.19 Acres	Total Units: 60 Units	Development Considerations: Owner-occupied attached townhomes

WHAT ARE YOUR DEVELOPMENT PREFERENCES?



SHARE YOUR THOUGHTS!

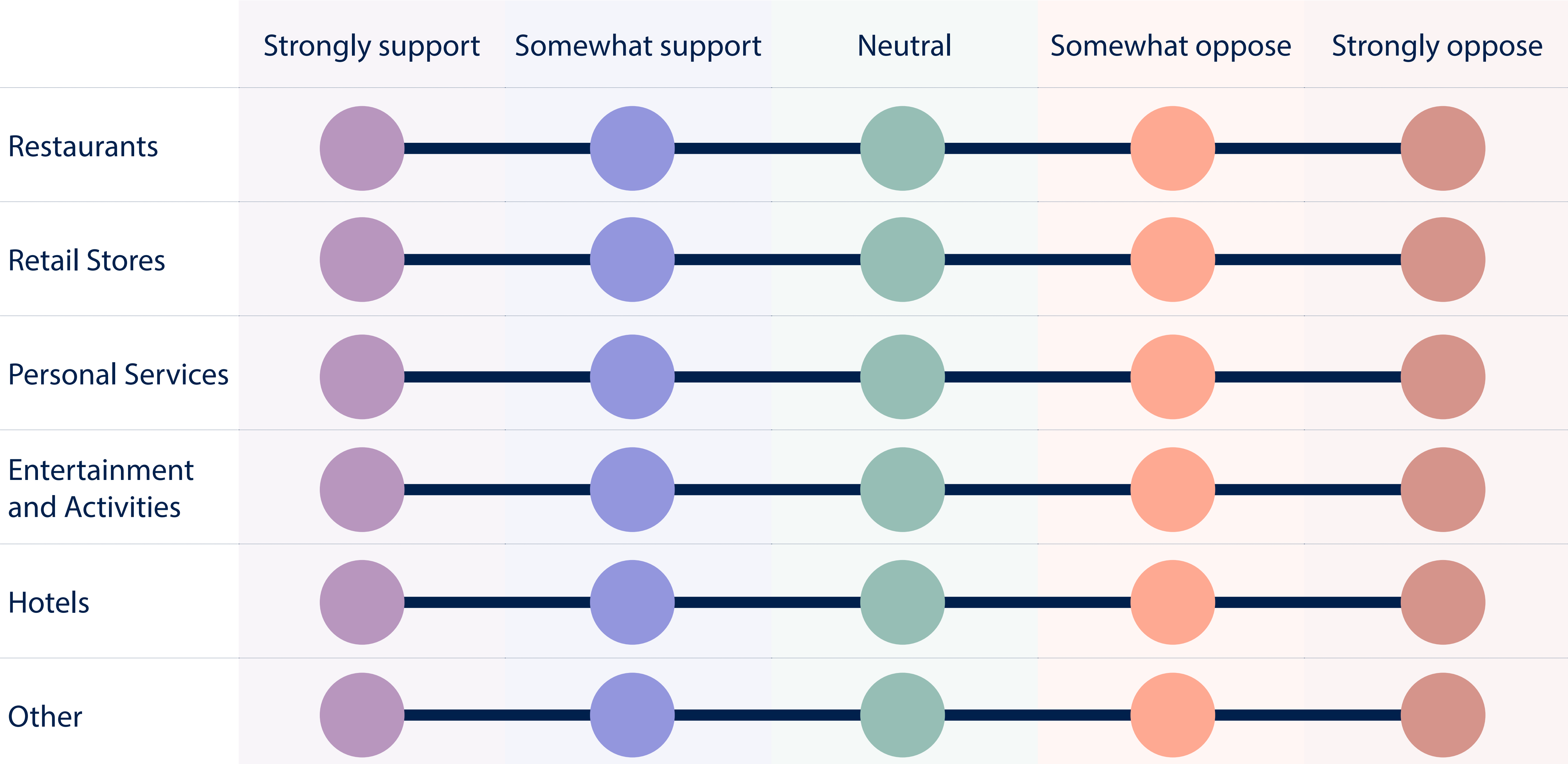
The 801 Highway 284 Small Area Plan will guide a combination of future commercial and residential development for the site. Specific developments and uses will be identified with a future developer.

Share your preferences for the different development types by placing dots on a scale from most supported to least opposed.

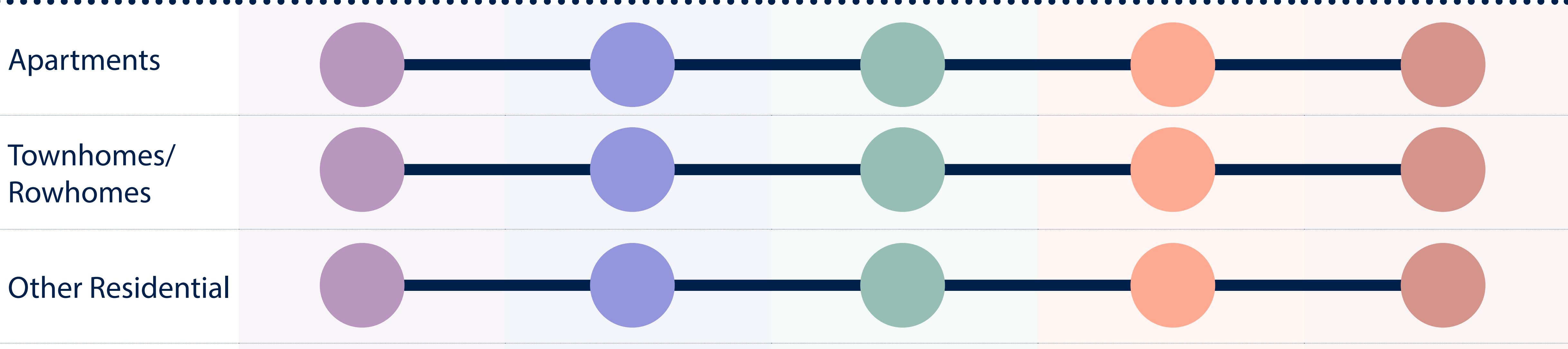
Your input will be used to ensure land use concepts and design guidelines consider the needs of supported development types.



FREESTANDING RETAIL & HOTELS



APARTMENTS & TOWNHOMES



Strongly support Somewhat support Neutral Somewhat oppose Strongly oppose

LAND USE CONCEPTS



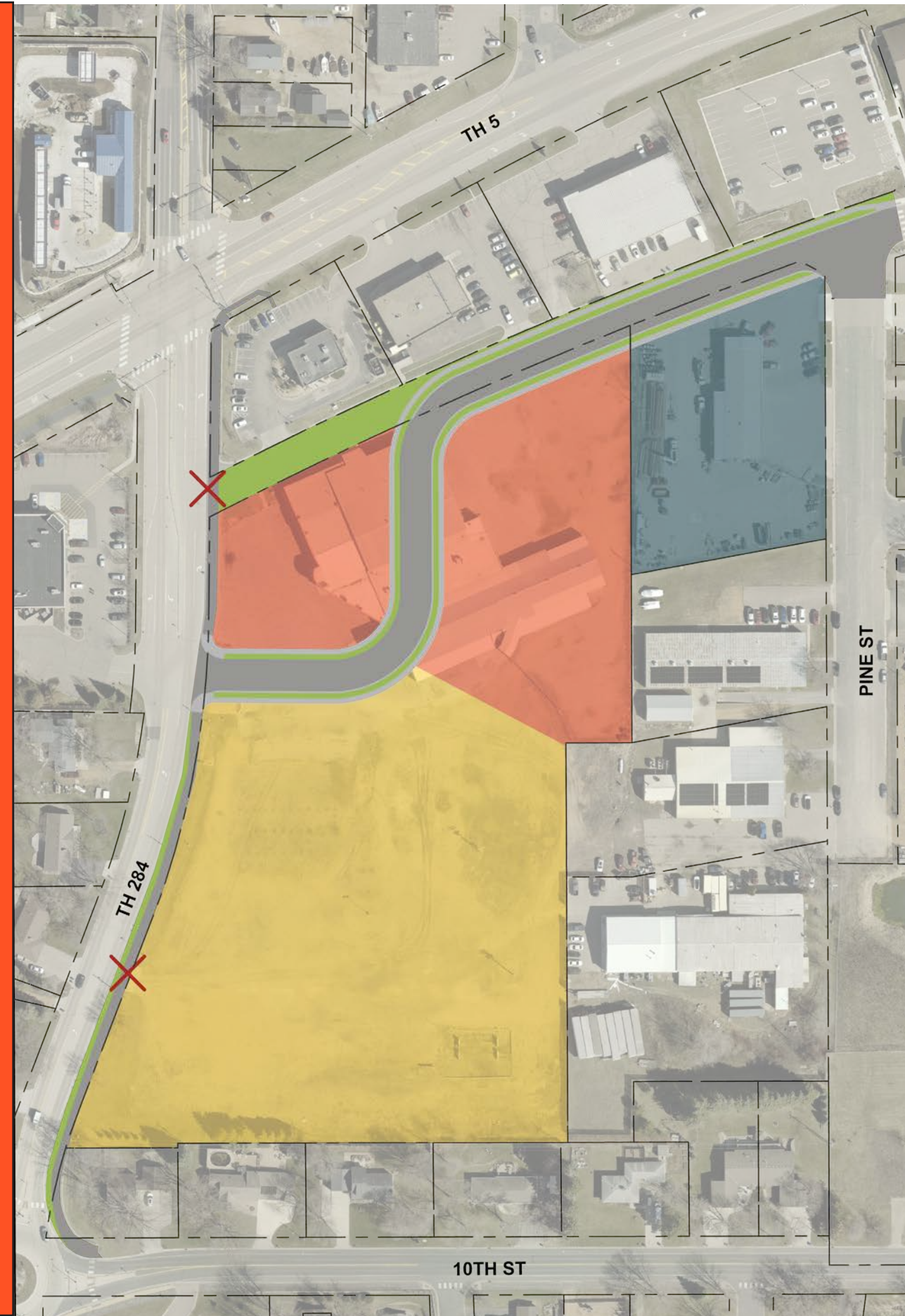
USE CONSIDERATIONS

The 801 Highway 284 Small Area Plan will guide a combination of future commercial and residential development for the site. Specific developments and uses will be identified with a future developer.

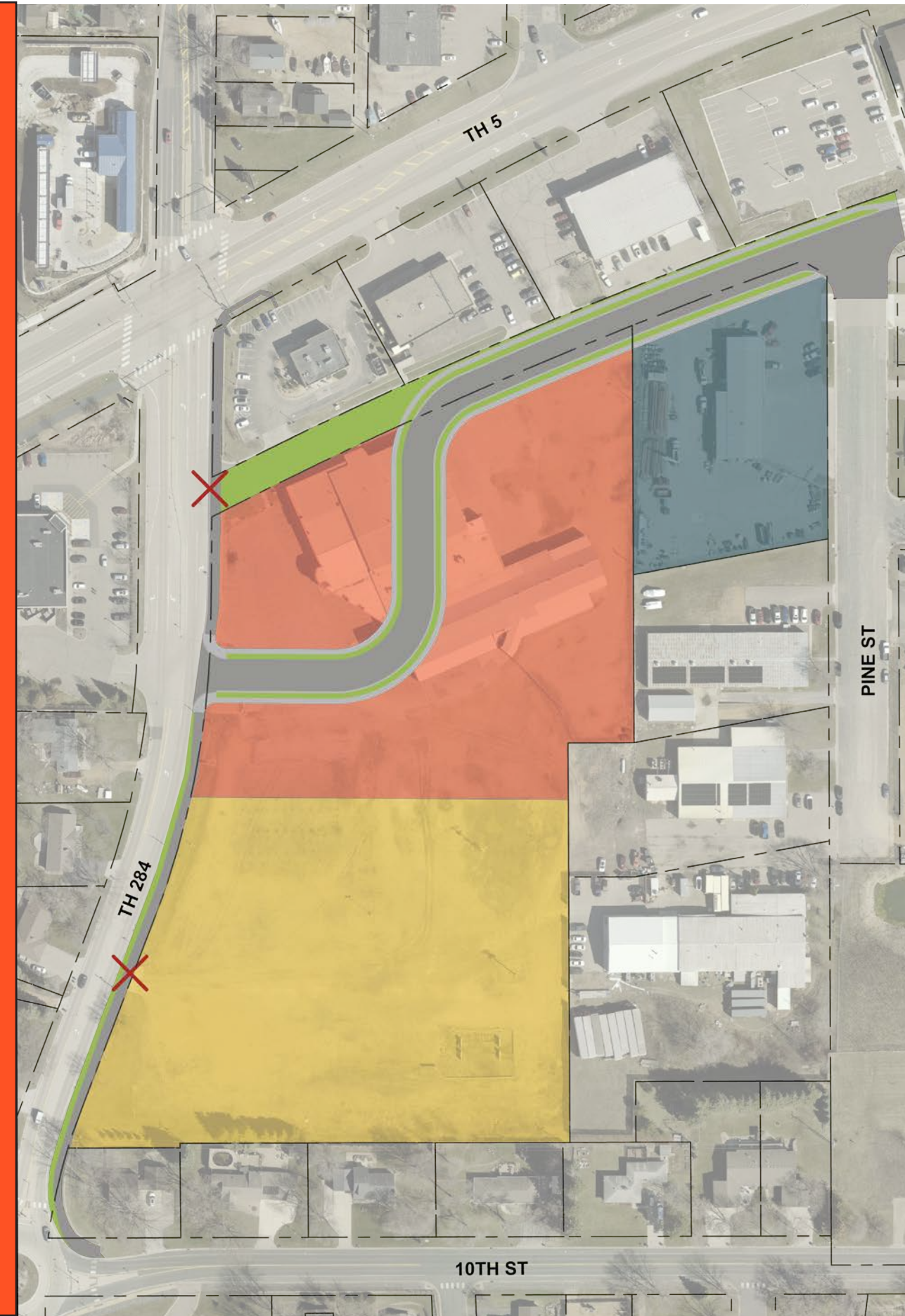
The concepts shown here are examples of potential development scenarios for the site, the location and amount of residential and commercial development varies by concept.

ROADWAY ALTERNATIVE A

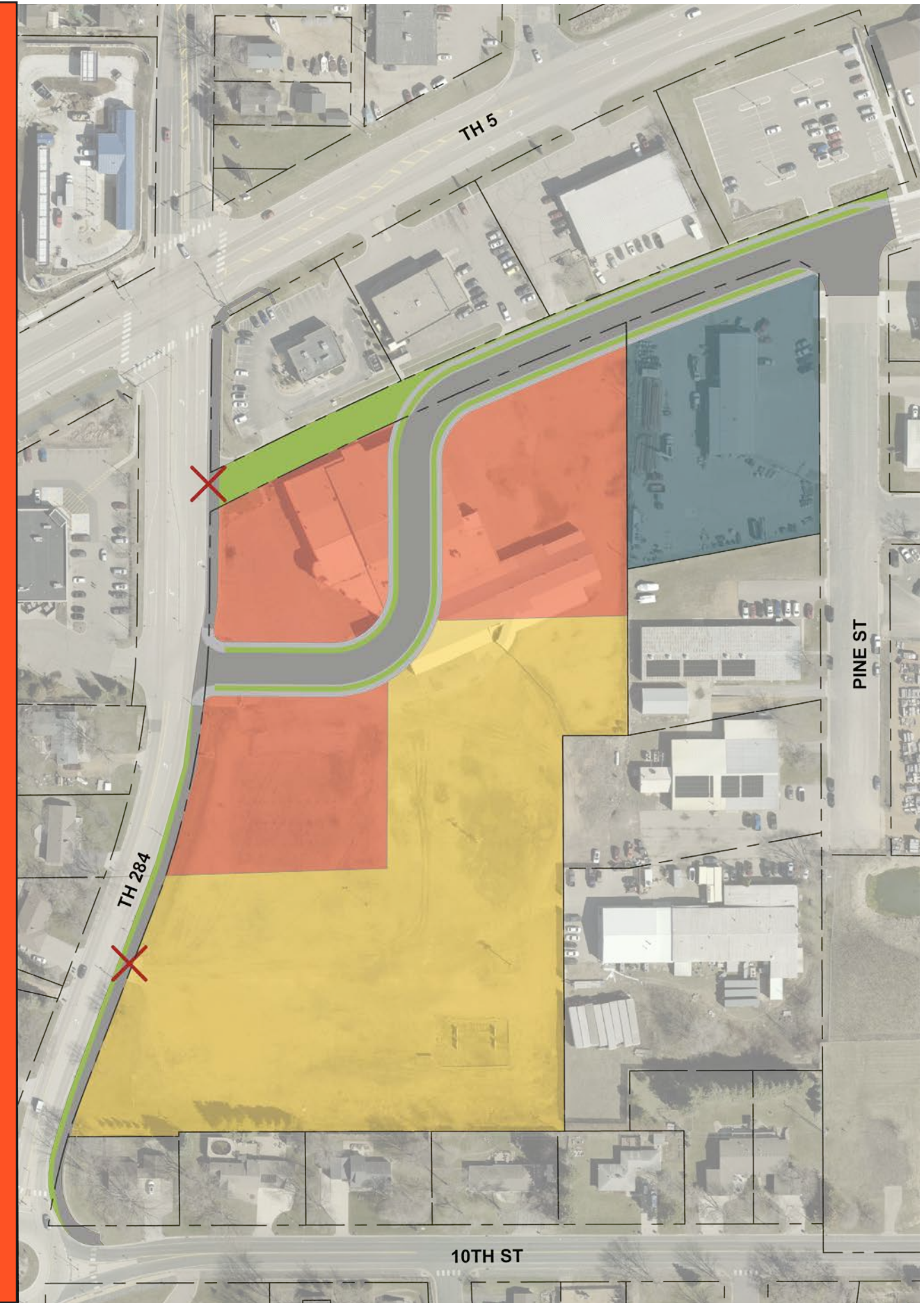
LAND USE CONCEPT A1



LAND USE CONCEPT A2

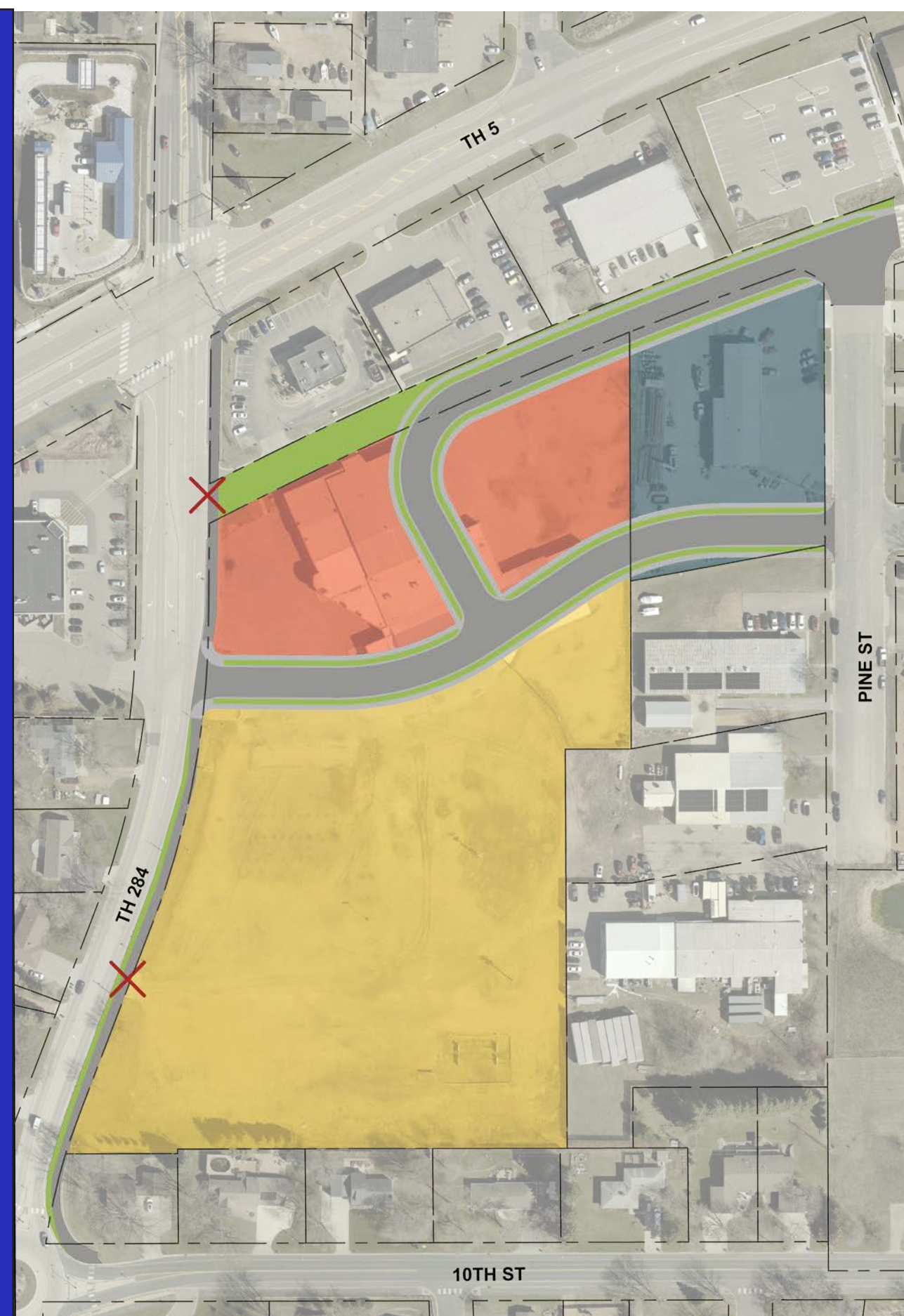


LAND USE CONCEPT A3

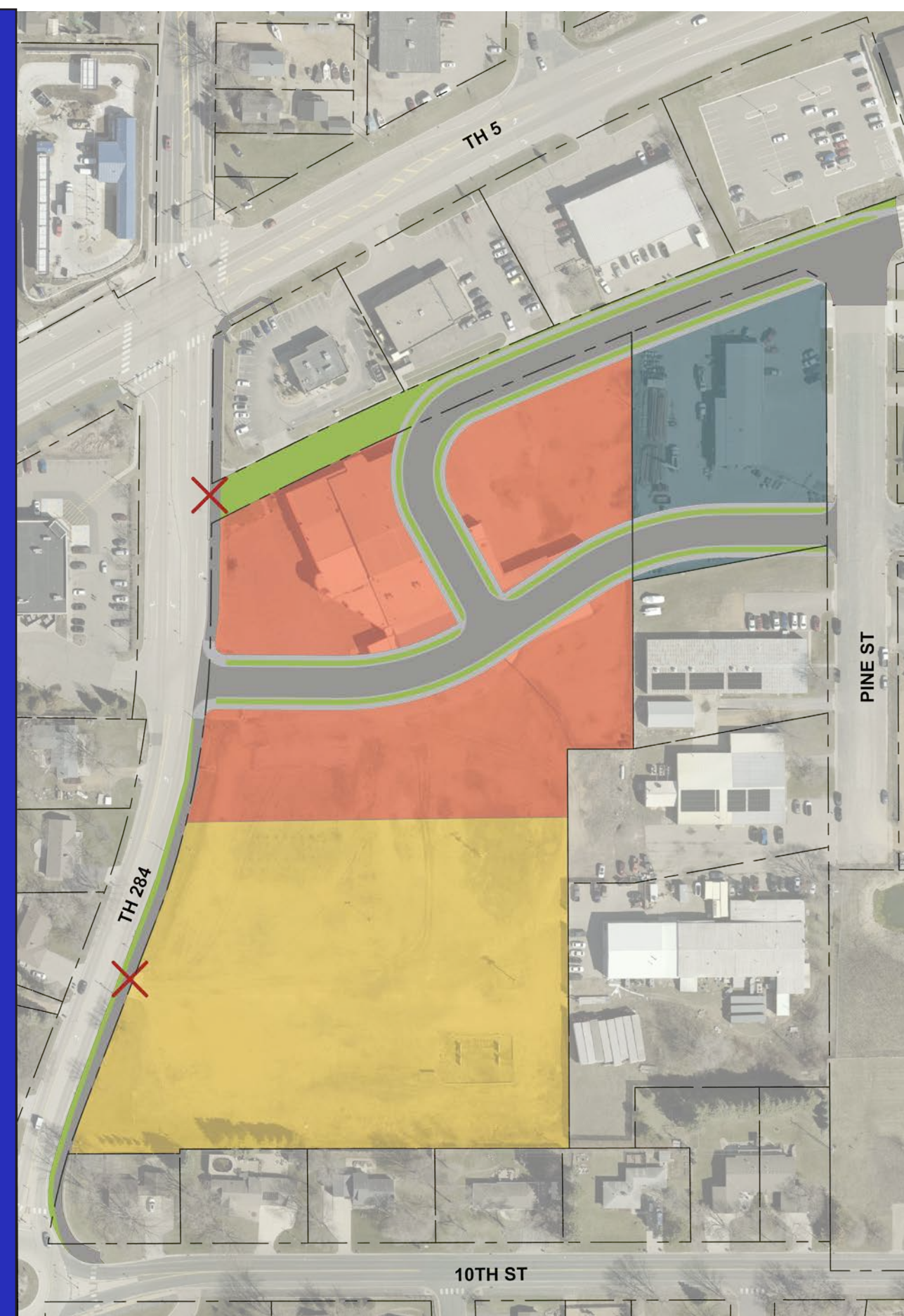


ROADWAY ALTERNATIVE B

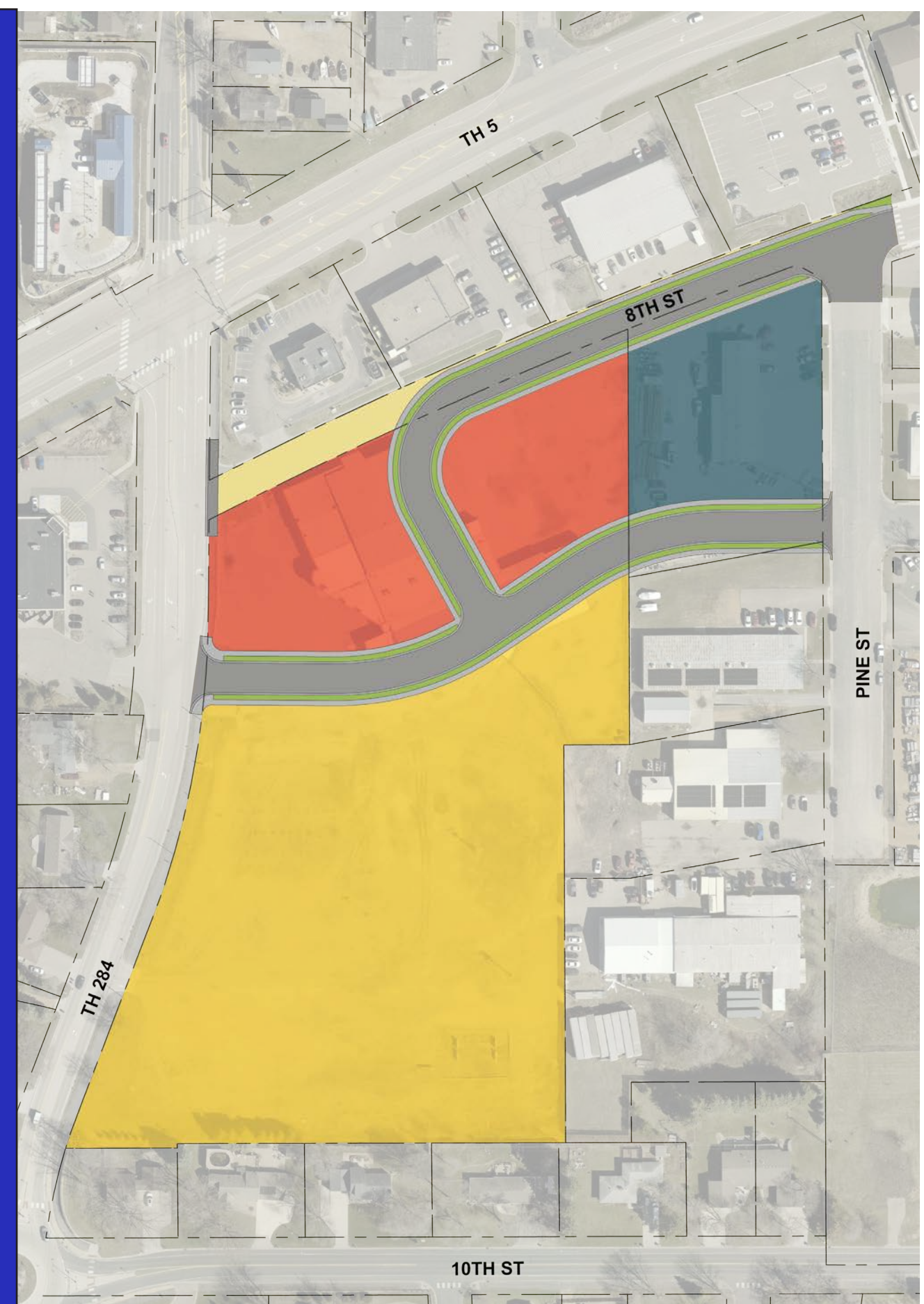
LAND USE CONCEPT B1



LAND USE CONCEPT B2



LAND USE CONCEPT B3



DESIGN PRINCIPLES



SHARE YOUR THOUGHTS!

Core Design Principles: A design principle is a guideline that helps shape how the site should be planned, organized, and built.

Share your thoughts on the design principles that are most important for the future development of the 801 Highway 284 site. Place a dot by each design principal that is important to you.

Your input will be used to refine the design principles and recommendations included in the Small Area Plan.



Compact Mixed Use Development:	Context Sensitive Site and Building Design:	Multimodal Connectivity:	Public and Semi-Public Spaces:
<i>Promote a compact and efficient development pattern that carefully balances residential and commercial uses within the same or adjacent buildings to support a vibrant, functional, and diverse urban environment.</i>	<i>Ensure that all development complements the existing character of Waconia through coordinated architecture, appropriate scale, high quality materials, and cohesive site design that functions well as a unified place.</i>	<i>Design a well-connected transportation network that prioritizes safe and accessible walking and biking routes, facilitates easy access from adjacent neighborhoods, ensures ADA compliance, and minimizes access points along major roadways.</i>	<i>Integrate publicly accessible and semi-public spaces as a central element of site design, while encouraging land uses that support community-oriented functions or partnerships with the city, fostering an active public realm and contributing to a healthy and sustainable tax base.</i>
Active Edges and Placemaking:	Integrated Green Space and Landscape Design:	Land Use Transitions:	Stormwater Management:
<i>Create visually engaging and pedestrian oriented streetscapes with features such as transparent facades, entrances facing sidewalks, outdoor activity areas, trees, and lighting that enhance the public realm and strengthen the identity of the site.</i>	<i>Incorporate trees, green spaces, and native vegetation throughout the site to enhance environmental performance, reduce impervious surfaces, and provide visual and physical connections to nature along streets and pathways.</i>	<i>Provide well-designed transitions between residential areas and more intensive land uses by incorporating buffering elements such as landscaping, building orientation, setbacks, and scale changes to ensure compatibility, protect residential character, and enhance overall site cohesion.</i>	<i>Identify and incorporate opportunities for water features that function as stormwater management systems while also enhancing the public realm, creating visible, attractive, and accessible elements such as rain gardens, ponds, and landscaped corridors that contribute to both environmental performance and placemaking.</i>