



CHAPTER 4
COMMUNITY INVOLVEMENT

Stakeholder Input

The community was involved in the planning process for this project in several ways, including City Staff, City Council, Planning Commission, Park Board, property owners within the SW growth area, developers, and other identified key stakeholders. This broad range of community involvement provided the planning team with input relating to valuable project information, identifying issues and questions, setting project goals, generating ideas, reviewing the alternative development concepts, and identifying the preferred development concept.

City Staff Meetings

The project's consultant team worked closely with a City Staff team, which included representatives from the Community Development, Engineering, Utilities and Parks & Recreation departments. Since this large-scale plan involves land use, transportation, parks, trails, and utilities, it was critical to have each of these City departments represented on the project team. Meetings with the City Staff team were held during each phase of the planning process to ensure that there was input from and consensus across the various City departments regarding the directions of the growth & development plan.

Joint CC/PC/PB Work Sessions

In order to keep the City Council, Planning Commission and Park Board engaged in the project's planning process, the project team held three (3) joint work sessions that included these three groups. Many members from these three groups also attended the Community Listening Session on June 26, 2012. On July 18, 2012, the work session was focused on the preliminary findings of the market analysis, context analysis, and discussion of the June listening session input. On September 20, 2012, the project team presented and received feedback on the preliminary market analysis report, the three alternative development concepts, and potential impacts on downtown Chaska revitalization goals. On October 24, 2012, the work session was focused on reviewing and discussing the draft preferred development concept.

Property Owners Meetings

Since this large study area encompasses a substantial number of property owners, the project team met with property owners almost monthly during the project. The project team held seven (7) meetings, including the June 26 listening session, which were open to all property owners within the SW growth area at the Chaska Community Center. The purpose of these meetings was to present information and draft concepts to the property owners' group to keep them up-to-date on the project and invite them to ask questions and provide feedback. Notes from the property owners' meetings are included in the Appendix of this plan.

Urban Design Workshops

Two urban design workshops were conducted as part of this project to generate development concept alternatives, bringing the context analysis together with the market analysis to identify key issues, opportunities, constraints and critical success factors. The urban design workshops resulted in the creation of the three (3) alternative development concepts and ultimately the preferred development concept that address the following elements:

- » *Preservation of significant natural features*
- » *Chaska Greenbelt concepts*
- » *Development sub-areas/"places"*
- » *Land uses*
- » *Transportation network – streets, sidewalks and trails*
- » *Street types*
- » *Downtown connections*
- » *Community park/open space system concepts*
- » *Gateway/interchange concepts*

On July 19th & 20th, the project's urban design consultants – HKGi and Design Workshop – conducted an in-house Growth Concepts Workshop, which also involved City Staff, to generate initial concept alternatives for the SW Chaska growth area. The goal of the two-day workshop was to generate up to three sketch development concepts that addressed the following elements: preservation of significant natural features, open space network, Chaska Greenbelt concept, development sub-areas/"places", land use patterns & mix, transportation network (streets, sidewalks & trails), downtown connections, community park, neighborhood parks, community gateways, etc. On the afternoon of the second day, City Staff and the project's civil engineering consultants participated in a review and discussion of the preliminary development concepts to identify issues and opportunities for refining the three alternative concepts. Notes from the Growth Concepts Workshop are included in the Appendix of this plan. On September 21, 2012, a Design Review Workshop was held to compare and critique the three alternative development concepts and begin to identify preferred directions for the growth & development plan. The workshop involved the project's urban design consultants and City Staff.

Developers Roundtable

An important aspect of creating a growth and development plan is to gain feedback, discussion and recommendations from the development community relating to the plan's feasibility. A Developers Roundtable, facilitated by HKGi consultants and City Staff, was held on November 7, 2012 with five developers. This group of developers represented the various development sectors being considered for the SW Chaska growth area, including industrial, office, retail, residential, and mixed-use. Information was presented about the SW Chaska study area, the market analysis, the alternative development concepts, the preferred development concept, and the draft phasing plan. During and following the presentation, the group provided a wide range of insightful comments relating to future development planning for the SW Chaska growth area. Notes from the Developers Roundtable are included in the Appendix of this plan.

Other Key Stakeholder Meetings

Other key stakeholders of future development in the southwest growth area include Carver County, City of Carver, Dahlgren Township, Eastern Carver County Schools District #112, Metropolitan Council and Southwest Transit. Carver County Public Works has jurisdiction of major roadways [CR 140, CR 11 (Jonathan Carver Parkway), CR 10 (Engler Blvd), CR 61 (Chaska Blvd)]. Carver County Watershed Management Organization (CCWMO) has jurisdiction of the West Chaska Creek watershed. Carver County Parks has jurisdiction of existing and future county trails, as well as the planned Southwest LRT Regional Trail. The City of Carver and Dahlgren Township share boundaries with the southwest growth area's western boundary. Additionally, Chaska has started a discussion with Dahlgren Township regarding potential future annexation of township land wedged between the City's current western boundary and new Jonathan Carver Parkway (CR 11). The school district was engaged regarding the potential for a future school to be located in the study area. Southwest Transit was engaged to discuss potential transit links and facilities. The Metropolitan Council will be required to review and approve the City's amendments to its 2030 Comprehensive Plan resulting from the Southwest Chaska Growth & Development Plan. City Staff engaged these other key stakeholders with individual meetings, since they were not involved in other project-related meetings. The purpose of these meetings was to share information with these key stakeholders about the project, get their input regarding issues related to future development in the southwest growth area, and discuss future steps relating to each stakeholder.

Public Meetings

Three opportunities for general community input were provided during the project:

- » *Community Listening Session in June 2012*
- » *Community Open House in November 2012*
- » *Public Hearing in January 2013*

A community listening session was held for the Southwest Chaska Growth & Development Plan project on June 26, 2012 at the Chaska Community Center. The meeting sign-in sheet showed 45 people attended the meeting, including City Staff and HKGi consultants. Following an overview presentation of the project's purpose, process, timeline and team, the consultants facilitated a group discussion based on some big picture questions. A significant amount of input was heard and the summary of the comments received was organized around these high level questions:

- » *What are your preferences for developing land in the SW Chaska Growth Area?*
- » *What have been some of the challenges with pursuing development in the SW Chaska Growth Area?*
- » *How do you feel about the 2003 planning process that resulted in the Heights of Chaska Concept?*
- » *What do you see as the most critical roles and responsibilities of the public sector in achieving successful development in the SW Chaska Growth Area?*

The full summary of comments is included in the Appendix of this plan. A community open house was held on November 7, 2012 at Chaska City Hall. The primary purpose of the community open house was to share information about the SW Chaska growth area; present the draft preferred concepts for land use patterns, roadway system, parks, trails and greenways; and invite questions and input regarding the draft preferred concepts. The format of the open house was oriented to project display boards that attendees could view and then ask questions one-on-one of the project team.