



Wayzata Boulevard Corridor Study Executive Summary

DRAFT | June 2023

EXECUTIVE SUMMARY

INTRODUCTION

An active and vibrant corridor contributes to a thriving community's identity while also providing access to destinations. Wayzata Boulevard serves as not only a major roadway within the community but also connects thriving retail areas and welcoming neighborhoods. Future development and transportation investments will shape that experience for years to come.

The Wayzata Boulevard Corridor Study set out to explore the future potential for this key area of the community. The study engaged with the community and analyzed technical data to create a framework and strategies to guide decision making along the corridor. The outcomes are organized into four topics: Land Use & Development, Safety Improvements, Transportation & Mobility, and Public Realm. Successful implementation of the study will require a comprehensive approach to all physical infrastructure areas and active collaboration with the community and local partners.

HOW TO USE THE CORRIDOR STUDY

This study was designed to express the community's preferences for a wide range of factors affecting Wayzata Boulevard, including its visual and physical character, services, amenities, transportation system, future development, and experiences. It is intended to be used by city staff, developers, elected officials, and economic development professionals as a framework for future decision making. The Corridor Study should not be viewed as an uncompromising "blueprint" for what Wayzata Boulevard will look like, but rather a guide for decisions that support the community's desires specific to the area.



CORRIDOR VISION

A vision for Wayzata Boulevard and supporting guiding principles were developed through the planning process to represent the community's needs and desires for the corridor. The vision statement represents the desired condition of the corridor and will guide future decision making. The eight supporting guiding principles provide a specific call to action and should be used as a tool for evaluating and directing future plans, decisions, and investments.

Wayzata Boulevard is a central element of the community's identity, providing connections, spaces, and destinations for community members and visitors. The corridor provides an opportunity for social, physical, and employment connections. The Wayzata Boulevard vision embraces the following key elements:

SENSE OF PLACE AND IDENTITY

Wayzata Boulevard serves as the gateway to the community, greeting visitors and welcoming residents home, so it is imperative to create unique opportunities to highlight the community charm and identity.

MOBILITY OPTIONS

Investment in Wayzata Boulevard will support safe and efficient mobility for all transportation modes.

PEDESTRIAN SAFETY

While safe transportation for all is important, investment to improve and complete the pedestrian network is a priority.

RESIDENTIAL VIBRANCY

Wayzata Boulevard and the surrounding area is the heart of the Wayzata Community, fine grained land use adjustments and overlay zoning will provide opportunities to enhance existing residential areas and allow for varied redevelopment.

DESTINATIONS AND ACCESS

Many destinations within the community can be accessed from multiple modes, balancing access with overall mobility goals is a priority.

RANGE OF EMPLOYMENT

Wayzata Boulevard businesses provide a range of employment opportunities within the community, create opportunities for community members, provide needed community services, and welcome visitors into the community on a daily basis.

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KEY RECOMMENDATIONS

The framework of recommendations with the corridor study are organized in two ways – by type of physical investment and by location along the corridor. This organization creates opportunities to use a holistic view of the corridor while respecting the unique context and conditions within the community.

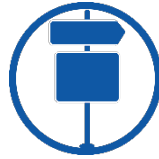
PHYSICAL INVESTMENT CATEGORIES:



Land Use & Development:

Overall guidance for land use

decision making and strategies for development and redevelopment investments within the community.



Safety Improvements:

Short-term improvements

that support the safety of all travelers – walking, biking, rolling, driving, etc.



Transportation & Mobility:

Safety improvements include elements

that support the movement of people and goods throughout the corridor and to their destination.



Public Realm:

Investments to the boulevard and right-of-way that





support the identity of the corridor and serve as a gateway into the community.

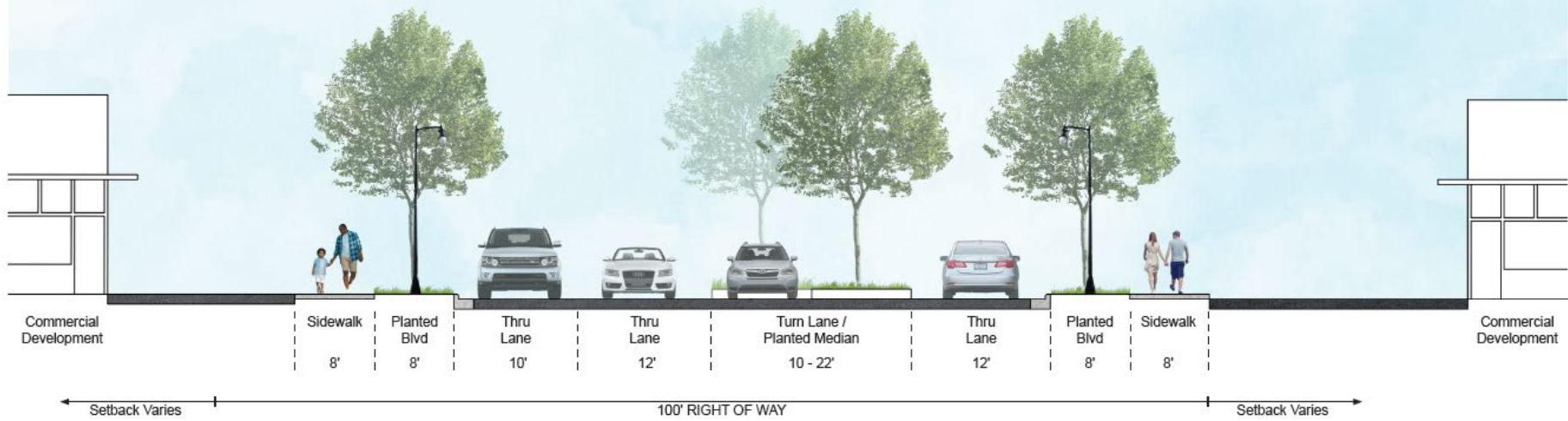
CORRIDOR SEGMENTS:



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EAST GATEWAY: HIGHWAY 12 TO SUPERIOR BOULEVARD
(Hennepin County controlled right-of-way)

 <p>Land Use & Development</p>	 <p>Safety Improvements</p>	 <p>Transportation & Mobility</p>	 <p>Public Realm</p>
<p>This land use guidance supports a variety of mixed-use development, balancing commercial and residential development.</p> <p>Colonial Square was identified as a land use/redevelopment opportunity.</p>	<p>Short term safety improvements were identified at the Wayata Blvd intersections with Central Ave and Bushaway Rd to improve safety along the corridor. These improvements include signal timing upgrades, curb extensions, and connecting sidewalks.</p>	<p>The transportation recommendations focused on maintaining four travel lanes through the segment, with the introduction of a planted median to reduce turning movements. Recommendations also include mid-segement crossings for bikes/pedestrians.</p>	<p>Public realm opportunities focused on activating the frontage and pedestrian zones to create a welcoming and inviting spaces for people to gather.</p> <p>Opportunities to enhance the east gateway into the community were also identified.</p>



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NORTH GATEWAY: CENTRAL AVENUE

(Hennepin County controlled right-of-way)



Land Use & Development

This land use guidance supports a **variety of mixed-use development** to the east and maintenance of **residential uses** to the west.

Colonial Square was identified as a land use opportunity.



Safety Improvements

Short term safety improvements were identified at the **Central Ave and Wayzata Blvd intersection** to improve safety along the corridor. These improvements include **signal timing upgrades, curb extensions, and connecting sidewalks.**



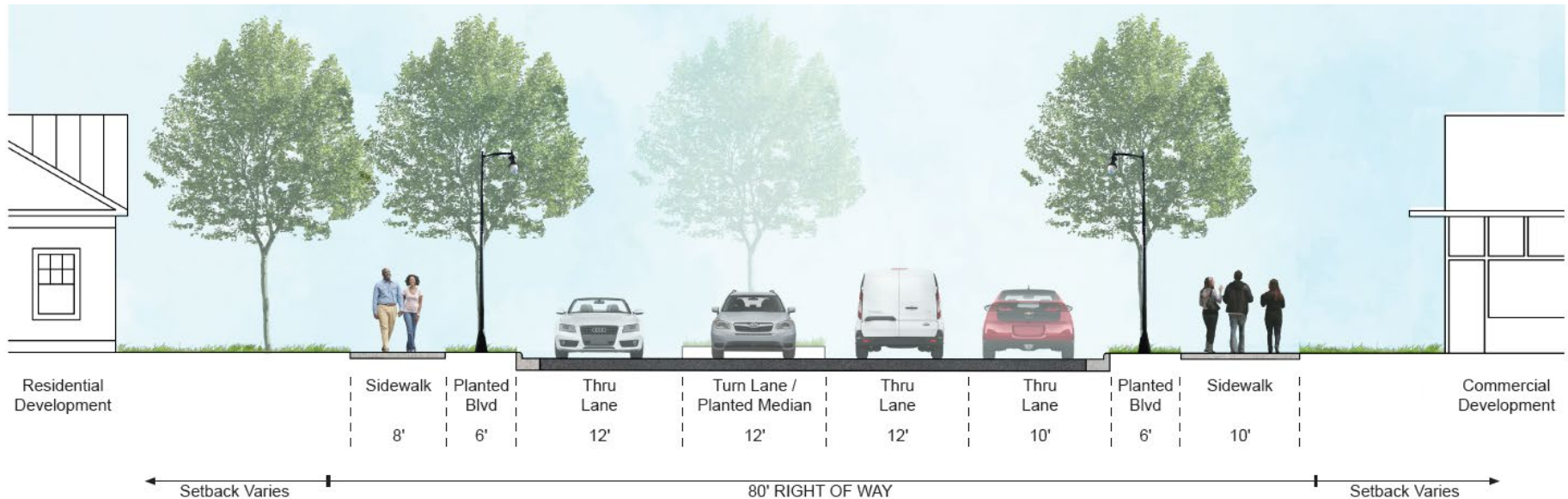
Transportation & Mobility

The transportation recommendations reinvisioned this segment to provide **two northbound lane and one southbound lane, with a center left turn lane.** Recommendations also include **mid-segement crossings for bikes/pedestrians.**



Public Realm

Public realm oppoortunities focused on **enhancing the boulevard or buffer zone** to increase the feeling of comfort for non-motorized travlers. Opportunities to **enhance the north gateway** into the coummunity were also identified.



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WAYZATA BOULEVARD TOWN CENTER: SUPERIOR BOULEVARD TO MINNETONKA AVENUE *(City of Wayzata controlled right-of-way)*



Land Use & Development

This land use guidance **maintains the existing residential neighborhood** with opportunities for **neighborhood commercial and mixed-use development**.

Three sites were identified as a land use/redevelopment opportunities in the segment.



Safety Improvements

Short term safety improvements were identified at the Wayata Blvd intersections with **Broadway Ave and Superior Blvd** to improve safety along the corridor. These improvements include **signal timing upgrades, curb extensions, and truck aprons**.



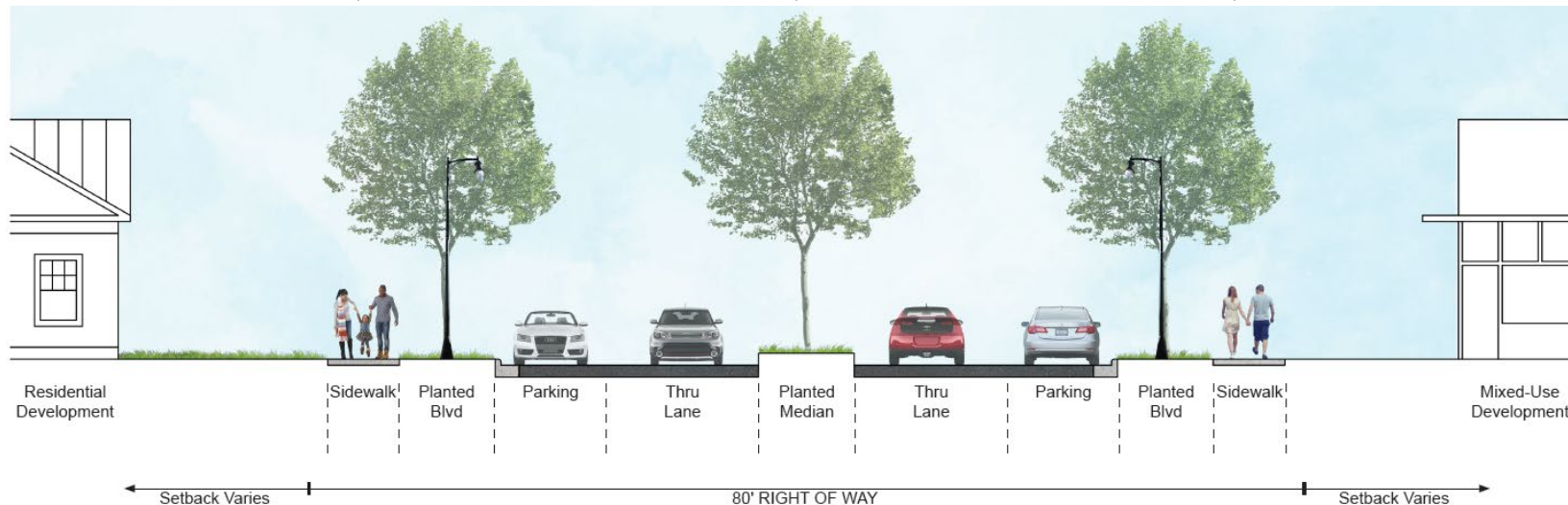
Transportation & Mobility

The transportation recommendations **maintained the existing design of the roadway** with the center median and travel lanes with shoulders that provide on-street parking. Spot improvements were identified at Walker Ave and Chicago Ave to reduce the crossing distance.



Public Realm

Public realm oppoirtunities focused on **activating the frontage and pedestrian zones** to create a welcoming and inviting spaces for people to gather.



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WEST GATEWAY: HIGHWAY 12 TO MINNETONKA AVENUE (City of Wayzata controlled right-of-way)



Land Use & Development

This land use guidance supports the maintenance of a **variety of residential and public uses**. **Mixed-use development** opportunities were identified around the current park-and-ride. The **Metro Transit Park-and-Ride** and **Wayzata Medical Spa** were identified as land use/redevelopment opportunities.



Safety Improvements

Short term safety improvements were identified at the Wayzata Blvd intersections with **Ferndale Rd and Barry Ave** to improve safety along the corridor. These improvements include **bike crosswalks, closure of channelized right turn lanes, and connecting sidewalks**.



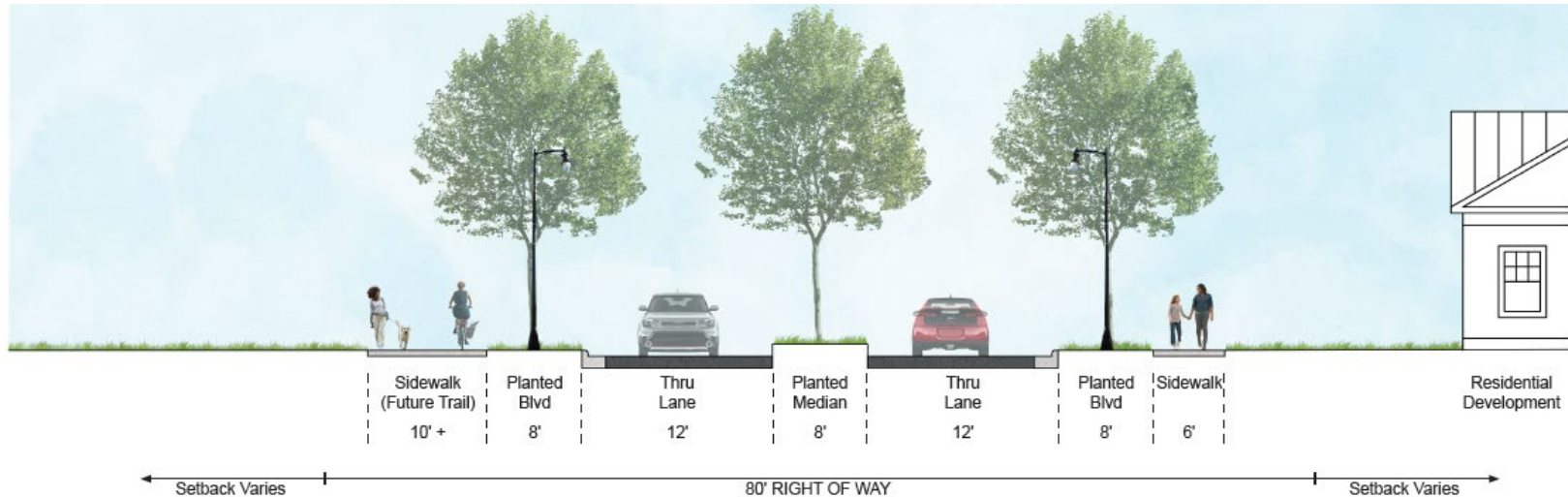
Transportation & Mobility

The transportation recommendations focused on **maintaining two travel lanes, with a planted median** extending from the Wayzata Town Center segment design. Opportunities for intersection modifications, including roundabouts, were identified at Barry Ave and Ferndale Rd.







Public Realm

Public realm opportunities focused on **activating the frontage and pedestrian zones** to create a welcoming and inviting spaces for people to gather. Opportunities to **enhance the west gateway** into the community were also identified.



IMPLEMENTATION PLAN

Implementation actions include regulatory, programming, planning and guidance actions, and strategies to help the community achieve its vision for Wayzata Boulevard. The implementation plan is split across three segments of a 10+ year timeline to monitor the overall pace of action. The following table identifies the general focus for each topic within the three implementation timelines.

Implementation Timeline	 Land Use & Development	 Safety Improvements	 Transportation & Mobility	 Public Realm
Short Term Actions: 0-4 years	<ul style="list-style-type: none"> Update land use regulations (e.g., zoning ordinance) and policy guidance. 	<ul style="list-style-type: none"> Construct primary safety improvements within Wayzata controlled right-of-way (ROW). 	<ul style="list-style-type: none"> Design roadway improvements for segments of Wayzata controlled ROW. 	<ul style="list-style-type: none"> Update public Realm policies.
Medium Range Actions: 4-10 years	<ul style="list-style-type: none"> Support and review redevelopment inquiries and applications 	<ul style="list-style-type: none"> Construct safety improvements within Hennepin County ROW. 	<ul style="list-style-type: none"> Implement transportation improvements within Wayzata controlled ROW. 	<ul style="list-style-type: none"> Invest in gateway treatments, wayfinding and public art investments.
Long Range Actions: 10+ years	<ul style="list-style-type: none"> Support and review redevelopment inquiries and applications 	<ul style="list-style-type: none"> Monitor safety and assess additional improvements. 	<ul style="list-style-type: none"> Implement transportation improvements within Hennepin County ROW 	<ul style="list-style-type: none"> Invest in gateway treatments, wayfinding and public art investments.