November 24, 2026

Future of the Village



Changing the paradigm. Getting it done.

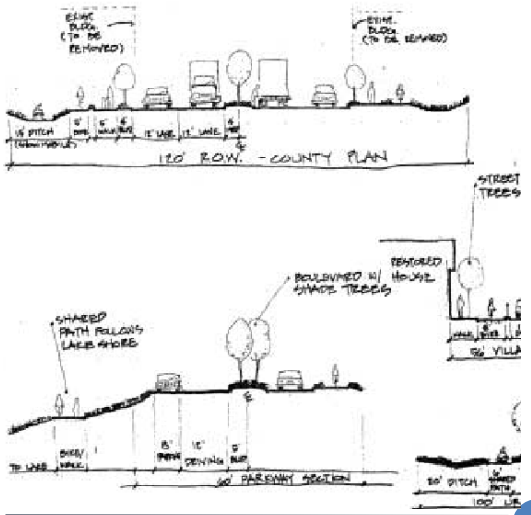


LANDERGROUP
urban placemaking

BUILD:PUBLIC

BUILD:PUBLIC

A History of Lake Elmo Planning



1998
Minnesota Design Team



2007
Close Village Area Master Plan



2013
Branding and Theming Study

DAMONFARBERASSOCIATES



2024
Lake Elmo Village Vision Study

BOLTON & MENK

2026 City Issues RFP for TND in September

Consistent Planning Principles

- Walkability
- Connectivity
- Human Scale
- Mixed-Use Core
- Traditional Building Form
- Housing Diversity
- Prominent Public Realm
- District Stormwater
- High-quality Streetscape
- Shared Parking

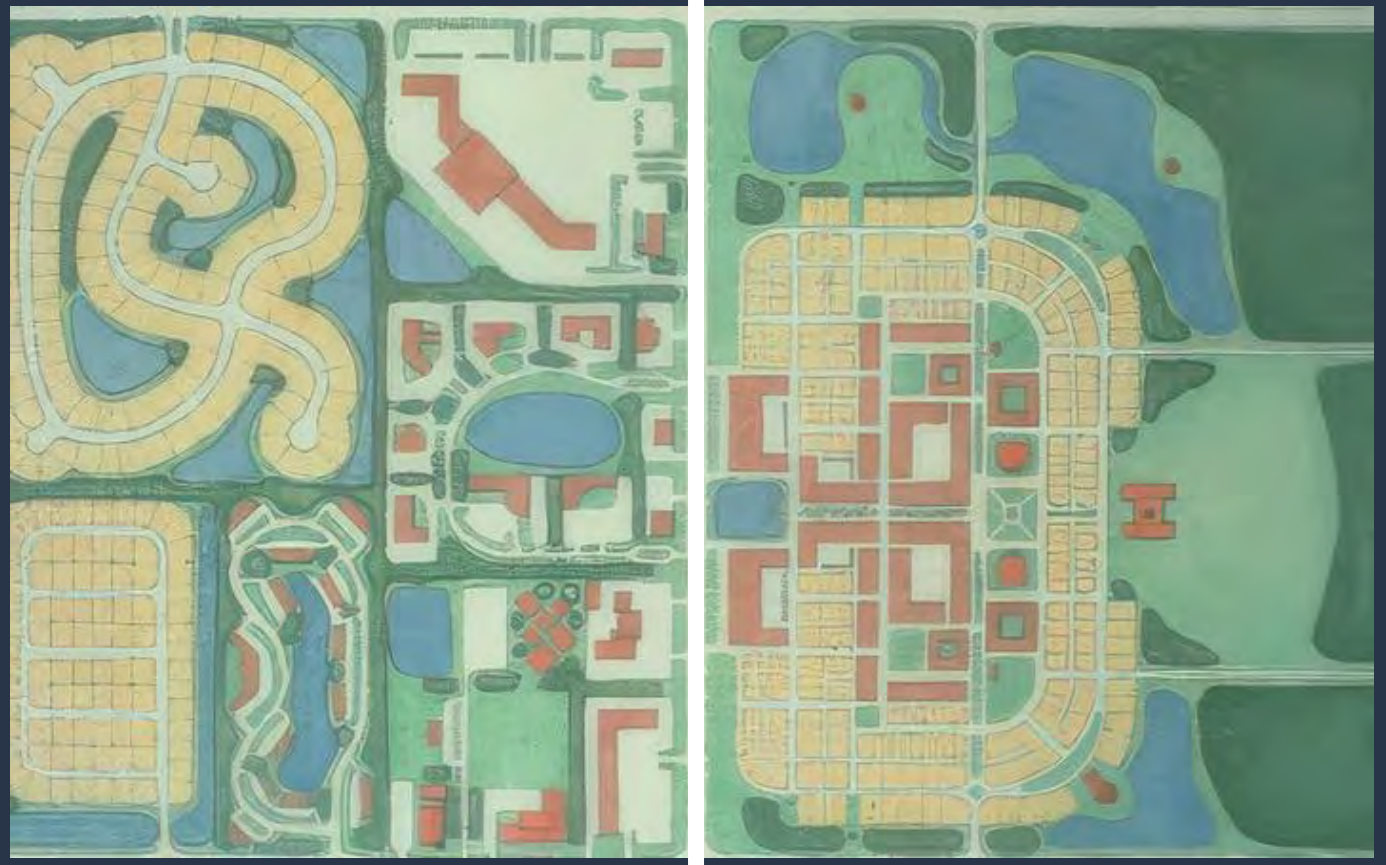
Current System vs New Traditional

Current System

Legal

- Simple
- Current code
- Little public investment
- Disconnected
- Separated uses
- No clear center
- No center
- Sprawling footprint
- Minimal open space

Suburban | Traditional



New Paradigm

Not Legal

- Complex
- Form-based code
- Public realm investment
- Connected
- Mixed-use
- Clear town center
- Preserve open space
- Compact footprint
- Major open space

Sustained Civic Leadership

Proactive + Community + City Council + Steward/Invest Public Resources

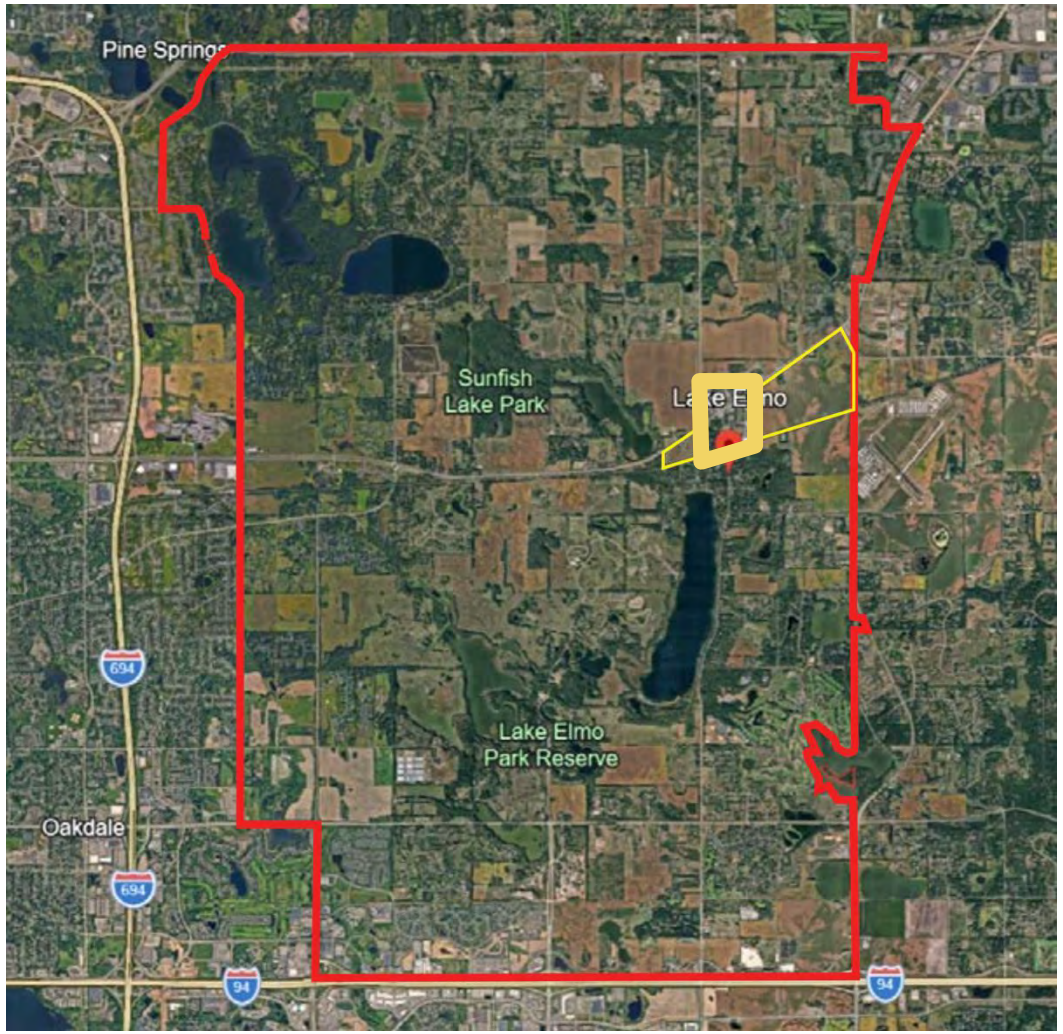
+ Built Over Time

Specialized Expertise & Tools

Experienced Leadership + New Codes and Standards

+ Multidisciplinary Practitioners

City of Lake Elmo



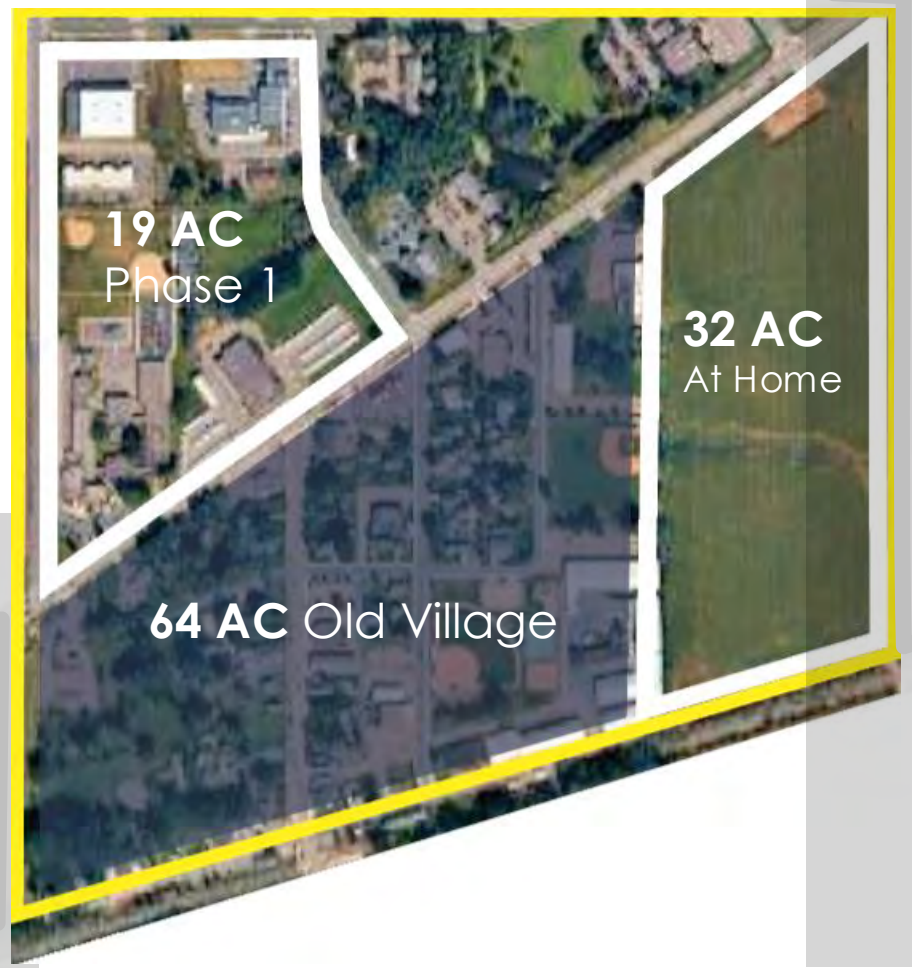




14,144 AC total land / 146 AC town center

Village Center

146 AC total village area



108 AC
Phase 2 East

23 AC
Phase 2 West

Protect and Connect Historic Core



What does that mean for Lake Elmo?

- Connect streets all directions
- Leverage existing assets
- Extend pedestrian network
- Maintain human scale
- Rebuild Stillwater Blvd frontages
- Complete district streetscape
- Identify appropriate infill sites
- Introduce shared parking
- Protect Hegstrom Park

Complexity Requires a Conductor.

Engage Town Developer

Reports directly to City Council • Selects and directs TND specialists

Critical: **civil** and **traffic** engineer experienced in NACTO standards.

- Legal
  - Site acquisition
  - Development Agreements
  - Contracts
  - Compliance
- Finance
  - Public
  - Private
- Economics
- Financial Analysis
- Economic Development

- Design
  - Architectural
  - Landscape
  - Interior
  - Site Planning
- Market Knowledge
  - Economics
  - Research
- Sales and Marketing
  - Residential
  - For Sale For Rent
  - Mixed-use
  - Commercial

- Engineering
  - Civil
  - Traffic
  - Structural
  - Soil
  - Environmental
- Construction
  - Infrastructure
  - Residential
  - Commercial
- Property Management

Town Developer Compensation

- Fee for service
- Contract paid on performance
- Individual project plan review fees
- Project management fees for public realm projects

Establish Design Center

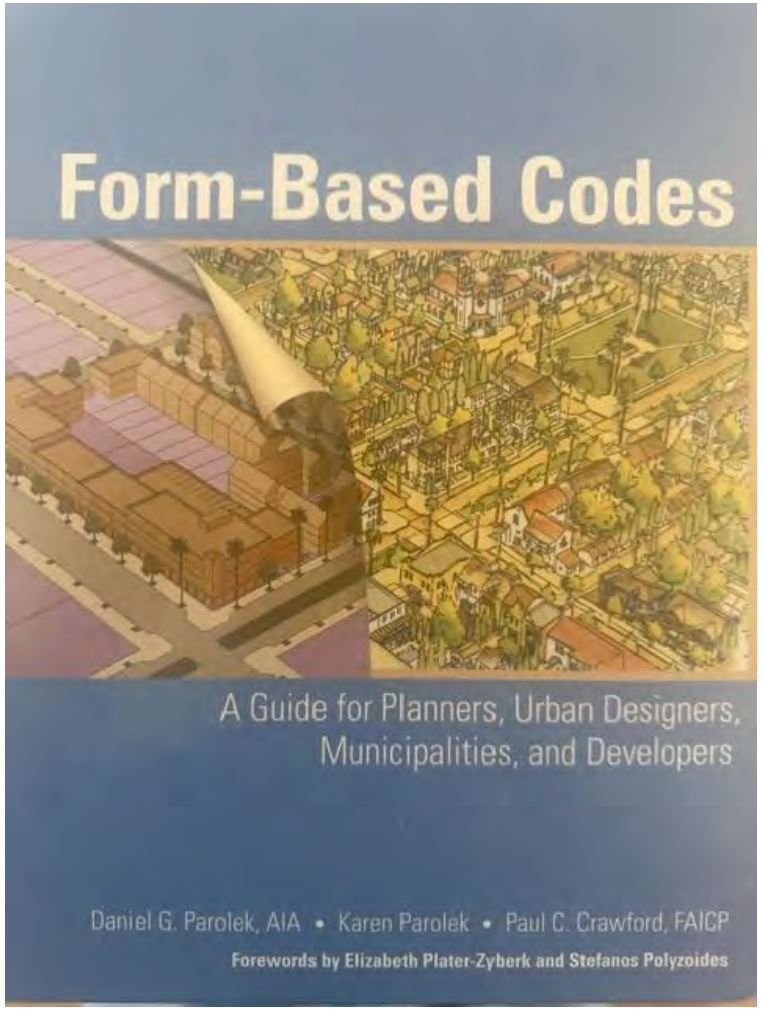
- Staffed by a Town Architect
- Administer form-based code
- Interactive review process
- Promotes individual property role in the whole
- Replaces planning commission

Make it Legal: Rework Codes



Rule #9
Fix your Codes

- Adopt form-based codes
- Focus on frontage standards
- Integrate mix of uses
- Design center review



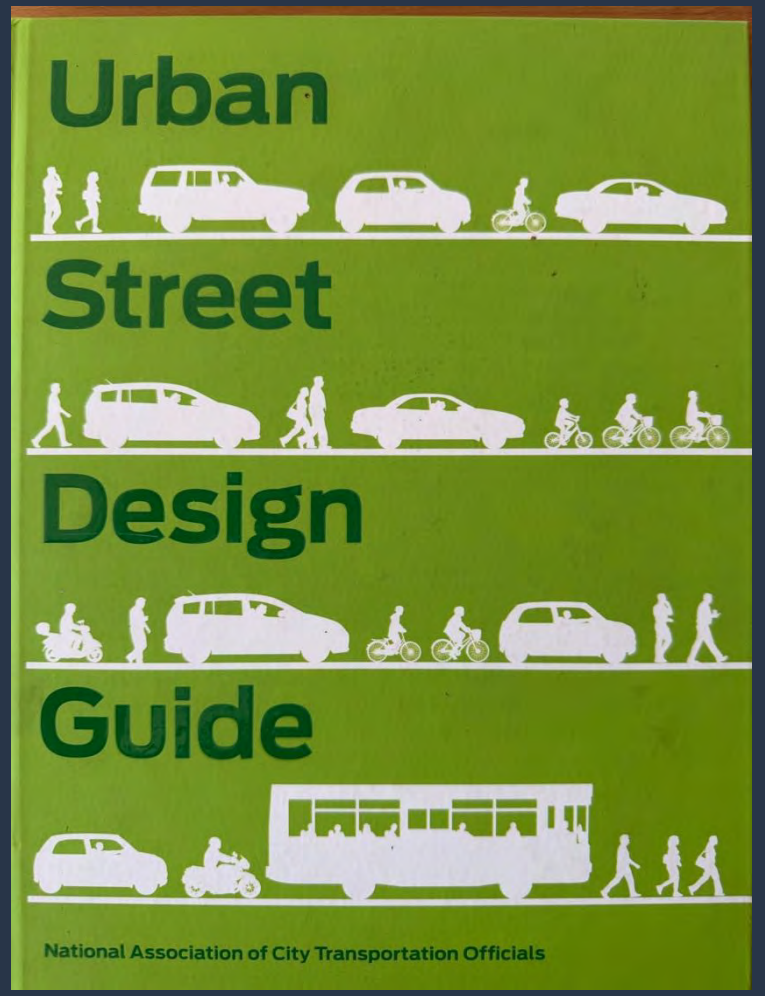
Make it Legal: Rework Codes



Rule #9
Fix your Codes

Adopt NACTO urban street and stormwater standards.





Commit Public Funding Sources

- Pay as you go Tax Increment Funding (TIF)
- Metropolitan Council Livable Communities Grant
- County and city public works budgets
- Private development contributions

Public Realm Investment Uses

- Stillwater Blvd
- New Streets
- Utilities
- Parks
- Stormwater
- Parking
- Affordable housing
- Site acquisition
- Small Business Fund
- Public Art
- Marketing

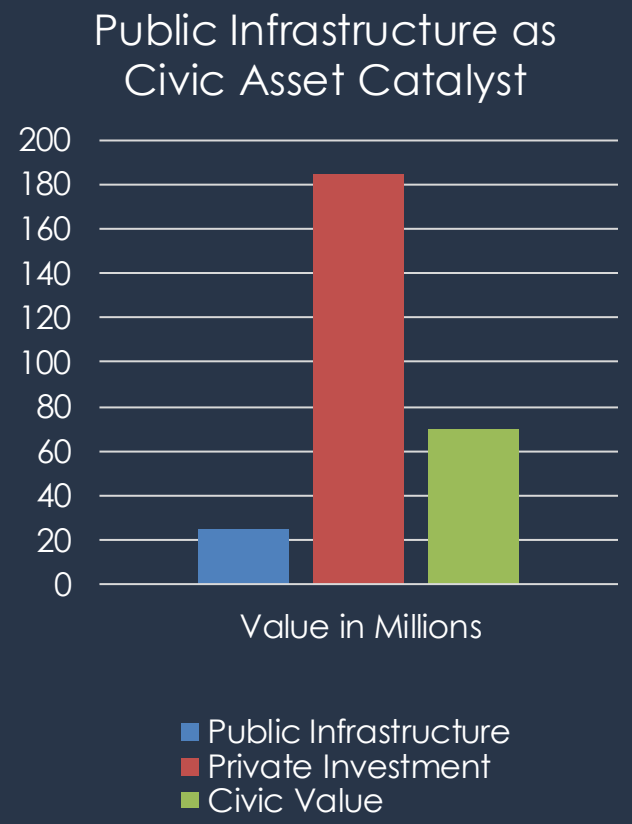
Density & Public Realm Add Value

Costs 2.5 x

- More to build
- More to maintain
- More to replace

Adds Value

- Generates 3-4x tax value
- Net 1.5-2x value
- Additional 5-15% for ‘place'



Source: Strong Towns and Urban 3

Lander Group Precedents



Excelsior & Grand

St. Louis Park, MN
1999

- Public realm plan
- Town center
- Changed the code
- Mixed use
- Shared parking

PUBLIC INVESTMENT
$30M

PRIVATE INVESTMENT
$160M



Phoenix Park

Eau Claire, WI
2007-2020

- Public realm plan
- Extend street grid
- Incremental buildout
- Mixed use
- Multiple developers

PUBLIC INVESTMENT
$10.5M

PRIVATE INVESTMENT
$100+M

Lander Group Precedents



Wacouta Commons

St. Paul, MN
1998-2005

- Public realm plan
- Park at the heart
- New downtown neighborhood
- Mixed income housing

PUBLIC INVESTMENT
$15M

PRIVATE INVESTMENT
$90M



The Boatworks Commons

White Bear Lake, MN
2012

- Public realm plan
- Waterfront
- Mixed use
- Private implementation

PUBLIC INVESTMENT
$4.5M

PRIVATE INVESTMENT
$14M

Lake Elmo Potential

School District + Fury Motors = 19 AC

$

Total Private Dev: $36M

Saleable Land:	16 AC
Land Value:	$10M
Taxable Land Area:	8 AC
FAR .25 | 90,000 sq ft	
VCC:	8 AC

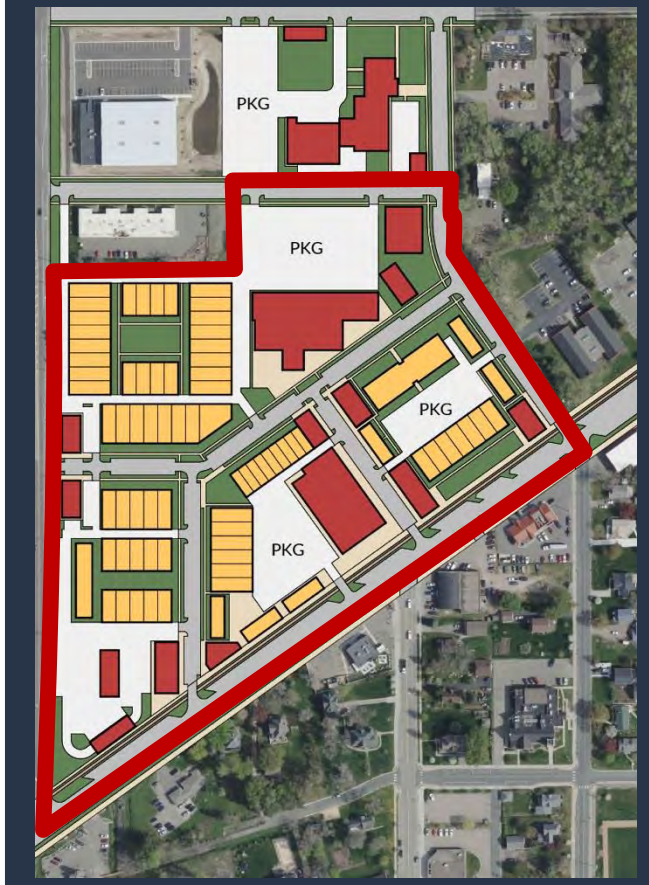
No Public Investment

- Private surface parking
- Individual storm water

Suburban



Traditional



$$$

Total Private Dev: $90M

Saleable Land:	14 AC
Land Value:	$13M
Taxable Land Area:	11.5 AC
FAR 1.2 | 300,000 sq ft	
VCC:	2.5 AC

Public Investment : $15M

- Public Realm
- Shared parking
- District storm water

Traditional Neighborhood Development
233 residential +
50,000 sq ft commercial



Real Estate Value: **$92M**

Existing Suburban Development 1
66 Units

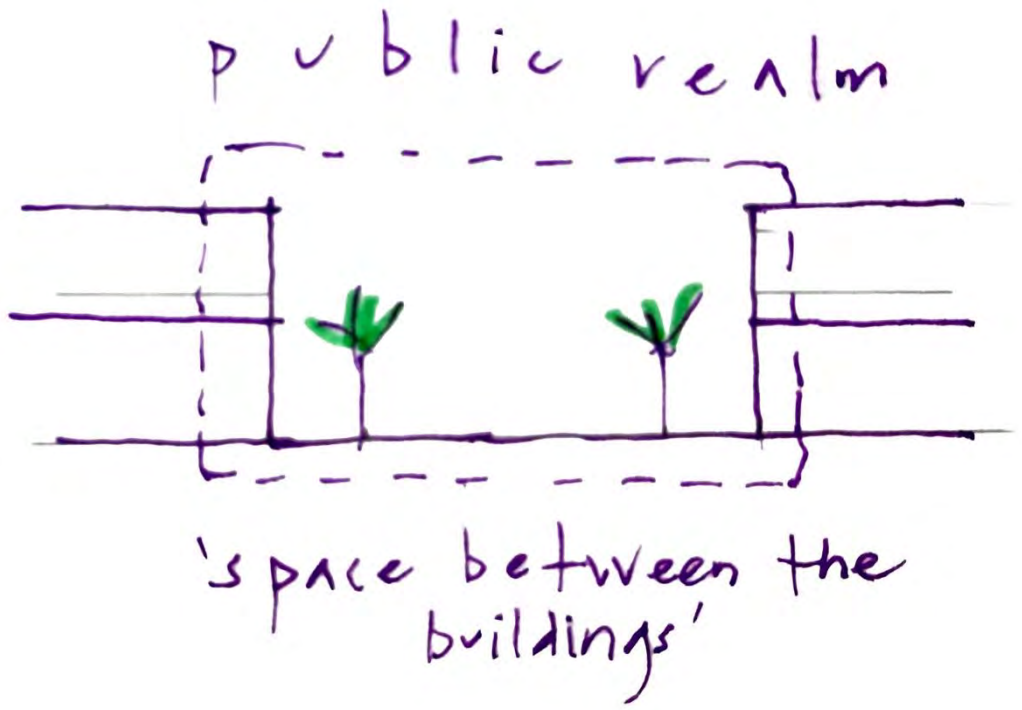


Real Estate Value: **$36M**

Existing Suburban Development 2
70 Units



Real Estate Value: **$40M**



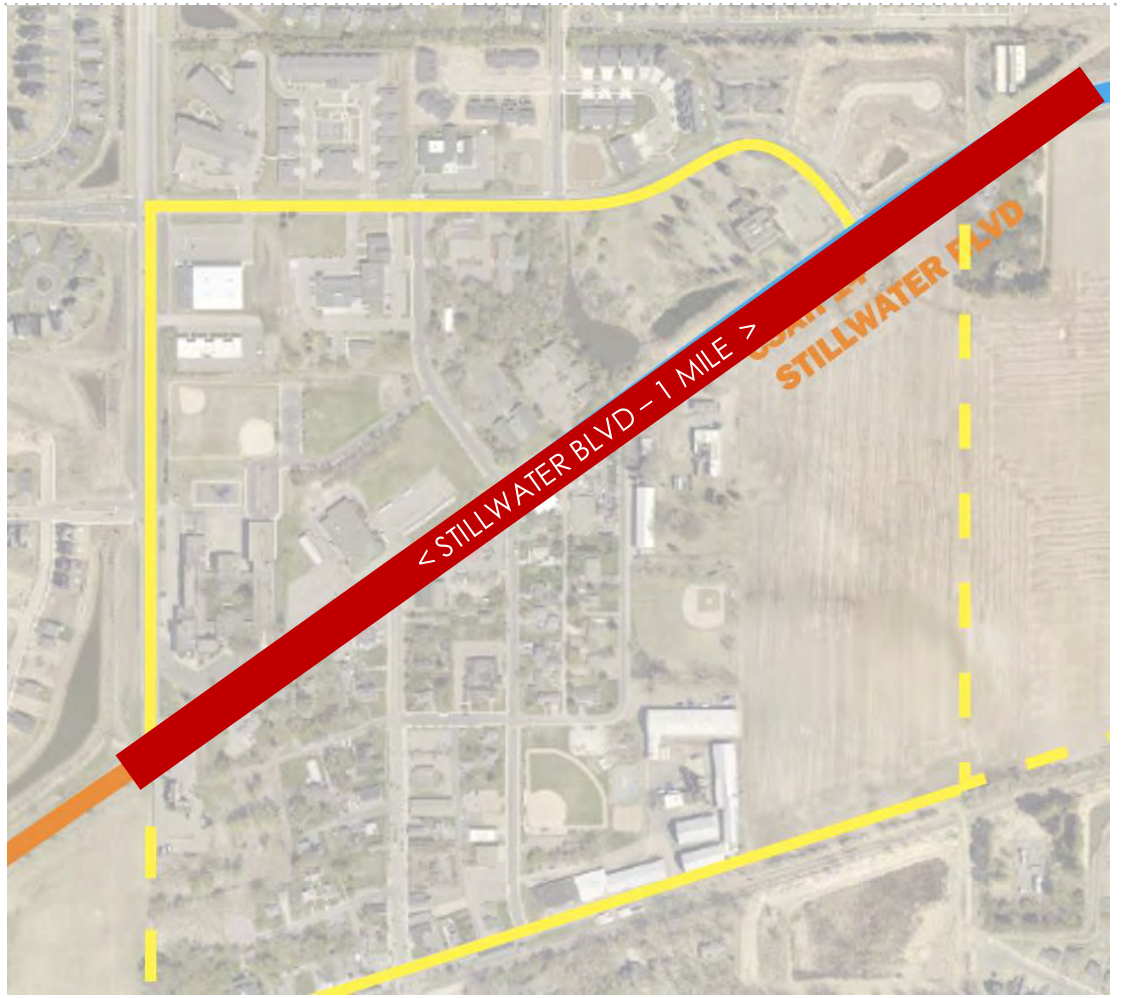
Start With the Public Realm

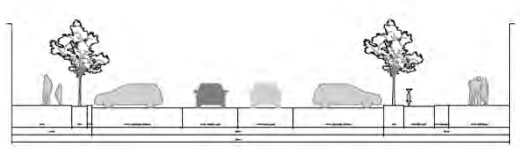
- Reform Stillwater Blvd
- New streets and blocks
- District-wide streetscape
- New and improved parks
- District stormwater system
- Shared parking
- Dedicated bike lanes
- Broad sidewalks and safe crossings

Reform Stillwater Blvd

- Reduce speed to 25 mph
- Safer crossings
  - Broad sidewalks
  - Separated bike lanes
- 11' drive lanes
- On-street parking
- Continuous street trees

- **County road to village street**
- **Delivers 2-3X economic value**





Diagonal parking

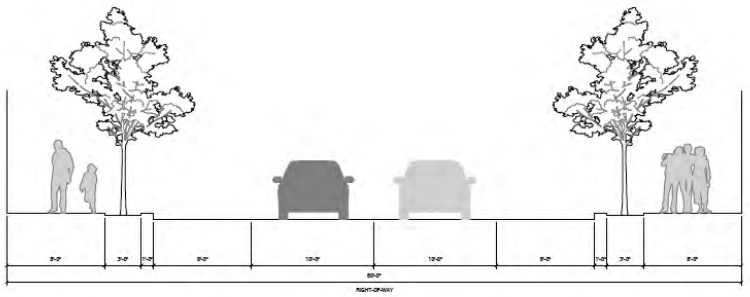


Parallel parking with median

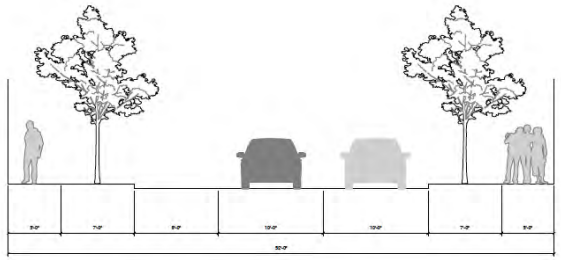
Stillwater From Road to Street: urban-advantage.com



Establish New Streets and Blocks



North District (parking both sides) **36'**



South District (parking one side) **28'**



Sub-developers build out blocks as market demands.

Focus On Street Frontages

Residential







Focus On Street Frontages

Commercial



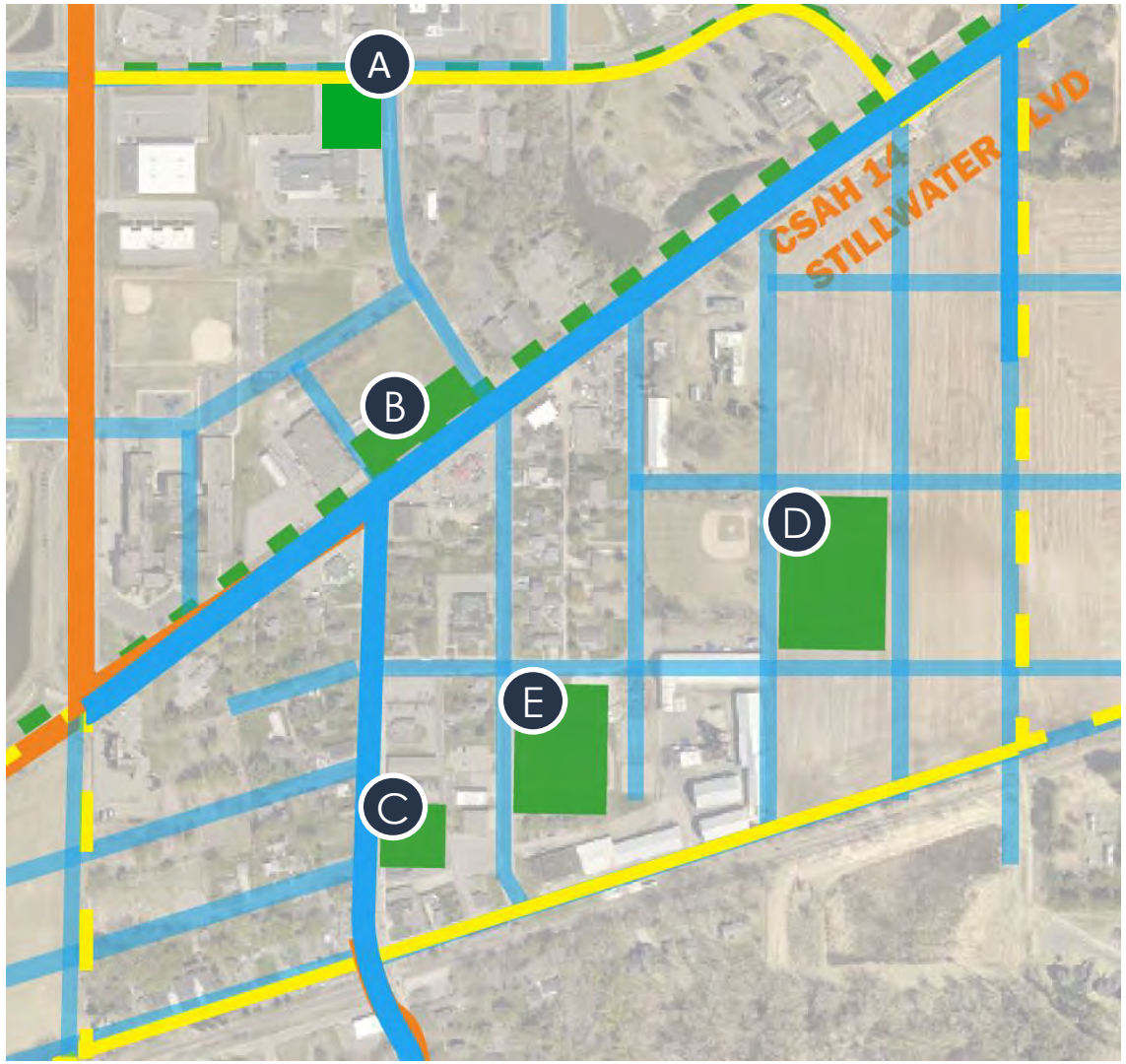




Establish Park Network

- A New City Hall park
- B New Town Center green
- C Protect Hegstrom Park
- D New At Home park
- E Existing Lyons Park





Plan District Stormwater System

Plan and implement a district stormwater management strategy that includes capturing, holding, cleaning, and discharging the stormwater in a district-wide system.

Primary retention areas in parks and parking lots.



More useable surface area



Retention as amenity



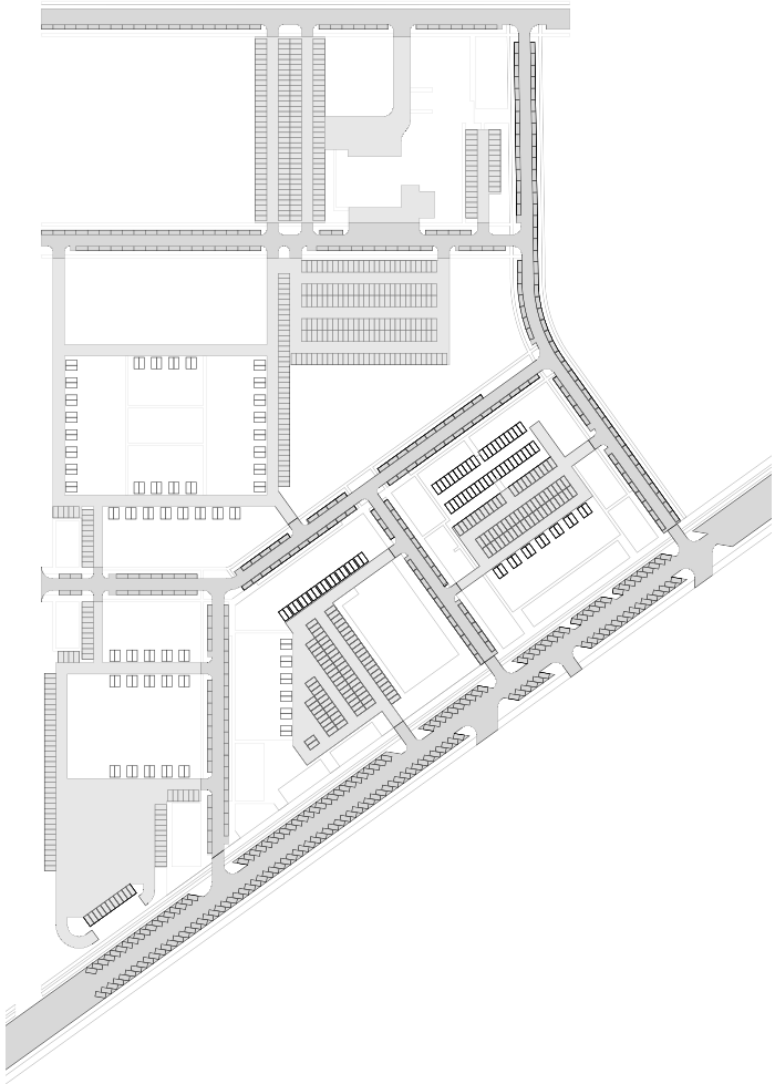
Parking. Parking. Parking.



Rule #63

Put Curb Parking Almost Everywhere

- Plan at a district level
- Add on-street parking almost everywhere
  - On-street
  - Off-street
  - Garage
  - Limited structures
- Meet the market requirements
  - Ownership
  - Rental
  - Varied commercial



Cultivate Local Micro Businesses

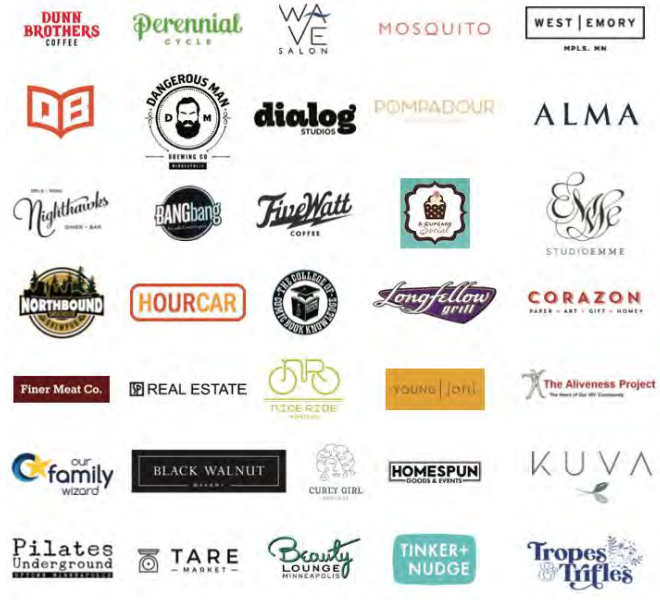
Activate the street.

- Identify, solicit, and qualify tenants
- Provide support and training - design, finance, marketing, merchandising
- Collaborate with Villager group
- Encourage pop-up and kiosk tenants
- Promote, promote, promote









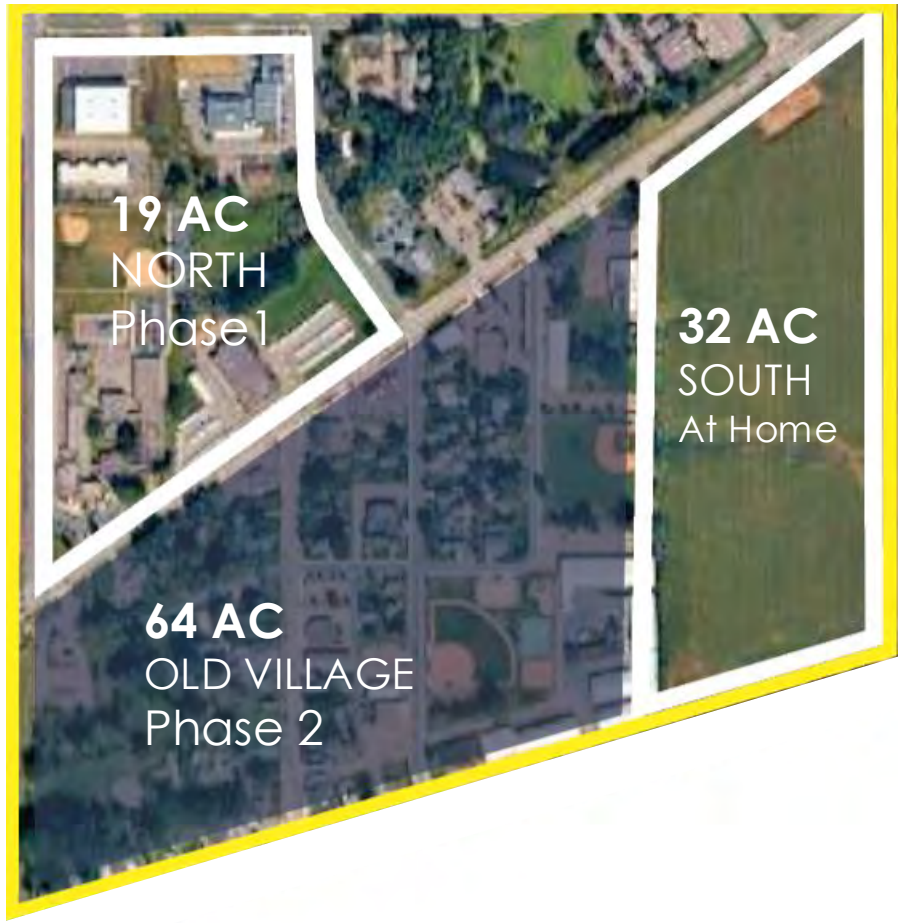
Encourage Public Art











Village Center Neighborhoods

146 AC Total Village Area

North District PHASE 1

170 Rental Apartments		Commercial	55,000 sq ft
70 For Sale Homes		Community Center	50,000 sq ft
		Library	20,000 sq ft



North District PHASE 1



Private Development Investment

PHASE 1



Fury Automotive Adaptive Reuse	$5,500,000
4 x 10 Unit Rental Apartments	$9,000,000
10 One-Story Cottages	$4,500,000
12 Two-Story Row Homes	$5,000,000
Kwik Trip	$5,000,000
Local Coffee	$1,500,000
TOTAL	**$30,000,000**

Public Improvement Costs

PHASE 1



New Ryle	510 lin'	$1,800.00	$920,000
Rebuilt Stillwater	1500 iin'	$2,000.00	$3,000,000
New Lake Elmo North	380 lin'	$1,800.00	$680,000
Stormwater	8 AC	$80,000.00	$640,000
Contingency			$760,000
TOTAL			**$6,000,000**

Fury Adaptive Reuse

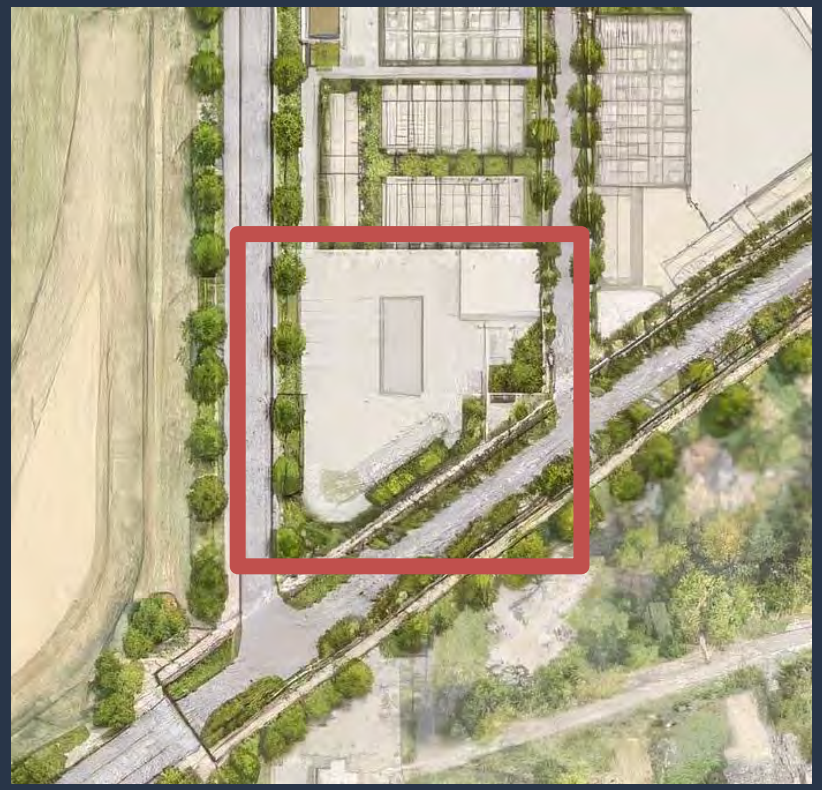


- Activates east façade with seven store fronts
- Small retail bays for local businesses
- 7,000 sq ft brewery or restaurant
- 10,000 sq ft classic car exhibit





Kwik Trip



Supports neighborhood walkability

- 7,000 sq ft corner market
- Two-bay car wash
- Gas station facility

Economic impact for Lake Elmo

- Brings 20+ new full-time jobs
- New property tax base
- New sales, gas, payroll taxes

Kwik Trip

NE on Stillwater Blvd





1



2

N across Stillwater Blvd and Ryle

Kwik Trip





Stillwater Blvd and Ryle

Local Coffee with Drive Through (Exception to Plan)



- Keep sales in town
- Supports corner neighborhood café
- Design maintains pedestrian quality
- Creates a "third place"

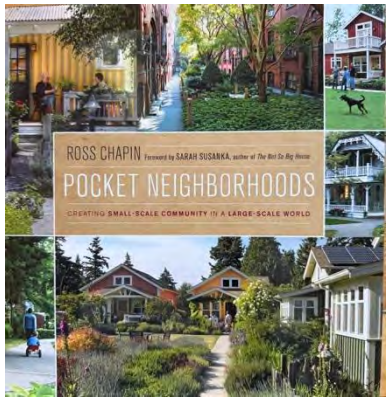




Cottage Court



- Ten 1,100 sq ft homes for sale
  - 2 car attached garage
  - Private courtyard
  - Front porch
- Two 10-unit rentals with surface parking







Two Story Townhouses



- Twelve for sale two-story townhouses
  - 1,400 sq ft 2 bd, 2 ½ba
- Two-car detached garage
- Private courtyard



Three Story Rental Apartments

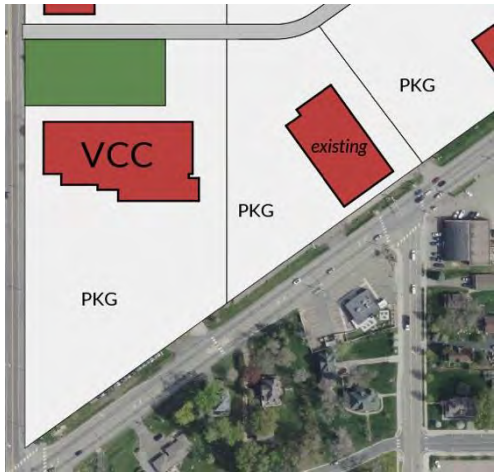


- Four 10-unit buildings
- Shared surface parking
- Fronting Stillwater Blvd
- West End Cottage Court



Valley Community Center

Future Phases



Suburban

- 8 AC
- Edge of core
- Exclusive parking
- One story



TND

- 2.5 AC
- Central location
- Shared parking
- Two story





City Hall and Library

Future Phases

New City Hall Park at corner of 39th St N and Laverne Ave



Site for library at the corner of 37th St N and Laverne Ave





South District AT HOME

150 rental apartments
130 one and two-story townhomes

Neighborhood Design Concept





One and Two-Story Town Homes

Neighborhood Housing Types









Three Story Rental Apartments

Neighborhood Housing Types





Commercial on Stillwater Blvd



Looking across park

South District

Lake Elmo Avenue Infill Concept











One and two-story small scale mixed-use buildings

South District

Residential Infill Concept





Corner of Lake Elmo Ave and 36th Street N



South on Lake Elmo Ave

South District

Twin Point Tavern Infill Concept





Outdoor terrace on Stillwater Blvd

Essential City Council Actions

Commit to a Public/Private Framework

- Sustain the vision over many year buildout
- Engage a qualified Town Developer
- Adopt new codes and design center review
- Invest in the public realm and GAP financing
- Commit to converting Stillwater Blvd to a street

APPENDIX

Stillwater Blvd as Pedestrian Street

Twin Point Tavern concept



Human Scale | Mix of Uses | Pedestrian Safety | Beautiful Frontages

Stillwater Blvd as Pedestrian Street

Corner Kwik Trip concept



Human Scale | Mix of Uses | Pedestrian Safety | Beautiful Frontages

Stillwater Blvd as Pedestrian Street

Mixed-use commercial concept



Human Scale | Mix of Uses | Pedestrian Safety | Beautiful Frontages

Stillwater Blvd as Pedestrian Street

Corner Kwik Trip concept



Human Scale | Mix of Uses | Pedestrian Safety | Beautiful Frontages

Making more memorable places and moments.

Unique places offering goods, services, and programming will attract new residents and repeat visitors to Lake Elmo Village center.









Ground Floor Activation













Multi Modal Mobility



Pedestrian



EV Charging



Auto



Car Share



Delivery



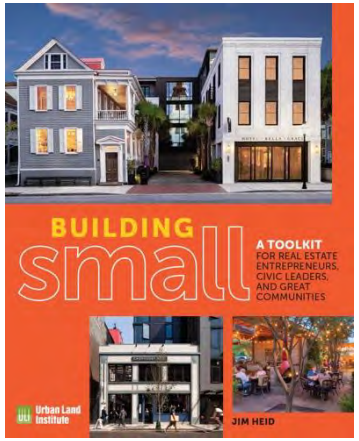
Ride sharing



Rule 1	Sell walkability on Wealth.
Rule 2	Sell walkability on Health.
Rule 4	Sell Walkability on Equity
Rule 5	Sell Walkability on Community
Rule 9	Fix your Codes
Rule 10	Do the Math
Rule 13	Leverage Housing with Parking Lots
Rule 18	Decouple and Share Parking
Rule 20	Coordinate Land Use and Transportation
Rule 28	Tear Down a Highway
Rule 34	Adopt a Town Center Speed Limit
Rule 37	Keep Blocks Small
Rule 42	Challenge Traffic Studies
Rule 47	Limit the Turn Lanes
Rule 48	Adopt a 10 Foot Standard for Free-Flow lanes
Rule 55	Understand Bike Network Function
Rule 56	Turn Existing Corridors into Bike Paths
Rule 61	Build Conventional Bike Lanes Properly
Rule 63	Put Curb Parking Almost Everywhere
Rule 64	Design Parallel Parking Properly
Rule 65	Provide Angle Parking Where Warranted
Rule 69	Use Roundabouts with Discretion
Rule 70	Do Not 'Fix' Complexity
Rule 71	Remove Centerlines on Neighborhood Streets
Rule 73	Make Great Crosswalks
Rule 78	Put Street Trees Almost Everywhere
Rule 79	Select and Locate Street Trees Properly
Rule 80	Design Sidewalks Properly
Rule 81	Disallow Curb Cuts
Rule 83	Make Firm Edges
Rule 84	Never Allow Front Parking
Rule 85	Use Lighting to Support Urbanism
Rule 88	Make Sticky Edges
Rule 90	Break Up Big Buildings
Rule 91	Save Those Buildings
Rule 92	Hide the Parking
Rule 93	Direct Public Art to Blank Walls
Rule 99	Start Code Reform Now
Rule 100	Don't Give Up on Sprawl
Rule 101	Dream Big


Build
on community input
Reweave
the urban fabric
Plan for the details
BUILD:PUBLIC
8 WAYS TO
CREATE
GREAT PLACES
Prioritize
people not cars
Designed to fit in
Invite creativity
Be welcoming
Cultivate connection

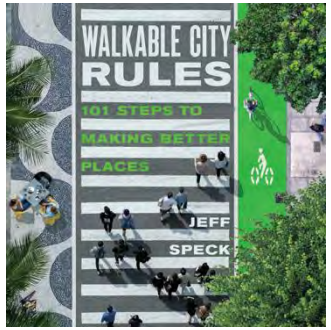
Resources and Foundation



Building Small

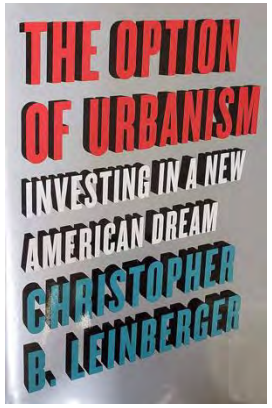
JIM HEID

Human-scaled development that activates streets and creates authentic neighborhood character.



Walkable City Rules

JEFF SPECK



The Option of Urbanism

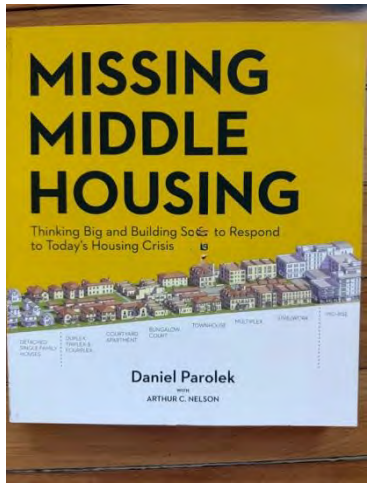
CHRISTOPHER B. LEINBERGER



High Cost of Free Parking

DONALD SHOUP

District parking structures replace underground spaces costing **$60K–$120K each**, freeing valuable land for active ground-floor uses and public realm.



Missing Middle Housing

DANIEL PAROLEK



CNU Charter

Public Realm Success: Value Creation



Middleton Hills

Neighborhood design created value.



Boatworks Commons

Public spaces created moments.



Excelsior & Grand

Public investment dramatically expanded tax base.

Excelsior Commons & Downtown Revitalization

- Historic village identity
- Small geographic scale
- Walkable downtown
- Strong civic gathering spaces
- Public/private funding model
- Open space as a community asset

Completed district generated roughly **$300M+ in taxable market value**







Middleton Hills, WI

- Developer-led infrastructure
- Pedestrian oriented
- Narrower streets
- New urbanist block patterns
- Alternative to conventional suburban engineering approach

Middleton Master Plan commands roughly **30%-50% higher home values**

2026 Middleton Hills median sale price ≈ $770,000. Typical conventional west-Madison/Verona subdivision product ≈ $500,000-$600,000.







A Common Success: Value Creation

Common success factors across all projects.

Team Composition

- Master developer with long-term ownership horizon
- New Urbanist planner / urban designer
- Civil engineer
- Landscape architect
- Economic development consultant
- Municipal partner
- Public finance specialist

Development Decisions

1. Public space first
2. Small mixed-use core
3. Housing diversity
4. Walkability before traffic capacity
5. Incremental growth

Area Traffic Counts

• Lake Elmo Ave to the west of town going north/south	5,772
• Stillwater Blvd to the west of downtown intersection going east/west	10,028
• Stillwater Blvd to the east of downtown intersection up to Manning	4,850
• Lake Elmo Ave to the south including downtown	4,000
• Luverne Avenue through town	790
• 39th Ave in residential neighborhoods to the north	1,854
• Manning Ave going north/south	16,869

Source: MNDOT

Contributors

Lander Group – Michael Lander

Bob Close

Rafael Campos de Pinho

Pong Khow, Dylan Otter

Larkin/Hoffman - Megan Rogers

Kyle Huberty

Darren Leet