

LAKE WEST

DEVELOPMENT, LLC

November 16, 2022

Re: Narrative for Condo Flats Concept at 5290/5300 Spring Lane- known as "Saville Flats"

The objective of this project is to create a welcoming residential feel that connects to the broader neighborhood. Designed in the architectural style of a Modern European building, the project is derived from the classic Tutor style, but brought up to date by simplifying the details and relying on the building mass and materials to give the building character. This approach evokes classical architecture while also fitting into the modern context, giving it a timeless quality that creates a welcoming feel. Chimneys are integrated as a key design detail of the front façade, contributing to the residential vernacular of the building. The clean lines of the stucco and enameled paneling are tied together with a stone base that creates a sense of connection to the earth and a feeling of permanence to the building. Strategically located balconies allow occupants a feeling of connection to their neighborhood.

Situated on a double frontage road, the building is carefully integrated into its surroundings. This is accomplished through minimizing the impact to the existing topography of the site, minimizing the impact on existing trees as much as possible, and connecting to the pedestrian realm of the site by tying into the trail system. A portion of the site is also dedicated for stormwater management. The scale of the building fits into the neighborhood context by bringing the roof eaves down low and building the units into the structure of the roofs

To align with the City in their comprehensive planning, we considered several of the City's goals in this project's design; One being Minnetonka's aging demographic, specifically the adult households ages 55-64. According to the "Housing" Chapter of the Minnetonka 2040 Comprehensive Plan, this age group will likely seek alternative senior housing options over the next 5-10 years. To better prepare for this anticipated shift, "the City will need to work with and encourage developers and housing providers to develop a variety of housing types at various costs and rents with features that cater to the diverse and changing desires and needs of its senior population." (Minnetonka 2040 Comprehensive Plan,)

The one level living design of the units creates an accessible space that fits many different lifestyle needs and integrates well into the demographics of the area. As stated in the opening line of the Minnetonka 2040 Comprehensive Plan, "A variety of housing choices is important for the vitality of Minnetonka."

In the "Housing" chapter of this governing document, the City lists its goals of:

- Strengthening neighborhoods by improving and preserving the existing housing stock;
- Promoting new affordable and market-rate rental and for-sale housing;
- Encouraging diversity in the types, sizes, and prices of housing units available in Minnetonka; and
- Creating partnerships with other agencies to ensure the longevity of affordable housing.

Because the land values in Minnetonka continue to increase with little land left to develop, it's the City's desire for this project to offer affordable housing units. Affordable housing has many definitions and is a needed solution for many full-time working members of our community. In total, the building will have 20 residences spread over three floors, with parking below. Of the 20 residences, 2 will be affordable units. The footprint of the building is approximately 13,300 square feet with 9,400 square feet tucked in on the third level. The unit layouts are designed in the style of single family homes, with plans that are geared towards contemporary life while maintaining the order and principals of classical design which will make the units function well and feel like home for years to come.

To integrate with the adjacent corner lots, we would look to pursue a variance regarding the setbacks along Hwy 101 and Excelsior from 50' to 35'. This would set the building in a similar context to the other commercial and medium density residential buildings at the intersection. Situated on a double corner lot, it would also allow us to push the building further away from the SF residential buildings creating a natural barrier. South of the proposed condo flats are three single-family parcels: two with existing, single-family homes that will be preserved and updated with the acceptance of this plan; one parcel that will be subdivided and built upon; and one parcel that's already platted for a single-family home. The four, inviting homes (two existing and two new) on Tracy Lynn Terrace, will share an access and remove the driveway that doesn't have a turn lane on Co Rd 101 and anticipate improving traffic flow. The proposed

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plan will strengthen the neighborhood with a fresh look as they serve as the gateway into the neighborhood; adding value to the surrounding properties. Environmental benefits include hiding a compact guest parking and access versus having to push the building back along the wetland and bring the parking to the 101 side of the building which may not be as aesthetically pleasing and would increase impervious. This also helps to reduce tree removals and specifically, preserve more trees to adjacent SF residential.

Sincerely,

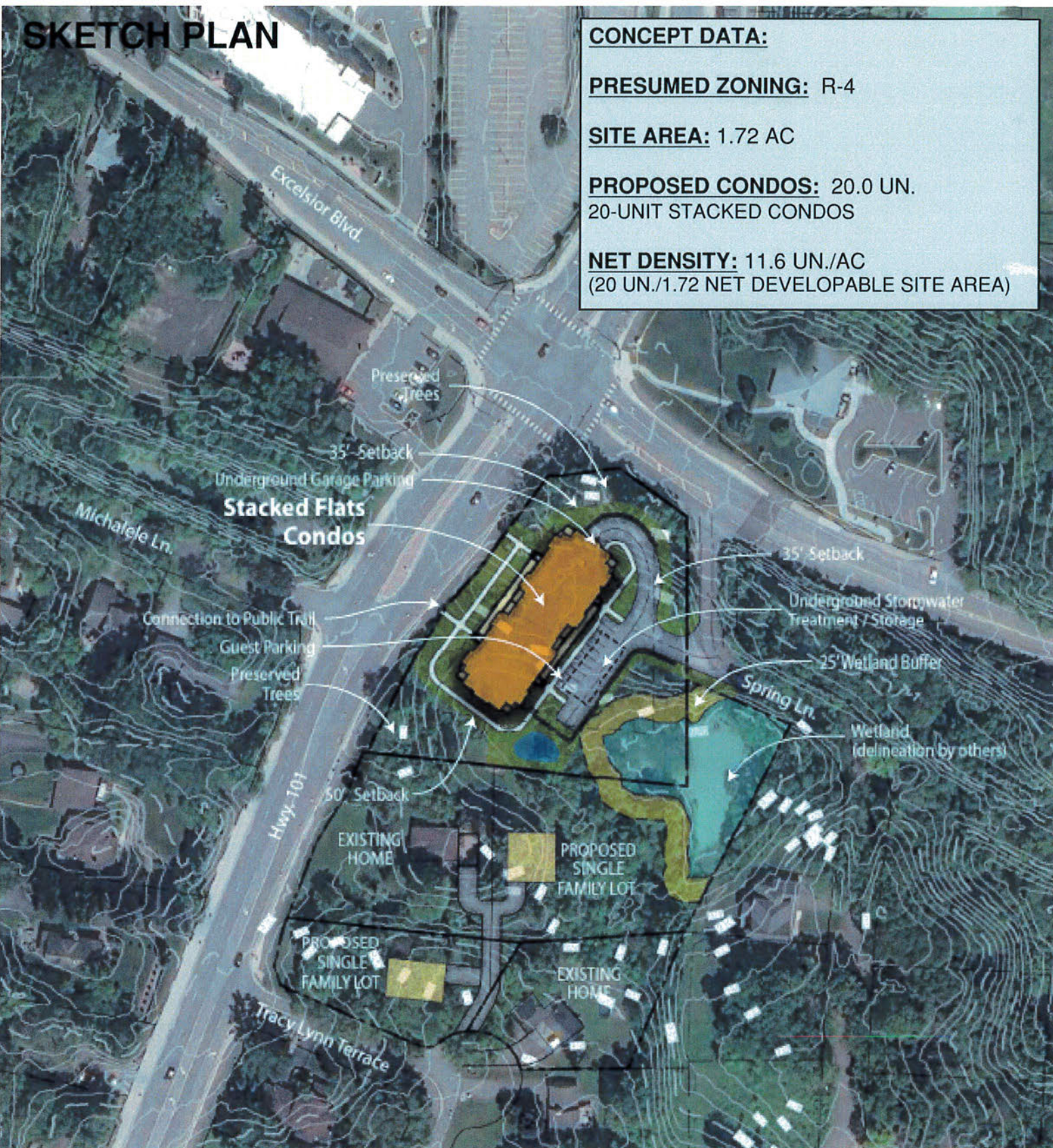
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SKETCH PLAN

CONCEPT DATA:
PRESUMED ZONING: R-4
SITE AREA: 1.72 AC
PROPOSED CONDOS: 20.0 UN.
20-UNIT STACKED CONDOS
NET DENSITY: 11.6 UN./AC
(20 UN./1.72 NET DEVELOPABLE SITE AREA)



SAVILLE FARMS - CONDO FLATS PROJECT 5290 / 5300 SPRING LANE

Neighborhood Meeting:
Wednesday, November 16th @ 6pm
at Minnetonka City Hall

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