

Community Land Use Discussion

5501 Baker Road
5432 Rowland Road



Welcome

- The city acquired 5501 Baker Rd and 5432 Rowland Rd as part of planned projects that never materialized.
- At the end of 2021, the homes were voluntarily vacated.
- City council has asked staff to research and propose innovative solutions that provide affordable single household, owner-occupied home projects in Minnetonka.
- Staff envisions that the parcels will be preserved as affordable housing opportunities in the future.



Discussion Outline

Meeting scheduled to go from 5:30pm – 7:00pm

- **Introductions**
 - City Staff leading the conversation
- **Outreach and Engagement**
- **Describe the RFI Process**
 - What is an RFI
 - Why are we doing this
- **Walk through the RFQ Document**
- **Feedback on RFQ – What did we miss ?**
- **What's next ? How to continue engagement**



5432 Rowland Rd



5501 Baker Rd

Introductions

Meet the Staff

Julie Wischnack, AICP– Community Development Director

Alisha Gray, EDFP – Economic Development and Housing Manager

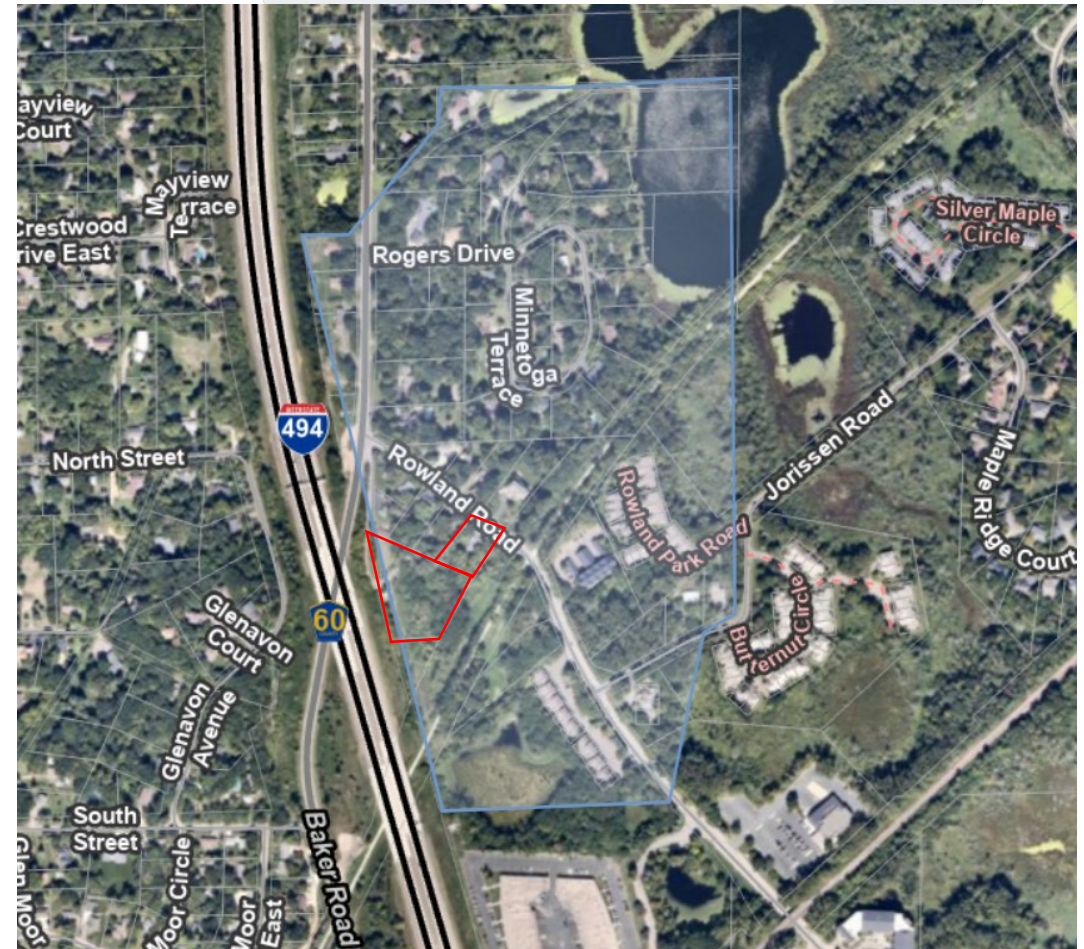
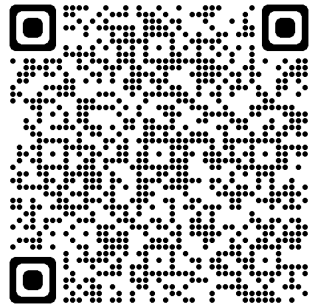
Rob Hanson, EDFP – Economic Development Coordinator

Kendyl Larson – Housing Coordinator



Outreach and Engagement

- Parcels shaded in blue were invited to attend this workshop
 - Postcards sent to 109 recipients
 - Meeting 1 presentation can be accessed via the project page.
 - Email announcement to over 70 recipients
- For further information, and to sign up for project updates, visit the city project page at minnetonkamn.gov/baker-rowland or using the QR code below.



RFI – What is it ?

RFI – Request for Developer Interest

- A document that lists the requirements of a project and requests that contractors submit statements of interest, including a demonstration of their ability to complete the project.
- The primary purpose is to determine if the bidding firm has the skills needed to produce the desired outcome.

Why use an RFI?

- Allows the city to establish a pool of qualified builders who can complete the complex requirements for reuse of the properties.



RFI Overview

Who are we reaching out to?

- Staff plans to release the RFI publicly on February 13, 2023
- City seeks single home builders to submit statements of interest in providing affordable housing opportunities for the site.
- Specifically targeting builders who have demonstrated experience in producing affordable housing at this scale.
- A desire to work with firms who may be new to working in Minnetonka.
- MWBE Enterprise networks will be notified and encouraged to submit interest.



RFI Overview

Outline:

- Project Background
 - History
 - Project Description
- Summary of Existing Conditions
 - Survey Findings
 - Zoning and Future Land Use
 - Environmental Survey Findings
 - Stormwater Regulations



Land Use 2040

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Service Commercial
- Office
- Mixed Use
- Industrial
- Institutional
- Open Space
- Parks
- Water

RFI Overview

Outline:

- Financial Information
 - Proposed purchase price
 - Any additional conditions as part of the transaction
 - Requests for public financial assistance
- Submission Instructions
- Tentative Timeline
- Evaluation and Selection Process



Four bedroom, two bathroom twinhome project in Chaska, MN

Timeline

- City is currently beginning to gather outreach on the reuse of these sites.
- Deconstruction and demolition of the current homes to begin within the next few months – if deemed necessary
- Currently, there are NO builders under contract and no proposals have been considered for the site.
- Expect to see various activity at the sites over the next few months.

<u>Tentative Timetable</u>	
<u>February 13, 2023</u> <u>March 3, 2023</u>	<u>RFI made available</u> <u>Responses due back to city.</u>
<u>March, 2023</u> <u>April, 2023</u>	<u>Staff presents information EDAC</u> <u>Staff presents information to City Council (may or may not include interviews with applicants) prior to the council meeting date.</u>
<u>April-May, 2023</u>	<u>Negotiation and Sale of Properties</u>
<u>June – July, 2023</u>	<u>Land use applications submitted (if required)</u> <u>Planning commission review (if required)</u> <u>EDAC review (if required)</u>
<u>July, 2023</u>	<u>City Council Review and Approval (if required)</u>
<u>Summer 2023</u>	<u>Construction Begins</u>

The timeline is our best estimate, we will continuously update the public on the progress on the project website.

Vision for the Properties

City Vision: Invest in affordable housing opportunity, promote sustainability, protection of natural resources, and create opportunity for non-traditional home builders.

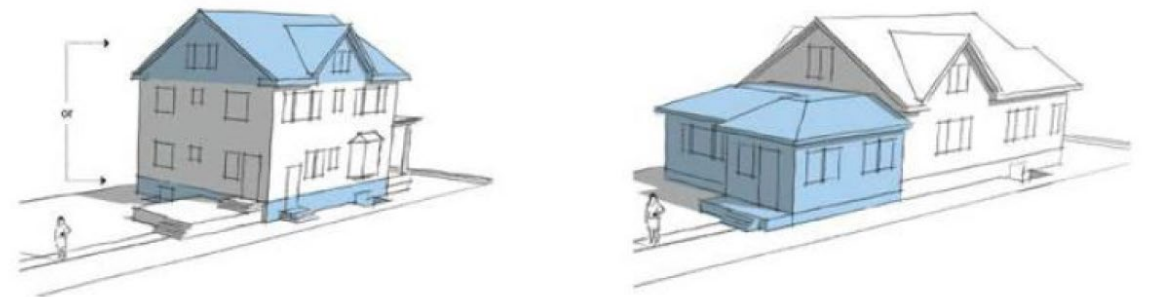
Affordability Range: Affordable at 80% AMI (\$89,400)

Price Point: \$355,600*

Possible Housing Styles: Single family homes, accessory dwelling units, twin/duplex style homes, row house.

Occupation	Median Salary
Chef / Head Cook	\$52,509
Elementary School Teacher	\$61,432
Electrician	\$69,394
Nurse	\$81,154
Veterinarian	\$94,897

Salaries are based off of MN DEED data (2021)



For more information on accessory dwelling units, visit [fhfund.org](https://www.fhfund.org)

* This price point is determined by the Met Council and is the highest sale price that a family can afford without being cost burdened, or paying 30% or more of income on housing.

Next Steps

Follow the project page for updates on these properties.

Future Public Engagement Opportunities

Any proposed development would follow the cities concept plan and formal application process, including possible review by the EDAC, Planning Commission, and City Council. There will be ample opportunities for public engagement and input. Agendas will be posted to the project page.

Staff Contact: Rob Hanson, 952-939-8234, rhanson@minnetonkamn.gov

*Scan the QR code to view the project page
and subscribe to receive updates*

[Minnetonkamn.gov/baker-rowland](https://minnetonkamn.gov/baker-rowland)

