



CITY OF MINNETONKA

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To: Planning Commission
From: Loren Gordon, City Planner
Date: April 20, 2023
Subject: Change Memo for the April 20th Planning Commission meeting

ITEM 8C – Marsh Run II

On Monday, April 17, 2023, the associated zoning ordinance was introduced to the City Council. The City Council provided the following comments for the Planning Commission:

- The applicant narrative asserts the parking is adequate for the site. How can parking issues be mitigated to avoid perpetuation?
 - Does the proposed affordability qualify for the PUD criteria?
 - Although the proposal is a similar footprint, it is a bigger building than the existing structure and tight to the wetland. Explore the contours, location fit, and tree loss and buffer encroachment.
 - Are the building location and grading too close to the wetlands/pond?
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The neighborhood comment below was received after the meeting agenda and materials were published. The comment is a continuation of Reid's comment included in the agenda packet.

Of paramount importance is thanks to all those involved in this proposed Redevelopment for the City of Minnetonka. I personally, appreciate your devotion, valuable time, efforts, professionalism and determination to seek out cooperative development that is in the best interests of the citizens and city of Minnetonka. That is our first and overarching job.

What else is being rushed through or swept under the rug here?

Let's please slow down and be absolutely sure to fully vet this proposed development, logic that is justified and supported by evidence of the overreach and shortcomings now provening out at the Birke. i.e.: Major miscalculations for visitor parking while blaming their own paying residents for it's clear mistakes, Allowing subcontractors to work before and after regulated work hours, Selfish scope of the Birke building height as to block out the sun on its neighbors, Damage done and still evident in all adjacent roads (wayzata blvd and fairview road), Lack of regulating proper legal disposal of dog waste, Ongoing unwillingness to work with the two adjacent HomeOwners Association, etc.

Both prior evidence and current process by Doran provide plenty of evidence to slow this down at least, if not reject, this clearly environmental, density and Minnetonka neighborhood harming exclusively Doran centric effort.

If this is such a beneficial addition to that neighboring area, why has Doran not taken the slightest time and effort to meet and communicate with the neighboring homeowners and their HOAs? One

must ask themselves, why, what is Doran fearful of?

PS: I would also like to discuss, on a broader scale, this growing urban monopoly that is being created, all over Minnetonka. Everywhere I turn, there is another corporate apartment eyesore being built.

1st issue, it's an eyesore, nothing but buildings blocking the sunshine.

2nd, I see no community where children play, ride their bikes.

3, It is a proven fact that a transitional community has higher crime rates than those who are invested in the community.

4, Don't we now have more rentals than homeownership in MNTKA?

People sell their homes to corporations, or corporations are buying properties and turning them into rentals, leaving even fewer houses in the market.. What other issues we risk, other than crime rates, is the cost of homes will continue to go up, as there are only so many. This will tax many people, who have lived in Minnetonka for 30, 40 years, out of their homes. We don't have the infrastructure for all these people. Being we are selling out to corporations, we are giving up the chance for many to own. We are also giving up generational wealth, to future generations and the equity that might be needed one day, for oneself.

Respectfully and in support of smart cooperative development, for the Citizens and City of Minnetonka.

Jim Reid – 1000 Fairfield Spur Homeowner - Closest Gables HOA Owner to this proposed redevelopment

Hello planning commission members, city council and mayor,

I am a townhome owner on Fairfield Court near the proposed Doran site. I just wanted to share a couple very short videos to show you some of the beautiful 44 acre wetlands behind this property. This is a refuge for swans and cranes, it is a bird sanctuary for countless species. We also enjoy herds of deer. The deer can frequently be seen along the back ridge of the building property pond. They usually bed down in the tree line that separates the property from the larger wetlands. Please consider these images as you judge the proposed location. Yes, there is freeway to the south but there is also an incredible natural gem full of wildlife directly north. I look forward to seeing the planning commission members tomorrow. Thank you for your consideration,

Sincerely

Pam Lewis
980 Fairfield court

A complaint was made regarding three vehicles parked on-street along Fairfield Avenue. The developer provided information that the underground parking was being cleaned. This occurs once a year and notices were placed to utilize surface parking on-site as well as parking at the office site West of the Birke. The vehicles parked on the street were ticketed.