

**City Council Agenda Item #12\_  
Meeting of April 16, 2018**

**Brief Description**            Items concerning Ridgedale Active Adult Apartments at 12421 Wayzata Blvd.:

- 1) Master Development Plan,
- 2) Site and Building Plan with variances, and
- 3) Preliminary and Final Plats

**Recommendation**            Introduce the ordinance and refer it to the planning commission

**Introduction**

The applicant, Trammell Crow, has submitted a formal application to redevelop a portion of the existing property at 12421 Ridgedale Drive, currently owned by J. C. Penney Properties. As proposed, portions of the existing parking lot would be removed and a new, six-story, 168-unit apartment building would be constructed. The apartment would have a mix of 1 and 2-bedroom apartments of various sizes. Parking would include 216 spaces, at a ratio of 1.29 parking stalls per unit. The project would also provide land for park purposes. The proposal requires approval of: (1) master development plan; (2) site and building plan; (3) variances; and (4) preliminary and final plats.

**Background**

The Ridgedale Center Mall area has been a major commercial and economic center in Minnetonka serving the western suburban market area since its opening in 1973. For four decades, the mall served the areas retail and service commercial needs with little change in its original design.

On March 7, 2013, the city council approved the master development plan for Ridgedale Mall. The master development plan consists of three phases involving multiple parcels and owners:

- Phase 1: The first phase included construction of an 80,000 square foot addition to Macy's, updating the exterior of the Macy's store, as well as parking lot, stormwater and landscaping improvements on the north side of the site.
- Phase 2: The second phase consisted of demolishing the existing Macy's Men's and Home store, and constructing an addition to the mall and a new 140,000 square foot anchor department store. Phase 2 also included parking lot, stormwater, and landscaping improvements along the south side of the mall property.
- Phase 3: Phase 3 consists of three new freestanding pad sites on the northwest side of the mall, as well as the final parking lot and landscaping improvements.

## Concept Plan Review

Prior to formal plan submission, the applicant presented a conceptual plan to the planning commission and city council for comments. A neighborhood meeting was also held. Comments from those meetings include the following.

- **Neighborhood Meeting.** The developer held a neighborhood meeting February 6, 2018. Approximately 9 people attended the meeting. Questions and comments included the following:
  - What are opportunities for additional density on the mall property?
  - What is the height relationship to the 1700 building?
  - Safety for pedestrian connections in the area.
  - Is there flexibility for a 5-story building?
  - What are views to residential neighborhoods to the south?
  - How do we plan for redevelopment? Don't want one-off development that is unorganized or unplanned.
  
- **Planning Commission Concept Plan Review.** The planning commission reviewed the concept plan at its Feb. 1, 2018 meeting. The planning commission had the following comments:
  - Why only build a 6-story building? Cost v. performance
  - What is the tallest building in the active adult market? 6 stories
  - What are the target market considerations? Lack of this market product in Minnetonka.
  - What happens in 30 years? Plan for a shaft in the building to accommodate a kitchen.
  - Do you work with cities on affordable housing in projects like this? Junior 1 bedroom unit is geared toward that market.
  - What is the parking count and guest parking accommodations? 1.1 spaces per unit. Guest parking also internal to the building.
  - What type of options are available for residents who don't drive? Shuttle service available for trips.
  - Rooftop space considered? Trying to keep the spaces centralized.
  
- **City Council Concept Plan Review.** The city council reviewed the concept plan at its Feb. 5, 2018 meeting. The city council had the following comments:
  - How did the 6-story building design come about?
  - Will there be a rooftop amenity?
  - Potential vehicle conflicts with site access and the roundabout?
  - Are there considerations for affordable units?
  - Consideration for more parking if the resident demographics changed?
  - Is there a need for more parking?
  - Is there a consideration for LEED?
  - Is there flexibility for the location, design, shape and size of the park?
  - Like the opportunity for a park at Ridgedale.
  - Like the building design.

### **Primary Issues**

The proposal represents the introduction of a non-commercial use on the mall property. During the development of the [Ridgedale Village Center Study](#), 800 residential housing units were identified for the area all of which was located at the periphery of the area, south or west of Ridgedale Drive. Albeit the locations for future residential, the plan demonstrates the need for housing to bring use diversity and vitality to this suburban mall.

The existing mall parking areas and perimeter road located south of J. C. Penney and Firestone would be removed to accommodate the apartment building. A new perimeter road would provide circulation around the apartment building and is designed to integrate with the proposed [Ridgedale Drive Reconstruction project](#).

The proposal also provides land for a future park. As identified during the concept plan review, a working group has been established to guide park planning efforts. The Ridgedale Village Center Study identified a park on the mall property. Park planning will likely continue for many months. The city council would ultimately review and approve a plan for the park.

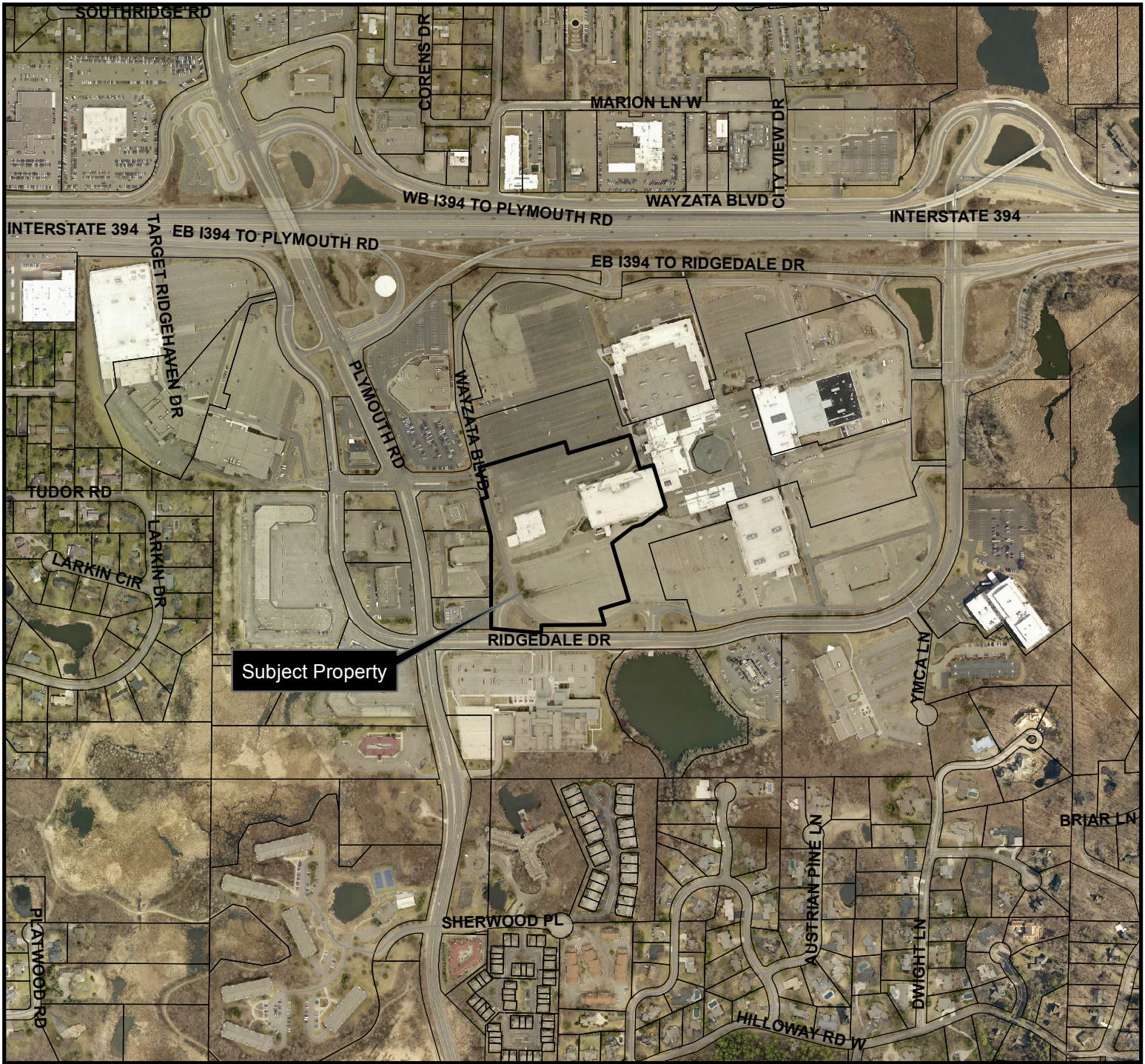
### **Staff Recommendation**

Recommend the city council introduce the ordinance and refer it to the planning commission.

Through: GERALYN BARONE, City Manager  
JULIE WISCHNACK, AICP, Community Development Director

Originator: LOREN GORDON, AICP, City Planner





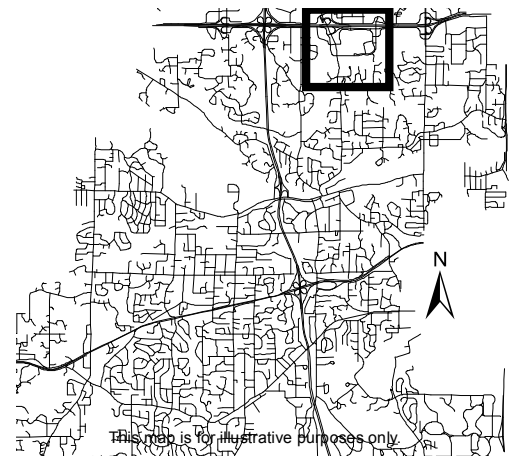
Subject Property



**Location Map**

Project: Ridgedale Active Adult Apts

Address: 12421 Wayzata Blvd



This map is for illustrative purposes only.



WELLS FARGO

FIRESTONE

JCPENNY

MULTIFAMILY BUILDING  
6 STORY  
+1,274,812SF

AMENITY DECK

MODIFIED PARKING

EXISTING PARKING

ADDITIONAL PARKING

FUTURE PARK

RIDGEDALE DRIVE

# Ridgedale Drive Development

Minnetonka, Minnesota

Project # 160573022 03/09/2018



esg Kimley»Horn

Trammell Crow Company





March 9, 2018



1:50 SCALE



**LEVEL 2 PLAN**



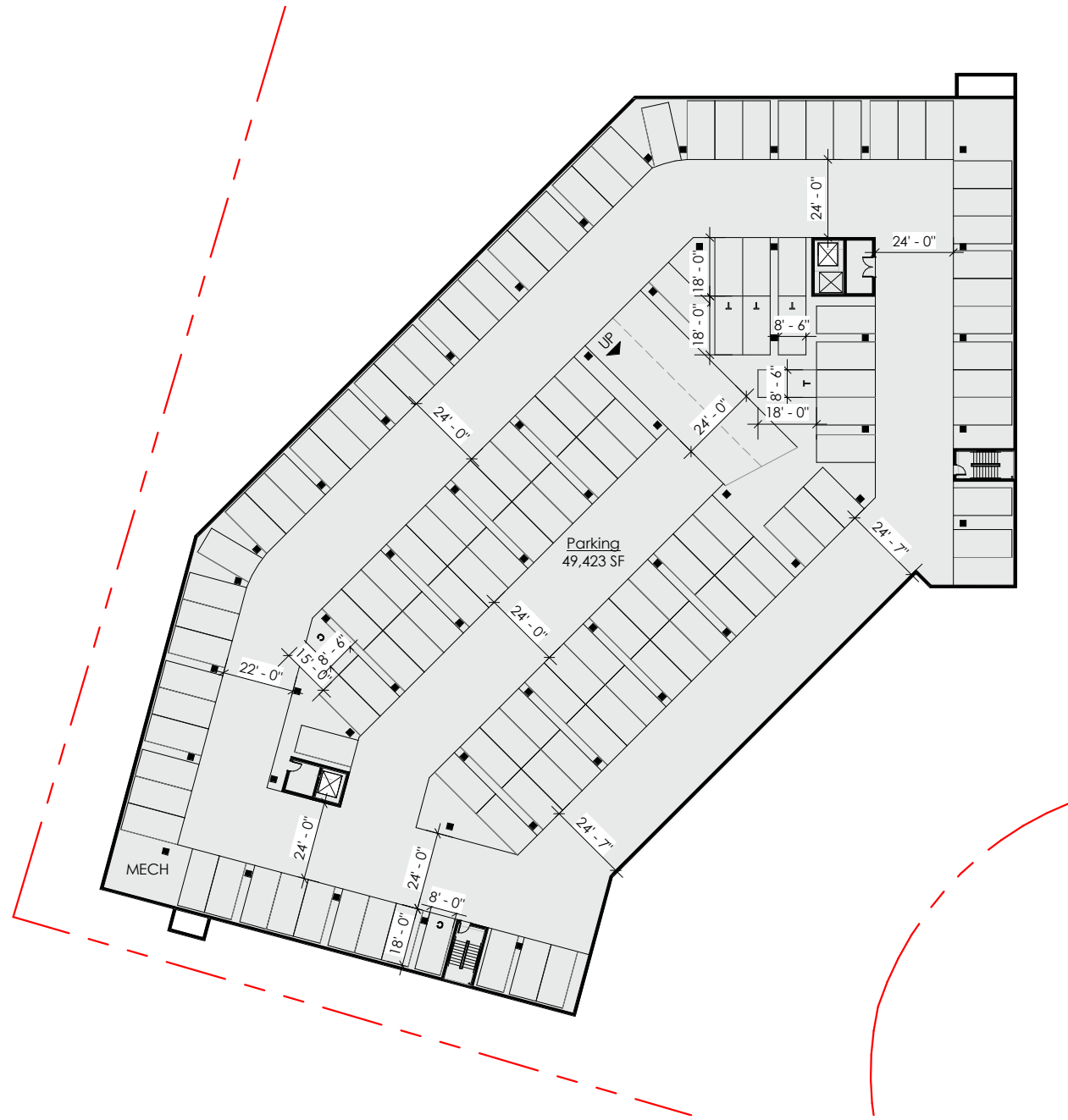
**LEVEL 3-6 PLAN**

March 9, 2018



1:50 SCALE





**LOWER LEVEL PLAN**

March 9, 2018



1:50 SCALE





March 9, 2018





March 9, 2018





March 9, 2018





March 9, 2018





E1 - NORTH ELEVATION

E2 - NORTH/WEST ELEVATION



E3 - WEST ELEVATION

E4 - SOUTH ELEVATION



BRICK



ARCHITECTURAL METAL PANEL



HIGH PRESSURE LAMINATE PANEL OR METAL PANEL



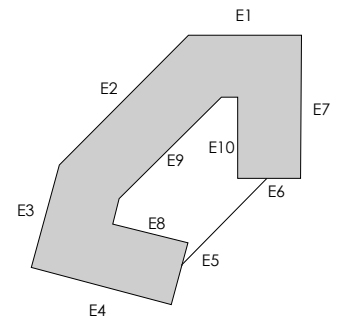
3 COLOR METAL PANEL BLEND



CEMENTITIOUS PANEL COLOR #1



CEMENTITIOUS PANEL COLOR #2



SCALE: 1"=30'

March 9, 2018





E5 - EAST ELEVATION

E6 - SOUTH/EAST ELEVATION

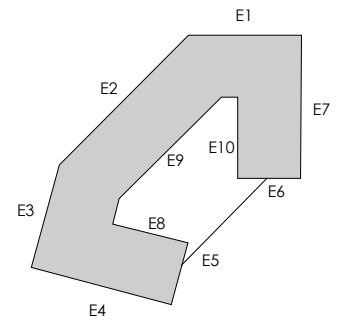
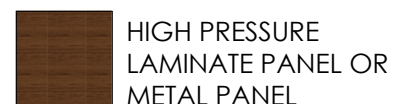
E7 - EAST/NORTH ELEVATION



E8 - NORTH COURTYARD ELEV

E9 - EAST COURTYARD ELEV

E10 - WEST COURTYARD ELEV



SCALE: 1"=30'

March 9, 2018

BUILDING METRICS							
LEVEL	TOTAL GSF	PARKING GSF	STALLS	AMENITY GSF	APT GSF	APT RSF	APT UNITS
LEVEL P1	49,423	49,423	129				
LEVEL 1	48,985	40,113	83		8,872	6,506	8
LEVEL 2	32,593			12,283	20,310	16,791	20
LEVEL 3	36,308				36,308	30,327	35
LEVEL 4	36,308				36,308	30,327	35
LEVEL 5	36,308				36,308	30,327	35
LEVEL 6	36,308				36,308	30,327	35
	276,233	89,536	212	12,283	174,414	144,605	168

GSF/STALL	422
STALLS/UNIT ENCLOSED	1.26
SURFACE STALLS	4
STALLS/UNIT INCL. SURFACE	1.29

RSF AVG	861
EFF	0.83

UNIT METRICS												
Level	1	2	3	4	5	6	TOTAL	%	Beds	Avg	Range	
Junior 1 Bedroom	2	6	8	8	8	8	40	24%	40	578	551-622	
1 Bedroom	2	3	8	8	8	8	37	22%	37	730	714-746	
Large 1 Bedroom	2	6	5	5	5	5	28	17%	28	802	779-930	
Junior 2 Bedroom	1	0	4	4	4	4	17	10%	34	1042	1018-1068	
2 Bedroom	1	1	6	6	6	6	26	15%	52	1126	1087-1172	
Large 2 Bedroom	0	4	4	4	4	4	20	12%	40	1251	1227-1275	
	8	20	35	35	35	35	168		231	861		

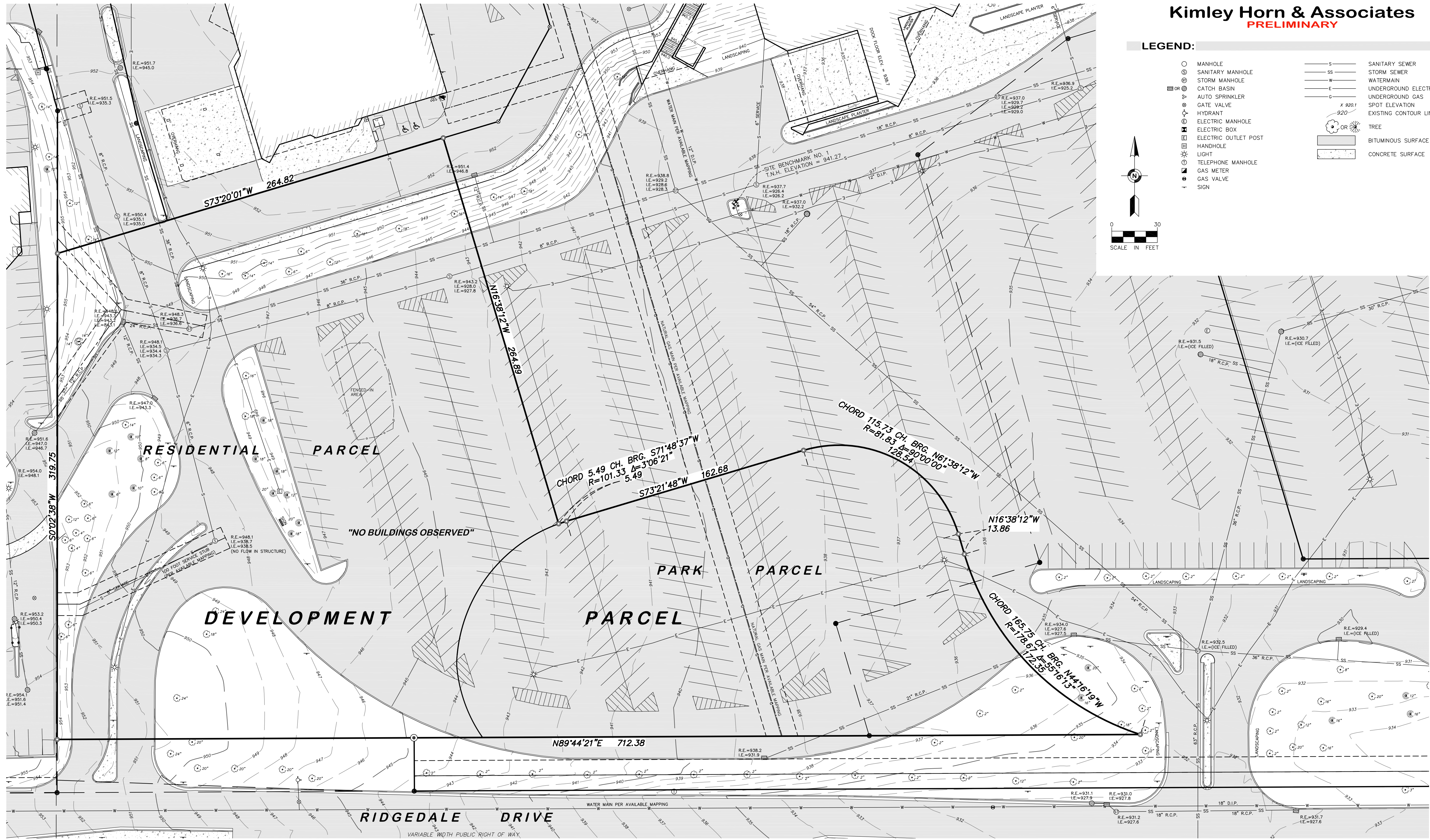
PARKING STALL BREAKDOWN				
	Level P1 Enclosed	Level 1 Enclosed	Level 2 Surface	Total
Standard Stalls	123	75	3	201
ADA Stalls	0	5	1	6
Compact Stalls	2	2	0	4
Buried Stalls (Marked T for Tandem)	4	1	0	5
	129	83	4	216

March 9, 2018



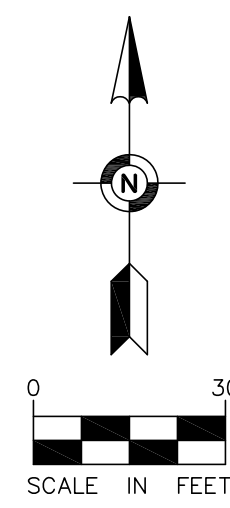
DEVELOPMENT PARCEL SITE IMPROVEMENTS

ALTA/NSPS LAND TITLE SURVEY FOR:  
**Kimley Horn & Associates**  
 PRELIMINARY



LEGEND:

- MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊙ CATCH BASIN
- ⊙ AUTO SPRINKLER
- ⊙ GATE VALVE
- ⊙ HYDRANT
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC OUTLET POST
- ⊙ HANDHOLE
- ⊙ LIGHT
- ⊙ TELEPHONE MANHOLE
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ SIGN
- S SANITARY SEWER
- SS STORM SEWER
- W WATERMAIN
- E UNDERGROUND ELECTRIC
- G UNDERGROUND GAS
- SPOT ELEVATION
- X 920.1 EXISTING CONTOUR LINE
- OR ⊙ TREE
- ▭ BITUMINOUS SURFACE
- ▭ CONCRETE SURFACE



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
2792	58	CT, DV	NO.	DATE
DRAWING NAME:		DRAWN BY:	DESCRIPTION	
37646.dwg		PMD		
JOB NO. 37646		CHECKED BY:		
FILE NO. 3711		ER		

**PRELIMINARY**  
**ALTA/NSPS**  
**LAND TITLE SURVEY**

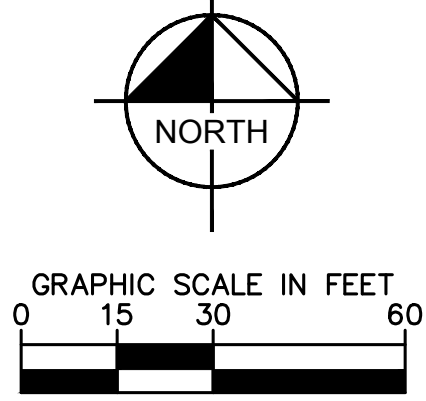
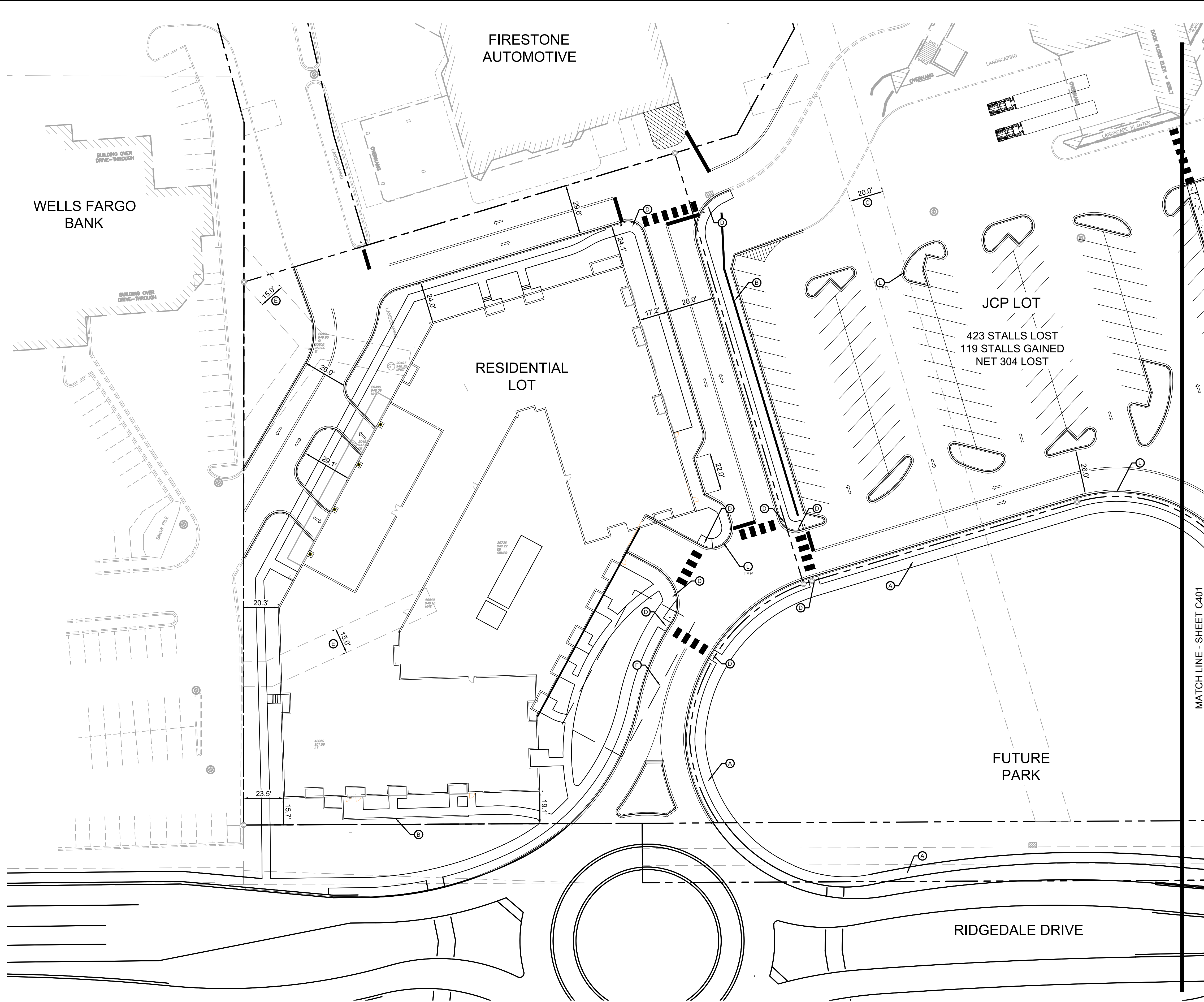
SURVEY FOR:  
**Kimley Horn & Associates**

PROPERTY ADDRESS:  
 12421 Wayzata Boulevard  
 Minnetonka, Minnesota 55305

**Egan, Field & Nowak, Inc.**  
 land surveyors since 1872  
 1229 Tyler Street NE, Suite 100  
 Minneapolis, Minnesota 55413  
 PHONE: (612) 466-3300  
 FAX: (612) 466-3383  
 WWW.EFNSURVEY.COM  
 COPYRIGHT © 2018 BY EGAN, FIELD & NOWAK, INC.



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND**

	PROPERTY LINE
	RETAINING WALL
	PROPOSED CURB AND GUTTER

**KEYNOTE LEGEND**

(A)	CONCRETE SIDEWALK
(B)	RETAINING WALL
(C)	EXISTING GAS EASEMENT
(D)	ACCESSIBLE CURB RAMP
(E)	EXISTING STORM SEWER EASEMENT
(F)	UNDERGROUND STORM WATER MANAGEMENT SYSTEM
(G)	- NOT USED -
(H)	- NOT USED -
(I)	- NOT USED -
(J)	- NOT USED -
(K)	- NOT USED -
(L)	B612 CURB & GUTTER (TYP.)
(M)	- NOT USED -
(N)	- NOT USED -
(O)	- NOT USED -
(P)	- NOT USED -

- SITE PLAN NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
  - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS. PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
  - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
  - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EFN DATED 03/06/2018.  
KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
  - PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
  - CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
  - NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
  - REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
  - REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
  - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
  - ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
  - ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
  - FOR OFFSITE IMPROVEMENTS, SEE THE <RIDGEDALE> IMPROVEMENTS PLANS.

**PROPERTY SUMMARY**

RESIDENTIAL	2.37 AC ±
JCP	7.44 AC ±
PARK	1.31 AC ±

PRELIMINARY - NOT FOR CONSTRUCTION

**RIDGEDALE ACTIVE ADULT APARTMENTS**  
PREPARED FOR  
**TRAMMELL CROW COMPANY**  
MINNETONKA, MN

SHEET NUMBER  
**C400**

KHA PROJECT	160573022
DATE	03/09/2018
SCALE	AS SHOWN
DESIGNED BY	JNL
DRAWN BY	LEC
CHECKED BY	JNL

EVERY COUNTY HAS THIS AS AN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
JONATHAN N. LIBBY  
DATE: 03/09/2018 LIC. NO. 51278

**Kimley»Horn**  
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114  
PHONE: 651-445-4197  
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND**

- PROPERTY LINE
- ==== RETAINING WALL
- ==== PROPOSED CURB AND GUTTER

**KEYNOTE LEGEND**

- (A) CONCRETE SIDEWALK
- (B) RETAINING WALL
- (C) EXISTING GAS EASEMENT
- (D) ACCESSIBLE CURB RAMP
- (E) EXISTING STORM SEWER EASEMENT
- (F) UNDERGROUND STORM WATER MANAGEMENT SYSTEM
- (G) -- NOT USED --
- (H) -- NOT USED --
- (I) -- NOT USED --
- (J) -- NOT USED --
- (K) -- NOT USED --
- (L) B612 CURB & GUTTER (TYP.)
- (M) -- NOT USED --
- (N) -- NOT USED --
- (O) -- NOT USED --
- (P) -- NOT USED --

**SITE PLAN NOTES**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS. PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EFN DATED 03/06/2018.  
KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
9. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
10. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
11. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
12. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
13. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
14. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
15. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
16. FOR OFFSITE IMPROVEMENTS, SEE THE <RIDGEDALE> IMPROVEMENTS PLANS.

PROPERTY SUMMARY	
RESIDENTIAL	2.37 AC ±
JCP	7.44 AC ±
PARK	1.31 AC ±

No.	REVISIONS	DATE	BY

**Kimley»Horn**  
 © 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
 2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114  
 PHONE: 651-445-4197  
 WWW.KIMLEY-HORN.COM

KHA PROJECT	160573022
DATE	03/09/2018
SCALE	AS SHOWN
DESIGNED BY	JNL
DRAWN BY	LEC
CHECKED BY	JNL
DATE:	03/09/2018
MIN	51278
LIC. NO.	

**SITE PLAN**

**RIDGEDALE ACTIVE ADULT APARTMENTS**  
 PREPARED FOR  
**TRAMMELL CROW COMPANY**  
 MINNETONKA, MN

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER  
**C401**



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



L1 FFE: 946.00  
L2 FFE: 956.00  
P1 FFE: 936.00

LEGEND	
	PROPERTY LINE
	LIMITS OF DISTURBANCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
	PROPOSED STORM SEWER CLEANOUT
	PROPOSED STORM SEWER END SECTION
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERTFLOW
	PROPOSED DRAINAGE DIRECTION
	PROPOSED ADA SLOPE

- ### GRADING PLAN NOTES
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MINNETONKA, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
  - CONTRACTOR TO CALL GOPHER STATE CALL ONE @ 1-800-252-1166 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
  - STORM SEWER PIPE SHALL BE AS FOLLOWS:  
RCP PER ASTM C-76  
HDPE: 6" - 10" PER AASHTO M-252  
HDPE: 12" OR GREATER PER ASTM F-2306  
PVC SCH. 40 PER ASTM D-3034  
STORM SEWER FITTINGS SHALL BE AS FOLLOWS:  
RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443  
HDPE PER ASTM 3212  
PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
  - CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
  - SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
  - CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
  - GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
  - ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
  - REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
  - CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
  - INSTALL A MINIMUM OF 4" CLASS 5+ AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
  - UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
  - ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
  - GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
  - MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
  - CONTRACTOR TO PROVIDE 3" INSULATION BY 5" WIDE CENTERED ON STORM PIPE IF LESS THAN 4" OF COVER IN PAVEMENT AREAS AND LESS THAN 3" OF COVER IN LANDSCAPE AREAS.
  - ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XXX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
  - ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
  - ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
  - MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
  - CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

**Kimley»Horn**

© 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114  
PHONE: 651-945-4197  
WWW.KIMLEY-HORN.COM

DATE: 03/09/2018  
LIC. NO. 51276

JONATHAN N. LIBBY, P.E.  
M.N. 03/09/2018  
LIC. NO. 51276

NO.	REVISIONS	DATE	BY

**RIDGEDALE ACTIVE ADULT APARTMENTS**

PREPARED FOR  
**TRAMMELL CROW COMPANY**

MINNETONKA, MN

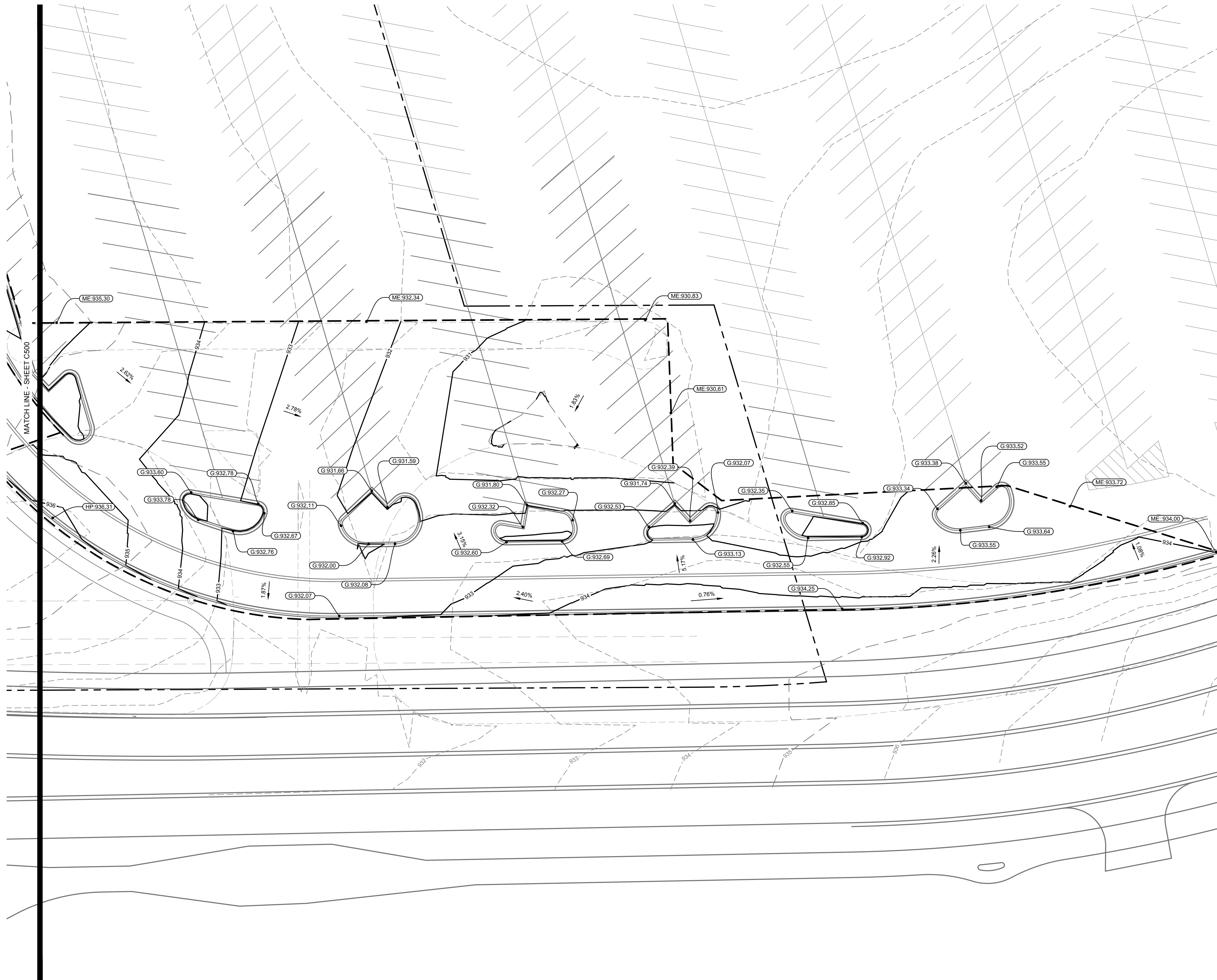
**GRADING PLAN**

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER  
**C500**



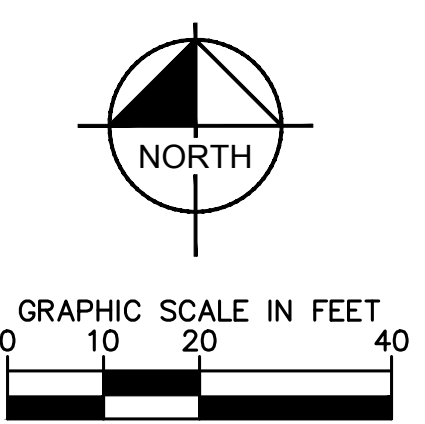
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND	
	PROPERTY LINE
	LIMITS OF DISTURBANCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
	PROPOSED STORM SEWER CLEANOUT
	PROPOSED FLARED END SECTION
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERTFLOW
	PROPOSED DRAINAGE DIRECTION
	PROPOSED ADA SLOPE

### GRADING PLAN NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MINNETONKA, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
- STORM SEWER PIPE SHALL BE AS FOLLOWS:  
RCP PER ASTM C-76  
HDPE: 6" - 10" PER AASHTO M-252  
HDPE: 12" OR GREATER PER ASTM F-2306  
PVC SCH. 40 PER ASTM D-3034  
STORM SEWER FITTINGS SHALL BE AS FOLLOWS:  
RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443  
HDPE PER ASTM 3212  
PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
- CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
- SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
- GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
- ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
- REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
- INSTALL A MINIMUM OF <4" CLASS 5> AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
- UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF <4" OF TOPSOIL>.
- ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
- MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
- CONTRACTOR TO PROVIDE 3" INSULATION BY 5" WIDE CENTERED ON STORM PIPE IF LESS THAN 4" OF COVER IN PAVEMENT AREAS AND LESS THAN 3" OF COVER IN LANDSCAPE AREAS.
- ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
- ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
- ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
- MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
- CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.



PRELIMINARY - NOT FOR CONSTRUCTION

**RIDGEDALE ACTIVE  
ADULT APARTMENTS**  
PREPARED FOR  
**TRAMMELL CROW  
COMPANY**  
MINNETONKA, MN

SHEET NUMBER  
**C501**

KHA PROJECT	160573022
DATE	03/09/2018
SCALE	AS SHOWN
DESIGNED BY	JNL
DRAWN BY	LEC
CHECKED BY	JNL

LIBRARY CENTER HAS THIS AS AN  
SPECIFICATION OR REPORT WAS PREPARED BY  
ME OR UNDER MY DIRECT SUPERVISION AND  
I AM A FULLY LICENSED PROFESSIONAL  
ENGINEER UNDER THE LAWS OF THE STATE OF  
MINNESOTA.

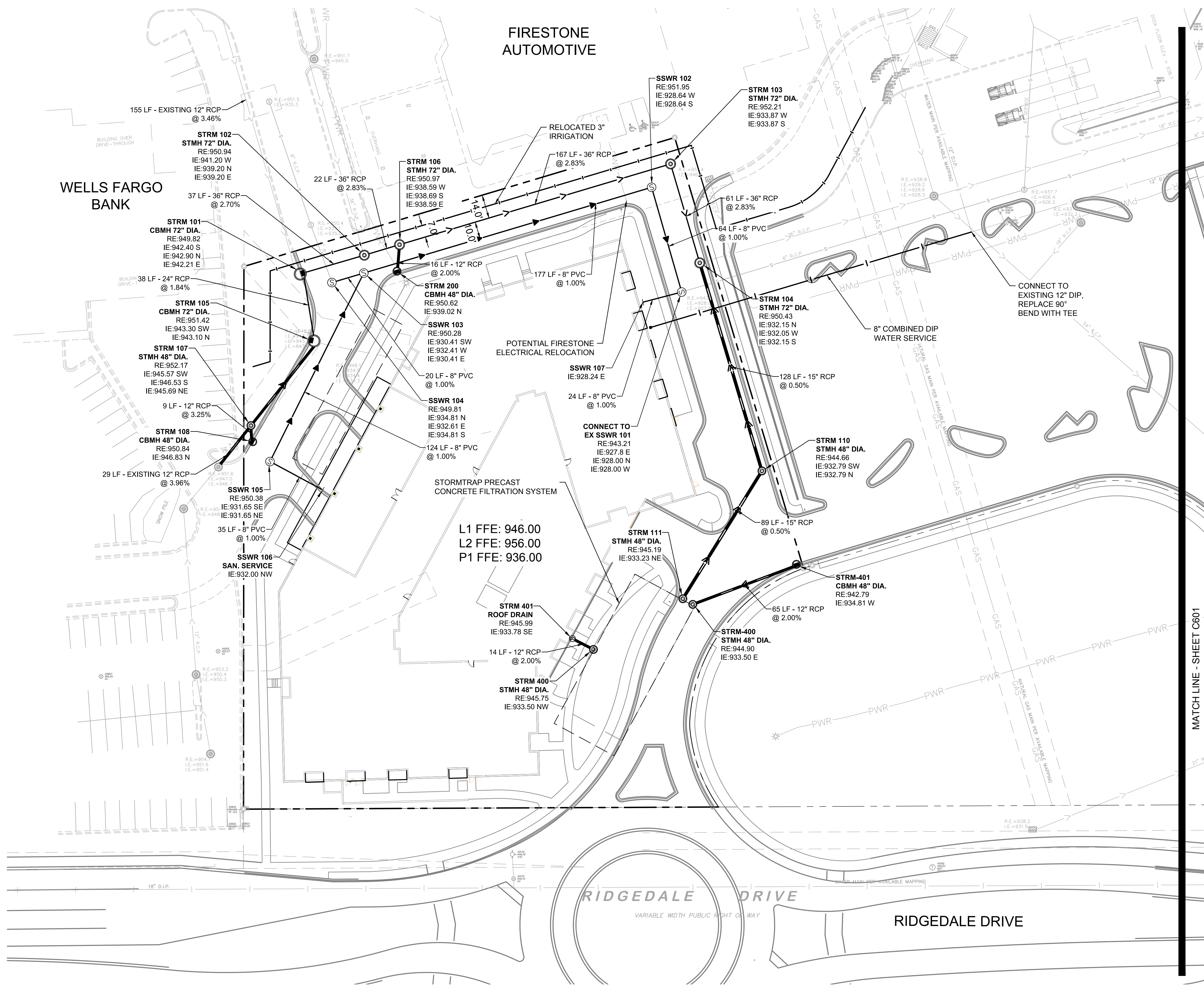
JONATHAN N. LIBBY, P.E.  
M.N.  
DATE: 03/09/2018 LIC. NO. 51276

**Kimley»Horn**  
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114  
PHONE: 651-445-4197  
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY



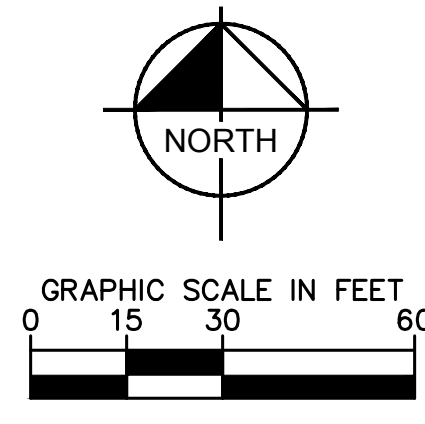
K:\TWC\_LDEVES\ridgedale\CADD\plansheets\C6-UTILITY PLAN.dwg March 09, 2018 - 2:48pm  
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- ### LEGEND
- PROPOSED REDUCER
  - PROPOSED TEE
  - PROPOSED GATE VALVE
  - PROPOSED HYDRANT
  - PROPOSED SANITARY SEWER MANHOLE
  - PROPOSED SANITARY CLEANOUT
  - PROPOSED STORM MANHOLE (SOLID CASTING)
  - PROPOSED STORM MANHOLE (ROUND INLET CASTING)
  - PROPOSED STORM MANHOLE/CATCH BASIN (CURB INLET CASTING)
  - PROPOSED WATERMAIN
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER
  - PROPOSED UNDERGROUND ELECTRIC
  - PROPOSED TELEPHONE
  - PROPOSED GAS MAIN

- ### UTILITY PLAN NOTES
1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
  2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:  
 8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP  
 8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP  
 6" PVC SCHEDULE 40 PER ASTM D-3034  
 DUCTILE IRON PIPE PER AWWA C150
  3. WATER LINES SHALL BE AS FOLLOWS:  
 6" AND LARGER, PVC C-900 PER ASTM D 2241  
 CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150  
 4" AND LARGER DUCTILE IRON PIPE PER AWWA C150  
 SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER  
 ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
  4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
  5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
  6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
  7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
  8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION, MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
  9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
  10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
  11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
  12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
  13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
  14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF MINNETONKA AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
  15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
  17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
  18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
  19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
  20. ALL ONSITE WATERMANS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
  21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

MATCH LINE - SHEET C601



**PRELIMINARY - NOT FOR CONSTRUCTION**

**RIDGEDALE ACTIVE ADULT APARTMENTS**

PREPARED FOR  
**TRAMMELL CROW COMPANY**

MINNETONKA, MN

**Kimley»Horn**

© 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
 2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114  
 PHONE: 651-454-1177  
 WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE

KHA PROJECT: 160573022

DATE: 03/09/2018

SCALE: AS SHOWN

DESIGNED BY: JNL

DRAWN BY: LEC

CHECKED BY: JNL

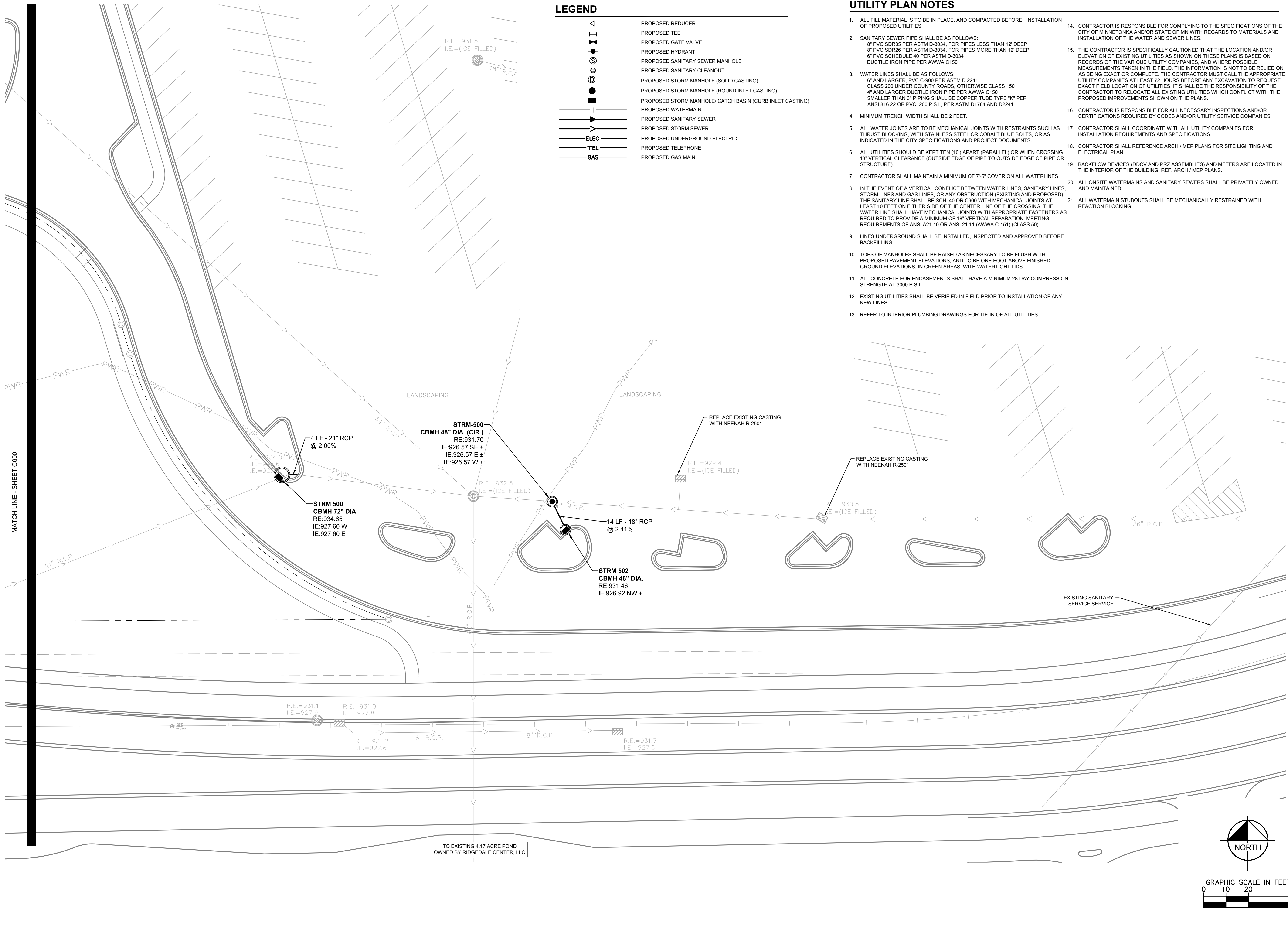
JONATHAN N. LIBBY  
 MN LIC. NO. 51278  
 DATE: 03/09/2018

UTILITY PLAN

SHEET NUMBER  
**C600**



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PRELIMINARY - NOT FOR CONSTRUCTION

RIDGEDALE ACTIVE  
ADULT APARTMENTS  
PREPARED FOR  
TRAMMELL CROW  
COMPANY

UTILITY PLAN

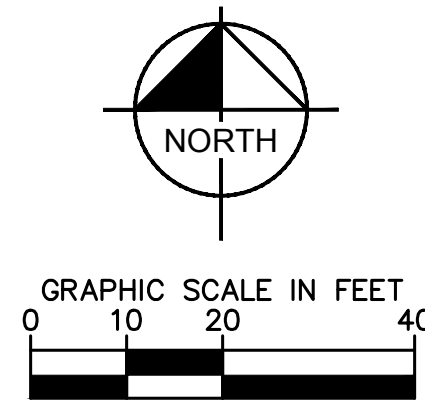
KHA PROJECT	160573022
DATE	03/09/2018
SCALE	AS SHOWN
DESIGNED BY	JNL
DRAWN BY	LEC
CHECKED BY	JNL

**Kimley»Horn**  
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114  
PHONE: 651-445-4187  
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

SHEET NUMBER  
**C601**

MINNETONKA MN

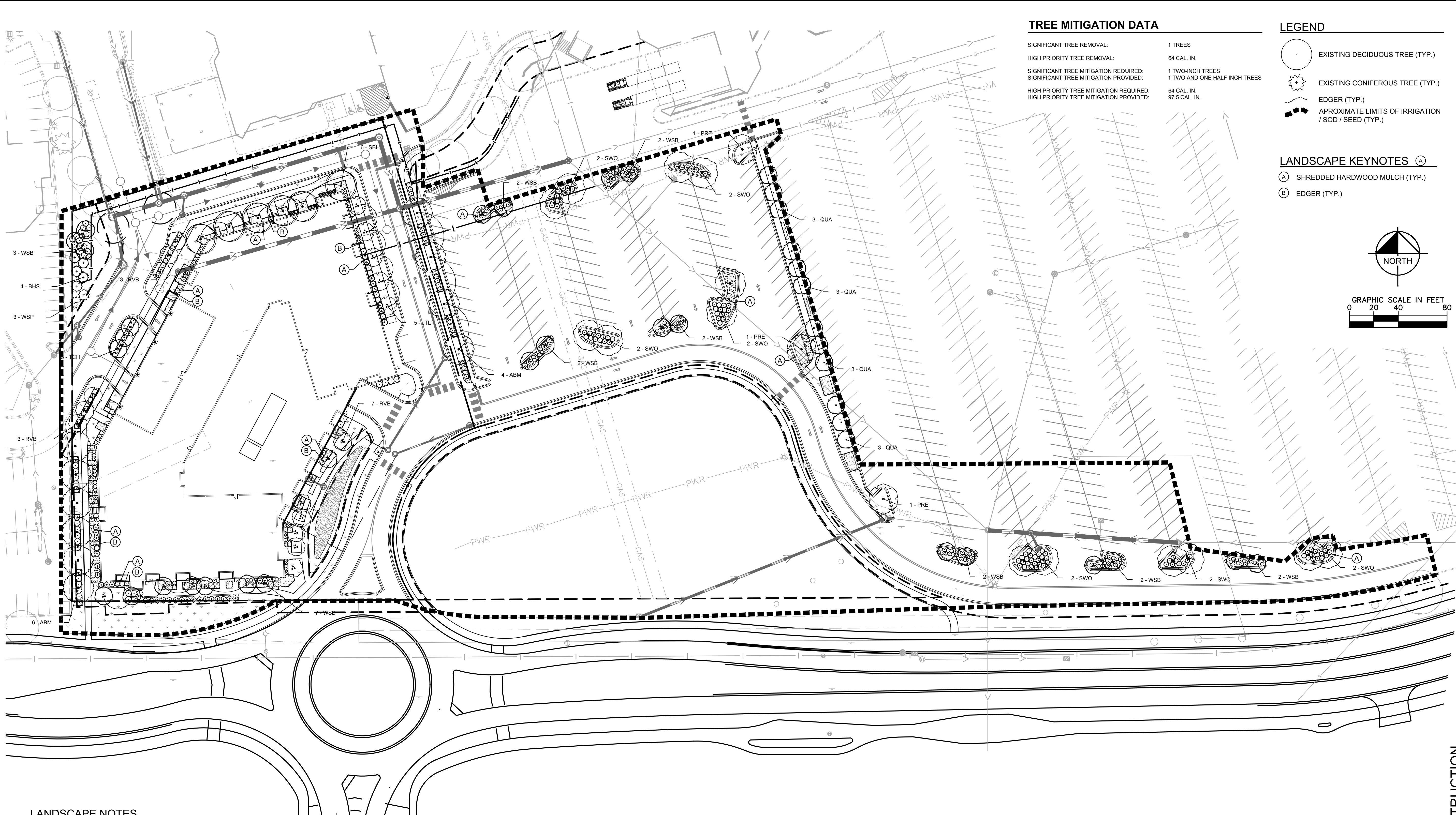








This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**TREE MITIGATION DATA**

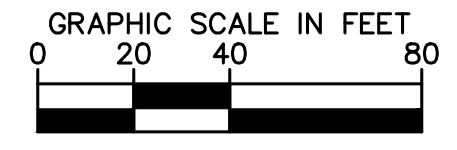
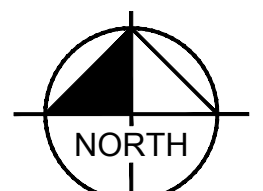
SIGNIFICANT TREE REMOVAL:	1 TREES
HIGH PRIORITY TREE REMOVAL:	64 CAL. IN.
SIGNIFICANT TREE MITIGATION REQUIRED:	1 TWO-INCH TREES
SIGNIFICANT TREE MITIGATION PROVIDED:	1 TWO AND ONE HALF INCH TREES
HIGH PRIORITY TREE MITIGATION REQUIRED:	64 CAL. IN.
HIGH PRIORITY TREE MITIGATION PROVIDED:	97.5 CAL. IN.

**LEGEND**

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF IRRIGATION / SOD / SEED (TYP.)

**LANDSCAPE KEYNOTES**

- SHREDDED HARDWOOD MULCH (TYP.)
- EDGER (TYP.)



**LANDSCAPE NOTES**

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL 811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:  
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.  
ALL PLANTS SHALL BE FREE FROM NOTICEABLE SAPS, HOLES, OR DEFORMITIES.  
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.  
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.  
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MNDOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MNDOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

PRELIMINARY - NOT FOR CONSTRUCTION

**RIDGEDALE ACTIVE ADULT APARTMENTS**  
PREPARED FOR  
**TRAMMELL CROW COMPANY**  
MINNETONKA, MN

**LANDSCAPE PLAN**

KHA PROJECT	160573022
DATE	03/09/2018
SCALE	AS SHOWN
DESIGNED BY	RAH
DRAWN BY	RAH
CHECKED BY	RAH

THESE CONCEPTS AND DESIGN PRESENTATIONS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. THEY ARE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.  
RYAN A. HYLLESTED, P.L.A.  
MN LIC. NO. 53828  
DATE: 03/09/2018

**Kimley-Horn**  
2017 KIMLEY-HORN AND ASSOCIATES, INC.  
2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114  
PHONE: 651-445-4197  
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANT SCHEDULE RESIDENTIAL LOT						
CONIFEROUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SPACING
BHS	4	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B		6' HT
WSP	3	PINUS STROBUS	WHITE PINE	B & B	6' HT.	AS SHOWN
ORNAMENTAL TREES						
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SPACING
RVB	13	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B	6' HT.	AS SHOWN
WSB	10	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE BIRCH CLUMP	B & B		6' HT
TCH	3	CRATAEGUS CRUS-GALLI INERMIS TM	THORNLESS COCKSPUR HAWTHORN	B & B	1.5" CAL.	
JTL	5	SYRINGA RETICULATA	JAPANESE TREE LILAC CLUMP	B & B		6' HT
OVERSTORY TREES						
OVERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SPACING
ABM	6	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2.5" CAL.	AS SHOWN
SBH	6	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SUNCOLE'	SUNBURST HONEYLOCUST	B & B	2.5" CAL.	
CONIFEROUS SHRUBS						
CONIFEROUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
SGJ	30	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONT.	5' O.C.	
GOJ	3	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	#5 CONT.	4' O.C.	
TAU	11	TAXUS X MEDIA 'TAUNTONII'	TAUTON YEW	#5 CONT.	3' O.C.	
HMA	10	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	#5 CONT.	3' O.C.	
TCA	7	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	#5 CONT.	5' O.C.	
DECIDUOUS SHRUBS						
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
RSV	27	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	#5 CONT.	5' O.C.	
RGD	19	CORNUS ALBA SIBIRICA 'RED GNOME'	RED GNOME DOGWOOD	#5 CONT.	4' O.C.	
DGD	8	CORNUS RACEMOSA	GRAY DOGWOOD	#5 CONT.	5' O.C.	
RTD	16	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	#5 CONT.	5' O.C.	
DBH	25	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#5 CONT.	3' O.C.	
ANH	12	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#5 CONT.	4' O.C.	
APC	9	RIBES ALPINUM	ALPINE CURRANT	#5 CONT.	4' O.C.	
SEM	11	SORBARIA SORBIFOLIA 'SEM'	SEM FALSESPIREA	#5 CONT.	3' O.C.	
JWS	11	SPIRAEA ALBIFLORA	JAPANESE WHITE SPIREA	#2 CONT.	3' O.C.	
NBV	6	VIBURNUM LENTAGO	NANNYBERRY VIBURNUM	#5 CONT.	5' O.C.	
PERENNIALS						
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SPACING
	106	ASTER DUMOSUS 'WOOD'S BLUE'	WOOD'S BLUE ASTER	#1 CONT		12" o.c.
	16	BERGENIA CORDIFOLIA 'WINTER GLOW'	WINTER GLOW BERGENIA	#1 CONT		18" o.c.
	87	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT		30" o.c.
	20	ECHINACEA PURPUREA 'WHITE SWAN'	WHITE SWAN CONEFLOWER	#1 CONT.		15" o.c.
	11	ECHINACEA X 'POW WOW WILDBERRY'	POW WOW WILDBERRY CONEFLOWER	#1 CONT		24" o.c.
	125	HAKONECHLOA MACRA 'AUREOLA'	GOLDEN VARIEGATED HAKONECHLOA	#1 CONT		16" o.c.
	10	HOSTA X 'KROSSA REGAL'	KROSSA RAGAL HOSTA	#1 CONT		48" o.c.
	37	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	#1 CONT		30" o.c.
	82	NEPETA X FAASSENII 'KIT KAT'	KIT KAT CATMINT	#1 CONT		18" o.c.
	112	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1 CONT		18" o.c.
	28	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	#1 CONT		18" o.c.
	46	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT		24" o.c.
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SPACING
	12,831 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD		

CONCEPT PLANT SCHEDULE

SAVANNA GRASS MIX  
SEEDING RATE: BROADCAST: 3 LBS./  
10,000 SQ. FT. DRILL: 8-10 LBS./ACRE  
ASCLEPIAS SYRIACA / COMMON MILKWEED 1,088 SF

PLANT SCHEDULE PARKING LOT						
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SPACING
WSB	14	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE BIRCH CLUMP	B & B		6' HT
QUA	12	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	1.5" CAL.	
OVERSTORY TREES						
OVERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SPACING
ABM	4	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2.5" CAL.	AS SHOWN
SWO	14	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.	AS SHOWN
PRE	3	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2.5" CAL.	
CONIFEROUS SHRUBS						
CONIFEROUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
SGJ	16	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONT.	5' O.C.	
DECIDUOUS SHRUBS						
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
AFD	39	CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE DOGWOOD	#5 CONT.	3' O.C.	
DBH	91	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#5 CONT.	3' O.C.	
GLS	76	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT.	4' O.C.	
APC	25	RIBES ALPINUM	ALPINE CURRANT	#5 CONT.	4' O.C.	
PERENNIALS						
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SPACING
	50	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT		30" o.c.
	50	ECHINACEA X 'POW WOW WILDBERRY'	POW WOW WILDBERRY CONEFLOWER	#1 CONT		24" o.c.
	48	SCHIZACHYRIUM SCOPARIUM 'BLUE HEAVEN'	BLUE HEAVEN LITTLE BLUESTEM	#1 CONT		24" o.c.
	28	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT		24" o.c.
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SPACING
	3,005 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD		

PRELIMINARY - NOT FOR CONSTRUCTION

**RIDGEDALE ACTIVE  
ADULT APARTMENTS**  
PREPARED FOR  
**TRAMMELL CROW  
COMPANY**  
MINNETONKA MN

SHEET NUMBER  
**L102**

KHA PROJECT  
160573022  
DATE  
03/09/2018  
SCALE AS SHOWN  
DESIGNED BY RAH  
DRAWN BY RAH  
CHECKED BY RAH

EVERY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
RYAN A. HYLLESTED, P.E.  
DATE: 03/09/2018 MN LIC. NO. 53828

**Kimley»Horn**  
2017 KIMLEY-HORN AND ASSOCIATES, INC.  
2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114  
PHONE: 651-454-4197  
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY







Chair Kirk noted that existing parking problems for surrounding uses should not prevent a new use from being approved. The conditional use permit would require a parking agreement for additional parking stalls.

Chair Kirk asked for comments on the appropriateness of the use at the proposed location. Sewall felt that the use and location would be reasonable.

Schack stated that the success of Gold Nugget is a testament to the need for a restaurant of this type in the area. She did not think that the addition of the proposal would even meet that demand. The site is currently vacant. The proposal would be a definite improvement. The patio would be shielded by the building. It would not create a nuisance issue. She is comfortable with the use.

Powers stated that the positives would outweigh the possible negatives. Everyone would benefit. He supports the proposal.

O'Connell felt that the use would be reasonable for the site. It would look better than what is currently there.

Sewall commended the applicant for vetting the parking options before the meeting.

Powers liked the owner's presentation. He thought it was smart of the owners to look for parking alternatives.

Knight liked the use. He lives two blocks north and would walk to the restaurant, even in the winter. He looked forward to a new restaurant in the area.

Schack noted that Station Pizza is located in her back yard. When its application was reviewed, there was a lot of concern expressed by neighbors regarding parking and traffic. She has not experienced any trouble with parking. It has not been an issue. The whole neighborhood walks there in the winter as well.

***Knight moved, second by Powers, to recommend that the city council adopt the resolution approving a conditional use permit with variances and an expansion permit for a restaurant with outdoor seating area at 5445 Eden Prairie Road.***

***Powers, Schack, Sewall, Knight, O'Connell, and Kirk voted yes. Motion carried.***

Chair Kirk stated that this item is tentatively scheduled to be reviewed by the city council on Feb. 26, 2018.

## 9. Other Business

- A. Concept plan review for Ridgedale Active Adult Apartments at 12421 Wayzata Blvd.



Chair Kirk introduced the proposal and called for the staff report.

Gordon reported. Staff recommends that the planning commissioners provide comments and feedback on the identified key issues and others the commissioners deem appropriate. The discussion is intended to assist the applicant with future direction that may lead to the preparation of more detailed development plans.

Schack asked if residents provided positive feedback at the neighborhood meeting. Gordon answered in the affirmative. Those present liked the residential density located closer to the mall rather than at the edges.

Sewall asked if JCPenney would subdivide the site. Gordon answered that the intent would be for the applicant to purchase the land from JCPenney. A plat would be part of a formal application review process.

Chair Kirk noted that the proposed park would be an amenity for the public. Gordon agreed.

Chair Kirk drives Ridgedale Drive every day. He supports adding controlled-turn lanes rather than the current uncontrolled-turn lanes.

Johnny Carlson, of Trammell Crow, applicant, introduced himself and Lukas Van Sistine, architect for the project. Mr. Carlson said that:

- Gordon has done a great job reviewing the design.
- Trammel Crow is the nation's most active developer. He primarily focuses on multi-family housing. He has a lot of experience in the Midwest. He is a native of Minnetonka.
- Each project is designed to fit in the community.
- He reviewed some of Trammel Crow's developments including The Island Residences at Carlson Center.
- The development would be geared to active seniors with an age restriction of 55 years and older. Housekeeping, transportation, and meals may be paid for separately. There would be a full-time activities director.
- The units would be more expensive than market-rate apartments, but less than independent living. Rent for a one-bedroom unit would be about \$2,200.
- Residents who require more care would move off site.

Mr. Van Sistine stated that:

- He is excited about the project because there is a lot of parking space around the mall.



- He reviewed the floor plans. Levels one and two would walkout at grade. The building would appear to be six stories on the low side and five stories on the high side.
- There would be a sidewalk all around the building.
- The enclosed parking would be buried into the grade.
- There would be space for residents to form a community within the building.
- The renderings are conceptual. The neighboring office buildings would be taken into consideration. A more contemporary building would be appropriate. Something similar to the Nordstrom building with striated precast and different textures is being considered. The base would be brick.

Mr. Carlson explained the traffic pattern.

Powers asked why the height would be limited to six stories. Mr. Carlson said that the feasibility to fund operation of the site was considered along with the height of the surrounding buildings. All of the active-adult buildings developed by Trammell Crow have been six-stories tall.

Schack asked if there is a conversion plan for when senior housing is no longer in such demand. Mr. Carlson answered that the use would not provide senior care, but would fit a niche for active adults. The residents would be able to walk to the library, mall, and restaurants. The census data supports a strong demand for this type of use for a long time.

Wischnack noted that out of 24,000 households in Minnetonka, 13,000 are single-family units and 7,000 are in multi-unit structures. The number of households that are multi-family in Minnetonka equal nearly 30 percent.

Mr. Carlson explained that the smallest unit would be 566 square feet. That would be made as affordable as possible with rent around \$2,000. There would be small, medium, and large sizes of one-bedroom units and small, medium, and large sizes of two-bedroom units.

In response to Chair Kirk's question, Mr. Carlson stated that the guest parking would be self-contained. There would be a few stalls near the drop-off area. There would be 168 units, with approximately 160 occupied at the same time. The units typically have 1.1 number of vehicles per unit which would equal 176 stalls. The proposal includes 216 parking stalls, which would leave 40 stalls for staff and visitors.

Knight liked the view of the patio area around the pool. He asked if there would be community space on the roof. Mr. Carlson said that the amenities work best when they are all located in the same area. Most of the units would have a balcony.

Chair Kirk invited those present to provide input.



Tristan Lundblad, 1801 Welland Avenue, stated that he is in favor of the project. He wanted to make sure that the building standards would be maintained. He looked forward to working with Trammell Crow to make sure that the labor force would be union members. He wants the building to be standing and viable in 35 years. He thanked commissioners for volunteering their time and being active in the community.

Tom Tart, 1807 Timberline Trail, thanked staff for their time. He asked what type of framing would be used.

Chair Kirk thanked those who spoke.

Mr. Van Sistine explained that the framing would be wood, traditional framing for a building this size. The podium level would use precast floors.

Sewall stated that the more he thought about it, the more it made sense to him to locate multi-family housing near Ridgedale. The proposal would support Ridgedale Shopping Center. He liked locating the housing on the south end. He liked the green area and park. The proposal would be an asset to the mall and surrounding area. The mass would be appropriate inside the ring surrounding the mall. He suggested that a separate dog run/space be included.

Schack agreed with Sewall. She liked the location of the density inside the ring. She recommended that the building be constructed to provide the possibility of being converted to provide housing with no age restriction. She would like to see some continuity around the mall to provide walkability and tie it all together.

Powers likes adding high density in the Ridgedale area. There is a limited amount of space to go vertical. This is the place to do it. He would like the proposed building to be taller. There is a huge demand. The space is precious. He would be opposed to decreasing the height. Anything that gets seniors out of single-family houses would benefit Minnetonka. He liked the proposal.

Knight concurred. He liked the idea of building inside the mall's ring. The parking lots are huge. He asked where snow would be piled. He liked the proposal. He could envision himself living there. The restructuring of the drive aisles on Ridgedale Drive may block off the loading dock to JCPenneys. He was a little concerned with the tight turns for a large truck. The park is a good idea.

Gordon noted that if a round-about would be used, it would be designed correctly.

Chair Kirk noted that snow could be hauled away. Apartments now surround Southdale Center. This proposal would be more attractive than those apartments. He thought there might be a better way to decrease the appearance of the mass created by the horseshoe shape. He liked the proposed landscaping. The exterior white looks urban and hip, but he recommended breaking up the appearance of the exterior mass.



Chair Kirk stated that this item is tentatively scheduled to be reviewed by the city council on Feb. 5, 2018.

**10. Adjournment**

***Sewall moved, second by Knight, to adjourn the meeting at 9:16 p.m. Motion carried unanimously.***

By: \_\_\_\_\_  
Lois T. Mason  
Planning Secretary



spend those funds effectively. Wischnack said occasionally the city will receive funds back like in a situation where the estimated award is higher than the actual award. Currently the city had money to spend that would be awarded on a first come, first serve basis.

Wiersum said the staff report included a lot of information about the city administering the program internally versus transitioning to have Hennepin County do so. He asked if the administrative fees had increased or remained the same. Wischnack said the fees had increased. City staff had struggled with keeping up with all the compliance requirements. If the city had kept the administrative duties, it was likely more staff time would have been needed for that purpose.

Bergstedt said things had been streamlined by having the county administer the program rather than requiring individual cities do a request for proposal. Wiersum agreed.

Wiersum opened the public hearing at 7:32 p.m. No one spoke. He closed the public hearing at 7:32 p.m.

Acomb moved, Ellingson seconded a motion to adopt resolution 2018-010 approving the proposed allocation for 2018 Urban Hennepin County Community Development (CDBG) program funds; authorize the negotiation and execution of a sub-recipient agreement with Urban Hennepin County and any third party agreements; and approve funding for HOME line in the amount of \$5,200 from the Development Account for 2018. All voted "yes." Motion carried.

#### **14. Other Business:**

##### **A. Concept plan review for Ridgedale Active Adult Apartments at 12421 Wayzata Blvd.**

Gordon gave the staff report.

Acomb asked for more information about the housing study and what it showed about housing in the city for people over the age of 55. Gordon said there were a couple of groups in the senior market. One group included housing without services for active adults. Acomb noted the study showed the city was about 200 units short for active adults. Wischnack said the study showed the city was short 659 units for all seniors.

Johnny Carlson with Trammell Crow showed photos of other projects the company had done. He presented details about the type of housing and how it differed from other types of senior housing. The project architect, Lukas Van Sistine, from ESG Architects, presented information about the design.

Bergstedt said one of the first questions asked at the planning commission meeting was how the six story building was arrived at. Carlson said the key thing was looking at how tall the other buildings in the area were. This was a Carlisle



prototype being built in other parts of the country and was used to determine the right unit count. The site also was looked at to determine what was appropriate. Another factor was keeping the rents as low as possible.

Calvert said she watched the planning commission review and took to heart some of the questions that were asked. She asked if a rooftop amenity was being looked at. Carlson said if a market rate apartment building was being looked at rather than age restricted housing, a sky deck would be included. The goal in this case was to get all the amenities in one spot to create daily interaction between the residents. Creating a rooftop amenity with the others on the ground would bifurcate the space. He said a rooftop amenity would still be looked at as the plan moves forward.

Calvert said looking at where vehicles pull into the parking lot from the roundabout, there was an immediate turn into the parking area. She said she had some concern with this. Gordon said staff would like to study the intersection further. Calvert said she was really excited about the additional green space. She liked how Sistine had explained the inspiration for the exterior of the building. It was a lot of mass with a very smooth surface. It differed from a retail space. There was a visual breakup that broke up the mass.

Acomb asked if there was consideration for affordable units within the project. Carlson said affordable units had been incorporated in other Trammell Crow market rate buildings. He said this was a different rent check considering the different things residents would be paying for. Financially it would be difficult to include affordable units. Acomb said looking at other active adult projects like one in Edina, affordable units were included. Carlson said Edina had an ordinance requiring affordable units. He said while Minnetonka did not have a similar ordinance, the goal for this plan was to drive the rents as low as possible. Wischnack clarified Edina has a housing policy and not an ordinance requiring affordable units. Minnetonka has a housing resolution with similar language.

Calvert noted there was a demographic bubble throughout the country. The type of resident living in this building would be different in 10, 20 or 30 years. She asked if there had been any consideration given to the need for more parking and some of the other things that would change in 30 years when a younger demographic occupied the building. Carlson said this was being viewed as a building that could be converted to independent living in the future. The amenity space was more geared toward this than for a younger demographic.

Ellingson said it was an interesting concept. He noted currently this part of the parking lot often had few cars parked in it. He questioned if the mall needed the parking. Carlson said he was working with all the retailers, the anchors and General Growth. The current parking ratio was being looked at as well as where it was headed in the future. The least parking demand was in the southwest corner. He indicated the mall owners and the tenants supported the project.

Calvert asked Carlson if any of his projects had a sustainable building component including LEED certification. Carlson said Trammel Crow would



consider incorporating sustainability for this project. The certification typically is part of the design process. The goal in this case would be to deliver a sustainable project. Sometimes a project is designed using the LEED certification requirements but the actual certification is not pursued.

Acomb asked if there was any flexibility to the location, design, shape and size of the park area. Carlson said the original plan presented to staff had the building shifted to the east. The building was shifted west when staff indicated a city goal would be to have a park and change the roundabout access. The goal was to get the largest park possible and maximize the walkability to the park and to the mall. He said the shape of the park would likely continue to evolve through the process. Wischnack noted General Growth owned the eastern portion so that piece would have to be negotiated with them. Acomb said the location and size of the park didn't fully meet the city's vision. She said she spoke with Wagner and he shared that concern.

Bergstedt said over the last year, as the council looked at various projects, they had discussed the huge need for some type of park or open space. He said this was an opportunity to reach a piece of that goal. He didn't think the city should be too prescriptive without considering all the options and ensuring the overall area flowed better. He said the park idea was great but it was a starting point. He thought the concept met some of the vision for the Ridgedale area with higher density, higher height and a quality development.

Acomb agreed and said she was thrilled to see density built in the parking lot. She was fine with the architecture and the setbacks. Her concern was related to affordability and wanting that to be included in the project.

Calvert said agreed with Bergstedt and Acomb. She was glad to see the higher height which was restricted in other parts of the Ridgedale area. She liked many things about the project but agreed with Acomb's comments about including some affordable units. She was excited to see there was a possibility to include some LEED building practices. The added green space, whatever it ended up being, would be great.

Dr. Mark Stesin, 2000 Norway Pine Circle, said he was speaking on behalf of a coalition of five neighborhoods: his street, Dwight Lane, Austrian Pines, Sherwood Place and Sherwood Forest. The consensus was strong support for the city's effort to bring in high density housing. The assumption was all the new buildings would be compliant with the comprehensive guide plan and also be sensitive to those who had lived in the city for the last 20 to 30 years. The coalition of neighbors support this concept plan. The project was very appropriate for the space. The park space and size of the building were appropriate. The physical density was not an issue. The more important issue was the activity density. With 165 units there would be a lot of activity on a relatively small space. He said the property was far enough away from the neighborhoods that the activity density would not be much of an issue.



Annette Bertelsen, 13513 Larkin Drive, said she and her neighbors liked the apartment concept quite a bit. As far as the density they support this level of density. She said there were many neighborhoods that were engaged in the discussion about the Ridgedale area. Now that there was the first housing proposal for the inner circle, the neighbors were very excited about the land use and proposed density. She said when the city first presented the Ridgedale vision study, residents saw vignettes of a park adjacent to the mall. This excited them. People began to brainstorm ideas about synergy between events at the mall and events at the park. As the discussion about the park continued, she would like to see pros and cons discussed about the location. She said it was easy to forget that Ridgedale wasn't just a commercial hub. For many it was part of the fabric of their neighborhood. She suggested having neighborhood residents be part of the park committee along with councilmembers, planning commissioners and park board members. She volunteered to be the neighborhood representative.

Calvert said one of the things she really liked about the location of the building was that it was at the south end of the mall away from the freeway. She said it was a huge benefit to the building's residents.

Wiersum said this was an intriguing project. He appreciated the information about what an active adult apartment was and thought it was a niche that made sense in the community. He truly valued the social aspect for those who lived in the city but were looking to downsize. He agreed with the comments about the location of the building. He thought along with the improvements to Ridgedale Drive, this would be a very beautiful area of the city. Architecturally, he particularly liked the large windows that were shown. He thought the contemporary look and design would play very well. He said a park in Ridgedale was an important amenity. He spoke with Wagner earlier in the day and Wagner said one thing he wanted the others to be mindful of was the Sears location at the mall would redevelop in the fairly near future. The city could delay decisions and end up with nothing because it was always hoping for what may be available tomorrow. On the other hand, the council shouldn't be too afraid of that and not aim as high as it could for the park. It was important to keep an open mind to the possibilities for a park in the Ridgedale area. He recommended Wagner be the council representative on the committee because this was in his ward, but given Wagner's travel schedule that Acomb be appointed as the alternate.

## **15. Appointments and Reappointments:**

### **A. Appointments and reappointments to Minnetonka boards and commissions**

In addition to the appointments and reappointments listed in the council packet, Wiersum noted he was nominating Yunker to chair the EDAC.

Wiersum moved, Bergstedt seconded a motion to approve the appointments and reappointments to various advisory boards, commissions and committees. All voted "yes." Motion carried.



**Ordinance No. 2018-**

**An ordinance amending the existing Ridgedale Center Master Development Plan and approving final site and building plans, Ridgedale Active Adult Apartments located at 12421 Wayzata Blvd.**

---

The City Of Minnetonka Ordains:

Section 1.

- 1.01 This ordinance hereby amends the existing Ridgedale Center master development plan. (Project 03046.12a). Adoption is based on the findings in the \_\_\_\_\_, 2018, staff report.
- 1.02 The property covered by this amendment is located at 12421 Wayzata Boulevard and is legally described in Exhibit A.

Section 2.

- 2.01 This ordinance is based on the following findings:
  1. The proposal would meet the required standards and ordinances for a site and building plan approval.

Section 3.

- 3.01 Approval is subject to the following conditions:
  1. The site must be developed and maintained in substantial conformance with the following plans, unless modified by the conditions below:

LIST PLANS AND DATES

The above plans are hereby adopted as the master development plan and as final site and building plans.
  2. LIST ADDITIONAL CONDITIONS



Section 4. A violation of this ordinance is subject to the penalties and provisions of Chapter XIII of the city code.

Section 5. This ordinance is effective immediately.

Adopted by the city council of the City of Minnetonka, Minnesota, on \_\_\_\_\_, 2018.

\_\_\_\_\_  
Brad Wiersum, Mayor

ATTEST:

\_\_\_\_\_  
David E. Maeda, City Clerk

**ACTION ON THIS ORDINANCE:**

Date of introduction: April 16, 2018

Date of adoption:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Ordinance adopted.

Date of publication:

I certify that the foregoing is a correct copy of an ordinance adopted by the city council of the City of Minnetonka, Minnesota at a regular meeting held on \_\_\_\_\_, 2018.

\_\_\_\_\_  
David E. Maeda, City Clerk

Date:



## EXHIBIT A

That part of Lot 1, Block 1, RIDGEDALE CENTER EIGHTH ADDITION and that part of Tract A, Registered Land Survey No. 1826 described as follows:

Beginning at the southwest corner of said Lot 1; thence North 89 degrees 44 minutes 21 seconds East along the southerly line of said Lot 1 and its easterly extension, a distance of 712.38 feet; thence northwesterly 172.35 feet along a non-tangential curve concave to the northeast having a radius of 178.67 feet and a central angle of 55 degrees 16 minutes 13 seconds, and having a chord length of 165.75 feet and which bears North 44 degrees 16 minutes 19 seconds West; thence North 16 degrees 38 minutes 12 seconds West tangent with last said curve, a distance of 13.86 feet; thence northwesterly 128.54 feet along a tangential curve concave to the southwest having a radius of 81.83 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence South 73 degrees 21 minutes 48 seconds West tangent with last said curve, a distance of 162.68 feet; thence southwesterly 120.48 feet along a tangential curve concave to the south having a radius of 101.33 feet and a central angle of 03 degrees 06 minutes 21 seconds; thence North 16 degrees 38 minutes 12 seconds West not tangent to last said curve, a distance of 264.89 feet to the southerly line of Lot 2, Block 1, RIDGEDALE CENTER EIGHTH ADDITION; thence South 73 degrees 20 minutes 01 second West along said southerly line and its westerly extension, a distance of 264.82 feet to the westerly line of said Lot 1; thence South 00 degrees 02 minutes 38 seconds West along said westerly line, a distance of 319.75 feet to the point of beginning.