

**City Council Agenda Item #14_
Meeting of Jan. 8, 2017**

Brief Description	Concept plan review for Ridgedale Executive Apartments at 12501 Ridgedale Drive.
Action Requested	Discuss concept plan with the applicant. No formal action required.

Background

At the Dec. 4, 2017 meeting, the city council reviewed a proposed redevelopment plan by the Rotenberg Companies for the existing commercial property located at 12501 Ridgedale Drive. The proposed plan, Ridgedale Executive Apartments, contemplated redevelopment of the former RS Sports Grill portion of the property with a 6-story, 111-unit luxury apartment building. The existing office building, located on the same property, would remain.

The council reviewed the plans and provided the following comments:

- The building was generally too tall and massive; 6 stories seemed like too much.
- The building made the site feel too dense.
- The building articulation could be improved along the Ridgedale Drive façade.
- There was no need for the trail; park dedication fees could be used for other improvements in the Ridgedale area.

Revised Plans

The developer has revised the proposed apartment building plans based on input from the neighborhood, planning commission, and city council. The revised plans include the following responses:

- A decrease in the building height from 6 to 5 stories.
- A decrease in the unit count from 111 to 93 units.
- An increase in setback to Ridgedale Drive (originally 27 ft. – 33 ft.; as revised 36 ft. - 40 ft.)
- Addition of landscaping along Ridgedale Drive.
- Reduction of the mass of the upper story building parapet end caps.
- Removal of the trail connection adjacent to the pond.

Neighborhood Meeting

The developer will be hosting a second neighborhood meeting prior to the city council meeting. The meeting will be held on Jan. 8, 2018 from 5 to 6 p.m. in the Minnehaha Room located in the lower level of city hall.

Staff Recommendation

Staff recommends the city council provide feedback on the revised plans. The discussion is intended to assist the applicant with future direction that may lead to the preparation of more detailed development plans.

Through: Geralyn Barone, City Manager
Julie Wischnack, AICP, Community Development Director

Originator: Loren Gordon, AICP, City Planner

ADDITIONAL INFORMATION

Next Steps

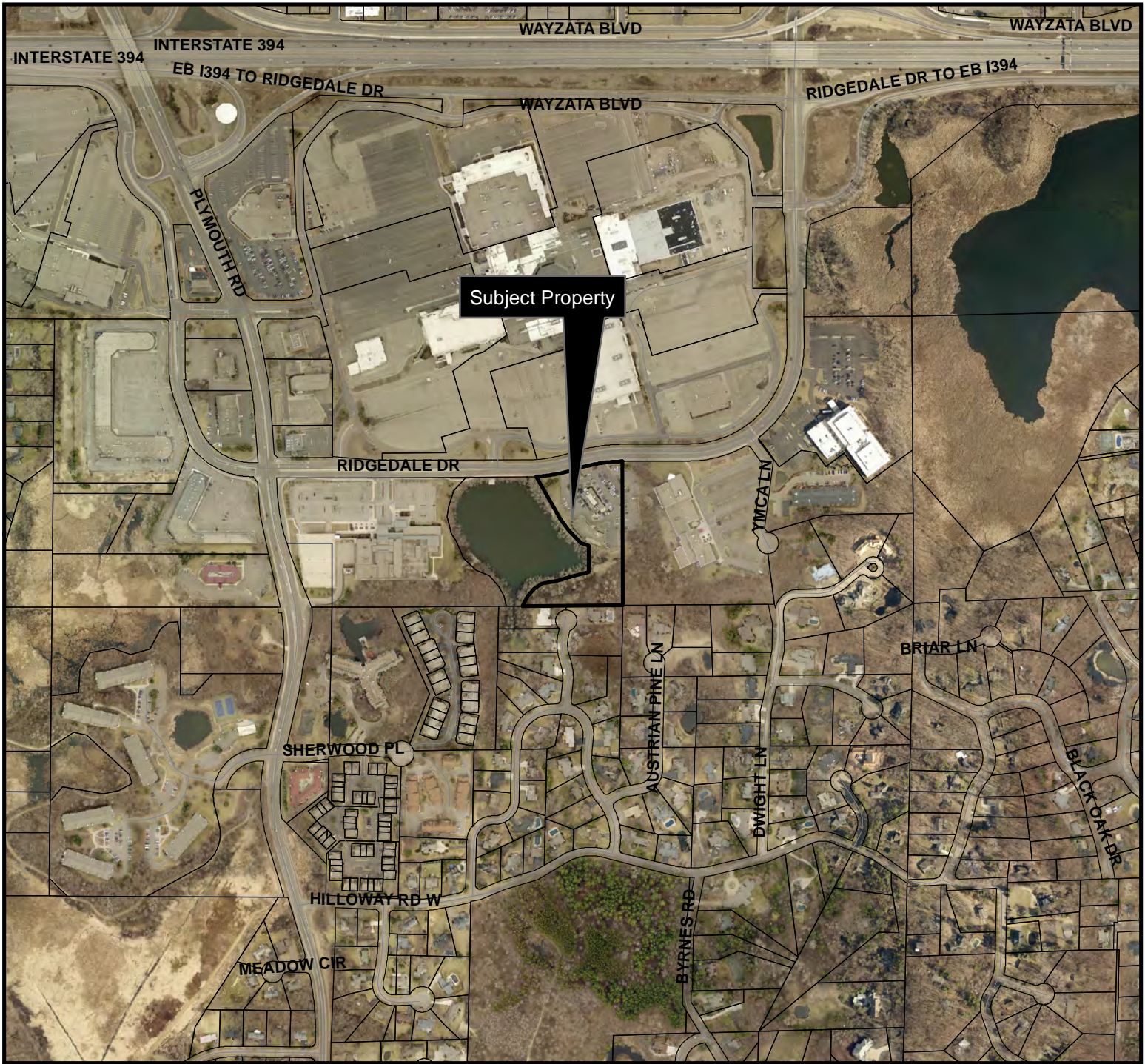
- **Formal Application.** If the developer chooses to file a formal application, notification of the application would be mailed to area property owners. Property owners are encouraged to view plans and provide feedback via the city's website. Through recent website updates: (1) staff can provide residents with ongoing project updates, (2) residents can "follow" projects they are particularly interested in by signing up for automatic notification of project updates; (3) residents may provide project feedback on project; and (4) and staff can review resident comments.
- **Neighborhood Meeting.** Prior to the planning commission meeting and official public hearing, an additional public meeting would be held with neighbors to discuss specific engineering, architectural and other details of the project, and to solicit feedback. This extends the timing that has historically been provided in advance of the planning commission review to allow more public consideration of the project specifics.
- **Council Introduction.** The proposal would be introduced at a city council meeting. At that time, the council would be provided another opportunity to review the issues identified during the initial concept plan review meeting, and to provide direction about any refinements or additional issues they wish to be researched, and for which staff recommendations should be prepared.
- **Planning Commission Review.** The planning commission would hold an official public hearing for the development review and would subsequently recommend action to the city council.
- **City Council Action.** Based on input from the planning commission, professional staff and general public, the city council would take final action.

Roles and Responsibilities

- **Applicants.** Applicants are responsible for providing clear, complete and timely information throughout the review process. They are expected to be accessible to both the city and to the public, and to respect the integrity of the public process.
- **Public.** Neighbors and the general public will be encouraged and enabled to participate in the review process to the extent they are interested. However, effective public participation involves shared responsibilities. While the city has an obligation to provide information and feedback opportunities, interested

residents are expected to accept the responsibility to educate themselves about the project and review process, to provide constructive, timely and germane feedback, and to stay informed and involved throughout the entire process.

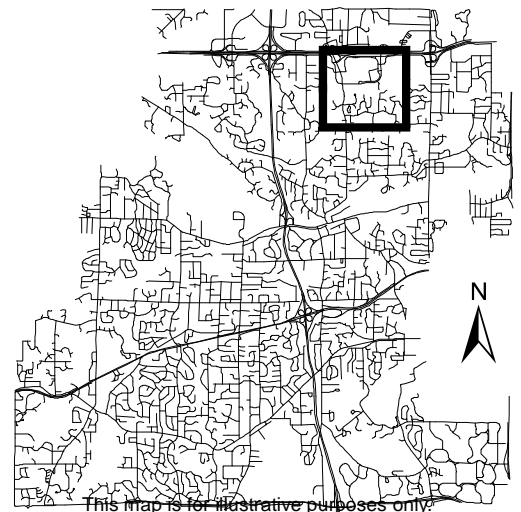
- **Planning Commission.** The planning commission hosts the primary forum for public input and provides clear and definitive recommendations to the city council. To serve in that role, the commission identifies and attempts to resolve development issues and concerns prior to the council's consideration by carefully balancing the interests of applicants, neighbors, and the general public.
- **City Council.** As the ultimate decision maker, the city council must be in a position to equitably and consistently weigh all input from their staff, the general public, planning commissioners, applicants and other advisors. Accordingly, council members traditionally keep an open mind until all the facts are received. The council ensures that residents have an opportunity to effectively participate in the process.
- **City Staff.** City staff is neither an advocate for the public nor the applicant. Rather, staff provides professional advice and recommendations to all interested parties, including the city council, planning commission, applicant and residents. Staff advocates for its professional position, not a project. Staff recommendations consider neighborhood concerns, but necessarily reflect professional standards, legal requirements and broader community interests.



Location Map

Applicant: Rotenberg Companies
 Address: 12501 Ridgedale Dr

City of
minnetonka
Where quality is our nature



This map is for illustrative purposes only.

REVISED PLANS

12501 RIDGEDALE DRIVE

Minnetonka, MN



Project Narrative For Concept Review

January 8, 2018

Developer: Ridgedale Executive Apartments, LLC
12455 Ridgedale Drive, Suite 103
Minnetonka, MN 55305
(Mr. Richard J. Rotenberg – Principal)
952-545-9059

Property Owner: The Rotenberg Companies, Inc.

Architect: Momentum Design Group
Jesse Hamer, LEED AP, 612-859-5833

**Civil Engineer/
Landscape Architect:** Civil Site Group, PC
Patrick Sarver, Landscape Architect

A. SUBMITTAL CONTENTS

Included in this submittal is this Project Narrative and the preliminary development plans and drawings listed on the attached Schedule of Plans & Drawings.

B. PROJECT LOCATION

The 12501 Ridgedale project site lies just south of Ridgedale Center on Ridgedale Drive generally between the YMCA (to the east) and the Hennepin County Government Center/Library (and pond) to the west. It is located within a "Mixed Use" land use category area in the City's 2030 Comprehensive Guide Plan and is included in the study area of RIDGEDALE; A VISION FOR 2035 commissioned by the City of Minnetonka and dated September 2012.

C. PROPERTY – EXISTING CONDITIONS

The property on which the project is to be located is a single lot totaling approximately 193,047 square feet or about 4.43 acres in area. The re-development project is to be located at the north end of the property. The south end of the property has been maintained as a wooded bluff, with some wetland area below leading from the pond situated to the west of the property. Minimal or no impact on the south end of the property is expected. The northern part of the property is currently improved with a two-story office building and a one-story brick building (previously occupied as a branch bank by Norwest Bank and more recently as a restaurant by Redstone Grill). That so-called "Redstone" building would be removed as part of this re-development project. Parking lot improvements make up most of the rest of that north end. The current parking lot was extended onto the YMCA property to the east to accommodate the parking requirements of Redstone Grill. Those so-called YMCA parking lot improvements are expected to be removed.

Legal Description: Lot 3, Block 1, Ridgedale Center Fifth Addition, Hennepin County, Minnesota.

Ownership: The Rotenberg Companies, Inc.

PIN: 02-117-22-33-0009

D. SUMMARY OF THE PROPOSED PROJECT

The proposed 12501 Ridgedale project is the development of a new 93-unit apartment building which will include below grade and at grade indoor parking facilities. The building is designed to be located on the northerly part of the property, basically laid out along Ridgedale Drive and facing the Ridgedale Mall. It will be over the space now occupied by the restaurant building (which will be removed along with a substantial portion of the existing asphalt surface parking near the restaurant building). The office building (and its parking lot located just the east of the office building) will remain. The apartment units will be one and two bedrooms (and possibly one three bedroom). Two levels of in-structure parking will be reserved for the apartment residents. One level will be underground and the other will be indoor parking within the first level of the building, as shown on the attached plans for parking. Forty-five (45) spaces of surface parking will be constructed on site and an existing 13 spaces are to remain, bringing the total of surface parking to 58 spaces.

E. PROJECT CONCEPT

Redstone's departure to join other restaurants at the mall has presented an excellent opportunity to participate in the transformation of the Ridgedale Village area. Our project is proposed to bring luxury apartment homes to what will become the Ridgedale Parkway, together with life and vitality to energize the Ridgedale Village as it grows and matures. Though only to include 93 apartments, the extraordinarily high quality of the 12501 Ridgedale project is anticipated to provide a substantial boost toward the critical mass necessary to achieve the City's vision for Ridgedale. The project is designed to introduce the diversity of upscale housing and fill the niche for it. We expect to satisfy the demand of empty nester baby boomers for the highest quality home coupled with the freedom and amenities of a luxury apartment -- an apartment home equivalent to the beautiful Minnetonka homes they're now leaving. These apartment homes will also attract young professionals and other newcomers to the City whose communities lack the means and/or the foresight to provide this sort of housing opportunity. As described in the City's Vision statement for Ridgedale Village, the 12501 Ridgedale project will bring residents who wish to urbanize and engage in the walkable community envisioned for the Ridgedale Village. The close, very walkable, proximity of the

project to the parkway and shops, restaurants and events in the Ridgedale Village Center will certainly integrate the project with the Ridgedale Village Center so that each will be an especially desirable attribute of the other.

As said, the 12501 Ridgedale project will feature one and two bedroom luxury apartment homes designed and constructed to the highest condominium-caliber standards, offering residents the convenience of leasing, coupled with a thoughtfully programmed living environment. The apartments themselves will be larger than ordinarily offered and feature elegantly flowing floorplans, wide plank hardwood flooring, master bedroom suites with spacious walk-in closets and luxurious baths, private patios and gourmet kitchens. Many will offer expansive views of the adjacent pond and/or the wooded bluff to the south of the property. Upscale features at this full-service building will include a well-appointed sun terrace offering a heated pool, spa, poolside chaise lounges and an outdoor chef's kitchen complete with large Viking grills and warming drawers. There are also expected to be an additional wide array of amenities available to the residents, including multi-level heated parking for all residents, electric vehicle recharging stations, an indoor car wash bay at the lower parking garage, and a temperature controlled bicycle storage and repair center in a secured area. The project will emphasize healthy living and so will also include a state-of-the-art fitness center, a private yoga/dance studio, a Pilates studio, a spin studio, putting green and an all sports simulator where residents can practice their golf swings and even play on a virtual football field. The building will be completely smoke-free. In addition, there will be a card/game room and a community room, featuring a fully equipped gourmet kitchen, large size TVs, intimate seating areas and a dining table large enough to accommodate 18 people, whether it may be for family gatherings or community events. In the event you wish to work from home, there will be a beautifully appointed boardroom, outfitted with video conferencing equipment, a TV monitor for presentations and complimentary WiFi. The building will be pet friendly with a pet spa for grooming. There will be a remarkable attention to detail with an unparalleled commitment to the residents' experience, including on-site management staff and a 24-hour on-site lifestyle concierge will offer the highest level of service, such as last minute dinner reservations, personal shopping, arranging for airport transportation, event planning, housekeeping and more.

The 12501 Ridgedale project is being designed to add an iconic identity to the Ridgedale Village and enhanced sense of place, while also maintaining (and improving) compatibility with the surrounding neighborhood. The building is designed with an elegant stone façade and clean features to pair the welcoming and familiar style of the neighborhood with modern and luxurious finishes. The design sets a grand example for future development in the Ridgedale Village Center using upscale finishes and materials both on the interior and exterior of the building. This building design compliments the existing office building, integrating similar stone finishes, as well as continuing a similar warm color pallet. In addition, a number of improvements have been made to the front, north façade of the building, which enhances the interface with the public realm. The building face was pulled back from the boulevard and is now 36' to 40' back from the property line. This was achieved by stepping the façade of the building. A warm, complimentary stone was added to the façade at the base, the top floor, and a couple of accent areas. The bold, angled roof element at the northwest corner was removed in order to maintain a more suburban character, along with the lowering of the building height overall. Finally, a formal pedestrian connection to the public sidewalk was made at the entry of the building, including stairs, upgraded paving, the addition of seating areas, and landscaping. These characteristics will provide a building at 12501 Ridgedale that residents and neighbors will both appreciate and enjoy as a striking enhancement of the neighborhood and will, hopefully, become an iconic addition to the regional community.

Of special concern in regard to compatibility was the goal to respect, and minimize the impact on, the residential neighborhoods located to the south of the project. To that end, the building has been reduced in height from 6 floors to 5, has been sited on the property as far north as possible, lying along Ridgedale Drive, and has been designed to face northerly away from those residences and rather toward the mall. As the 12501 Ridgedale project is currently designed, the closest home is at least approximately 423 feet away from the nearest point of the proposed building. The expectation has been that the heavily wooded bluff located at the south end of the project property between the neighbors to the south and the proposed project building to the north would effectively screen the project and serve as an adequate buffer. While foliage is on the trees and understory in those woods, the screening effect of those woods should be excellent. During the neighborhood meeting recently hosted by the developer, concern was raised by the neighbors about the visibility of the project building from their homes through the woods, especially during the times when the foliage is down. Though some screening would still be effected by the woods during those seasons, it appears that at least some of the building would be visible from several of the homes. In response to those concerns, the developer has reduced the height of the building and is committed to

working with the affected residents to develop supplemental screening. Installation of evergreens at the top of the bluff may be a viable solution, perhaps even providing some additional screening for those neighbors from the views and lights of the mall itself (to the extent not screened by the proposed building itself).

It may be worthy of noting in regard to compatibility too that the restaurant that had been operating on the site, especially when busy, generated quite a bit of noise, lights and traffic (not to mention occasional police activity) – material aspects of which should be substantially reduced or eliminated by virtue of the change in use.

As noted, the project has been designed to respect and preserve the beautiful natural features of the property – the wooded bluff, natural wetlands and the pond. It is expected that these natural areas will be preserved as they are. The proposal also allows the easternmost portion of the existing parking lot to return to a natural green space. This allows future natural growth to integrate into the wetland and forested spaces of the site, improving the quality of the neighborhood and the environment. In addition to natural growth, water infiltration will increase in this location as it was previously an impervious surface. Through studies and design work from the civil engineer and landscape architect, the project strives to accomplish a sufficient and environmentally friendly site design in respect to its current surroundings, meeting the expectations for a high-quality development for the Ridgedale Village Center.

In regard to the proposed building itself, we expect to emphasize sustainability in its construction, operation and life within it. More simply, we intend to use environmentally-friendly practices, products and services, including the following:

1. The roof will be reflective with a high solar reflectivity index (SRI). This type of roof will reflect more solar heat, subsequently lowering the temperature inside the building and reducing the need for lower air-conditioning temperatures, keeping energy consumption (and costs) lower.
2. Low VOC paints, carpets and adhesives.
3. Recharging stations for electric vehicles to be located in the parking garage.
4. Energy efficient Low-E glass windows, which will reduce the use of artificial lighting (and corresponding electricity).
5. High-performance, water saving fixtures, including low-flow shower heads, toilets and faucets.
6. High efficiency HVAC units (up to 11.0 EER and 95% TE)
7. Energy efficient appliances (ENERGY STAR® Certified)
8. Other high efficiency lighting and fixtures
9. Whenever possible, recycling of paper, cardboard, cans, plastics and glass will be emphasized -- separate trash chute collection for recycling will be provided.
10. Use of paper envelopes, paper towels and other paper products with a high percentage of post-consumer recycled content will be encouraged.
11. Environmentally-friendly cleaning supplies.

It is also expected that the building itself will integrate nicely with the new Ridgedale Parkway and Ridgedale Mall to the north of the building, with its high quality exterior finish (including natural cut stone) being compatible with the most recent improvements to the exterior materials at the mall. Its appearance viewed from the north is also expected to be buffered by the trees and vegetation along the Ridgedale Parkway. Our multi-family residential project will create a transition from the high intensity commercial retail mall and the residential neighborhoods to the south.

Finally, the 12501 Ridgedale project, offering a front row seat to the vibrant transformation of the Ridgedale Village Center, should serve as a beacon to empty nesters and young professionals throughout the metro area. The project offers a housing alternative that appears especially important and necessary to retain affluent baby boomers who are now empty nesting and want to downsize in Minnetonka. Though wanting the convenience of apartments, they do not want to downsize into lesser quality. Successful young professionals share similar values. Housing necessary to satisfy this niche is not currently available in Minnetonka. Without the leasing opportunity presented by the project, there will certainly be Minnetonka empty nesters that move to other communities that do offer such high quality apartment homes. Moreover, this project should attract similarly situated persons from other communities, including young professionals, whether baby boomers, Gen X or Gen Y. As mentioned in the 2035 vision statement, this is the demographic that want to urbanize and engage in a high quality experience within their community. Accordingly, the future residents of the 12501 Ridgedale project will be exactly those persons that will

energize the Ridgedale Village envisioned by the city. They will be out and about, supporting and vitalizing Ridgedale Village Center - shopping, enjoying the broad array of other retail destinations and partaking of its fine dining opportunities - all within a short walk of the 12501 Ridgedale project. Accordingly, the 12501 Ridgedale project, if approved, and the residents it will bring, should provide an armature for the future investment and improvements necessary to successfully realize the vision that is the Ridgedale Village Center. Perhaps suffice to say, we expect the 12501 Ridgedale project would serve well the City's goals for the transformation of Ridgedale and, as importantly, strengthen the entire image of Minnetonka.

F. ADDITIONAL PROJECT DETAILS*

1. A. *Unit Count, Floor Areas (approx.)*

153,240 sf:	93 Apartment Units, Common and Amenity Areas
<u>70,611 sf:</u>	Garage, 192 Indoor Parking Stalls
223,851 sf total	

B. *Parking Count*

192 garage stalls
58 surface stalls
 250 total parking stalls

C. *Unit Breakdown Per Floor*

FLOOR	ONE BED	TWO BED	TOTAL
FLOOR ONE	4	3	7
FLOOR TWO	13	7	20
FLOOR THREE	13	9	22
FLOOR FOUR	13	9	22
FLOOR FIVE	13	9	22
TOTAL	56	37	93

2. *Other Detail*

- GROSS SITE AREA 4.43 Acres; 193,047 sf
- GROSS BUILDING AREA 14,361 sf Office Building
223,851 sf Apartment Building
- NET FAR 0.90
- APARTMENT UNITS 93 Units
- RESIDENTIAL DENSITY 21.0 Units/Acres

* These details are current as of December 28, 2017 – the numbers may be modified as the project design matures.

SCHEDULE OF PLANS & DRAWINGS

(12501 Ridgedale Drive)

- 1. *Rendering***
- 2. *Site plan***
- 3. *Elevations (North & East)***
- 4. *Elevations (South & West)***
- 5. *Southwest Isometric***
- 6. *Aerial View from Northwest***
- 7. *3D Views***
- 8. *Lower Garage Floor Plan***
- 9. *1st Floor Plan***
- 10. *2nd Floor Plan***
- 11. *Typical Floor Plan***
- 12. *Site Context Plan***
- 13. *Neighborhood Context Plan***
- 14. *Site Sections***
- 15. *Neighborhood Perspectives***



RIDGEDALE EXECUTIVE APARTMENTS 12-22-2017

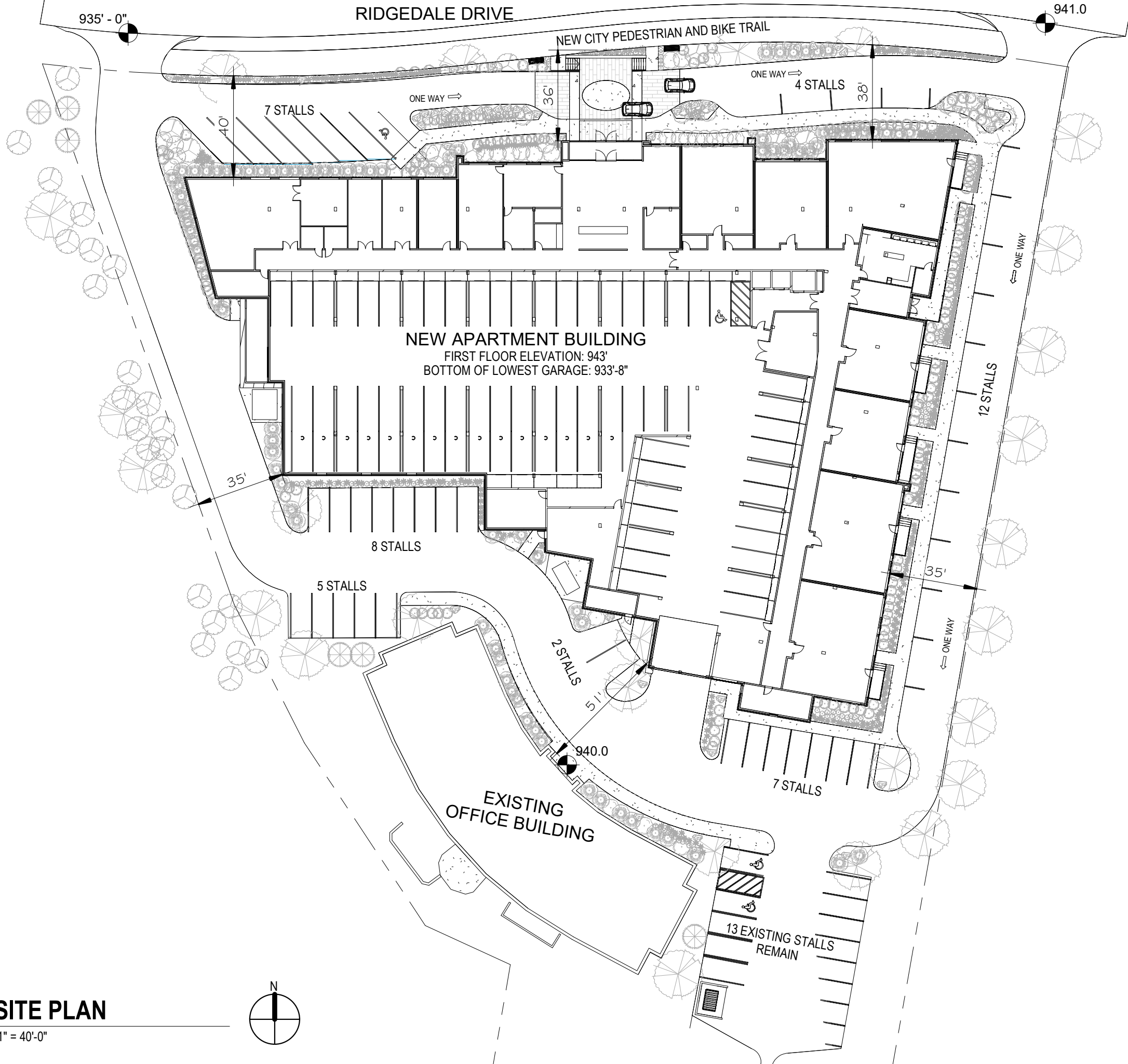
Minnetonka, Minnesota

RENDERED PERSPECTIVE



Momentum Design Group

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PARKING SUMMARY

OFFICE REQUIRED PARKING SPACES:
14361 SF / 1000 X 4 = 57 SPACES

APARTMENT REQUIRED PARKING SPACES:
MINNETONKA STANDARDS:
93 UNITS X 2 SPACES/UNIT =
186 SPACES REQUIRED

CURRENT DESIGN:
• INDOOR GARAGE SPACES PROVIDED 192
• OUTDOOR SPACES PROVIDED 58

TOTAL PARKING REQUIRED: 243
TOTAL PARKING PROVIDED: 250

UNIT COUNTS
• TWO BEDROOM 37 UNITS
• ONE BEDROOM 56 UNITS

TOTAL 93 UNITS

FAR CALCULATION

TOTAL SITE AREA 4.43 ACRES/193,047 SF
TOTAL PROTECTED WETLAND AREA 6838 SF
TOTAL BUILDABLE AREA 186,209 SF

NON GARAGE BUILDING AREA (153240 SF) + EXISTING OFFICE AREA (14,361 SF) / BUILDABLE LAND AREA(186,209 SF) = 0.90 FAR

MINNETONKA ZONING

PLANNED I-394 DISTRICT:
2017 LAND USE CATEGORY COMMERCIAL ZONING
2020 LAND USE CATEGORY CHANGE TO MIXED USE PROPERTY
2035 RIDGEDALE VILLAGE CENTER VISION:
• PEDESTRIAN FRIENDLY
• REVITALIZE USE
• ADDITIONAL RESIDENTIAL GROWTH
• VITALITY ENCOURAGED BY MIXED USES

LIGHTING STUDY

CURRENT DESIGN SITE LIGHTING:
• FOOTCANDLE UNDER POLE 5 FT-C
• FOOT CANDLE BETWEEN POLES/ SOUTHERN PERIMETER OF SITE 1 FT-C

YMCA SITE LIGHTING:
• FOOTCANDLE UNDER POLE 10 FT-C
• FOOTCANDLE BETWEEN POLES 2 FT-C

GROSS BUILDING AREA BY FLOOR

1st Floor	21983 SF
2nd Floor	32996 SF
3rd Floor	33004 SF
4th Floor	32735 SF
5th Floor	32522 SF
Grand total	153240 SF

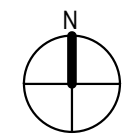
GROSS GARAGE AREA BY FLOOR

1st Floor Garage	24178 SF
Underground Garage	46433 SF
Grand total	70611 SF

GRAND TOTAL BUILDING AREA 223,851 SF

SITE PLAN

1" = 40'-0"



RIDGEDALE EXECUTIVE APARTMENTS 12-22-2017
 Minnetonka, Minnesota
SITE PLAN
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STOREFRONT GLASS METAL PANELS: CHROME / STAINLESS STEEL FINISH STONE PANELS CUT NATURAL STONE W/ BEVELED EDGE JOINTS: SMOOTH FINISH CUT NATURAL STONE: HONED FINISH STOREFRONT GLASS

ELEVATION - NORTH

3/64" = 1'-0"



CUT NATURAL STONE W/ BEVELED EDGE JOINTS: SMOOTH FINISH STONE PANELS

ELEVATION - EAST

3/64" = 1'-0"

RIDGEDALE EXECUTIVE APARTMENTS 12-22-2017
 Minnetonka, Minnesota
 MOMENTUM DESIGN GROUP
 ELEVATIONS
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ELEVATION - SOUTH

3/64" = 1'-0"



ELEVATION - WEST

3/64" = 1'-0"



SOUTHWEST ISOMETRIC

RIDGEDALE EXECUTIVE APARTMENTS 12-22-2017

Minnetonka, Minnesota

3D VIEWS



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AERIAL VIEW
NOT TO SCALE

RIDGEDALE EXECUTIVE APARTMENTS 12-22-2017
Minnetonka, Minnesota
AERIAL VIEW





IMAGE TAKEN 12-20-2017

PANORAMA MALL VIEW

NOT TO SCALE



IMAGE TAKEN 11-13-2017

WEST RIDGEDALE DRIVE PERSPECTIVE

NOT TO SCALE



IMAGE TAKEN 11-13-2017

EAST RIDGEDALE DRIVE PERSPECTIVE

NOT TO SCALE

RIDGEDALE EXECUTIVE APARTMENTS 12-22-2017

Minnetonka, Minnesota

SITE VIEWS



Momentum Design Group

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PARKING GARAGE FLOOR PLAN

1 : 300



1ST FLOOR PLAN

1 : 300

RIDGEDALE EXECUTIVE APARTMENTS 12-22-2017
 Minnetonka, Minnesota
 FLOOR PLANS



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2ND FLOOR PLAN

1 : 300



RIDGEDALE EXECUTIVE APARTMENTS 12-22-2017
Minnetonka, Minnesota



FLOOR PLANS

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3RD - 5TH FLOOR PLAN - TYPICAL

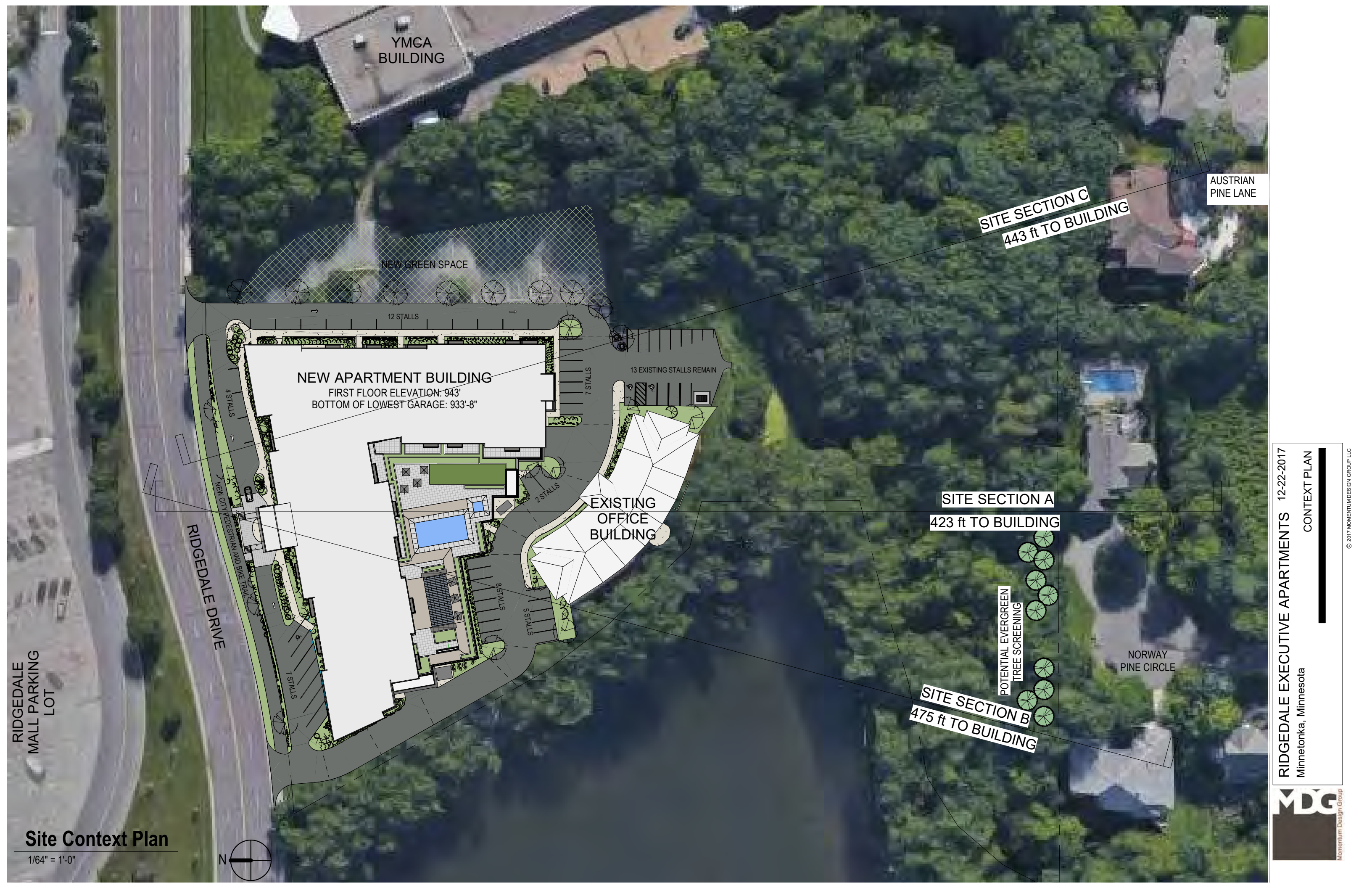
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RIDGEDALE EXECUTIVE APARTMENTS 12-22-2017
 Minnetonka, Minnesota

FLOOR PLANS



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YMCA BUILDING

AUSTRIAN PINE LANE

SITE SECTION C
443 ft TO BUILDING

NEW GREEN SPACE

12 STALLS

NEW APARTMENT BUILDING
FIRST FLOOR ELEVATION: 943'
BOTTOM OF LOWEST GARAGE: 933'-8"

13 EXISTING STALLS REMAIN

7 STALLS

EXISTING OFFICE BUILDING

2 STALLS

SITE SECTION A
423 ft TO BUILDING

RIDGEDALE DRIVE

NEW CITY PEDESTRIAN AND BIKE TRAIL

4 STALLS

8 STALLS

5 STALLS

7 STALLS

POTENTIAL EVERGREEN TREE SCREENING

NORWAY PINE CIRCLE

SITE SECTION B
475 ft TO BUILDING

RIDGEDALE MALL PARKING LOT

Site Context Plan

1/64" = 1'-0"



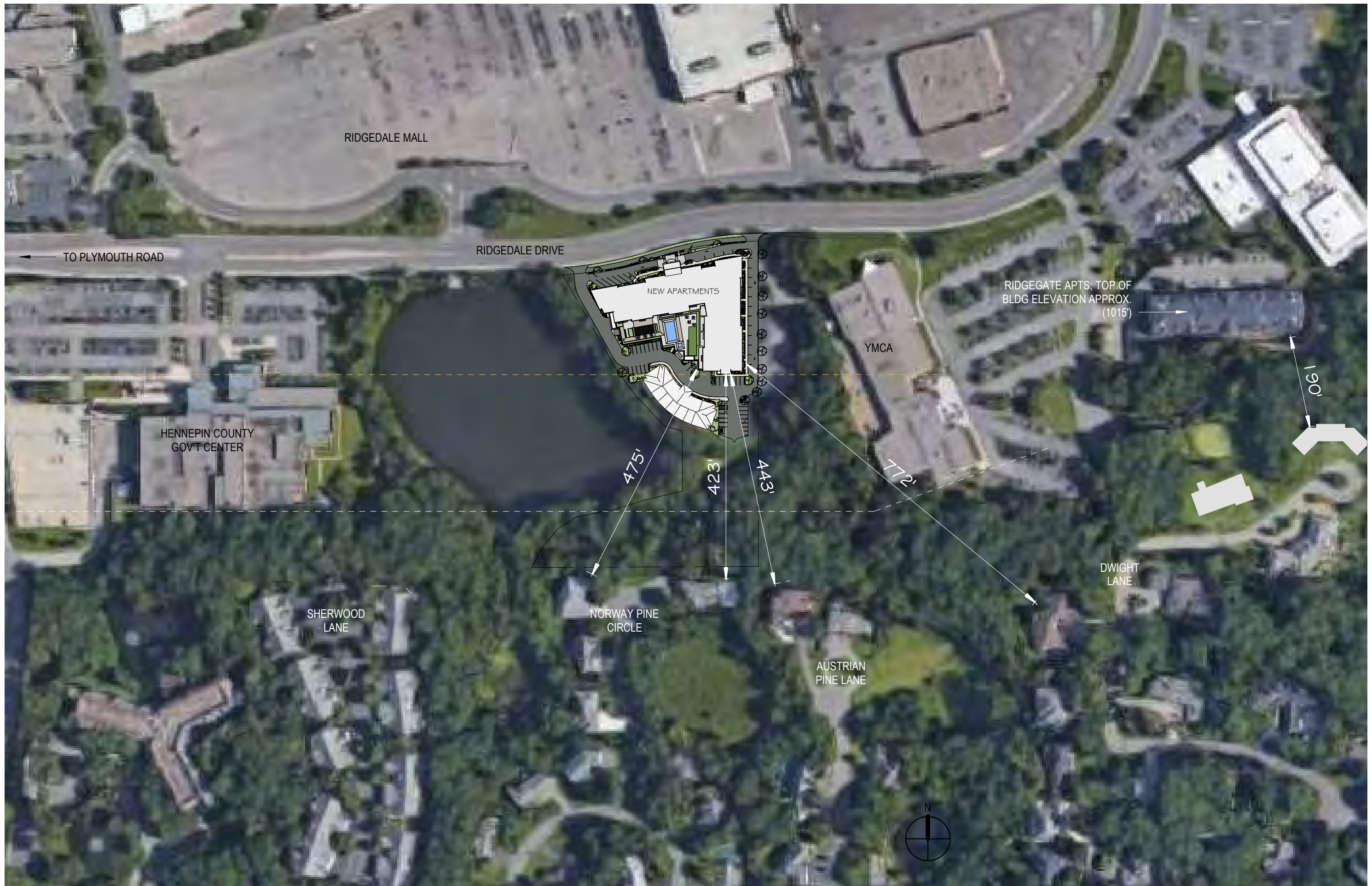
RIDGEDALE EXECUTIVE APARTMENTS 12-22-2017

Minnetonka, Minnesota

CONTEXT PLAN



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NEIGHBORHOOD CONTEXT PLAN

1 : 2200

RIDGEDALE EXECUTIVE APARTMENTS 12-22-2017
Minnetonka, Minnesota
NEIGHBORHOOD CONTEXT PLAN



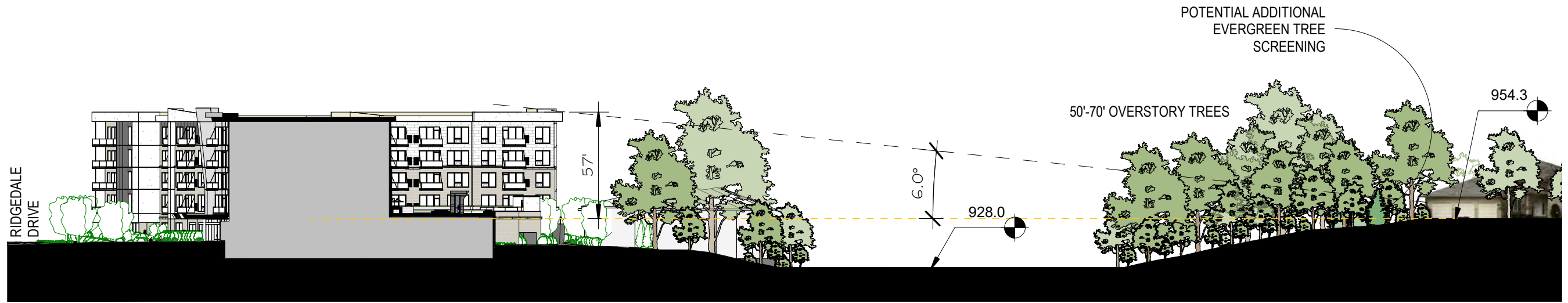
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2001 NORWAY PINE CIRCLE

Site Section A

1" = 60'-0"



2000 NORWAY PINE CIRCLE

Site Section B

1" = 60'-0"



2074 AUSTRIAN PINE LANE

Site Section C

1" = 60'-0"





11-13-2017

AUSTRIAN PINE LANE PERSPECTIVE

NOT TO SCALE



11-13-2017

SHERWOOD LANE PERSPECTIVE

NOT TO SCALE



NORWAY PINE CIRCLE PERSPECTIVE - NOVEMBER 13, 2017

NOT TO SCALE



NORWAY PINE CIRCLE PERSPECTIVE - SEPTEMBER 14, 2017

NOT TO SCALE

RIDGEDALE EXECUTIVE APARTMENTS 12-22-2017

Minnetonka, Minnesota

SITE VIEWS



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ORIGINAL PLAN EXCERPTS



YMCA BUILDING

AUSTRIAN PINE LANE

SITE SECTION C
452 ft TO BUILDING

NEW GREEN SPACE

NEW APARTMENT BUILDING
FIRST FLOOR ELEVATION: 942'
BOTTOM OF LOWEST GARAGE: 932'-4"

13 EXISTING STALLS REMAIN

430'

EXISTING OFFICE BUILDING

SITE SECTION A
430 ft TO BUILDING

RIDGEDALE DRIVE

PEDESTRIAN WALKWAY

POTENTIAL EVERGREEN TREE SCREENING

NORWAY PINE CIRCLE

SITE SECTION B
473 ft TO BUILDING

RIDGEDALE MALL PARKING LOT

Context Plan
1" = 30'-0"



SOUTHWEST ISOMETRIC



NORTHEAST CORNER PERSPECTIVE



NORTHWEST ISOMETRIC



NORTHWEST CORNER PERSPECTIVE



ELEVATION - NORTH

1" = 10'-0"

WHITE EIFS FINISH
GLASS CURTAIN WALL
GLOSSY WHITE CEMENT BOARD RAIN SCREEN PANELS
METAL PANELS: CLEAR ANODIZED FINISH
CUT NATURAL STONE: HONED FINISH
ALUMINUM BALCONIES WITH GLASS RAILINGS
METAL PANELS: CLEAR ANODIZED FINISH W/ ACCENT LIGHTING
CUT NATURAL STONE: HONED FINISH
ALUMINUM BALCONIES WITH GLASS RAILINGS
MULLIONLESS STOREFRONT GLASS
STOREFRONT GLASS
METAL PANELS: CHROME / STAINLESS STEEL FINISH
CUT NATURAL STONE W/ BEVELED EDGE JOINTS: SMOOTH FINISH
CUT NATURAL STONE: HONED FINISH
STOREFRONT GLASS



ELEVATION - EAST

1" = 10'-0"

CUT NATURAL STONE W/ BEVELED EDGE JOINTS: SMOOTH FINISH

ROOF 73'-0"
6TH 60'-11"
5TH 49'-1"
4TH 37'-3 1/4"
3RD 25'-5 1/2"
2ND 16'-0"
1ST 0'-0"