

Shady Oak Road Redevelopment Project



MEETING #1 SUMMARY

January 13, 2016

6:00 PM – 7:30 PM

Minnetonka Community Center

Meeting Purpose

The goal of the meeting was to introduce the project and the two sites, share information on the existing conditions, solicit questions and input on site design alternatives, and provide a schedule and next steps for the project.

Meeting Summary

Julie Wischnack from the City of Minnetonka introduced the redevelopment project and the existing conditions at the two sites at 4292 Oak Drive Lane and 4312 Shady Oak Road. Julie then went over the frequently asked questions handout and solicited any additional questions from the attendees. Kimley-Horn, the consultant hired to assist the City on this project, presented an overview of the sites (land use, zoning, nearby projects) and ended with the project timeline and next steps. The attendees were then asked to form small groups and provide feedback and brainstorm ideas for future uses of the two sites.

Small Group Discussion

The discussion was facilitated in three small groups and the following themes came out of the group discussions¹:

Desired uses:

- Nice family restaurant
- Recreational businesses (i.e. bike rental like NiceRide)
- Parking underneath (lower level)
- Walking overpass over Shady Oak Rd.
- Ice cream shop
- Offices
- Small business (including current tenants)
- Business that closes at night
- Mixed use facility with businesses below and housing above to maximize space (*all groups supported this*)
- Uses conducive to walking
- Daycare
- Senior housing
- Something under 3 stories (*all groups supported this*)
- Same businesses or type of businesses that are currently there (*all groups supported this*)
- Brewery/local bar
- Incubator space or space to rent an office
- New housing/condos (*2 groups listed this*)
- Improvements to existing building
- Gift shop
- Coffee shop

Unwanted/undesirable uses:

- Bars/brewery (*2 groups listed this*)
- Not tall or imposing

¹ Discussion topics are paraphrased

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- Too much small retail
- Townhomes and apartments
- Large medical clinic
- Banks (*2 groups listed this*)
- CVS/Walgreens
- Franchise
- Fast food
- Industrial

Land/site suggestions:

- Annex the empty lot south of the property
- Preference to keep parcels separate (*2 groups listed this*)
- Keep the residential parcel residential (*2 groups listed this*)
- Don't want to see development so close to the road
- Design that slows down traffic (*2 groups listed this*)
- North end entrance would be easier to access site
- Put parking lot in front
- No fence – use something natural

General Concerns:

- Contamination from prior uses of property (soil and building) not affecting nearby properties (*2 groups listed this*)
- Ease of access by car – can there be access off of Main Street?
- Wetland impacts
- Little room for new construction
- Speeding traffic

Comment Cards Received:

1. Because of the construction a lot of our businesses were hurt. Is it possible for the city to reimburse any of that? We had many customers complain and phone calls saying they could not find any entrance and had to leave. If it is possible for some reimbursement, what are the step and processes for us to take?