

Shady Oak Road Redevelopment Project



MEETING #2 SUMMARY

February 11, 2016

6:00 PM – 7:30 PM

Minnetonka Community Center

Meeting Purpose

The goal of the meeting was to review the project and the two sites, review progress to date from the first community meeting and meeting with developers, solicit questions and input on the development options, and provide a schedule and next steps for the project.

Meeting Summary

Julie Wischnack from the City of Minnetonka introduced the redevelopment project and summarized the existing conditions at the two sites at 4292 Oak Drive Lane and 4312 Shady Oak Road. Kimley-Horn, the consultant hired to assist the City on this project, reviewed the progress to date and the approach that was used to propose possible development options. The attendees organized into three small groups to provide feedback (likes and dislikes) on the four development options.

Small Group Discussion

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

1. Multi-Family Building (3 Stories)

Likes	Dislikes
<ul style="list-style-type: none">• Prefer 3 stories or less (x3)• Residential use (x2)• 3 stories might be ok; maybe 4 – some commercial• Some commercial• Underground parking• Commercial uses• Visibility on the street rather than parking• Keep retail on the first floor• Keep existing house on Oak Drive Lane• Uses existing location• Keep parcels separate• Rental housing	<ul style="list-style-type: none">• Too big (tall and width) (x2)• Too much parking and surface parking• Concerns about increased traffic/cars• Don't like retail• Move the entrance (not on Oak Drive Lane)• Too close to street• Concerns about increased headlights from cars exiting on Oak Drive Lane• Doesn't fit with the rest of the neighborhood

2. Multi-Family Building (5 Stories)

Likes	Dislikes
<ul style="list-style-type: none">• Retail• Keep existing house on Oak Drive Lane• Keep parcels separate	<ul style="list-style-type: none">• Too tall (x3)• Concerns about increased traffic/cars• Retail• Move the entrance (not on Oak Drive Lane)

¹ Discussion topics are paraphrased

	<ul style="list-style-type: none"> • Too close to street • Concerns about increased headlights from cars exiting on Oak Drive Lane • Doesn't fit with the rest of the neighborhood
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3. Tuck-under Townhouse

Likes	Dislikes
<ul style="list-style-type: none"> • Green space (x3) • Least amount of units/density (x3) • Tuck-under/hidden parking (x3) • Seems to fit with neighborhood • Favorite out of all options • Less parking (in the middle of the lot) • Better fit • Height is ok • Less parking • Townhomes preferred • No retail • Detached townhomes 	<ul style="list-style-type: none"> • Takes away existing house (x2) • Prefer first floor commercial • Multiple levels • Access from Shady Oak Road • Multi-family in a single family neighborhood • Commercial can be an amenity • Encroachment on neighborhood • Busy street for potential buyer (too close to street)

4. Small Apartment Building

Likes	Dislikes
<ul style="list-style-type: none"> • Entrance on Shady Oak Road (x3) • Parking in the middle (x2) • Not too big (x2) • Bigger footprint/lower scale (x2) • Uses both accesses • Multiple buildings • Good design for parking • 2 apartments/2 floors 	<ul style="list-style-type: none"> • All surface parking – looks out of character (x2) • Takes away existing house (x2) • Don't need more rental • Too many units • No green space • Would be OK with 20 units • Prefer underground parking • Too much traffic/congestion • Turning movements are difficult • Prefer to have underground parking • Dislike steps to get into unit

