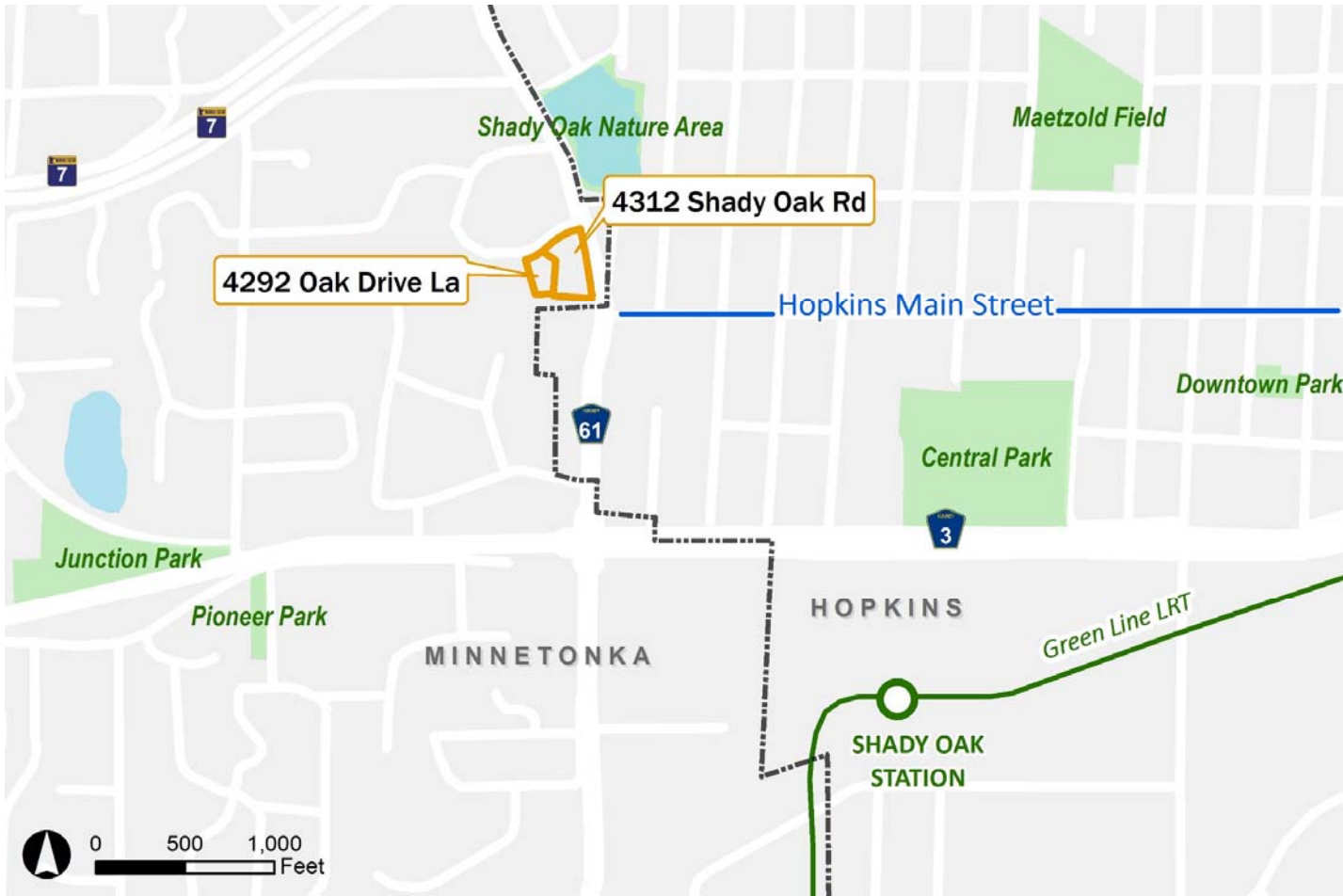


# Welcome

## Agenda

- **Introductions and project overview**
- **Review progress to date**
- **Q & A**
- **City Council work session**
- **Next steps**
- **Discussion**

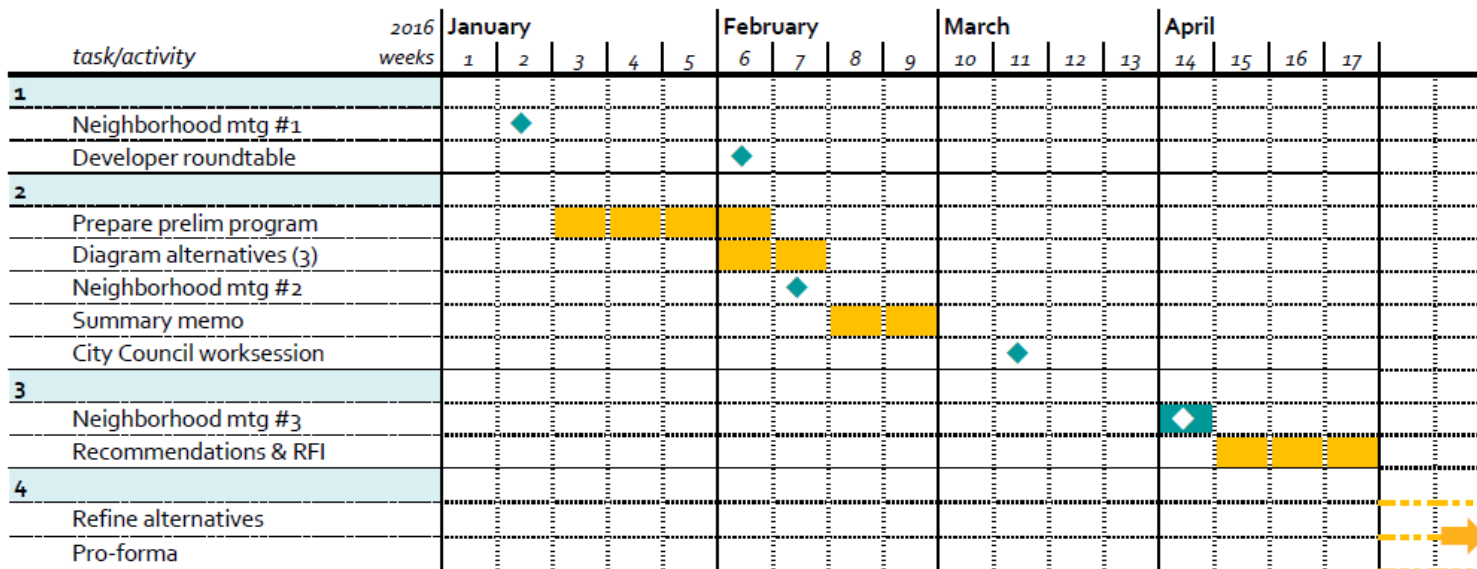


# Location

**Part 1.** Gather, review, and assess the site and existing conditions

**Part 2.** Prepare a preliminary development program that addresses potential uses; propose potential alternatives

**Part 3.** Summarize the development approaches



# Scope + Schedule



# Overview of Site

Shady Oak Road  
Redevelopment Project





4312 Shady Oak Road



4292 Oak Drive Lane



Most Recent



# Neighborhood Meeting #1



## Desired Uses

- Restaurant, ice cream, gifts, coffee, brewery/bar, bike rental, same uses as there now
- Office, small businesses, businesses that close at night, daycare
- Mixed use building with businesses below and housing above
- Senior housing, new housing condos

## Undesirable uses

- Bars/brewery, medical clinic, banks, CVS/Walgreens, franchise, fast food, industrial, too much small retail

## Character

- Parking underneath; put parking in front
- Walkability
- Something under 3 stories
- Keep parcels separate; keep residential parcel residential
- Don't want development too close to the road
- No fences; use natural screens

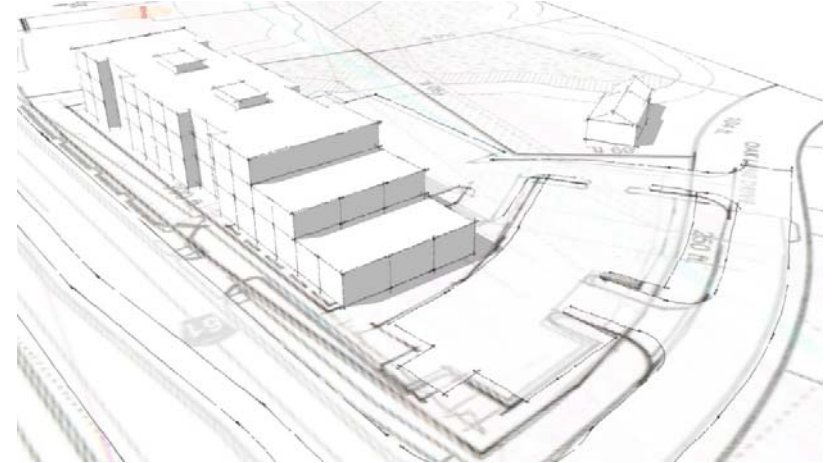
# Development Panel

## **Market Context**

- Approximately 100,000 workers within the LRT corridor
- Corporate presence requires a range of housing types and choices
- Aging millennials is a market that will continue to grow
- Site is more desirable as residential than commercial; still retail/commercial vacancies in the area

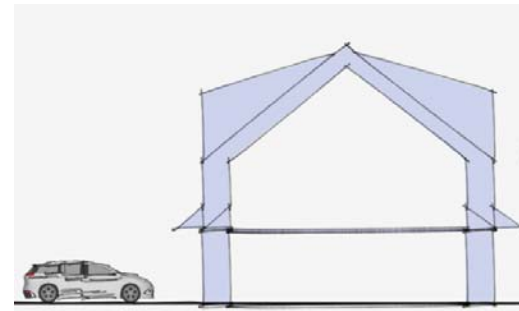
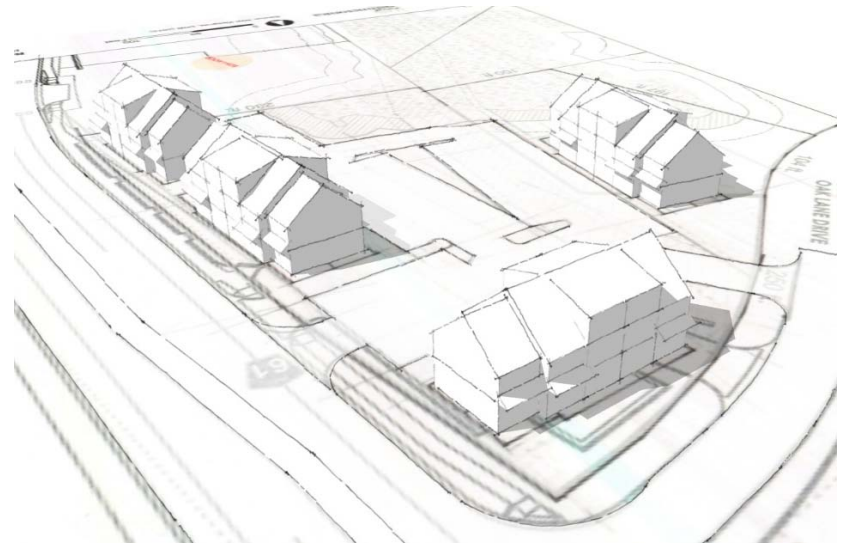
## **Site Comments**

- Easement is a major constraint to development
- Major consideration is how many units you can get on the site
- Would consider up to a 5 story building
- One building with 1 level of underground parking may be best option to maximize unit count
- Possible unit mix: 50% millennials, 50% empty nesters
- Locate curb-cuts related to how the site will develop (use the easement?)
- A 1 lot scenario might work best to accommodate open space, stormwater and parking needs

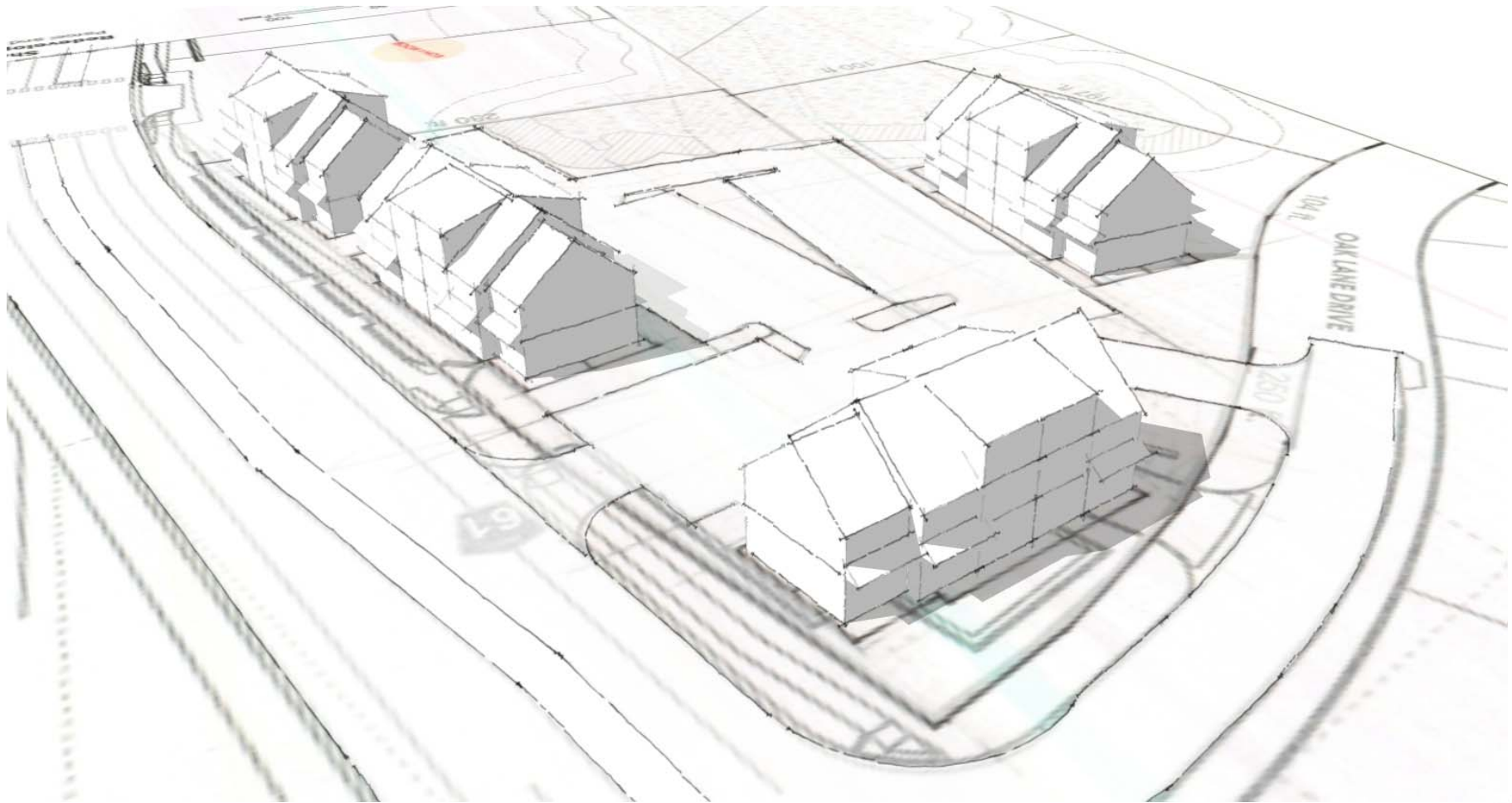


# 1a/1b: Multi-Family Building: 3 Story & 5 Story



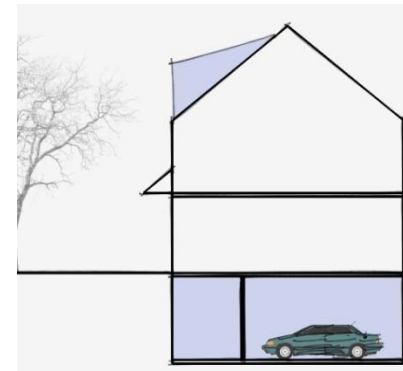


## 2. Small Apartment Building



Shady Oak Road  
Redevelopment Project





### 3. Tuck-Under Townhouse



Shady Oak Road  
Redevelopment Project



# Neighborhood Meeting #2

## 1a. Multi-Family Building (3 Stories)

Likes	Dislikes
<ul style="list-style-type: none"> <li>• Height &amp; the residential use</li> <li>• Commercial uses &amp; underground parking</li> <li>• Visibility on the street</li> <li>• Uses existing location &amp; keeps parcels separate</li> </ul>	<ul style="list-style-type: none"> <li>• Too big (tall and wide)</li> <li>• Too much parking</li> <li>• Concerns about increased traffic/cars</li> <li>• Move the entrance (not on Oak Drive Lane) &amp; too close to street</li> <li>• Doesn't fit with the rest of the neighborhood</li> </ul>

## 1b. Multi-Family Building (5 Stories)

Likes	Dislikes
<ul style="list-style-type: none"> <li>• Retail use</li> <li>• Keeps existing house on Oak Drive Lane</li> <li>• Keeps parcels separate</li> </ul>	<ul style="list-style-type: none"> <li>• Similar concerns as 3 story multi-family building</li> <li>• Most of the concern was it's too tall</li> </ul>

## 2. Small Apartment Building

Likes	Dislikes
<ul style="list-style-type: none"> <li>• Entrance on Shady Oak Road</li> <li>• Good design for parking</li> <li>• Not too big – liked the bigger footprint &amp; lower scale</li> <li>• 2 apartments/2 floors</li> </ul>	<ul style="list-style-type: none"> <li>• All the surface parking – looks out of character</li> <li>• Takes away existing house</li> <li>• Too many units (traffic/congestion)</li> <li>• No green space</li> </ul>

## 3. Tuck-under Townhouse

Likes	Dislikes
<ul style="list-style-type: none"> <li>• Favorite out of all options</li> <li>• Green space</li> <li>• Amount of units/density</li> <li>• Height is ok – better fit w/ neighborhood</li> <li>• No retail &amp; Less/hidden parking</li> <li>• Detached townhomes preferred</li> </ul>	<ul style="list-style-type: none"> <li>• Takes away existing house</li> <li>• Prefer first floor commercial (can be an amenity)</li> <li>• Access from Shady Oak Road</li> <li>• Multi-family in a single family neighborhood</li> </ul>

# Q & A



# City Council Work Session

## **Comments on Development Options**

- Non-covered parking might be an issue
- Hesitant to put retail and office uses on this site
- If there is lower density, there is a financial impact that will have to be weighed
- Townhomes could turn into condos

## **General Comments**

- Continue with all the development options provided to date
- The City will solicit proposals (via RFI) and interview the best 2-3
- Development could include a portion of affordable residential units

Full City Council work session packet is available here:

[http://eminnetonka.com/images/meetings/citycouncil/SS\\_03\\_21\\_16\\_Agenda\\_Packet.pdf](http://eminnetonka.com/images/meetings/citycouncil/SS_03_21_16_Agenda_Packet.pdf)

task/activity	Timeframe							
	2016				2017			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
4 Work with tenants on relocation of businesses								
Solicit information from developers								
Interviews with developers								
Zoning process								
Construction of new project begins								

◆ public meeting opportunities

You can monitor entire process on the project website:

<http://eminnetonka.com/current-projects/planning-projects/1490-shady-oak-rd-redevelopment>

## Next Steps + Timeframe



# DISCUSSION



# Thank You

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612-294-7272

## **Contact**

Shady Oak Road  
Redevelopment Project



## SCORING SHEET

Rate the images from 1 – 5.

5 being the highest or best rating, 1 being the lowest or worst rating.

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Slide Survey



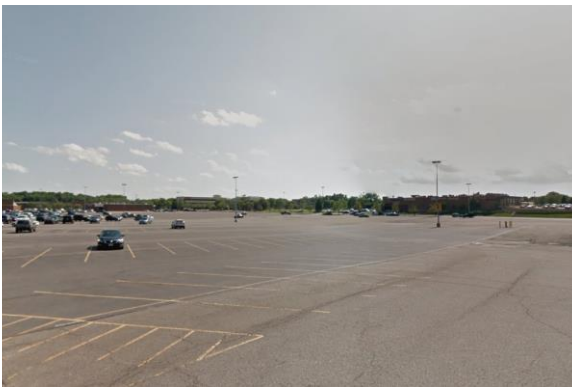
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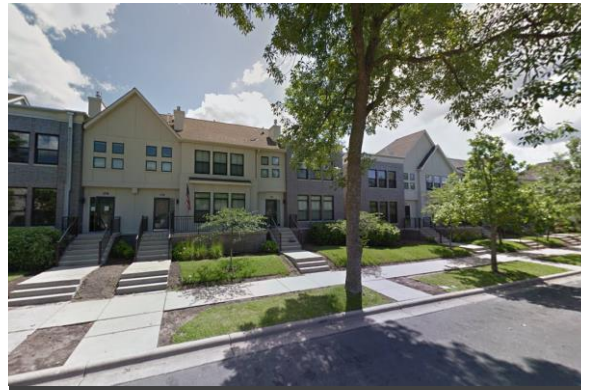
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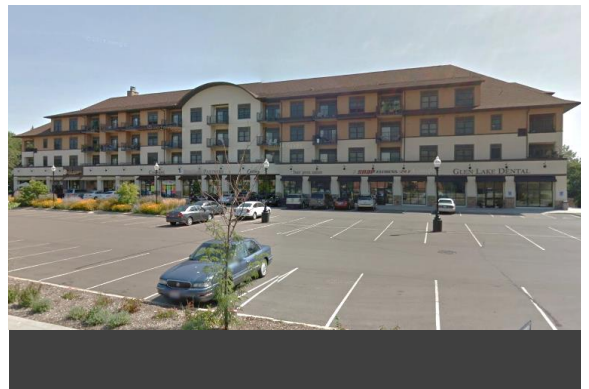
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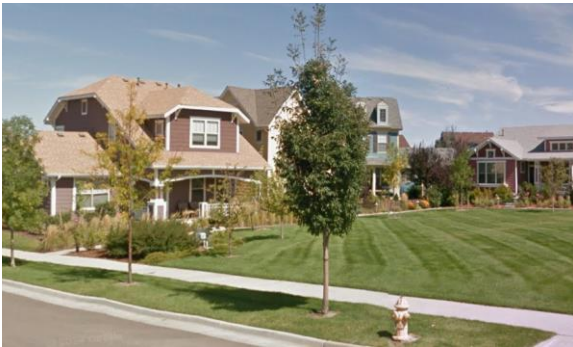
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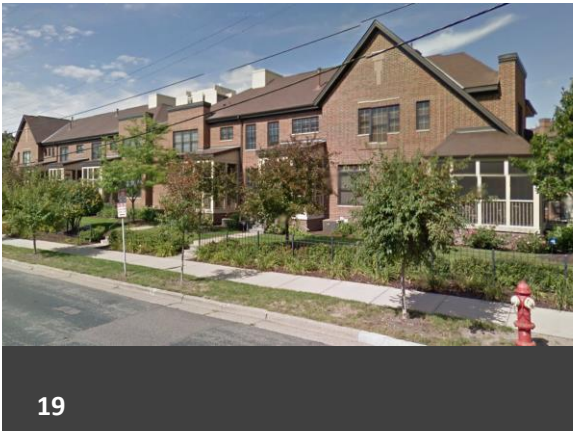
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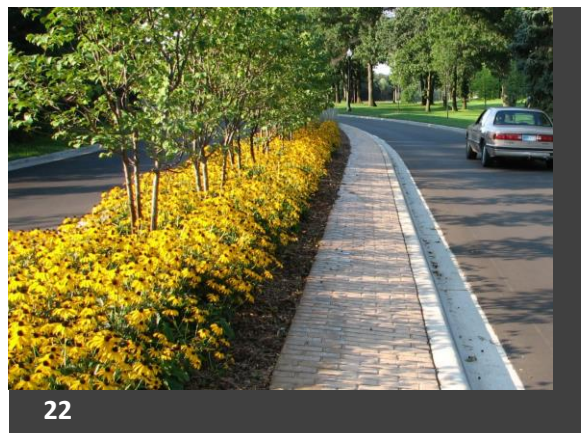
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