



Shady Oak Redevelopment

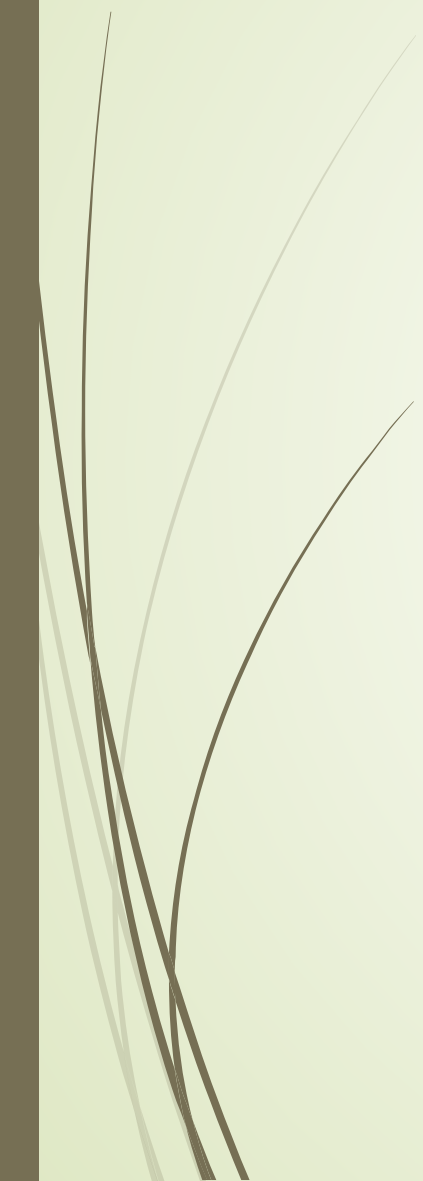
Background

- City purchases the property in 2015 in conjunction with Shady Oak Road reconstruction project
- City prepares for redevelopment with a series of meetings to gain input
 - Involved residents, businesses and development community
- City prepares a Request For Information (developer solicitation)
 - 4 development proposals are received – all multi-family residential
 - No interest for commercial development



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Background

- City interviews prospective developers and chooses to enter into negotiations with Ron Clark Construction in November 2016.
 - Ron Clark proposes a 3-story, 54-unit apartment building.
 - 4 public meetings (neighborhood, Planning Commission, City Council and an open house) are held during February and March to receive public input.
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Background

- Public outreach via city website project page and Minnetonka Matters.
- Public Engagement
 - City website metrics:
 - April 2016 – 222 subscribers (70% open rate)
 - August 2016 – 377 subscribers (40% open rate)
 - February 2017 – 531 subscribers (40% open rate)
 - April 2017 – 637 Subscribers (40% open rate)
- Public Notices
 - 365 postcards to Minnetonka and Hopkins residents (3x)
- Numerous public letters and emails



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Traffic



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Traffic

- ▶ The analysis shows that there is only a 3 second increase in average delay for vehicles exiting Oak Drive Lane.
- ▶ The proposed residential development will generate less daily and peak hour traffic than the commercial uses allowed by the current zoning.
- ▶ The traffic study used a conservative approach and assumed that all of the traffic from the proposed development are new trips.
- ▶ Traffic delays on Oak Drive Lane are more affected by traffic volumes on Shady Oak Road than by this development.
- ▶ Traffic on Shady Oak Road is about 70% than counts that were done in 2012 caused by the closure of TH 169.
- ▶ Recounted traffic at intersection because of concerns raised about the impact of Spring Break on counts. Oak Drive traffic was pretty much the same. Shady Oak Traffic was quite a bit higher (300 vpd).



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Next Steps



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Is the City Council comfortable:

1. With the proposed multi-family apartment that would have monthly rents between \$800 and 1200 60% AMI?



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Is the City Council comfortable:

2. With the density (units per acre) of the project?

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The Ridge – 37 du/acre



The Landing – 44 du/acre



The Overlook – 49 du/acre



The Chase – 32 du/acre





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3. Is the City Council comfortable with or would choose to request changes to project details:

- ▶ Building architecture
 - ▶ Design
 - ▶ Massing
 - ▶ Roof pitch
- ▶ Open Space
- ▶ Sidewalk and connections
- ▶ Stormwater pond location
- ▶ Parking and site access