

Neighborhood Meeting

Update on proposed redevelopment of 4312 Shady Oak Road Minnetonka, MN

Ron Clark Construction invites you to a neighborhood meeting regarding the proposed redevelopment of 4312 Shady Oak Road, Minnetonka MN.

The city of Minnetonka has selected us to begin negotiations and propose a development concept for the site.

We are proposing a three-story, 54-unit apartment building, with underground parking, resident community room, exercise room, onsite manager's office and an outdoor play area. The building will be oriented toward Shady Oak Road with the existing surface parking located behind the building, much like the existing building. It will have a mix of 1, 2 and 3 bedroom apartments and we currently expect the unit rents to be between \$800 and \$1200 per month.

A preliminary concept drawing and site plan will be presented at the neighborhood meeting. If you cannot attend we would be happy to meet with you separately.

If this is your first time hearing about the project, the city has a webpage with project background and property information:

<http://eminnetonka.com/shadyoakdevelopment>

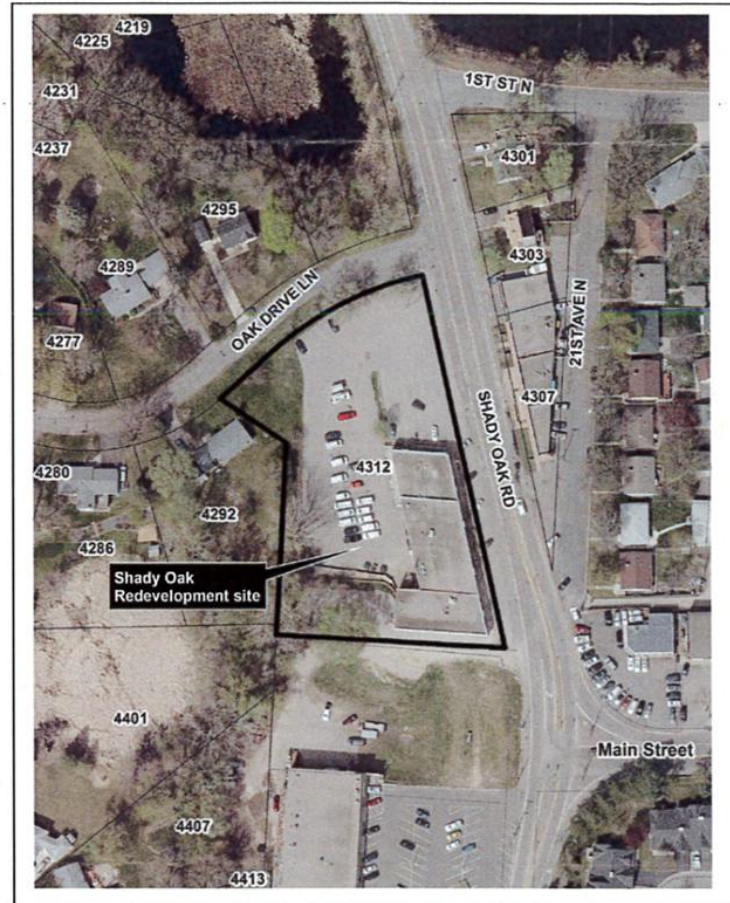
Meeting Date & Time

Wednesday, February 15th

6:00 p.m. – 7:00 p.m.

Dunn Brothers Coffee

4 Shady Oak Road, Hopkins MN 55343



Ron Clark Construction

For more information contact:

Mike Waldo

mwaldo@ronclark.com

(952) 947-3037

Mike Roebuck

From: City of Minnetonka <CityofMinnetonka@public.govdelivery.com>
Sent: Friday, March 24, 2017 8:35 AM
To: agray@eminnetonka.com
Subject: Shady Oak Road Redevelopment Project Open House April 6



City of Minnetonka

Shady Oak Road Redevelopment Open House

You're invited to a project open house to review the updated concept plan for the redevelopment of the city-owned property at 4312 Shady Oak Road.

Thursday, April 6

4:30-6:30 p.m.

Minnehaha Room (lower level)

Minnetonka City Hall, 14600 Minnetonka Blvd.

Provide Your Feedback

A concept plan was reviewed by the [Minnetonka Planning Commission](#) and [City Council](#) in February 2017. At that time, the council indicated general direction to proceed with design. Since then, the developer has been updating the design plans in response to comments received at those meetings.

Attend this open house to review the updated plan and provide feedback.

More Information

Visit eminnetonka.com/shadyoakredevelopment to learn more and find project details.



Shady Oak Road Redevelopment

Details

 Last Updated: 17 July 2017

The City of Minnetonka purchased the property at 4312 Shady Oak Rd. in March 2015. In November 2016, after several neighborhood meetings and an extensive interview process, the city council selected Ron Clark Construction to begin negotiations and propose a development concept.

A **[concept drawing and site plan \(http://eminnetonka.com/images/projects/Shady%20Oak%20Area%20Development/Revised%20Plans.pdf\)](http://eminnetonka.com/images/projects/Shady%20Oak%20Area%20Development/Revised%20Plans.pdf)** were presented in February 2017. In June 2017, following community and city feedback, Ron Clark Construction **[announced it would make modifications to the concept plan \(http://eminnetonka.com/images/projects/Shady%20Oak%20Area%20Development/6-12-17%20Update%20Letter%20to%20City%20of%20Minnetonka.pdf\)](http://eminnetonka.com/images/projects/Shady%20Oak%20Area%20Development/6-12-17%20Update%20Letter%20to%20City%20of%20Minnetonka.pdf)**. The **[revised concept plan \(http://eminnetonka.com/images/projects/Shady%20Oak%20Area%20Development/07_17_17_Shady_Oak_Revised_Concept_Plan.pdf\)](http://eminnetonka.com/images/projects/Shady%20Oak%20Area%20Development/07_17_17_Shady_Oak_Revised_Concept_Plan.pdf)** – which the developer intends to submit as a formal application the week of July 24, 2017 – will be presented at an open house Aug. 2, 2017 and will be reviewed at several public meetings in August and September.

Based on the developer's intent to submit a formal application the week of July 24, 2017, tentative meeting dates and details are as follows:

- **Aug. 2, 2017 Neighborhood Open House**
 - 7:30-9 a.m., 11 a.m.-1 p.m., 5-7 p.m.
 - Minnehaha Conference Room in Minnetonka City Hall
 - Developer and city staff on-hand for informal discussions and Q&A; no formal presentations
- **Aug. 14, 2017 Joint City Council/EDAC meeting**
 - 5 p.m.
 - Council Chambers

- Discussion between Economic Development Advisory Commission, city council and developer regarding project finances
- **Aug. 14, 2017 City Council Meeting to introduce ordinance**
 - 6:30 p.m.
 - Council Chambers
 - Introduction of land-use-related request; city council will refer item to planning commission with suggested points of review
- **Aug. 24, 2017 Planning Commission Meeting**
 - 6:30 p.m.
 - Council Chambers
 - Official hearing regarding all land use-related requests; planning commission to make recommendation to city council
- **Sept. 7, 2017 EDAC Special Meeting**
 - 6 p.m.
 - Council Chambers
 - Draft of contract with developer will be reviewed; EDAC will recommend action to city council
- **Sept. 25, 2017 City Council Meeting/EDA Meeting following**
 - 6:30 p.m.
 - Council Chambers
 - Official and final action on all developer requests

Meeting packets are generally available the Friday prior to the meeting. The project timeline is subject to change, and meeting packets will include up-to-date information.

Project Updates

July 17, 2017 Update

Ron Clark Construction has revised the proposed concept plan, using feedback and direction from the community, city council and planning commission. The **revised concept plan** (http://eminnetonka.com/images/projects/Shady%20Oak%20Area%20Development/07_17_17_Shady_Oak_Revised_Concept_Plan.pdf) and a **letter** (http://eminnetonka.com/images/projects/Shady%20Oak%20Area%20Development/07_17_17_Shady_Oak_Revised_Concept_Plan.pdf)

[20Development/07_17_17_Shady_Oak_Ron_Clark_Letter.pdf](#) have been submitted to the city, and the developer intends to submit as a formal application the week of July 24, 2017. Tentative meeting dates to discuss, review and potentially act on the plan have been scheduled.

The plan calls for a stormwater pond to partially intersect with an adjacent property, which is also owned by the city. The placement of this pond will prevent some tree removal on the property.

Related information:

- [Letter to City of Minnetonka from Ron Clark Construction \(/images/projects/Shady%20Oak%20Area%20Development/07_17_17_Shady_Oak_Ron_Clark_Letter.pdf\)](#) (pdf)
- [Revised concept plan \(/images/projects/Shady%20Oak%20Area%20Development/07_17_17_Shady_Oak_Revised_Concept_Plan.pdf\)](#) (pdf)

[Click here \(http://eminnetonka.com/images/projects/Shady%20Oak%20Area%20Development/Shady%20Oak%20Redevelopment%20open%20house%20boards.pdf\)](#) to view other developer submissions, including redevelopment alternatives from 2005 and 2016, and developer submissions that were not selected.

June 12, 2017 Update

The city received the following letter from Ron Clark Construction: [Letter to City of Minnetonka \(/images/projects/Shady%20Oak%20Area%20Development/6-12-17%20Update%20Letter%20to%20City%20of%20Minnetonka.pdf\)](#)(pdf).

Previous Description

Ron Clark Construction's [initial concept plan \(http://eminnetonka.com/images/projects/Shady%20Oak%20Area%20Development/Revised%20Plans.pdf\)](#) contemplated a three-story, 54-unit apartment building, including:

- A mix of one-, two- and three-bedroom apartments
- Underground parking
- Resident community room
- Exercise room
- Onsite manager's office
- Outdoor play area

The building will be oriented toward Shady Oak Road with the existing surface parking located behind the building, similar to the existing commercial building. Unit rents are expected to be between \$800 and \$1200 per month.

City Council and Planning Commission Meetings

Monday, April 24, 2017 - City Council Meeting

- **Action:** No formal action. Discussion only.
- [Staff Report \(/images/projects/Shady%20Oak%20Area%20Development/14_Shady%20Oak%20Redevelopment.pdf\)](/images/projects/Shady%20Oak%20Area%20Development/14_Shady%20Oak%20Redevelopment.pdf) (pdf)
- [April 24, 2017 Full Council Meeting Agenda Packet \(/images/meetings/citycouncil/00_AG_04_24_17_Agenda_Packet.pdf\)](/images/meetings/citycouncil/00_AG_04_24_17_Agenda_Packet.pdf) (pdf)
- [April 24, 2017 City Staff Presentation \(/images/projects/Shady%20Oak%20Area%20Development/04-25-17%20Presentation.pdf\)](/images/projects/Shady%20Oak%20Area%20Development/04-25-17%20Presentation.pdf) (pdf)
- [April 24, 2017 Ron Clark Presentation \(/images/projects/Shady%20Oak%20Area%20Development/April%2024%2C%202017%20Ron%20Clark%20Presentation.pdf\)](/images/projects/Shady%20Oak%20Area%20Development/April%2024%2C%202017%20Ron%20Clark%20Presentation.pdf) (pdf)

Monday, Feb. 27, 2017 - City Council Meeting

- **Action:** No formal action. Discussion only.
- Meeting Summary: Ron Clark Construction presented a preliminary concept drawing and site plan. Council directed staff to proceed with design.
- [Staff Report \(/images/projects/Shady%20Oak%20Area%20Development/14_Shady%20Oak%20Redevelopment.pdf\)](/images/projects/Shady%20Oak%20Area%20Development/14_Shady%20Oak%20Redevelopment.pdf)

Thursday, Feb. 16, 2017 - Planning Commission Meeting

- **Action:** No formal action. Discussion only.
- Meeting Summary: Ron Clark Construction presented a preliminary concept drawing and site plan.
- [Staff Report \(/images/projects/Shady%20Oak%20Area%20Development/9B_Shady%20Oak%20PC%20concept%20plan.pdf\)](/images/projects/Shady%20Oak%20Area%20Development/9B_Shady%20Oak%20PC%20concept%20plan.pdf)

Monday, Nov. 14, 2016 - City Council Special Meeting

- Meeting Topic: Shady Oak Road Redevelopment Developer Interviews
- Meeting Summary: After conducting interviews, the council selected Ron Clark Construction as the development partner.
- [Special meeting packet \(/images/meetings/citycouncil/00_AG%2011-14-16_SP_MTG_Agenda_Packet.pdf\)](/images/meetings/citycouncil/00_AG%2011-14-16_SP_MTG_Agenda_Packet.pdf) (pdf)

Monday, March 21, 2016 - City Council Study Session

- [Study session packet \(/agendas-minutes/council-meetings\)](/agendas-minutes/council-meetings) (pdf)
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Open House Meetings

Wednesday, Aug. 2, 2017

- 7:30-9 a.m., 11 a.m.-1 p.m., 5-7 p.m.
- Meeting Topic: Residents are invited to review an updated concept plan and provide feedback. The developer and city staff will be on-hand for informal discussions and Q&A. No formal presentation is planned.
- [Updated Concept Plan \(http://eminnetonka.com/images/projects/Shady%20Oak%20Area%20Development/07_17_17_Shady_Oak_Revised_Concept_Plan.pdf\)](http://eminnetonka.com/images/projects/Shady%20Oak%20Area%20Development/07_17_17_Shady_Oak_Revised_Concept_Plan.pdf) (pdf)
- [Letter from Ron Clark Construction \(http://eminnetonka.com/images/projects/Shady%20Oak%20Area%20Development/07_17_17_Shady_Oak_Ron_Clark_Letter.pdf\)](http://eminnetonka.com/images/projects/Shady%20Oak%20Area%20Development/07_17_17_Shady_Oak_Ron_Clark_Letter.pdf) (pdf)

Thursday, April 6, 2017

- Meeting Topic: Residents were invited to review an updated concept drawing and site plan and provide feedback.

- [Revised Concept Plan \(/images/projects/Shady%20Oak%20Area%20Development/Revised%20Plans.pdf\)](/images/projects/Shady%20Oak%20Area%20Development/Revised%20Plans.pdf) (pdf)
 - [Traffic Study \(/images/projects/Shady%20Oak%20Area%20Development/Shady%20Oak%20Development%20Traffic%20Study.pdf\)](/images/projects/Shady%20Oak%20Area%20Development/Shady%20Oak%20Development%20Traffic%20Study.pdf) (pdf)
 - [Past Studies and Other Developer Submissions \(/images/projects/Shady%20Oak%20Area%20Development/Shady%20Oak%20Redevelopment%20open%20house%20boards.pdf\)](/images/projects/Shady%20Oak%20Area%20Development/Shady%20Oak%20Redevelopment%20open%20house%20boards.pdf) (pdf) *Includes redevelopment alternatives from 2005 and 2016, and developer submissions that were not selected.*
 - Additional feedback was collected via [Minnetonka Matters \(http://minnetonkamatters.com/discussions/4312-shady-oak-road-redevelopment\)](http://minnetonkamatters.com/discussions/4312-shady-oak-road-redevelopment). Please note, City of Minnetonka staff documented feedback from the April 6 meeting on the discussion forum using the "Minnetonka Matters" admin account.
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Neighborhood Meetings

Thursday, Feb. 15, 2017

- Meeting Topic: A preliminary concept drawing and site plan was presented by Ron Clark Construction.
- [Neighborhood Meeting Notice \(/images/projects/Shady%20Oak%20Area%20Development/Neighborhood%20Meeting.pdf\)](/images/projects/Shady%20Oak%20Area%20Development/Neighborhood%20Meeting.pdf) (pdf)

Thursday, April 7, 2016

- Meeting Topic: The third meeting discussed feedback we have received and more development option information.
- [Meeting Summary \(/images/projects/04-07-16_Summary.pdf\)](/images/projects/04-07-16_Summary.pdf) (pdf)
- [Presentation \(/images/projects/04-07-16_Presentation.pdf\)](/images/projects/04-07-16_Presentation.pdf) (pdf) (</agendas-minutes/council-meetings>)

Thursday, Feb. 11, 2016

- Meeting Topic: The second meeting discussed, in more detail, the possible redevelopment of the property.
- [Meeting Summary \(/images/projects/02-11-16_Summary.pdf\)](/images/projects/02-11-16_Summary.pdf) (pdf)
- [Presentation \(/images/development/ShadyOakRdSummary.pdf\)](/images/development/ShadyOakRdSummary.pdf) (pdf)

Kick-off Meeting: Jan. 13, 2016

- Meeting Topic: The future of the property generally located at 4312 Shady Oak Road. The city purchased the property in March of 2015. The meeting introduced city personnel and the consultant working on the process; provided a general outline of a process that will take place over several months; and discussed the potential changes to the property.
 - [Meeting Summary \(/images/projects/01-13-16_Summary.pdf\)](/images/projects/01-13-16_Summary.pdf) (pdf)
 - [Agenda \(/images/projects/Shady_Oak_FAQs.pdf\)](/images/projects/Shady_Oak_FAQs.pdf) (pdf)
 - [Frequently Asked Questions \(/images/projects/Shady_Oak_FAQs.pdf\)](/images/projects/Shady_Oak_FAQs.pdf) (pdf)
 - [Presentation \(/images/projects/Shady_Oak_Presentation_01-13-16.pdf\)](/images/projects/Shady_Oak_Presentation_01-13-16.pdf) (pdf)
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Request for Developer Interest

Request for Developer Interest

The city is examining potential options for redeveloping the property. The assumption is that the existing commercial property would be removed in order to accommodate new development that could include commercial, retail and/or residential uses. The goal of the project is to prepare and form a feasible redevelopment plan that is acceptable to the city, neighborhood, and local stakeholders.

All questions related to this RFI were submitted by noon on September 16, 2016 to Alisha Gray, Economic Development and Housing Manager, by email agray@eminnetonka.com (<mailto:agray@eminnetonka.com>) or phone 952-939-8285. All questions received were collected, answered and distributed to the group of interested parties.

Developers interested in participating in the RFI process reviewed the Request for Developer Interest document below and submitted the requested information by October 7, 2016.

[Request for Developer Interest \(/images/projects/Shady%20Oak%20Area%20Development/Publication_Shady%20Oak%20Request%20for%20Developer%20Interest%20v2_0.pdf\)](/images/projects/Shady%20Oak%20Area%20Development/Publication_Shady%20Oak%20Request%20for%20Developer%20Interest%20v2_0.pdf) (pdf)

Environmental Studies

Environmental Studies

- [Phase I Environmental Site Assessment_November 6, 2014 \(/images/projects/Shady%20Oak%20Area%20Development/Report_Phase%20I%20Environmental%20Site%20Assessment_11-06-14.pdf\)](#) (pdf)
 - [Phase I Environmental Site Assessment_Updated June 27, 2016 \(/images/projects/Shady%20Oak%20Area%20Development/Report_Phase%20I%20Environmental%20Site%20Assessment_updated%2006-27-16.pdf\)](#)(pdf)
 - [Phase II Environmental Site Assessment_November 13, 2014 \(/images/projects/Shady%20Oak%20Area%20Development/Report_Phase%20II%20Environmental%20Site%20Assessment_11-13-14.pdf\)](#)(pdf)
 - [Supplemental Soil Investigation_June 27, 2016 \(/images/projects/Shady%20Oak%20Area%20Development/Report_Supplemental%20Soil%20Investigation_06-27-16.pdf\)](#) (pdf)
 - [Survey with Wetland Delineation \(/images/projects/Shady%20Oak%20Area%20Development/Survey%20with%20Wetland%20Delineation.pdf\)](#) (pdf)
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Comments/Questions

Please contact Economic Development and Housing Manager Alisha Gray at 952-939-8285 or agray@eminnetonka.com. (<mailto:agray@eminnetonka.com>)

