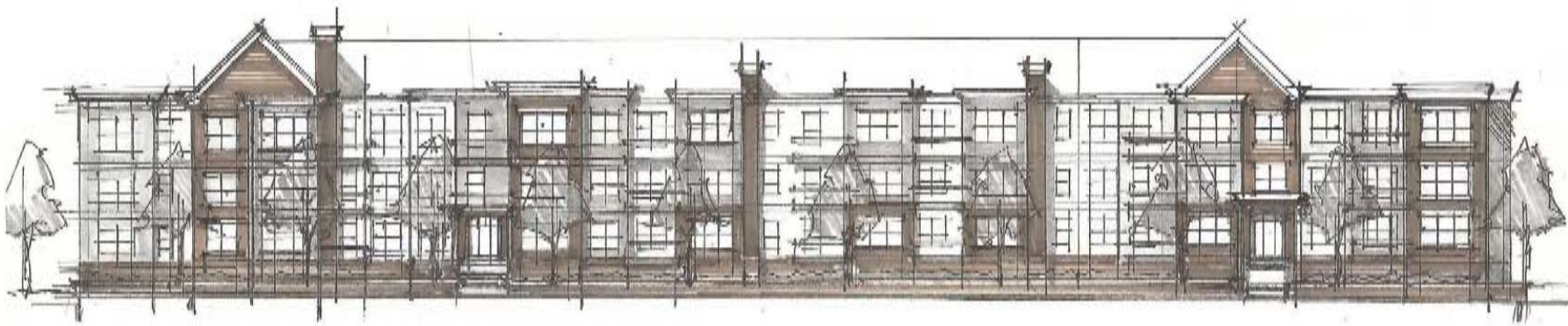


# City Council Meeting Minnetonka, MN

April 24, 2017



## Shady Oak Apartment – Concept drawing

**RonClark**  
Construction & Design

## Ron Clark Team for Shady Oak Road Redevelopment

- Ron Clark Construction & Design (owner)
  - Ron Clark
  - Mike Waldo
  - Mike Roebuck
- Kaas Wilson Architects (construction architect)
- Whitten Associates, Inc. (site plan & design)
  - Heather Maanum
  - Tim Whitten
- Steven Scott Management (property manager)
  - Carey Vaughan
- Champion Engineering Services, Inc. (engineer)
  - Marty Champion
- Wenck (environmental & survey)

The logo for RonClark Construction & Design is a dark blue rectangle with a white border. Inside, the text "RonClark" is written in a large, white, sans-serif font, and "Construction & Design" is written in a smaller, white, sans-serif font below it.

RonClark  
Construction & Design

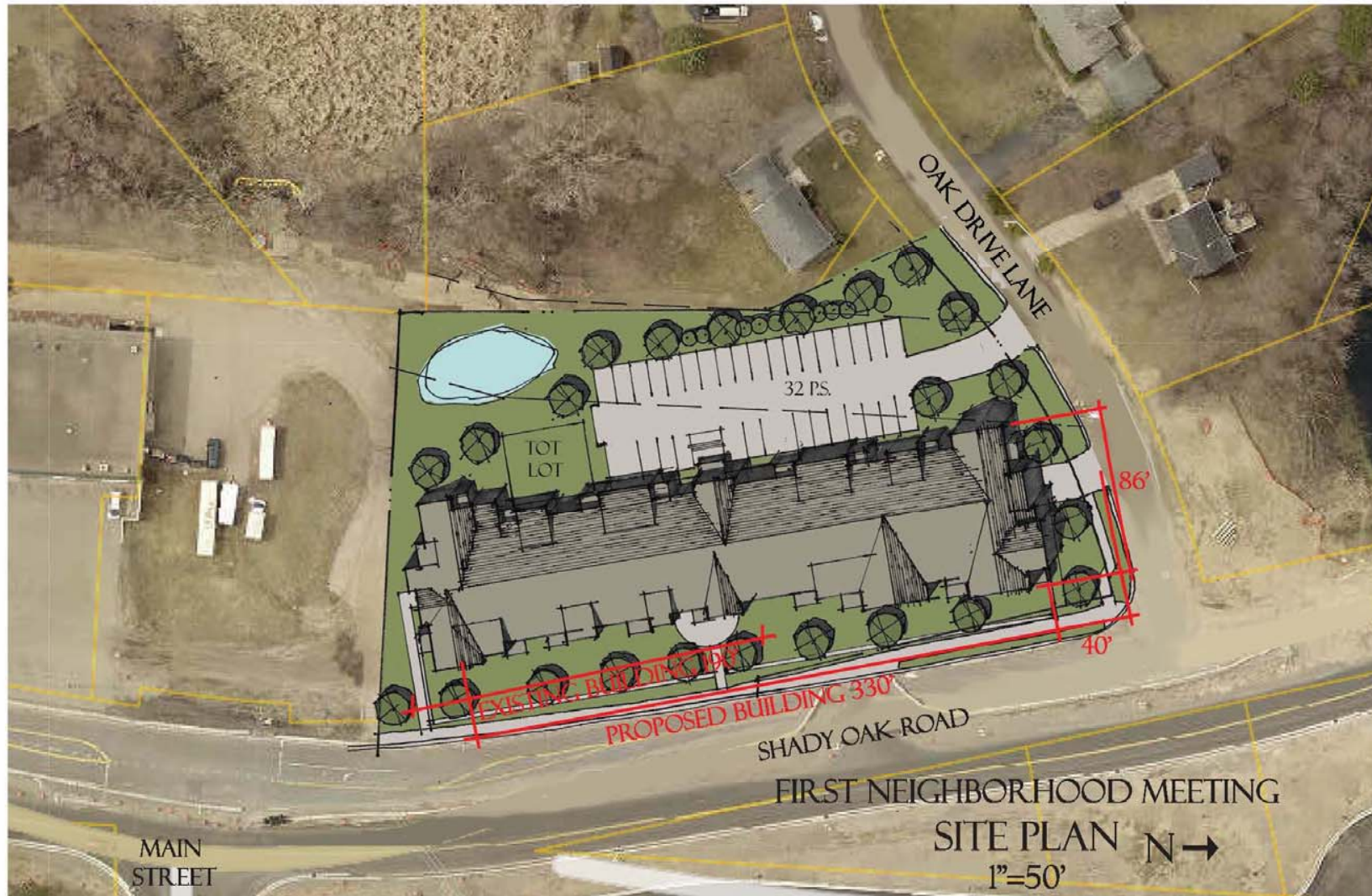


# Existing Site aerial view



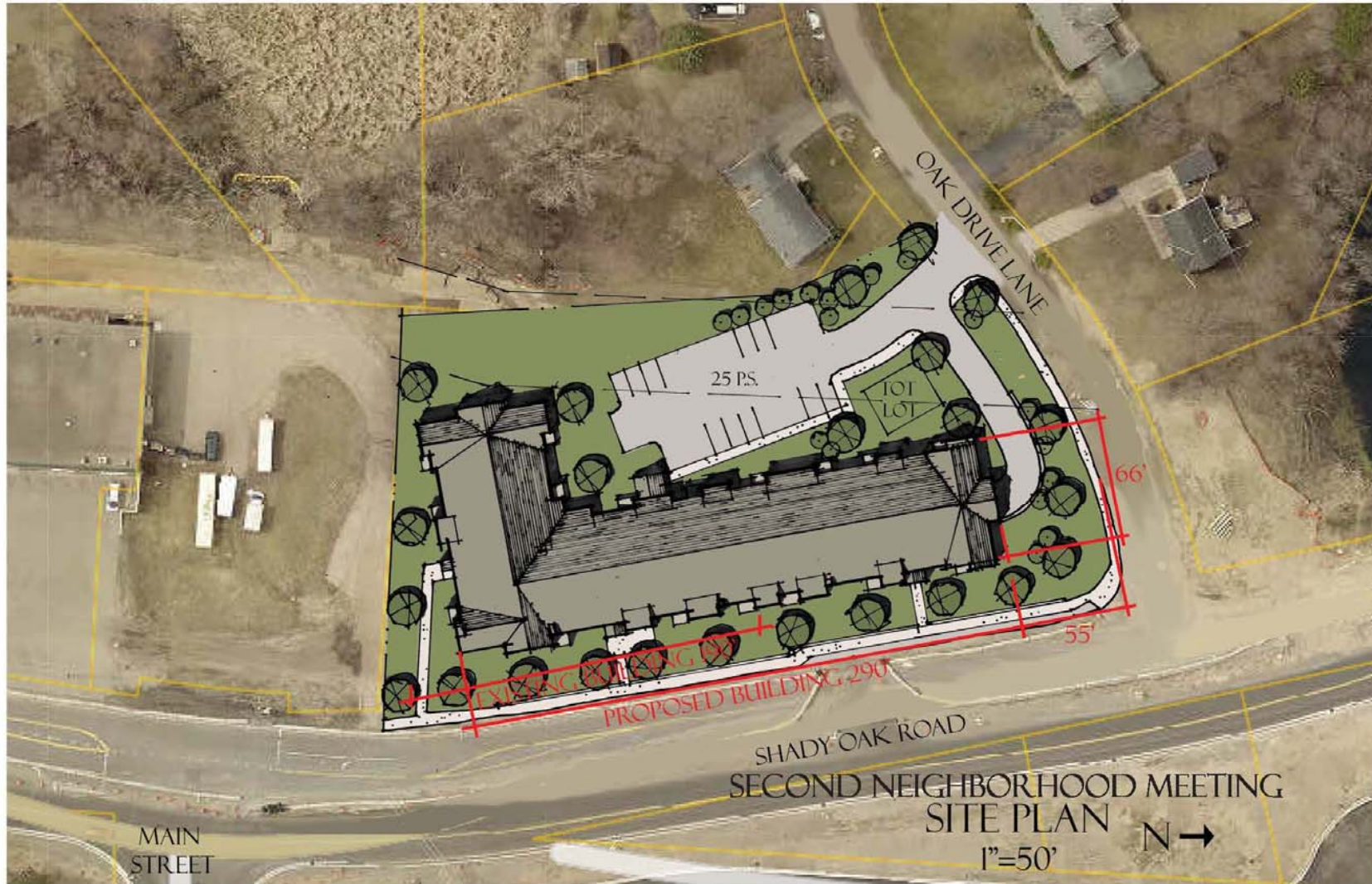
4/18/17

# Site Plan – First Neighborhood Meeting 2/15/17



4/18/17

# Site Plan – Second Neighborhood Meeting 4/6/17



4/18/17

Original Concept – submitted with RFI Proposal



RFI CONCEPT 10/28/16

4/18/17

Revised Elevations presented at 2/15/17 Neighborhood meeting



NEIGHBORHOOD PRESENTATION 2/7/17

4/18/17

# Revised Concepts Presented at 4/6/17 Neighborhood Meeting



WEST ELEVATION



SOUTH ELEVATION



OAK DRIVE LANE ELEVATION



SHADY OAK ROAD ELEVATION

NEIGHBORHOOD PRESENTATION 3/29/17

4/18/17



# Blackline Perspective Presented at 4/6/17 Neighborhood Meeting



VIEW FROM MAIN STREET

NEIGHBORHOOD PRESENTATION 3/29/17

4/18/17

## Revised Concepts - 4/24/17 City Council Meeting



ALTERNATE ELEVATIONS

Revised blackline Perspective - 4/24/17 City Council



VIEW FROM MAIN STREET  
ALTERNATE PERSPECTIVE

4/18/17

# Building Dimension Comparison – comparing revisions made to date



VIEW FROM OAK DRIVE LANE  
SECOND NEIGHBORHOOD MEETING



VIEW FROM OAK DRIVE LANE  
FIRST NEIGHBORHOOD MEETING



VIEW FROM SHADY OAK ROAD  
SECOND NEIGHBORHOOD MEETING



VIEW FROM SHADY OAK ROAD  
FIRST NEIGHBORHOOD MEETING

BUILDING DIMENSION COMPARISON

4/18/17

# Building Dimension Comparison – comparing revisions made to date



BUILDING HEIGHT COMPARISON

4/18/17

# Front elevation – Village Commons in Savage MN



## Ron Clark Apartment Buildings in Carver





Artist Rendering of Ron Clark Apartment Building  
Carver Crossing – Carver, MN - rear elevation and patio area





Artist Rendering of Ron Clark Apartment Building  
Pike Lake Marsh - Prior Lake, MN – Front Entry and Play area

# Architecture

Exterior design features and materials will be consistent with the high standards established by the City in their Design Guidelines.

Architectural roof shingles

High Quality Lap siding, Brick and other siding accents

Maintenance Free Decks for all units

Specifications same as a new Market Rate Apartment

Meets all the current Green Communities requirements

Focus is on Energy Conservation and Sustainability

## What we have done to address concerns:

- Building Size and Scale – We have continued to advance the building design as Tim has discussed to allow it to still feel residential, but work to reduce the overall scale and feel by adding some flat roof areas, lowering the roof pitches and multiple entry elements.
- Number of Units – in order to create a viable long-term project we cannot build a 2 story or smaller building, the last thing either us or the city wants is a building that doesn't appreciate in value over time and doesn't have high quality management.
- Traffic – the traffic engineer has addressed this, showing minimal affect vs. what is there today and the small 3 story apartment, is also much less intense than any of the other uses proposed for the site whether a new commercial use or the larger apartment buildings proposed through the original RFI responses. We are promoting pedestrian and bicycle access to the surrounding transit stops, that are available today into the future.

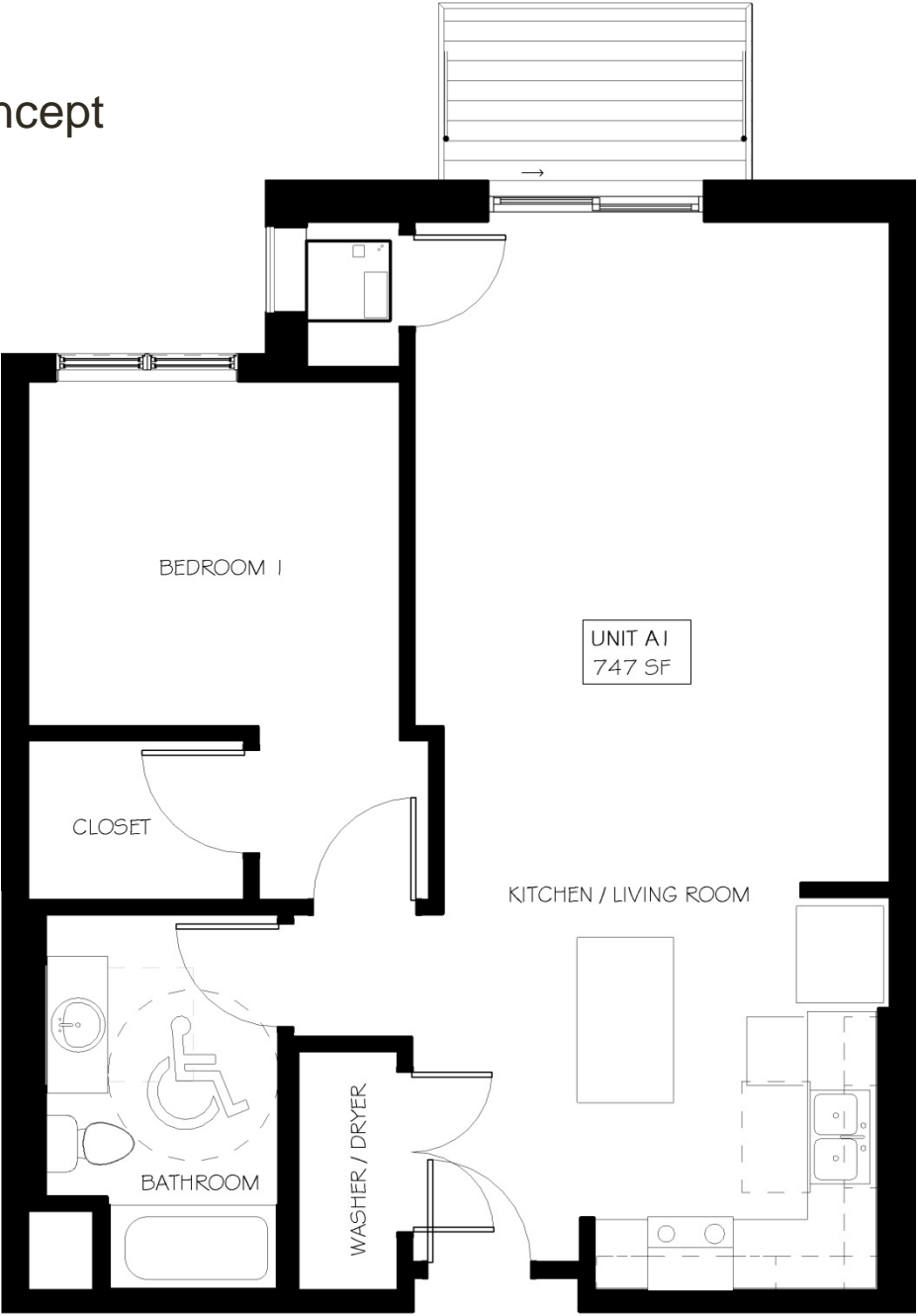
## What we have done to address concerns - continued

- Not right use for the site – As part of the City RFI, we reviewed all the possible uses for the site and we feel this is the best use for the site, which is why we have proposed it, it is good neighborhood transitional planning, the building provides a high quality buffer from the 4 lane road and the neighboring commercial uses, to the single family homes, while maintaining a residential feel.
- Environmental Cleanup of site – as part of this redevelopment the site will be cleaned up to residential standards which benefits everyone.
- Storm water and wetlands – the project will substantially reduced the current impervious area and the amount of runoff from the site, also currently there is not any treatment of the water prior to it going into the wetland, with our project all water leaving the site with be treated to reduce the impacts on the surrounding ponds and wetlands.

## What we have done to address concerns - continued

- Loss of trees and screening from the cul-de-sac to the southwest – we are not proposing any additional tree removal from the wetland area, currently the existing trees provide a visual buffer to the existing building along with our proposed building, the pictures provided show the trees are as tall, if not taller, than our building will be.
- Can access be made from the south – we, along with city staff, have met and discussed this possibility with the owner to the west, at this time based on the uses he expects to have on his site in the future, providing us access does not work for him and also the project could not absorb the additional costs of acquiring the property or access from him.

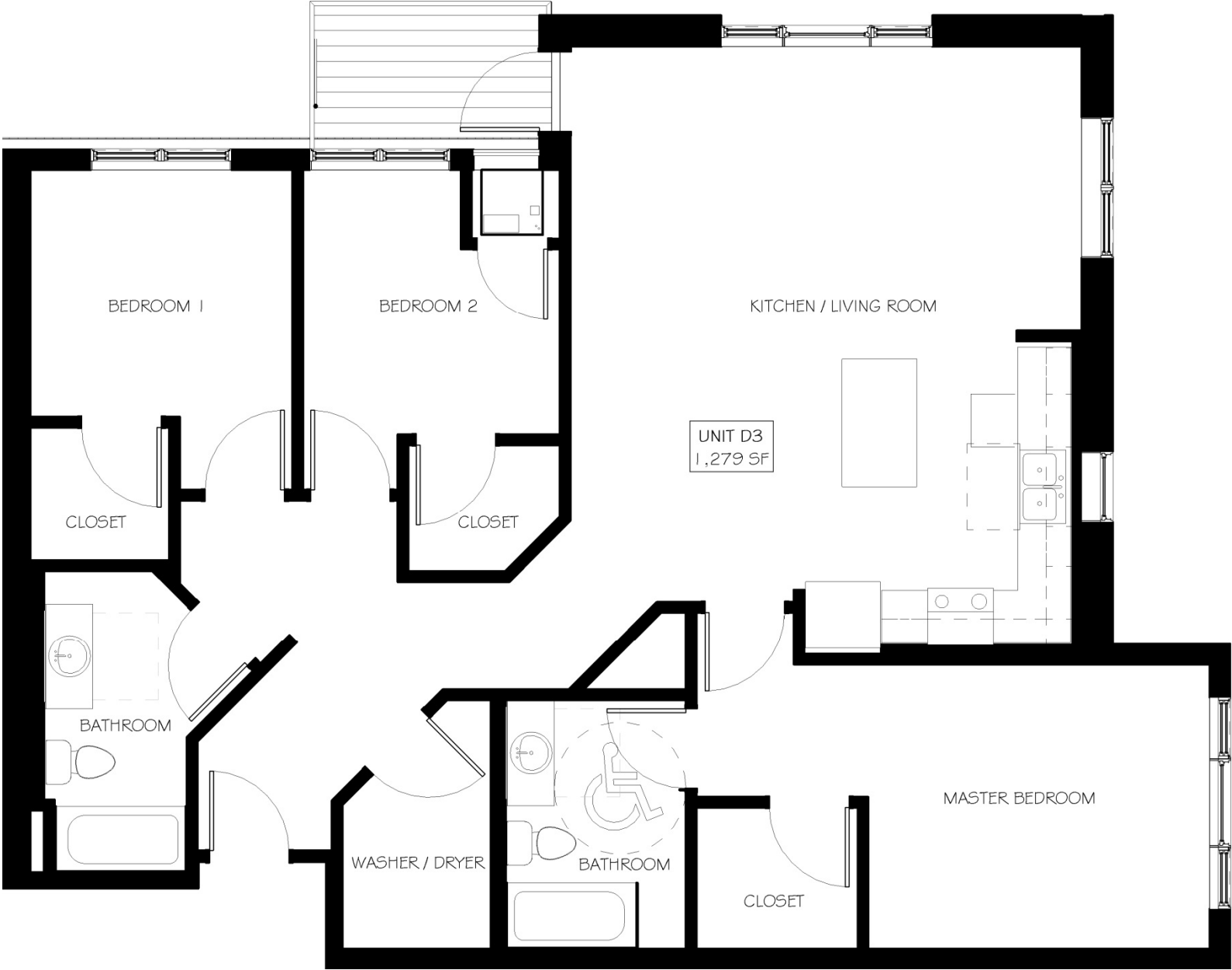
# 1 Bedroom Floor Plan Concept



2 Bedroom  
Floor Plan  
Concept



# 3 Bedroom Floor Plan Concept





## Commons Area Pictures from our Savage & New Hope Buildings



## Pictures from our Savage and New Hope Buildings



## Pictures from our Savage and New Hope Buildings



## Pictures from our Savage and New Hope Buildings



## Pictures from our Savage and New Hope Buildings



## Pictures from our Savage and New Hope Buildings



## Income requirements and Rents for Shady Oak Road site

- New 2017 Qualifying Incomes: at or below \$37,980 (family of 1)  
at or below \$43,440 (family of 2)  
at or below \$48,840 (family of 3)  
at or below \$54,240 (family of 4)  
at or below \$58,620 (family of 5)  
at or below \$62,940 (family of 6)
- Each resident in the household must pass extensive credit, criminal & housing history checks
- Projected rents – Including utilities:
  - 1 bedroom = \$833/month
  - 2 bedroom = \$1,000/month
  - 3 bedroom = \$1,154/month

## 30 Year Commitment monitored by Dakota County CDA

- The Tax Credit financing program is a Public/Private partnership whereby the Tax Credit investor receives Federal Tax Credits for a 10 year period which we are able to convert into Equity for the project, this allows for a small mortgage but in return the rents must be kept at a level set by Minnesota Housing Finance Agency (MHFA) for 30 years, with a Tenant's income restricted to 60% of the Median Income for the County.
- MHFA require us to set aside about \$200,000 in reserves at closing and to set aside another \$22,050/year (which increases at 3% /year) for major repairs and replacements.



## Professional Management

- Steven Scott Management will be our management company, they are a highly respected local company.
- We will have an onsite resident caretaker, we also will have a building manager who is at the building a minimum of 30 hours per week, along with a Senior Manager who oversees the building management.
- As part of the maintenance and management of the building we are in each unit, normally monthly or bi-monthly to maintain equipment and to do a quick inspection to confirm no lease violations or undo wear and tear is happening.
- The leases are also very clear as to our right to evict or non-renew a tenant for either a major lease violation or continued smaller issues. They also sign a Drug-free/Crime-free lease addendum.
- Smoking is not allowed anywhere in the building.

## **Questions/Comments?**

**Mike Waldo or Mike Roebuck  
Ron Clark Construction & Design  
7500 West 78th Street  
Minneapolis, MN 55439  
Phone: 952-947-3000  
Email: [mwaldo@ronclark.com](mailto:mwaldo@ronclark.com)**