



Redevelopment Alternatives from 2005 Redevelopment Study

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 Witschack 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. Emily Horn, the consultant hired to assist the City in 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 discussions:

1. Multi-Family Building (3 Stories)

Likes	Dislikes
<ul style="list-style-type: none"> Prefer 3 stories or less (3) Residential use (2) 3 stories might be ok, maybe 4 - some commercial Some commercial Underground parking Commercial uses Walkability on the street rather than parking Keep retail on the first floor Keep existing house on Oak Drive Lane Uses existing location Keep parents separate Rental housing 	<ul style="list-style-type: none"> Too big (tall and wide) (2) 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 parents separate 	<ul style="list-style-type: none"> Too tall (2) Concerns about increased traffic/cars Retail Move the entrance (not on Oak Drive Lane)

* Discussion topics are paraphrased



Multi-Family Building: 3 Story & 5 Story

Shady Oak Road Redevelopment Project City of minnetonka



Small Apartment Building

Shady Oak Road Redevelopment Project City of minnetonka



Tuck-Under Townhouse

Shady Oak Road Redevelopment Project City of minnetonka

Development Alternatives from the 2016 Shady Oak Redevelopment Neighborhood Engagement Process

#1



69 UNITS

#2

SECTION 2. EXAMPLES OF BUILDING ELEVATIONS, BUILDING MATERIALS AND UNIT INFORMATION

A. EXAMPLES OF ELEVATIONS AND BUILDING MATERIALS

The residential buildings in the Project will include finishes similar to those depicted below



- Primary Building Materials
- Brick
 - Stone
 - Cultured Stone
 - Fiber Cement Siding
 - Asphalt Shingles
 - Rubber membrane roofing

ASCEND

#3



C. SITE ACCESS

The Developer recognizes that a significant aspect of any infill redevelopment is the coordination of traffic flow for residents, visitors and local neighbors, including refuse collection and other service providers. In order to minimize the impact on surrounding roads and neighborhoods, the Project proposes to eliminate the existing access points on Shady Oak Road and maintain one access point on Oak Drive Lane. It is anticipated that the Project will include approximately 110 total parking spaces. The plan below shows the vehicular access plan.



ASCEND



Developer Submittals Received from the Request For Information Solicitation