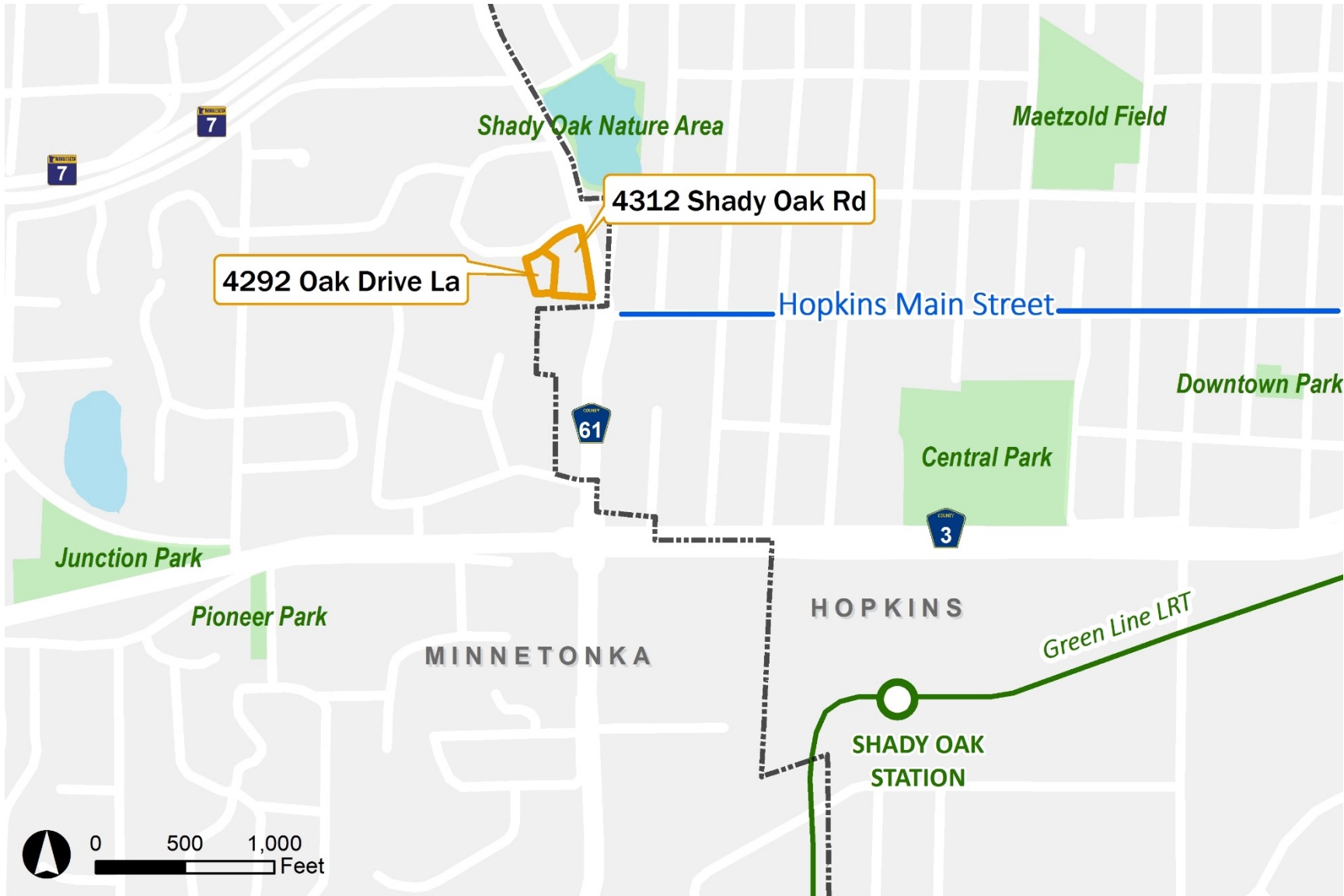


Welcome

Agenda

- **Introductions and project overview**
- **Review progress to date**
- **Approach and development options**
- **Discussion**
- **Summarize discussion**
- **Next steps**



Location



Overview of Site

Shady Oak Road
Redevelopment Project





4312 Shady Oak Road & Oak Lane Drive

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. Refine the alternatives into a preferred conceptual development plan

task/activity	2015/2016 weeks												
	Jan					Feb				Mar			
	1	2	3	4	5	6	7	8	9	10	11	12	13
1													
Neighborhood mtg #1		■											
Developer roundtable		■											
2													
Prepare prelim program				■	■	■							
Diagram alternatives (3)						■	■						
Neighborhood mtg #2							■						
City Council worksession								■					
3													
Refine alternatives									■	■			
Pro-forma										■	■		
Neighborhood mtg #3											■	■	
Prepare final report												■	■

Scope & Schedule

Neighborhood Meeting

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

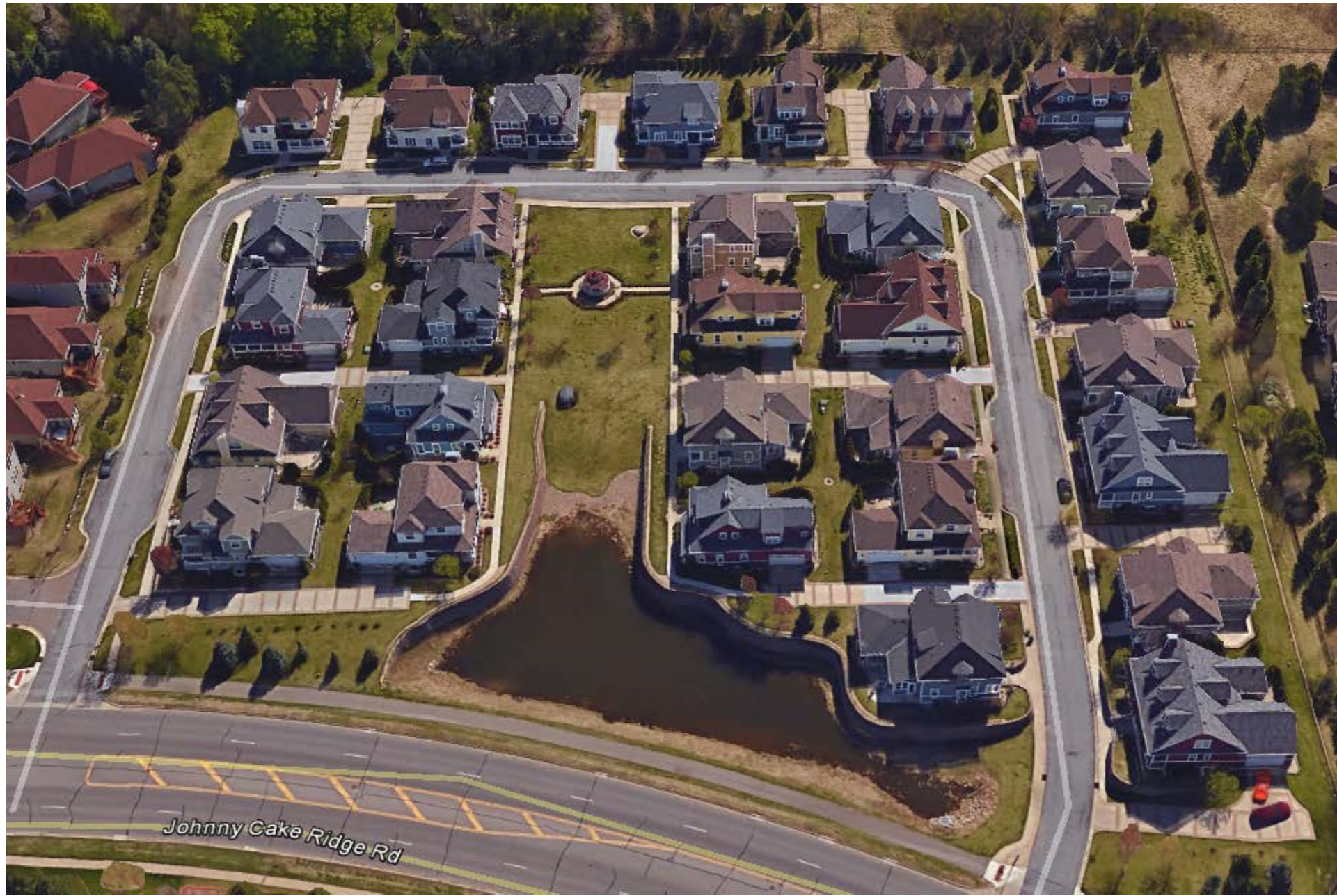
Development Panel

Market Generalities

- 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



Johnny Cake Ridge Rd



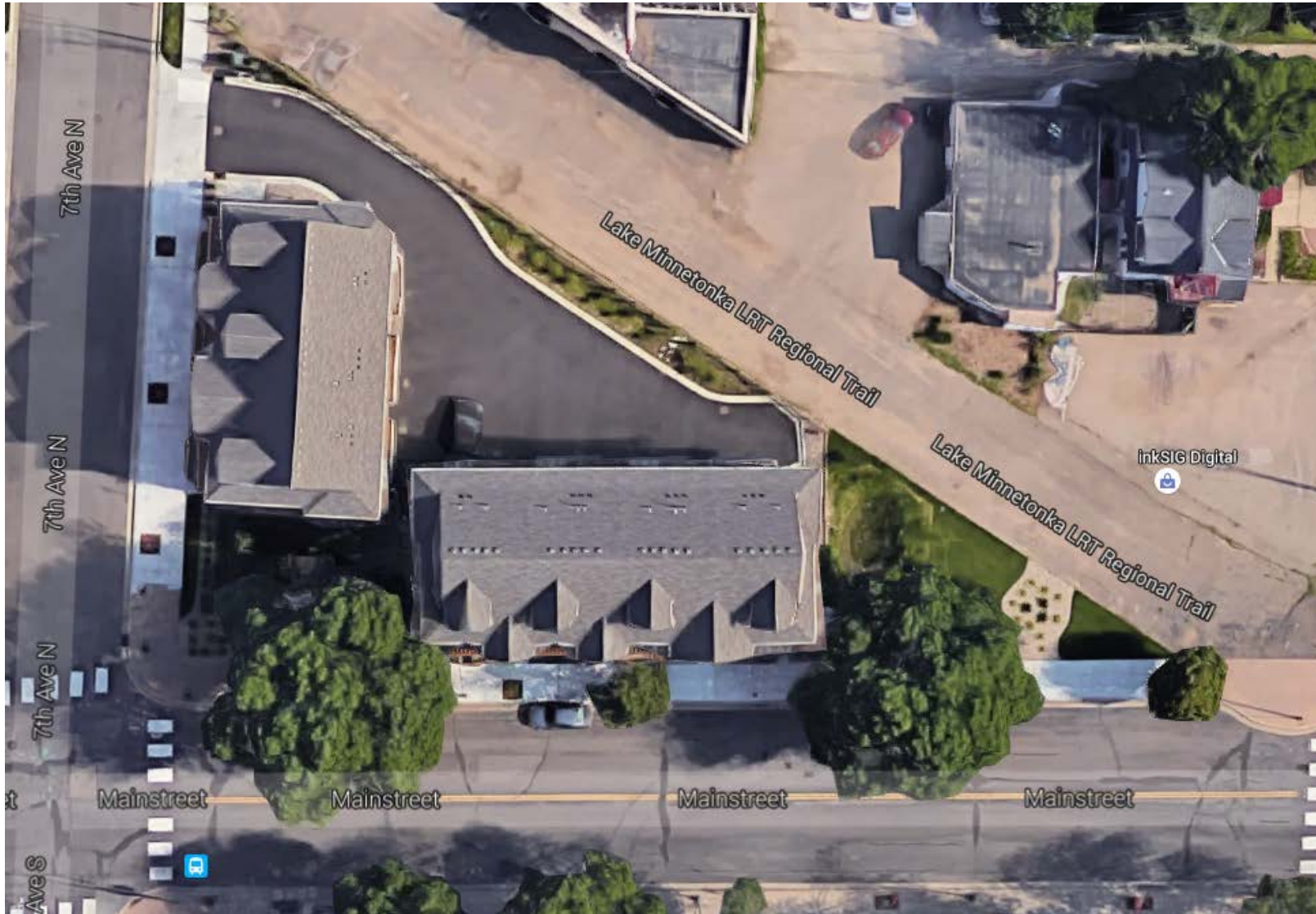


Pocket Neighborhood

- 6 units
- Alley loaded
- ~ 18-19 units/ac net
- Assessed value = \$227,500
- Market value = \$255,000

Main Street NE





7th Ave N & Main St, Hopkins



7th Ave N & Main St, Hopkins

Shady Oak Road
Redevelopment Project



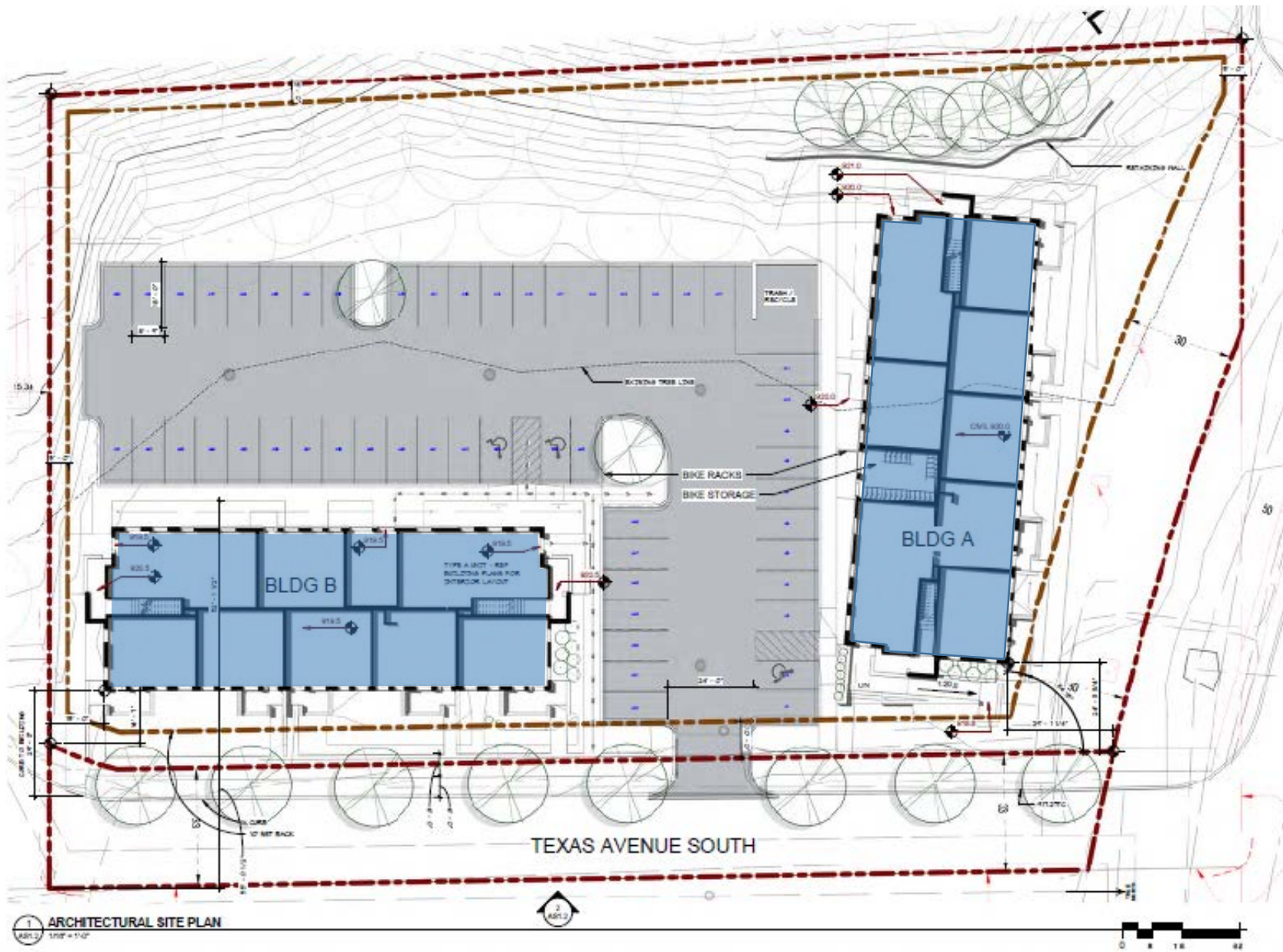


50th & Xerxes, Minneapolis

Shady Oak Road
Redevelopment Project







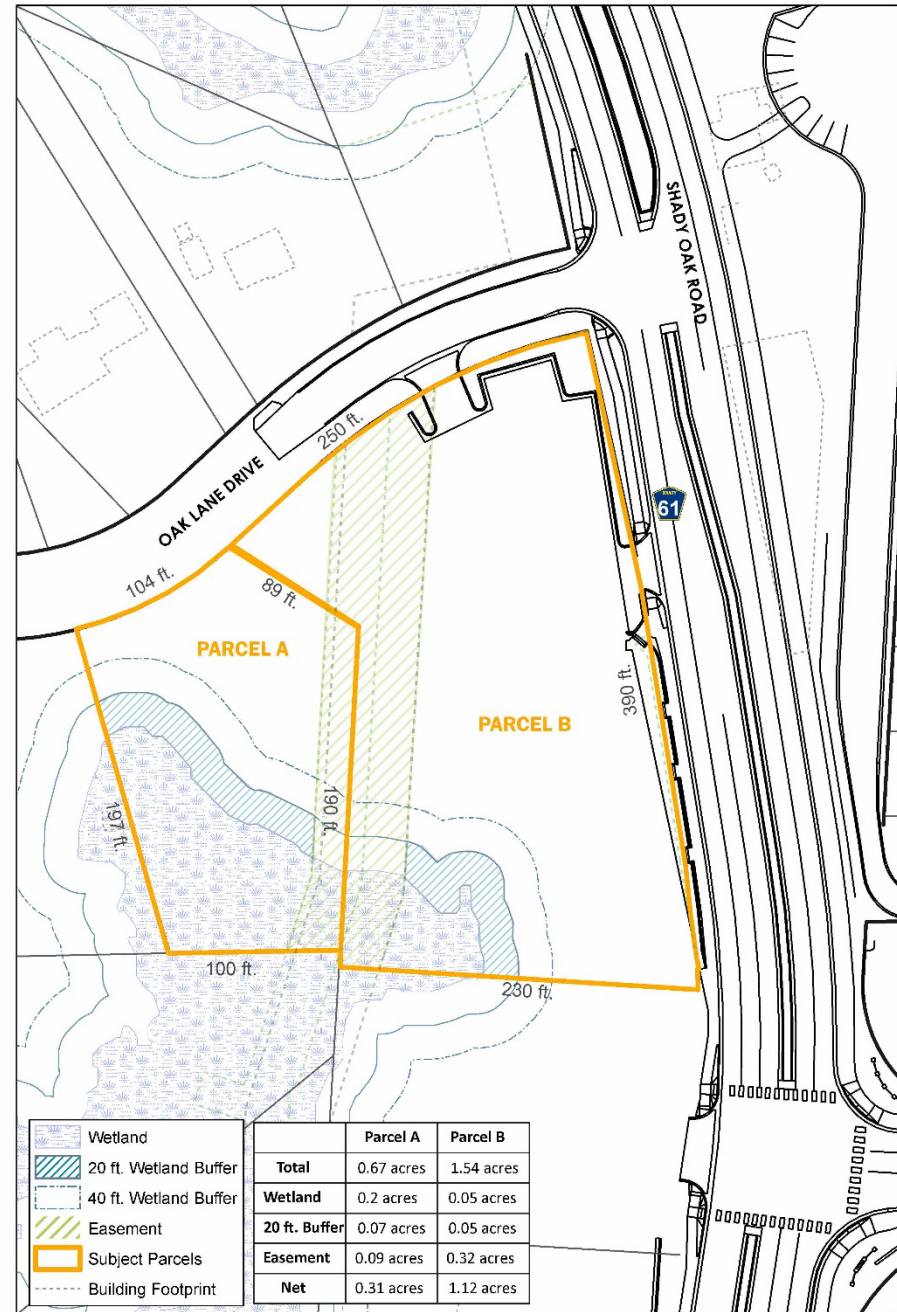
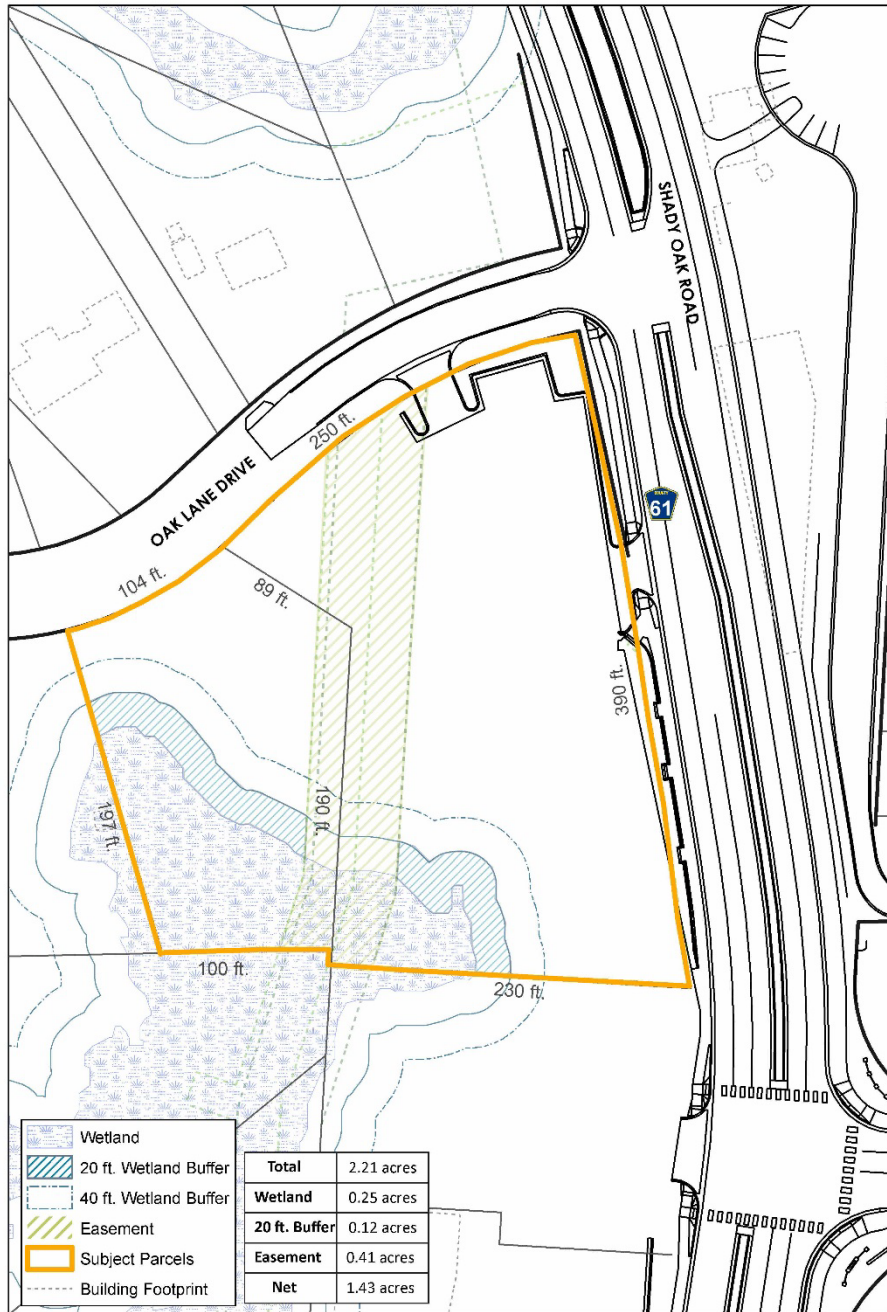




Site (1.6 ac) vs. Gold Nugget site (2.2 ac)

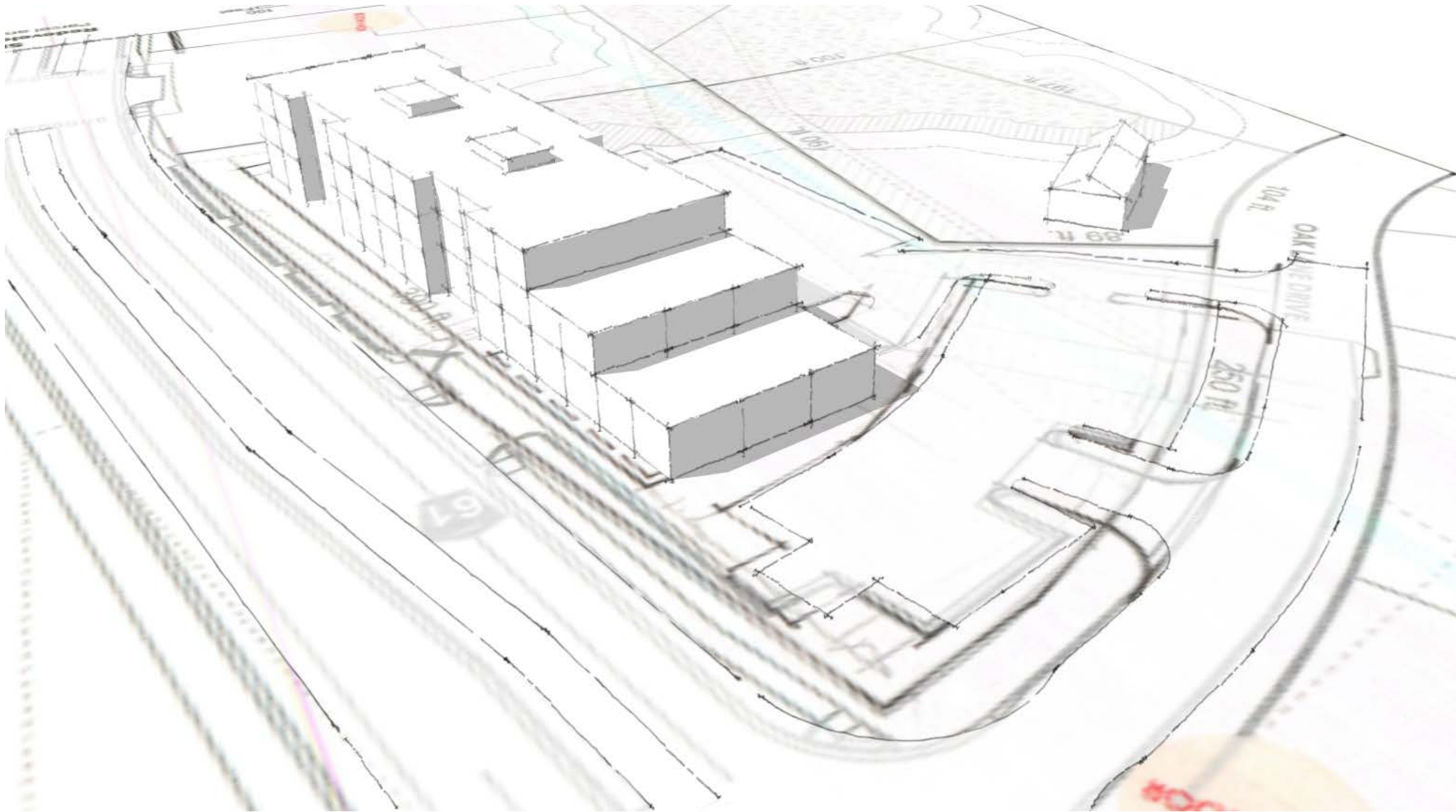


Development Options



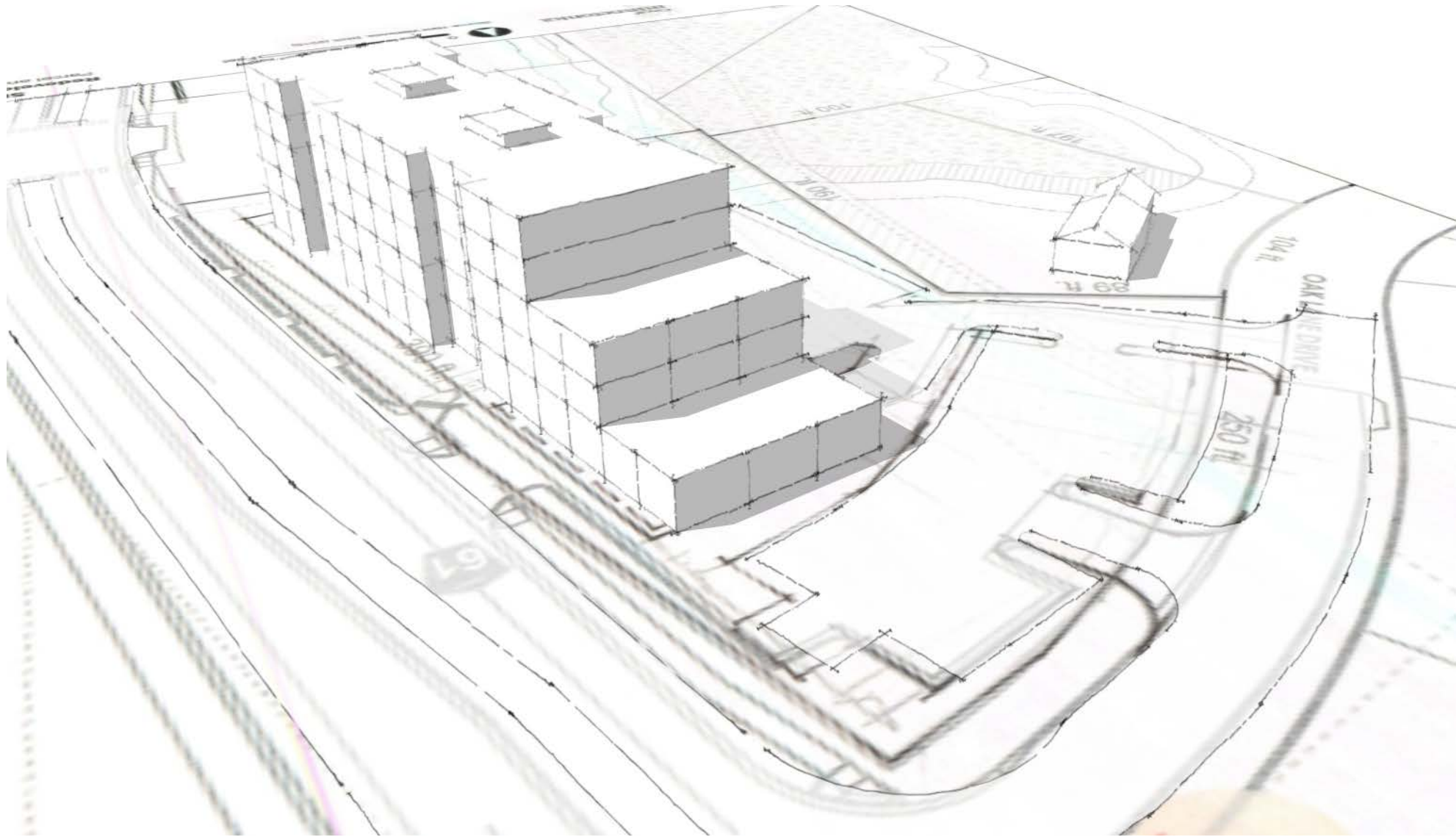


Multi-Family Building: 3 Story & 5 Story



Shady Oak Road
Redevelopment Project





Shady Oak Road
Redevelopment Project



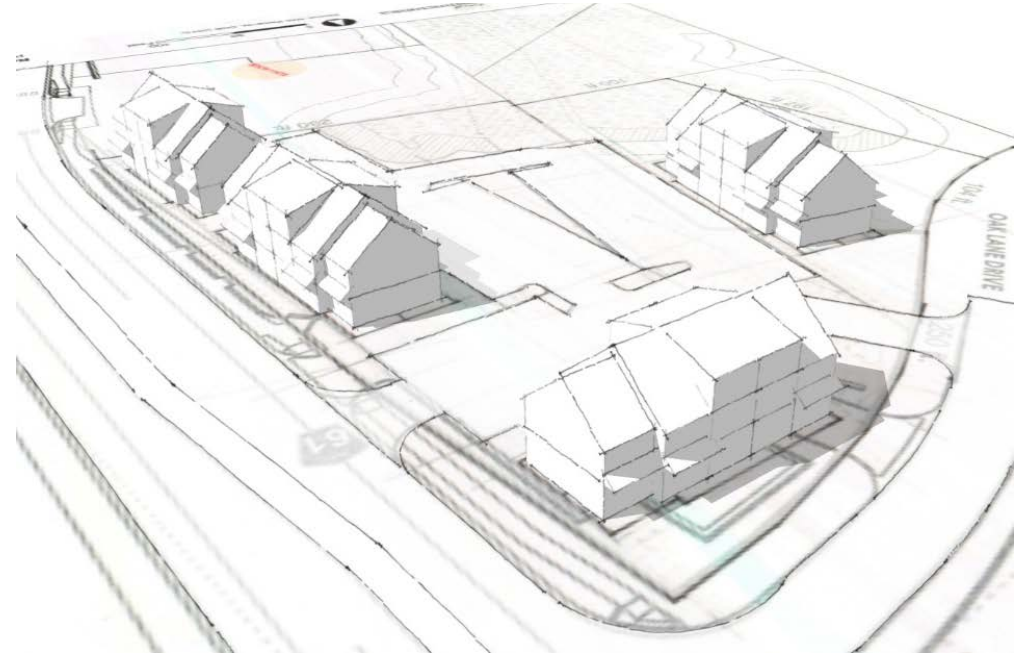


Tuck-Under Townhouse

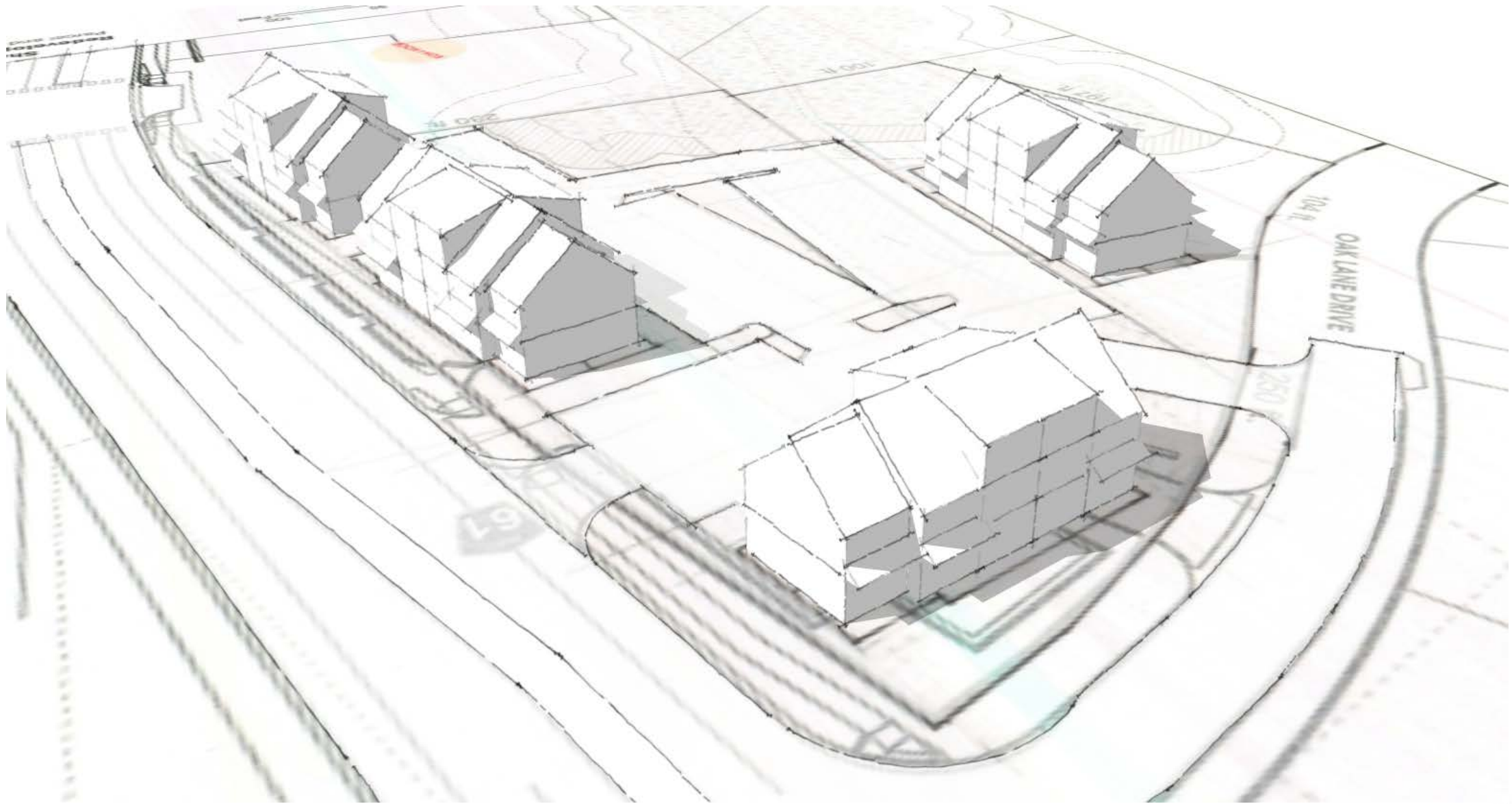


Shady Oak Road
Redevelopment Project





Small Apartment Building



Shady Oak Road
Redevelopment Project



Discussion



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