

Minnetonka: 5937 County Road 101

Community Workshop 1

September 5, 2019

Minnetonka City Hall

Small Group Discussion Notes

The following notes were gathered from eight (8) small group discussion tables, and organized into topical themes:

Question 1: What makes this area interesting or unique?

<p><u>Natural setting</u></p> <ul style="list-style-type: none">• (3) Wildlife• Natural barrier• Natural environment• Good balance between homes and nature/wildlife• Scenic• Animals• Nature, wildlife• Beautiful green area – wildlife• Greenery• Wet• High water table – flooding <p><u>Nearby amenities and parks</u></p> <ul style="list-style-type: none">• Near parks• Near grocery, good schools, library• Sidewalks?• Great location for transportation to work places	<p><u>Character</u></p> <ul style="list-style-type: none">• Peaceful• Family oriented• Pedestrian friendly• Relatively quiet• Lower traffic (except rush hour)• Old school Tonka vibe – not overdeveloped• Quiet, peaceful, safe – we know our neighbors• Pretty• Quiet• It's undeveloped – rare in this area• Pretty place to live <p><u>Safety</u></p> <ul style="list-style-type: none">• (2) Safe• Low crime
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Question 2: What could be accomplished through development that would improve/enhance the area?

<p><u>Housing</u></p> <ul style="list-style-type: none"> • 1 single family with green space • Well landscaped, low density housing • Keep it low density, low-profile will maintain quiet character of neighborhood • Mixed residential density use • Affordability across all ages • Workforce housing • Provide affordable housing – even for middle income people! • Housing for people who work in the area, seniors who want to stay in the area <p><u>Greenspace and parks</u></p> <ul style="list-style-type: none"> • City park – kids in our area need a place to play (Covington Park is half mile away!) • Maintain park • Dog park/community space 	<p><u>Pedestrian access</u></p> <ul style="list-style-type: none"> • Sidewalks • Sidewalk so people can walk and be safe • More street lights as promised when 101 project was done • Marked crosswalk across CR 101 at Red Cherry/Covington <p><u>Address water and flooding issues</u></p> <ul style="list-style-type: none"> • Need more drainage <p><u>Other</u></p> <ul style="list-style-type: none"> • Cemetery • City could recoup cost of land purchase and gain property tax income • No development
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Question 3: What concerns for the area do you have as future development occurs?

<p><u>Traffic, access and noise</u></p> <ul style="list-style-type: none"> • CR 101 turn lane into area not large enough for dense housing • (2) Traffic • (2) Noise • Traffic – narrow road • Noise, traffic, etc. • Increased traffic and noise • Parking • How would new residents access – from CR 101 or Covington Terrace? • Traffic/development has cancelled before due to access onto CR 101 <p><u>Water issues</u></p> <ul style="list-style-type: none"> • What are you doing with the natural spring in the middle of the property? • Water/erosion 	<p><u>Safety</u></p> <ul style="list-style-type: none"> • Safety of pedestrians • Crime <p><u>Lack of public transportation</u></p> <ul style="list-style-type: none"> • There is no longer a bus route on CR 101 • No access to public transportation <p><u>Impacts to existing residents</u></p> <ul style="list-style-type: none"> • The misinformation, prejudice, and anger of some current neighbors • Lower property values of current residents • Owned property/homes builds more community • “New” would look out of place, not match established character
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<ul style="list-style-type: none"> • Natural springs/water table • Water/drainage impact to homes • Covington Terrace floods multiple times a year in this area <p><u>Loss of natural setting</u></p> <ul style="list-style-type: none"> • Wildlife • Loss of trees 	<p><u>Implications for the City</u></p> <ul style="list-style-type: none"> • City investment • The costs of developing affordable housing – what is the city willing to do to make development of affordable housing possible?
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Question 4: Are there specific types of uses that this site could accommodate (e.g. housing, services, retail, or commercial uses, etc.)?

<p><u>Housing</u></p> <ul style="list-style-type: none"> • Non-rental properties (owner-occupied only) • Should fit with existing structures – no high rise! (low profile) • Only single family housing • Low-density/low profile • Owner-occupied • Occupant owned homes • Low-density housing only • Owner-occupied? • A few single family, non-rental homes • Townhomes – 3 bedrooms (Millennials) • 1 level – 2 bedroom (Baby boomers) • Housing 	<p><u>Commercial/retail</u></p> <ul style="list-style-type: none"> • Already meet retails needs <ul style="list-style-type: none"> ○ Hwy 7 and 101 so close ○ Chanhassen is close ○ Townline and Dell Rd has a small retail center • We like coffee • Not appropriate for retail <p><u>Design and scale</u></p> <ul style="list-style-type: none"> • Designed to fit the neighborhood
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Question 5: What additional information would you like to have in order to assess the redevelopment opportunities for 5937 County Road 101?

- To what extent will we be heard as neighbors?
- Restrictions due to spring-water table
- More on zoning (low density vs. high density) – what is the process?
- Impact to water drainage in area (homes west of 101 already have many water drainage/erosion issues)
- Traffic impact info/data
- Water table/flooding concerns – what are city regulations regarding this?
- There are problems with traffic/access onto CR 101 already – heavy during morning and afternoon rush hour and the school buses
- Housing Trust Fund
- What would need to be done on account of the land being wetland?