



AGENDA
CITY OF MINNETONKA
ECONOMIC DEVELOPMENT ADVISORY COMMISSION
Thursday, Dec. 12, 2019
6:00 p.m.

Council Chambers
Minnetonka Community Center

1. Call to Order

2. Roll Call

Charlie Yunker
Jerry Knickerbocker
Melissa Johnston
Ann Duginske Cibulka

Jacob Johnson
Jay Hromatka
Lee Jacobsohn

3. Approval of May 08, 2019 and Sept.12, 2019 minutes

BUSINESS ITEMS

4. United Properties "The Pointe" Concept

Recommendation: Review and provide feedback

5. Staff Report

6. Other Business

The next regularly scheduled EDAC meeting will be held on **Jan. 23, 2020 at 6:00 p.m.**

7. Adjourn

If you have questions about any of the agenda items, please contact:
Alisha Gray, EDFP, Economic Development and Housing Manager (952) 939-8285
Julie Wischnack, AICP, Community Development Director, (952) 939-8282

**Minnetonka Economic Development Advisory Commission
Meeting Minutes**

**May 8, 2019
6 p.m.**

1. Call to Order

Chair Yunker called the meeting to order at 6 p.m.

2. Roll Call

EDAC commissioners present: Ann Duginski-Cibulka, Lee Jacobsohn, Jacob Johnson, Charlie Yunker, and Melissa Johnston were present. Jerry Knickerbocker and Jay Hromatka were absent.

Staff present: Community Development Director Julie Wischnack, Economic Development Housing Manager Alisha Gray, and Economic Development Coordinator Rob Hanson.

Councilmember present: Deb Calvert.

Financial consultant present: Stacie Kvilvang of Ehlers and Associates, Inc.

3. Approval of March 14, 2019 Minutes

Johnson motioned, Jacobsohn seconded a motion to recommend that the EDAC approve the minutes from the March 14, 2019 meeting as included in the agenda. Motion passed.

4. 2020-2024 Economic Improvement Program

Gray reported.

Jacobsohn asked if there is a purchase price limit for the Welcome to Minnetonka program. Gray responded that the purchase price limit is \$300,000.

Cibulka asked for more history on Homes Within Reach and why there is a fund balance for the organization. Gray explained that, due to the number of funding sources and staff capacity, the organization is typically on a two-year lag to spend the balance.

Johnson asked for the amount of demand on the loan programs. Hanson responded that the city typically provides three to four loans per year and that the city does meet the demand. Wischnack added that the fund balance could support potentially one to two years' worth of loans as it stands, but it is hard to predict if that demand would remain the same.

Jacobsohn suggested adjusting the sales-price restriction to \$350,000. He asked if the balance for the loan program is due to the 2018 changeover on the servicer of the loan.

Calvert explained that councilmembers would like more direction from the EDAC on the allocation of funding for Homes Within Reach and other programming since the council has many new members.

Chair Yunker asked commissioners if there is an appetite to raise the HRA levy at this time. Jacobson likes that idea, but did not think that the demand is there yet to permanently increase the levy. Cibulka supports increasing marketing efforts.

Jacobsohn made a motion, Cibulka seconded the motion to approve the HRA levy as proposed in the EIP with reallocation of \$125,000 from the HRA levy loan pool from the Welcome to Minnetonka and Minnetonka Home Enhancement Programs to be committed to Homes Within Reach in 2020. Cibulka, Jacobsohn, Johnson, Johnston, and Yunker voted yes. Hromatka and Knickerbocker were absent. Motion passed.

5. Affordable Housing Policy

Gray reported.

Cibulka asked for more clarification on which scenarios may warrant a waiver of the affordable unit requirements. Wischnack responded that extraordinary costs such as dealing with the existence of contamination, a high-water table, methane, etc. could be situations where this would apply.

Jacobsohn wanted clarification on how condominiums, townhomes, or other for-sale units would be required to comply with the policy. Gray explained that a covenant would be attached to the property and the city currently accomplishes this with unit indexing.

Jacobsohn suggested that payment-in-lieu be considered as an option commensurate with the cost of providing affordable housing. Wischnack responded that a payment-in-lieu will be investigated by staff at a later time.

Cibulka stated that a payment-in-lieu is a useful tool in development. The costs of development can make it difficult for a development to succeed.

Johnson asked how cities are currently providing a subsidy for affordable units. Cibulka and Wischnack stated that cities use a number of tools including TIF, abatement, and land subsidy to provide support for projects.

Kvilvang explained that utilizing a payment-in-lieu can be flawed because the fee the developer pays does not cover the actual cost of the affordable unit.

Jacobsohn motioned, Johnston seconded a motion to approve the affordable housing policy as submitted. Jacobsohn, Johnson, Johnston, and Yunker voted yes. Cibulka voted no. Hromatka and Knickerbocker were absent. Motion passed.

6. Staff Report

Gray and Wischnack gave the staff report:

- Construction activities are scheduled to begin throughout the SWLRT corridor over the next few weeks.
- Bike trails along the SWLRT route will be closed for up to three years as a result of the project.
- Review of an application for Highcroft Meadows, a 15-unit, contentious subdivision was tabled at the last council meeting.
- Walser Nissan is adding an additional building to the property.
- Ridgedale is undergoing numerous development projects.
- Opus placemaking and design guidelines are being developed with help from a Hennepin County Grant.
- Peoplenet received \$1.6 million from state jobs development funds to support 250 new jobs.
- HWR received an \$110,000 grant from the Metropolitan Council to purchase homes in the west metro.

7. **Other Business**

The third Opus Launch development meeting is scheduled to be held May 14th at 5:30 p.m.

SLUC meets Wednesday, May 22nd, at 11:30 a.m. at Brookview in Golden Valley.

The next EDAC meeting is scheduled for May 23rd at 6 p.m.

8. **Adjournment**

Johnson moved, Jacobsohn seconded a motion to adjourn the meeting at 8:27 p.m. Motion passed unanimously.

**Unapproved
Minnetonka Economic Development Advisory Commission
Meeting Minutes**

**Sept. 12, 2019
6 p.m.**

1. Call to Order

Chair Yunker called the meeting to order at 6 p.m.

2. Roll Call

EDAC commissioners present: Jay Hromatka, Lee Jacobsohn, Jacob Johnson, Jerry Knickerbocker, and Charlie Yunker were present. Ann Duginski-Cibulka and Melissa Johnston were absent.

Staff present: Economic Development and Housing Manager Alisha Gray and Economic Development Coordinator Rob Hanson.

3. Approval of May 8, 2019 and July 25, 2019 Minutes

Hromatka motioned, Knickerbocker seconded the motion to approve the July 25, 2019 meeting minutes. Hromatka, Jacobsohn, Johnson, Knickerbocker, and Yunker voted yes. Cibulka and Johnston were absent. Motion passed.

Approval of the May 8, 2019 EDAC minutes was tabled until the next meeting due to the lack of a quorum of those present at that meeting.

4. Preliminary Budget 2020

Gray reported.

Jacobsohn asked if the \$400,000 could be utilized to fund the housing loan programs. Gray explained that there are income restrictions set by the Metropolitan Council.

Gray reported on the Development Fund.

Hromatka motioned, Knickerbocker seconded the motion to recommend that the city council approve the 2020 Preliminary Budget as submitted with \$225,000 in the HRA Levy and \$115,000 in the Development Fund. Hromatka, Jacobsohn, Johnson, Knickerbocker, and Yunker voted yes. Cibulka and Johnston were absent. Motion passed.

5. Staff Report

Gray and Wischnack gave the staff report:

- The Green Line Extension (SWLRT) is working on field surveying, fencing, relocating utilities and tree removal. The demolition of a building at Feltl Road and Smetana Road has been completed.
- Staff met with Metro Transit. Routh 614 has been eliminated. Transit Link is available to those riders who are affected by the change. Transit Link on weekdays after 7 p.m. and on Saturdays will be eliminated starting September 2019 due to low ridership.
- A concept plan for an 11-unit villa project on Woodhill Road has been submitted.
- An application for a conditional use permit to expand an existing clinic on Whitewater Drive has been received.
- An application for a sign plan amendment for Children's on Clearwater Drive has been submitted.
- An application for multiple items for a medical examiner's office on Co. Rd. 62 will be reviewed by the planning commission Sept. 19, 2019.
- A preliminary plat for a 13-lot subdivision on Oakland Road has been approved.
- Avidor, formerly known as Ridgedale Active Adult Apartments, is completely framed.
- Solbekken Villas are currently adding landscaping.
- Altitude, formerly Minnetonka Hills Apartments, are now open and being rented.
- Two phases of RiZe at Opus are now being rented.
- The Opus area place-making and design guidelines are underway.
- Staff has applied for a grant from the U.S. Environmental Protection Agency to perform an alternative urban area-wide review of the Opus Business Park.
- The city has begun to analyze future development of the city-owned property at 5937 Co. Rd. 101.
- The summer 2019 edition of *Thrive Minnetonka* was sent to 1,200 businesses addresses and 337 online subscribers.
- The Welcome to Minnetonka and Minnetonka Home Enhancement Programs are now administered through the Center for Energy and Environment. There are currently nine loans in process and five loans closed Sept. 1, 2019.
- Two loans have been approved and two applications are in the process with more than 80 residents on a waitlist to receive CDBG funds administered by Hennepin County. The allocation for 2019 is \$120,000 which is the same as it was in 2018. Jacobsohn thought it would be helpful to find out how many applications for CDBG funds had been reviewed and found not to qualify and how many new applications are being received. Hanson added that the process for reviewing an application takes a long time that includes an inspection of the site for lead paint. Gray stated that she would request more details from Hennepin County.

6. Other Business

SLUC will host an event entitled Priced Out: Cities' Response to Affordability at Brookview in Golden Valley at 7:30 a.m.

The Urban Land Institute is scheduled to host a conference entitled Navigating Your Competitive Future on Sept. 24, 2019.

The next EDAC meeting is scheduled for Oct. 10, 2019 at 6 p.m.

7. Adjournment

Hromatka moved, Knickerbocker seconded a motion to adjourn the meeting at 6:45 p.m. Motion passed unanimously.

**EDAC Agenda Item #4
Meeting of Dec. 12, 2019**

Brief Description United Properties (The Pointe) Concept

Recommendation Review and provide feedback

Site Overview

United Properties is proposing to develop an 8.93-acre parcel of the Carlson Center property located at 801 Carlson Pkwy. The parcel is not developed but has lawn and landscaping improvements complementing the Carlson Center campus.

The concept plan for The Pointe contemplates a two-phased development:

- Phase 1 – Six-story apartment building with 186 apartment units (alcove, 1, 2, and 3 bedroom units).

Unit Type	Total Units	Size (in sq. ft.)
Alcove	18	583
1 bedroom	69	724-1046
2 bedroom	88	1080-1378
3 bedroom	11	1439-1511
	186	

- Phase 2 – Extended-stay hotel (4 or 5 stories) with 120 to 140 rooms.

A number of on-site amenities shown in the plan include active and passive areas shared by residents and hotel guests. The apartment and hotel would also have their own on-site amenities, including pools and fitness centers.

The concept plan narrative provided by United Properties indicates the developments first phase apartment building would be completed by 2022. Phase 2 would follow.

Background

In July 2019, the city council adopted the Affordable Housing Policy to provide developers with formal guidance on the city's expectation for the inclusion of affordable housing in all new multi-family housing developments. The City of Minnetonka has a long history of promoting diversity in the types and size of housing units available in Minnetonka, including the production of new affordable rental and ownership opportunities (2004 Resolution).

Under the current policy, multi-family rental projects that require a zoning change or comprehensive plan amendment are required to provide a minimum of 10% of the units affordable and occupied by households with incomes at or below 60% AMI, with a minimum of 5% at 50% AMI. The following table displays the 2019 rent limits under consideration for affordable housing at this level of affordability.

Bedroom Size	Maximum Gross Monthly Rent	
	50% AMI	60% AMI
One Bedroom	\$ 875	\$ 1,050
One Bedroom	\$ 937	\$ 1,125
Two Bedroom	\$ 1,125	\$ 1,350
Three Bedroom	\$ 1,300	\$ 1,560

For this project, the current policy recommends affordability for approximately 19 units (8 units at 60% AMI and 8 units at 50% AMI). Following a review of the development proforma, and discussions with the city's financial consultant at Ehlers and Associates, the analysis projected a small gap of roughly \$250,000 (\$438 per unit/per year) for the production of 10% affordable housing. The developer did indicate a higher than anticipated project cost, due to the remediation of soil conditions and a common area maintenance agreement with Carlson Towers.

The developer has indicated interest in providing some affordable units in the project. The initial proposal included a request to provide 5% of the units (9 units) affordable at 50% AMI without city assistance. The developer has provided feedback to staff that further analysis is needed to understand if the city's requirement of 10% affordability is feasible (assuming assistance of \$250,000). Staff would recommend the Affordable Housing Policy's inclusion of 10% of affordable units and recommends providing financial assistance to accommodate this requirement. The proposed source of funding is the Livable Communities Fund, which has approximately \$400,000 available for the production of affordable housing.

If the developer decides to move forward with the project and requests financial assistance, staff would prepare a more detailed analysis of the financial request at a future date for the EDAC to consider. At this time, staff is requesting that commissioners provide feedback on the level of affordability desired for this project.

Next Steps

- Dec. 16, 2019 – City Council Concept Plan Review

Discussion Questions

- ***What level of affordability does the EDAC recommend for this project?***

Recommendation

No formal recommendation is requested at this time. Staff recommends the EDAC provide feedback on the affordability component of the project.

Submitted through:

Julie Wischnack, AICP, Community Development Director

Originated by:

Alisha Gray, EDFP, Economic Development and Housing Manager

Additional Information

Location Map

2019 Affordable Housing Limits

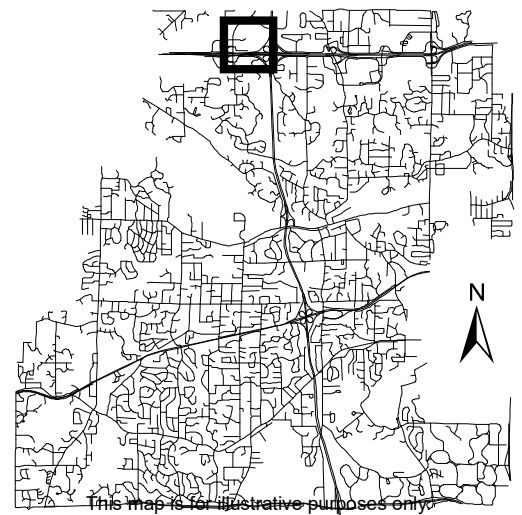
Affordable Housing Policy

Concept Information Provided by United Properties



Location Map

Project: The Pointe
 Address: 801 Carlson Pkwy



This map is for illustrative purposes only.

2019 Affordable Housing Income Limits

FY 2019 Income Limits Summary					
Household Size	30%	50%	60%	80%	120%
1	\$ 21,000.00	\$ 35,000.00	\$ 42,000.00	\$ 52,850.00	\$ 84,000.00
2	\$ 24,000.00	\$ 40,000.00	\$ 48,000.00	\$ 60,400.00	\$ 96,000.00
3	\$ 27,000.00	\$ 45,000.00	\$ 54,000.00	\$ 67,950.00	\$ 108,000.00
4	\$ 30,000.00	\$ 50,000.00	\$ 60,000.00	\$ 75,500.00	\$ 120,000.00
5	\$ 32,400.00	\$ 54,000.00	\$ 64,800.00	\$ 81,540.00	\$ 129,600.00
6	\$ 34,800.00	\$ 58,000.00	\$ 69,600.00	\$ 87,580.00	\$ 139,200.00
7	\$ 39,010.00	\$ 62,000.00	\$ 74,400.00	\$ 93,620.00	\$ 148,800.00
8	\$ 43,430.00	\$ 66,000.00	\$ 79,200.00	\$ 99,660.00	\$ 158,400.00
Median Family Income 2019 = \$100,000					

Income limits are published on the US Department of Housing and Urban Development user portal:
<https://www.huduser.gov/portal/datasets/il.html>

How much do people pay for affordable housing?

Affordability based on a family of four

Monthly Rent	AMI	Annual Income
\$750	30%	up to \$30,000
\$750 - \$1,250	30%-50%	\$30,000 - \$50,000
\$1,250 - \$1,500	50%-60%	\$50,000 - \$60,000
\$1,500 - \$2,000	60%-80%	\$60,000 - \$80,000
\$2,000 - \$2,500	80%-100%	\$80,000 - \$100,000

Affordable rents, based on sample occupations and their average salaries

Salary information obtained from indeed.com

Occupation	Average Salary	Affordable Rent
Home Health Aide	\$29,450	\$736
Nurse	\$73,320	\$1,833
High School Teacher	\$35,235	\$880
Line Cook	\$32,364	\$810

Affordable Housing Production in Minnetonka

Name of Project	Number of Affordable Units	Number of Market Rate Units	Total Assistance (for affordable units)	Years of Affordability	Assistance per Unit, per Year	Affordability Level
United Properties "The Pointe"	19	167	\$250,000 (est)	30	\$438	50% AMI
Dominium	482	0	\$7,809,000	30	\$540	60% AMI
Homes Within Reach (2004-2012 grant years)	35	0	\$1,740,000	99	\$502	80% AMI
The Ridge	52	0	\$1,050,000	30	\$673	60% AMI
Shady Oak Redevelopment	49	0	\$1,209,000 (est)	30	\$822	60%AMI
West Ridge Market (Crown Ridge, Boulevard Gardens, Gables, West Ridge)	185	0	\$8,514,000	30	\$1,534	<i>Crown Ridge—60% AMI Boulevard Gardens—60% AMI Gables—initially 80% AMI, now no income limit West Ridge—50% AMI</i>
Beacon Hill (apartments)	62	48	\$2,484,000	25	\$1,602	50% AMI
Ridgebury	56	163	\$3,243,000	30	\$1,930	Initially--80% AMI, Now no income limit
Glen Lake (St. Therese, Exchange)	43	119	\$4,800,000	30	\$3,721	60% AMI
Cedar Point Townhomes	9	143	\$512,000	15	\$3,792	50% AMI
Tonka on the Creek	20	80	\$2,283,000	30	\$3,805	50% AMI
At Home (Rowland)	21	106	\$2,500,000	30	\$3,968	50% AMI
Applewood Pointe	9	80	\$1,290,000	Initial Sale/Ongoing maximum %	\$4,777	80% AMI
Doran (Marsh) - TIF Housing	35 (20% of units)	175	\$4,800,000	30	\$4,571	50% AMI

updated 12/06/2019

**Policy Number 13.2
Affordable Housing Policy**

Purpose of Policy: This policy establishes general procedures and requirements to govern the City’s commitment to affordable housing.

Introduction

The City of Minnetonka has a long history of promoting diversity in the type and size of housing units in Minnetonka, including the production of new affordable rental and ownership opportunities.

This Policy recognizes the city’s commitment to provide affordable housing to households of a broad range of income levels in order to appeal to a diverse population and provide housing opportunities to those who live or work in the city. The goal of this policy is to ensure the continued commitment to a range of housing choices by requiring the inclusion of affordable housing for low and moderate-income households in new multifamily or for-sale developments.

The requirements in this policy further the Minnetonka Housing Action Plan and city’s Housing Goals and Strategies identified in the 2040 Comprehensive Plan.

Applicability and Minimum Project Size

This policy applies to all new multifamily rental developments with 10 or more dwelling units and all new for-sale common interest or attached community developments, (condominiums, townhomes, co-ops) with at least 10 dwelling units. This includes existing properties or mixed-use developments that add 10 or more units.

Calculation of Units

The number of Affordable Dwelling Units (ADUs) required shall be based on the total number of dwelling units approved by the city. If the final calculation includes a fraction, the fraction of a unit shall be rounded up to the nearest whole number.

If an occupied property with existing dwelling units is expanded by 10 or more units, the number of required ADUs shall be based on the total number of units following completion of expansion.

Affordable Dwelling Unit (ADU)

General Requirements.

For projects not requesting a zoning change and/or comprehensive plan amendment and not receiving city assistance.

- In multi-family rental developments, at least 5% of the units shall be affordable to and occupied by households with an income at or below 50% of

the AMI.

- In attached for-sale common interest or attached community developments (condominiums, townhomes, co-ops), at least 10% of the units shall be affordable to and occupied by households with an income at or below 80% AMI.

For projects requesting a zoning change or comprehensive plan amendment without city assistance.

- In multi-family rental developments, at least 10% of the units shall be affordable to and occupied by households with incomes at or below 60% AMI, with a minimum of 5% at 50% AMI.
- In attached for-sale common interest or attached community developments (condominiums townhomes, co-ops), at least 10% of the units shall be affordable to and occupied by households with an income at or below 80% AMI.

For projects receiving city assistance.

- For multi-family rental developments, at least 20% of the units shall be affordable to and occupied by households with an income at or below 50% of the AMI; or at least 40% of the units shall be affordable to and occupied by households with an income at or below 60% AMI.
- In attached for-sale common interest or attached community developments (condominiums, townhomes, co-ops), at least 10% of the units shall be affordable to and occupied by households with an income at or below 80% AMI.

Calculation of AMI

For purposes of this policy, Area Median Income means the Area Median Income for the Twin Cities metropolitan area calculated annually by the Minnesota Housing Finance Agency for establishing rent limits for the Housing Tax Credit Program (multi-family ADU) and the Department of Housing and Urban Development (attached for-sale common interest or attached community developments, including: condominiums, townhomes, co-ops).

Rent Level Calculation (Multi- Family Rental Developments)

The monthly rental price for an ADU receiving city assistance shall include rent and utility costs and shall be based on fifty percent (50%) or sixty percent (60%) for the metropolitan area that includes Minnetonka adjusted for bedroom size and calculated annually by Minnesota Housing Financing Agency for establishing rent limits for the Housing Tax Credit Program. This does not apply to units not receiving city assistance.

For Sale Projects

The qualifying sale price for an owner-occupied dwelling unit shall include property taxes, homeowner's insurance, principal payment and interest, private mortgage insurance, monthly ground lease, association dues, and shall be based upon eighty (80%) AMI for the metropolitan area that includes Minnetonka adjusted for bedroom size and calculated annually by the Department of Housing and Urban Development.

Period of Affordability

In developments subject to this policy, the period of affordability for the ADUs shall be thirty (30) years.

Location, Standards, and Integration of ADUs

Distribution of affordable housing units. Unless otherwise specifically authorized by this policy, the ADUs shall be integrated within the development and distributed throughout the building(s). The ADUs shall be incorporated into the overall project unless expressly allowed to be located in a separate building or a different location approved by the city council.

Number of bedrooms in the affordable units. The ADUs shall have a number of bedrooms proportional to the market rate units. The mix of unit types shall be approved by the city.

Size and Design of ADUs. The size and design of ADUs shall be consistent and comparable with the market rate units in the rest of the project.

Exterior/Interior Appearance of ADUs. The exterior/interior materials and design of the ADUs in any development subject to these regulations shall be indistinguishable in style and quality with the market rate units in the development.

Non-Discrimination Based on Rent Subsidies

Developments covered by this policy must not discriminate against tenants who would pay their rent with federal, state or local public assistance, including tenant based federal, state or local subsidies, but not limited to rental assistance, rent supplements, and Housing Choice Vouchers.

Alternatives to On-Site Development of an ADU

The city recognizes that it may not be economically feasible or practical in all circumstances to provide ADUs in all development projects due to site constraints resulting in extraordinary costs of development. The city reserves the right to waive this policy if the developer requests a waiver and can provide evidence of extraordinary costs prohibiting the inclusion of ADUs. The city will review on a case-by-case basis to determine if the waiver is justifiable and granted.

Recorded Agreements, Conditions and Restrictions

A declaration of restrictive covenants shall be executed between the city, EDA and developer, in a form approved by the city's EDA attorney, which formally sets forth development approval and requirements to achieve affordable housing in accordance with this policy. The declaration shall identify:

- The location, number, type, and size of affordable units to be constructed;
- Sales and/or rental terms; occupancy requirements;
- A timetable for completion of the units; and
- Annual Tenant income and rent reporting requirements; and
- Restrictions to be placed on the units to ensure their affordability and any terms contained in the approval resolution by the city/EDA.

The applicant or owner shall execute all documents deemed necessary by the city manager, including, without limitation, restrictive covenants and other related instruments, to ensure affordability of the affordable housing unit within this policy.

The documents described above shall be recorded in the Hennepin County as appropriate.

Definitions

Affordable Dwelling Unit: A unit within a residential project subject to this policy that shall meet the income eligibility and rent affordability standards outlined in this policy.

Financial Assistance: Funds derived from the city or EDA, including but is not limited to fund from the following sources:

- City of Minnetonka
- Housing Redevelopment Authority (HRA) Funds
- Economic Development Authority (EDA) Funds
- Community Development Block Grant (CDBG)
- Reinvestment Assistant Program
- Revenue Bonds and/or Conduit Bonds
- Tax increment financing (TIF), TIF pooling, or tax abatement
- Land write downs
- Other government housing development sources

Adopted by Resolution 2019-060
Council Meeting of July 8, 2019

801 CARLSON PARKWAY

NOVEMBER 11, 2019



UNITED PROPERTIES

esg
ARCHITECTURE & DESIGN



DEVELOPMENT TEAM EXPERIENCE

ABOUT UNITED PROPERTIES



United Properties has been creating deep roots in the commercial real estate industry for more than 100 years. United Properties is owned by the Pohlad Companies and is headquartered in Minneapolis with an office in Denver. The company has developed more than 20 million square feet of office, industrial, retail, mixed-use and senior living properties since 2000, and has topped Minneapolis St. Paul Business Journal's Top Developer List for the past 5 years.


ABOUT ESG



ESG is a national leader in the planning, design and development of award-winning residences and communities throughout the US. Our architects and designers base their work on timeless design principles. These principles include the integration of pedestrian-friendly streetscapes and landscaping, proximity to mass transit, generating density, and the incorporation of sustainable-design strategies and mixed-use commercial enterprises.

ESG is also a national leader in the master planning, space programming and design of hotels and hospitality facilities. To date, ESG has completed more than 70 hotel projects and 20 master plans, in 36 cities and in 15 states. Our unrivaled knowledge of the hotel and hospitality industries, the physical planning of hotels, and brand orientation and appropriateness makes ESG the go-to firm nationally in this highly competitive market sector. We've developed and implemented national prototypes for Hilton Worldwide, Marriott Corporation and Radisson Hotel Group, among others. We've resolved unique functional and aesthetic objectives for such brands as Embassy Suites, W Hotels, Westin, Le Meridien, Sheraton, Aloft, Marriott Renaissance, Hyatt Regency, Radisson Blu, Residence Inn, and Hilton Garden Inn.

PROJECT NARRATIVE



The proposed development includes a two-phased project at the 801 Carlson Parkway property in Minnetonka (an existing lawn west of the Carlson Towers and Carlson's parking ramp). As proposed, the Phase 1 Residential project is six above-grade stories, approximately 180 apartments, age-restricted to 55+ years old and includes several amenities for residents. It will also have two levels of enclosed, attached parking (one of which is proposed to be below grade). The exterior grounds are proposed to include a welcoming front entry, a vehicular drop-off/pick-up area, an outdoor terrace and a landscaped lawn.

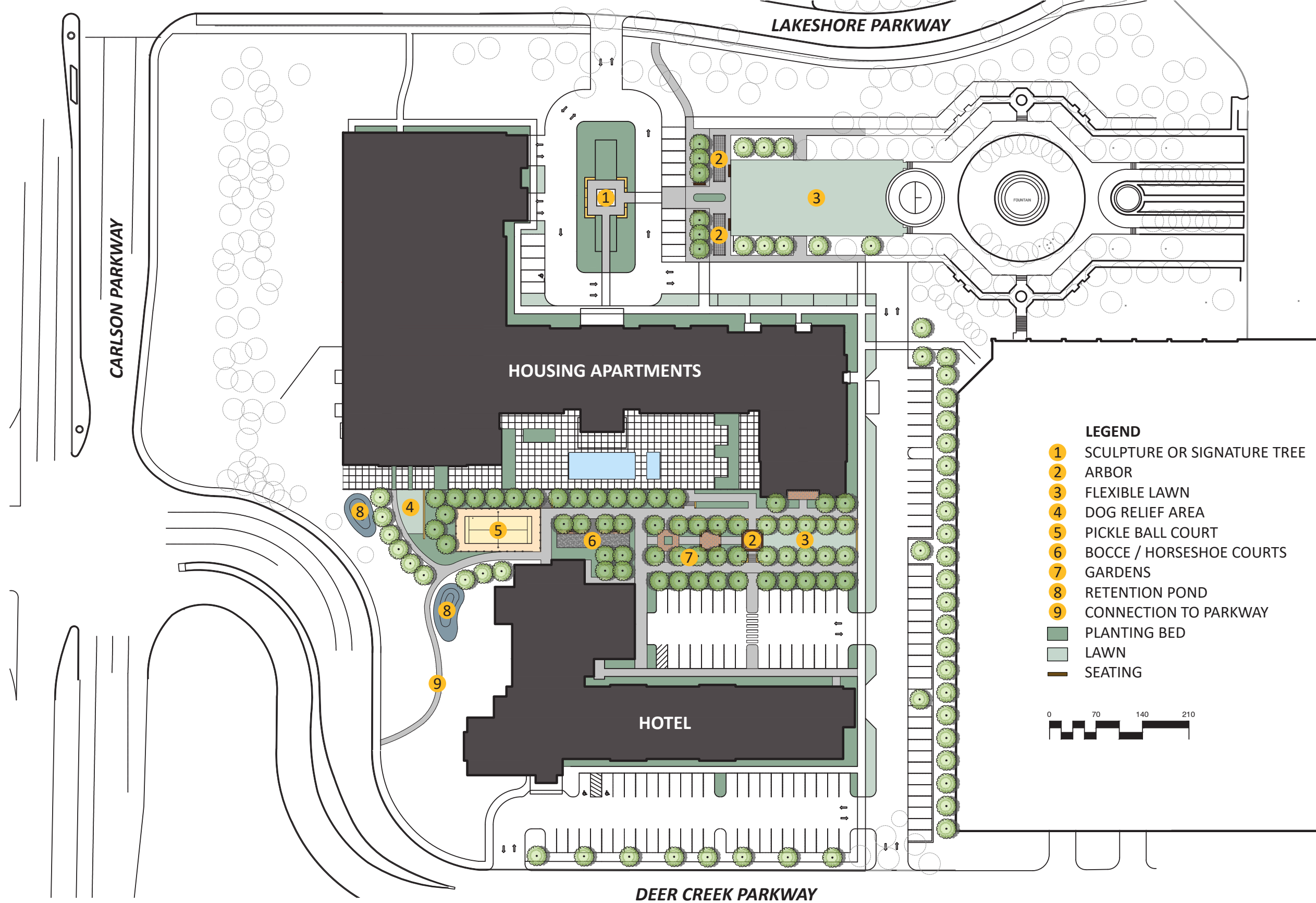
The Phase 2 project proposes a four- or five-story, 120- to 140-key, extended-stay hotel on the southern half of the property. The exterior grounds are proposed to include a welcoming entry, surface parking, and a landscaped lawn.

The Phase 1 project is anticipated to go through the City of Minnetonka development review process in the upcoming months. If the project receives city approvals, it is anticipated construction of the Phase 1 Residential building will commence in 2020 and be complete in 2022, with Phase 2 construction to follow.

PROJECT LOCATION



OVERALL SITE PLAN

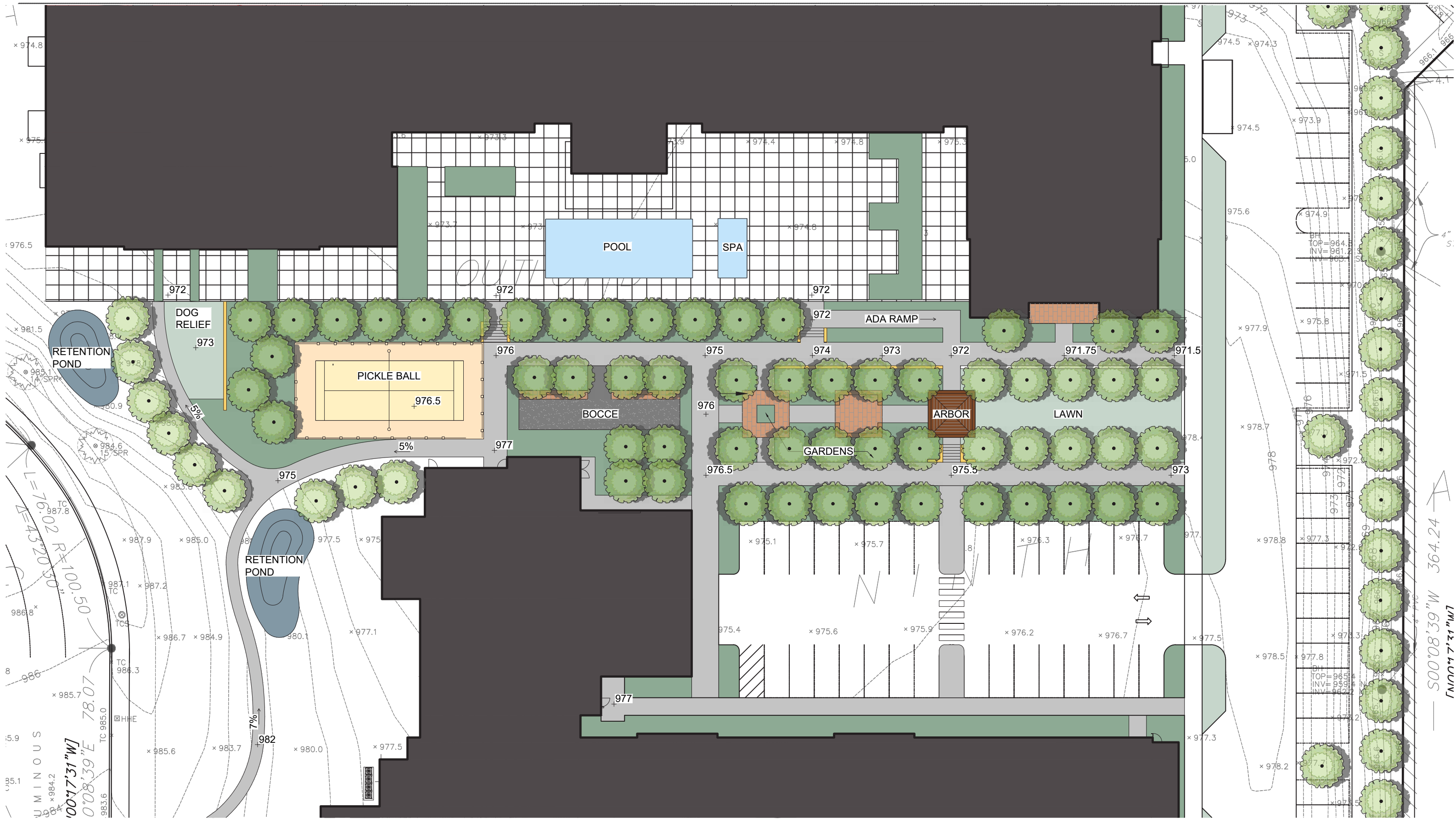


LEGEND

- 1 SCULPTURE OR SIGNATURE TREE
- 2 ARBOR
- 3 FLEXIBLE LAWN
- 4 DOG RELIEF AREA
- 5 PICKLE BALL COURT
- 6 BOCCIE / HORSESHOE COURTS
- 7 GARDENS
- 8 RETENTION POND
- 9 CONNECTION TO PARKWAY
- PLANTING BED
- LAWN
- SEATING



AMENITY AREA LANDSCAPE PLAN



LANDSCAPE VISIONING

GAMES



MOVIES



SEATING



SEATING



LANDSCAPE VISIONING

BOCCE



PICKLEBALL



ARBORS



ARBORS



VIEW LOOKING SOUTH AT PROPOSED RESIDENTIAL BUILDING



VIEW LOOKING SOUTHWEST AT PROPOSED RESIDENTIAL BUILDING



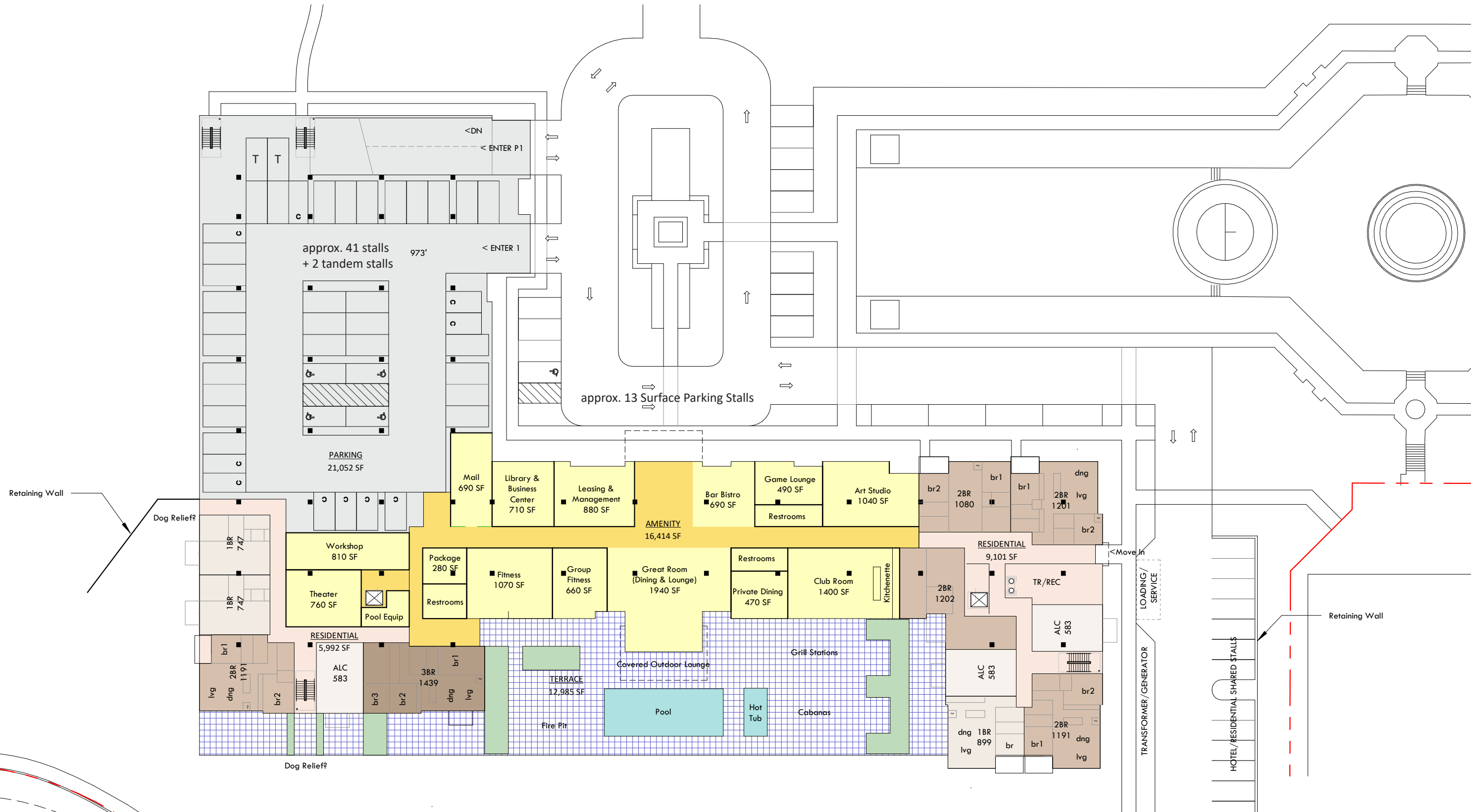
VIEW LOOKING SOUTHEAST TOWARD CARLSON TOWERS AT PROPOSED RESIDENTIAL BUILDING



VIEW LOOKING EAST TOWARD CARLSON TOWERS AT PROPOSED RESIDENTIAL BUILDING



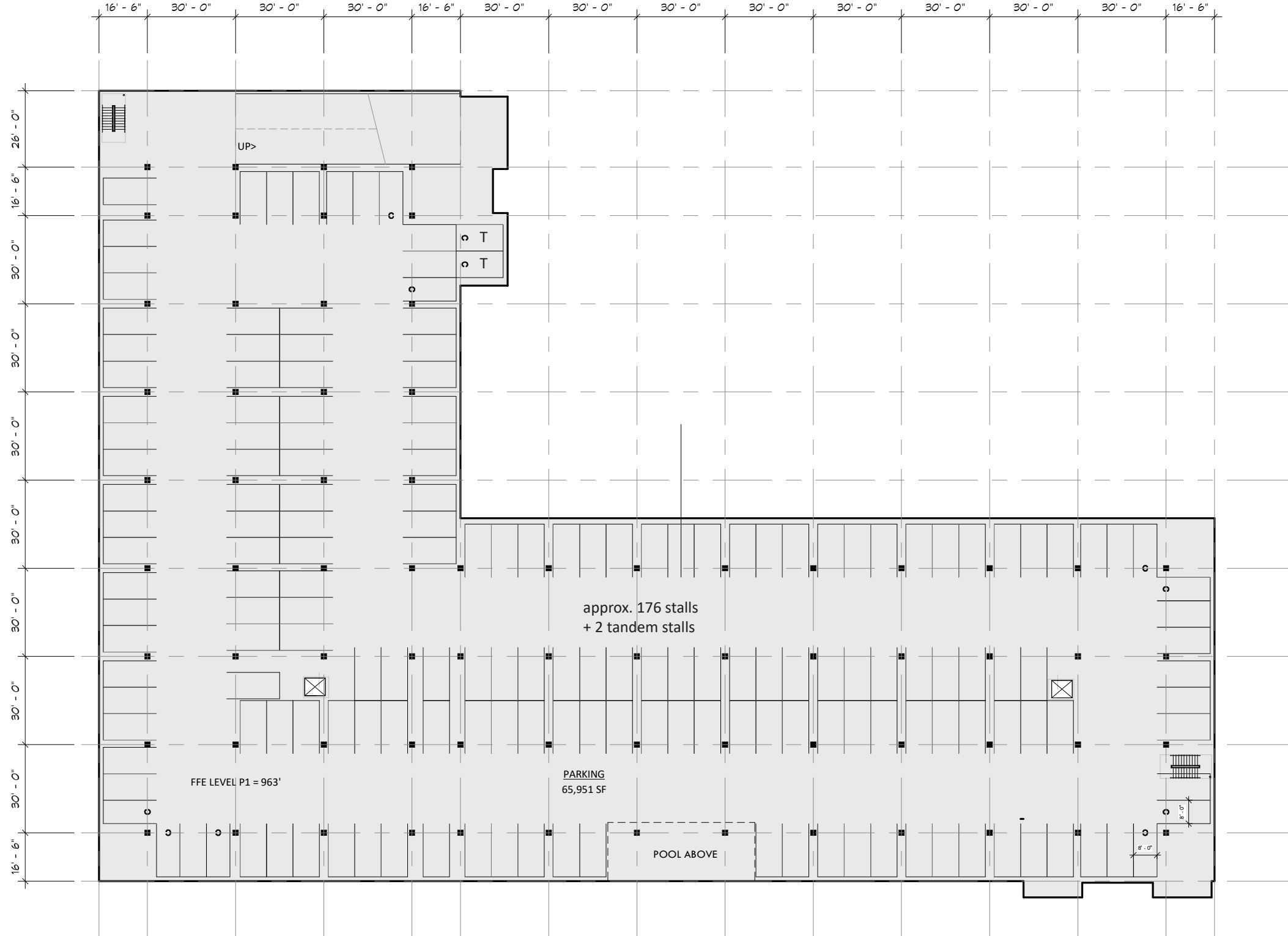
FLOOR PLANS - RESIDENTIAL BUILDING



LEVEL 1
1" = 40'-0"



FLOOR PLANS - RESIDENTIAL BUILDING



LEVEL P1
1" = 40'-0"



FLOOR PLANS - RESIDENTIAL BUILDING



LEVELS 2-5

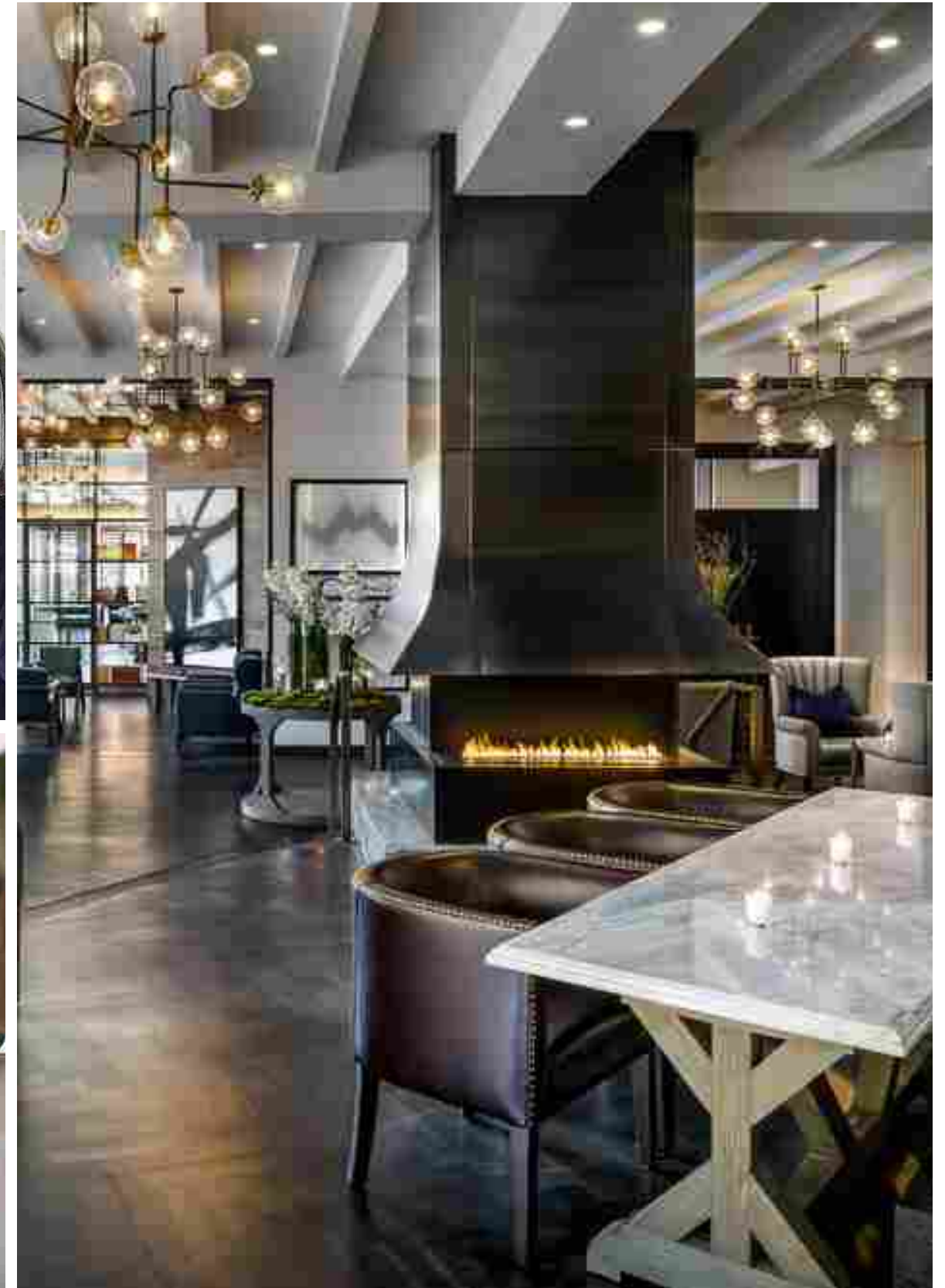
1" = 40'-0"



PROGRAM AND AMENITIES

ANTICIPATED RESIDENTIAL BUILDING AMENITIES

- Fitness Center
- Theater Room
- Resident Library and Business Center
- Club Room
- Great Room with Dining/Lounge Areas
- Mail and Package Rooms
- Art Studio
- Resident Workshop
- Game Lounge
- Bistro
- Private Dining Room
- Outdoor Terrace
- Outdoor Pool



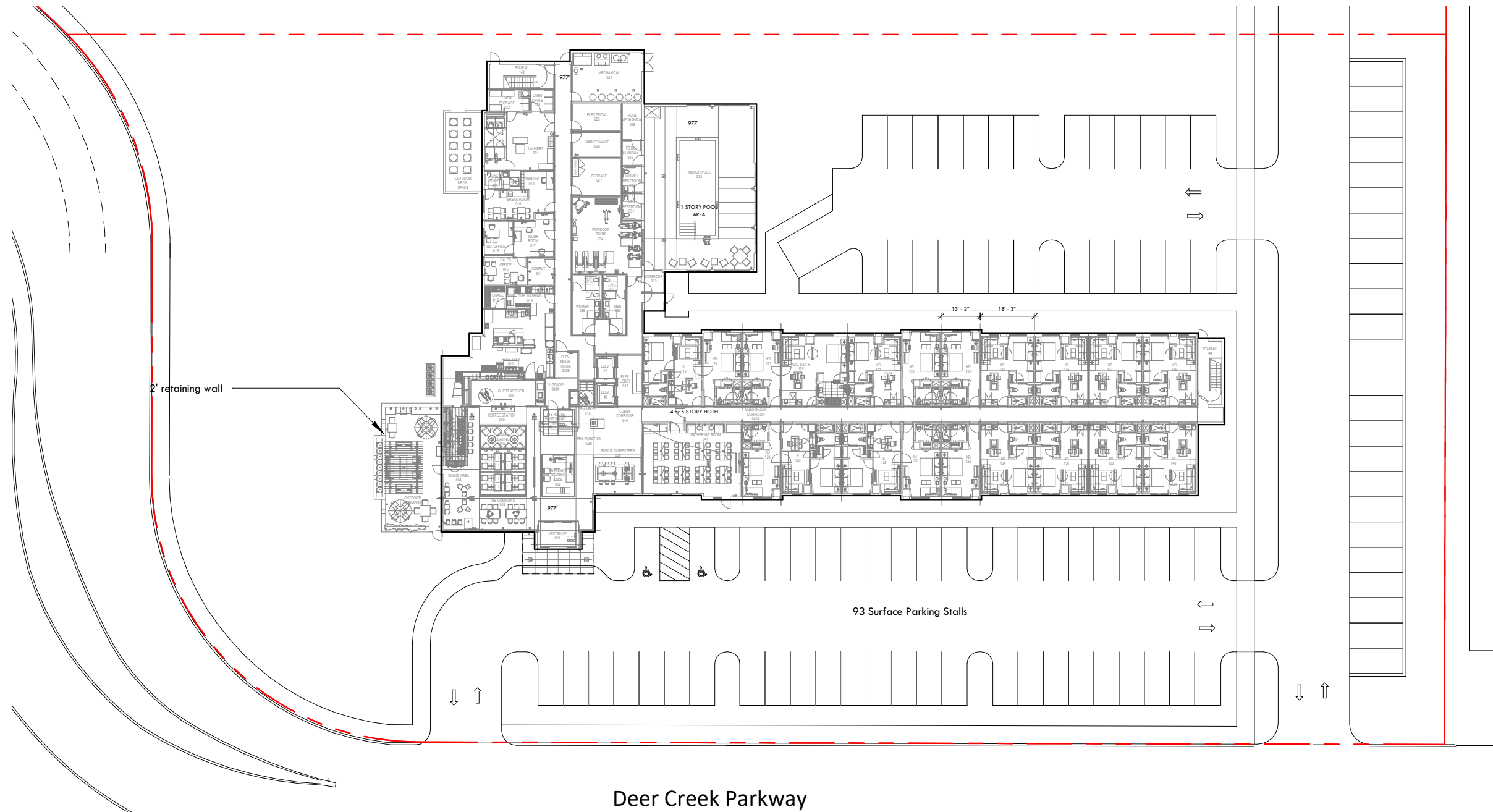
HOTEL DESIGN INTENT



HOTEL DESIGN INTENT



FLOOR PLANS - HOTEL PROTOTYPE



LEVEL 1
1" = 40'-0"



FLOOR PLANS - HOTEL PROTOTYPE



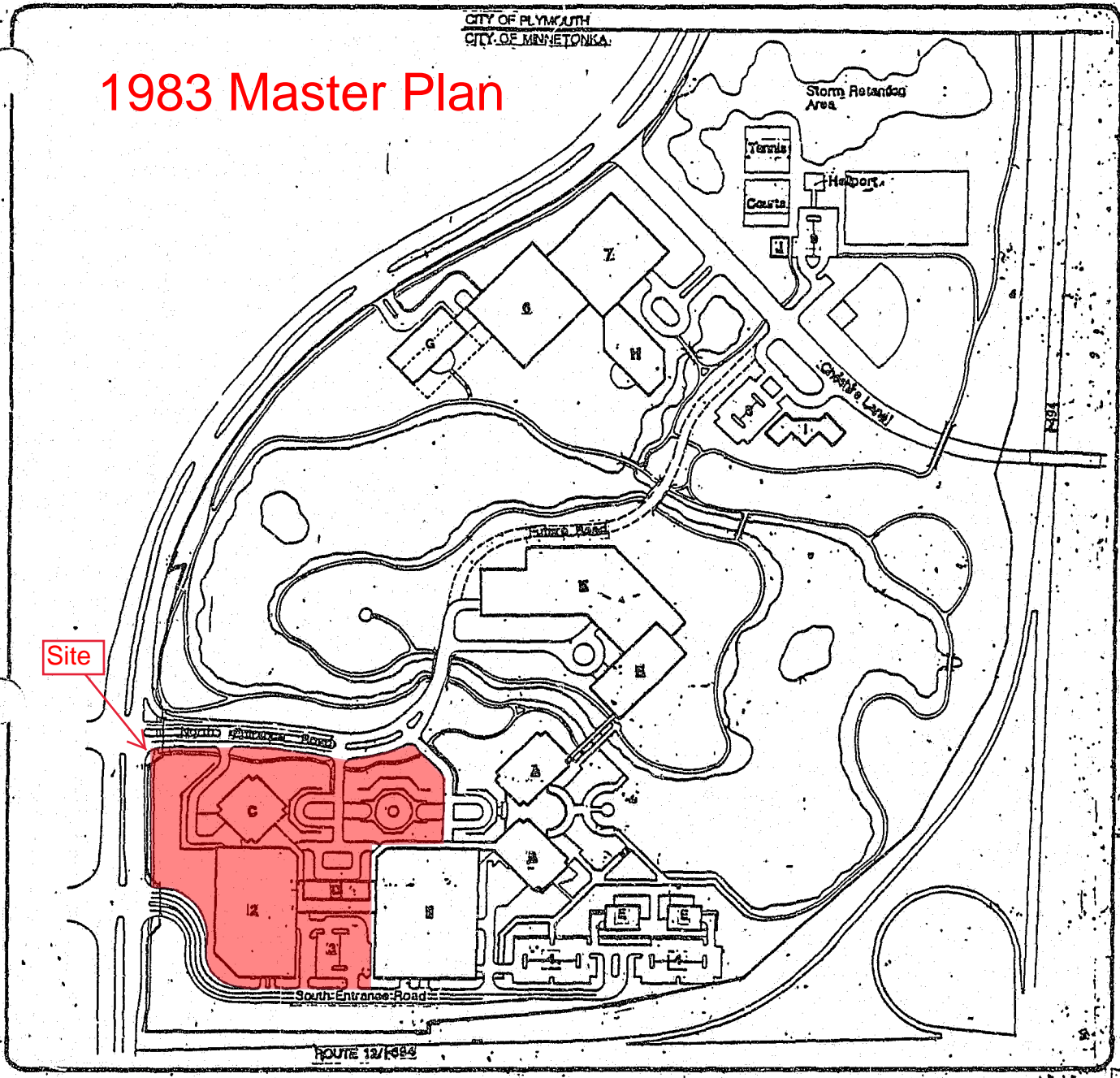
TYPICAL UPPER LEVELS
1" = 40'-0"





Thank You

1983 Master Plan



Site

BUILDING			PARKING		
Key Use	Height	Area (sf.)	Key Type	Levels	Cars
A OFFICE	15	280,000	1 RAMP	55	868'
B OFFICE	15	275,000	1 RAMP	55	857'
C OFFICE	24	425,000	2 RAMP	55	1360'
D HOTEL	8	85,000 (150 Rooms)	3 SURF/RAMP		55/145'
E RESTAURANTS	1.5	10,000	4 SURF/RAMP		150/50'
F OFFICE	12	225,000	5 RAMP	3	840'
G OFFICE	3	55,250	6 RAMP	2	221'
H OFFICE	3	55,250	7 RAMP	2	221'
I DAYCARE	1	10,000	8 SURFACE		40
J CLUBHOUSE	1	3,000	9 SURFACE		35
TOTAL 1,423,500 SF.			TOTAL 4842		

DEVELOPMENT PLAN

Carlson Center
A Trammell Crow Company Development

1. Parking requirement calculated at 3.1 cars per 1,000 square feet of building area.
2. Parking requirement calculated at 3.2 cars per 1,000 square feet of building area.
3. Parking requirement calculated at 3.7 cars per 1,000 square feet of building area.
4. Parking requirement calculated at 4.0 cars per 1,000 square feet of building area.
5. Parking in ramp is included with office parking total.



EDAC Agenda Item #5
Meeting of Dec. 12, 2019

Brief Description

Staff Report

Transit Updates

Green Line Extension (Southwest LRT)

Construction updates:

Corridor wide:

- Field surveying
- Piling for bridge structures
- Erosion control
- Utility relocations
- Roadway lane reconfigurations
- Clearing and grubbing, including tree removal

Minnetonka

- Crews have begun lane shifting on Hwy 62 to accommodate the LRT tunnel. Unusual traffic configurations will be in place through 2020.
- Red Circle and Yellow Circle Drives will be reconfigured to make way for ongoing tunnel construction beneath Hwy 62. Yellow Circle will be dead-ended where it connects to Red Circle, and Yellow Circle will become a two-way roadway in the area south of Blue Circle Drive.

Smetana road from Feltl Road to Nolan Drive continues to be closed and will be for up to a year. Construction updates are available [online](#) or to sign up to receive construction updates every Friday, please visit www.swlrt.org

Metro Transit

- Community Development staff continue to meet with Metro Transit quarterly. Most of the time has been devoted to new development connections and preparing for the LRT opening.
- Metro Transit has informed the city that Dec. 6, 2019 would be the last day of service for Route 672's 4:45 pm Eastbound Trip from Wayzata. The route will still serve the area with Eastbound trips at 4:00 and 5:11.
- Metro Transit is rolling out a new initiative called Network Next. This plan will guide the expansion of the bus network over the next 20 years. In 2020, Metro Transit plans to develop and evaluate bus network improvements and will have a draft available for review by the end of the year. More information on this initiative can be found at metrotransit.org/network-next.

Staff has begun conversations with Metro Transit to renew the Transit Cooperation Agreement. The current agreement expires in July 2020.

Development Updates

PROJECT	DESCRIPTION	LOCATION	PLANS
Bennett Family Park	CUP for telecommunication tower	3717 Co Rd 101	Bennett Family Park
Park Dental	CUP for dental clinic	14525 Hwy 7	Park Dental
Inspire Dance Studio	CUP for dance studio	11547 K-Tel Drive	Inspire Dance Studio
LaMettry's Collision	CUP for autobody repair	13600 Co Rd 101	LaMettry's Collision
The Pointe	Concept Plan for senior apartment building	801 Carlson Parkway	The Pointe
Medica Health	Site plan for parking lot expansion	401 Carlson Parkway	Medica Health Plans
Moore Addition	2-lot subdivision	5024 Beacon Hill Road	Moore Addition
Nautical Bowls	CUP for fast food restaurant	3432 Co Rd 101	not yet posted
Dominium	Apartment building	Bren Road East	Dominium
The Luxe	Apartment building	12501 Ridgedale Drive	The Luxe
Doran	Apartment building	11650/11706 Wayzata Blvd	Doran
Avidor	Apartment building	12421 Ridgedale Drive	Avidor

Redevelopment Updates

Opus Area Placemaking and Design Guidelines

The Opus placemaking & urban design study will guide the transformation of the Opus area public into a cohesive mixed-use community positioned for future needs and enhance the area's identity. This effort will also reflect the areas agriculture & business park history to serve as a catalyst for building community and creating an environment supportive of development opportunities.

City staff is working towards some temporary tactical elements in Sept., including wayfinding, recreational amenities, and others to gauge stakeholder preferences within the area. Feedback from these tactical elements will inform the final guidelines, which is anticipated to be completed in Oct.

More information can be found on the city's [website](#).

5937 County Road 101

The city has contracted with the Local Initiatives Support Corporation to conduct outreach and lead a series of community engagement workshops regarding the development of the site. Staff has held a series of four meetings to gather feedback from residents on what they would like to see happen at the site. Feedback from the sessions is summarized in Draft Redevelopment Recommendations that will be presented to the city council on Dec. 16.

The draft redevelopment recommendations will assist city staff in preparation of a Request for Developer Interest to be released at a later date. Any proposed development would follow the city's concept plan and formal application process, including multiple reviews by the planning commission, city council, and possibly the economic development advisory commission.

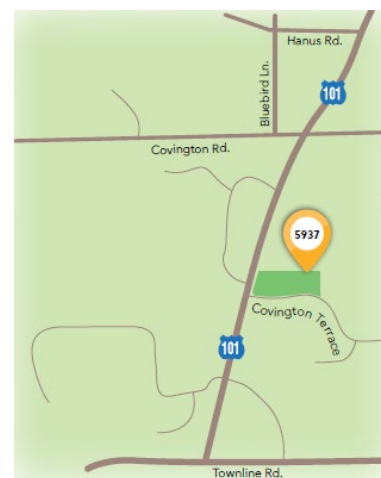
Visit the city's [project page](#) to learn more about or to subscribe to email/text updates.

Business Development Updates

Business Outreach Visits

Staff has started reaching out to businesses across the city and scheduling one-on-one visits to gain a better understanding on the following matters:

- Relationship with the local economy
- Concerns related to economic development
- To provide information about current development programs and incentives
- Establish a channel of communication between businesses and city staff



To date, staff has met with a glass manufacturing business, a CrossFit gym, and a life coach business. Common themes heard at these meetings are problems finding workers, establishing

connections with city residents, and marketing. These visits are in response to the city's online form on the [Thrive website page](#) that invites businesses to request a visit from the city. Meetings will continue to be scheduled throughout the year to continue these conversations.

Marketing

Online subscribers to receive business materials through the city's website have grown from 364 subscribers to 428 subscribers.

The winter issue of Thrive Minnetonka is being developed and is set to be issued in mid-January.

Housing Updates

Center for Energy and Environment

The Welcome to Minnetonka and Minnetonka Home Enhancement Programs are now administered through the Center for Energy and Environment. Minnetonka residents can apply online at <https://www.mncee.org/minnetonka> or call 612-335-5884 to receive a paper application.

As of Oct., there are four Minnetonka loan applications in progress and an additional two applications distributed. To date, the city has closed seven loans for a total of \$65,838.52, the highest total since 2016.

CDBG

Hennepin County continues to manage the home rehabilitation program on behalf of the city. The county began accepting applications in July 2018. As of January, three loans have been closed. There are another 5 loans in progress and another 7 in some level of application processing. County staff are working to purge down the waitlist from the peak of about 80 residents. They are reaching out to folks to find out if they are still interested in the loan program or if they qualify.

In Jan., Hennepin County will publish an RFP to solicit proposals for public services. The received proposals are reviewed by a group of representatives from consolidated plan cities. Recommendations will be made, and final funding awards are announced in May. Organizations who usually receive funding that assist Minnetonka residents are:

- Resource West
- ICA Foodshelf
- CAP HC
- Senior Community Services
- YMCA
- Treehouse

Originated by:

Alisha Gray, EDFP, Economic Development and Housing Manager
Rob Hanson, EDFP, Economic Development Coordinator