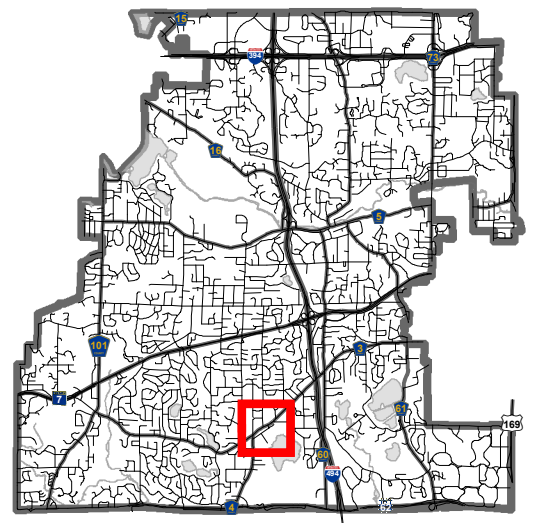




Location Map

Project: Glen Lake Apartments
Address: 14317 Excelsior Blvd





January 27, 2021

Loren Gordon
Susan Thomas
City of Minnetonka
14600 Minnetonka Boulevard
Minnetonka MN 55345

Re: Proposed Glen Lake Apartment Building
Excelsior Boulevard at Stewart Lane
Minnetonka, MN

Dear Loren and Susan:

We are pleased to present the Concept Plan for the proposed Glen Lake development. We look forward to further discussions on this narrative and the accompanying elevations, site plans and project comparisons.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bob Cunningham".

Bob Cunningham
Partner

A handwritten signature in blue ink, appearing to read "Steve Schwanke".

Steve Schwanke
Partner



Inland Development Partners
Concept Plan Submittal
Glen Lake Project
Minnetonka MN
January 27, 2021

Contents

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Page 10	Parking Garage Study
Page 11-13	Preliminary Floor Plan Study Floors 1-3

The following narrative describes the site, the proposed site plan and project design, the development team and other project considerations. This narrative is also accompanied by proposed project site plans and elevations.

The Site: The site is presently occupied by a single-family home that was also used as a dental practice. The approximately .98 acre site fronts Excelsior Boulevard to the north and Stewart Lane to the south and east.

The proposed project borders the Oaks of Glen Lake apartments and retail building to the west. Across Stewart Lane to the east are the Lakeside Estates of Glen Lake townhomes and to the south are Glen Lake Shores apartments and Zvago Glen Lake senior housing. Across Excelsior Boulevard to the north is the Glen Lake Activities Center, skate park and the Lund's and Byerly's anchored retail center.

Access to the site is presently off of Excelsior Boulevard. The immediate area is completely developed with adjacent buildings of two stories (Lakeside Estates), three stories (Glen Lake Shores) and three/four stories (Zvago and Oaks).

The Site Plan: The site plan reflects 49 apartment units on three levels above a below grade/partially exposed parking garage. Careful consideration to the site topography and existing tree coverage was incorporated in the site plan. For example, we moved the building back from Excelsior Boulevard to allow more of the existing trees to be retained than we observed in previous applications.

The building is 'L' shaped and is set back from Excelsior Boulevard, with the goal of preserving as many of the existing trees on the site as possible. This also places the building and parking garage access and guest parking along the south elevation of the building, along Stewart Lane, adjacent to the access and guest parking of Zvago and Oaks. The outcome is that the parking and access for all three properties are all adjacent.

Building Design: Generally, the goal for the building design is to create a 'jewel box' for the Glen Lake neighborhood that will look and feel as though it belongs here from the very first day of project completion.

Again, the plan is for 49 units on three levels above the below grade/partial exposed parking garage. The result is that the Excelsior Boulevard elevation will be three levels and the Stewart Lane elevation will be four levels. The project will feature an entrance only off of Stewart Lane



on its north/south elevation with a secondary entrance, visitor parking and package delivery and egress off of the east/west portion of Stewart Lane. The parking area along Stewart Lane will be extensively landscaped creating a very elegant drive-up and drive-by impression.

The building itself will feature a low pitch, prairie style hip roof, intending to create a design bridge between the large building to the west and the smaller buildings to the east of the site. The exterior building materials will be comprised of a pleasing palette of brick, architectural panels and lap siding. Each unit will have a metal deck, except the north elevation grade level units facing Excelsior Boulevard. These units will have an on-grade concrete patio surrounded by decorative metal fencing.

The building will feature a mix of Alcove, One Bedroom and Two Bedroom apartments. The parking garage features 59 parking stalls and the visitor parking and package delivery area will feature 11 parking stalls.

Although a compact building, it will benefit from a complete package of amenities. A business center, community room and exercise room are included. Bicycle parking and tenant storage is included. And a top floor amenity deck is presently planned. The building will be pet friendly, but we will limit the number, size, and in some cases the breed of pets, so all of our residents, pet owners and non-owners alike, can enjoy the building. The building will also be completely smoke free.

Presently we are considering many sustainable features for the building. Inclusions will be determined as the project design advances. However, the list of sustainable features presently includes solar panels, recharging stations for electric vehicles, a rainwater catchment system, and on-site gardening areas for residents. Finally, we will direct our landscape architects to incorporate pollinator/bee friendly plantings throughout the site.

Zoning and Land Use: Presently the site is zoned R1. We will seek to re-zone the property to either a PUD or a high-density residential zoning that would be appropriate for the planned improvements. The Comprehensive Plan designation is Mixed Use and is seemingly compatible with the planned improvements.

Stormwater Management:

Stormwater runoff from the project impervious surfaces will be collected and routed to an underground storm water retention system. The retention system will be designed to trap sediment and to release stormwater at a controlled rate into the storm sewer system and to allow infiltration into the site as well.



Traffic: A traffic analysis completed for the site in 2019. The analysis is for approximately 60 dwelling units (larger than the 49 dwelling units proposed here). The traffic forecast to be generated from the previous larger proposed project has been calculated to NOT cause any degradation of the surrounding surface streets. A recommendation in the traffic analysis suggested the incorporation of a sidewalk along the north/south axis of Stewart Lane, from Excelsior Boulevard to the east/west axis of Stewart Lane. We have incorporated that suggestion into our concept plan.

Development Team:

Inland Development Partners (or an SPE created by Inland) will be the developer for the project. In the past 24 months, IDP has opened and is constructing over 500 apartment units throughout the Twin Cities, representing over \$100 million in value. Prior to the establishment of Inland, the partners have completed a variety of successful projects, including Excelsior & Grand, and collectively the partners have over 140 years of development related experience.

Whitten Associates Inc. is a boutique architecture and design firm located in Minnetonka and has completed a vast array of quality housing projects throughout the region, including many dwelling units throughout the City of Minnetonka.

Alliant Engineering Inc. will perform all civil engineering, survey work, and landscape architecture for the project. Alliant is a Minneapolis based firm with hundreds of examples of successful projects.

A Note on the Following Exhibits:

Inland Development Partners was not the prior applicant. However, we have studied the prior application and we have made improvements to the overall unit count, building location, overall site coverage and consequent tree preservation while still keeping the project viable. On the following pages there are exhibits showing the proposed development and some exhibits that compare the Inland submittal to the prior submittal.



SITE PLAN SCALE: 1" = 30'

12.22.20

WHITTEN ASSOCIATES, INC.

GLEN LAKE, MINNETONKA, MN

INLAND DEVELOPMENT PARTNERS



VIEW FROM EXCELSIOR BLVD.
NO SCALE



VIEW FROM STEWART LN.
NO SCALE

1.12.21



1.12.21

WHITTEN ASSOCIATES, INC.

GLEN LAKE, MINNETONKA, MN

INLAND DEVELOPMENT PARTNERS



VIEW FROM EXCELSIOR BLVD.
NO SCALE

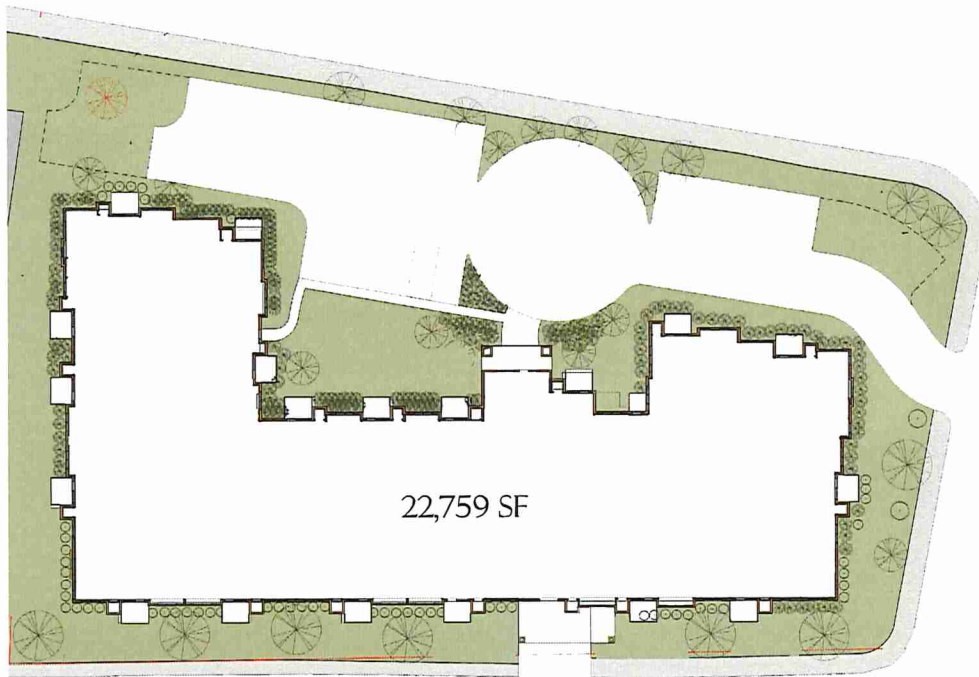
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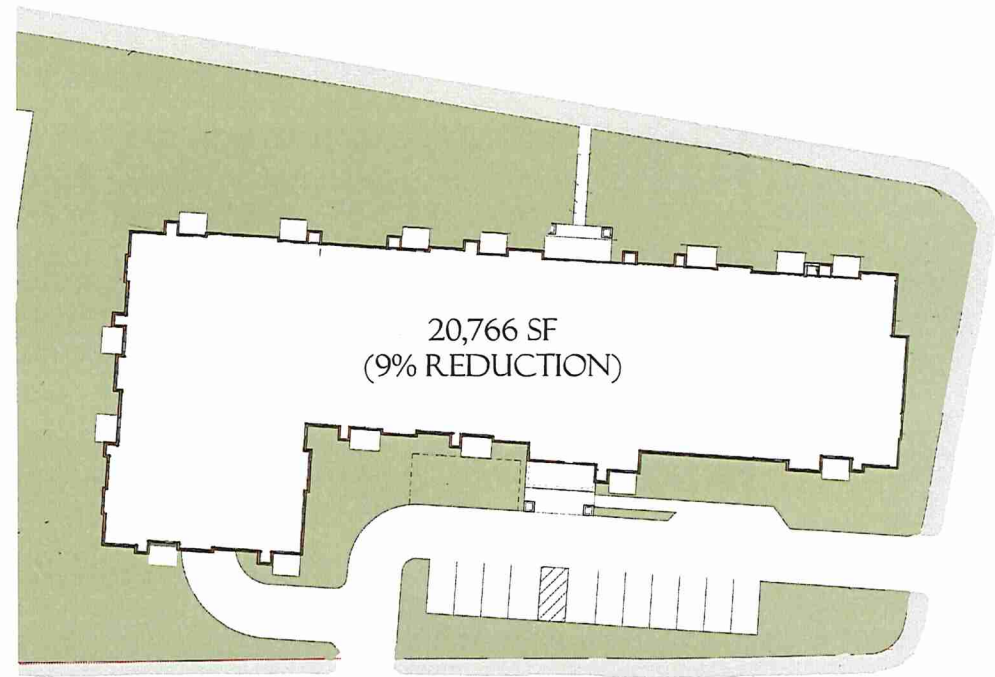
GLEN LAKE, MINNETONKA, MN

INLAND DEVELOPMENT PARTNERS

PREVIOUS PROPOSAL

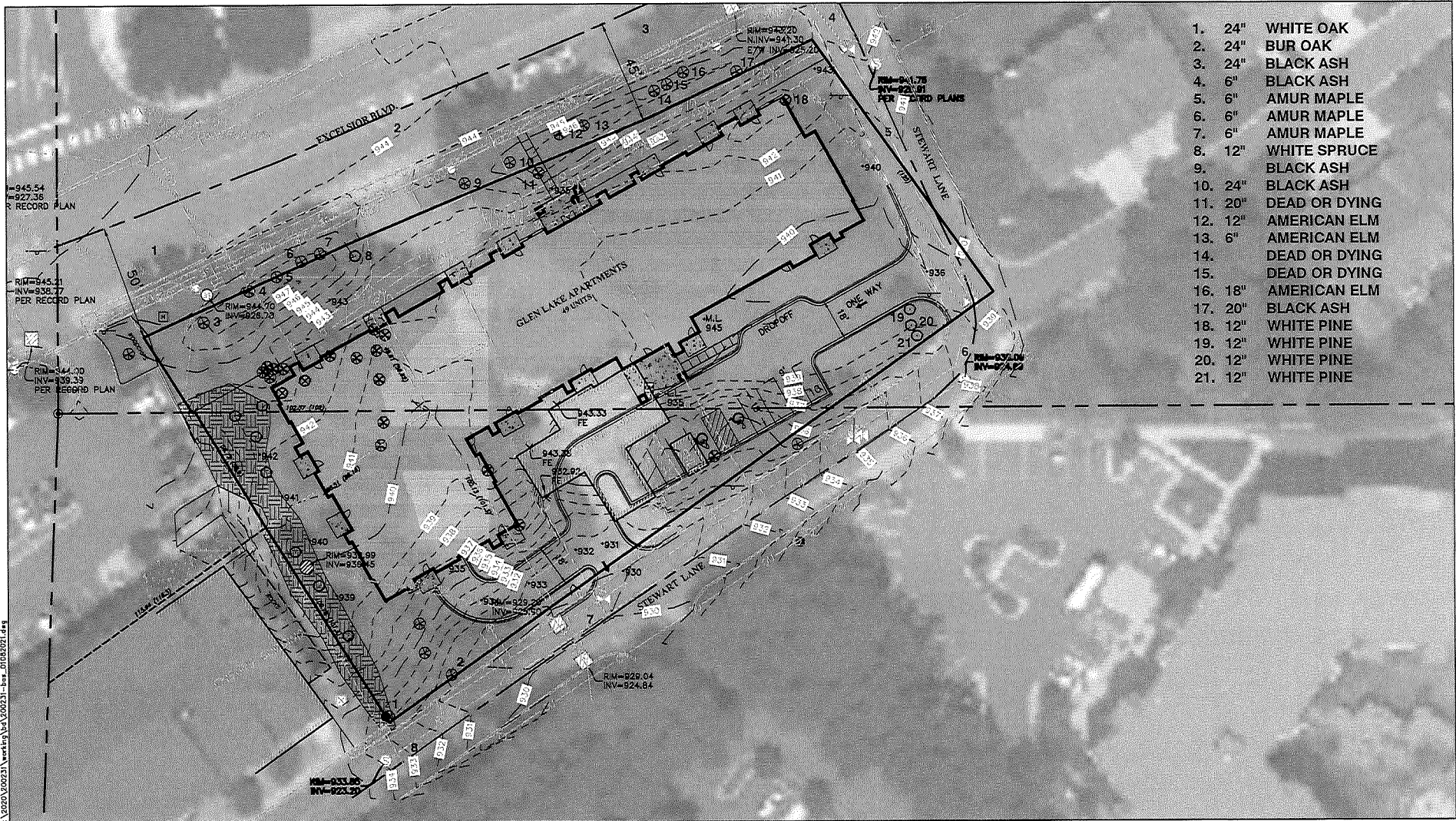


CURRENT PROPOSAL



IMPERVIOUS SURFACE COMPARISON

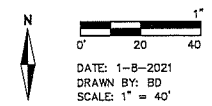
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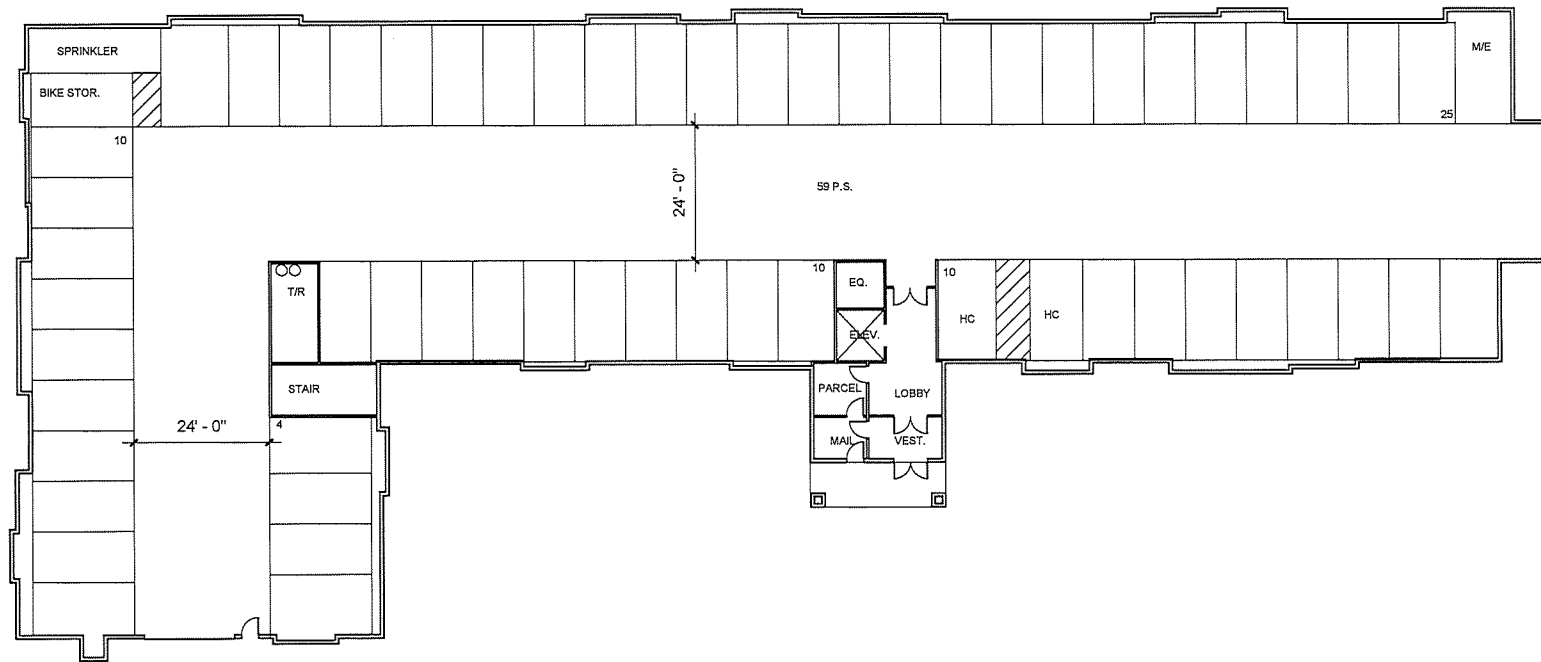
- 1. 24" WHITE OAK
- 2. 24" BUR OAK
- 3. 24" BLACK ASH
- 4. 6" BLACK ASH
- 5. 6" AMUR MAPLE
- 6. 6" AMUR MAPLE
- 7. 6" AMUR MAPLE
- 8. 12" WHITE SPRUCE
- 9. BLACK ASH
- 10. 24" BLACK ASH
- 11. 20" DEAD OR DYING AMERICAN ELM
- 12. 12" AMERICAN ELM
- 13. 6" AMERICAN ELM
- 14. DEAD OR DYING AMERICAN ELM
- 15. DEAD OR DYING AMERICAN ELM
- 16. 18" AMERICAN ELM
- 17. 20" BLACK ASH
- 18. 12" WHITE PINE
- 19. 12" WHITE PINE
- 20. 12" WHITE PINE
- 21. 12" WHITE PINE

GLEN LAKE APARTMENTS - MINNETONKA, MN
STEWART LANE AND EXCELSIOR BOULEVARD

CONCEPT - TREE AND GRADING PLAN #1



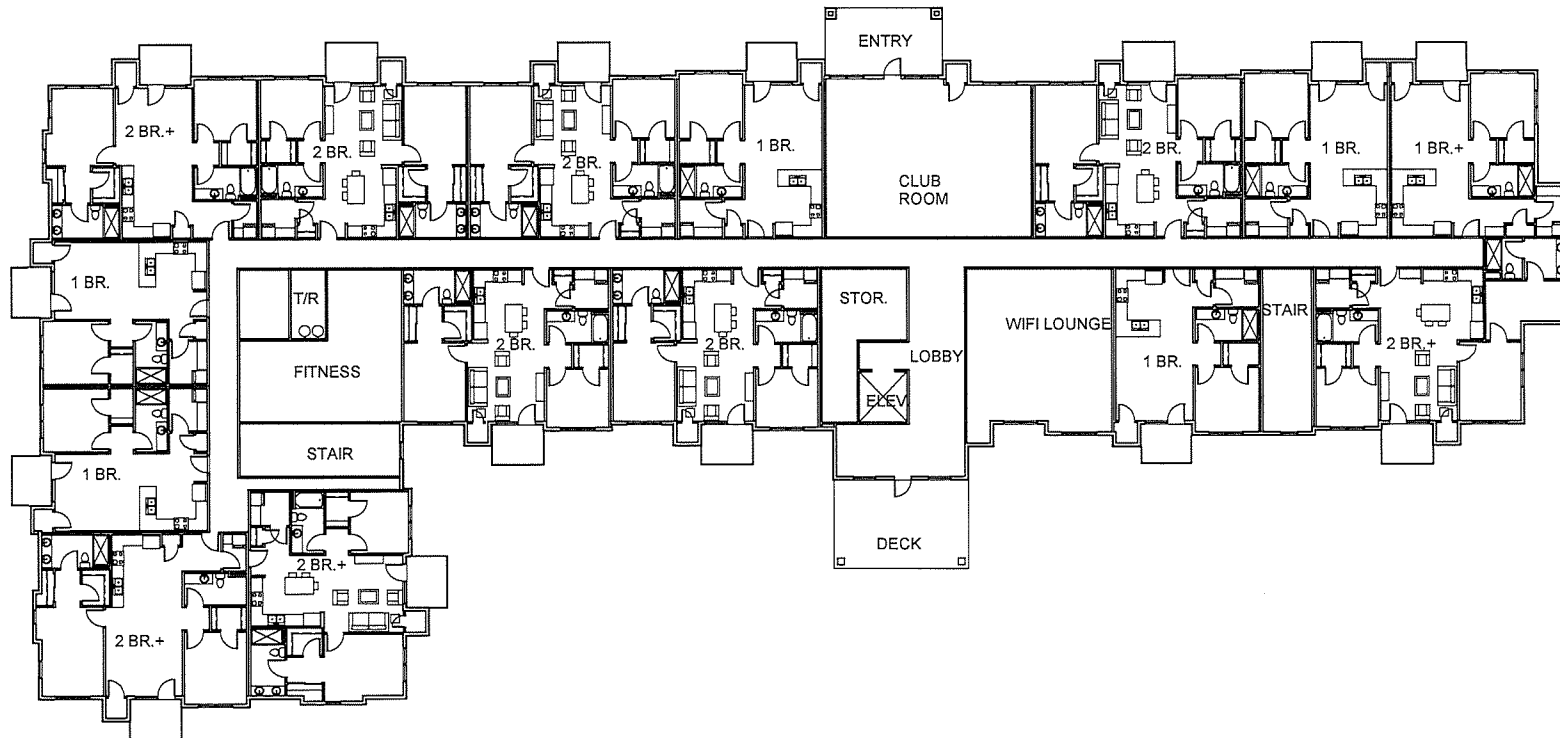
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PARKING LEVEL FLOOR PLAN

49 UNIT BUILDING SCALE: 3/64" = 1'-0"

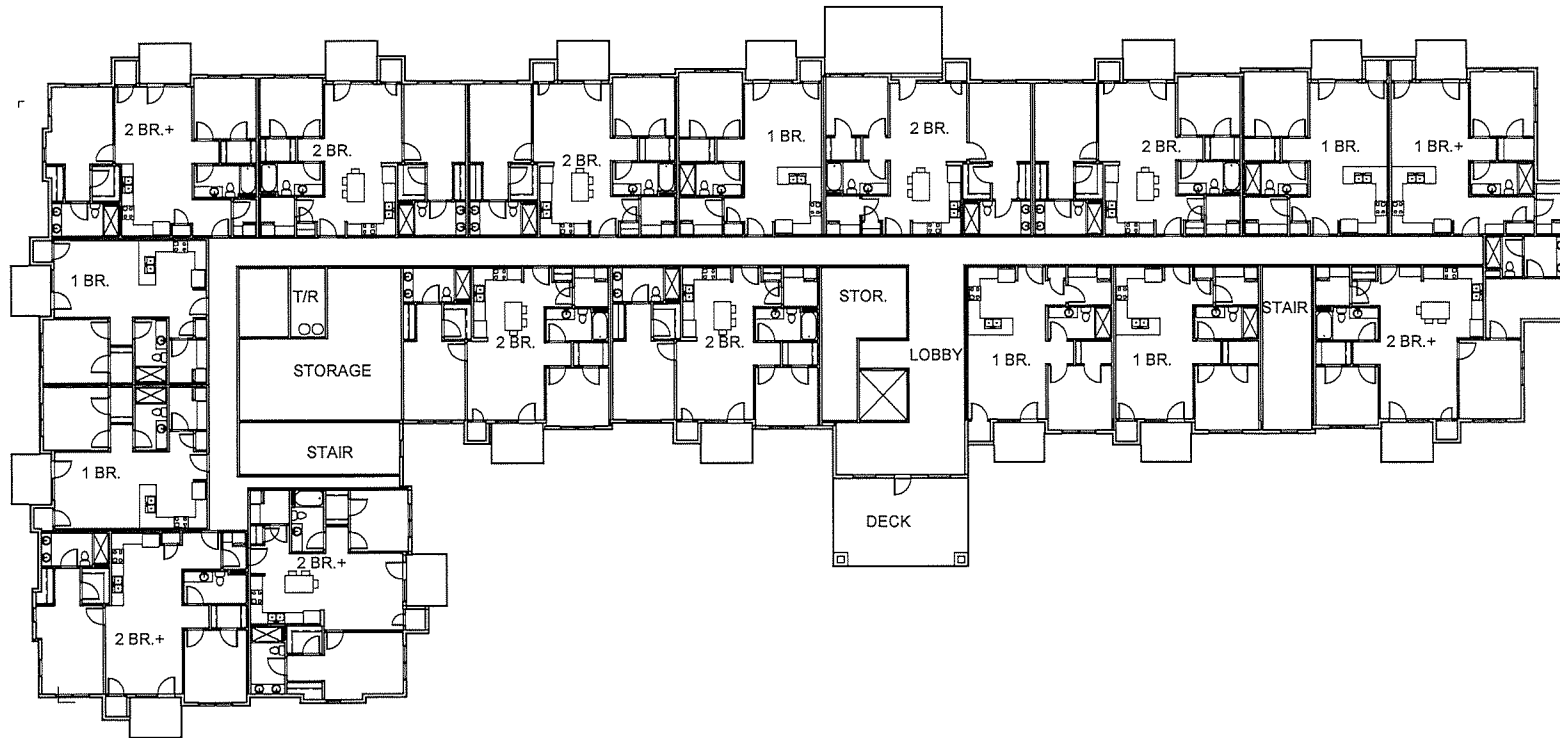
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FIRST LEVEL FLOOR PLAN

49 UNIT BUILDING SCALE: 3/64" = 1'-0"

1.8.21



SECOND LEVEL FLOOR PLAN

49 UNIT BUILDING

SCALE: 3/64" = 1'-0"

1.8.21