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**To:** Planning Commission  
**From:** Loren Gordon, AICP, City Planner  
**Date:** Nov. 18, 2021  
**Subject:** Change Memo for the Nov. 18 Planning Commission Agenda

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#### **ITEM 8C – DJR Architecture**

The attached comments were received after publication of the commission's packet.

**From:** [Karen Telega](#)  
**To:** [Susan Thomas](#)  
**Subject:** FW: \*NEW SUBMISSION\* Planning commission C email comments  
**Date:** Wednesday, November 17, 2021 1:35:32 PM

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**From:** minnetonkamn@minnetonkamn.gov <minnetonkamn@minnetonkamn.gov>  
**Sent:** Wednesday, November 17, 2021 12:25 PM  
**To:** Karen Telega <ktelega@minnetonkamn.gov>  
**Subject:** \*NEW SUBMISSION\* Planning commission and EDAC email comments

## Planning commission and EDAC email comments

**Submission #:** 1304639  
**IP Address:** 216.17.39.74  
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## Read-Only Content

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## Planning commission or EDAC

Planning commission

## Meeting date

11/18/2021

## Agenda item

Concept plan for redevelopment of the property at 14317 Excelsior Blvd

## Comment

I would like to make the following comments regarding the DJR Architecture Plan at 14317 Excelsior Boulevard (concept plan). 1. Traffic and safety Safety is a major concern along Stewart Lane as people walk, bike, and skateboard up and down the small hilly Stewart Lane. Adding 72 or more cars driving in and out of the underground garage right at a point where there are multiple of driveways seems to add hazards to this already dangerous situation. Any plan on this site should include sidewalks on Stewart lane for all the pedestrian traffic that takes place. From the Glen Lake Neighborhood Study (June 2016) conducted by the city two proposals were described: "Two concepts explore the possibility of a stand-alone commercial/ office development and the other a vertical mixed-use project with ground level retail and housing above. Access to this site must be considered in conjunction with the recently completed development to the east to potentially share a joint access to minimize the number access points to Excelsior Boulevard and keep traffic off of the much narrower Stewart Lane." 2. Density and size- The size of the this this building is about the same as the other two proposals for this small site. Even though the building would have fewer units, its imprint on the site seems way too large both in mass and density. And much too close to Stewart Ln. Below are some more comments from the Glen Lake Neighborhood Study (June 2016.) "Area residents identified the following concerns regarding land use and development:" Ø Substantial amount of density already in the area, concern that development isn't matching the existing scale and character of the neighborhood Ø Traffic congestion during peak periods can be problematic for residents Ø Adequate parking and access for local businesses is lacking Ø Pedestrian crossings on busy streets feel unsafe Ø Sidewalk network is sporadic and disconnected in areas Ø Certain areas are poorly lit and lack good visibility and safety

Thank you,

**City of Minnetonka, MN**

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