Addenda
Minnetonka City Council
Meeting of October 8, 2018

14A Items concerning VILLAS OF GLEN LAKE at 5517 and 5525 Eden Prairie Road:

An email is attached that was received after the council packet was distributed.

14B Concept plan for Marsh Run Two Redevelopment at 11650 and 11706 Wayzata Blvd

The attached correspondence was received after the council packet was distributed.
ITEM 14A ☐ VILLAS OF GLEN LAKE

The attached email was received following distribution of the agenda packet.

ITEM 14B ☐ MARSH RUN TWO REDEVELOPMENT

The attached letter was received following distribution of the agenda packet.
Dear City Council members,

After reviewing the proposal submitted by Quest Developments regarding the Villas of Glen Lake, we found that the proposal still remains unclear in many areas that concern us. They are as follows:

1- After reviewing the latest tree removal plan with one of the city’s arborist a few weeks ago, it was discovered that several significant trees were omitted from the plan: one of these trees is a large elm tree that serves as a main screen tree on the north west corner of the property (next to the blue spruce, 1310, that is allocated to be removed). Just last week we noticed that a bald eagle had settled on one of its branches. If this elm tree is removed it will create a large void to everyone walking or driving toward this area. Two, we noticed that the giant cotton wood tree is also omitted from the plan and its removal would be devastating to the wildlife and scenery alike. We are concerned about other trees that might have been omitted.

2- The fact that we are downhill from this development continues to concern us because of the possibility of water drainage/water damage to all structures and salt water from snowmelt to our oak trees, silver maple and other sensitive trees. Snow removal plan needs to be in place.

3- We are still unclear regarding the removal of the hill and how close the grading will be. We are not in favor of grading to the property line for it would put in danger our trees and the trees are scheduled to be saved. We would like to see a fence around the trees and the section of the original ground protected.

In closing, we ask the City Council to help clarify these issues before approving any plan and allow the adjacent properties owners an adequate amount of time to study and comment on any updates.

Greg and Kris Olson

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October 8, 2018

Mayor Wiersum and Members of City Council, City of Minnetonka

c/o Ashley Cauley, Senior Planner
acauley@eminnetonka.com

Re: Revised Concept Plan submitted by Doran Development for the Redevelopment of Marsh Run
Two, located at 11650 and 11706 Wayzata Blvd.

This letter is written on behalf of the Fairfield Neighborhood Coalition (“Coalition”), which was formed by
members of the board of directors and other concerned homeowners from the Gables of Westridge (“The
Gables”) and West Ridge Townhomes (“West Ridge”). The Gables consists of 104 townhomes, and West
Ridge consists of 20 townhomes. We have also met with board members of the Bayhill Condos (“Bayhill”),
which consists of 66 homeowners.

The revised concept plan submitted on September 24, 2018, is still too massive in size and architecturally
out of character for our established neighborhood. The four and five story apartment rental complex
consisting of 190 units on 2.5 acres, is much too dense for this site and still has an urban vibe, which is not
the appropriate fit for our existing community. The Gables, West Ridge, and Bayhill have a combined total
of 190 units on 10.48 acres.

We have been unable to locate another apartment complex in the City that matches in density, with many
new projects being much less dense. The recently approved Ridgedale Executive Apartments were
approved at 77 units on a 4.43-acre parcel, which also includes an office building. The nearest single
family home is approximately 450 feet away from the apartment building, including a green space buffer
of more than 250 feet from the southern edge of the parking lot. The only access to the site is from
Ridgedale Drive which does not disrupt residential streets.

One other recently approved project is the Crest Ridge Senior Housing, which is a four story, 147 unit
senior building on 7.04 acres. Crest Ridge also has pitched roofs and more of a suburban design. This
type of architecture would be more a more suitable fit in our Fairfield Neighborhood.

Fairfield Road is approximately 25 to 27 feet curb to curb, which is not wide enough for more than two
vehicles at one time. When a car is parked on Fairfield Road, it causes a traffic delay, since only one vehicle
is able to proceed. With the possibility of 300 more neighborhood residents, we are concerned with the
impact to Fairfield Road, as guests and residents of the Doran property will use this as overflow parking.
Doran staked the north line of the project site, which displayed how close the building will be to not only The Gables property to the north, but also to Fairfield Road and Wayzata Boulevard. This is inconsistent with the distance the current buildings are to Fairfield Road, per the attached map, which was prepared using data from the Hennepin County GIS site. The Gables townhomes on Fairfield Spur will suffer the most, with as many as 30 patio and balconies facing their homes, and the excessive noise from such a large operation. Doran also stated that there will still be shading from their building onto property owned by The Gables.

We are opposed to the redevelopment of Marsh Run Two as proposed by this revised concept plan and request the City Council oppose. The representatives from Doran told us this is the lowest number of units they can build and operate according to its business plan. The current property owners need to find another buyer who can develop the property into something that integrates with our existing neighborhood.

The project site has been used as offices since 1985 and the city’s 2030 Comprehensive Plan has designated its use as Service Commercial. We as property owners have a reasonable expectation that more thought will be put into this development prior to transforming the existing suburban neighborhood to one with an urban vibe.

Thank you for your time and attention to this matter.

FAIRFIELD NEIGHBORHOOD COALITION

Attachment
For change memo.

From: Greg Brink <greg.brink1@gmail.com>
Sent: Monday, October 8, 2018 12:01 PM
To: Brad Wiersum <bwiersum@eminnetonka.com>
Cc: Geralyn Barone <gbarone@eminnetonka.com>; Julie Wischnack <jwischnack@eminnetonka.com>
Subject: Re: Doran Moline Marsh opposition

Thanks very much and greatly appreciated!

Best regards,

Greg Brink

On Mon, Oct 8, 2018, 12:41 PM Brad Wiersum <bwiersum@eminnetonka.com> wrote:

Dear Mr. Brink:

Thank you for your note. I reviewed the packet for tonight's city council meeting, and I note that this concept review is on the agenda. A concept review is designed to obtain input, from both the public and the city council, on a project before a formal development proposal is submitted to the city for consideration. This achieves a number of important things. First, it builds awareness that a potential proposal is under consideration in a given location. Second, it provides the opportunity for input from both the public and the city council. From that point, a developer can decide whether or not to proceed with an application.

Since it is very early in the process, no decisions will be made tonight. Rather, the developer will review the potential project with the city council, and will receive input. The developer will then decide what to do with the input received and will decide whether or not to proceed. If a formal application is received, there will be opportunities for public input. The Planning Commission would hold a formal public hearing about any development proposal in this location. There will also be an opportunity for public input at future council meetings, assuming a project moves forward.

Your comments are appreciated, and I will share them with the city staff. Thank you.

Sincerely,

Brad Wiersum
Mayor
City of Minnetonka
Dear Mayor Wiersum and City Council Members,

Before Mondays council meeting I would like to share concerns and opposition against such a large apartment next to all residential townhomes and peaceful community we cherish.

Attached please find a picture and two short videos I took at the Moline apartment in Hopkins Doran speaks highly of. Also note that apartment is surrounded by other apartments, a post office, bank and car dealership. You will perhaps need to click download to view the videos and make sure volume is turned up.

While they say tenants are allowed one big dog or two small ones this person has large dog and carrying second, many dogs walking all over the area and not in the special dog location right behind the person walking. This means dog stuff left everyplace all over our community and well kept private property's.

Garbage day is nothing less than a disruption and eye and noise pollution pulling out large containers, dumping and leaving on street, we don't need this noire does it improve our community.

Also note how very noisy it is for many blocks with a Hill water softener or conditioning truck with PTO roaring to accommodate apartment. Again something that does not fit into our residential area that is peaceful.

The last city council meeting it was clearly said by council that the Doran apartment proposed at Marsh must be substantially reduced in size meaning height, number of units and density. Very little has changed except a small street moved, slightly shorter height still invading townhouse to the south. Learned half the cars, 150 would enter and exit on Fairfield which is a real problem. Another 150 to frontage road.

Nothing good about this proposal, they should greatly reduce under 70 units or find another location. While it's all about profits for Doran, it's about our community that owns, pays taxes and votes at elections for the city.

Looking forward to seeing city council input after telling Doran they must substantially reduce or not do it here.

Thanks for your valuable time and feel free to contact me anytime at number below.
Respectfully,

Greg Brink

982 Fairfield CT
Minnetonka, MN 55305