

**CITY OF SHOREWOOD
CITY COUNCIL WORK SESSION
MONDAY, MAY 23, 2022**

**5755 COUNTRY CLUB ROAD
COUNCIL CHAMBERS
6:00 P.M.**

For those wishing to listen live to the meeting, please go to ci.shorewood.mn.us/current_meeting for the meeting link. Contact the city at 952.960.7900 during regular business hours with questions.

AGENDA

1. CONVENE CITY COUNCIL WORK SESSION

A. Roll Call

Mayor Labadie _____
Siakel _____
Johnson _____
Callies _____
Gorham _____

B. Review Agenda

ATTACHMENTS

2. PRE-APPLICATION SKETCH FOR A SENIOR COOPERATIVE Planning Director Memo

Location: 24250 and 24320 Smithtown Road
Applicant: Lifestyle Communities

3. ADJOURN



City of Shorewood Council Meeting Item

#2

MEETING TYPE
Worksession

Title / Subject: Pre-Application Sketch – Senior Cooperative
Applicant: Lifestyle Communities
Property: 24250 and 24320 Smithtown Road

Meeting Date: May 23, 2022
Prepared by: Marie Darling, Planning Director

Attachments: Planning Memorandum
May 9, 2022 Planning Commission Meeting Minutes (included with the regular meeting packet)

Background: For additional background, see the attached Planning Memorandum. The applicant is requesting informal comments on a sketch plan for a proposed development.

The Planning Commission reviewed the development on May 3, 2022 and provided a few comments. Generally, they were favorably inclined on the use and the location, subject to issues listed below that should be resolved:

1. Need for a traffic study
2. Scale of the building when considering the area
3. Shared private drive access with public works/public safety building
4. Development site split by the municipal boundary.

After the meeting, Hennepin County provided the following informal comments as well:

1. With the likely increase in traffic on the westerly shared access (with the shopping center), consider tightening the turning radii to reduce speeds, especially in the westbound right-turn lane.
2. Consider having the applicant construct ADA-compliant pedestrian curb ramps at both County Road 19 access points.
3. Consider working with the County on the utility connections to the Met Council's force main on the south side of County Road 19 to avoid roadway closures/detours.
4. Coordinate the construction with the planned Tonka Bay upcoming reconstruction of sewer/utilities.
5. Provide a copy of any traffic study and storm water report for County review.
6. Consider providing a direct access from the property to the Lake Minnetonka LRT Regional Trail.

Staff notes the last comment is problematic as the only potential direct access would be through the secured public works or the public safety properties.

Mission Statement: *The City of Shorewood is committed to providing residents quality public services, a healthy environment, a variety of attractive amenities, a sustainable tax base, and sound financial management through effective, efficient, and visionary leadership.*

Staff also sent the project plans to the Excelsior Fire District. The Fire Marshall asks the developer to reach out to them to discuss the informal plans.

Public Comment/Notification:

No neighborhood or notices are required to be sent or published when a developer requests informal comments.

Recommendation / Action Requested:

Provide informal comments to the developer.



CITY OF
SHOREWOOD

5755 COUNTRY CLUB ROAD, SHOREWOOD, MINNESOTA 55331-8927 • 952.960.7900
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MEMORANDUM

TO: Planning Commission, Mayor and City Council

FROM: Marie Darling, Planning Director

MEETING DATE: May 3, 2022

REQUEST: Pre-Application Sketch Plan Review

APPLICANT: Lifestyle Communities

LOCATION: 24250 Smithtown Road (Shorewood) and 24320 Smithtown Road (Tonka Bay)

LAND USE CLASSIFICATION: Medium Density Residential (Shorewood Parcel Only)

ZONING: R-2A (Single/Two-Family) (Shorewood Parcel Only)

FILE NUMBER: 22.03

REQUEST:

A pre-application sketch is a process to allow the Planning Commission and the City Council to comment informally (non-binding) on a development prior to the submission of an application for subdivision or comprehensive plan amendment. It allows the applicant the ability to make decisions regarding potential applications without incurring the costs of a full submission.



The applicant proposes to construct a cooperatively owned, multiple-family building on this 2.58-acre parcel. The proposal is complex and would involve policy decisions by both the City Councils for Shorewood and Tonka Bay. The City of Tonka Bay will have a separate introductory meeting and it is likely that joint meetings between the two councils would be necessary to formulate solutions to policy issues if the development progresses to applications.

There is no public notice required by the zoning or subdivision regulations for a sketch review. However, staff did include notice of the application under “Active Applications” on the website with the likely dates the proposal would be discussed at both Planning Commission and City Council.

Context:

The parcels that make up the subject site straddle the boundary between Shorewood and Tonka Bay.

The Shorewood parcel is developed with a single-family home and the Tonka Bay parcel is developed with a retail chocolate shop. A shopping center occupies the adjacent parcel to the west within Tonka Bay. In Shorewood, the property to the north is the Shorewood public works facility. The public safety building (housing SLMPD and EFD) lies to the east (within Shorewood). To the south across Smithtown Road is a variety of commercial uses within Shorewood.

The Shorewood property has numerous mature trees and about 18 feet of elevation change. The lowest point of grade is near the southeast corner of the site and the center is the highest point. There are no known wetlands or floodplain on the property and the site is not within a shoreland management overlay district.

PROPOSAL:

The proposal is for a multiple-family building that is laid out in a “Y” shape with the shortest wing of the building closest to Smithtown Road (three stories) and the northerly two legs would be taller (four stories). The total number of dwellings proposed is 56 units, with a variety of one- and two-bedroom dwellings. The applicant would provide interior underbuilding parking and surface parking.

Below is a quick summary of some of the “big-picture” issues with the proposal, discretionary and policy issues outlined in bold.

Use (Discretionary Issue): The Comprehensive Plan indicates that the City plans to provide sufficient housing types, sizes and values to meet the needs of varying segments of the population. It also recommends that the City encourage housing types that are designed to appeal to senior citizens to allow existing residents to downsize and remain in the City of Shorewood. The City Council can determine whether or not this type of project is the type they are looking for to fill that niche.

Density: The cooperative is currently proposed to have 56 dwellings, which is about 22 units per acre. The Shorewood property is guided for a maximum of eight units per acre, which would allow for a maximum of 20 units on the property. **Discretionary Issue:** The applicant would need to apply for a Comprehensive Plan Amendment to allow for the additional density.

Property line/City Boundary: As shown, the building would not only straddle a property line, but that property line is the boundary between Shorewood and Tonka Bay. Constructing a building over property lines increases the complexity of construction by eliminating connections and openings between building wings. Consequently, the properties should be consolidated or combined together by plat, and the two cities would need to decide in which city the development would be located.

Discretionary Issue: Moving city boundaries requires a comprehensive plan amendment. **Policy Issues for the City Councils:** A decision would need to be made regarding which city would gain the full parcel. Agreements would need to be put in place to determine costs and revenue sharing, utility services, permits and inspection jurisdictions, and etc.

Rezoning: The closest zoning district that matches this type of use is the R-3B district. That district would require a maximum of 3,500 square feet per dwelling, which would mean the applicant would need about 4.5 acres for this use. Additionally, the maximum height in the R-3B district is 40 feet, which the applicant is unlikely to meet with a four-story building and underground parking access.

Discretionary Issue: The applicant would likely need a Planned Unit Development in order to propose the density that they would like to provide.

Utilities: Tonka Bay and Shorewood both have water mains in the vicinity of the building. Shorewood's main is on the south side of Smithtown and could be extended north to serve the development. Shorewood's water pressure is higher, which may be necessary for a building of this size.

There is a Metropolitan Council sewer main on the south side of County Road 19. The applicant could install an 8-inch public sewer main from their property to the private drive and across the street to connect to the Met Council sewer main. **Policy Issues for the City Councils:** The City Councils would need to decide which city would serve the new development.

Traffic: The applicant has provided some traffic information that shows that the dwellings that they build and the residents they attract are low traffic generators, about 3.24 trips per dwelling (about 182 trips per day for a 56-unit building). The table to the right includes other residential uses for comparison. All numbers shown in the table are from the most recent Institute for Traffic Engineers (ITE) Trip Generation Manual.

Use	Daily Trips per Dwelling
Senior Multiple-Family (proposed)	3.24
Senior Single-Family Houses	4.31
Low-Rise Apartments	6.74
Townhouses	7.2
Single-Family Houses	9.43

Discretionary Issue: While the senior cooperative would likely produce fewer trips than other types of residential uses, staff recommend the applicant provide a traffic study with any comprehensive plan amendment application to verify the impact on the area's intersections.

Access: At present, the developer is showing two access points, the westerly access is from the Tonka Bay shopping center's private drive and the easterly accesses the Shorewood public works' building driveway. The applicant would need to provide documentation that they have easement, covenants, or by other agreement have rights to the westerly access. The easterly access, being a private driveway, would require a shared access agreement and/or covenant for maintenance. **Policy Issue:** The Shorewood City Council would need to approve an agreement and/or covenants to share costs to maintain the driveway.

Parking: The applicant proposes 111 parking spaces for vehicles (garage and surface parking), where the zoning regulations would require 112. The applicant would likely be able to redesign their parking layout to add the one additional parking space that would be required. The applicant also shows that they would have areas for bicycle storage, which would be very appropriate for this location which is close to the Lake Minnetonka LRT Regional Trail.

Stormwater: Due to the size of the project, the applicant would be required to provide treatment of storm water run-off as well as volume and rate control. Full details on the storm water plan are required to be provided with any formal application and the applicant's proposal must be consistent with City and Minnehaha Creek Watershed District regulations. Providing stormwater features could impact the site plan if the applicant uses ponds, infiltration basins, etc.

FUTURE STEPS:

Should the applicant come forward with an application, they would need the following approvals:

- A comprehensive plan amendment to adjust the boundary between the two cities and to allow greater density.

- A rezoning to PUD to allow a multiple-family dwelling based on the R-3B district.
- A PUD application with potential flexibility for lot area, height, import/export of material (if needed), etc. with a development agreement.
- A plat (if needed).

Some of the above applications may be submitted together.

ATTACHMENTS

Location Map

Applicant's Narrative

Location Map
24250 and 24320 Smithtown Road



Who is Artessa?

Artessa Development & Lifestyle Communities

- Artessa Development is the developer of the proposed Artessa Mississippi Landing cooperative within the Mississippi Landing neighborhood.
 - www.artessaliving.com
- An affiliate of Lifestyle Communities, who's leadership team has been involved in the development of cooperative housing in the Twin Cities since 1990.
 - www.thislifestyle.com

Other Notable Cooperative Brands

- Zvago
- Summerhill
- Gramercy Club
- Gramercy Park

Learn About Artesa Cooperatives

What is a Cooperative?

- A cooperative is a form of owner-occupied housing
- Unlike a condominium, a cooperative has 1 master mortgage – each owner is a shareholder to that master mortgage through the cooperative corporation
- Each share has a value equal to both the private residence (unit) the shareholder has exclusive rights to + equal share of all common areas + equal share of the property

- The cooperative model, by design, focuses on the community of people formed by the collection of shareholders rather than being a group of owners focused on what's behind the door to their Unit 101
- The amount of common space available to cooperative owners is roughly double what would be provided in a condominium
- A shareholder (could be a couple) must have at least one individual that is 62 or better
- A limited equity cooperative – ease of entry + ease of exit (financially)
- Replacement Reserves for Homes & Common Area Amenity Refreshes



- Principally, buyers looking at any specific cooperative location tend to come from the city or surrounding neighborhood where the cooperative is located
- Generally speaking, the price point of this product appeals to a buyer profile that is selling a home in a community in which they intend to stay
- Our first resident(s) to move out of the cooperative doesn't historically happen for 8 – 12 years
- Strategically located in walkable neighborhoods where goods and services are within a 5 minute walk or 2 minute drive





TONKAWOOD COOPERATIVE

RE: APPLICATION TO THE CITIES OF
SHOREWOOD AND TONKA BAY
RELATED TO:

- Sketch Plan Review related to a concept for a Cooperative to be developed on 24320 & 24250 Smithtown Road

APPLICANT INFORMATION

Full Name: **Lifestyle Communities** [Ben Landhauser, Executive Vice President]
Daytime Phone: **612.875.1618**
Email Address: **ben@thislifestyle.com**
Street Address: **4938 Lincoln Drive**
City, State, Zip: **Edina, MN 55436**

Lifestyle Communities has upended the typical approach to multifamily living by redefining what it means to come home. Coming home, to us, is no longer about arriving at "Unit 101," but instead is achieved when you step foot inside the front door of the building or drive into your shared parking garage. Amenity spaces, intentionally situated in each community we build, allow for your lifestyle to reach beyond the private residence space you occupy. These amenity spaces are designed for social gatherings and to reflect the collective mindset our cooperative members have about living in community with one another.

From concept to completion, we have a hands-on approach to all parts of the development process. We attempt to put ourselves in the shoes of each member and place experiential outcomes at the top-of-mind as we establish development objectives. These unique elements are only available and experienced by our members if each and every detail is thoughtfully accounted for. We believe this is why the people we serve live better in our communities than they could anywhere else.

Find out more about our unique cooperative communities at: www.artessaliving.com or www.zvagoliving.com

PROJECT NARRATIVE

The conceptual site plan identifies an active adult cooperative (62+ years of age) placed across the jurisdictional line between the City of Tonka Bay and the City of Shorewood. The building, as contemplated in a "Y" shape, is proposed to be 3 stories in height at the base of the "Y" which is closest to Smithtown Road. A step back from Smithtown Road to 4 stories within the back wings of the "Y" is also contemplated to achieve adequate size of the overall cooperative community in a

contextually sensitive approach similar to the adjacent Carrick at Tonka Bay development which steps from 3 stories to 4 stories as is get further away from Manitou Road.

The cooperative has an age qualification requirement that entails at least one owner of every home in the building to be 62 years of age or older. Similar to other Artesa Cooperatives, the building is proposed with extensive common area amenities (approximately 6,500+/- sf) that enable our owners to have access to more daily living space and community connection opportunities within the cooperative. The cooperative amenity areas include:

- **Great Room:** A large gathering and hosting space with full kitchen, pantry and a variety of seating spaces designed for both large and small groups to get together.
- **Entertainment Suite:** This entertainment suite is the perfect place to get together and watch a movie, play cards or a game on the brand-new shuffleboard table. Your grand kids won't stop talking about how fun it is to go visit grandma and grandpa once they see all that the entertainment suite has to offer – including an arcade game table.
- **Wellness Studio** Whether your daily routine involves a workout, yoga or meditation, the Wellness Studio provides an escape for you to keep that routine in check or get a chance to start a whole new one involving state of the art equipment and multi-purpose flooring selected specifically for the Zvago GV Club community.
- **Business Center:** The business center provides working owners a space to take meetings and all the office amenities similarly found in a co-working space.
- **Guest Suite:** These guest quarters allow you to host additional friends or family in your home without having to upsize your unit in the process. Each guest suite reflects the same characteristics you'd find in a king bed hotel suite.
- **Makerspace:** Looking for an area to build a new murphy bed, polish up your skis, tune up your bike or create something without feeling like you are making a mess? Active hobbyists and artists alike transform this space into the woodshop or studio space of their dreams as part of the cooperative living experience.



The unit composition of the cooperative includes:

UNIT TYPE	# OF UNITS	SQ. FT. RANGE	# IN SHOREWOOD	# IN TONKA BAY
ONE BEDROOM + DEN	14	1,178 – 1,340 sf	10	4
2 BEDROOM	20	1,500 – 1,504 sf	16	4
2 BEDROOM + DEN	22	1,564 sf	14	8
TOTALS:	56	1,178 – 1,564 sf	40	16

The cooperative does have a full time (32 – 40 hrs. per week) building manager and part-time maintenance technician (20 - 30 hrs. per week) on the premises. These individuals are overseen by a professional property management company.

PROPERTIES INVOLVED:

ADDRESSES / LEGAL	PIDs	PROPERTY OWNERS	CONTRACT/PERMISSION
24320 & 24250 Smithtown Road / Tract B Registered Land Survey #0482 & Lot 3 Auditor's Subdivision No. 133	3311723140040 & 3311723140042	Thomas Higgins Mark & Carrie Justinak	Purchase Agreements

ZONING & COMPREHENSIVE PLAN INFORMATION OF PROPERTIES INVOLVED:

	24320 SMITHTOWN ROAD	24250 SMITHTOWN ROAD	COMBINED
MUNICIPALITY	CITY OF TONKA BAY	CITY OF SHOREWOOD	
COMPREHENSIVE PLAN GUIDANCE	COMMERCIAL	MEDIUM DENSITY	
CURRENT ZONING	C2 (GENERAL COMMERCIAL)	R2-A	
ANTICIPATED ZONING REQUEST	PUD	PUD	
SITE AREA	48,601 SF (1.12 ACRES)	63,492 SF (1.46 ACRES)	112,083 SF (2.58 ACRES)
PROPOSED DENSITY	14.3 UNITS PER ACRE	27.4 UNITS PER ACRE	21.7 UNITS PER ACRE



SITE PLAN & BUILDING DETAILS

REGULATION	PROPOSAL
PRINCIPAL USE:	Active Adult Cooperative
ACCESSORY USE(S):	Underground parking structure
FRONT YARD SETBACK (MIN) (SOUTH):	35 feet
SIDE YARD SETBACK (MIN) (WEST & EAST):	20 feet
REAR YARD SETBACK (MIN) (NORTH):	20 feet
HEIGHT (MAX):	48 Feet*

* = AVG HEIGHT MEASURED FROM GRADE AT FRONT OF BUILDING (SOUTHERN FACE)

PARKING PROPOSAL:

USE: MULTIFAMILY RESIDENTIAL	PROPOSAL [BASED ON 56 UNITS]	
	RATIO	COUNT
GARAGE PARKING	1.50:1	84
SURFACE PARKING	0.48 : 1	27
TOTAL PARKING	1.98 : 1	111
BICYCLE PARKING	0.41 : 1+	40+

TRAFFIC PROJECTIONS

We understand that the site's relative proximity to the intersection of Smithtown Road/Manitou Road has been a topic of concern based on other redevelopment proposals in the immediate area, so we wanted to provide some general information about our cooperative project as this use is contemplated by both communities. We would understand and fully intent to have a full traffic analysis completed, should the communities invite our concept to move forward into the more formal review processes.



Based upon recent cooperatives we've developed and/or are in presales, the following reflects traffic projections of the proposed Tonkawood Cooperative from recently completed traffic studies by 3rd party traffic engineers in other jurisdictions (specifically: Long Lake, Golden Valley)

TRAFFIC PROJECTION DATA POINTS	COUNTS		
		ENTERING	EXISTING
AVERAGE TRIP PER UNIT	3.24		
*TOTAL ESTIMATED TRIPS PER DAY	182	91	91
AM PEAK HOUR TRIPS	12	4	8
PM PEAK TRIPS	15	8	7

* example: 1 car leaving and returning to site = 2 trips

Based on past cooperative communities we've developed, the majority of our owners are retired, partially retired or have flexibility as to when they come and go throughout the day – leading to most owners avoiding rush hour traffic. Compared to other redevelopment options that could be entertained by the Cities on either independent site [Tonka Bay (commercial), Shorewood (medium density residential)], we believe that any traffic analysis completed by a non-biased party will conclude to our age-qualified cooperative use as being the least impactful to traffic in the immediate area.

Respectfully Submitted,



Ben Landhauser AICP

Executive Vice President

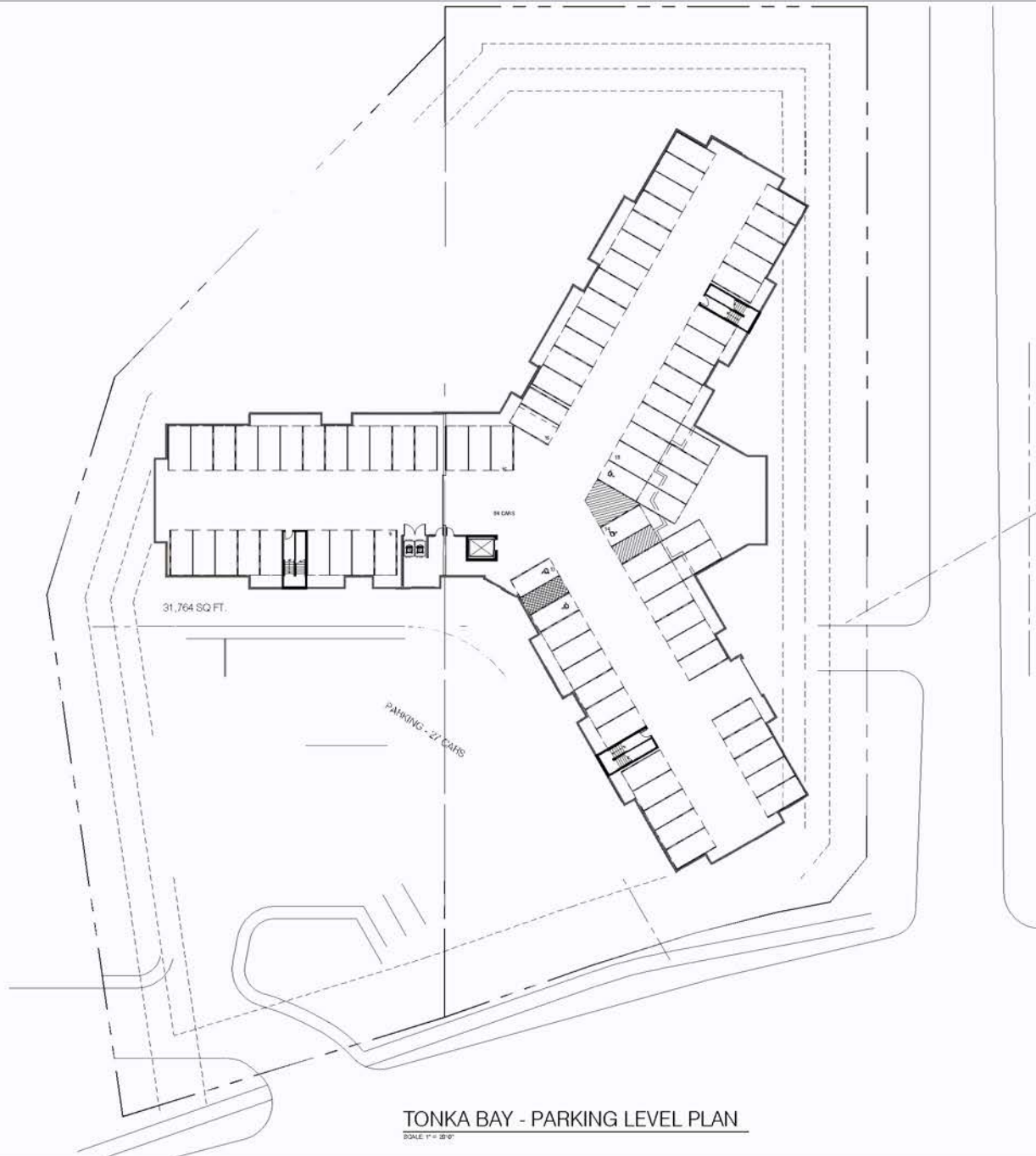
Main 612.875.5637

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ben@thislifestyle.com

 **lifestyle**
communities





PROJECT NUMBER 21024

ARTESSA COOPERATIVE at TONKA BAY

SMITHTOWN ROAD, TONKA BAY

CONSULTANTS

DATE 02 FEBRUARY 2022

REVISIONS

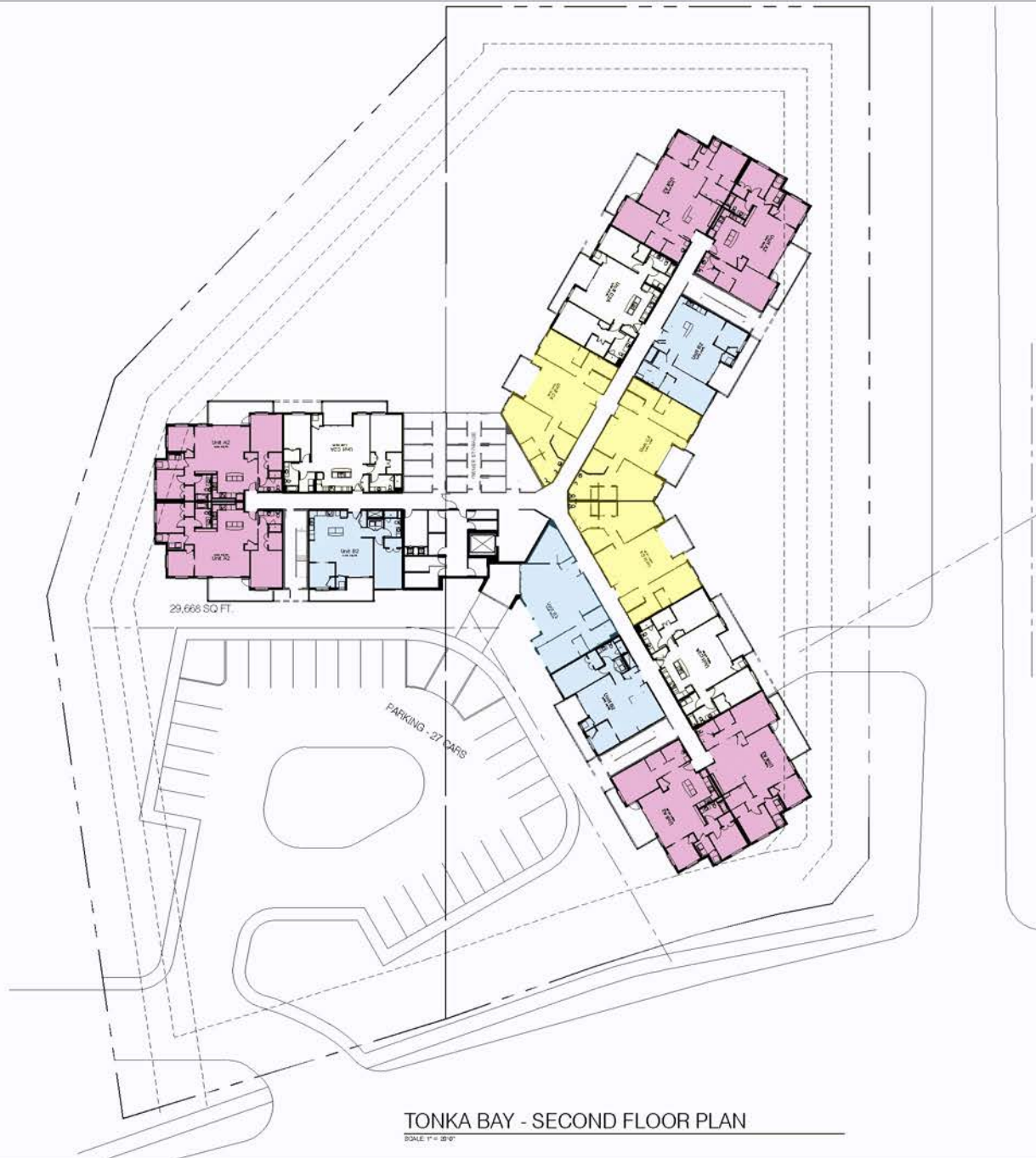
NUMBER DATE DESCRIPTION

SHEET TITLE

PARKING LEVEL PLAN

SHEET NUMBER

A1.0



TONKA BAY - SECOND FLOOR PLAN
SCALE: 1" = 32'-0"



PROJECT NUMBER 21024

ARTESSA COOPERATIVE at TONKA BAY

SMITHTOWN ROAD, TONKA BAY

CONSULTANTS

DATE 02 FEBRUARY 2022

REVISIONS

NUMBER DATE DESCRIPTION

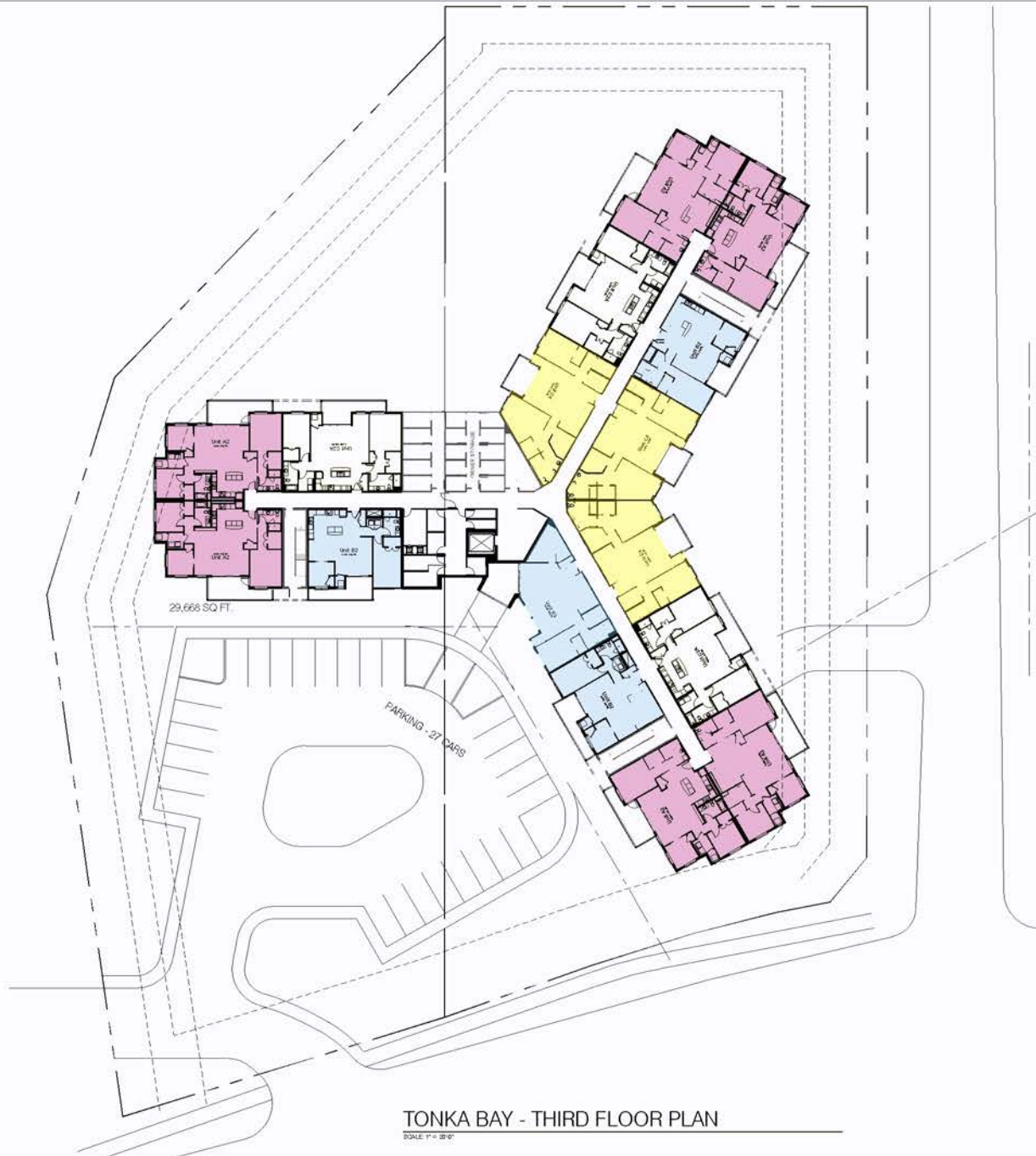
SHEET TITLE

SECOND FLOOR

PLAN

SHEET NUMBER

A1.2



TONKA BAY - THIRD FLOOR PLAN

SCALE: 1" = 32'-0"



3801 River Ridge Drive NE, Cedar Rapids, IA 52402
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<https://www.novakdesign.com>

PROJECT NUMBER 21024

ARTESSA COOPERATIVE at TONKA BAY SMITHTOWN ROAD, TONKA BAY

CONSULTANTS

DATE 02 FEBRUARY 2022

REVISIONS

NUMBER DATE DESCRIPTION

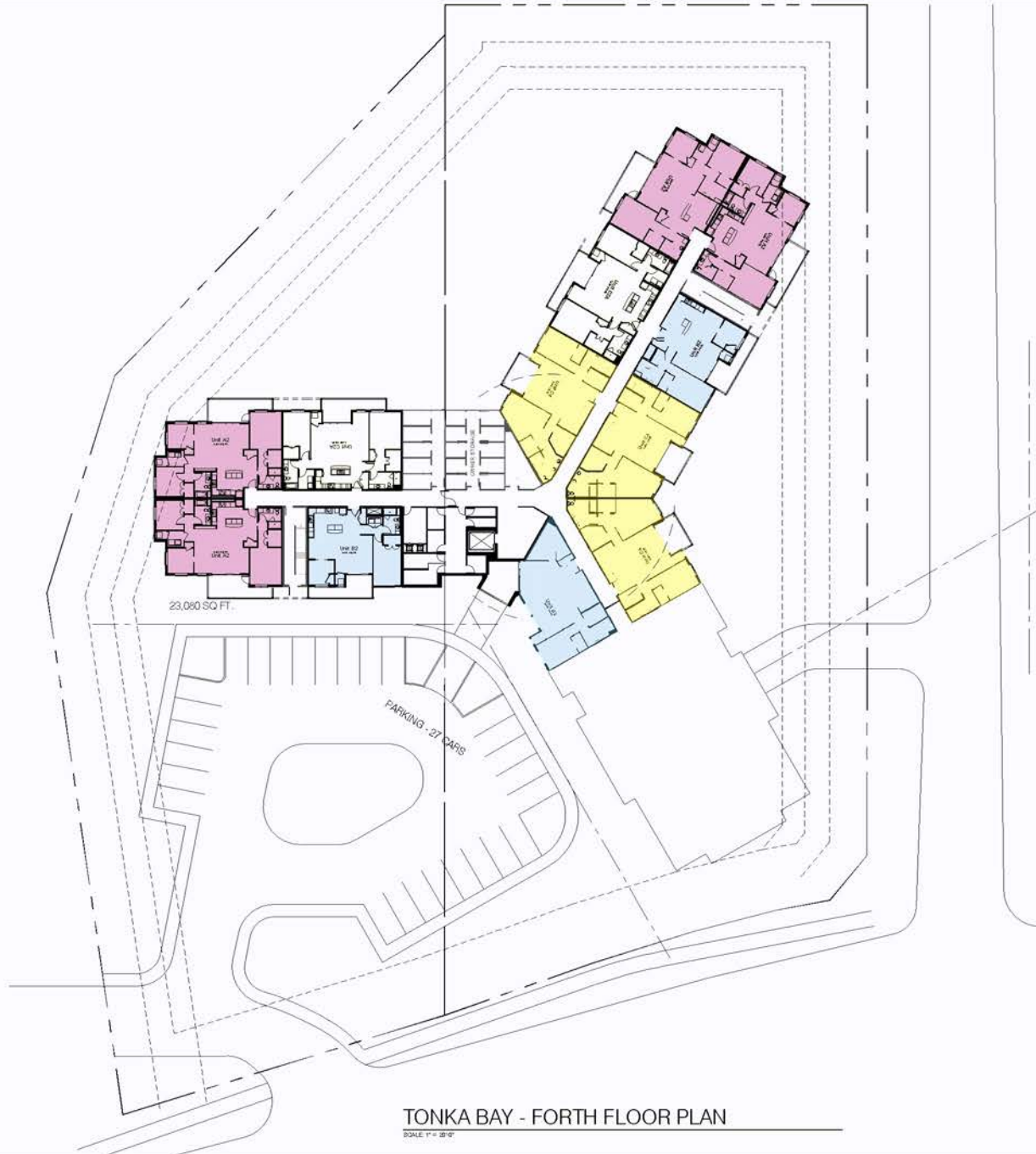
SHEET TITLE

THIRD FLOOR

PLAN

SHEET NUMBER

A1.3



TONKA BAY - FORTH FLOOR PLAN

SCALE: 1" = 32'-0"



NOVAK
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PROJECT NUMBER 21024

ARTESSA COOPERATIVE at TONKA BAY

SMITHTOWN ROAD, TONKA BAY

CONSULTANTS

DATE 02 FEBRUARY 2022

REVISIONS

NUMBER DATE DESCRIPTION

SHEET TITLE

FORTH LEVEL

PLAN

SHEET NUMBER

A1.4











