



AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS
Wednesday, August 11, 2021
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve the July 14th, 2021 Meeting Minutes
6. Consent Items
7. Action Items
 - 7.A. Recommend Approval of the Concept Plan Amendment for Oak Ridge/RCS-RCA Oakridge, LLC and Continental Properties/PC #2021-15
8. Other Business
 - 8.A. Receive Other Meeting Minutes
 - 8.A.i. Approve the May 11th, 2021 Park Board Meeting Minutes
 - 8.A.ii. Receive the July 12th and draft July 19th, 2021 City Council Meeting Minutes.
 - 8.A.iii. Receive the July 19th, 2021 draft EDA Meeting Minutes
9. Adjourn



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CHASKA PLANNING COMMISSION
MINUTES
July, 14 2021

1. Call to Order

Chairperson Dahlke called the meeting to order at 7:00 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Dahlke, Urbanski, Sailer, Lacey, Brass, Olson, Rylee.

Members absent: None

Also present: Liz Hanson, City Planner.

3. Adopt the Agenda

Motion by Commissioner Brass, second by Commissioner Urbanski to adopt the agenda as presented.

All in favor, motion carried.

4. Visitor Presentation

None.

5. Minutes

Motion by Commissioner Lacey, second by Commissioner Olson, to approve the Minutes of the June 6th, 2021 Planning Commission meeting.

All in favor, motion carried.

6. Consent Items

Motion by Commissioner Urbanski, second by Commissioner Brass, to approve the Consent Agenda as follows:

6.A. Motion to recommend to City Council approval of a Final Plat for Chaska Bluffs 2nd/ DDK Construction/ PC #2021-14, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:

- a. Phase I Environmental Assessment (pgs 1-105), prepared by Vieau Associates, Inc., dated June 4, 2018
- b. Title Sheet, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
- c. Final Street Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
- d. Final Sewer and Watermain Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
- e. Final Storm Sewer Plan (pgs 4-5A), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021

- f. Final Grading Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
 - g. Final Grading Plan – Rear Drintile Berm, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
 - h. Final Erosion Control Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
 - i. Topsoil Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
 - j. City Detail Plates (pgs 9-11), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
 - k. Chaska Bluffs 2nd Addition Tree Survey, prepared by Sathre-Bergquist, Inc., dated December 30, 2020
 - l. Final Landscape Plan, prepared by Sathre-Bergquist, Inc., dated December 31, 2020
- 2. Adherence with the City Engineer's Memo dated July 8, 2021.
 - 3. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
 - 4. Provision of a 60 feet Right of Way width for all local streets.
 - 5. Adherence to the City's Boulevard Tree Policy and local street section design.
 - 6. Provision of sidewalks on both sides of all local streets.
 - 7. Provision that all dump areas are cleaned up prior to release of a grading permit.
 - 8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 - 9. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
 - 10. Preservation of trees as noted in the Tree Survey dated December 30, 2020.
 - 11. LP Smartside to be used on front elevations.
 - 12. 4-inch window trim to be used on all windows.
 - 13. All construction traffic to be directed and adhere to the new collector road Savanna Way and be directed through the existing neighborhood by a designated route approved by the City Engineer.
 - 14. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
 - 15. Provision that erosion repairs in the wooded steep slope delineations and its buffer to be coordinated and approved by the City Engineer prior to any work being completed.
 - 16. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
 - 17. Provision to adhere to the City's Anti-Monotony regulations in Section 9.28 of the zoning ordinance.
 - 18. Setbacks for Chaska Bluffs 2nd shall be as follows:
 - a. Front: 30 feet
 - b. Side: 10 feet house/7 feet garage
 - c. Rear: 30 feet

Motion carried.

7. Action Items:

None.

8. Other Business

8.A. Receive Other Meeting Minutes

8.A.i. Receive the June 7, 2021 and June 21, 2021 City Council draft meeting minutes.

Chairperson Dahlke

- Reminded residents that River City Days is coming up July 23 – 25, 2021

9. Adjourn

Motion by Commissioner Brass, second by Commissioner Urbanski, to adjourn the meeting at 7:06 pm.

All in favor, motion carried.

REQUEST FOR ACTION CHASKA PLANNING COMMISSION 08/11/2021

Subject: Oak Ridge – Concept Plan Amendment

Applicant: RCS-RCA Oak Ridge LLC and Continental Properties

Location: 1 Oak Ridge Drive; west of Highway 41, North of Twin Cities & Western Railroad

Case No.: 2021-15

Synopsis: Applicant seeks to obtain approval of a Concept Plan Amendment to the Oakridge Concept Plan approved in March 2020, to allow for a Stormwater Pond and Multi-Family Residential where Multi-Family and Senior Housing were previously proposed

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

In December 1987 the Concept Plan, Preliminary Plat and Final Plat for the IDS Learning Center facility was approved. This approval showed the construction of a learning center building totaling approximately 170,000 square feet in floor area, with a total build-out of 199,000 square feet. The building has ultimately shifted from the IDS Learning Center to its current use as the Oak Ridge Hotel and Conference Center.

In March 2020 the Concept Plan for Oak Ridge was approved which included the remaining vacant area around the Conference Center (in total ~67 acres of land). This Concept Plan showed a proposal for the conference center and hotel remaining (orange), a big box retail use (purple), multi-family use (brown) and a senior living campus use (tan) to make up the remaining vacant area of Oakridge. See below for the layout of the March 2020 concept plan. Tonight we are focusing on, and amending, the brown and tan areas of the 2020 concept plan.



In 2020 after the Concept Plan approvals, an Environmental Assessment Worksheet (EAW) and a Negative Declaration for an Environmental Impact Statement (EIS) were completed. The EAW encompassed the previous March 2020 concept plan uses.

Over the course of a year, the project above has been dramatically affected by the COVID-19 global pandemic. The developer of the previously designated senior living campus (tan), United Properties, terminated their contract due to the significant impact COVID had on seniors and their mobility. Tonight, we are looking at a new user and project to encompass this area of the development. In addition, we are also looking to amend the previously approved multi-family area (brown) to be stormwater ponding that will service a majority of the development.

Continental Properties

Continental Properties are the new multi-family stakeholders for the south portion of the site. Their portfolio currently includes over 70 Communities across 19 states. Continental owns and operates all of their multi-family communities to ensure the on-site Property Management is first-class. To date, Continental has developed more than 26,000 homes, including 5 communities in Minnesota alone, the two most recent of which are currently under construction in Lakeville and Lake Elmo. Other finished communities exist in Savage, Apple Valley and St. Paul.

2040 COMPREHENSIVE PLAN

The 2040 Comprehensive Plan guides the subject property as Mixed Residential. The Mixed Residential designation in the Comprehensive Plan is defined as follows: *"Areas guided for the integration of more than one land use either vertically (e.g. multi-story buildings with residential and/or office uses above and commercial uses at street level) or horizontally as a planned development (e.g. planned mixed developments designed to integrate complementary land uses). Land uses allowed are residential, commercial, office, park, civic, and open space. Low, Medium, and High Density Residential uses are allowed."*

CONCEPT PLAN AMENDMENT

The March 2020 Oak Ridge concept plan included preserving the existing hotel/conference center, adding a retail site along Highway 41 (Costco), adding a Senior living campus on the south side of the site, adding a multi-family building on the northwest side of the site, and adding a new full access onto Highway 41. The Concept Plan Amendment request proposed at this time includes amending the Senior living campus and the multi-family use; the Senior Living Campus is proposed to be replaced with multi-family residential, and the northwest multi-family use is proposed to be replaced with stormwater ponding for the site. The other uses (Conference Center and Costco) are proposed to remain as previously shown.

The main applicant of this request is Continental Properties who represents the new multi-family use. The use encompasses approximately 27 acres of land on the south portion of Oak Ridge Commons, with the intent to build a 280-unit market-rate suburban community known as "Springs at McKnight Lake".

The multi-family use previously shown on the northwest portion of Oak Ridge Commons is now proposed to be stormwater ponding. This ponding area will service a majority of the proposed uses on site.

Project Goals. The applicant states their project goals for the new Multi-Family use in their narrative (page 9). They also state that they want to “*provide a much needed housing alternative that is not currently in Chaska which will add to the diversity of housing choice called for in the 2040 Comprehensive Plan. The stacked flat housing style utilizes all direct access to each home unit on the first floor, there are no common hallways. The Springs at McKnight Lake community will be a unique community with views of McKnight Lake that take advantage of topography in a way that large building masses cannot. Further all buildings at the Springs at McKnight Lake will be for rent housing only. There will be no unit that will be for sale. The entire community will be professionally maintained by our Springs Management Team no 3rd party management team will be used.*”

Site Data

Existing Use: Hotel/Conference Center and the remaining area is Vacant
 Comprehensive Plan: Mixed Residential
 Size: 66.8 acres total
 Steep Slopes: South, West and North sides of property
 Vegetation: Vegetation occurs mainly along the south, west and north sides of the property
 Wetlands: Southwest area of site
 Shoreland: 50 feet from ordinary high water mark of Chaska Creek
 Utilities: All utilities are available to service property
 Road Access: Highway 41

Surrounding Area			
Direction	Existing Use	Comp Plan	Zoning
North	Big Woods Lake & Light Industrial	Open Space/Industrial	Park & Industrial
East (across TH 41)	Industrial	Industrial	Industrial
South	Twin Cities & Western Railroad, and Senior Housing	Mixed Residential	PRD
West	McKnight Lake & Rural Residential	Open Space/Rural Residential	Park & RR-2

Existing Conditions. The property was developed into the existing 171,000 square foot hotel and conference center back in 1987. The conference center was set into the hillside along Lake McKnight to take advantage of the lake views and to set the building back into a somewhat secluded area of nature. The original intent of this development was to make this site a corporate retreat, so seclusion was a key component in the original design. The conference center is designed to look like an institutional facility as you approach the building from highway 41, but the lake side of the building has the stunning floor to ceiling glass wall to bring a part of the natural scenery into the complex.

Steep slope areas comprise the north, west and south sides of the site leaving most of the developable land along highway 41. As noted above, vegetation mainly exists along the south, west and north areas of the site.

Access to the site is currently served by one access point from Minnesota Highway 41 just off the curve of the bridge across the railroad.

Stormwater Ponding. In the far northwest corner, a market rate multifamily apartment building was previously proposed in the March 2020 concept plan. This area is now slated to be stormwater ponding for the majority of the development. It was discovered that underground stormwater systems would not be economically feasible and thus above ground systems had to be explored. The NW corner was a prime area to be converted into ponding to help serve the overall development.

Springs at McKnight Lake (Multi-Family Residential). The applicant states that the Springs at McKnight Lake proposal offers greater flexibility in site design with its 14 individual building able to capture grade change more efficiently and create better sight lines to the Lake and area green space and the resident amenities. The courtyard design creates exterior community gathering places that will allow residents to enjoy the natural surroundings of McKnight Lake. The Springs site will also have a trail connection to connect Springs residents to Chaska's McKnight Lake trail. It should be noted that this trail system only provides access to McKnight and Big Woods Lakes. Access to the south beyond the Twin Cities and Western Railroad is not achievable, and thus makes this site physically separated from the greater community. All buildings in the Springs development will be two (2) stories allowing the natural light to reach the open space courtyards between each building. Additionally, with no common hallways and all direct access units there are essentially no rear elevations at the Springs. Access to individual homes are located on each building elevation.

This area will consist of 280 units of market-rate dwelling units. The 280 units would be spread across 14 residential buildings at two-stories tall (20 units per building). There will be a variety of unit types with a total of 28 studio, 112 one-bedroom, 112 two-bedroom, and 28 three-bedroom units. Residents will have the choice between attached/direct-access garages, detached garages, or surface parking to fit their vehicular needs. In addition to the 14 residential buildings, the site will also offer a 4,630 square foot clubhouse, car care area, pet areas, and storage lockers.

The 14 residential buildings proposed are all two stories in height with 20 units in each. They are all the same size and profile. The materials proposed will be a mix of Hardie siding, brick masonry and glass. The applicant is showing that a Chaska brick color will be the masonry used on all buildings to better fit into the community. Three color schemes are proposed among the buildings, which was provided in the concept plan packet. An exhibit also shows how these color schemes will be organized on site.

The development shows access off of the proposed private internal roadway that will loop the other uses of Oak Ridge out to Highway 41. The clubhouse is situated towards the main vehicle entrance off the loop road on the northeast portion of the site. The clubhouse will offer a fitness center, employee offices, indoor gathering space, and outdoor pool. The Site plan shows that the project will be enclosed and secured by a perimeter fence and automatic vehicular gates at the community entry.

Staff notes:

- *Comprehensive Plan, Zoning and Housing Diversity. The Comprehensive Plan guides this area to allow for multi-family use. The site will need to be rezoned to accommodate the new use.*

The City's Comprehensive Plan also has a housing policy under the section Housing Diversity that limits the amount of Townhouse products in the City. It states the following, "Continue to encourage limiting the number of townhouses of any one product line to approximately 75 units. Historically, townhouse projects in Chaska have limited their product lines to below this number, due to the smaller size of the parcels that were available. This limitation has helped provide the community with a variety of housing styles and prices and made the associations less vulnerable to downturns in any one product line due to changes in the buying pattern of the general public." This policy has been consistently maintained in other townhouse-styled communities of Chaska, with approximately 75 or more units from the same development, can be seen mixed with other very different housing styles (ie. different townhouse designs, detached villas, rowhomes, single-family, apartments, etc)

The style of these buildings and development reads very much as a townhouse styled product, with the individual exterior entrances and exterior corridor areas as opposed to an internal corridor/spine. Because of this, staff would interpret that the housing policy noted above would apply. In order to achieve the above, the development would have to integrate additional, and different, residentially designed products within the 280 units. As an example, Clover Ridge does this very well, which is a development with several townhouse products integrated into it. These products are varied by different designs throughout; differing heights, different material applications, different entrance layouts, etc. Not one same product exceeds 75 units. Please see below for photos.

The developer has indicated that they wish to further work with staff, Planning Commission and City Council to find better architectural means of providing the appropriate differentiation beyond the color schemes they initially submitted while maintaining their two story stacked flat building style.



(These units are primarily on Clover Ridge Drive, Braunworth Ct, Traditions Ct, and Legacy Lane)

- *Building Design & Colors.* The building design for each building provides articulation in the roof line and massing of the structure. Each residential building is designed relatively the same, and will be the same profile. The three color schemes proposed do not appear to provide much variation either. As noted in the previous section, the ability to provide variation in the design and type of housing will be important for this area as 14 buildings of relatively the same design and color scheme reads monotonous, and conflicts with the City's design application in other developments. Staff would require that the development meet the Housing Diversity policy by providing different townhouse-style designs and exterior color schemes. The developer has indicated that they wish to further work on this.
- *Mechanical Equipment.* When visiting the Springs at Lakeville, staff noticed that mechanical equipment (ie. ac units) are primarily located on the ground level next to the building. Granted the development was newer and landscaping was just installed, the ac units were very prominent in terms of visibility. It will be important for the applicant to show in the preliminary submittal how they plan to screen these components effectively and in a way that will be covered all year round.



- *Security Gates & Perimeter Fencing.* The concept plan shows the inclusion of perimeter fencing for the entire edge of the development with the use of a security gate at the front entrances. This is a common element found in all Springs communities. It has been noted to the applicant that gated communities are unfavored as they appear and feel to be physically disconnected from the broader community. There are no gated communities in Chaska for that reason. The applicant has stated that they plan to eliminate the vehicular gates and keycard pedestrian connections to adjacent trail and sidewalk connections. Security gates will still be maintained around the clubhouse pool area, and staff is agreeable to this. Fencing could potentially be used in certain areas

around the perimeter as aesthetic but not as an element that provides complete separation.

- *Relationship to McKnight Lake. It will be important to address the visibility seen from the lake and adjacent public trails. The lake and trails sit well below this site and will have minimal viewsheds due to the buildings being two-stories tall. However, it will still be important to provide articulation in the landscaping and buildings so that what is seen from public view is well articulated. The stormwater area on the western side will be the closest element to the public trail and should also be landscaped around it so there is natural separation.*
- *Sidewalks & Trails. The overall Oak Ridge site will contain a network of trails and sidewalks that will be important to show how this site connects into the broader system as well as internally. The site plan is showing a series of internal sidewalks that run through each of the courtyard settings of the buildings.*

Public trails currently exist on the western and southern edges abutting this site that loop around McKnight Lake. It will be important to show how the site connects to this public trail. There is an existing opening/mowed trail that extends to the public trail on the southwest portion of the site (the opening can be seen on the site plan); this connection should be maintained or a new one proposed that provides convenient connection for the proposed community. The site plan currently does not show a direct connection, and it will be important in the preliminary plans that it does. The applicant has indicated this is their intention to maintain and show this.

- *Usable Open Space & Amenities. Multi-family residential facilities require a level of usable open space (a minimum of 15% of the gross site area for this site). The applicant has indicated several amenity areas that will be provided such as the clubhouse, outdoor grilling area, outdoor pool, and pet playground areas. The applicant states that their amenity areas are based on the resident demographics that occupy their communities, which is predominantly people between the ages of 20-34 (42%) and 35-49 (20%). Kids make up roughly 15% of the demographic according to their data. Based on the site plan provided there appear to be no playgrounds or tot lots provided. It should be noted that the site is physically secluded from the broader area (ie. Twin Cities and Wester Railroad acting as a hard edge and physical separation to adjacent trail systems), thus making it difficult for residents to connect to other nearby parks/amenities. Because of this, it is important that the proposed community provide for amenities that will serve all who live in it, including children.*

In addition, the Springs communities are all pet friendly. Each Springs community averages around 97 dogs. Because of this many of the amenities offered are targeted towards pets (ie. pet playgrounds and pet wash station).

Because of the proximity of the lake and wooded areas, it would be beneficial to tie the usable open space areas to these elements via viewsheds. The applicant will have to show in their preliminary submittal how they plan to meet this requirement.

- *Parking & Turnarounds.* *The multi-family use will have to meet the City's multi-family residential parking requirement, which is 2 parking stalls per dwelling unit (280 dwelling units; 560 stalls required). The site plan is showing a total of 576 parking spaces, which exceeds the City's requirements. The breakdown of this is as follows:*
 - *Attached Garage Stalls: 112*
 - *Detached Garage Stalls: 31*
 - *Surface Parking Stalls: 433*

The amount of covered parking stalls (144) is lower than the total dwelling unit count (280). The applicant states that in the Metro Minneapolis market, the Springs properties average 50% garage to unit ratio. In other Springs communities the data shows that residents do not need covered/garage parking for every dwelling unit. Because of this the project only shows a less than one for one ratio on covered parking.

For context, other communities in Chaska typically provide for at least a one-to-one covered parking provision for residential sites. The convenience of direct and covered parking is an amenity for residents. This concept lends itself to be a little different in where most units will have to park outside. Staff questions if residents may have to walk a ways (depending on how many stalls are occupied in front of their unit) to get from their vehicle to their front door, and whether that is appropriate and desirable. It also begs the question if more covered stalls would be necessary/more desirable so that the site is conveniently catered to its residents. It would be helpful to understand how residents without attached garages manage parking on site and getting to their units conveniently. The applicant should provide a summary on these items in their preliminary.

The layout of the site is twisty-curve with the parking lots connecting the various blocks of buildings. The topography of the site also creates a challenging layout for buildings and intertwining parking lots. Because of this there appear to be tight corners in the parking and drive aisles, which could be an issue for emergency vehicles. The applicant will be required to show in the preliminary submittal how emergency vehicles will be able to traverse the site effectively.

- *Landscaping, Tree Preservation and Screening along Highway 41 & TC&W Railway.* *Landscaping will have to meet multi-family standards. In addition, planting islands will be required within each lot's parking lots that exceed 25 parking stalls or more and need to meet the City's planting island ordinance.*

Tree preservation will also be an important element of this site. Large wooded areas exist on the south and west sides. The applicant will be required to conduct a tree survey and tree preservation plan for their preliminary submittal.

Because of the high visibility from Highway 41 the buildings will have to provide a high level of landscaping and screening on this edge to help screen the buildings from the activity on Highway 41. A mixture of landscaping and berming will be important. This will also be necessary along the edge that abuts the Twin Cities & Western railway. Existing vegetation abuts the south edge of the site from the wooded steep slopes but it

will be important to identify that in the preliminary submittal to show that there is adequate screening from the railroad.

- *EAW, Traffic Comparison & Access. In 2020, the City and developer completed a EAW for the site. The EAW was based off the previous March 2020 uses. The applicant has prepared traffic figures to show the difference between the new multi-family use and the previous Senior living campus and multi-family uses. In conclusion, the numbers reflect the trip generation to be lower than the previous uses. It does not appear based on the decreased numbers that a separate EAW needs to be completed. The applicant will still need to work with staff and appropriate agencies to ensure that the new use does not create adverse effects on the proposed and existing roadway systems. These impacts will need to be evaluated in the traffic report generated for the preliminary submittal.*

Access to the site is shown on the loop road that connects into the greater system of Highway 41. The traffic report will need to demonstrate the needed improvements ((i.e., number of accesses, stacking, turn lanes, etc.) into and out of the lot to provide a safe and desirable traffic condition.

- *Signage. The applicant has provided an exhibit showing the signage for the site. Specifically, the wall signs on the clubhouse building. It appears that halo illumination is proposed. City code does not allow for internal illumination of any kind for residential signage. The lighting would have to come from an external light source such as goose neck lighting or up-lighting.*
- *Setbacks. The developer should anticipate typical residential setbacks for this development. Buildings should be setback 150 feet from the centerline (from centerline of adjacent travel lane) of Highway 41. Buildings should also be setback a minimum of 50 feet from each edge of wooded steep slopes (30 foot no grade-mow), 50 feet from the ordinary high-water mark of Chaska Creek, 40 feet from City park land (including City trails), and 50 feet from the Twin Cities and Western railway right-of-way.*

Freestanding signs are required to be setback at least 15 feet from the right-of-way of Highway 41, and 10 feet from all other property lines.

- *Utilities & Grading. Water and sewer are available to serve the site. It will be important to understand the use's proposed impact on the sewer capacity as well. The project's storm water design will need to meet the City's, Carver County Water Management's, and appropriate State and Federal requirements.*

Site grading will need to address and manage the steep slopes and rolling terrain over the property. The site directly abuts McKnight Lake to the west with steep wooded slopes. It will be important that wooded steep slope setbacks are adhered to. Stormwater management and properly routing drainage will be critical for protecting both lakes and the steep slopes from erosion. Adhering to the City's stormwater management requirements for controlling stormwater runoff rates and providing water treatment will be important since the site will drain to the lakes.

- *Lighting.* Lighting will have to meet the City's lighting ordinance (Section 9.24). Fixtures used will have to be downcast and fully shield. A photometric plan and proposed lighting specs will need to be submitted during preliminary submittal for all lots.

Parkland. The area which makes up this Concept Plan does not contain areas required for city parks, per the Comprehensive Plan. As such the developer would be responsible for paying park dedication fees during the platting process.

Grading. Site grading will need to address and manage the steep slopes and rolling terrain over the property. The overall Oak Ridge site directly abuts Big Woods Lake to the north and McKnight Lake to the west with steep wooded slopes. Stormwater management and properly routing drainage will be critical for protecting both lakes and the steep slopes from erosion. Adhering to the City's stormwater management requirements for controlling stormwater runoff rates and providing water treatment will be important since the site will drain to the lakes.

Utilities. Gravity sanitary sewer exists along the entire west edge of the property. The sewer that exists is a trunk sewer line and is available for connection. Since the development plan proposes a number of new uses an evaluation of the capacity of the sanitary sewer system is needed to evaluate any constraints to the overall system.

Wetlands. The Concept plan generally respects the major wetland areas and wooded slope areas located over the property. It will be important as the plan moves forward to engage and involve the wetland agencies on any proposed impacts. The developer will be required to conduct and submit a wetland delineation report in their preliminary.

Development Costs (Infrastructure Improvements)

The City of Chaska has a number of area-wide development cost such as, but not limited to:

- New Signal/Lane Improvements
- Storm Sewer
- Trails
- Parks
- Sanitary Sewer & Water

Prior to final platting, the developer will need to work with City Staff to determine which of these are applicable and what those fees will be.

Deadline for Agency Actions. The City of Chaska received the complete application for this request on Tuesday, July 6, 2021. Pursuant to Minnesota State Statutes the City must act on this request by **Saturday, September 4, 2021 (60 days)**, unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to Wednesday, November 3, 2021. The City may with the petitioner's consent extend the review period beyond the Wednesday, November 3, 2021 date. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend to City Council approval of the Oak Ridge Concept Plan Amendment, subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Concept Site Plan Review Narrative (pgs. 1-29), prepared by RCS-RCA Oakridge LLC and Continental Properties, dated June 30, 2021
 - b. Site Features Map, prepared by Alliant, dated July 1, 2021
 - c. Site Forces Map, prepared by prepared by Alliant, dated July 1, 2021
 - d. Proposed Site Plan, prepared by Alliant, dated June 9, 2021
 - e. Zoomed In Proposed Site Plan, prepared by Alliant, dated June 18, 2021
 - f. Colored Site Plan, prepared by Alliant, undated
- 2. Adherence with the City Engineer's Memo dated August 6, 2021.**
- 3. Adherence to the City's Boulevard Tree Policy and local street section design.**
- 4. Approval of the new access onto Highway 41 by MnDOT and the City.**
- 5. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.**
- 6. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 7. Provision that Section 9 Special Regulations of the zoning ordinance is complied with in full.**
- 8. Preservation of the wooded steep slopes, and adherence of the 30-foot no grade/no mow buffer and the 50-foot building setback from that wooded steep slope.**
- 9. Provision to provide a high level of landscaping and screening on the edge of Highway 41 and the Twin Cities & Western railway and to be addressed at preliminary submittal.**
- 10. Provision that Planting Islands Section 9.6.5.4 will be met for all lots.**
- 11. Provision that Retaining Walls Section 9.9.6 will be met.**
- 12. Provision that multi-family uses meet Usable Open Space Section 9.11.4.1.1.**
- 13. Provision of a tot lot, or something similar for a kids amenity, and to be addressed in the preliminary submittal.**
- 14. Provision of a tree survey and tree preservation plan at preliminary submittal.**
- 15. Provision that no one Townhouse style of the same design exceed 75 units and be addressed on the preliminary plans.**
- 16. Provision that the three color schemes are more differentiated and be addressed in the preliminary submittal.**
- 17. Provision that the buildings provide for articulation and appeal along all of its edges but more importantly as they abut McKnight Lake and public trails.**
- 18. Provision of buildings that will meet or exceed the City's exterior building material requirements and that those buildings should have an overall theme that is reflective of the place (and Chaska as a whole) as it relates to materials and massing.**
- 19. Provision that mechanical equipment is completely screened from view, and to be addressed in the preliminary submittal.**
- 20. Provision that perimeter fencing and vehicular security gates are eliminated on the plans (with the exception of the pool area), and to be addressed at preliminary submittal.**
- 21. Provision that landscaping/screening is achieved around the proposed edges that abut the public trail and to be addressed at preliminary submittal.**
- 22. Provision that a direct trail connection is achieved between the Springs site and the public trail around McKnight Lake, and to be shown on the**

preliminary submittal.

- 23.Provision that residential signage is not internally, or halo, illuminated.**
- 24.Provision that sign permits are obtained prior to installation of any signs.**
- 25.Provision of a fire turnaround exhibit to be submitted at preliminary.**
- 26.Provision of a parking summary addressing the need for covered parking and how residents without attached garages manage parking on site and getting to their units conveniently, and to be provided at preliminary submittal.**
- 27.Provision of a traffic study to demonstrate the needed improvements (i.e., number of accesses, stacking, turn lanes, etc.) into and out of the multi-family lot to provide a safe and desirable traffic condition, and to be submitted at preliminary.**



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: August 6, 2021
Subject: Oak Ridge Center – Concept Plan Amendment

The master concept plan for the property that is being reviewed has several changes from the previous March 2020 approval. The amendment includes new uses of multi-family and stormwater ponding. The plan includes fully developing the property and will require extensive changes over the currently undeveloped portion of the property.

The development team has continued to work with MnDOT on the improvements to the trunk highway. The traffic control that is being proposed at the Peavey intersection has now been decided by MnDOT as a multi-lane roundabout. The developer and staff are continuing to work with MnDOT through next steps for complete a plan to construct improvements to the trunk highway.

A regional stormwater pond is now being proposed with the concept plan which is a change from the previous submittal as well. The regional pond is planned to serve multiple sites for stormwater treatment needs. This is a nice change from the previous underground system that was proposed previously.

The engineer comments related to the concept plan are listed below:

- 1) Site grading will need to address and manage the steep slopes and rolling terrain over the property. The site directly abuts Big Woods Lake to the north and McKnight Lake to the west with steep wooded slopes. Stormwater management and properly routing drainage will be critical for protecting both lakes and the steep slopes from erosion. Adhering to the City's stormwater management requirements for controlling stormwater runoff rates and providing water treatment will be important since the site will drain to the lakes.
- 2) The Concept plan generally respects the major wetland areas and wooded slope areas located over the property. It will be important as the plan moves forward to engage and involve the wetland agencies on any proposed impacts.
- 3) Gravity sanitary sewer exists along the entire west edge of the property. The sewer that exists is a trunk sewer line and is available for connection. Since the development plan proposes a number of new uses an evaluation of the capacity of the sanitary sewer system is needed to evaluate any constraints to the overall system.
- 4) A trunk water main exists along TH 41 and is readily available for connection to service the proposed property.

- 5) In terms of traffic, additional access onto TH 41 will be necessary to support the new development. The plan includes providing a new multi-lane roundabout located at Peavey Road along with utilizing the existing access as a secondary entrance into the development. The City has been working with both Carver County and MnDOT to understand the overall impacts with the proposed plan. A preliminary traffic analysis has been completed that supports the access plan and increased traffic demand with the development. The traffic analysis for the development needs to further evaluate the internal site restrictions with the proposed uses and the improvements that will be required for the trunk Highway 41. Prior to the preliminary plat approval all MnDOT transportation requirements and approvals need to be met and an agreement in place for satisfying improvements to the state highway.

CONCEPT SITE PLAN REVIEW

THE SPRINGS AT MCKNIGHT LAKE

A multifamily residential development in
CHASKA, MN



CONTINENTAL 589 Fund LLC.

W134N8675 EXECUTIVE PARKWAY | MENOMONEE FALLS, WI 53051

RCS-RCA Oak Ridge, LLC

June 30, 2021

City of Chaska
One City Hall Plaza
Chaska, MN 55318

RE: Oak Ridge Commons - Concept Plan Amendment Submittal

To Whom it May Concern,

In March of 2020, RCS-RCA presented and received approval from the City of Chaska of a concept Master Plan for the Oakridge Convention Center property. In this presentation, the existing hotel and conference Center was to remain, a senior housing campus was being proposed on the south side of the property and a large retail space was proposed along Highway 41. We appreciate the opportunity to submit an Amendment to that Concept Plan for the Oak Ridge Commons project.

Over the last year, the project has been dramatically affected by the COVID-19 global pandemic. The developer of the previously designated senior living campus, United Properties, terminated their contract due to the significant impact COVID-19 had on seniors and their mobility. Today, we are happy to introduce a new developer for the multifamily parcel, Continental Properties, on whom this Concept Plan Amendment is focused. We believe their proposed project – 280 high quality townhome-style apartment units – will be a wonderful addition to our proposed master development and another great housing option for the residents and future residents of Chaska.

Additionally, the hospitality industry has been one of the hardest hit industries by COVID-19 as travel and large conference gatherings have both decreased significantly. The Oak Ridge hotel is now closed and has been for several months. We are currently exploring what the highest and best uses are for the building; the complex has excellent potential to see investment and be given a new life as a productive part of the Oak Ridge Commons development. While we work to find the ultimate new user for this complex, we are planning for each possible scenario to ensure a successful redevelopment of the property to benefit the project and the City.

Fortunately, despite the pandemic, Costco remains an excellent partner in the project and has been working tirelessly to collaborate with all parties to bring the project to fruition.

We want to thank all the staff at the City of Chaska for the significant time and effort they have invested in us and the Oak Ridge Commons project. We are eager to share this update with the Commissioners and Councilmembers as we move forward to bring the redevelopment of Oak Ridge Commons to life.

Please let us know if you have any questions or would like any more information.

Yours truly,



Sterling Black
Chief Manager
RCS-RCA Oakridge, LLC

TABLE OF CONTENTS

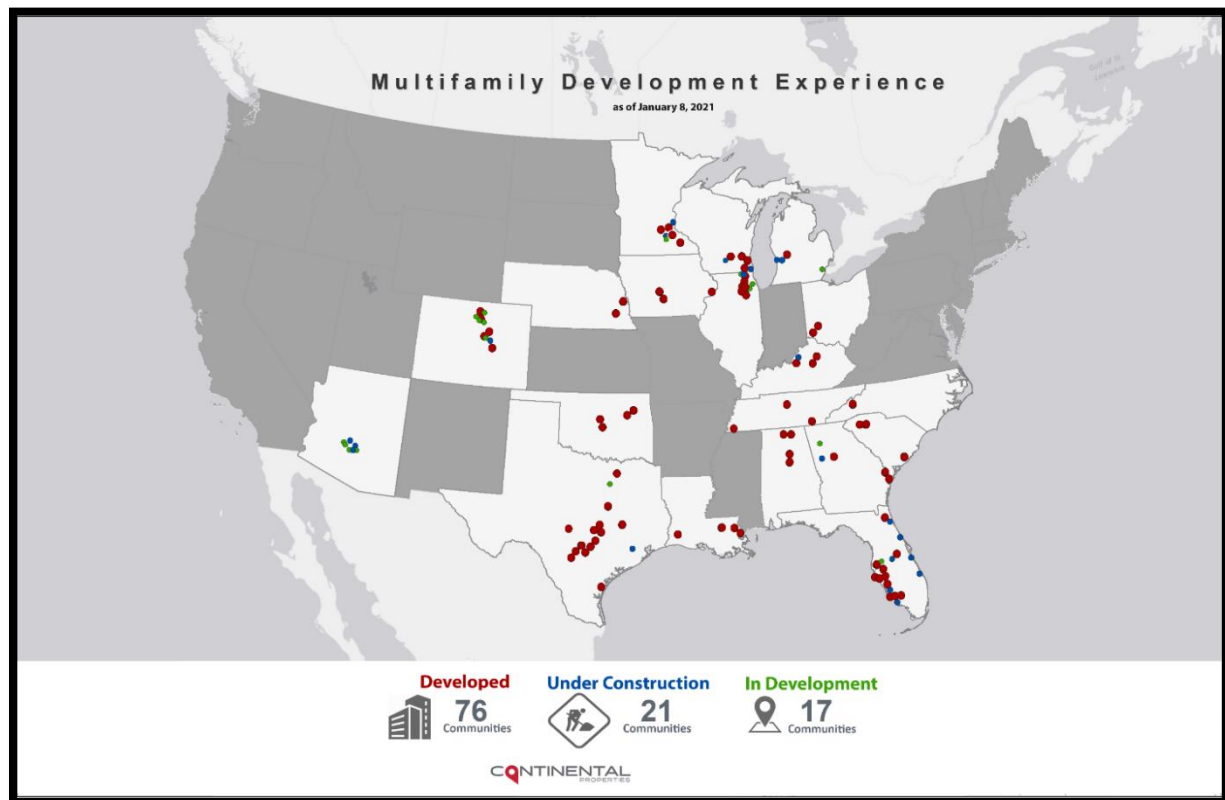
INTRODUCTION	2
PROJECT NARRATIVE	3
Project Introduction	3
Springs Community Overview.....	3
COHESION TO CHASKA’S GUIDING PRINCIPLES	3
Resident Demographics Summary and Amenities.....	4
PROJECT GOALS	7
EXISTING CONDITIONS AND THE PROPOSED SITE PLAN.....	8
Utilities and Traffic	8
Building Elevations, Color Scheme & Materials	9
Construction Duration	11
EXHIBITS	12
EXHIBIT A – Estimated Annual Spending	13
EXHIBIT B – Existing Site Plan and Site Forces Plan.....	13
EXHIBIT C – Proposed Site Plan	16
EXHIBIT D – Traffic Comparison Study	19
EXHIBIT E – Elevations, Color Groups & Sign Package	21

INTRODUCTION

CONTINENTAL'S DEVELOPMENT EXPERIENCE

Continental Properties' portfolio currently includes over 70 Communities across 19 states. Continental owns and operates all of our multifamily communities to ensure the on-site Property Management is first-class. To date, Continental has developed more than 26,000 homes, including 5 communities in Minnesota alone, the two most recent of which are currently under construction in Lakeville and Lake Elmo.

Continental's multi-family development emphasizes the use of suburban modern multifamily communities on the best sites, in the strongest sub-markets within markets with excellent supply and demand characteristics. Continental's portfolio of projects reflects that in its various communities throughout the US, *Multifamily Executive* ranked Continental among the Top 10 Division III (10,000-19,999 units) management companies.



PROJECT NARRATIVE

Project Introduction

Continental Properties Company is a national developer, owner, and operator of Class-A, market rate rental housing communities. Continental 589 Fund (Continental) has a purchase and sale agreement in place with RCS-RCA Oakridge LLC ("RCS-RCA") to purchase 27 acres of land at the southeast corner of Oak Ridge Commons, with intent to build a 280-unit market-rate suburban apartment community known as Springs at McKnight Lake.

Springs Community Overview

Continental's proposed apartment community includes 280 homes within 14 residential buildings. The development will be enclosed and secured by a perimeter fence and automatic vehicular gates at the community entry. Buildings will feature private, ground-level entrances to each home. All buildings are two-stories in height or less. Residents have a choice between attached, direct-access garages, detached garages or ample surface parking to best fit their needs. There will be a variety of home types including 28 studio homes, 112 One-bedroom, 112 Two-bedroom, and 28 Three-bedroom homes, as detailed in the table inset at right.

Type	#	%
Studio	28	10
1-Bedroom	112	40
2-Bedroom	112	40
3-Bedroom	28	10

COHESION TO CHASKA'S GUIDING PRINCIPLES

The Springs at McKnight Lake will contribute and reinforce the Chaska Mission Statement and its Core Strategies. In the following narrative, Continental will demonstrate how these guiding principles will shape our Springs community.

The proposed development brings great value to the surrounding community. Throughout the Community, homes provide modern exterior and interior spaces and finishes. This will be explored in greater detail later in the narrative.

The City comprehensive plan identifies the future land use for mixed residential use. Additionally, the comprehensive plan identifies that housing demand will be significantly driven by the need to provide housing for a population growth and the need to provide a variety of housing options for a diverse population as "Housing Needs".¹ The Springs at McKnight Lake brings a range of new housing options that specifically fulfills that need for current and future residents. With studios to three-bedroom units, the range of demographics served by the proposed community will attract young professionals, provide newer opportunities to current City residents, and will allow for the community's residents to age in place as the comprehensive plan calls out.

The City of Chaska's Comprehensive plan also calls for enhancing the high quality of life, well planned and orderly community development, and a sense of community as "Core Strategies".² The Springs community will provide quality housing options that encourage community interaction within the Springs development along with the natural and surrounding amenities. Several tenant amenities are included within the Springs community. Connectivity among buildings and tenant amenities is provided through an internal sidewalk network. Among the facilities are a 4,630 square foot clubhouse, car care area, pet wash station, a fenced pet playground, picnic areas, and storage lockers. Beyond resident amenities and high-quality finishes (both

interior and exterior) open space, landscaping, a courtyard approach to building layout provides pedestrian connectivity throughout the site to promote further neighbor interaction. Connectivity to the surrounding Chaska community will be incorporated into the Springs community by providing access to the public trail that follows the shoreline of McKnight Lake. This will bolster the healthy lifestyle that the Springs Community strives to provide its residents. Engineering still needs to be completed, but it is anticipated that similar trail connections can be used that were proposed in the former residential plans. The amenities offered will be discussed in greater detail later in this narrative.

The Springs community provides housing opportunities that are near local businesses and retail. The Springs residents spending power will help support local businesses and retailers, fostering future economic and employment growth. *Exhibit A* shows the estimated Annual Spending by Springs at McKnight Lake Residents. This table shows the spending breakdown that results in total annual spending by Springs households to be estimated to be around \$22,000,000. The opportunity for a Springs community at the site's unique location provides needed housing near a densely populous area and large employment centers. Convenient access to the greater Minneapolis area and surrounding suburbs with access to the ample transportation options will provide new housing in an area that has shown the need for additional quality housing. The proximity to the future Costco, Hazeltine Plaza and Chaska Commons commercial areas will see a bolstered customer base and more convenient housing availability for employees.

Continental respectfully requests the City's consideration of this development with specifications as demonstrated in the accompanying information and drawings. Continental strives to live by a specific culture and pledge. *"Better than anywhere else and better than we have ever done it before"* is, among many things, a demand for us to create communities that strive to create the best quality construction, amenities, and the best quality of living for our residents. Much like the City's mission statement, *"To be the 'Best Small Town in Minnesota'"*, Continental looks to reflect Chaska's unique qualities in every aspect of our Springs at McKnight Lake community.

Resident Demographics Summary and Amenities

Springs at McKnight Lake will allow for community integration and enhanced quality of life by enjoying the many amenities offered at the Springs community. the amenities offered at Springs properties is directly related to the demographic that calls Springs communities' home. With over 20,000 residents under management, Continental's property management has significant data on our industry, specifically across each community. The chart below breaks down the age groups of our Springs residents in Metro Minneapolis Springs communities where the 20-34 age group makes up most residents at 42% followed by the 35-49 age group at 20%.

Percent of Residents by Age Group for Metro Minneapolis Springs Properties					
	0-19 yrs	20-34 yrs	35-49 yrs	50-64 yrs	65+ yrs
Springs at Lakeville	18%	38%	19%	17%	9%
Springs at Egan Drive	16%	44%	19%	16%	5%
Springs at Apple Valley	10%	47%	20%	16%	7%
Springs at Cobblestone Lake	17%	38%	20%	17%	9%
Average	15%	42%	20%	17%	7%

The average number of children per community across over 13,000 homes is conservatively estimated at 10% of the total resident population. In our Metro Minneapolis Springs communities, the average number of children is 14% of our total resident population. With this, Springs at McKnight Lake is anticipated to have

	High School (14-18 yrs)	Middle School (11-13 yrs)	Elem. School (5-10 yrs)	Pre-School (0-4 yrs)	% of school aged kids
Springs at Lakeville	6%	4%	5%	1%	16%
Springs at Egan Drive	4%	3%	7%	1%	15%
Springs at Cobblestone Lake	4%	4%	6%	2%	16%
Springs at Apple Valley	3%	1%	5%	1%	10%
Average	4%	3%	6%	1%	14%

These numbers are the reasoning behind our amenity offerings. Connectivity among buildings and tenant amenities is provided through an internal sidewalk network. Among the facilities are a 4,630 square foot clubhouse, car care area, picnic areas, and storage lockers.

The clubhouse is open 7 days a week and includes a large gathering room which can be rented by residents for private events, 24-hour fitness center, kitchen area, coffee bar, and office space for Continental's on-site property management team. A pool and sun deck for the residents are provided behind the clubhouse along with an outdoor grilling area. The fitness room features a large garage-style door which may be opened during warmer months for an open-air workout area. The clubhouse and pool area are served by wireless internet service. All Springs communities include concierge trash pick-up and a centralized trash compacter. Residents will place their trash outside of their entryways and our on-site management team will pick it up and take to our trash compacter located in a centralized area of the site.

In addition to community amenities, residents can choose to have one of several unit amenities that are available to them. All units will have an upgrade signature package which includes granite countertops and stainless-steel appliances. Other upgrades available are beverage islands (wine fridges in kitchen), smart homes (doorbell cameras, smart thermostats, etc.) and stand-up showers which are all separate, additional upgrade option.

Our Springs communities are also pet friendly. In our Springs communities in the Metro Minneapolis area, dogs are the predominate pet with an average of 97 dogs in each of our Springs communities.

# of Pets in Metro Minneapolis Springs Properties		
	Cats	Dogs
Springs at Lakeville	26	104
Springs at Lake Elmo	5	15
Springs at Egan Drive	36	163
Springs at Apple Valley	31	117
Springs at Cobblestone Lake	30	86
Average	26	97

every resident of the Springs. Comparing the Springs at McKnight Lake's amenities to that to comparable rental communities in the City of Chaska, Springs at McKnight Lake will offer more amenities for our residents to enjoy.

Amenity Comparisons to Other Apartment Communities			
	Springs at McKnight Lake	Lake Jonathan Flats	Chaska Place
Clubhouse	x	x	X
Fitness Center	x	x	x
Pool	x	x	x
Dedicated Parking	x	x	x
Concierge Trash Pick-up	x		
Pet Playground	x		
Pet Wash Station	x	x	X
Car Wash Bay	x		x
Package Room	x		x
Outdoor Patio/Grilling Area	x	x	x
Internal Sidewalk Network	x		
Access to Lake Trails	x	x	
Total	12	7	8

Beyond the mentioned Springs amenities, the unique site location creates great open spaces, natural landscaping, and a courtyard approach to building layout. This provides pedestrian connectivity throughout the site to promote further neighbor interaction. With the quaint McKnight Lake as the backdrop of the Springs community, additional connectivity to the surrounding Chaska community will be incorporated into the Springs community by providing access to the public trail that follows the shoreline of McKnight Lake. Springs of McKnight Lake will also connect to future sidewalks along Hwy 41 and to the future Costco development directly north.

The location of Springs at McKnight also provides easy access to many community amenities that the City of Chaska has to offer including retail, recreation, and local area schools. While vehicles will remain the predominate form of transportation, the Springs' residents have the opportunity to use the proposed sidewalk improvements along Hwy 41 along with the Chaska trail system to access area amenities as seen on the map on the following page.



PROJECT GOALS

Springs at McKnight Lake has an overall goal of providing the Chaska area with a high quality, community-based lifestyle. Our site plan and overall development aims to reinforce the Chaska Mission Statement and its Core Strategies. Our garden style apartment approach to multi-family living is unique compared to most developers and it something that Chaska currently lacks. Our amenity and elevation packages for the Springs at McKnight Lake will be unique from other Springs properties in Continental's portfolio to blend in with the overall need of the overall project and the community.

Each Springs community strives to reach outside of our own communities and make a positive impact within the amazing municipalities we are honored to belong to and serve. Continental has the belief that being involved in our local communities is key for a happy, healthy, enhanced quality of life. *Springs Cares, Neighbors on Purpose®* is a program designed to achieve this by promoting charitable giving to non-profit organizations. Each Springs teams have chosen a charitable cause to support within their community. Along with our residents and help from local sponsors, the team will host a variety of events that benefit deserving local charities.

At Continental, we have a mission statement: We are a diverse group of professionals sharing an uncompromising commitment to the highest standards of ethics and integrity in all of our dealings and in our respect for others- our coworkers, our vendors, and most importantly our residents. We are committed to providing unparalleled value to our residents by performing our work better than it is performed anywhere else and better than we have ever done it before. We accomplish our objectives through an eagerness to embrace change and an unwavering dedication to teamwork, fair dealing, superior thinking, economy, and hard work. We are committed to creating opportunities for others by serving as a magnet for the best and the brightest who share our values while offering new perspectives and creativity and

creatively generated from diverse experiences and interests. Continental looks to reinforce that as we proceed with Springs at McKnight Lake through our property management Team that will continue our commitment to all community members through our Springs 5 star Standard with and our Springs Pledge for outstanding customer service. Each one of our communities stands by the following Pledge which is posted in each community clubhouse.



Our Pledge To You

WE CHOOSE TO DELIVER GREAT CUSTOMER SERVICE AND WE WILL LISTEN WHEN YOU FEEL THAT WE'VE MISSED THE MARK. WE EXPECT YOU TO HOLD US TO THIS PLEDGE.

- We will be proactive to anticipate your needs and exceed your expectations
- We need your feedback (positive and negative) and promise to always listen
- We will get to know you as an individual and will treat you with respect
- We will earn your trust, and work hard to keep it
- If we do not meet your expectations within 30 days of your move to our community, we will release you from your lease*

EXISTING CONDITIONS AND THE PROPOSED SITE PLAN

The proposed development site is a natural beauty. Located along the shores of McKnight Lake, the existing condition of the site is a vacant, wooded parcel with swift elevation changes and exiting trail connections to McKnight Lake. The existing conditions and site forces plans can be seen in *Exhibit B*.

The potential of the site brings an understanding and analysis of the site forces. *Exhibit C* shows the overall site plans that Continental has designed to specifically show how the Springs of McKnight Lake will use the existing site conditions to create an enhanced quality of life for future residents. The Springs at McKnight Lake proposal offers greater flexibility in site design with its 14 individual building able to capture grade change more efficiently and create better site lines to the Lake and area green space and the resident amenities. The courtyard design creates exterior community gathering places that will allow resident to enjoy the natural surroundings of McKnight Lake. The Springs site will also have a trail connection to connect Springs residents to Chaska's robust trail system. All buildings in the Springs development will be two (2) stories allowing the natural light to reach the open space courtyards between each building. Additionally, with no common hallways and all direct access units there are essentially no rear elevations at the Springs. Access to individual homes are located on each building elevation.

Utilities and Traffic

Public water and Sanitary services will be connected to the site via the new proposed loop road pre the Oak Ridge Commons Master Plans and will be in public distribution system to each individual building. Dry utilities for electric and gas would be connected through the proposed loop road system per the Oak Ridge Commons Master Plans. Stormwater conveyance and release will be managed through curb, gutter, and on-site storm sewer conveyed to stormwater basins identified in the Oak Ridge Commons Master Plans.

As shown below, the Springs at McKnight Lake reduces the overall traffic demand as compared to the originally proposed Oakridge Senior Living Campus from 597 total trips proposed in Feb 2020 to 522 total trips per the May traffic update. See *Exhibit D* to see the full traffic summary report.

ITE Trip Generation Estimate - Oak Ridge Development Plan - Alliant ICE Report (March 2021)

Land Use (ITE Code)	Size	AM Peak Hour			PM Peak Hour		
		Trips In	Trips Out	Total Trips	Trips In	Trips Out	Total Trips
Multifamily Housing (Mid-Rise) (221)	160 Units	15	42	57	22	14	36
Multifamily Housing (Mid-Rise) ¹ (221)	160 Units	15	42	57	22	14	36
General Office Building (710)	131,457 SF	125	15	140	14	99	113
General Retail (820)	16,000 SF	8	5	13	25	27	52
Discount Club ² (857)	161,000 SF	49	19	68	286	289	575
Total Site Generated Trips		212	123	335	369	443	812
Pass-By Trip Reduction (28% Pass-By Trips) PM Peak Only		0	0	0	-115	-115	-230
Total Net New Traffic		212	123	335	254	328	582

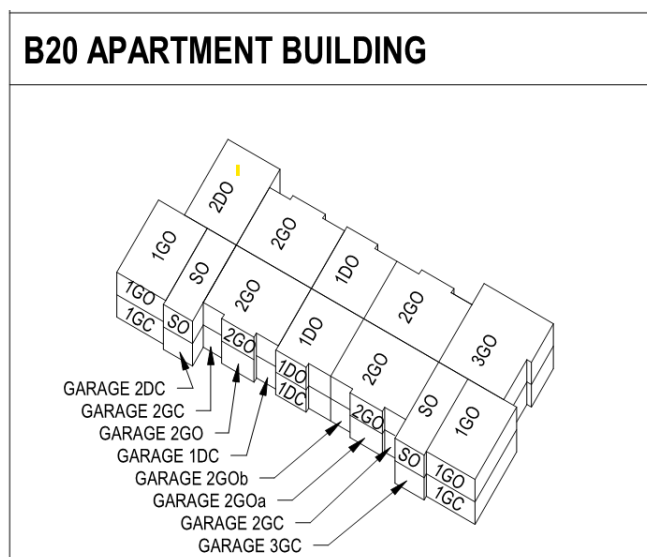
Source: Oak Ridge Development Traffic Impact Analysis, Kimley-Horn and Associates, Inc. (February 2020).

1: Trips generated for Multifamily Housing (Mid-Rise) instead of Senior Adult Housing per latest development plan.

2: Discount Club raw trip generation data includes fueling positions.

The parking required per code is greater than the 545 spaces in the March residential submittal. Per code the Springs parking required would be 2 space per unit or 560 parking stalls. Continental is proposing a total of 576 stalls both covered and uncovered at this development. Which exceeds the parking code. This helps reduce our overall non-pervious footprint and promotes greater infiltration. Each building has eight (8) attached garages and will also provide 30 detached garages for throughout the site giving residents additional parking options. In the Metro Minneapolis market, our Springs properties average 50% garage to unit ratio. This data shows that about half of our Springs residents do not show a need for covered/garage parking.

Building Elevations, Color Scheme & Materials



The Springs at McKnight Lake will be a garden style apartment community with each building featuring private, ground-level entrances to each home with no hallways to unit entries. All buildings are two-stories in height or less. Chaska's Zoning Ordinance defines a townhouse as, "a dwelling unit attached to other dwelling units by common walls, side by side, extending from the foundation to the roof and without any portion of one dwelling unit located above any portion of another dwelling unit, and with each dwelling unit having a separate entrance from outside the building."²

All Springs buildings are stacked vertical occupancies "Stacked Flats" with units on both

floors as seen on the image on the left. While each unit has a direct entrance to the outside, each unit is

on a single level, with units located above the ground floor units. The Springs at McKnight Lake will be under single commercial ownership with all buildings on one lot and on one plat. There are no HOA's associated with the Springs at McKnight Lake since all units are rentable as a singular multifamily community and no unit is individually for sale.

Another unique feature of the Chaska area that the Springs at McKnight Lake will proudly incorporate is the use of Chaska brick in the exterior façade of every building. The picture to the right shows the distinctive brick known for its unique cream color. The use of Chaska brick allows the Springs to create a custom exterior color palette that reflects both the rich history of the area and the modern building styles of today. *Exhibit E* shows this color palette. Within the site, there will be three different color groups, with different color schemes to create a natural, yet unique flow that coincides with the natural elevation of the site. The color groups and their placement within the site can also be shown in *Exhibit E*.



Exterior elevations provide architectural interest through varied rooflines and four-sided architecture which can be seen below and in *Exhibit E*. Quality building materials, such as HardiePlank lap siding, HardiePanel vertical siding, and brick masonry are incorporated into the building elevation design adding



Front Elevation

further visual interest and promoting a sustainable approach through more durable maintenance-free building materials. Alongside a carefully selected color palette, roof accents over unit entries bring additional articulation and sense of place to the buildings and homes within the community. Large-scale windows are provided in each unit to promote an abundance of natural lighting, creating opportunities to optimize passive solar heating and cooling systems. Each building provides articulation to break up the structure's massing and provide human scale by incorporating balconies, covered doorways, and unit projections to create variation with each façade. All ancillary structures also feature the same quality and durable materials stated above. The images on the next page is a concept of our clubhouse and the halo sign that will be located on the left and front sides of our clubhouse. *Exhibit E* shows the halo sign in more detail. Springs will also have a panel sign in the monument sign as part of the Oak Ridge master development. Please note that these elevation renderings are showing Chaska brick.



Construction Duration

The Property will be constructed in a single phase but will be sequenced. The entire site will be graded, and utilities will be completed first, then buildings will be constructed sequentially so that pre-leasing activities can occur in a leasing trailer 3 months prior to the clubhouse opening and 1st building occupancy. Buildings will then be completed for occupancy approximately every 4 weeks thereafter. The total construction time is projected to take 18 to 24 months starting in Spring 2022.

EXHIBITS

EXHIBIT A – Estimated Annual Spending

Estimated Annual Spending by Residents

Springs Apartments (Chaska, MN)

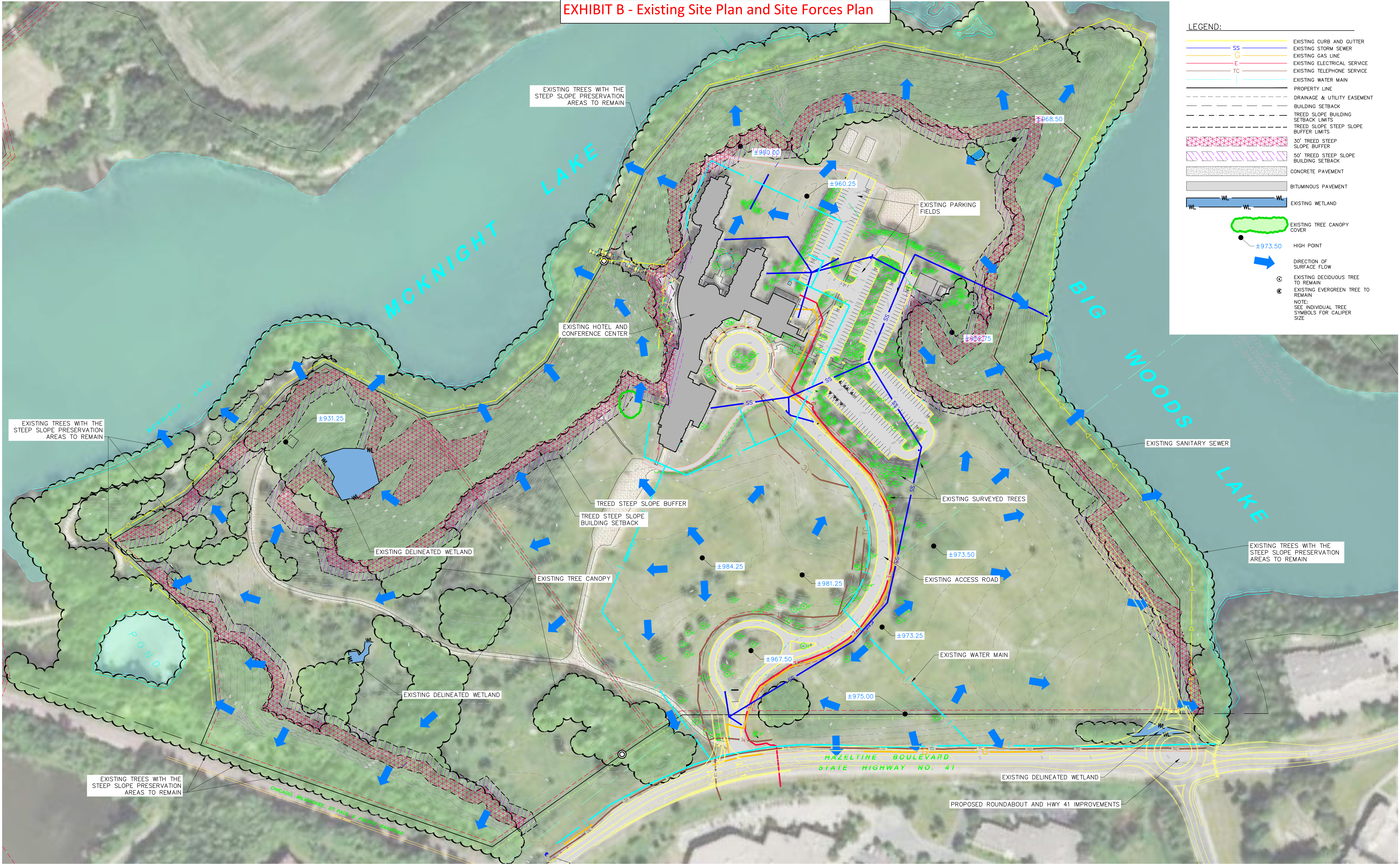
Minneapolis-St. Paul-Bloomington, MN-WI MSA

May 24, 2021

	Avg. Annual Expenditure
Apparel and Services	\$ 3,157
Computer	\$ 286
Entertainment & Recreation	\$ 4,752
Financial	\$ 4,446
Food	\$ 13,980
Health	\$ 830
Home	\$ 28,665
Household Furnishings and Equipment	\$ 2,090
Household Operations	\$ 2,778
Insurance	\$ 11,102
Transportation	\$ 8,861
Travel	\$ 2,807
Total Average Annual Expenditures per Household	\$ 83,753
LESS "Homeowner Expenses"	
Mortgage Payment and Basics (11)	\$ 16,920
Maintenance and Remodeling Services	\$ 4,056
Maintenance and Remodeling Materials (12)	\$ 821
Lawn and Garden (16)	\$ 726
Subtotal	\$ 22,522
Subtotal - Annual Expenditures per Renter Household Excluding Rent	\$ 61,231
Average monthly rent at Springs	\$ 1,785
Plus Average Annual Rent	\$ 21,420
Total Annual Expenditures per Springs Household	\$ 82,651
Total Apartment Homes in Springs Community	280
Total Households (95% occupancy)	266
Total Residents (avg. household size of 1.9)	505
Total Annual Expenditures by Springs Households	\$ 22,000,000

Source: Continental Properties analysis, ESRI 2020 "Retail Goods and Services Expenditures" report

EXHIBIT B - Existing Site Plan and Site Forces Plan

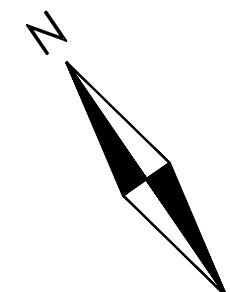
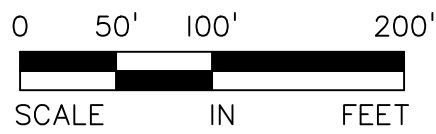


OAK RIDGE COMMONS - SITE FEATURES MAP

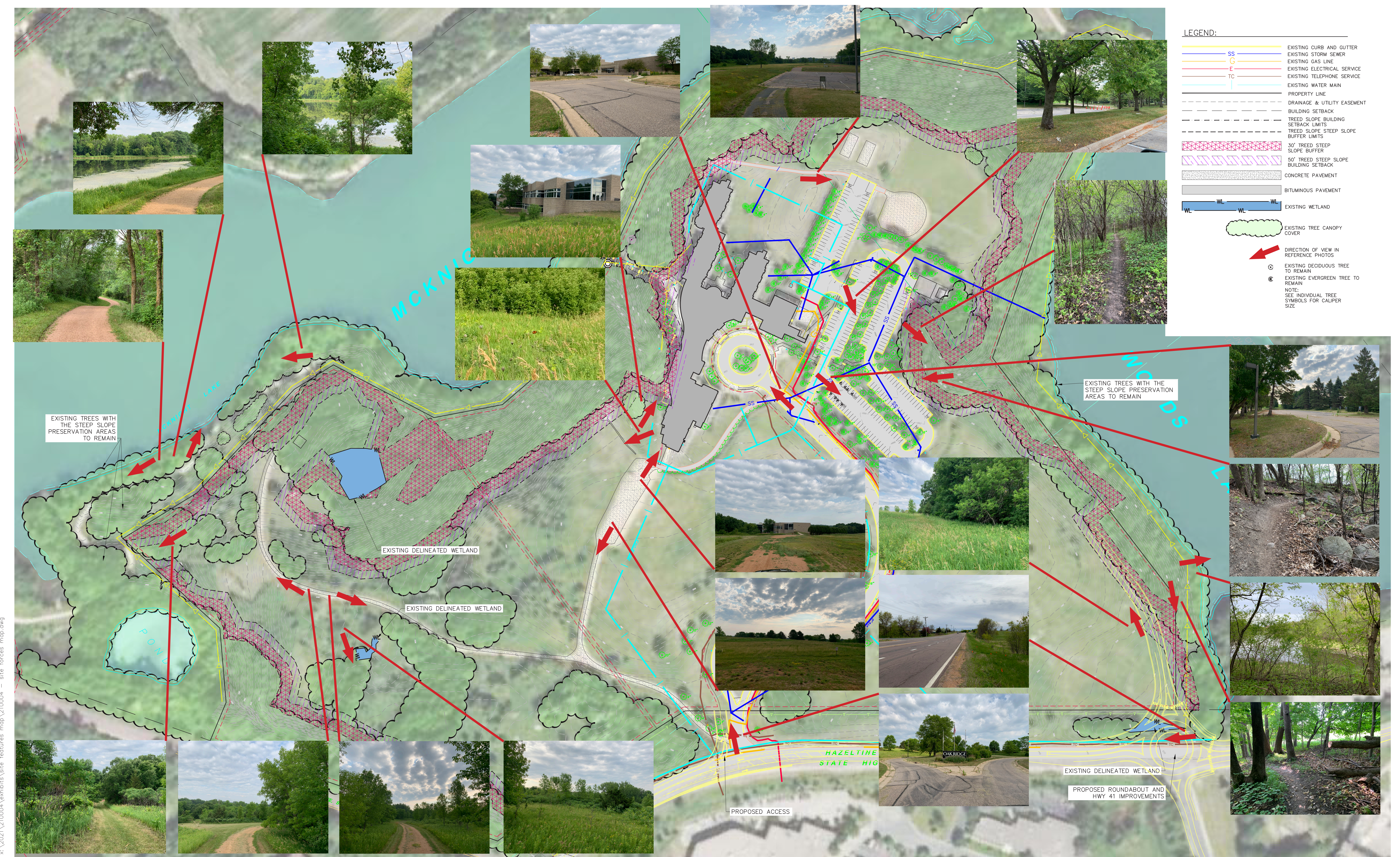
HWY 41 AND PEAVEY ROAD, CHASKA, MN

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Packet Page 36 of 68



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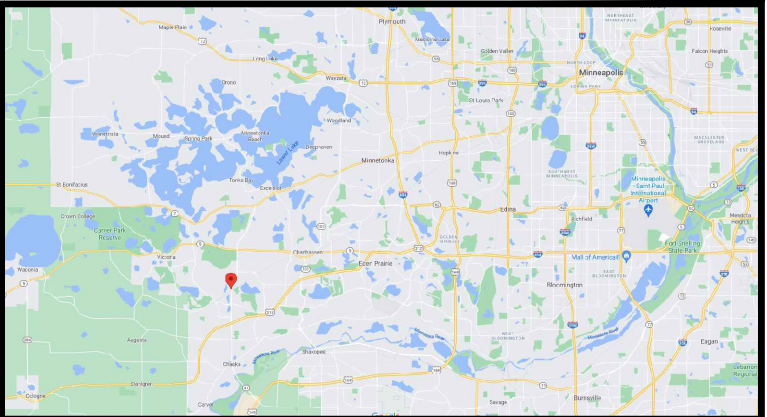
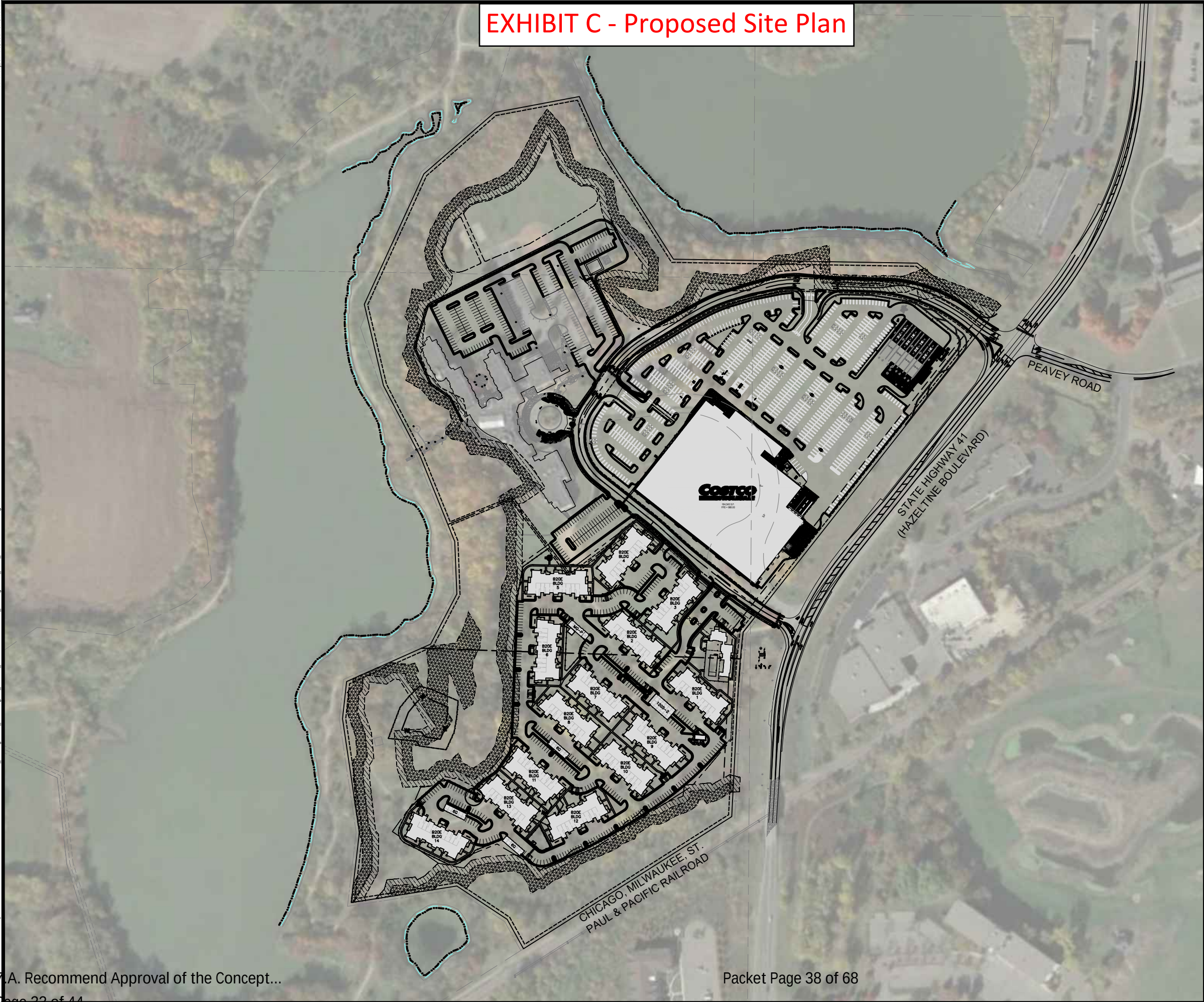


OAK RIDGE COMMONS - SITE FORCES MAP

HWY 41 AND PEAVEY ROAD, CHASKA, MN

7-1-21
Packet Page 37 of 68

EXHIBIT C - Proposed Site Plan



VICINITY MAP
SCALE: NTS

SITE INFORMATION		
MULTIFAMILY AREA	15.08 ACRES	
TOTAL AREA	15.08 ACRES	
DENSITY	18.57 DU/ACRE	
BUILDING / LANDSCAPE SETBACKS	NORTH	12' / 15'
	SOUTH	15' / 15'
	EAST	150' * / 15'
	WEST	0' / 0'
*150' SETBACK FROM CENTERLINE OF HWY 41		
BUILDING INFORMATION		
CLUBHOUSE	4,630 SF	
RESIDENT BUILDINGS	QUANTITY	HEIGHT
B20E (20 DU/BUILDING)	14	2-STORY / 32'
TOTAL RESIDENT BUILDINGS 14		
GENERAL HOME MIX	HOMES	PERCENTAGE
STUDIO	28	10%
1-BEDROOM	112	40%
2-BEDROOM	112	40%
3-BEDROOM	28	10%
TOTAL HOMES	280	100%
PARKING INFORMATION		
PARKING	QUANTITY	
ATTACHED GARAGES	112	
	ATTACHED TO HOME	98
	FLOATER	14
TANDEM SPACES	NOT INCLUDED	
DETACHED GARAGES	30	
	6G (6-BAY)	3
	12GS-2 (12-BAY WITH STORAGE)	1
GROUPS BUILDING (MG-P)	1	
TOTAL COVERED PARKING	143	
SURFACE PARKING	349	
APRON SPACES	84	
TOTAL UNCOVERED PARKING	433	
TOTAL PARKING PROVIDED	576	
PARKING REQUIRED PER CODE	560	
HOME PARKING RATIO	2.06	
OVERALL GARAGES/HOME	0.51	
COVERED PARKING RATIO	0.25	
CLUBHOUSE PARKING	15	
ADA PARKING	24	
PARKING DIMENSIONS		
STANDARD STALL	9' X 18' (Addt. 2' Overhang)	
ADA STALL	9' X 18' (Addt. 2' Overhang)	
DRIVE WIDTH	24'	
SITE AMENITIES		
AMENITY	QTY / SF / NOTES	
SWIMMING POOL	INCLUDED	
FITNESS CENTER	INCLUDED	
CAR CARE CENTER	INCLUDED	
PET PLAYGROUND TYPE A	4,900 SF	
PET PLAYGROUND TYPE C	2,700 SF	
ENCLOSED YARDS	12	
STORAGE LOCKERS	7	
PARCEL PICKUP	INCLUDED	
GRILLING AREA	1	
PROPERTY BOUNDARY		CIVIL

CONTINENTAL 589 FUND LLC

An affiliate of



W134 N8675 Executive Parkway
Menomonee Falls, WI 53051
Phone: 262-502-5500 Fax: 262-502-5522

DRAWN BY: MMS

STATE: MN

INITIAL DATE DRAWN: 6-9-2021

STREET: HAZELTINE BOULEVARD AND OAKRIDGE DRIVE

REVISIONS

DATE

DESCRIPTION

REV

DESCRIPTION

REV

REV:

CITY: CHASKA

NORTH



SHEET:

D1-1





SPRINGS AT MCKNIGHT LAKE

CHASKA, MN

EXHIBIT D - Traffic Comparison Study

ITE Trip Generation Estimate - Oak Ridge Development Plan - KHA Study (February 2020)

Land Use (ITE Code)	Size	AM Peak Hour			PM Peak Hour		
		Trips In	Trips Out	Total Trips	Trips In	Trips Out	Total Trips
Multifamily Housing (Mid-Rise) (221)	160 Units	15	42	57	22	14	36
Senior Adult Housing (Attached) (252)	375 Units	25	47	72	27	24	51
General Office Building (710)	131,457 SF	125	15	140	14	99	113
General Retail (820)	16,000 SF	8	5	13	25	27	52
Discount Club ¹ (857)	161,000 SF	49	19	68	286	289	575
Total Site Generated Trips		222	128	350	374	453	827
<i>Pass-By Trip Reduction (28% Pass-By Trips) PM Peak Only</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>-115</i>	<i>-115</i>	<i>-230</i>
Total Net New Traffic		222	128	350	259	338	597

Source: Oak Ridge Development Traffic Impact Analysis, Kimley-Horn and Associates, Inc. (February 2020).

1: Discount Club raw trip generation data includes fueling positions.

ITE Trip Generation Estimate - Oak Ridge Development Plan - Alliant ICE Report (March 2021)

Land Use (ITE Code)	Size	AM Peak Hour			PM Peak Hour		
		Trips In	Trips Out	Total Trips	Trips In	Trips Out	Total Trips
Multifamily Housing (Mid-Rise) (221)	160 Units	15	42	57	22	14	36
Multifamily Housing (Mid-Rise) ¹ (221)	160 Units	15	42	57	22	14	36
General Office Building (710)	131,457 SF	125	15	140	14	99	113
General Retail (820)	16,000 SF	8	5	13	25	27	52
Discount Club ² (857)	161,000 SF	49	19	68	286	289	575
Total Site Generated Trips		212	123	335	369	443	812
<i>Pass-By Trip Reduction (28% Pass-By Trips) PM Peak Only</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>-115</i>	<i>-115</i>	<i>-230</i>
Total Net New Traffic		212	123	335	254	328	582

Source: Oak Ridge Development Traffic Impact Analysis, Kimley-Horn and Associates, Inc. (February 2020).

1: Trips generated for Multifamily Housing (Mid-Rise) instead of Senior Adult Housing per latest development plan.

2: Discount Club raw trip generation data includes fueling positions.

ITE Trip Generation Estimate - Revised Oak Ridge Development Plan - KHA Method (May 2021)

Land Use (ITE Code)	Size	AM Peak Hour			PM Peak Hour		
		Trips In	Trips Out	Total Trips	Trips In	Trips Out	Total Trips
Multifamily Housing (Mid-Rise) (221)	280 Units	26	75	101	38	24	62
General Office Building (710)	131,457 SF	125	15	140	14	99	113
Discount Club ¹ (857)	161,000 SF	49	19	68	286	289	575
Total Site Generated Trips		200	109	309	338	412	750
<i>Pass-By Trip Reduction (28% Pass-By Trips) PM Peak Only</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>-114</i>	<i>-114</i>	<i>-228</i>
Total Net New Traffic		200	109	309	224	298	522

Source: Oak Ridge Development Traffic Impact Analysis, Kimley-Horn and Associates, Inc. (February 2020).

1: Discount Club raw trip generation data includes fueling positions.

ITE Trip Generation Estimate - Revised Oak Ridge Development Plan - Alliant Method (May 2021)

Land Use (ITE Code)	Units	Size	AM Peak Hour Trips ¹			PM Peak Hour Trips ¹		
			Trips In	Trips Out	Total Trips	Trips In	Trips Out	Total Trips
Multifamily Housing (Mid-Rise) (221)	Units	280	26	75	101	75	48	123
	15% Multi-Use		-4	-11	-15	-11	-7	-18
	Land Use Gross Trips		22	64	86	64	41	105
	Pass-By Trips		<i>Not Applicable</i>					
	Land Use Net Trips		22	64	86	64	41	105
General Office Building (710)	Square Feet	131,457	131	21	152	24	127	151
	15% Multi-Use		-20	-3	-23	-4	-19	-23
	Land Use Gross Trips		111	18	129	20	108	128
	Pass-By Trips		<i>Not Applicable</i>					
	Land Use Net Trips		111	18	129	20	108	128
Discount Club ² (857)	Square Feet	161,000	55	24	79	336	337	673
	15% Multi-Use		-8	-4	-12	-50	-51	-101
	Land Use Gross Trips		47	20	67	286	286	572
	37% Pass-By Trips		-12	-12	-24	-106	-106	-212
	Land Use Net Trips		35	8	43	180	180	360
Subtotal Gross Trips			212	120	332	435	512	947
Multi-Use Reduction			-32	-18	-50	-65	-77	-142
Development Gross Trips			180	102	282	370	435	805
Total Pass-By/Diverted Link Trips			-12	-12	-24	-106	-106	-212
Net New Trips			168	90	258	264	329	593

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.

Note: Multi-Use Reduction and Pass-By/Diverted Link Trips only applied to applicable land uses and peak hours.

1: Trips generated for the a.m. and p.m. peak hours of the adjacent roadway network.

2: Discount Club raw trip generation data includes fueling positions.

EXHIBIT E – Elevations, Color Groups & Sign Package

McKnight Lake - Clubhouse - With Chaska Brick

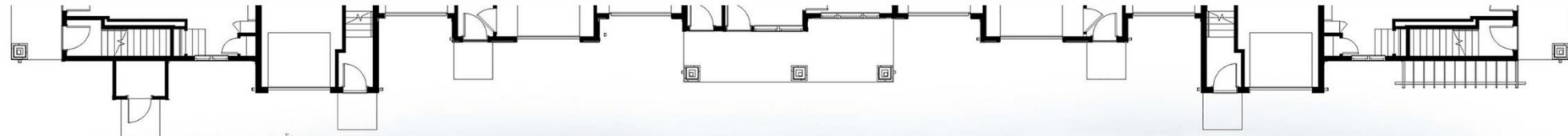


SCHEME A - BLUE



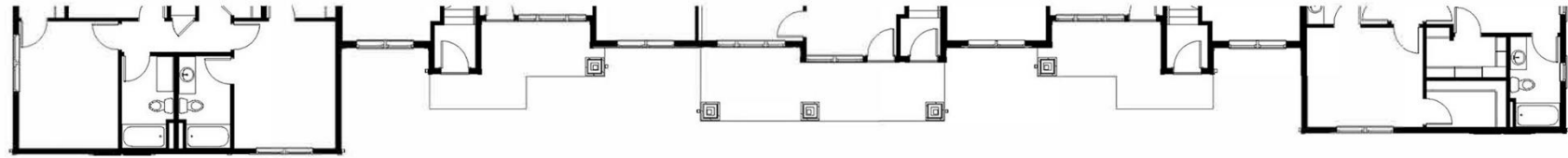
Front Elevation

SCALE: 1/16"=1'-0"



Rear Elevation

SCALE: 1/16"=1'-0"

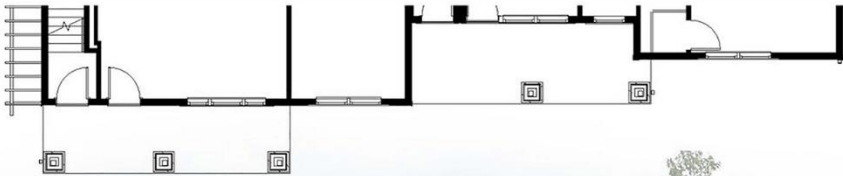


SCHEME A - BLUE



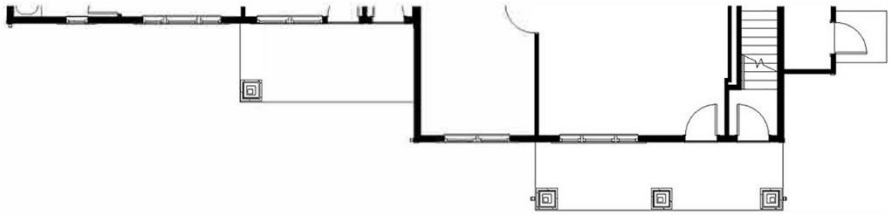
Right Elevation

SCALE: 1/16"=1'-0"



Left Elevation

SCALE: 1/16"=1'-0"

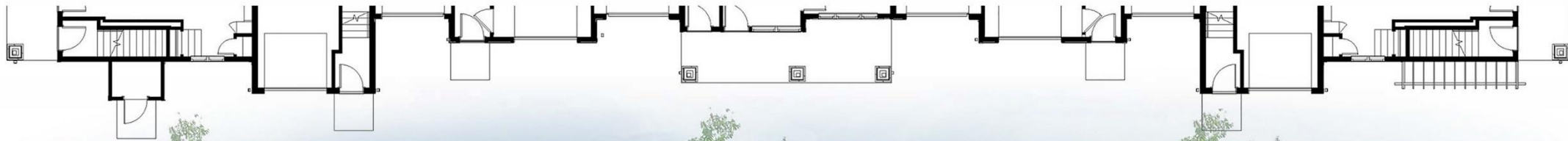


SCHEME B



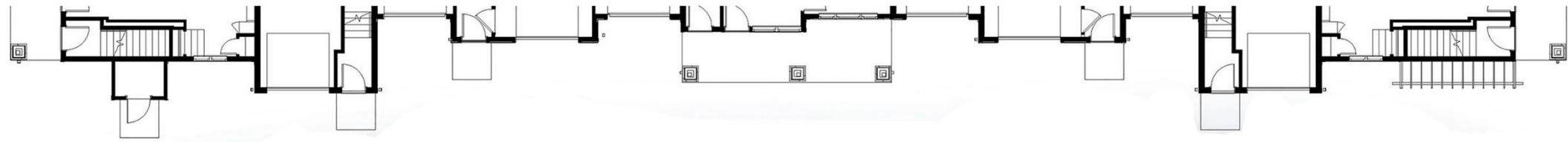
Front Elevation

SCALE: 1/16"=1'-0"



Front Elevation

SCALE: 1/16"=1'-0"

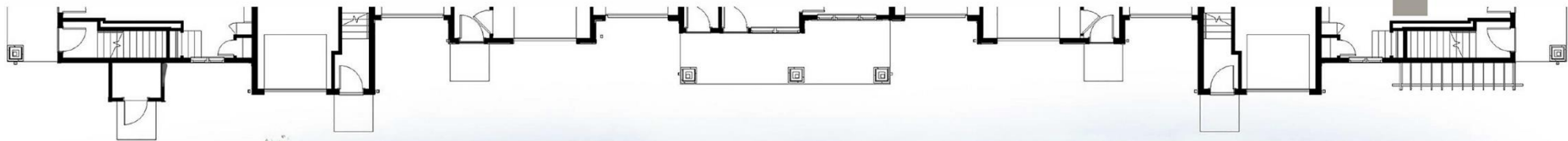


SCHEME C - BLUE



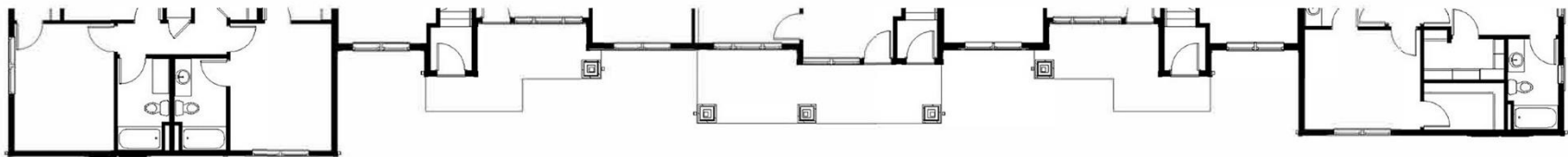
Front Elevation

SCALE: 1/16"=1'-0"



Rear Elevation

SCALE: 1/16"=1'-0"



Color Group "A"



Front Elevation

Color Group "B"



Front Elevation



Color Group "C"



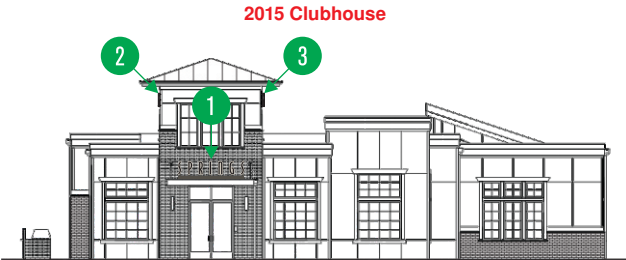
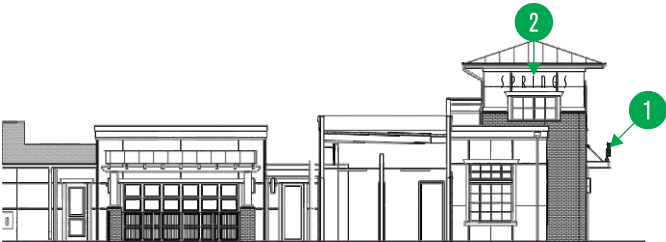
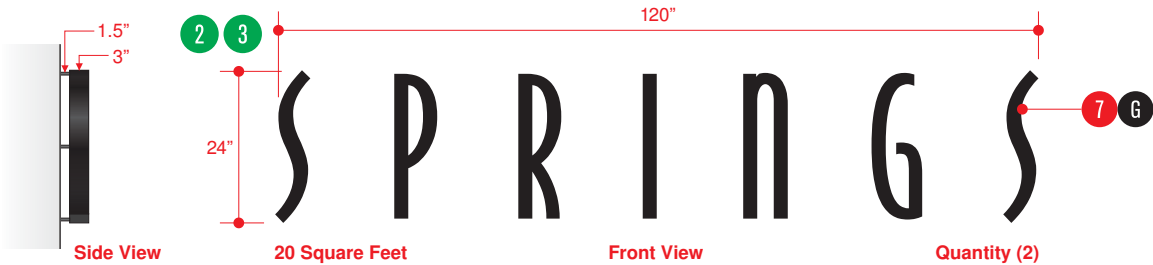
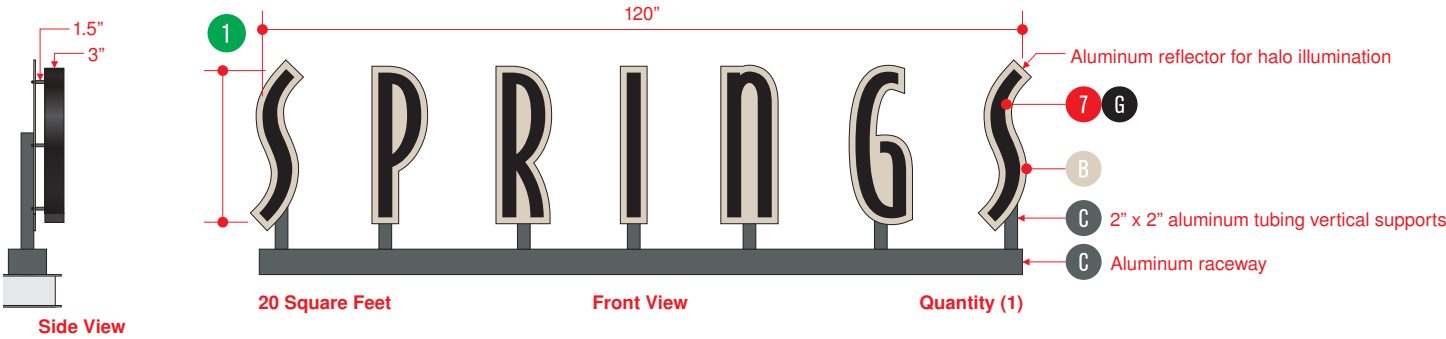
Front Elevation

EXTERIOR COLOR SCHEME

Springs at McKnight Lake

CHASKA, MN

Clubhouse Tower Halo Letters



Elevation depiction intended for general concept illustration and is not to exact scale. Actual sizing & perspective will vary slightly from image.

7.A. Recommend Approval of the Concept...

CLIENT	SPRINGS APARTMENTS
	A
	A
CONTACT	Sales Rep CJ Hines
	File Name springs A
	Design TDH
SITE	Draft:
	Rev 1:
	Rev 2:
FILE	Rev 3:
	Rev 4:
	Rev 5:
CLIENT REVIEW	Rev 6:
	☐ Approved
	☐ Approved as Noted
	☐ Revise & Re-submit
	Name
	Title
	Date
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Chaska Park Board
May 11th, 2021
Meeting Minutes
Chaska Event Center
In person and Via Zoom

1. Call to Order

The May 11th meeting of the Chaska Parks Board was called to order by Chair David Downs at 7 pm, in person and via Zoom.

2. Roll Call-Monteith

In Person-David Downs, Jason Branch, Elizabeth Wynveen, Georgiann Keyport, Jalen Destin, Thomas Massey,

Attendance via Zoom: Donelle Heieie, Karli Cich, Zach Saueressig

Staff: Marshall Grange, Mary Monteith, Kevin Wright, Communications Manager

3. Adopt Agenda

Motion by Saueressig, second by Branch to adopt the May 11th meeting agenda.

Downs asked Monteith to do Roll Call-All Aye's

4. Visitor Presentation

None. Those present are here for Agenda item 7A, Wagner property.

5. Approve Previous Meeting Minutes

Motion by Wynveen, second by Branch to approve Park Board minutes from April 13th, 2021.

Motion Carried.

6. Receive Council and Planning Meeting Minutes

6A. Council Minutes April 5th

6B. Council Minutes April 19th

6C. Planning Minutes March 10th

7. Action Items

7A. Recommendation to City Council & Planning Commission on Lennar Concept Plan for Wagner property

Grange introduced this concept to the board. The placement of this neighborhood park aligns with the 2040 Comp plan, which is our guiding document.

Shared site location, the property in red is the property to be developed. Grange noted the current park locations, the yellow dot is a Jonathan mini park, Acorn Park (Jonathan owned) and Shadow Wood, (city owned). He also addressed the distance between the parks. The blue dot is where we determined the park should go.

Grange shared the concept plan that was submitted by Lennar for review. There is a three-step process for development, a concept plan, a preliminary and then a final plan. Since there will be a park in this development, the park board is responsible for reviewing that piece of this development and making comments and recommendations. The plan then goes on to the planning commission for review and comment, then lastly to the council for preliminary approval. The total site acreage is 45.47, currently showing 102 lots. The city can take up to 10% of the land for park dedication (4.55 acres), cash in lieu of land, or a combination. We are seeking some land and some cash from the developer.

Grange spoke to the Park Exhibit from Lennar and pointed out the recommended location for the park in the NW corner. The developer proposed 2.6 acres for the park, on the back north side of the homes, including a breakthrough between two lots.

His role in this as director of Parks and Rec is to define the best option, what provides the most value for park use, we want to make sure that we are getting land dedication that is useable for the park. Ask the question, how can we use this land for the park. Some of this shows undevelopable land and steep slopes, it would be difficult to get a trail through some of the areas. In his recommendation, lot 52 over from the east, is not usable, it is only about an acre. It is a narrow space, located to the east between a steep slope and the backs of those lots. I am not seeing purpose for that triangular piece, it is not usable area, so not including in the park land dedication. On the Western edge, on the backside of 54/56 are unusable for programming as well.

Grange's recommendation is to omit 3 lots, 53, 54, 55. That would net 2.65 acres, contained in one area, providing nice sightlines into the park, and accessibility. It also highlights the new park for the development. In addition to removing the 3 lots, the city could also look into access to the park off Autumn Woods Park as well. Taking the remainder of the park value in cash to use the funds to do the playground park area.

Grange turned things over to the Park Board for questions:

Keyport-What type of amenities will there be in the park. Grange addressed that, too early for that yet. Once final plan approval, we would talk through that more.

Wynveen-what's typical acreage of Chaska parks? Grange, per National Parks Association, around 3 to 15 acres. There are existing Chaska parks that are way smaller though as well. What feels right here?

Massey-the park entrance, what would that look like? Grange, there are some trees along there, ideally provide sightlines. No parking.

Wynveen-your map of other parks in Jonathan. What is the potential for Jonathan Association to be involved with this? Where are these discussions at? Not sure, that would be between the council and Jonathan.

Saueressig-is there a feeling of too many parks there already? Grange, falls back again to the Comp plan and the vision expressed in it. Staying true to that goal. Shadow Woods is the nearest, a small park behind two houses. Yes, there is a need.

Downs, will certainly serve the needs of the east and north residents.

Cich-would that natural wetland area be kept? Grange, yes, absolutely. The city prioritizes trees and maintaining them.

Wynveen-that area is densely wooded, not ideal for kids and animals. There is a lot of brush back there. Grange, could be a factor in needing those lots omitted for a larger park space.

Josh Metzger-Lennar, as far as joining the Jonathan Association, still exploring that, attorneys are looking into it. Excited to be in Chaska.

He understands where Grange is coming from, and his request, we will probably revise the plan to reflect that. Hoping that there is flexibility, as those three lots are prime lots. Revise things to reflect a 2.5-acre park.

Emily Rome Welter-2887 Ironwood Blvd. She has a signed petition from most of the area around this site, she will share with you. 110 households. They are exceptionally concerned with this development, including the park issues talked about here, as well as the density.

This land is 45.46 acres, there are 150 acres around it, where 100's of us built our homes.

The density proposed for this development is not at all similar to the other existing neighborhoods. That will be addressed in depth at both the upcoming planning and council meetings. The 2.5-acre park you mention earlier, that is the same size as the Jonathan mini park, which has been paid for and maintained by Jonathan residents for years. While we are happy to share our parks, we are not happy to fund the enjoyment of another development that is not participating in sharing in that.

The other piece, that mini park serves 58 homes. What we are proposing here is 102 homes, it simply is not enough. It cannot be balanced on the backs of those of us who have been contributing for years. Think about that, think carefully about the amount of land there and expand that park space.

Everyone here is concerned about this. 110 families. We want to be good neighbors, but this is exceptionally upsetting. We ask you to really look at what is being proposed. 102 homes compared to 58. Focus on the 3-15 acres, specify the 3 lots that you want omitted.

The Park location, consider the traffic it will bring.

You identify the lots to be taken out, it is outrageous that they be allowed cart blanc. They will not do it in our favor. Please strongly consider our opposition to what they are doing here and what they are proposing.

What is the average size of neighborhood parks? Grange shared that NRPA states 3-15 acres.

Doug Schoon, 3095 Autumn Woods Dr-I am recommending to close Autumn Woods Dr to Julian, make it a trail. So many kids cut through here daily going from Pioneer to Audubon, it is dangerous. This is a missed opportunity for a great trail.

Jeremey Landkammer-Here on behalf of Jonathan Association, I serve on the board. We have made it clear to the city planning commission that it is our intent to welcome this type of development, I hope that Lennar moves forward with working with us. I am concerned about the idea of Autumn Woods Drive entrance, not sure how they would access this, there is no trail, it is a very busy road. Concerns with safety and children. Encourage the park board to think about these things. It could be a park for all of Autumn Woods and to work with the Jonathon Association to incorporate that.

Jay Rohe-3621 Cavallo Pass-Historical prospective to this. I represented this group when I was elected. You have the power to look at this park proposal and say no or make things right. It was always a thought this property would be an extension to Autumn Woods. To not be a part of the Jonathan Association would be a big mistake. You have the power to look at this on its merits. From a park perspective, it could be bigger, a larger location. Putting density in when we have the opportunity to connect this neighborhood.

Kirsten Taylor-2893 Forest Ridge, referenced in the 2040 Comp Plan open space is so important. There is no trail along Autumn Woods. Look at the plat design, include some of those things. Consider a trail. Open space that is part of the 2040 plan. Hit that 3-15-acre park, of usable space. Where you are putting the pond and trails. Consider all that.

Mark Lundgren-3075 Autumn Woods Dr. I commend you on the comments on the on-street parking. The park is too small, there is a density issue. If residents from Julian area and Audubon can use it, you will have a parking issue. Expand it.

Downs, neighborhood parks are meant to be walked to

Branch-this is a neighborhood park, right? Clarification? Yes

Emily-I need to better understand the working of the land, money part, explain the workings of park dedication. Grange, could take up to 10% of the land, any more than that would need to be purchased. If we took all the land, we would need to fund the park via taxes.

Emily- Jeremy's comments, if you took all the land, the Jonathan Association has money to build parks. Taking more land to serve a denser neighborhood, marrying it with Jonathon, I would hope that enters these discussions as an option.

Saueressig, to Emily, so it boils down to your petition, what are specifically your wants. Emily, bigger park, and trails, the density concern of the development, concern on increased traffic, and to be a part of Jonathan Association.

Taylor-Hopes it becomes part of the Jonathon Association, that would be great.

Nicole Loeding-2867 Ironwood, safety is big. 100 new homes, 200 new kids, the increased capacity and safety.

Jeremy-clarify, Jonathon invested \$120,000 into Acorn, \$70,000 into Ironwood/Butternut this year. We would love to work with Lennar and take those monies and this space and build it out. There is limitation to these parks, we look at investment we need to make to service these communities. Jonathan would like to work with the city on the amenities on this park and the surrounding neighborhoods.

Gretchen K-2868 Ironwood Blvd., I speak on the trail system, we get out on them, and meeting new people, the safety around things and getting to know people. Echo Emily, get things in writing to Lennar, what you would like proposed, number of lots, etc., to the developer.

Doug-Questions on the process moving forward, Downs explained.

Kim, 2874 Ironwood Blvd. Question on park land allocation, does it consider the density to park land? Grange, we are not looking at the number of homes, we are looking at the amount of space that is there. Generally looking at 2.5-2.65 acres, for a nice grassy area as well as playground and maybe trails. Park access for Autumn Woods drive.

Saueressig-Disconnect between Lennar and Jonathan? Grange not a part of those discussion. Good to know that those conversation are occurring though. Our decisions tonight are based on what we have before us.

Downs, Close the public part, discussion amongst us now, try and focus on just the park piece.

Do we want to proceed with the recommendation that Grange provided to us?

Wynveen, I am disappointed in the park size. Ask for 53, 54, 55, also ask for 56 as well. You need more space for this park, that is to support this amount of community members. If you drive north, there are no parks there either. 2.65 acres is not enough.

Heieie, question, can trails be added/expanded along Autumn Woods north side. Always a fan of more trees, more parkland, more space.

Grange-We would need to come up with a finance resource to build, maintain those trails.

Downs that should be a part of the Master Bike/Trail plan discussion. Not here, we cannot bite off too much.

Grange, may be opportunity for trails along the northern side of that wetland, the city owns that land. Bring trails through there to access the park there, lot 52 to the east.

Saueressig-what are we making recommendation on tonight. Grange, has his recommendations for tonight that he laid out. Do you agree with mine or go another route. Put our best foot forward with city council. We are just a recommending body to them.

Downs, we should get the other concerns outside of our area, to appropriate staff. Grange will do.

Downs-Staff should look into the relationship between the city and Jonathon. Not sure who that staff is or what department.

Branch-concerned with hypotheticals expressed today with regards to Jonathan. Deal with the facts here.

Discussion on a neighborhood meeting that Lennar had held previously.

Grange-Pulled up his recommendation, may need to be more specific with things. Generally going into this, 2.65 minimum acres, recommendation receiving park land and cash, omit 53, 54, 55.

Destin-what is the full size of the development we could take 4.55 acres. Who is responsible for the trails? Grange trails become an amenity we would consider within the park. If we took all the land, whatever trails, playground area, etc., we would need to find the money to do that.

Massey-Alternative to not build the park and take the cash. I agree with Liz, not big enough, do we go up to the 4.55 acres. Maybe we look at the city talking with Jonathan, also access on the north side is a large safety concern. Are those concerns addressed by the planning commission?

Grange, road traffic, is the city and planning, the city has the obligation to do as safely as we can.

Downs-extend the park to the road, get more land. Why wouldn't we include that plot the city owned.

Shoon-walk that property, it is so dense you cannot see oncoming traffic. Always has been a safety issue.

Lundgren-take the land, do not worry about what you are going to put there tonight. You will not get more land later.

Wynveen-request more land for these residents, there will be new families with lots of children who need a big park to play in.

Downs-there is no more suitable land to take. This is a pretty good size area. 4.5 acres is the max.

Heieie-push for more land, this would be a minimum, include a strong recommendation.

Downs, we need to make a recommendation. Is 2.5 acres adequate? Marshall has said it is, I have to agree with him.

Branch-A small park, but big amenities. If we take the land, where will the money come from.

Keyport, we are hearing a density issue when compared to parks around them. Can you recommend to council, tell Lennar to give us more land?

Grange-yes, a recommendation to council, to take the full 10% of land, they would factor that into their discussion. Would need new drawings from Lennar then as well. What is the financial impact on us, \$4,000 per residential unit? 102 units, 100% cash would be \$408,000. At 2.65 acres, \$180,000 to use on amenities. Question of what would Jonathan's contribution be?

Jeremy, it would be best that Lennar did not deed it to the city. Jonathan HOA would like to see Lennar join Jonathan and become a common area property of Jonathan. We would work with the developer on determining that contribution.

Wynveen, recommend what our residence are asking for. 4.5 acres is my recommendation.

Downs, make a motion for Grange's proposal.

2.5 acres, omit the 3 lots, 53, 54, 55

Motion by Massey, 2nd by Heieie

Discussion-Wynveen strongly suggests make a motion to increase the acreage 2.65

Grange suggested to go with Heieie's idea, "strong recommendation to look for more acreage" verbiage.

Further discussion to amend.

Motion to proceed with Grange's proposal, at a minimum with a strong recommendation to find more acreage than the 2.65, if at all possible. Contiguous to the 3 lots, 55, 54, 53. At a minimum strongly recommending that we look for more space if at all possible. Also, the removal of the NW corner of lot 52, over to the east and not including that wedge on the eastern corner in the initial proposal.

Motion by Heieie, 2nd by Cich

Roll Call, Motion Carried

7B. Recommendation to City Council to Approve Carver County SHIP Grant Agreement for Youth Soccer

As part of the Park RX discussions with Carver County, we have been looking at health care and prescribing time in the parks. Then the pandemic hit. We have been looking at diversity and getting more out to explore and enjoy the parks. Look at what barriers there may be and focusing on the Latino community. It was identified that the 7th/8th graders, had nowhere to play soccer. This grant helped address the concern, SHIP dollars were available for \$1,000 for equipment and the coach they will use. A formal agreement from them, that we need to recommend to council approval for the funds.

Downs, who will work with this? Recreation staff will be a part of it. We are hoping for access to the parents to better discuss what their barriers are, and how we can better serve them. Will this be on-going? Will assess things as we move forward.

Motion by Branch, second by Keyport to make Recommendation to the City Council to approve Carver County SHIP Grant Agreement for Youth soccer. Motion carried.

8. Discussion items

8A. Pedestrian and Bicycle Master Plan Update

Grange-Project management team meeting, May 18th, 5:30pm. Seeking community engagement. Project website, Walkbikechaska.org, a lot of information there. Key things, online survey as well as an online WikiMap. Public can play around with it, create new route, trails etc., all ideas would be visible to the public. As of last week, 500 responses. Still want to make sure

we have things out there. Our goal is 1,000. 430 + were via the survey, not the map. So will change the focus a bit.

Other interesting things, the online survey, options to pick walking only, biking only, or both. 25% picked walking only. Majority were both. Compared to other cities, we have way more walkers. Also 75% were female responders, which is very high.

Some areas we are lacking, teens up to age 29, have very low response. Looking to Jalin for some help there. Also, the households of 75+ ages, and households with median income of \$100,000 or less. 2-3 more weeks left for the survey. May bring in a translator to help reach some underserved neighborhoods. Encourage more to interact with those tools.

Branch, maybe the Wikimap putting in your email turned people off? Grange, it is to filter out your comments and go back in to add to it. That is the reasoning for it.

Wynveen, encourage you all to take the survey. Go to: Walkbikechaska.org

8B. CIP Projects Update

Cortina Woods neighborhood park meeting moved to tomorrow at 5:30 due to bad weather last week. An opportunity to thank the residents for their part in the survey results. Jung to talk on the CIP program.

Lake Grace trail, lots going on there. Next week, the crane will be there for moving the bridge. The trail work will wrap up in June.

Resurfacing of the tennis courts and basketball courts at the Town Course Park next week.

Seeking bids on hockey board replacement at Clover Ridge

Cricket Pitch at McKnight to start

Crews at City Square Park, replacing the roof of the Gazebo. The rest of the park is set for next year.

8C. Community Gardens

Keyport presented a PowerPoint presentation on the benefits of community gardens.

Downs asked Grange if he talked with Brian Jung on if there are resources available for this?

Not currently there are not. A longer discussion would need to occur if it is viable option.

Currently the 2 gardens the city has are all rented. There also is one in Jonathan off Bavaria, that currently is not being used.

Question asked if we could offer more if there was interest? Will look more into it and report back. Grange, first determine interest level, is it clustered or spread out? Are people willing to drive to them? A good social aspect as well for all ages.

Keyport recently met with our preschool staff on incorporating a program in with our kids.

Suggested that we look at incorporating it with intergenerational interest. Chat more at the next meeting.

9. Other Business

9A. Board Member Reports

Wynveen-Cycle Chaska, May 22nd. You can sign up on-line, or in person, 3 different options to pick from. The Summer Activity Guide is available on-line. Activities are filling up fast, so get in there and check the programs out.

Keyport-the city's shade tree program is great!

Cich-recently walked the Orange Loop, was fun, went past the dog park for the first time.

Heieie-walking more, people are out hiding Chaska rocks. Shared info. on the Monarch way stations, a cool educational idea for down the road.

Saueressig-Great to go into the CCC with no reservation now! Feels free! Recently noticed the memorial picture of Karen in the Lodge window, very nice.

Downs, thanks for sticking around tonight, a late one.

10. Adjourn

Motion by Saueressig to Adjourn the meeting, second by Wynveen

- MINUTES -
CHASKA CITY COUNCIL
July 12, 2021

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Grau, and Mayor Windschitl.

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Nate Kabat, Assistant Administrator.

4. Adopt the Agenda

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt the agenda as presented. Motion carried.

5. Visitor Presentation

5.A. Beyond the Yellow Ribbon – Libby Fairchild

Libby Fairchild addressed the Council. She stated Chaska has been a beyond the Yellow Ribbon city for about 10 years and noted while the Veterans Council has taken over a lot of the responsibilities the Beyond the Yellow Ribbon Committee of Chaska handles 2 events a year. One of the 2 events is the Golf Tournament, which will be held at Deer Run Golf Course in Victoria, Minnesota on September 1st, 2021. She stated last year they raised \$92k for military and veteran support within the community. She stated there are 3 ways for the community to get involved; 1) Register for the golf tournament for \$150, which includes, lunch, dinner, golf cart and golf fees, 2) Donate to the online auction which is August 22nd - September 4th, or 3) Become a sponsor and you will get free tee times. For more information she noted anyone can visit btyrofchaska.org.

5.B. Friends of the Chaska Library – Alice O'Donnell

Alice O'Donnell of the Friends of Chaska address the Council stated she is promoting the book sale this year. She stated it will be held concurrent with River City Days but starting earlier on Thursday going through Sunday. She noted you can get a bag of books for \$5, and there will also be DVDs and CDs for sale.

6. Minutes

6.A. Approve the June 21, 2021 City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the June 21, 2021 City Council meeting with amendment as noted below. Motion carried.

Page 1 Item 6.A. Change "Detective Tracy Perlick" to "Detective Tracy Perlich".

7. Consent Agenda

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the Consent Agenda Items A through E:

- A. Adopt Resolution 2021-43, Approval of State Off-Site Gambling Permits for Chaska Lions Club
Motion to approve Resolution No. 2021-43 Approving of State Off-Site Gambling Permits for Chaska Lions Club
- B. On-Sale Liquor at Community Event - Noche Latina
Motion to approve On-Sale Liquor at Community Event – Noche Latina
- C. Approval of On Sale Intoxicating and Sunday Liquor Licenses for Chaska Cubs Baseball Club
Motion to approve of On Sale Intoxicating and Sunday Liquor Licenses for Chaska Cubs Baseball Club
- D. Temporary On-Sale Intoxicating License for Chaska River City Days
Motion to approve Temporary On-Sale Intoxicating License for Chaska River City Days
- E. Brooks Ridge Improvements
Motion to accept Brooks Ridge Improvements

Motion carried.

8. Action Items

8.A. Adopt Resolution 2021-44, Award Bid for the 2021 Downtown Street Reconstruction Project

City Administrator Podhradsky introduced the item to the Council.

City Engineer Clark presented the item to the Council.

City Administrator Podhradsky stated they may have seen utilities working on the road recently and while that work is not part of the city contract, it is work that needed to be done for Highway 41 and this project to occur. He noted they hope to get the first lift on the road this fall in order to make sure the road is plowable by winter.

Motion by Councilmember Grau, second by Councilmember Hatfield to adopt Resolution No. 2021-44 approving Awarding Bid for the 2021 Downtown Street Reconstruction Project to Ryan Contracting Company, in the low bid total amount of \$3,542,602.51. Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 7-12-2021

The Council requested further information about bills on pages 10 and 15.

City Administrator Podhradsky provided further information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Hubbard to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Hatfield, Hubbard, Huang, Grau and Mayor Windschitl. Voting nay: None
Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 7-12-2021

Councilmember Hubbard:

- Stated there is a food distribution on Thursday 12pm – 2:30 at the Gedney Factory
- Noted the Pride Picnic event was amazing and thanked everyone who contributed for their hard work

Councilmember Huang:

- Stated everything was great at the Pride Picnic and noted the art projects were really engaging and there was a great turn out overall
- Noted the fireworks were fantastic and thanked the city and Fire Department for their help with those
- Noted River City Days is coming up July 23-25th in City Square Park
- Noted the Taste of Chaska is August 18th
- Noted the Carver County Fair is August 11-15th

Councilmember Grau:

- Stated he noticed the communications being put out by the city lately have been great and proactive and thanked the people who handle that
- Stated the monument plaque regarding the "Mounds" seems a bit damaged and could use some upkeep when time allows

Councilmember Hatfield:

- Stated there is a Cubs game at the athletic park on Wednesday
- Stated there is a concert at Fireman's Park on Sunday
- Noted on July 19th is the cones with cops event
- Noted on July 21st is the community picnic with the police department

Assistant Administrator Kubat:

- Stated at River City Days there will be a booth next to the city booth where they will have renderings of the Highway 41 project
- Noted on August 18th 4pm – 6pm they will have an open house in conjunction with the Taste of Chaska as well as have satellite locations where the renderings will be set up so people can see what it will look like after completion

Administrator Podhradsky:

- Stated there will be no work session next week or on August 2nd
- Stated August 16th is when the budget discussion will start due to the preliminary levy being at the end of September

- Noted the staffing study will be the big topic of discussion

Mayor Windschitl:

- Noted the budget passed which means no government shut down
- Stated there is a car show August 7th in the park
- Stated he hopes people remember the Taste of Chaska and River Days are coming up
- Noted Nancy Wittman-Beltz sent a note thanking the Council for the recognition at the June 21st meeting
- Noted he would like to see the electronic message sign up again somewhere in the city

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Grau to adjourn the meeting at 8:17 pm.

Motion carried.

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**- MINUTES -
CHASKA CITY COUNCIL
July 19, 2021**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Grau, and Mayor Windschitl.

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Nate Kabat, Assistant Administrator; Luke Melchert, City Attorney; and City Engineer Matt Clark.

4. Adopt the Agenda

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt the agenda as presented. Motion carried.

5. Visitor Presentation

5.A. Mid Year Carver County Highlights - Commissioner Udermann & Commissioner Degler
Commissioners Udermann and Degler addressed the Council and provided an update on this item.

Commissioner Degler stated they will have some fall festivities at Degler Farms this year and encouraged everyone to look for that information coming up soon. He also noted if anyone has not received a vaccine, they can get one at the County Courthouse on July 20th, 2021.

Commissioner Udermann stated Carver County has been named the 11th healthiest, happiest, and affluent County in the U.S. for the 9th year in a row. He stated he attributes that to the great resources such as trails, parks, and lakes as well as, the wonderful people in the communities.

Commissioner Degler provided an update on the roadwork projects. He noted that next year the County will be utilizing a new emergency number 9-8-8, which will be used for mental health help and focus on suicide prevention.

5.B. Tour de Tonka - Jenny Bodurka's

Jenny Bodurka addressed the Council and provided a presentation on this item. She stated the event is on August 7th, 2021 and encouraged everyone to attend.

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6. Consent Agenda

Motion by Councilmember Grau, second by Councilmember Hatfield to approve the Consent Agenda Items A through D:

- A. Adopt Resolution 2021-45, Accepting Gifts and Donations
Motion to adopt Resolution No. 2021-45 acknowledging and accepting gifts to the City of Chaska received during the period April 1, 2021 through June 30, 2021.
- B. Adopt Resolution 2021-46, Approving the Lot Split for the Holasek Property at 4245 Big Woods Boulevard/DR Horton/PC #2021-13
Motion to adopt Resolution No. 2021-46, approving the Lot Split on 4245 Big Woods Boulevard, subject to the stipulations included in said resolution and the following conditions:
 - 1. Approvals shall be based on the following graphic exhibits:
 - a. Certificate of Survey, prepared by Westwood, dated June 7, 2021 and revised July 15, 2021
- C. Adopt Resolution 2021-47, Approving the Final Plat for Chaska Bluffs 2nd/DDK Construction/PC #2021-14
Motion to adopt Resolution No. 2021-47, approving the Final Plat for Chaska Bluffs 2nd Addition (PC#2021-14).
- D. Adopt Resolution 2021-48, Resolution Authorizing the Execution of a First Amendment to the Redevelopment Agreement for the Chaska Creek Industrial Project and an Assignment of Said Redevelopment Agreement
Motion to adopt Resolution 2021-48 authorizing the execution of a first amendment to the redevelopment agreement for the Chaska Creek industrial project and an assignment of said redevelopment agreement.

Motion carried.

7. Action Items

7.A. Chaska Creek Center Site Assessment Agreements

City Administrator Podhradsky introduced the item to the Council. He stated over the past 4 years they have been making improvements to the Chaska Creek Center project and noted the main point of these changes to the Site Assessment Agreement are to make sure everyone is paying their fair share towards the improvements.

Motion by Councilmember Huang, second by Councilmember Hubbard authorizing Staff to fully execute the Site Assessment Agreement related to the Chaska Creek Boulevard Street and Utility Extension Project. Motion carried.

8. Bills

8.A. Accounts Payable Council Roster 7-19-2021

The Council requested further information about bills on pages 1 and 9.

City Administrator Podhradsky provided further information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Hubbard to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Hatfield, Hubbard, Huang, Grau and Mayor Windschitl. Voting nay: None
Motion carried.

9. Other Business

9.A. City Administrator's Report

9.A.i. Bi-Weekly Report July 19, 2021

9.B. Other Reports

9.B.i. Council Update on Downtown Highway 41 Project

9.B.ii. Financial Reports – 5/31/21

Councilmember Grau:

- Stated congratulations to the Chaska Hawks all girl's metro team as the *Star Tribune* recognized them as the "Team of the Year"

Councilmember Hatfield:

- Stated the Picnic with Police is on Wednesday at 5:30pm at Veterans Park
- Noted prior to River City Days, there is a Ladies Night contest and if you wear pajamas and take a picture adding #chaskaladiesnight you could win \$50
- Noted the Library sale is happening during River City Days
- Stated Coffee with a Cop is being held at Dun Brothers on Saturday at 9am
- Noted there is a Cubs game on Tuesday, July 27th at Athletic Park

Councilmember Huang:

- Stated River City Days is this weekend
- Noted on the third Tuesday of August the community will participate in a "Night to Unite" and encouraged anyone to join the community in this event designed to heighten crime and drug prevention awareness
- Mentioned the Carver County Fair is on August 11th – 15th and the taste of Chaska is on August 18th

Councilmember Hubbard:

- Stated she volunteered at the recent food distribution event at Gedney Factory and noted they have served around 1200 people so far and mentioned there will be more food distribution dates in August and September
- Stated on July 27th at 5:30pm – 8:00pm at Fireman's Park there is a Beach Blanket Kids Dance Party that is free
- Carver County Sheriff's Office is hosting a "Town Hall for All" virtual event on July 29th 6:00pm – 7:30pm, for more information email lpearce@co.carver.mn.us
- Noted that Noche Latina was a great event on a beautiful night
- Mentioned that the Steiner-Kelting Mental Wellness Facility will be opening in September

Assistant Administrator Kabat:

- Stated all the time slots are filled for the City booth at River Days except for Saturday at 4:00pm – 6:00pm if anyone wants to volunteer for that time frame to let him know

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Mayor Windschitl:

- Mentioned tonight he saw the whole side of Fireman's Park Lake filled with people fishing and noted it was a great to see people out in the parks again
- Noted the Touch-a-Truck event is on August 19th 5:00pm – 6:30pm
- Reminder he will be gone for the next meeting

11. Adjourn

Motion by Councilmember Hubbard, second by Councilmember Huang to adjourn the meeting at 8:10 pm.

Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
JULY 19, 2021

DRAFT

1. Call to Order

President Windschitl called the meeting to order at 8:11 pm.

2. Roll Call

Roll call was taken. Present: Commissioners Hatfield, Hubbard, Grau, Huang, and President Windschitl.

Absent: None.

Also Present: Nate Kabat, Assistant Executive Director and Matt Podhradsky, Executive Director.

3. Agenda

Motion by Commissioner Huang, second by President Windschitl to adopt the agenda as presented.

Motion carried.

4. Minutes

This item was tabled until the next Commission meeting, as the April 5, 2021 EDA Commission Meeting Minutes were not included in the packet for review.

5. Adopt Resolution EDA 2021-2, Resolution Authorizing the Execution of a First Amendment to the Redevelopment Agreement for the Chaska Creek Industrial Project and an Assignment of Said Redevelopment Agreement

Assistant Executive Director Kabat presented this item to the Commission and provided some background. He stated this is part of the regular process in which the agreement needs to be assigned to the new owner of the project, Rock Point, but Oppidan will continue to retain the TIFF Note.

Executive Director Podhradsky stated Rock Point Holdings is one of the largest Industrial holding companies in the country and sees that as a positive sign as the City moves towards doing work on 44 and 212.

President Windschitl stated this is a common thing that happens in these big developments, it is just changing the name and responsibilities on the paperwork.

Commissioner Hatfield asked if that was the only thing being reviewed on this item. She stated there is a lot of paperwork in the packet, so she wants to be sure that is all they are looking at on this item.

Assistant Executive Director Kabat stated there are some minor clarifications made in some of the paperwork, but the main thing is the agreement being assigned to the new owner of the project, Rock Point.

Motion by Commissioner Huang, second by Commissioner Grau to adopt Resolution No. 2021-2 authorizing the execution of a first amendment to the redevelopment agreement for the Chaska Creek industrial project and an assignment of said redevelopment agreement.

Motion carried.

6. Other Business

There was no other business.

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7. Adjourn

Motion by Commissioner Hatfield, second by Commissioner Huang to adjourn the meeting at 8:27 pm.

Motion carried.