

City Council

KENZIE TERRACE & STINSON PARKWAY

St. Anthony Village

March 27, 2018

Presentation Team



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Presentation Outline

- P.U.D. request
- Site Plan Improvements
- Project Statistics Views
- Context & Visuals
- Community Culture
- Next Steps
- Questions

What We Are Asking For Tonight

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P.U.D. - Planned Unit Development



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P.U.D. - Planned Unit Development

We are asking for a **P.U.D.** that does give a commission such as yourself broad discretion

- i. Because we want a smart development that contributes to the community
 - Trails
 - Boulevard
 - Reserves green space
 - Has a long term service to the community with senior housing and element of affordability, tax base, roof tops that support local businesses and the ability to serve and support multiple generations.

Current Zoning - Single Family



Previous Proposed Density: **40 units / Acre** | Today: **26.95 units / Acre**



Affordable Housing

- Multi-Residential-79 Units @ 80% AMI
- Assisted living-13 units use elderly waiver-post occupancy.
- Total 92 total units of affordable housing out of 430
percentage = 21%

Traffic

- Wenck & KWA will meet with Park Board Staff Thursday of this week to discuss turn lane.
- An updated traffic report was completed that provides for necessary offsite improvements consisting of turn lane extensions and signal timing optimization



WENCK

JARED WARD



LANDMARK
Environmental
Brown to Green, Guaranteed.™

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INDEPENDENT LIVING

Data:

Height: 45'-7"

Unit Count:

0 Studio • 16 1 Bed • 15 1 Bed+Den
12 2 Bed • 18 2 Bed+Den

Parking Count:

34 surface
+ 92 garage

126 total

122 req'd

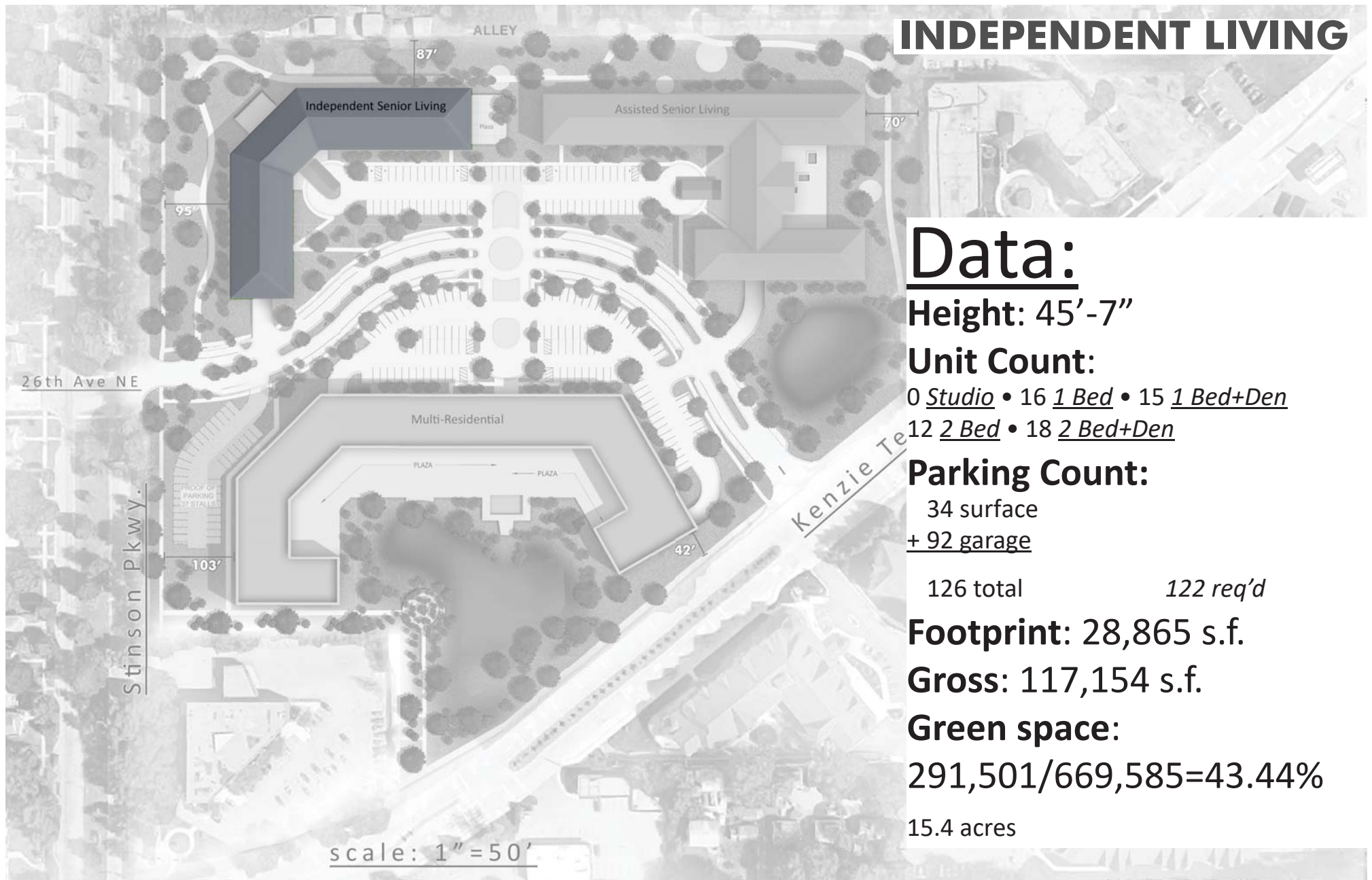
Footprint: 28,865 s.f.

Gross: 117,154 s.f.

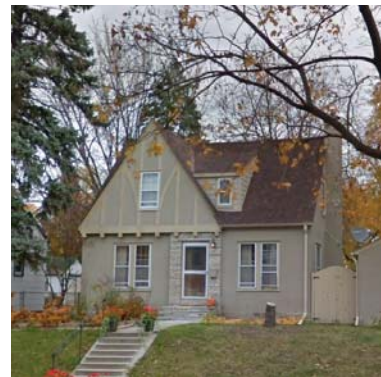
Green space:

291,501/669,585=43.44%

15.4 acres



INDEPENDENT LIVING



ASSISTED LIVING

Data:

Height: 45'-7"

Unit Count:

11 Studio • 51 1 Bed • 35 1 Bed+Den
15 2 Bed
13 MC Studio • 3 MC 1 Bed

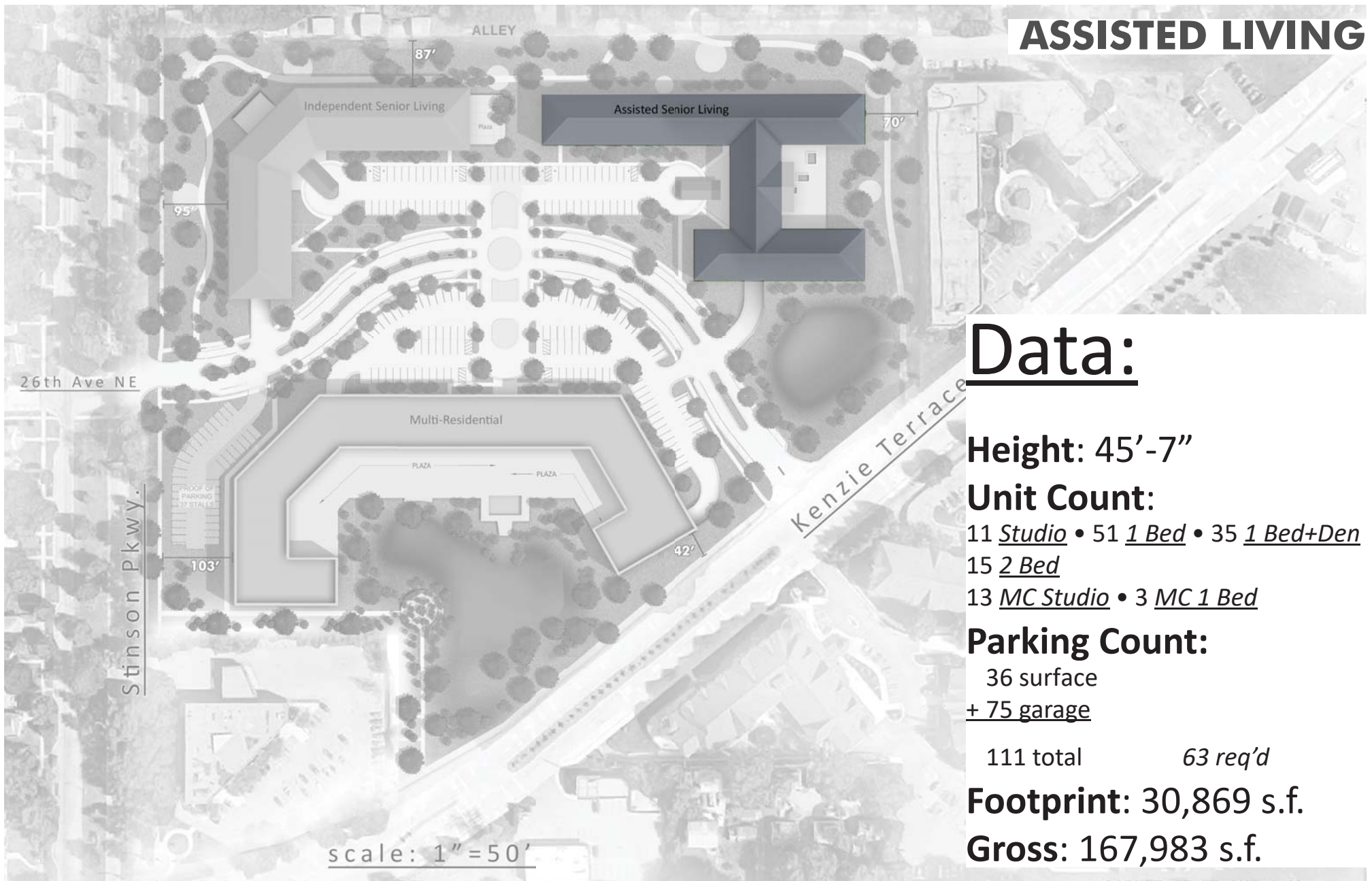
Parking Count:

36 surface
+ 75 garage

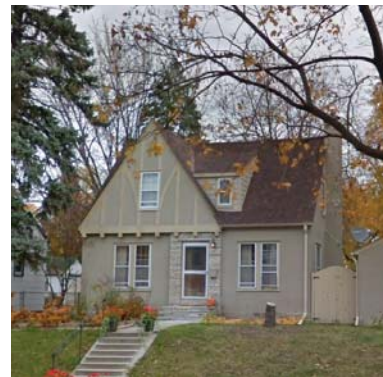
111 total 63 req'd

Footprint: 30,869 s.f.

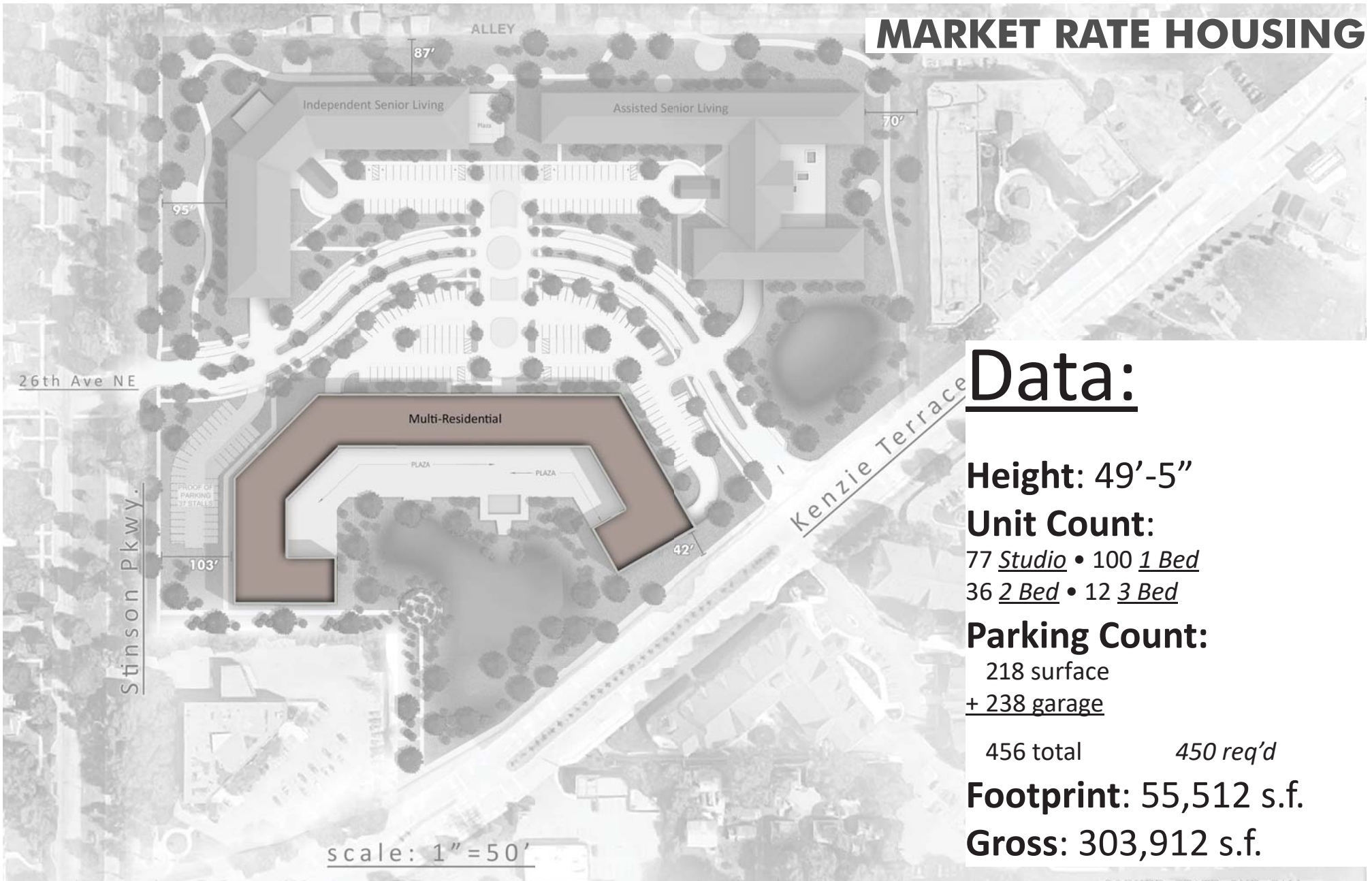
Gross: 167,983 s.f.



ASSISTED LIVING



MARKET RATE HOUSING



Data:

Height: 49'-5"

Unit Count:

77 Studio • 100 1 Bed

36 2 Bed • 12 3 Bed

Parking Count:

218 surface
+ 238 garage

456 total

450 req'd

Footprint: 55,512 s.f.

Gross: 303,912 s.f.

MARKET RATE HOUSING



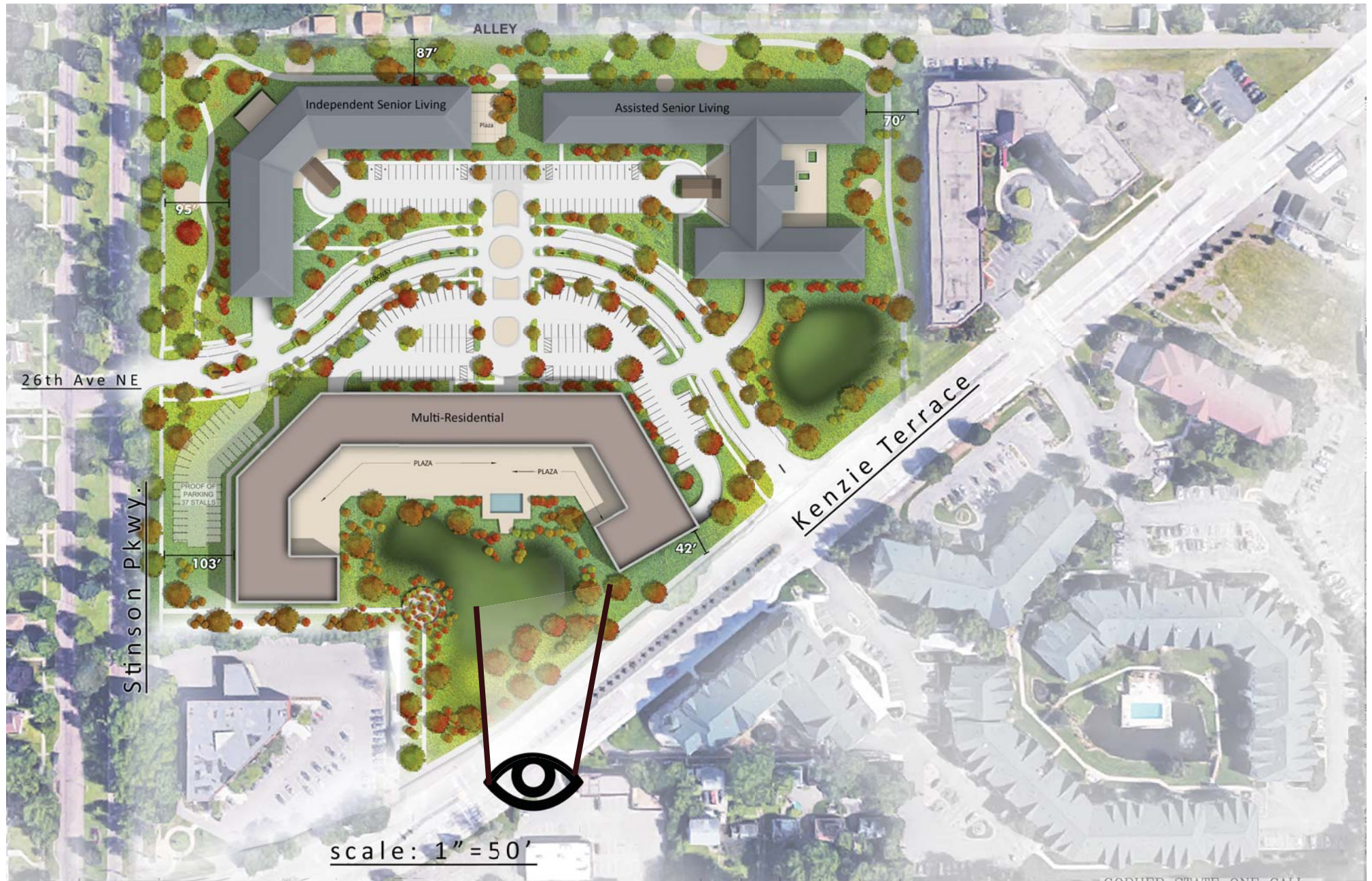
Artist's Concept Rendering



MARKET RATE HOUSING



Artist's Concept Rendering



Building Heights





Building Heights





Building Context





Building Context





scale: 1" = 50'

Building Context





Building Context





BUILDING context



Building Context





Building Context



Building Context



Next Steps: if approved tonight

1. Environmental Grant Application
2. Development Agreement Negotiations
3. Final Plat Application
4. Final PUD Approval
5. Permit Process
6. Construction Begins

Culture of A New Community

1. Zillow Nationwide Survey - 64% of Renters buy in the same city
2. Millenials purchase expensive homes. Nat'l. Avg = \$217,000 per home.
3. National Multihousing Council Survey - Renters spend locally \$421.5 billion per year.
4. This will be a location where citizens of Saint Anthony will move to.
5. City sees immediate benefit of trails, storm water quality, open space, landscape.

Stand for Questions



WENCK

JARED WARD

Area Map



Site Access - Minneapolis Park Board



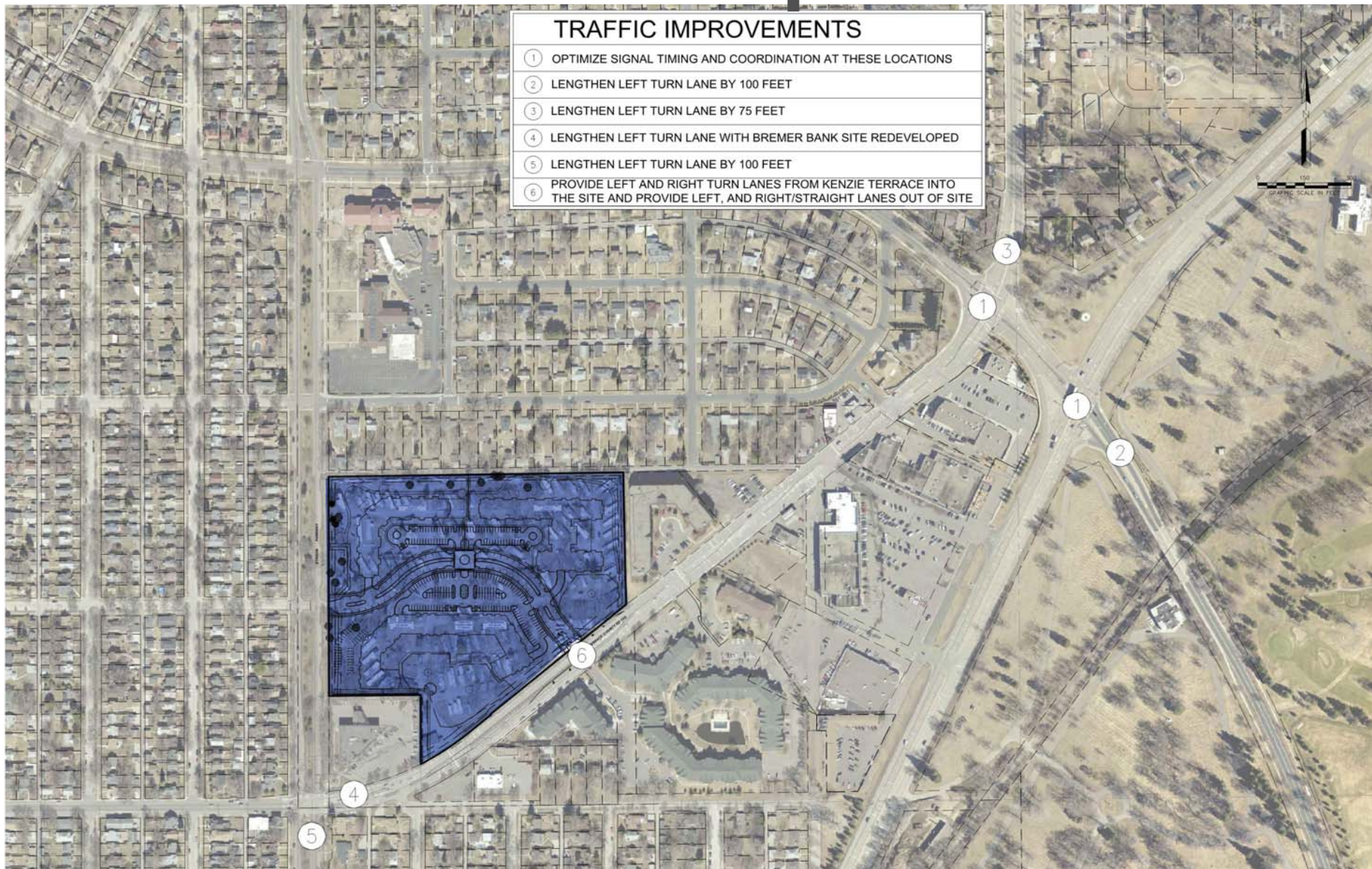
Site Access - Hennepin County



Traffic Report

TRAFFIC IMPROVEMENTS

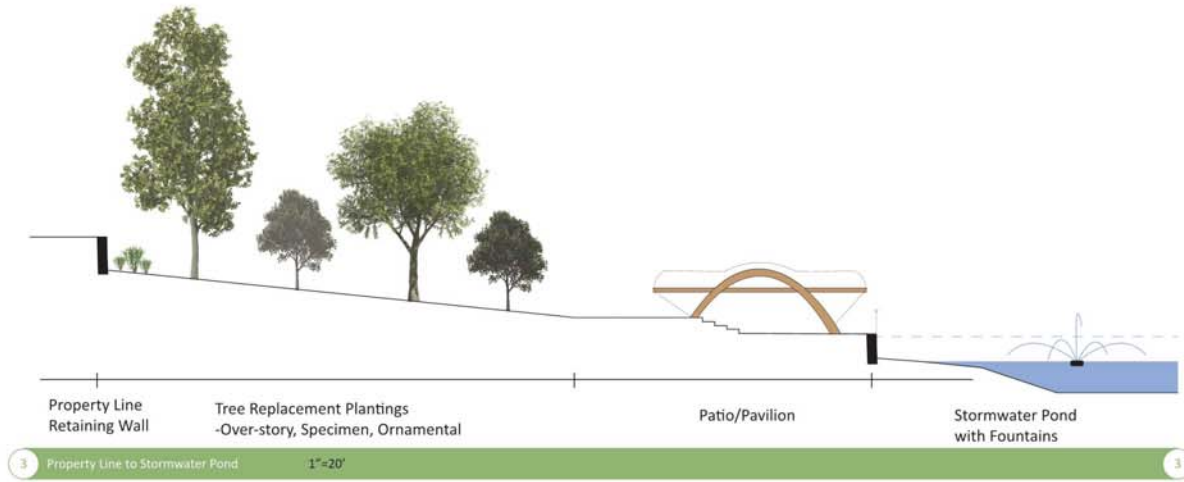
- ① OPTIMIZE SIGNAL TIMING AND COORDINATION AT THESE LOCATIONS
- ② LENGTHEN LEFT TURN LANE BY 100 FEET
- ③ LENGTHEN LEFT TURN LANE BY 75 FEET
- ④ LENGTHEN LEFT TURN LANE WITH BREMER BANK SITE REDEVELOPED
- ⑤ LENGTHEN LEFT TURN LANE BY 100 FEET
- ⑥ PROVIDE LEFT AND RIGHT TURN LANES FROM KENZIE TERRACE INTO THE SITE AND PROVIDE LEFT, AND RIGHT/STRAIGHT LANES OUT OF SITE



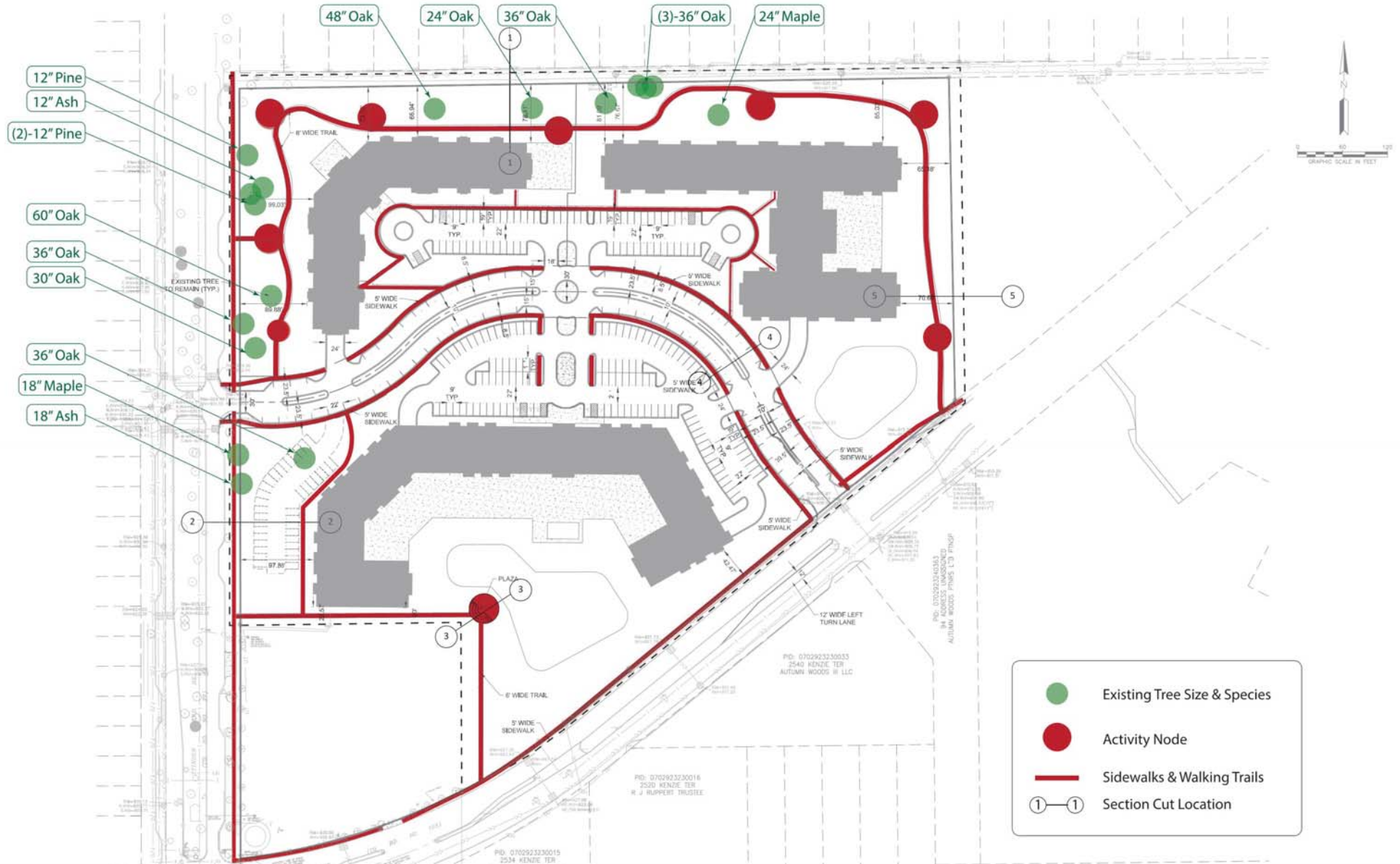
Stormwater



Stormwater



Trails Around the Site



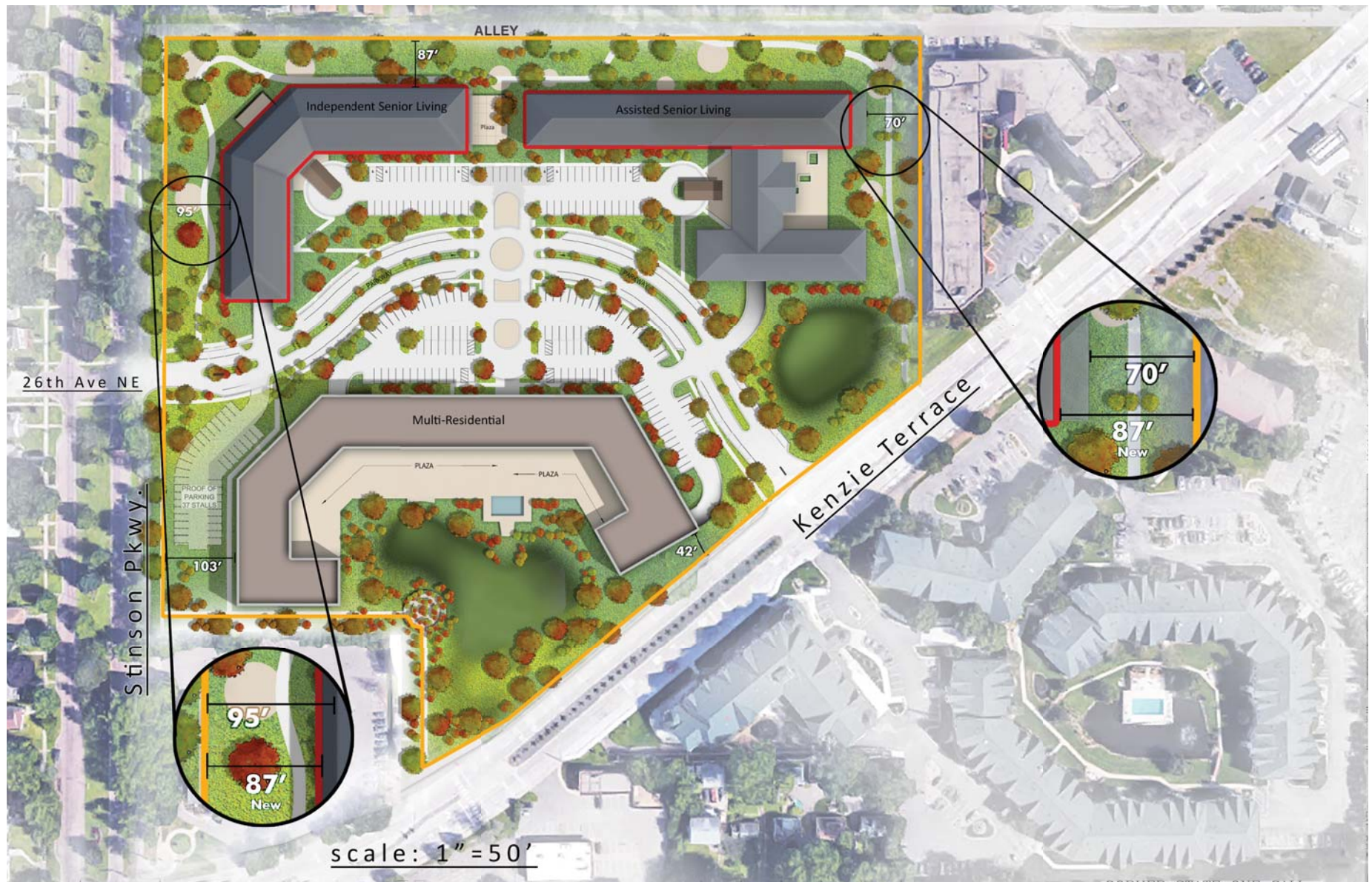
Landscape Concepts



Landscape Concepts

Upon aproval, the team will hold a neighborhood meeting to present specific plant species.

CURRENT PROPOSAL





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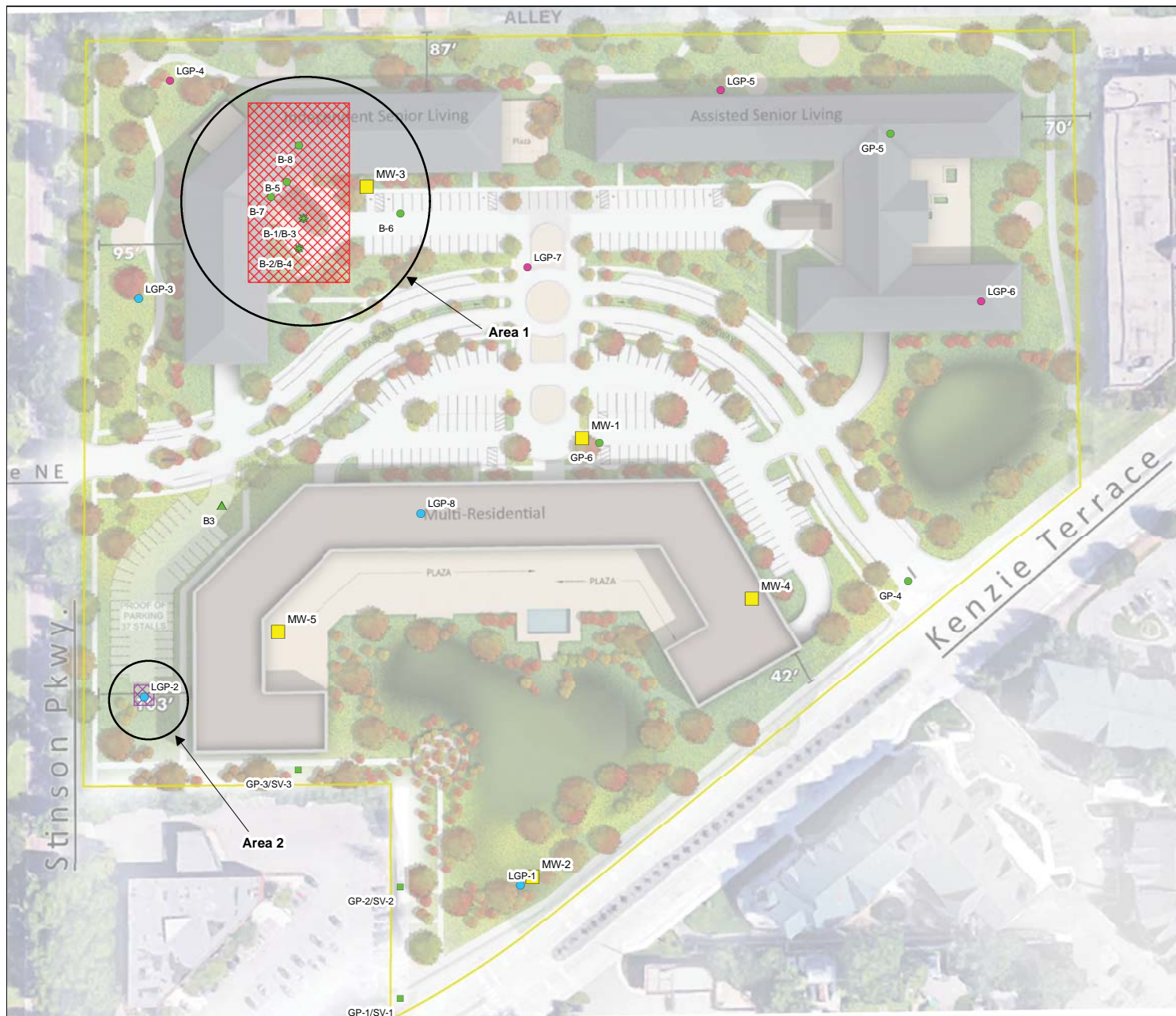
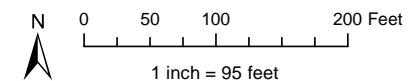


Figure 3

SOIL RESPONSE ACTION PLAN
2501 Lowry Avenue NE
St. Anthony, Minnesota

LANDMARK ENVIRONMENTAL, LLC



Legend

- Property Boundary
- Monitoring Wells (2017)

Soil Response Action Areas

- Area 1
- Area 2

Landmark Investigation Locations (2016)

- Soil and Soil Vapor Investigation Locations
- Soil and Soil Vapor Investigation Locations Where Groundwater was Encountered


Previous Investigation Locations

- Javelin Soil Boring (2012, 2016)
- Javelin Soil/Soil Vapor/Groundwater Boring (2016)
- ▲ Geotechnical Boring (CEL, 2016)
- ✱ Javelin Soil/Groundwater Boring (2016)



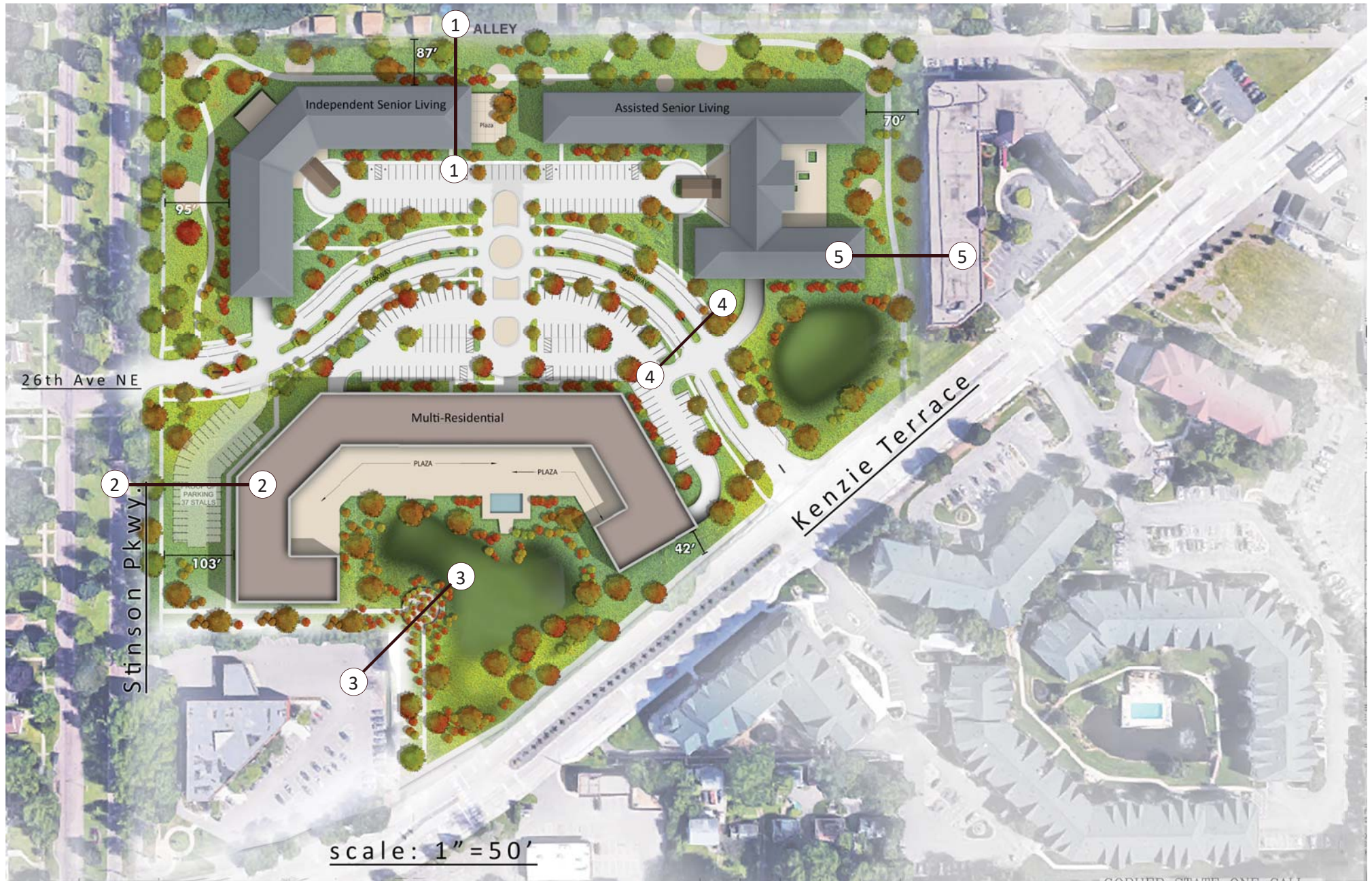
LANDMARK ENVIRONMENTAL, LLC



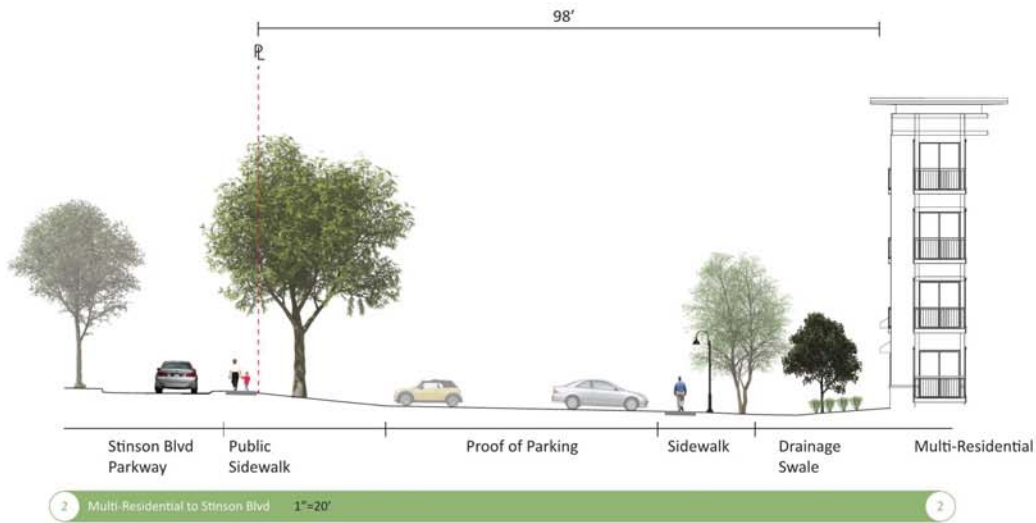
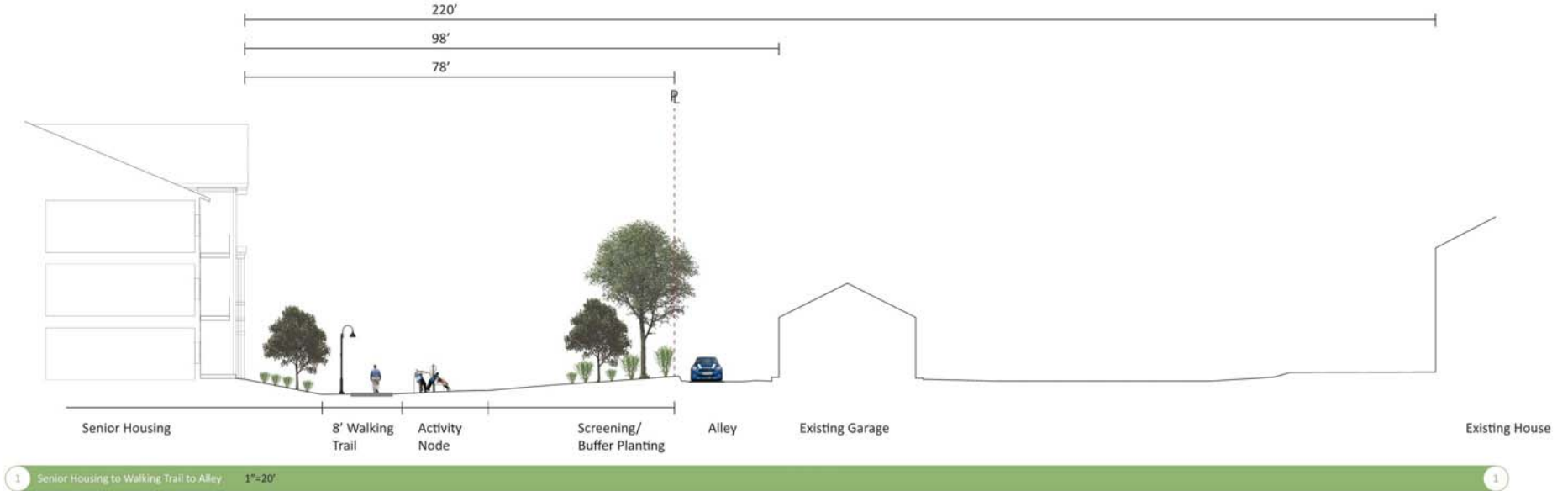
- Property Boundary
 Approximate Venting System Perforated Pipe

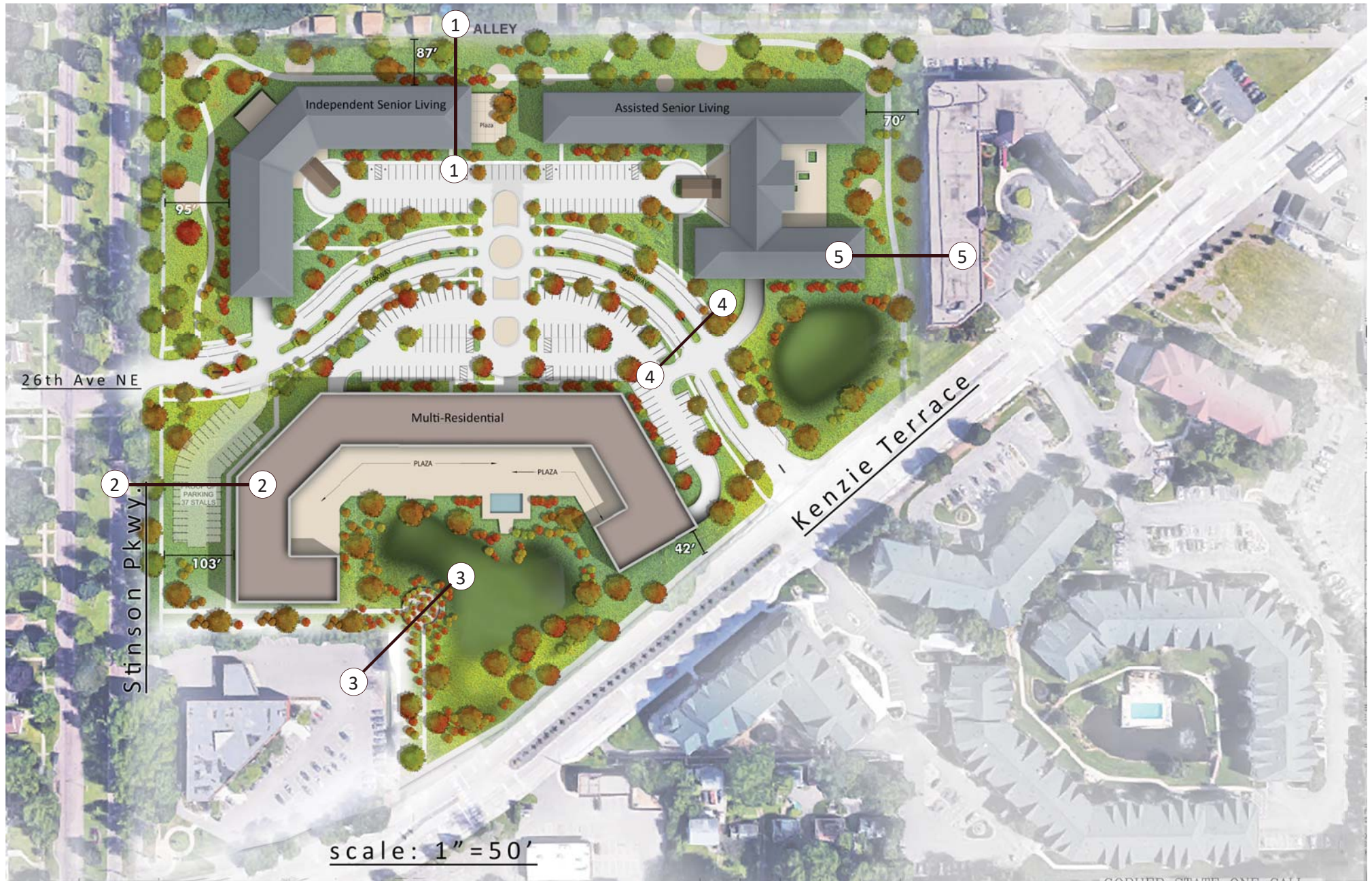
Site Sections

- Show significant distances from Neighbors.

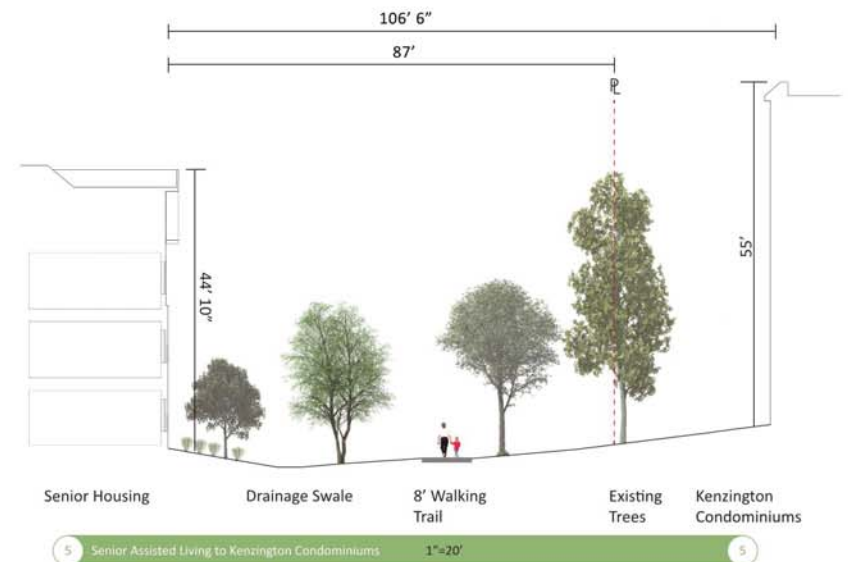
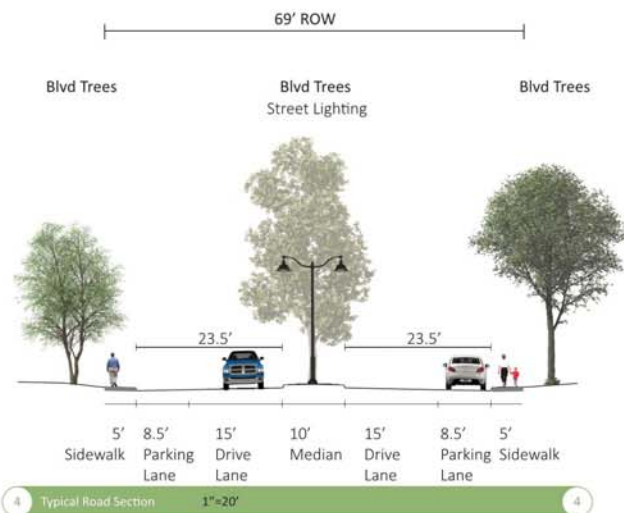
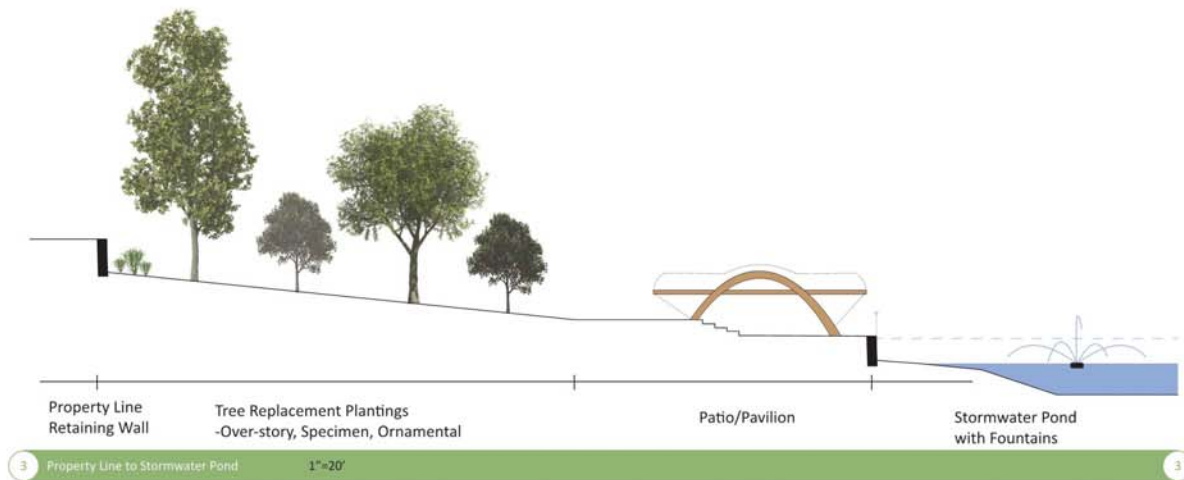


scale: 1" = 50'





scale: 1" = 50'



Height Issue

- 45' parapet only exists at multi-resident building that is isolated from current neighbors by distance.
- is a reduction in height from previous submittal
- frees up open space and green space



① 6.5 story flat
1/32" = 1'-0"



① Elevation 1 - a
1/16" = 1'-0"



③ 4 story flat
1/32" = 1'-0"