

# **City Council**

**KENZIE TERRACE & STINSON PARKWAY**

**St. Anthony Village**

**March 27, 2018**

# Presentation Team



BRAD HOYT



SUSAN FARR



LINK WILSON



BRENT ROGERS



JARED WARD



CHERYL GORDON



KEN HABERMAN



# 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



## What We Are Asking For Tonight

# **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**

# CITY SUBMISSION



kaas  
wilson  
architects

Rendered Site Plan  
The Village, LLC - St. Anthony

# 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

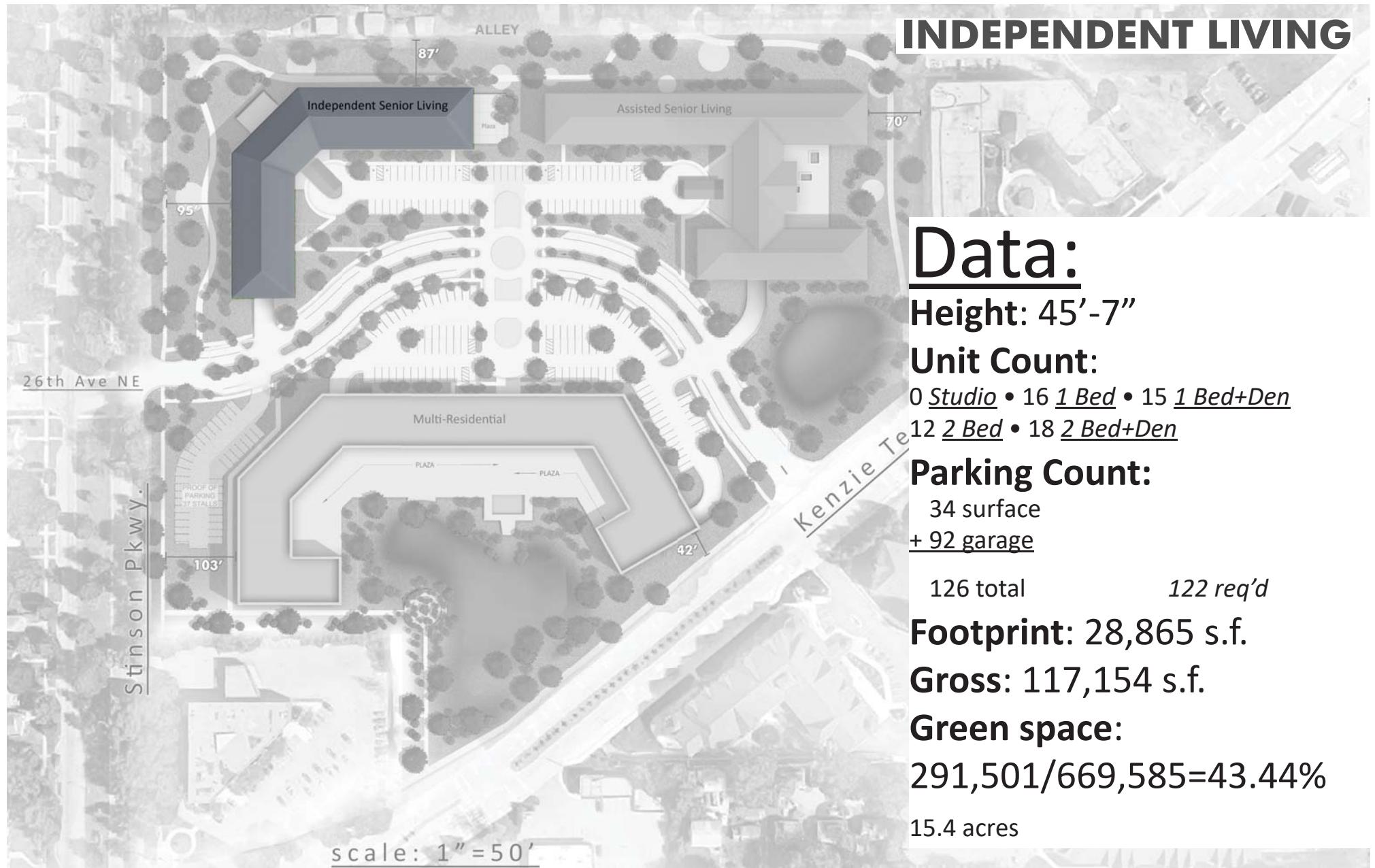


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# INDEPENDENT LIVING

# 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:

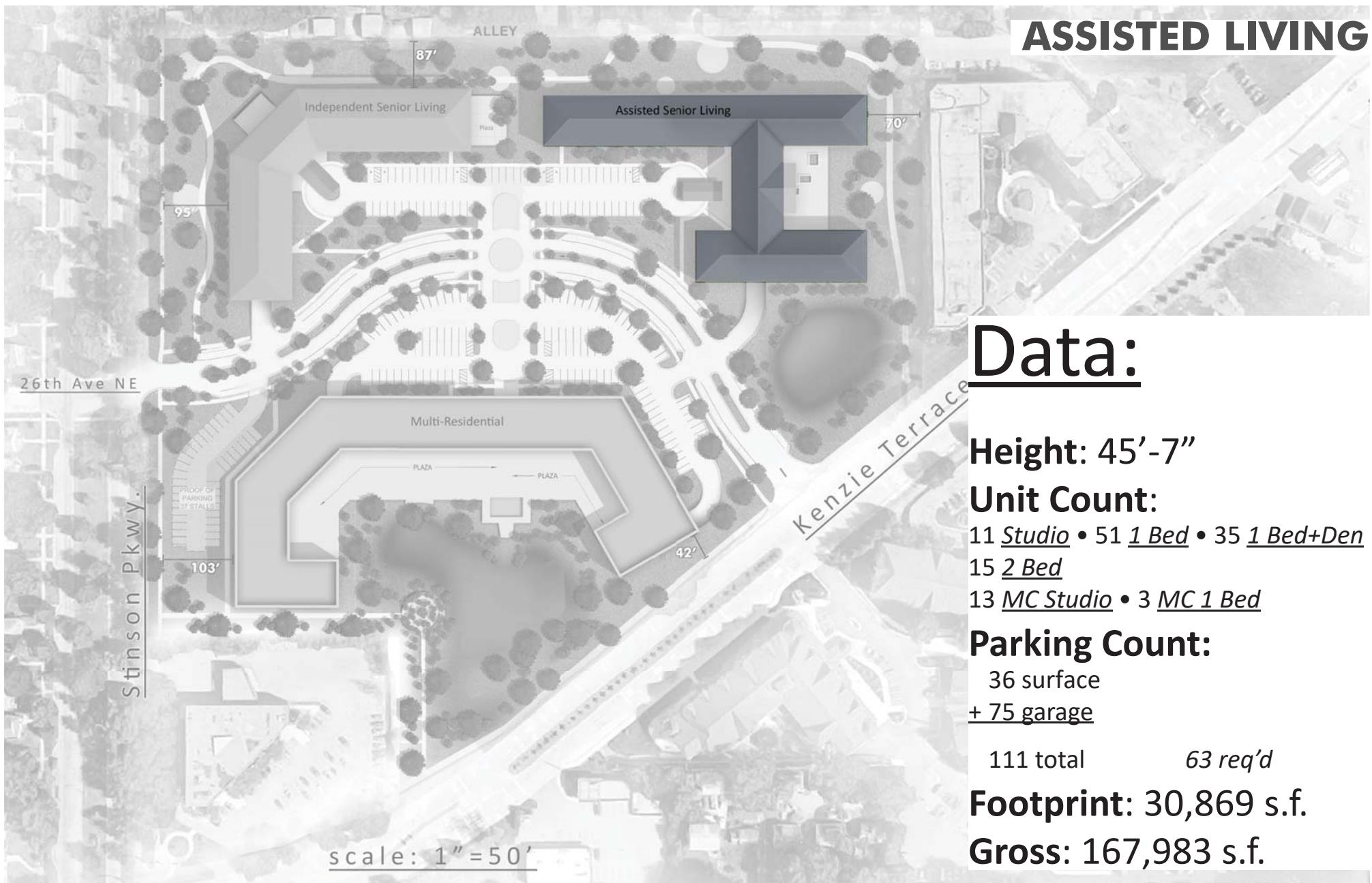
291,501/669,585=43.44%

15.4 acres

# INDEPENDENT LIVING



# ASSISTED LIVING

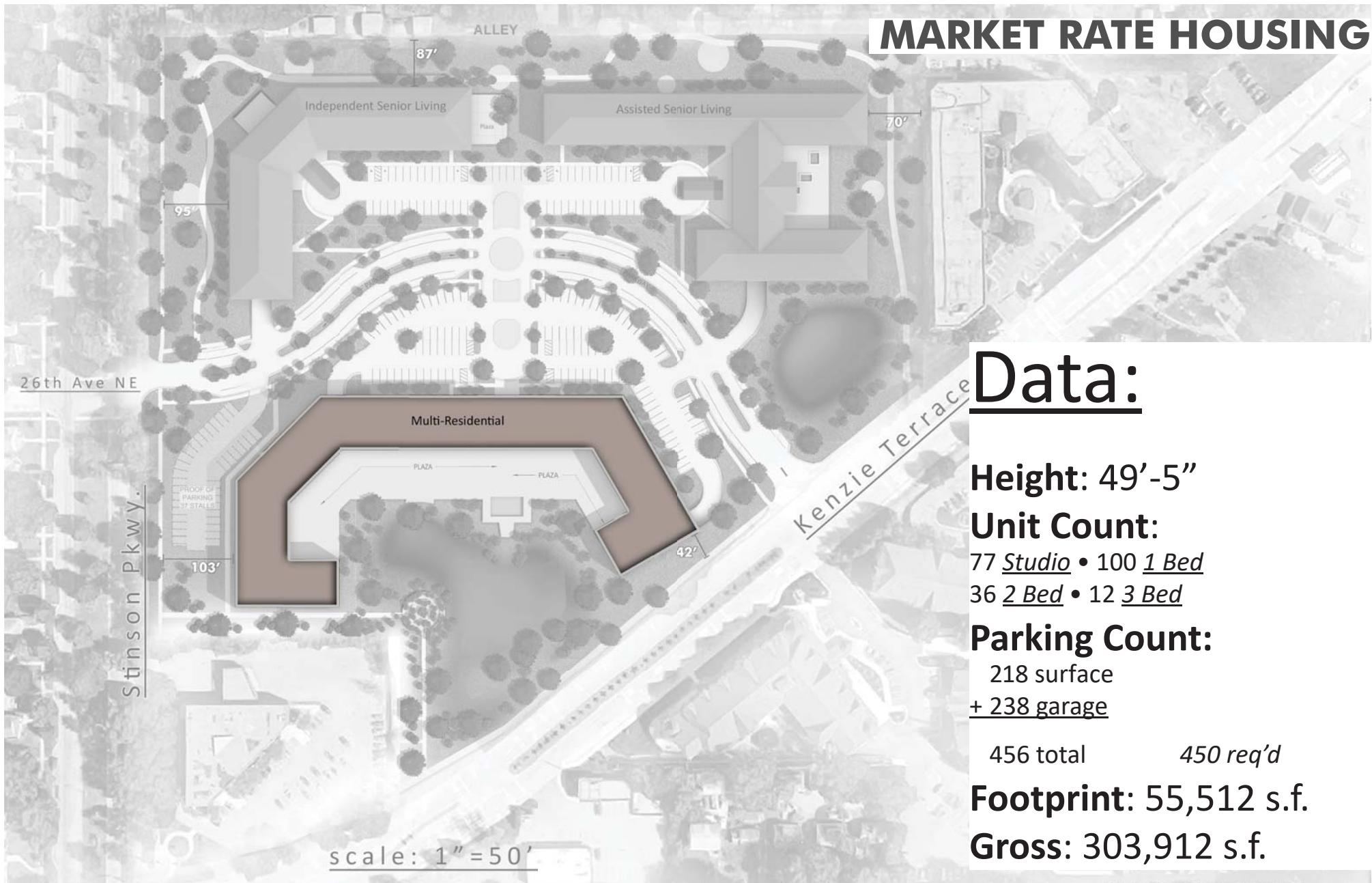


COPIED, GRATED, ONE GALL

# 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



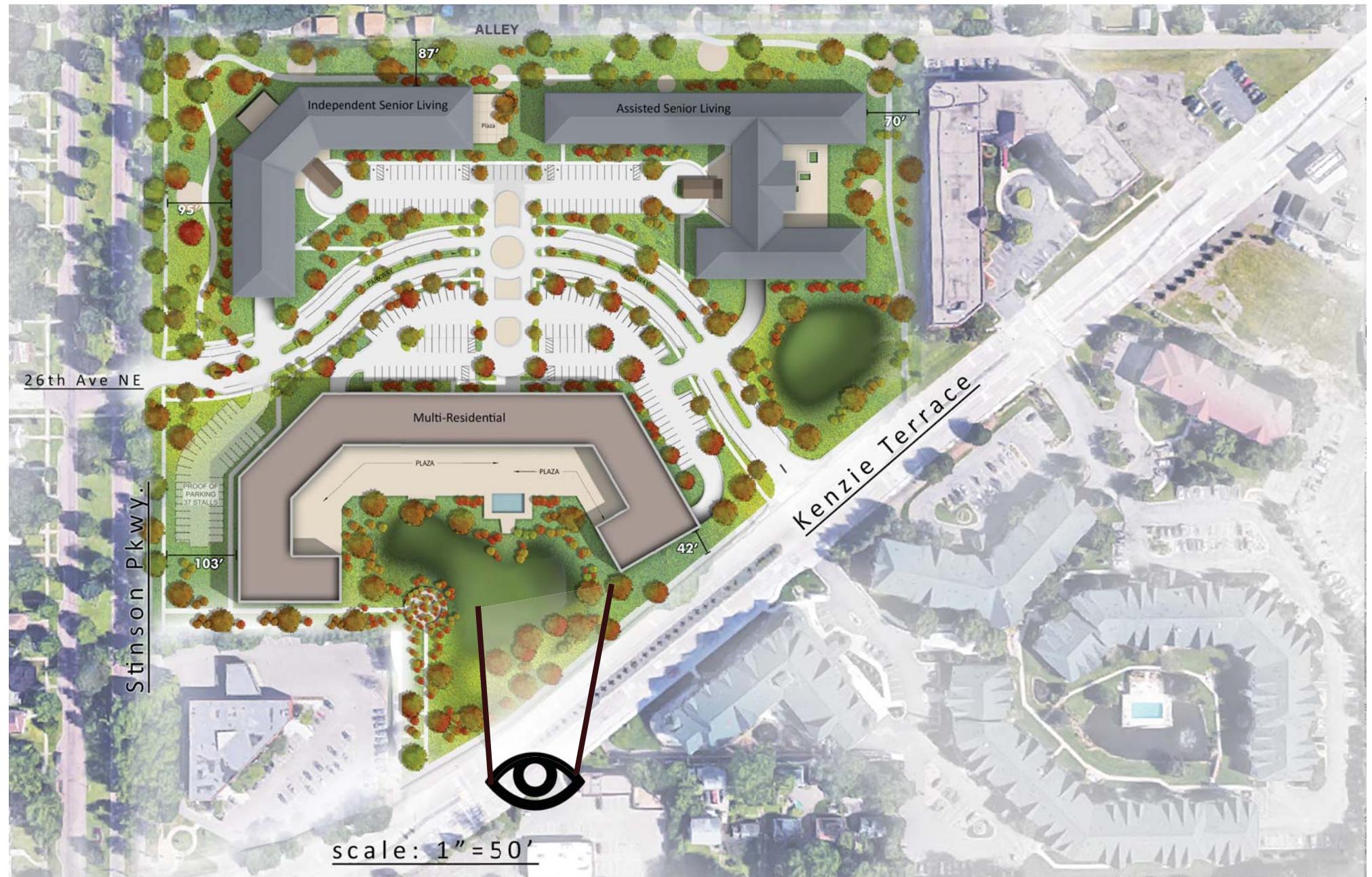
Artist's Concept Rendering



# MARKET RATE HOUSING



Artist's Concept Rendering



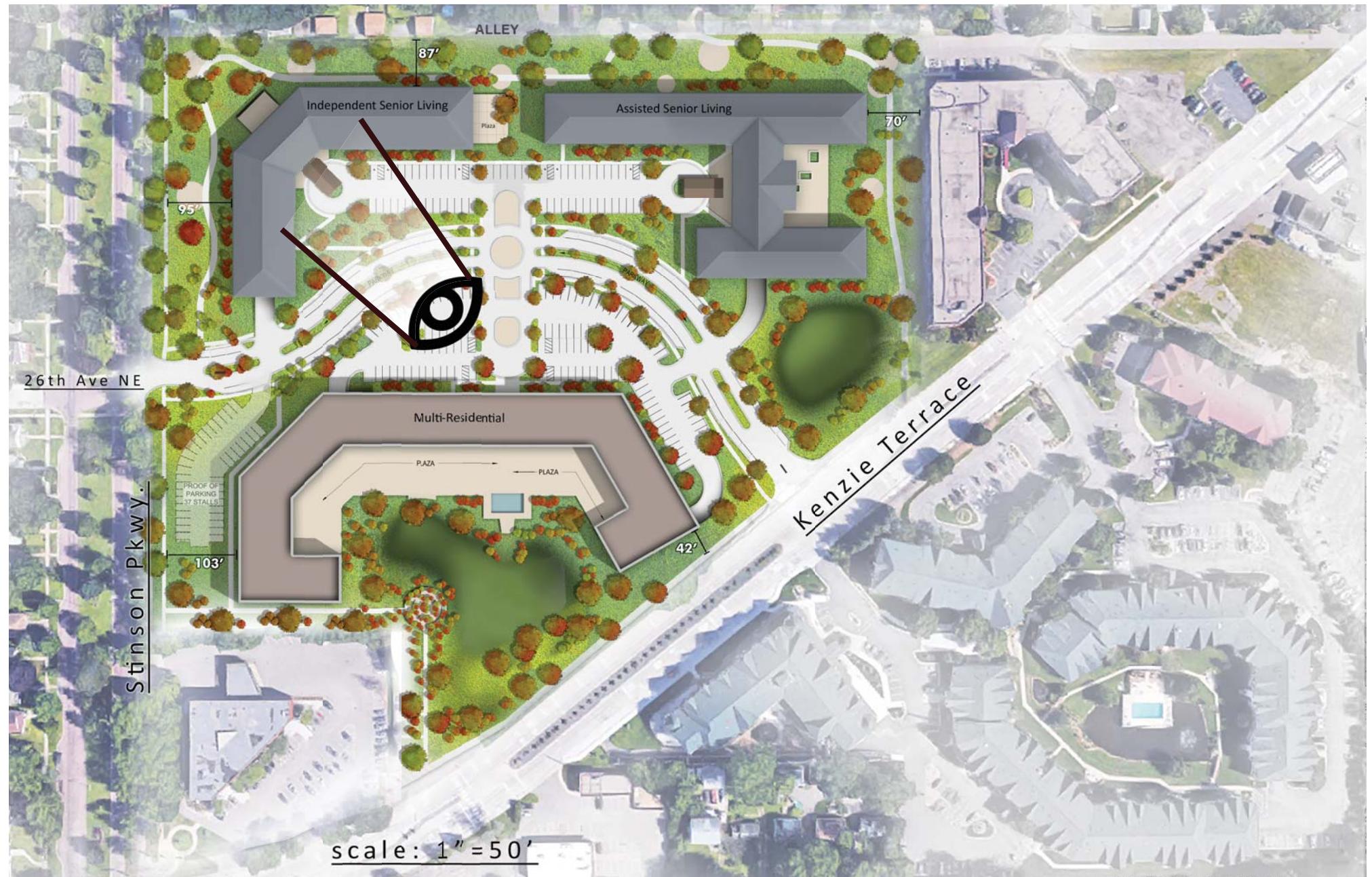
# Building Heights





# Building Heights

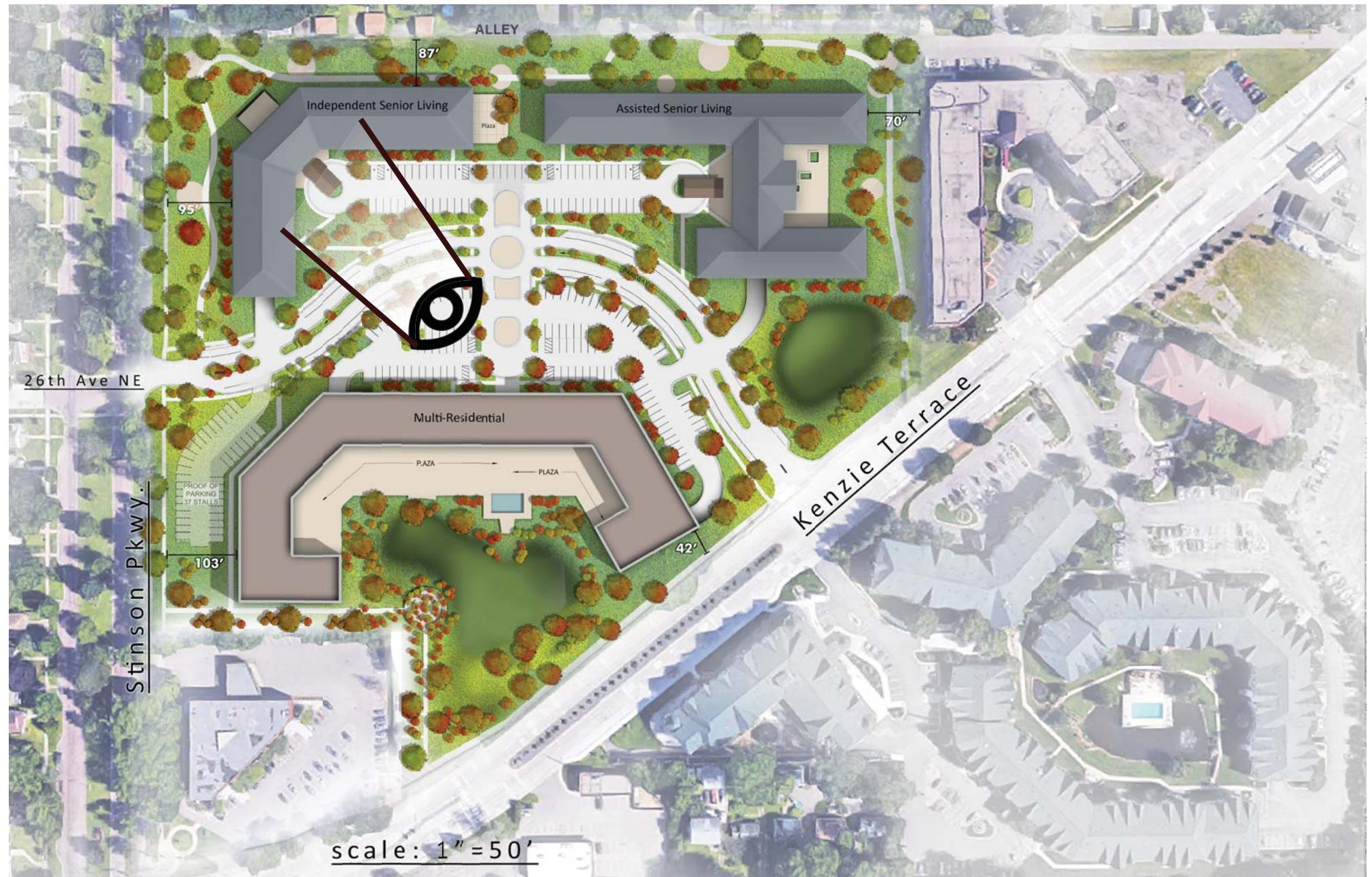




COPIED STATE ONE CALL

# Building Context

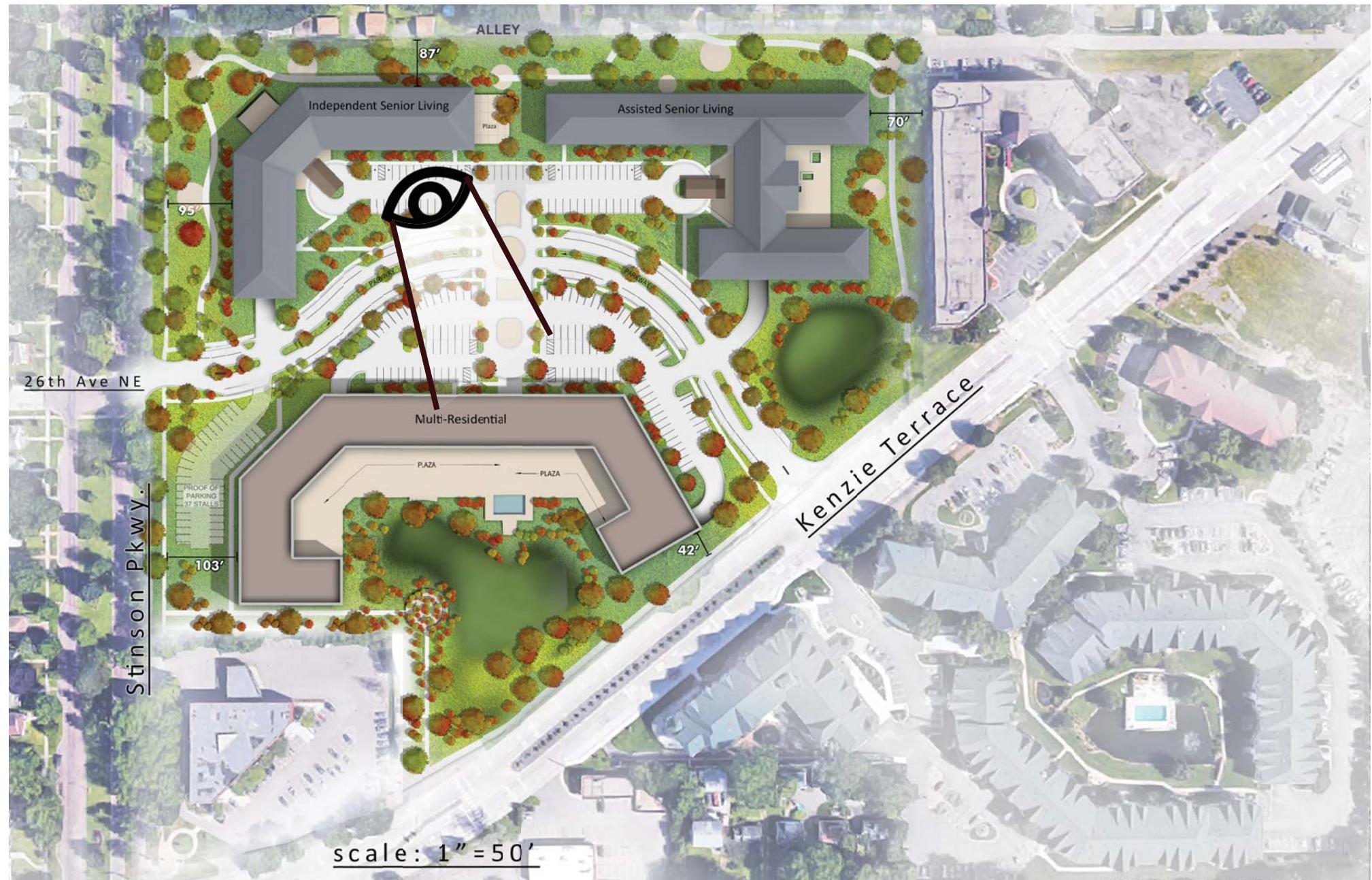




CORNER STATE ONE CALL

# Building Context





# Building Context





# Building Context





CORNER STATE ONE CALL

# 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. Millennials 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**



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# Area Map



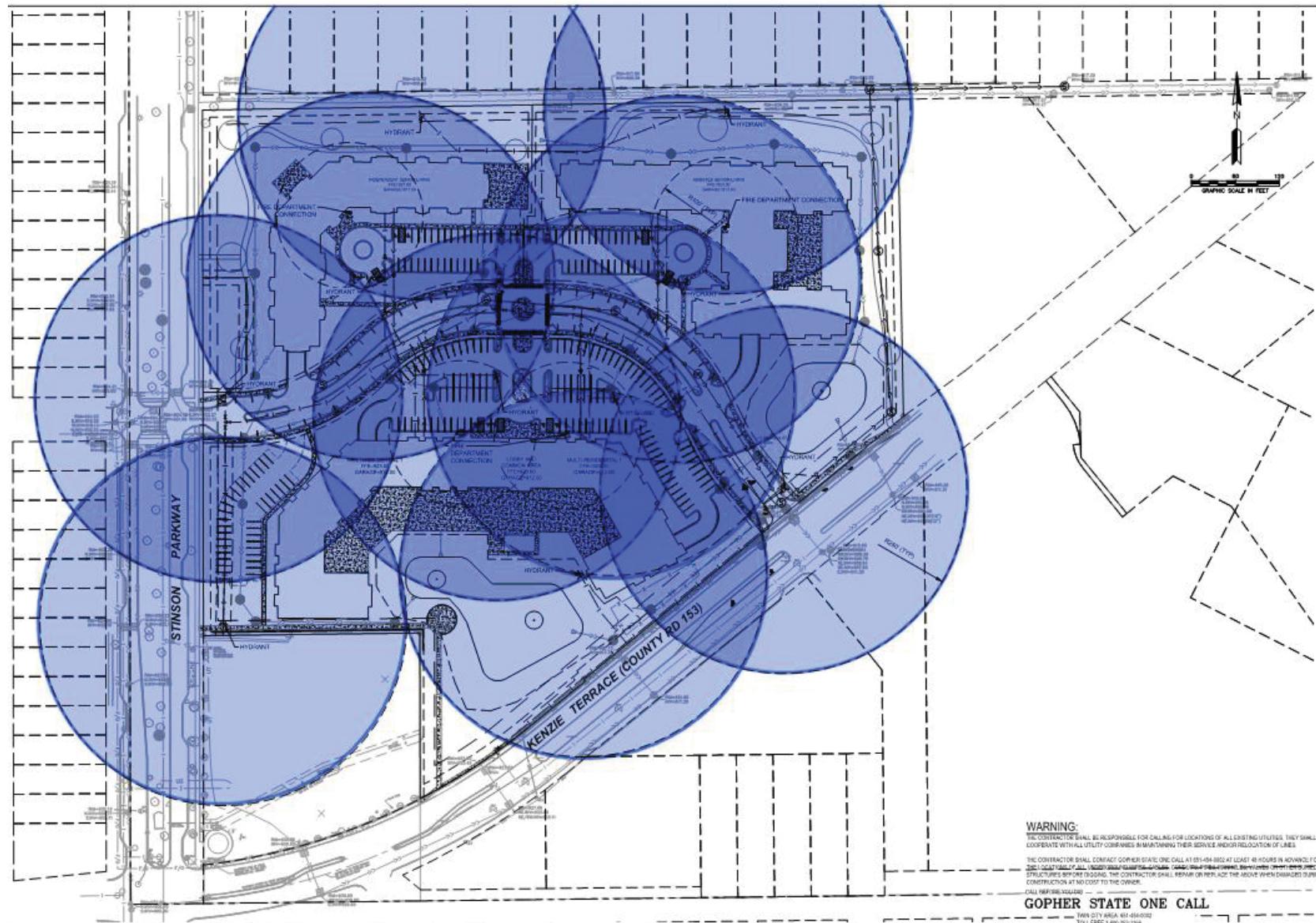
# Site Access - Minneapolis Park Board



# Site Access - Hennepin County



# Fire Department

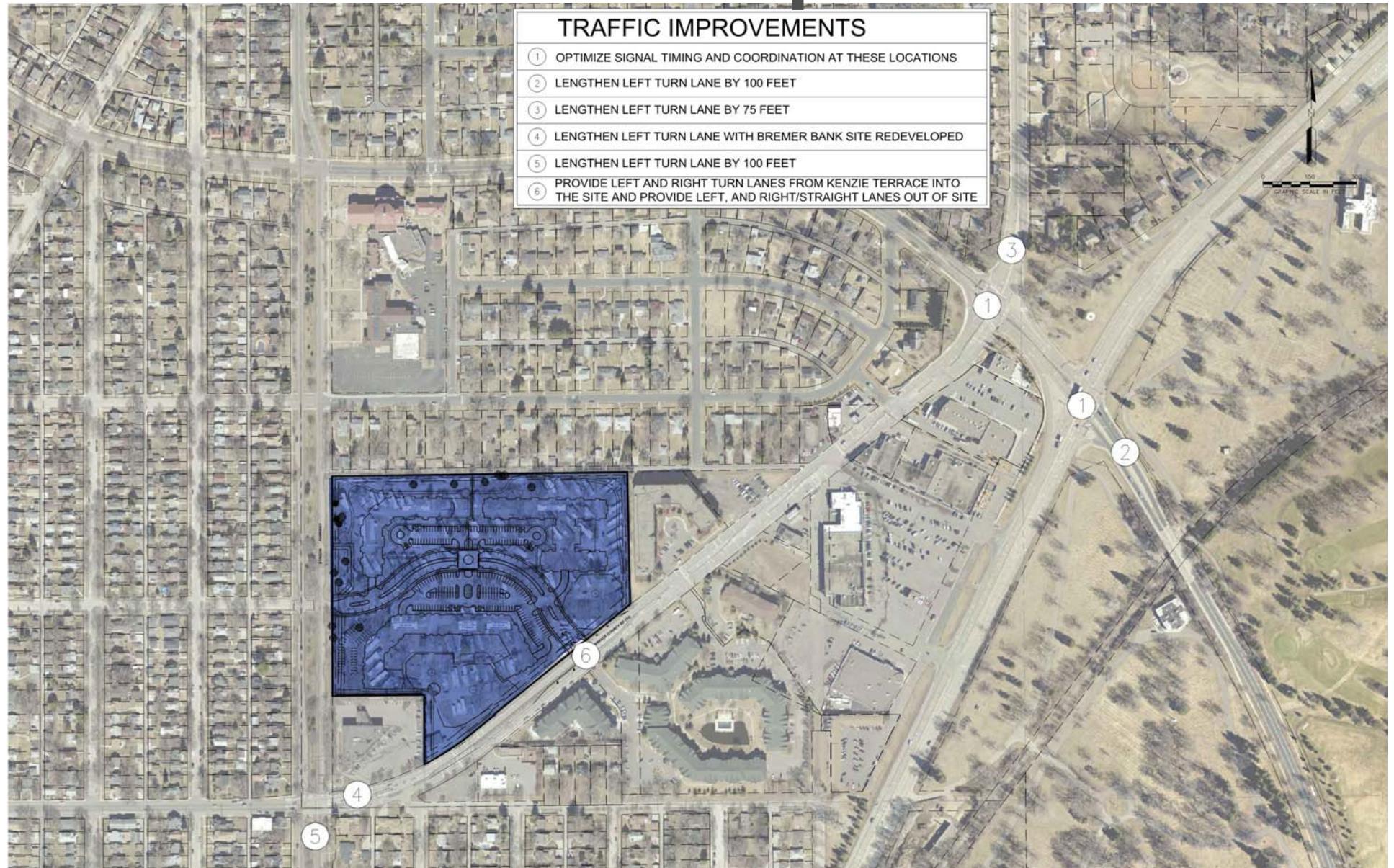


**WARNING:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

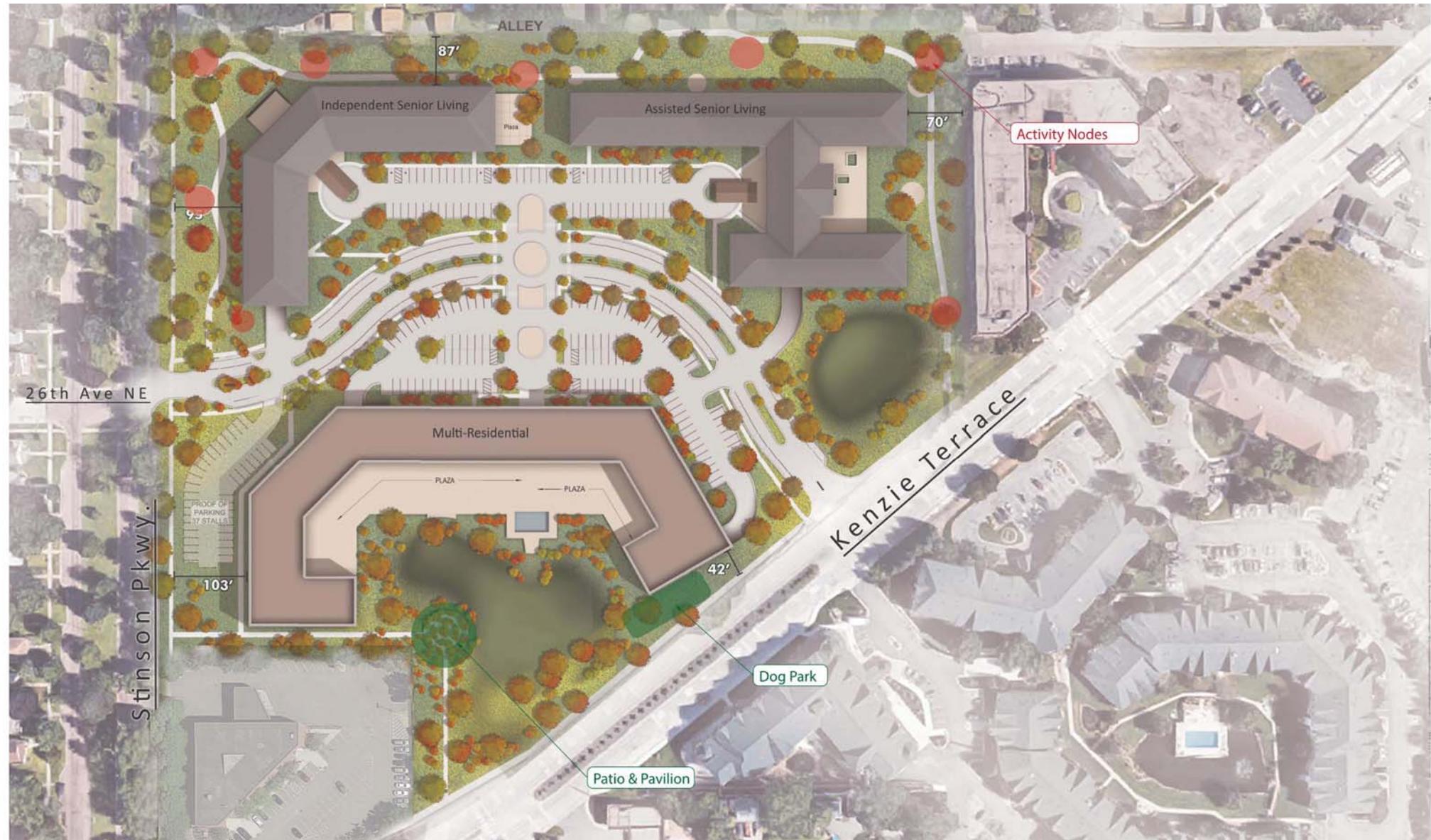
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 800-444-9902 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATING OF ALL UNDER GROUND UTILITIES. CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGE TO THESE STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

**GOPHER STATE ONE CALL**  
TWIN CITY AREA 401-484-0002  
TOLL FREE 1-800-252-7198

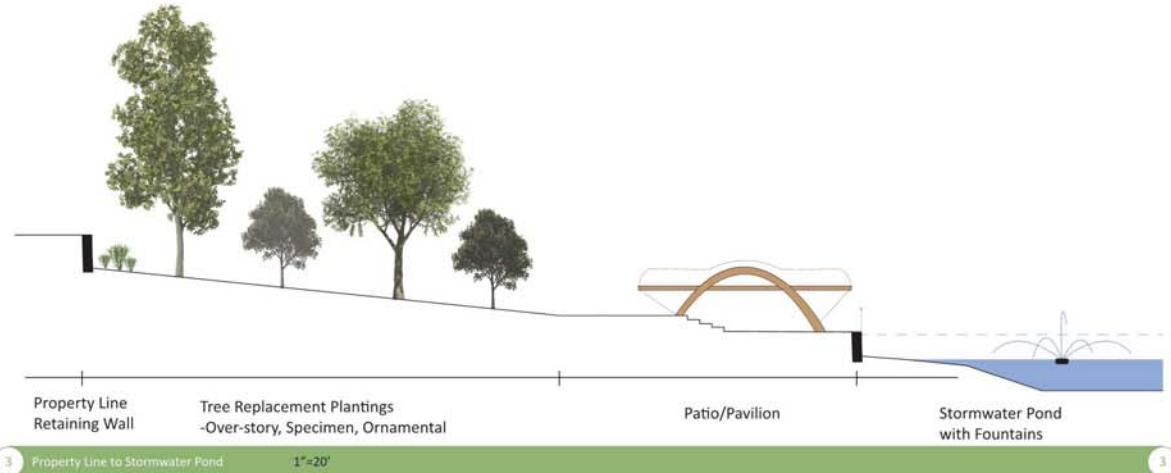
# Traffic Report



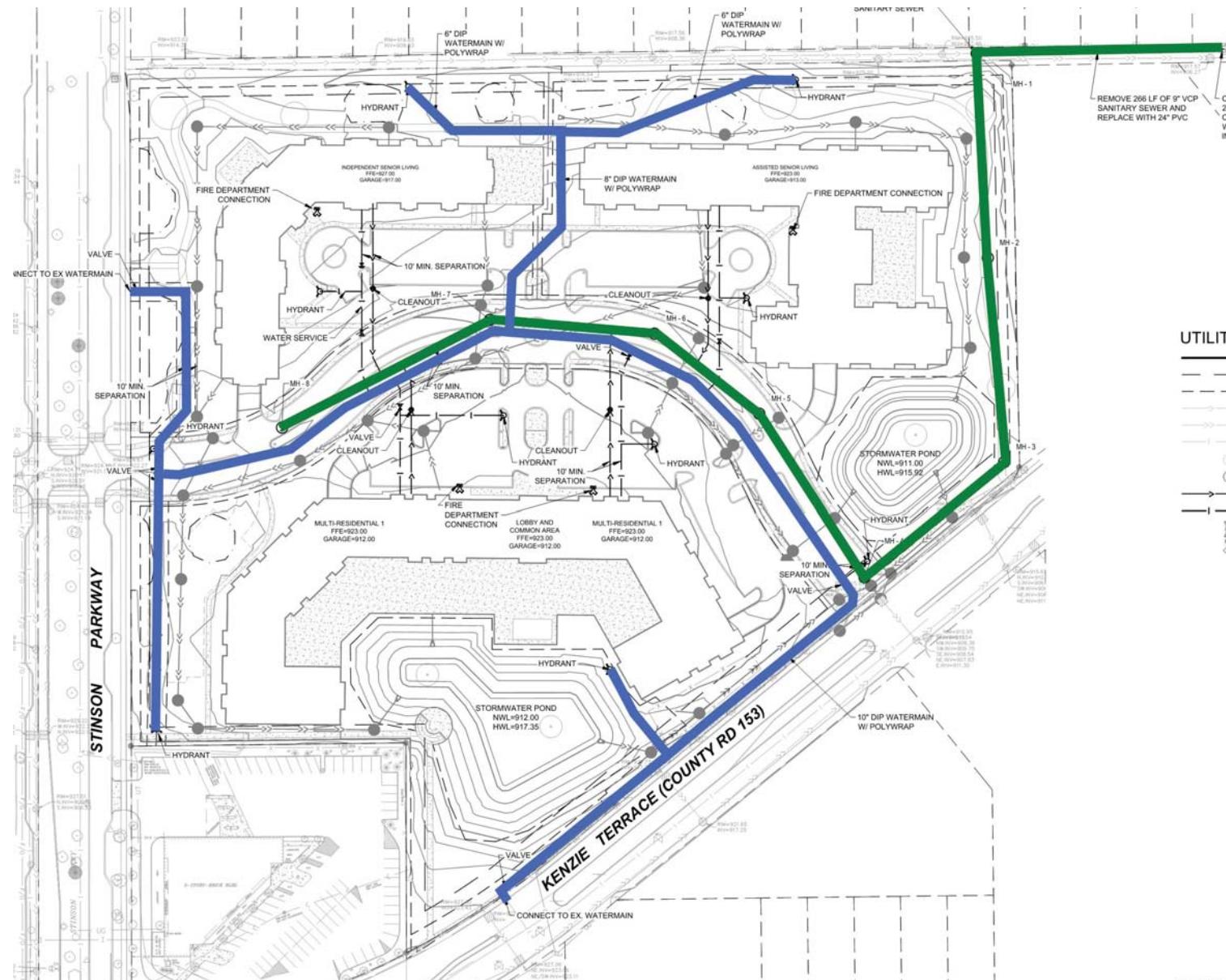
# Stormwater



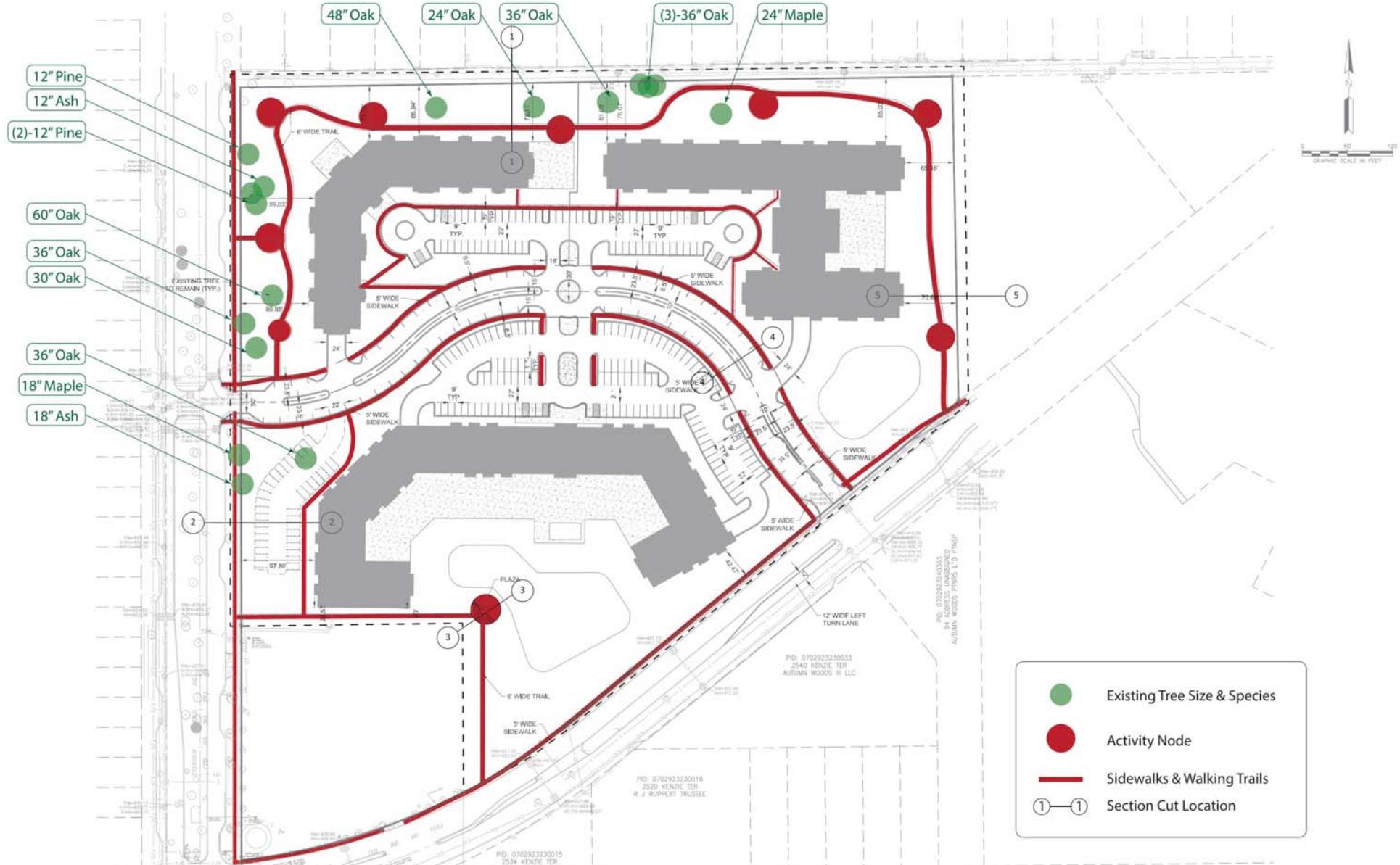
# Stormwater



# Utilities



# 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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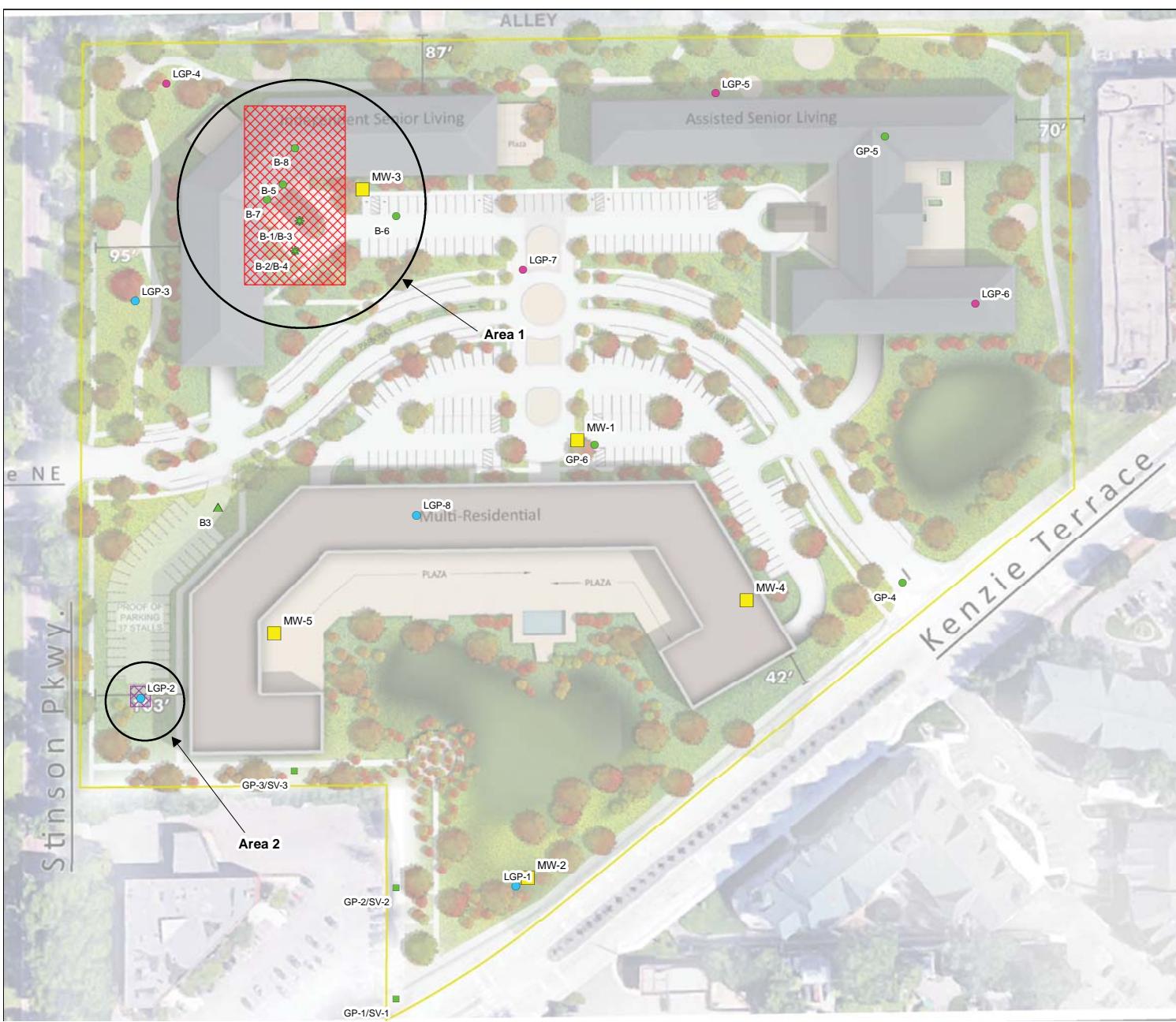
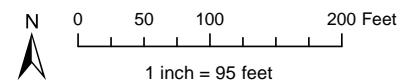


Figure 3

**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)



Figure 4

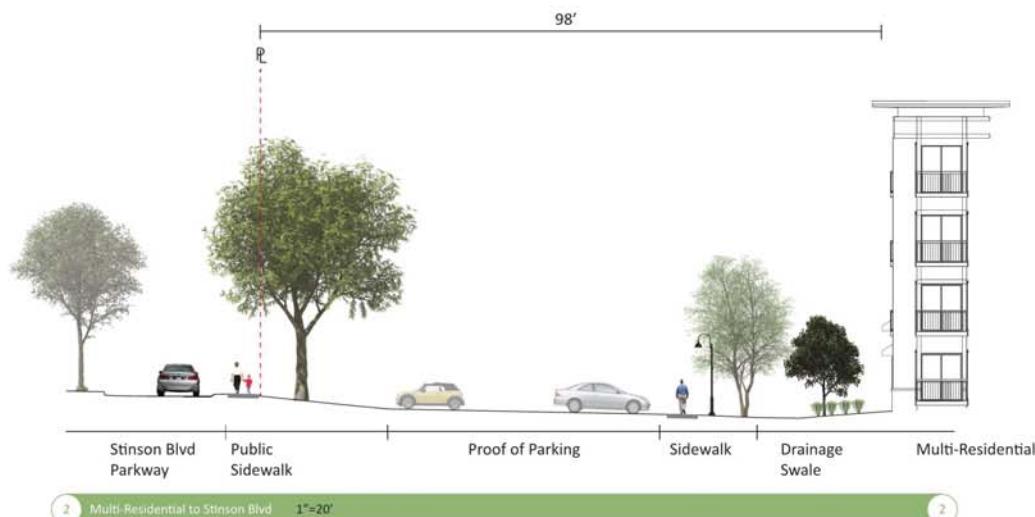
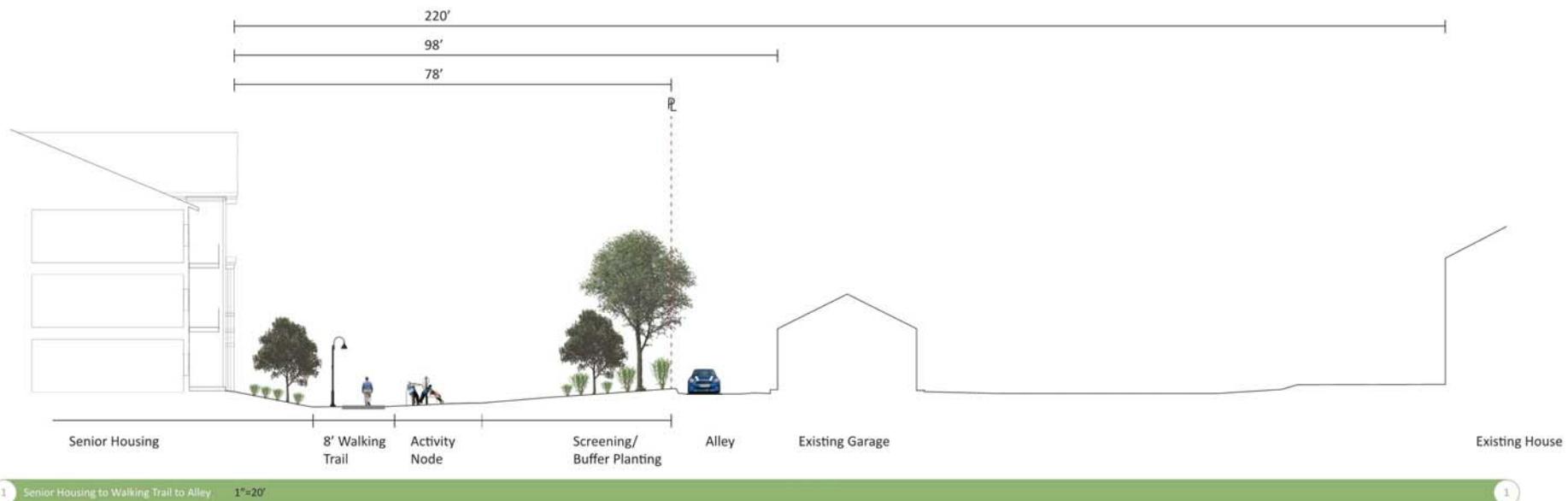
**VAPOR RESPONSE ACTION PLAN**  
2501 Lowry Avenue NE  
St. Anthony, Minnesota

LANDMARK ENVIRONMENTAL, LLC

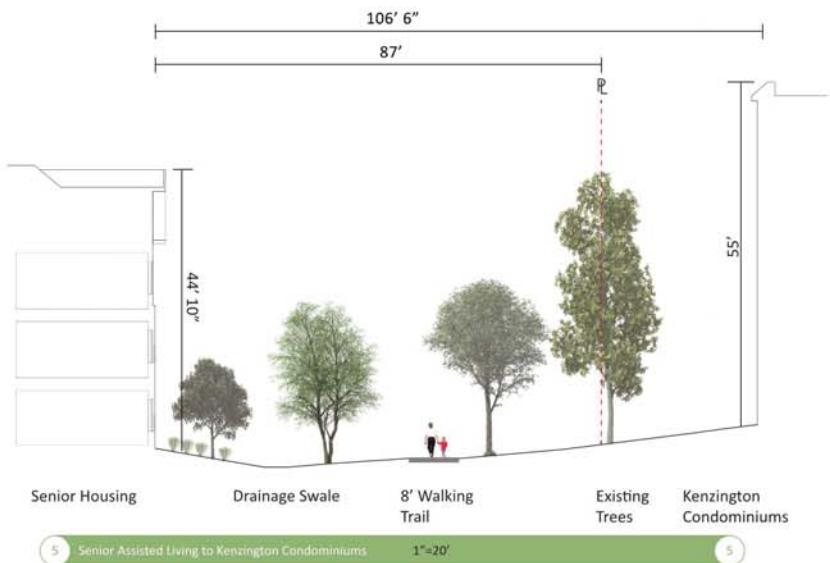
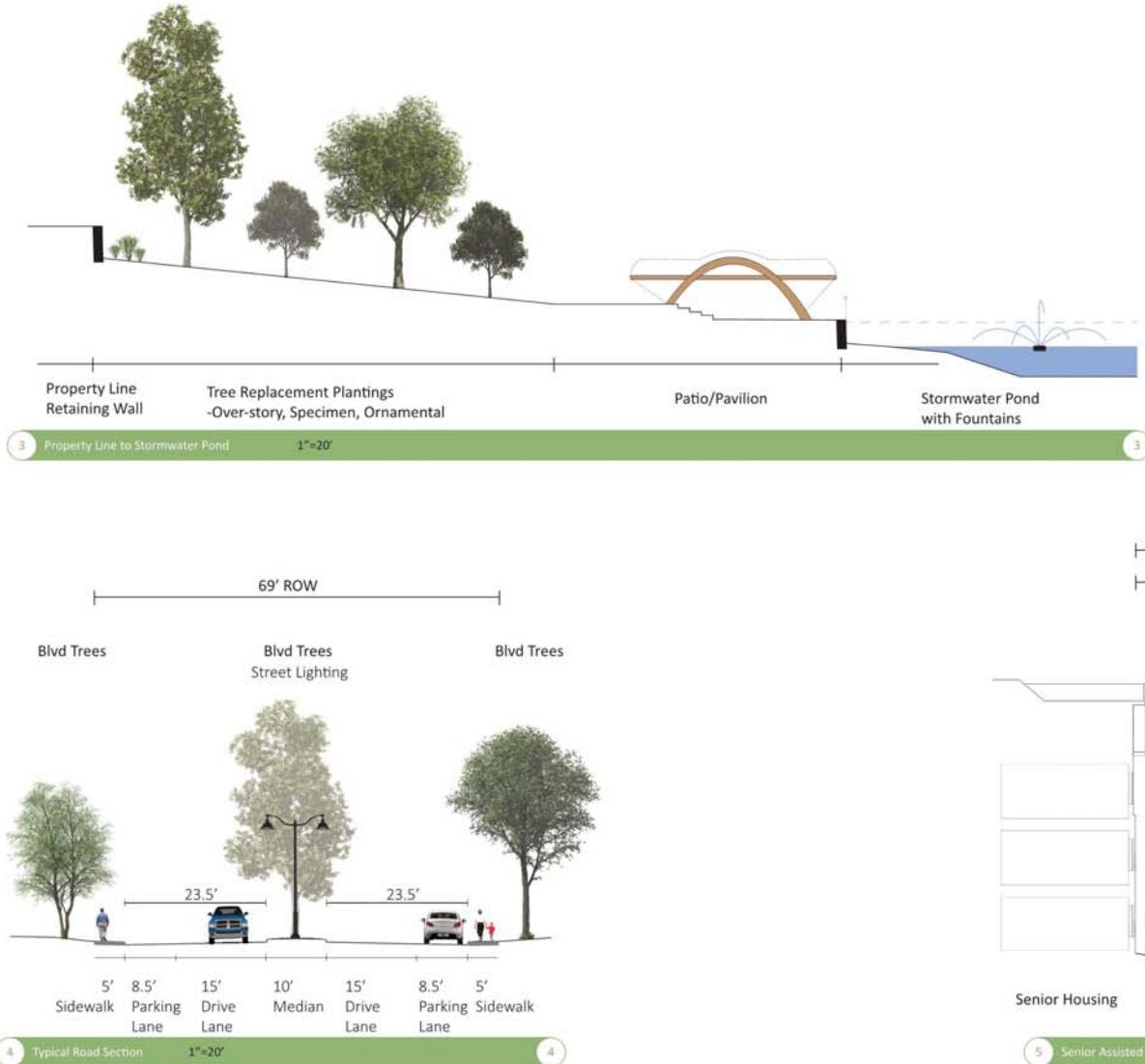
# Site Sections

- Show significant distances from Neighbors.









# 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"