

Community Meeting Presentation 11-27-17

The following slides and data matrix were presented to the community to share The Village LLC's vision and to obtain community feedback. The information shared in the slides and matrix, including the unit counts, are a work in progress and subject to change or revision prior to formal submission to the City.

Revised Proposal

KENZIE TERRACE & STINSON PARKWAY

St. Anthony Village

Presentation Team



MIKE MERGENS



LINK WILSON
MINDY MICHAEL

**Continental
Property Group**

TRACI TOMAS

Presentation Outline

1. KWA History
2. Current Site
3. Zoning
4. Previous Proposal
5. Site Analysis
6. New Proposal
7. New Site Plan
 - a. Nodal Points
 - b. Dimensions from Edges
8. Site Sections Old and New
9. Project Statistics
10. Project Visuals
 - a. Context
11. Affordable Housing
12. Questions and Answers



KWA HISTORY

Kaas Wilson Architects

Bloomington based Architectural Design Firm producing award winning projects in Senior Living, Market Rate Rental, Affordable Housing, Historic Preservation, and Rehabilitation.

The Firm has designed projects in and around the Twin cities, including a number of historic renovation projects in Lowertown, St. Paul.



The Oaks

New Construction
Lowertown Historic District
St. Paul, MN



Cosmopolitan

Historic Renovation
Lowertown Historic District
St. Paul, MN



333 on the Park

Historic Renovation
Lowertown Historic District
St. Paul, MN



Rayette Lofts

Historic Renovation
Lowertown Historic District
St. Paul, MN



Rayette Lofts

Historic Renovation
Lowertown Historic District
St. Paul, MN



Paxon Apartments

New Construction
Saint Anthony Falls Historic District
Minneapolis, MN



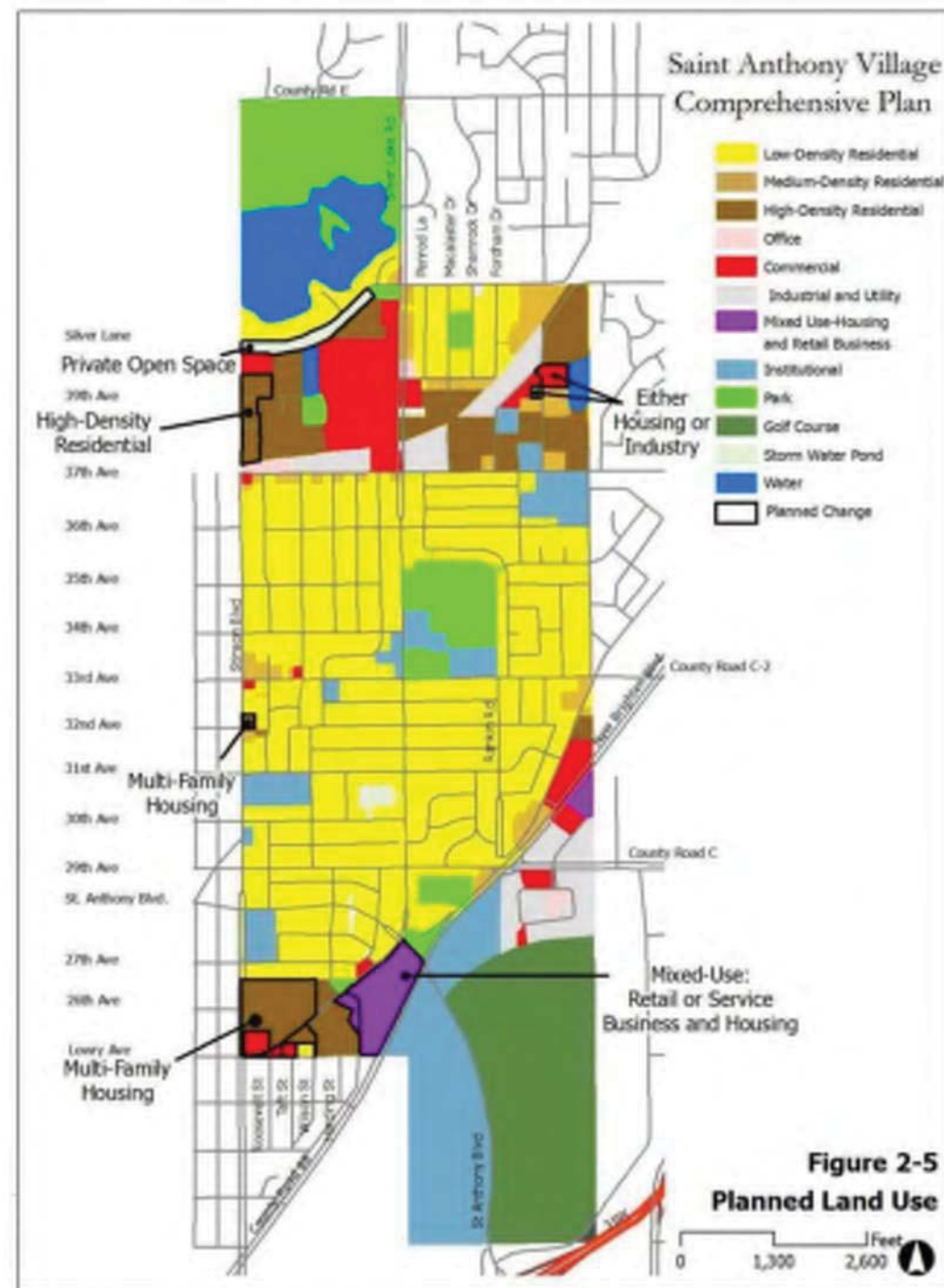
Grainbelt Apartments

New Construction
Minneapolis Brewing Company Historic District
(Grain Belt Brewery)
Minneapolis, MN

Current Site

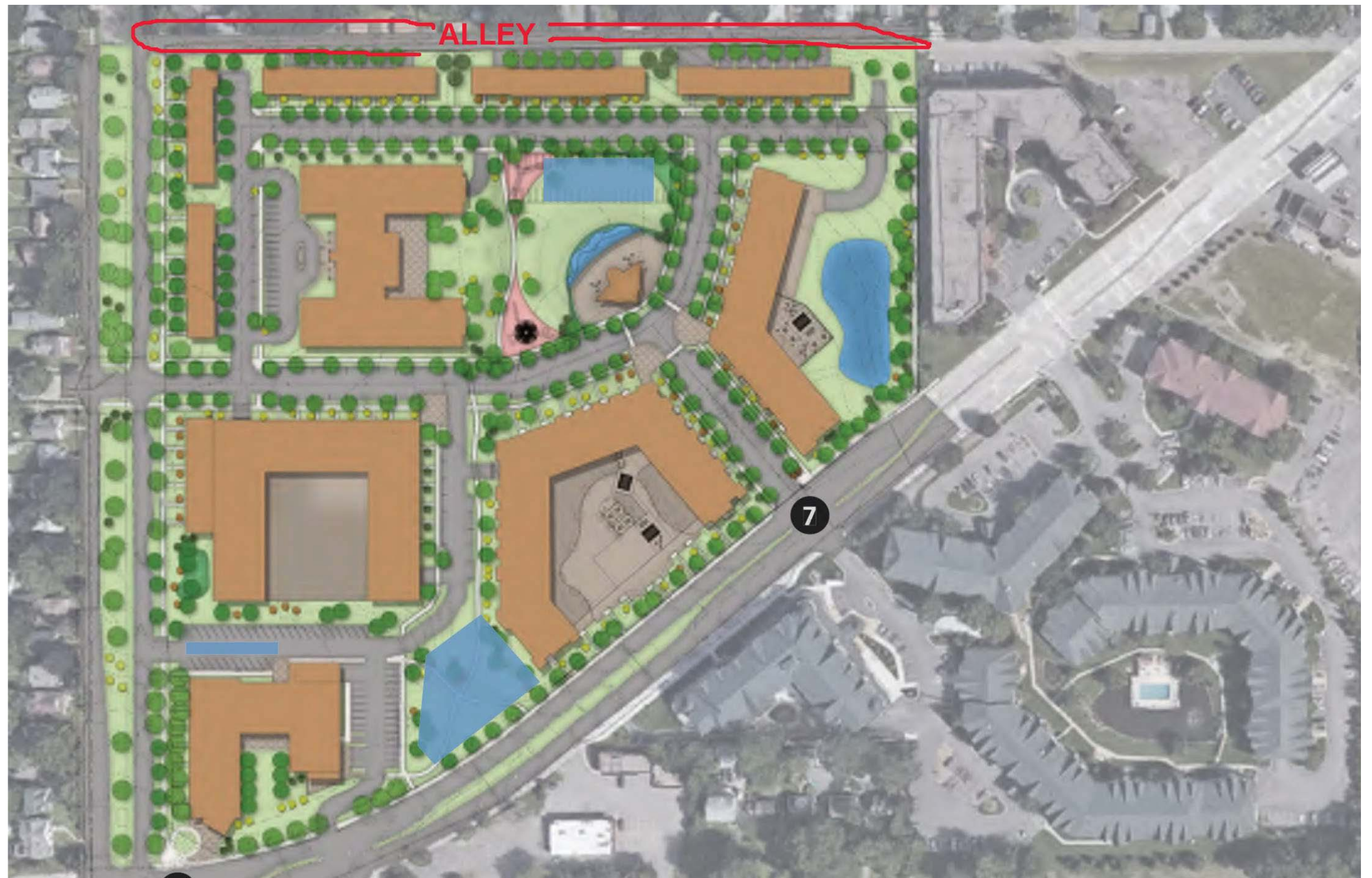


Current Zoning



Previous Meeting Proposed Density
40 units / Acre today we are proposing
approximately 27-28 units per acre



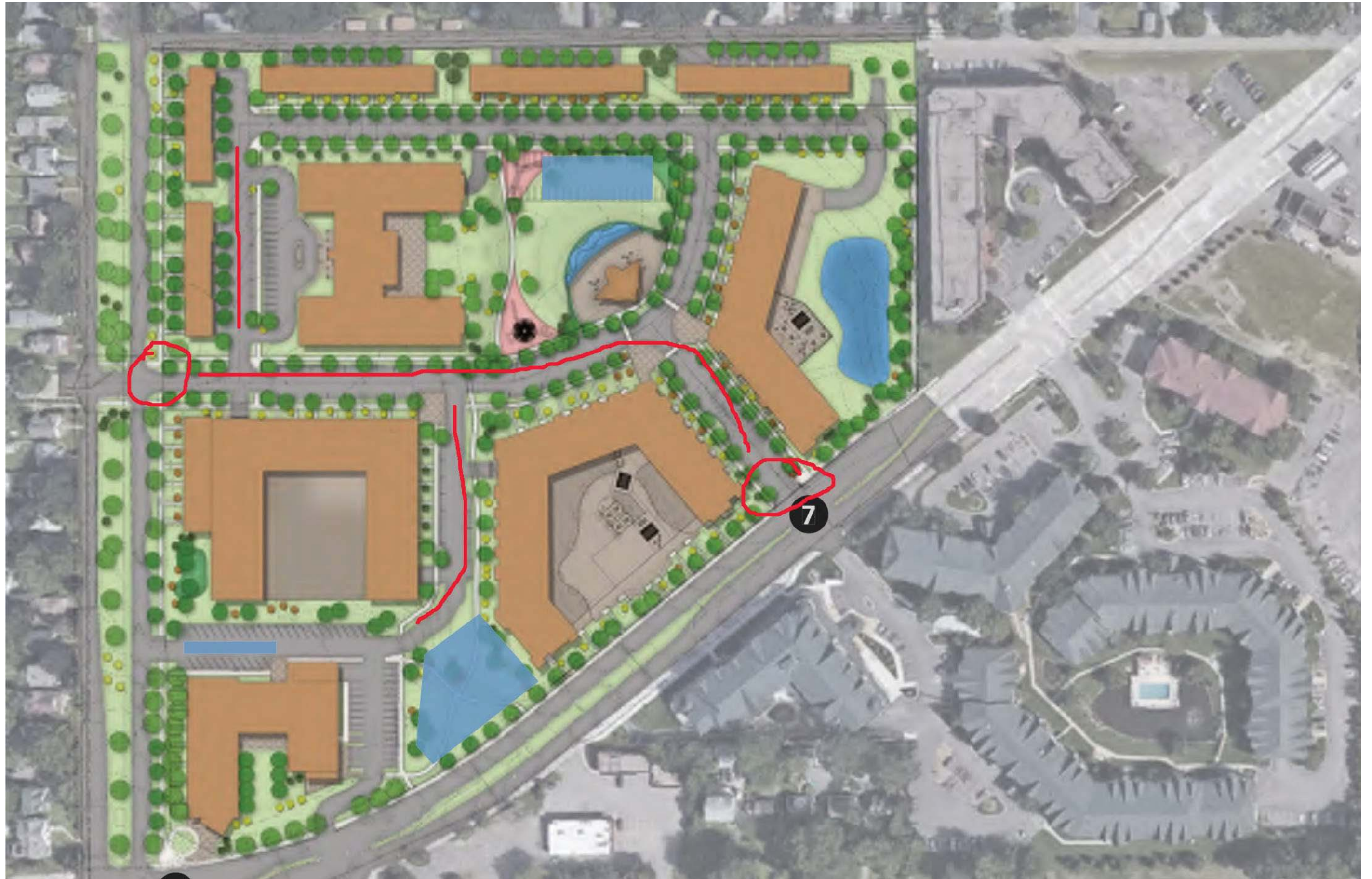


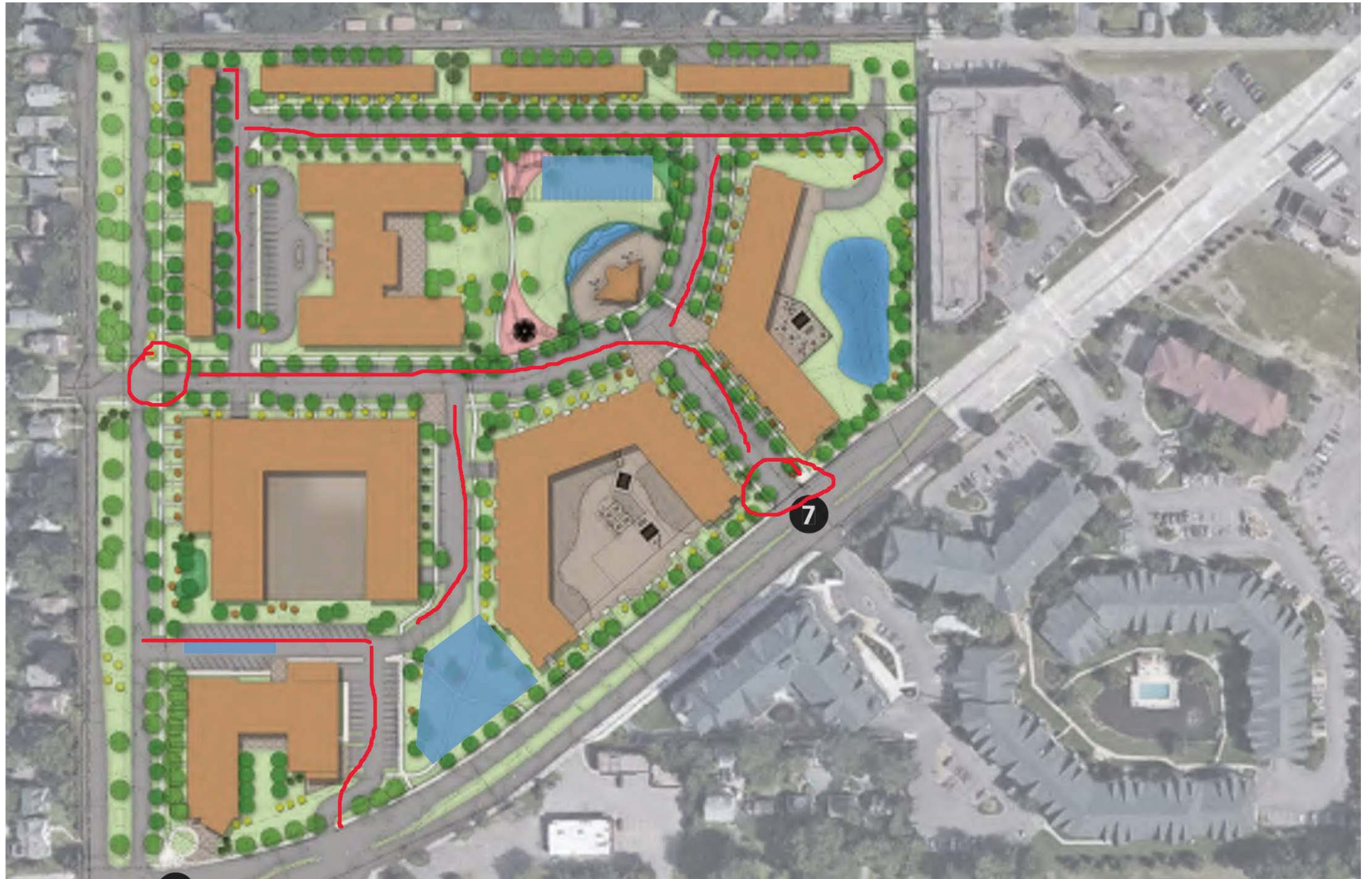


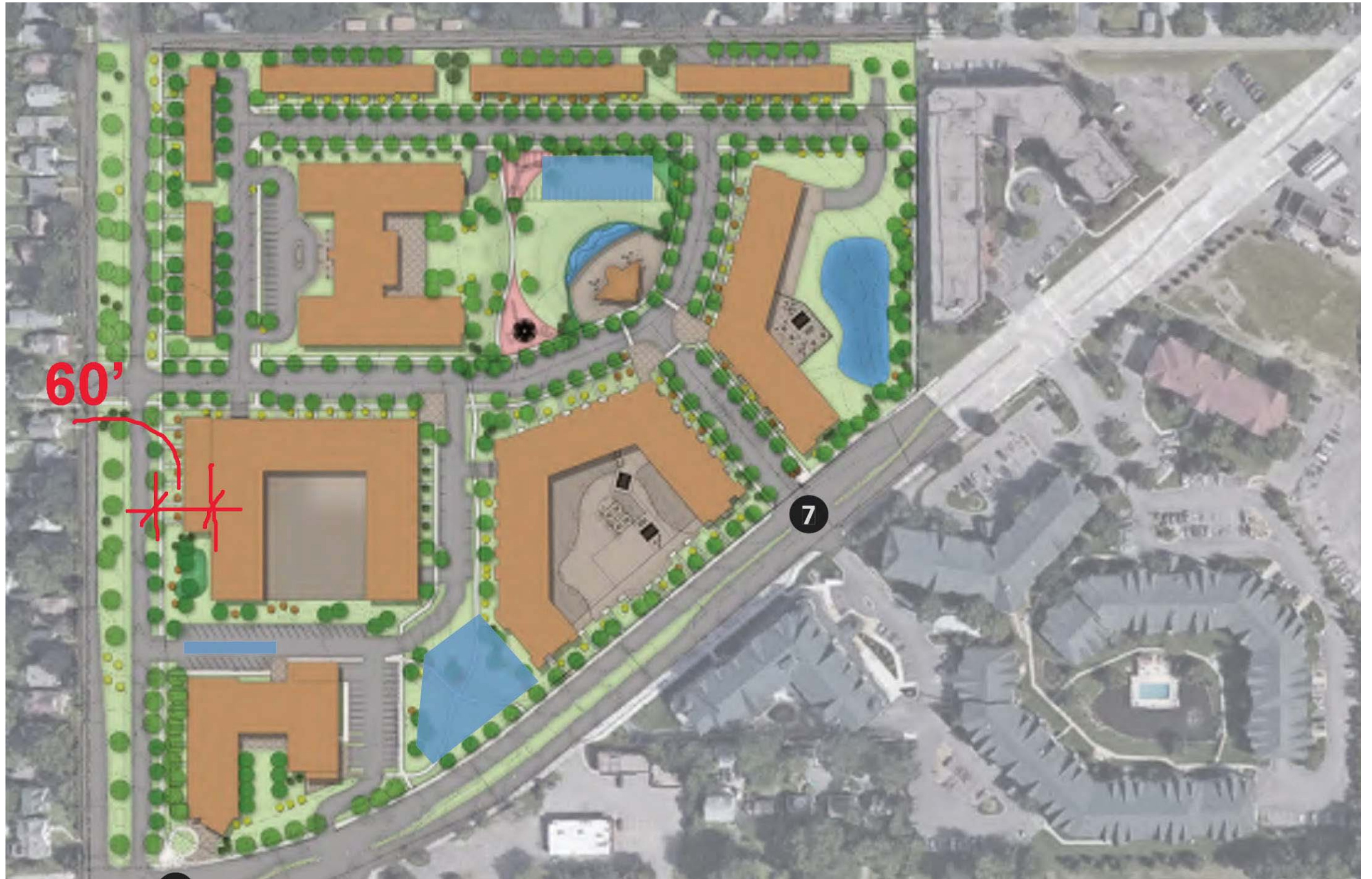


**infrastructure
cost
drove density**











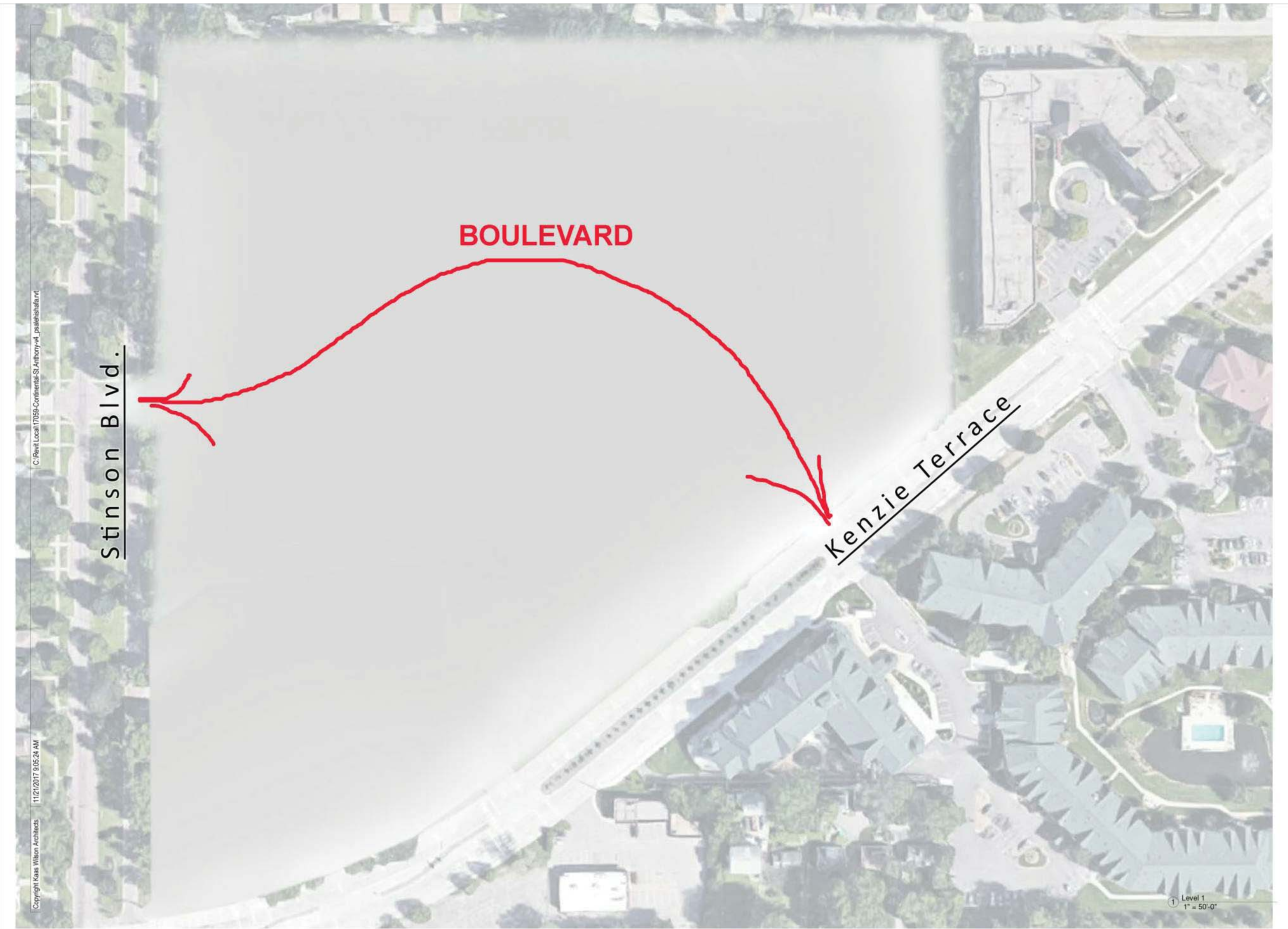
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Stinson Blvd.

Kenzie Terrace

① Level 1
1" = 50'-0"

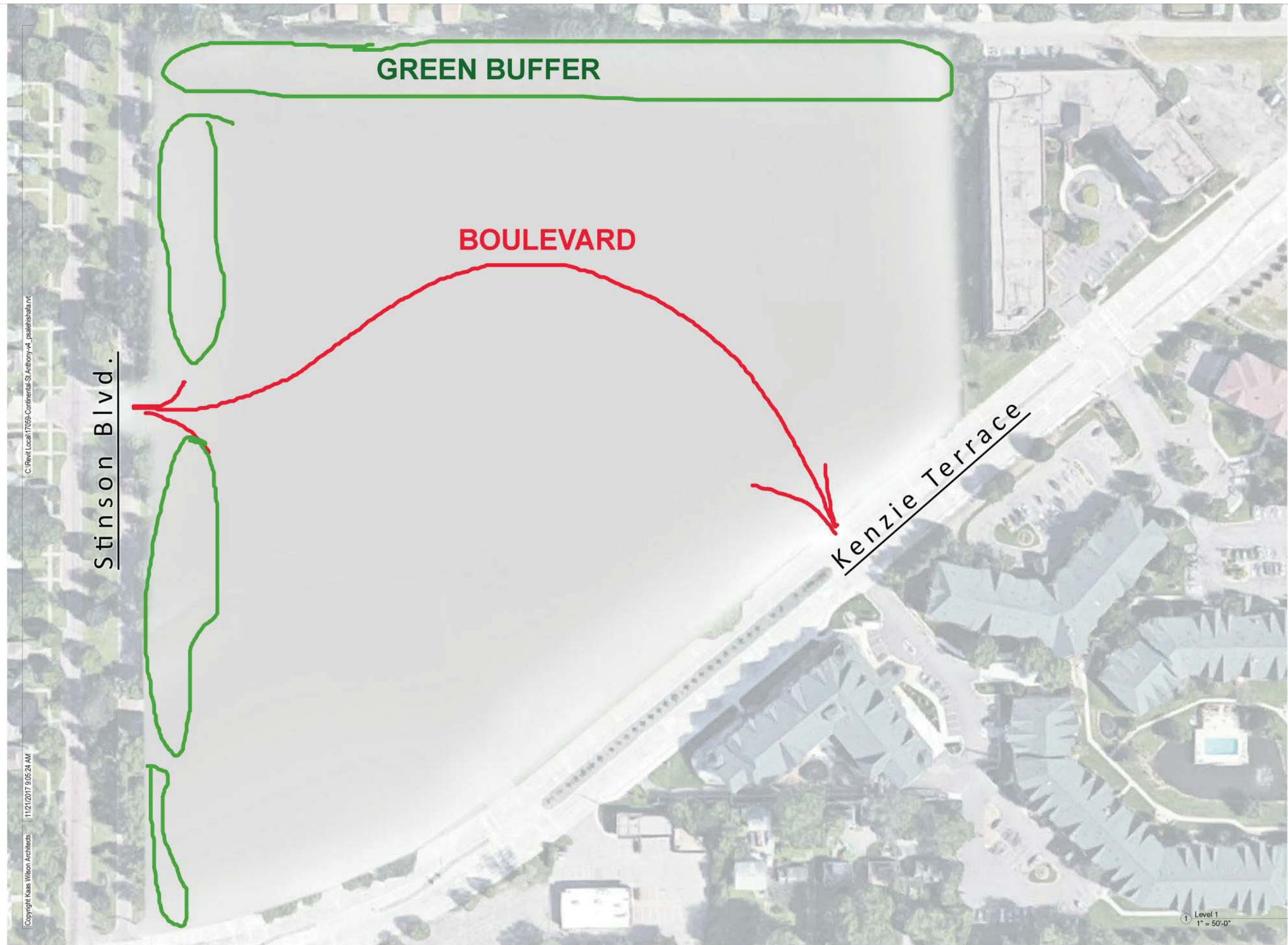


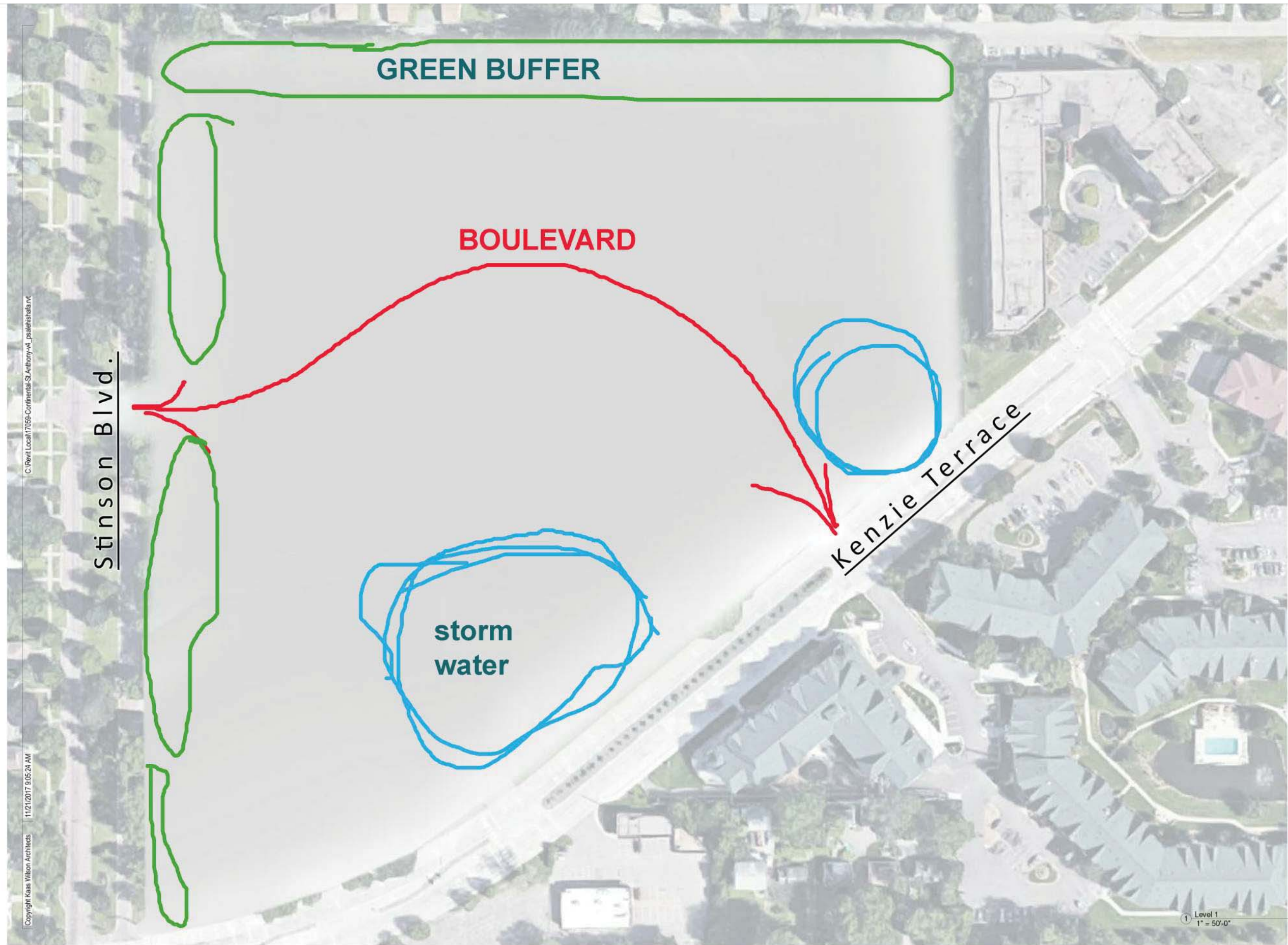
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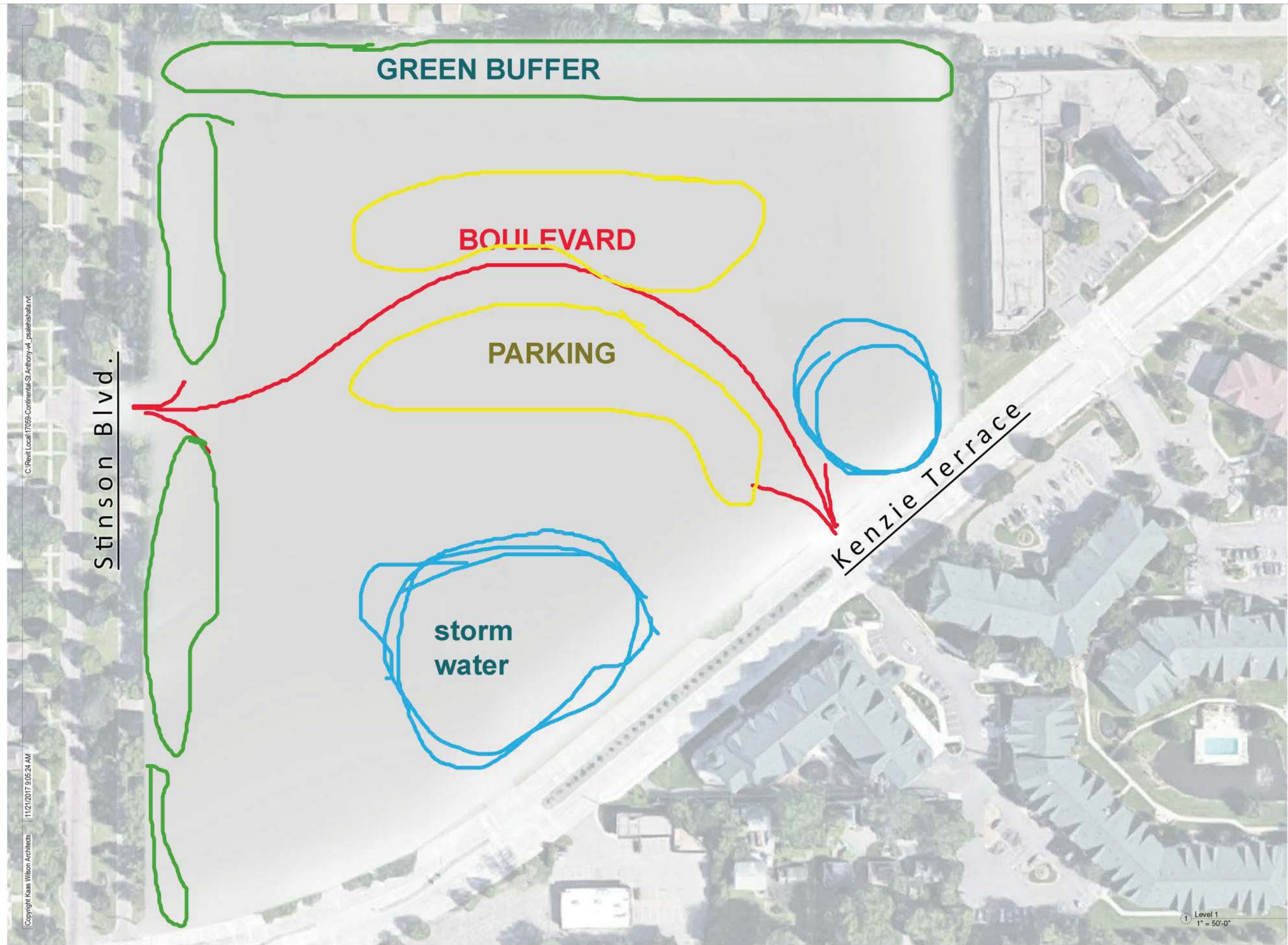
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① Level 1
1" = 50'-0"



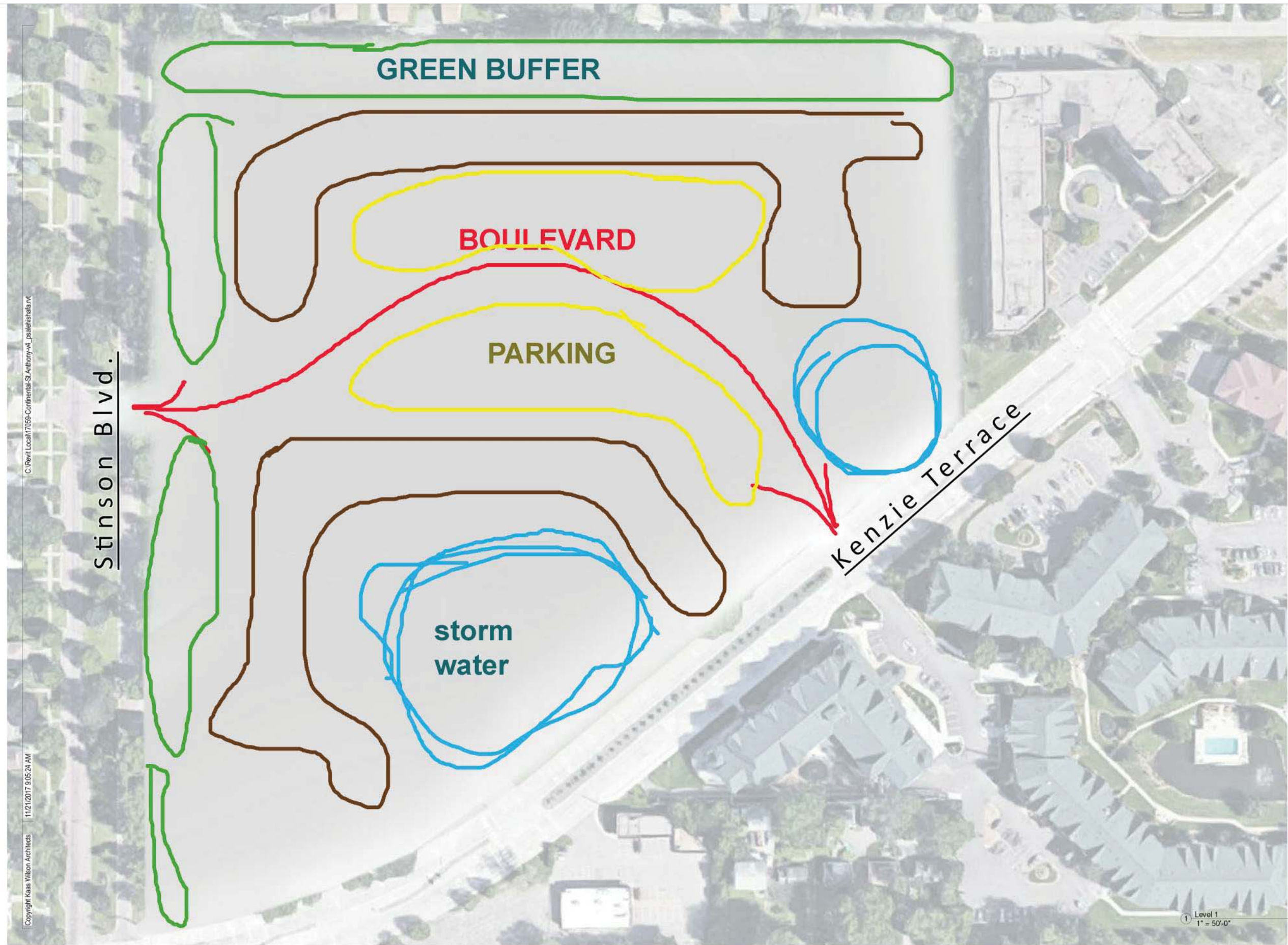




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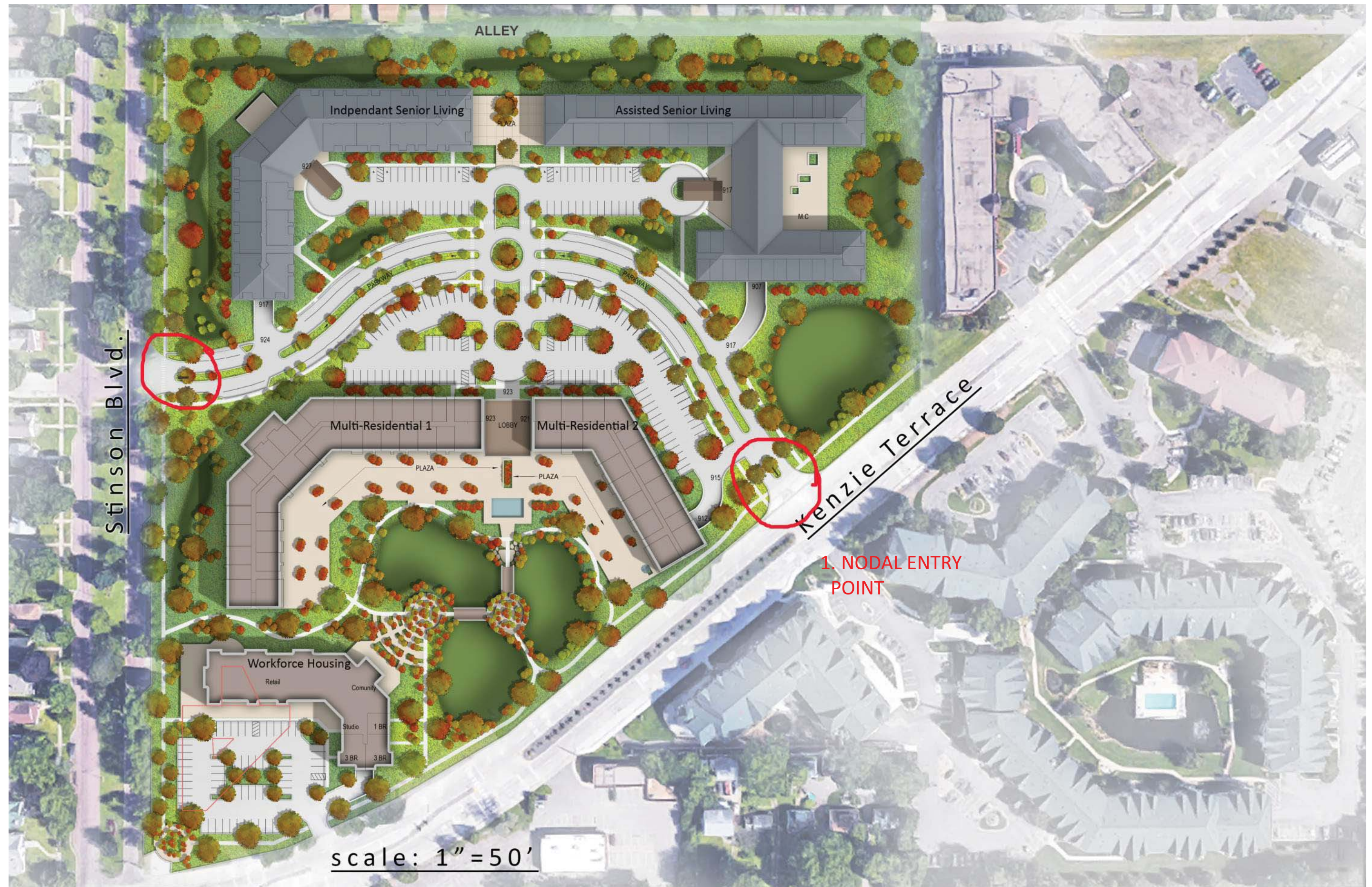


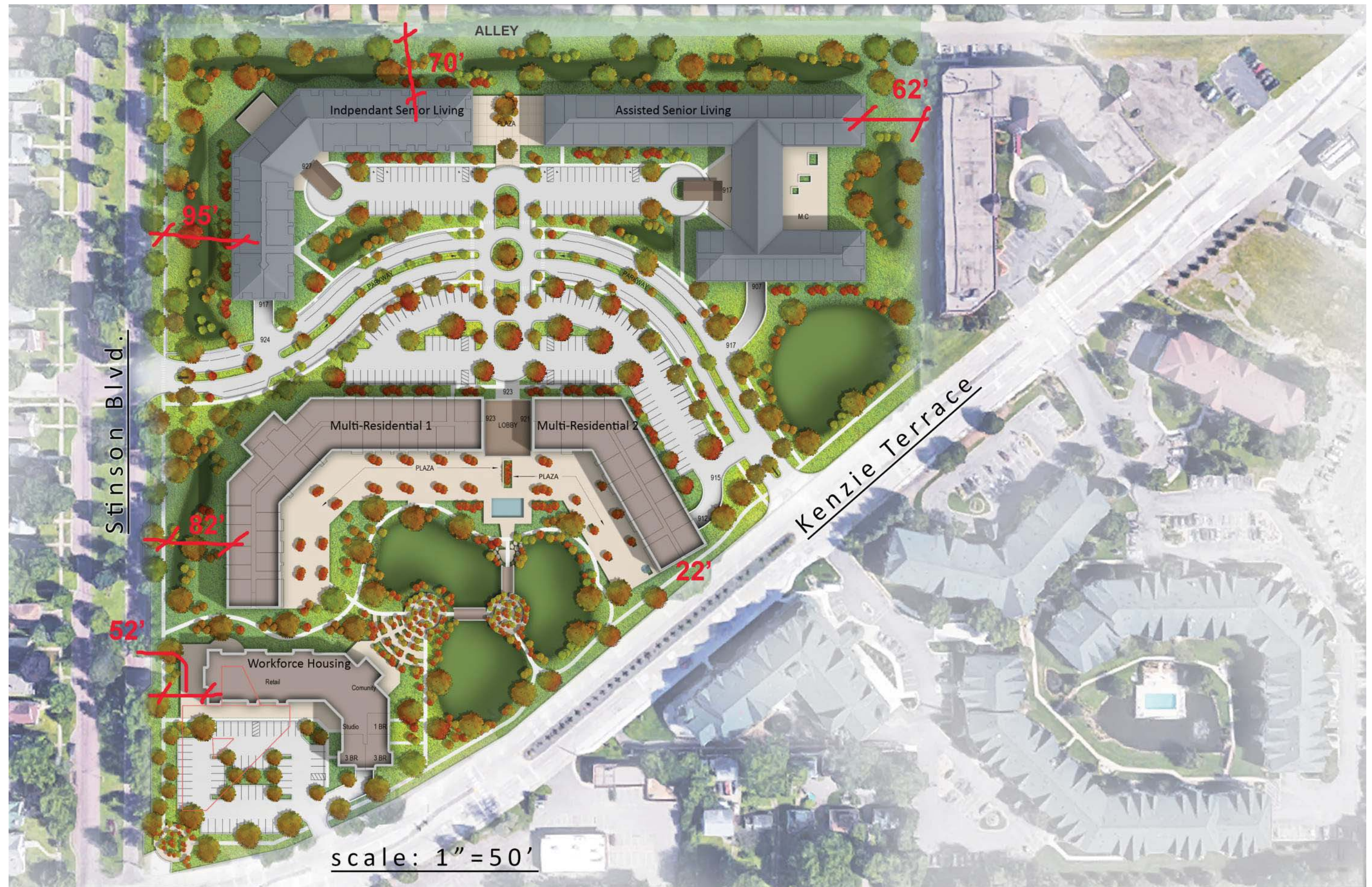
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① 6.5 story flat
1/32" = 1'-0"



② 3 story pitched
1/32" = 1'-0"



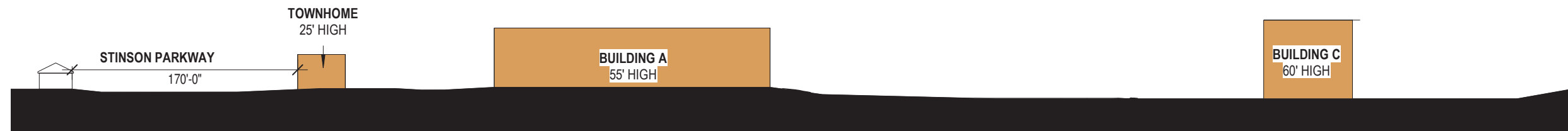
③ 4 story flat
1/32" = 1'-0"



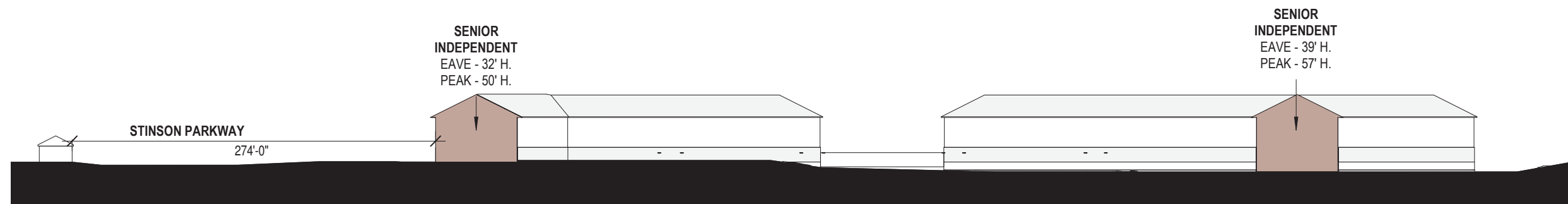
○ Site Section 1 - Previous Scheme
1" = 400'-0"



○ Site Section 1 - New Proposal
1" = 400'-0"



① Site Section 1 - Previous
1" = 80'-0"



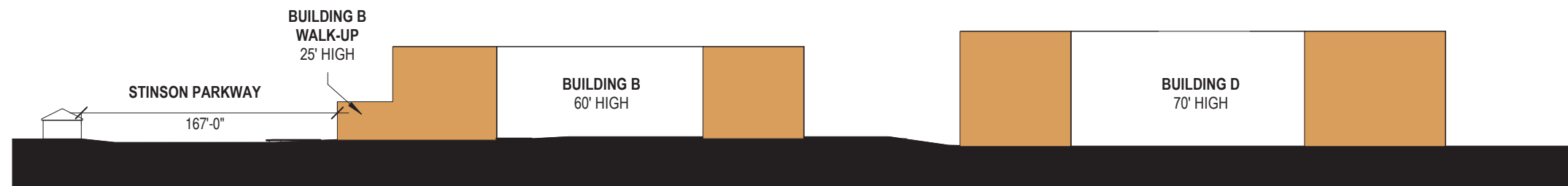
② Site Section 1 - New Proposal
1" = 80'-0"



Site Section 2 - Previous Scheme
1" = 400'-0"



Site Section 2 - New Proposal
1" = 400'-0"



Site Section 2 - Previous
1" = 80'-0"



Site Section 2 - New Proposal
1" = 80'-0"



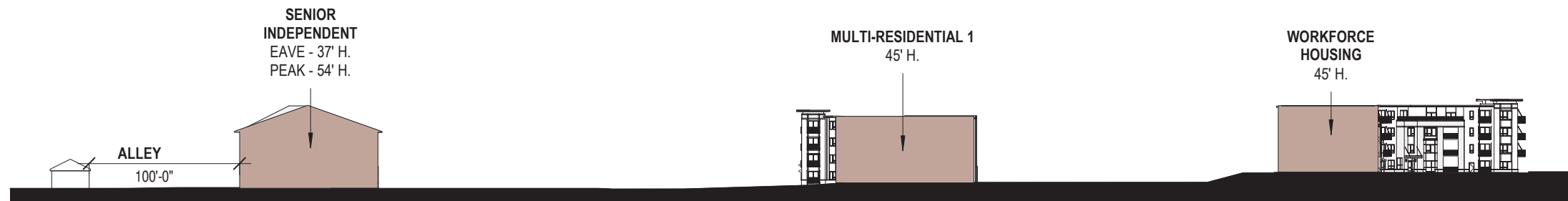
○ Site Section 3 - Previous Scheme
1" = 400'-0"



○ Site Section 3 - New Proposal
1" = 400'-0"



① Site Section 3 - Previous
1" = 80'-0"



② Site Section 3 - New Proposal
1" = 80'-0"

Project Statistics

1. Mixed Use Building - 51 units

Parking Counts

51 units / 1.89 Acres = 26.98 U / Acre

Mixed Use 55 below/58 surface

2. Multi-Residential Bldg 1 - 147 units

Multi 254 below / 161 surface
use of 22 senior stalls at night
gets to 2.0 stalls per unit

3. Multi-Residential Bldg 2 - 74 units

4. Independent Senior - 61 units

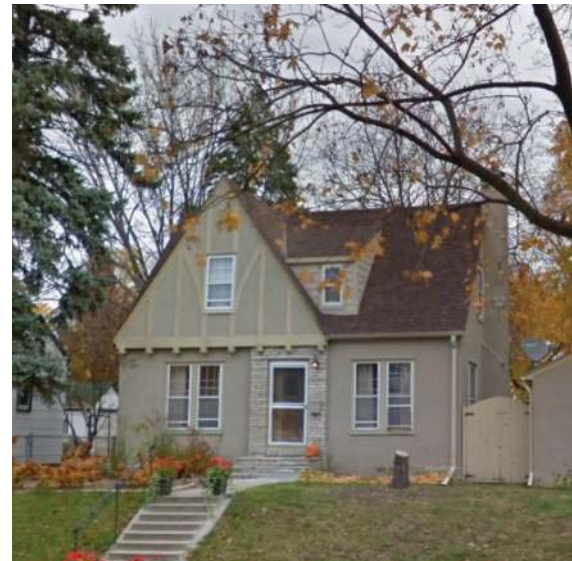
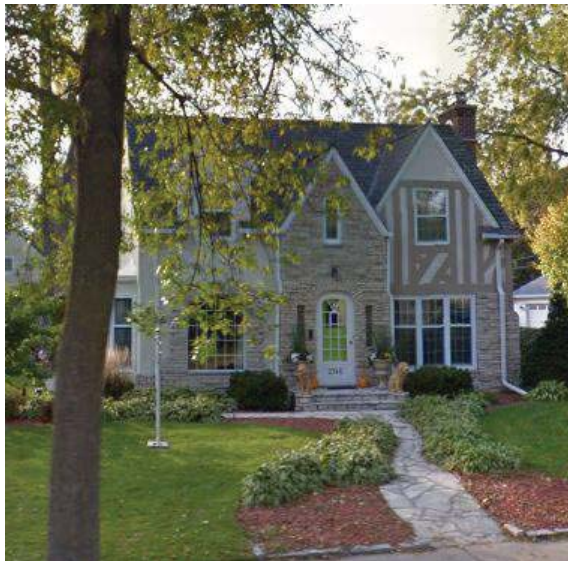
Senior 228 below/ 56 surface

5. Assisted Living - 133 units

415 units/15.38 Acres = 26.98 U / Acre

466 units/17.262 Acres = 26.99 U / Acre

total parking on site 812







Affordable Housing

Affordable Housing Update

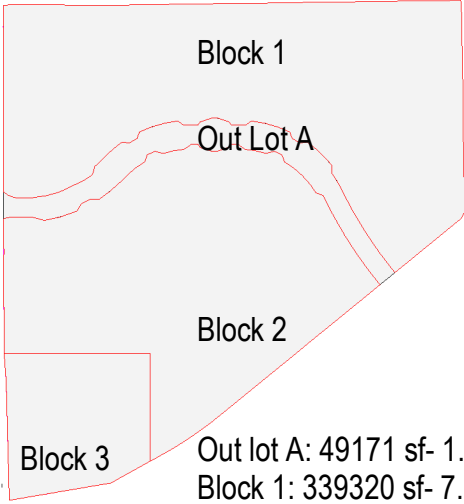
We, obviously, haven't worked out all of the details regarding affordable housing, however we remain committed to including it in the development. The building on the current Bremer Bank site will be affordable housing. Unfortunately, this new plan does not support the 97 units that we originally hoped to provide. We are planning on 51 affordable units. As we get more information on pricing and unit mix, we will pass that information along.

Question & Answer Period

Thank you for coming

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-Unit Mix (Gross)-		
Name	Count	Area
Affordable Level 1		
Unit A1	1	797 ft²
Unit D3	2	2,688 ft²
3		3,485 ft²
Level 2		
Unit A1	4	3,188 ft²
Unit C2	1	990 ft²
Unit C4b	3	2,925 ft²
Unit D1	3	3,881 ft²
Unit D3	4	5,376 ft²
Unit D5	1	1,432 ft²
16		17,791 ft²
Level 3		
Unit A1	4	3,188 ft²
Unit C2	1	990 ft²
Unit C4b	3	2,925 ft²
Unit D1	3	3,881 ft²
Unit D3	4	5,376 ft²
Unit D5	1	1,432 ft²
16		17,791 ft²
Level 4		
Unit A1	4	3,188 ft²
Unit C2	1	990 ft²
Unit C4b	3	2,925 ft²
Unit D1	3	3,881 ft²
Unit D3	4	5,376 ft²
Unit D5	1	1,432 ft²
16		17,791 ft²
51		56,858 ft²



Out lot A: 49171 sf- 1.13 acres
Block 1: 339320 sf- 7.79 acres
Block 2: 294870 sf- 6.46 acres
Block 3: 82115 sf- 1.89 acres

-Unit Mix (Gross)-		
Name	Count	Area
Assisted Senior Living Level 1		
Unit 0-1 16	2	867 ft²
Unit 1-0 24	12	7,809 ft²
Unit 2-0 32	8	6,941 ft²
Unit 2-1 End	1	832 ft²
Unit 3-1 E34.6+	2	2,151 ft²
Unit 3-2 35.5	1	953 ft²
Unit MC 0-0 16	13	5,640 ft²
Unit MC 1-0 24	1	638 ft²
Unit MC 1-1 Corner	2	1,542 ft²
42		27,373 ft²
Level 2		
Unit 0-1 16	6	2,603 ft²
Unit 1-0 24	20	13,015 ft²
Unit 2-0 32	10	8,677 ft²
Unit 2-1 End	2	1,657 ft²
Unit 3-1 E34.6+	4	4,302 ft²
Unit 3-2 35.5	2	1,897 ft²
44		32,150 ft²
Level 3		
Unit 0-1 16	6	2,603 ft²
Unit 1-0 24	20	13,015 ft²
Unit 2-0 32	13	11,280 ft²
Unit 2-1 End	2	1,665 ft²
Unit 3-1 E34.6+	4	4,300 ft²
Unit 3-2 35.5	2	1,905 ft²
47		34,767 ft²
133		94,290 ft²

-Unit Mix (Gross)-		
Name	Count	Area
Independant Senior Living Level 1		
Unit B1	2	2,139 ft²
Unit B3	1	1,169 ft²
Unit C2	4	5,099 ft²
Unit C3	1	1,347 ft²
Unit C4	1	1,331 ft²
Unit D3	2	2,889 ft²
Unit D4	4	6,690 ft²
Unit D6	1	1,524 ft²
16		22,187 ft²
Level 2		
Unit 1-0 25.5	8	5,531 ft²
Unit B1	3	3,208 ft²
Unit B3	1	1,169 ft²
Unit B5	1	1,032 ft²
Unit C2	2	2,549 ft²
Unit C4	1	1,331 ft²
Unit D3	2	2,891 ft²
Unit D4	4	6,690 ft²
22		24,403 ft²
Level 3		
Unit 1-0 25.5	8	5,531 ft²
Unit B1	4	4,160 ft²
Unit B3	1	1,169 ft²
Unit B5	1	1,032 ft²
Unit C2	2	2,549 ft²
Unit C4	1	1,331 ft²
Unit D3	2	2,891 ft²
Unit D4	4	6,690 ft²
23		25,355 ft²
61		71,945 ft²

-Unit Mix (Gross)-		
Name	Count	Area
Multi-Residential 1 Level 1		
Unit A1	6	4,570 ft²
Unit A2	8	5,761 ft²
Unit B2	7	6,181 ft²
Unit B4	2	2,637 ft²
Unit C1	3	3,616 ft²
Unit C11	2	2,742 ft²
Unit S2	3	1,701 ft²
31		27,208 ft²
Level 2		
Unit A1	10	7,033 ft²
Unit A2	8	5,745 ft²
Unit B2	9	7,947 ft²
Unit B4	2	2,659 ft²
Unit C1	3	3,616 ft²
Unit C11	2	2,742 ft²
Unit S2	4	2,106 ft²
38		31,848 ft²
Level 3		
Unit A1	10	7,054 ft²
Unit A2	8	5,761 ft²
Unit B2	9	7,947 ft²
Unit B4	2	2,659 ft²
Unit C1	4	4,821 ft²
Unit C11	2	2,742 ft²
Unit S2	4	2,106 ft²
39		33,090 ft²
Level 4		
Unit A1	10	7,054 ft²
Unit A2	8	5,761 ft²
Unit B2	9	7,947 ft²
Unit B4	2	2,659 ft²
Unit C1	4	4,821 ft²
Unit C11	2	2,742 ft²
Unit S2	4	2,106 ft²
39		33,090 ft²
147		125,237 ft²

-Unit Mix (Gross)-		
Name	Count	Area
Multi-Residential 2 Level 1		
Unit A1	3	2,285 ft²
Unit B2	9	7,947 ft²
Unit B4	1	1,485 ft²
Unit C1	3	3,616 ft²
Unit C11	1	1,343 ft²
Unit S2	1	566 ft²
18		17,242 ft²
Level 2		
Unit A1	3	2,285 ft²
Unit B2	9	7,891 ft²
Unit B4	1	1,485 ft²
Unit C1	3	3,616 ft²
Unit C11	1	1,343 ft²
Unit S2	1	566 ft²
18		17,185 ft²
Level 3		
Unit A1	3	2,285 ft²
Unit B2	9	7,947 ft²
Unit B4	1	1,485 ft²
Unit C1	4	4,821 ft²
Unit C11	1	1,343 ft²
Unit S2	1	566 ft²
19		18,447 ft²
Level 4		
Unit A1	3	2,285 ft²
Unit B2	9	7,947 ft²
Unit B4	1	1,485 ft²
Unit C1	4	4,821 ft²
Unit C11	1	1,343 ft²
Unit S2	1	566 ft²
19		18,447 ft²
74		71,320 ft²
Grand total: 466	466	419,650 ft²

-Area Schedule (Gross)	
Level	Area
Affordable	
Level -1	22,770 ft²
Level 1	22,444 ft²
Level 2	20,474 ft²
Level 3	20,474 ft²
Level 4	20,474 ft²
	106,637 ft²
Assisted Senior Living	
Level 1	43,664 ft²
Level 2	41,893 ft²
Level 3	43,641 ft²
	129,198 ft²
Independant Senior Living	
Level -1	78,085 ft²
Level 1	29,235 ft²
Level 2	27,504 ft²
Level 3	28,767 ft²
	163,591 ft²
Multi-Residential 1	
Level -1	94,633 ft²
Level 1	27,208 ft²
Level 2	36,223 ft²
Level 3	33,090 ft²
Level 4	33,090 ft²
	224,244 ft²
Multi-Residential 2	
Level 1	17,242 ft²
Level 2	17,185 ft²
Level 3	18,447 ft²
Level 4	18,447 ft²
	71,320 ft²
	694,990 ft²

415 Units / 15.38 acre = 26.98 U/acre
51 Units / 1.89 acre = 26.98 U/acre
466 Units / 17.262 acre= 27 U/acre

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