

# **Revised Proposal**

KENZIE TERRACE & STINSON PARKWAY

## **St. Anthony Village**

# Presentation Team



LINK WILSON



SUSAN FARR

**Continental  
Property Group**

BRAD HOYT

# 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.



### 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

# Presentation Outline

## A. Process

- 1) Past Meetings since November 27th
  - i) City Manager
  - ii) City Engineer – Storm water review– no issues
  - iii) Planner
  - iv) Fire Marshall
    - (a) These buildings are commercial in construction type-no objections
      1. The senior we want to look very residential with pitched roof-fully sprinklered
  - i. No objections
  - v) Park Board Staff
  - vi) Hennepin County Roads

## B. Site Plan

- 1) Theory behind Layout
  - i) Horseshoe would take too much space
- 2) Distances
- 3) Heights of building
- 4) Look of the buildings
- 5) scale of the buildings

## C. Assisted Living

- 1) What is it who lives there, how many staff

## D. Senior Living

- 1) What is it who lives there, how many staff
  - i) units are large because it's the first move from a single family home

## E. Market Rate

- 1) High Amenities

## F. Affordable

- 1) Currently dialogue continues with Bremer Bank site; 66 affordable units on North side of site @ 80% of AMI

## G. Project Data

- 1) Unit Data
- 2) Parking Data
- 3) Anomalies
  - i) Assisted
    - (a) Staff who work there-35
    - (b) Guests -Like Aurora, most likely will do a double rolling door in assisted

## H. Traffic

- 1) Update to the existing study underway, but we are offering less housing units than previous report

## I. Affordable housing

- 1) New developments regarding the site

## J. Safety

- 1) Traffic Study will determine traffic counts
- 2) Professionally managed property

## K. Development agreement

- 1) Uses of buildings for the long term

## L. Moving Forward

1. Submitting to planning commission on the 22nd.
  - a. Planning Commission February
    - Preliminary Plat -Preliminary PUD
  - b. City Council March
    - Preliminary Plat -Preliminary PUD
    - Final City Council not a public meeting
  - c. If approved fall/winter construction start
    - i. Road will be roughed in
    - ii. Senior Building will be first
    - iii. 5-6 year overall plan

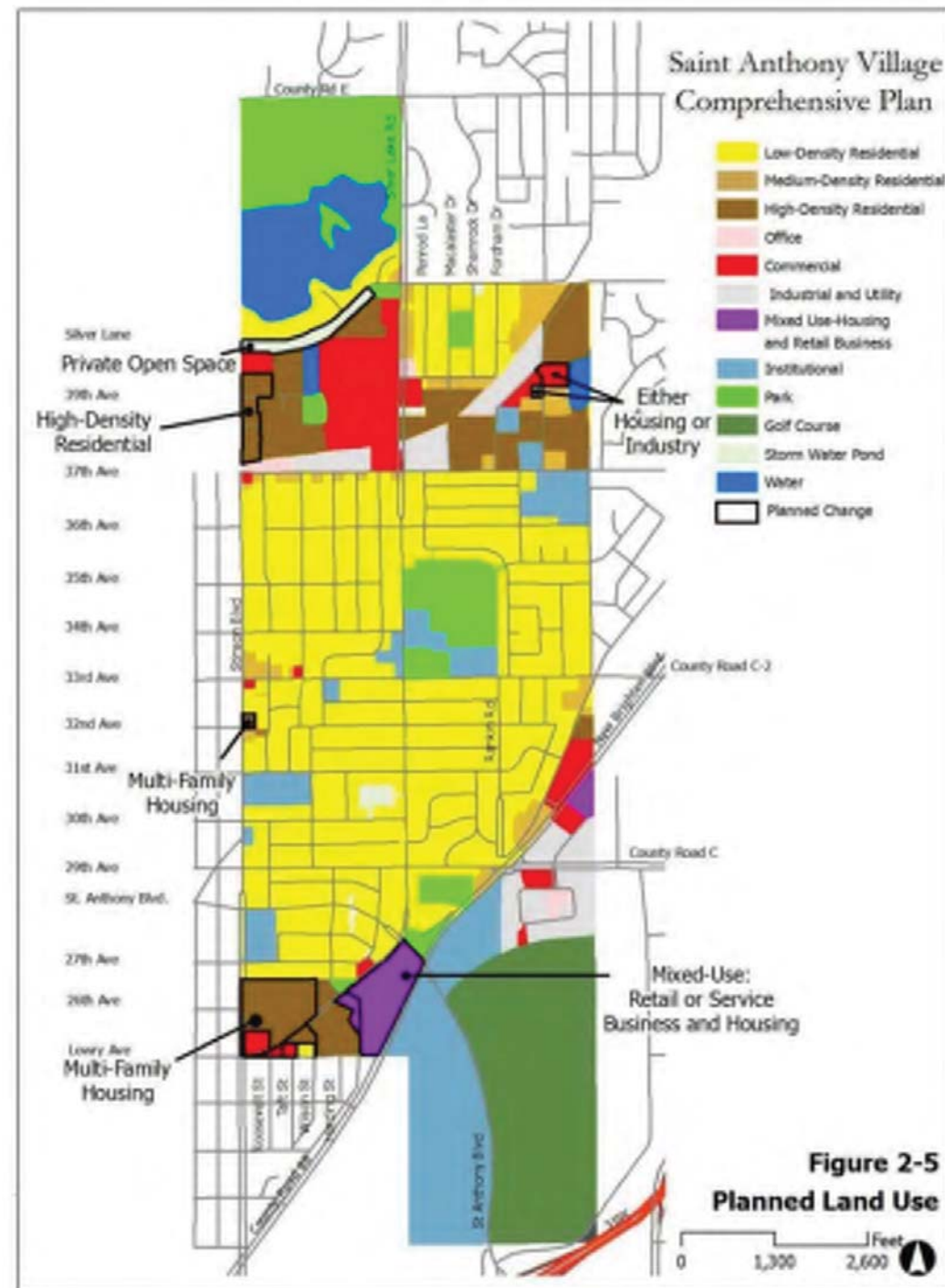
# DEVELOPMENT DELAYS

- 2401 Lowry Avenue Site
  - Bremer PA Expiration 1/3/18
  - Affordable Housing Developer
    - Option - City rezone and guide property for affordable
- RV Park opening
  - Spring-Fall 2018 Season
- Delayed Construction Start
  - Environmental Cleanup
  - Increased Cost

# SITE ISSUES



# Current Zoning



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

NOVEMBER 27



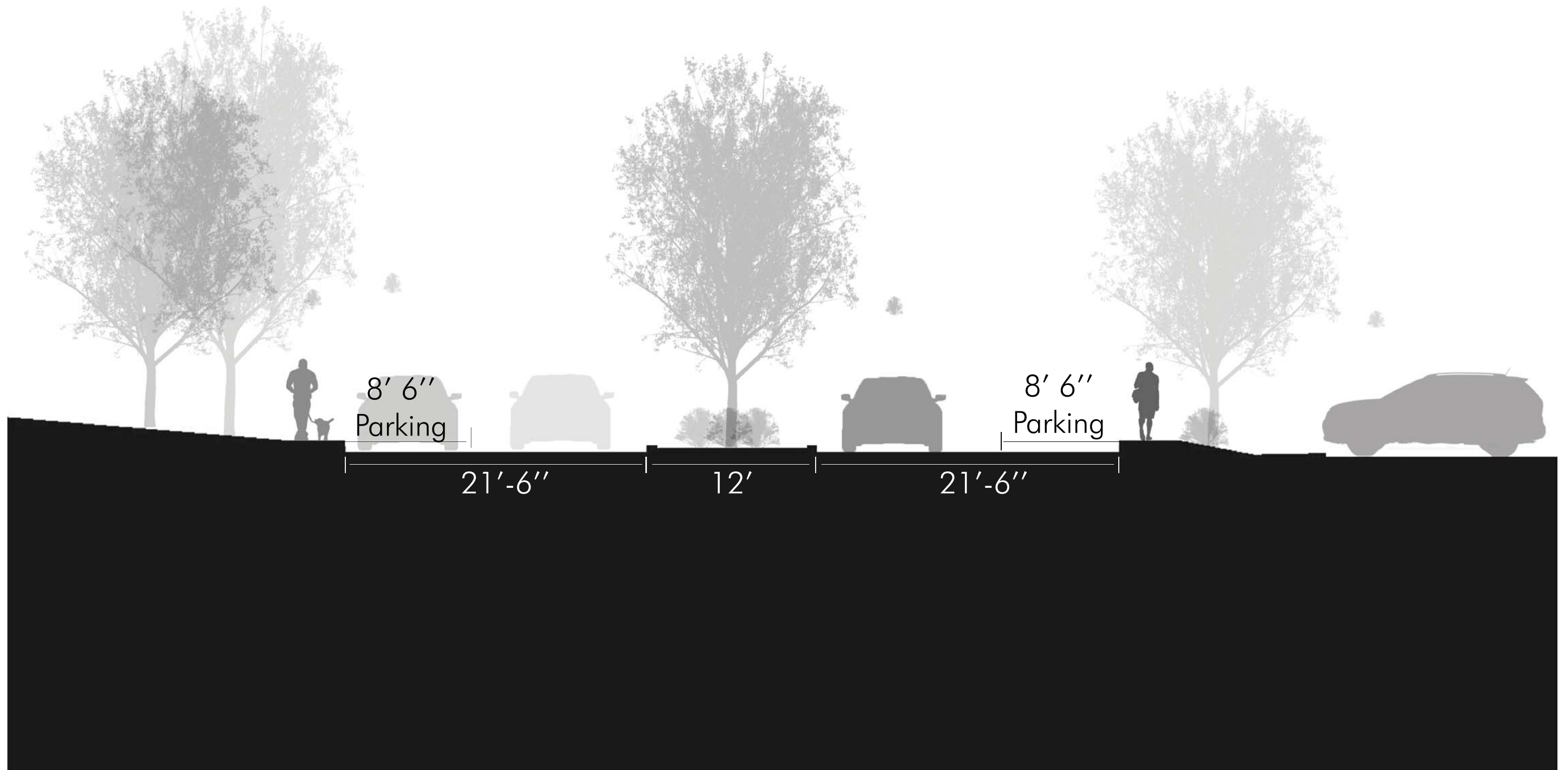
DECEMBER 18



JANUARY 24



# DISTANCES



# HEIGHTS



① 6.5 story flat  
1/32" = 1'-0"



② 3 story pitched  
1/32" = 1'-0"



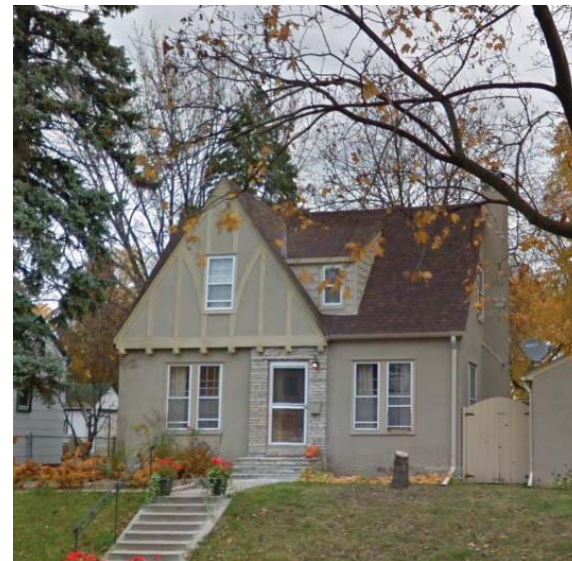
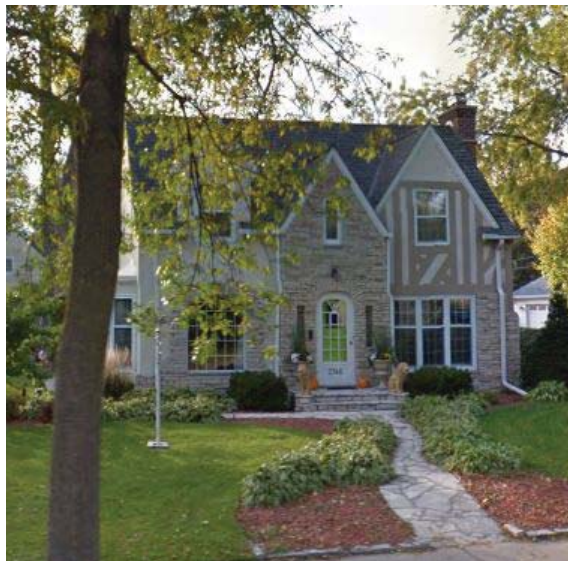
③ 4 story flat  
1/32" = 1'-0"

# HEIGHTS

WE HAVE IMPROVED SINCE ORIGINAL SUBMISSION



① Elevation 1 - a  
1/16" = 1'-0"





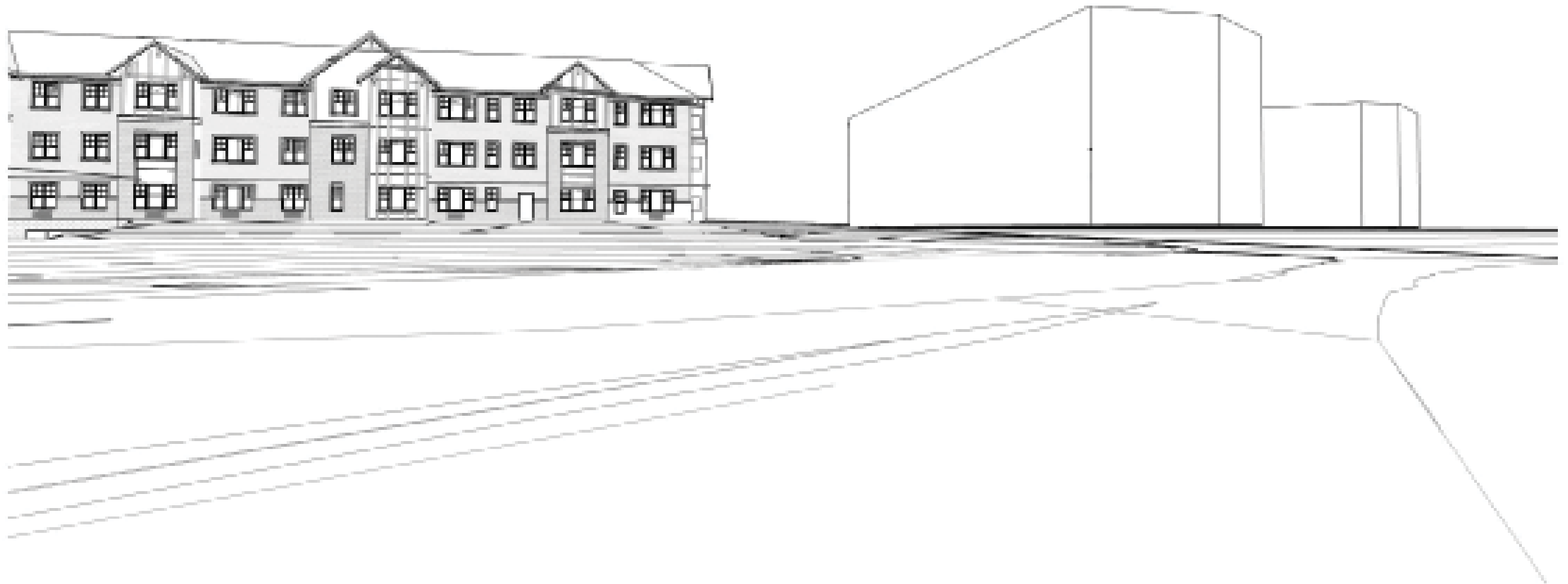
Artist's Concept Rendering



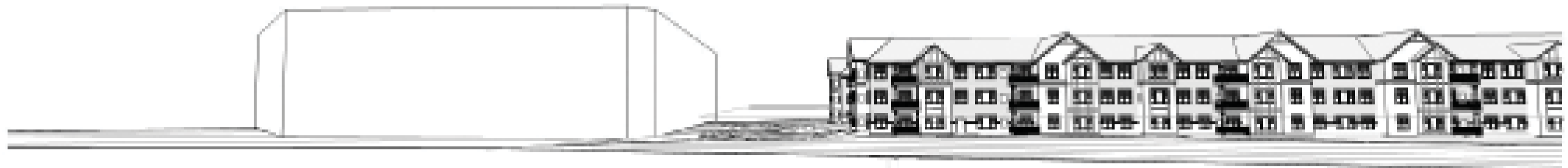
# HEIGHTS



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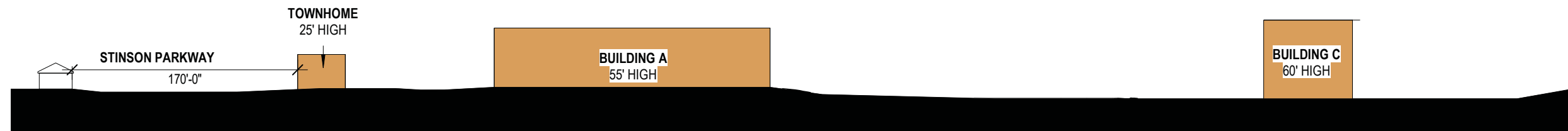




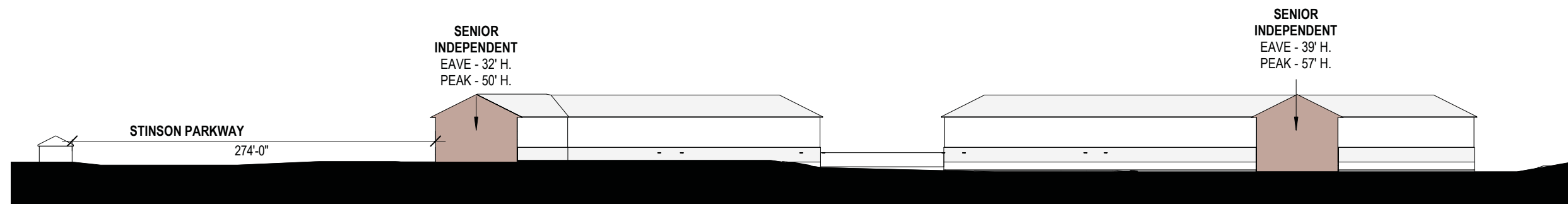
○ Site Section 1 - Previous Scheme  
1" = 400'-0"



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



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



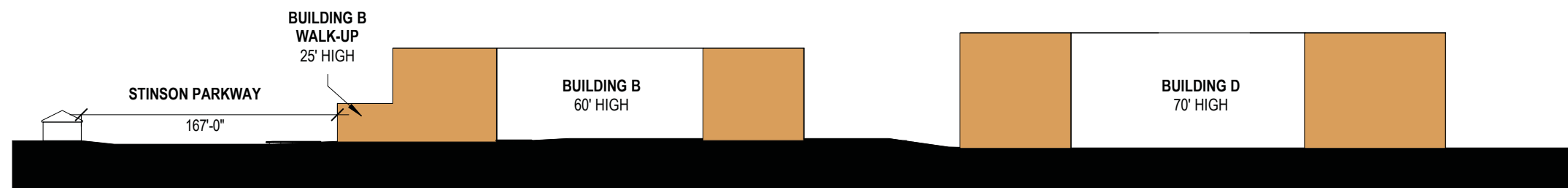
② Site Section 1 - New Proposal  
1" = 80'-0"



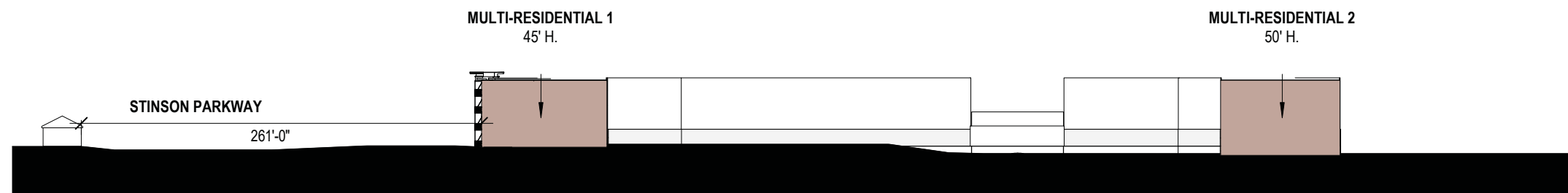
○ Site Section 2 - Previous Scheme  
1" = 400'-0"



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



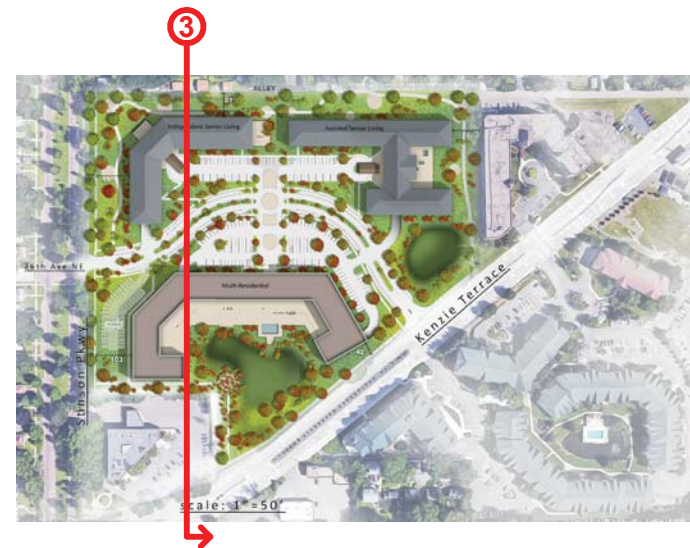
① Site Section 2 - Previous  
1" = 80'-0"



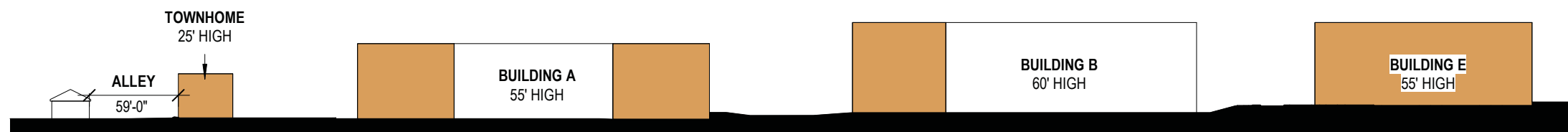
② Site Section 2 - New Proposal  
1" = 80'-0"



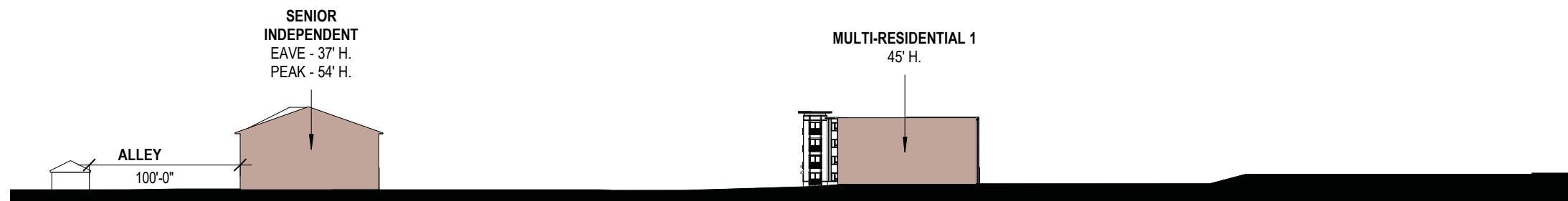
○ Site Section 3 - Previous Scheme  
1" = 400'-0"



○ 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"

# BUILDING TYPES

ASSISTED LIVING

INDEPENDENT LIVING

*will it ever change?*

MARKET RATE

**TRAFFIC**

**AFFORDABLE HOUSING**

**SAFETY**

**DEVELOPMENT AGREEMENT**

**MOVING FORWARD**

# Question & Answer Period

**Thank you for coming**