



**CITY OF WEST ST. PAUL**  
1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118

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**COMMITTEE OF ADJUSTMENTS/  
PLANNING COMMISSION**  
**November 15, 2016**  
**7:00 p.m.**  
**MUNICIPAL CENTER COUNCIL CHAMBER**

1. COMMITTEE OF ADJUSTMENTS

2. Roll Call

3. Adopt Minutes

4. Public Hearings

5. New Business

6. Old Business

7. Other

8. Adjourn

9. PLANNING COMMISSION

10. Roll Call

11. Adopt Minutes

11.A. Minutes - October 18, 2016

Documents:

[PC 10-18-16 MINUTES.PDF](#)

12. Public Hearings

- 12.A. Case #16-17 – Applications For Rezoning (I-1, Light Industrial To A Planned Multi-Use Development (PMD) With R-4, Multiple Family Residential Underlying Zoning), A Conditional Use Permit To Allow More Than 16 Units And To Allow A Building Taller Than 3 Stories In An R-4, Multiple Family Residential District, Site Plan Review, And Preliminary/Final Plat, All For The Construction Of A New 56-Unit Apartment Building At 260 Marie Ave E. – Jim Tilsen

Documents:

PC REPORT.PDF  
ATTACHMETNS.PDF  
LETTERS OF SUPPORT.PDF  
260 MARIE MAXFIELD MKT STUDY.PDF  
CIVIL PLANS.PDF  
ELEVATIONS FLOOR PLANS.PDF  
RENDERINGS.PDF

13. New Business

14. Old Business

15. Other

16. Adjourn

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*If you need an accommodation to participate in the meeting, please contact the ADA Coordinator at 651-552-4100, TDD 651-322-2323 at least 5 business days prior to the meeting  
[www.wspmn.gov](http://www.wspmn.gov) EOE/AA*

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## WEST ST. PAUL PLANNING COMMISSION

The regular meeting of the West St. Paul Planning Commission was called to order by Chair Hubert on Tuesday, October 18, 2016, at 7:00 p.m. in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota, 55118.

### **ROLL CALL**

Commissioners present: Chair Hubert and Commissioners Fernandez, Leuer, Nelson, Kavanaugh, and Ramsay.

### **Absent:**

Commissioner McPhillips.

### **Also Present:**

Asst. Community Development Director Boike, Council Liaison Bellows, City Attorney Land, and Recording Secretary Dull.

### **APPROVE MINUTES**

**ON MOTION of Leuer, seconded by Fernandez, RESOLVED to approve the West St. Paul Planning Commission meeting minutes of September 20, 2016 as written.**

Ayes: 6      Nays: 0      Abstain: 0

### **PUBLIC HEARINGS**

#### **CASE # 16-14**

**Applications For A Conditional Use Permit To Allow A Drive-through Lane In A B3, General Business District And Site Plan Review For The Construction Of A New Office Building (Bank) And Parking Lot At 1994 Robert St. S. – Civil Site Group**

Assistant Community Development Director Boike reviewed the staff memo to the Commissioners. Staff recommended approval of the Conditional Use Permit and Site Plan subject to the conditions detailed in the memo.

Commissioner Ramsay inquired about the footprint of the new building and also asked about drive-through back-up. Asst. Community Development Dir. Boike stated the building footprint would be about half the size and the drive-through back-up would occur in the main drive aisle and not into Robert St.

Commissioner Fernandez clarified with Asst. Community Development Dir. Boike the drive-through lane and building access which would be full access at a signal and right-in, right-out at the south access.

Commissioner Kavanaugh suggested adding a condition to require a bike rack and an east/west crosswalk from the parking lot. He also asked for clarification of the calculation of trees required by Code and what leeway existed. Asst. Community Development Dir. Boike explained tree requirements were based on linear footage around the perimeter but location and the amount of impervious surface dictates where trees actual fit. He added that the Environmental Committee reviews applications to provide a recommendation for trees and shrubbery on a site and ensure enough spacing for survival.

Commissioner Nelson clarified the storm water retention plan.

Applicants Brandon Garnett with Nelson Architect and David Knaeble with Civil Site Group stood for questions.

Commissioner Leuer asked why the proposal included more parking than required by Code. He also noted the 30 foot drive aisle seemed large. The Applicants stated commercial properties typically request more parking and noted that if the additional drive-through lane is installed in the future, a few stalls will be lost. They also pointed out that the drive aisle matched that of the property to the north.

The Applicants walked through site circulation of the proposed future aisle and traffic patterns. Island depth was proposed to be 10 feet wide and as such, greenery may be able to be installed.

Commissioner Kavanaugh confirmed with the Applicants they would be willing to install a bike rack and had no issues with adding a crosswalk. They discussed the trash enclosure for the site which would be coordinated and shared with Petco. Commissioner Kavanaugh also clarified with Asst. Community Development Dir. Boike that approval of the conditional use permit would allow for the future drive-through as long as it is within the area depicted and a building permit would be needed to accomplish the work to confirm compliance with approvals.

Council liaison Bellows asked the Applicant to come to the Council meeting with perspective drawings, elevations of the proposed building, and interior layout.

**Chair Hubert opened the Public Hearing at 7:26 p.m.** and seeing no one wishing to speak for or against the application, **Chair Hubert closed the Public Hearing at 7:26 p.m.**

**ON MOTION by Kavanaugh, seconded by Ramsay, the Planning Commission recommended approval of Case #16-14, application for a Conditional Use Permit to allow a Drive-through Lane in a B3 District and Site Plan for the construction of a new office building and parking lot at 1994 Robert St. S. subject to the condition provided in the staff memo and adding the following two conditions:**

6. Applicant shall include a bike rack on site.
7. Applicant shall provide an east/west crosswalk from parking lot.

Ayes: 6      Nays: 0      Abstain: 0

**CASE # 16-15**  
**Application For A**  
**Conditional Use Permit To**  
**Allow An Accessory**  
**Structure In A B3,**  
**General Business District**  
**At 1906 Livingston Ave. –**  
**The Povolny Group, Inc.**

Assistant Community Development Director Boike reviewed the staff memo to the Commissioners. Staff recommended approval of the Conditional Use Permit subject to the conditions detailed in the memo.

Applicant Jim Povolny stood for questions.

Commissioner Ramsay inquired about the type of things stored and whether diesel fuel would be stored on site. The Applicant advised that storage items included construction trailers and materials and would not include tanks as the company typically does general construction.

**Chair Hubert opened the Public Hearing at 7:35 p.m.** and seeing no one wishing to speak for or against the application, **Chair Hubert closed the Public Hearing at 7:35 p.m.**

**ON MOTION by Fernandez, seconded by Kavanaugh, the Planning Commission recommended approval of Case #16-15, application for a Conditional Use Permit to allow an accessory structure in a B3 District at 1906 Livingston Ave. subject to the conditions provided in the staff memo.**

Ayes: 6      Nays: 0      Abstain: 0

**CASE # 16-16**  
**Zoning Ordinance**  
**Amendment, Sections**  
**153.004 And 153.050**  
**Through 153.128 Relating**  
**To Group Homes – City of**  
**West St. Paul**

City Attorney Land reviewed the memo to the Planning Commission regarding an Ordinance amendment for Group Homes and provided additional background regarding the progress of Group Home zoning and expiration of a moratorium. She noted that Asst. Community Development Dir. Boike continues to be involved in discussion regarding Group Homes and how to manage issues. City Attorney Land also provided an overview of the permitted uses by district noting that the proposed amendment will update the Zoning Ordinance to mirror state law.

Commissioner Ramsay asked about concerns that led to the moratorium. Attorney Land explained an issue regarding an apartment complex and a drain on public resources due to an uncontrollable atmosphere of similar issues or problem tenants.

Commissioner Leuer clarified with Attorney Land the permitted people in R3 and R4 Districts and when the uses may be considered restricted under the state language.

Commissioners asked Attorney Land to explain how the proposed amendment would apply to townhomes and apartments as well as allowances for duplex properties. They also discussed housing vouchers, government services, etc. and how these would work within the proposed ordinance.

Commissioners inquired about the problem properties and their locations. Attorney Land stated there are about five apartment buildings that have been addressed over the last few years and that the County is protective of where the units are so they are not all identified within the city. She also noted that these units are unpredictable as to where they are located and it depends on the provider and how well they are providing their services.

Commissioner Kavanaugh asked whether the proposed ordinance would create any legal nonconforming uses. Attorney Land advised she was not aware of any but if so, the legal nonconforming use could continue.

Commissioner Ramsay noted Burnsville's ordinance as an example and asked if the city could do something similar. Attorney Land explained that the rental ordinances provides a three or four strike limit before a monetary penalty and request to evict problem tenants. She also noted the same limits for excessive police calls. Attorney Land maintained that complaints have been made to the County and State but they hold jurisdiction over these service providers.

Council Liaison Bellows inquired about regulating density under the rental ordinance and Attorney Land explained that state law preempts local government restrictions and that the rental density requirements still apply whether regulating number of establishments rather than people.

Commissioner Fernandez confirmed with the City Attorney that the City had no idea how many Group Homes are operating in West St. Paul, that the data isn't collected in rental applications, and that there were no notifications per state law so there was no ability to thwart any issues. Attorney Land stated that restrictions on predatory offenders has been drafted for Council and will be brought forward in the near future.

Commissioner Ramsay asked whether providers are licensed and if they have to own the buildings. Attorney Land explained that providers can buy buildings and use all units for clients or they can contract with an owner for a certain number of units. Asst. Community Development Dir. Boike stated that historically, the units have been scattered throughout the city but that recently providers are buying out buildings. He noted he was working with the county to address some issues.

Commissioner Nelson noted that prohibited uses are addressed in B and I Districts but are not addressed in the R Districts. He also asked whether providers would still be allowed to purchase an entire building. Attorney Land acknowledged that the prohibition would be added to the R Districts and it was an oversight in drafting. She advised that the proposed language would just restrict the people per unit, not the number of units.

**Chair Hubert opened the Public Hearing at 7:59 p.m.** and seeing no one wishing to speak for or against the application, **Chair Hubert closed the Public Hearing at 7:59 p.m.**

**ON MOTION by Leuer, seconded by Ramsay, the Planning Commission recommended approval of Case #16-16, Zoning Ordinance Amendment, Sections 153.004 and 153.050 through 153.128 relating to Group Homes and requested amendment to the ordinance to include a statement of prohibited uses to any and all effected districts.**

Ayes: 6      Nays: 0      Abstain: 0

**NEW BUSINESS**

None.

**OLD BUSINESS:**

None.

**OTHER:**

None.

**ADJOURNMENT:**

**ON MOTION of Nelson, seconded by Hubert, Commissioners RESOLVED to ADJOURN the October 18, 2016 regular meeting of the Planning Commission at 8:03p.m.**

All Ayes: 6/0

**TO:** Planning Commission  
**FROM:** Ben Boike, Assistant Comm. Dev. Dir.  
**DATE:** November 15, 2016  
**SUBJECT:** Case #16-17



**REQUEST:**

Westview Park Apartments is requesting the approval of multiple applications for the development of a new 4-story, 56-unit market rate apartment at 260 Marie Avenue E.:

- 1) Rezoning from I1, Light Industrial to PMD, Planned Multi-use Development with R4, Multiple Family Residential underlying zoning
- 2) Conditional Use Permit to allow a structure containing more than 16 dwelling units and for a structure over three stories in height
- 3) Site Plan review
- 4) Preliminary/Final Plat Review

**Attachments:**

*Memos from the City Civil Engineer & Environmental Committee  
Applications/Letters of Support/Notice  
Copies of submitted plans*



## **EXISTING LAND USES**

The subject property is currently vacant (former Southview Athletic building was recently demolished). Adjacent properties to the west, north, and east consist of light industrial uses, adjacent properties to the southeast and south consist of multi-family apartment buildings, and adjacent properties to the southwest consist of single-family homes.

## **ZONING**

The subject property and adjacent properties to the west, north, and east are zoned I1, Light Industrial. Adjacent properties to the southeast and south are zoned R4, Multiple Family Residential. Adjacent properties to the southwest are zoned R1, Single-family.

### **1) REZONING ANALYSIS**

The property is currently zoned I1, Light Industrial. The applicant is requesting to rezone the property to allow multi-family residential. Since the property abuts an R4, Multiple Family Residential District, the property can legally be rezoned to R4. The primary concern with the proposed request is the potential impact to the adjacent single-family homes to the southwest. The redevelopment of the property, whether it is residential as proposed or industrial per current zoning, calls for careful consideration of how the site is developed. More detail regarding this is provided under the Conditional Use Permit and Site Plan analysis.

In researching the viability of the proposed project, the applicant completed a market study for the property (a copy is provided on the city website under “agendas”). The study suggests that there is strong demand for market rate units in the West St. Paul, specifically amenity rich complexes similar to what is being proposed.

In order to provide the necessary flexibility to maximize the most efficient use of the land and with the use, the applicant is requesting to zone the property as a PMD, Planned Multi-use Development.

There are two reasons for the requested designation as a PMD:

- 1) Flexibility with Density and Setbacks – the R4 District requirements limit the density to 25 units for the property (~12 units per acre). However, the City’s Comprehensive Plan allows a higher density of up to 42 units per acre. The proposed development has a density of 28 units/acre. The Planned Development designation allows the proposed density for the project. The PMD designation will also provide flexibility with some setback requirements which will be discussed in greater detail in the Site Plan review.
- 2) Proposed Commercial Space - the PMD designation allows the applicant the ability to rent space on the first floor to service related businesses. In addition to a fitness room and community room on the first floor in the east wing of the

building for the residents, the applicant is proposing several “units” for service related businesses that will not only serve the residents of the building but also the public (see floor plans). Staff is recommending a condition of approval limiting the types of uses to those allowed in the B2, Neighborhood Zoning District. Should any future proposed use require a Conditional Use Permit in the B2 District, the applicant shall be required to obtain a Conditional Use Permit.

If the proposed rezoning is approved by the City, Staff will initiate the process of amending the land use plan in the Comprehensive plan. The property is currently listed as “Industrial” per the current zoning. As a result, the land use plan would also have to be amended by changing the land use designation to “Multi-family Residential”. Staff is recommending a condition of approval that the proposed development of the property is contingent on City Council/Met Council approval of the land use plan amendment.

## **2) CONDITIONAL USE PERMIT ANALYSIS**

The applicant has applied for a Conditional Use Permit to allow for more than 16 units in a structure and to allow a structure that is greater than three stories in height. The proposed building contains 56 units and is four stories in height.

As mentioned, the applicant is proposing a 56-unit market rate apartment building. Per the attached narrative, the applicant’s vision for the property is to ‘build a green energy efficient contemporary building with underground parking and amenities that include: native landscaping, rainwater gardens, preservation of the existing trees, and creation of a treed and vegetative buffer screen for our neighbors. The proposed building includes: a grand glass entry; studio, one, and two bedroom apartments, plus several unique two-story loft apartment homes; a rooftop picnic area with solar panels; community areas for gathering, a fitness room, bicycle storage; and other services for residents’.

Staff’s primary concern with the proposed Use is the impact to the single-family homes to the southwest. In order to provide adequate screening as required by code, the applicant is proposing significant screening in the form of landscaping along the western property line. The applicant is proposing to maintain the existing tree line (30’-50’ spruce trees) immediately adjacent to the neighboring single-family home. The applicant is also proposing five new 20’ tall spruce trees adjacent to the northeast corner of the single-family lot and another 18 trees along the western property line of the property. In addition, the adjacent single-family home has an existing privacy fence adjacent to the property line. Given the extent of landscaping, Staff is comfortable that no additional landscaping requirements are needed as a condition of the CUP. Additional analysis regarding the proposed landscaping for the property as a whole is provided in the site plan section.

### **3) SITE PLAN ANALYSIS**

#### **Proposal**

The applicant is proposing to construct a 4-story, 56-unit Assisted Living Facility on the 2.02 acre subject property.

#### **Density**

The R-4 District requires a maximum density of 1 unit per 3,500 sq. ft. The subject property is 2.02 acres (after platting) which equates to 87,991 sq. ft. Per code, the maximum density allowed is 25 units. As mentioned with the Rezoning request, the applicant is requesting flexibility with the density requirement to allow the proposed 56 units. The PMD process allows for that flexibility without the need for a variance.

#### **Setbacks**

The proposed building meets all required setbacks with the exception of the front building setback from Marie Ave (40' proposed for the west wing of the building, code requires 50') and the side building setback adjacent to the west property line (15' proposed which matches the setback of the previous building, code requires 40'). The proposed building exceeds the minimum rear/side yard setback of 40' to the neighboring single-family home to the southwest.

The proposed parking lot meets all required setbacks with the exception of the side yard setback adjacent to the northeast corner of the single-family home (15' proposed, code requires 20'). Again, the PMD allows for flexibility for setbacks without the need for a variance.

#### **Access**

Proposed ingress and egress for the property is provided via three driveways. The underground parking driveway is located on the north side of the property via Marie Ave. The front entry parking lot is also accessed off of Marie Ave via a one-way drive aisle which also exits to Marie Ave. Finally, the rear parking lot is accessed via a driveway off of Kathleen Drive on the south side of the property.

#### **Parking**

The Zoning Code requires 2 stalls per unit, one enclosed stall per unit and one surface stall per unit, which equated to 112 stalls (56 units). The applicant is proposing a total of 112 parking spaces: 48 surface level stalls, 56 underground stalls, and 8 "proof of parking" stalls (code allows proof of parking to count toward total parking calculation).

#### **Drive Aisles**

The proposed site plan does not provide the dimension for all of drive aisles. Staff is recommending a condition of approval requiring that upon application of a building permit the applicant shall revise the site plan by including all drive aisle dimensions. Said drive aisle dimensions must meet minimum width requirements per code.

Staff spoke with the applicant who stated that meeting the minimum width requirements is a non-issue.

### **Parking Stall Dimensions**

All parking stalls meet minimum dimension requirements of 9' x 20'.

### **Landscaping**

Based on the exterior linear feet of the property, code requires a total of 33 trees on-site (1 tree per 40 lineal ft. of property). The applicant is proposing a total of 23 deciduous trees and 13 evergreen trees. The applicant is proposing to maintain roughly 15 quality trees on-site per the plan and plant a large number of native plantings throughout the site. In addition to the proposed landscaping, the applicant is also proposing six raingardens on-site to help with stormwater infiltration. The redevelopment of the property results in a decrease of 6,497 sq. ft. of impervious surface.

The Environmental Committee reviewed the proposed landscape plan at their November 2, 2016 meeting. The Committee was very pleased with the overall plan. They were encouraged by the addition of the rainwater gardens and the preservation of the 15 mature trees by the developer. The Committee unanimously voted to approve the site plan, with an additional comment that they strongly encourage the developer to use “pollinator friendly” native plants that were not treated with “neonicotinoids”.

### **Irrigation**

The landscape plan does not mention that the property will be irrigated as required. Staff is recommending a condition of approval requiring an irrigation plan upon submittal of building permits.

### **Screening**

The Zoning Code requires screening in the form of fencing or landscaping for all adjacent single-family or two-family uses. The adjacent single-family home already has an existing privacy fence. In addition, the applicant is proposing to maintain the existing tree line which consists of 30'-50' tall spruce trees and add significant tree coverage along the west property line. Staff feels that the proposed screening satisfies the Zoning Code requirement for screening.

### **Sidewalks**

The applicant is proposing internal sidewalks connecting the parking lots to the building. In addition, the proposed plans call for a sidewalk in the Marie Ave right-of-way. Per the recommendation provided by the City Civil Engineer, Staff is recommending a condition of approval requiring that the proposed sidewalk be replaced with a 10-foot bike path per the City's Bike/Ped Plan.

### **Lighting**

The submitted lighting plan calls for three pole mounted LED lights for the rear parking lot, two pole mounted LED lights for the front parking lot, one pole mounted light for the garage driveway and two wall mounted sconces (one above the garage door and one at the rear door of the west wing). With the exception of some lighting

bleeding over onto Marie Ave, all lighting levels are at zero foot candles at the property lines as required by code.

### **Signage**

The proposed plans do not include signage at this time. Staff is recommending a condition of approval requiring that all signage meet the requirements of Section 153 of the Zoning Ordinance.

### **Construction Design Requirements**

Section 153.031 of the zoning code which outlines Residential Site Plan requirements does not require specific building materials or specific design standards for new buildings as is done for Commercial Site Plans. However, the R-4 District does require that exterior building materials be comprised of siding, stucco, brick, glass or other comparable material.

The applicant is proposing fiber cement wall panels for the exterior of the building with different finishes per the submitted elevations. The use of fiber cement paneling is becoming more and more common for residential and commercial buildings. The material allows for a contemporary look and is a durable material. Staff feels that the proposed building materials meet the intent of the code.

### **Engineer's Recommendation**

The City Engineer has provided a memo with fourteen (14) recommended conditions pertaining to the Site Plan (see attached memo). Staff is recommending a condition of approval that the applicant adhere to the recommendations in the memo. The conditions are as follows:

1. Permits from the appropriate regulatory agencies must be obtained, including but not limited to the MPCA, Dakota County, MnDOT, etc.
2. Parkland dedication shall be paid upon application of a building permit. Fee shall be in accordance to City Ordinance, Section 1022.11.
3. Insert standard plate sheet. Add applicable West St. Paul, Watershed, and MnDOT plates and standard plans. City staff to provide electronic copies of needed city plates.
  - B612 Curb & Gutter (include tipout)
  - B618 Curb & Gutter
  - Bituminous Trail
  - Catch Basin 2'x3' Rectangular
  - Catch Basin Manhole
  - Commercial Driveway Apron
  - Development Info Sign
  - Concrete Sidewalk
  - Concrete Washout Area
  - Flared End Section and Trash Guard
  - HDPE Pipe Bedding
  - Rock Construction Entrance
  - Silt Fence

- Sod Placement
  - Any applicable Saint Paul Regional Watershed standard plates/plans
  - MnDOT Std. Plate 7113A (Concrete Approach Nose Detail)
  - MnDOT Std. Plan 5-297.250 (Pedestrian Curb Ramp Details)
  - MnDOT Std. Plan 5-297.405 (Storm Drain Inlet Protection)
  - Dakota County SWCD Bioretention Plates
    - Installation Notes
    - Typical Cross Section
    - Curb & Gutter Opening to Retention Cell
    - Under-drain Valve & Valve Box
4. Rain gardens 2 & 4 are too small to be functional. Re-size rain gardens 1, 3, 5, & 6 to accommodate the removal of rain gardens 2 & 4.
  5. 5' concrete walk along Marie Ave to be replaced with 8' bituminous trail. City staff will provide pavement section to be inserted into plan set.
  6. Update plan to show no curb cut at mid-block pedestrian crossing at Kathleen Dr. Sidewalk can be poured to back-of-curb, however, no permanent pedestrian crossing will be allowed.
  7. Applicant will be required to remove 25' of existing concrete raised median on Marie Ave. to accommodate a full-access entrance to the parking garage. Concrete approach nose to be added. Bituminous patch to be placed in the void.
  8. Display all proposed signage on the plans.
  9. Update plans to show commercial concrete aprons at all entrances. Label widths and curb radii. Label the transition between B618 & B612 at concrete aprons.
  10. Label proposed curb & gutter type and radii on plan. Update the grading plan to show difference between regular and tip out curb & gutter.
  11. Add "Inlet protection to be installed prior to all construction activities begin." on Grading and Erosion Control Plan.
  12. Remove "Underground Filtration Basin" detail from pg. 3. Contractor to follow Dakota County Soil and Conservation District standard detail.
  13. Update Landscape Plan with hatching/shading to show the difference between sodded areas and seeded areas. Restoration in the public right-of-way is to be sod.
  14. City owned street lights to be impacted by concrete apron installation. Add note to Utility Plan, "Contractor to install conduit and reroute direct-bury wire in conduit at three driveway locations."

#### **4) PRELIMINARY/FINAL PLAT ANALYSIS**

##### **Proposal**

Since the existing property was not previously platted, the City is requiring that the applicant plat the property (see attached preliminary/final plat).

Staff is recommending a condition of approval requiring that the plat be recorded at the County prior within one year and prior to the submittal of a building permit.

**STAFF RECOMMENDATION**

**Staff recommends APPROVAL of the REZONING of 260 Marie Ave from I1, Light Industrial to PMD, Planned Multi-use Development with R4, Multiple Family Residential underlying zoning subject to the following conditions:**

1. Council approval of the corresponding Conditional Use Permit, Site Plan, and Plat applications.
2. MetCouncil approval of a Land Use Plan amendment changing the current designation of the property as “Industrial” to “Multi-Family”
3. The identified spaces for commercial use shall be limiting to those uses allowed in the B2, Neighborhood Zoning District. Should any future proposed use require a Conditional Use Permit in the B2 District, the applicant shall be required to obtain a Conditional Use Permit.

**Staff recommends APPROVAL of the CONDITIONAL USE PERMIT to allow a structure with more than 16 units and to allow a structure over three stories in height in an R4, Multiple Family Residential District at 260 Marie Ave subject to the following condition:**

1. Council approval of the corresponding Rezoning, Site Plan and Plat applications.

**Staff recommends APPROVAL of the SITE PLAN for the development of 260 Marie Ave Oakdale subject to the submitted plans and the following conditions:**

1. Council approval of the corresponding Rezoning, Conditional Use Permit and Plat applications.
2. The applicant shall apply for all applicable building and sign permits. All proposed signage must meet the requirements of Section 153 of the Zoning Ordinance.
3. Upon application of a building permit the applicant shall provide the following:
  - a. an irrigation plan. All landscaping is required to be irrigated per Section 153.031(4)(b) of the Zoning Ordinance.
  - b. a revised site plan including all drive aisle widths. Said drive aisle widths must meet the minimum with requirements per Section 153.347 of the zoning ordinance.
4. The applicant shall adhere to the recommendations outlined in the attached memos provided by the City Civil Engineer, and the Environmental Committee.

**Staff recommends APPROVAL of the PRELIMINARY/FINAL PLAT for 260 Marie Ave subject to the submitted plat drawings and the following conditions:**

1. Council approval of the corresponding Rezoning, Conditional Use Permit, and Site Plan applications.
2. The Final Plat shall be recorded within one year and prior to application of a building permit.

# Memorandum

TO: Ben Boike, Assistant Community Development Director/City Planner  
FROM: Darin Rezac, Civil Engineer  
DATE: November 8, 2016  
SUBJECT: Site Review 260 Marie Ave

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The engineering department has completed its review of the above-referenced project. In conjunction with the site plan approval, the following conditions must be met.

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. Permits from the appropriate regulatory agencies must be obtained, including but not limited to the MPCA, Dakota County, MnDOT, etc.
2. Parkland dedication shall be paid upon application of a building permit. Fee shall be in accordance to City Ordinance, Section 1022.11.
3. Insert standard plate sheet. Add applicable West St. Paul, Watershed, and MnDOT plates and standard plans. City staff to provide electronic copies of needed city plates.
  - B612 Curb & Gutter (include tipout)
  - B618 Curb & Gutter
  - Bituminous Trail
  - Catch Basin 2'x3' Rectangular
  - Catch Basin Manhole
  - Commercial Driveway Apron
  - Development Info Sign
  - Concrete Sidewalk
  - Concrete Washout Area
  - Flared End Section and Trash Guard
  - HDPE Pipe Bedding
  - Rock Construction Entrance
  - Silt Fence

- Sod Placement
  - Any applicable Saint Paul Regional Watershed standard plates/plans
  - MnDOT Std. Plate 7113A (Concrete Approach Nose Detail)
  - MnDOT Std. Plan 5-297.250 (Pedestrian Curb Ramp Details)
  - MnDOT Std. Plan 5-297.405 (Storm Drain Inlet Protection)
  - Dakota County SWCD Bioretention Plates
    - i. Installation Notes
    - ii. Typical Cross Section
    - iii. Curb & Gutter Opening to Retention Cell
    - iv. Under-drain Valve & Valve Box
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  8. Display all proposed signage on the plans.
  9. Update plans to show commercial concrete aprons at all entrances. Label widths and curb radii. Label the transition between B618 & B612 at concrete aprons.
  10. Label proposed curb & gutter type and radii on plan. Update the grading plan to show difference between regular and tip out curb & gutter.
  11. Add "Inlet protection to be installed prior to all construction activities begin." on Grading and Erosion Control Plan.
  12. Remove "Underground Filtration Basin" detail from pg. 3. Contractor to follow Dakota County Soil and Conservation District standard detail.
  13. Update Landscape Plan with hatching/shading to show the difference between sodded areas and seeded areas. Restoration in the public right-of-way is to be sod.
  14. City owned street lights to be impacted by concrete apron installation. Add note to Utility Plan, "Contractor to install conduit and reroute direct-bury wire in conduit at three driveway locations."

C: Ross Beckwith, City Engineer/Public Works & Parks Director  
Chuck Price, Engineering Tech III

**TO: Asst. Community Dev. Dir.**  
**THROUGH: Asst. Parks & Recreation Dir.**  
**FROM: Environmental Committee**  
**DATE: November 7, 2016**



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**SUBJECT:**

CASE #16-17 – Site Plan review for the construction of a new Multi-family Apartment Building at 260 Marie Ave.

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**BACKGROUND INFORMATION:**

At the November 2, 2016 Environmental Committee (EC) meeting, members reviewed the Site Plan submitted by Westview Park Apartments to construct a new four-story 56 unit market rate apartment building. The EC members were very pleased with the overall plan. They agreed with the Assistant Community Development Director's recommendations. They were encouraged by the addition of the rainwater gardens and the preservation of the 15 mature trees by the developer. The EC unanimously voted to approve the site plan, with an additional comment that they strongly encourage the developer to use "pollinator friendly" native plants that were not treated with "neonicotinoids".

**RECOMMENDATION:**

Environmental Committee members approve the site plan for the construction of a new Multi-family Apartment Building at 260 Marie Ave. with the recommendations listed above.

# WESTVIEWPARK APARTMENT HOMES

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285 Westview Drive  
West St. Paul, Minnesota 55118  
Office 651-451-2998 Fax 651-455-4948

10-14-2016

City of West Saint Paul  
Ben Boike, City Planner  
1616 Humboldt Avenue  
West St. Paul, MN 55118

Re: 260 Marie Avenue East

Mr. Ben Boike, City Planner

Please accept our application for the redevelopment of 260 Marie Avenue.

Our vision for 260 Marie Avenue East is to build a green energy efficient contemporary building with underground parking and amenities that include: native landscaping, rainwater gardens, preservation of the existing trees, and creation of a treed and vegetated buffer screen for our neighbors. The proposed building includes: a grand glass entry; studio, one, and two bedroom apartments, plus several unique two-story loft apartment homes; a rooftop picnic area with solar panels; community areas for gathering; a fitness room; bicycle storage; and other services for the residents.

Westview Park Apartments was built and has been family owned and operated for over 50 years in West Saint Paul. Our long-term plan is to own and manage 260 Marie Avenue East along with our other apartment homes with the same dedication and commitment to our residents and to the community as we have had for four generations.

We invited the community together to discuss the plan to replace the vacant building with a new apartment building at 260 Marie Avenue East. On July 18, 2016, we hosted a neighborhood meeting to listen to their ideas and concerns. Twelve people signed in and a total of 20 people attended. We received 5 comment cards in support of the proposal and 4 opposed. Concerns raised included pedestrian traffic, vehicular traffic, parking, line of sight entering Marie, crime, noise, view, water runoff, and youth hanging out. Suggestions from the meeting included upscale apartments needed, install more trees, need more parks and green space. Since that meeting we have studied each of these issues, met with staff, and are taking the issues raised into consideration during the design of the project and beyond.

We are very excited to be working with you and the City of West Saint Paul to create this flagship apartment building and 56 new homes in our great city.

Thank you,

Westview Park Apartments LP

  
Daniel Tilsen, General Partner

  
Jim Tilsen, General Partner

Westview Park Apartments Limited Partnership



# CITY OF WEST ST. PAUL

1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118-3972

MUNICIPAL CENTER 651-552-4100  
PARKS/RECREATION 651-552-4150  
FAX 651-552-4190

POLICE 651-552-4200  
FIRE 651-552-4176  
TDD 651-552-4222

## CONDITIONAL USE PERMIT APPLICATION

Filing Fee: \$275.00

(OFFICE USE ONLY)

Escrow Amount: \$400.00 (residential)  
\$800.00 (commercial)

CASE NO. \_\_\_\_\_  
DATE RECEIVED \_\_\_\_\_  
RECEIPT # \_\_\_\_\_  
60 DAY DATE \_\_\_\_\_

TOTAL FEES \_\_\_\_\_

1. STREET ADDRESS OF PARCEL 260 Marie Avenue East, West Saint Paul, Mn 55118
2. NAME OF APPLICANT Jim Tilsen Phone # 651-552-7118
3. ADDRESS OF APPLICANT 285 Westview Drive Email JAT111@msn.com  
West Saint Paul, Mn 55118
4. NAME OF OWNER Westview Park Apartments LP Phone # 651-451-2998
5. ADDRESS OF OWNER 285 Westview Drive Email JAT111@msn.com  
West Saint Paul, Mn 55118
6. LEGAL/PID # 420200083020 and 420290006032
7. PRESENT ZONING I-1
8. PROPOSED USE OF PARCEL Apartment Building
9. ZONING SECTION AUTHORIZING CUP 153.126 (B) AND 153.126 (D)
10. WHAT WILL BE THE EFFECT OF THE PROPOSED USE ON THE HEALTH, SAFETY, & WELFARE OF THE OCCUPANTS IN THE SURROUNDING PARCELS?  
The project is a redevelopment project replacing a blighted property with 56 unit market rate apartment homes.
11. WHAT WILL BE THE EFFECT ON EXISTING AND ANTICIPATED TRAFFIC CONDITIONS, INCLUDING PARKING FACILITIES ON ADJACENT STREETS?  
The proposed project will add 56 Apartment Homes at average of 4 trips per apartment would add 224 trips per day to Marie Avenue.
12. WHAT WILL BE THE EFFECT OF THE PROPOSED USE ON THE COMPREHENSIVE PLAN?  
The proposed use would requires a Comp. Plan Amendment under consideration

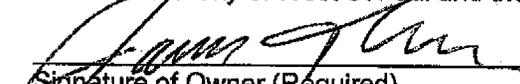
**PROMOTING AND PRESERVING A COMMUNITY OF EXCELLENCE  
BY THE ETHICAL, RESPONSIVE, EFFICIENT AND INNOVATIVE PROVISION OF SERVICES  
EOE/AE**

**EXHIBITS REQUIRED**

- A. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 paper copies, of a map or plat showing the property on which the Conditional Use Permit is requested, and all parcel within 150 feet of the boundaries of the subject parcel.
- B. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 paper copies in sets and folded plans, showing application information as follows:
  - a. Proposed and existing topography and drainage.
  - b. A complete plan prepared and signed by a registered Civil Engineer, Architect, and/or Landscape Architect showing:
    - i. The parking layout, access provisions, structure locations, landscaping, drainage, trees and shrubbery including types and locations, and sizes.
    - ii. Any fences, walls, or other screening, including height and type of material.
    - iii. All lighting provisions, including type, location, and lumens affecting the surrounding parcels and streets.
    - iv. Curb type and location on site.
    - v. Proposed plans for sidewalk to service, parking, recreation and service areas within the site.

**ACKNOWLEDGE AND SIGNATURE**

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.

  
Signature of Owner (Required)  
*Partner, Westview Park Apts.*

651 451-2998  
Phone Number

\_\_\_\_\_  
Signature of Applicant (If different)

\_\_\_\_\_  
Phone Number

**NOTE: All Materials relevant to this Application must be filed on or before the dates listed on Operating Procedures for Applicants page. The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.**

**LAPSE OF CONDITIONAL USE PERMIT:**

An approved Conditional Use Permit shall lapse and become null and void six months following the date on which the Conditional Use Permit was approved, unless prior to the expiration of six months a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion on the subject site, or a Certificate of Occupancy is issued by the Building Official. A Conditional Use Permit may be renewed once for a period of one year by the City Council.

**FEES**

1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultant, legal, planning, and engineering fees.
2. Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorney's expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report and recommendation to the City Council concerning the application. All reasonable expenses and fees in excess of the deposit, shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.



# CITY OF WEST ST. PAUL

1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118-3972

MUNICIPAL CENTER 651-552-4100  
PARKS/RECREATION 651-552-4150  
FAX 651-552-4190

POLICE 651-552-4200  
FIRE 651-552-4176  
TDD 651-552-4222

## SITE PLAN APPLICATION

Filing Fee: \$275.00

(OFFICE USE ONLY)

Escrow Amount: \$1300.00

CASE NO. \_\_\_\_\_

DATE RECEIVED \_\_\_\_\_

RECEIPT # \_\_\_\_\_

60 DAY DATE \_\_\_\_\_

TOTAL FEES \_\_\_\_\_

1. STREET ADDRESS OF PARCEL 260 Marie Avenue East, West Saint Paul, Mn 55118
2. NAME OF APPLICANT Jim Tilsen Phone # 651-552-7118
3. ADDRESS OF APPLICANT 285 Westview Drive Email JAT111@msn.com  
West Saint Paul, Mn 55118
4. NAME OF OWNER Westview Park Apartments LP Phone # 651-451-2998
5. ADDRESS OF OWNER 285 Westview Drive Email JAT111@msn.com  
West Saint Paul, Mn 55118
6. LEGAL/PID # 420200083020 and 420290006032
7. PRESENT ZONING I-1
8. PROPOSED USE OF PARCEL Apartment Building

9. WHAT WILL BE THE EFFECT ON EXISTING AND ANTICIPATED TRAFFIC CONDITIONS, INCLUDING PARKING FACILITIES ON ADJACENT STREETS \_\_\_\_\_

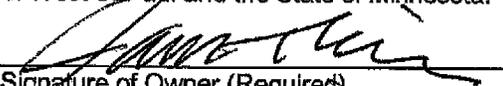
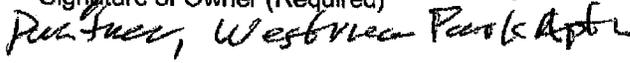
The proposed project will add 56 Apartment Homes at average of 4 trips per apartment would add 224 trips per day to Marie Avenue.

**EXHIBITS REQUIRED**

1. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies in sets and folded plans, showing application information as follows:
  - a. A survey scaled and dimensioned site plan showing pertinent existing conditions such as parking layout, access provisions, structure locations, drainage, lot area, and yard dimensions, including but not limited to the surrounding parcels within 150 feet.
  - b. A complete set of preliminary drawings prepared and signed by a registered Civil Engineer, Architect, and/or Landscape Architect showing:
    - (i) A site plan indicating parking layout, access provisions, structure locations, any fences, walls, or other screening, including height and type of material, landscaping, drainage, trees and shrubbery including types and locations, and sizes.
    - (ii) Building Elevations including finishes on all buildings all sides.
    - (iii) All lighting provisions on site, including type, location, and lumens affecting the surrounding parcels and streets.
    - (iv) Curb type and location on site.
    - (v) Proposed plans for sidewalk to service, parking, recreation and service areas within the site.

**ACKNOWLEDGE AND SIGNATURE**

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.

  
\_\_\_\_\_  
Signature of Owner (Required)  
  
\_\_\_\_\_  
Signature of Applicant (If different)

651 457-2998  
\_\_\_\_\_  
Phone Number  
  
\_\_\_\_\_  
Phone Number

**NOTE: All Materials relevant to this Application must be filed on or before the dates listed on the Operating Procedures for Applicants page. The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.**

**LAPSE OF SITE PLAN:** An approved Site Plan shall lapse and become null and void six months following the date on which the Site Plan was approved, unless prior to the expiration of six months a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion on the subject site. An approved Site Plan may be renewed once for a period of one year by the City Council.

**FEES**

1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultant, legal, planning, and engineering fees.
2. Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorney's expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report and recommendation to the City Council concerning the application. All reasonable expenses and fees in excess of the deposit, shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.



# CITY OF WEST ST. PAUL

1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118-3972

MUNICIPAL CENTER 651-552-4100  
PARKS/RECREATION 651-552-4150  
FAX 651-552-4190

POLICE 651-552-4200  
FIRE 651-552-4176  
TDD 651-552-4222

## REZONING APPLICATION

Filing Fee: \$325.00

(OFFICE USE ONLY)

Escrow Amount: \$800.00

CASE NO. \_\_\_\_\_

DATE RECEIVED \_\_\_\_\_

RECEIPT # \_\_\_\_\_

TOTAL FEES \_\_\_\_\_

60 DAY DATE \_\_\_\_\_

1. STREET ADDRESS OF PROPERTY 260 Marie Avenue East, West Saint Paul, Mn 55118

2. NAME OF APPLICANT Jim Tilsen Phone # 651-552-7118

3. ADDRESS OF APPLICANT 285 Westview Drive Email JAT111@msn.com  
West Saint Paul, Mn 55118

4. NAME OF OWNER Westview Park Apartments LP Phone # 651-451-2998

5. ADDRESS OF OWNER 285 Westview Drive, WSP Mn 55118 Email JAT111@msn.com

6. LEGAL/PID # 420200083020 and 420290006032

7. PRESENT ZONING I-1 PROPOSED ZONING R-4 PUD

8. PRESENT USE Vacant Building PROPOSED USE Apartment Building

9. WHAT CHANGED OR CHANGING CONDITIONS MADE THE PASSAGE OF THIS AMENDMENT NECESSARY Parcel in need of Redevelopment, vacant for several years

10. WHAT IS THE EFFECT OF THE PROPOSED AMENDMENT? Creation of 56 new apartment homes

11. WHAT ERROR, IF ANY, IN THE EXISITING ORDINANCE WOULD BE CORRECTED BY THE PROPOSED AMENDMENT? \_\_\_\_\_

12. WHAT OTHER CIRCUMSTANCES JUSTIFY THE AMENDMENT? lot to small for most industrial uses, no demand for office space, new apartment homes needed in the area resaulting in an assett to the community and a stronger tax base.

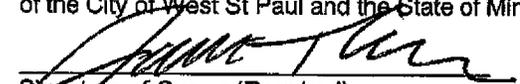
**PROMOTING AND PRESERVING A COMMUNITY OF EXCELLENCE  
BY THE ETHICAL, RESPONSIVE, EFFICIENT AND INNOVATIVE PROVISION OF SERVICES  
EOE/AEE**

**EXHIBITS REQUIRED**

1. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 paper copies in sets and folded, of a map or plat showing the lands proposed to be rezoned and all lands within 350 feet of the boundaries of the property proposed to be rezoned.
2. Written proof of ownership or legally recognized financial interest of the property on which the rezoning is requested.

**ACKNOWLEDGE AND SIGNATURE**

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.

  
Signature of Owner (Required)  
*Parker, Westview Park Npts*

651-451-2998  
Phone Number

\_\_\_\_\_  
Signature of Applicant (If different)

\_\_\_\_\_  
Phone Number

**NOTE: All Materials relevant to this Application must be filed on or before the dates listed on the Operating Procedures for Applicants page. The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.**

---

**FEES**

1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or the Planning Commission. Fees shall include the application fee, filing fees, consultants, legal, planning, and engineering fees.
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# CITY OF WEST ST. PAUL

1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118-3972

MUNICIPAL CENTER 651-552-4100  
PARKS/RECREATION 651-552-4150  
FAX 651-552-4190

POLICE 651-552-4200  
FIRE 651-552-4176  
TDD 651-552-4222

## PLATTING APPLICATION

Filing Fee: \$275.00 + \$2 each lot

(OFFICE USE ONLY)

Required Escrow: \$600.00 (1-2 Lots)  
\$1600.00 (3 or more Lots)

CASE NO. \_\_\_\_\_  
DATE RECEIVED \_\_\_\_\_  
RECEIPT # \_\_\_\_\_  
60 DAY DATE \_\_\_\_\_

TOTAL FEES \_\_\_\_\_

### CONTACT INFORMATION

1. NAME OF APPLICANT Jim Tilsen Phone # 651-552-7118

2. ADDRESS OF APPLICANT 285 Westview Drive Email JAT111@msn.com  
West Saint Paul, Mn 55118

4. NAME OF OWNER Westview Park Apartments LP Phone # 651-451-2998

5. ADDRESS OF OWNER 285 Westview Drive Email JAT111@msn.com  
West Saint Paul, Mn 55118

6. NAME OF SURVEYOR Geoff G Griffin Phone # 507-867-1666

7. ADDRESS OF SURVEYOR 14070 Hwy 52 S.E. Email geoffg@ggg.to  
Chatfield, Mn 55923

8. NAME OF ENGINEER Mark Welch Phone # 507-867-1666

9. ADDRESS OF ENGINEER 14070 Hwy 52 S.E. Email markw@ggg.to  
Chatfield, Mn 55923

### PLAT INFORMATION

10. LEGAL/PID # OF PROPERTY INVOLVED 420200083020 and 420290006032

11. TOTAL ACREAGE 2.0 12. NUMBER OF PROPOSED LOTS 1

13. PROPOSED NAME OF PLAT Tilsen's Westview Park Second Addition

**PROMOTING AND PRESERVING A COMMUNITY OF EXCELLENCE  
BY THE ETHICAL, RESPONSIVE, EFFICIENT AND INNOVATIVE PROVISION OF SERVICES  
EOE/AEE**

**EXHIBITS REQUIRED**

1. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies of the proposed plat/final plat in sets
2. Plat meets all minimum subdivision requirements. If not, explain:

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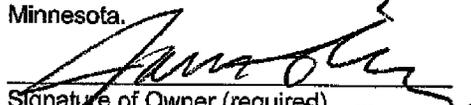
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**ACKNOWLEDGE AND SIGNATURE**

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.

  
 Signature of Owner (required)  
 Partner, Western Park Plaza

651 451-2998  
 Phone Number

Signature or Applicant (if different)

Phone Number

**NOTE: All Materials relevant to this Application must be filed on or before the dates listed on the Operating Procedures for Applicants page. The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.**

**LAPSE OF PLAT:** An approved Plat shall lapse and become null and void six months following the date on which the Plat was approved, unless prior to the expiration of six months the Plat is recorded at Dakota County

**FEES**

1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultant, legal, planning, and engineering fees.
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**CITY OF WEST ST. PAUL  
NOTICE OF PUBLIC HEARINGS**

**TO WHOM IT MAY CONCERN:**

The listed items below will be a public hearing at the Planning Commission meeting on November 15, 2016 at 7:00 p.m. and a public hearing at the City Council meeting on November 28, 2016 at 6:30 p.m.:

Case #16-17 – Applications for Rezoning (I-1, Light Industrial to a Planned Mixed-use Development (PMD) with R-4, Multiple Family Residential underlying zoning), a Conditional Use Permit to allow more than 16 units and to allow a building taller than 3 stories in an R-4, Multiple Family Residential District, Site Plan review, and Preliminary/Final Plat, all for the construction of a new 56-unit apartment building at 260 Marie Ave. E – Jim Tilsen

Interested persons will be heard at the meeting. If you have any questions, please contact City Planner Ben Boike at 651-552-4134. If you need any type of accommodation to participate in the meeting, please contact the ADA Coordinator at 651-552-4102 at least 5 (five) business days prior to the meeting.



Chantal M. Doriott  
City Clerk  
City of West St. Paul

Published: November 6, 2016

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

Re: 260 Marie Avenue E.

It has come to my attention that the owners of Westview Park Apartment Homes have purchased the vacant Southview Racquetball Club at 260 Marie Avenue East with the goal to build a new apartment building.

Westview Park Apartment Homes has a long-term track record of being responsive to our community needs. With Westview Park owning and managing the project, we can count on it to be kept up and be an asset to our community and neighborhood.

I support the rezoning 260 Marie Avenue from Industrial to Multiple Residential use at the site.

Thank you,

Name	Jay Barnett - ESI Properties
Address	220 Marie Ave E.
City	WEST ST. PAUL, MN 55118
Date	10/27/16

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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I support the rezoning 260 Marie Avenue from Industrial to Multiple Residential use at the site.

Thank you,

Name

*Robert A. Hanson*

Address

*1894 AUDREY DRIVE*

City

*WEST PAUL MN 55118*

Date

*9-18-16*

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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I support the rezoning 260 Marie Avenue from Industrial to Multiple Residential use at the site.

Thank you,

Name

Address

City

Date

*Cecilia A. Smith* "Cookie"  
*231 Rockledge Dr*  
*WSP*  
*9-19-16*

*651-455-2429*

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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I support the rezoning 260 Marie Avenue from Industrial to Multiple Residential use at the site.

Thank you,

Name	Lynn MacDonald
Address	255 Westview Dr Apt 116
City	West St Paul, MN
Date	9-19-10

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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I support the rezoning 260 Marie Avenue from Industrial to Multiple Residential use at the site.

Thank you,

Name	Tube DAVIES
Address	255 Westview Drive #311
City	WEST PAUL
Date	9-19-16

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

Re: 260 Marie Avenue E.

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I support the rezoning 260 Marie Avenue from Industrial to Multiple Residential use at the site.

Thank you,

Name

*Mary Thomas*

Address

*255 Westview Dr #118*

City

*WSP, MN*

Date

*9-19-16*

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

Re: 260 Marie Avenue E.

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Westview Park Apartment Homes has a long-term track record of being responsive to our community needs. With Westview Park owning and managing the project, we can count on it to be kept up and be an asset to our community and neighborhood.

I support the rezoning 260 Marie Avenue from Industrial to Multiple Residential use at the site.

Thank you,

Name Lori Covak  
Address 255 Westview Dr. #115  
City W. St. Paul  
Date 9/20/16

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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I support the rezoning 260 Marie Avenue from Industrial to Multiple Residential use at the site.

Thank you,

Name Clinton Swartz  
Address 255 Westview Dr 1127  
City W St. Paul MN  
Date 9-19-2016

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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Thank you,

Name Carol Peters  
Address 255 Westview Dr  
City West St Paul, MN  
Date 9-22-2016

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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I support the rezoning 260 Marie Avenue from Industrial to Multiple Residential use at the site.

Thank you,

Name Donna D. Kane  
Address 255 Westview Dr #219  
City St Paul, mn 55118  
Date 9-22-16

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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I support the rezoning 260 Marie Avenue from Industrial to Multiple Residential use at the site.

Thank you,

Name	Robert Coulter
Address	255 Westview Dr. #212
City	West St. Paul, MN.
Date	9/22/16

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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I support the rezoning 260 Marie Avenue from Industrial to Multiple Residential use at the site.

Thank you,

Name Roxanne Dreyer  
Address 255 Westview Dr Unit 201  
City W St Paul, MN  
Date 9-28-2016

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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I support the rezoning 260 Marie Avenue from Industrial to Multiple Residential use at the site.

Thank you,

Name	Debrah Kvam
Address	255 Westview Dr #218
City	W St Paul, MN 55118
Date	September 26, 2016

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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I support the rezoning 260 Marie Avenue from Industrial to Multiple Residential use at the site.

Thank you,

Name TINA CASTILLO  
Address 255 Westview DR # 210  
City W ST PAUL, MN 55118  
Date 9-23-16

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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Thank you,

Name	Donald + Deborah Brooks
Address	1891 Audrey Dr.
City	W. St. Paul, MN. 55118
Date	9/23/16

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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Thank you,

Name Lisa Paechmann  
Address 255 Westview Dr. #200  
City West St. Paul, MN 55118  
Date 9/24/2016

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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Thank you,

Name	<u>Delores Eckstrom</u>
Address	<u>255 Westview Drive # 107</u>
City	<u>W. St. Paul Mn 55118</u>
Date	<u>Sept. 15, 2016</u>

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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Thank you,

Name	Laura Nowicki	
Address	259 Westview Dr	
City	WSP	
Date	9-15-16	

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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Thank you,

Name

Address

City

Date

*Phyllis Cooper*  
*258 Westview Dr #106*  
*West St Paul*  
*9/15/16*

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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Thank you,

Name

*Janet Lombard*

Address

*255 Westview Dr*

City

*W. St. Paul*

Date

*9-15-16*

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
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Thank you,

Name	<u>Lylie Gunnars</u>
Address	<u>255 Westview Dr</u>
City	<u>W. St Paul, MN 55118</u>
Date	<u>9/15/16</u>

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
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Thank you,

Name Arson Fuchs

Address 255 Westview Dr #210

City W. St Paul MN. 55118

Date 9-19-2016

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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Thank you,

Name Quaila Y. Garcia  
Address 1904 Audrey Dr.  
City W. St. Paul, MN 55118  
Date 10-17-16

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
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Thank you,

Name

LAUREL LAPPER AARD

Address

203 Muriel Blvd

City

W St Paul, MN

Date

10/17/16

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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Thank you,

Name Phyllis Mandel  
Address 207 Muriel Blvd.  
City West St. Paul, MN  
Date 10/17/16

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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Thank you,

Name DE KLUWA  
Address 1890 AUDREY DRIVE  
City W. ST. PAUL  
Date 10-17-2016

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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Thank you,

Name Cheryl Fink (Durham's Food & Drinks)  
Address 173 Lathenbach Ave.  
City W. St Paul mn 55114  
Date 10/17/2016

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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Thank you,

Name A Douglas Harding  
Address 1897 Kathleen Drive  
City West St Paul, MN 55118  
Date 10-17-16

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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Thank you,

Name KAREN STRASSER  
Address 167 CAROL LN  
City WEST ST PAUL MN 55118  
Date # 10-17-2016

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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Thank you,

Name Jalbray W. Thompson

Address 144 Carol Lane

City West St. Paul

Date October 17th, 2016

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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Thank you,

Name Lisa Okcefe  
Address 152 Carol Kane  
City W. St. Paul MN 55118  
Date 10-12-16

City of West Saint Paul  
Honorable Mayor, City Council Members, and Planning Commissioners  
1616 Humboldt Avenue  
West St. Paul, MN 55118

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Thank you,

Name Karen M Ballard  
Address 1883 Audrey Drive  
City West St. Paul  
Date MN 55118



A Market Feasibility Study for  
Market Rate Rental Housing in  
West St. Paul, Minnesota



**Maxfield**

Research & Consulting

7575 Golden Valley Road

Suite 385

Golden Valley, MN 55427

612.338.0012

[www.maxfieldresearch.com](http://www.maxfieldresearch.com)



**Maxfield**  
Research & Consulting

August 16, 2016

Mr. Noah Tilsen  
Assistant Manager  
Westview Park Apartments  
285 Westview Drive  
West St. Paul, MN 55118

Dear Mr. Tilsen:

Attached is our study entitled "*A Market Feasibility Study for Market Rate Rental Housing in West St. Paul, Minnesota.*" The study considers the potential demand for a general occupancy market rate rental housing development to be located on a 2.6-acre property situated along Marie Avenue East at its intersection with Kathleen Drive at 260 Marie Avenue in West St. Paul, Minnesota.

This study assesses demographic and economic characteristics of the primary draw area, analyzes the competitive market situation for market rate rental housing, and quantifies demand for market rate rental units that could be captured on the subject Site. Our findings reveal that there is demand for the 58 units of market rate rental housing being considered for the Site.

We discuss the proposed project's ability to capture a share of the target market and project the rate of absorption for the subject development. A recommended development concept is also provided, including suggestions for an appropriate unit mix, pricing, features, and common area amenities.

We enjoyed completing this study and are available should you have any further questions or require additional information.

Sincerely,

**MAXFIELD RESEARCH AND CONSULTING, LLC**

Joe Hollman  
Senior Analyst

Attachment

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### **Purpose and Scope**

Maxfield Research and Consulting, LLC was engaged by Westview Park Apartments to assess the market feasibility for a general occupancy market rate rental housing development to be located on a site situated along Marie Avenue East at its intersection with Kathleen Drive at 260 Marie Avenue in West St. Paul, Minnesota. The subject property, referred to as the Westview Park Apartments Site throughout this report, is roughly 2.6 acres.

The scope of this study includes an evaluation of the subject property. The study also provides a review of the economic and demographic characteristics of the area determined to be the draw area for rental housing on the subject property. Maxfield Research and Consulting, LLC surveyed existing newer market rate rental developments in and near the primary draw area, and interviewed City staff to identify pending rental housing developments that are currently in the pipeline.

Based on our analysis, demand was calculated for market rate rental housing in the Market Area along with an estimate of the proportion of demand that could be captured by the subject development.

### **Site Evaluation**

The 2.6-acre Site is comprised of two separate parcels. The 1.85-acre northern parcel is developed with a 27,000 square-foot vacant commercial building which was built in 1970 and was formerly used as a racquetball/fitness facility. The 0.77-acre southern parcel serves as a surface parking lot for the commercial building. The triangular-shaped Site is bounded by Marie Avenue on the northeast and Kathleen Drive on the south. We identified several key characteristics that favor the development of general occupancy rental housing on the subject property.

Adjacent and surrounding land uses are generally compatible with the proposed development, and the Site offers convenient access to the River to River Greenway. There are many recreational venues located in close proximity to the Site, and retail goods and services are readily available within walking distance of the Site along Robert Street.

The subject property is located a reasonably short distance from the numerous restaurants along the Robert Street corridor, and the many dining and entertainment options located in Downtown Saint Paul are only a five-mile drive from the Site. Residents will have convenient access to bus transportation and the local highway network and the Site is situated near several major employers in West St. Paul, the surrounding communities, and Downtown Saint Paul.

### Demographic Review

Based on demographic factors influencing the area, notably an increasing rate of population and household growth, an aging population, income growth, and a shift in household types, it appears that there will be growing demand for rental housing units in the PMA. The percentage of renter households in the PMA increased for most age cohorts between 2010 and 2014 as the total number of renter households residing in the PMA grew by an estimated 701 households, an increase of 5.5%. By comparison, the number of owner-occupied households in the PMA increased 0.5% (+132 households) between 2010 and 2014.

Additionally, employment is projected to increase at a faster pace in the PMA than in the Metro Area over the next several years. Typically, households prefer to live near work for convenience. This preference is particularly true among renters. Young adults entering the work force, a primary target market for rental housing, often place great value on living near employment, education, shopping, and entertainment. With the Site's location near Highway 52 and Robert Street in West St. Paul, renters would have convenient access to jobs.

### Rental Market Analysis

As of the first quarter of 2016, the vacancy rate was 3.1% in the Metro Area, 1.7% in West St. Paul/South St. Paul, and 2.0% in the Inver Grove Heights/Mendota Heights/Lilydale submarket. Additionally, the newest competitive market rate properties in and near the PMA are currently 1.8% vacant. The equilibrium vacancy rate for rental housing is considered to be 5.0% which allows for normal turnover and an adequate supply of alternatives for prospective renters. This information suggests that there is pent-up demand for market rate units in the PMA.

Average monthly rents increased 5.3% over the year to \$1,072 across the Metro Area, while the PMA submarkets experienced little rent growth, climbing 0.3%. At \$924, the average monthly rent in the PMA is -14% lower than the Twin Cities average.

We surveyed eight newer competitive properties in and near the PMA, containing a total of 1,118 units. Monthly rents in the competitive set of newer properties range from \$1,001 to \$2,676, with an average rent of \$1,488 per month, roughly 39% higher than the Metro Area average. On a per square foot basis, rents range from \$1.02 to \$2.41, with an average rent of \$1.63 per square foot.

The tight supply of rental units coupled with rising rental rates is stimulating development activity. We identified six pending general occupancy rental developments in the PMA, containing a total of 1,557 units. One 40-unit affordable project is expected to commence construction during summer 2016. Another 149-unit market rate development is close to final approval, and the developer expects to begin construction in 2016. Four other projects, totaling 1,368 units, have been proposed and are at various stages of the planning approval process in their respective cities.

## **Conclusions & Recommendations**

The strongest sources of demand for new rental housing in the PMA will likely be young singles and couples without children in their late-20s to mid-30s who work in Saint Paul or nearby suburban communities. Mid-age households (never-nesters or empty-nesters) who want to sell their single-family homes and have more freedom for leisure pursuits could also account for a portion of demand for new rental housing in the area.

Based on our assessment of market rate rental housing in the Market Area, including the occupancy rates and overall performance of new product, we find sufficient market support for additional market rate general occupancy rental units in the PMA. The 58-unit apartment development being considered for the Site would capture 4.9% of the excess demand for rental housing in the PMA.

We estimate that a 58-unit development on the subject property coming on-line in early-summer 2018 would have approximately 20% of its units pre-leased with the remaining units leasing at a rate of five to seven units per month, on average. At this absorption rate, stabilized occupancy (95%) would be reached in roughly six to eight months.

Considering that the target market for an apartment development will likely be young to mid-aged households, demand will likely be strongest for one-bedroom and two-bedroom units. However, offering unit floor plans such as a one-bedroom plus den should be considered. These unit layouts are often popular with older adults, seniors, and those that frequently work from home as the den will generally be used as a home office or guest room.

We recommend base monthly rents averaging \$1.55 per square foot in 2016 dollars. We suggest that the landlord provide professional management, grounds/common area maintenance, trash removal, and common-area internet. Other utilities and optional fees (i.e. gas, water, electricity, telephone, cable/satellite television) should be the responsibility of the tenant.

We anticipate that the proposed development concept will be well-received by the target market. Household growth and turnover in the Market Area should lead to a successful lease up of the project; however, this will not be at the expense of existing facilities in the PMA as the current supply of market rate rental housing is well-below equilibrium.

### **Study Purpose**

Maxfield Research and Consulting, LLC was engaged by Westview Park Apartments to assess the market feasibility for a general occupancy market rate rental housing development to be located on a site situated along Marie Avenue East at its intersection with Kathleen Drive at 260 Marie Avenue in West St. Paul, Minnesota. The subject property, referred to as the Westview Park Apartments Site throughout this report, is roughly 2.6 acres.

### **Scope of Services**

The scope of this study includes an evaluation of the subject property. The study also provides a review of the economic and demographic characteristics of the area determined to be the draw area for rental housing on the subject property. Maxfield Research and Consulting, LLC surveyed existing newer market rate rental developments in and near the primary draw area, and we interviewed City staff to identify pending rental housing developments that are currently in the pipeline. Based on our analysis, we calculate the demand for market rate rental housing in the Market Area and estimate the proportion of that demand that could be captured by the subject development.

The report contains primary and secondary research. Primary research includes interviews with rental property managers/owners and city staffs. All of the information on competitive rental housing projects and pending rental housing developments was collected by Maxfield Research and Consulting, LLC and is accurate to the best of our knowledge. This study also utilizes secondary data. Secondary research is always used as a basis for analysis and is carefully reviewed in light of other factors that may impact projections.

### Introduction

This section of the report presents an overview of the location and characteristics of the subject property in West St. Paul, Minnesota discussing the Site's regional location and the property's general characteristics. Adjacent land uses, accessibility to and visibility of the subject property, and the Site's proximity to employment, shopping, recreation, and services are also evaluated. Finally, this section assesses the appropriateness of the Site for the proposed use.

### Site Location and Characteristics

Maxfield Research and Consulting, LLC completed a Site visit on August 10, 2016. The subject property, referred to as the Westview Park Apartments Site throughout this report, is situated along Marie Avenue East at its intersection with Kathleen Drive at 260 Marie Avenue in West St. Paul, Minnesota.

The 2.6-acre Site is comprised of two separate parcels. The 1.85-acre northern parcel is developed with a 27,000 square-foot vacant commercial building which was built in 1970 and was formerly used as a racquetball/fitness facility. The 0.77-acre southern parcel serves as a surface parking lot for the commercial building. The triangular-shaped Site is bounded by Marie Avenue on the northeast and Kathleen Drive on the south. The adjacent property to the west is an industrial facility owned and occupied by a light fixture manufacturer.

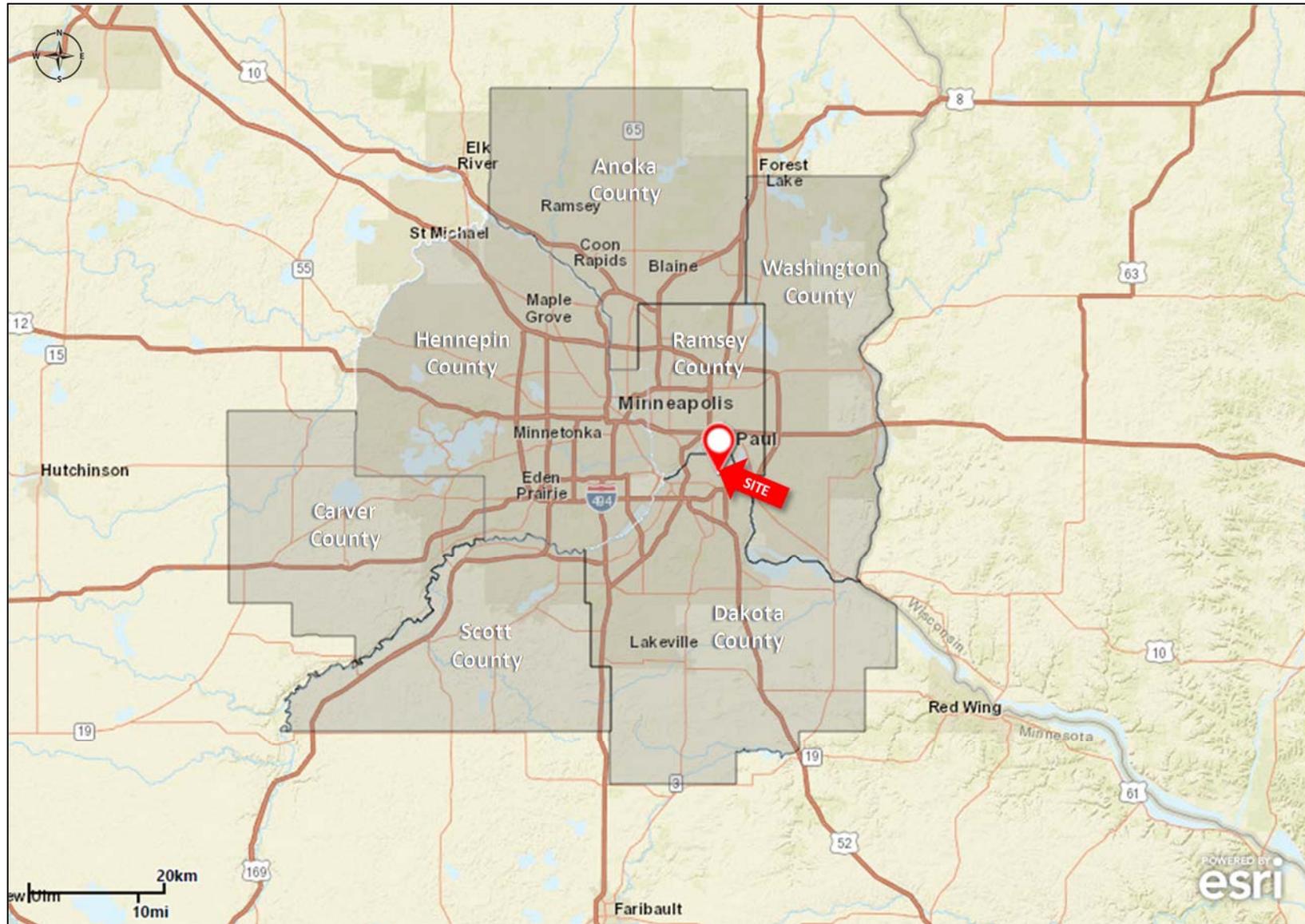
The subject property is relatively flat, with an elevation of about 990 feet in the southwest corner of the Site, sloping down to 980 feet along the northeast side of the Site, a decline of roughly ten feet over a distance of approximately 270 feet. The elevation of the Site declines about five feet, from 987 feet on the south side of the Site to 982 feet on the north.

West St. Paul is a community of 20,222 people (2015 estimate) located in the Twin Cities Metropolitan Area, which encompasses 13 counties and included about 3.5 million people in 2015. West St. Paul is located in the central portion of the Metro Area in Dakota County. Dakota County had an estimated population of 414,490 people in 2015.

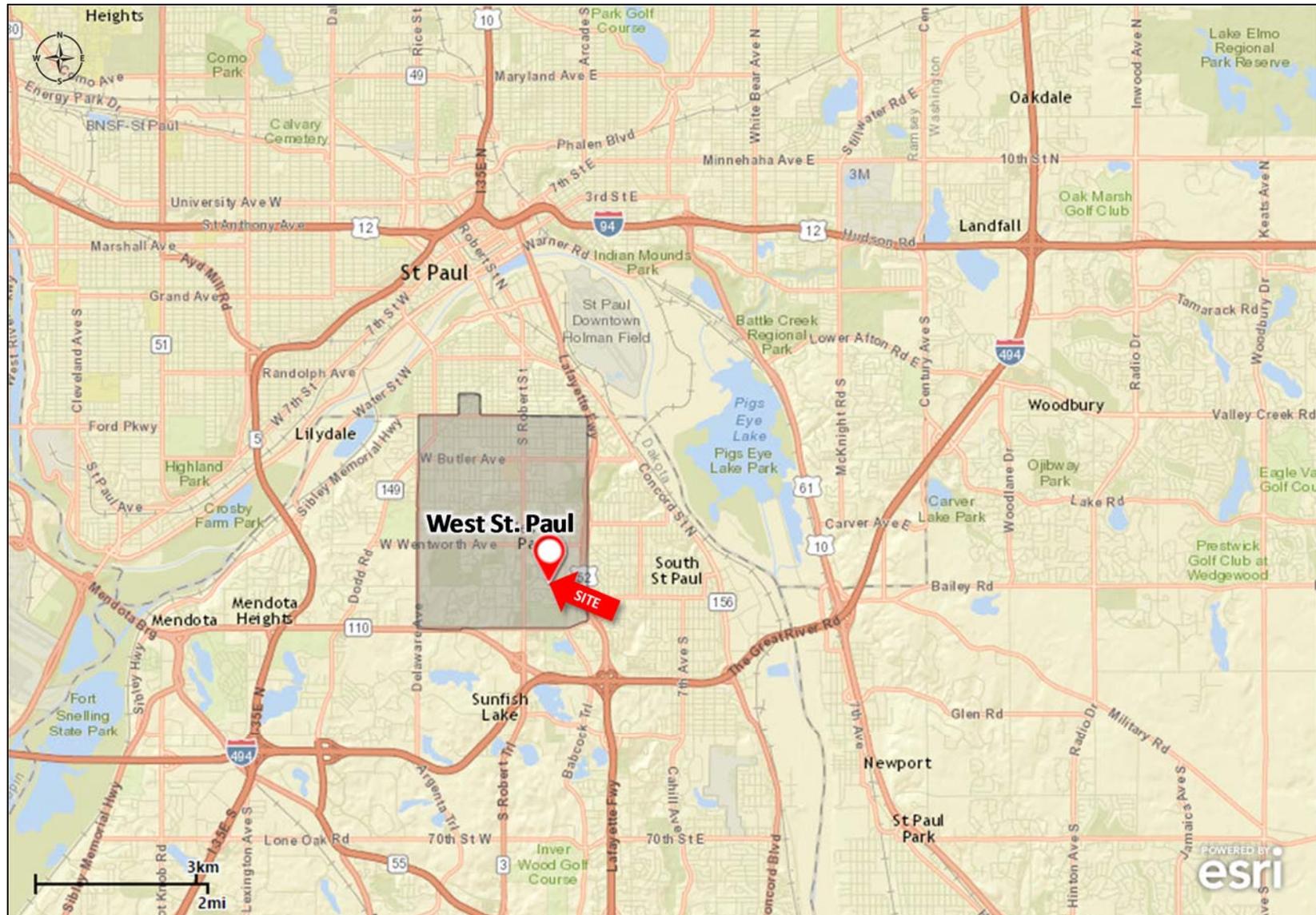
The map on the following page shows the location of the Site in the seven-county core of the Metro Area (estimated population of 3.0 million), which consists of the Counties of Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, and Washington. The Cities of Sunfish Lake (2015 population of 507) and Inver Grove Heights (2015 population of 35,071) border West St. Paul on the south, while Mendota Heights (2015 population of 11,105) is situated west of West St. Paul. South St. Paul (2015 population of 20,146) borders West St. Paul on the east, and the City of Saint Paul (2015 population of 300,353) is located north of West St. Paul.

The maps and photos on the following pages display images of the Site and its location in the Metro Area.

Regional Location



Site Location



Aerial View of Development Site



**Site Photos  
August 2016**



View of Site from Westview Park Apartments



Looking north across Site from Kathleen Drive



View of Site from the west



View of Site from Marie Avenue



On Site, looking south at Westview Park  
Apartments complex



Westview Park Apartments swimming pool  
and shared community space near the Site

**Photos of Surrounding Properties  
August 2016**



Single-family neighborhood, west of Site



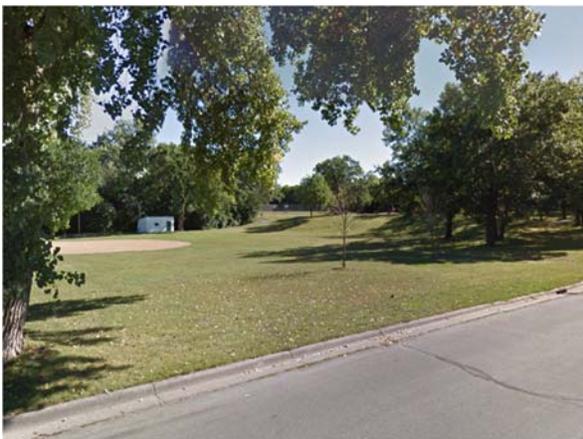
Industrial property, north of Site



Industrial building across Marie Avenue, east of Site



Industrial property adjacent to west side of subject property



Southview Park, south of Site along Westview Drive



SuperTarget located at the corner of Marie Avenue and Robert Street, west of Site

### Surrounding Land Uses

The subject property is located off Marie Avenue, an east-west corridor connecting the Site to Robert Street on the west and Oakdale Avenue to the east. The Marie Avenue corridor is comprised of a mix of land uses, including multifamily residential, single-family residential, commercial, and industrial. Robert Street serves as the primary commercial corridor for the surrounding communities, and there are also several multifamily residential properties along the corridor west of the Site. Land uses along Oakdale Avenue are predominantly multifamily residential and industrial. Existing land uses directly adjacent to the Site are as follows:

- **North:** Industrial;
- **South:** Residential (Westview Park Apartments and single-family homes);
- **East:** Industrial;
- **West:** Industrial and single-family residential.

### Access and Visibility

Access to the Site can be obtained off Marie Avenue and Kathleen Drive. Marie Avenue is considered a Major Collector, while Kathleen Drive is a local street. Collectors are designed to collect traffic from local roads and distribute that traffic onto higher order roadways (i.e. arterials). Robert Street is classified as a Minor Arterial. Minor Arterials offer connections between the metro center and regional business concentrations.

While the subject property is not located along a major highway, the Site's location facilitates convenient access to the Metro highway network utilizing Robert Street to connect to I-494 (roughly two miles to the south). Highway 52 can be accessed via either Thompson Avenue (approximately one mile northeast of the Site) or Mendota Road (one mile southeast of the Site). According to information provided by the Minnesota Department of Transportation, Marie Avenue receives roughly 5,200 vehicle trips per day while Robert Street experiences about 23,000 vehicle trips per day and Highway 52 receives approximately 53,000 vehicle trips per day. Due to the Site's location, the proposed development will be visible to traffic along Marie Avenue but not Robert Street or Highway 52.

The subject property has convenient access to public transportation as there is a bus stop located at the corner of Marie Avenue and Kathleen Drive which provides access to Metro Transit Routes 68 and 452. Route 452 is an express route extending from Mendota Heights to Downtown Minneapolis via Downtown Saint Paul. Route 68 extends from Inver Grove Heights to Roseville via Downtown Saint Paul. Additionally, Robert Street is served by Local Bus Route 75 which connects Inver Grove Heights and Mendota Heights to Downtown Saint Paul. The Robert Street corridor is also being considered for future light rail or bus rapid transit service, although plans are very preliminary and the timing, mode, and alignment are not known at this time.

### Proximity to Shopping, Employment, Recreation and Services

Rental housing demand is influenced, in part, by proximity to other housing, employment, retail, entertainment, and other services. The Site is located near a mix of residential, commercial, and employment concentrations and is situated near entertainment and recreation uses.

Future residents of a general occupancy rental housing development on the subject property will have convenient access to retail goods and services from the Site via Marie Avenue and Robert Street. Major retailers in the area consist of SuperTarget, Lowe's, Cub Foods, The Home Depot, Aldi, Best Buy, Walmart Supercenter, Menards, and Kmart. There are also many dining options lining Robert Street, some of which include: Chipotle, Applebee's, Panera Bread, Culver's, Bakers Square, Pizza Hut, White Castle, Papa Murphy's, Panda Express, Rack Shack, Leann Chin, Dunhams' Food & Drink, Pho Saigon, Burger King, Arby's, Taco Bell, Subway, Jimmy John's, KFC, Granny Donuts, Carbone's Pizzeria, Pollo Campero, and Noodles & Company.

The Site is conveniently located near the River to River Greenway (formerly known as the North Urban Regional Trail), an east-west corridor extending from the Minnesota River Regional Greenway in Mendota Heights on the west to the Mississippi River Trail in South St. Paul on the east. Residents of the proposed apartment development could access the Greenway at the intersection of Oakdale Avenue and Wentworth Avenue, just two blocks north of the Site.

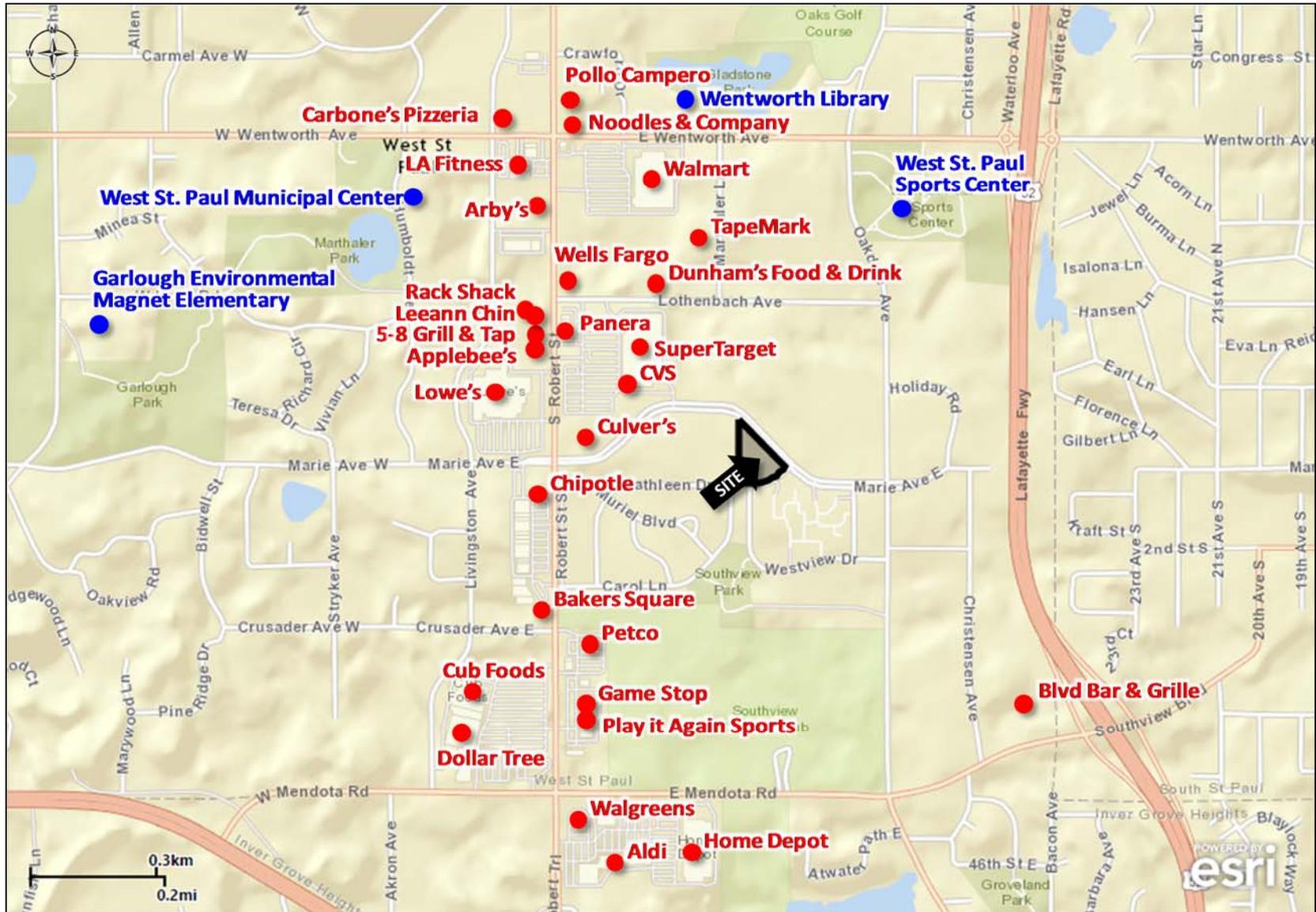
There are also several community parks and golf courses in the immediate area, including; Southview Country Club, Somerset Country Club, Thompson Oaks Golf Course, Mendakota Country Club, West St. Paul Sports Center, Southview Park, Garlough Park, Marthaler Park, Thompson County Park, and Kaposia Park. Additionally, Lilydale/Harriet Island Regional Park is located about five miles west of the Site.

Henry Sibley High School is located roughly two miles west of the subject property at the intersection of Marie Avenue and Delaware Avenue. Elementary schools in the area include Garlough Environmental Magnet school, Somerset Elementary, and Moreland Arts & Health Sciences Magnet school. Friendly Hills Middle School is situated roughly four miles southwest of the Site in Mendota Heights and the Heritage E-STEM Magnet Middle School is approximately three miles northwest of the Site in West St. Paul.

Several major employers are located in West St. Paul and the surrounding communities, including; 3M, Thomson Reuters, Blue Cross Blue Shield, United States Post Office, Ecolab, Prime Therapeutics, TapeMark, and the independent school districts in the area. Additionally, Downtown Saint Paul is less than a five-mile drive from the Site.

While not fully inclusive, the map on the following page highlights the location of neighborhood features and amenities including shopping, recreation, schools, and employers located in the area surrounding the subject property.

Major Services, Attractions, and Retail

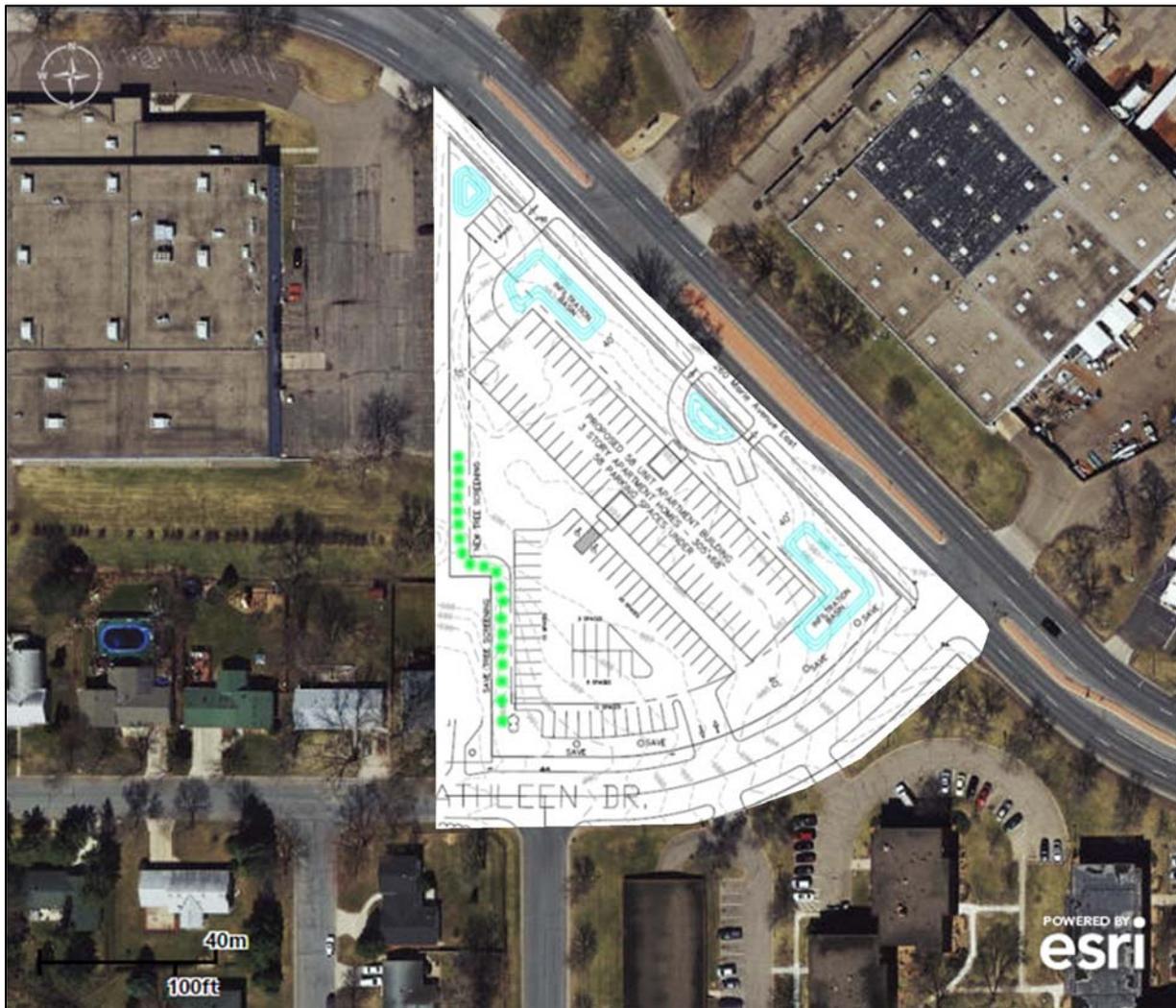


## **Development Concept**

It is our understanding that the Client is considering a three-story building containing approximately 58 rental units. As depicted on the following site plan, the development will offer 58 underground parking spaces along with 54 surface stalls.

The existing Westview Park apartment complex contains a total of 298 rental units, all of which are currently occupied. Rental rates range from \$730 for a 690 square-foot one-bedroom unit to \$985 for a 992 square-foot two-bedroom unit. On a per square foot basis, the existing units have an average rent of \$1.04. Shared amenities at the existing complex, such as one of the swimming pools and the community room, will be made available to tenants at the new building.

**Concept Site Plan**



### **Appropriateness of Site for General Occupancy Rental Housing**

Overall, it is our opinion that several factors support the Site as a quality location for a general occupancy rental housing development. Based on our analysis of the community orientation and layout of the Site, we identified several key characteristics that favor the development of general occupancy rental housing on the subject property.

- Adjacent and surrounding land uses are generally compatible with the proposed development, and the Site offers convenient access to the River to River Greenway.
- There are many recreational venues located in close proximity to the Site, notably Southview Park, Southview Country Club, Thompson Oaks Golf Course, and the West St. Paul Sports Center.
- Retail goods and services are readily available within walking distance of the Site along Robert Street.
- The subject property is located a reasonably short distance from the numerous restaurants along the Robert Street corridor, and the many dining and entertainment options located in Downtown Saint Paul are only a five-mile drive from the Site.
- Residents will have convenient access to bus transportation and the local highway network.
- The Site is situated near several major employers in West St. Paul, the surrounding communities, and Downtown Saint Paul.

## **Introduction**

Demographic characteristics and trends are an important component in assessing housing needs in any given market area. This section of the report begins by delineating the draw area for rental housing on the subject property in West St. Paul, Minnesota, and examines the demographic and economic characteristics of this draw area as they relate to demand for rental housing. A review of these characteristics provides insight into demand for market rate general occupancy rental housing in the draw area.

## **Market Area Definition**

The draw area or “Primary Market Area” for general occupancy rental housing on the subject property was determined based on geographic and man-made boundaries, commuting patterns, community orientation, places of employment, and our experience in housing feasibility.

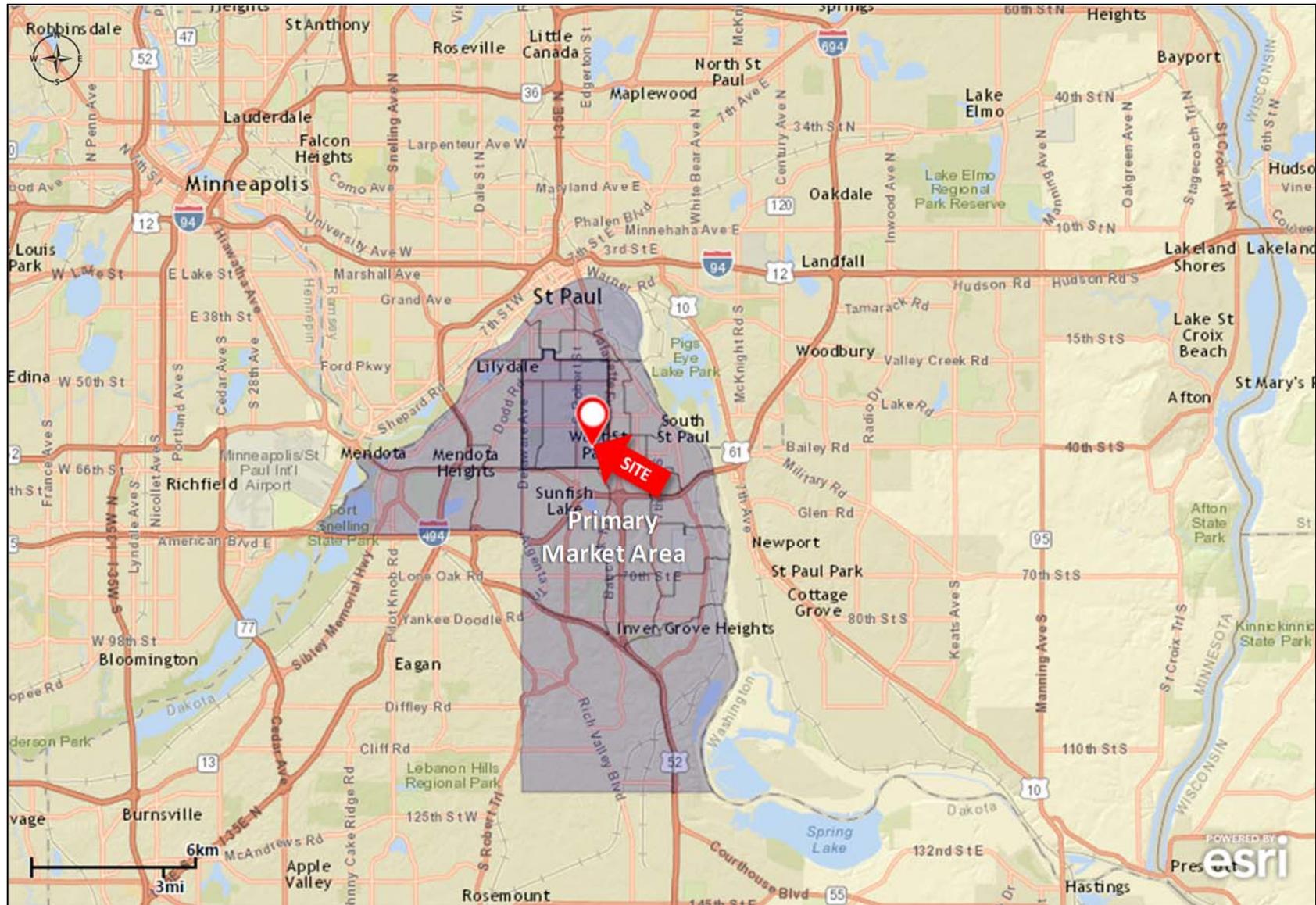
Considering these factors, we determined a Primary Market Area (PMA) composed of the following census tracts which comprise the Cities of West St. Paul, Inver Grove Heights, Lilydale, Mendota, Mendota Heights, South St. Paul, Sunfish Lake, and the West Side Neighborhood of Saint Paul.

<b>2014 Census Tracts Primary Market Area</b>			
601.01	603.01	605.06	606.06
601.02	603.02	605.07	361
601.03	604.01	605.08	370
601.04	604.02	605.09	371
601.05	605.02	606.03	372
602.01	605.03	606.04	
602.02	605.05	606.05	

We estimate that 80% of the demand for general occupancy rental housing on the Site will be generated from the PMA. The remaining portion of the demand (20%) will come from outside the defined PMA.

The map on the following page illustrates the Site’s location in the PMA.

Primary Market Area



Population and Household Growth Trends

Table 1 presents population and household growth trends in the Market Area from 2000 to 2025. The 2000 and 2010 population and household figures were obtained from the U.S. Census Bureau. The 2016 estimates and projections for 2020 and 2025 were based on estimates and forecasts made by the Metropolitan Council (the regional planning organization for the seven-county Metro Area) and ESRI (a nationally recognized demographics firm) and adjusted by Maxfield Research to reflect current year data.

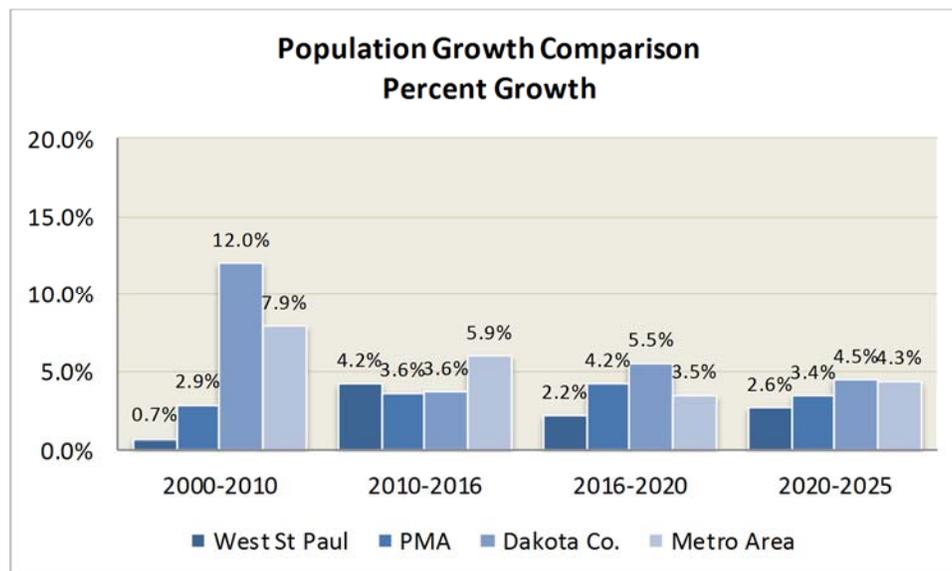
The following are key points from Table 1.

- As of 2010, the PMA contained 100,952 people and 40,481 households. Between 2000 and 2010, the population increased 2.9% (+2,809) while the number of households expanded 5.5% (+2,122). The proportional change in new households was high relative to population suggesting a trend toward shrinking household sizes in the PMA.
- In the PMA, the average household size decreased from 2.56 in 2000 to 2.49 in 2010, a decline of -2.7%. The trend toward declining household sizes indicates an aging household base and also reflects a general shift in demographic factors that favor smaller households, such as a declining proportion of married couple households with children.

TABLE 1 POPULATION AND HOUSEHOLD GROWTH TRENDS AND PROJECTIONS WESTVIEW PARK APARTMENTS MARKET AREA 2000 - 2025									
	Census		Estimate	Forecast		Change			
	2000	2010	2016	2020	2025	2000-2010		2010-2020	
						No.	Pct.	No.	Pct.
<b>Population</b>									
<b>Primary Market Area</b>	<b>98,143</b>	<b>100,952</b>	<b>104,545</b>	<b>108,928</b>	<b>112,631</b>	<b>2,809</b>	<b>2.9%</b>	<b>7,976</b>	<b>7.9%</b>
City of West St. Paul	19,405	19,540	20,362	20,800	21,350	135	0.7%	1,260	6.4%
Rem. of PMA	78,738	81,412	84,183	88,128	91,281	2,674	3.4%	6,716	8.2%
Dakota County	355,904	398,552	417,754	435,870	455,270	42,648	12.0%	37,318	9.4%
Twin Cities Metro Area*	2,642,062	2,849,567	3,037,606	3,123,430	3,259,245	207,505	7.9%	273,863	9.6%
<b>Households</b>									
<b>Primary Market Area</b>	<b>38,359</b>	<b>40,481</b>	<b>42,244</b>	<b>44,765</b>	<b>46,581</b>	<b>2,122</b>	<b>5.5%</b>	<b>4,284</b>	<b>10.6%</b>
City of West St. Paul	8,645	8,529	8,814	9,200	9,400	-116	-1.3%	671	7.9%
Rem. of PMA	29,714	31,952	33,430	35,565	37,181	2,238	7.5%	3,613	11.3%
Dakota County	131,151	152,060	160,655	170,940	179,460	20,909	15.9%	18,880	12.4%
Twin Cities Metro Area*	1,021,456	1,117,749	1,188,809	1,259,450	1,325,220	96,293	9.4%	141,701	12.7%
*Includes the 7-County Area (Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, and Washington Counties)									
Sources: US Census Bureau; Metropolitan Council; ESRI; Maxfield Research & Consulting, LLC									

## DEMOGRAPHIC REVIEW

- From 2000 to 2010, West St. Paul’s population increased 0.7% (+135 people) against household contraction of -1.3% (-116). Average household sizes increased slightly in West St. Paul in response to growth in the number of non-family roommate households, as many roommate households were formed in the second half of the decade in response to the economic recession.
- We estimate that the PMA’s population increased 3.6% to 104,545 between 2010 and 2016, while the number of households increased 4.4% (+1,763). Between 2016 and 2025, the PMA is projected to add 8,086 people (+7.7%) and 4,337 households (+10.3%). The rate of growth in the PMA is expected to approximate the Twin Cities Metro Area (+7.3% population growth and +11.5% household growth by 2025).
- The pace of growth in the PMA has been escalating as rising transportation costs and shifting lifestyle preferences increase the desirability of living close to employment and entertainment.
- Growth in the City of West St. Paul is projected to be slightly slower than the remainder of the PMA, Dakota County, and the Metro Area, expanding by a total of 988 people (+4.9%) and 586 households (+6.6%) between 2016 and 2025.
- Much of the PMA is fully-developed. In order for the projected level of growth to be realized in West St. Paul and in the PMA, higher density residential buildings will need to be developed than what has historically occurred in the communities comprising the PMA.

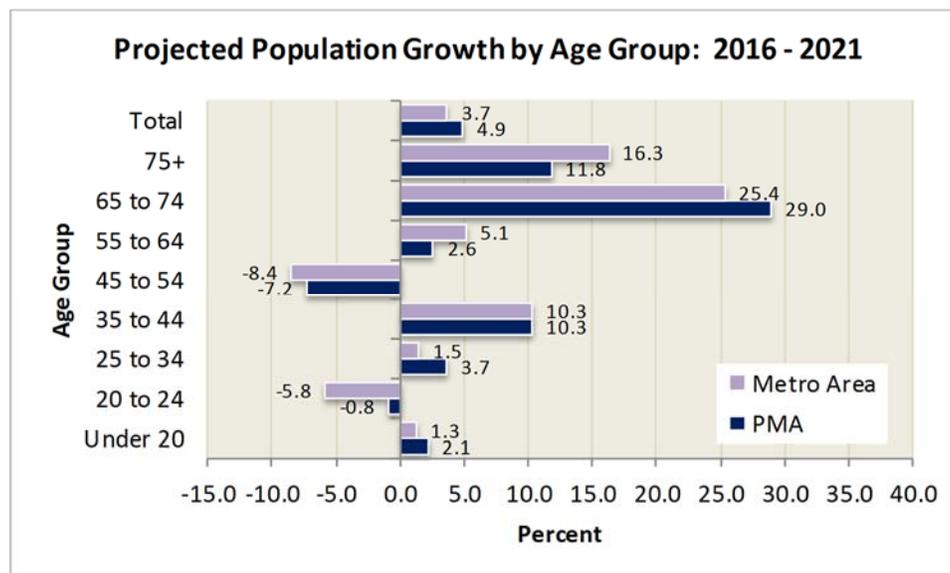


## Age Distribution

The age distribution of a community’s population helps in assessing the type of housing needed. For example, younger and older people are more attracted to higher density housing located near urban services and entertainment while middle-aged people (particularly those with children) traditionally prefer lower-density single-family homes.

Table 2 presents the age distribution of the Market Area population from 2000 to 2021. Information from 2000 and 2010 is sourced from the U.S. Census. The 2016 estimates and projections for 2021 were calculated by Maxfield Research based on information from ESRI, a reputable national demographics firm. The following are key trends about the age distribution of the Market Area’s population.

- In 2010, the largest adult cohort by age in the PMA was 45 to 54, totaling 15,698 people (15.5% of the total population), followed by the 25 to 34 age group with 13,599 people (13.1%). We estimate that there are now 14,244 people in the 45 to 54 age group and 13,695 people in the 25 to 34 age group. The 45 to 54 cohort was also the largest age group in the Twin Cities Metro Area in 2010, representing 15.5% of the population.



- The most rapid growth is expected to occur among older adults in the Market Area. Aging of baby boomers led to an increase of 4,491 people (+57%) in the 55 to 64 population in the PMA between 2000 and 2010. As this group ages, all cohorts age 55 or greater are expected to experience increases in the next several years, particularly the 65 to 74 age group which is projected to grow 29% in the PMA.
- The Market Area is expected to see a decline in the middle age cohorts between 2016 and 2021. The 45 to 54 age group is projected to decline -7.2% in the PMA and -8.4% in the Metro Area.

## DEMOGRAPHIC REVIEW

- The loss projected for the middle age population is a result of the comparatively small number of people who will move into this age group between 2016 and 2021, a phenomenon known as the “baby bust.” The “baby bust” is often referred to the generation of children born between 1965 and 1980, an era when the United States birthrate dropped sharply.
- Although younger age groups have traditionally been drawn to rental housing, older adults between the ages of 45 and 64 are exhibiting a greater preference for rental housing due to shifting lifestyles. While the 45 to 54 age group is projected to contract over the next five years, the 55 to 64 cohort is projected to grow 2.6% in the PMA, adding 370 people.

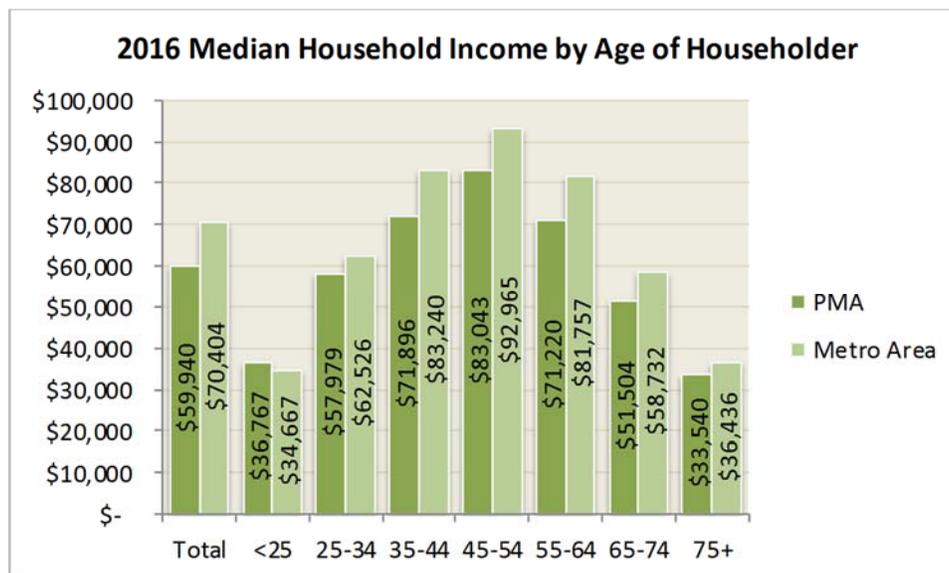
Age	Census		Estimate	Projection	Change			
	2000	2010	2016	2021	2000-2010		2016-2021	
					No.	Pct.	No.	Pct.
<b>Primary Market Area</b>								
Under-20	28,322	26,973	26,897	27,475	-1,349	-4.8	578	2.1
20 to 24	6,180	5,990	6,347	6,293	-190	-3.1	-53	-0.8
25 to 34	13,638	13,599	13,695	14,196	-39	-0.3	500	3.7
35 to 44	16,448	12,753	12,783	14,100	-3,695	-22.5	1,318	10.3
45 to 54	13,375	15,698	14,244	13,215	2,323	17.4	-1,028	-7.2
55 to 64	7,883	12,374	14,329	14,699	4,491	57.0	370	2.6
65 to 74	6,124	6,486	8,856	11,422	362	5.9	2,566	29.0
75+	6,173	7,079	7,394	8,268	906	14.7	874	11.8
<b>Total</b>	<b>98,143</b>	<b>100,952</b>	<b>104,545</b>	<b>109,669</b>	<b>2,809</b>	<b>2.9</b>	<b>5,124</b>	<b>4.9</b>
<b>Twin Cities Metro Area</b>								
Under-20	768,030	774,287	793,959	804,082	6,257	0.8	10,123	1.3
20 to 24	173,732	190,135	210,245	198,067	16,403	9.4	-12,178	-5.8
25 to 34	411,156	420,311	436,064	442,432	9,155	2.2	6,368	1.5
35 to 44	469,325	391,324	397,745	438,826	-78,001	-16.6	41,080	10.3
45 to 54	363,593	440,753	428,356	392,260	77,160	21.2	-36,097	-8.4
55 to 64	200,981	326,007	388,685	408,669	125,026	62.2	19,984	5.1
65 to 74	130,615	163,425	224,717	281,696	32,810	25.1	56,979	25.4
75+	124,630	143,325	157,833	183,553	18,695	15.0	25,720	16.3
<b>Total</b>	<b>2,642,062</b>	<b>2,849,567</b>	<b>3,037,606</b>	<b>3,149,586</b>	<b>207,505</b>	<b>7.9</b>	<b>111,980</b>	<b>3.7</b>
Sources: U.S. Census Bureau; ESRI; Maxfield Research & Consulting, LLC								

- The younger age groups have traditionally been drawn to rental housing and continue to exhibit the highest proportions of renters in the Twin Cities. In the PMA, the 25 to 34 age population is expected to increase 3.7% (+500) between 2016 and 2021. The 20 to 24 age group, however, is projected to contract slightly (-0.8%) by 2021. The PMA is expected to experience substantial growth in the age 35 to 44 cohort, adding 1,318 people (+10.3%) between 2016 and 2021, as the peak of the “echo boom” moves into age group.

## Household Income

Household income data is important when considering the ability of households to pay different rent levels. In general, housing costs of up to 30% of income are considered affordable by the Department of Housing and Urban Development (HUD). Table 3 presents data on household income by age of householder for the Primary Market Area in 2016 and 2021. The data is estimated by ESRI and adjusted by Maxfield Research to reflect the most current local household estimates and projections. The following are key points.

- In 2016, the median household income was estimated to be \$59,940 in the PMA, lower than \$70,404 in the Twin Cities Metro Area. Median incomes are expected to increase 9.4% over the next five years to \$65,576 in the PMA compared to 13.6% growth in the Metro Area. The average annual increase between 2016 and 2021 in the PMA (+1.9%) will be slightly lower than the historical annual inflation rate of 2.3% over the past ten years.
- As households age through the lifecycle, household incomes tend to peak in their late 40s and early 50s. This trend is evident in the Market Area as the age 45 to 54 cohort has the highest estimated income at \$83,043 in the PMA and \$92,965 in the Metro Area.



- Rental housing often targets younger renter households. The median household income in the PMA is \$36,767 for the under-25 age group and \$57,979 for the 25 to 34 age group. Households earning the median income for these cohorts could afford monthly housing costs estimated at \$919 and \$1,449, respectively. Households in the 35 to 44 age group that may delay buying a home could afford a \$1,797 monthly rent, based on the median household income of \$71,896.
- Based on average pricing of \$1,311 for one-bedroom units in the competitive set of newer rental properties in and near the PMA, a household will need to have an annual income of

## DEMOGRAPHIC REVIEW

roughly \$52,400 or greater to not exceed 30% of its monthly income on housing costs. In 2016, approximately 24,322 PMA households (58% of the total) are estimated to have had incomes of at least \$52,400. By 2021, total income-qualified households are projected to increase to 25,739 households (+5.8%) after accounting for inflation.

	Age of Householder							
	Total	<25	25-34	35-44	45-54	55-64	65 -74	75+
<b>2016</b>								
Less than \$15,000	3,851	215	533	467	473	827	502	835
\$15,000 to \$24,999	3,475	217	439	349	331	509	656	974
\$25,000 to \$34,999	3,945	233	597	557	525	585	644	804
\$35,000 to \$49,999	5,865	266	991	920	774	970	927	1,015
\$50,000 to \$74,999	8,049	266	1,500	1,305	1,476	1,610	1,146	746
\$75,000 to \$99,999	5,163	86	853	955	1,220	1,224	580	245
\$100,000 to \$199,999	9,154	118	1,324	1,953	2,474	2,135	838	311
\$200,000 or more	2,741	15	154	457	838	788	374	116
<b>Total</b>	<b>42,244</b>	<b>1,416</b>	<b>6,392</b>	<b>6,962</b>	<b>8,112</b>	<b>8,648</b>	<b>5,667</b>	<b>5,047</b>
<b>Median Income</b>	<b>\$59,940</b>	<b>\$36,767</b>	<b>\$57,979</b>	<b>\$71,896</b>	<b>\$83,043</b>	<b>\$71,220</b>	<b>\$51,504</b>	<b>\$33,540</b>
<b>2021</b>								
Less than \$15,000	4,346	264	604	519	471	812	702	975
\$15,000 to \$24,999	3,553	218	423	336	269	480	785	1,042
\$25,000 to \$34,999	3,711	212	552	499	404	515	724	804
\$35,000 to \$49,999	6,505	318	1,060	990	732	1,003	1,222	1,181
\$50,000 to \$74,999	6,373	217	1,151	1,062	974	1,214	1,110	645
\$75,000 to \$99,999	6,085	103	1,011	1,165	1,254	1,356	861	335
\$100,000 to \$199,999	11,248	141	1,623	2,518	2,620	2,576	1,300	469
\$200,000 or more	3,307	16	197	590	825	895	588	196
<b>Total</b>	<b>45,128</b>	<b>1,490</b>	<b>6,621</b>	<b>7,679</b>	<b>7,550</b>	<b>8,850</b>	<b>7,292</b>	<b>5,646</b>
<b>Median Income</b>	<b>\$65,576</b>	<b>\$36,649</b>	<b>\$62,284</b>	<b>\$82,616</b>	<b>\$91,887</b>	<b>\$80,911</b>	<b>\$53,514</b>	<b>\$35,017</b>
<b>Change 2016 - 2021</b>								
Less than \$15,000	495	49	71	53	-2	-16	200	140
\$15,000 to \$24,999	78	2	-16	-14	-62	-29	129	68
\$25,000 to \$34,999	-235	-21	-45	-58	-121	-70	80	0
\$35,000 to \$49,999	640	51	68	70	-42	33	295	166
\$50,000 to \$74,999	-1,676	-49	-349	-243	-502	-396	-36	-101
\$75,000 to \$99,999	922	17	158	210	34	132	281	90
\$100,000 to \$199,999	2,094	23	299	565	146	441	462	158
\$200,000 or more	566	1	43	133	-13	107	214	80
<b>Total</b>	<b>2,884</b>	<b>74</b>	<b>229</b>	<b>717</b>	<b>-562</b>	<b>202</b>	<b>1,625</b>	<b>599</b>
<b>Median Income</b>	<b>\$5,636</b>	<b>-\$118</b>	<b>\$4,305</b>	<b>\$10,720</b>	<b>\$8,844</b>	<b>\$9,691</b>	<b>\$2,010</b>	<b>\$1,477</b>

Sources: ESRI; US Census Bureau; Maxfield Research & Consulting, LLC

- Households under the age of 35 are most likely to rent their housing, although there is a growing group of households over age 35 that are choosing to rent for lifestyle reasons. In 2016, 33% of households age 24 and below and 58% of households age 25 to 34 in the PMA are estimated to have had incomes of at least \$52,400. Because younger householders are often willing to live with roommates, the percent income-qualified is likely slightly higher.

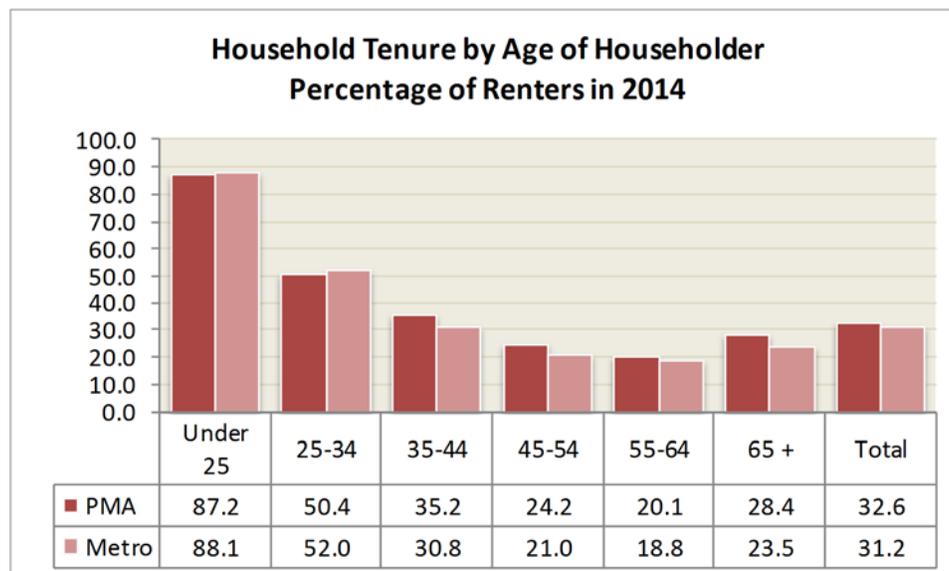
## DEMOGRAPHIC REVIEW

- Between 2016 and 2021, the number of PMA households in the 25 to 34 age cohort is expected to increase by approximately 67 income-qualified households (+1.8%). The number of income-qualified households in the age 24 or younger cohort is projected to contract slightly during this time period.
- Income-qualified households in the age 35 to 44 cohort are projected to increase 13% (+581) while the 45 to 54 age cohort experiences a -7% decline (-386 households). The number of income-qualified households in the 55 to 64 age group is expected to grow 4% (+199) while a 29% jump (+811) in the 65 to 74 cohort is anticipated.

## Household Tenure

Table 4 on the following page shows household tenure by age of householder for the PMA and the Metro Area in 2010 and 2014. Data for 2010 is obtained from the Decennial Census, while the 2014 data is an average estimate from the 2010-2014 American Community Survey. The table shows the number and percent of renter- and owner-occupied housing units in the Market Area. All data excludes unoccupied units and group quarters such as dormitories and nursing homes. Household tenure information is important in understanding households' preferences to rent or own their housing. In addition to preferences, factors that contribute to these proportions include mortgage interest rates, household age, and lifestyle considerations, among others.

- In the PMA, 32.6% of all households rented in 2014, giving it a rental rate that was slightly higher than the Metro Area (31.2% of households rented in 2014).



- Within the prime ownership years (35 to 64), 74% of households in the PMA owned in 2014, slightly lower than 77% in the Metro Area.

**TABLE 4  
TENURE BY AGE OF HOUSEHOLDER  
WESTVIEW PARK APARTMENTS MARKET AREA  
2010 & 2014**

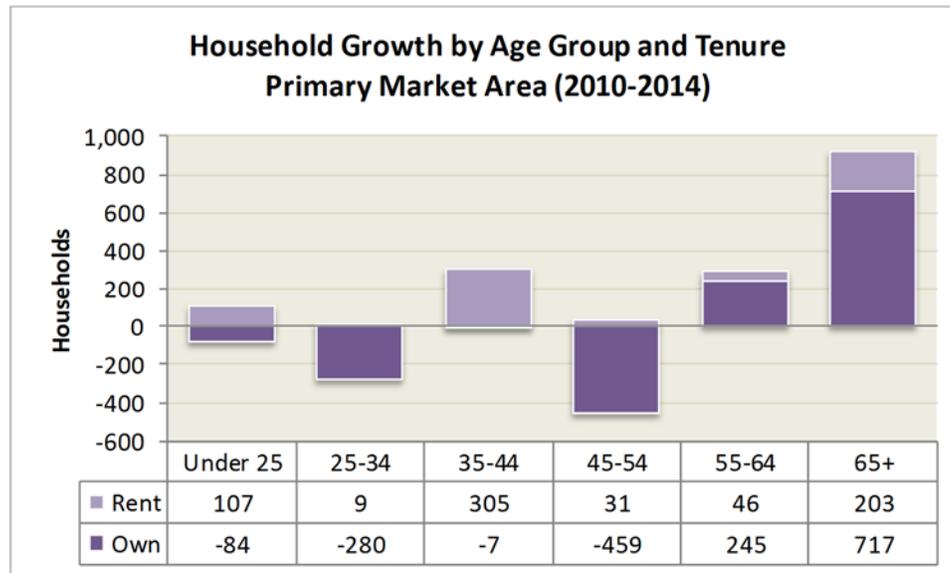
Age		Primary Market Area				Twin Cities Metro Area			
		2010		2014		2010		2014	
		No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Under 25	Own	277	18.7	193	12.8	7,947	16.0	5,229	11.9
	Rent	1,205	81.3	1,312	87.2	41,789	84.0	38,781	88.1
	<b>Total</b>	<b>1,482</b>	<b>100.0</b>	<b>1,505</b>	<b>100.0</b>	<b>49,736</b>	<b>100.0</b>	<b>44,010</b>	<b>100.0</b>
25-34	Own	3,331	51.8	3,051	49.6	102,236	50.6	100,814	48.0
	Rent	3,095	48.2	3,104	50.4	99,716	49.4	109,250	52.0
	<b>Total</b>	<b>6,426</b>	<b>100.0</b>	<b>6,155</b>	<b>100.0</b>	<b>201,952</b>	<b>100.0</b>	<b>210,064</b>	<b>100.0</b>
35-44	Own	4,715	67.7	4,708	64.8	154,678	72.3	147,330	69.2
	Rent	2,253	32.3	2,558	35.2	59,303	27.7	65,508	30.8
	<b>Total</b>	<b>6,968</b>	<b>100.0</b>	<b>7,266</b>	<b>100.0</b>	<b>213,981</b>	<b>100.0</b>	<b>212,838</b>	<b>100.0</b>
45-54	Own	6,974	77.3	6,515	75.8	202,404	79.8	195,071	79.0
	Rent	2,053	22.7	2,084	24.2	51,379	20.2	51,966	21.0
	<b>Total</b>	<b>9,027</b>	<b>100.0</b>	<b>8,599</b>	<b>100.0</b>	<b>253,783</b>	<b>100.0</b>	<b>247,037</b>	<b>100.0</b>
55-64	Own	6,018	79.7	6,263	79.9	162,595	82.6	171,096	81.2
	Rent	1,534	20.3	1,580	20.1	34,355	17.4	39,538	18.8
	<b>Total</b>	<b>7,552</b>	<b>100.0</b>	<b>7,843</b>	<b>100.0</b>	<b>196,950</b>	<b>100.0</b>	<b>210,634</b>	<b>100.0</b>
65 +	Own	6,401	70.9	7,118	71.6	152,615	75.8	164,505	76.5
	Rent	2,625	29.1	2,828	28.4	48,732	24.2	50,527	23.5
	<b>Total</b>	<b>9,026</b>	<b>100.0</b>	<b>9,946</b>	<b>100.0</b>	<b>201,347</b>	<b>100.0</b>	<b>215,032</b>	<b>100.0</b>
<b>TOTAL</b>	Own	27,716	68.5	27,848	67.4	782,475	70.0	784,045	68.8
	Rent	12,765	31.5	13,466	32.6	335,274	30.0	355,570	31.2
	<b>Total</b>	<b>40,481</b>	<b>100.0</b>	<b>41,314</b>	<b>100.0</b>	<b>1,117,749</b>	<b>100.0</b>	<b>1,139,615</b>	<b>100.0</b>

Sources: U.S. Census Bureau; Maxfield Research & Consulting, LLC

- Typically, the youngest and oldest households rent their housing in greater proportions than middle-age households. This pattern is apparent among the younger Market Area households as 57.7% of the population under the age of 35 rents in the PMA while 58.3% of Metro Area householders under the age of 35 rent.
- Over 87% of households under age 25 rented in the PMA in 2014 while 50% of households age 25 to 34 rented. These percentages are comparable to the Metro Area which had 88% of households under age 25 and 52% of age 25 to 34 households renting in 2014.
- The percentage of PMA renter households increased for most age cohorts between 2010 and 2014 as the total number of renter households residing in the PMA grew by an estimated 701 households, an increase of 5.5%. By comparison, the number of owner-occupied households in the PMA increased 0.5% (+132 households) between 2010 and 2014.

## DEMOGRAPHIC REVIEW

- As depicted in the following chart, the largest overall increase occurred in the 65 and older age group in the PMA, as 203 renter households were added (+8%) and the number of owner households expanded 11% (+717 households).



- Substantial renter household growth occurred in the 35 to 44 cohort with the addition of 305 renter households (+14%). Notable renter household growth also occurred in the under 25 age group, adding 107 renter households (+9%).

## Household Type

Table 5 shows household type trends in the Primary Market Area compared to the Metro Area in 2010 and 2014. Data for 2010 is obtained from the Decennial Census, while the 2014 data is an average estimate from the 2010-2014 American Community Survey. Key points from Table 5 are summarized on the following pages.

Shifting household types can stimulate demand for a variety of housing products. Married couple families typically generate demand for single-family detached ownership housing, while married couples without children often desire multifamily housing for convenience reasons. Married couple families without children are generally made up of younger couples that have not had children (and may not have children) and older couples with adult children that have moved out of the home. Other family households, defined as a male or female householder with no spouse present (typically single-parent households), often require affordable housing. Changes in non-family households (households living alone and households composed of unrelated roommates) will drive demand for rental housing.

## DEMOGRAPHIC REVIEW

- In 2014, non-family households comprised 44.0% of all households in West St. Paul and 36.1% of all households in the PMA compared to 36.5% of all Metro Area households. Between 2010 and 2014, non-family households expanded 1.1% (+163 households) in the PMA, compared to 1.3% growth in the Metro Area. An increase in non-family households indicates a shift in housing needs that favors rental development. However, households composed of unrelated roommates can also be unmarried couples that may choose to own and can often afford to own if they are double-income.
- The number of households with one resident increased 1.5% (+177 households) in the PMA between 2010 and 2014, while the number of roommate households held steady after expanding last decade due to the recession. In the Metro Area, single-person households climbed 3.5% and the number of roommate households declined -4.8%.

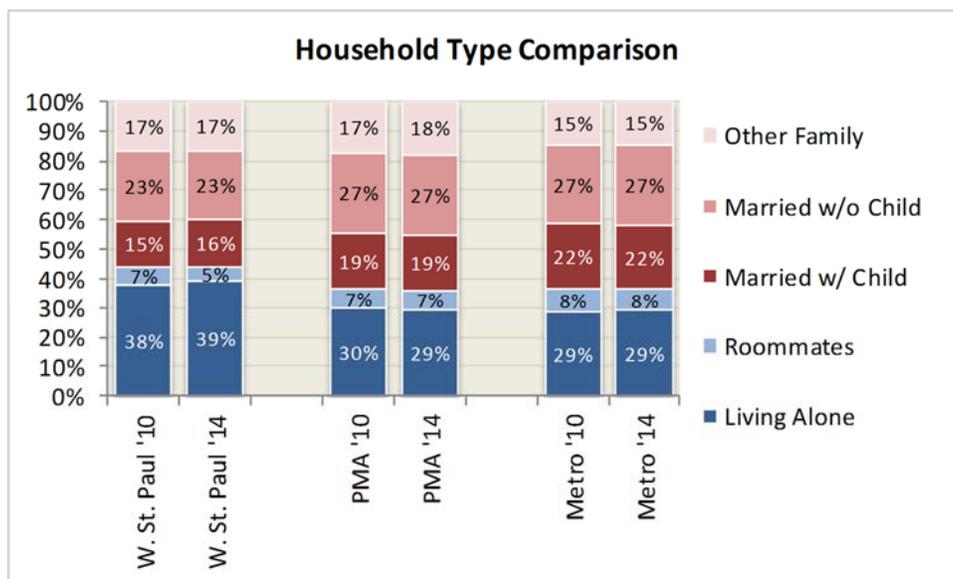
	West St. Paul		Primary Market Area		Twin Cities Metro Area	
	2010	2014	2010	2014	2010	2014
<b>Total Households</b>	<b>8,529</b>	<b>8,508</b>	<b>40,481</b>	<b>41,314</b>	<b>1,117,749</b>	<b>1,139,615</b>
<b>Non-Family Households</b>	<b>3,778</b>	<b>3,741</b>	<b>14,770</b>	<b>14,933</b>	<b>410,253</b>	<b>415,662</b>
Living Alone	3,208	3,344	11,998	12,175	319,030	328,830
Other (Roommates)	570	397	2,772	2,758	91,223	86,832
<b>Family Households</b>	<b>4,751</b>	<b>4,767</b>	<b>25,711</b>	<b>26,381</b>	<b>707,496</b>	<b>723,953</b>
Married w/ Children	1,312	1,403	7,745	7,720	244,687	247,025
Married w/o Children	1,993	1,937	10,969	11,221	298,723	310,565
Other Family	1,446	1,427	6,997	7,440	164,086	166,363
<b>Change (2010 -2014)</b>						
	<b>No.</b>	<b>Pct.</b>	<b>No.</b>	<b>Pct.</b>	<b>No.</b>	<b>Pct.</b>
<b>Total Households</b>	<b>-21</b>	<b>-0.2%</b>	<b>833</b>	<b>2.1%</b>	<b>21,866</b>	<b>2.0%</b>
<b>Non-Family Households</b>	<b>-37</b>	<b>-1.0%</b>	<b>163</b>	<b>1.1%</b>	<b>5,409</b>	<b>1.3%</b>
Living Alone	136	4.2%	177	1.5%	9,800	3.1%
Other (Roommates)	-173	-30.4%	-14	-0.5%	-4,391	-4.8%
<b>Family Households</b>	<b>16</b>	<b>0.3%</b>	<b>670</b>	<b>2.6%</b>	<b>16,457</b>	<b>2.3%</b>
Married w/ Children	91	6.9%	-25	-0.3%	2,338	1.0%
Married w/o Children	-56	-2.8%	252	2.3%	11,842	4.0%
Other Family	-19	-1.3%	443	6.3%	2277	1.4%

Sources: U.S. Census; ESRI; Maxfield Research & Consulting, LLC

- Family households also experienced modest expansion between 2010 and 2014 in the PMA, increasing 2.6% (+670 households), while the Metro Area experienced a 2.3% increase in family households between 2010 and 2014.

## DEMOGRAPHIC REVIEW

- The PMA experienced a -0.3% decline in married couples with children, while the number of married couples without children expanded 2.3% (+252 households). In West St. Paul, married couples with children households increased 6.9% while married couple households without children contracted -2.8%. Other family households increased 2.9% (+322 households) between 2010 and 2014 in the PMA while declining -1.3% in West St. Paul.
- Single-person households were the most common household type in the PMA in 2014 (29.5% of all households), followed by married couples without children (27.2% of all households). Single-person households were also the most common household type in the Metro Area (28.9%).
- As depicted in the following chart, the composition of household types in West St. Paul and the PMA is similar to the Metro Area, although West St. Paul has a higher proportion of single-person households (39.3% in West St. Paul compared to 29.5% in the PMA and 28.9% in the Metro Area). The Metro Area has notably higher proportions of married couples (49% of all Metro Area households compared to 46% in the PMA and 39% in West St. Paul).



## Employment Trends

Employment characteristics are an important component in assessing housing needs in any given market area. These trends are important to consider since employment growth often fuels household growth. Typically, households prefer to live near work for convenience, which is a primary factor in choosing a housing location. This preference is particularly true among renters. Young adults entering the workforce, a primary target market for rental housing, often place great value on living near employment, education, shopping, and entertainment.

### Employment Growth

Table 6 on the following page shows employment growth trends and projections from 2000 to 2025 based on the most recent information available from the Minnesota Department of Employment and Economic Development (DEED) and the Metropolitan Council. Data for 2000, 2005, 2010, and 2015 represents the annual average employment for that year. Employment projections for 2020 and 2025 are based on data provided by the Metropolitan Council.

Although employment growth often parallels population growth, it is tied more strongly to transportation access. Cities with interstate access and intra- and inter-metro transportation connections attract more businesses and post higher employment gains. Employment growth can fuel household and population growth as people generally desire to live near their work.

- In 2000, there were 8,725 jobs in West St. Paul and 35,621 jobs in the Remainder of the PMA. Due, in large part, to the economic recession, employment in West St. Paul contracted -13.4% (-1,169 jobs) by 2010, while the number of jobs in the Remainder of the PMA expanded 13.0% (+4,622 jobs). By comparison, the Metro Area experienced a -4.0% decline in employment during the decade.
- Data from the Quarterly Census of Employment and Wages indicates that employment in West St. Paul expanded 3.2% (+245 jobs) between 2010 and 2015, while the Remainder of the PMA contracted by -381 jobs (-0.9%). During that time, the number of jobs increased 8.8% in the Metro Area.
- Solid job growth is expected throughout the Market Area between 2010 and 2020. The PMA is projected to experience a 13.2% gain during the decade (+6,304 jobs), while Metro Area employment grows 16.5%. Within the PMA, West St. Paul is expected to add 844 jobs (+11.2%), and 13.6% growth (+5,460 jobs) is projected in the Remainder of the PMA.
- Within the PMA, job growth will likely be focused along the major transportation corridors in the area; primarily I-494, I-35E, Highway 52, and South Robert Street where there are large concentrations of existing businesses and convenient freeway access.
- Typically, households prefer to live near work for convenience. This preference is particularly true among renters. Young adults entering the workforce, a primary target market for rental housing, often place great value on living near employment, education, shopping, and entertainment.

<b>Annual Employment</b>	<b>City of West St. Paul</b>	<b>Primary Market Area*</b>	<b>Remainder of PMA</b>	<b>Twin Cities Metro Area</b>				
<b>2000</b>	8,725	44,346	35,621	1,600,741				
<b>2005</b>	8,411	49,531	41,120	1,593,692				
<b>2010</b>	7,556	47,799	40,243	1,537,041				
<b>2015</b>	7,801	47,663	39,862	1,671,595				
<b>2020 Forecast</b>	<b>8,400</b>	<b>54,103</b>	<b>45,703</b>	<b>1,791,080</b>				
<b>2025 Forecast</b>	<b>8,600</b>	<b>55,736</b>	<b>47,136</b>	<b>1,852,065</b>				
<b>Change</b>	<b>No.</b>	<b>Pct.</b>	<b>No.</b>	<b>Pct.</b>	<b>No.</b>	<b>Pct.</b>	<b>No.</b>	<b>Pct.</b>
<b>2000 - 2010</b>	-1,169	-13.4%	3,453	7.8%	4,622	13.0%	-63,700	-4.0%
<b>2010 - 2015</b>	245	3.2%	-136	-0.3%	-381	-0.9%	134,554	8.8%
<b>2015 - 2020</b>	<b>599</b>	<b>7.7%</b>	<b>6,440</b>	<b>13.5%</b>	<b>5,841</b>	<b>14.7%</b>	<b>119,485</b>	<b>7.1%</b>

\*PMA includes West St. Paul, Inver Grove Heights, Lilydale, Mendota, Mendota Heights, South St. Paul, Sunfish Lake, and the West Side Neighborhood of St. Paul (55107 ZIP Code)

Sources: MN DEED; Metropolitan Council; Maxfield Research & Consulting, LLC

**Resident Employment**

Table 7 shows information on the resident labor force and employment in Dakota County compared to the Twin Cities, Minnesota, and the United States. The data is sourced from the Minnesota Department of Employment and Economic Development (DEED). Resident employment data reveals the work force and number of employed people living in the area. It is important to note that not all of these individuals necessarily work in the area. The following points summarize key trends that will impact the demand potential for rental housing in the PMA.

- At 3.6%, the June 2016 unemployment rate in Dakota County is slightly lower than the Twin Cities (3.7%) and Minnesota (4.0%), but it is substantially lower than the 5.1% unemployment rate across the United States. The unemployment rate increased modestly between June 2015 and June 2016, climbing 0.1% in Dakota County as well as the Metro Area.

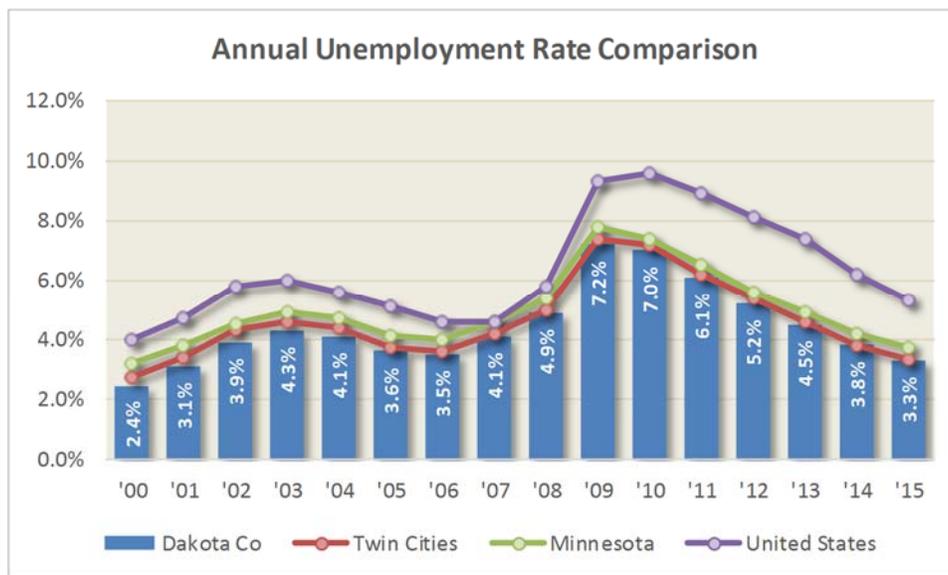
	<b>June 2016</b>			<b>June 2015</b>		
	<b>Labor Force</b>	<b>Employment</b>	<b>UE Rate</b>	<b>Labor Force</b>	<b>Employment</b>	<b>UE Rate</b>
<b>Dakota County</b>	237,839	229,231	3.6%	235,828	227,616	3.5%
<b>Twin Cities</b>	1,684,527	1,622,290	3.7%	1,669,868	1,610,148	3.6%
<b>Minnesota</b>	3,049,853	2,928,501	4.0%	3,037,344	2,921,799	3.8%
<b>United States</b>	160,135,000	151,990,000	5.1%	158,283,000	149,645,000	5.5%

Data not seasonally adjusted

Sources: MN DEED; Maxfield Research & Consulting, LLC

## DEMOGRAPHIC REVIEW

- It appears that hiring is keeping pace with labor force growth throughout much of the Market Area, keeping the unemployment rate stable. Dakota County's labor force expanded 0.9% (+2,011) between June 2015 and June 2016, while the number of employed residents increased 07% (+1,615). Resident employment in the Twin Cities increased 0.8% against 0.9% labor force growth over the year. Because labor force growth outpaced resident employment growth, the unemployment rate increased slightly in the Market Area.
- The following chart illustrates how unemployment in the Market Area has mirrored national trends but has remained well below the national rate throughout much of the past decade. Dakota County's unemployment rate has consistently tracked slightly lower than unemployment trends in the Twin Cities and the State of Minnesota.



### Industry Employment and Wage Data

Table 8 displays information on the employment and wage situation in West St. Paul compared to the PMA and the Twin Cities Metro Area. The Quarterly Census of Employment and Wages (QCEW) data is sourced from DEED for 2014 and 2015, the most recent data available. Employment data for the PMA includes the Cities of West St. Paul, Inver Grove Heights, Lilydale, Mendota, Mendota heights, South St. Paul, Sunfish Lake, and the West Side Neighborhood of Saint Paul.

All establishments covered under the Unemployment Insurance (UI) Program are required to report wage and employment statistics to DEED quarterly. Certain industries in the table may not display any information which means that there is either no reported economic activity for that industry or the data has been suppressed to protect the confidentiality of cooperating employers. This generally occurs when there are too few employers or one employer comprises too much of the employment in that geography.

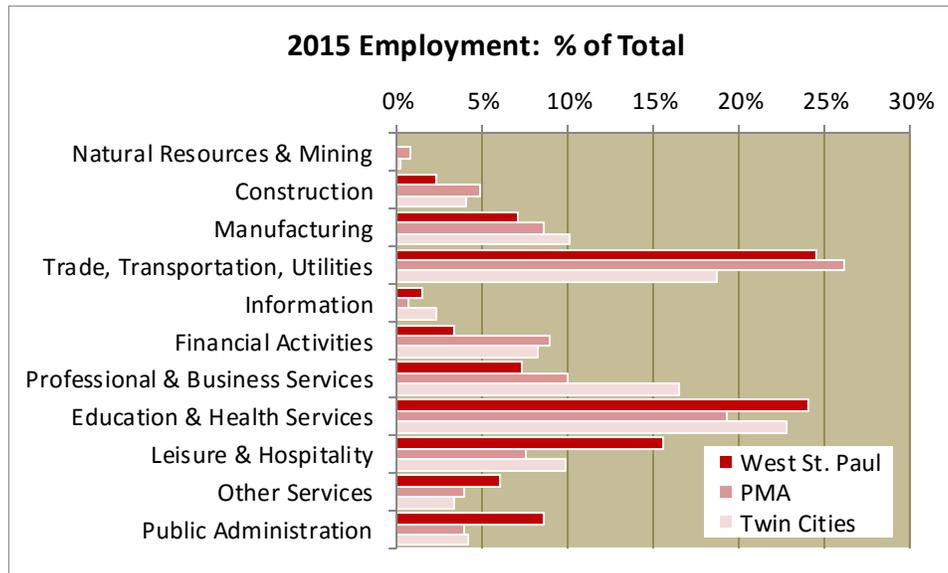
## DEMOGRAPHIC REVIEW

Industry	2014			2015			Change 2014 - 2015			
	Establish-ments	Employ-ment	Weekly Wage	Establish-ments	Employ-ment	Weekly Wage	Employment		Wage	
							#	%	#	%
<b>WEST ST. PAUL</b>										
Total, All Industries	519	7,822	\$613	506	7,801	\$650	-21	-0.3%	\$37	6.0%
Natural Resources & Mining	--	--	--	--	--	--	--	--	--	--
Construction	23	177	\$921	26	174	\$1,007	-3	-1.7%	\$86	9.3%
Manufacturing	23	516	\$926	21	545	\$978	29	5.6%	\$52	5.6%
Trade, Transportation, Utilities	130	2,006	\$523	121	1,911	\$554	-95	-4.7%	\$31	5.9%
Information	12	122	\$1,026	12	117	\$1,126	-5	-4.1%	\$100	9.7%
Financial Activities	60	275	\$757	55	258	\$848	-17	-6.2%	\$91	12.0%
Professional & Business Services	67	574	\$534	70	568	\$590	-6	-1.0%	\$56	10.5%
Education & Health Services	78	1,834	\$643	77	1,875	\$671	41	2.2%	\$28	4.4%
Leisure & Hospitality	61	1,178	\$291	59	1,212	\$311	34	2.9%	\$20	6.9%
Other Services	63	476	\$454	64	470	\$452	-6	-1.3%	(\$2)	-0.4%
Public Administration	3	662	\$1,106	3	670	\$1,153	8	1.2%	\$47	4.2%
<b>PRIMARY MARKET AREA*</b>										
Total, All Industries	2,364	46,711	\$960	2,327	47,663	\$1,005	952	2.0%	\$45	4.7%
Natural Resources & Mining	6	408	\$455	6	344	\$519	-64	-15.7%	\$64	14.1%
Construction	174	2,143	\$1,319	175	2,281	\$1,379	138	6.4%	\$59	4.5%
Manufacturing	135	4,107	\$1,083	134	4,096	\$1,105	-11	-0.3%	\$22	2.0%
Trade, Transportation, Utilities	526	11,832	\$1,041	511	12,426	\$1,103	594	5.0%	\$62	6.0%
Information	26	349	\$965	26	319	\$1,013	-30	-8.6%	\$47	4.9%
Financial Activities	235	4,352	\$1,118	229	4,239	\$1,182	-113	-2.6%	\$64	5.7%
Professional & Business Services	437	4,866	\$1,172	438	4,741	\$1,250	-125	-2.6%	\$78	6.7%
Education & Health Services	294	8,595	\$813	297	9,171	\$841	576	6.7%	\$28	3.5%
Leisure & Hospitality	177	3,238	\$311	186	3,586	\$330	348	10.7%	\$19	6.0%
Other Services	220	1,874	\$561	212	1,845	\$596	-29	-1.5%	\$35	6.2%
Public Administration	33	1,842	\$1,026	31	1,869	\$1,063	27	1.5%	\$36	3.5%
<b>TWIN CITIES</b>										
Total, All Industries	77,942	1,642,895	\$1,118	76,247	1,671,595	\$1,159	28,700	1.7%	\$41	3.7%
Natural Resources & Mining	304	3,477	\$830	297	3,436	\$873	-41	-1.2%	\$43	5.2%
Construction	6,405	61,566	\$1,260	6,184	66,571	\$1,304	5,005	8.1%	\$44	3.5%
Manufacturing	4,066	165,288	\$1,377	4,009	168,356	\$1,423	3,068	1.9%	\$46	3.3%
Trade, Transportation, Utilities	15,857	307,984	\$960	15,394	312,242	\$982	4,258	1.4%	\$22	2.3%
Information	1,380	39,780	\$1,445	1,323	38,656	\$1,507	-1,124	-2.8%	\$62	4.3%
Financial Activities	8,415	132,676	\$1,804	8,237	136,479	\$1,888	3,803	2.9%	\$84	4.7%
Professional & Business Services	15,100	274,332	\$1,499	14,732	275,989	\$1,558	1,657	0.6%	\$59	3.9%
Education & Health Services	9,819	372,009	\$930	9,755	380,314	\$958	8,305	2.2%	\$28	3.0%
Leisure & Hospitality	7,054	162,157	\$423	7,000	164,836	\$449	2,679	1.7%	\$26	6.1%
Other Services	8,686	55,458	\$636	8,460	55,878	\$660	420	0.8%	\$24	3.8%
Public Administration	857	68,166	\$1,103	858	68,836	\$1,151	670	1.0%	\$48	4.4%
*PMA includes West St. Paul, Inver Grove Heights, Lilydale, Mendota, Mendota Heights, South St. Paul, Sunfish Lake, and the West Side Neighborhood of St. Paul (55107 ZIP Code)										
Sources: Minnesota Department of Employment and Economic Development; Maxfield Research & Consulting, LLC										

- In West St. Paul, total employment declined -0.3% (-21 jobs) between 2014 and 2015, as the Trade, Transportation, and Utilities sector contracted -4.7% (-95 jobs). PMA employment increased 2.0% during that same time period, gaining 952 jobs as the Trade, Transportation, and Utilities sector added 594 jobs (+5.0%) and the Education and Health Services sector added 576 jobs (+6.7%).

## DEMOGRAPHIC REVIEW

- The Trade, Transportation, and Utilities industry is the largest employment sector in West St. Paul as well as the PMA, providing 1,911 jobs (24.5% of total employment) in West St. Paul and over 12,400 jobs (26.1% of total employment) in the PMA. Education and Health Services is the largest employment sector in the Metro Area with over 380,000 jobs (22.8%), followed by the Trade, Transportation, and Utilities sector with 312,000 jobs (18.7%).



- The number of business establishments in West St. Paul declined -2.5% over the year (-13 businesses), with notable contraction occurring in the Trade, Transportation, and Utilities and Financial Activities sectors. The Professional and Business Services and Construction industry sectors experienced noteworthy expansion, adding three businesses apiece (+4.5% and +13.0%, respectively).
- Average weekly wages in the City of West St. Paul (\$650) are -35% lower than the PMA (\$1,005) and -44% lower than the Twin Cities (\$1,159). Wages in the Market Area experienced solid growth over the year, climbing 6.0% in West St. Paul and 4.7% in the PMA, compared to a 3.7% increase in the Metro Area.
- In West St. Paul, highest average wages are found in the Public Administration (\$1,153), Information (\$1,126), and Construction (\$1,007) sectors, while highest wages in the PMA are in Construction (\$1,379) and Professional and Business Services (\$1,250). The Financial Activities sector has the highest wages in the Twin Cities (\$1,888) followed by Professional and Business Services (\$1,558) and Information (\$1,507).
- A household earning the average weekly wage in the PMA (\$1,005) would be able to afford an apartment renting for approximately \$1,306 per month to not exceed 30% of its monthly income on housing costs, very similar to the average rent for one-bedroom apartment units in the competitive set of rental properties in and near the PMA (\$1,311).

**Commuting Patterns**

Proximity to employment is often a primary consideration when choosing where to live, particularly for younger and lower income households since transportation costs often account for a greater proportion of their budgets. Table 9 highlights the commuting patterns of workers in West St. Paul based on data from the U.S. Census Bureau Longitudinal Employer-Household Dynamics (LEHD) program for 2014, the most recent data available.

- As the table illustrates, about 89% of the workers employed in the City of West St. Paul reside outside the City. The largest proportion of workers in West St. Paul commutes from the adjacent communities which comprise the PMA, including; Saint Paul (16.6%), Inver Grove Heights (7.4%), and South St. Paul (7.1%).
- Approximately 63% of the workers in West St. Paul reside within ten miles of their place of employment while 28% travel from 10 to 24 miles. Roughly 6% of the workers commute from a distance of 25 to 50 miles while 4% come from more than 50 miles away.

TABLE 9 COMMUTING PATTERNS CITY OF WEST ST. PAUL 2014					
Home Destination			Work Destination		
<u>Place of Residence</u>	<u>Count</u>	<u>Share</u>	<u>Place of Employment</u>	<u>Count</u>	<u>Share</u>
St. Paul city, MN	1,149	16.6%	St. Paul city, MN	2,060	22.9%
West St. Paul city, MN	767	11.1%	Minneapolis city, MN	1,128	12.6%
Inver Grove Heights city, MN	508	7.4%	West St. Paul city, MN	767	8.5%
South St. Paul city, MN	489	7.1%	Eagan city, MN	518	5.8%
Minneapolis city, MN	403	5.8%	Bloomington city, MN	394	4.4%
Eagan city, MN	289	4.2%	Mendota Heights city, MN	270	3.0%
Cottage Grove city, MN	195	2.8%	Inver Grove Heights city, MN	232	2.6%
Woodbury city, MN	195	2.8%	South St. Paul city, MN	221	2.5%
Mendota Heights city, MN	155	2.2%	Roseville city, MN	175	1.9%
Maplewood city, MN	139	2.0%	Maplewood city, MN	164	1.8%
All Other Locations	2,613	37.9%	All Other Locations	3,049	34.0%
<b><u>Distance Traveled</u></b>			<b><u>Distance Traveled</u></b>		
Total Primary Jobs	6,902	100.0%	Total Primary Jobs	8,978	100.0%
Less than 10 miles	4,350	63.0%	Less than 10 miles	5,808	64.7%
10 to 24 miles	1,923	27.9%	10 to 24 miles	2,535	28.2%
25 to 50 miles	382	5.5%	25 to 50 miles	134	1.5%
Greater than 50 miles	247	3.6%	Greater than 50 miles	501	5.6%
Home Destination = Where workers live who are employed in the selection area					
Work Destination = Where workers are employed who live in the selection area					
Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC					

## DEMOGRAPHIC REVIEW

- Nearly 23% of the workers living in West St. Paul commute to Saint Paul for employment, while 13% commute to Minneapolis and 9% remain in West St. Paul. Roughly 6% of the resident workers in West St. Paul work in Eagan and 4% work in Bloomington.
- Roughly 65% of resident workers living in West St. Paul travel less than ten miles to their place of employment, while 28% have a commute distance from 10 to 24 miles. Approximately 2% commutes between 25 and 50 miles to their place of work while 6% commute more than 50 miles.

Table 10 provides a summary of the inflow and outflow characteristics of the workers in the City. Outflow reflects the number of workers living in the City but employed outside West St. Paul while inflow measures the workers that are employed in the City but live outside the City. Interior flow reflects the number of workers that both live and work in West St. Paul.

- As the table shows, West St. Paul is an exporter of workers as a higher number of resident workers leave the City for employment than nonresidents commute into the City. Roughly 6,100 workers come into the City for employment (inflow) while over 8,200 leave (outflow). Approximately 767 people both live and work in West St. Paul (interior flow).
- Roughly 89% of the jobs in West St. Paul are filled by workers commuting into the City. A portion of these workers may be drawn to new rental housing on the subject property. The highest proportion of the workers coming into the area are aged 30 to 54 and earn between \$1,251 and \$3,333 per month (\$15,000 to \$40,000 per year). The “All Other Services” sector brings in most of the employees (63%).

	<b>Outflow</b>		<b>Inflow</b>		<b>Interior Flow</b>	
<b>City of West St. Paul, Minnesota</b>	<b>8,211</b>	<b>100.0%</b>	<b>6,135</b>	<b>100.0%</b>	<b>767</b>	<b>100.0%</b>
<b><u>By Age</u></b>						
Workers Aged 29 or younger	1,934	23.6%	1,532	25.0%	259	33.8%
Workers Aged 30 to 54	4,318	52.6%	3,200	52.2%	285	37.2%
Workers Aged 55 or older	1,959	23.9%	1,403	22.9%	223	29.1%
<b><u>By Monthly Wage</u></b>						
Workers Earning \$1,250 per month or less	1,524	18.6%	1,679	27.4%	322	42.0%
Workers Earning \$1,251 to \$3,333 per month	2,640	32.2%	2,264	36.9%	293	38.2%
Workers Earning More than \$3,333 per month	4,047	49.3%	2,192	35.7%	152	19.8%
<b><u>By Industry</u></b>						
"Goods Producing"	1,050	12.8%	648	10.6%	31	4.0%
"Trade, Transportation, and Utilities"	1,432	17.4%	1,637	26.7%	221	28.8%
"All Other Services"*	5,729	69.8%	3,850	62.8%	515	67.1%
*includes the following sectors: Information, Financial Activities, Professional & Business Services, Education & Health Services, Leisure & Hospitality, Other Services, and Public Administration						
Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC						

### Summary of Demographic Trends

The following summary highlights key demographic trends that will impact demand for rental housing throughout the Primary Market Area.

Between 2000 and 2010, the PMA population increased 2.9% (+2,809) while the number of households expanded 5.5% (+2,122). We estimate that the PMA's population increased 3.6% to 104,545 between 2010 and 2016, while the number of households increased 4.4% (+1,763). Between 2016 and 2025, the PMA is projected to add 8,086 people (+7.7%) and 4,337 households (+10.3%). The rate of growth in the PMA is expected to approximate the Twin Cities Metro Area (+7.3% population growth and +11.5% household growth by 2025).

The most rapid growth is expected to occur among older adults in the Market Area as the baby boomer population ages, particularly the 65 to 74 age group which is projected to grow 29% in the PMA. The PMA is also expected to experience substantial growth in the age 35 to 44 cohort, adding 1,318 people (+10.3%) between 2016 and 2021, as the peak of the "echo boom" moves into age group.

Based on average pricing of \$1,311 for one-bedroom units in the competitive set of newer rental properties in and near the PMA, a household will need to have an annual income of roughly \$52,400 or greater to not exceed 30% of its monthly income on housing costs. In 2016, approximately 24,322 PMA households (58% of the total) are estimated to have had incomes of at least \$52,400. By 2021, total income-qualified households are projected to increase to 25,739 households (+5.8%) after accounting for inflation.

Households under the age of 35 are most likely to rent their housing, although there is a growing group of households over age 35 that are choosing to rent for lifestyle reasons. Between 2016 and 2021, the number of PMA households in the 25 to 34 age cohort is expected to increase by approximately 67 income-qualified households (+1.8%). The number of income-qualified households in the age 24 or younger cohort is projected to contract slightly during this time period, while income-qualified households in the age 35 to 44 cohort are projected to increase 13% (+581). The 55 to 64 age group is expected to experience 4% growth (+199) in income-qualified households.

The percentage of PMA renter households increased for most age cohorts between 2010 and 2014 as the total number of renter households residing in the PMA grew by an estimated 701 households, an increase of 5.5%. By comparison, the number of owner-occupied households in the PMA increased 0.5% (+132 households) between 2010 and 2014.

Between 2010 and 2014, non-family households expanded 1.1% (+163 households) in the PMA, compared to 1.3% growth in the Metro Area. The number of households with one resident increased 1.5% (+177 households) in the PMA, while the number of roommate households held steady after expanding last decade due to the recession. Family households also experienced modest expansion between 2010 and 2014 in the PMA, increasing 2.6% (+670 households).

## DEMOGRAPHIC REVIEW

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Due, in large part, to the economic recession, employment in West St. Paul contracted -13.4% (-1,169 jobs) by 2010, while the number of jobs in the Remainder of the PMA expanded 13.0% (+4,622 jobs). By comparison, the Metro Area experienced a -4.0% decline in employment during the decade. Employment in West St. Paul expanded 3.2% (+245 jobs) between 2010 and 2015, while the Remainder of the PMA contracted by -381 jobs (-0.9%). During that time, the number of jobs increased 8.8% in the Metro Area. The PMA is projected to experience a 13.2% gain (+6,304 jobs) between 2010 and 2020.

It appears that hiring is keeping pace with labor force growth throughout much of the Market Area, keeping the unemployment rate stable. Dakota County's labor force expanded 0.9% (+2,011) between June 2015 and June 2016, while the number of employed residents increased 07% (+1,615).

PMA employment increased 2.0% between 2014 and 2015, gaining 952 jobs as the Trade, Transportation, and Utilities sector added 594 jobs (+5.0%) and the Education and Health Services sector added 576 jobs (+6.7%). A household earning the average weekly wage in the PMA (\$1,005) would be able to afford an apartment renting for approximately \$1,306 per month to not exceed 30% of its monthly income on housing costs, very similar to the average rent for one-bedroom apartment units in the competitive set of rental properties in and near the PMA (\$1,311).

West St. Paul is an exporter of workers as a higher number of resident workers leave the City for employment than nonresidents commute into the City. Roughly 6,100 workers come into the City for employment (inflow) while over 8,200 leave (outflow). Approximately 767 people both live and work in West St. Paul (interior flow). Roughly 89% of the jobs in West St. Paul are filled by workers commuting into the City. A portion of these workers may be drawn to new rental housing on the subject property.

Typically, households prefer to live near work for convenience. This preference is particularly true among renters. Young adults entering the work force, a primary target market for rental housing, often place great value on living near employment, education, shopping, and entertainment. With the Site's location in West St. Paul, renters would have convenient access to jobs, shopping, and entertainment options.

Based on demographic factors influencing the area, notably population and household growth, an aging population, income growth, shifting household types, and job growth it appears that there will be growing demand for rental housing units in the PMA.

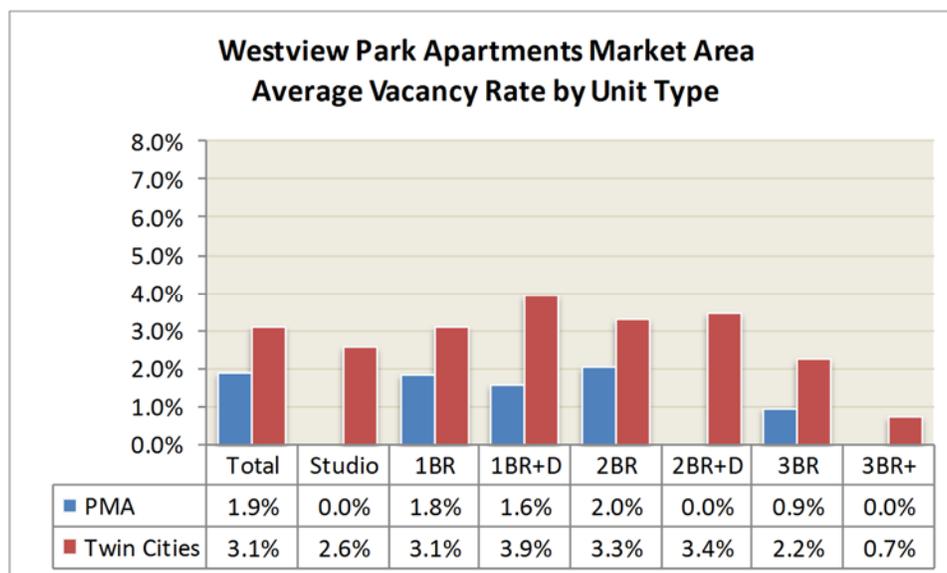
**Introduction**

The following section of the report analyzes current market conditions for general occupancy rental housing in the Market Area. Topics covered include an overview of rental housing market conditions in the Market Area, detailed information on individual market rate rental developments in and near the PMA, and information on new rental developments planned or under construction in the PMA.

**Overview of Rental Market Conditions**

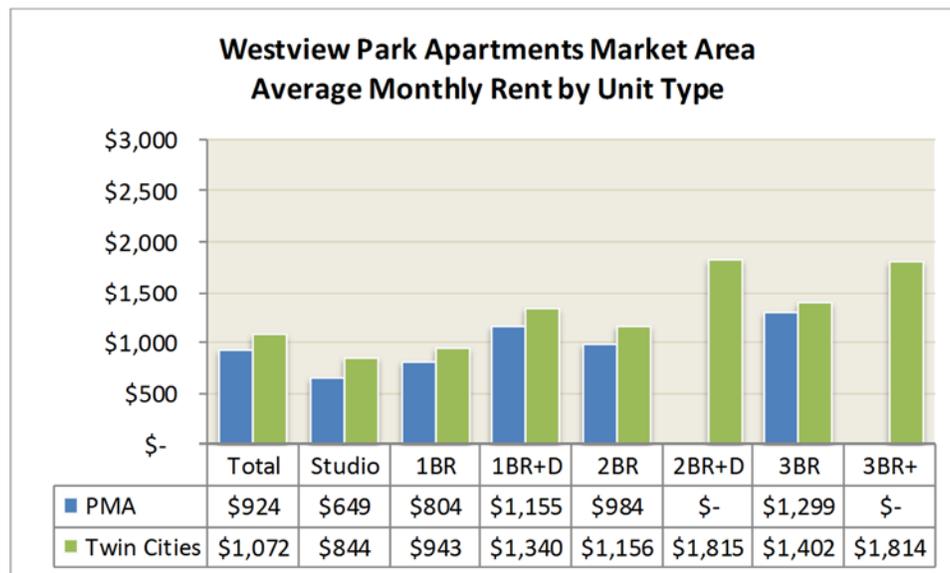
Table 11 displays average monthly rent and vacancy rate data from Marquette Advisors *Apartment Trends* report for the Twin Cities Metro Area along with the PMA submarkets surrounding the subject property. Information is provided for the West St. Paul/South St. Paul and Inver Grove Heights/Mendota Heights/Lilydale submarkets. The data is shown for the first quarter of 2015 compared to the first quarter of 2016, the most recent data available.

- The equilibrium vacancy rate for rental housing is considered to be 5.0%. This allows for normal turnover and an adequate supply of alternatives for prospective renters. During the first quarter of 2016, the vacancy rate was 3.1% in the Twin Cities Metro Area and 1.9% across the PMA submarkets. In effect, the overall supply of rental housing in the Market Area is slightly below the level considered adequate to meet demand.
- As illustrated in the following chart, vacancy rates were below equilibrium across all unit types in the PMA. There were no studio or two-bedroom plus den vacancies. Three-bedroom units were 0.9% vacancy, while one-bedroom plus den and one-bedroom units were 1.6% and 1.8% vacant, respectively. Two-bedroom units had the highest vacancy at 2.0%.



## RENTAL MARKET ANALYSIS

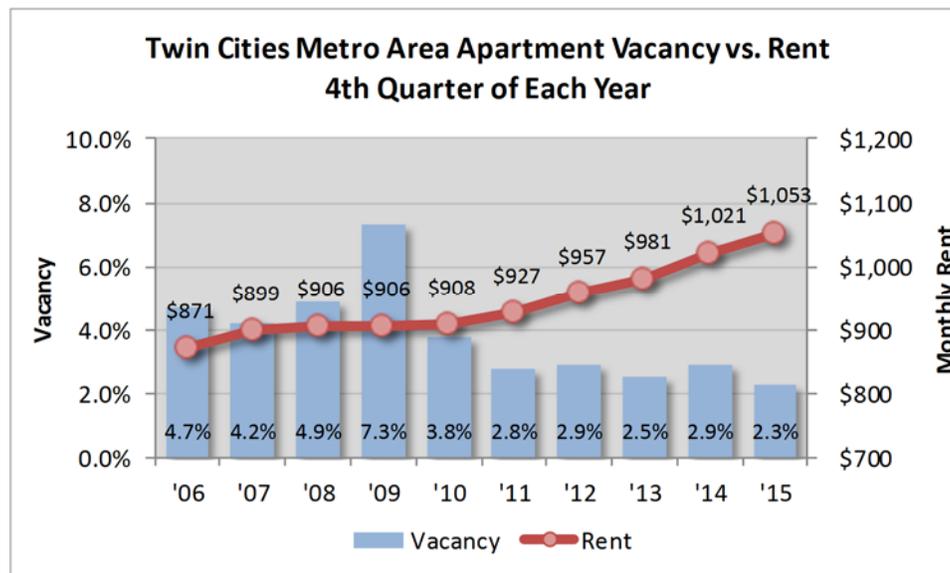
- Across the Metro Area, vacancies were lowest for units with more than three bedrooms (0.7%) and three-bedroom units (2.2%). Studio and one-bedroom units were 2.6% vacant and 3.1% vacant, respectively. One-bedroom plus den units had the highest vacancy rate, at 3.9%, while two-bedroom plus den and two-bedroom were 3.4% and 3.3% vacant, respectively.
- Within the PMA submarkets, West St. Paul/South St. Paul had the lowest vacancy rate at 1.7%, while Inver Grove Heights/Mendota Heights/Lilydale was 2.0% vacant. Total vacancy in the PMA declined -1.6% over the past year. Vacancy in West St. Paul/South St. Paul decreased -1.5% over the year, while Inver Grove Heights/Mendota Heights/Lilydale experienced a -1.8% decline in vacancy.
- Average monthly rents increased 5.3% over the year to \$1,072 across the Metro Area, while the PMA submarkets experienced little rent growth, climbing 0.3%. At \$924, the average monthly rent in the PMA is -14% lower than the Twin Cities average.
- Within the PMA, average rental rates range from \$799 in West St. Paul/South St. Paul to \$1,025 in Inver Grove Heights/Mendota Heights/Lilydale. Average rents in West St. Paul/South St. Paul declined -1.5% over the past year, while rents increased 1.8% in Inver Grove Heights/Mendota Heights/Lilydale.



- One- and two-bedroom units are the predominant unit types in the submarkets comprising the PMA, representing 40.2% (1,860 units) and 52.8% (2,442 units) of the inventory, respectively. Three-bedroom units (215 units) represent 4.6% of the inventory, while 1.4% of the inventory is comprised of one-bedroom plus den units (63 units). Studio units represent 1.0% of the inventory (48 units).

## RENTAL MARKET ANALYSIS

- The Metro Area has a lower proportion of two-bedroom units (42% of the total). Over 44% of the Metro Area's units have one bedroom, and the Metro Area has a higher proportion of smaller units as over 5% of the units are studios. One-bedroom plus den units comprise 2.5% of the Metro Area's supply of apartment units. The Metro Area also has larger proportions of the larger unit types, as 1.2% have two-bedrooms and a den, 5.0% have three bedrooms, and 0.3% of the units have more than three bedrooms.
- The following chart illustrates how the general occupancy apartment market recovered after struggling with rapidly rising vacancy rates between the fourth quarter of 2007 and the fourth quarter of 2009. Since 2009, apartment rents in the Metro Area have increased at an average rate of roughly 2.5% per year.



- The tight rental market can be attributed primarily to a group of foreclosed homeowners that entered the rental market during the Great Recession and traditional renters, who are potential home-owners, staying in the rental market longer due to lifestyle preferences. Job growth is also contributing to demand for apartment units, as new people are relocating to the region for employment and moving into rental properties.
- According to Marquette Advisors 3,928 apartment units were absorbed in 2015, compared to 2,767 units in 2014 and 3,378 units in 2013. Absorption in recent years has more than doubled the amount of absorption in 2012 when 1,217 units were absorbed. This increase in absorption can be attributed, in large part, to a growing inventory of units, as the tight supply constrained absorption in 2012 and 2011.
- Numerous projects are either under construction or in the development pipeline in the Twin Cities. Maxfield Research is tracking over 5,000 units that are under construction or scheduled to move forward, and over 4,100 units came on-line in 2015.

## RENTAL MARKET ANALYSIS

- Although new market rate rental construction is making its way into suburban locations, the majority of recent new units coming on-line has occurred in the central cities and close-in suburbs of Minneapolis, Saint Paul, St. Louis Park, and Edina. As identified in the next section of this report, there has been limited new rental construction in the communities comprising the PMA.

		Total	Studio	1 BR	1 BR w/ Den	2 BR	2 BR w/ Den	3 BR	3 BR/D or 4BR	Average Increase
<b>WEST ST. PAUL - SOUTH ST. PAUL</b>										
<b>Q1/2015</b>	Units	<b>2,078</b>	48	1,019	20	991	--	--	--	--
	No. Vacant	<b>67</b>	0	45	0	22	--	--	--	--
	Avg. Rent	<b>\$811</b>	\$635	\$699	\$842	\$933	--	--	--	3.2%
	Vacancy	<b>3.2%</b>	0.0%	4.4%	0.0%	2.2%	--	--	--	-0.1%
<b>Q1/2016</b>	Units	<b>2,078</b>	48	1,019	20	991	--	--	--	--
	No. Vacant	<b>36</b>	0	19	0	17	--	--	--	--
	Avg. Rent	<b>\$799</b>	\$649	\$719	\$842	\$888	--	--	--	-1.5%
	Vacancy	<b>1.7%</b>	0.0%	1.9%	0.0%	1.7%	--	--	--	-1.5%
<b>INVER GROVE HEIGHTS - MENDOTA HEIGHTS - LILYDALE</b>										
<b>Q1/2015</b>	Units	<b>2,550</b>	--	841	43	1,451	--	215	--	--
	No. Vacant	<b>97</b>	--	16	1	73	--	7	--	--
	Avg. Rent	<b>\$1,011</b>	--	\$888	\$1,224	\$1,034	--	\$1,295	--	-0.1%
	Vacancy	<b>3.8%</b>	--	1.9%	2.3%	5.0%	--	3.3%	--	1.2%
<b>Q1/2016</b>	Units	<b>2,550</b>	--	841	43	1,451	--	215	--	--
	No. Vacant	<b>51</b>	--	15	1	33	--	2	--	--
	Avg. Rent	<b>\$1,025</b>	--	\$908	\$1,300	\$1,049	--	\$1,299	--	1.7%
	Vacancy	<b>2.0%</b>	--	1.8%	2.3%	2.3%	--	0.9%	--	-1.8%
<b>TWIN CITIES METRO AREA</b>										
<b>Q1/2015</b>	Units	<b>126,381</b>	6,622	55,899	2,776	53,001	1,406	6,363	314	--
	No. Vacant	<b>3,359</b>	166	1,325	155	1,489	48	171	5	--
	Avg. Rent	<b>\$1,018</b>	\$796	\$892	\$1,261	\$1,103	\$1,752	\$1,352	\$1,352	1.8%
	Vacancy	<b>2.7%</b>	2.5%	2.4%	5.6%	2.8%	3.4%	2.7%	1.6%	-0.1%
<b>Q1/2016</b>	Units	<b>130,428</b>	6,778	57,723	3,197	54,225	1,597	6,498	410	--
	No. Vacant	<b>4,048</b>	175	1,769	126	1,774	55	146	3	--
	Avg. Rent	<b>\$1,072</b>	\$844	\$943	\$1,340	\$1,156	\$1,815	\$1,402	\$1,814	5.3%
	Vacancy	<b>3.1%</b>	2.6%	3.1%	3.9%	3.3%	3.4%	2.2%	0.7%	0.4%

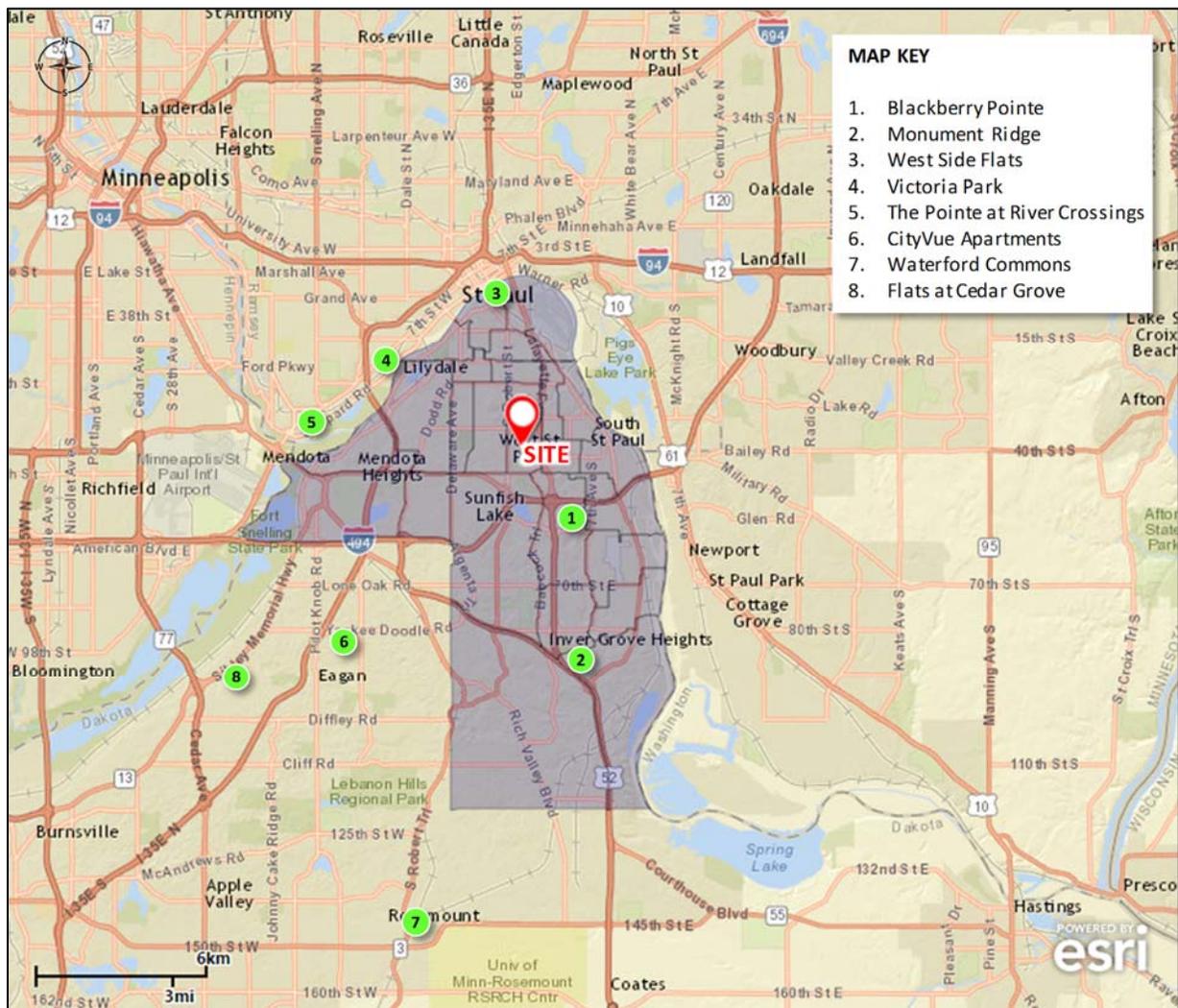
Sources: GVA Marquette Advisors; Maxfield Research & Consulting, LLC

### Selected Market Rate Apartment Developments

Maxfield Research compiled detailed information for a select group of the newest market rate apartment properties in the PMA that would compete either directly or indirectly with general occupancy apartment units on the subject property. Because there are relatively few new rental developments in the PMA, we also include projects along the west side of the Mississippi River in Saint Paul along with new projects in the suburban communities adjacent to the PMA.

Data on these competitive properties is presented in Tables 12 through 14 on the following pages. The rents shown represent quoted rental rates and have not been adjusted to reflect the inclusion or exclusion of utilities. Most new rental properties (post 2000) require the tenant to pay most, if not all, of the utilities.

Competitive Properties Location Map



**RENTAL MARKET ANALYSIS**

<p align="center"><b>TABLE 12</b>  <b>SELECT NEWER MARKET RATE RENTAL PROJECTS</b>  <b>WESTVIEW PARK APARTMENTS MARKET AREA</b>  <b>August 2016</b></p>											
Project Name/Location	Occp. Date	No. of Units	Total Vacant	Unit Description			Monthly Rent		Rent/sq. ft.		
				Type	No.	Vac.	Size	Min	Max	Min	Max
<b>Blackberry Pointe</b> 5470 & 5480 Blackberry Trl Inver Grove Heights, MN	2004	131	2	1BR	41	0	802 - 902	\$1,008 - \$1,079	\$1.20 - \$1.26		
				2BR	78	1	1,019 - 1,235	\$1,220 - \$1,436	\$1.16 - \$1.20		
				3BR	12	1	1,448 - 1,512	\$1,610 - \$1,617	\$1.07 - \$1.11		
<p><b>Notes:</b> 3-story buildings. Amenities include swimming pool, playground, business center, parking garage, fitness center, clubhouse, in-unit full size W/D, club room, walk-in closets, patio or balcony. Rent includes sewer, water, and trash removal. 219 total units (88 tax credit units).</p>											
<b>Monument Ridge</b> 8851 & 8891 Broderick Blvd Inver Grove Heights, MN	2004	136	0	1BR	61	0	830 - 960	\$1,019 - \$1,179	\$1.23 - \$1.23		
				2BR	63	0	1,020 - 1,330	\$1,219 - \$1,399	\$1.05 - \$1.20		
				3BR	12	0	1,420 - 1,420	\$1,499 - \$1,499	\$1.06 - \$1.06		
<p><b>Notes:</b> 3-story buildings. Units feature oversized closets, in-unit washer/dryer, full kitchen appliance package. Amenities include elevator, extra storage, fitness center, playground, swimming pool, and garage parking. Water and trash removal included in rent.</p>											
<b>West Side Flats</b> 84 Wabasha St Saint Paul, MN	2014	142	6	Studio	20	1	484 - 506	\$1,071 - \$1,218	\$2.21 - \$2.41		
				1BR	70	5	646 - 744	\$1,333 - \$1,639	\$2.06 - \$2.20		
				1BR+D	12	0	940 - 996	\$1,745 - \$2,168	\$1.86 - \$2.18		
				2BR	40	0	962 - 1,308	\$1,745 - \$2,168	\$1.66 - \$1.81		
<p><b>Notes:</b> 5-story building. Amenities include indoor/outdoor pool, fitness center, outdoor lounge (fire pit, grilling station, outdoor TV), club room, underground parking (\$120/month), storage, and concierge services. Units offer granite islands, in-unit W/D, and patios or decks.</p>											
<p>----- projects located outside PMA -----</p>											
<b>Victoria Park</b> 740 Victoria St Saint Paul, MN	2014	216	4	1BR	106	4	542 - 972	\$1,234 - \$1,580	\$1.63 - \$2.28		
				2BR	84	0	858 - 1,200	\$1,530 - \$2,051	\$1.71 - \$1.78		
				3BR	26	0	1,308 - 1,645	\$2,151 - \$2,676	\$1.63 - \$1.64		
<p><b>Notes:</b> Three-story buildings. Amenities include a swimming pool, clubhouse, business center, TV lounge, fitness center, yoga studio, cyber lounge, grilling patio, and free bike use. Units include granite countertops, SS appliances, in-unit W/D, walk-in closets, and some fireplaces.</p>											
<b>The Pointe at River Crossings</b> 1375 S Davern St Saint Paul, MN	2009	104	1	1BR	42	1	622 - 828	\$1,096 - \$1,288	\$1.56 - \$1.76		
				2BR	42	0	1,009 - 1,453	\$1,407 - \$1,674	\$1.15 - \$1.39		
				2BR+D	12	0	1,301 - 1,301	\$1,693 - \$1,693	\$1.30 - \$1.30		
				3BR	8	0	1,458 - 1,466	\$1,642 - \$1,859	\$1.13 - \$1.27		
<p><b>Notes:</b> Four-story building. Units include granite countertops, SS appliances, in-unit W/D, and some fireplaces. Amenities include business center, clubhouse, fitness center, game room, hot tub, multimedia center, swimming pool, and underground parking.</p>											
<b>CityVue Apartments</b> 3435 Promenade Ave Eagan, MN	2015	113	4	1BR	89	3	514 - 855	\$1,115 - \$1,745	\$2.04 - \$2.17		
				2BR	24	1	792 - 1,113	\$1,610 - \$2,375	\$2.03 - \$2.13		
<p><b>Notes:</b> Renovated 11-story office building. Amenities include rooftop lounge and patio, fitness center, free ramp parking, heated UG parking (\$150/mo.), package receiving, and free internet. Units feature keyless entry, walk-in closets, in-unit W/D, SS appliances, and granite countertops. Electric, water, sewer, and trash removal included in rent.</p>											
<b>Waterford Commons</b> 2930 146th St W Rosemount, MN	2009	85	0	1BR	41	0	651 - 892	\$1,001 - \$1,268	\$1.42 - \$1.54		
				2BR	34	0	1,004 - 1,243	\$1,369 - \$1,615	\$1.30 - \$1.36		
				3BR	10	0	1,243 - 1,616	\$1,320 - \$1,646	\$1.02 - \$1.06		
<p><b>Notes:</b> 3-story building. Units feature full-size W/D, 9' ceilings, granite countertops, SS appliances, balconies, and kitchen islands. Amenities include outdoor pool, fitness center, heated UG parking, business ceNter, and controlled access. 108-unit community (23 tax credit units).</p>											
<b>Flats at Cedar Grove</b> 3825 Cedar Grove Pkwy Eagan, MN	2015	191	24	1BR	108	8	710 - 766	\$1,306 - \$1,372	\$1.79 - \$1.84		
				2BR	72	11	943 - 1,305	\$1,654 - \$2,026	\$1.55 - \$1.75		
				3BR	11	5	1,564 - 1,568	\$2,350 - \$2,472	\$1.50 - \$1.58		
<p><b>Notes:</b> Project in initial lease-up. Four stories. Amenities include fitness center, bike racks, business center, UG parking, concierge, community room, clubhouse, outdoor pool and sundeck. Units feature granite countertops, SS appliances, walk-in closets, full size W/D, and balconies.</p>											
<b>Total</b>		<b>1,118</b>	<b>41</b>								

Source: Maxfield Research & Consulting, LLC

## RENTAL MARKET ANALYSIS

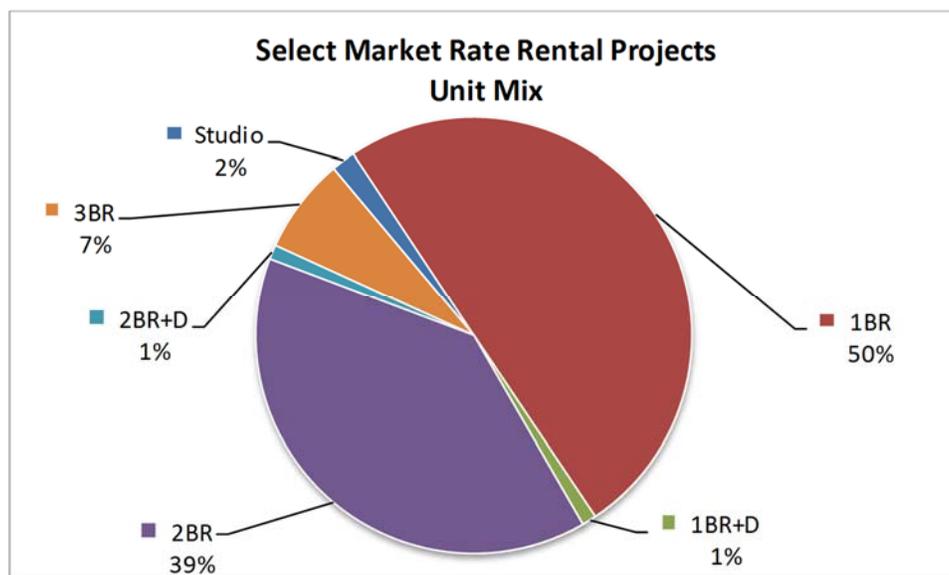
The per square foot average rents presented reflect a weighted average based on the number of units in each development. Therefore, developments with a larger number of units of any one type contribute more toward the average than those with only a few units of a specific type. Table 13 and the points that follow summarize key observations for the selected general occupancy market rate rental developments.

- A total of 1,118 units is represented among eight developments located in or near the PMA.

Unit Type	Total Units	% of Total	Avg. Size	Monthly Rents		
				Range Low - High	Avg. Rent	Avg. Rent/ Sq. Ft.
Studio	20	1.8%	495	\$1,071 - \$1,218	\$1,145	\$2.31
1BR	558	49.9%	755	\$1,001 - \$1,745	\$1,311	\$1.76
1BR+Den	12	1.1%	968	\$1,745 - \$2,168	\$1,957	\$2.02
2BR	437	39.1%	1,115	\$1,219 - \$2,375	\$1,626	\$1.47
2BR+Den	12	1.1%	1,301	\$1,693 - \$1,693	\$1,693	\$1.30
3BR	79	7.1%	1,473	\$1,320 - \$2,676	\$1,968	\$1.33
<b>Total:</b>	<b>1,118</b>	<b>100%</b>	<b>950</b>	<b>\$1,001 - \$2,676</b>	<b>\$1,488</b>	<b>\$1.63</b>

Source: Maxfield Research & Consulting, LLC

- Nearly half of all units in the competitive set are one-bedroom units and 39% of the units have two bedrooms. Units with three bedrooms represent 7% of the inventory and 2% are studio units. One-bedroom plus den and two-bedroom plus den units each represent 1% of the inventory.



## RENTAL MARKET ANALYSIS

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- On average, units in these market rate projects are 950 square feet, with studio units being the smallest (495 square feet) and the units with three bedrooms being the largest at 1,473 square feet.
- Monthly rental rates range from a low of \$1,001 for one-bedroom units at Waterford Commons in Rosemount to a high of \$2,676 for a three-bedroom unit in Flats at Cedar Grove in Eagan. Monthly rents average \$1,145 for studio units, \$1,311 for one-bedroom units, \$1,957 for one-bedroom plus den units, \$1,626 for two-bedroom units, \$1,693 for two-bedroom plus den units, and \$1,968 for units with three bedrooms.
- The weighted average monthly rent at these market rate projects is \$1,488 which equates to \$1.63 per square foot. Per square foot rents for these properties range from a low of \$1.02 per square foot for a three-bedroom unit in Waterford Commons to a high of \$2.41 for a studio unit at West Side Flats.
- The following list identifies the average per square foot rent for these properties along with their City and year built:

– CityVue Apartments (2015)	Eagan	\$2.09 per square foot
– West Side Flats (2014)	Saint Paul	\$2.04 per square foot
– Victoria Park (2014)	Saint Paul	\$1.79 per square foot
– Flats at Cedar Grove (2015)	Eagan	\$1.73 per square foot
– The Pointe at River Crossings (2009)	Saint Paul	\$1.41 per square foot
– Waterford Commons (2009)	Rosemount	\$1.36 per square foot
– Blackberry Pointe (2004)	Inver Grove Heights	\$1.18 per square foot
– Monument Ridge (2004)	Inver Grove Heights	\$1.16 per square foot
- We include seven properties with a total of 927 units in our vacancy analysis, as Flats at Cedar Grove was recently completed and is still in initial lease-up. These seven projects contain a total of 17 vacant units, representing a 1.8% vacancy rate, well-below equilibrium (5.0% vacancy). As such, it appears that the supply of newer rental housing in and near the PMA is below the level needed to adequately meet demand.

Table 14 on the following page summarizes unit features and common area amenities at each community, but the newest properties are offering residents contemporary features and amenities such as:

- Nine foot ceilings, walk-in closets, in-unit laundry, patios, porches, or balconies;
- Full kitchen appliance packages with stainless appliances and granite countertops;
- Fitness center, outdoor living/entertainment options, swimming pool, community room;
- Secure keyless entry, private theater, concierge, and package receiving services;
- Underground/covered parking and free WiFi in common areas.

**RENTAL MARKET ANALYSIS**

**TABLE 14  
UNIT FEATURES AND COMMON AREA AMENITIES  
SELECTED MARKET RATE RENTAL PROJECTS  
August 2016**

Projects	In Unit/Common Area Amenities										Utilities and Parking						
	Central/AC	Dishwasher	Patio/Balcony	Walk-in Closet	Laundry	Concierge	Community Rm.	Fitness Center	Playground	Pool	Storage	Heat/Gas	Electricity	Water/Sewer	Trash	Cable	Parking
Blackberry Pointe	X	X	X		IU		X	X	X	X	X			X	X		UG
Monument Ridge	X	X	X	X	IU		X	X	X		X			X	X		UG
West Side Flats	X	X	X	X	IU	X	X	X		X	X			X	X		UG
Victoria Park	X	X	X	X	IU	X	X	X		X							UG
The Pointe at River Crossing	X	X	X	X	IU	X	X	X		X	X				X		UG
CityVue Apartments	X	X	X	X	IU	X	X	X				X	X	X	X	X	UG
Waterford Commons	X	X	X	X	IU		X	X		X		X					UG
Flats at Cedar Grove	X	X	X	X	IU	X	X	X		X	X			X			UG

Notes: X=Available/Included; DG=Detached Garage; UG=Underground; AG=Attached Garage; IU=In-unit

Source: Maxfield Research & Consulting, LLC

Market Rate General Occupancy Rental Property Photos



Blackberry Point



Monument Ridge



West Side Flats



Victoria Park



The Pointe at River Crossing



CityVue Apartments

### Market Rate General Occupancy Rental Property Photos



Waterford Commons



Flats at Cedar Grove

### Other New Suburban Rental Projects

Maxfield Research also compiled detailed information for a select group of the newest market rate apartment properties that have been developed in secondary suburban locations in the Twin Cities (outside the PMA). While these projects will not compete directly with new general occupancy apartment units on the subject property, we surveyed these properties to present information on projects developed in locations that could be considered comparable to the subject property.

Data on these new suburban properties is presented in Table 15 on the following page. Information includes project location, year built, size of project, number of stories, unit mix, unit sizes, rental rates, and features and amenities.

- On average, units in these projects are 969 square feet, with studio units being the smallest (633 square feet) and the units with three bedrooms being the largest at 1,389 square feet.
- Monthly rental rates range from a low of \$995 for studio units at The Cielo in Fridley to a high of \$2,490 for a two-bedroom plus den unit in Lakeview Terrace in Shoreview. Monthly rents average \$1,101 for studio units, \$1,309 for one-bedroom units, \$1,595 for one-bedroom plus den units, \$1,582 for two-bedroom units, \$2,209 for two-bedroom plus den units, and \$1,844 for units with three bedrooms.
- The weighted average monthly rent at these market rate projects is \$1,457 which equates to \$1.53 per square foot. Average per square foot rents for these properties range from a low of \$1.29 at Gates of New Hope to a high of \$1.63 at Gallery Flats in Hopkins.

## RENTAL MARKET ANALYSIS

TABLE 15 SELECT NEW MARKET RATE RENTAL PROJECTS TWIN CITIES METRO AREA SUBURBAN LOCATIONS August 2016										
Project Name/Location	Occp. Date	No. of Units	Unit Description			Monthly Rent		Rent/sq. ft.		Rent/sq. ft.
			Type	No.	Size	Min	Max	Min	Max	Average
<b>The Cielo</b> 6051 University Ave NE Fridley, MN	2016	101	Studio	5	613 - 676	\$995 - \$1,050		\$1.55 - \$1.62		\$1.34
			vacancy rate:	1BR	24	790 - 1,114	\$1,140 - \$1,395		\$1.25 - \$1.44	
				1BR+D	12	971 - 1,114	\$1,415 - \$1,620		\$1.45 - \$1.46	
				2BR	49	991 - 1,212	\$1,265 - \$1,575		\$1.28 - \$1.30	
				3BR	11	1,286 - 1,553	\$1,820 - \$2,055		\$1.32 - \$1.42	
			<b>Notes:</b> Four-story building. Units feature private balcony, oversized windows, granite counters, walk-in closets, and in-unit washer/dryer. Amenities include community/party room, fitness center, controlled access, first floor parking, and bike parking.							
<b>5 Central Apartments</b> 20 6th Street NW Osseo, MN	2015	140	Studio	7	557 - 697	\$975 - \$1,075		\$1.54 - \$1.75		\$1.61
			vacancy rate:	1BR	73	703 - 884	\$1,230 - \$1,485		\$1.68 - \$1.75	
				1BR+D	6	950 - 950	\$1,580 - \$1,580		\$1.66 - \$1.66	
				2BR	48	1,043 - 1,217	\$1,429 - \$1,920		\$1.37 - \$1.58	
				2BR+D	3	1,379 - 1,379	\$2,025 - \$2,025		\$1.47 - \$1.47	
				3BR	3	1,310 - 1,310	\$1,650 - \$2,050		\$1.26 - \$1.56	
			<b>Notes:</b> Three-story buildings. TV lounge, underground heated parking, detached garages, elevator, 24-hour fitness center, car wash bay, outdoor recreation area, picnic area, fire pit, bike racks, stainless appliances, in-unit washer/dryer.							
<b>Gates of New Hope</b> 9390 Medicine Lake Rd New Hope, MN	2015	32	1BR	15	794 - 897	\$1,100 - \$1,175		\$1.31 - \$1.39		\$1.29
				2BR	14	1,091 - 1,100	\$1,350 - \$1,375		\$1.24 - \$1.25	
				3BR	3	1,250 - 1,250	\$1,550 - \$1,550		\$1.24 - \$1.24	
			<b>Notes:</b> Four-story building. Community features include in-unit washer/dryer, walk-in closets, fitness room, 9' ceilings, heated indoor parking, stainless steel appliances, granite countertops, outdoor play area, and secure entry system. Heat, water, and trash removal included in rent.							
<b>Arden Flats</b> 1290 W County Road F Arden Hills, MN	2014	60	1BR	27	719 - 1,068	\$1,208 - \$1,472		\$1.38 - \$1.68		\$1.42
			vacancy rate:	2BR	27	1,101 - 1,181	\$1,499 - \$1,660		\$1.36 - \$1.41	
				3BR	6	1,435 - 1,447	\$1,815 - \$1,815		\$1.25 - \$1.26	
			<b>Notes:</b> Four-story building. Amenities include extra storage, lounge, playground, elevator, fitness center, heated underground parking, outdoor grills, and clubhouse. Unit features include full kitchen appliance package, sun decks, granite counters in kitchens, and in-unit washer/dryer.							
<b>Lakeview Terrace</b> 3595 Owasso Street Shoreview, MN	2014	104	1BR	40	830 - 830	\$1,200 - \$1,745		\$1.45 - \$2.10		\$1.63
			vacancy rate:	1BR+D	18	1,045 - 1,135	\$1,445 - \$1,860		\$1.38 - \$1.64	
				2BR	34	1,218 - 1,264	\$1,570 - \$2,145		\$1.29 - \$1.70	
				2BR+D	12	1,327 - 1,327	\$2,020 - \$2,490		\$1.52 - \$1.88	
			<b>Notes:</b> Six-story building. Building amenities include club room with kitchen, fitness room, theater, and two elevators. Unit amenities include 9-foot ceilings, in-unit washer/dryer, stainless appliances, granite counters in kitchen, balcony/patio, and 1 underground parking space included in rent (additional space for \$70/month).							
<b>Gallery Flats</b> 50 8th Avenue S Hopkins, MN	2014	163	Studio	18	611 - 654	\$1,110 - \$1,195		\$1.82 - \$1.83		\$1.60
				1BR	100	596 - 881	\$1,085 - \$1,385		\$1.57 - \$1.82	
				2BR	45	991 - 1,288	\$1,324 - \$1,714		\$1.33 - \$1.34	
			<b>Notes:</b> 5-story buildings. Fitness center, courtyard, temperature control, community room, landscaped plaza, billiards, bike room, heated underground parking. Units feature stainless steel appliances, in-unit washer/dryer, high ceilings, and balcony.							
<b>New Market Rate Suburban Rental Project Summary</b>										
					<b>Unit Mix</b>	<b>Average Size</b>	<b>Average Rent</b>	<b>Avg. Rent/SF</b>		
					Studio	5%	633	\$1,101	\$1.74	
					1BR	47%	805	\$1,309	\$1.63	
					1BR+D	6%	1,051	\$1,595	\$1.52	
					2BR	36%	1,142	\$1,582	\$1.38	
					2BR+D	3%	1,337	\$2,209	\$1.65	
					3BR	4%	1,389	\$1,844	\$1.33	
					<b>Total</b>		<b>969</b>	<b>\$1,457</b>	<b>\$1.53</b>	
Source: Maxfield Research & Consulting, LLC										

**Pending Rental Developments**

Maxfield Research interviewed planning staff in the Market Area to identify any new rental developments that are proposed, planned or under construction that may be competitive with the proposed development. Table 16 lists pending general occupancy apartment developments in the PMA with their locations, number of units, and name of developer, if known.

- We identified six pending general occupancy rental developments in the PMA, containing a total of 1,557 units.

<b>TABLE 16</b> <b>PENDING GENERAL OCCUPANCY RENTAL DEVELOPMENTS</b> <b>PRIMARY MARKET AREA</b> <b>August 2016</b>				
<b>Project Name</b>		<b>Total</b>		
<b>Location</b>	<b>City</b>	<b>Units</b>	<b>Developer/Applicant</b>	<b>Status/Notes</b>
Mendota Plaza Redevelopment 720 Highway 110	Mendota Heights	149	Paster Properties	Final approval anticipated mid-Sept 2016
Hannah Meadows Highway 3 at 70th Street	Inver Grove Heights	200	IMH Special Asset	Preliminary approval; final plans not submitted
Argenta Hills Hwy 55 at Robert Trail	Inver Grove Heights	298	Ivy Properties	Proposed
West Side Flats III Fillmore Ave	St. Paul	264	Sherman Associates	Proposed; 182 market rate and 82 affordable units
Fillmore Parcel Fillmore Ave at Livingston Ave	St. Paul	606	Weidner Homes/Hunt Development	Proposed
72 Cesar Chavez 88 Cesar Chavez St	St. Paul	40	Neighborhood Development Alliance	Approved; affordable workforce housing (60% AMI)
<b>Under Construction Subtotal:</b>		<b>0</b>		
<b>Approved Subtotal:</b>		<b>40</b>		
<b>Proposed Subtotal:</b>		<b>1,517</b>		
<b>Pending Total:</b>		<b>1,557</b>		

Source: Maxfield Research & Consulting, LLC

- One project has been approved (72 Cesar Chavez in the West Side Neighborhood of Saint Paul), which is a 40-unit workforce housing project that will be affordable to households earning 60% of Area Median Income. Because this development is not market rate, we do not include these units in our demand calculations.
- The 149-unit Mendota Plaza redevelopment received a recommendation for approval from the City of Mendota Heights Planning Commission, and the development proposal is expected to be heard by the City Council in mid-September 2016. The developer intends to begin construction as soon as possible, with an opening planned in summer 2018. This project is included in our demand calculations.

## RENTAL MARKET ANALYSIS

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- Four other projects, totaling 1,368 units, have been proposed and are at various stages of the planning approval process in their respective cities. Due to the preliminary nature of these projects, we do not include these units in our demand calculations. Although, Sherman Associates is in the process of finalizing their development agreement and going through final plan review with the City of Saint Paul for the third phase of West Side Flats.
- V2 Apartments, the second phase to the Victoria Park development, is a 197-unit market rate apartment project currently under construction. A 50-unit third phase is also planned. V2 is expected to open in late 2016. The project includes a mix of units ranging in size from 623 square-foot one-bedroom units to 1,936 square-foot two-bedroom penthouse lofts. Units at V2 are renting for an average rate of \$1.90 per square foot. Because this project is not located in the PMA, we do not include these units in our demand calculations.

### Summary of Rental Market Conditions

The following points summarize key findings and trends that will impact demand potential for rental housing on the subject property.

- The equilibrium vacancy rate for rental housing is considered to be 5.0%. This allows for normal turnover and an adequate supply of alternatives for prospective renters. As of the first quarter of 2016, the vacancy rate was 3.1% in the Metro Area, 1.7% in West St. Paul/South St. Paul, and 2.0% in the Inver Grove Heights/Mendota Heights/Lilydale submarket.
- In effect, the overall supply of rental housing in the Market Area is below the level considered adequate to meet demand.
- Total vacancy in the PMA declined -1.6% over the past year. Vacancy in West St. Paul/South St. Paul decreased -1.5% over the year, while Inver Grove Heights/Mendota Heights/Lilydale experienced a -1.8% decline in vacancy. The Metro Area vacancy rate increased 0.4% over the year.
- Average monthly rents increased 5.3% over the year to \$1,072 across the Metro Area, while the PMA submarkets experienced little rent growth, climbing 0.3%. At \$924, the average monthly rent in the PMA is -14% lower than the Twin Cities average.
- Within the PMA, average rental rates range from \$799 in West St. Paul/South St. Paul to \$1,025 in Inver Grove Heights/Mendota Heights/Lilydale. Average rents in West St. Paul/South St. Paul declined -1.5% over the past year, while rents increased 1.8% in Inver Grove Heights/Mendota Heights/Lilydale.
- We surveyed eight newer competitive properties in and near the PMA, containing a total of 1,118 units. Excluding Flats at Cedar Grove which is in its initial lease-up period, these properties are 1.8% vacant, well-below equilibrium. As such, it appears that the supply of newer rental housing in and near the PMA is below the level needed to adequately meet demand.
- Monthly rents in the competitive set of newer properties range from \$1,001 to \$2,676, with an average rent of \$1,488 per month, roughly 39% higher than the Metro Area average. On a per square foot basis, rents range from \$1.02 to \$2.41, with an average rent of \$1.63 per square foot.
- We identified six pending general occupancy rental developments in the PMA, containing a total of 1,557 units. One 40-unit affordable project is expected to commence construction during summer 2016. Another 149-unit market rate development is close to final approval, and the developer expects to begin construction in 2016. Four other projects, totaling 1,368 units, have been proposed and are at various stages of the planning approval process in their respective cities.

### Introduction

Maxfield Research and Consulting, LLC was engaged to quantify the demand for market rate general occupancy rental housing on a 2.6-acre Site located along Marie Avenue East at its intersection with Kathleen Drive at 260 Marie Avenue in West St. Paul, Minnesota.

Earlier sections of this report examined the characteristics of the proposed development Site and surrounding land uses, growth trends and demographic characteristics of the household base in the PMA, and current and pending rental housing options in the Market Area. This section of the report quantifies demand for additional market rate rental housing in the PMA between 2016 and 2021.

### Market Rate General Occupancy Rental Demand Calculations

Table 17 presents our calculation of general occupancy market rate rental housing demand for the PMA and assesses the potential for the subject property to capture a portion of demand. Factors considered include competitiveness of nearby rental properties, pending developments, demographic trends and population shifts, and the overall image and popularity of the neighborhood as a residential location. Potential demand is calculated from two categories:

1. From new household growth by age group based on the propensity of households to rent their housing in the Primary Market Area; and,
2. From existing households that will remain in the Market Area because new product is available and they value other area amenities including proximity to employment, entertainment and recreation.

First, we calculate potential demand from new income-qualified household growth over the next five years by age group based on the propensity of households to rent their housing. We focus on households between the ages of 18 and 64 that will account for the vast majority of rental demand on the subject property. We also include a portion (20%) of the demand generated by households age 65 and older, as a segment of this age group that is able to live independently could be drawn to a new general occupancy rental housing development on the subject property. The propensity to rent or own is based on 2014 American Community Survey figures by age cohort.

Next, we calculate the percentage of renters who are income-qualified for market rate rental housing. For new market rate housing, household incomes must equal or exceed \$52,400 in order to afford a one-bedroom unit in the competitive set of market rate properties in and near the PMA.

## CONCLUSIONS & RECOMMENDATIONS

TABLE 17 PROJECTED DEMAND FOR MARKET RATE RENTAL HOUSING PRIMARY MARKET AREA 2016 to 2021					
	----- Number of Households -----				
	Age <25	Age 25 to 34	Age 35 to 44	Age 45 to 64	Age 65 & Over
<b>Demand From Household Growth</b>					
Projected Income-Qualified Household Growth 2016 - 2021 <sup>1</sup>	0	67	581	0	981
(times) Proportion estimated to be renting their housing <sup>2</sup>	x 87%	50%	35%	22%	28%
<b>(equals) Demand For Rental Housing, 2016 - 2021</b>	<b>= 0</b>	<b>34</b>	<b>205</b>	<b>0</b>	<b>279</b>
<b>Demand From Existing Households</b>					
Estimated number of renter households in 2016	1,235	3,222	2,451	3,701	3,018
(times) Estimated % Turnover between 2016 & 2021	x 77%	77%	57%	57%	44%
<b>(equals) Total Existing Households Projected to Turnover</b>	<b>= 951</b>	<b>2,481</b>	<b>1,397</b>	<b>2,110</b>	<b>1,328</b>
(times) Percent of Households Income Qualified <sup>2</sup>	x 33%	58%	65%	68%	39%
<b>(equals) Total Number of Income-Qualified Households</b>	<b>= 314</b>	<b>1,439</b>	<b>911</b>	<b>1,443</b>	<b>517</b>
(times) Estimated % Desiring New Rental Housing <sup>3</sup>	x 16%	16%	16%	16%	16%
<b>(equals) Demand From Existing Households</b>	<b>= 50</b>	<b>230</b>	<b>146</b>	<b>231</b>	<b>83</b>
<b>Total Demand From Household Growth and Existing Households</b>	<b>50</b>	<b>264</b>	<b>350</b>	<b>231</b>	<b>361</b>
<b>Demand Summary</b>					
<b>Total Market Area Demand for Rental Housing in PMA</b>	<b>=</b>	<b>968</b>			
(plus) Demand from outside PMA (20%)	+	242			
<b>(equals) Potential demand for rental housing in the PMA (2016 to 2021)</b>	<b>=</b>	<b>1,209</b>			
(minus) Pending rental units in the PMA at equilibrium	-	142			
<b>(equals) Excess demand for rental housing in the PMA (2016 to 2021)</b>	<b>=</b>	<b>1,067</b>			
<b>Market Rate Units Proposed at Subject Property</b>		<b>55</b>			
<b>(equals) Project Penetration Rate (at 95% occupancy)</b>	<b>=</b>	<b>4.9%</b>			
<sup>1</sup> \$52,400 in 2016 based on average pricing of one-bedroom apartments in the competitive set. <sup>2</sup> Data from U.S. Census Bureau. <sup>3</sup> Source - <i>The Upscale Apartment Market: Trends and Prospects</i> . Prepared by Jack Goodman of Hartrey Advisors for the National Multi Housing Council.					
Source: Maxfield Research & Consulting, LLC					

The second part of the analysis calculates demand from existing households, or turnover demand. Younger households tend to be highly mobile, relative to older households. The youngest households are often unable to afford rents at the top of the market unless they receive assistance from their parents or desire a roommate. Mobility rates were identified by age group (utilizing Census data) and were applied to the existing household base.

Together with demand from projected household growth and turnover, the total demand for PMA market rate rental housing is summarized. In the PMA, total demand for income-qualified market rate housing over the next five years is 968 units. An additional proportion is added for households that would move to a rental project in the PMA who currently reside outside the PMA. We estimate that 20% of the demand potential for market rate rental housing in the PMA would be derived from outside the PMA, increasing demand to 1,209 units.

## **CONCLUSIONS & RECOMMENDATIONS**

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From the demand potential, we subtract pending rental developments in the PMA at market equilibrium (95% occupancy) to find the remaining excess demand in the Market Area. We identified one 149-unit market rate project expected to begin construction during 2016 in the PMA. Subtracting this pending project at equilibrium (95% occupancy) results in excess demand for 1,067 units of market rate rental housing in the PMA between 2016 and 2021.

It is our understanding that the Client is considering a 58-unit market rate rental housing development on the Site. Based on this concept, the project penetration rate (total units to be filled at 95% occupancy divided by the excess demand for rental housing in the PMA) is 4.9%. Given the quality of the subject property and the tight rental market conditions in the PMA, it is our professional opinion that this penetration rate is achievable.

### **Conclusions**

Multifamily rental housing has been a bright spot in the real estate industry for the past several years; here in the Twin Cities Metro Area and nationally. The downturn in the housing market and the overall economic slowdown initially created increased demand for rental housing, but vacancy rates climbed steadily from 2007 through 2009 with increased home buying due to the tax credit and increased unemployment. However, vacancy rates declined in 2010 and 2011 and have since held steady while rental traffic has increased according to leasing personnel.

As of the first quarter of 2016, the vacancy rate was 3.1% in the Metro Area, 1.7% in West St. Paul/South St. Paul, and 2.0% in the Inver Grove Heights/Mendota Heights/Lilydale submarket. Additionally, the newest competitive market rate properties in and near the PMA are currently 1.8% vacant. This information suggests that there is pent-up demand for market rate units in the PMA.

Apartment development is very active in the Twin Cities, with numerous projects either under construction or in the development pipeline. New rental properties recently completed or under construction in the Twin Cities are charging rents (on average) from \$1.50 per square foot to over \$2.60 per square foot, depending on the location of the property. Although many of the new rental properties have been built in or near Downtown Minneapolis, development is expanding outward to first- and second-tier suburban locations near areas of high employment. Recently opened suburban rentals have experienced strong absorption. New suburban rental properties are charging rents (on average, per month) between \$1.50 and \$1.80 per square foot, with several projects exceeding \$1.80 per square foot.

The housing market crash of the Great Recession pushed the homeownership rate down, resulting in new renters into the market, and home ownership psychology remains somewhat tenuous as a number of former owners lost their homes to foreclosure or sold at a loss. Additionally, many first-time home buyers are choosing rental housing over ownership housing. If mortgage interest rates remain low and job growth continues, prospects could be encouraged to move into the for-sale market, especially first-time homebuyers.

## CONCLUSIONS & RECOMMENDATIONS

Strong demographics from the echo boom generation will likely generate substantial rental housing demand over the next several years. Additionally, the Twin Cities Metro Area continues to see more lifestyle renters, those with busy professional lives and people who prefer to spend their free time in leisure pursuits rather than on upkeep and maintenance of a home.

The strongest sources of demand for new rental housing in the PMA will likely be young singles and couples without children in their late-20s to mid-30s who work in Saint Paul or nearby suburban communities. Mid-age households (never-nesters or empty-nesters) who want to sell their single-family homes and have more freedom for leisure pursuits could also account for a portion of demand for new rental housing in the area.

### Recommended Development Concept

Based on our assessment of market rate rental housing in the Market Area, including the occupancy rates and overall performance of new product, we find sufficient market support for additional market rate general occupancy rental units in the PMA. The 58-unit apartment development being considered for the Site would capture 4.9% of the excess demand for rental housing in the PMA.

Our review of current market conditions in the Market Area suggests that pricing and sizing for new construction, market rate general occupancy rental apartments would range as shown in Table 18 below.

<b>Unit Type</b>	<b>Total Units</b>	<b>% of Total</b>	<b>Average Square Feet</b>	<b>Avg. Market Rate Rent Range</b>	<b>Rent Per Square Foot</b>
Studio	3	5%	500 - 650	\$975 - \$1,100	\$1.69 - \$1.95
1BR	26	45%	700 - 850	\$1,200 - \$1,400	\$1.65 - \$1.71
1BR+Den	6	10%	900 - 1,000	\$1,425 - \$1,550	\$1.55 - \$1.58
2BR	23	40%	1,050 - 1,200	\$1,575 - \$1,700	\$1.42 - \$1.50
<b>Total/Average:</b>	<b>58</b>	<b>100%</b>	<b>894</b>	<b>\$1,389</b>	<b>\$1.55</b>
*Pricing is in 2016 dollars and can be trended upward by 2.0% to occupancy.					
Source: Maxfield Research & Consulting, LLC					

Considering that the target market for an apartment development will likely be young to mid-aged households, demand will likely be strongest for one-bedroom and two-bedroom units. However, offering unit floor plans such as a one-bedroom plus den should be considered. These unit layouts are often popular with older adults, seniors, and those that frequently work from home as the den will generally be used as a home office or guest room.

## CONCLUSIONS & RECOMMENDATIONS

---

Our assessment of appropriate unit sizes takes into account the likely target market for these units, competitive developments, and what we believe prospects may be willing to pay for new rental housing units in West St. Paul. Support for the recommended pricing will require offering modern features and amenities, similar to what exists at the newest projects in the area.

We recommend that a project offer the following unit features and common area amenities:

- Stainless steel kitchen appliances and solid surface (i.e. granite or quartz) countertops;
- Open floor plan, walk-in closets, in-unit full size washer and dryer, nine-foot ceilings, extra storage, and secure entry;
- Outdoor living options such as balconies, patios, grills, and a fire pit;
- Heated underground or attached garage parking (one stall included in the rent);
- Fitness room, bike storage, and social lounge/party room with large-screen television and a media/gaming center;
- Pet-friendly.

In an effort to maximize density on the Site, we suggest that a fourth floor be considered for the development concept. A four-story building would be consistent with new suburban apartment developments elsewhere in the Metro Area, as reflected in our survey of newer market rate apartment properties. A portion of the first floor could be utilized for common area amenities such as a fitness room and social lounge. Additional residential units could occupy the remainder of the first floor, and we find excess market demand in the PMA to support additional units on the Site.

Shared amenities at the existing Westview Park Apartments complex that are not available on the subject property (i.e. swimming pool) should be made available to tenants of the new building. We recommend that the landlord provide professional management, grounds/common area maintenance, trash removal, and common-area internet. Other utilities and optional fees (i.e. gas, water, electricity, telephone, cable/satellite television) should be the responsibility of the tenant.

We anticipate that the proposed development concept will be well-received by the target market. Household growth and turnover in the Market Area should lead to a successful lease up of the project; however, this will not be at the expense of existing facilities in the PMA as the current supply of market rate rental housing is well-below equilibrium.

### Projected Absorption

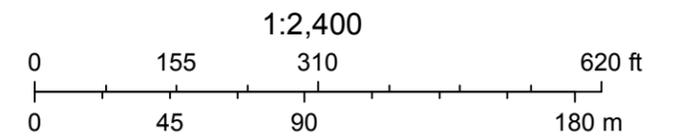
Based on current market conditions and vacancies among the existing competitive properties in the area surrounding the subject property, we estimate that a 58-unit development on the subject property coming on-line in early-summer 2018 would have approximately 20% of its units pre-leased with the remaining units leasing at a rate of five to seven units per month, on average. At this absorption rate, stabilized occupancy (95%) would be reached in roughly six to eight months.

This projected absorption rate assumes that the project would open for occupancy during the peak leasing season between early spring and mid-fall to allow for the maximum exposure to prospective renters and that an effective marketing campaign will be undertaken to generate awareness of the project. If the project comes on-line during the late fall or winter months, absorption will be slower, resulting in a slightly extended period from lease-up to stabilized occupancy.

# Property Map



October 4, 2016



Property Information

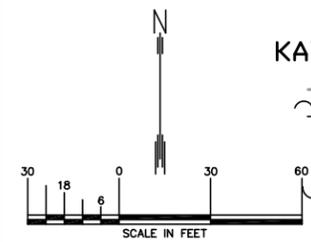
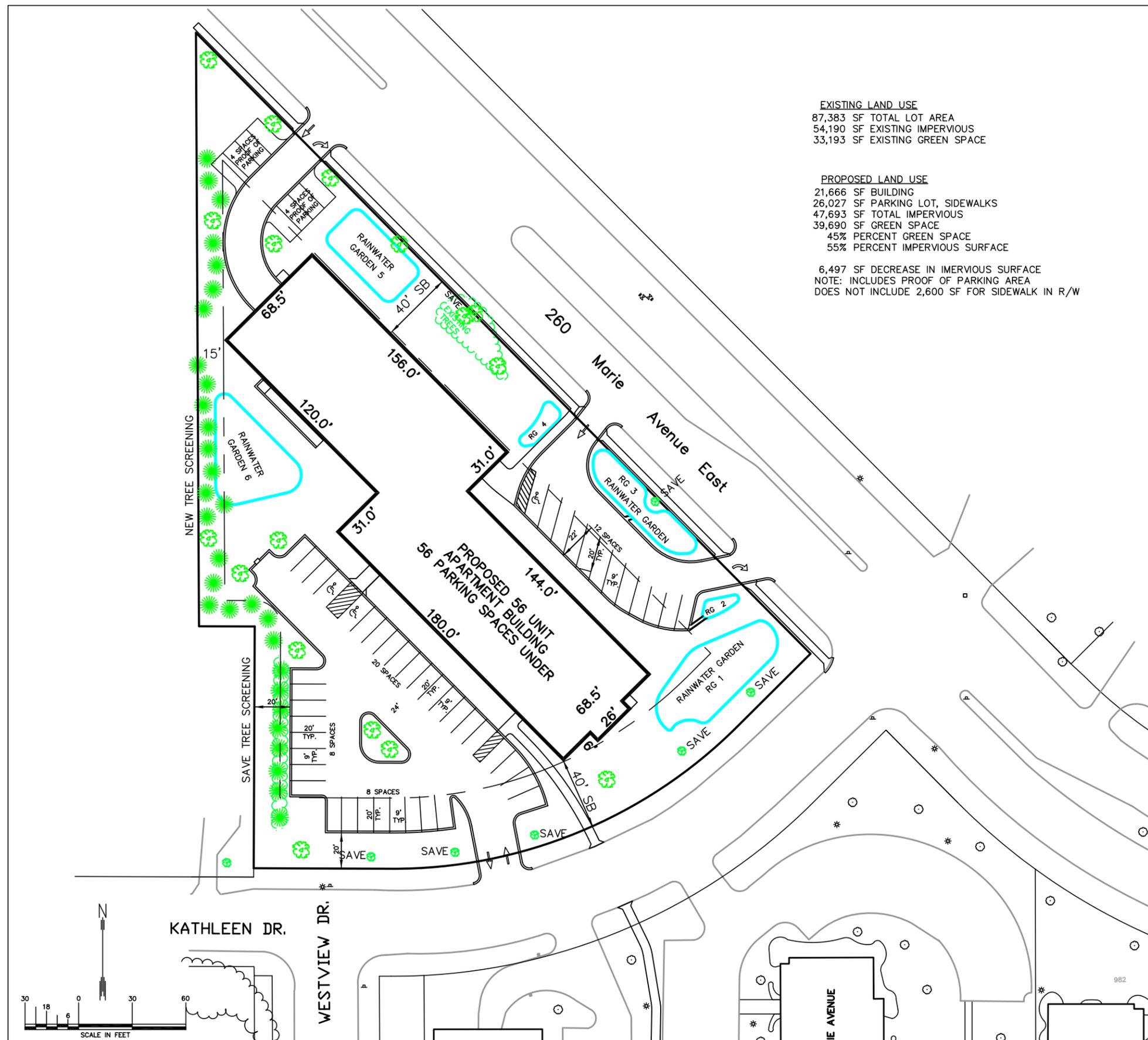
**EXISTING LAND USE**  
 87,383 SF TOTAL LOT AREA  
 54,190 SF EXISTING IMPERVIOUS  
 33,193 SF EXISTING GREEN SPACE

**PROPOSED LAND USE**  
 21,666 SF BUILDING  
 26,027 SF PARKING LOT, SIDEWALKS  
 47,693 SF TOTAL IMPERVIOUS  
 39,690 SF GREEN SPACE  
 45% PERCENT GREEN SPACE  
 55% PERCENT IMPERVIOUS SURFACE

6,497 SF DECREASE IN IMPERVIOUS SURFACE  
 NOTE: INCLUDES PROOF OF PARKING AREA  
 DOES NOT INCLUDE 2,600 SF FOR SIDEWALK IN R/W

INDEX OF SHEETS

- 1.) SITE PLAN
- 2.) EXISTING CONDITIONS
- 3.) GRADING AND EROSION CONTROL PLAN
- 4.) LANDSCAPE PLAN
- 5.) LIGHTING PLAN
- 6.) UTILITY PLAN
- 7.) FINAL PLAT



**G-Cubed Inc.**  
 Engineering  
 Surveying  
 Planning  
 285 Westview Drive  
 West Saint Paul, MN 55118  
 ph. 651.288.9474 fax 651.455.4948

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 Mark. R. Welch  
 DATE \_\_\_\_\_ REG. NO. 42736

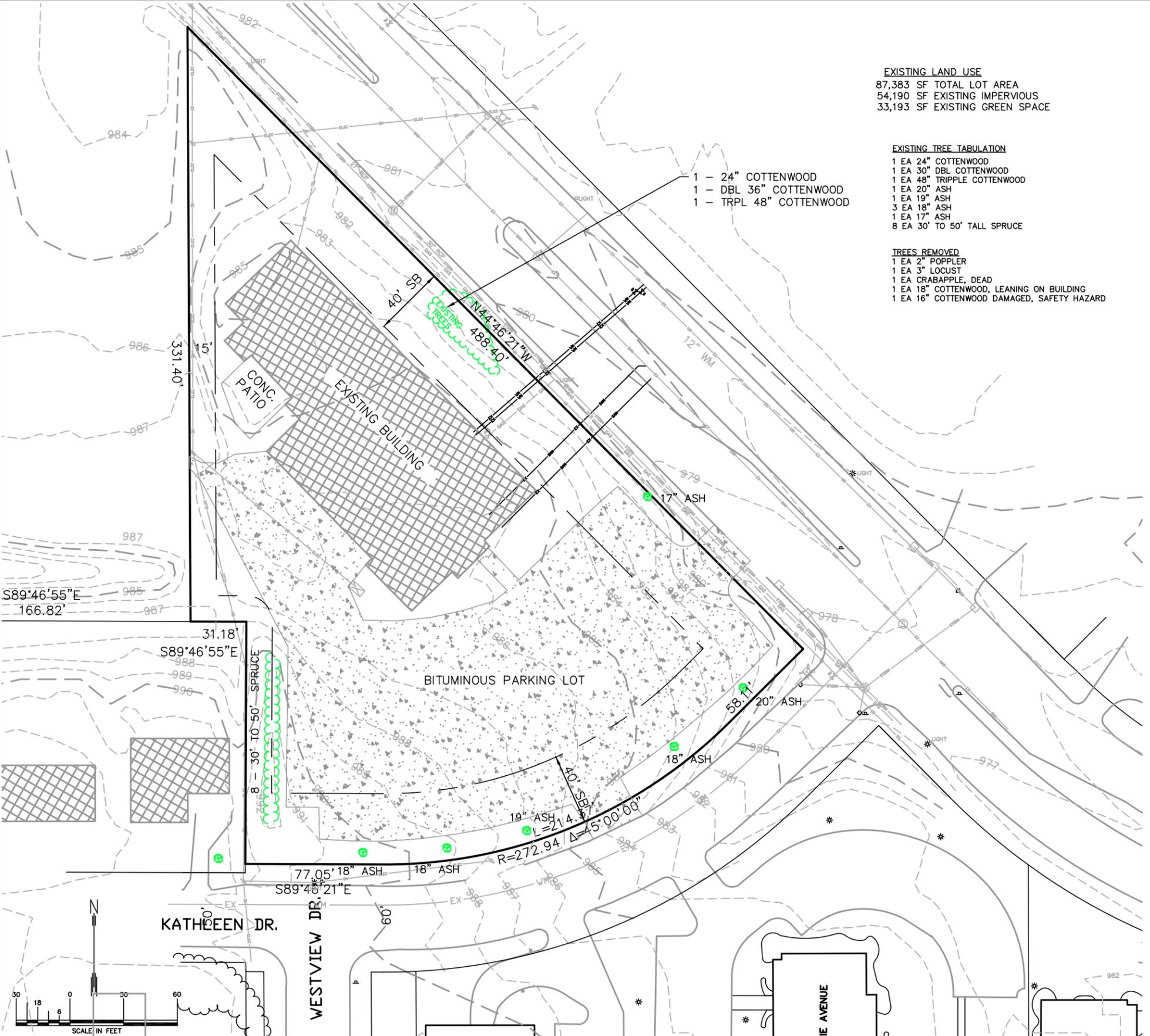
DESIGNED	DJT	REVISED	BY	DATE
DRAWN				
CHECKED				

LATEST REVISION: 10-18-2016  
 Prepared For:  
 Westview Park Apartments  
 285 Westview Drive  
 West Saint Paul, Mn 55118  
 FILE NO.: 16-290 WPA

CITY OF WEST SAINT PAUL  
 DAKOTA COUNTY, MINNESOTA  
 2017 CONSTRUCTION

260  
 MARIE AVENUE EAST

SITE  
 PLAN  
 SHEET 1 OF 7 SHEETS



**EXISTING LAND USE**  
 87,383 SF TOTAL LOT AREA  
 54,190 SF EXISTING IMPERVIOUS  
 33,193 SF EXISTING GREEN SPACE

**LEGAL DESCRIPTION**

Part of the SW 1/4 of the SE 1/4, of Section 20, Township 28, Range 22; beginning at a point 166.82 feet East of the Southwest corner of said SW 1/4, SE 1/4, thence North and parallel to the West line of said SW 1/4, SE 1/4 a distance of 332.71 feet to the southerly line of Marie Avenue, thence South 45 degrees 00 minutes East along the Southerly line of Marie Avenue, a distance of 471.25 feet to the south line of said SW 1/4, SE 1/4, thence West 328.83 feet to the point of beginning, Dakota County, Minnesota, according to the Government Survey thereof.  
 AND  
 Part of the NW 1/4 of the NE 1/4, Section 29, Township 28, Range 22; beginning at a point 198.0 feet East of the Northwest corner of said NW 1/4, NE 1/4, thence South along the East line of A.E. Rehnberg's Southview Addition, a distance of 135.00 feet to the North line of East Kathleen Drive, thence East 76.32 feet to the beginning of a curve to the Northeast, central angle 45 degrees 00 minutes, radius 252.94 feet, thence along the curve a distance of 214.37 feet to the point of Marie Avenue, thence North 45 degrees 00 minutes West a distance of 20.0 feet, to the North line of Section 29, thence West along the North line of Section 29, a distance of 297.65 feet to the point of beginning, according to the United States Government Survey thereof and situated in Dakota County, Minnesota.

- EXISTING TREE TABULATION**
- 1 EA 24" COTTENWOOD
  - 1 EA 30" DBL COTTENWOOD
  - 1 EA 48" TRIPPLE COTTENWOOD
  - 1 EA 20" ASH
  - 1 EA 19" ASH
  - 3 EA 18" ASH
  - 1 EA 17" ASH
  - 8 EA 30' TO 50' TALL SPRUCE

- TREES REMOVED**
- 1 EA 2" POPLER
  - 1 EA 3" LOCUST
  - 1 EA CRABAPPLE, DEAD
  - 1 EA 18" COTTENWOOD, LEANING ON BUILDING
  - 1 EA 16" COTTENWOOD DAMAGED, SAFETY HAZARD

PID NO. 42-02000-83-020  
 PID NO. 42-02900-06-032

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Mark. R. Welch  
 DATE \_\_\_\_\_ REG. NO. 42736

DESIGNED	REVISD	BY	DATE
DJT			

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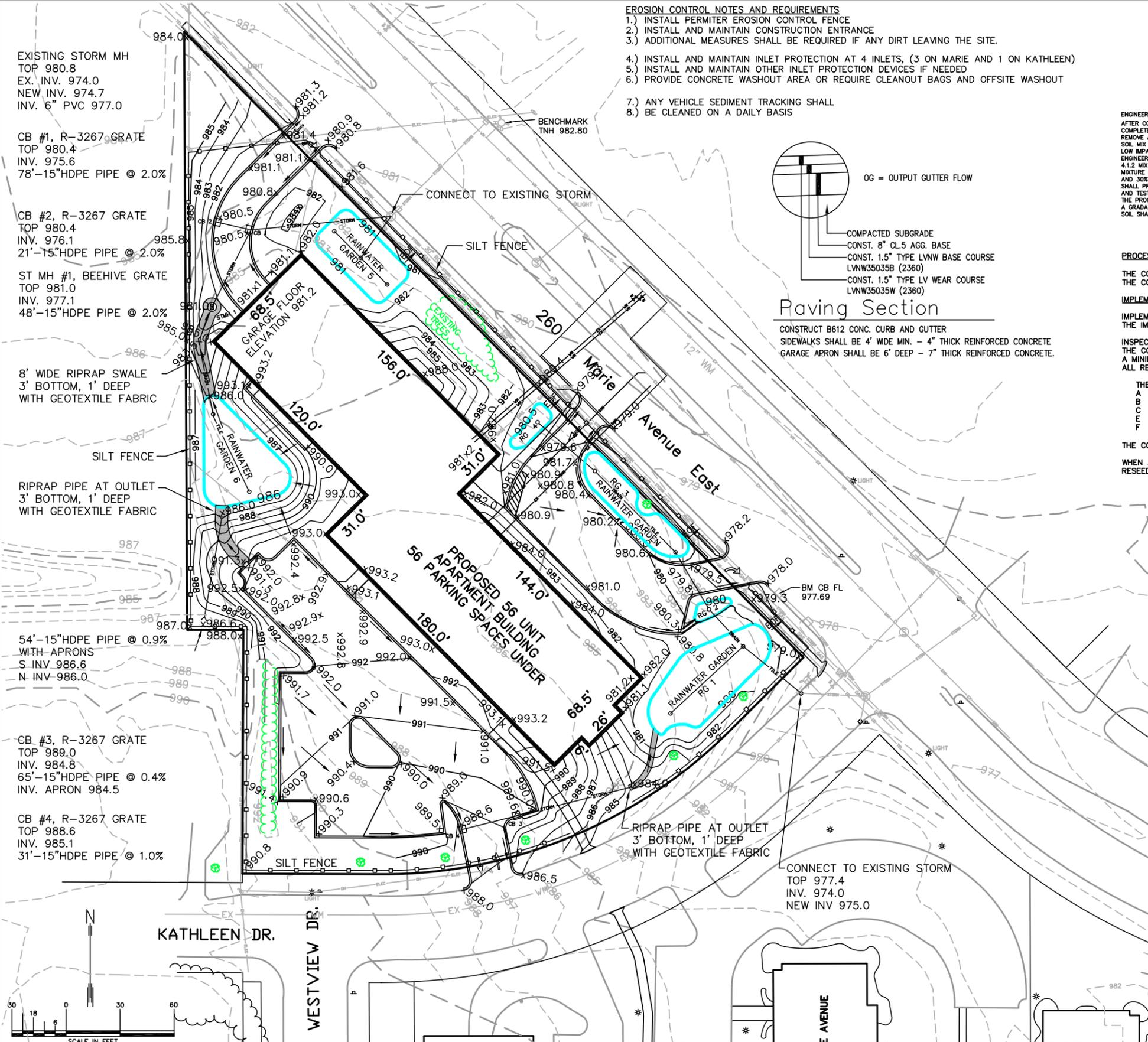
FILE NO.: 16-290 WPA

CITY OF WEST SAINT PAUL  
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 2017 CONSTRUCTION

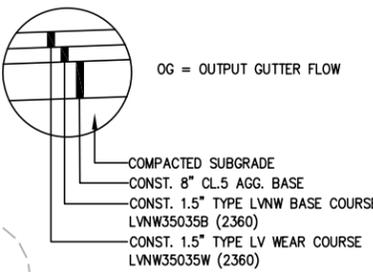
260  
 MARIE AVENUE EAST

EXISTING  
 CONDITIONS

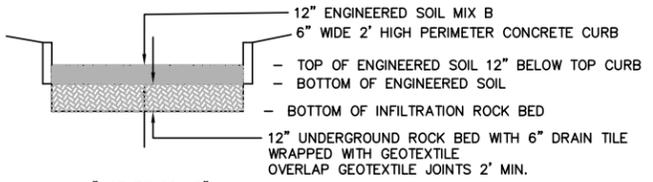
SHEET 2 OF 7 SHEETS



- EROSION CONTROL NOTES AND REQUIREMENTS**
- 1.) INSTALL PERMITTER EROSION CONTROL FENCE
  - 2.) INSTALL AND MAINTAIN CONSTRUCTION ENTRANCE
  - 3.) ADDITIONAL MEASURES SHALL BE REQUIRED IF ANY DIRT LEAVING THE SITE.
  - 4.) INSTALL AND MAINTAIN INLET PROTECTION AT 4 INLETS, (3 ON MARIE AND 1 ON KATHLEEN)
  - 5.) INSTALL AND MAINTAIN OTHER INLET PROTECTION DEVICES IF NEEDED
  - 6.) PROVIDE CONCRETE WASHOUT AREA OR REQUIRE CLEANOUT BAGS AND OFFSITE WASHOUT
  - 7.) ANY VEHICLE SEDIMENT TRACKING SHALL
  - 8.) BE CLEANED ON A DAILY BASIS



**GOVERNING SPECIFICATIONS**  
THE MOST RECENT EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION", SUBJECT TO ANY AMENDMENTS & THE 2013 EDITION OF THE "STANDARD UTILITIES SPECIFICATIONS" AS PER THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA SHALL GOVERN.



**ENGINEERED SOIL MIX B SPECIFICATION**  
AFTER CONTRIBUTING DRAINAGE AREA VEGETATION IS FULLY ESTABLISHED COMPLETE THE CONSTRUCTION OF RAINWATER GARDEN.  
REMOVE ANY SILT/SOIL AND BACKFILL WITH ENGINEERED SOIL MIX B AND CONSTRUCT MEETING DAKOTA COUNTY SWCD LID LOW IMPACT DEVELOPMENT STANDARDS.  
ENGINEERED SOIL SHALL MEET MINNESOTA STORMWATER MANUAL 4.1.2 MIX B: ENHANCED FILTRATION BLEND (WELL BLENDED MIXTURE OF 70% ASTM C-33 COARSE WASHED SAND (MnDOT 3126) AND 30% MIDDOT 3890 GRADE 2 LEAF LITTER COMPOST). THE MATERIAL SHALL PROVIDE DOCUMENTATION THAT THE COMPOST HAS BEEN SAMPLED AND TESTED AS REQUIRED BY THE SEAL OF TESTING ASSURANCE (STA) THE PROGRAM OF THE UNITED STATES COMPOSTING COUNCIL (USSC) AND A GRADATION SIEVE ANALYSIS FOR THE WASHED SAND. THE ENGINEERED SOIL SHALL NOT CONTAIN ANY TOPSOIL OR FILTER AGGREGATE WITH FINES.

**PROCESS TO FINAL STABILIZATION:**

THE CONTRACTOR SHALL SEED AND/OR SOD MULCH WITH APPROVED PRODUCTS AS SOON AS POSSIBLE IN ORDER TO ESTABLISH VEGETATION. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL UNTIL THE VEGETATION IS FULLY ESTABLISHED AND ALL EVIDENCE OF EROSION IS ADDRESSED.

**IMPLEMENTATION AND INSPECTIONS**

**IMPLEMENTATION:**  
THE IMPLEMENTATION OF THIS PLAN SHALL BE OVERSEEN BY THE OWNER AND THE CONTRACTOR.

**INSPECTIONS:**  
THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE NPDES PERMIT AND SHALL BE RESPONSIBLE FOR FILLING OUT INSPECTION REPORTS A MINIMUM OF ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL GREATER THAN 0.5 INCHES IN 24 HOURS. ALL REPORTS SHALL BE KEPT ON FILE AND RETAINED WITH THE SWPPP.

- THEY SHALL INCLUDE:
- A DATE AND TIME
  - B NAME OF PERSON CONDUCTING INSPECTION
  - C FINDING OF INSPECTION, INCLUDING RECOMMENDATION FOR CORRECTIVE ACTIONS.
  - E DATE AND TIME OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN 24 HOURS
  - F DOCUMENTATION OF CHANGES MADE TO THE SWPPP

THE CONTRACTOR'S WORK SHALL INCLUDE MAKING ADJUSTMENTS IN THE FIELD IN ORDER TO MINIMIZE EROSION AND MAXIMIZE THE CONTROL OF SEDIMENT.

WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY EROSION STRUCTURES. RESEED ANY AREAS DISTURBED BY THE REMOVAL OF THE TEMPORARY EROSION STRUCTURES.

**GRADING NOTES:**

- 1.) ALL EROSION CONTROL MEASURES SHALL MEET AND/OR EXCEED THE CITY OF WEST SAINT PAUL, STORM WATER MANAGEMENT REQUIREMENTS.
- 2.) SILT FENCE, CONSTRUCTION ENTRANCE, ARE TO BE CONSTRUCTED FIRST.
- 3.) ALL GRADING SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION.
- 4.) SPREAD 4" TOPSOIL SEED AND MULCH OVER DISTURBED AREAS EXCEPT PARKING AND BUILDING AREAS.
- 5.) CITY OF WEST SAINT PAUL INSPECTOR MAY BE PRESENT DURING SOIL TESTING, TEST ROLLING IS REQUIRED.
- 6.) ALL TEMPORARY STAGING STOCKPILES, AND BORROW SHALL BE MAINTAINED AND CONTROLLED.
- 7.) ALL BUILDING PAD AREAS SHALL BE INSPECTED AND APPROVED BEFORE FILL PLACEMENT.

**RAINWATER GARDEN - RG 1**

TOP OF PERIMETER CURB 980.0  
BOTTOM OF ENGINEERED SOIL 978.0  
100 YR HWL 980.1  
STORAGE VOLUME 2,125sf x 1.0'x30% = 637 Cu.Ft.  
PLUS 2,125sf x 1.0' = 2,125 Cu.Ft.

**RAINWATER GARDEN - RG 2**

TOP OF PERIMETER CURB 980.0  
BOTTOM OF ENGINEERED SOIL 978.0  
100 YR HWL 980.1  
STORAGE VOLUME 140sf x 1.0'x30% = 42 Cu.Ft.  
PLUS 140sf x 1.0' = 140 Cu.Ft.

**RAINWATER GARDEN - RG 3**

TOP OF PERIMETER CURB 980.0  
BOTTOM OF ENGINEERED SOIL 978.0  
100 YR HWL 980.1  
STORAGE VOLUME 1,046sf x 4.5'x30% = 313 Cu.Ft.  
PLUS 1,046sf x 1.0' = 1,046 Cu.Ft.

**RAINWATER GARDEN - RG 4**

TOP OF PERIMETER CURB 980.5  
BOTTOM OF ENGINEERED SOIL 978.5  
100 YR HWL 978.6  
STORAGE VOLUME 238sf x 1.0'x30% = 71 Cu.Ft.  
PLUS 238sf x 1.0' = 238 Cu.Ft.

**RAINWATER GARDEN - RG 5**

TOP OF PERIMETER CURB 981.0  
BOTTOM OF ENGINEERED SOIL 979.0  
100 YR HWL 981.1  
STORAGE VOLUME 1,320sf x 1.0'x30% = 1,386 Cu.Ft.  
PLUS 1,320sf x 1.0' = 1,320 Cu.Ft.

**RAINWATER GARDEN - RG 6**

TOP OF PERIMETER CURB 986.0  
BOTTOM OF ENGINEERED SOIL 984.0  
100 YR HWL 986.1  
STORAGE VOLUME 1,890sf x 1.0'x30% = 1,984 Cu.Ft.  
PLUS 1,890sf x 1.0' = 1,890 Cu.Ft.

**WARNING**  
BEFORE DIGGING CALL GOPHER  
STATE ONE CALL FOR LOCATIONS  
DIAL - 1-800-252-1166  
REQUIRED BY LAW

**G-Cubed Inc.**  
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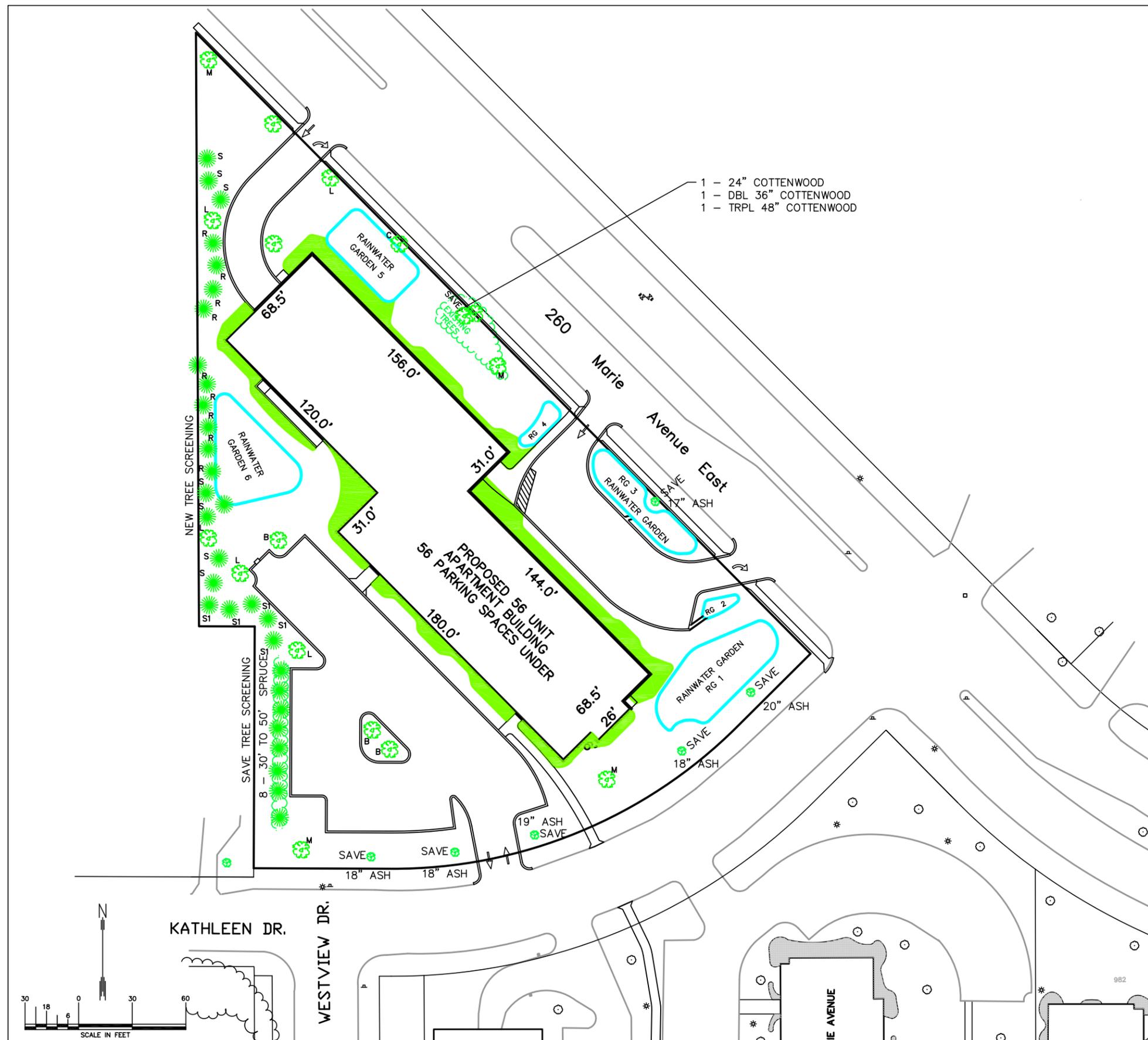
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CITY OF WEST SAINT PAUL  
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MARIE AVENUE EAST

GRADING AND  
EROSION CONTROL PLAN

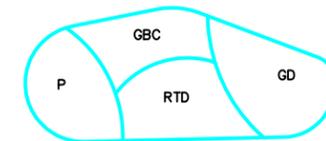
SHEET 3 OF 7 SHEETS



INFILTRATION BASIN / RAINWATER GARDEN PLANTING SCHEDULE

KEY	COMMON/BOTANICAL NAME	QUANTITY	SPACING	NOTES	AREA SF
P	BLUE GRAMA	340	2' OC	plant in groups of 10 or more	1,350
GBC	GLOSS BLACK CHOKEBERRY	50	5' OC	plant in groups of 5 or more	1,350
RTD	RED TWIGGED DOGWOOD	40	6' OC	plant in groups of 5 or more	1,350
GD	GRAY DOGWOOD	20	8' OC	plant in groups of 5 or more	1,350
BG	BIG BLUESTEM GRASS	2500	6" OC	plant in groups of 10 or more	675
IG	INDIAN GRASS	2500	6" OC	plant in groups of 10 or more	675

ALTERNATIVE AND/OR ADDITIONAL NATIVE PLANTINGS MAY BE SUBSTITUTED AS AVAILABLE AND APPROVED NATIVE GRASSES SHALL BE INSTALLED IN GROUPS RANDOMLY AS DIRECTED INSTALL 4" THICK MINIMUM SHREADED WOOD MULCH AROUND PLANTS



TYPICAL RAINWATER GARDEN PLANTING

TREE AND BUSH PLANTING AND SCHEDULE

KEY	QTY	COMMON/BOTANICAL NAME	SIZE	SPACING	NOTES
M	3	RED MAPLE <i>Acer rubrum</i>	2.5 caliper inch	45' = 2.5 caliper inch	
B	3	RIVER BIRCH <i>Betula populifolia 'Whitespire'</i>	1.5 caliper inch	45' = 4.5 caliper inch	clump (3 min).
C	1	FLOWERING CRABAPPLE <i>Malus spp.</i>	2 caliper inch	as shown = 2.0 caliper inch	
S1	5	BLACK HILLS SPRUCE <i>Picea glauca 'densata'</i>	20' ht	15' = 3.0 caliper inch	
S	8	BLACK HILLS SPRUCE <i>Picea glauca 'densata'</i>	6' ht	15' = 2.5 caliper inch	
L	5	GREENSPIRE LINDEN <i>Tilia cordata 'Greenspire'</i>	2 caliper inch	45' = 2.0 caliper inch	
H	2	CANADIAN HEMLOCK <i>Tsuga caANDensis</i>	6' ht	10' = 2.5 caliper inch	
R	10	RED CEDAR <i>Juniperus virginiana</i>	6' ht	15' = 2.5 caliper inch	

EXISTING TREES SHALL BE SAVED AND PROTECTED.

PLANTING NOTES:

- 1) IMMEDIATELY BEFORE SEEDING, SOIL SHALL BE TILLED TO A DEPTH OF 2" TO IMPROVE SEED TO SOIL CONTACT AND WATER INFILTRATION.
- 2) SEEDING SHALL BE DONE FROM APRIL 15 TO JULY 15, AND SEPTEMBER 15 UNTIL THE GROUND FREEZES. NO SEEDING SHALL BE DONE FROM JULY 15 TO SEPTEMBER 15.
- 3) PROVIDE WATER, IF NECESSARY, TO AID IN ESTABLISHMENT AFTER SEEDING.
- 4) TREES SHALL HAVE BACKFILL SOIL AMENED WITH COMPOST OR PEAT MOSS.
- 5) TREES SHALL BE WATERED AS NEEDED TO AID IN ESTABLISHMENT. DURING DRY PERIODS, WATER AT LEAST ONCE A WEEK, AND MORE OFTEN DURING HEIGHT OF SUMMER. - UNTIL OCTOBER 1ST, AFTER THAT DATE WATERING BY OWNER.
- 6) TREES SHALL HAVE WOOD CHIP MULCH PLACED OVER ROOT BALL AFTER INITIAL PLANTING AND WATERING, TO A DEPTH OF 4".
- 7) NO TREES SHALL BE PLACED WITHIN 25' FROM BP PIPELINE
- 8) TREES IN XCEL POWERLINE EASEMENT SHALL BE ON THE APPROVED XCEL TREE LIST.

NATIVE FOUNDATION PLANTING SCHEDULE

KEY	QTY	COMMON/BOTANICAL NAME	SIZE	SPACING	NOTES
F	50	<i>Symphoricarpos orbiculatus</i> coral berry	#3 POT	3'	plant in groups of 10 to 20
F	50	<i>Symphoricarpos albus</i> white snowberry	#3 POT	3'	plant in groups of 10 to 20
F	50	<i>Ribes odoratum</i> clove current	#3 POT	3'	plant in groups of 10 to 20
F	50	<i>Aronia melanocarpa</i> black chokeberry	#3 POT	3'	plant in groups of 10 to 20

FOUNDATION AREA = 0.13 ACRES, APPROXIMATELY 100 PLANTS

YARD AREAS SHALL BE SOD OR MNDOT SEED MIXTURE 25-151 AND MULCHED INFILTRATION RAINWATER GARDENS SHALL BE MNDOT SEED MIXTURE 34-171 (NATIVE) AND MULCHED ALL SEED SHALL BE APPLIED AT 85 LBS/ACRE.

**G-Cubed Inc.**  
Engineering  
Surveying  
Planning  
285 Westview Drive  
West Saint Paul, MN 55118  
ph. 651.288.9474 fax 651.455.4948

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA  
Mark. R. Welch  
DATE \_\_\_\_\_ REG. NO. 42736

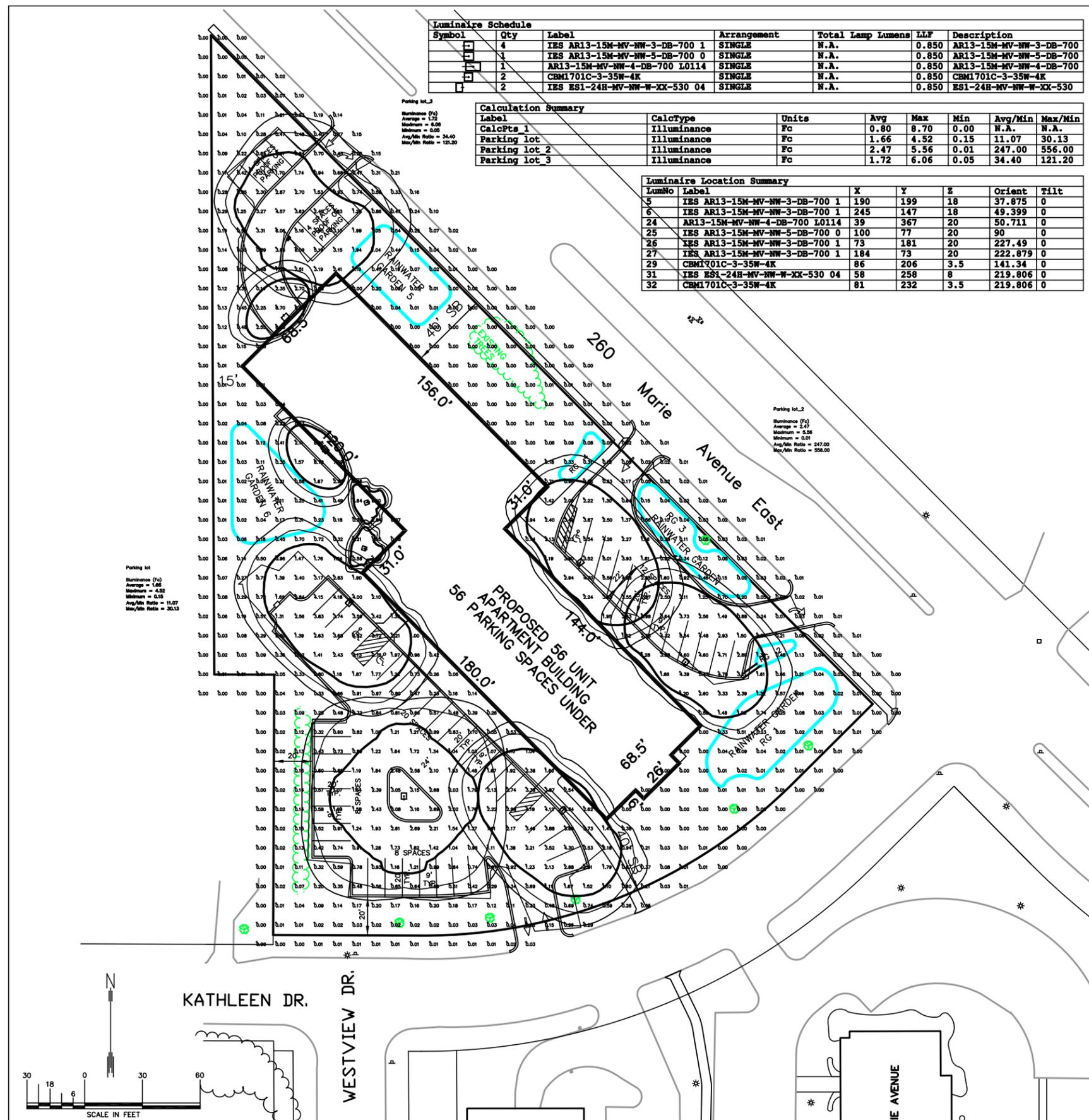
DESIGNED	DJT	REVISD	BY	DATE
DRAWN				
CHECKED				

LATEST REVISION: 10-18-2016  
Prepared For:  
Westview Park Apartments  
285 Westview Drive  
West Saint Paul, Mn 55118  
FILE NO.: 16-290 WPA

CITY OF WEST SAINT PAUL  
DAKOTA COUNTY, MINNESOTA  
2017 CONSTRUCTION

260  
MARIE AVENUE EAST

LANDSCAPE  
PLAN  
SHEET 4 OF 7 SHEETS



Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
[Symbol]	4	IES AR13-15M-MV-NW-3-DB-700 1	SINGLE	N.A.	0.850	AR13-15M-MV-NW-3-DB-700
[Symbol]	1	IES AR13-15M-MV-NW-5-DB-700 0	SINGLE	N.A.	0.850	AR13-15M-MV-NW-5-DB-700
[Symbol]	1	AR13-15M-MV-NW-4-DB-700 L0114	SINGLE	N.A.	0.850	AR13-15M-MV-NW-4-DB-700
[Symbol]	2	CBM1701C-3-35W-4K	SINGLE	N.A.	0.850	CBM1701C-3-35W-4K
[Symbol]	2	IES E51-24H-MV-NW-W-XX-530 04	SINGLE	N.A.	0.850	E51-24H-MV-NW-W-XX-530

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	Illuminance	Fc	0.80	8.70	0.00	N.A.	N.A.
Parking lot 2	Illuminance	Fc	1.66	4.52	0.15	11.07	30.13
Parking lot 3	Illuminance	Fc	2.47	5.56	0.01	247.00	556.00
Parking lot 3	Illuminance	Fc	1.72	6.06	0.05	34.40	121.20

LumNo	Label	X	Y	Z	Orient	Tilt
5	IES AR13-15M-MV-NW-3-DB-700 1	190	199	18	37.875	0
6	IES AR13-15M-MV-NW-3-DB-700 1	245	147	18	49.399	0
24	AR13-15M-MV-NW-4-DB-700 L0114	39	367	20	50.711	0
25	IES AR13-15M-MV-NW-5-DB-700 0	100	77	20	90	0
26	IES AR13-15M-MV-NW-3-DB-700 1	73	181	20	227.49	0
27	IES AR13-15M-MV-NW-3-DB-700 1	184	73	20	222.879	0
29	CBM1701C-3-35W-4K	86	206	3.5	141.34	0
31	IES E51-24H-MV-NW-W-XX-530 04	58	258	8	219.806	0
32	CBM1701C-3-35W-4K	81	232	3.5	219.806	0

### OVAALI SERIES

PROJECT # \_\_\_\_\_ DATE \_\_\_\_\_  
PROJECT NAME \_\_\_\_\_  
QUANTITY \_\_\_\_\_ TYPE \_\_\_\_\_  
 FOR APPROVAL  FOR INFORMATION

OL30 Weight: 25 lb (11.3 kg) EPA: 0.47 ft<sup>2</sup>  
OL35 Weight: 35 lb (15.9 kg) EPA: 0.75 ft<sup>2</sup>

Luminaire	LED Qty	Current	Wattage	CCCT	Light Distribution	Voltage	Finish (RAL)	Options
OL30	18	LED05 (330 mA)	30W	40K (4000°K)	Type I AGI Silver	120 to 277	(R0) Black (standard)	(PER) Twist-lock photocell receptacle
	36	40W	40K	Type II AGI Silver	120 to 480	(R0) Black (standard)	(PER) Twist-lock photocell receptacle	
	54	60W	40K	Type III AGI Silver	347 to 480	(R0) Black (standard)	(PER) Twist-lock photocell receptacle	
	18	LED07 (700 mA)	40W	300K (3000°K)	Type I 4.3F-47	120 to 277	(R0) Black (standard)	(PER) Twist-lock photocell receptacle
	36	80W	300K	Type II 4.3F-47	347 to 480	(R0) Black (standard)	(PER) Twist-lock photocell receptacle	
	54	120W	300K	Type III 4.3F-47	347 to 480	(R0) Black (standard)	(PER) Twist-lock photocell receptacle	
OL35	18	LED05 (330 mA)	30W	40K (4000°K)	Type V -1.8F-47	120 to 277	(R0) Black (standard)	(TRP) 7-pin twist lock photocell receptacle with photocell
	36	60W	40K	Type VI -1.8F-48	120 to 480	(R0) Black (standard)	(TRP) 7-pin twist lock photocell receptacle with photocell	
	54	90W	40K	Type VII -1.8F-48	120 to 480	(R0) Black (standard)	(TRP) 7-pin twist lock photocell receptacle with photocell	
	72	120W	40K	Type VIII -1.8F-48	120 to 480	(R0) Black (standard)	(TRP) 7-pin twist lock photocell receptacle with photocell	
	90	150W	40K	Type IX -1.8F-48	120 to 480	(R0) Black (standard)	(TRP) 7-pin twist lock photocell receptacle with photocell	
	108	180W	40K	Type X -1.8F-48	120 to 480	(R0) Black (standard)	(TRP) 7-pin twist lock photocell receptacle with photocell	
	18	LED07 (700 mA)	40W	300K (3000°K)	Type I 4.3F-47	120 to 277	(R0) Black (standard)	(PER) Twist-lock photocell receptacle
	36	80W	300K	Type II 4.3F-47	347 to 480	(R0) Black (standard)	(PER) Twist-lock photocell receptacle	
	54	120W	300K	Type III 4.3F-47	347 to 480	(R0) Black (standard)	(PER) Twist-lock photocell receptacle	
	72	160W	300K	Type IV 4.3F-47	347 to 480	(R0) Black (standard)	(PER) Twist-lock photocell receptacle	
	90	190W	300K	Type V 4.3F-47	347 to 480	(R0) Black (standard)	(PER) Twist-lock photocell receptacle	
	108	230W	300K	Type VI 4.3F-47	347 to 480	(R0) Black (standard)	(PER) Twist-lock photocell receptacle	
	18	LED08 (800 mA)	240W	4000K	Type VII 4.3F-47	347 to 480	(R0) Black (standard)	(PER) Twist-lock photocell receptacle

### LEOTEK LITE-ON GROUP

## Eseta™ LED Wall Sconce ES

Project: \_\_\_\_\_  
Type: \_\_\_\_\_  
Catalog No: \_\_\_\_\_

**Luminaire Data**  
Weight: 9.9 lbs (4.5 kg)  
14.6 lbs (6.6 kg) with EM, MS options

**Ordering Information**  
Sample Catalog No. ES1-24H-MV-NW-W-XX-530 04

Product	No. & Type of LEDs	Voltage	Color Temperature <sup>1</sup>	Distribution	Finish <sup>2</sup>	Drive Current <sup>3</sup>	Options
ES1	24H 48H	MV 120-277V HV 147-480V	3000K 4000K 5000K	W Wide FT Forward Throw	BK Black DB Dark Bronze GY Grey WH White	350 350mA 530 530mA 700 700mA	PC Motion Sensor, L2 Lens MSL2* Motion Sensor, L3 Lens EM* Emergency Battery System FSR100 Motion Sensor Configuration Tool

Notes:  
1. Consult factory for other color temperatures.  
2. Consult factory for non-standard finish options.  
3. Factory set drive current, non-field adjustable. 700mA is not available for 48H version. Refer to performance data on page 2. Consult factory for other drive current options.  
4. Motion Sensor available with MV only. Motion Sensor default setting dims luminaire to 50% when no motion is detected for 5 minutes. Field adjustable settings available using FSR100 option.  
5. Emergency battery system available with MV only. 3-year limited warranty on Emergency Battery System.

© 2016 Lutron Electronics USA  
ES Spec Sheet, 08/2016. Specifications subject to change without notice.

### SSA Square Straight Aluminum Pole No Arm - 4-Bolt Base

**Base Style**  
4-Bolt Cast Aluminum Base with 4-1/2" x 4-1/2" x 1/2" Aluminum Base Plate. 304-SS Aluminum Base to Bolt Covers.

**Handhole**  
4-1/2" x 4-1/2" Handhole with 1/2" x 1/2" x 1/2" Aluminum Handhole Cover. 304-SS Aluminum Handhole Cover. Handhole Cover is provided opposite the Handhole.

**Anchorage**  
Anchorage Kit will include four (4) 1/2" x 1/2" x 1/2" Aluminum Anchor Bolts. Anchoring Kit includes four (4) 1/2" x 1/2" x 1/2" Aluminum Anchor Bolts. All hardware will be provided per ASTM A193.

**Vibration Damper**  
A vibration damper is required if the pole is to be used in areas with high wind speeds. A vibration damper will be provided. Customer specification of the damper is available.

**Mounting Designation**  
Side Drive Mount  
For Side Drive Mount applications specify the height, width, and depth. A luminaire mounting template must be supplied at time of order.

C	D	F	G	H	I
Base Dia.	Top Dia.	Base Dia.	Base Dia.	Base Dia.	Base Dia.
4	4	8.5 - 9.5	8.875	1.8	75 x 17 x 3
5	5	10.0 - 11.0	10.25	2.0	75 x 20 x 3
6	6	12 - 13	12.75	2.25	1 x 30 x 4
6.875	6.875	13 - 14	13.5	2.25	1 x 30 x 4

140 hupco www.hupco.com

### Clio

All Cyclone bollards are manufactured with an extrusion base and permanent cast aluminum head module including a water tight IP67 light engine. They are extremely durable and are delivered with vandal proof hardware allowing ease of maintenance while protecting against vandalism. All bollards are painted with a high quality polyester powder coating using an electrostatic process.

**HARDWARE**  
All exposed hardware are made of stainless steel.

**OPIONS**  
PC - Button type Photocell.  
GR - Ground fault duplex receptacle.

**COATING**  
polyester powder coating.

**Standard color:**  
Black, White, Gray, Dark green

**Optional, RAL colors also available.**

**Finish:**  
TK (textured)  
SM (smooth)  
HG (Marine grade)\*

\* Marine grade consists of an application of epoxy primer and a polyester powder coat paint. (2 mils / 75 microns). The finish meets the ASTM D2, D3, D104 and D3247 requirements relative to salt spray, corrosion and humidity resistance.

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**WARNING**  
 BEFORE DIGGING CALL GOPHER  
 STATE ONE CALL FOR LOCATIONS  
 DIAL - 1-800-252-1166  
 REQUIRED BY LAW

**GENERAL CONSTRUCTION NOTES**

- 1.) REPLACE EXISTING 6" WATERMAIN SERVICE WITH NEW 6" WATERMAIN SERVICE AND NEW 6" GATE VALVE
- 2.) REPLACE EXISTING 2" WATERMAIN SERVICE WITH NEW 6" WATERMAIN SERVICE AND NEW 8" GATE VALVE
- 3.) REPLACE EXISTING 4" SANITARY SEWER SERVICE WITH 8" SANITARY SEWER SERVICE
- 4.) SAWCUT, FULL DEPTH EXISTING BITUMINOUS PAVEMENT, CONCRETE ISLAND AND CONCRETE CURB
- 5.) REMOVE AND PROPERLY DISPOSE OF BITUMINOUS AND CONCRETE
- 6.) SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF WEST SAINT PAUL
- 7.) OBTAIN PERMITS FROM CITY OF WEST SAINT PAUL AND SAINT PAUL WATER DEPARTMENT.
- 8.) MATCH EXISTING STREET SECTION MATERIAL THICKNESS FOR BITUMINOUS AND AGGREGATE BASE

**WATERMAIN CONSTRUCTION NOTES:**

- 1.) WATERMAIN WORK SHALL CONFORM TO THE CURRENT SAINT PAUL WATER UTILITY STANDARDS FOR THE INSTALLATION OF WATERMANS.
- 2.) SANITARY SEWER WORK SHALL COMPLY WITH THE CURRENT CITY ENGINEERS ASSOCIATION OF MINNESOTA: STANDARD SPECIFICATIONS:.
- 5.) MEGA LUG RESTRAINING BOLT SYSTEM SHALL BE USED ON WATERMAIN. (SPW STD. DETAIL D-11)
- 4.) WATERMANS SHALL BE POLY WRAPPED.
- 5.) WATERMAIN SHALL HAVE COPPER STRAPS ON SLIP JOINT PIPE - COPPER CLIPS ARE NOT ACCEPTABLE.
- 6.) WATER SERVICES OUTSIDE OF THE RIGHT OF WAY LINE SHALL BE COMPLETED UNDER THE DIRECTION OF A LICENSED PLUMBER.
- 7.) WATER SERVICES SHALL BE INSTALLED INDEPENDENTLY OF THE WATERMAIN AFTER ACCEPTANCE.
- 8.) HYDRANTS SHALL BE WP-1 (WATEROUS PACER, SINGLE STEAMER, ST. PAUL THREADS), GATE VALVES SHALL BE RED NUT (RIGHT HANDED).

**STREET CLOSURE AND CONSTRUCTION NOTES:**

1. CLOSE HALF THE STREET AT ONE TIME TO TRAFFIC AND OPEN CUT
2. ALL WORK MUST BE APPROVED BY THE CITY
3. SUBMIT TRAFFIC CONTROL PLAN TO CITY FOR APPROVAL
4. ALL WORK MUST BE APPROVED BY THE CITY
5. NOTIFY CITY 48 HOURS BEFORE WORK BEGINS, START WORK AFTER CITY APPROVAL
6. SAWCUT BITUMINOUS AND CONCRETE - FULL DEPTH
7. REMOVE AND DISPOSE OF EXISTING SAN. SEWER AND WATERMAIN SERVICES
8. REPLACE CLASS 5, BITUMINOUS, CURB AND GUTTER.

MATCH EXISTING STREET, CURB, AND SIDEWALK SECTION AND GRADES

EXISTING STORM MH  
 TOP 980.8  
 EX. INV. 974.0  
 NEW INV. 974.7  
 INV. 6" PVC 977.0

CB #1, R-3267 GRATE  
 TOP 980.4  
 INV. 975.6  
 78'-15"HDPE PIPE @ 2.0%

CB #2, R-3267 GRATE  
 TOP 980.4  
 INV. 976.1  
 21'-15"HDPE PIPE @ 2.0%

ST MH #1, BEEHIVE GRATE  
 TOP 981.0  
 INV. 977.1  
 48'-15"HDPE PIPE @ 2.0%

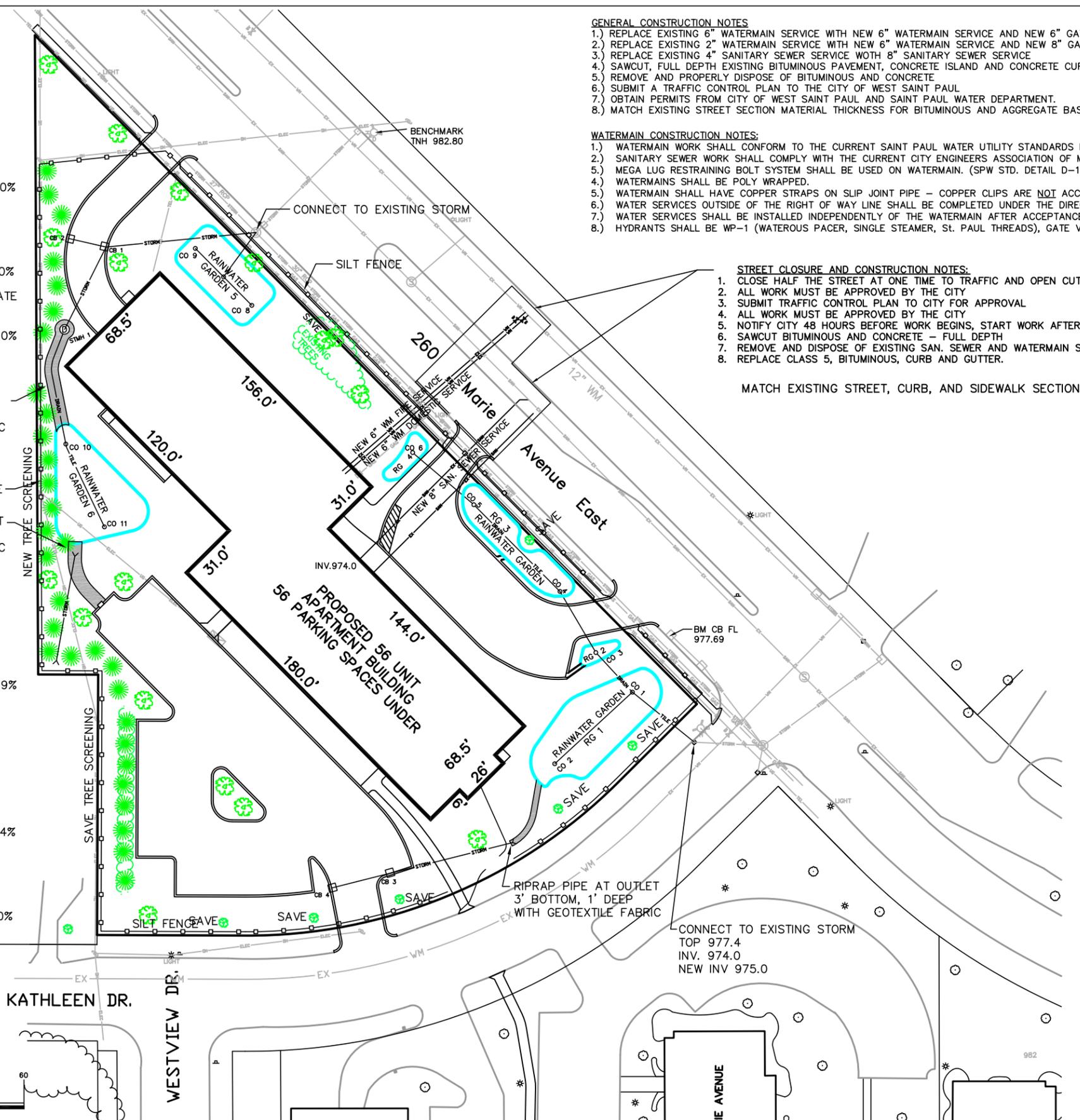
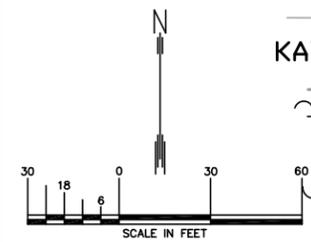
8' WIDE RIPRAP SWALE  
 3' BOTTOM, 1' DEEP  
 WITH GEOTEXTILE FABRIC

8' WIDE RIPRAP SWALE  
 3' BOTTOM, 1' DEEP  
 WITH GEOTEXTILE FABRIC

54'-15"HDPE PIPE @ 0.9%  
 WITH APRONS  
 S INV 986.6  
 N INV 986.0

CB #3, R-3267 GRATE  
 TOP 989.0  
 INV. 984.8  
 65'-15"HDPE PIPE @ 0.4%  
 INV. APRON 984.5

CB #4, R-3267 GRATE  
 TOP 988.6  
 INV. 985.1  
 31'-15"HDPE PIPE @ 1.0%



**RAINWATER GARDEN - RG 1**

TOP OF PERIMETER CURB 980.0  
 BOTTOM OF ENGINEERED SOIL 978.0  
 BOTTOM OF ROCK BED 977.0  
 RISER - CO 1, TOP 979.5, INV 977.0  
 RISER - CO 2, TOP 979.5, INV 977.2  
 54 LF - 6" PVC PERF DRAIN TILE  
 40 LF - 6" PVC NON-PERF

**RAINWATER GARDEN - RG 2**

TOP OF PERIMETER CURB 980.0  
 BOTTOM OF ENGINEERED SOIL 978.0  
 BOTTOM OF ROCK BED 977.0  
 RISER - CO 3, TOP 979.5, INV 977.1  
 RISER - CO 4, TOP 979.5, INV 977.2  
 28 LF - 6" PVC NON-PERF

**RAINWATER GARDEN - RG 3**

TOP OF PERIMETER CURB 980.0  
 BOTTOM OF ENGINEERED SOIL 978.0  
 BOTTOM OF ROCK BED 977.0  
 RISER - CO 5, TOP 979.5, INV 977.3  
 RISER - CO 6, TOP 979.5, INV 977.3  
 64 LF - 6" PVC PERF DRAIN TILE  
 36 LF - 6" PVC NON-PERF

**RAINWATER GARDEN - RG 4**

TOP OF PERIMETER CURB 980.5  
 BOTTOM OF ENGINEERED SOIL 978.5  
 BOTTOM OF ROCK BED 977.5  
 RISER - CO 6, TOP 980.0, INV 977.5  
 40 LF - 6" PVC NON-PERF

**RAINWATER GARDEN - RG 5**

TOP OF PERIMETER CURB 981.0  
 BOTTOM OF ENGINEERED SOIL 979.0  
 BOTTOM OF ROCK BED 978.0  
 RISER - CO 7, TOP 980.5, INV 978.0  
 RISER - CO 8, TOP 980.5, INV 978.1  
 RISER - CO 9, TOP 980.5, INV 978.1  
 20 LF - 6" PVC NON-PERF  
 20 LF - 6" PVC PERF DRAIN TILE  
 20 LF - 6" PVC PERF DRAIN TILE

**RAINWATER GARDEN - RG 6**

TOP OF PERIMETER CURB 986.0  
 BOTTOM OF ENGINEERED SOIL 984.0  
 BOTTOM OF ROCK BED 983.0  
 RISER - CO 10, TOP 985.5, INV 985.5  
 RISER - CO 11, TOP 985.5, INV 985.7  
 50 LF - 6" PVC PERF DRAIN TILE  
 56 LF - 6" PVC NON-PERF

**NOTE:**  
 ALL RISERS SHALL BE PERFORATED PIPE WITH PERFORATED CAPPED TOP  
 ALL PERF DRAIN TILE AND RISERS SHALL BE RAPPED IN GEOTEXTILE SOCK

**Saint Paul Water Department Construction Requirements**

1. A four-sided trench box is required on all excavations deeper than 5 feet where underground work or inspection is to be performed by SPRWS. Ladders are required and must extend 3 feet above the surface of the trench. Sidewalks, pavements, ducts and appurtenant structures shall not be undermined unless a support system or another method of protection is provided. Trenches in excess of 20 feet in depth must be signed off by a registered professional engineer. Excavated material must be kept a minimum of 2 feet from the edge of the trench.
2. Maintain 8 feet of cover over all water mains and services.
3. Pipe material for 8" Ductile Iron Pipe must be Class 52, Pipe material for 6" and 4" Ductile Iron Pipe must be Class 53. The exterior of ductile iron pipe shall be coated with a layer of arc-sprayed zinc per ISO 8179. The interior cement mortar lining shall be applied without asphalt seal coat.
4. Pipe must be wrapped in V-Bio Polywrap encasement.
5. Maintain 3 feet vertical separation between water and sewer pipes or a 12 inch separation with 4 inch high density insulation per SPRWS Standard Plate D-10 for typical water main offsets.
6. Refer to SPRWS "Standards for the Installation of Water Mains" Standard Plate D-11 for restrained pipe requirement.
7. All pipe work inside of property to be performed by a plumber licensed by the State of Minnesota and Certified by the City of Saint Paul. SPRWS requires separate outside and inside plumbing permits for each new water service.
8. The contractor providing excavation is responsible for obtaining all excavation and obstruction permits required by any governing authority.

**G-Cubed Inc.**  
 Engineering  
 Surveying  
 Planning  
 285 Westview Drive  
 West Saint Paul, MN 55118  
 ph. 651.288.9474 fax 651.455.4948

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA  
 Mark. R. Welch  
 REG. NO. 42736

DESIGNED	DJT	REVISED	BY	DATE	LATEST REVISION: 10-18-2016
DRAWN					Prepared For: Westview Park Apartments 285 Westview Drive West Saint Paul, Mn 55118
CHECKED					FILE NO.: 16-290 WPA

CITY OF WEST SAINT PAUL  
 DAKOTA COUNTY, MINNESOTA  
 2017 CONSTRUCTION

260  
 MARIE AVENUE EAST

UTILITY  
 PLAN  
 SHEET 6 OF 7 SHEETS

# TILSENS WESTVIEW PARK SECOND ADDITION

## INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Westview Park Apartments, LP, a Minnesota limited partnership, owners and proprietors of the following described property in the City of West St. Paul, Dakota County, State of Minnesota, to wit:

That part of the Southwest Quarter of the Southeast Quarter of Section 20 and that part of the Northwest Quarter of the Northeast Quarter of Section 29, all in Township 28 North, Range 22 West, Dakota County, Minnesota, described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter of Section 20; thence on an assumed bearing of South 89 degrees 46 minutes 55 seconds East, along the south line of said Southwest Quarter of the Southeast Quarter of Section 20; thence North 00 degrees 15 minutes 55 seconds West 403.38 feet to the centerline of Marie Avenue; thence South 44 degrees 41 minutes 28 seconds East, along said centerline of Marie Avenue, 569.69 feet to the intersection of said centerline of Marie Avenue and the centerline of Kathleen Drive; thence South 45 degrees 13 minutes 39 seconds West, along said centerline of Kathleen Drive, 107.50 feet; thence southwesterly 237.93 feet along said centerline and along a tangential curve, concave to the northwest, said curve has a radius of 45 degrees 00 minutes 00 seconds; thence North 89 degrees 46 minutes 21 seconds West, along said centerline and tangent to said curve, 76.76 feet to the southerly extension of the east line of Lot 1, Block 1, A.E. REHNBERGS SOUTHVIEW ADDITION, according to the recorded plat thereof on file at the office of the Dakota County Recorder; thence North 00 degrees 00 minutes 41 seconds East, along said extension and along said east line of Lot 1, Block 1, REHNBERGS SOUTHVIEW ADDITION, 165.09 feet to said south line of the Southwest Quarter of the Southeast Quarter of Section 20; thence North 89 degrees 46 minutes 55 seconds West, along said south line, 31.18 feet to the point of beginning, containing 2.88 acres.

Have caused the same to be surveyed and platted as TILSENS WESTVIEW PARK SECOND ADDITION and do hereby dedicate to the public for the public use forever the public ways and easements as created by this plat.

In witness whereof said Westview Park Apartments, LP, a Minnesota limited partnership, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

General Partner \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_ of Westview Park Apartments, LP, a Minnesota limited partnership, on behalf of the partnership.

Notary Public, \_\_\_\_\_ County, \_\_\_\_\_

My Commission expires: \_\_\_\_\_

In witness whereof said Westview Park Apartments, LP, a Minnesota limited partnership, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

General Partner \_\_\_\_\_

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General Partner \_\_\_\_\_

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COUNTY OF \_\_\_\_\_

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Notary Public, \_\_\_\_\_ County, \_\_\_\_\_

My Commission expires: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as TILSENS WESTVIEW PARK SECOND ADDITION; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in MS 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on this plat; and that all public ways are shown and labeled on the plat.

Geoffrey G Griffin, L.S.  
Minnesota License Number 21940

State of Minnesota  
County of \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me, a Notary Public, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, \_\_\_\_\_ County, Minnesota

My commission expires: \_\_\_\_\_

## CITY APPROVAL

State of Minnesota  
County of Olmsted  
City of West St. Paul

I, \_\_\_\_\_, in and for the City of West St. Paul, do hereby certify that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the accompanying plat was duly approved by the Common Council of the City of West St. Paul. In testimony thereof I have hereunto signed by name and affixed the seal of said City of West St. Paul this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ITS: \_\_\_\_\_

ITS: \_\_\_\_\_

## PROPERTY RECORDS AND LICENSING

Taxes payable in the year 20\_\_ on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

DOCUMENT NUMBER \_\_\_\_\_

I hereby certify that this instrument was filed in the Office of the Registrar of Titles for the record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_ o'clock \_\_\_\_ M., and was duly recorded in the Dakota County records.

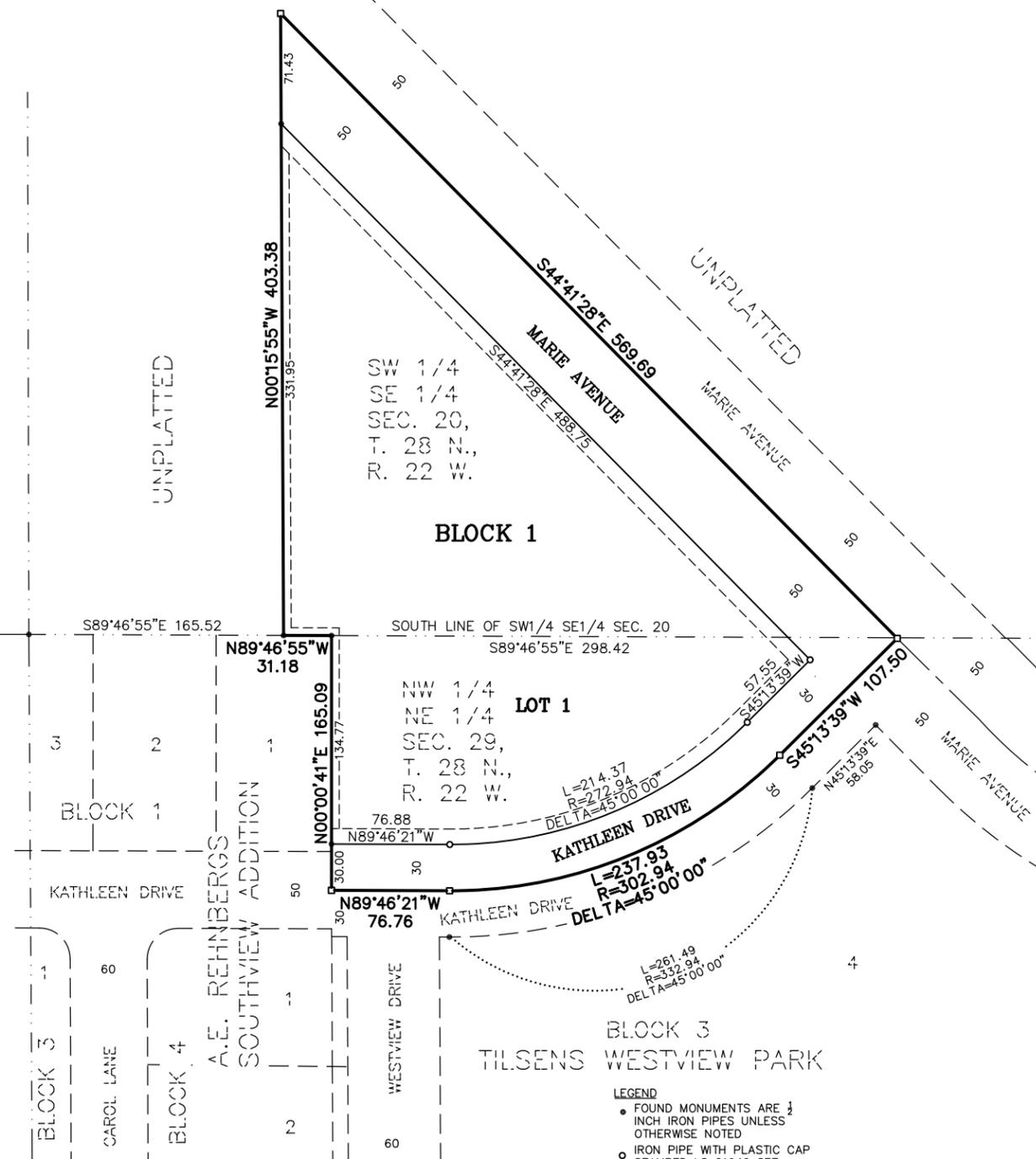
Registrar of Titles - Property Records & Licensing

By Deputy \_\_\_\_\_

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Dakota County Surveyor



SW 1/4  
SE 1/4  
SEC. 20,  
T. 28 N.,  
R. 22 W.

BLOCK 1

NW 1/4  
NE 1/4  
SEC. 29,  
T. 28 N.,  
R. 22 W.

LOT 1

BLOCK 3  
TILSENS WESTVIEW PARK

### LEGEND

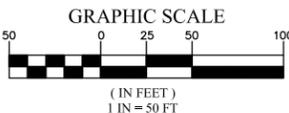
- FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- SPIKE SET
- EASEMENT LINE
- - - ADJACENT PROPERTY LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

UTILITY & DRAINAGE EASEMENTS ARE 10 FEET IN WIDTH ADJACENT TO STREET LINES UNLESS OTHERWISE SHOWN.

BEARINGS  
ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SEC. 20, T. 28 N., R. 22 W., WHICH IS ASSUMED TO BEAR S89°46'55"E.

DRAINAGE EASEMENT DEFINED  
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER AND ACROSS SAID EASEMENT.

UTILITY EASEMENT DEFINED  
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHT TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.







MARIE AVENUE ELEVATION

260  
MARIE AVENUE EAST

MATERIALS

- REFINISHED ALUMINUM FASCIA
- EPDM ROOFING MEMBRANE / WITH REINFORCEMENT AND ROOFING PAVERS
- TEXTURED DURABLE PANEL SYSTEM - NICHHA RAINSCREEN OR EQUAL
- REFINISHED EXTERIOR WINDOW AND DOOR SYSTEM /
- COMPOSITE/ DURABLE EXTERIOR FINISH PANELS AND TRIM - NICHHA OR SIM.
- GLASS AND ALUMINUM RAILS SYSTEM
- TEXTURED CONCRETE AT PORTIONS OF LOWER LEVEL WITH COMPOSITE PANELS AS ACCENT.
- ALUMINUM STORE FRONT ENTRY SYSTEMS AT PUBLIC ENTRANCES.
- PRE- FINISHED INSULATED METAL DOORS AT GARAGE



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

THE **Urban** STUDIO  
318 South Broadway, Suite 200  
Rochester, MN 55904  
Phone: 507.285.5943 Fax: 507.285.5951

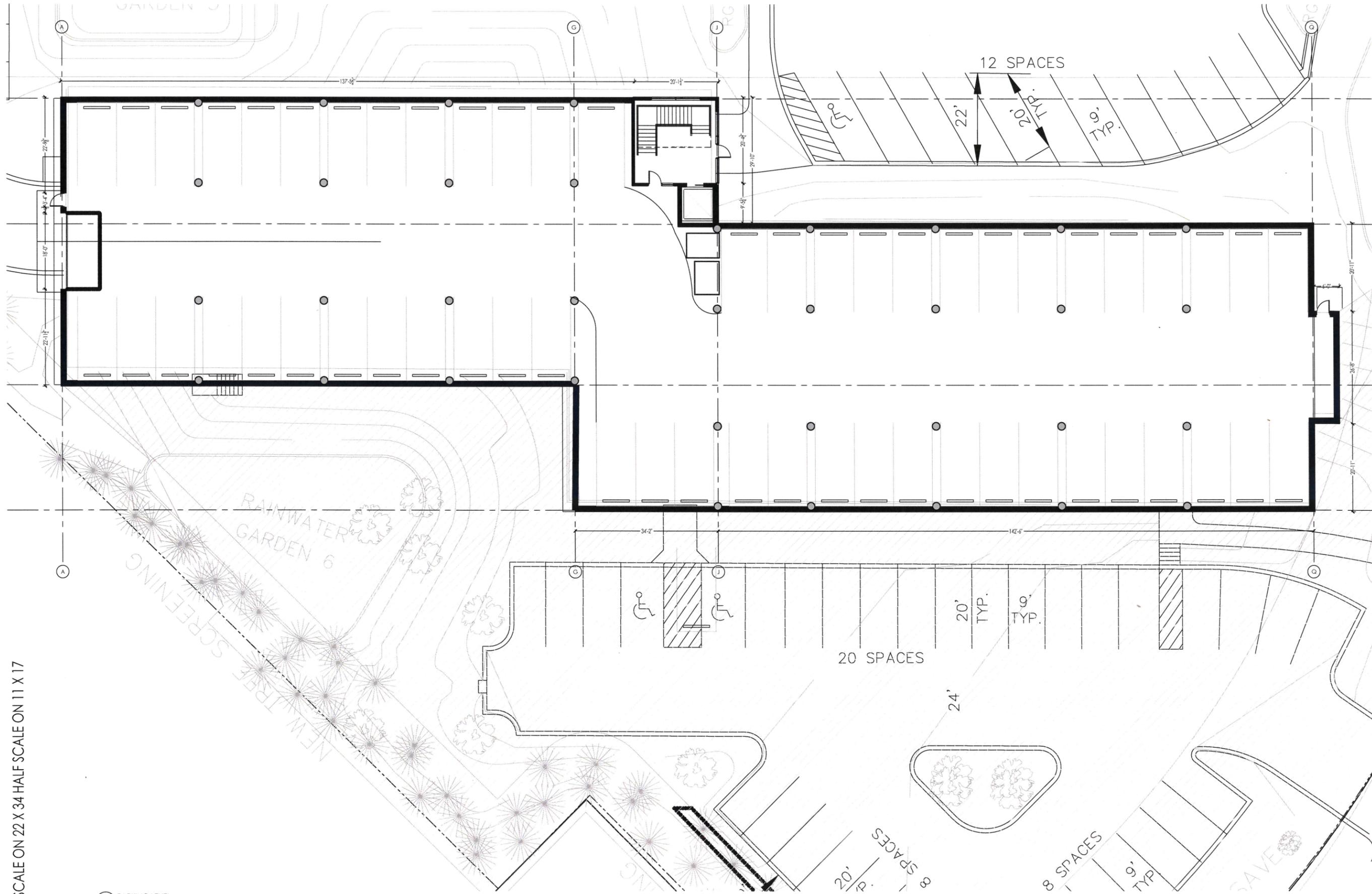
DESIGNER CERTIFY THAT THE FINAL SPECIFICATIONS OR REPORTS AND PERMITS HAVE BEEN PREPARED BY A REGISTERED PROFESSIONAL ARCHITECT OR ARCHITECTURAL FIRM THAT HAS A DELIVERED ARCHITECTURAL ORDER OR PLAN OF THE STATE OF MINNESOTA.

NAME: STEVE THORNTON COMPANY  
REGISTERED ARCHITECT

Oct 19, 2016

A2.0

FULL SCALE ON 22 X 34 HALF SCALE ON 11 X 17



1 PARKING LEVEL  
3/32" = 1'-0"

260  
MARIE AVENUE EAST

THE Urban STUDIO  
318 South Broadway, Suite 200  
Rochester, MN 55904  
Phone: 507.285.3043 Fax: 507.285.5051

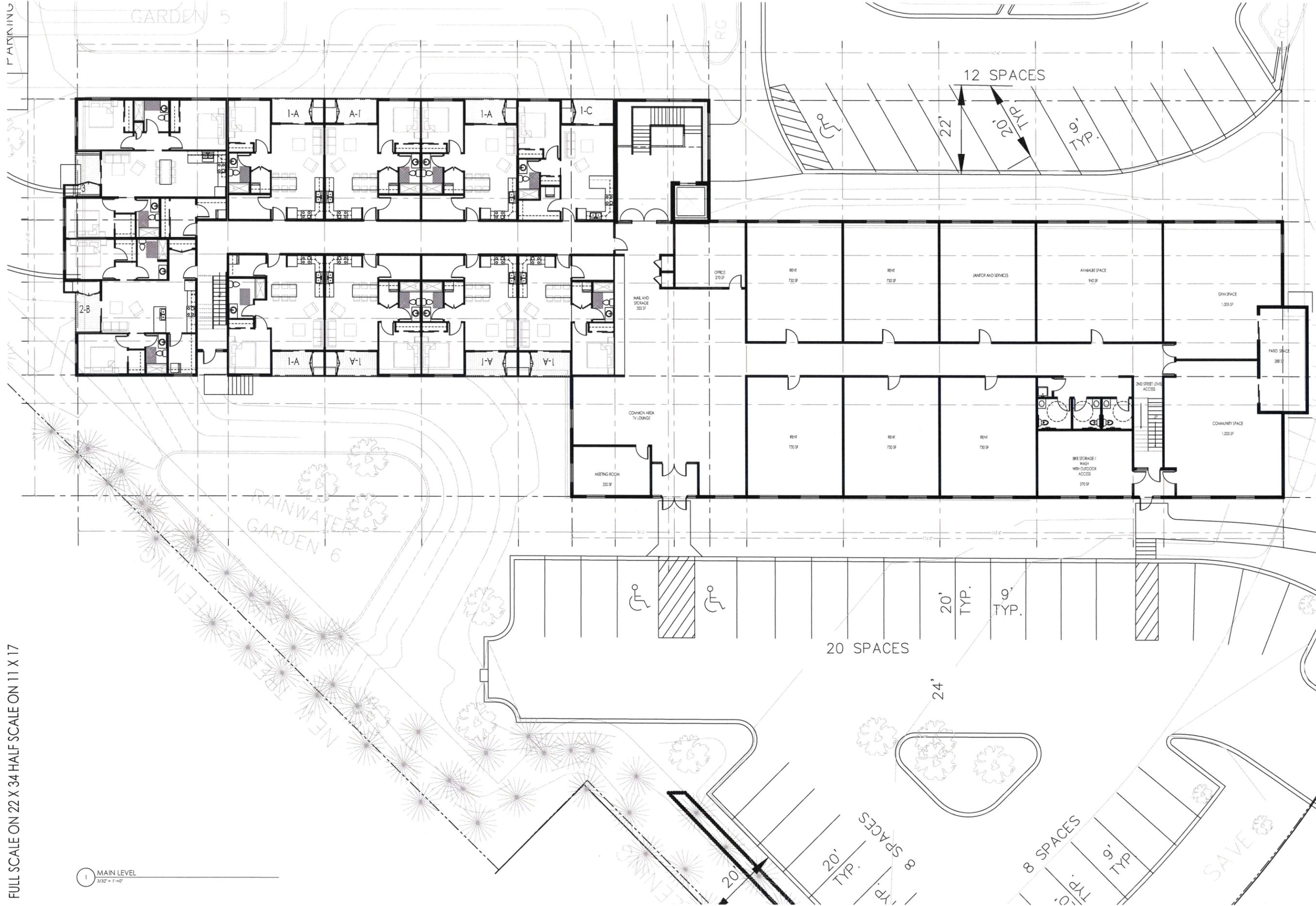
DESIGN: CHECK THAT THE PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.  
SIGNATURE:

HAVE THESE NOTICES ACCORDANCE  
REGISTRATION NUMBER 21247

Oct 20, 2016

A1.01

FULL SCALE ON 22 X 34 HALF SCALE ON 11 X 17



1 MAIN LEVEL  
3/32" = 1'-0"

260  
MARIE AVENUE EAST

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Rochester, MN 55904  
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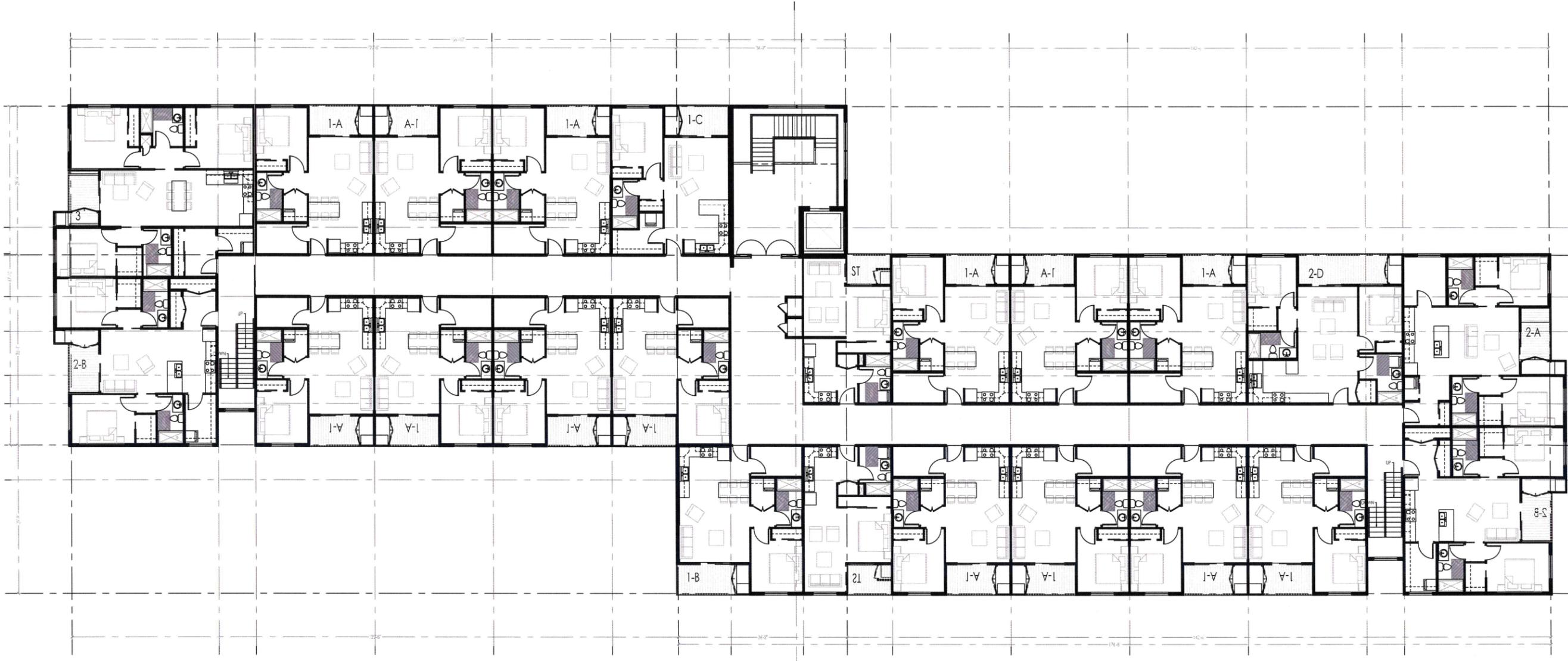
WE HEREBY CERTIFY THAT THE PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.  
SIGNATURE

NAME: TERESA HORNBY-HACKENACK  
REGISTRATION NUMBER: 71247

Oct 20, 2016

A1.02

1 SECOND LEVEL  
3/32" = 1'-0"



260  
MARIE AVENUE EAST

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WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND  
THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF  
THE STATE OF MINNESOTA  
SIGNATURE

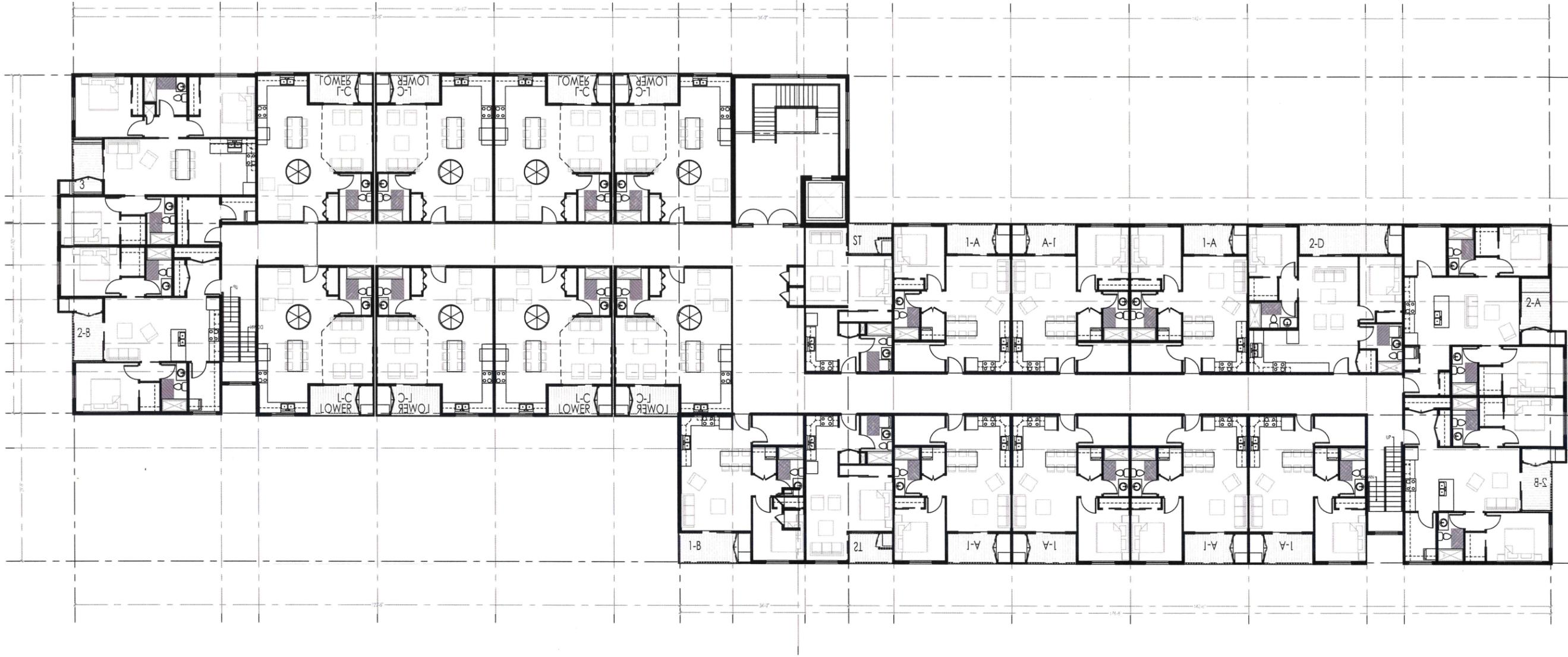
NAME: TRESA BORDON / ACCORNA / CL  
REGISTRATION NUMBER: 31347

Oct 20, 2016

A1.03

FULL SCALE ON 22 X 34 HALF SCALE ON 11 X 17

1 3RD LEVEL  
3/32" = 1'-0"



Oct 20, 2016

A1.04

260  
MARIE AVENUE EAST

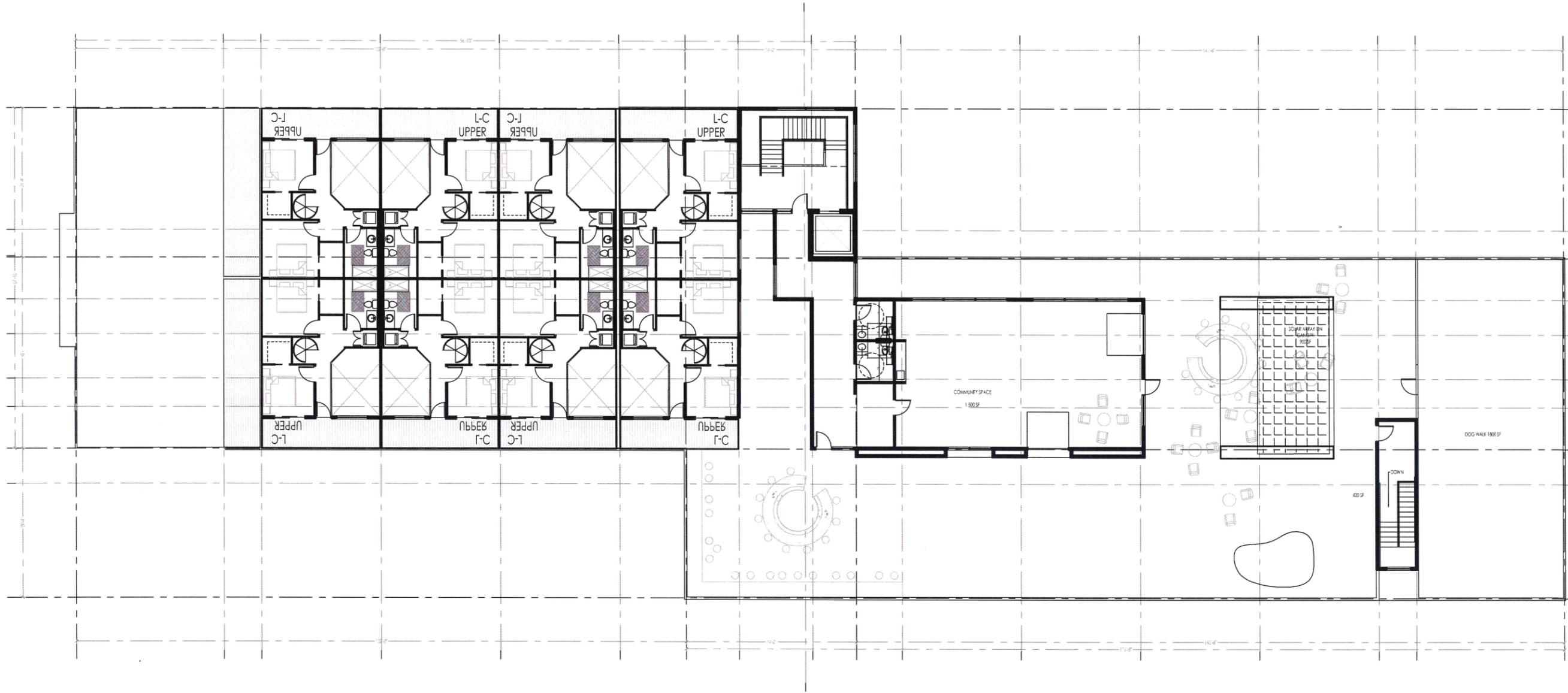
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DESIGNER'S SEAL, TITLE, SPECIFICATION OR SIGNATURE  
WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND  
I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF  
THE STATE OF MINNESOTA.  
SIGNATURE

MARIE TERESA THORSON/ARCHITECT  
REGISTRATION NUMBER 01247

1 UPPER LOFT AND ROOF  
3/32" = 1'-0"



Oct 20, 2016

A1.05

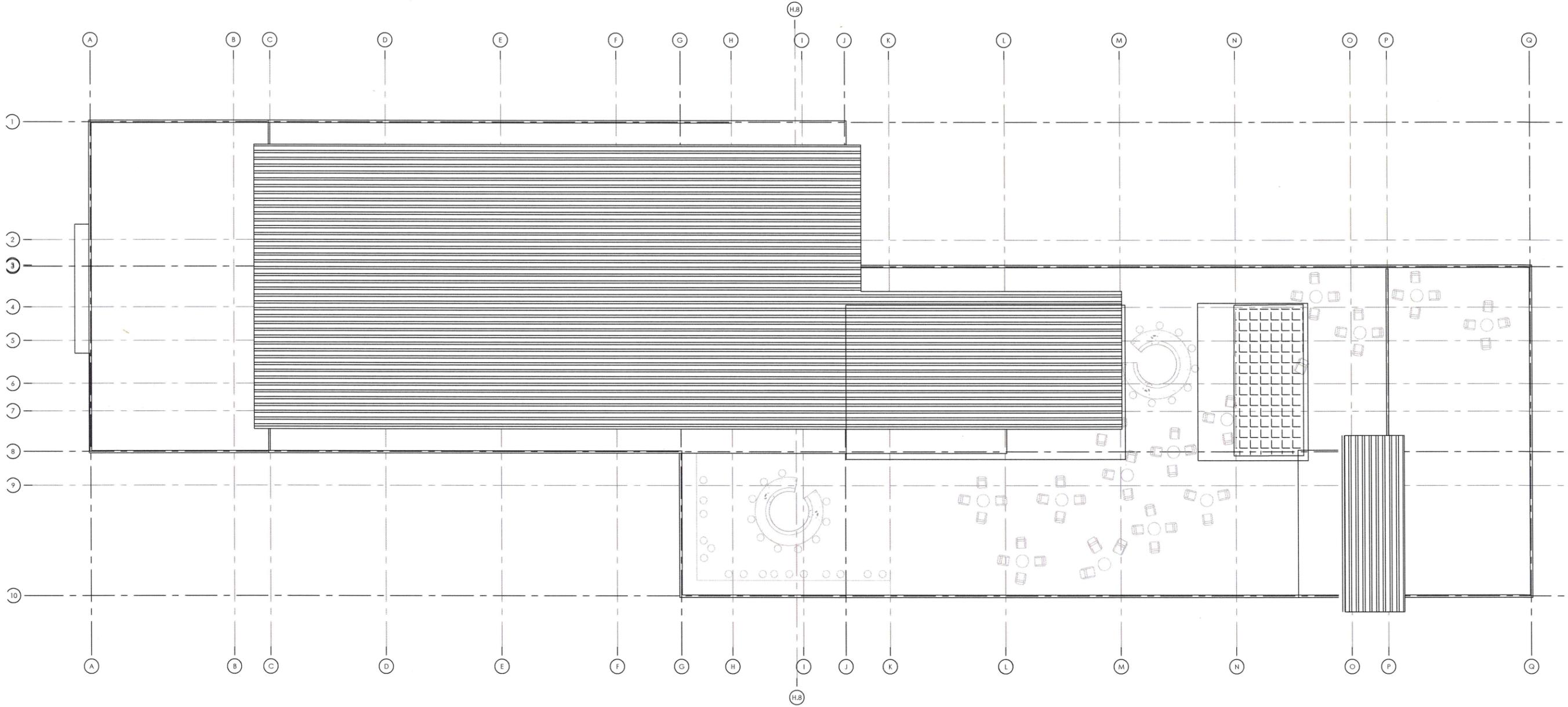
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DATE: 10/20/2016 10:00 AM  
 PROJECT NUMBER: 2016

260  
 MARIE AVENUE EAST

FULL SCALE ON 22 X 34 HALF SCALE ON 11 X 17



1 UPPER LOFT AND ROOF  
3/32" = 1'-0"

Oct 20, 2016

A1.06

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 WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND  
 THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF  
 THE STATE OF MINNESOTA.  
 SIGNATURE:

NAME: TRISA THORSON VACCORACE  
 REGISTRATION NUMBER: 21247

260  
 MARIE AVENUE EAST

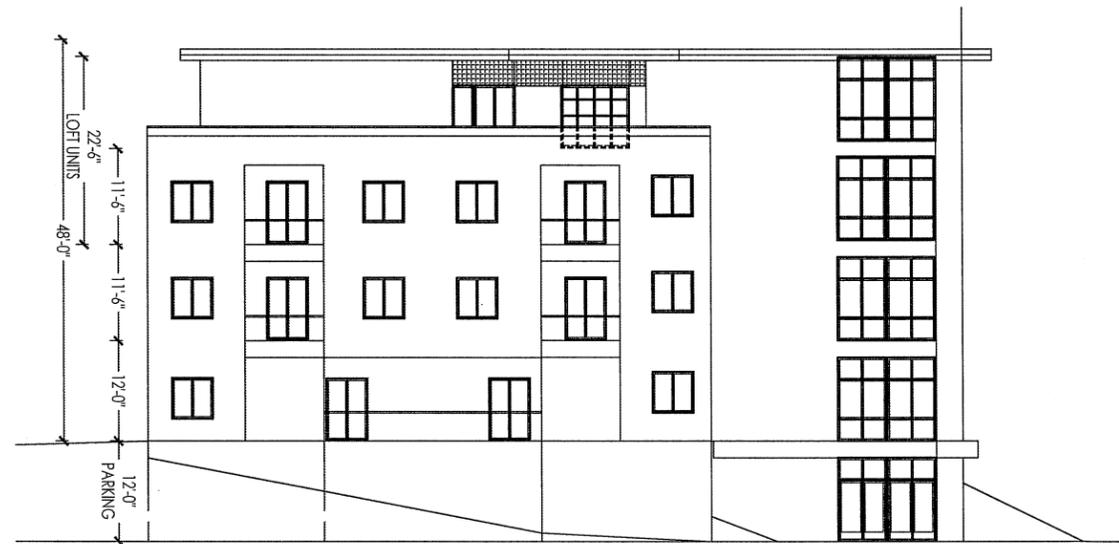
FULL SCALE ON 22 X 34 HALF SCALE ON 11 X 17



MARIE AVENUE ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

260  
MARIE AVENUE EAST

THE  
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WE HEREBY CERTIFY THAT THE PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.  
SIGNATURE:

HAVE: TERESA THORSON ACCOMACKY  
REGISTRATION NUMBER: 3304

Oct 20, 2016

A2.0





