

January 30, 2023

Jessica Jagoe, City Planner
Members of the City Council

City of Arden Hills
1245 West Highway 96
Arden Hills, MN 55112

RE: HIGHWAY 96 SENIOR INDEPENDENT LIVING DEVELOPMENT—
CONCEPT PLAN REVIEW

Ms. Jagoe and Members of the City Council:

Trident Development, LLC is pleased to present this request for Council Work Session regarding a proposed senior independent living development located near the intersection of County Highway 96 and U.S Highway 10. We request a place on the Monday, February 20, 2023 Work Session agenda.

OVERVIEW:

- 124-unit, age restricted (55+), senior independent living community.
- High-amenity market-rate product (not income restricted).
- 3-stories of habitable space above ground; wood framed-construction with a pitched-roof.
- 1-story of parking garage below ground; concrete construction.
- Access to come from County Highway 96 only (no access to Snelling Avenue).
- Approximately 10.75-acres of land to be purchased/subdivided from the current landowner--North Heights Lutheran Church.
- Project will fill unmet demand for Senior Independent Living units within the Arden Hills Marketplace.
- On June 27, 2022, the Arden Hills City Council approved a Comprehensive Plan Amendment, guiding the subject site as R4 High Density Residential use.

Trident Development will be the project manager and LifeSpark Senior Living will be the operator/property manager. Trident and LifeSpark have a long history of successfully developing, owning, and operating senior multi-family communities. Because Trident Development and LifeSpark are ownership partners, additional care is given to: the design/ quality of the building, how it will last the test-of-time, how the project fits within the community, and how well it will serve the needs of residents.

REQUEST:

Trident Development, LLC is seeking review of the proposed development at a City Council Work Session on February 20, 2023, specifically a review of and comment on a variety of areas in which Trident will seek design flexibility. These requests for flexibility are more fully described in the attached, Supplemental Details - Exhibit A.

DEVELOPER

Trident Development, LLC is based in St. Cloud, MN and has considerable experience in the development, construction, and ownership of high-quality developments. Trident's team of real estate professionals have over 40 years of real estate experience. Trident's latest project, Round Lake Senior Living, at 1740 Parkshore Dr., Arden Hills, is a near-by example of Trident's dedication to quality assisted living communities. Please visit Trident's website for examples of completed projects, information on projects currently under construction, and to learn more about their team:

<https://www.tridentdevelopmentmn.com/>. If desired, the developer would be happy to arrange a tour of completed projects for elected officials or staff.

ENCLOSED

- Concept-level preliminary plans: visual rendering, elevation, box floor plan, site plan.
- Concept-level civil site plan (overall parking plan, preliminary storm water plan).
- Supplemental Details – Exhibit A.

NOTE: changes to the enclosed concept-level plans will occur. Concept level plans are intended to provide preliminary level information for discussion purposes. Formalized and detailed plans will be submitted by the developer with future formal land use applications.

We welcome the guidance and feedback from a Council Work Session. Prior to the meeting, we are available to answer questions. On behalf of our development team, we are excited partner with this City of Arden Hills to bring a high-quality senior independent living development to the community.

Respectfully,



Roger D. Fink, Sr. Vice President
Trident Development, LLC

EXHIBIT A: SUPPLEMENTAL DETAILS

[following pages]

GENERAL DESCRIPTION

North Heights Lutheran Church currently owns approximately 41-acres of land situated on the southeast corner of County Highway 96 and US Highway 10, of which the subject property (approximately 10.75-acres) will be subdivided from and conveyed to the developer for this proposed project.

This proposed project will include a professional managed, high-amenity, market-rate, senior (age 55+), apartment building. The building will be designed as a 124 unit, 3-story, wood-framed structure with a pitched roof, and heated underground parking. The building will include wood-framed construction on a pre-stressed concrete plank deck over an underground parking garage, with passenger elevator service. This senior independent living building will include a wide scope of amenities and generous landscaping.

ARCHITECTURAL DESIGN

Exterior materials are anticipated to utilize a complimentary blend of cultured stone, lap siding, and board/baton siding. An emphasis will be placed on the main building entry point by introducing additional amount of cultured stone. The architectural design is expected to implement a series of dormers, together with variation of vertical plane (bump-outs) providing visual interest. A variety of complimentary exterior material colors are proposed to create visual appeal and soften the mass of the building size.

The developer has engaged HMA architects to design, draft, and submit building plans, elevations, and visual renderings. Additional architectural detail will be provided when future formal applications are submitted.

DWELLING UNITS

This project will offer a variety of market-rate senior independent living apartment units. This project does not include income-restricted units. Below are current preliminary unit projections.

<u>Unit Style</u>	<u>Quantity</u>	<u>Square Feet</u>
Studio units	3 (2%)	550 +/-
1-bedroom units	18 (15%)	750 +/-
1-bedroom + den	14 (11%)	850 +/-
2-bedroom	55 (44%)	950 - 1,050 +/-
2-bedroom + den	26 (21%)	1,200 +/-
3-bedroom units	8 (6%)	1,450 +/-

Each apartment unit is currently anticipated to be furnished with:

- Wall-to-wall carpeting
- Luxury vinyl plank flooring in kitchen, baths and laundry rooms
- High quality door hardware, light fixtures and faucets
- Complete kitchen appliance package including: refrigerator, electric range/oven, built-in micro-waves, dish washers.
- Each unit is equipped with a washer and dryer
- Heat and A/C is provided by gas-fired "magic pack" equipment
- Mini-blind window treatments
- Generous closet space
- Balconies or private patios

FEATURES & AMENITIES

This apartment community is anticipated to include the following amenities and features:

- Spacious entry lobby with seating attractive design
- Community room for resident parties, resident happy hours, and family gatherings
- Commercial kitchen with limited meal services
- Spacious outdoor patio and grill area
- Rooftop sky lounge with outdoor fireplace and game room; including a golf simulator
- Fitness center with gym-quality equipment
- Private tenant storage lockers
- Centralized mail delivery area, with automated parcel handling system
- Security and surveillance camera system; controlled access entry system
- Extensive open space and trail system
- Activities and events programming
- Professional on-site management

ZONING

The subject property currently includes three zoning district assignments: R1 Single Family Residential, Planned Unit Development, and B-1 Limited Business District. In July of 2022, the property was approved for a Comprehensive Plan Amendment re-guiding the use to "R4 High Density Residential". A zoning amendment will still be required to proceed with the proposed development. Listed below are the anticipated formal land use applications/approvals that will be required for this proposed senior living apartment project:

- Zoning Amendment – *change to R4 Multiple Family District ("base zoning district")*
- Planned Unit Development (PUD) – *including a release from the previous PUD*
- Condition Use Permit (CUP) – *including a release from the previous CUP*
- Subdivision/Plat – *including a release and reestablishment of various easements*
- Project will trigger review by: MnDOT, MnDNR, Rice Creek Watershed District, and the Ramsey County Highway Department

LAND USE

Based on Developer's review and interpretation of City Zoning Code, the R4 Multiple Family District does allow for multi-family apartment buildings. Developer is proposing an age-restricted, multi-family, apartment building. Developer is not aware of any required deviation to City Zoning Code for this proposed use.

NOTE: Developer is utilizing the R4 Multi Family Zoning District as the "base district" for this proposed project. As mentioned in the above Zoning section, this will require a Zoning Amendment.

LOT SIZE & DENSITY

Based on Developer's review and interpretation of City Zoning Code, the R4 Multiple Family District allows for a maximum lot size of 3,030 sf per dwelling unit. The subject property is approximately 10.75 acres, or 468,270 sf. $468,270 \text{ sf} / 3,030 \text{ sf} = 154$ maximum units. The Developer is proposing 124 units. Developer is not aware of any required deviation to City Zoning Code for lot size and density.

NOTE: this site is also encumbered by the City's Shoreland Overlay District. Said district requires a minimum lot size of 40,000 sf. It is the Developers interpretation that this proposed project complies with said section of City Zoning Code (lot is 446,054 sf).

FLOOR AREA RATIO (FAR)

Based on Developer's review and interpretation of City Zoning Code, the R4 Multiple Family District allows for a maximum FAR of 0.3. The proposed building footprint is approximately 54,200 sf and includes three floors of dwelling/habitable space, for an approximate total of 162,600 sf (note: garage not included in calculation). $162,600 \text{ sf of dwelling/habitable space} / 468,270 \text{ sf total lot size} = .3472 \text{ FAR}$. Developer believes a deviation to City Zoning Code for maximum FAR is required.

BUILDING & IMPERVIOUS SURFACE LOT COVERAGE

Based on Developer's review and interpretation of City Zoning Code, the R4 Multiple Family District allows for a maximum building lot coverage of 25%. The proposed building footprint is approximately 54,200 sf. $54,200 \text{ sf building footprint} / 468,270 \text{ sf total lot size} = 11.5\% \text{ building lot coverage}$. Developer believes a deviation to City Zoning Code for maximum building lot coverage is not required.

NOTE: this site is also encumbered by the City's Shoreland Overlay District. Said district requires a maximum impervious surface coverage of 35%. It is the Developers interpretation that this proposed project complies with said section of City Zoning Code (project will include approximately 25-35% impervious surface).

LANDSCAPING LOT COVERAGE

Based on Developer's review and interpretation of City Zoning Code, the R4 Multiple Family District requires a minimum landscaping coverage of 65%. The subject property is approximately 10.75 acres in gross size. About half of the property is physically buildable (the remaining portions include wetlands, drainage, lowlands, steep slopes, or are inaccessible). Assuming this requirement is based on areas that are buildable, the Developer does not believe a deviation to City Zoning Code for minimum landscaping coverage is required.

NOTE: this site is also encumbered by the City's Shoreland Overlay District. Said district requires Developer generally dedicate a portion of property for public open space. Developer will need assistance from City staff to further define this requirement. Developer anticipates sufficient opportunity exists to provide open space to the public (assumption: public trail within wetlands areas).

BUILDING HEIGHT

Based on Developer's review and interpretation of City Zoning Code, the R4 Multiple Family District allows for a maximum building of 35'. Which is based on the average height between eaves and the peak of a pitched roof. The proposed building includes an approximate eave height of 32', and an approximate highest roof peak height of 44'. Developer believes a deviation to City Zoning Code for maximum building height will be required. The exact requested building height request will be known upon submittal of a formal PUD application. Developer currently estimates a deviation to 4'-8' will be required.

NOTE: this site is also encumbered by the City's Shoreland Overlay District. Said district requires a maximum building height of 35'. The Developer is unsure how this section of City Zoning Code defines height. If height in this section of code is to the roof eave—this proposed project is in compliance (32' eave proposed by Developer). If height is defined as the roof peak and/or average roof peak then this project may not be in compliance.

NOTE: if providing flexibility to this requirement is not available to the Developer, alternative solutions to meet this requirement will be explored. Examples include utilizing a flat roof. The developer is proposing a pitched roof to better compliment the surrounding single family residential neighborhoods.

BUILDING SETBACKS

Based on Developer’s review and interpretation of City Zoning Code, the R4 Multiple Family District requires the following minimum building setbacks: 40’ front yard, 30’ rear yard, 10’ side yard, 40’ side yard corner. The proposed project includes building setbacks that well-exceed the City’s required minimums—please see enclosed site plan for details. The Developer does not believe a deviation to City Zoning Code for minimum building setbacks is required.

NOTE: this site is also encumbered by the City’s Shoreland Overlay District. Said district requires a minimum building setback from streets and highways of 40’. It is the Developers interpretation that this proposed project complies with said section of City Zoning Code.

PARKING

Based on Developer’s review and interpretation of City Zoning Code, the R4 Multiple Family District requires the following minimum parking provisions: 1.1 per studio, 1.1 per 1-bedroom, 2 for 2-bedroom. The finalized unit mix and parking count for this project has not been determined. The following is the current approximate assumption. The Developer will update/finalize within the next submittal.

<u>Example, based on 124 Units</u>	<u>% of Units</u>	<u># of Units</u>	<u>City Req. Stalls</u>	<u>Proposed</u>
Studio/ 1 Bbd Proposed =	28%	35	38.5	xx
2 Bbd/ 3 Bbd Proposed =	72%	89	178	xx
			216.5	216

The Developer does not believe a deviation to City Zoning Code for minimum parking stalls will be required.

VEHICLE ACCESS

Based on informal input obtained from two neighborhood meetings RE this proposed project—the developer believes access should come from County Highway 96 exclusively—and no access to this proposed project shall be allowed internally, through the existing North Heights Lutheran Church campus (to Snelling Avenue). In an effort to accomplish said goal, the Developer has made the following adjustments to the proposed site plan:

- The apartments parking lot, and the North Heights Lutheran Church parking lot, are now separated by a physical barrier (raised boulevard with landscaping).
- Access to the apartments garage and apartments surface parking lot are located at furthest northern possible location—against County Highway 96.
- Provisions of exiting restrictions have been added to both apartment exit points. The developer has added: a left turn only arrow to be painted on the pavement, at both apartment exit points; a no right turn sign has been added at both apartment exit points; concrete curbing will be bumped (as much as allowed by City Engineer) to help force left only exits—and help physically restrict right-out exits—at both apartment exit points.
- Developer further proposes a restrictive “pork chop” median at the Snelling Ave access to prevent right-turn movement when exiting the church’s property.

Internal to the site, care will be placed in the design of the parking lot to allow for the flow and circulation of both residents' vehicles and larger vehicles; such as fire apparatus and delivery trucks; which allow delivery trucks to safely and efficiently enter the site. The developer has included a 24' wide internal circulation drive lane for parking areas, and a 20' wide fire department access road around the rear of the building—which includes a turn-around provision.

FIRE SAFETY

An automatic fire suppression system is provided throughout the building (NFP 13), which will be monitored 24 hours a day. The developer will work with Fire Department and Building Official to properly locate a riser room, mechanical room, fire suppression controls/ systems, and a lock box. Fire hydrants will be included within the future detailed design.

TRASH/ RECYCLING

Trash collection is expected to occur in designated trash rooms located in the underground parking garage. Trash rooms are anticipated to be served by trash chutes accessible to all floors of the building. No trash/refuse area will be proposed outside of the building.

TRAILS

This project will include pedestrian trails on the northwest side of the proposed apartment building. Pedestrian trails will be connected to the regional county trail system located along the south side of County Highway 96. Exact trail layouts have yet to be determined and will be formalized and updated upon the next submittal for this project.

WATER & SANITARY SEWER

Metropolitan Council sanitary sewer services will likely be accessed from U.S. Highway 10. City water services will likely be accessed from County Highway 96. The developer will be utilizing Carlson McCain to provide civil engineering/design services. As this project progresses, the Carlson McCain will provide additional details and updates.

STORM WATER & GRADING

Currently, the existing site grade generally flows from the northeast to the southwest—towards Round Lake. The developer anticipates creating a large storm water cell located directly south of the proposed apartment building. Additionally, due to space constraints, the Developer anticipates the potential need to construct an underground stormwater storage tank. The developer will be utilizing Carlson McCain to provide civil engineering/design services. As this project progresses, the Carlson McCain will provide additional details.

WETLANDS

The Developer has engaged Kjolhaug Environmental Services to conduct a wetland delineation for the subject property. Results are included within this submittal. Important notes:

1. The City has existing drainage/wetland easements in place today. Said existing easements are no longer in alignment with actual wetlands. There are now delineated wetlands located outside of the existing easement areas; and there are also areas within the original easements that no longer contain delineated wetlands.
2. The Developer's proposed building plans require the above-mentioned item #1 will be addressed through this project. Specifically, the original easements will be officially vacated by the City; and a new replacement easement will be recorded based on the recently completed wetland delineation.

PARK DEDICATION

Based on Developer's review and interpretation of City Zoning Code, Section 1130.08 Public Use Dedications requires the following land/cash dedication is required for City parks: 20% of land or a Cash Contribution of equating to the fair market value of the land that would have otherwise been dedicated.

The Developer is purchasing the subject property for \$2,250,000. 20% of \$2.25M is \$450,000. As a result, the Developer is anticipating providing the City a \$450,000 Park Dedication Fee for this project. The Developer is happy to share a copy of the in-place purchase agreement directly with City staff to verify the purchase price.

INCENTIVES & PROPERTY TAXES

This project is not seeking any local government incentives. This project does not include any low-income units.

The subject property is currently tax-exempt; and pays no annual property taxes. Upon completion of construction, the new project/subject property will convert from tax-exempt to fully taxable; and is anticipated to pay between \$300,000 and \$400,000 in gross total annual property taxes.

In addition to property taxes, this project will generate an estimated \$1,000,000+ of 1x development fees (park dedication, water, sewer, stormwater, building permit); including an estimated \$450,000 park dedication fee.

NORTH HEIGHTS CHURCH CAMPUS IMPROVEMENTS

This senior living apartment project includes improvements located offsite—not within the primary subject apartment property. Offsite improvements will be located on the existing/remaining North Heights Lutheran Church campus. Improvements generally include:

- Re-seal and re-stripe existing church parking lot.
- Expansion of church parking lot in three areas:
 - (Area 1) approximately 72 stalls directly northeast of the existing church building
 - (Area 2) approximately 15 stalls directly east of the existing church building
 - (Area 3) approximately 56 stalls directly south of the existing church building.
 - The net result for North Heights Lutheran Church is to maintain its existing total surface parking stall count, prior to this apartment project—as the apartment building requires taking of land currently utilized by the church for parking.
- The above-mentioned parking lot expansions will require the creation of a new storm water cell located directly south of the church building. Additionally, other existing stormwater cells located on church property may need to be slightly expanded to account for new nearby church parking stalls.

NEIGHBORHOOD MEETING

As requested by City Staff, the Developer conducted a public neighborhood input meeting on 7/29/2021. At the time, the developer was proposing a standard market apartment building (not senior, not age restricted).

As a result of said meeting, the Developer made the following adjustments to the proposed project:

1. Adjusted the proposed use from standard market apartments to age-restricted senior apartments. Most residents will be 65+ (and will be retired). The Developer anticipates this will result in:

- Reduced quantity of new apartment residents with jobs; resulting in reduced overall vehicular trip generation and reduced peak AM/PM vehicular trip generation.
 - No new apartment residents with children; resulting in minimal and/or no demand on Royal Park. Conversely, this project will provide the City \$450,000 of Park Dedication fees—benefiting existing residents, with children, that do utilize Royal Park.
2. Adjusted apartment access points to come from Highway 96 only. The Developer anticipates this will result in:
- Reduced ability/incentive for apartment residents to drive through the North Heights Lutheran Church parking lot to utilize Snelling Avenue.
 - Details provided in “Vehicle Access” section of this document.
3. Increased on-site amenity-package. The Developer anticipates this will result in:
- For senior residents that have grandchildren as guests—there will be a strong preference to utilize convenient on-site amenities. Examples: game room, party room, outdoor patio area, trails, gym, commercial kitchen and dining room.
 - This will result in little/no demand on Royal Park.
4. Noise-study now included within project scope. Developer will make necessary changes to the building materials to address any potential noise issues.
5. No income restricted units are programmed for this development. This will be a 100% market-rate senior independent living apartment building.