

Maplewood Multifamily Apartment Living Project Summary

To: City of Maplewood, MN

12 August 2020

From: Mathew Frisbie – Frisbie Properties, LLC

The following describes the overall project summary.

Maplewood Multifamily Apartments

Maplewood, MN

The Project

The site development for this project has a total of 72 units designed around a common park-like courtyard green space and building amenities for apartment living. The building is a three-story apartment building with an additional full lower level parking below grade. The unit mix includes:

- 31 Large Studio Apartments at 580 s.f. with an addition 120 cu. ft. of storage.
- 24 One Bedroom Apartments ranging from 643 s.f. to 788 s.f.
- 12 One Bedroom + Den Apartments ranging from 849 s.f. to 907 s.f.
- 5 Two Bedroom Apartments ranging from 1,024 s.f. to 1,058 s.f.

The project will have a total of 144 parking stalls, with 72 parking spaces in the lower level parking garage and 72 parking spaces on the surface.

The apartment building will incorporate common building amenities such as individual member storage, a community room with a kitchenette for gatherings, library and conference area, multi-purpose rooms, fitness room, dog wash room, and management offices.

The exterior of the buildings will incorporate brick, stone, metal panel, and cementitious siding/panels with a flat roof. The building will be set back off the adjacent street and residential neighbors with landscaping buffers, walks and courtyards.

The anticipated number of employees for this apartment building project will be approximately 3 employees. This will include a director, staff for marketing/activities, and maintenance staff.

Note: The site density calculation worksheet is attached.

The Location and Demand

(Summarized from the market study provided by Viewpoint Consulting Group)

This proposed multi-family apartment building will be an open, market-rate housing facility on the 9-acre parcel located on Maplewood Drive.

Maplewood is a mature suburban community of about 41,000 people in Ramsey County, on the northeastern side of the Twin Cities Metro Area, which has a seven-county

population of over three million. Maplewood is situated about three miles north of Downtown St. Paul, via Interstate 35E. Maplewood covers about 18 square miles surrounded by St. Paul and the suburbs of Little Canada, White Bear Lake, North St. Paul, and Oakdale. With its supply of undeveloped land available for new housing being limited, much of the growth will come from redevelopment of underutilized parcels.

More specifically, the Site is a collection of parcels south of County Road C East and west of Maplewood Drive. This location is a block west of Highway 61 and less than a mile north of Highway 36. Both are major four-lane transportation arteries. Interstate 694 is about a mile north of the Site and Interstate 35E is about two miles west of the Site. Thus, the Site has good access to the surrounding metropolitan area. It is a short drive to major shopping. Most notable, Maplewood Mall is about a two-mile drive to the northeast. Many other stores and restaurants surround the Mall, including a Costco on Beam Avenue (less than a mile from the Site). About two miles east of the Site, at the intersection of Highway 36 and White Bear Avenue is a Cub Foods, and two and a half miles east of the Site at Highway 36 and McKnight Road, is a Target. Besides retail, the Site is about a mile and a half-mile drive from St. John's Hospital (just west of Maplewood Mall). Besides St. John's Hospital, the other major employer in Maplewood is 3M, which has about 10,000 employees.

Overall, the Site is well situated for multifamily housing, including market rate rental. The market demand study shows this site location will support up to 180 of apartments units (not counting the demand for income-based housing or senior housing).

Please contact me if you have any questions or comments.

Sincerely,



Mathew J. Frisbie, AIA

Maplewood Multifamily Apartments - Site Density Calculations											
8/12/2020											
Total Site Area	390,447	s.f.	s.f.	8.96	acres						
Wetland Area	109,641	s.f.	s.f.	2.52	acres						
Area Difference w/out Wetland	280,806	s.f.	s.f.	6.45	acres						
Density Credits:											
											<u>Apartment Units</u>
Base site density per zoning	6.45	acres	x10 units/acre								64.46 units
1. Underground Parking	300	s.f.	x72 stalls	21,600.00	s.f. =	0.50	acres				4.96 units
2. Open Space	100	s.f.	x72 units	7,200.00	s.f. =	0.17	acres				1.65 units
3. Landscaping	100	s.f.	x72units	7,200.00	s.f. =	0.17	acres				1.65 units
4. Highrise (4 stories)	0										0.00 units
											72.73 Total