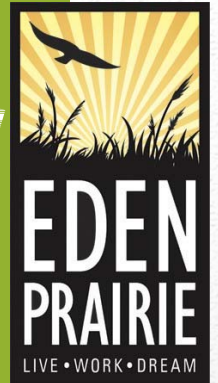


City of Eden Prairie  
Community Development Department

City Council Workshop,  
Development Proposals  
August 20, 2013



# Green, Mid-Market Neighborhood Development

*Mission: Creating a Green, Mid-Market Neighborhood by employing best practices in community development in order to achieve a model for sustainable and livable communities.*

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# Green Mid-Market Neighborhood

## Background:

- ❖ Originated from the Strategic Plan for Housing & Economic Development
- ❖ At the June 18, 2013 Workshop, the City Council was presented with three concept proposals. The City Council directed staff to solicit feedback from the public on the senior housing component of the Gladstone proposal.



## Public Comments:

### Public Comment Results on the Senior Housing Component:

Counter, Email, Phone, and City Connect Comments		
Total Comment Received on Senior Housing	Negative	Positive
44	16	3

City Connect Survey on Senior Housing				
Total	Strongly Support	Somewhat Support	Somewhat Oppose	Strongly Oppose
29	2	3	3	21
	Support 5		Oppose 24	

## Non-Senior Public Comments:

Wordle Format:



# Development Proposals

## Development Teams:

- ✓ **Scenic Prairie:** Lakewest Development
  - ✓ **Eden Gardens:** Homestead Partners
  - ✓ **Gladstone:** Melrose Development
-

# Scenic Prairie Original Submittal

Project	Scenic Prairie
Developer	Lakewest Development
Single Family Units	37
Attached Housing Component/ Number of Units and Story	No
Commercial Component	No
Price Range	\$ 260,000 - \$ 340,000
Unit Size	1,800 - 2,800 square feet
Ability to Obtain Grants	Yes
Timeline: Start-End	Oct, 2013 – Oct, 2016
Sustainable Neighborhood Development Checklist	Yes
Community Participation Process	Yes
Collaboration with Hennepin Tech Students	Yes

## Minimum Eligibility Requirements



# Scenic Prairie

## Concept Plans



# Scenic Prairie

## Concept Plans

**Landscape Plan (with Energy-Efficient & Environmental Features)**



**Street Lights Powered by Vertical-Axis Wind Turbines with Solar Panels**



**Community Playground & Gazebo**



**Native Trees & Shrubs (Across Neighborhood)**



**Community Pool w/ Clubhouse**



**No-Mow Grass By Pond**





# Scenic Prairie

## Concept Plans

### Stormwater Mgmt. & BMP Plan (with Multi-functional BMPs)



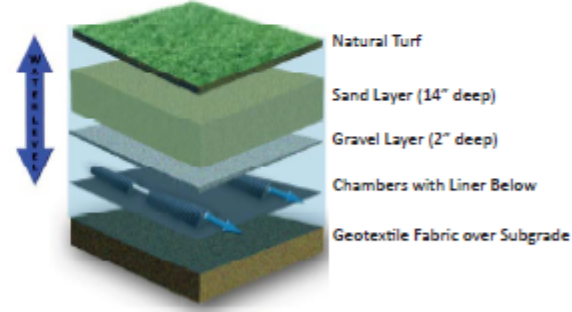
#### Rain Gardens (aka Bio-Retention Basins)



#### Permeable Pavers for Parking



#### Sub-surface Filtration, Storage & Passive Irrigation



#### Reinforced Natural Turf for Increased Infiltration & Improved Durability



# Scenic Prairie

## "Green" Neighborhood Development Criteria

Scenic Prairie							
Smart Location and Linkage	Points	Neighborhood Pattern and Design	Points	Green Infrastructure and Buildings	Points	Innovation and Regional Priority	Points
Location	4	Walkable Streets	13	Construction Techniques	3	Innovation and Exemplary Performance	5
Cycling Facilities	1	Compact Development	0	Energy Efficiency and Conservation	2	Regional Priority	4
Job and Housing Proximity	1	Neighborhood Connections	2	Energy Production and Distribution	1		
		Parking and Transportation Demand	3	Water Efficiency and Conservation	1		
		Community Participation	1	Stormwater and Wastewater Management	1		
				Green Building Process	2		
				Heat Islands	0		
				Recycling and Reuse	4		
				Light Pollution	2		
<b>Total</b>	<b>6</b>	<b>Total</b>	<b>19</b>	<b>Total</b>	<b>16</b>	<b>Total</b>	<b>9</b>
<b>Total Sustainable Neighborhood Development Points</b>	<b>50</b>						
<b>Total Maybe Points</b>	<b>15</b>						

# Scenic Prairie

## Concept Images



Craftsman



Shingle Style



Timberframe



Colonial

# Scenic Prairie

## Concept Images



Craftsman



Shingle Style



Timberframe



Colonial



# Scenic Prairie

## Financial Considerations/Options

Developer / Project Name	Single Family Units	Multi-Family Units	Financial Options	Green Measures
Lakewest Development / Scenic Prairie	37	0	<p><u>Option 1:</u>  <b>Start Date:</b> 2013  <b>Homes:</b> 37 SF units \$ 240,000 - \$ 360,000,  <b>Land Purchase Price:</b> \$ 950,000  <b>Earnest Money:</b> \$ 10,000  <b>City Subsidy:</b> \$ 1,728,927.11</p>	Total Sustainable Neighborhood Development Points: 50
			<p><u>Option 2:</u>  <b>Start Date:</b> 2013  <b>Homes:</b> 25 SF units \$ 300,000 - \$ 360,000 + 12 units in the \$500,000's  <b>Land Purchase Price:</b> \$ 950,000  <b>City Subsidy:</b> N/A (but no architect/builder).</p>	
			<p><u>Other:</u> Realignment of Scenic Heights Road: Lakewest will pay \$ 183,750.</p>	

# Scenic Prairie

## Development Team

- ❖ **Developer:** Lakewest Development Co., LLC
  - ❖ **Builder:** No Commitment
  - ❖ **Architect:** No Commitment
  - ❖ **Green/Sustainable Neighborhood Infrastructure:** Solution Blue, Inc.
  - ❖ **Energy Efficiency:** Residential Science Resources LLC
  - ❖ **Site Design:** Rick Harrison Site Design Studio
  - ❖ **Landscape Architecture:** Damon Farber Associates
-

# Eden Gardens Original Submittal

Project	Eden Gardens
Developer	Homestead Partners
Single Family Units	36
Attached Housing Component/ Number of Units and Story	No
Commercial Component	No
Price Range	\$ 240,000 - \$ 350,000
Unit Size	1,600 - 2,300 square feet
Ability to Obtain Grants	?
Timeline: Start-End	Sep, 2013 – Summer, 2014
Sustainable Neighborhood Development Checklist	Yes
Community Participation Process	Yes
Collaboration with Hennepin Tech Students	Yes

## Minimum Eligibility Requirements



# Eden Gardens

## Concept Images

### Concept Site Design





# Eden Gardens

## Concept Images

### Concept Building Design



# Eden Gardens

## Updated Concept Plan

### GREEN FEATURES:

- Compact Development
- Walkable Streets
- Neighborhood Connections
- Mass Transit Stop
- Mother-in-Law Guest Apartment for resident's use
- Community Garden plot & Gardening Shed
- Courtyard Greens in lieu of some streets
- Streetscape & Front Porch focused
- De-emphasized garages - Alley Load
- Extensive landscaping to reduce heat island effect (emphasis on native plants)
- Stormwater Management via Raingarden basins & bioswales
- Green Home Construction Techniques



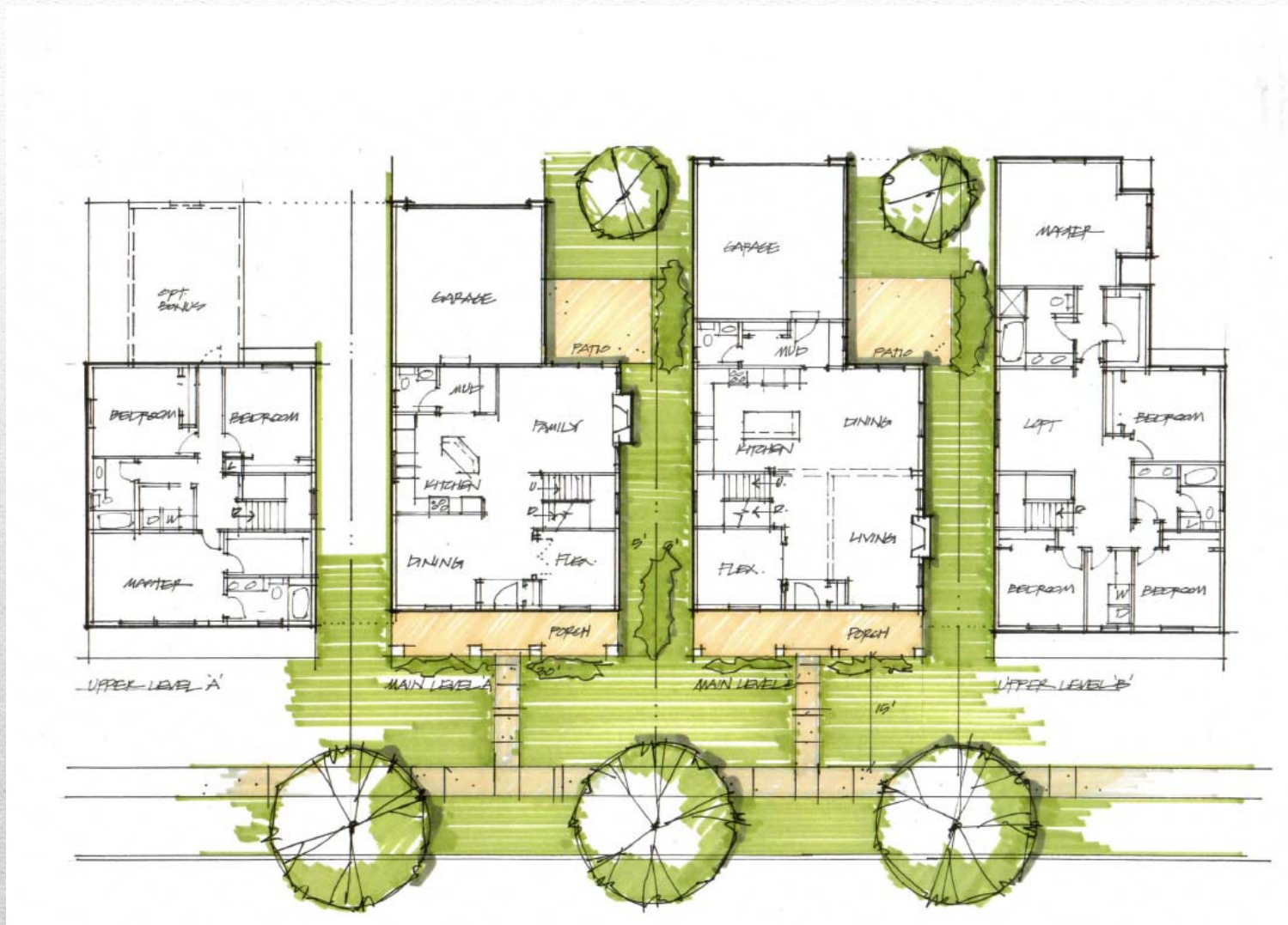
# Eden Gardens

## New Architectural Elevations



# Eden Gardens

## New Architectural Plans



# Eden Gardens

## Green Certification Program

- ❖ **MN Green Path Program:** BATC has joined Homestead Partners to deliver the first development-wide MN Green Path Advanced Certified effort in the MSP metro.
- ❖ Green Path is a market driven certification program that recognizes energy efficient and green construction.



Homes in Eden Gardens receiving Advanced Certification in MN Green Path must achieve a HERS (Home Energy Rating System) Index of less than 60 in each structure. This will place each home at least 40% more efficient than the national code reference home and 70% more efficient than the average existing home. The HERS Index Score is calculated by a certified RESNET home energy rater, who carries out an energy rating on each home and compares the data against a reference home. Homes in Eden Garden will be measured on the effectiveness of wall and foundation insulation, home orientation, lighting, HVAC and water system, among other factors.

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# Eden Gardens

## "Green" Neighborhood Development Criteria

Eden Gardens							
Smart Location and Linkage	Points	Neighborhood Pattern and Design	Points	Green Infrastructure and Buildings	Points	Innovation and Regional Priority	Points
Location	3	Walkable Streets	13	Construction Techniques	1	Innovation and Exemplary Performance	4
Cycling Facilities	2	Compact Development	0	Energy Efficiency and Conservation	1	Regional Priority	2
Job and Housing Proximity	1	Neighborhood Connections	2	Energy Production and Distribution	0		
		Parking and Transportation Demand	2	Water Efficiency and Conservation	2		
		Community Participation	1	Stormwater and Wastewater Management	2		
				Green Building Process	2		
				Heat Islands	1		
				Recycling and Reuse	3		
				Light Pollution	1		
<b>Total</b>	<b>6</b>	<b>Total</b>	<b>18</b>	<b>Total</b>	<b>13</b>	<b>Total</b>	<b>6</b>
<b>Total Sustainable Neighborhood Development Points</b>	<b>43</b>						
<b>Total Maybe Points</b>	<b>17</b>						

# Eden Gardens

## Financial Considerations/Options

Developer / Project Name	Single Family Units	Multi-Family Units	Financial Options	Green Measures
Homestead Partners / Eden Gardens	36	0	<u>Option 1:</u> Start Date: 2014 <b>429 Special Assessment Project</b> <b>Homes:</b> 36 units \$ 240,000 - \$ 350,000 <b>Land Purchase Price:</b> \$ 1,008,000 (by lot at time of building permit) <b>Earnest Money:</b> \$200,000 <b>Subsidy:</b> Reduced Permit Fees/Park Ded.	Total Sustainable Neighborhood Development Points: 43
			<u>Option 2:</u> Start Date: 2013 <b>Private Capital (no 429)</b> <b>Homes:</b> 36 units \$ 240,000 - \$ 350,000 <b>Land Purchase Price:</b> upfront cash \$ 850,000 <b>Subsidy:</b> Land Write Down/Reduced Fees	
			<u>Option 3:</u> Start Date: 2014 <b>429 Special Assessment Project</b> with max <b>Homes:</b> 12 units greater than \$360,000. 24 units \$240,000 - \$360,000. <b>Land Purchase Price:</b> \$1,044,000.00 cash <b>Earnest Money:</b> \$150,000 (\$100 + \$50K) <b>Subsidy:</b> None unless street costs more than max or units reduced (stormwater onsite)	

# Eden Gardens

## Development Team

- ❖ **Developer:** Homestead Partners
  - ❖ **Builder:** JMS Costume Homes
  - ❖ **Architecture Group:** Collaborative effort between Whitten Associates (added to team) and Alexander Design Group
  - ❖ **Green/Sustainable Neighborhood Infrastructure:** Westwood Professional Services
  - ❖ **Green Path Building Certification:** Builder's Association of Twin Cities (added to team)
  - ❖ **Landscape Architect / Civil Engineer:** Westwood Professional Services (LEED)
-



# Gladstone Original Submittal

<b>Project</b>	<b>Gladstone</b>
<b>Developer</b>	Kraus-Anderson & Melrose Development
<b>Single Family Units</b>	20
<b>Attached Housing Component/ Number of Units and Story</b>	Senior Housing/ 2 Buildings, 70 – 80 Units Total / 2 Story Rental (Half of the units are affordable at 50% of the AMI)
<b>Commercial Component</b>	No
<b>Price Range</b>	Single family: \$ 350,000+
<b>Unit Size</b>	30x30 single family foot print
<b>Ability to Obtain Grants</b>	?
<b>Timeline: Start-End</b>	Jul, 2014 – May, 2016
<b>Sustainable Neighborhood Development Checklist</b>	Yes
<b>Community Participation Process</b>	Yes
<b>Collaboration with Hennepin Tech Students</b>	Yes

## Minimum Eligibility Requirements



# Gladstone

## Concept Plans

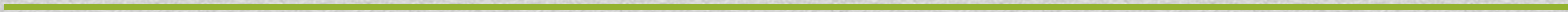
### Concept Single Family Design



# Gladstone

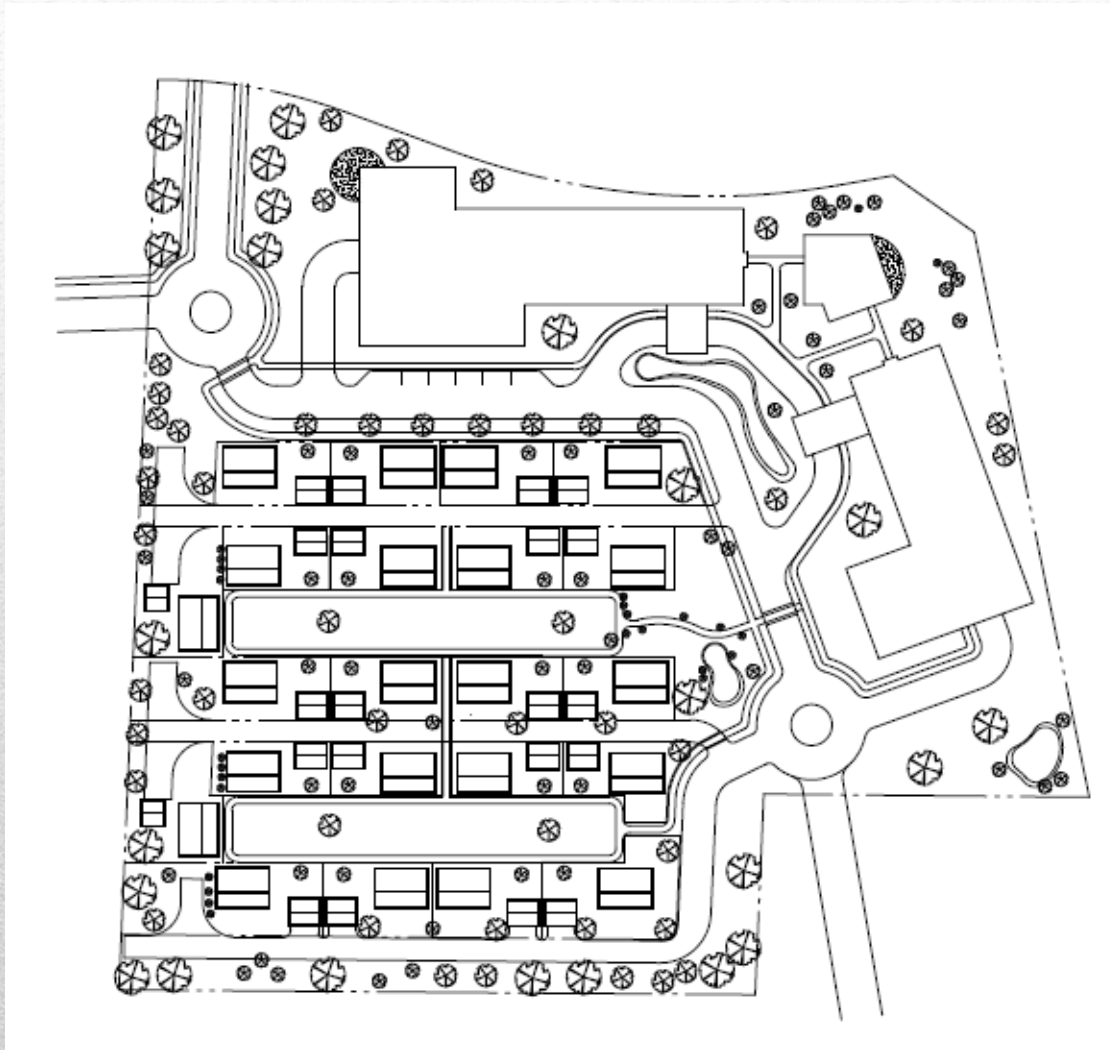
## Concept Plans

### Concept Senior Housing Design



# Gladstone

## Updated Concept Plan



# Gladstone

## Financial Considerations/Options

Developer / Project Name	Single Family Total Number of Units	Multi-Family Total Number of Units	Financial Options	Green Measures
Kraus-Anderson & Melrose Development / Gladstone	20-22	70-80	<p><b><u>Option 1 (developer preference):</u></b>  <b>Start Date:</b> 2014 (unrealistic with financing assumptions)  <b>SF Homes:</b> \$ 350,000 and up  <b>Senior Apartments:</b> 50% affordable and 50% market rate,  <b>Land Purchase Price:</b> \$ 985,000</p>	Total Sustainable Neighborhood Development Points: 32
	40	0	<p><b><u>Option 2:</u></b>            All SF but no details/concept plans provided; would redesign lots and attach garages</p> <p><b>Both:</b> Green Improvements contingent on LCDA grant (2014 application/2015 award), Senior Housing affordability contingent on tax credit; other terms negotiated</p>	

# Gladstone

## Development Team

- ❖ **Developer:** Melrose Development Company
  - ❖ **Builder/Civil Engineer:** Kraus-Anderson
  - ❖ **Architect:** Pope Architects
  - ❖ **Green/Sustainable Neighborhood Infrastructure/Landscape Architect:** No Specialists identified although a previous Bob Cunningham project with different development team received LEED-ND certification
-

# Gladstone

## "Green" Neighborhood Development Criteria

Gladstone							
Smart Location and Linkage	Points	Neighborhood Pattern and Design	Points	Green Infrastructure and Buildings	Points	Innovation and Regional Priority	Points
Location	3	Walkable Streets	16	Construction Techniques	1	Innovation and Exemplary Performance	0
Cycling Facilities	2	Compact Development	2	Energy Efficiency and Conservation	1	Regional Priority	0
Job and Housing Proximity	0	Neighborhood Connections	2	Energy Production and Distribution	0		
		Parking and Transportation Demand	2	Water Efficiency and Conservation	0		
		Community Participation	1	Stormwater and Wastewater Management	1		
				Green Building Process	0		
				Heat Islands	0		
				Recycling and Reuse	1		
				Light Pollution	0		
<b>Total</b>	<b>5</b>	<b>Total</b>	<b>23</b>	<b>Total</b>	<b>4</b>	<b>Total</b>	<b>0</b>
<b>Total Sustainable Neighborhood Development Points</b>	<b>32</b>						
<b>Total Maybe Points</b>	<b>30</b>						

# Summary

## Scenic Prairie:

- ❖ Highest green rating, primarily due to extra innovation points
- ❖ Concerns with Lakewest developer (EP and another City)
- ❖ Team lacks an architect and builder (not sure what we'd be getting for building design aesthetics– delays very possible)
- ❖ Financing options may not be feasible/realistic

## Eden Gardens:

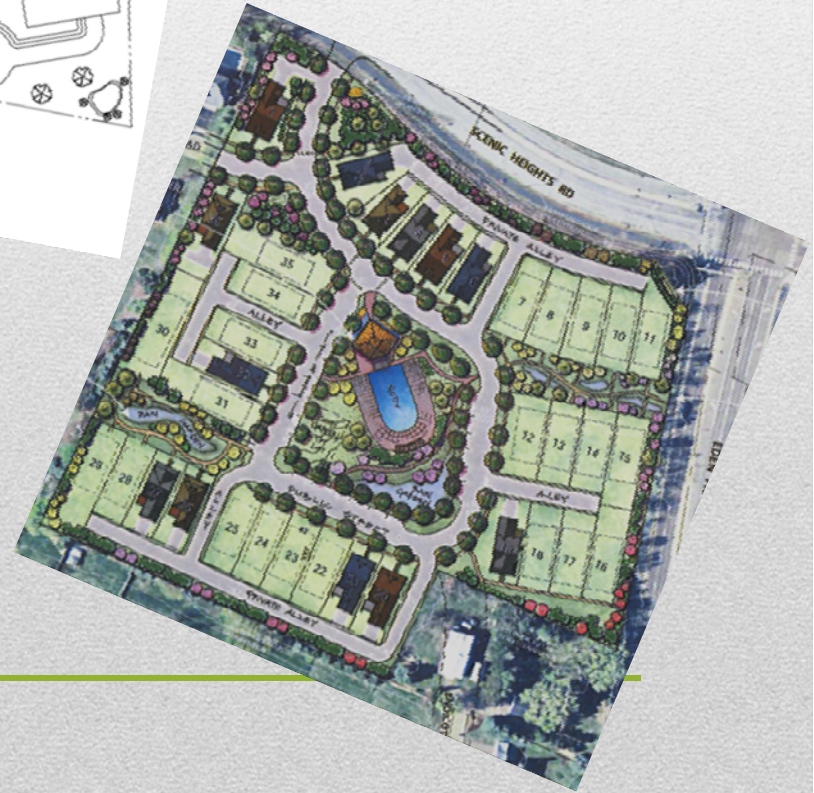
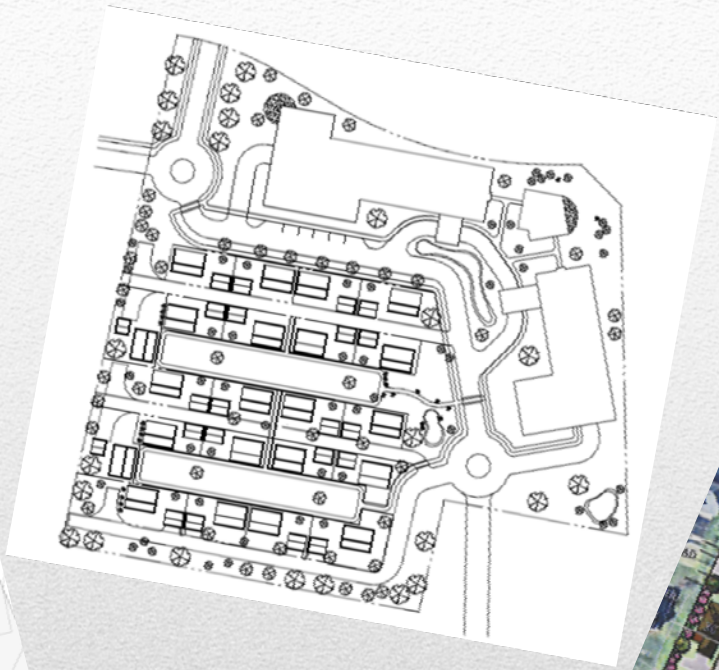
- ❖ Second highest green rating (not quite as innovative)
- ❖ Complete team (no concerns)
- ❖ Most detailed proposal/financing
- ❖ Most realistic financing including a potential no subsidy option

## Gladstone:

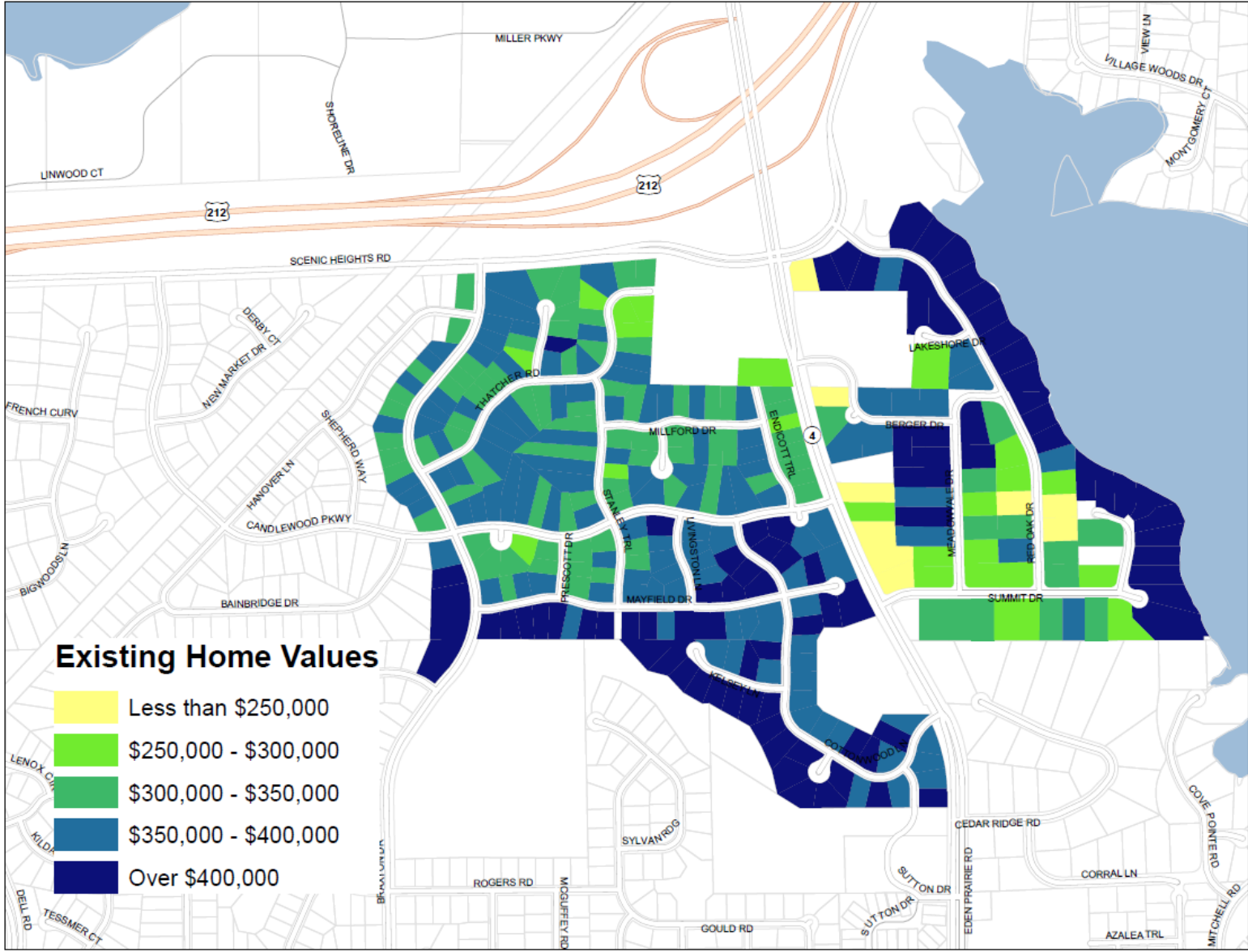
- ❖ Lowest detail and green rating - depends upon potential grants
- ❖ Team less experienced with Single-Family development
- ❖ Pricing starts at high end of Mid-Market (No Pooled TIF option)
- ❖ No scenario without need for grants/other gap financing



# Questions/Comments/Direction?



# Existing Home Values



# EP8

## Minimum Eligibility Requirements

Project	EP8
Developer	Whitten Associates
Single Family Units	33
Attached Housing Component/ Number of Units and Story	No
Commercial Component	No
Price Range	High \$ 200's ?
Purchase Price Offer	\$ 825,000
Purchase Price Per Lot	\$ 25,000
Unit Size	?
Ability to Obtain Grants	?
Timeline: Start-End	May, 2014 - ?
Sustainable Neighborhood Development Checklist	No
Community Participation Process	Yes
Collaboration with Hennepin Tech Students	No



# EP8

## Concept Plans



# EP8

## Concept Plans

### Concept Building Design



# EP8

## "Green" Neighborhood Development Criteria

EP8							
Smart Location and Linkage	Points	Neighborhood Pattern and Design	Points	Green Infrastructure and Buildings	Points	Innovation and Regional Priority	Points
Location	0	Walkable Streets	0	Construction Techniques	0	Innovation and Exemplary Performance	0
Cycling Facilities	0	Compact Development	0	Energy Efficiency and Conservation	0	Regional Priority	0
Job and Housing Proximity	0	Neighborhood Connections	0	Energy Production and Distribution	0		
		Parking and Transportation Demand	0	Water Efficiency and Conservation	0		
		Community Participation	0	Stormwater and Wastewater Management	0		
				Green Building Process	0		
				Heat Islands	0		
				Recycling and Reuse	0		
				Light Pollution	0		
<b>Total</b>	<b>0</b>	<b>Total</b>	<b>0</b>	<b>Total</b>	<b>0</b>	<b>Total</b>	<b>0</b>
<b>Total Sustainable Neighborhood Development Points</b>	<b>*0</b>						
<b>Total Maybe Points</b>	<b>0</b>						

\* Comment: Whitten Associates did NOT submit the Sustainable Neighborhood Development Checklist