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**‘The Orchard’ Active Senior Living Development
2025 County Road B West
Roseville, MN**

REVISED PROJECT NARRATIVE

April 29, 2009

Developer:

Art Mueller
2201 Acorn Road
Roseville, MN 55113
(651) 697-1405

Architect:

Station 19 Architects, Inc.
2001 University Avenue SE, Suite 100
Mpls, MN 55414
(612) 623-1800
Contacts: Richard Brownlee, Architect
Tim Johnson, Project Manager

Civil Engineer:

ProSource Technologies
9219 East River Road NW
Coon Rapids, MN 55433
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Contact: Brian Krystofiak, PE

REQUESTED ACTIONS

The requested actions for ‘The Orchard’ Active Senior Living Project are as follows:

- Comprehensive Plan Amendment (LR to HR)
- Rezoning Approval (R1 to PUD)
- General Concept PUD Approval

Overview:

Art Mueller, a longtime Roseville resident and developer has proposed to purchase and develop the Weyer property at 2025 West County Road B into an 'Active Senior Living Community'. This proposal was brought forward March 4, 2009 before the Roseville Planning Commission for consideration. The Commission, after consideration and debate respectfully approving the Comprehensive Plan Amendment and Rezoning request to allow for high density use. However, after much deliberation, voting to deny the General Concept PUD. As with the previous proposal, the discussion / debate focused on items such as density, scale, and design appearance. With respect and sensitivity to the neighborhood and the design process, we have again revised our plan to address the neighborhood concerns, after discussion of the pending project with the Roseville Planning Division.

The latest proposal features 55 (1, 2, & 3 bedroom) units with a variety of spacious floor plans, maintenance-free quality exterior architectural materials, landscaping, an outdoor water feature, and underground parking. The concept features a community room, game room, craft and exercise rooms, a kitchen, library, private dining, a guest room, an office, mailroom, as well as many sitting areas. The project is designed for underground owner parking spaces, and at-grade visitor parking spaces.

Siting and Design revisions of the building proposal include:

- A better defined covered entryway feature, greeting guests as they enter the building.
- Parking and access have been revised slightly and feature more parking close to the drop-off area, with a continued water feature as the centerpiece.
- Retention Pond has been slightly modified in shape, but is still the same size and in the same location.
- The second garage access point has been eliminated at the Southeast end of the building.
- The northeast corner of the building has been adjusted and is now proposed at 45 degrees instead of a straight 90 degree flat wall. This feature will soften and break up the wall expanse, and lessen the visual impact from all properties on the east and the northeast sides of the property.
- The proposal now features various building jogs, which help to break up the perceived long expanse of the building from all sides. This feature was a suggestion through discussion with the Architect and Developer, as well as design suggestions from neighbors and Council Members.
- The southeast L-Wing of the building now jogs at an angle as it approaches County Road B. This will also help to soften the impact from the adjacent road and give the building some additional character, privacy, and curb appeal. The 3rd floor steps back 10 feet further from the property line than the lower floors. At the NW corner the 3rd floor steps back one unit.
- The angled L-Wing feature along County Road B, will feature a small end cap roof to soften the perceived height of the structure. The roof line has been lowered and some additional design features added to give the appearance of a single-family structure at the south elevation.
- Both the north and east sides of the building have increased setbacks from the prior proposals. The north setback varies between 21 feet and 36.9 feet, while the east setback varies between 30.5 feet and 51.7 feet in distance.
- The exterior building materials are still proposed to be low maintenance, with some additional accent features added to give the exterior more flair, and to better reflect a residential design-build type product.

Distance from adjacent properties:

The Proposed building will be approximately 97 feet from the SF home on the east (Enzler property), and approximately 124 feet from the townhome on the northeast corner (Stenson property). The closest point of the proposed building from Midland Grove Condominiums to the north is over 200 feet away. The building setback, height revisions, and design changes that we've made soften the visual impact of the project from both roads as well as from the adjacent homes that are in proximity to the project.

Housing Opportunity:

This development will be a useful addition for the City in retaining Roseville's senior community and adding additional quality housing stock. This will allow for many Roseville residents who may want to downsize into maintenance-free living, the option to stay in the community. We believe the location serves a good demographic as well as a wide geographic area. While housing starts are slowing, we are confident this quality active senior living concept featuring many amenities, will be affordable, and marketable. The City will benefit with an *estimated* \$11 million taxable project compared to an existing single-family home with a taxable value of \$300,000. This location is well suited for a high-density project, and no subsidy is being asked of the City/taxpayers.

Note: Census information indicates that Edina, St. Anthony and *Roseville* have the highest percentage of seniors in the Twin Cities metro area, with over 21% of the 34,000 Roseville City residents over 65 years of age.

'The Orchard' density is less than five senior housing proposals approved in Roseville.

Development densities for other senior housing projects in Roseville are as follows:

- Rose Pointe 6-story (148 units on 5 acres) = 29.5 units/acre
- Applewood Pointe II 4-story (94 units on 3.4 Acres) = 27.9 units/acre
- Applewood Pointe I 4-story (95 units on 3.6 Acres) = 26.4 units/acre
- Greenhouse Village 3-story (102 units on 4 Acres) = 25.5 units/acre
- Good Samaritan Society (50 units on 2 Acres) = 25 units/acre
- *The Orchard* 3-story (55 units on 2.23 Acres) = 24.5 units/acre
- Midland Grove 3-story (174 units on 9.25 Acres) = 18.8 units/acre

The proposed Roseville Community benefits of this project are:

- 1) *Increased taxable value of approximately \$11 million.*
- 2) *Quality life cycle housing opportunities for the active senior living community.*
- 3) *Highest and best use of this underutilized in-fill site; is an efficient user of the City's infrastructure; and will have a minimal impact on City systems.*
- 4) *Will allow for greater opportunities for families to live in Roseville by freeing up larger homes that empty nesters and seniors may not want to maintain anymore.*
- 5) *Helps meet the goals of the City that promote sustainable land use, and the goals that support well planned and designed development featuring high quality design and low maintenance architectural materials in promoting livable and attractive communities.*
- 6) *Meets many goals and objectives of the current Roseville Comprehensive Plan and the revised Roseville Comprehensive Plan, specifically Chapter 4; Land Use, and Chapter 6; Housing and Neighborhoods.*