

JPL Development LLC  
Blaine Rental Housing Proposal  
March 16, 2020

JPL Development LLC, a St. Louis based rental housing developer, is proposing to build a 156 unit rental housing project as part of the North Meadows area in Blaine currently being developed by Wellington Management. JPL is in discussions with Wellington to purchase a 5.4 acre site within North Meadows with the intent of building 150 market rate apartments and 6 carriage homes. The site is located immediately north of and adjacent to a retail strip center Wellington has proposed to construct north of 109<sup>th</sup> Avenue and east of a new Austin Street. It is planned that the Austin Street intersection with 109<sup>th</sup> will be signalized and will provide the primary access point for both the eastern portion of the Wellington development and the JPL housing project.

The members of the JPL Development LLC partnership have decades of experience in both residential and commercial development. They currently have rental housing projects under construction in Nashville and Denver as well as in Lakeville and Shoreview in Minnesota. They also have one project open and occupied in Minnesota, the Edison at Avonlea, at 181<sup>st</sup> and Cedar in Lakeville. JPL's business model rests on owning and operating their rental housing projects after they are constructed. They operate their own leasing and management companies and provide on-site maintenance and resident services staff. Because of this focus on owning their projects after construction, JPL is very intentional about the use of the highest quality materials, finishes, and appliances in the construction of their buildings and in the provision of a well-managed, attractive, and secure resident experience during operation. All of JPL's Minnesota projects also provide a full slate of amenities including pools, exercise rooms and equipment, game rooms, club houses, business/conference centers, heated underground parking, outdoor kitchens and patios, dog parks and much more. JPL's commitment to long-term ownership of its projects also means the communities in which they are located can feel confident that there are clear and consistent lines of communication and accountability, insuring promises made and relationships built during the development of the project are maintained during its operation.

Through its initial investigation of the North Meadows site, JPL has been convinced that it would provide an excellent location for one of their projects. The site is separated by some distance and by an expanse of open space from existing residential developments. In fact, the site can be instrumental in continuing to preserve that open space by concentrating residential development into a smaller footprint, while still creating the critical population demand necessary to attract and support healthy business and retail establishments. Residents of a

rental housing project on this site will have immediate signalized access to 109<sup>th</sup> without impacting existing residential areas and will have a quick and direct approach onto 35W from Lexington Avenue. Residents will also have easy and convenient access to the Metropolitan Transit operated Park and Ride lot on 95<sup>th</sup>, and will help create the additional density along the 35W corridor necessary to support the large scale transit investments being made as a part of the 35W improvements currently underway. A project such as the one JPL is proposing for this site will also respond to a demonstrated market demand for the kind of amenity rich rental housing being sought by many of the young professionals critical to the continued growth of area businesses such as: Infinite Campus, Aveda, and Streamworks. And the construction of this project would be consistent with the other high density, multi-story developments which already exist on the Lexington/109<sup>th</sup> intersection. As a result of these very positive conditions, JPL is confident this location will serve Blaine's growing high density housing demand very well and will lease quickly.

The project as it is currently envisioned will include a horseshoe shaped, four story, flat roofed apartment building constructed over a one-story parking garage that will be partially below grade. The apartments will consist of a mix of one, two, and three-bedroom units all with numerous high-end upgrades such as: full size washers and dryers, walk in closets, granite counter tops, etc. The interior area of the horseshoe will be accessible from the clubhouse and the interior facing first floor units and will consist of a large outdoor patio area with grills and cabanas, opening to the pool and pool deck. The six carriage homes are proposed to be constructed in three separate units, each consisting of two, one-bedroom carriage homes built end to end over six garages. Each of the carriage homes will have its own private entrance as well as a private entrance to one of the garages. The remaining four garages in each unit will be available to rent as additional storage space either by a resident of the carriage homes or the apartments. The carriage homes are proposed to be located on the southern portion of the site between the apartment building and the commercial buildings along the north side of 109<sup>th</sup>. Rental rates have not yet been determined for this project.

# CONCEPT SITE PLAN



## PROJECT SUMMARY:

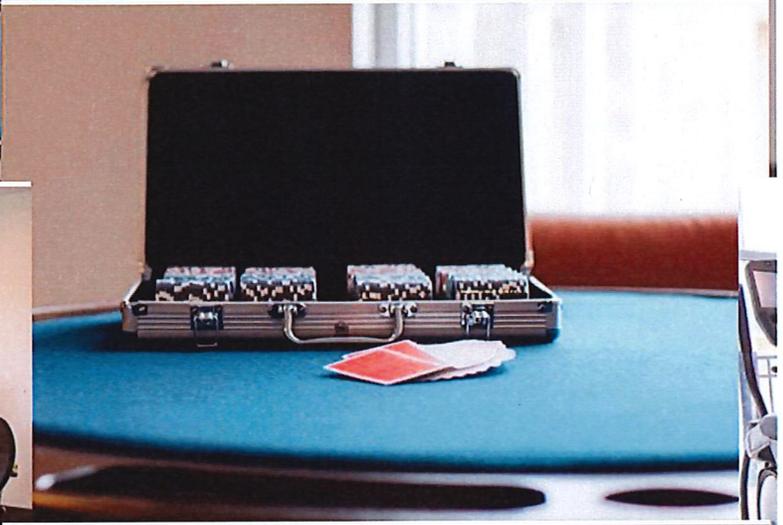
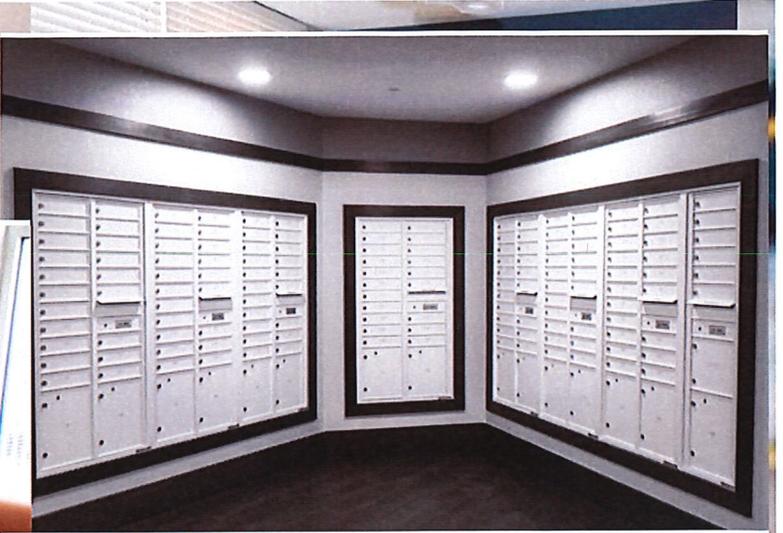
<b>PARCEL 1:</b> RESIDENTIAL (HIGH DENSITY)	<b>5.1 ACRES</b>	<b>PARCEL 2:</b> COMMERCIAL - 19,500 SF	<b>2.1 ACRES</b>
<b>APARTMENTS</b>	<b>150 UNITS</b>	<b>PARKING PROVIDED:</b>	<b>85 SPACES</b>
1 BEDROOM UNITS:	77 UNITS	SURFACE PARKING	85 SPACES
2 BEDROOM UNITS:	65 UNITS	<b>PARKING RATIO:</b>	<b>1 SPACE / 160 SF</b>
3 BEDROOM UNITS:	8 UNITS		
<b>CARRIAGE HOUSE:</b>	<b>6 UNITS</b>	<b>PARCEL 3:</b> COMMERCIAL - 10,500 SF	<b>1.1 ACRES</b>
1 BEDROOM UNITS:	6 UNITS	<b>PARKING PROVIDED:</b>	<b>66 SPACES</b>
<b>PROPOSED DENSITY:</b>	<b>30.5 UN/AC.</b>	SURFACE PARKING	66 SPACES
<b>PARKING PROVIDED:</b>	<b>295 SPACES</b>	<b>PARKING RATIO:</b>	<b>1 SPACE / 230 SF</b>
APT. UNDERGROUND	200 SPACES		
CARRIAGE UNITS	18 SPACES		
SURFACE PARKING	57 SPACES		
20 PROOF OF PARKING	20 SPACES		
<b>PARKING RATIO:</b>	<b>1.9 SPACES/UN.</b>		

LEXINGTON AVENUE NE















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