



City of Blaine Anoka County, Minnesota

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WORKSHOP ITEM - Erik Thorvig, Community Development Director

SENIOR COOPERATIVE BUILDING PROPOSAL - APPLEWOOD POINTE

Staff has been approached by a real estate broker representing United Properties. United Properties is interested in constructing an Applewood Pointe senior cooperative housing building on two properties located at 11967 and 11985 Radisson Road (see attached location map). The properties are currently occupied by two single family homes, where owners are wanting to sell. There is a third property at 11945 Radisson Rd which is not part of this proposal, however is anticipated to be developed in the future.

Applewood Pointe is a multi-family senior cooperative product that United Properties has built in nine communities throughout the Twin Cities Metro Area. A senior cooperative is an owner-occupied building where an owner purchases an interest into the overall cooperative community. Unlike a condominium, the owner does not own an individual unit. There are two primary costs: the share cost and monthly payment. The share cost is a one-time down payment that purchases a share in the non-profit cooperative corporation. The developer offers multiple tiered pricing options, representing levels of equity. The share cost is a percentage of the value of the home (Initial Dwelling Unit Value), and percentages differ depending on the community. The higher percentage someone pays in equity, the lower the monthly cost.

Overall, the site is 9.7 acres. The developer has provided two different site plan options. Each option includes a 100-unit, three and four-story cooperative building on approximately 7.2 acres. One option includes nine villa homes on the remaining 2.5 acres. The second option includes a city park on the remaining 2.5 acres. The site plans provided are basic, however provide an opportunity for staff to identify areas of concern prior to if/when a formal proposal

moves forward. Staff has shared the concerns with the developer and encouraged them to look at other sites in Blaine. The developer has indicated this is the preferred site.

The following is a summary of concerns that staff would like to make the city council aware of prior to any direction being provided.

Land Use and Building Height

The properties are currently zoned Farm Residence (FR). This is the typical historic zoning for property prior to it be developed for housing. Any housing proposal will require a rezoning to Development Flex (DF). The properties are guided as Medium Density Residential (MDR) in the city's 2030 and 2040 Comprehensive Plans. Density requirements for MDR are 6-12 units/acre. The MDR land use designation typically allows for attached or detached townhome or villa units, similar to the adjacent residential products in the area.

The proposed cooperative building is 13.8 units/acre and therefore requires a land use change to High Density Residential (HDR) which allows densities at 12-25 units/acre. Any land use change requires a super majority approval (5 votes). The villa concept fits within the current land use designation of MDR. A land use change is a legislative decision by the city council and can be made at their discretion.

The site abuts three-level townhomes to the north and single-level villas to the east. The proposed building would be three and four stories with underground parking.

Based on past experience, staff would anticipate concern/opposition from the adjacent neighborhoods about the density and building height. Unfortunately, until a neighborhood meeting occurs, the level of concern is not ascertainable. A neighborhood meeting would occur if a formal application is submitted.

Access and Traffic

The proposed plan shows a right-in/right-out access to Radisson Road which is desired by the developer. Radisson Road is an Anoka County road. The developer reached out to the Anoka County Highway Department for feedback regarding access to the site from Radisson Road. Anoka County's response states *"As we discussed by telephone last week, Anoka County would prefer that no new access points were added onto this section of CSAH 52/Radisson Rd and the development served via the local street network. If, however, a city street connection must be made to CSAH 52/Radisson Rd for this development, then yes, it would need to be a right turn in/right turn out access point (or a right in only) and a NB CSAH 52/Radisson Rd right turn lane would be required to be constructed by and in conjunction with the development."*

City staff has concerns with introducing a new access to the development from Radisson Road. An access from Radisson Road provides a new access into the overall Lakes development and likely would result in cut-through traffic from the overall Lakes development to occur through

this development and other adjacent neighborhoods.

The city's roadway network plan for this area is to eventually connect Urbank Circle and 121st Avenue to serve development of the three existing properties and not have direct access to Radisson Road. Therefore, any traffic generated from the development of the three existing properties would use the local roadway network (Urbank Circle or Vermillion Street).

A new access to Radisson Road would alleviate traffic from any new development on the local roadway network, however as stated above, would likely result in additional cut-through traffic from the overall Lakes development.

The proposed development could generate higher volumes of traffic given the increase in density (units) from what the area is guided for. However, given the senior cooperative building is on the lower end of HDR density requirements, the future overall density when all three properties are developed will likely be very similar whether it develops entirely as MDR or as proposed. This factor is something to consider when determining whether a land use change is appropriate.

Again, based on past experience, staff would anticipate concern from the adjacent neighborhoods regarding traffic in general. If a formal application is submitted, the city would require a traffic study to understand the impact of a multi-family project on the roadway system.

Other Site Comments

Given that 121st Ave NE and Urbank Circle are public roads; it will be required that they be connected via a public road. Therefore, ensure that the proposed site plan accounts for the necessary public road right-of-way. Please note that parking will not be permitted along public roadways.

The property at 11945 Radisson Road will be required to be ghost platted in order to ensure that the future public road connections are accounted for.

These comments can be addressed through the formal approval process and aren't necessarily critical to the workshop discussion.

Staff would like direction from the city council as to whether there is interest in this type of product and density on the site. Given that it is not consistent with the Comprehensive Plan, an amendment is needed which requires a super majority approval.

Secondly, staff would like direction from the city council regarding whether there is interest in allowing access to the site from Radisson Road.

Lastly, other minor site design issues can be worked through between staff and the developer if a formal submittal occurs.