



October 22, 2019

RE: LAKE ELMO APARTMENT PROJECT

PROJECT DESCRIPTION: The project is located with frontage along Island Trail and 5th Street N in Lake Elmo, MN and is currently a vacant lot. The proposed structure is a three-story, 68-unit market-rate apartment building, with both below grade and on-site parking stalls at nearly a 2:1 ratio. The site offers great proximity to a variety of local restaurants, shopping, grocery stores, and parks.

The proposed building façade has three major materials. Blonde brick anchors three corners of the building; this brick is accented with complimenting darker brick between, and at, the community building. Fiber cement lap siding in a dark grey provides a neutral color. Throughout the project, cement panels in a sage green provide a pop of color and visual interest. The building is broken up with various insets and protruding 2-story bays.

The building offers many amenities to the residents including on site leasing office, fitness room, yoga studio, community room, and an outdoor patio and grilling area. The site has both paved areas for parking along the SW portion of the site and green space and trees along 5th Street N and Island Trail. Surrounding the building is a mix of medium to low shrubs, as well as larger trees for shade. Public sidewalks along the street are connected to the 1st level walk-up patios. The landscaping provides visual interest from the public streets, brings the façade down to a human scale, and meets the design standards for the City of Lake Elmo.

BUILDING AREAS:

Garage	24,960 SF
Common space	3,529 SF
Building office	662 SF
Residential	64,717 SF

UNIT MIX: (68 units)

- 7 studios (Average 544 SF)
- 40 one-bedrooms (Average 698 SF)
- 21 two-bedrooms (Average 1,070 SF)

HEIGHT:

Proposed Height: 35'

This is calculated from the average grade around the building to the top of parapet.

PARKING: (135 total stalls)

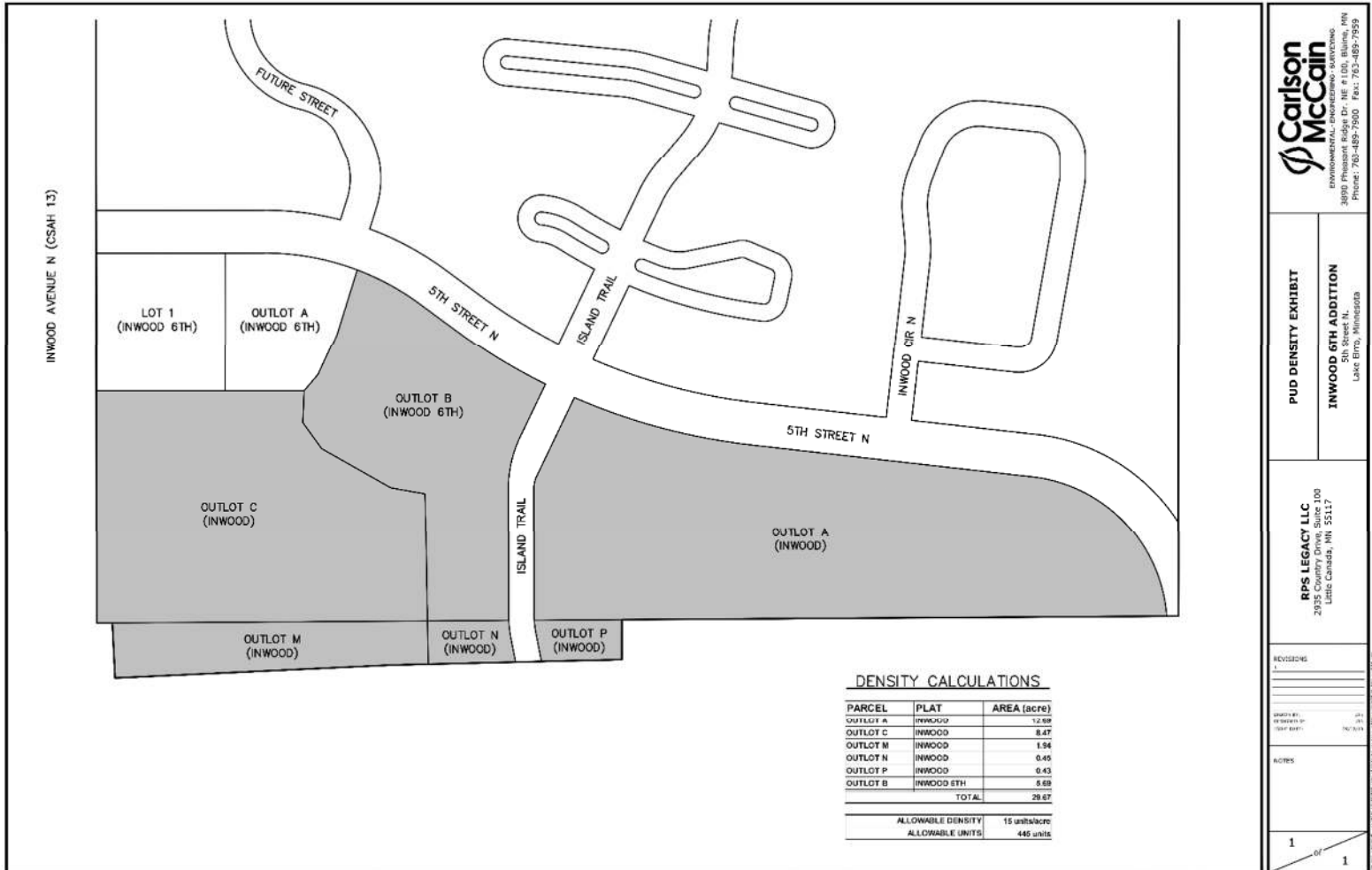
- 70 stalls below grade
- 65 stalls on site



ZONING: HDR-PUD

DENSITY: 445 total units

The building is Phase 1 of a 4-phase development. Phase 2 will mirror the Phase 1 building and be a 68-unit structure. Phase 3 is planned to be a 50-units, and phase 4 is yet to be determined.



Pete Keely, President

COLLAGE | architects