



**UNITED
PROPERTIES**

651 Nicollet Mall, Ste 450
Minneapolis, Minnesota 55402
952-835-5300

1331 17th Street, Ste 604
Denver, Colorado 80202
720-898-8866

August 19, 2019

Ken Roberts
Planning Director
City of Lake Elmo
3880 Laverne Avenue North
Suite 100
Lake Elmo, MN 55042

Dear Mr. Roberts,

United Properties is requesting a PUD concept plan review with the City of Lake Elmo Planning Department. We are proposing a 4-story approximate 100-unit senior cooperative on Outlot C of the Eagle Pointe Business Park along Eagle Point Blvd & Hudson Blvd. To date, we have built 15 Applewood Pointe cooperative communities around the Twin Cities with a sixteenth scheduled to break ground later this year. The following is a link to our Applewood Pointe website: <https://www.applewoodpointe.com/>. This would be a "for sale" residential product with homes ranging in size from approximately 1,300 to 1,800 sq.ft. All homes have at least two bedrooms and two baths, with many having a sunroom or den.

As you are probably aware, the office market has changed significantly from when the PUD was originally approved. Although we have tried to market this site for many years for an office use, we have come to the conclusion that due to the reduced demand for office space, and the attributes of this specific site, that this particular location is much better suited for residential. The same attributes including the existing wetlands and grades that make for a challenging office location, represent positive attributes for an Applewood Pointe community. We have worked closely with our architect to respect the existing wetlands and corresponding setbacks as well as the grades to create a plan that we feel is ideal for this site. As discussed in a previous meeting, it appears that Comprehensive Plan and existing PUD will need to be amended to allow for high density residential. We firmly believe that this would provide an opportunity to incorporate a low traffic generating residential use that is in high demand. Five of our last six senior cooperatives have been sold out prior to construction completion. We are confident that Lake Elmo's reputation along with the local amenities and retail options will make this a very popular location.



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We have included information along with a survey and site plans which should help give a basic understanding of our communities. Please let us know if there is any additional information that you feel would be helpful. The following is a video link to our most recent community in Champlin which opened this past April.

<https://www.youtube.com/watch?v=XetbQF62aHI&feature=youtu.be>

Below please find the requested tabulation of the proposed approximate allocations of land use expressed as percentages of the total project area for the following:

- Area devoted to the common open space = 75%
- Area devoted to the public open space and public amenities = 0%

I look forward to hearing from you and having an opportunity to discuss the project further with the Planning Department.

Best Regards,

Jennifer Mason

Development Manager