

Summerwell Townhome Community
Development Stage Planned Unit Development

Project Narrative
December 27, 2021

At the December 6th 2021 City Council meeting, the Council approved the Summerwell Maple Grove PUD - Concept Stage Plan, as well as the rezoning of the project site from R-A, Single-family Agriculture to Planned Unit Development. The Applicant, Greystar Development, is now submitting an application for approval of the PUD - Development Stage Plan and for Preliminary and Final Plat.

Property:

The property is located between 105th Avenue North and County Road 81, just west of Maple Grove Parkway. The property is currently part of a 44-acre out-lot that will be subdivided to create the approximately 26-acre project site on the western edge of a large pond and wetland. The site is currently an actively farmed field with a small tree stand along the eastern side of the site. Overhead high-wire electrical distribution lines and two minor wetland pockets are located on the northern edge of the site along County Road 81.

Project Description:

The project is a townhome development with 220 single-family, rental townhomes with a mix of two, three and four-bedroom units ranging from 1,200 to 2,000 sf in size. Each townhome unit will be approximately 23'-30' wide, and between 38'-44' in depth. Townhomes will be clustered in groups of four or six-unit buildings and will be two stories in height. Double car garages will be integrated into each townhome unit. A 20-foot driveway apron will be located at the front of each townhome to accommodate additional parking. Each townhome will feature a backyard that abuts a common green space that is landscaped and connected to the rest of the community with a system of interconnected pedestrian sidewalks.

We propose a "contemporary farm-house" or "contemporary colonial" design that is characterized by a traditional residential silhouette and gable roof, with updated materials, trim, windows and finishes. The designs will incorporate large windows into each unit, and at grade outdoor patios for the majority of the units.

A Club House / Leasing Center will be located along the main entrance drive to greet residents, visitors, and prospective tenants. Residents of the community will have access to market-grade amenities including but not limited to: a fitness room with cardio and weight equipment; a yoga room with appropriate ventilation and flooring required for a small class; lounge spaces with wi-fi connections, coffee, and seating arrangements for a range of small-to-large gatherings; a reservable kitchen with commercial grade appliances; break-out or reservable conference rooms with integrated AV to support presentation style meetings; and pet amenities such as a pet spa, and dog run. The mail and package center will be in this building as well.

Outdoor amenities are intended to include an outdoor pool, hot tub, kitchen with minimum two grilling stations, beverage refrigerator and sinks. A small, fenced tot-lot with playground equipment will be located next to the Club House and pool area for the convenience of residents with children. Amenities will be maintained by onsite maintenance staff and some spaces will be reservable online from a community website.

Visitors will be able to park in the driveways for the individual townhomes. In addition, 25 visitor parking areas are being provided around the club house and leasing center and 54 other parking spaces will be scattered throughout the development. Four of these 54 spaces are located at the far eastern part of the community.

An onsite manager will be present during business hours to manage leasing and operations and support resident needs and questions. A dedicated maintenance individual will also be on site to care for the property, manage the landscaping and lawn care, attend to regular preventative maintenance of the buildings, and address any immediate maintenance concerns.

Infrastructure

Access: The project will provide an access point to the property from 105th Avenue North at the southeast corner of the site. A segment of Ranchview Lane will be constructed in order to provide a second access point at the southwest corner of the site. A gridded pattern of private streets will organize the development between 105th Avenue and the rail line to the north. Sidewalk access between the project site and public streets will be provided to both 105th Avenue and Ranchview Lane.

Stormwater: The project design will meet or exceed all relevant state and local regulations. Four biofiltration stormwater basins will handle stormwater treatment on site. A retention pond will also capture and filter sediment from stormwater runoff. These spaces will be planted with indigenous plant species and maintained on a regular basis.

Water and Sewer: Summerwell will be served with domestic water and sanitary sewer connections to existing infrastructure. The domestic water connection will occur along 105th Avenue, and the sanitary sewer connection will occur at the northwest corner of the site.

Signage: The Summerwell development monument sign, design to be determined, will be located at the main entrance to the development at 105th Avenue, on the south side of the entry drive.

Snow Removal: Snow removal will be provided by a private vendor who is contracted by the management company. The vendor will clear the streets and sidewalks after snowfalls, and all snow will be placed onsite in the detention pond located in the powerline easement.

Open Space, Natural Features and Trails:

The site overlooks a sizeable wetland on its eastern edge. This wetland will remain untouched. A large utility easement along the northern property boundary hosts two smaller existing wetlands and we propose to supplement this space with walking paths, and landscaping to provide sound and visual attenuation from County Road 81 as well as a more robust landscaped amenity. A small, farmed wetland within the site will be abandoned and a replacement plan will be submitted with the Technical Advisory Panel. At the westerly side of the site, townhomes will have views of another wetland to the west of the site. Setbacks and easements will be landscaped to provide a pleasant environment for residents of the property.

A system of interior pedestrian sidewalks, walkways, and paths will connect the community to other internal amenities and the larger green spaces and trail network. Each home will also have access to a private yard which will be privately controlled and maintained. The intended direction with regards to landscaping, much like the architectural design, is to work with and complement local flora and we will

work closely with wetlands ecologists and landscape architects to select and design a fitting and appropriate environment.

Changes from Concept Plans:

Several changes have been made to the plans that were submitted to the Planning Commission for Concept Stage review. The changes below are part of the conditions of approval of the City of Maple Grove Resolution approving the PUD Concept Plan:

1. A fence will be located along northern edge of the property to prevent persons from accessing the railroad tracks.
2. Right of way dedication for the extension of Ranchview Lane on the west side of the property is included in the application.
3. Any wetland fill will be reviewed and approved by the Technical Evaluation Panel.
4. The project has added several parking spaces around the property and now has 79 guest parking spaces overall. At the concept stage we had 55 guest parking spaces.
5. A sidewalk connection between the property and Ranchview Lane to the west is included in the site plan.
6. The site plan has removed trees within the power line easement.
7. The snow removal description is provided above.

In addition to these required changes, the project has also made further updates to the site plan:

1. A tot lot playground is added adjacent to the Club House and Leasing Center.
2. A fenced pet exercise area is added in the powerline easement area.

Construction Schedule:

Subject to obtaining final development plan approvals, we anticipate commencing construction in the Summer of 2022 with grading work and proceeding continuously to completion by fall of 2023. Initial first occupancy is anticipated in the summer of 2023.