

Prairie Pointe | Frequently Asked Questions

August 2023

Who will live at Prairie Pointe?

Prairie Pointe will create up to 46 homes for families who need an affordable place to live. All the units will be affordable for families who make less than 50% of the Area Median Income as adjusted for family size. This is currently about \$62,000 a year for a family of four. It is designed to meet unmet local housing needs.

How are families identified for Prairie Pointe?

Beacon will work with Scott County, the schools, and other community organizations to identify families who would benefit from Prairie Pointe. Apartments with rent subsidy will enable families coming out of housing instability to have a high-quality affordable home.

Is there adequate parking?

Consistent with the City review process, a parking study was evaluated by a third-party engineering firm, Westwood. In light of this evaluation and consistent with their staff report, the City found 'adequate parking' in the design. Prairie Pointe and Resonate Church negotiated a shared parking arrangement to ensure that the two adjacent properties will have adequate parking while maximizing efficiency of land use. A bus stop is less than a half mile from the building and provides ready access to MVTA Route 497 to downtown, area shopping, and employment opportunities.

What about the traffic impact?

Consistent with the City review process, a traffic impact study was prepared by Westwood. It found that the traffic impact would be 'insignificant' even during peak traffic hours.

How will the building be secured?

The building and each of the apartments will be secured via controlled-access keycards. The building will have cameras throughout to help ensure resident safety and support lease expectations.

What is the building design?

Prairie Pointe will be a three-story building, making efficient use of the land and creating additional green space for residents and neighbors to enjoy. The design will include a sloped roof and high-quality brick, siding, and window materials. The exterior color palette was chosen to complement the surrounding neighborhood. Bay windows, dormers, and decorative entrance canopies add interest and detail. Activity will be centered on the north side of the building to limit exposure to the four immediate homes to the south. With limited access / egress to the building, no access from the south side, and no balconies or decks planned, the building was designed to integrate well and unobtrusively into the neighborhood. The design also enables us to offer a generous community room, activity rooms, staff offices, and meeting spaces.

What are the sizes of the units?

Prairie Pointe will feature a mix of one-, two-, three-, and four-bedroom apartments.

Will there be construction noise?

Noise will be limited. The building will be of wood frame construction, with panels assembled off-site. There will be about 45 days of panel placement on the site, which will include nailing of the panels. Once the building is assembled, noise will be heavily mitigated, as it will occur within an enclosed envelope.

What are the landscaping features?

A mix of evergreens will provide landscape screening between the south side of the building and adjacent homes. A large front yard with attractive trees, shrubs, lawn, and a rain garden with native plants enhance the front entrance and pedestrian experience. New street trees in the Sarazin Street boulevard will complete the parkway experience along the public sidewalk. The existing fence all along the east lot line and a new six-foot privacy fence along the south property line will define the property boundary. Additional new trees in the existing parking lot will add shade and enrich the overall appeal of the site.

Can you put the privacy fence atop the berm to the south of the property?

No. The berm is not on Prairie Pointe property, so we cannot make changes/additions to it.

Where will children play?

A protected children's play area and garden are tucked in the sheltered inside corner of the building, away from the street. Additional green space allows for a larger play area for young children.

How will the property be managed?

Residents will have leases with standard landlord expectations, such as that they treat their property and neighbors with respect and pay their rent. We will enforce those provisions. There will be a full-time professional property manager. As with all of Beacon's buildings, there will be a 24-hour emergency maintenance number. Beacon will provide property management contact information to immediate neighbors and the City of Shakopee.

What role will Volunteers of America play?

Volunteers of America - Minnesota and Wisconsin (VOA) will be onsite to facilitate strong partnerships with local organizations, connecting families with tools and resources to help them thrive, including homework help, connection to job training, building community, and youth activities. In these ways, VOA will help residents integrate into the fabric of the community.