

Prairie Pointe Neighborhood/Community Meeting Report

Resonate Church | July 26, 2023 | 7 – 8:30 pm

- 1. Overview.** Beacon, relying on information provided by the City of Shakopee, flyered and sent invitations to all residents within 1,000 feet of the site more than a week in advance of this neighborhood meeting. On July 26, 2023, about 55 people gathered to participate in a neighborhood/community informational and feedback meeting about Prairie Pointe, a planned affordable family housing development planned to the south of Resonate Church at 1760 4th Street East, Shakopee. After accounting for Beacon staff, about 45 attended. Scanned copies of the attendee list are attached.

Attendees sat at nine tables, each with volunteer facilitators, who noted feedback in response to questions at each table.

Emily Goldthwaite, Beacon's director of organizing, acted as primary convenor of the meeting. Emily introduced three portions to the meeting: (1) overview of building and site design, led by the Beacon architect; (2) presentation of Beacon's good neighbor pledge and commitments to ensure a safe and secure experience for residents and neighbors; and (3) an invitation to Shakopee residents and neighbors to name community resources and opportunities with which Prairie Pointe families could connect to thrive.

Kevin Walker, Beacon's vice president of housing development, provided an overview of Beacon as an organization – the vision, its approach to meeting unmet community needs, experience, and track record of having developed 19 properties over 20 years in Minneapolis, St. Paul, Edina, Plymouth, and soon Hopkins. He also spoke to Prairie Pointe's origins as a response to unmet community needs named in Shakopee's 2040 Comprehensive Plan – nearly 700 units of affordable housing through 2030. He described the extensive multi-year consultation and planning process that led to Prairie Pointe's design, review, and approval through the City's land use entitlement process completed in 2020. Consistent with the City's land use approval, Prairie Pointe may have up to 46 homes. He also described the steps Beacon has taken since then – purchase of the site and multiple applications to assemble capital financing for the project with plans to start construction in Spring 2024.

Mike Madden, Beacon's lead architect from LHB, Inc., described the design approach used for the building. He addressed the building design within its larger neighborhood context and showed multiple renderings – from the sky, from south-side neighbors, from west-side neighbors across the street. The site will have more greenspace and permeable surface after the building is built than it does today. He showed the mature trees, berm, six-foot privacy fence, and plantings that Prairie Pointe will have on the southside of the building. He explained that activity is centered on the north side of the building to limit exposure to the four homes that are immediate neighbors to the south. With limited number of access/egress points to the building, no access from south side of property, no balconies or decks planned, the building was designed to integrate well and unobtrusively into the neighborhood.

Mr. Madden further detailed the building plan. A canopy marks the main entrance to the building. The building's playground is on the north side of the property, is tucked in and protected by a fence to keep children safe and away from parking. The building uses very durable and high-quality materials, including brick and two types of fiber-cement siding in the exterior, so will be attractive and easy to maintain.

Lee Blons, a member of Beacon's staff, spoke to Beacon's Good Neighbor Pledge for Prairie Pointe. The Pledge included many components as follows. At Prairie Pointe, Beacon will provide safe/quiet enjoyment, safe and high-quality housing, built and maintained to last; residents will be integrated into neighborhood and community; professional property management, including a full-time onsite manager, will be present; the property will be well-managed and maintained. Lease provisions, including quiet enjoyment, will be enforced. Onsite parking restrictions will be signed and enforced. Beacon will keep its rental license in good standing, have its property management firm participate in the Crime-Free Multi-Housing program, include a crime-free, drug-free addendum in all leases and encourage residents to participate in the resident training offered by the City of Shakopee. Beacon will provide property management contact information to immediate neighbors and the City of Shakopee, host a neighborhood gathering within six months of opening for residents and neighbors and will support its onsite service provider, VOA, in building partnerships with local community organizations to support residents.

In the third session, residents contributed ideas to support families at Prairie Pointe. Ideas shared included connecting families to job fairs, student ministry for Prairie Pointe youth, Jaycees (for leadership), Lions, and opportunities sponsored by the City of Shakopee (including waterpark days and other special family-friendly events), athletic associations in Shakopee with scholarships, community action agency, and FISH.

2. **Feedback.** At their tables, attendees first shared positive comments in response to Beacon's presentation, including compliments on attractiveness of building, exterior colors, landscaping, quality of materials, attention to site design, effort to meet identified community needs, extent of foliage on south side of property, respect for Beacon's work in other communities, commitment to professional onsite management, architects' pictures of visual renderings to show building as designed.
3. **Key questions.** Questions also came up. Beacon responses are described below. Separately, we will prepare and circulate a more detailed Q&A in a complementary Frequently Asked Questions.
 - **Who will live at Prairie Pointe?** Prairie Pointe will serve families with modest incomes who struggle to find housing opportunities they can afford in the Shakopee area. Maximum annual income eligibility depends on family size and so will run a range, for example, between \$62,100 and \$82,000. Some rental assistance will be available at Prairie Pointe. Rental assistance is an important benefit to the wider community as it helps support a household secure and sustain their housing and it provides resources for a well-maintained and run building. Families' obligations to pay generally escalates as their incomes increase.
 - **What will the unit mix be?** Prairie Pointe will provide an array of differently sized homes. Final unit mix will be determined ahead of building permit application.
 - **How will residents be referred to Prairie Pointe?** Staff will work with Scott County, the Shakopee School District, other community agencies and direct applicants, to identify families who would be eligible for and benefit from residency at Prairie Pointe.
 - **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 to support lease expectations.
 - **Will there be 24-hour onsite security?** No. Consistent with similar such properties, there will be full-time onsite management, security cameras, and a 24/7 emergency maintenance phone number available.

- **Will there be construction noise?** Noise will be limited. The building will be wood frame construction. Panels for the building will be assembled off-site. There will be about 45 days of panel assembly on the site which will include nailing of the panels. Once the building is assembled, noise will be heavily mitigated as it will happen within an enclosed envelope.
- **How close is the nearest home to Prairie Pointe?** The closest home is over a hundred feet away from Prairie Pointe. The intervening area is spanned by perimeter trees, a privacy fence, berm, and mature trees.
- **Will the Prairie Pointe privacy fence be put on top of the berm?** No, it will be to the north of the berm as the berm is not on Prairie Pointe property.
- **We heard about challenges at one of Beacon's other properties - the Lonoke. Please tell us more.** The intrusion of armed trespassers, the damage the intruders introduced to the Lonoke, and the insecurity and risk they posed to our residents was both unprecedented and unacceptable. When confronted with this situation – the first of its kind in our 20-year history of operating multifamily housing, we responded as we always do if there is a challenge at a Beacon-owned property. We reached out to partners – in this case, law enforcement and neighboring property owners. We marshalled additional resources and resolved the situation. Partnering with security and police, we ejected the intruders, made all code repairs, and restored safety. Across our portfolio of properties, we support and rely on strong partnerships with our host communities and work together to resolve any situation posing issues for residents in our buildings or surrounding neighborhood.

We also discuss traffic and parking below and will do so again in our Frequently Asked Questions as time constraints precluded fullest response at the meeting. We will also share related slides in our Powerpoint presentation to be uploaded by City staff to the project site.

- **What impact will Prairie Pointe have on traffic?** Consistent with City requirements for new development proposals, the effects on traffic were evaluated by a consultant, Westwood. The consultant's primary finding was that Prairie Pointe's 'traffic impact' will be 'generally insignificant', with less than one additional trip every two minutes during peak travel times and even less than that during non-peak hours. The nearby bus stop, less than a half-mile away with existing sidewalk access, will provide ready transit to downtown Shakopee, the St. Francis Medical Center, and Shakopee Town Square Mall for jobs, services, and retail to residents, further reducing traffic impacts.
- **Is there adequate parking?** Also consistent with City review process, a parking study was also evaluated by Westwood, the consultant. Prairie Pointe and Resonate Church negotiated a shared parking arrangement to ensure that the two adjacent properties would have adequate parking while maximizing efficiency of land use. City staff found that there was 'adequate parking' provided for. This was based on City staff notes that peak parking utilization at the same time at both properties was highly unlikely, after factoring in typical occupancy of a multifamily building operating at 95%, some residents needing to work Sunday mornings, the church unlikely to have a full 200 people attending a service, plus an estimated car ownership rate at Prairie Pointe around 60% of standard City code requirement for vehicle stalls per unit.