



Prairie Pointe Apartments

Multi-Purpose Planning Application - Narrative

February 25, 2020

Beacon Interfaith Housing Collaborative, a nonprofit development of multifamily housing based in St. Paul, MN, proposes to construct a 46-unit apartment building at the intersection of 4th Avenue East and Sarazin Street in the City of Shakopee, on the current site of the Knights of Columbus Assembly Hall. The development has been given the name Prairie Pointe Apartments. Beacon Interfaith Housing Collaborative was formed in 1999 and currently owns and operates over 700 units of affordable housing in the Twin Cities Metro Area.

Beacon Interfaith Housing Collaborative is requesting a Planned Unit Development (PUD) designation for the proposed development site, along with combined plat approval and planning commission and city council review. The overall redevelopment proposal splits the existing Knights of Columbus property into two parts, with the northerly portion (Parcel A) to be developed by Resonate Church using the existing Knights of Columbus assembly building and the southerly portion (Parcel B) to be developed by Beacon Interfaith as new multifamily housing. Beacon Interfaith is only requesting PUD designation for the southerly portion of the site that it will develop. Resonate Church will separately apply for a conditional use permit for its proposed use of the northerly portion.

The proposed building will be 3-story with pitched roof with a total of total of 90 surface parking spaces, a 1.96 to 1 parking ratio. The proposed development being under PUD designation, the PUD process informed by a parking study will determine the parking requirement. We anticipate that the number of parking spaces determined to be required thorough the parking study and PUD process will be less than 90 spaces.

The developer of Parcel A, Resonate Church, has indicated that their proposal will require a total of 58 parking spaces and their site as shown on the site plan has a total of 52 spots. Six parking spaces on the northerly edge of Parcel B will be designated as shared parking spaces, to be used by both properties. A shared parking agreement, taking use and maintenance considerations into account, will be recorded with the county relating to these 6 parking spaces. To the extent that the parking study and PUD agreement will allow for it, some of the parking spaces on Parcel B will be made available, through a private shared parking agreement, for use by Resonate Church as overflow parking on their busiest days of the year.

The proposed development will exceed city standards and the requirements for PUD designation in the following ways:

- Sustainable Design – Beacon is committed to developing environmentally sustainable housing. Our designs have consistently exceeded MN Energy Code and the requirements of rigorous sustainability standards such as the SB 2030 - B3 Sustainable Building 2030 Energy. The project will feature sustainable design and comply with the MN Overlay to the Green Community Criteria. The methods for complying include installing water conserving fixtures and Energy Star rated appliances and fixtures, ensuring that landscaped areas are planted with native or adapted species, reducing indoor allergens by including cleanable flooring materials and installing a ventilation system, providing a dedicated area for recycling collection, and using low VOC adhesives and paints. Energy efficiency will be demonstrated by certifying the project through the Energy Star New Homes program.

Several buildings we recently completed are insulated in excess of building code and Minnesota Green Community Standards. Our newest development, Great River Landing in Minneapolis, includes a 40kW rooftop photovoltaic solar array. Beacon is conscious of the long-term benefit to our tenants and to building economics of lower energy usage and healthy construction. Thus, we use lower volatile organic compound (VOC) materials and advanced ventilation systems.

- Storm Water Management – the development will include a series of rain gardens that will capture the additional hard-surface runoff and filter it to remove suspended solids prior to discharge into the city storm sewer system. Such discharge will exceed state NPDES water quality standards. The development will reduce the overall rate of storm water discharge to city infrastructure from what exists on the current site, despite the fact that the overall amount of hard surface on the site will increase slightly, and will increase the quality of the water discharged. We have included rain-water reuse irrigation systems in several of our developments and will do so here if it is feasible. We will seek to use permeable concrete and pavers in hard surface areas if feasible.
- Parking - our parking solution and collaboration with the developer of Parcel A reduces the total impervious site area that would be required for the two separate uses if considered separately under the current zoning. This provides for less overall storm water runoff and a higher amount of open space than would otherwise be feasible.

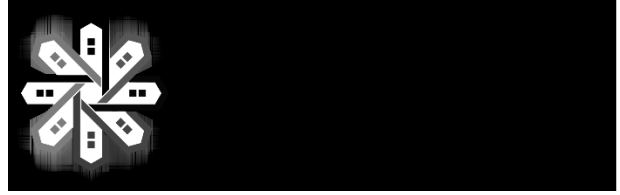
Our proposal for Prairie Pointe Apartments is consistent with the city's vision for construction of new housing, as detailed in its 2040 Comp Plan. The plan notes that a diverse portfolio of housing types, price points and locations will strengthen Shakopee's competitiveness in the marketplace. Much of the multifamily housing developed in the city over the last decade has been geared toward those able to afford at or above market rate housing. Our development will target families earning 30% of the area median income (AMI) or less, or very low-income families, thus helping to provide some of the diversity called for in the plan. The plan notes that as a member of the metropolitan region and to accommodate expected future growth in the city, 548 units of housing affordable to household incomes of 30% AMI will be needed by 2040. Our development will help the city to meet this goal.

The 2040 Comp Plan shows the specific parcel for the proposed development as being guided toward mixed-use residential, which is very much in line with our proposal. Mixed use definitions from the plan indicate that multifamily residential is one of the primary uses for these districts. The definitions state that up to 30 dwelling units is the allowable density level within mixed-use districts, our development proposal will entail 22.77 units per acre. The floor area ratio range listed in the city's mixed-use definitions is 0.4 to 1.5, our development will have a 0.67 floor area ratio. The 2040 Comp Plan calls for developments within the mixed-use areas to have automobile access with sidewalk system and trail connections. The area around the site features a sidewalk along Sarazin Street between the site and Eagle Creek Boulevard, connecting to Prairie Bend neighborhood park and trail system, and along 4th to Marschall Road, which will provide residents with access to the bus stop that serves Route 497 and other area bus routes.

The 2040 Comp Plan notes that the city will actively look to assemble any underutilized or foreclosed property for potential utilization for affordable housing purposes. The current 4-acre site contains a 9,000 square-foot assembly building and large surface parking lot that is very lightly used.

We believe the development we propose meets, and in many ways exceeds, the criteria for PUD designation and is consistent with the city's 2040 comprehensive planning efforts. We believe the development will be an asset to the community and the city.

About Beacon



Our Vision: *All people have a home.*

Our Mission: *As a collaborative of congregations united in action we create homes and advance equitable housing.*

Together, We:

Create New Homes

For more than 20 years, we've been creating quality, affordable apartment homes that people want to live in throughout the metro. Having a safe, stable place to call home is a basic foundation for strong lives and communities. By creating quality apartment homes close to where we work, learn, and shop, Beacon empowers sustainable, vibrant living.

Sustain Stable Homes

On-site support services help our residents thrive. Services tailored to the individual focus on jobs, education, community connection, health – or all of the above. No matter what the focus, there's always a trusted, on-site advocate to work with to set goals and map a plan for success.

Shelter Families

Our congregations open our doors to shelter families experiencing homelessness each night. And our professional case managers work with them to find stable homes that foster dignity and resilience. Our shelter program supports up to 12 families at a time in Carver, Scott, and Hennepin counties.

Change Systems

We all benefit when we all have a home. Through education, relationships, and community organizing, we foster the public will to increase societal commitment to ensure that all people have a home. By confronting unjust systems and expanding our shared response, we invest in the long-term strength of our communities.

**To Learn More or
Get Involved, Visit:**

www.beaconinterfaith.org

facebook.com/BeaconInterfaith

twitter.com/BelieveInHome

instagram.com/BelieveInHome



Prairie Pointe in Shakopee

Supportive Housing for Families

The Essentials

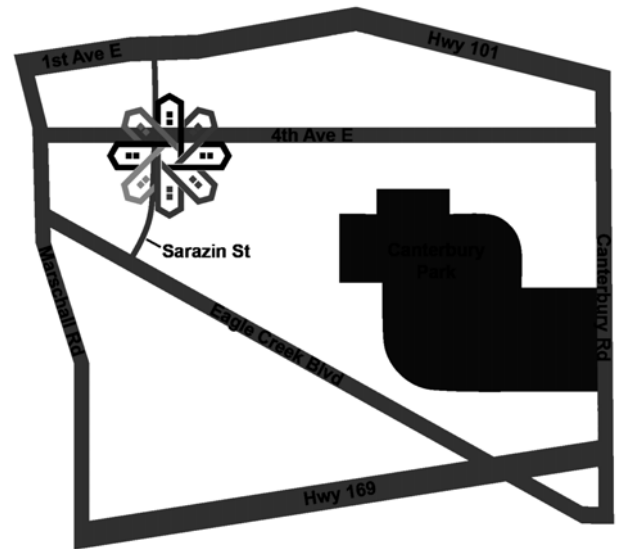
- About 50 high-quality, well-managed apartment homes.
- Homes for families who make less than \$30,000 a year.
- One, two, and three-bedroom apartments.
- Individualized on-site support services.

Why Shakopee?

- Scenic parks, world-class entertainment, a growing economy and highly-regarded schools are ideal for families.
- Family homelessness is rising in Carver and Scott counties. Prairie Pointe will provide homes for many of these families, offering them stability where parents and children alike can flourish.
- We value looking out for one another. It's a big piece of what makes towns like Shakopee great places to live and grow.

Supportive Housing

- Tailored support helps children do better in school, parents increase income, and families improve long-term health.
- Supportive housing is a proven model for ending homelessness and housing instability for families.



To create Prairie Pointe, we will need:

Congregation Members and Supporters to...

...show up in support at key moments; make a gift to support the work needed before the shovel hits the ground; spread the word about why you support Prairie Pointe; schedule a tour at a Beacon building to learn more about supportive housing.

Public Officials to...

...approve land use and zoning decisions; champion and secure public funding for rental assistance, support services, and capital.

To get involved, contact Deb Rodgers:

drodgers@beaconinterfaith.org or (651) 789-6260 ext. 218



Beacon
INTERFAITH HOUSING COLLABORATIVE

About Beacon Interfaith Housing Collaborative

Beacon's vision is that all people have a home. We are a collaborative of congregations united in action to create homes and advance equitable housing. By leveraging our collective power, we develop and sustain affordable homes, shelter families, and work to change systems. Our focus is on families, seniors, young adults and others with very low incomes, and those who are experiencing homelessness. For more information, visit www.beaconinterfaith.org.

About Volunteers of America - MN and WI

Volunteers of America is dedicated to helping America's most vulnerable by providing a wide array of health and human services. Its diverse array of services crosses a spectrum of intersecting needs—from housing to health to education to employment—allowing the organization to take a broad view of community needs and offering a holistic and integrated approach to its work. Volunteers of America is a ministry of service dedicated to helping those in need rebuild their lives and reach their full potential. For more information, visit www.voamn.org.

Jessica's Family Thrives in Supportive Housing

September 24 will always be special for Jessica. On that day, her son exclaimed, "It's 5 o'clock, mama, and we don't have to go anywhere. We get to stay right here!" On September 24, 2010, Jessica moved out of temporary shelter (and its 5p.m. check-ins) and into her own apartment with her two sons. It was a day that changed her life.

The boys are a little taller now, and 5 o'clock often comes and goes unnoticed in their busy lives. Lives centered in the joy of home – their own home – at Beacon's Audubon Crossing apartments.

While living in supportive housing, Jessica has grown her career and her confidence. "I've really come to believe in myself, and know I'm not alone," she beams. She meets regularly with an advocate, finding a listening ear and a trusted presence to connect her with resources.

For Jessica, having supportive housing means stability. It means she can afford to invest in her boys' school and give back to her community. And it means she doesn't have to worry whether it's 5 o'clock or September 24: she's home.

