



**“CANTERBURY CROSSING”
APPLICATION FOR:
PUD, REZONING, PRELIMINARY PLAT, FINAL PLAT**

**SHAKOPEE, MINNESOTA
September 4, 2020**

Introduction

Lifestyle Communities and Pulte Homes of Minnesota (“Pulte”) are pleased to be submitting this joint application. Lifestyle Communities, through their partnership with Ecumen, will be building an age-restricted lifestyle cooperative (Zvago Canterbury Crossing) and Pulte will build two different styles of rowhomes (Canterbury Crossing). Please allow us to introduce our companies.

Lifestyle Communities

Lifestyle Communities, based in Bloomington, Minnesota is the premier boutique cooperative developer in Minnesota with over 35 cooperatives developed or co-developed by its team within the Twin Cities metro and Greater Minnesota. Included in its 30+ year portfolio is the Gramercy Club, Gramercy Park, Summerhill and, most recently, the Zvago cooperative brands. Lifestyle Communities is the product of an evolution of expertise in multifamily housing financial services that began in the 1980s and is fueled by past successes and a uniquely credible, informed and broad perspective as a lifestyle-focused multifamily housing developer.

Pulte Homes

Pulte’s mission statement is simple and focused: ***“We build consumer inspired homes and communities to make lives better.”*** We operate primarily under three distinct brands of homebuilding: Pulte Homes, Centex Homes, and Del Webb and build a wide variety of home types. We have a local office in Eden Prairie and will sell approximately 600 homes in the Twin Cities this year under the Pulte Homes and Del Webb brands. We take pride in creating innovative floor plans, livable neighborhoods, and working with integrity.

The primary contact information for Lifestyle and Pulte was provided separately to City staff.

Legal Descriptions

Lifestyle Communities

That part of Outlot F, CANTERBURY PARK SEVENTH ADDITION, according to the recorded plat thereof, Scott County, Minnesota, described as follows:

Commencing at the most southerly corner of said Outlot F; thence North 00 degrees 10 minutes 27 seconds West, assumed bearing along the most easterly line of said Outlot F, a distance of 573.62 feet to the right-of-way line of Shenandoah Drive as depicted on said plat; thence northwesterly along said right-of-way line 120.21 feet, along a non-tangential curve concave to the northeast, having a radius of 1130.00 feet, a central angle of 06 degrees 05 minutes 42 seconds, and a chord bearing North 46 degrees 31 minutes 45 seconds West to the point of beginning; thence continuing northwesterly along

said curve for 172.26 feet, having a radius of 1130.00 feet, a central angle of 08 degrees 44 minutes 03 seconds, and a chord bearing North 39 degrees 06 minutes 52 seconds West; thence South 77 degrees 03 minutes 46 seconds West 354.22 feet; thence South 12 degrees 56 minutes 59 seconds East 165.57 feet; thence South 50 degrees 07 minutes 02 seconds East 82.85 feet; thence northeasterly, easterly, and southeasterly 116.34 feet along a non-tangential curve concave to the south, having a radius of 65.00 feet, a central angle of 102 degrees 33 minutes 12 seconds, and a chord bearing North 87 degrees 26 minutes 16 seconds East; thence South 41 degrees 17 minutes 08 seconds East 36.07 feet; thence southeasterly 15.20 feet along a tangential curve concave to the northeast, having a radius of 90.00 feet and a central angle of 09 degrees 40 minutes 39 seconds; thence South 72 degrees 36 minutes 45 seconds East 16.22 feet; thence southeasterly 59.76 feet along a tangential curve concave to the southwest, having a radius of 330.00 feet and a central angle of 10 degrees 22 minutes 35 seconds; thence North 28 degrees 00 minutes 01 seconds East 143.03 feet; thence northeasterly 69.07 feet along a tangential curve concave to the southeast, having a radius of 240.00 feet and a central angle of 16 degrees 29 minutes 22 seconds; thence North 44 degrees 29 minutes 23 seconds East 55.11 feet to the point of beginning.

Pulte

Those parts of Outlots D and F, CANTERBURY PARK SEVENTH ADDITION, according to the recorded plat thereof, Scott County, Minnesota, described as follows:

Beginning at the northwest corner of said Outlot F; thence North, assuming the north line of said Outlot F has a bearing of North 89 degrees 23 minutes 51 seconds East, a distance of 36.70 feet; thence North 89 degrees 24 minutes 07 seconds East 791.20 feet to the right of way of Shenandoah Drive as dedicated on said plat of Canterbury Park Seventh Addition; thence southeasterly 506.49 feet, along said right of way of Shenandoah Drive, along a non-tangential curve concave to the northeast, having a radius of 1130.00 feet, a central angle of 25 degrees 40 minutes 51 seconds, and a chord bearing South 21 degrees 54 minutes 25 seconds East; thence South 77 degrees 03 minutes 46 seconds West 354.22 feet; thence South 12 degrees 56 minutes 59 seconds East 165.57 feet; thence South 50 degrees 07 minutes 02 seconds East 82.85 feet; thence northeasterly, easterly, and southeasterly 116.34 feet along a non-tangential curve concave to the south, having a radius of 65.00 feet, a central angle of 102 degrees 33 minutes 12 seconds, and a chord bearing North 87 degrees 26 minutes 16 seconds East; thence South 41 degrees 17 minutes 08 seconds East 36.07 feet; thence southeasterly 15.20 feet along a tangential curve concave to the northeast, having a radius of 90.00 feet and a central angle of 09 degrees 40 minutes 39 seconds; thence South 72 degrees 36 minutes 45 seconds East 16.22 feet; thence southeasterly 59.76 feet along a tangential curve concave to the southwest, having a radius of 330.00 feet and a central angle of 10 degrees 22 minutes 34 seconds; thence South 28 degrees 00 minutes 01 seconds West 273.09 feet to the southwest line of said Outlot F; thence North 61 degrees 59 minutes 59 seconds West, along said southwest line, 479.87 feet; thence North 00 degrees 03 minutes 26 seconds East 570.82 feet; thence South 89 degrees 23 minutes 51 seconds West 401.51 feet; thence northerly 106.83 feet along a non-tangential curve concave to the west, having a radius of 1670.00 feet, a central angle of 03 degrees 39 minutes 55 seconds, and a chord bearing North 10 degrees 13 minutes 21 seconds East; thence northeasterly, northerly, and northwesterly 185.95 feet along a non-tangential curve concave to the west, having a radius of 60.00 feet, a central angle of 177 degrees 33 minutes 52 seconds, and a chord bearing North 3 degrees 14 minutes 32 seconds West, to the point of beginning.

Serving the Housing Market

Pulte and Lifestyle Communities have collaborated to create a new neighborhood in Canterbury Commons which serves a wide variety of demographic groups. The housing types outlined below are in demand, are mutually beneficial, and benefit future planned retail and commercial uses in the area.

Cooperative Housing

The Zvago Canterbury Crossing cooperative provides owners with a unique urban retreat lifestyle unlike any other in Canterbury Commons or the greater Shakopee area. Each owner can select from 6 different private residence floor plans while also gaining use and enjoyment of nearly 5,200 square feet of indoor common amenity spaces and nearly 1,500 square feet of outdoor amenity spaces that act as an extension of their cooperative home. These common amenity spaces are designed with inspiration from the surrounding Canterbury Commons area.

Inside each private residence there are 4 distinct aesthetic themes to choose from in addition to a variety of finish selections within each theme, making each home distinctive to the taste and personal touch of each owner. The common amenity areas include: a great room, entertainment suite, wellness studio, business center, maker's space, outdoor terrace and a pickleball court. Zvago Canterbury Crossing is catered to active empty nesters, retirees, down sizers and lifestyle centric individuals seeking a fresh start with a community full of like-minded neighbors. Each home is required to have one age qualified occupant 62 years old or better. Most of our owners come directly from the surrounding community or people that left the community for a period of time and were looking for this type of opportunity to move back. The building and grounds are professionally managed by Ecumen which includes an on-site cooperative living manager and maintenance technician during normal business hours throughout the week.

Rowhomes

The rowhomes offered by Pulte will serve multiple demographic groups and interests. We are offering two types of rowhomes which are different in appearance as well as how they live and feel. They attract somewhat different buyers.

3-story urban rowhomes are positioned along the perimeter streets to present the urban village appearance and atmosphere that is consistent with the original goals of the broader Canterbury Commons community. Tools utilized to create the urban village feeling include the use of tall buildings positioned ten feet from the perimeter right-of-way lines. This type of home appeals to many singles of all ages, young couples, and first-time home buying families.

The 2-story rowhome lives and feels like a single-family home. It also offers significant upgrades such as a sunroom, additional master bedroom space, and/or a third story loft/bedroom/rooftop terrace. These offerings, in addition to the reduced number of stairs, results in approximately 30% of our buyers being empty nesters.

We have been tracking a gradual change in how empty nesters are approaching the home buying experience. Historically, many moved directly from their single-family homes into a single level home or an assisted living facility. In recent times, a significant percentage of our population is maintaining a high level of health as they age. This has resulted in many empty nesters delaying their move into single level homes and assisted living facilities. It has resulted in one additional move for many empty nesters. Our two-level townhome is filling the demand for active and healthy empty nesters as they make their initial move from their single-family homes. There is a synergy among the housing types because our typical empty nest buyer is in their 50's and 60's, which is younger than the typical cooperative living resident. In effect, the 2-story rowhome may act as a "feeder system" to the cooperative housing instead of direct competition.

All the housing within this neighborhood is in strong demand and will serve a variety of demographic groups. One notable exception is that it will have significantly less children than a typical single-family neighborhood.

Neighborhood Vision

During the visioning process for this neighborhood, we needed to blend two primary goals: creating a distinct and attractive neighborhood that melds into the broader Canterbury Commons. Our team spent a considerable amount of time and thought preparing iterations of site plans for the new neighborhood, resulting in what is before you now. We'd like to point out the following design considerations that were incorporated:

1. Locations of Land Uses – We logically placed the cooperative at the prominent intersection of Shenandoah and Schenian to bolster the visual impact and arrival to Canterbury Crossing. The 3-story rowhomes have been positioned as more of a walk-up presence to Shenandoah and Schenian in order to emphasize the urban village flavor of the broader Canterbury Commons. These rowhomes are specifically designed to have the front elevations facing the perimeter streets. This provides very attractive street scape views. The garages are hidden in the rears of the buildings. Internal to the property will be found the 2-story rowhomes which, although very attractive, will be less visible from the perimeter roads.
2. Shared ponding – We have designed the storm water ponding system to treat water from all land uses included in this application. This leads to efficiencies with land use and storm water treatment. The ponds also provide an amenity to the naturalized landscape.
3. Private Amenities – The rowhome portion of the neighborhood will have a privately owned and maintained open space area containing a tot lot for children and a fire pit for socializing. See below “Private Amenities” section of this narrative for more details. These amenities are strategically placed in a central and convenient location. As mentioned in the cooperative narrative, there are several private indoor and outdoor amenities for Zvago owners to enjoy within the community.
4. Pedestrian Connectivity – We have designed the neighborhood to have strong pedestrian connectivity. Trails/walks run through the rowhome open space area and encircle the shared ponding. We have created connections from these amenity areas to the perimeter trails/walks along Shenandoah and Schenian.

Key Facts

Overall Site

- Existing zoning is Major Recreation (MR)
- Proposed zoning is Planned Unit Development (PUD)
- Housing:
 - 56 senior rental housing
 - 86 2-story rowhomes
 - 22 3-story rowhomes
 - 164 total new homes
- Gross area = 13.962 acres
- Gross density = 11.75 units/acre

Rowhomes

- Gross area = 11.684 acres (includes half of the public ROW)
- Number of homes = 108
- Gross density = 9.24 units/acre
- Minimum setbacks:
 - Shenandoah = 10'
 - Schenian = 10'

- Eagle Creek Boulevard = 40'
- Hauer = 30'
- North property line = 30'
- Minimum distance between buildings = 20'
- Entrance monument signs
 - Sign 1 (Primary off Paddock Court) – Sign dimensions will be 9 feet wide by 4 feet high. Lettering will be no more than 18 square feet.
 - Potential Sign 2 (Secondary off Hauer Trail) – Sign dimensions will be 2 feet wide by 4 feet high. Lettering will be no more than 6 square feet.

Cooperative Bulk Regulations

REGULATION/METRIC	PROPOSED CONDITIONS
COOPERATIVE PARCEL SIZE:	2.494 Acres (including half the ROW)
GROSS DENSITY OF PARCEL:	22.5 Units/Acre
- PRINCIPAL STRUCTURES -	
FRONT YARD SETBACK [SHENNENDOAH/SCHENIAN/NEW] (MIN):	20 feet
SIDE YARD SETBACK (MIN):	20 feet
REAR YARD SETBACK (MIN):	20 feet
- ACCESSORY STRUCTURES -	
SETBACK FROM ALL PROPERTY LINES (MIN):	6 feet
HEIGHT (MAX):	55 feet
PROJECTING SIGN (#/MAX)	1 sign/32 sf
MONUMENT SIGN (#/MAX)	1 sign/40 sf

Homes

Cooperative Housing

Zvago Cooperatives are intentionally boutique in size, with each location designed to reflect the unique character of the surrounding neighborhood. Two of our completed communities, Zvago Glen Lake (Minnetonka, MN) and Zvago St. Anthony Park (St. Paul, MN), have received NIAOP awards for their high level of design when evaluated by a group of peers against other similar multifamily housing projects completed in the same year.

Zvago Canterbury Crossing has been designed with the objective of portraying our twist on the modern farmhouse while blending with both the architectural style of the completed Triple Crown Residences and design of the proposed Pulte rowhomes. The cooperative boast high-quality materials including cultured stone, fiber cement siding (panels, board & batten, and lap) and timber accents (gables, brackets, and trellis). The color palette provides some high visual contrast between creams/whites and darker grays used

in the fiber cement siding while the stone and timber elements encompassing every elevation of the building exude warmth and texture.

The unit composition of the cooperative includes:

UNIT TYPE	# OF UNITS	SQ. FT. RANGE
ONE BEDROOM + DEN	10	1,003 – 1,047 sf
2 BEDROOM	32	1,247 – 1,326 sf
2 BEDROOM + DEN	14	1,535 – 1,576 sf

Rowhomes

Pulte Homes is known for the extraordinary steps that we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. We continually reach out to the public and Pulte homeowners to get feedback to improve our home designs. It results in our homes being what we call Life Tested®. Through this intensive process, we have conceived of and incorporated many innovative features such as the Pulte Planning Center, the Everyday Entry, Super Laundry, Oversized Pantry, and the Owner's Retreat. This exhaustive process has played a major part in Pulte's success in *"building consumer inspired homes and communities to make lives better."*

We will be building two types of rowhomes which will have an attainable entry price and will also provide homeowner association-maintained lawn, snow removal, and building exterior maintenance. These are highly valued traits for a rowhome buyer. When fully occupied, this neighborhood will have a mix of demographic groups living together.

In recent years the rowhome market environment has changed significantly. The desires of the home buying public are evolving. In response, Pulte has completed in-depth consumer surveys and has designed the next generation of rowhomes.

One of the original drivers of rowhome sales is that it expands the range of consumers who can afford home ownership. In the previous generation of rowhomes, this was typically accomplished by having identical floor plans and many exterior facades being identical in appearance. A common theme was that some or most of the units within a building would have the same exterior elevation. Another common theme was to have the same color scheme or two alternating color schemes for all individual units.

With Pulte's next generation design, our goal is to maintain some level of price attainability, but to improve on the interior finish, provide choices in floor plans, add structural options, and historical rowhome architectural themes. With respect to our architecture, our overall approach is to "individualize and stylize" each unit. The result is individual units which differ in architecture from all other units within the same building and which vary in color scheme from most homes within the neighborhood. This is a significant advancement in the approach to rowhome architecture. The result is that each unit will appear unique and distinct. You will note the use of lap siding, stone, board and batten siding, banding boards, gables, shutters, dormers, and rooflines to individualize each front elevation. See attached photos and elevations. Side elevations present a variety of roof lines and siding materials. We have also chosen to upgrade all garage doors to a decorative garage door (see exhibit).

We will predesign the building color palette for the neighborhood. We typically create six to eight distinct and timeless color packages for the buildings. Each building will have multiple colors. By designing the neighborhood in this way, we can be assured that the finished neighborhood will be attractive and diverse.

We have included photos, elevations, and floor plans for both rowhome designs. Please forgive the unprofessional photos of the 3-story rowhomes. The design of these homes is so recent that we have just begun to build them.

3-Story Rowhomes

The 3-story rowhomes appeal primarily to singles of all ages, young couples, and first-time home buying families. The design of these homes focuses on presenting the attractive front façade to the surrounding drivers, pedestrians, businesses, and homes. These homes will be highly visible from the surrounding properties and streets. The garages are hidden in the rears of the homes so that the neighborhood presents very well from the perimeter. Another important design characteristic is that the buildings are designed to have short setbacks to the perimeter which is enabled by the fact that the garages are in the rear. The visual impact of this design approach is striking. We have designed the 3-story rowhomes to be setback 10 feet from the Shenandoah and Schenian rights-of-way to provide the urban feel and the urban corridors that are desired in Canterbury Commons. The final urban design trait is the addition of concrete service walks that will connect the front doors of these homes to the trails/walks along Shenandoah and Schenian.

Floor plan information:

Floor plan choices	Highwood & Halston
# bedrooms	3 to 4
#bathrooms	2.5 to 3.5
# garage stalls	2
Square footage	2,142

It is worth noting that our approach to “individualized and stylized” rowhome units extends to the interior as well. Buyers can choose from a range of options that are not typically seen in floor plans from previous generations:

- 3 bedrooms with options for a 4th
- 1st floor flex room and additional bathroom

The typical rowhome buyer is seeking a lifestyle that does not include mowing the lawn, shoveling snow, and maintaining the exterior of their homes. In response to this desire, we create a homeowners association (HOA) to professionally manage these maintenance tasks. Another response to the buying public is the use of low maintenance materials on the exterior of the homes such as vinyl siding. However, we have upgraded our elevations to incorporate the use of stone on all front elevations and have upgraded our garage doors.

The height of the 3-story rowhomes is approximately 38 feet.

We anticipate these homes will range in price from the high \$200k's to the mid \$300k's.

2-Story Rowhomes

The 2-story rowhomes have some overlap with the 3-story rowhome in terms of size and price, but the homes live and feel very different than the 3-story. The floor plans, dimensions, and lighting create the feeling of a single-family home. Options for an additional sunroom, more master bedroom space, and third story loft/and or rooftop terrace make this a highly versatile floor plan that appeals to different types of buyers. The additional options and the reduced number of stairs result in approximately 30% of our buyers being empty nesters. Another desirable trait is the same HOA maintenance as discussed with the 3-story rowhomes.

While the 3-story rowhome is designed with a focus on the “front” elevation facing outward from the neighborhood, the 2-story rowhome is like a single-family home in that the front elevation incorporates the garage. This results in the 2-story rowhome having a different exterior appearance and flavor than the 3-story. The two different types of rowhomes offer a nice variety in terms of appearance, floor plans, and livability.

The 2-story rowhomes include the same multiple architectural tools to create individualized elevations. The architecture of the 2-story rowhomes differs from the 3-story in one notable way. Where the 3-story rowhomes have stone on the front of every home, the 2-story rowhomes have an intentional unbalanced distribution of stone. The existence of garages on the front elevations makes this strategy particularly effective in presenting variety and a unified building elevation. Side elevations present a variety of roof lines and siding materials. Traditionally, 2-story rowhomes can sometimes have repetitive rear elevations. Offering the option of an additional sunroom and additional upstairs master bedroom space has resulted in a varying rear elevation from building to building.

Homes will start at approximately 1,850 square feet of finished living space. Above the second floor, a half story can be finished as a unique rooftop terrace option. A popular first floor option is the sunroom. Depending on what options are chosen, anticipated townhome prices will range from the high \$200k's to the high \$400k's.

The height of the 3-story rowhomes is approximately 34 feet.

Floor plan options include:

- 3 bedrooms with options for a 4th
- Sunroom with additional upstairs bathroom expansion
- Third floor loft or bedroom
- Rooftop terrace

Other floor plan information:

Floor plan choices	Ashton & Bowman
# bedrooms	3 to 4
#bathrooms	2.5 to 3.5
# garage stalls	2
Square footage	1,850 to 2,400

Energy Efficiency & Sustainability

The Zvago cooperative is designed to perform with high energy efficiency in both the private residences as well the common areas. The cooperative is built following sustainability practices that lead to a better living environment for our owners and more responsible means of construction than many of our peers. The following identifies the primary sustainability and energy efficiency measures used in the cooperative:

- Energy Star Appliances
- Electric Vehicle Charging Station in Garage
- Building Materials & Practices:
 - Low VOC paints, coatings, adhesives, and sealants
 - Recycled content (50% post-industrial; 25% post-consumer)
 - Regional Materials (products produced within 500 miles of site)
 - Low VOC paints, coatings, adhesives, and sealants
 - Recycled content (50% post-industrial; 25% post-consumer)
 - Regional Materials (products produced within 500 miles of site)
 - Environmental flooring
 - Mold prevention materials for surfaces and shower/tub locations
 - Construction waste recycling, salvaging, and landfill diversion (up to 75%)

Both rowhome designs will have extremely high energy efficiency. Each home is tested using the Home Energy Rating System (HERS) index, which is the industry standard for measuring energy efficiency. Heating, cooling, and water heating constitute the largest cost of homeownership outside of the mortgage. The U.S. Department of Energy has determined that a typical resale home scores 130 on the HERS Index

while a home built to the 2004 International Energy Conservation Code is awarded a rating of 100 (lower is more energy efficient). Pulte Homes measures the HERS score of every new home constructed. The average HERS score for our homes run in the range of 47 to 53. We are building extremely energy efficient homes that dramatically exceed the International Energy Conservation Code threshold.

Parking

Cooperative

	RATIO	COUNT
GARAGE PARKING	1.34 : 1	75
SURFACE PARKING	0.52 : 1	29
TOTAL PARKING	1.86 : 1	104

Rowhomes

All homes will have two parking stalls in the garage and two parking stalls in the driveway for a total of 432 stalls. In addition to these four parking stalls per home, we are providing guest parking stalls placed at logical and convenient locations throughout the neighborhood. We have added 47 guest parking stalls for a total of 479 parking stalls. From our experience, this magnitude of parking is adequate for a rowhome neighborhood.

Public

It should also be noted that approximately 30 stalls of public parking are available along Shenandoah for the benefit of both rowhomes and cooperative housing.

Private Amenities

A key part of creating new neighborhoods is understanding our customers and anticipating their desires. This property is in an attractive location, surrounded by a variety of recreational, retail, and convenience-oriented amenities. Still, many people desire private, social gathering places to form bonds with their immediate neighbors. This is an important priority for many of our customers and the size of the rowhome neighborhood is large enough to economically sustain such amenities. Based on our early market research, we are planning the following private amenities for the rowhome neighborhood, all to be owned and maintained by a professionally managed HOA:

- Playground/tot lot – Although we don't anticipate a high number of children living in the neighborhood, the nearest public playground is not close. We have chosen to construct a playground within the neighborhood for the private use of the rowhome neighborhood.
- Fire pit – Many adults are seeking opportunities to socialize with their neighbors. We are building a fire pit to appeal to this desire. We have conscientiously designed the open space such that the fire pit is separated from the playground for safety but is within sight of the playground so that parents may entertain themselves at the fire pit while children play nearby at the playground.
- Trails – Walking on trails and sidewalks is a common pastime and form of exercise for many adults, particularly empty nesters and cooperative living residents. We have created a private trail system within the neighborhood which serves multiple purposes: it provides access to and from the rowhome amenity area, creates a walking route around the storm water pond(s), and has

links to the perimeter trails along Shenandoah and Schenian. To facilitate the sharing of the walks around the pond, a reciprocal easement will be executed.

Phasing & Schedule

Following is a summary of our preliminary schedule for site development and building construction:

Summer/Fall 2021	Site development of all rowhomes Phase 1
Fall 2021	Begin construction on cooperative housing (60% presale mark)
January 2022	Model home for rowhomes; sales begin
Summer/Fall 2022	Site development of all rowhomes in Phase 2
Fall 2022/Winter 2022	Completion and occupancy of cooperative housing (95-100% sales mark)
2025	Full occupancy of all rowhomes

Summary

We are very pleased to be bringing a new high-quality neighborhood to the City. The land uses proposed are consistent with the Comprehensive Plan guidance for this property and are consistent with the vision for Canterbury Commons. Please allow us to summarize some of the benefits that this new neighborhood will bring to the City:

1. Provides housing that is in demand – Our market research indicates that the strongest housing needs are for first time home buyers and for cooperative housing. The three housing products offered in this new neighborhood directly addresses these needs. This housing provides an opportunity for Shakopee residents to move to a more suitable home and to stay in the City. In addition, the housing will serve multiple demographic groups.
2. Provides modern innovative housing – Rowhomes have evolved rapidly since the great recession. The modernized floor plans, finishes, options, and architecture will be very appealing to home buyers. The cooperative floor plan offerings, amenity rich community and a retooled buyer's experience offers a fresh take on the cooperative living lifestyle and finds itself in an unparalleled position amongst its cooperative peers.
3. Synergistic housing – We've mentioned in this narrative how some of the empty nest buyers of the 2-story rowhomes will be younger than residents of the cooperative housing. This results in a convenient "feeder system" between the housing types. In addition, bringing residential housing to this area provides additional synergy with commercial and retail uses planned nearby. These land uses all work well together in a localized area.
4. Private amenities – The rowhomes and cooperative housing both include shared private amenities that will be very appealing to homeowners.
5. Strong pedestrian connectivity – We have designed a strong pedestrian system that conveniently connects to the City's trail/walk system. This maximizes the potential for pedestrian access to the existing and planned amenities within Canterbury Commons and beyond. The onsite pedestrian system will be a valued amenity by rowhome owners and residents of the cooperative living facility.
6. Upgraded architecture – Both the rowhomes and the cooperative living facility have upgraded and modernized architecture and materials.
7. Exceptional energy efficiency – The construction quality of both the rowhomes and cooperative results in highly energy efficient homes.
8. Professionally managed exterior and grounds – All homes including the cooperative living facility will have professionally managed building exterior and grounds. This results a consistently manicured and clean looking neighborhood.

This submittal includes:

- *This narrative including legal descriptions of existing properties*

- *Multipurpose Planning Application*
- *Application fees totaling \$11,000*
 - *PUD = \$3,500*
 - *Rezoning = \$3,000*
 - *Pre and final plat = \$4,500*
- *Preliminary plat, final plat, architectural (for cooperative), survey, civil engineering, and landscape plans*
- *Example building elevations*
- *Rendering of the combined site*
- *Rowhome Phasing Plan*
- *Amenity graphics*
- *Entrance monument graphics*
- *Cooperative floor plans, elevations and perspective renderings*