

**Nokomis East Neighborhood Association
Riverview Road Proposals – Pros and Cons**

Attachment A

Plymouth/CommonBond/Habitat

Pros:

1. Guaranteed seniors orientation for rental units
2. Affordability for very low-income seniors
3. CommonBond's experience with senior housing projects
4. Promises several energy-efficient construction design and "green" features
5. Very thorough proposal
6. Town homes have some attractive features
7. Allows access to neighboring driveway/garage
8. Strong church-based support

Cons:

9. Developer does not have site control of two private parcels
 - a) smaller area reduces plan flexibility and future scalability
 - b) isolates two private homes (owners emphatically do not want that to happen)
 - c) If purchased, could bring total units to as many as 85 (NESAP suggests a limit of 50 units)
10. Heavy subsidies; complex financing package
11. 42 out of 50 units are 1-bedroom, subsidized rental (84%)
 - a) only 4 ownership units are publicly available market-rate (not clear if those are also subsidized)
12. Affordability for very low income *only* – no mix of incomes in a large rental block
13. Site Plan and design not consistent with NESAP and Design Guidelines:
 - a) no real "gateway to the neighborhood" aspect (developers consider a column of windows on rental block to be the gateway)
 - b) puts bulk & density against single-family homes instead of Riverview/54th St corner
 - c) main block uses Yardville ROW for parking and driveway
 - d) 12 public (surface) parking spaces are not enough for visitors, employees (CommonBond used their assisted living/memory care units with higher-aged demographic as basis for parking numbers.)
 - e) plain, square main building without detail; looks like cheap housing or suburban office complex
 - f) no elevations provided for west side of town homes or any for the south town home building
 - g) Proposal states it has addressed "a substantial majority" of the Design Principles, but the plans are *not* consistent with the majority of the principles
14. Highest density per sq ft of parcel area
15. Typical rental unit size smallest of all projects (35 units @ 579 sq ft)
 - a) has only 1 bedroom apartments (no space for overnight visitors)
16. Least amount of support by independent (non-NOAH) neighbors at presentation meeting
17. PCNF has history of ignoring neighborhood wishes – not likely to respond to requests for plan changes (what you see is likely what we'll get)
18. Question of target market for the project – unlikely to attract, or too income restrictive for, typical seniors from Nokomis East (market study says that seniors who own homes wouldn't qualify for, or desire, this type of housing)
19. Buildings do not meet Leadership in Energy and Environmental Design (LEED) green standards for construction.

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Timbercraft/Eldercare of MN

Pros:

1. Only developer with site control of 2 private parcels (one confirmed, one in negotiations)
2. Serves disabled vet population:
 - a) disabled vet population expected to grow from IRAQ/Afghanistan war
 - b) located close to VA Medical Center
 - c) affordability for low & fixed income vets needing assisted living
3. Site plan is the most consistent with NESAP and Design Principles
 - a) puts bulk and density at corner of 54th/Riverview, away from single family homes
 - b) more traditional architecture in the buildings (not as suburban as others)
 - c) does not cut into Yardville ROW (except for small corner of driveway)
 - d) if condo building is attractive, it is a better “gateway” than the other proposals
 - e) uses entire site (to corner of Riverview Rd & 54th) as preferred in Design Principles
4. Strongest support by neighbors at presentation meeting for site plan and target market
5. Developer appears to be most willing to make changes at neighborhood request
6. High ownership component
7. Uses some energy efficient construction techniques
8. Uses driveway cut on 54th St., which is preferred over Riverview Road
9. Good green space and connection to Yardville
10. Town homes have attractive features – family-sized, porches

Cons:

11. Does not have senior-only component
12. Condo sales may be difficult to achieve in timely manner:
 - a) area is already condo-heavy and 83 more are planned
 - b) condo sales market in Mpls is falling in locations without services & amenities
13. If affordability element added to condos, project would need additional subsidy, financing:
 - a) does builder have experience with this?
14. Questions about façade/design elements of previous Timbercraft projects:
 - a) buildings tend to all look the same with similar details
 - b) lack of architectural design ability on the team (?)
15. Distance of Eldercare unit from their other facilities (all in Bemidji) – question of oversight
16. Site plan appears to cut off access to neighboring garage – may need to alter site plan to allow access
17. Buildings do not meet LEED green standards for construction
18. Proposal is not as thorough as others - does not explicitly address working with neighborhood

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Shelter Corp

Pros:

1. Site plan generally consistent with NESAP, Design Guidelines
2. Good green space and connection to Yardville
3. Connection to assisted living facility (probably more likely to be used by Nokomis East seniors than Plymouth/Common Bond project)
4. Could fill need for senior rental - nothing available now

Cons:

5. Despite site-plan submittal, Shelter no longer plans to buy the two private parcels, isolating those homes (neighbors emphatically do not want that to happen)
 - a) reduces plan flexibility and future scalability
 - b) would require new submittal & site plan
6. Round parking circle may restrict fire truck access, moving vans, etc.
7. Answers to questions from Review Team were often vague, too open ended
8. Building design is very suburban with very tall roof/high pitch
9. Price points are high – similar to other apartments / does it meet affordability criteria?
10. No guarantee that the building will be senior only
 - a) funding source does not allow age restriction
 - b) city has no way to ensure it is marketed only to seniors
11. Buildings do not meet Leadership in Energy and Environmental Design (LEED) green standards for construction.