



# REAL ESTATE EQUITIES

## Rezoning Application Maplewood Housing Project

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## Project Narrative

Real Estate Equities is pleased to submit this planning application for the future development of the approximately 5.92 acre site located at 2501 Londin Lane E., in the City of Maplewood, Ramsey County, Minnesota. The proposed development, to be developed by Real Estate Equities (the “Applicant”), which will be further detailed in this narrative, will be for approximately 148-units of multifamily housing. Project amenities will include a dog run, outdoor playground, patio with grilling stations, club room as well as a fitness center. The property will also include a full-time on-site management team.

The proposed development will include 72 one bedroom-one bath, 61 two bedroom-two bath, and 15 three bedroom-three bath housing units. The project is currently proposing 158 surface parking stalls as well as 151 underground parking spaces.

## Real Estate Equities – Applicant Background / Resume

Real Estate Equities (REE) is a 50-year-old multifamily development and property management company based in the Twin Cities. We are predominantly focused on providing quality workforce and affordable rental housing that improves the lives of the families and seniors that call our communities home. We are focused on developing a high-quality project that represents our brand and community well. In REE’s history, they have developed and managed over 12,000 multifamily housing units across the country. REE is a long-term owner and as such they use high-quality and attractive materials for construction. REE stays committed to future investment in its assets to maintain the high standards that are expected by its residents, community partners and financial stakeholders. More information on the applicant can be found at the company website: [REEapartments.com](http://REEapartments.com).

## Property Location and Current Use

The Property’s Ramsey County Tax Assessor’s Parcel Numbers are: 122822120001. As previously mentioned, the Property is located at 2501 Londin Lane E., in the City of Maplewood, Minnesota.

The Property was formerly used as a fire station in the City of Maplewood. However, currently the property remains unoccupied and owned by the City of Maplewood. The property is in a growing/developing area of the City (See Site Aerial Photo below).



## Site Aerial Photo



## Site Information

The Property is currently vacant and has frontage along both Lower Afton Road and Londin Lane E. Across Lower Afton Road to the north is the Ramsey County Correctional facility accompanied with both religious service, and education services. Further to the north alongside Interstate 94, there are restaurants, commercial and retail uses in the developed sites to the north of the subject property. South of the proposed development is a mix of uses ranging from single family homes to parks and recreational sites. In addition, the site is located near Crestview Park, Carver Elementary School, and Costco Wholesale. To the east of the development site is commercial and restaurant services. To the west is primarily multifamily housing and educational services. The additional rooftops added to this area by this proposed development will support future investment from commercial and retail development uses for the remaining commercial and retail opportunities in this area.

The proposed project will provide efficient entry and exit locations for future residents. Throughout the site there are ample internal pedestrian connections as well as walkable access to Lower Afton Road & Londin Lane E. The goal is to encourage and promote a walkable site with landscape features to designate and encourage pedestrian usability. A vehicular/pedestrian connection east/west was also important in order to integrate the multifamily development site with the current commercial uses to the east and west of the proposed development.

The project will utilize multiple fire safety construction materials such as mineral wool, OSB and gypsum sheathing as a part of wall and floor assemblies as well as within concealed spaces to block the migration of fire and hot gases in case of fire. The building will also be fully equipped with an NFPA 13 fire suppression system. Fire alarms, Smoke detectors, and CO detectors in units, as well as common areas.

The project will provide adequate lighting and open space on site through the following methods. Multiple high-efficiency lighting throughout the parking area, as well as high-quality camera systems to ensure a safe environment for all residents and staff. Additionally, the project will offer a tot lot/playground, patio with grilling stations, and a dog run. With the inclusion of all these amenities, the applicant believes that this will more than exceed the green space requirement set forth by the City of Maplewood.

In addition to ample green space and surface level parking there are several other aspects that will help eliminate overcrowding on site. These include, secured and controlled entry systems, private underground parking, and efficient management systems. These efficient management systems include, consistent tracking of vehicles parked in both the surface lot and underground parking area, detailed lease tracking on a month-by-month basis, and a secure and organized packaging and mailing system.

The project will also act as a catalyst from a valuation standpoint for the surrounding properties and homes in the immediate area. Throughout the years, there has been a consistent trend of increasing properties values of homes and surrounding properties that are adjacent to a newly developed multifamily apartment complex. This is the case for both market rate and income restricted properties.

The proposed zoning request is consistent with the surrounding properties and neighborhood as the applicant is proposing to implement a very similar but higher quality product than what is already operating in the area. To the east of the proposed development are two multifamily complexes known as Afton View Apartments, a 286-unit complex built in 1970; as well as, Park Apartments & Townhomes, a 136-unit complex built in 1967. The project will offer a high-quality product with a robust amenity package for its residents. In addition to the high-quality product the design team will continue to work with the city staff to incorporate design aspects that best emulate the surrounding neighborhoods and features.

Based upon the applicant's analysis of the surrounding area, REE believes that the location has the adequate public facilities to service the proposed development of 148 multifamily housing units.

## Conclusion

Real Estate Equities is excited to bring this housing solution to the City of Maplewood. This project will set a high standard for future multifamily development in the City of Maplewood, and as an added benefit will provide 148 units of mixed-income housing. This project is compelling in that it provides a diverse housing option to the City of Maplewood



and the larger market area at a time when it is needed most. The project will be a perfect fit to this retail and commercial node within the city and will provide housing within a short distance from current and future commercial, retail, restaurant uses. This project will allow for current and incoming residents to access an attainable housing option to support all levels of growth within the city. It will be a win for future and current City of Maplewood residents and the economic development of this area within the city, as employers continue to seek investment in communities with a variety of housing choices for prospective employees. The Applicant looks forward to working with the city on this much needed housing project.

