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September 21, 2022

City of Maplewood
Members of the City Council, Planning Commission, and EDA
Attn: Michael Martin & Elizabeth Hammond
1902 County Road B E
Maplewood, MN 55109

**RE: REDEVELOPMENT OF THE MYTH NIGHT CLUB SITE--
CONSIDER VARIOUS LAND USE APPLICATIONS**

Members of the City Council, Planning Commission, and EDA:

Enclave Development is pleased to present this proposal to redevelop the Myth Night Club into a high-quality market-rate apartment development. Included with this proposal are various applications/ requests:

- 1. Preliminary Plat Application**
- 2. Final Plat Application**
- 3. Community Design Review Board Application**
- 4. Release of agreement recorded against property title in favor of City of Maplewood**
Doc number: [3917280](#). Related to Myth Nightclub prior use of site
- 5. Permission for Construction Located on City ROW**
Related to new 40' ROW developer is dedicating to the City on east side of site

In summary, this proposed project includes demolition/ clearing of the existing Myth Night Club and construction of a new 241-unit, 4-story, market-rate apartment building. From a timing perspective, Enclave is forecasting construction commencement in March of 2023 and completion in March of 2025.

Enclave is grateful for the opportunity to work the City of Maplewood on this exciting project. Your feedback and consideration are appreciated.

Thanks,

A handwritten signature in blue ink that reads "Patrick E. Brama".

Patrick Brama
Enclave Companies
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**EXHIBIT A
SUBMITTAL DETAILS**

[following pages]

GENERAL DESCRIPTION

This proposed project includes demolition/ clearing of the existing Myth Night Club and all existing improvements. Enclave is proposing the construction of a new 241-unit, 4-story, market-rate apartment building. The new apartment building will include an extensive amenity package and will be professionally managed by on-site staff. The building will include a partially below ground floor of heated parking. The grounds will be generously landscaped and will include new pedestrian connections.

SUBJECT PROPERTY

The Subject Property is located on the southeast corner of County Road D and Southlawn Drive in Maplewood, just south of Interstate 694. The Subject property is currently comprised of two parcels: (1) PID 022922220016, 2.81-acres and (2) 022922220017, 2.08-acres. The total property size is 4.89-acres / 213,008 square feet. The current address is 3090 Southlawn Drive, Maplewood, MN 55109.

As part of this project, the Subject Property is being re-platted into a new single parcel. The new plat is called Enclave Addition and the legal description for the new parcel will be Lot 1, Block 1, Enclave Addition. As part of this plat, a 40' wide dedication of land, located on the east side of the plat, is being made to the City for right-of-way.

OWNERSHIP

Myth Investors LLC is the current property owner. The new property owner will be Maplewood Enclave LLC, a Minnesota limited liability company. Maplewood Enclave LLC will take ownership of the property prior to recording the new plat and any agreement with the City of Maplewood.

DEVELOPER, CONTRACTOR, PROPERTY MANAGEMENT

Beyond being an owner of this proposed project, Enclave is also the developer, general contractor, and will be the long-term property manager.

ARCHITECTURAL DESIGN

The developer is utilizing KWA architects to design, draft, and submit building plans, elevations, and visual renderings.

Exterior materials are anticipated to utilize a complimentary blend of cultured stone, brick, lap siding, smooth block, and metal/ composite panels. An emphasis will be placed on the exterior of the building, facing public right-of-way, by introducing additional amount of Class A materials. The architectural design implements a series roof-jogs, together with variation of vertical plane (bump-outs) providing visual interest. A variety of complimentary exterior material colors/ materials are proposed to create visual appeal and soften the mass of the building size. Care was taken by the architect to break the building facades into distinct, but also harmonious, sections.

DWELLING UNITS

This project will offer a variety of market-rate apartment units. Below are current preliminary unit projections. These specs may be slightly modified prior to building permit submittal.

<u>Unit Style</u>	<u>Quantity</u>	<u>%</u>	<u>Gross Square Feet</u>
Studios	21	9%	581
1-Beds	121	50%	718-728
2-Beds	88	37%	1,068-1,211
3-Beds	11	5%	1,270-1,339

FEATURES & AMENITIES

This apartment community is anticipated to include the following amenities and features:

- Spacious lobby with seating and attractive design
- Two separate rooftop patios with individual community rooms
- Fitness room, yoga room, club room, game room, coffee bar, dog wash station
- Convenience min-mart (apartment residents only)
- Outdoor pool and patio (potentially to be swapped with hot tub)
- Centralized mail delivery area, with automated parcel handling system
- Security and surveillance camera system; controlled access entry system
- Extensive pedestrian connections
- Professional on-site management

Each apartment unit is currently anticipated to be furnished with:

- Luxury vinyl plank flooring in kitchen, baths and laundry rooms
- Wall-to-wall carpeting in bedrooms
- High quality door hardware, light fixtures and faucets
- Full appliance package including: dish washer, refrigerator, range/oven, micro-wave, dryer, washer, heat / air conditioning provided by “magic pack” equipment
- Window treatments, generous closet space, and private balconies

ZONING

The Subject Property is currently zoned New North End (NE). The Subject Property’s designation within the City of Maplewood’s 2040 Comprehensive Plan, Future Land Use Map, is Mixed-Use Community.

PROPOSED LAND USE

Based on Developer’s review and interpretation of the New North End Zoning District and the City’s Comprehensive Plan, this proposed project generally meets City standards. The Developer understands there are two standards contemplated for this project that are subject to City discretion/ interpretation.

(1) Building setback requirement along County Road D

- City’s minimum setback requirement is 15’ (maximum is 30’). Developer is proposing a 15’ setback along County Road D.
- The Developer is highlighting the fact there is a small abnormal angle on the northwest corner of the property--the Developer is not measuring the 15’ setback, along County Road D, from said angle.

(2) Maximum building length

- A provision within the New North End Ordinance indicates a maximum building length of 250’. Developer is proposing a building length greater than 250’.
- It’s the Developer’s understanding the New North End ordinance includes flexibility on said provision. Developer further understands the intent of this provision is specific to the length of a single unbroken façade.
- Developer is proposing physical breaks within the building façade every 40-80’, along with various other techniques which provide architectural relief; which, are further described within the architectural section of this document.
- This topic was raised by the Developer during the conceptual review process. Based on unofficial feedback from the City to-date, the Developer continues to maintain this assumption.

DENSITY

Based on Developer's review and interpretation of City Zoning Code, the maximum density for the Subject Property is 50-units per acre. The Subject Property is 4.89-acres; which equates to 244.5-units. The developer is proposing 241-units.

BUILDING HEIGHT

Based on Developer's review and interpretation of City Zoning Code, the maximum building height is 6-stories. The Developer is proposing a 4-story building. NOTE: depending on location, a portion of below ground garage is exposed and could push the gross total to between 4/5 stories.

PARKING

Based on Developer's review and interpretation of City Zoning Code, a minimum-maximum range of parking stalls exists: 1 to 2.5 per unit. The developer is proposing an overall parking ratio of 1.46 stalls per unit—of which, at least 1 stall per unit is located within the below ground parking garage.

VEHICLE ACCESS

Vehicle access will come from Southlawn Drive. Internal to the site, care has been placed in the design of the parking lot to allow for the flow and circulation of both residents' vehicles and larger vehicles; such as fire apparatus and delivery trucks; which allow delivery trucks to safely and efficiently enter the site.

FIRE SAFETY

An automatic fire suppression system is provided throughout the building, which will be monitored 24 hours a day. The developer will work with Fire Department and Building Official to properly locate a riser room, mechanical room, fire suppression controls/ systems, and a lock box. Fire hydrants will be included within the future detailed design.

TRASH/ RECYCLING

Trash collection is expected to occur in designated trash rooms located in the underground parking garage. Trash rooms are anticipated to served by trash chutes accessible to all floors of the building. No trash/refuse area will be proposed outside of the building.

PEDESTRIAN CONNECTIONS

This project will include benefits from existing sidewalks along the north and west side of the Subject Property. This proposed project includes the following two new pedestrian connections:

1. East-to-West 10' bituminous trail connection on the south side of the site.
2. North-to-South 8' bituminous trail connection on east side of site. This is a temporary connection, located within 40' of ROW dedicated to the City as part of this project. This temporary path will be replaced by the City's typical 80' ROW roadway plan, as depicted within the New North Ordinance, in the future (which will include sidewalks on both sides of the new road).

WATER & SANITARY SEWER

Sanitary sewer services are proposed to be accessed from County Road D, on the north side of the proposed apartment building. City water services are proposed to be accessed from County Road D, on the north side of the proposed apartment building. The developer will be utilizing Westwood Professional Services to provide civil engineering/design services. An existing conditions survey is included within this submittal along with a utilities plan.

STORM WATER & GRADING

The site will generally be graded to flow from the north (County Road D) to the south (existing storm pond). The majority of stormwater treatment/ infiltration will occur within a new underground system—located below the proposed surface parking lot. A portion of stormwater treatment will occur within a new stormwater basin, which will be constructed on the southwest corner of the Subject Property. Generally speaking, this redevelopment project will result in less impervious surface than the previous use. Furthermore, the previous use included no stormwater treatment—therefore, this redevelopment project will have a relatively positive impact on the overall stormwater system. The developer will be utilizing Westwood Professional Services to provide civil engineering/design services. A stormwater plan is included within this submittal and the Developer has applied for permit to the Ramsey-Washington Metro Watershed District.

DEVELOPMENT FEES

Based on Developer's review and interpretation of City Zoning Code, the developer anticipates paying the following development fees:

- Park Dedication: \$427,500
- City Sewer Connection Fee: \$31,330
- City Water Connection Fee: \$68,685
- Metropolitan Council Sewer Fee: \$598,885