



PROJECT NARRATIVE

The proposed project, Gladstone Crossing, is located on Frost Ave in between Clarence Street and Ide Street, in Maplewood and would combine multiple parcels into one lot to construct a 3-story building consisting of 40 affordable family housing units. The site is currently zoned as Mixed Use. Currently the site contains an existing unused building that will be demolished. Within the current zoning, the project will provide below grade parking, units all three levels consisting of a mixture of 2-bedroom, 3-bedroom and 4-bedroom units. In addition to the housing units, the project will provide space for supportive services and spaces for children and family gathering. Outside amenities will include an outdoor play space and patio. The building will consist of one below grade concrete basement, and three-levels of wood framed construction above. There will be 54 car parking spaces in the garage, 5 surface parking spaces and 21 overflow parking at the Philipine Center (80 spaces in total). The project will also provide # bike storage spaces provided for the residents within the below grade parking garage. The exterior materials will consist of brick, wood-look metal siding accents, and dark toned textured fiber cement panels accents.

PROJECT RECAP

ZONING RECAP

Current Primary Zoning: MU

SITE

Total Site Area: 53,198 SF (1.2 AC)
 Building Footprint: 20,644 SF

PARKING

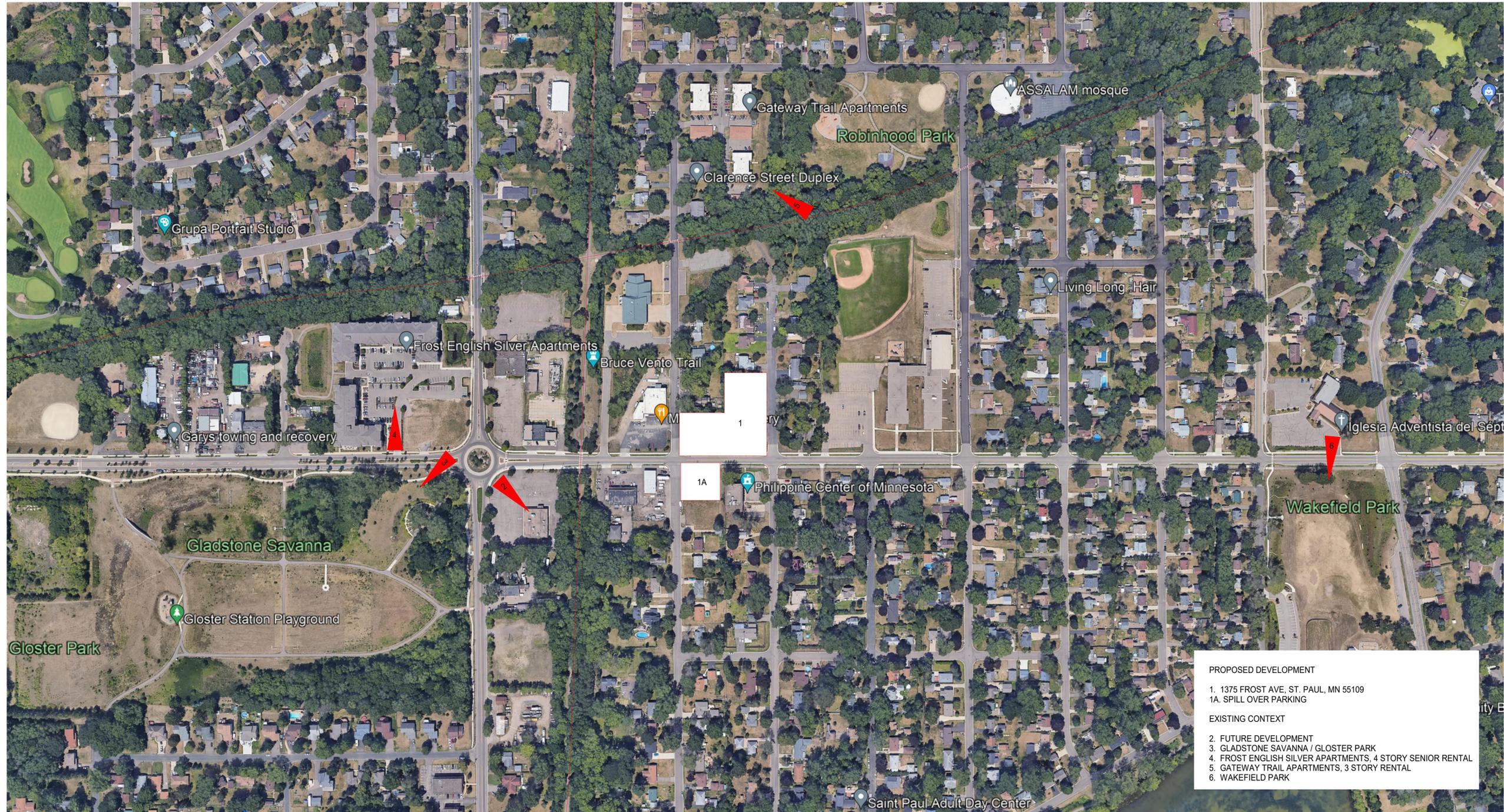
Parking Required 80 Stalls
 Parking Provided 80 Stalls
 54 Below Grade
 5 Surface
 21 at Philipine Center

BUILDING HEIGHT

MU Allowed 35'-0"
 Proposed 35'-0"

VARIANCE

NONE

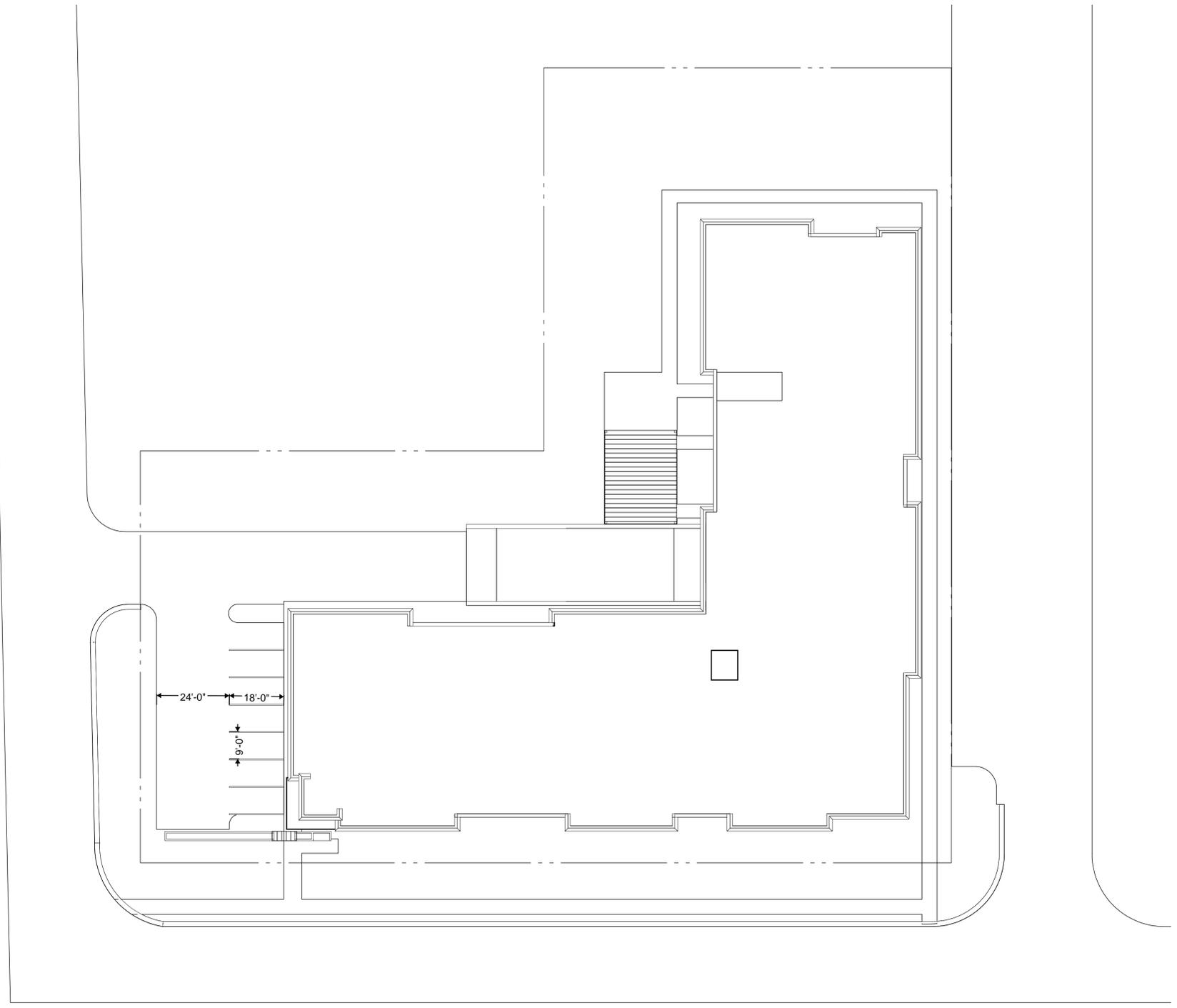


PROPOSED DEVELOPMENT

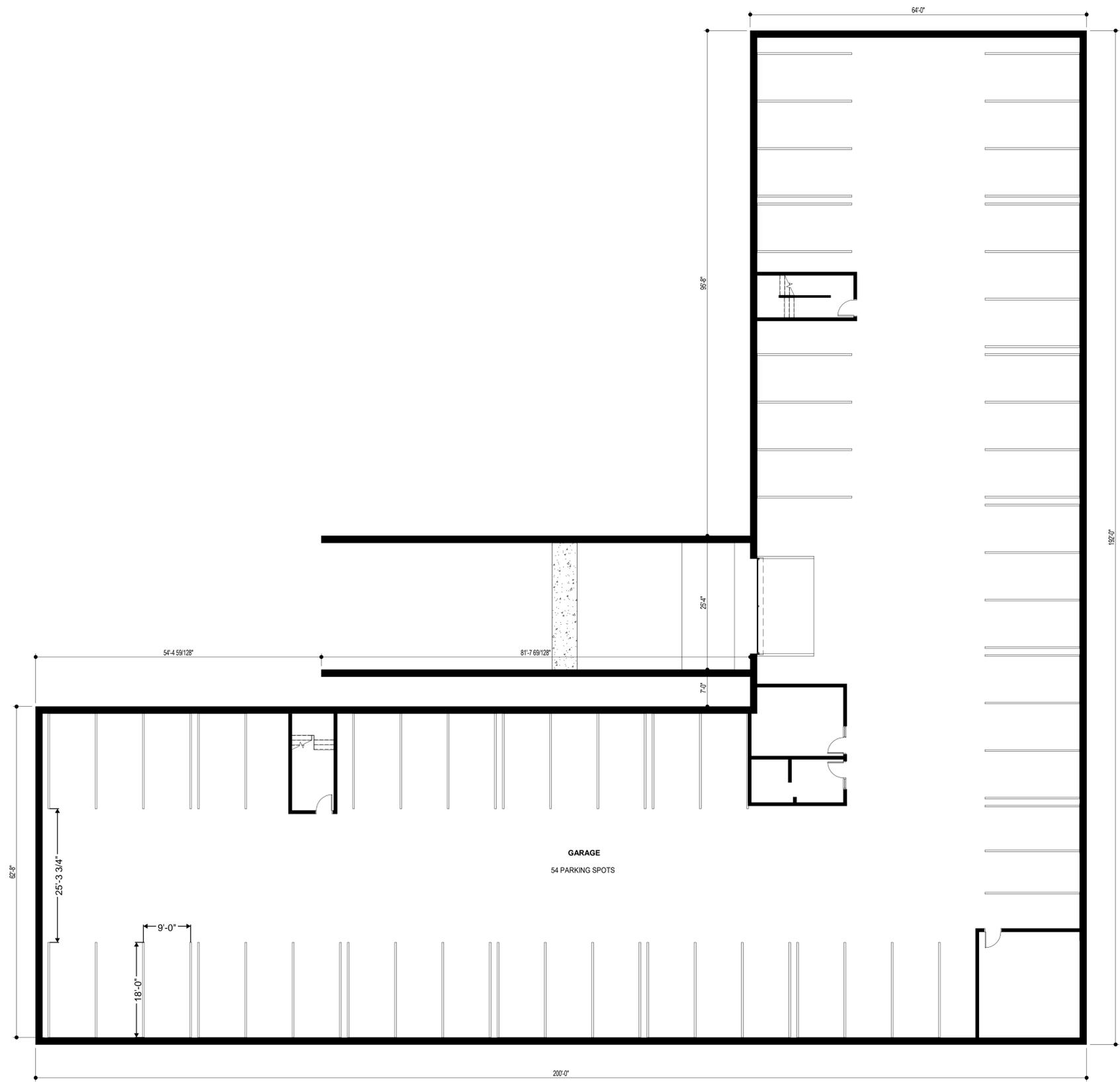
- 1. 1375 FROST AVE, ST. PAUL, MN 55109
- 1A. SPILL OVER PARKING

EXISTING CONTEXT

- 2. FUTURE DEVELOPMENT
- 3. GLADSTONE SAVANNA / GLOSTER PARK
- 4. FROST ENGLISH SILVER APARTMENTS, 4 STORY SENIOR RENTAL
- 5. GATEWAY TRAIL APARTMENTS, 3 STORY RENTAL
- 6. WAKEFIELD PARK



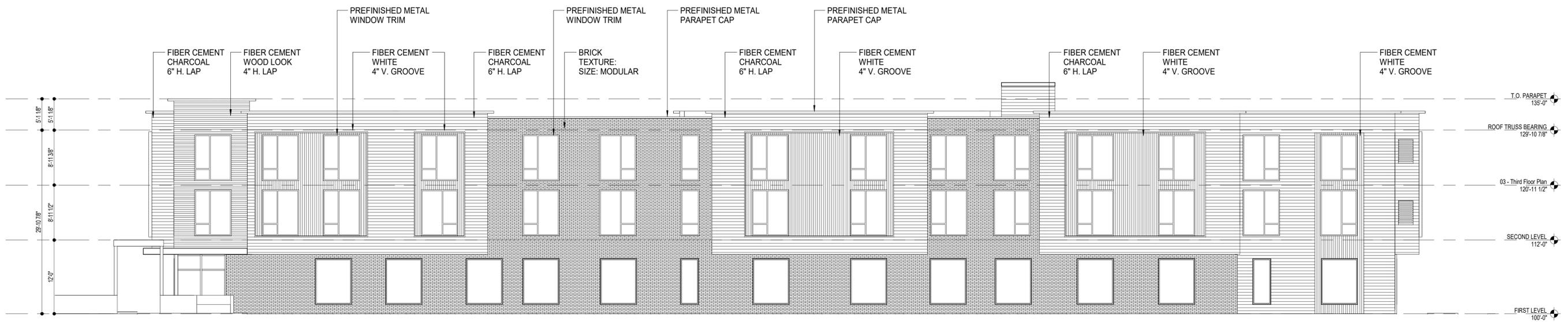
SITE PLAN
1" = 20'-0"



00 FLOOR PLAN
 3/32" = 1'-0"

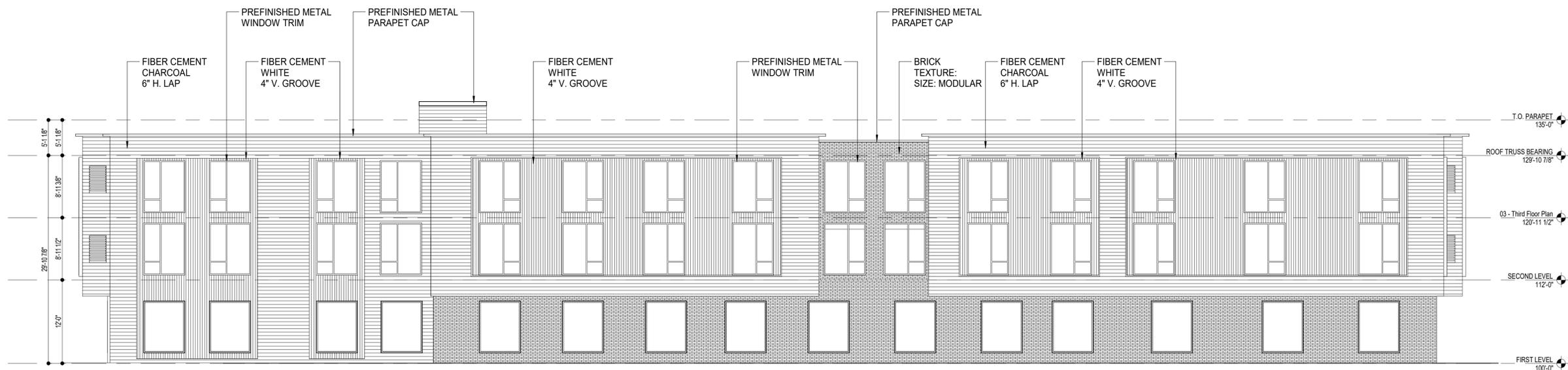


01 FLOOR PLAN
3/32" = 1'-0"



SOUTH BUILDING ELEVATION

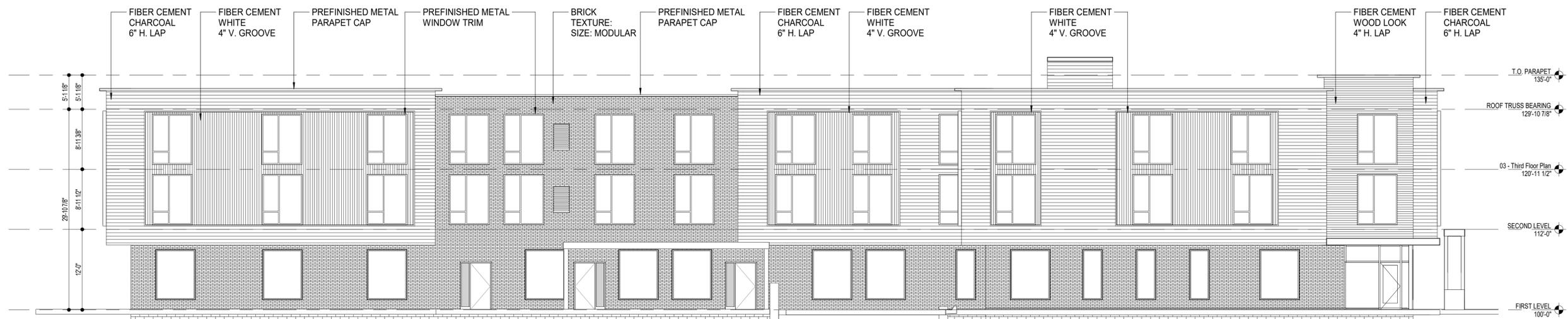
1/8" = 1'-0"



EAST BUILDING ELEVATION
 1/8" = 1'-0"



NORTH BUILDING ELEVATION
1/8" = 1'-0"



WEST BUILDING ELEVATION
 1/8" = 1'-0"



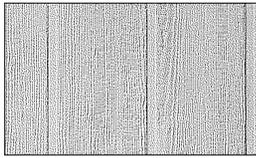
pope
DESIGN
GROUP



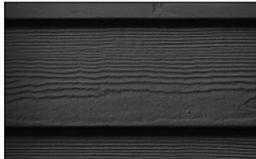
FIBER CEMENT SIDING
4" HORIZONTAL LAP
"WOOD LOOK" SPRUCE



FIBER CEMENT SIDING
4" VERTICAL GROOVE
ARCTIC WHITE



FIBER CEMENT SIDING
6" HORIZONTAL LAP
IRON GREY



BRICK
MODULAR
HEBRON GARNET

