TO: **EDA PRESIDENT AND BOARD**
FROM: **EXECUTIVE DIRECTOR**
DATE: **MAY 23, 2016**

City of West Saint Paul

SUBJECT:

260 Marie Avenue Project Concept Review

BACKGROUND INFORMATION:

As discussed at the last EDA meeting, staff met with the owners of Westview Park Apartment Homes to discuss purchasing 260 Marie Avenue and expanding their market rate apartment complex. They sent the attached letter to gage the EDA's interest in rezoning the property to R-4 Multi-Housing Residential. Staff was directed to invite the owners to the next EDA Work Session to review the project in more detail.

Main project components include:

- Family owned and operated business with expertise in multi-family housing
- Westview Park Apartments is the largest apartment complex in WSP (298 market-rate units within 16 buildings).
- Only two calls in the last two years for code violations.
- Last year there were 213 police calls – mostly minor issues. This is the lowest number of all of the apartment buildings in WSP.
- The former Southview Athletic Club would be demolished – probably with the approval of the neighbors
- Construction on the new $8 million dollar facility could be started this year
- Current tax value equals $10,000. The new estimated tax value equals $150,000 annually
- The facility includes 58 green energy-efficient high end market-rate apartments
- 58 underground parking stalls and 58 surface parking stalls

If the Board supports rezoning 260 Marie Avenue to R-4 Multi-Housing, then staff will start the rezoning process. The prospect will send the building owner a purchase offer contingent upon City approvals. They plan to request a redevelopment grant for site improvements at a future EDA meeting. The process will take about two months.

EXPENSES:

		Amount
Fund:		
Department:	Community Development	
Account:		

STAFF RECOMMENDATION:

Review and direct staff.

ATTACHMENTS:

- Letter from the owners of Westview Park Apartment Homes
- Concept Drawing
- Zoning Map

WESTVIEWPARK APARTMENT HOMES

285 Westview Drive
West St. Paul, Minnesota 55118
Office 651-451-2998 Fax 651-455-4948

City of West Saint Paul

Honorable Members of the Board:

We are negotiating the purchase the health center on 260 Marie. The property abuts our property to the north and is currently vacant. We are very concerned about its current blighted condition.

We believe a new market rate apartment building would be the best option and would greatly benefit the neighborhood and our city. As it stands now, an unused and unsightly building is bringing nothing to the community and has remained virtually untouched for over ten years. There has not been many new multi-family housing being built in West Saint Paul over the last thirty years. This new building will help property value of the direct residential neighbors. The proposed building would cost over $8,000,000 to construct. This would increase the property taxes paid from $10,000 to over $150,000 per year.

Our proposal is to build a 58 unit three story apartment building with underground parking for 58 spots along with 58 surface parking spots.

In order to accomplish this we are asking for increased density to 58 units and setbacks that currently exist on the property, 40' front and 15' setback to the industrial. The plan also has the decks encroaching into the front setback by 6'. We feel this is justified because of the triangular nature of the site and the extra-large 100' right-of-way for Marie Avenue.

We hope to create green energy-efficient higher-end market-rate living situations that will complement the neighborhood, the community, and our city.

The current building's large cement box which covers the pool will be approximately the same height as what we intend to build. The property is currently zoned for Light Industrial. Offices are becoming harder to fill and warehouses for this property would be too small. Our expertise is in multi-family housing and we believe this would be an appropriate option in this location, as it is already next to our apartment homes.

Westview Park Apartments is West Saint Paul's largest apartment community with 298 market-rate units. We are family owned and operated and we take pride to be located in West Saint Paul. Westview Park looks forward to working with the City of West Saint Paul to make our community the best it can be.

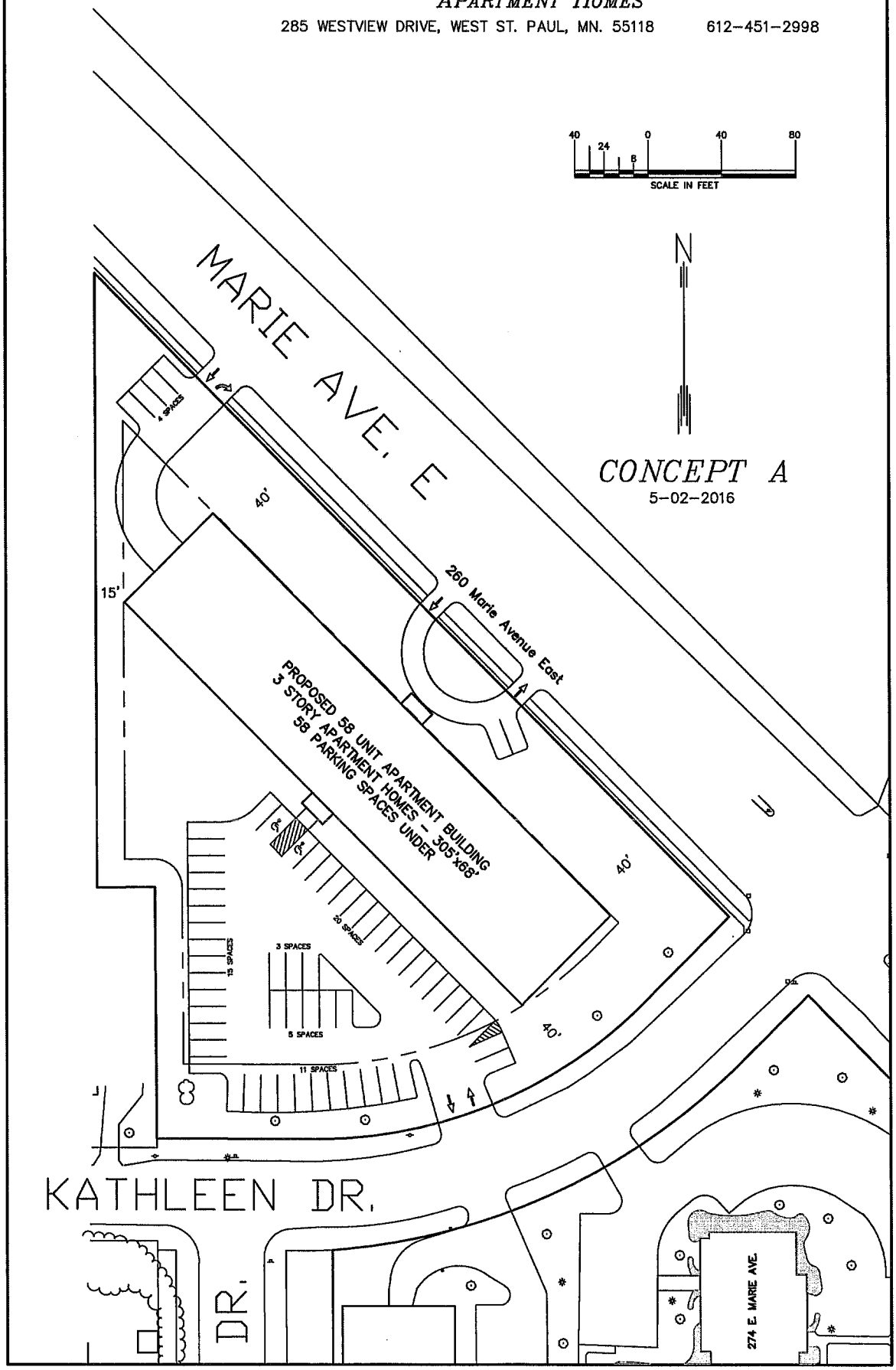
Thank you very much,

James Tilsen
Daniel Tilsen
Noah Tilsen

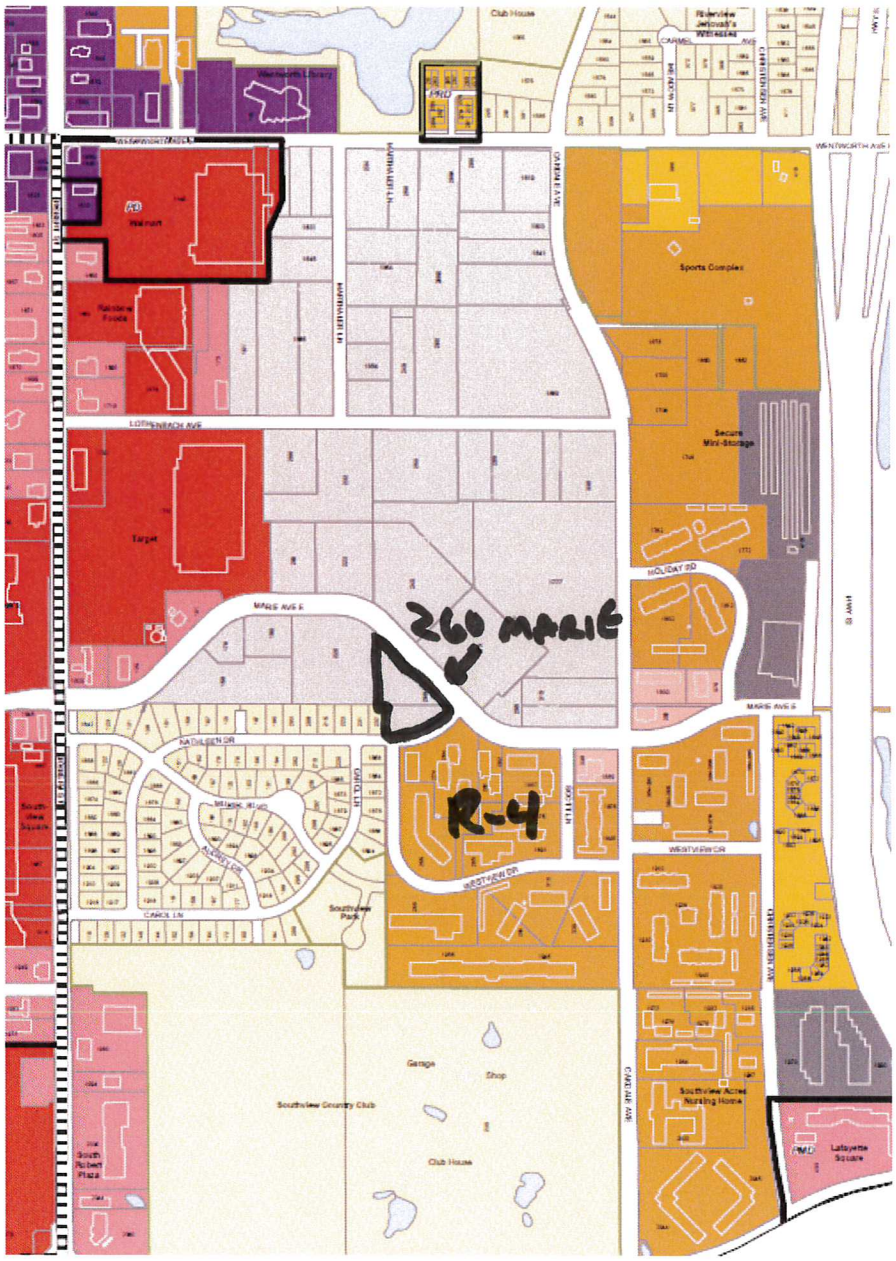
WESTVIEW PARK

APARTMENT HOMES

285 WESTVIEW DRIVE, WEST ST. PAUL, MN. 55118 612-451-2998



260 Marie – Zoning Map



Residential

- R-1 - One Family Residential
- R-2 - Two Family Residential
- R-3 - Townhouse Residential
- R-4 - Multiple Family Residential
- C - Conservancy District

Commercial

- B-1 - Limited Business
- B-2 - Neighborhood Business
- B-3 - General Business
- B-4 - Shopping Center
- B-5 - Gateway North Mixed-Use District
- B-6 - Town Center Mixed-Use District

Industrial

- I-1 - Light Industrial
- I-2 - General Industrial

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