



Neighborhood Open House; February 19, 2009 @ 6:00-7:00pm
The Skating Center; Fireside Room
The Orchard Senior Active Living Development

Open House / Meeting Notes (2-19-09):

Representatives from Station 19 Architects (Tim Johnson and Richard Brownlee) and Art Mueller were present. The approximate attendance was 20 neighbors from the Midland Grove and the Ferriswood neighborhoods.

Staff from Station 19 Architects and Art Mueller were available and answered questions regarding the revised project, but initially focused on letting people know the basics of the revised proposal. The 4th floor has been eliminated to allow 3-stories, the unit count has been reduced from 77 to 55 units, and the building ends on the south and west sides have shifted in to meet the required multi-family setbacks.

Easel boards were used to show site plans, elevations, aerial representations; and residents were engaged as they entered the room. The open house dialogue was very civil and respectful. Informal discussion focused on various aspects of the project, and ranged from traffic impacts, revised unit count, height reduction, density and revised building setbacks.

Informal discussion with various neighbors indicated concerns about:

- Treating the east side of the building with special features to mitigate visual impacts
- Colors and materials
- Blending in more with adjacent residential
- Request for additional signage to reduce speeds
- Traffic increase along Midland Grove Rd
- Request for landscaping to increase screening on NE and East sides
- Transplant evergreens
- Discussion about keeping 2nd drive on Midland Grove Road
- Discussion about access to site from County Rd B
- Fire/Safety aspects of building; clearance on north side of bldg
- Balcony usage

Neighbor Steve Enzler and another adjacent neighbor remain concerned about the impact to their properties. Enzler focused on what the development will look like from his kitchen pantry, which faces toward the west. The 1-story height reduction and the 97-foot distance were discussed and whether or not this mitigated his concerns about sunlight, building mass, etc.

Discussion about traffic impacts were discussed by several parties, and the Architects conveyed that the additional development would generate 1 car every 4-5 minutes during peak usage. Some residents still indicated their concern for traffic and high speeds at the intersections.

Density was discussed and it was conveyed to some residents that the revised Orchard density at 24.5 units/acre was actually less than four recent senior developments which were all between 25-28 units/acre. Further discussion was minimal. Height reduction was also addressed and further discussion about overall building height took place. The height of the Midland Grove building and its relationship to the proposed site was discussed; over 200 feet from building to building; Existing trees and landscape to remain along property line.

There was also discussion on the demographic data concerning marketability of the project. It was conveyed that Roseville along with Edina and St. Anthony had the highest % of seniors in the metro area. Twenty-one + % of Roseville's population is over 65 years old.

Several residents indicated at the end of the open house that they'd be supportive of additional stories if it meant more greenspace for the overall development.

The Open House ended at about 7:15 pm.

Submitted by:
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