



GOLDEN VALLEY COOPERATIVE

- RE: APPLICATION TO THE CITY OF GOLDEN VALLEY FOR CONSIDERATION OF:
- FUTURE LAND USE CHANGE TO HIGH DENSITY
 - REZONING TO R4
 - ~~CONDITIONAL USE PERMIT FOR A 6th STORY AND ADDITIONAL HEIGHT ABOVE 60 FEET~~
 - PRELIMINARY PLAT APPROVALS

DATE: 12.23.2021

APPLICANT INFORMATION

Full Name: **Artesa Development, LLC** [Ben Landhauser, Vice President]
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City, State, Zip: **Edina, MN 55436**

SUMMARY TABLE OF SIGNIFICANT CHANGES TO PROPOSAL/APPLICATIONS

	REVISED PROPOSAL	ORIGINAL	CHANGE
UNIT COUNT	78	97	-19.6%
AFFORDABLE UNITS [10% OF TOTAL MINIMUM]	9	10	+12.5 % ABOVE MIN.
DENSITY [UNITS/ACRE]	33.2	41.28	-19.6%
TRAFFIC COUNTS [TRIPS PER DAY]	253	315	-19.7%
BUILDING SQ FT	218,762	259,630	-15.7%
PARKING			
VEHICULAR [RATIO]	1.9 : 1	1.9 : 1	0%
BICYCLE [#]	60+	40+	+150%
ELECTRIC CHARGING [#]	4	2	+200%
4 TH FLOOR STEPBACK	43 FEET	35 FEET	+123%
PARTIAL 5 TH FLOOR STEPBACK	114 FEET	35 FEET	+226%
# OF STORIES	4.5	6	-25%
MAX HEIGHT	60 FEET	72.5 FEET	-17.2%
IMPERVIOUS SURFACE	60%	58.4%	+1.6%



UPDATED PROJECT NARRATIVE

The conceptual site plan identifies a 4.5-story cooperative building comprised of approximately 78 homes. These 78 +/- cooperative homes range in characteristics from 1 bedroom 1 bath to 2 bedroom + den and 2 bath. As the property boundary and planned acquisition has been coordinated with the Golden Valley Country Club, the objective of both parties has centered around preserving as much open space and golf course related functions on the remaining Club property as possible. The design of the cooperative building is intended to compliment and leverage the unique topography of the site. Floor and unit composition has been deliberately assembled to reduce both the interior and exterior massing of the building. From any vantage point, the building appears much smaller than the overall size and number of homes would suggest. 2 levels of underground parking enable the building footprint to remain compact, while providing more than a 1:1.5 ratio of stalls to units within the building. The current façade concept is intended to provide visual interest and intrigue that compliments but doesn't detract from the Golden Valley Country Club or the surrounding commercial office buildings. The revised building composition is responsive to the scale and massing concerns expressed by nearby single-family residential neighborhood. Strong horizontal banding and a mix of materials accentuate the lower levels and significant articulation provided by the building design. Step backs are provided on the southwestern and eastern legs of the building. From the southern leg of the building, the 3rd to 4th floor is stepped back to reduce massing at the closest point from Country Club Drive. Emphasis visually falls on the 3rd floor and enables the 4th floor to reflect the rolling and undulating topography of the Golden Valley Country Club property. On the partial 5th floor, the building is stepped roughly 114 feet away from Country Club Drive, so the majority of what is visually seen from drivers and passers by is a 3-4 story building. Any impact of the partial 5th floor is placed at the farthest reaches of the cooperative parcel from the residential or neighboring commercial properties.

The cooperative has an age qualification requirement that entails at least one owner of every home in the building to be 62 years of age or older. The proposed cooperative community has been modeled to align with the City's Mixed-Income Housing Policy. 9 homes (11.5%) will be priced and sold to initial buyers at values consistent with the published 80% AMI levels as established by the Metropolitan Council. Over-time all share values (cooperative home values) will appreciate at a maximum of 2% annually, which will enable those 9 homes to remain at the 80% AMI or become more financially attainable to income levels below 80% for a 40-year period of time. Because of the fixed appreciation levels of all homes in the cooperative, all homes will become more financially attainable over time as the general real estate market will fluctuate at an average appreciation rate greater than the maximum 2% appreciation of the cooperative shares.

Similar to other Artesa Cooperatives, the building is finished with extensive common area amenities (approximately 9,500+ sf) that enable our owners to have access to more daily living space and community connection opportunities within the cooperative. The cooperative amenity areas include:

- **Great Room:** A large gathering and hosting space with full kitchen, pantry and a variety of seating spaces designed for both large and small groups to get together.
- **Entertainment Suite:** This entertainment suite is the perfect place to get together and watch a movie, play cards or a game on the brand-new shuffleboard table. Your grand kids won't stop talking about how fun it is to go visit



grandma and grandpa once they see all that the entertainment suite has to offer – including an arcade game table.

- **Hospitality Suite:** A secluded hospitality suite becomes the perfect get away for smaller social gatherings like your wine club, family holiday celebrations and anything in between.
- **Wellness Studio** Whether your daily routine involves a workout, yoga or meditation, the Wellness Studio provides an escape for you to keep that routine in check or get a chance to start a whole new one involving state of the art equipment and multi-purpose flooring selected specifically for the Zvago GV Club community.
- **Business Center:** The business center provides working owners a space to take meetings and all the office amenities similarly found in a co-working space.
- **Guest Suites:** These guest quarters allow you to host additional friends or family in your home without having to upsize your unit in the process. Each guest suite reflects the same characteristics you'd find in a king bed suite in a hotel.
- **Makerspace:** Looking for an area to build a new murphy bed, polish up your skis, tune up your bike or create something without feeling like you are making a mess? Active hobbyists and artists alike transform this space into the woodshop or studio space of their dreams as part of the cooperative living experience.

The unit composition of the cooperative includes:

UNIT TYPE	# OF UNITS	SQ. FT. RANGE
ONE BEDROOM + DEN	11	1,110 – 1,302 sf
2 BEDROOM	18	1,360 - 1,422 sf
2 BEDROOM + DEN	49	1,600 – 1,796 sf

The cooperative does have a full time (32 – 40 hrs. per week) building manager and part-time maintenance technician (20 - 30 hrs. per week) on the premises. These individuals are overseen by a professional property management company.

PROPERTY INVOLVED:

ADDRESS/ LEGAL	PID	PROPERTY OWNER	CONTRACT/PERMISSION
7001 Golden Valley Road / See attached Legal Description on Survey	Part of 321182121002	Golden Valley Country Club	Purchase Agreement



REZONING INFORMATION OF PROPERTIES INVOLVED:

PROPERTY	COMPREHENSIVE PLAN GUIDANCE	CURRENT ZONING	PROPOSED ZONING
See Attached Legal Description on Plat	Parks & Natural Areas	I4 – Golf Courses, Parks, Playgrounds & City Offices	(R4) High Density Residential

R4 ZONING PROPOSAL

REGULATION	REVISED PROPOSAL	CHANGE FROM ORIGINAL PROPOSAL
PRINCIPAL USE:	Multifamily Cooperative	N/A
ACCESSORY USE(S):	Enclosed and underground parking structure	N/A
FRONT YARD SETBACK (MIN) (SOUTH):	35 feet	N/A
SIDE YARD SETBACK (MIN) (WEST & EAST):	20 feet	N/A
REAR YARD SETBACK (MIN) (NORTH):	20 feet	N/A
HEIGHT (MAX):	60 Feet*	7.3% Reduction
SIZE OF PROPERTY:	2.35 acres	N/A
IMPERVIOUS SURFACE:	58.4%	N/A
RESIDENTIAL DENSITY (GROSS UNITS/ACRE):	33.2	8% Reduction
STEPBACK FROM 3 RD TO 4 TH FLOOR: [SOUTHERN BUILDING LEG]	8 feet	+123%
STEPBACK FROM 4 TH TO 5 TH FLOOR: [FROM COUNTRY CLUB DRIVE]	114 feet	+226%

* = AVG HEIGHT MEASURED FROM GRADE AT FRONT OF BUILDING (SOUTHERN FACE)



PROJECTED TRAFFIC COUNTS:

	# OF TRIPS PER UNIT	TOTAL # OF TRIPS
REVISED PROPOSAL	3.24	253
ORIGINAL PROPOSAL	3.24	315
CHANGE [FROM ORIGINAL TO PROPOSED]	0%	-19.7%

PARKING REQUIREMENTS VS. PROPOSAL:

USE: MULTIFAMILY RESIDENTIAL	PROPOSAL [BASED ON 97 UNITS]	
	RATIO	COUNT
GARAGE PARKING	1.5 : 1	117
SURFACE PARKING	0.44 : 1	34
TOTAL PARKING	1.94 : 1	151
BICYCLE PARKING	0.77:1+	60
ELECTRIC VEHICLE CHARGING SPACES	5%	4 [2 flex]

The required number of parking spaces per the City’s requirements for multi-family buildings is: 146 spaces (1.5/unit). The required number of bicycle parking spaces per City requirements is: 8 bicycle spaces (5% of required vehicle spaces)

Respectfully Submitted,



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