

REQUEST FOR CITY COUNCIL ACTION

DATE: 04/25/2011
ITEM NO: 12.b

Department Approval:



City Manager Approval:



Item Description: Request by AEON for consideration of a **PUBLIC EASEMENT VACATION, AND PLANNED UNIT DEVELOPMENT AGREEMENT AMENDMENT (PF07-068).**

1.0 REQUESTED ACTION:

- 1.1 AEON seeks approval of a PUBLIC EASEMENT VACATION, and PLANNED UNIT DEVELOPMENT AGREEMENT AMENDMENT related to their June 8, 2009 approval.

PROJECT REVIEW HISTORY

- Applications Submitted: March 7, 2011
- Determined Complete: March 10, 2011
- 60-Day Review Deadline: May 7, 2011
- Project Report Recommendation: April 6, 2011
- Planning Commission Action (7-0): April 6, 2011
- City Council Action: April 25, 2011

2.0 SUMMARY OF RECOMMENDATION:

- 2.1 On April 6, 2011, the Planning Commission held the duly noticed public hearing regarding AEON's requests. Donna Como with the Rosewood Condominium Homeowners Association, addressed the Commission supporting the AEON requests. James Lehnhoff, Project Manager with AEON was present to provide the Commission with background regarding the Sienna Green project and to provide a few additional details regarding the Phase II project.
- 2.2 The Planning Commission voted (7-0) to recommend to the City Council approval of the easement vacation and PUD amendment.

3.0 SUMMARY OF SUGGESTED ACTION:

- 3.1 ADOPT A RESOLUTION, APPROVING the Vacation of a 12 foot wide public utility and drainage easement located on the former Lot 2;
- 3.2 APPROVE the Amendment to the Approved Planned Unit Development Agreement regarding footprint and placement of the 50-unit complex and other associated site improvements and new project legal description.

Please see Section 10 for detailed recommendations

4.0 REVIEW OF REQUEST

In 2009, AEON received approval of a Planned Unit Development (PUD) to rehabilitate the Har Mar Apartments, complete site improvements, and construct a new 50-unit rental complex. Since that date, AEON has completed the first phase of the project and has been working on final designs and with the Minnesota Department of Transportation and the City of Roseville to acquire a small triangular piece of land directly north of the Sienna Green site.

In order to stay on schedule, AEON seeks support for the Easement Vacation of the 12 foot wide utility and drainage easement lying on Lot 2 of the previous Sienna Green Addition and Amendment of the Planned Unit Development Agreement to incorporate the land into the development and to shift the proposed 50-unit structure.

5.0 BACKGROUND

- 5.1 As stated previously, AEON received approval of their PUD in June, 2009 for Sienna Green, which PUD and the associated agreement included specific perimeters regarding site improvements and development at Sienna Green. The subject triangle was discussed throughout the approval process, however not included because of timing issues. Since that date, AEON has secured the triangle and will be required to have the underlying roadway easement vacated before it can assume possession for development purposes.
- 5.2 The City has been working with AEON and their tight timeline for which the Planning Division is seeking the City Council to act on the vacation of the previously dedicated utility and drainage easement and to approve of the Planned Unit Development Amendment.

6.0 PUBLIC EASEMENT VACATION DETAILS

- 6.1 When Lot 2, Block 1, Sienna Green Addition was created a 12 foot wide utility and drainage easement was provided along the northern property line. Since the acquisition of the small triangle and its necessary inclusion into the existing lot 2, Block 1, the original provided utility and drainage easement needs to be vacated and created along the border of the triangular parcel as part of the new plat.
- 6.2 The DRC has reviewed this request and specifically the City Engineer, for which it was determined that the easement can be vacated and established along the borders of the new parcel and as shown on Sienna Green Second Addition.

7.0 PROPOSED PUD AMENDMENT/STAFF COMMENT

- 7.1 The 2009 approval of Sienna Green included a new 4-story, 50-unit rental complex contained completely on Lot 2, while portions of the parking lot and access to the site were located on Lot 1 and the triangular parcel.
- 7.2 With the acquisition of this small triangular parcel, AEON seeks the inclusion of the parcel into the phase 2 development and slight modification to the original building and site improvement plans for the 50-unit complex, plus adding the new legal description of

the project area.

- 7.3 Since the 2009 approval, AEON has hired an architect to design the new complex, where it was discovered that a larger footprint was necessary to achieve the 50-units desired/funded. The original plan included a slight jog in the footprint in order to fit on to the lot. However, having acquired the adjacent triangular parcel and discovering that the initial footprint was too small, AEON has elected to design the building in a rectangular footprint, which increases its size slightly towards the north property line. A rectangular design is also more cost effective to construct than one with angles and jogs.
- 7.4 The approved PUD Agreement established setbacks based on where the proposed building would lie with respect to property lines. The proposal to amend the approved PUD of June 8, 2009 is centered on three components: AMENDING the PUD Agreement to incorporate the triangle of land directly adjacent (north and west) of Sienna Green and creating new standard specific to the new rental apartment; VACATING a 12 foot wide utility and drainage easement that borders the triangle and a component of the existing Lot 2; and PLATTING the existing Lot 2 and the triangle into a new Lot 1 Sienna Green Second Addition – this will occur in May.
- 7.5 The Planning Division has reviewed the proposed building modifications for potential impacts to adjacent properties, and has concluded that the impact of extending the building to the northwest nearer the side property line would be minimal. The previously required 40 foot setback from the northwest property line was solely based on the proposed plan at that time. The current zoning ordinance requires a 10 foot side yard setback in the HDR-1 district and the proposal has a 15 foot setback with the building angling due to the different lot configurations for the AEON site to Roseville Village.
- 7.6 Another slight modification includes changes to the screening along the north property line. The original plan had very sparse plantings, but the new proposal includes a beefed-up screen of this area. AEON has been working with Rosewood Village Condos to address their concerns regarding the building shifting closer to the property line and their residences.

8.0 STAFF COMMENTS, RECOMMENDATION, AND CONDITIONS

- 8.1 The Development Review Committee reviewed the proposed Preliminary Plat, Easement Vacation, and PUD Agreement Amendment on March 10 and 17, 2011. The Committee did not have any specific concerns with the proposal or the documentation provided in support of the project. The DRC and the Planning Division recommend that all actions sought by AEON be supported.
- 8.2 New Exhibits B – E and G will be added for Sienna Green II. Similarly, there will be revised and new conditions that address the location and design of the building and site, including those covered in 9.3 – 9.7 and 9.9 - 9.12. The Planning Division will work with AEON on the minor revisions to all other previously approved conditions and/or plans, such as site lighting.
- 8.3 Finally the vacation of the triangle and the preliminary/final plat will be coming forward for consideration at a future City Council meeting.

9.0 PLANNING COMMISSION ACTION

- 9.1 The duly-noticed public hearing for this VACATION AND PUD AMENDMENT application was held by the Planning Commission on April 6, 2011; draft minutes of the public hearing are included with this report as Attachment F. Representative James Lehnhoff of AEON was present to address the Commission and Donna Como from Rosewood Village Condominiums was present to speak in support of the request. Commissioners had only a few questions of the applicant and staff, and after closing the public hearing, the Planning Commission voted 7-0 to recommend approval of the proposed EASEMENT VACATION and PLANNED UNIT DEVELOPMENT AMENDMENT.

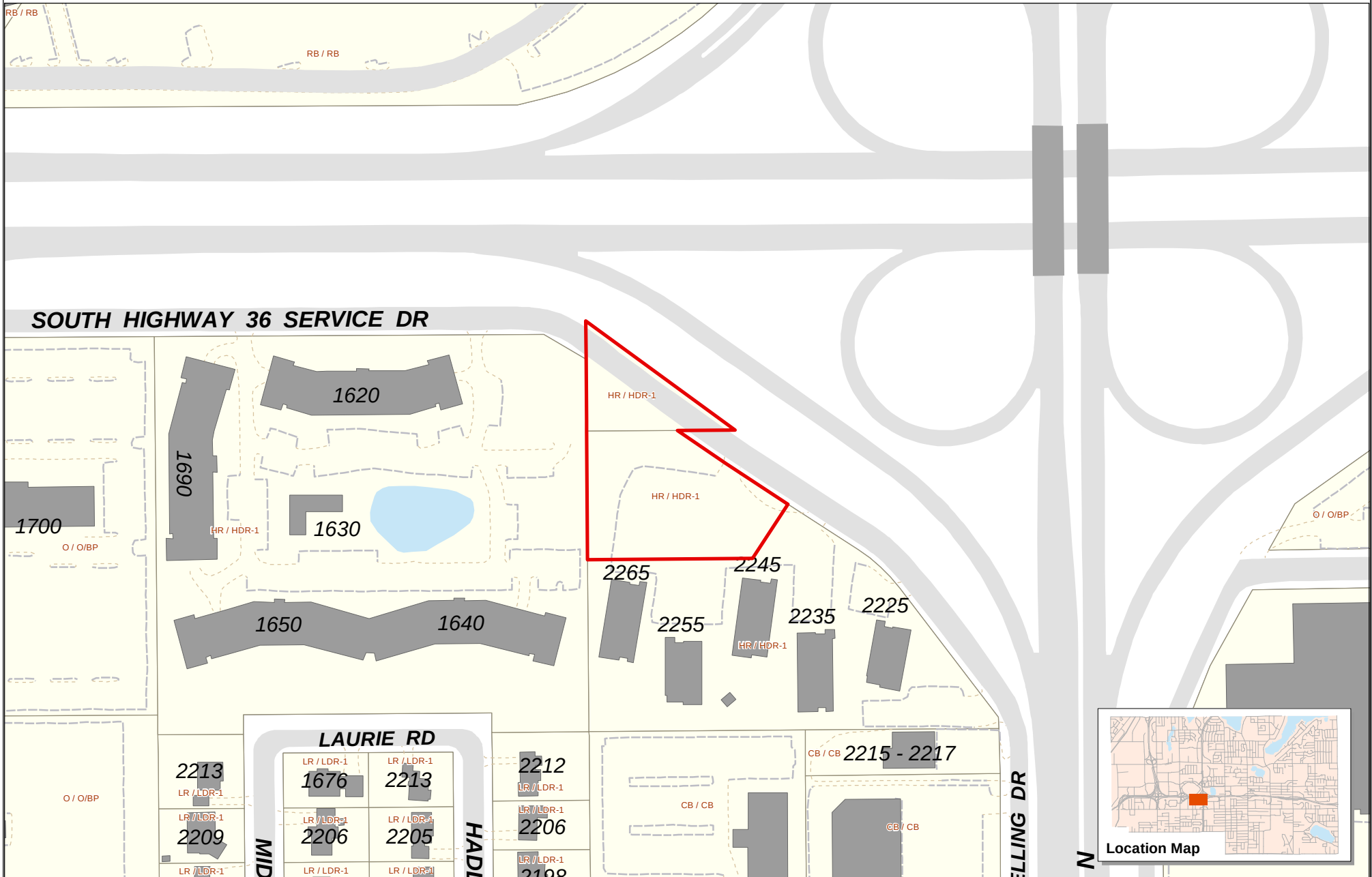
10.0 SUGGESTED CITY COUNCIL ACTION

- 10.1 ADOPT A RESOLUTION APPROVING the VACATION of a 12 foot wide public utility and drainage easement located on Lot 2, Block 1, Sienna Green Addition;
- 10.2 BY MOTION, APPROVE the Amendment to the Approved Planned Unit Development Agreement regarding footprint and placement of the 50-unit complex and other associated site improvements.

Prepared by: Thomas Paschke, City Planner (651-792-7072)

Attachments: A: Area map
B: Aerial photograph
C: Applicant narrative
D: Draft Resolution
E: Easement vacation doc
F: Draft Amendment document
G: Draft PC meeting minutes

Attachment A: Location Map for Planning File 07-068



Prepared by:
Community Development Department
Printed: March 29, 2011



Site Location

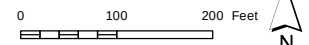
Comp Plan / Zoning
Designations
LR / R1

Data Sources

* Ramsey County GIS Base Map (2/28/2011)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

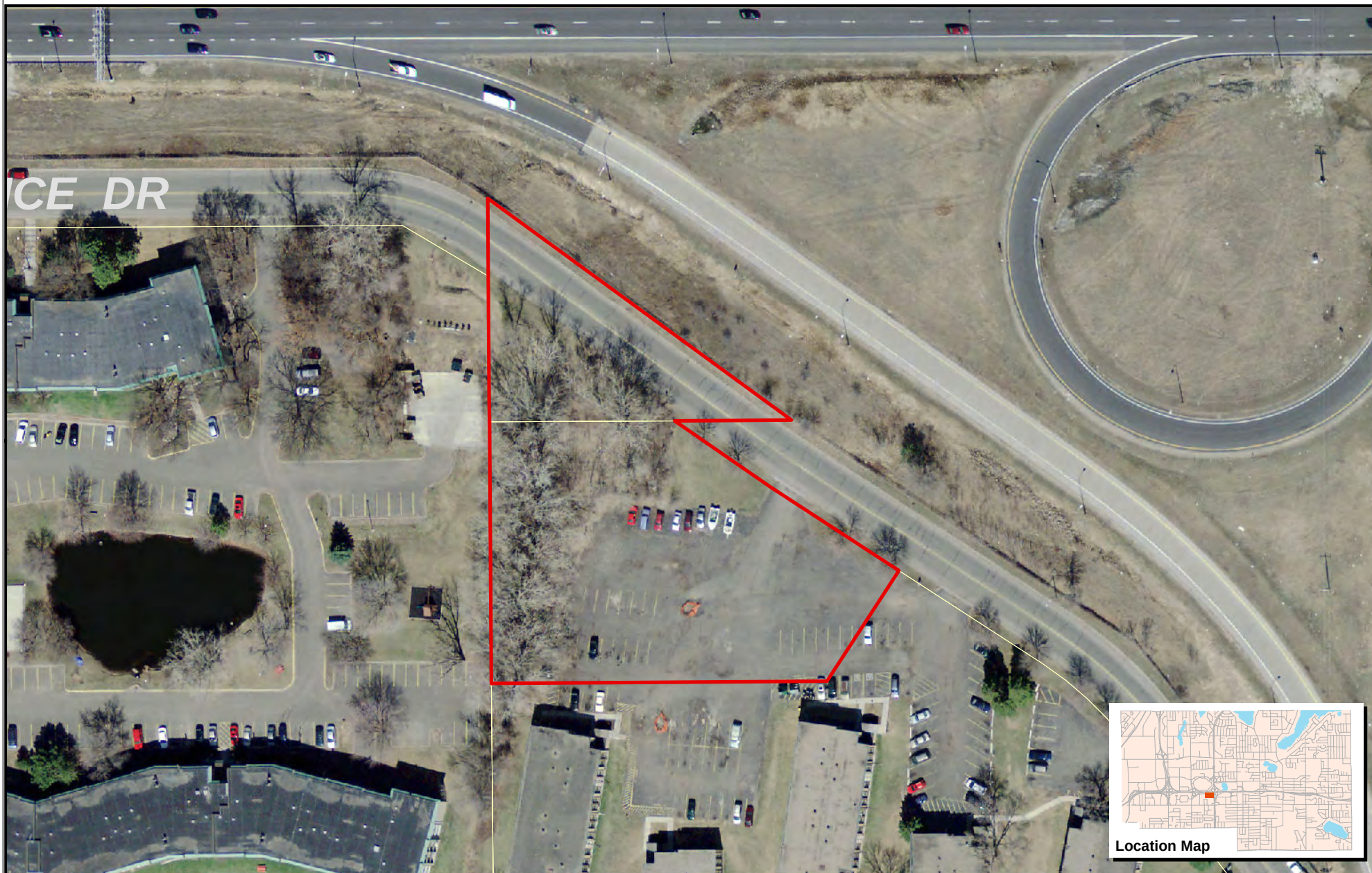
Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



mapdoc: planning_commission_location.mxd

Attachment B: Aerial Map of Planning File 07-068



Prepared by:
Community Development Department
Printed: March 29, 2011



Site Location

Data Sources

* Ramsey County GIS Base Map (2/28/2011)
* Aerial Data: Kucera (4/2009)

For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

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0 50 100 Feet





March 9, 2011

**Sienna Green II
PUD Amendment Narrative**

PUD Amendment Request Summary

Sienna Green is a two phase apartment home project originally approved by the City of Roseville in June 2009. The first phase was a significant rehabilitation of five buildings that include a total of 120 one bedroom units formerly known as Har Mar Apartments. The rehabilitation was completed in November 2010.

Phase two involves constructing a new 50 unit building with primarily two and three bedroom units for low-to moderate-income families. This PUD amendment request relates to the layout of Phase two and includes two components:

- Incorporate the small property known as the "triangle" into Sienna Green Phase 2; and,
- Reduce the building setback from 40 feet to 15 feet from the western property line.

The remainder of this narrative provides information about Aeon, the status of the Sienna Green project, and additional background regarding the two requested amendments.

About Aeon

Aeon is a nonprofit developer, owner, and manager of high-quality affordable apartment homes in the Minneapolis/St. Paul area. We are an award-winning nonprofit that has built or renovated nearly 1,800 apartments and townhomes that provide home to more than 3,000 people each year – including individuals and families with low to moderate incomes and formerly homeless individuals. Since 1986, Aeon has built quality affordable homes, connected residents to stabilizing resources, and managed its properties as long-term assets.

Aeon's developments are multi-million dollar investments in our community that transform vacant, blighted areas into vibrant places to live. We connect residents to each other, to the community, and to stabilizing resources such as job training and after-school programs. Our inspiration to create long-term community assets is illustrated in our name “Aeon,” which means “forever.” We build and manage homes for generations to come. Our vision is that every person has a home and is interconnected within community. Additional information about Aeon is available on the web at www.aeonmn.org.



Sienna Green Project Review

Har Mar Apartments, now known as Sienna Green, were constructed in 1965. The property includes five buildings with a total of 120 one bedroom units. Before Aeon acquired the property, it had the most police calls of any property in the City of Roseville and was almost half vacant due to numerous deferred maintenance issues. Many units were in poor condition or simply un-rentable. The over-sized asphalt parking lot was crumbling, the site suffered from poor drainage, and much of the landscaping was unkempt. However, the building structures were sound and now demonstrate that with careful planning, it can be more cost-effective to renovate than demolish and construct new buildings.

In cooperation with the City of Roseville, a PUD was approved in June 2009 to significantly rehabilitate the five buildings and address drainage, parking, and landscaping. The PUD also included a second phase for the new 50 unit building. The Phase I rehabilitation project was completed in November 2010 and included the following (see pictures in Attachment A):

- The interiors of all 120 units were rehabbed, environmental issues remediated (lead and asbestos), and new kitchens and bathrooms installed;
- New landscaping was planted throughout the property, including 120 additional new trees;
- Parking was divided into smaller areas to incorporate landscaped islands and eliminate the one monolithic asphalt lot;
- Drainage was significantly enhanced with new rain gardens and drainage basins; and,
- A new sidewalk was constructed along the frontage road, which will continue along Phase 2. Later this summer, a new sidewalk will be constructed from Sienna Green to County Road B2 to provide safe pedestrian access to the intersection.

Phase II provides 50 new units comprised of four one bedroom, 30 two bedroom, and 16 three bedroom units. The two and three bedroom apartments provide additional affordable options for families with children. The building will have underground parking, a community space for residents, tot lot playground, and a leasing office. Aeon anticipates breaking ground on this project later this summer.

The Sienna Green project was made possible by creating an effective partnership between Aeon, the City of Roseville, Ramsey County, and state and regional agencies. This project will enhance the long-term desirability of the neighborhood. Sienna Green has become a sustainable model for revitalizing aged housing stock while providing a mix of affordable and market rate units to increase the quality housing options available to people of varying incomes, family types, ages, and abilities.

This development is consistent with Imagine Roseville's 2025 Plan to ensure the City has a diverse mix of housing that meets community needs. It also satisfies many other goals within the Plan such as encouraging sustainable building practices, improving landscaping, and making Roseville a livable community for all.



Proposed Amendments

This PUD amendment request includes two components that are necessary to complete the design and construction of Sienna Green Phase II:

- Incorporate the small property known as the "triangle" into Sienna Green Phase 2; and,
- Reduce the building setback from 40 feet to 15 feet from the western property line.

With these two amendments, Aeon will be able to complete the Sienna Green Phase II design process. The project will conform to all other requirements of the PUD agreement as well as the newly adopted building design standards in the Roseville Zoning Code that were not in place when the PUD was first approved.

The Triangle Property

When the Sienna Green project was approved by the City in June 2009, the plans for Phase II did not yet include the “triangle” parcel immediately north of Lot 2 because the ownership history had not been fully resolved (Attachment B). The parcel is now owned by Aeon. This PUD amendment request is accompanied by a plat application to combine Lot 2 of the Sienna Green Addition and the adjacent triangle parcel into one parcel for the Phase II project. The proposed amendment will update the legal description in the PUD agreement to include the legal description of the newly combined lot.

Building Setback Adjustment

The site layout for Phase II in the original PUD approval was largely conceptual since final design was not scheduled to occur until funding was secured and ownership of the triangle was clarified since both items would impact final design. With funding secured and the triangle ownership question resolved, the design process was initiated.

Upon reviewing the site layout, a rectangular building instead of a “dog leg” style building shown in the original PUD provides for more efficient and cost-effective construction as well as better long-term use of the site itself. With the addition of the triangle parcel, the combined property can now support the rectangular building. As we entered the design phase, it was also determined that the building needed to be lengthened to accommodate the underground parking and the minimum apartment sizes needed to meet design standards set by the Minnesota Housing Finance Agency.

While the proposed setback adjustment reduces the building setback from 40 feet to 15 feet from the western property line, only a corner of the building actually extends to the 15 foot mark. Almost all of the building actually remains behind the 40 foot setback line (Attachment C), and it is still more than 200 feet from the closest building on the adjacent property (Attachment D). Please note that the new underlying HDR-1 zoning district permits a 10 foot setback from the western property line.



In terms of layout, the rectangular design offers a number of benefits:

- The additional space on the south side of the building allows us to include a patio and tot lot playground that is buffered by the building from the street and Highway 36, which will create a more attractive and usable space within the new landscaping.
- The additional space also provides more opportunity to plant trees and shrubs, which will further enhance the landscaping along the property line and adjacent to the building. The original PUD proposed 28 additional trees for Phase 2 while the revised site plan includes 30 trees that will provide more trees on the south side of the building and along the property line (these trees are in addition to what was already planted with Phase I). Although not yet shown on the landscaping plan, additional flowers and shrubs will be planted adjacent to the building.
- The rectangular building creates less of a building “wall” facing the adjacent property as compared to the “dog leg” design. By tapering back from a point, the building should have a reduced visual impact along the western property line.
- The rectangular building allows for a shorter driveway and less driving surface.
- The rectangular building is more cost efficient in terms of construction, which is a better use of scarce funds for these types of projects.

As the project moves forward, Aeon will work closely with City staff on the final details for the grading, utility, and building plans as required by the approved PUD and City Code.

Neighborhood Discussions

One of Aeon’s core values is collaborating with the community to create vibrant, healthy neighborhoods. Prior to the City review, we met with Rosewood Village, the condominium association immediately adjacent to Sienna Green and showed them this modified plan to discuss design and ways to mutually enhance our properties. During those meetings much of the discussion focused on landscaping ideas and our mutual desire for a strong neighborhood. While final conclusions were not determined prior to submitting this narrative, ideas included planting trees on the north side of the service road, exploring shared stormwater management ideas, and planting additional trees along both sides of our shared property line. We remain committed to working with Rosewood Village and all of our neighbors to make this part of Roseville a strong, cohesive, and valuable neighborhood.

Attachment A

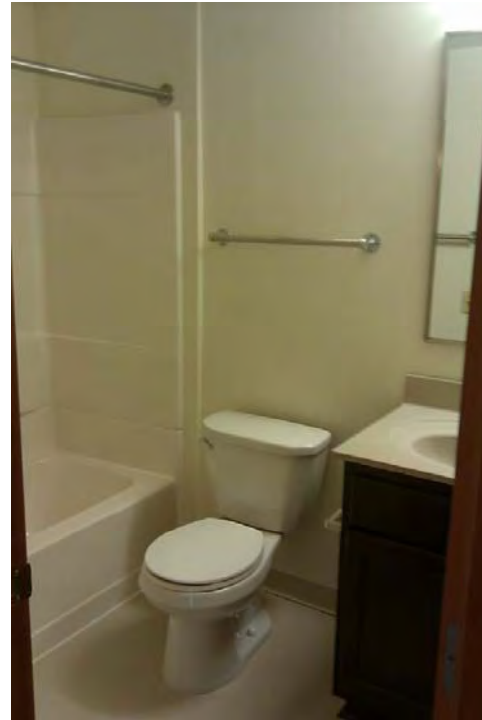
Sienna Green Phase I: Before and After Pictures



Sienna Green Phase I: Before and After Pictures



Sienna Green Phase I: Before and After Pictures



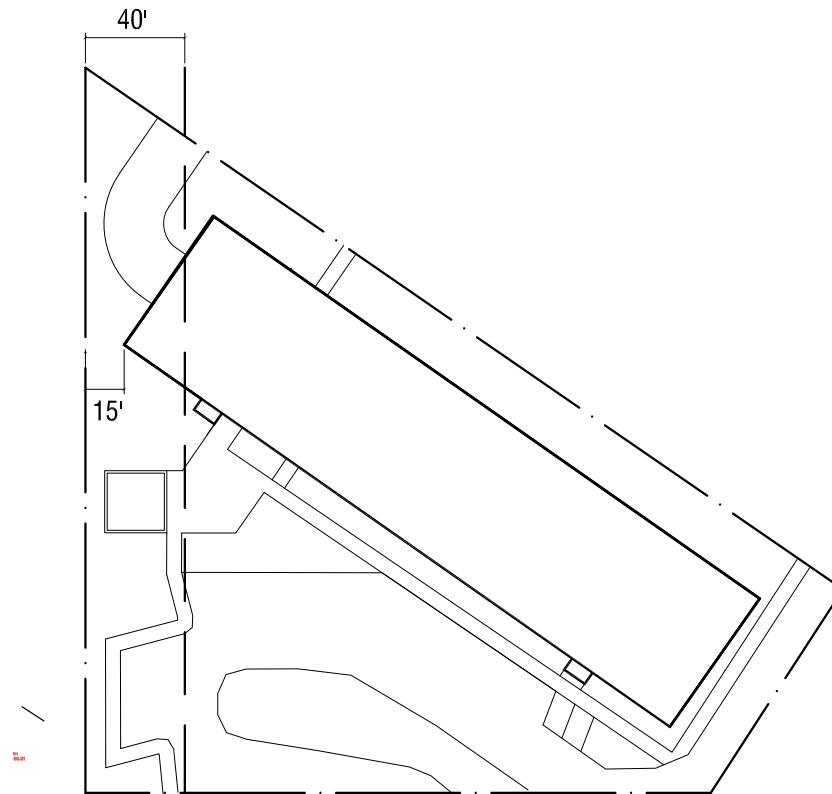
Attachment B: Triangle Parcel Diagram



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SOURCES: Ramsey County (August 30, 2010), The Lawrence Group; August 30, 2010 for County parcel and property records data; August 2010 for commercial and residential data; April 2009 for color aerial imagery; All

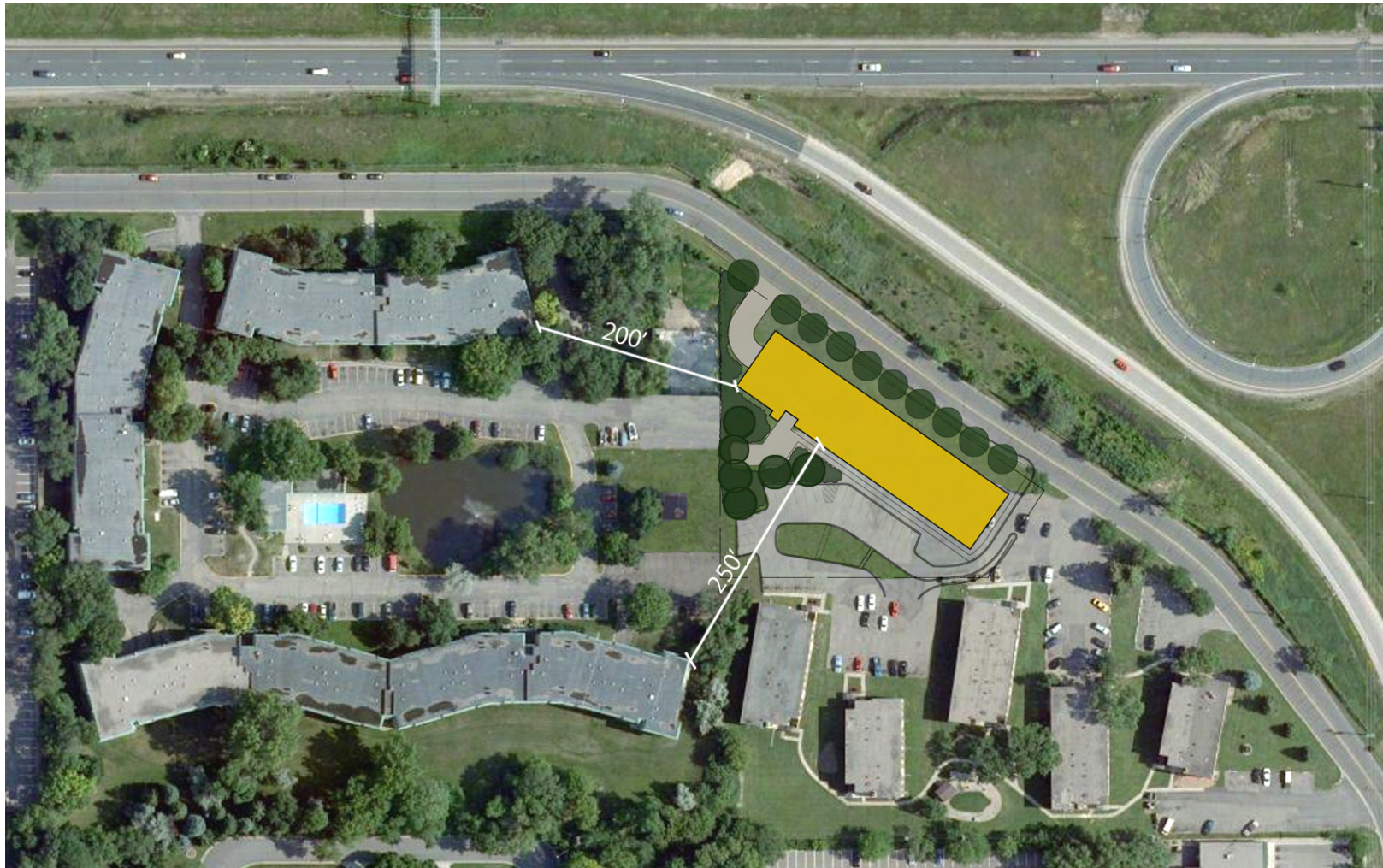
Attachment C: Building Setback Diagram



SIENNA GREEN II
ROSEVILLE, MN
03.09.2011 SCALE = 1:50 (11X17)

CERMAK RHOADES ARCHITECTS

Attachment D: Site Layout Diagram



OPTION 1

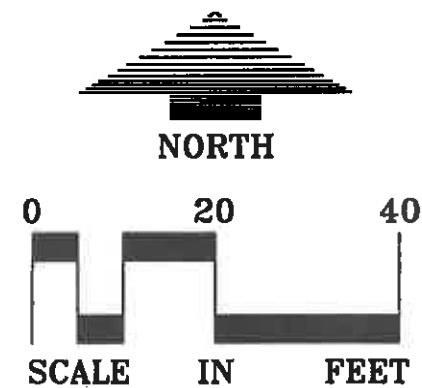


SIENNA GREEN II

Aeon

02.07.2011

CERMAK RHOADES ARCHITECTS



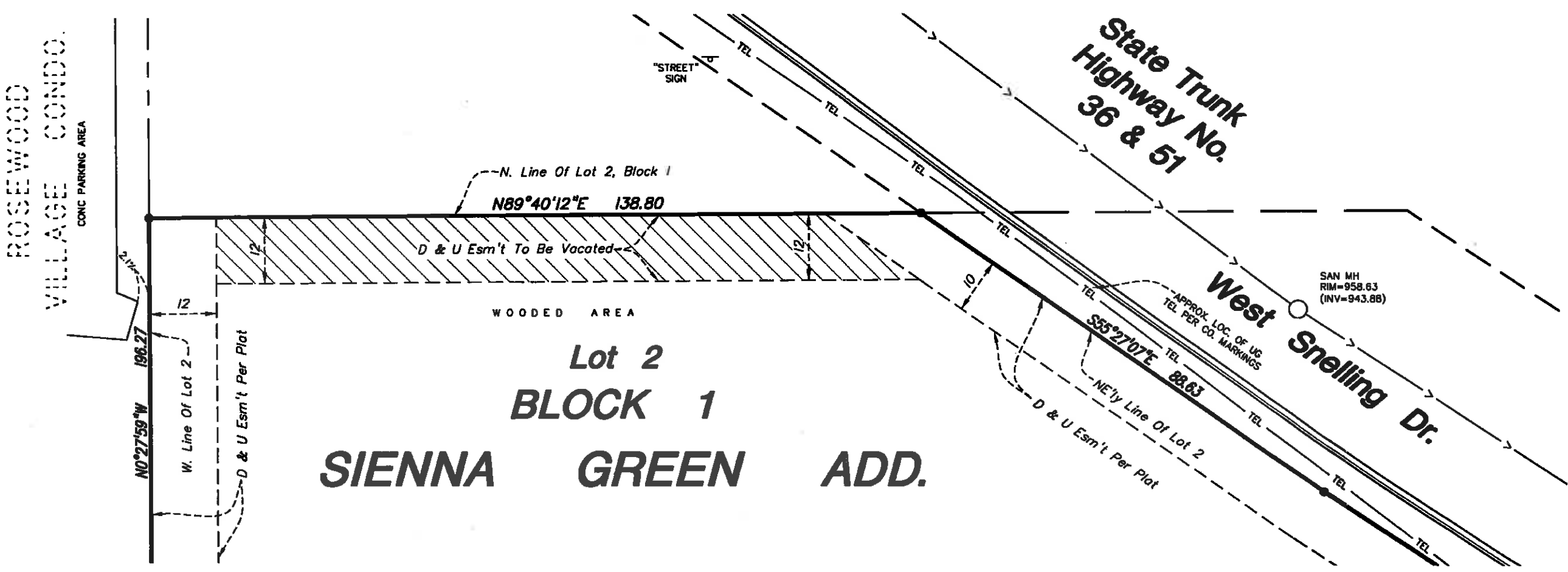
**Proposed Legal Description for the
Vacation of the Drainage and Utility Easement
Across the Northerly Part of Lot 2
(February 8, 2011)**

That part of the drainage and utility easement, as dedicated in Lot 2, Block 1, SIENNA GREEN ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, which lies northerly of a line drawn 12.00 feet southerly of and parallel with the northerly line of said Lot 2, which lies easterly of a line drawn 12.00 feet easterly of and parallel with the westerly line of said Lot 2 and which lies westerly of a line drawn 10.00 feet southwesterly of and parallel with the northeasterly line of said Lot 2.

SURVEY LEGEND

- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- ◇ HYDRANT
- ✕ GATE VALVE
- ◇ LIGHT POLE
- ▽ SIGN
- >— STORM SEWER
- >— SANITARY SEWER
- I — WATERMAIN
- S — SANITARY SEWER SERVICE
- W — WATER SERVICE
- ELE — UNDERGROUND ELECTRIC
- TEL — UNDERGROUND TELEPHONE
- CONCRETE CURB
- CONCRETE

- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "RLS 26724"
 - DENOTES IRON MONUMENT FOUND
 - (INFO) DENOTES INFORMATION AS SHOWN ON CITY PLANS. NOT FIELD VERIFIED.
 - D & U DENOTES DRAINAGE & UTILITY EASEMENT
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 2, BLOCK 1, SIENNA GREEN ADDITION HAVING AN ASSUMED BEARING OF NORTH 89°40'12" EAST.



Project Name: **Sienna Green II**

Roseville, Minnesota

Owner/Developer: **AEON**
822 South 3rd Street
Suite 300
Minneapolis, MN 55414

Professional Services: **LOUCKS ASSOCIATES**
Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental
7200 Hennick Lane - Suite 300
Maple Grove, Minnesota 55369
Telephone: (763) 424-5305
www.LoucksAssociates.com

CADD Qualification: CADD files prepared by the Consultant for this project are the property of the Consultant and are not to be used for any other project without the written approval of the Consultant. The Consultant is not responsible for the accuracy of the CADD files or the results of the project. The Consultant is not responsible for the accuracy of the CADD files or the results of the project. The Consultant is not responsible for the accuracy of the CADD files or the results of the project.

Revisions:

Professional Signature: *Richard L. Luch*
Richard L. Luch - PLS
2/8/11
License No. 26724
Date

Quality Control: **N/A** **SFM**
Project Lead: **RL** **RL**
Checked By: **RL** **RL**

Vicinity Map:

Sheet Title: **Proposed Easement Vacation**

EXHIBIT

Project No.: **11-012**

Sheet No.: **1**

Sheet 1 of 1

**FIRST AMENDMENT to the SIENNA GREEN PLANNED UNIT
DEVELOPMENT AGREEMENT # 1382**

This **PLANNED UNIT DEVELOPMENT AGREEMENT**, originally dated June 8, 2009, and amended on April 25, 2011, is entered into between the City of Roseville, a Minnesota municipal corporation, of 2660 Civic Center Drive, Roseville, Minnesota 55113 (“CITY”), and Aeon, a nonprofit corporation, of 1625 Park Avenue, Minneapolis, Minnesota 55404 (“DEVELOPER”)

The following shall replace the language listed within the original PUD Agreement dated June 8, 2009 and specific to **SIENNA GREEN II** including **Exhibits B, C, D, E, AND G**:

- 9.3 *Building Setbacks*: The minimum setback for **Sienna Green II** shall be 15 feet from the west property line, 20 feet from the northeast property line (property line adjacent the frontage road) , and 10 feet from any interior parking area. **Exhibit A.**
- 9.4 *Off-Street Parking Lot Setbacks*: Parking lot setbacks for **Sienna Green II** shall be a minimum of 15 feet from the west property line. **Exhibit A.**
- 9.5 *Drive Lanes, Sidewalk, and Path Setbacks*: All drive lane, sidewalk, and pathway locations/setbacks for **Sienna Green II** shall be as depicted on **Exhibit A.**
- 9.6 *Off-Street Parking Lot Improvements*: Off-street parking areas for **Sienna Green II** shall be improved as shown on the approved site development plan (**Exhibit A**) and grading drainage plan (**Exhibit B**), and shall include hard surfacing (bituminous), concrete perimeter curbing, and a drainage plan. The site shall provide underground and surface parking stalls at no less than 50 spaces.
- 9.7 *Pedestrian Walkways*: The DEVELOPER shall install a pedestrian pathway (concrete sidewalk) along and/or directly adjacent to the frontage road for the length of the **Sienna Green I and II** properties.
- 9.9 *Mechanical Equipment*: HVAC must be fully screened from view of the adjacent Rosewood Village Condominiums.
- 9.10 *Waste and Recycling Area*: Waste and recycling equipment for **Sienna Green II** shall be housed within the building.
- 9.11 *Lighting*: Parking lot and building facade lights shall be downcast, cutoff type, concealing the light source from view and preventing glare pursuant to Section **10111.11E** of the City Code. Pedestrian style lighting shall be permitted and reviewed/approved by the Community Development Director prior to permit issuance.

The following shall be added as new Conditions of Approval for **SIENNA GREEN II**:

- 9.12 *Building Design*. Pursuant to Section 6.2 of the June 8, 2009 approval, the Planning Division will continue to work with AEON on the building’s design including final footprint, vertical and/or horizontal articulation, height, and other design elements.

**EFFECTIVE DATE OF FIRST AMENDMENT TO THE SIENNA GREEN PLANNED UNIT
DEVELOPMENT AGREEMENT:**

This Amendment shall be effective upon completion of all of the following:

- a.** Passage and recording of roadway easement vacation
- b.** Passage and recording of utility and drainage easement vacation
- c.** Passage and recording of Sienna Green 2nd Addition.
- d.** Execution of this agreement by the CITY and the DEVELOPER.
- e.** Recording of this agreement with Ramsey County.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

CITY OF ROSEVILLE

By: _____
Dan Roe, Mayor

By: _____
William J. Malinen, City Manager

STATE OF MINNESOTA)
 (ss.
COUNTY OF ROSEVILLE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2011, by Dan Roe and be William J. Malinen, respectively the Mayor and City Manager of the City of Roseville, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

NOTARY PUBLIC

AEON

By: _____
Jan and Martyna Werner,

Owner of Lot 1, Block 1, Owasso Ridge, 2765 Cohansey Circle

STATE OF MINNESOTA)
)ss.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this _____ day of _____, 2010, by Jan and Martyna Werner, owner of Lot 1, Block 1, Owasso Ridge, 2765 Cohansey Circle.

NOTARY PUBLIC

I hereby certify that this plan, specification, report was prepared by me or under my direct supervision and that I am a duly registered Landscape Architect under the laws of the State of Minnesota.

ANDER JONES

DATE: 7 March 2011

REG. NO. 15137

spencer jones
landscape architect
10880 Lyndhurst Drive
Beverly Hills, CA 90210
1.800.451.4444
1.310.451.4444

city
submittal

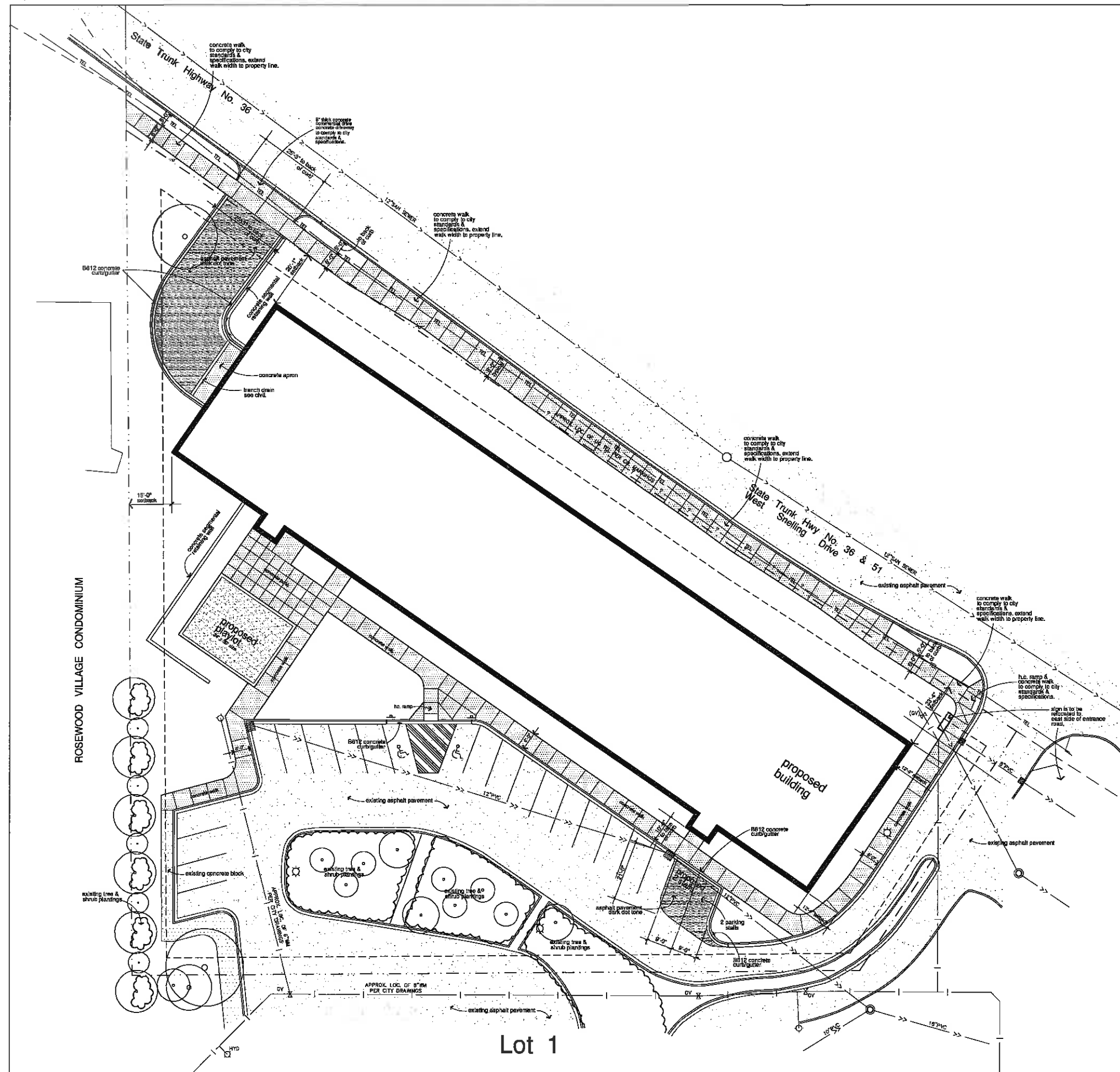
VISIONS

TE ISSUED 7 March 2011

B NO.

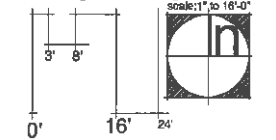
NAME _____

L-2



1. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DIMENSIONS ARE TO BACK OF CURB.
2. BASE INFORMATION AND DATA ARE SUBJECT TO SURVEY.
3. REPORT ALL LAYOUT DISCREPANCIES IMMEDIATELY TO ARCHITECT FOR THEIR CORRECTION.
4. VERIFY ALL UTILITIES, SERVICE UNITS, AND OTHER EXISTING CONDITIONS. OBTAIN NECESSARY AUTHORITY BEFORE STARTING WORK. NOTE THAT NOT ALL UTILITIES ARE INDICATED ON THE PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES AND THEIR LOCATIONS.
5. FOR PAVEMENT CONNECTIONS TO THE BUILDING SEE STRUCTURAL'S DETAIL SECTION.
6. FOR CONCRETE PAVEMENT, MINIMUM THICKNESS SHALL BE 12" UNLESS OTHERWISE SPECIFIED. LARGER THAN 12" USE CLEAN WOOD FORMWORK.
7. ALIGN CURB CONTROL ELEVATIONS WITH SIDEWALK CONTROL ELEVATIONS. EXPOSE AND REPAIR EXISTING SIDEWALK CURBS.
8. FOR ELECTRICAL, PLAN TO BE IN PLACE.
9. SEE CIVIL DRAWINGS FOR PROPOSED STORM LINES A CATCH BASIN STRUCTURES.
10. THE DRAINWAY WHICH IS IN CITY PROPERTY IS TO BE MAINTAINED AND CURB AND SIDEWALKS TO BE MAINTAINED. SIDEWALK GRADES MUST BE CARRIED ACROSS THE DRAINWAYS.

site layout plan



1. ALL EXISTING INFORMATION TAKEN FROM SURVEY BY LOUKES ASSOCIATES DATED FEBRUARY 3, 2011.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
3. CONTRACTOR TO PREVENT DIRT AND/OR DEBRIS FROM ENTERING STORM SEWER OR BEING TRANSPORTED OFF-SITE IN AN UNCONTROLLED MANNER. CONTRACTOR TO VERIFY AT PROJECT CLOSEOUT THAT STORM SEWER SYSTEM IS CLEAR OF SEDIMENT AND/OR DEBRIS AND IS FULLY FUNCTIONAL.
4. ALL AREAS DISTURBED BY CONSTRUCTION WHICH ARE OUTSIDE THE LIMITS OF PAVING ARE TO BE RESTORED AND REVEGETATED.
5. ALL UTILITY DEMOLITION AND/OR ABANDONMENT TO BE PERFORMED IN ACCORDANCE WITH CITY OF ROSEVILLE AND STATE OF MINNESOTA REGULATIONS AND STANDARDS.
6. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WHICH MAY INCLUDE BUT IS NOT LIMITED TO: ELECTRIC, TELEPHONE, GAS, CABLE TV, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER AND WATERMAIN. CONTRACTOR TO CONTACT Gopher ONE-CALL BEFORE EXCAVATING.
7. ALL EXISTING UTILITIES AND OTHER IMPROVEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
8. CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGE AT OWN EXPENSE.
9. ALL WORK TO CONFORM WITH CITY OF ROSEVILLE AND STATE OF MINNESOTA STANDARDS AND REGULATIONS.
10. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.
11. WASTE MATERIALS INCLUDING PAVEMENT REMOVED DURING CONSTRUCTION, WATER PIPING AND SERVICES, CONSTRUCTION DEBRIS AND EXCESS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR.
12. ALL MATERIALS FOR PROPOSED CONSTRUCTION OR REPAIR OF EXISTING FACILITIES SHALL BE NEW PRODUCTS DIRECT FROM THE FACTORY AND FREE FROM DEFECTS.
13. CONTRACTOR SHALL NOT BLOCK DRAINAGE FROM OR DIRECT EXCESS DRAINAGE ONTO ADJACENT PROPERTY.
14. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
15. WHEN WORKING AROUND EXISTING UTILITIES THAT BECOME EXPOSED, THE CONTRACTOR SHALL PROVIDE SUFFICIENT SUPPORT TO PREVENT EXCESSIVE STRESS ON THE PIPING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.
16. PROVIDE SHORING AROUND TREES WHEN INSTALLING PROPOSED UTILITY SERVICES AND REMOVING EXISTING SERVICES.
17. SUBSURFACE GEOTECHNICAL INVESTIGATION BY NORTHERN TECHNOLOGIES, INC. PROJECT NUMBER 11.50536.100 DATED FEBRUARY 21, 2011.
18. DRAWINGS DO NOT INDICATE AREAS OF TEMPORARY SUPPORT SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS AND WILL HAVE TOTAL CONTROL OVER THE TYPES AND DESIGN OF ALL SHORING, SHEETING, BRACING, ANCHORAGES, EXCAVATION SUPPORT WALLS, DIRECTIONAL DRILLING AUGER, SOIL STABILIZATION AND OTHER METHODS OF PROTECTING EXISTING IMPROVEMENTS. SEE SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS.

	PROPERTY LINE
	EXISTING SANITARY SEWER
	EXISTING SANITARY MANHOLE
	EXISTING STORM SEWER
	EXISTING STORM MANHOLE
	EXISTING CATCH BASIN
	EXISTING WATER LINE
	EXISTING GATE VALVE
	EXISTING HYDRANT
	EXISTING LIGHT POLE
	EXISTING COMMUNICATION LINE
	EXISTING SIGN
	EXISTING TREE
	PROPOSED SANITARY SEWER
	PROPOSED WATERMAIN
	PROPOSED POST INDICATOR VALVE

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Engineer under the laws of the State of Minnesota.

Signed	
	RHONDA S. PIERCE
DATE	
REG. NO.	41333

**PIERCE PINI &
ASSOCIATES**
10800 UNIVERSITY AVE NW,
SUITE 300
COON RAPIDS, MN 55445
TEL. 783.537.1311
FAX 783.537.1354

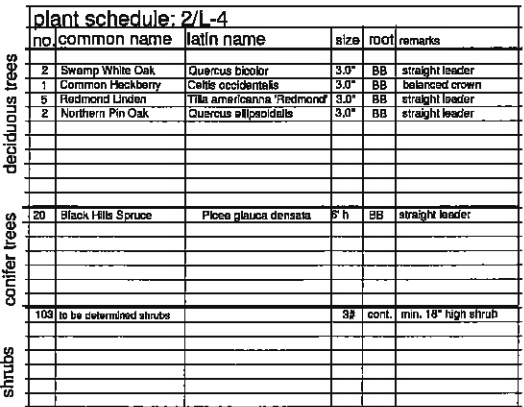
UTILITY PLAN

SIENNA GREEN II

2275 SNELLING AVENUE NORTH
ROSEVILLE, MN

REVISIONS	
DATE ISSUED	03/09/11
JOB NO.	11005
FILE NAME	

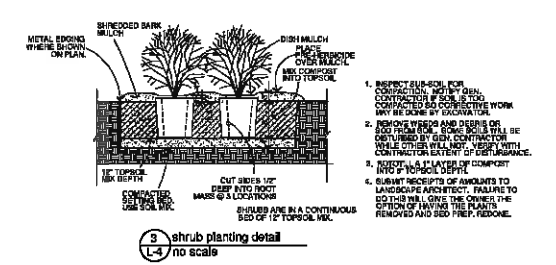
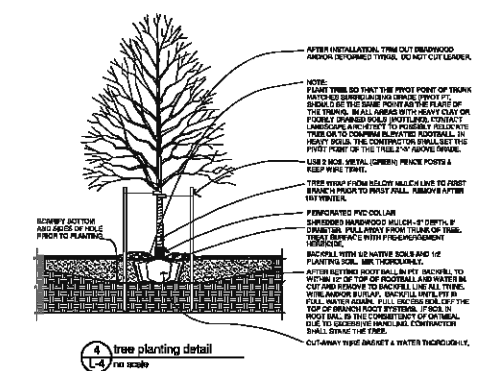
C-1



CERNAK RHOADES ARCHITECTS

375 East Fourth Street, Suite 605 St. Paul, MN 55101
 p 651.291.9421 • 651.220.9725 www.cernakrhoades.com

Signed _____
spencer jones
DATE: 7 March 2011
REG. NO. 15137

city
submittal

1. DITCH 1' DEPTH OF WELL ROTTEN COMPOST: 10% OF TOPSOIL IN SHRUB BED AREAS.
2. ALL PLANT MATERIAL AND WORK IS TO BE IN COMPLIANCE WITH ANSI 2012:1 AMERICAN STD. FOR NURSERY STOCK.
3. USE 2" LAYER OF SHREDDED BARK MULCH OVER ENTIRE PLANTING BED.
4. WHERE PLANTS ARE GROUPED, CREATE ONE OVERALL CONTINUOUS PLANTING BED.
5. FOR GRAVEL MULCH, PLACE 3" LAYER OF 3/4" DIA. DRESSER TRAP ROCK OVER MULCH POLY.
6. VERIFY ALL UTILITIES, SERVICE LINES AND OTHER BURIED CONSTRUCTION WITH THE APPROPRIATE AUTHORITY PRIOR TO START OF WORK.
7. FOR BB* TREELAND SEE DET. 41-4.
8. FOR SHRUB PLANTING SEE DET. 30-4.
9. WHERE PLANT NUMBERS VARY FROM PLANT LIST & PLANNING, THE HIGHER NUMBER SHALL PREVAIL AS THE PLANT NUMBERS.
10. FOR PLANT SCHEDULE, SEE SCHEDULE 20-4.

proposed tree.



existing tree

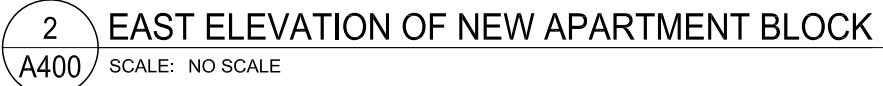


SIENNA GREEN II
West Snelling Drive
ROSEVILLE, MN
for AEON

REVISIONS	
DATE ISSUED	7 March 2011
JOB NO.	
FILE NAME	

L-4

Exhibit G



SIENNA GREEN APARTMENTS

[illegible]

NO.	DATE	DESCRIPTION
	= CLOUDED CHANGE	

REVISION LOG

NO.	DATE	DESCRIPTION
ISSUE LOG		

ISSUE LOG

**SIENNA GREEN APT'S
PUD SUBMITTAL**

2235-2265 SNELLING AVE.
ROSEVILLE, MN

PHASE 2 EXTERIOR ELEVATIONS

SCALE	1/8" = 1'-0"
DRAWN BY	BPM
CHECKED BY	
PROJ. ARCH.	JOS
PROJ. MGR.	JOS
JOB NO.	06071.04

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A400

Building elevations are for illustration purposes only. Building materials, roof style, and balconies will be determined in final design. All design elements will be in conformance with City design standards and subject to approval by the City of Roseville Development Review Committee (DRC).



1

A401

NORTH ELEVATION OF NEW APARTMENT BLOCK

SCALE: NO SCALE



2

A401

SOUTH ELEVATION OF NEW APARTMENT BLOCK

SCALE: NO SCALE

NO.	DATE	DESCRIPTION
		= CLOUDED CHANGE

REVISION LOG

NO.	DATE	DESCRIPTION
ISSUE LOG		
SIENNA GREEN APT'S PUD SUBMITTAL		
2235-2265 SNELLING AVE.		
ROSEVILLE, MN		

PHASE 2
EXTERIOR
ELEVATIONS

SCALE	1/8" = 1'-0"
DRAWN BY	BPM
CHECKED BY	
PROJ. ARCH.	JOS
PROJ. MGR.	JOS
JOB NO.	06071.04

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A401