

1005 Gramsie Road Project Description

Site Description and Present Use

1005 Gramsie Road is a 160,000 SF 2-story industrial building that was designed to house specialized check printing equipment. It contains 35,000 SF of 28' clear warehouse space and 125,000 sf of office space. Built in 1982, as a check printing facility, Deluxe Checks occupied the building through September 2004. From there the building was utilized as a Class C office by Medtronic on a short term basis while their new Cardiac Rhythm Management HQ was constructed. 1005 Gramsie was selected due to its proximity to Medtronic's other operations at 4000 Lexington. Medtronic vacated in the summer of 2007 and the building was been entirely vacant for over 9-years with the exception of short term leases for a storage user and a test examination firm.

As an office building the space is substandard due to the sheer size of the floors and lack of a window line. A large part of the interior space is over 100 feet from a window views.

As an Industrial building the space is substandard due to the odd 24' X 32' column spacing, limited loading docks and the in-place structural requirement that requires a large portion of the 2nd floor office space stay in place.

Surrounding Properties

The subject property shares the block with three neighboring office buildings and is located on the north side of Gramsie Road facing two hotels, The Hilton Garden Inn and Best Western Plus.

Project Description

Greco, LLC and Eagle Ridge Partners, LLC are proposing a multi-phase redevelopment that would raze the current building and make way for a Class A Market Rate multi-family redevelopment. Once complete the project would host approximately 400 apartment units with a wide range of options including studio, one bedroom, two bedroom, and three bedroom apartment homes. The to-be completed apartments will deliver an opportunity to answer the call for life-cycle housing options within the City of Shoreview. The proposed development will include approximately 400 underground parking stalls and 200 surface stalls directly adjacent to the project. Exterior and interior materials will incorporate the latest in design and construction technologies.

The proposed development will take place in two phases. The first phase will begin in the summer of 2017 and take approximately 17 months to complete and will deliver 200 of the 400 units. Approximately 16-18 months after the first phase is completed the development team will begin construction on phase two which will take approximately 16 months to complete; delivering the final 200 units. Each building will have one level of underground parking and five stories of wood framed housing above. The anticipated building height will be 55' - 60' tall. Once complete the redevelopment will deliver a significant increase in impervious surfaces,

enhanced and expanded green spaces, corrections to the sites storm water runoff, enhanced connection from Lexington Avenue to County Road F, and an increased pedestrian friendly experience. The design team will incorporate landscaping and lighting methods to appropriately incorporate the residential use with the surrounding commercial uses. This method of integration has been successfully completed at One Southdale Place in Edina, City View Apartments in Eagan, The Covington in Bloomington, as well as other similar locations throughout the Twin Cities.

As a residential redevelopment the project will seek to adopt an R-3 zoning designation through the Planned Unit Development process. Without the PUD process the site would likely remain a substandard commercial use with an undefined future tenant and capital investment plan. The PUD process will allow for a thoughtful high design and high impact redevelopment that will benefit adjacent businesses and the local market place as a whole. The project is in the early design phases but at this time the design team has identified two design components that will need variation from the current R3 building code. The first is for overall building height, current limit of 35', to achieve the appropriate level of density and maximize impervious soils and outdoor greenspace for the project. Additionally, the development team will be seeking to accommodate a 1 parking stall per bedroom ratio through underground and surface stalls. Current requirements call for 2.5 stalls per bedroom. Additional considerations may be identified as the project team furthers the design process. At this time the design team sees no conflicts with meeting the Development Stage approval criteria.



Legend

- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Postal Plants
- Prison Buildings
- Primary Owner
- Airports

2 Phases:
 -Approx. 200 units/phase
 -200 underground stalls/phase
 -100 surface stalls/phase
 -5 stories of housing

8.19.16
 BKV/GREC



NOTES
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