

**PROJECT ADDRESS**

**ZONING**  
 CURRENT PRIMARY ZONING XXX  
 PROPOSED REZONING PUD

**SITE\***  
 TOTAL AREA 201,701 SF\*  
 SITE AREA - BUILDING FOOTPRINT 51,045 SF  
 \*Site area estimated from Scott County Property Map

**SITE IMPERVIOUS AREA**  
 TOTAL AREA 201,701 SF\*  
 SITE AREA - PERVIOUS X,XXX SF - XX%  
 SITE AREA - IMPERVIOUS X,XXX SF - XX%

**FAR**  
 (insert primary zoning) ALLOWED X.X + (add bonuses if any) = X.XX (XX,XXX SF)  
**PROPOSED FAR = XX,XXX\*\*/X,XXX = X.XX**

**PARKING REQUIRED**  
 PARKING REQUIRED 334 STALLS (2 PER UNIT)  
**PARKING PROVIDED 258 STALLS (1.58 PER UNIT)**

**BIKE PARKING REQUIRED** XX SPACES  
**PROVIDED XX SPACES**

**BUILDING HEIGHT (INSERT ZONING) - ALLOWED** XX'-0" / 4 STORIES  
**PROPOSED 3 STORY / 4 STORY ON EAST PART**

**REQUIRED APPLICATIONS**  
 -PUD

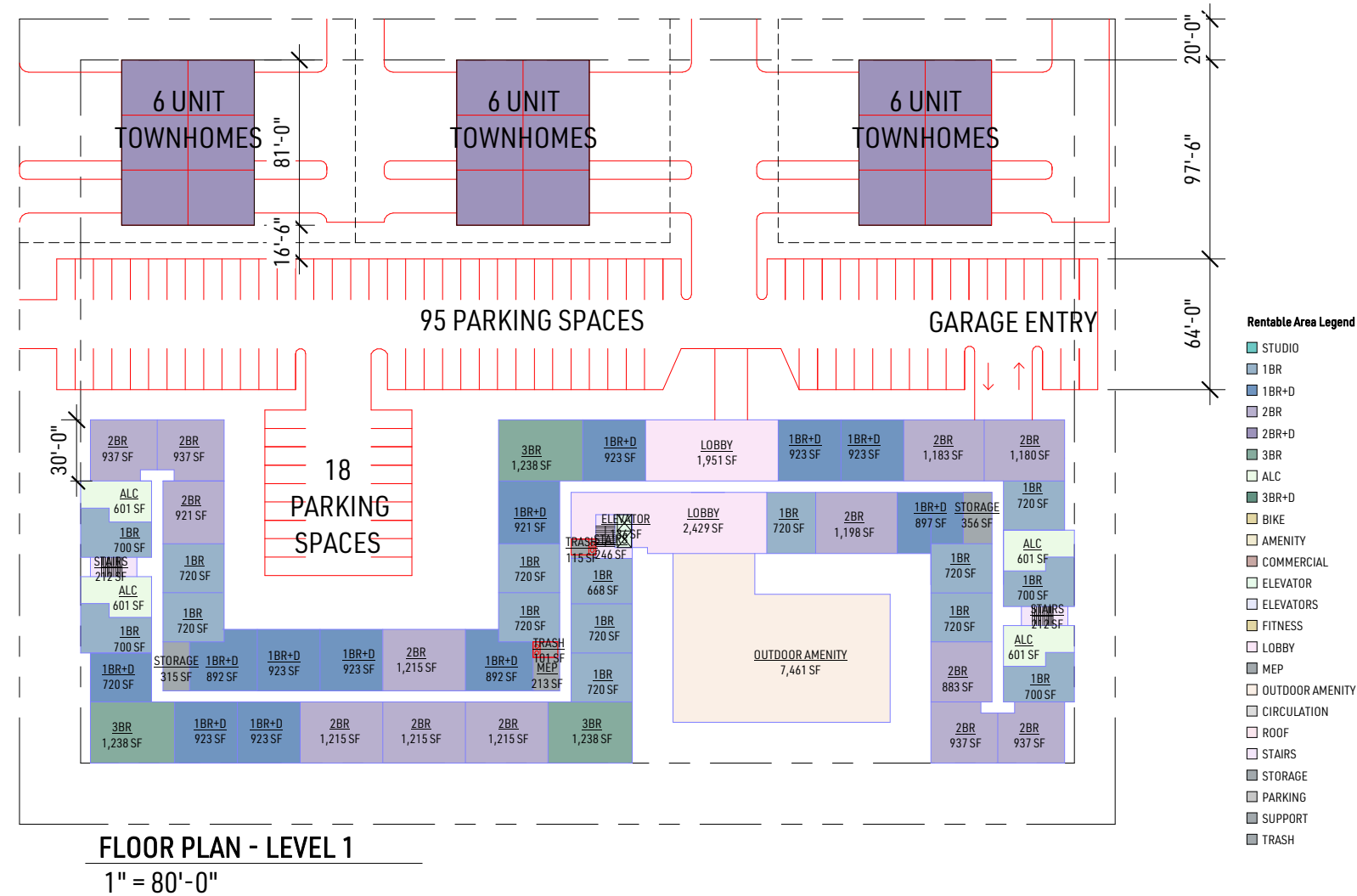


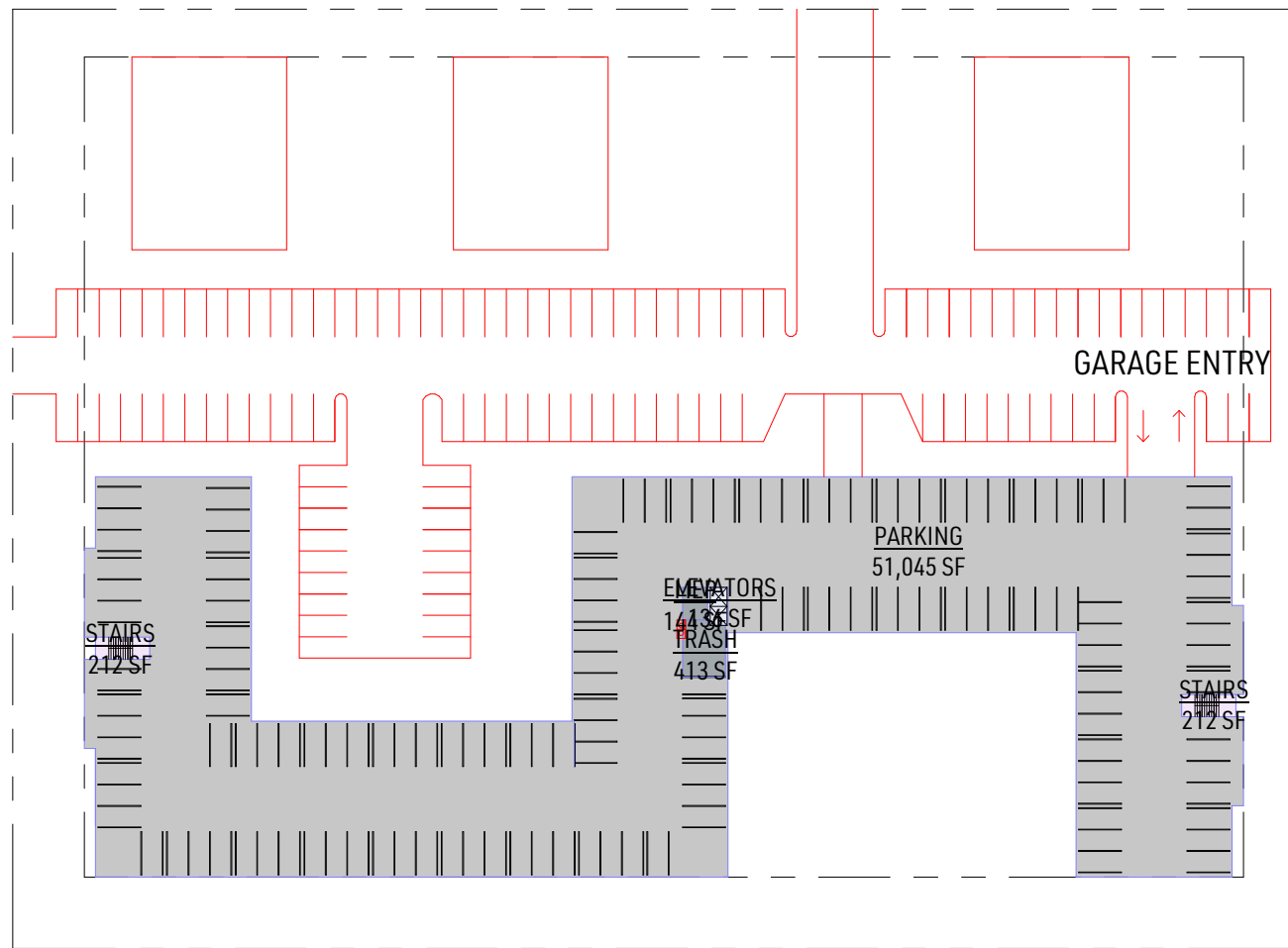
**Scott Co Prop Map**  
 1" = 40'-0"

APARTMENTS AREA SCHEDULE (GROSS)		
Name	Level	Area
ELEVATORS	LEVEL P1	136 SF
MEP	LEVEL P1	144 SF
PARKING	LEVEL P1	51,045 SF
STAIRS	LEVEL P1	425 SF
TRASH	LEVEL P1	413 SF
<b>LEVEL P1</b>		<b>52,162 SF</b>
1BR	LEVEL 1	10,666 SF
1BR+D	LEVEL 1	10,779 SF
2BR	LEVEL 1	13,972 SF
3BR	LEVEL 1	3,713 SF
ALC	LEVEL 1	2,402 SF
ELEVATOR	LEVEL 1	136 SF
LOBBY	LEVEL 1	4,380 SF
MEP	LEVEL 1	213 SF
OUTDOOR AMENITY	LEVEL 1	7,461 SF
STAIRS	LEVEL 1	671 SF
STORAGE	LEVEL 1	670 SF
TRASH	LEVEL 1	216 SF
<b>LEVEL 1</b>		<b>55,280 SF</b>
1BR	LEVEL 2	11,439 SF
1BR+D	LEVEL 2	13,547 SF
2BR	LEVEL 2	13,972 SF
3BR	LEVEL 2	3,819 SF
ALC	LEVEL 2	2,402 SF
CIRCULATION	LEVEL 2	4,388 SF
ELEVATOR	LEVEL 2	136 SF
LOBBY	LEVEL 2	599 SF
MEP	LEVEL 2	313 SF
STAIRS	LEVEL 2	682 SF
STORAGE	LEVEL 2	670 SF
TRASH	LEVEL 2	195 SF
<b>LEVEL 2</b>		<b>52,162 SF</b>
1BR	LEVEL 3	11,439 SF
1BR+D	LEVEL 3	13,547 SF
2BR	LEVEL 3	13,972 SF
3BR	LEVEL 3	3,819 SF
ALC	LEVEL 3	2,402 SF
CIRCULATION	LEVEL 3	4,388 SF
ELEVATOR	LEVEL 3	136 SF
LOBBY	LEVEL 3	599 SF
MEP	LEVEL 3	313 SF
STAIRS	LEVEL 3	682 SF
STORAGE	LEVEL 3	670 SF
TRASH	LEVEL 3	195 SF
<b>LEVEL 3</b>		<b>52,162 SF</b>
1BR	LEVEL 4	3,782 SF
1BR+D	LEVEL 4	6,506 SF
2BR	LEVEL 4	3,560 SF
3BR	LEVEL 4	1,344 SF
ALC	LEVEL 4	601 SF
AMENITY	LEVEL 4	2,936 SF
CIRCULATION	LEVEL 4	1,872 SF
ELEVATOR	LEVEL 4	136 SF
LOBBY	LEVEL 4	611 SF
MEP	LEVEL 4	100 SF
ROOF	LEVEL 4	29,594 SF
STAIRS	LEVEL 4	671 SF
STORAGE	LEVEL 4	356 SF
TRASH	LEVEL 4	94 SF
<b>LEVEL 4</b>		<b>52,162 SF</b>
<b>Grand total</b>		<b>263,929 SF</b>

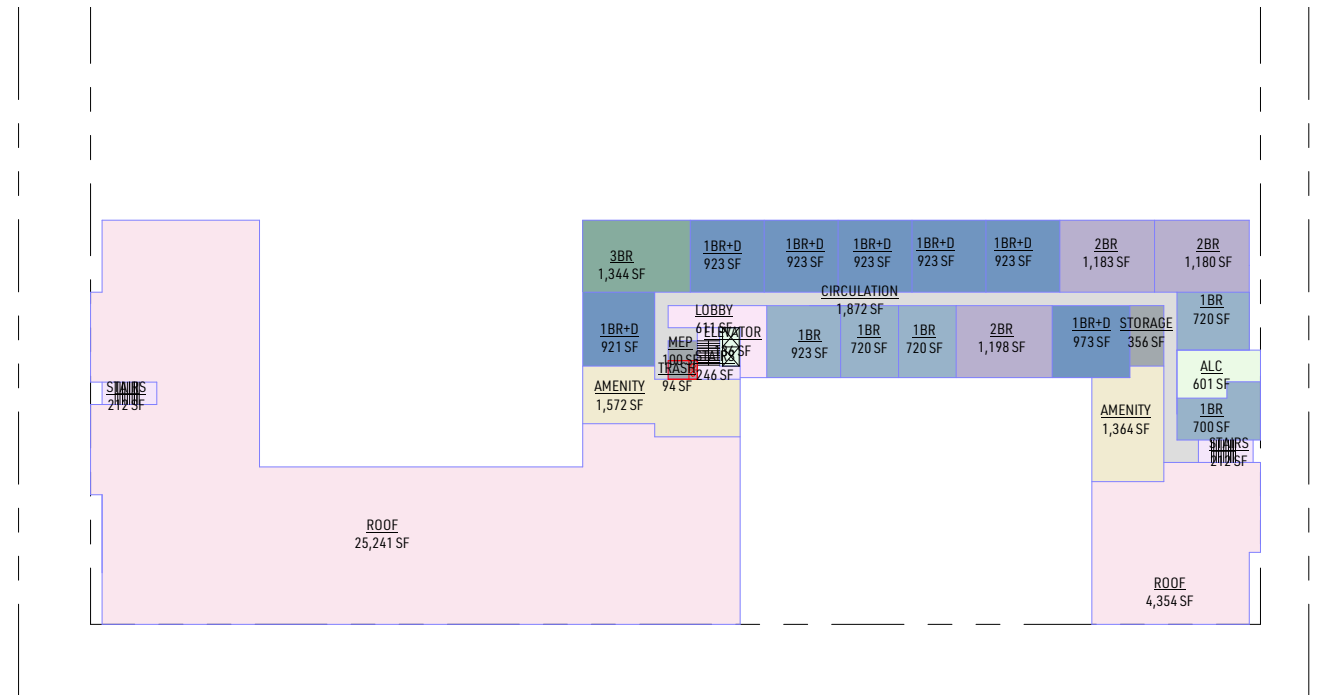
APARTMENTS UNIT COUNT BY TYPE	
UNIT TYPE	COUNT
1BR	52
1BR+D	49
2BR	42
3BR	10
ALC	13
ROOF	1
<b>Unit Count: 167</b>	

AREA SCHEDULE (RENTABLE)			
Name	Level	Count	Area
1BR	LEVEL 1	15	10,666 SF
1BR+D	LEVEL 1	12	10,779 SF
2BR	LEVEL 1	13	13,972 SF
3BR	LEVEL 1	3	3,713 SF
ALC	LEVEL 1	4	2,402 SF
<b>47</b>			<b>41,532 SF</b>
1BR	LEVEL 2	16	11,439 SF
1BR+D	LEVEL 2	15	13,547 SF
2BR	LEVEL 2	13	13,972 SF
3BR	LEVEL 2	3	3,819 SF
ALC	LEVEL 2	4	2,402 SF
<b>51</b>			<b>45,178 SF</b>
1BR	LEVEL 3	16	11,439 SF
1BR+D	LEVEL 3	15	13,547 SF
2BR	LEVEL 3	13	13,972 SF
3BR	LEVEL 3	3	3,819 SF
ALC	LEVEL 3	4	2,402 SF
<b>51</b>			<b>45,178 SF</b>
1BR	LEVEL 4	5	3,782 SF
1BR+D	LEVEL 4	7	6,506 SF
2BR	LEVEL 4	3	3,560 SF
3BR	LEVEL 4	1	1,344 SF
ALC	LEVEL 4	1	601 SF
ROOF	LEVEL 4	1	4,310 SF
<b>18</b>			<b>20,102 SF</b>
<b>Grand total: 167</b>			<b>151,991 SF</b>

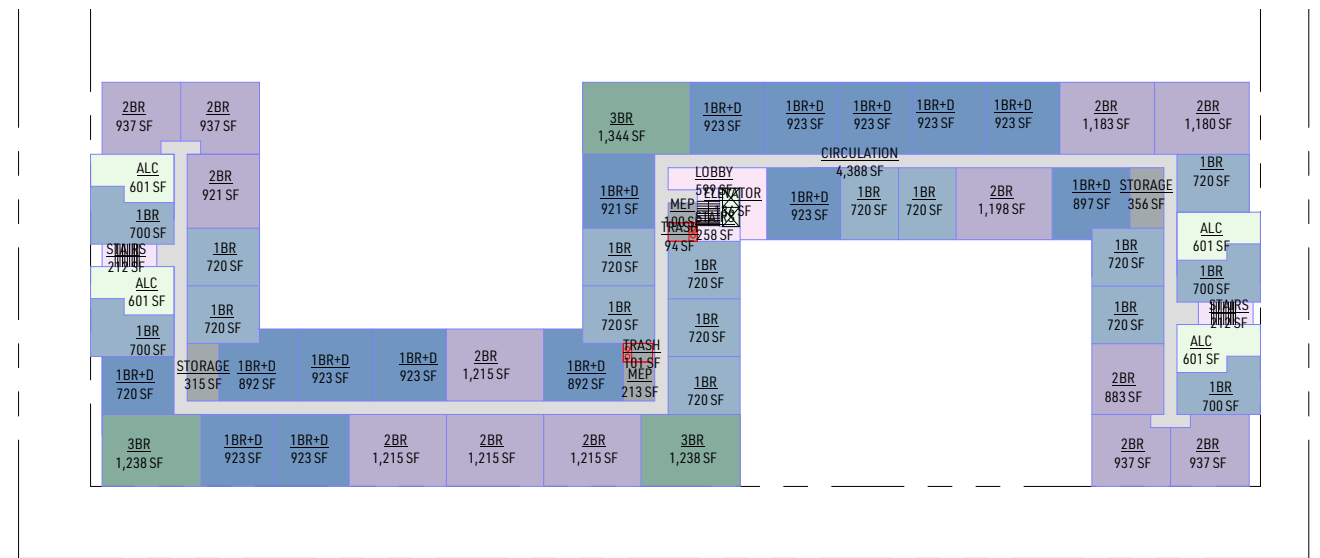




LEVEL P1  
1" = 80'-0"



04 - Rentable Area  
1" = 80'-0"



TYPICAL FLOOR PLAN 2-4  
1" = 80'-0"





VIEW FROM DUSHANE PARKWAY TOWARD NORTHEAST CORNER

DJR



SITE PLAN REVIEW  
05.03.2024

**FARMINGTON  
APARTMENTS**

Farmington, Minnesota  
24-009.00

Exterior Rendering

**A3.0**





VIEW TOWARD MAIN PARKING ENTRY

DJR



SITE PLAN REVIEW

05.03.2024

**FARMINGTON  
APARTMENTS**

Farmington, Minnesota

24-009.00

Exterior Rendering

**A3.1**

©2024 DJR





VIEW OF OUTDOOR AMENITY AREA

DJR



SITE PLAN REVIEW

03.29.2024

**FARMINGTON  
APARTMENTS**

Farmington, Minnesota

24-009.00

Exterior Rendering

**A3.2**

©2024 DJR



## FARMINGTON APARTMENTS



INTERIOR DESIGN - DD  
9.17.24

**DJR**

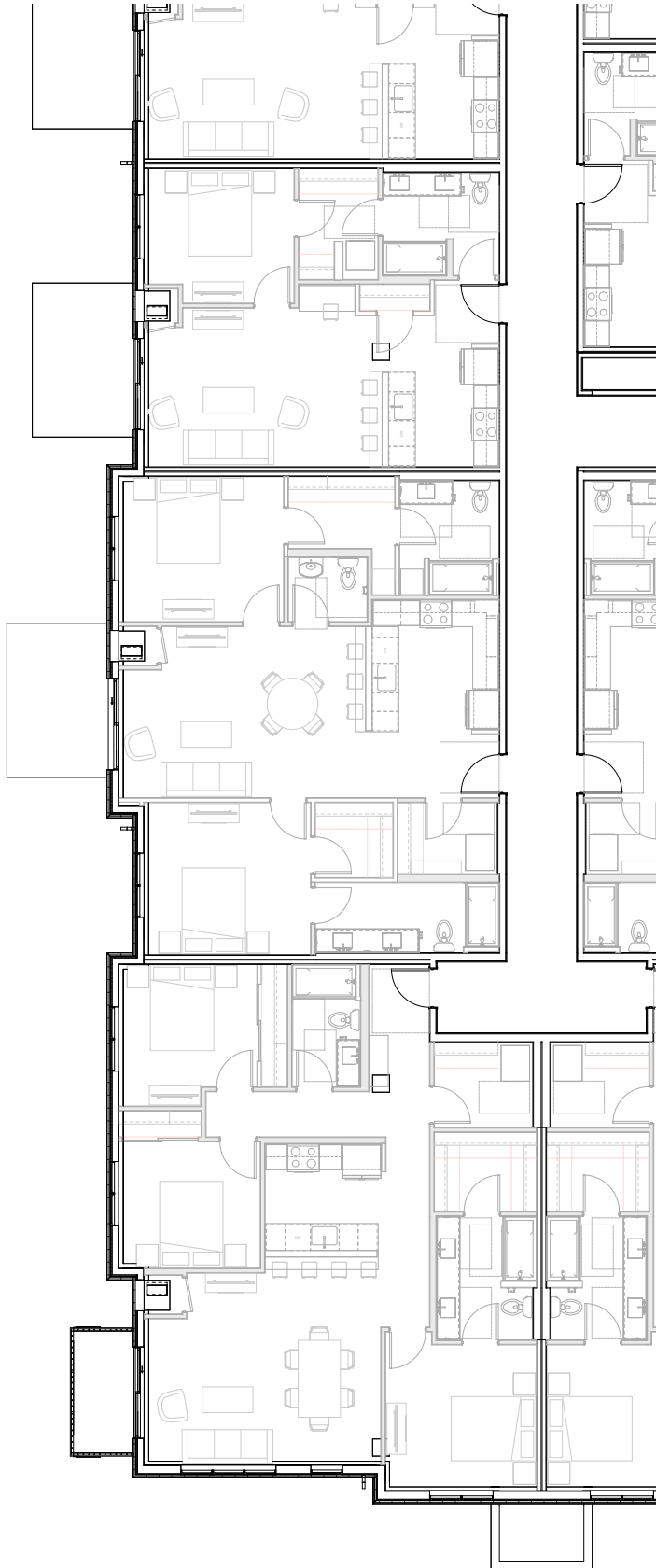
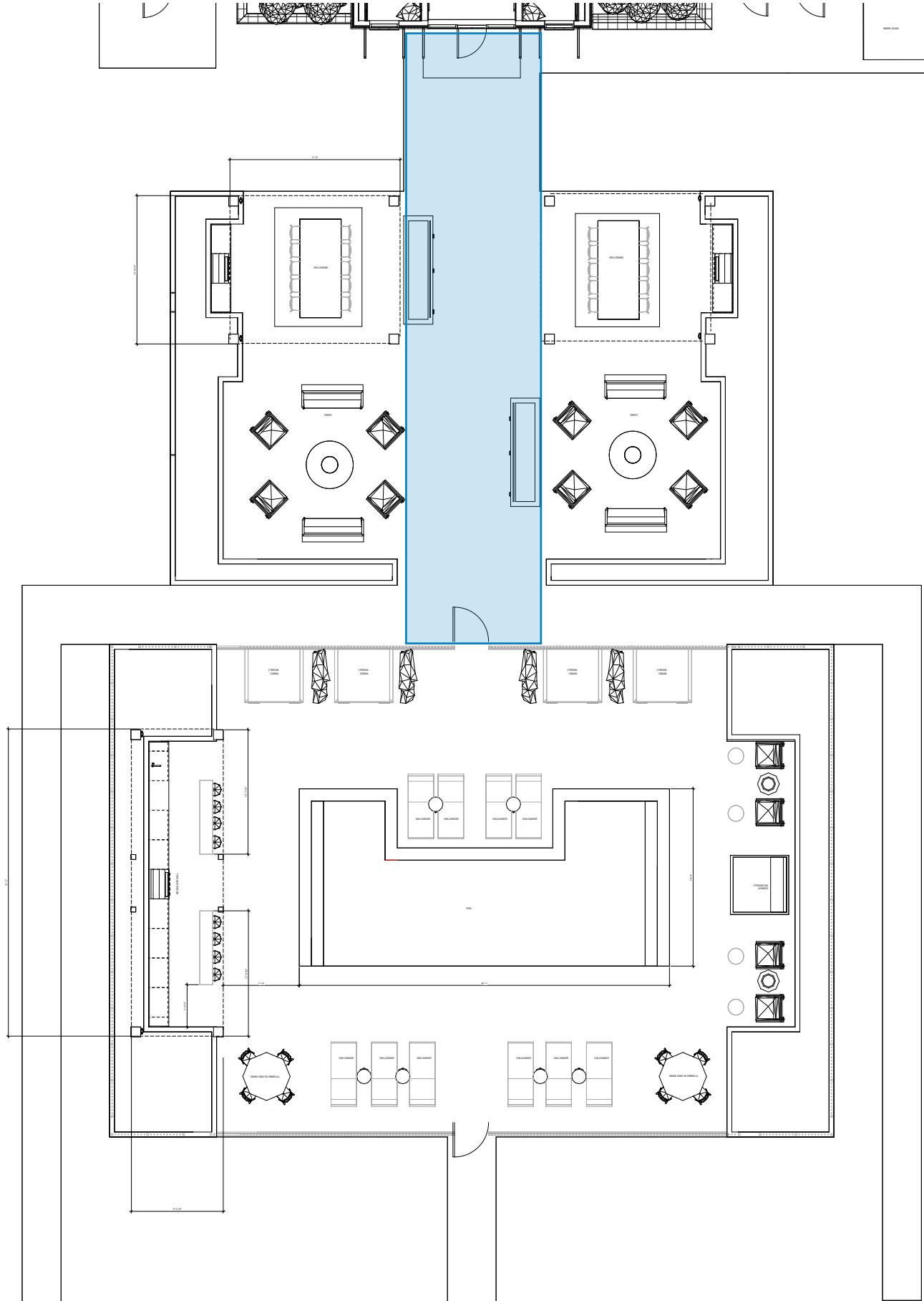
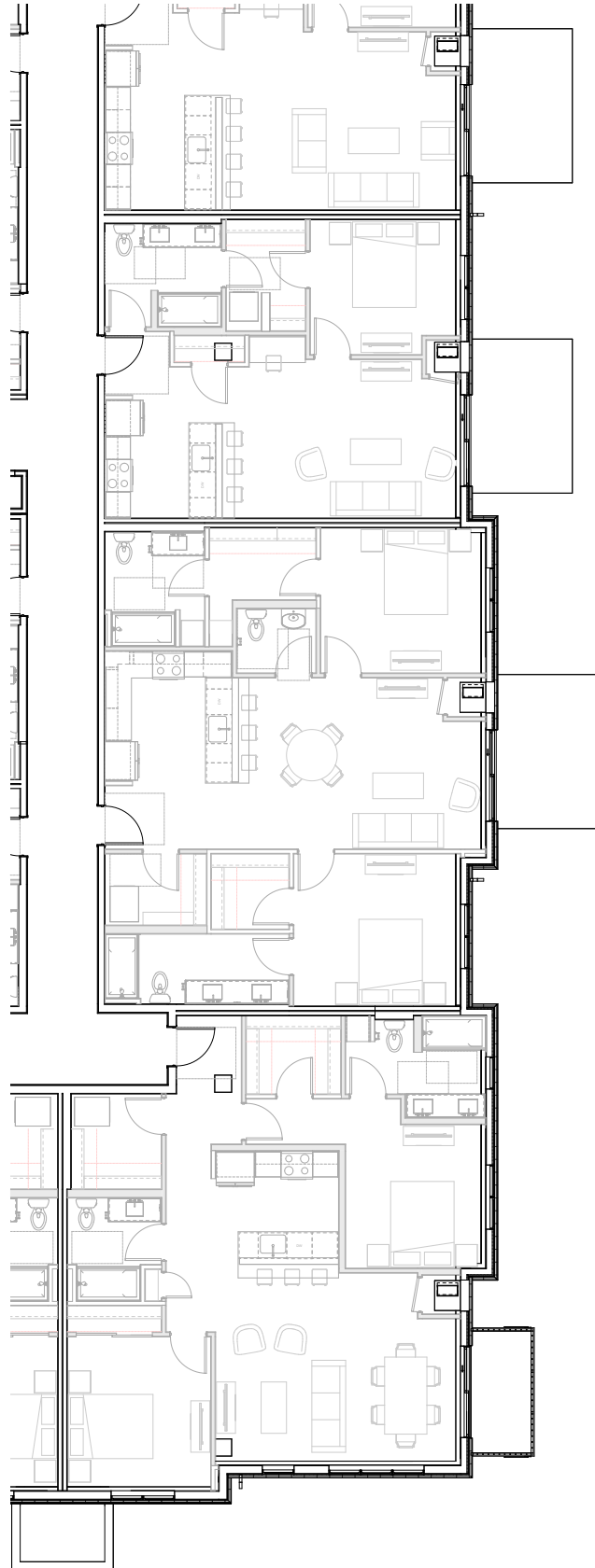






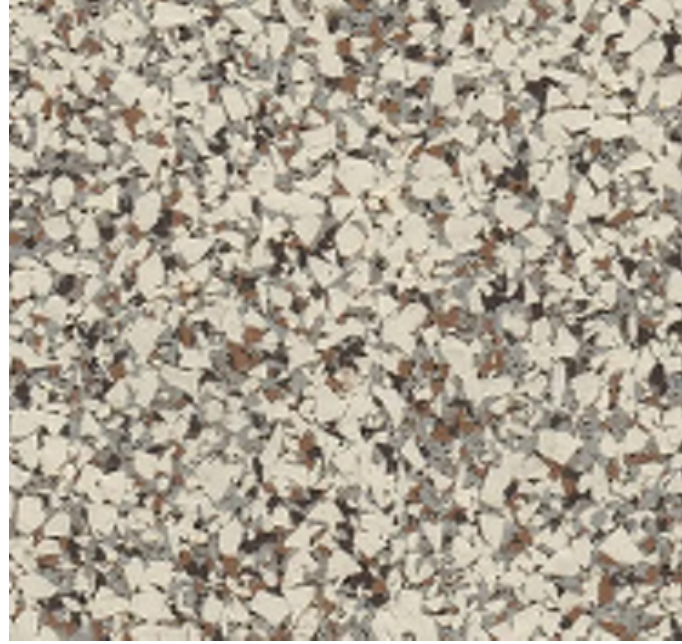








FLOORING

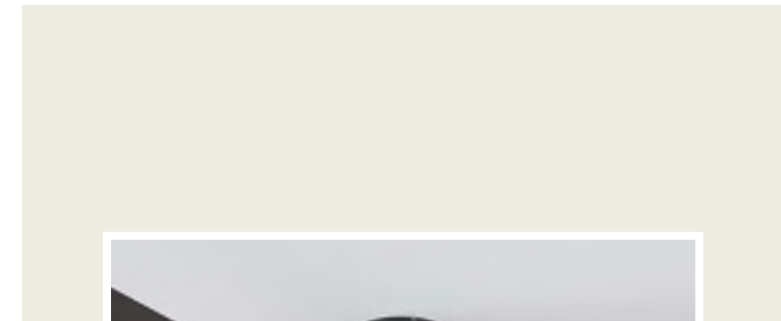


WALLS

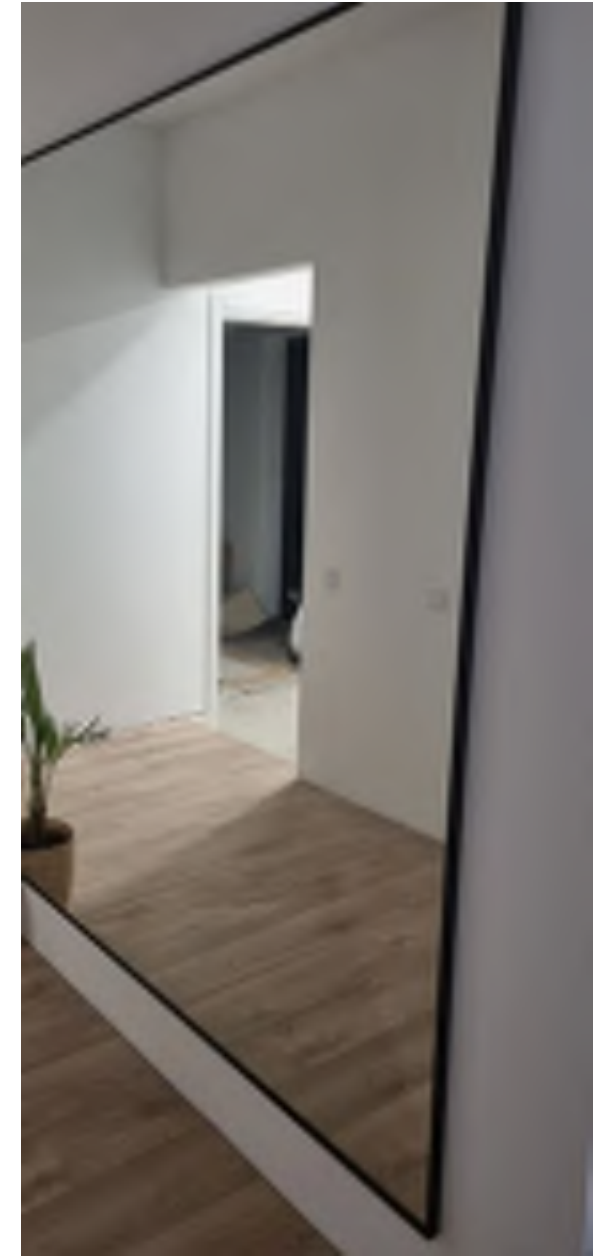


WELNESS BAR

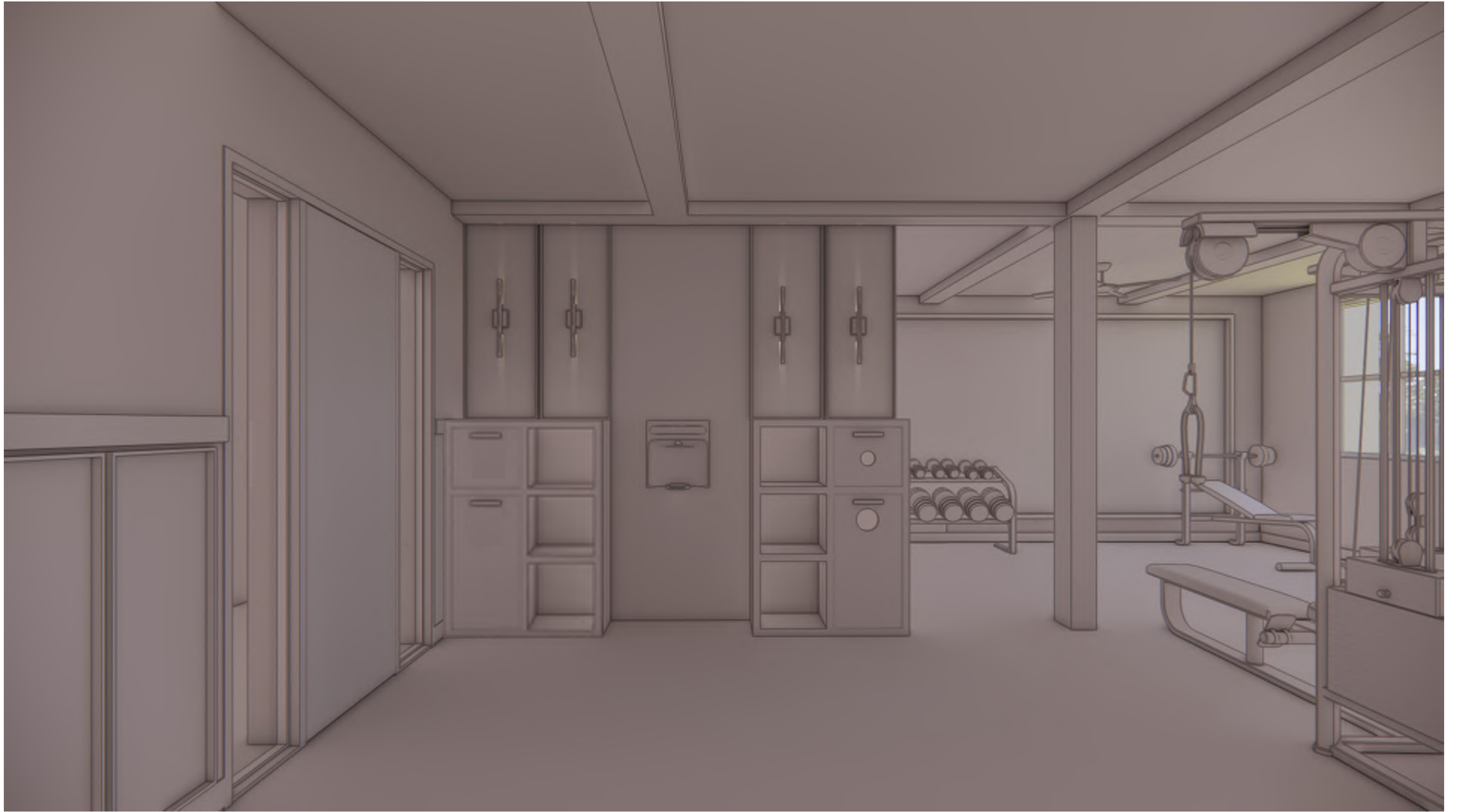
CEILING



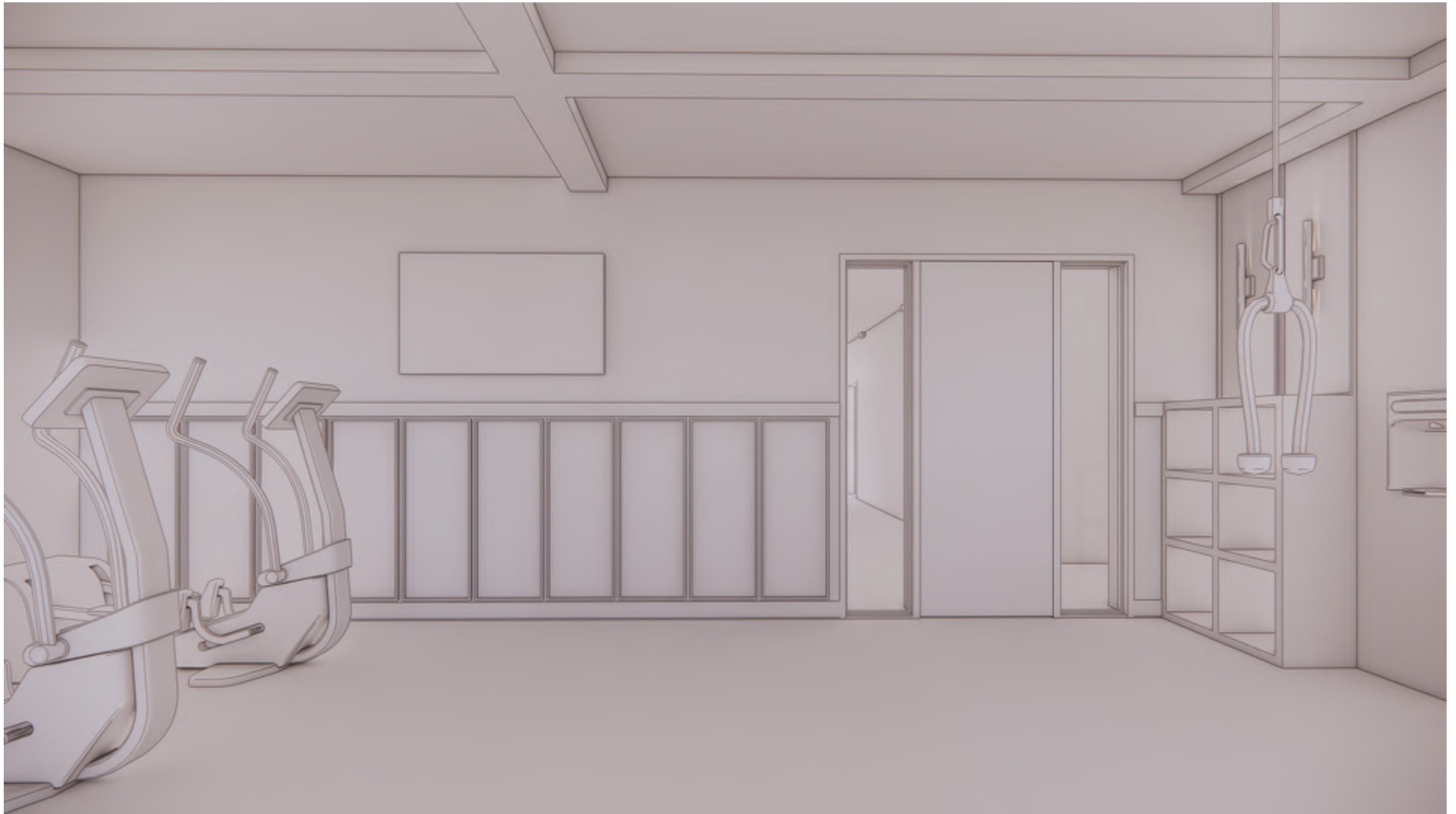
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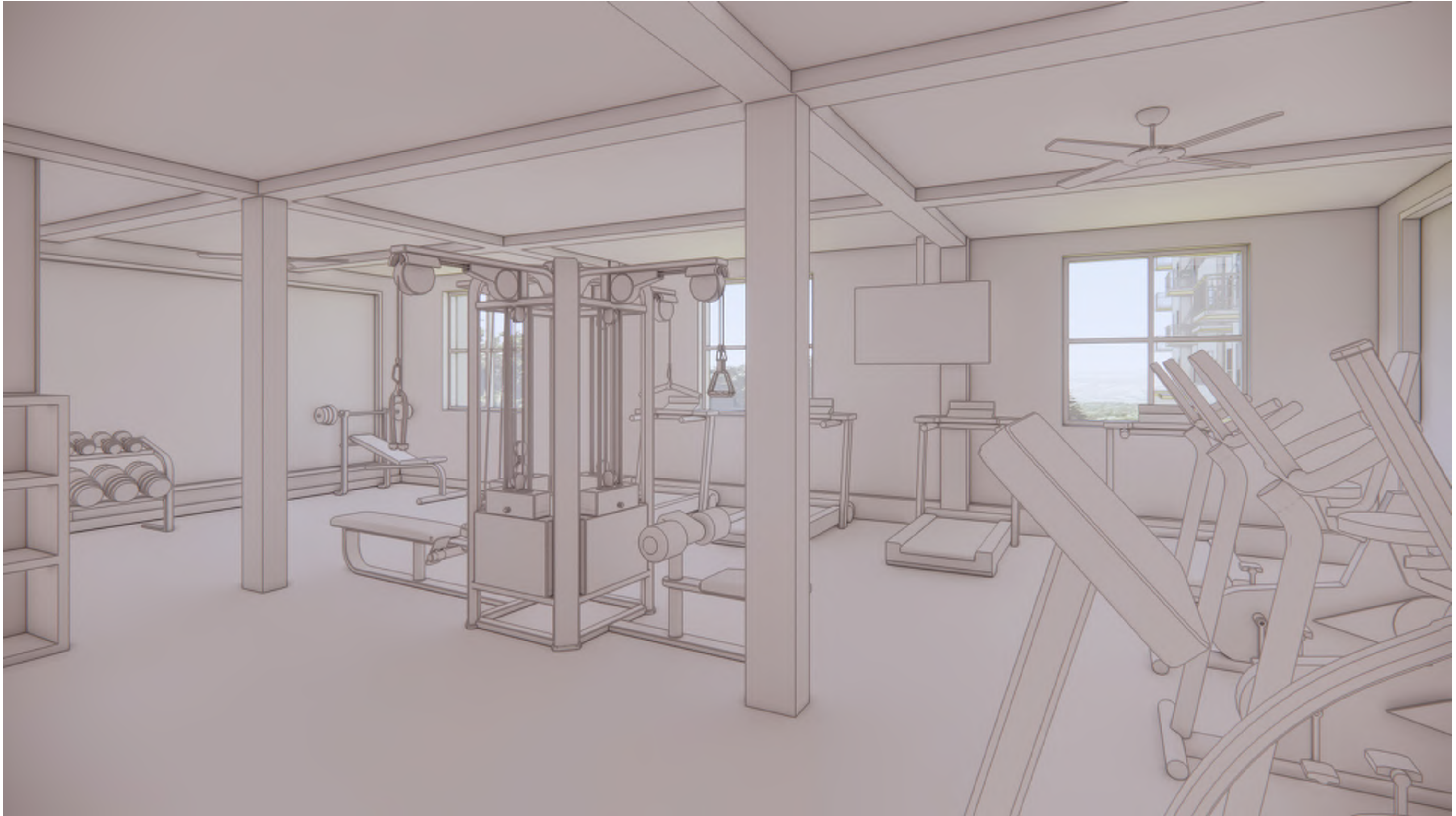














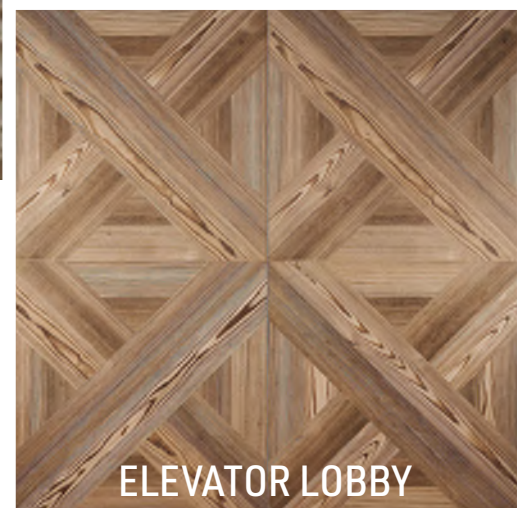
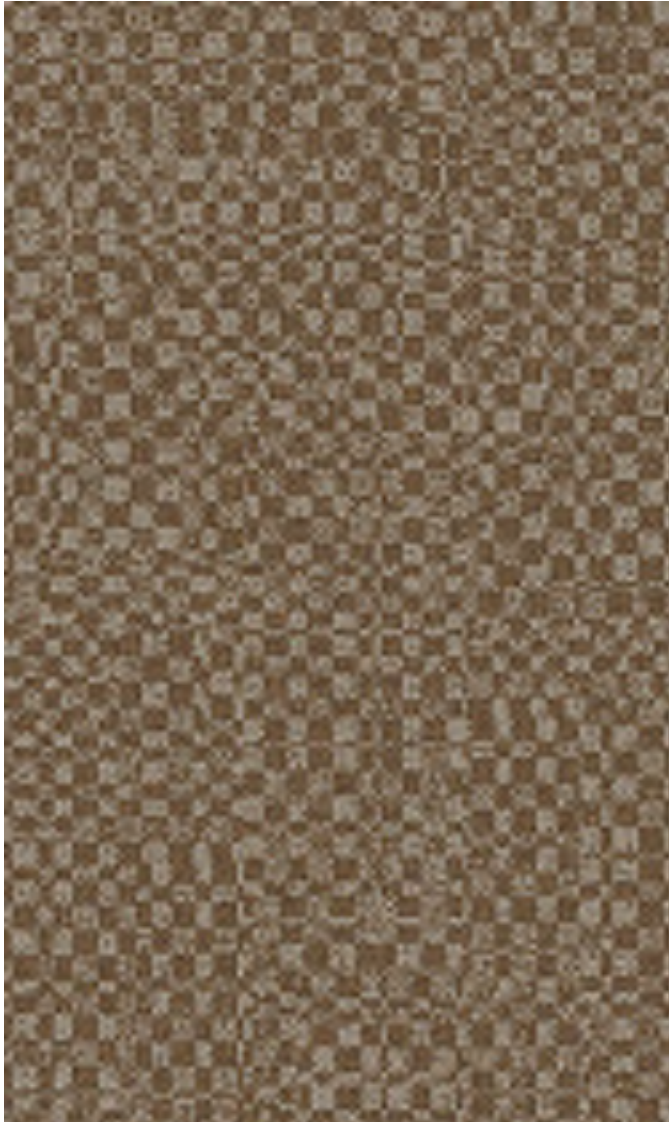








FLOORING



ELEVATOR LOBBY

WALLS



CEILING



ELEVATOR LOBBY



MISC.



CORRIDOR - FINISHES

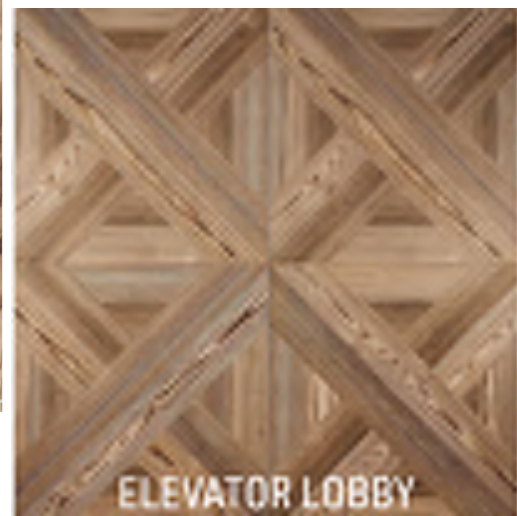




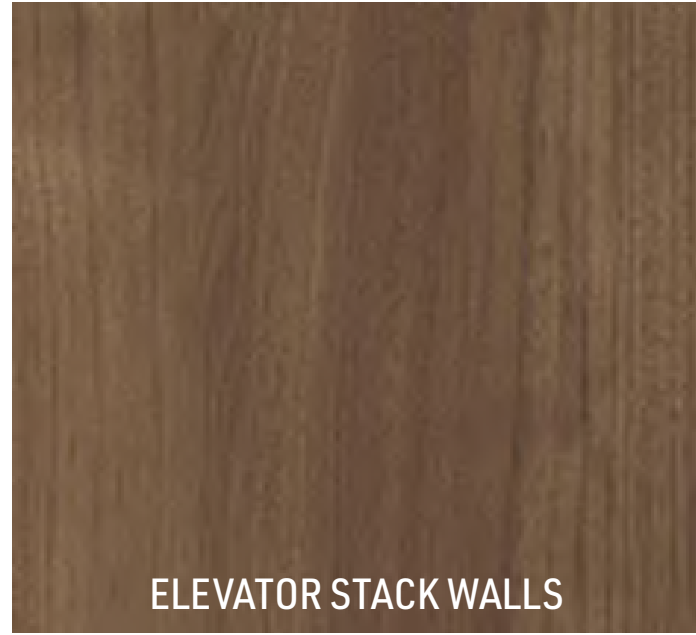




FLOORING

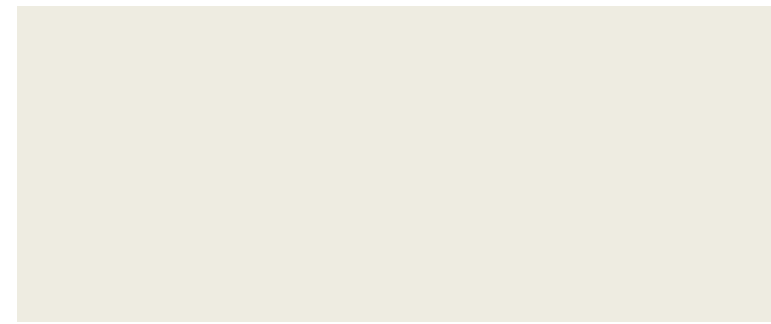


WALLS



ACCENT WALLCOVERING

CEILING



MISC.



CANTINA



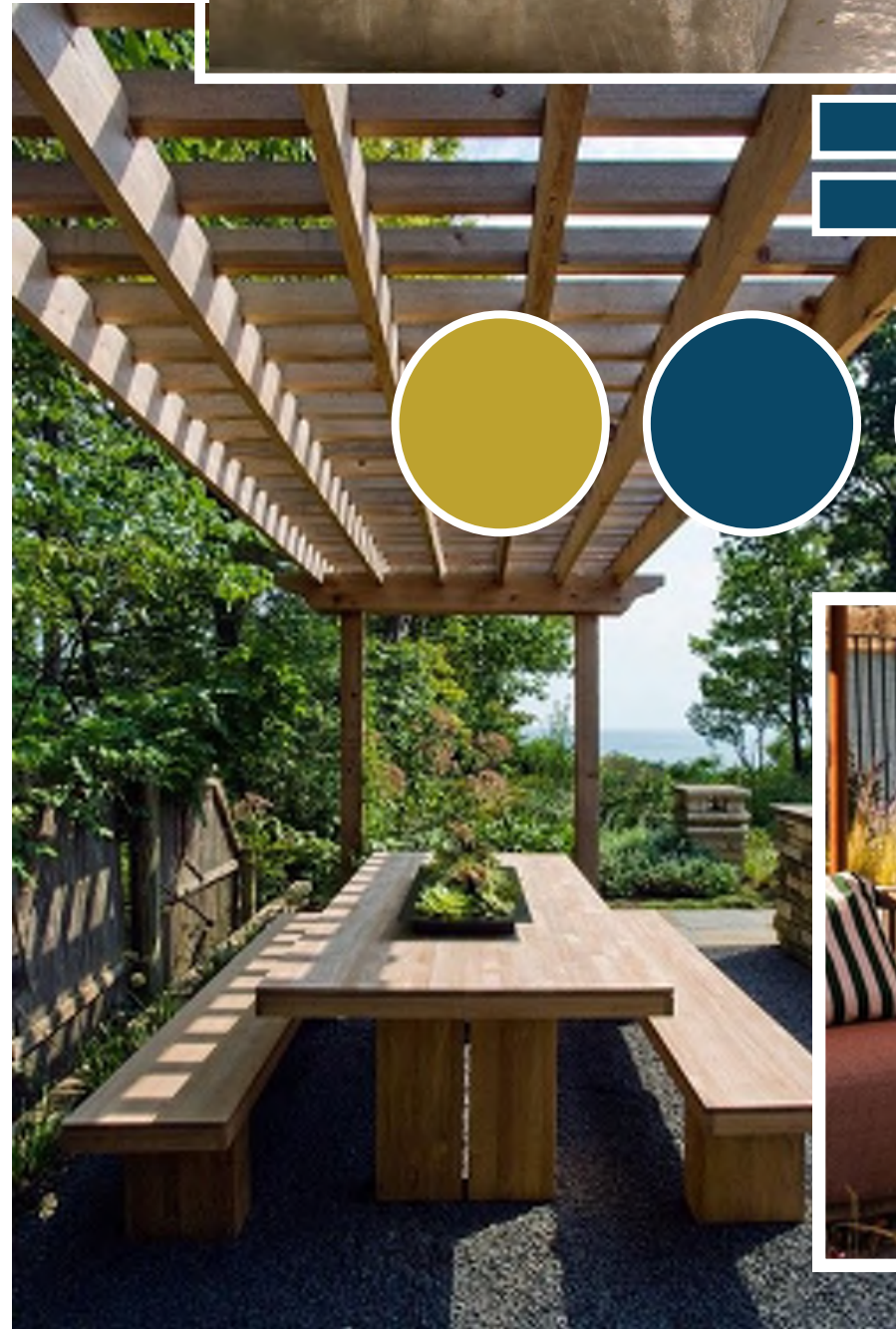
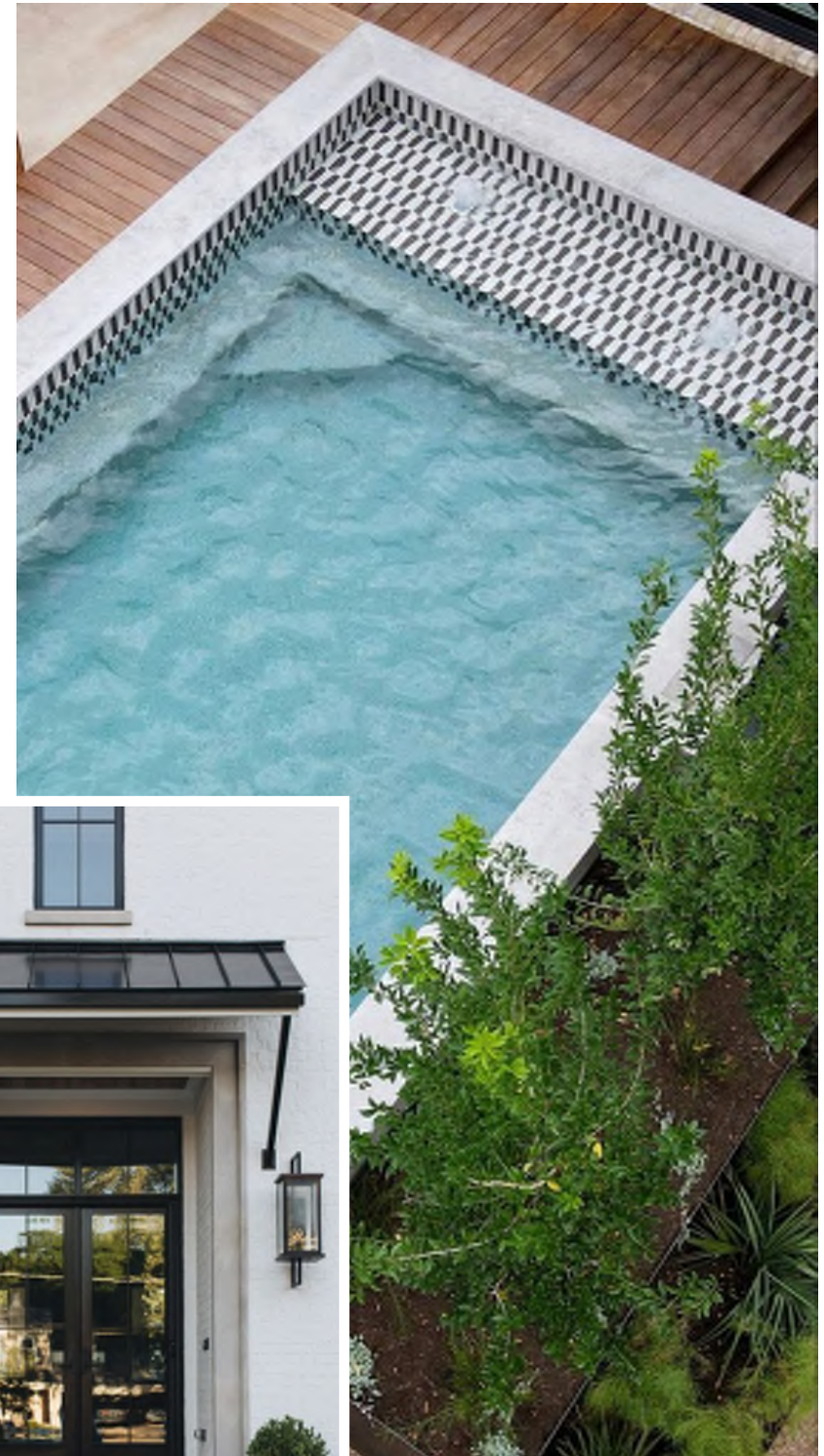




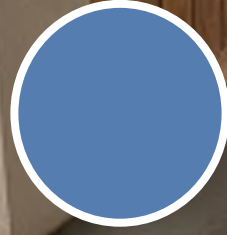








CLASSIC  
SERENE

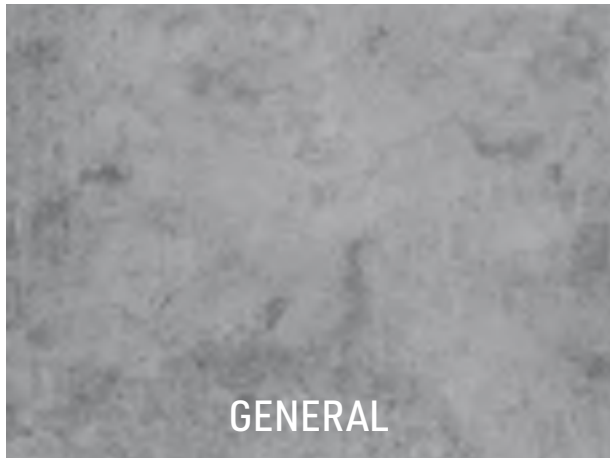




FLOORING



WALKWAYS



GENERAL



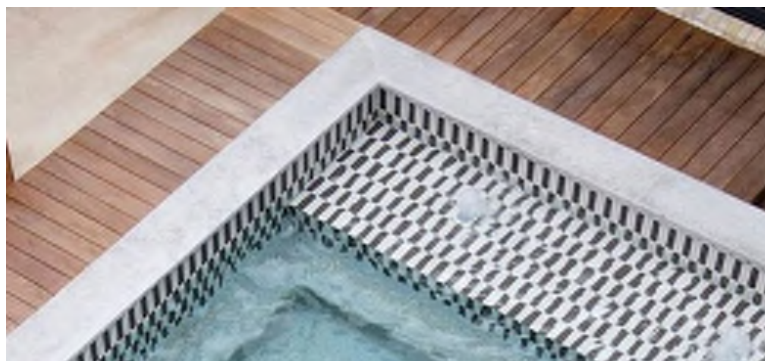
WALLS



BUILT-IN PLANTERS



POOL WATER LINE



CEILING



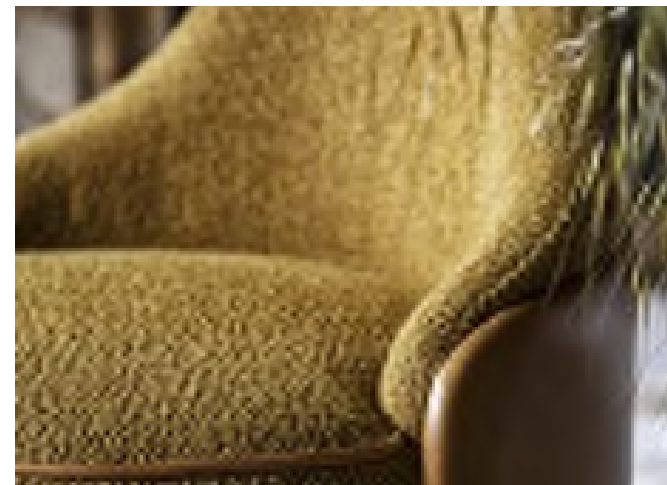
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CABANA FABRICS



# FARMINGTON APARTMENTS



INTERIOR DESIGN - DD  
9.17.24

# DJR



# YELLOW TREE

DEVELOPER | INVESTOR | BUILDER

## COMPANY PROFILE

Let's build something together



## By the Numbers

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**YELLOW TREE** is an award-winning Minneapolis-based real estate development, construction, and property management firm, specializing in the revitalization of underutilized urban properties. With over 30 buildings and 2,300 units completed since 2018, our experienced team thrives on community-focused projects, and has invested over \$504 million in the Twin Cities.

Navigating complex urban builds is our forte. As owner, developer, manager, and builder, we guide you from project inception to occupancy, offering our unique real estate expertise. We partner with like-minded investors to develop and manage a diverse \$237 million portfolio of commercial and residential properties, all with emphasis on long-term profitability.

Our leadership team has over 100 years of combined experience, adept at managing projects of any scale. We collaborate with top architects, engineers, and subcontractors to ensure quality-focused, visually captivating commercial builds and renovations. Our specialized design-build process offers a single point of contact, which streamlines efficiency and reduces fees, resulting in faster delivery and maximized project value.

Our full-service property management department oversees 26 properties encompassing a \$330 million portfolio of housing across the Twin Cities metro area, from single family homes to large developments. Our reputation rests on tailored, responsive service delivered by our dedicated property managers and in-house maintenance techs, available 24/7, that are committed to accelerating your community's occupancy and profitability.

**30**

**New Builds**

**2,314**

**Units**

**14**

**Developments**

**237M**

**Development Portfolio**

**15**

**Remodels**

**26**

**Properties Managed**

**330M**

**Housing Portfolio**

**8**

**Awards Received**

## LEADERSHIP TEAM



**Bryan Walters**  
**Co-Founder & Operations  
Manager**

Bryan has over 15 years of experience in executive oversight of the company's development, construction and property management divisions. He is responsible for day-to-day operations and is a member of the NAR & Minneapolis Association of Realtors.



**Robb Lubenow**  
**Co-Founder &  
Development Lead**

Robb has over 15 years of development & investment experience, and 20 years of commercial construction experience. He focuses on strategic planning, real estate investment strategies and capital formation.



**Kirk Pennings**  
**President of Construction  
Services**

Kirk has over 20 years of experience in the construction industry and has served in leadership positions at Opus Group and Target Corp. Kirk oversees project management, field staff, client acquisition, and preconstruction efforts.



**Don Brown**  
**President of Property  
Management**

Don joined Yellow Tree in 2019 after building the foundations as the Vice President of Residential Management for Doran. With over 20 years of experience, he provides senior leadership, asset management and operational oversight for YTPM.



**Vishal Dutt**  
**Development Partner**

Vishal Dutt joined the Yellow Tree team in 2023, taking a key role in shaping and implementing Yellow Tree's development business strategy. His responsibilities include identifying new investment prospects and sourcing project debt and equity.



**Tiffany Lavigne**  
**Financial Controller**

Tiffany Lavigne joined Yellow Tree in 2023 as the Financial Controller. She is responsible for all accounting matters of Yellow Tree Construction, Yellow Tree Development, and Yellow Tree Property Management.



## PROJECT LIST

New Developments	Units	Year Built
The Central*	49	2018
The Whit*	74	2018
Jax*	65	2019
Nico East*	147	2019
MN46	54	2020
Overland*	63	2020
Odie*	67	2020
29 Bryant*	91	2020
Kolo	41	2020
Lumos*	74	2021
Nox*	84	2021
Alexander*	77	2021
Sawyer	49	2021
Verso	29	2021
Aubrey	47	2022
Cityline	102	2022
Deco265	100	2022
Midline*	156	2022
Nico West*	126	2022
The Abbey*	126	2022
Marshall St Townhomes	7	2022
Wakpada	126	2022
Volo at TexaTonka	111	2023
1000 Main St	49	2023
Huck	83	2023
Juliette*	113	2023
Akin	204	2023
Farmington*	185	2025
Peltier Reserve*	242	2025
*Yellow Tree Developments Total:	<b>2741</b>	

Remodels	Year Built
The Arrive Clubhouse	2017
Jackalope Tattoo	2018
Blair Apartment Common Areas	2018
FIT (Grand St Commons)	2018
Grizzly's Pizza	2019
Riverside Adult Day Center	2019
Colonial Villa Clubhouse Addition	2020
1836 Daycare	2021
Dela Beauty Supply	2021
Dela's Beauty Supply Expansion	2022
The Hair Creative	2022
Thompson Exteriors Office	2023
Jackalope Tattoo Expansion	2023
Avalon Cove Clubhouse	2023
Sunset Trail Clubhouse	2023

## FEATURED PROJECTS







## Awards

MN Real Estate Journal 2024 Suburban Multifamily West: *Volo at TexaTonka*

MN Real Estate Journal 2024 Urban Multifamily Minneapolis South: *Akin*

CoStar's 2023 Impact Award: *The Abbey*

Finance & Commerce Top Projects of 2022: *The Abbey*

Finance & Commerce Top Projects of 2022: *Wakpada Apartments*

CoStar's 2022 Multifamily Development of the Year: *The Abbey*

2023 Minneapolis Preservation Award: *The Abbey*

MADACS: YTPM - *2022 Top Maintenance Supervisor*

MADACS: YTCS - *2021 Best Innovation*

Real Estate Journal 2021 Multifamily Finalist: *Kolo*

Real Estate Journal 2021 Multifamily Finalist: *MN46*

Real Estate Journal 2021 Multifamily Finalist: *Odie*

Finance & Commerce Top 2020 Projects: *Kolo Apartments*

**‘The company’s full range of in-house capabilities gives it an edge in a time of rising prices and supply chain glitches, Lubenow said. “Being fully integrated is important, so we can see those issues early on and have time to adapt.”’**

**- The POWER 30: Developers 2022, Finance & Commerce Dec. 22, 2022**

## Publications

*Top Projects of 2022, Finance & Commerce*

*Notable Projects Finished in 2022, Finance & Commerce*

*The POWER 30: Developers 2022, Finance & Commerce*

*New Housing Pitched near 50<sup>th</sup> & France, Finance & Commerce*

*The POWER 30: Developers 2021, Finance & Commerce*

*Historic Mansion at Project’s Core, Finance & Commerce*

*YT Acquires Land for Uptown Apartments, Finance & Commerce*

*Paster, Yellow Tree Team Up, Finance & Commerce*

*Developer Say Eased Parking Rules Foster Building Boom, Finance & Commerce*

*Q&A with Yellow Tree Co-Found Robb Lubenow, Finance & Commerce*

*Developer Yellow Tree Takes Root Near Blue Line, Finance & Commerce*

*Here’s the Macro View on Micro Apartment Trend, Finance & Commerce*

*Yellow Tree sells vintage apartments After Major Rehab, Finance & Commerce*

*Four More Apartment Projects Pitched for Minneapolis, Finance & Commerce*

## TESTIMONIALS

**“Yellow Tree’s commitment to excellence, unwavering professionalism, and attention to detail have made my construction experience truly outstanding. From the initial consultation to the final nail, Yellow Tree demonstrated a level of expertise that surpassed my expectations. Their team of skilled professionals exhibited a rare combination of efficiency and precision, turning our vision into a reality. I wholeheartedly recommend Yellow Tree to anyone seeking a construction partner. Their professionalism, expertise, and client-centric approach set them apart in the industry. Working with them has been a pleasure, and I am grateful for the exceptional service they provided.”**

**- Daniel Perkins, Perkins Levin Real Estate Development**

**“It’s been a pleasure to work with Yellow Tree throughout each phase of the construction process. Their development expertise is incredibly valuable, they offer open and clear communication in providing solutions to unexpected issues, and they deliver a quality product on a timeline. In an industry where integrity and honesty are so critically important to the end results, it’s clear that Yellow Tree upholds these values within all levels of the company. I look forward to working with Yellow Tree on more projects in the future. “**

**- Chad Tepley, President of CDT Realty Corporation**



## CONTACT INFORMATION



For more information on Yellow Tree,  
please visit our website:

[YellowTreeCorp.com](http://YellowTreeCorp.com)

## CONTACT US

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**Kirk Pennings**  
**(612) 718-1934**

**Robb Lubenow**  
**(612) 600-0062**

**Don Brown**  
**(651) 270-6005**



# YELLOW TREE

DEVELOPER | INVESTOR | BUILDER

## Awards

- CoStar's 2023 Impact Award; The Abbey
- Finance & Commerce Top Projects of 2022: The Abbey
- CoStar's 2022 Multifamily Development of the Year; The Abbey
- 2023 Minneapolis Preservation Award; The Abbey
- MADACS 2022 YTPM - Top Maintenance Supervisor
- MADACS 2021 YTCS - Best Innovation
- Top 2022 Projects; Wapakada Apartments
- Top 2020 Projects; Kolo Apartments
- Real Estate Journal Multifamily Finalist - Kolo
- Real Estate Journal Multifamily Finalist - MN46
- Real Estate Journal Multifamily Finalist - Odie

## Publications

- Top Projects of 2022
- Finance & Commerce - July 21, 2023
- Notable Projects Finished in 2022,
- Finance & Commerce - July 21, 2023
- The POWER 30: Developers 2022,
- Finance & Commerce - Dec 22, 2022
- New Housing Pitched near 50<sup>th</sup> & France,
- Finance & Commerce - Mar 18, 2022
- The POWER 30: Developers 2021,
- Finance & Commerce - Dec 22, 2021
- Historic Mansion at Project's Core,
- Finance & Commerce - Oct. 21, 2020
- YT Acquires Land for Uptown Apartments,
- Finance & Commerce - June 25, 2020
- Paster, Yellow Tree Team Up,
- Finance & Commerce - March 9, 2020
- Developer Say Eased Parking Rules Foster Building Boom,
- Finance & Commerce - May, 2019
- Q&A: Yellow Tree Co-Found Robb Lubenow envisions a smaller apartment,
- Finance & Commerce - June 7, 2019
- Developer Yellow Tree Takes Root Near Blue Line,
- Finance & Commerce - Oct. 9, 2018
- Here's the Macro View on Micro Apartment Trend,
- Finance & Commerce - Aug. 27, 2018
- Yellow Tree sells vintage apartments After Major Rehab,
- Finance & Commerce - Sep. 15, 2017
- Four More Apartment Projects Pitched for Minneapolis,
- Finance & Commerce - June 27, 2017

