



Memorandum

To: Mayor Nelson and Members of the City Council

From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

Date: July 7, 2023

Subject: Sketch plan for 1780 CSAH 10

The City of Spring Lake Park has received a sketch plan from Vincent Companies for a 100-unit, 55+ age restricted market rate apartment to be located on a 2.66 acre parcel currently occupied by 1780 CSAH 10, 1790 CSAH 10 and 8054 Spring Lake Park Road NE. This proposed project would represent a \$30 million investment in Spring Lake Park.

The properties are surrounded by SBM Station 1 to the northwest, an apartment building, townhome buildings and two duplexes to the west, a single-family home to the south, and Spring Lake Park Auto to the east. The site has adequate sanitary sewer and water infrastructure to accommodate the proposed development.

The sketch plan is included on the next page. It is subject to change as more information is gathered and City Code requirements incorporated, but is being provided for discussion purposes.

The City has a significant amount of senior housing, but it is all age restricted. This project would fill a gap in the City's housing stock for those seniors who would like to continue living in Spring Lake Park but whose income exceeds the limits set forth by HUD.

I will provide additional details on the proposed project on Monday. I would like to obtain your feedback so I can inform the developer as to the City's appetite for such a project.

Additional information about Vincent Companies can be found at www.vincentdevelopment.com. A project similar to this one is currently under construction in Burnsville. Project information on that development can be reviewed at www.vincentdevelopment.com/project/vincent-burnsville-apartments/.

If you have any questions, please do not hesitate to contact me at 763-784-6491.

Sketch Plan



POSTED: 7/6/21 P.L.C. 20206 206 9 UPGRADE 03/03/21

PROPOSED: **MULTI-FAMILY DEVELOPMENT** SPRING LAKE PARK, MN

DEVELOPER: **VINCENT DEVELOPMENT**

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PROJECT NO. 20
DATE: 03/03/21
DRAWING SET:

A010

Site Map

