

February 1, 2005

# Legacy

Management & Development Corporation

Legacy Management & Development Corporation

Contact: Archie Givens

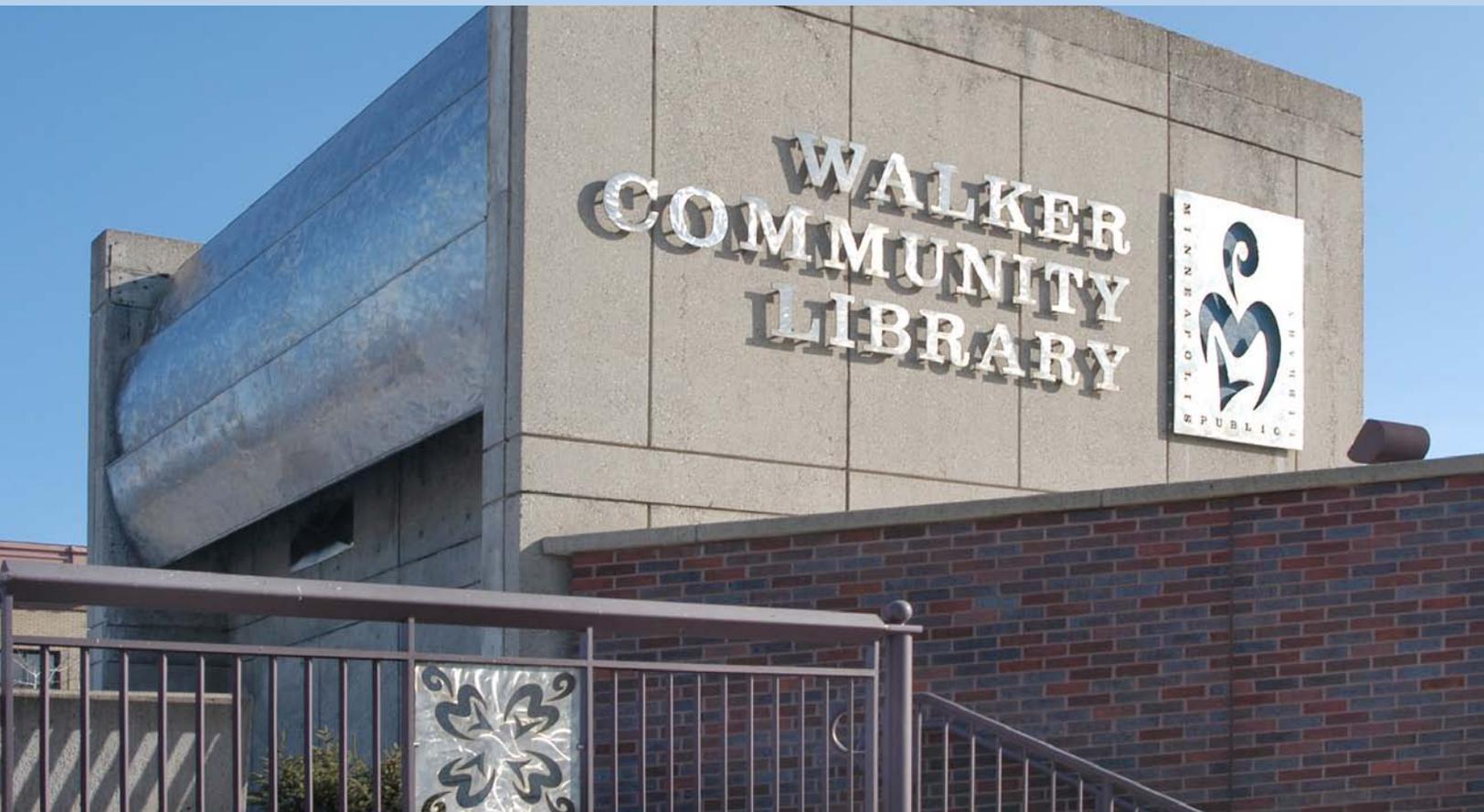
7151 York Avenue South

Minneapolis, MN 55435

952.831.1448

## Walker Library Redevelopment

Redefining the Walker Library's Future



## Walker Library Redevelopment

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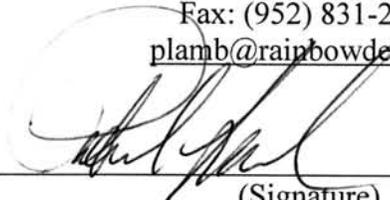


Legacy Management & Development Corporation  
7151 York Avenue South  
Edina, MN 55435

Corporation

Federal ID # 41-1649398  
State ID # 2706138

Patrick Lamb  
Vice President  
Phone: (952) 831-1448  
Fax: (952) 831-2461  
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(Signature)

**WALKER LIBRARY  
DEVELOPMENT PROPOSAL INFORMATION  
CITY OF MINNEAPOLIS**

NAME OF PROPOSER: Walker Apartments  
Limited Partnership

Primary contact person: Patrick Lamb

Address: 7151 York Avenue South  
Edina, MN 55435

Phone: 952-831-1448

Fax: 952-831-2461

e-mail: plamb@rainbowdev.com

**PROJECT DESCRIPTION**

*Provide a narrative description of the Project.*

See Attachment A

**PROPOSER**

*Describe the proposer's mission, programs and years in existence. Provide a description of its experience with other projects. Include financial statement on each partner of a partnership or corporation.*

See Attachment B

**TIMELY COMPLETION**

*Submit a timetable that outlines the stages of the project (i.e. financial closing, construction start, construction completion, rent up).*

See Attachment C

## IDENTIFICATION OF DEVELOPMENT & MANAGEMENT TEAM

*Please provide complete contact information, as applicable, for members of the overall development team.*

DEVELOPER	Legacy Management & Dev. Corp.	DEVELOPER COUNSEL	Faegre & Benson LLP
Contact:	Patrick Lamb	Contact:	Angela Christy
Address:	7151 York Avenue South	Address:	2200 Wells Fargo Center 90 South 7 <sup>th</sup> Street
City, State Zip:	Edina, MN 55435	City, State Zip:	Minneapolis, MN 55402
Phone:	952-831-1448	Phone:	612-766-7000
Fax:	952-831-2461	Fax:	612-766-1600
e-mail:	plamb@rainbowdev.com	e-mail:	achristy@faegre.com
CO-DEVELOPER	N/A	SYNDICATOR	NEF, SunAmerica, or Apollo
Contact:		Contact:	
Address:		Address:	
City, State Zip:		City, State Zip:	
Phone:		Phone:	
Fax:		Fax:	
e-mail:		e-mail:	
GENERAL PARTNER	Legacy Management & Dev. Corp	ACCOUNTANT	Mahoney, Ulbrich, Christiansen, Russ
Contact:	Patrick Lamb	Contact:	John Ries
Address:	7151 York Avenue South	Address:	30 East Plato Blvd.
City, State Zip:	Edina, MN 55435	City, State Zip:	St. Paul, MN 55107
Phone:	952-831-1448	Phone:	651-644-7694
Fax:	952-831-2461	Fax:	651-644-0923
e-mail:	plamb@rainbowdev.com	e-mail:	jries@murc.com
OWNER	Walker Apartments Limited Partnership	TITLE COMPANY	Commonwealth Title Land Title Insurance Company
Contact:	Patrick Lamb	Contact:	
Address:	7151 York Avenue South	Address:	400 Sibley Street 255 Park Square Court
City, State Zip:	Edina, MN 55435	City, State Zip:	St. Paul, MN 55101
Phone:	952-831-1448	Phone:	651-227-8571
Fax:	952-831-2461	Fax:	651-227-1708
e-mail:	plamb@rainbowdev.com	e-mail:	
GENERAL CONTRACTOR	Bor-Son Construction	PROPERTY MGMT	Legacy Management & Dev. Corp.
Contact:	Robert Belton	Contact:	Vicki Saete
Address:	2001 Killebrew Drive Suite 141	Address:	7151 York Avenue South
City, State Zip:	Bloomington, MN 55425	City, State Zip:	Edina, MN 55435
Phone:	952-854-8444	Phone:	952-831-1448
Fax:	952-854-8910	Fax:	952-831-2461
e-mail:	rbelton@borson.com	e-mail:	vsaeete@rainbowdev.com
CONSTRUCTION MGMT	N/A	ASSET MGMT	N/A
Contact:		Contact:	

Address:		Address:	
City, State Zip:		City, State Zip:	
Phone:		Phone:	
Fax:		Fax:	
e-mail:		e-mail:	
ARCHITECT	Boarman, Kroos Vogel Group, Inc.	SUPP. SVCS PROVIDER(S)	N/A
Contact:	Jack Boarman	Contact:	
Address:	222 North 2 <sup>nd</sup> Street	Address:	
City, State Zip:	Minneapolis, MN 55401	City, State Zip:	
Phone:	612-339-3752	Phone:	
Fax:	612-339-6212	Fax:	
e-mail:	jboarman@bkv.com	e-mail:	

### BUILDING INFORMATION

Types of Structures	Type of Building	Number of Stories	Number of Dwelling Units (res.)	Gross Square Feet	Net Rentable Sq. Ft.	Non-Residential Rent Per Square Feet
Residential - rental	Apartments	4	52	57,200	48,620	NA
Residential - ownership	-	-	-	-	-	NA
Retail	-	-	NA	-	-	-
Office	-	-	NA	-	-	-
Other	Library	1	0	17,000		

Number of Parking Spaces	Surface:		Monthly Fee:	
	Covered:	74	Monthly Fee:	\$50
	TOTAL:	74		\$3,700

*Will/is the development mixed-use? If so, provide details about commercial space e.g. square footage, occupancy, location, parking needs and so forth. Add income and expense information in 20-year operating projections*

This proposal anticipates a mixed use development, 52 apartments over a 17,000 sq. ft. public library.



Utilities to be paid by occupant (excluding telephone):			
Water & Sewer	Landlord	Heat - Type	FA - Tenant
Hot Water	Landlord	Air Conditioning	FA - Tenant
Household Electric	Tenant	Other - Specify	

**OWNERSHIP UNITS – Size and Sales Prices**

Unit Type (0BR, 1BR, 2BR, etc.)	# of Dwelling Units	Approx Size (Sq. Ft.) of Units	Proposed Purchase Price	Price per Square Foot	Number of parking spaces	Monthly Parking Fee or included in price?	Monthly Homeowners Association Fee	Income Limit (% AMI) or Market Rate
N/A								
<b>TOTALS</b>								

## DEVELOPMENT PROFORMA

1. CONSTRUCTION COSTS	
a. Net Hard Construction Costs	<u>See Attachment D</u>
b. Normal Site Work	
c. Special Site Work	
d. Builder's Overhead	
e. Builder's General Requirements	
f. Builder's Profit	
g. Payment and Performance Bond Fee	
h. Builder's Risk Insurance	
<b>TOTAL CONSTRUCTION</b>	
2. FEES	
a. Architect's Design Fee	
b. Architect's Inspection Fee	
c. Legal (Total 1-5 Below)	
1. Developer's Counsel	
2. Lender's Counsel	
a Permanent Loan	
b Construction Loan	
c Other	
3. Bond Counsel	
4. Trustee's Counsel	
5. Bond Purchaser's Counsel	
d. Underwriter's Fees	
e. Trustee's Fees	
f. Credit Enhancer's Fees	
g. Permanent Lender's Fees	
h. Construction Lender's Fees	
i. City Fees	
j. Mortgage Brokerage Fees	
k. Processing Fee (MHFA)	
l. Title Insurance Fees (Total 1-4 Below)	
1. Premium	
2. Disbursement Fees	
3. Closing Fee	
4. Recording Fees	
a. Mortgage Registration	
b. State Deed Tax	
c. Document Recording Fee	
m. Consultant's Fees	
n. HUD/FHA Exam Fee	
o. HUD/FHA Insp. Fee	
p. Organization	
q. Cost Cert. Audit Fee	

r. Other (Specify _____)	
<b>TOTAL FEES</b>	

<b>3. OTHER</b>	
a. Construction Period Interest	
b. Marketing	
c. Initial Equipment and Furniture Budget	
d. Real Estate Taxes During Construction	
e. Feasibility Study	
f. Appraisal	
g. Soil Borings	
h. SAC/WAC Charges	
i. Survey	
j. Rental Attainment Gap	
<i>[Difference between income and expenses from completion of construction (i.e.; Certificate of Occupancy) to breakeven].</i>	
<i>1. Show rent-up schedule and cash flow</i>	
k. Prepaid Interest (Debt Service Reserve)	
l. Interest Rate Buy Down	
m. Relocation Expenses	
n. Construction Contingency	
<i>(10% of [1. A. a.] for rehab; 3% of [1. A. a.] for new)</i>	
o. Off Site Construction Costs	
p. Letter of Credit Fees (Specify _____)	
<i>Example: Rental Attainment L/C</i>	
q. Developer Overhead (Please Submit Detail & Fee)	
r. Debt Service Reserve	
s. Other _____	
<b>TOTAL OTHER</b>	
<b>4. LAND</b>	
a. Land Cost	
b. Value of Improvements on Land that will Remain	
c. Special Assessments	
d. Demolition	
e. Other	
<b>TOTAL LAND</b>	
<b>5. TOTAL DEVELOPMENT COST OF PROJECT (TOTAL 1-4)</b>	

## CERTIFICATIONS

A. The Undersigned certifies that: (1) He/She is legally authorized to represent the entity(ies) identified below with respect to all transactions pertaining to this application and all matters related to it; (2) Any and all action(s) by the undersigned is/are legally binding on the principal(s) and the entity(ies) being represented; (3) to the best of his/her knowledge and belief, the entity(ies) identified below has/have complied, or will be able to comply, with all the requirements of the regulations which are a prerequisite with respect to participation in the program(s) selected; (4) The principal(s) of the entity(ies) identified below are familiar with the specific provisions of the Right to Financial Privacy Act of 1978; (5) the principal(s) is/are aware that disclosure of certain financial information will be required by City in the course of processing this application; (6) That he/she has made a physical inspection of the property and, in his/her opinion, the site plan submitted conveys a concept which can be reasonably followed in practice; (7) The proposed construction will not violate recorded zoning ordinances or restrictions; (8) To the best of his/her knowledge and belief no information or data contained herein or in the exhibits or attachments submitted herewith, are in any way false or incorrect and that they are truly descriptive of the project.

B. The Undersigned assures and agrees that: (1) Pursuant to the regulations and the related requirements of City neither the entity(ies) identified below, nor anyone authorized to act on its/their behalf, will decline to sell, rent or otherwise make available any of the property or housing in the project, identified herein, to a prospective purchaser or tenant because of race, color, religion, sex or national origin; (2) The entity(ies) identified below will comply with Federal, State and Local laws and ordinances prohibiting discrimination; (3) Failure or refusal to comply with the requirements of either (1) or (2) shall constitute sufficient basis for the CPED Director to reject requests for future business with the identified entity(ies) or to take any other action that may be appropriate; and (4) misrepresentation may be cause for denial or revocation of a CPED program commitment.

Signed: \_\_\_\_\_

Date: 1/31/05

Contact Person: Patrick Lamb

Title: Vice President

Telephone: (952) 831-1448

EXHIBIT H  
Form of Consent for Release of Response Data

January 31, 2005

City of Minneapolis  
Department of Community Planning and Economic Development  
105 5<sup>th</sup> Avenue S.  
Minneapolis, MN 55401

Re: Walker Library Request for Proposals  
Consent for Release of Response Data

Patrick Lamb, on behalf of Legacy Management & Development Corporation, hereby consents to the release of its development proposal in response to the Walker Library Request for Proposals and waives any claims it may have under Minnesota Statutes Section 13.08 against the City of Minneapolis for making such information public. The foregoing consent and waiver does not extend to financial statements submitted under separate confidential cover.



A handwritten signature in black ink, appearing to read 'Patrick Lamb', is written over a horizontal line. The signature is cursive and stylized.

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Legacy Management & Development Corporation (LMDC) is proposing to acquire the parcel of land located at 2880 Hennepin Avenue South in the City of Minneapolis to develop, in conjunction with the City of Minneapolis and the Minneapolis Public Library, a Library and 52 units of workforce and market rate housing above two floors of underground parking.

This proposed project features a first floor 17,000 square foot Public Library with dedicated underground parking and 52 units of workforce housing on floors two through five, also with dedicated underground parking. Unit mix will be 26 one- bedroom apartments and 26 two-bedroom apartments. 40% of the units will be set at 50% and 60% AMLI, (LIHTC), with the balance of the units, 60%, set at market rate.

This proposal anticipates funding the residential units with City of Minneapolis tax-exempt bonds with HUD 221(d) 4 credit enhancement, LIHTC, TIF and secondary soft financing. The developer understands that additional funding sources will need to be identified to fully fund the library and housing components.

This proposal anticipates secondary soft financing from the City of Minneapolis CPED and NRP; Minnesota Housing Finance Agency, Hennepin County, Family Housing Fund, Metro Council and Federal Home Loan Bank.

The housing component of this development complements the Developers focus on providing quality housing for people & families across a wide mix of incomes. The Developers have a long track record of producing and supporting affordable workforce and market housing to the benefit of the communities and municipalities in which they work. The Developer is currently developing, in conjunction with the City of St. Paul, a 98 unit, mixed income, apartment building above a 32,000 square foot library above dedicated underground parking.

The Walker Library/Apartment site, in compliance with the City's desire to maximize transit oriented facilities along major transit corridors, supports higher density housing development with mixed used components along major commercial corridors. A true amenity to this housing development is the integration of a community-based library within the project. This asset will offer resources to households who are seeking self-development opportunities and a learning environment literally a step away.



The Developer proposes to acquire this site located at the intersection of Hennepin Avenue and Lagoon Street in the City of Minneapolis to develop a 17,000 square foot Public Library with 52 units of affordable workforce housing above the Library. This parcel currently contains the existing Walker Library which will be demolished under this proposal.

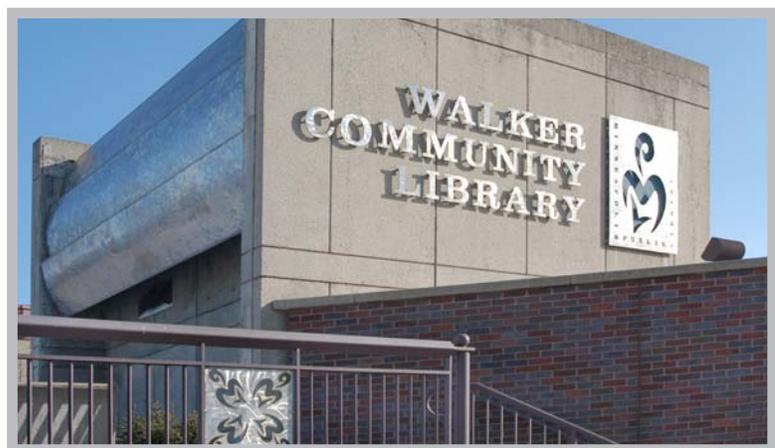
The building will comprise 5 floors above 2 floors of underground parking. The two floors of underground parking will have 36 stalls dedicated library parking and 74 stalls dedicated residential parking. The Library itself, approximately 17,000 square feet, will comprise the majority of the first floor square footage. Floors two through five will contain 52 units of workforce/market rate housing. The City of Minneapolis, Minneapolis Public Library and the Developer will investigate the necessary funding for the development of this proposal. Construction is scheduled to begin spring of 2006 with completion within 12 months of construction start.

### General Building Description

Underground Parking	36 Stalls - Dedicated to Library Patrons Only 74 Stalls - Dedicated to Residential Only
1st Floor	17,000 Sq. Ft. Library
2nd Floor through 5th floor	52 residential units

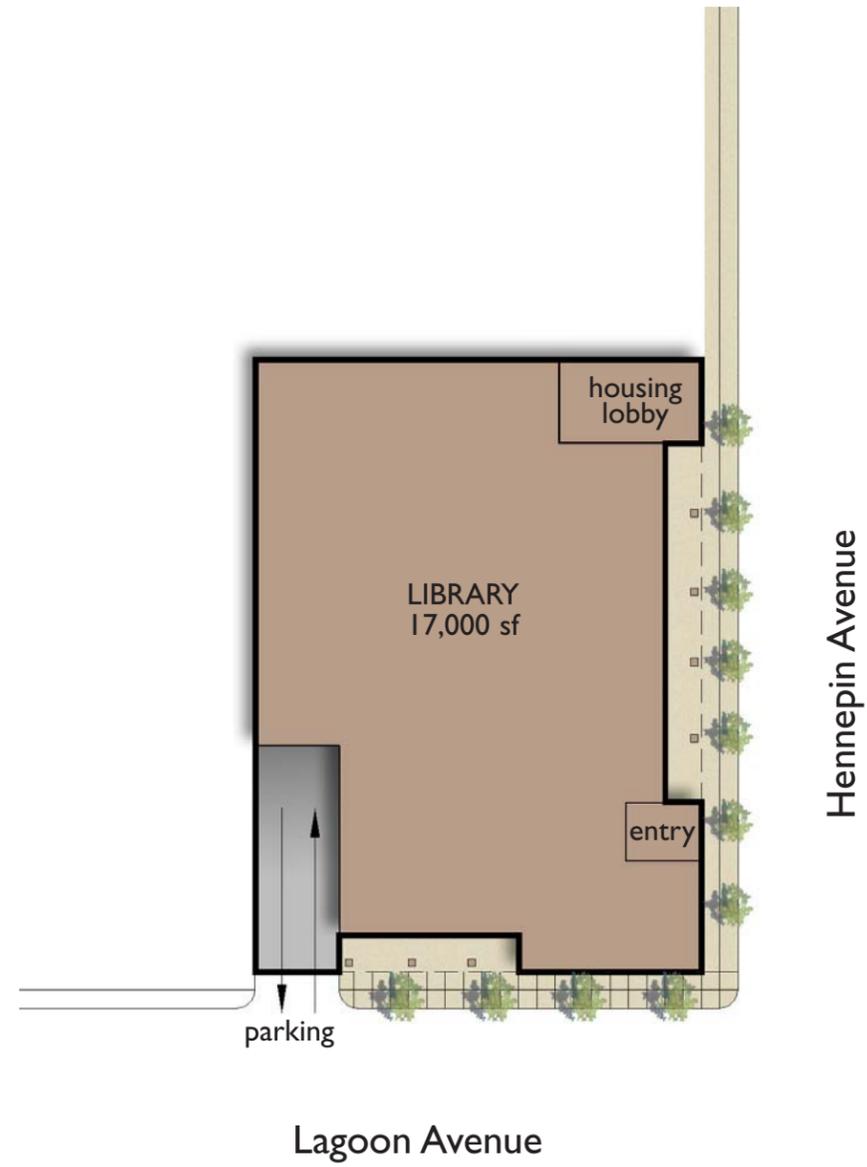
### Unit Mix

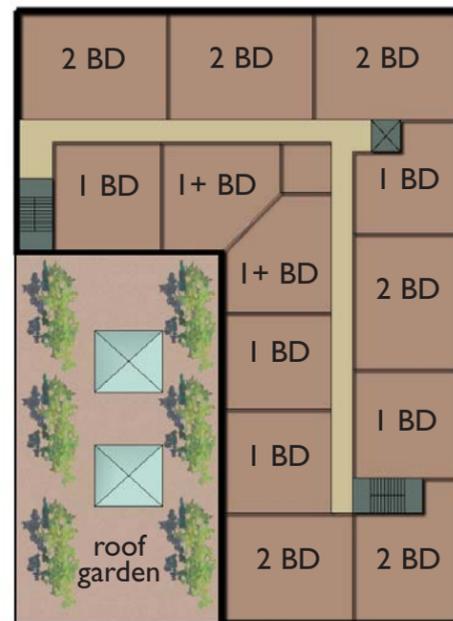
- 26 - One Bedroom Apartments @ 850 sq. ft.
- 26 - Two Bedroom Apartments @ 1050 sq. ft.
- 52 Total Units





NORTH

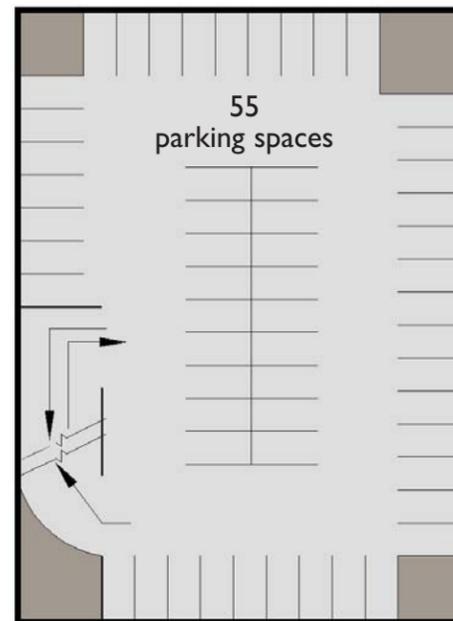




**Housing Summary:**

13 dwelling units  
4 floors of housing  
52 proposed units





**Parking Summary:**  
36 library spaces  
74 housing spaces  
110 total spaces



### **Our History and Community Focus**

Founded in 1972, LEGACY is a multi-family residential real estate development and management company that prides itself on being an innovator of some of Minnesota's most unique and successful housing developments. LEGACY has developed and currently manages more than 1,500 affordable housing units and care centers in Minnesota communities. Housing developments consist of subsidized and market rate; both small and large apartment and town home communities.

Each of these communities have developed and demonstrated a true sense of community spirit, are in excellent physical condition and have achieved and consistently maintained an impressive 100% occupancy level during the past decade.

### **Our Strengths Today**

Commitment to excellence in both development and management practice is the foundation of our business. Experience with a wide variety of housing projects has proven to us the value of a fully trained staff, integrated systems and sound planning. When LEGACY starts a job, we bring more than people and computers; we bring the experience to anticipate and solve problems before they become unmanageable. We bring perspective on cost efficiencies, plan review, asset planning and income enhancement. LEGACY brings the experience and the perspective gained over the past 29 years in this competitive business.

### **Our Collaborations**

LEGACY strongly believes true collaborations with neighborhood and community development corporations along with our commitment to the provision of social service support to residents of Legacy managed, developed or sponsored properties is critical in helping our residents to successfully live independently.

Collaborations with companies such as VOA, providing meal service to seniors and computer education classes for residents; Best Care, providing a full health menu of resident support; YWCA, providing housing for homeless, near homeless or in danger of being homeless; Urban League, for After School Program K-12 and Life Track Resources, providing housing for individuals and families moving from welfare to work; all coordinated by our Resident Services Coordinator have been very successful in assisting our residents to live independent stable lives.

### **Our Mission Statement**

LEGACY'S mission is to be the best provider of affordable, quality housing and management services in the State of Minnesota by:

- Innovative Planning;
- Effective Development;
- Community Collaborations;
- Top Notch Management, with an emphasis on;
- Sound Financial Structure.

Founded in 1970, Legacy Management & Development Corporation is a privately held, minority owned residential Real Estate Development and Management Company that prides itself on being an innovator of some of Minnesota's most unique and successful housing developments.

Legacy Management & Development Corporation leadership, commitment and demonstrated ability to expand the supply of quality housing to specific segments of the populations, i.e. seniors, families, as well as disabled/handicapped individuals, has made Legacy one of the premier housing and service providers in Minnesota.

Legacy Management & Development Corporation has developed and currently manages, more than 1,500 housing units in Minnesota communities. Housing developments consist of subsidized, tax credit and market rate, ranging from scattered site, to small and large apartment and townhome communities.

Each of these communities have generated a true sense of community spirit, are in excellent physical and financial condition and have achieved and consistently maintained an impressive 98% occupancy during the past decade.

Legacy Management & Development Corporation is a leader in developing innovative housing solutions integrating various Federal and State financing methods with the development of low and moderate-income housing. From our multi-family for sale and rental housing, to our urban/private housing developments, Legacy continues to be a leading provider of housing choices for specific segments of the population.

Our multi-family rental developments utilizing Federal, State and Local initiatives have been very successful in meeting the needs of seniors and families. Our for sale urban new construction townhomes, built in concert with the "McKnight Foundation Fund", contribute to neighborhood revitalization by providing choices in Minneapolis, St. Paul and surrounding communities. Excellence in development and management is the foundation of our work. Experience with a wide variety of housing has proven to us the value of fully trained staff, integrated systems and sound planning. When Legacy starts a job, we bring more than people and equipment; we bring the experience to anticipate and solve problems before they become unmanageable. We go beyond developing a building by connecting residents to community services to meet their needs. Legacy brings the experience and the perspective gained over the past 30 years in this competitive business.

## Developed, Managed, Sponsored Properties—Multi-Family Apartments

### Minnetonka Heights—Minnetonka, Minnesota

172 Units, 40 Townhomes, 132 Apartments - Families, Seniors.

Section 8 Department of Housing and Urban Development.

Section 236, National Housing Act 1968.

A rolling 11-acre site in beautiful Minnetonka provides apartments for senior citizens and families. The spacious town homes were specifically designed for family living. Vital community services, shopping and schools are within walking distance or a five-minute drive.

### Yorktown Continental Apartments—Edina, Minnesota

264 Units, Seniors.

Section 8 Department of Housing and Urban Development.

Section 236, National Housing Act of 1968.

This strikingly beautiful apartment complex in Edina was designed as a national prototype for senior residential communities. A 12-story atrium and garden with waterfall in the interior court gives each resident a year round 4-seasons park-like environment to enjoy.

### Legacy Village Townhomes & Apartments—Minneapolis, Minnesota

140 Units, Families.

Section 8 Department of Housing and Urban Development.

Section 236, National Housing Act of 1968.

A Northside Residents Redevelopment Council/Greater Minneapolis Metropolitan Housing Corporation/Legacy Management & Development Corporation Development.

This low-income housing community is located in one of the cities most disadvantaged neighborhoods. Legacy Management & Development Corporation along with its partners, Northside Residents Redevelopment Council, and Greater Minneapolis Metropolitan Housing Corporation undertook this major rehabilitation of this blighted project. Upon completion in 1996, this development houses 140 low-income families in predominately 1, 2, and 3 bedroom homes.

### York Manor—Breckenridge, Minnesota

48 Apartments, Seniors.

Section 8, Housing and Community Development Act of 1974, Title II.

This beautiful apartment complex in Minnesota's scenic Red River Valley has become the premier residential environment for the elderly of Breckenridge and its surrounding community.

### Fairway Woods—Winona, Minnesota

111 Apartments, Family.

Market Rate, Housing and Community Development Act, Title II.

Located in the heart of the beautiful Hiawatha Valley. Fairway Woods provides housing for low, moderate and market rate resident. It boasts a swimming pool, tennis courts and a beautiful community room among its amenities. This property was sold in 2003.

## Developed, Managed, Sponsored Properties—Multi-Family Apartments

### Como by the Lake—St. Paul, Minnesota

99 Apartments Units, Senior Luxury.

Housing and Community Development Act of 1974, Title II.

A 99 unit complex of luxury apartment homes designed for today's active senior. Como by the Lake offers six (6) floor plans in 1 and 2 bedroom styles, in addition to evening dining, Sunday brunch, as well as many other services and amenities for the senior who wishes to live independently. This property was sold in 1998.

### Archer Heights—Maplewood, Minnesota

168 Apartments Units, 68 Seniors, 100 Family.

Section 236, National Housing Act 1968.

A wooded 11-acre site with lovely nature pond provides a restful living environment for this East St. Paul apartment community. It is accessible to schools, shopping centers and recreational areas. This property was sold in 1999.

### Selby Dale Cooperative—St. Paul, Minnesota

74 Apartments & Townhomes, Family

Section 8, Department of Housing Urban Development

Cooperative Housing

This unique apartment complex is located on the outskirts of downtown St. Paul with convenient access to freeways and just minutes from the Historical Summit Avenue. This diverse housing development offers a wide variety of tenancy choices, Cooperative Ownership, Market Rate Rental and Section 8 Housing.

### Lovell Square—Minneapolis, Minnesota

25 Units, Leasehold Cooperative

A Northside Residents Redevelopment Council/Greater Minneapolis Metropolitan Housing Corporation/Legacy Management & Development Corporation Development.

This low-income, scattered site, leasehold cooperative, is located in one of the cities most disadvantaged urban area. In partnership with the Northside Residents Redevelopment Council, and the Greater Minneapolis Metropolitan Housing Corporation. Legacy Management & Development Corporation rehabilitated these older residences for family housing, along with developing new in-fill housing in adjacent vacant properties. Finished in 1992, this tax credit development reached 100% occupancy upon completion.

### 1710 Plymouth Apartment Homes—Minneapolis, Minnesota

83 Apartment Units, Senior/Assisted-Living

Minneapolis Public Housing Authority

Located in the heart of Minneapolis, 1710 Plymouth provides affordable housing in 3 (three) floor plans; 1-bedroom, barrier-free and studio units designed to meet the special needs of Seniors, near Seniors and Seniors with special needs with a variety of additional service packages.

Heritage Park—Minneapolis, Minnesota

900 Units

Mixed Units & Home Ownership

Heritage Park is a gateway to Downtown and South Minneapolis from the Northside including 440 rental units and 360 homeowner units and 100 elderly units. It is a mixed-income, mixed-density, and culturally diverse community. Built in four phases it will include 900 newly constructed, mixed income apartment-homes. Housing will consist of a mix of garden style buildings, townhomes, duplexes, carriage and single family homes.

Selby Grotto—St. Paul, Minnesota

40 Apartment Units

Mixed Use

A 40-unit complex consisting of 1 and 2 bedroom apartments with commercial space located on ground level. 60% of the housing units will be rented at market rate with 40% at various levels of affordability. The property is accessible to shopping and recreational areas.

**Developed, Managed, Sponsored Properties—Townhome Developments**

Kent-Marshall Townhomes—St. Paul, Minnesota

Townhomes built in the Summit and University area. These spacious Townhomes were offered to moderate incomes families with monies provided by the McKnight Foundation.

Parkway Place Townhomes—Minneapolis, Minnesota

A luxury 22 unit market rate townhome development overlooking Minnehaha Creek in Minneapolis, Minnesota. This beautiful development was created on the previous Page School site.

St. Anthony In-Towne Townhomes—Minneapolis, Minnesota

Townhomes located by historic St. Anthony Main, on 3rd Avenue N.E., between 2nd Street and University Avenue N.E. This family housing was offered to low-moderate income families as Phase 2 of the Minneapolis/St. Paul Housing Fund Program. Townhome sales range from \$65,000 - \$78,000.

**Specific Focus—Affordable Housing**

Legacy Management & Development Corporation is a leader in developing innovative housing solutions integrating various Federal and State financing methods with the development of low and moderate-income housing. From our multi-family for sale and rental housing, to our urban public/private partnership for housing development, Legacy continues to be a leading provider of low to moderate income housing choices.

Our multi-family rental developments utilizing Federal, State and Local initiatives have been very successful in meeting the needs of seniors and families. Our for sale urban new construction Townhomes, built in concert with the "McKnight Foundation Fund", contribute to neighborhood revitalization by providing choices in Minneapolis, St. Paul and surrounding communities.

## Joint Ventures/Development Consultations

### Project For Pride In Living—Minneapolis, Minnesota

200 units, scattered site and multi-family housing.

Project for Pride in Living is a non-profit management and development firm. After performing a variety of property management assignments, Legacy Management & Development Corporation has enjoyed a continued relationship as management consultants in enhancing Project for Pride in Living's ability to effectively manage its low to moderate income housing and in acquiring and rehabilitating blighted urban areas.

### Northside Residents Redevelopment Council—Minneapolis, Minnesota

165 units, scattered site and multi-family housing.

Northside Residents Redevelopment council is an urban non-profit neighborhood organization concerned with residential and commercial redevelopment of the near Northside of Minneapolis. Legacy Management & Development Corporation was engaged to streamline - professionalize residential and developmental management systems and is co- developing 165 units of affordable residential housing.

### Greater Minneapolis Metropolitan Housing Corporation,—Minneapolis, Minnesota

The Greater Minneapolis Metropolitan Housing Corporation is a business sponsored non-profit corporation. Created in 1970, its primary purpose is to improve the availability and quality of affordable housing for low and moderate-income families and individuals in the greater Minneapolis area. Legacy Management & Development Corporation, Greater Minneapolis Metropolitan Housing Corporation and Northside Residents Redevelopment Council, are co-sponsoring and co- developing the Plymouth Townhome Rehabilitation.

### Washington County Housing and Redevelopment Authority—St. Paul Park, Minnesota

Washington County, geographically adjacent to the Minneapolis / St. Paul area, through its Housing and Redevelopment Authority, engaged Legacy Management & Development Corporation to assess its property management capacity. After completing this assessment, Legacy Management & Development Corporation was engaged to enhance the Authority's ability to effectively manage its portfolio of low, moderate and market rate housing. Legacy was instrumental in assisting the Authority in rehabilitating certain developments which had suffered economic hardship due to a variety of drug and gang related activity.

### Community Service Profile

We do more for our residents than simply provide attractive building and pleasant amenities. Legacy believes in the inherent right of each individual to maintain a secure, dignified lifestyle. Providing an entire spectrum of lifestyles services - from meals, travel, recreation and educational opportunities to family support, job training and health care - we promise a responsive approach to the needs of our residents.

Legacy maintains a resident service coordinator on staff. It is their responsibility to enhance the lifestyle of all residents through both individualized and group programming and events.

Collaborations with a variety of specific service providers serves to enhance the lifestyle of Legacy residents. Collaborations with such organizations as Life Style Resources, providing housing for individuals and families coming from welfare to work, VOA, providing nutritious meals in senior developments, YWCA, providing housing for homeless families and individuals, have created successful outcomes for many Legacy residents and, along the way, we have found that improving the quality of life for our residents not only creates satisfied clients, but also translates to a healthy bottom line

Legacy has won many industry and community awards for their unique developments. Legacy Management & Development Corporation currently manages more than 1,500 affordable housing units throughout Minnesota.

### Capabilities of Firm

#### Development

- Housing Development with a specific focus on Affordable Housing
- Multi Family Rehabilitation
- Commercial Redevelopment
- Design Concept & Architectural Supervision
- Land & Property Acquisition
- Licensed Brokers
- Marketing

#### Management / Consulting

- Affordable Housing Management
- Administration of Occupancy Standards
- Asset Management
- Multi Family Management and Leasing
- Maintenance and Repairs
- Senior Housing Management
- Residents Services
- Feasibility Studies
- Master Planning



attachment c  
timeframe

Project Closing .....	September 2005
Construction Start .....	September 2005
Substantial Completion .....	July 2006
Lease Up .....	October 2006

**Walker Library  
Minneapolis, MN**

**HUD 221(d(4)) New Construction**

**Traditional Application Processing ("TAP")**

**MORTGAGE LOAN WILL BE LIMITED TO THE LESSOR OF THE FOLLOWING:**

- (A) Debt Supportable by 90% of Net Operating Income
- (B) 90% of HUD Allowed Costs

**ECONOMIC ANALYSIS / DEBT SERVICE MORTGAGE AMOUNT**

Number of Units	Unit Type	Rent Type	Rent Type/ Income Limit	Gross Sq. Ft.	Paint to Paint		Borrowers Pre-Forma (NET)	GFG Estimated Market Rents	Appraiser's Market Rent	Maximum LIHTC Rent	PBE	Maximum Net LIHTC Rent	Underwritten Rent (Net)	Total
					Average Sq.Ft.	Total Sq.Ft.								
5	1BR 1BA	LIHTC	50%	850	850	4,250	\$ -	\$ -	\$ -	\$ 719	\$ 72	\$ 647	\$ 645	\$ 3,225
5			60%							\$ 791	\$ 72	\$ 719	\$ 720	\$ 3,600
16	1BR 1BA	Market		850	850	13,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ 13,600
6	2BR 1BA	LIHTC	50%	1050	1,050	6,300	\$ -	\$ -	\$ -	\$ 863	\$ 105	\$ 758	\$ 755	\$ 4,530
5			60%							\$ 949	\$ 105	\$ 844	\$ 840	\$ 4,200
15	2BR 1BA	Market		1050	1,050	15,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100	\$ 16,500

52	#RENT	767	39,900
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Monthly Apartment Rental Income	\$ 878	\$ 45,655
	Vacancy	7.00%
Total Monthly Rental Income	\$	42,459

**Calculation of Affordable Rents**

2003 Minneapolis/St. Paul Area Median Income		One Bedroom			Two Bedroom			Three Bedroom		
<b>50% Units</b>	Income Limit - Adjusted for Family Size	\$ 17,258	\$ 20,709	\$ 23,930						
	Monthly Income Limit	\$ 1,438	\$ 1,726	\$ 1,994						
	Income Available for Monthly Rent	\$ 431	\$ 518	\$ 598						
	Less: Utility Allowance	\$ 72	\$ 105	\$ 124						
	Maximum Monthly Rent Charge	\$ 359	\$ 413	\$ 474						
<b>50% Units</b>	Income Limit - Adjusted for Family Size	\$ 28,763	\$ 34,515	\$ 39,884						
	Monthly Income Limit	\$ 2,397	\$ 2,876	\$ 3,324						
	Income Available for Monthly Rent	\$ 719	\$ 863	\$ 997						
	Less: Utility Allowance	\$ 72	\$ 105	\$ 124						
	Maximum Monthly Rent Charge	\$ 647	\$ 758	\$ 873						
<b>60% Units</b>	Income Limit - Adjusted for Family Size	\$ 34,515	\$ 41,418	\$ 47,861						
	Monthly Income Limit	\$ 2,876	\$ 3,452	\$ 3,988						
	Income Available for Monthly Rent	\$ 863	\$ 1,035	\$ 1,197						
	Less: Utility Allowance	\$ 72	\$ 105	\$ 124						
	Maximum Monthly Rent Charge	\$ 791	\$ 930	\$ 1,073						

Commercial Income:									
Commercial Space	-	SF @	0.00	/Month =	-	< vacancy %	0.00%	=	-
Other	-	SF @	0.00	/Month =	-	< vacancy %	0.00%	=	-
<b>Total Commercial Income</b>									\$ -
Other Income:									
Laundry/Vending Income	52	Units @	\$ 13.50	/Month =	\$ 702.00	< vacancy %	7.00%	=	\$ 653
Parking - Exterior	0	Spaces @	\$ -	/Month =	\$ -	< vacancy %	0.00%	=	\$ -
Parking - Garage	74	Spaces @	\$ 50.00	/Month =	\$ 3,700.00	< vacancy %	7.00%	=	\$ 3,441
Other	0	Units @	\$ -	/Month =	\$ -	< vacancy %	0.00%	=	\$ -
Other Income (Guest Suite)	0	Nights/Month @	\$ -	/Night =	\$ -	net of vacancy	0.00%	=	\$ -
Other Income (Storage Lockers)	0	Lockers @	\$ -	/Month =	\$ -	< vacancy %	0.00%	=	\$ -
Miscellaneous Income	0	Units @	\$ -	/Month =	\$ -	< vacancy %	0.00%	=	\$ -
<b>Total Monthly Other Income</b>									\$ 4,094
<b>Total Monthly Income</b>									\$ 46,553
<b>Total Annual Income</b>									\$ 558,636

Walker Library  
Minneapolis, MN  
HUD 221(d(4)) New Construction  
Traditional Application Processing ("TAP")

**OPERATING ANALYSIS**

Income Projections	PROFORMA YEAR 1 (2006)		PROFORMA YEAR 2 (2007)		APPRAISAL		UNDERWRITTEN		
	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	
Annual Apartment Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 547,860	\$ 10,536	
Less Economic Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (38,350)	\$ (738)	7.00%
Effective Apartment Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 509,510	\$ 9,798	
Plus Commercial/Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Plus Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,126	\$ 945	
Effective Gross Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 558,636	\$ 10,743	
<b>Expense Projections</b>									
	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	
Administrative	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,008	\$ 306	
Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,307	\$ 344	4.50%
Maintenance/Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,373	\$ 392	
Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,223	\$ 447	
Payroll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,726	\$ 822	
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,556	\$ 203	
Replacement Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,580	\$ 742	0.00%
Real Estate Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,020	\$ 1,635	
Rounding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Operating Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254,293	\$ 4,890	
Operating Expenses excluding Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Operating Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 304,343	\$ 5,853	

**INCOME AND EXPENSE SUMMARY**

	Total	Per Unit
Total Annual Rental Income	\$ 547,860	\$ 10,536
Less Vacancy	\$ (38,350)	\$ (738)
Other Income/Commercial Income	\$ 49,126	\$ 945
Effective Gross Income	\$ 558,636	\$ 10,743
Less Operating Expenses	\$ (254,293)	\$ (4,890)
NET OPERATING INCOME	\$ 304,343	\$ 5,853
NOI Available for Debt Service	\$ 273,909	\$ 5,267

**TAX INCREMENT FINANCING (TIF) ANALYSIS**

	Apartment TIF
Projected Net Tax Capacity	\$ 85,020
Less: Original Net Tax Capacity	\$ -
<b>Retained Captured NTC</b>	<b>\$ 85,020</b>
X Total Tax Capacity Rate	included in net tax capacity
Annual Gross Tax Increment	\$ 85,020
Subtotal Real Estate Tax Amount	\$ 85,020
Less: Market Value Tax and Solid Waste Mgmt Fee	\$ -
Real Estate Tax Base	\$ 85,020
Less: Admin Fee	\$ (8,502)
TI Distributed	\$ 76,518
<b>Net Tax Increment Financing</b>	<b>\$ 76,518</b>
Term of TIF (years):	25.00
Discount Rate:	9.00%
<b>Present Value of TIF Income</b>	<b>\$ 750,000</b>
Average amount of annual Tax Abatement	76,518
Debt Service Coverage	1.00
<b>Tax Abatement Allowed for Debt Service</b>	<b>\$ 76,518</b>

**MAXIMUM MORTGAGE SUPPORTED BY DEBT SERVICE**

a) Debt Service Mortgage Amount		b) Tax Abatement Mortgage Amount	
Available Net Operating Income	\$ 273,909	Annual TIF Amount	\$ 76,518
Mortgage Note Interest Rate	5.5000%	Mortgage Note Interest Rate	5.5000%
Mortgage Insurance Premium	0.5000%	Mortgage Insurance Premium	0.5000%
Underwritten Interest Rate	6.0000%	Underwritten Interest Rate	6.0000%
Amortization (Years)	40	Amortization (Years)	25.00
Debt Service Constant	6.6892%	Debt Service Constant	7.8690%
<b>Maximum DS Mortgage Amount</b>	<b>\$ 4,090,000</b>	<b>Maximum DS Mortgage Amount</b>	<b>\$ 970,000</b>
<b>Maximum Total Debt Service Mortgage Amount</b>		<b>\$ 5,060,000</b>	

**MORTGAGE AMOUNT BASED ON STATUTORY LIMITS**

No. of Units	Unit Type	221(d)(4) Elevator Building				Revised HCF	Revised Limit
		Basic Limit	High Cost Factor	HUB Waiver			
0	Studio	\$ 41,783	226%	0%	226%	\$ 94,430	\$ -
26	1 BR	\$ 47,899	226%	0%	226%	\$ 108,232	\$ 2,814,545
26	2 BR	\$ 58,243	226%	0%	226%	\$ 131,629	\$ 3,422,359
0	3 BR	\$ 75,546	226%	0%	226%	\$ 170,282	\$ -
0	4 BR	\$ 82,708	226%	0%	226%	\$ 186,920	\$ -

**Maximum Mortgage Amount Supported by Statutory Limits \$ 6,286,804**

**Walker Library  
Minneapolis, MN  
HUD 221(d(4)) New Construction  
Traditional Application Processing ("TAP")**

**Estimated Project Replacement:**

Unusual Land Improvements		\$	-	
Other Land Improvements		\$	-	

**Total Land Improvements**

\$ -

**Structure:**

Main Buildings	\$ 109,423	\$	5,690,000.0	Residential
Common Area Furnishings		\$	-	
Commercial Building (garage)		\$	740,000.0	

**Total Structure:**

\$ 6,430,000

**Contractor Fees:**

General Requirements		5.00%	\$ 321,500.0	
Builders Overhead		2.00%	\$ 135,030.0	
Builders Profit	Maximum of 2% of total	4.00%	\$ 270,060.0	
Contract Contingency	Not Applicable for new construction		\$ -	

**Total Contractor Fees:**

\$ 726,590

**Total Construction Cost**

**\$ 187,627 per unit \$ 7,186,690**

**Other Fees:**

Architect's Fee Design/Engineering	\$ 264,000	80% *Split need to be a minimum of 80%/20%	
Architect's Fee Supervision	\$ 66,000	20%	
Total Architect Fees			\$ 330,000
Bond Premium/Other Fees			\$ 40,000
Other Fees	Refer to breakdown		\$ 123,000

**Total Fees**

\$ 493,000

**Total for all Improvements**

**\$ 147,108 \$ 7,649,590**

**Carrying Charges/Financing (during Construction):**

Interest rate	5.500%		
Construction period	12		
Interest period	14		
Loan amount	\$ 5,030,000		
Interim Interest			\$ 161,379.0
Taxes			\$ 15,000.0
Builder's Risk Insurance			\$ 44,000.0
FHA Mortgage Insurance			\$ 50,300.0
FHA Exam Fee	0.34%		\$ 15,090.0
FHA Inspection Fee	0.50%		\$ 25,150.0
Mortgagee Financing Fee	2.00%		\$ 100,600.0
Mortgagee Legal Fee	0.40%		\$ 20,000.0 <i>estimated</i>
Application Fee	0.11%		\$ 5,500.0
Bond Cost of Issuance	3.60%		\$ 185,650.0 <i>estimated</i>
	6.20%	Cannot exceed 5.5%	

**Total Carrying Charges/Financing Fees**

\$ 493,000

**\$ 685,689**

**Legal/Organizational/Audit**

Legal		\$	90,000.0
Organizational		\$	10,000.0
Professional Reports	(Appraisal, Market study, Environmental, Arch./Cost)	\$	25,000.0
Cost Certification/Audit	Contractor's and Borrower's cost certification	\$	15,000.0

**Total Legal/Organizational/Audit**

\$ 140,000.0

805,669

Builder's and Sponsor's Profit and Risk Allowance

\$ -

Non-Profit Development Fee

\$ -

**Estimated Total Development Cost**

\$ 8,455,259.0

Lesser of Estimated Market Value or Purchase Price

\$ -

**Estimated Total Replacement Cost**

\$ 8,455,259.0

115,825

59.49%

Estimated Total Development Cost	8,455,259	@	90.00%	=	\$ 7,609,733
Land Value	-	@	93.00%	=	\$ -

**Maximum Replacement Cost Mortgage**

**\$ 7,609,733**

**Maximum Mortgage Amount (lower of two options)**

**\$ 96,731 per unit \$ 5,090,000**

<b>Other Fees</b>	
Building Permit	\$ 45,000
Park Dedication Fee	\$ -
Sac/Wac	\$ 78,000
Soil Tests/survey	\$ -
Environmental	\$ -
<b>Total</b>	<b>\$ 123,000</b>

<b>Professional</b>	
Appraisal	\$ 8,500
Phase I	\$ 1,000
Market Study	\$ 7,500
Arch/Cost	\$ 8,000
<b>Total</b>	<b>\$ 25,000</b>

**Walker Library  
Minneapolis, MN  
HUD 221(d(4)) New Construction  
Traditional Application Processing ("TAP")**

**CASH FLOW ANALYSIS**

	Operations	TIF	Combined
Net Operating Income	\$ 304,543	-	\$ 304,543
TIF	-	\$ 76,518	\$ 76,518
Less: Debt Service-Real Estate (including MIP)	\$ (336,469)	-	\$ (336,469)
Less: Debt Service-TIF (including MIP)	-	-	-
Cash Flow	<u>\$ (32,126)</u>	<u>76,518</u>	<u>\$ 44,392</u>
Debt Coverage Ratio	0.90	#DIV/0!	1.13

**Comprehensive Source and Use of Funds**

<b>Sources of Funds:</b>					
First Mortgage Proceeds		\$ 5,030,000	Basis	\$ 8,565,740	
TIF Mortgage Amount		\$ -	Set-a-side	40%	
Syndicated Equity (4% tax credits)		\$ 1,034,193	Credits	\$ 3,426,296	
MHFA		\$ 1,000,000	Applicable Rate	5.43%	
Hennepin County		\$ 400,000	Eligible	\$ 117,522	
CTED		\$ 600,000	Price	88%	
NRP		\$ 300,000	Equity	\$ 1,034,193	
Metro Council		\$ 300,000			
Federal Home Loan Bank		\$ 500,000			
Borrower LOC-Working Capital/Operating Deficit		\$ -			
Borrower Cash/(Credit)		\$ 902,847			
<b>Total Sources of Funds:</b>		<b>\$ 10,067,040</b>			
<b>Uses of Funds:</b>					
Total HUD Development Cost (see detail above)		\$ 8,455,259			
Land Cost		\$ -			
Bridge Loan Interest		\$ 120,000			
Soft Cost Contingency		\$ -			
Developer Overhead		\$ -			
Developers Fee		\$ 600,000			
Working Capital	2.00% of the mortgage amount	\$ 100,600	Working Capital & Operating Deficit	\$ 240,600	
Operating Deficit		\$ 140,000			
Tax Credit Fees		\$ 30,000			
Hard Cost Contingency		\$ 250,481			
Additional Reserve		\$ 100,000			
Leasing		\$ -			
Negative Arbitrage		\$ 201,200			
Deposit to Bond Fund		\$ 22,500			
Owner Miscellaneous		\$ 47,000			
<b>Total Uses of Funds:</b>		<b>\$ 10,067,040</b>			

Land Acquisition Cost		Bond Costs of Issuance	
Land Cost	\$ -	Bond Counsel (includes disbursements)	\$ 27,000.00
Holding Cost	\$ -	Underwriter's Counsel	\$ 15,000.00
Demolition/Abatement	\$ 200,000.00	Issuer City Attorney	\$ 1,000.00
<b>Total Acquisition</b>	<b>\$ 200,000.00</b>	Trustee Initial Fee	\$ 2,200.00
<b>Owner Miscellaneous</b>		Trustee First Semi Annual Fee	\$ 1,200.00
Furnishings & Equipment	15,000.00	Issuer Fee	<b>1.000%</b> \$ 50,300.00
Low Voltage	-	Moody's Rating Agency	\$ 10,000.00
Minority Set-Aside	-	Underwriter's Discount	1.500% \$ 75,450.00
Letter of Credit Fees	-	Underwriter's Expenses	\$ 2,000.00
Engineer/survey/Plan Sets	25,000.00	Printing - Piper Jaffray (OS)	\$ 1,500.00
Bond Application Fee	7,000.00	Misc.	\$ -
<b>TOTAL MISC.</b>	<b>47,000.00</b>	<b>Total Bond Costs</b>	<b>\$ 185,650.00</b>

**Boarman Kroos Vogel Group, Inc. (BKV Group)**

**Architecture Interior Design Engineering**

222 North 2nd Street—Minneapolis, MN 55401

Tel: 612.339.3752 Fax: 612.339.6212

A Minnesota Corporation since 1978



“Our commitment is to provide design solutions with the client always at the center of the process...”  
— the staff of BKV Group

BKV Group, Inc. is a 65-person, multi-disciplinary firm providing architectural, interior design, engineering and construction administration services to development, government and corporate and clients for over 25 years. Our dedicated and talented professionals look forward to building new projects and new relationships.

Over the past 25 years we have gained extensive experience creating mixed-use environments in both urban and rural communities. In these projects we have focused our efforts on creating public and private spaces that respond functionally to the communities needs and enhances the spirit and enjoyment of the users. Our goal is to create well-designed physical surroundings that support the community.

As dedicated and talented professionals, we encourage and promote diversity in our work through technical expertise, consensus building, innovation, collaboration and creativity. Through a variety of tools, we bring a unique approach to achieving an environment that is meaningful and supportive for our clients. BKV Group believes it is the client's values, attitude, needs and aspirations; design cues inherent in climate and region; and specific qualities in site and materials that define the resulting design. As seasoned professionals, we understand that our ultimate responsibility to our clients is to design and provide services that result in a “facility” that satisfies the needs of the program, schedule and budget. BKV Group's goal is to achieve a design solution that best meets our client's needs—now and for the future.

BKV Group has a fully integrated office staff including architects, interior designers, mechanical, electrical and structural engineers, construction administrators, account representatives, marketers and graphic designers. We effectively and efficiently deal with the broad coordination issues of mixed-use developments. We all work in one office, networked together on one computer system where communication and coordination occur on a minute-by-minute basis. We care about human and social implications of our designs. Our philosophy is to design within the cultural fabric of the community, using materials and systems that provide optimum value, functionality, flexibility, durability and timeless quality.

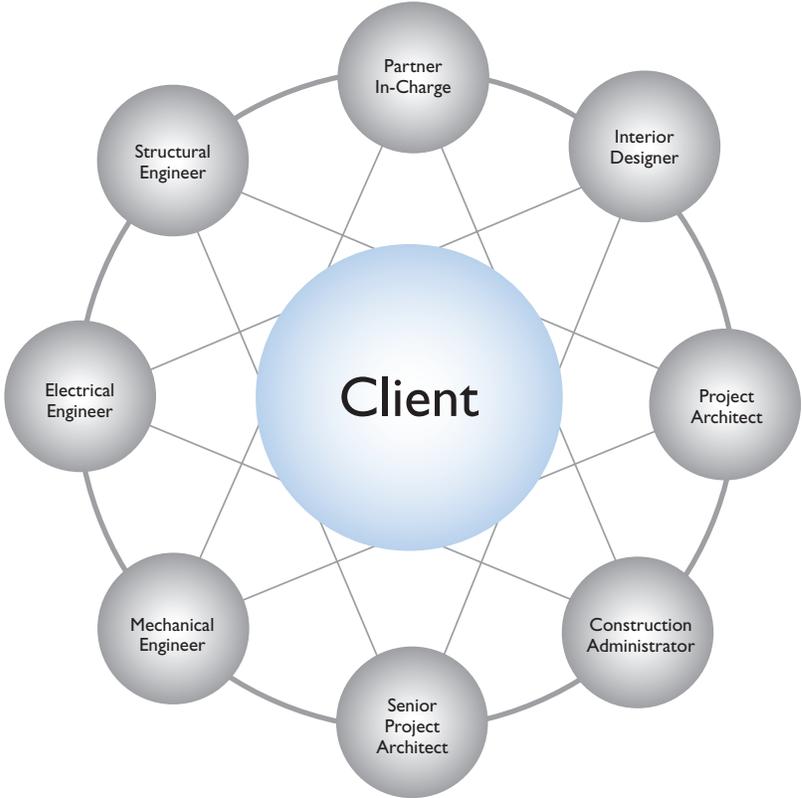
Our Mission

A team of creative design professionals whose mission is to engage clients in the process of creating enduring designs that enhance our environment

All of our clients require multiple participants to provide a variety of services resulting in the completion of their project. A well-organized service firm provides client accessibility to all levels of the project team. At BKV Group, this service-oriented team approach is a network of in-house specialists who ensure the highest level of input and control for the client.

The team includes in-house specialists from each of the required disciplines to complete the comprehensive services that today's extensive projects demand. Each project is led and coordinated by a BKV Group principal and partner. The client is at the center of the design process with direct access to all team members.

At BKV Group, the in-house service disciplines, in combination with an extensive computer technology platform, provide an innovative and comprehensive service delivery firm.



“Our commitment is to provide design solutions with the client always at the center...”

— the staff of BKV Group

### **Comprehensive Capabilities**

BKV Group is dedicated to working closely with clients to develop solutions that fit their organizational needs and culture while addressing concerns for quality, cost and service. The project delivery varies from traditional design-bid-build through turnkey or design build options. As a full-service architecture, interior design and engineering firm with over 25 years of experience, we have extensive capabilities with various sized projects.



#### **Planning**

- Feasibility Studies
- Facility Evaluation
- Project Budget/Schedule
- Program Development
- Space Programming
- Urban Design Studies
- Land Use and Zoning Analysis
- Site and Property Utilization
- Phased Property Planning

#### **Architecture**

- Site Planning
- Architectural Design
- Budgets and Schedules
- CSI Specifications
- Technical Documentation
- Computer Aided Design (CAD)
- Construction Administration
- Computer-based Project Scheduling
- Visioning Process
- Graphic Design

#### **Interior Design**

- Facility Evaluation
- Feasibility Studies
- Project Budget/Schedule
- Space Planning
- Interior Image Concepts
- Interior Graphic Systems
- Material Specifications
- Furnishing Specifications
- Furniture Installation
- Future Planning

#### **Mechanical Engineering**

- Building Commissioning
- Energy Use/Conservation Analysis
- HVAC System Design
- System Operations and Training
- Construction Phasing
- Fire Protection Systems

#### **Electrical Engineering**

- Existing Site Survey and Analysis
- Lighting Design with Photometric Data
- Power Distribution Design
- Communication and A/V System Design
- Security System Design
- Fire Alarm System Design
- Technology Data System Analysis/Design
- Construction Phasing and Coordination

#### **Structural Engineering**

- Structural Analysis and Design
- Structural System Comparisons
- Existing Structure Evaluations
- Dynamic Vibration Analysis

#### **Construction Administration**

- Contractor Selection Assistance
- Contract Management
- Cost Estimating
- Construction Scheduling
- Construction Observation
- Quality Control Management
- Lending Inspections
- Eleven-Month Warranty Walk-Through

#### **Sustainable Design**

- Enhanced Building Durability
- Enhanced Occupant Comfort
- Energy and Water Savings
- Reduced Maintenance Operating Costs
- Conservation of Natural Resources
- Minimization of Waste and Pollution
- Prepared for Future Legislation
- Limits Risk and Possible Litigation
- Positive Public Relations
- Revenue from Recycling

### Programming and Master Planning

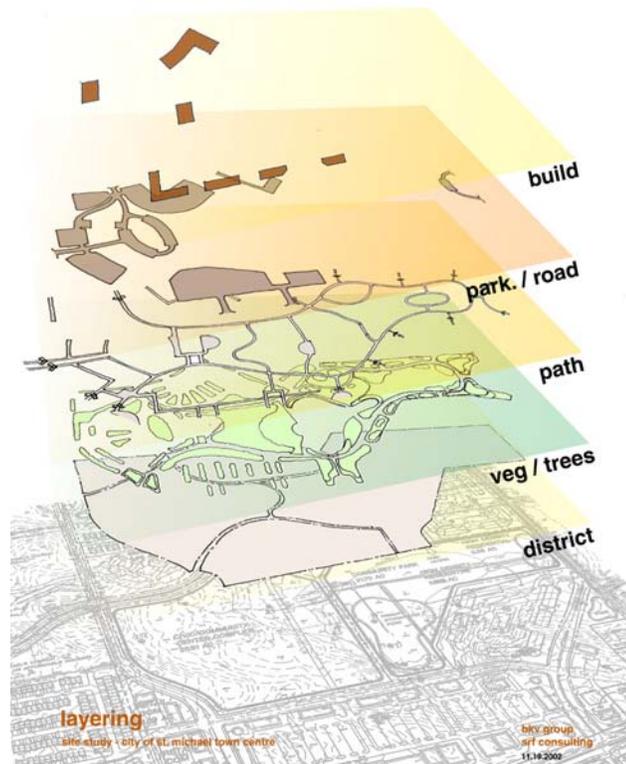
Programming incorporates the project's scope, goals and objectives and is customized to optimize our client's strategic plan. The culture of the client organization is defined in the vision statement for the project. Space usage trends are explored to establish the usage goals for the building. Master planning addresses issues of land use, phasing, zoning planning, urban design and building utilization. The plan is an outline of the future site and the building growth within the context of the site and the goals of the client.

#### Programming

- Needs Assessment
- Staff and Equipment Assessments
- Space and Furniture Standards
- Functional Productivity Analysis

#### Master Planning

- Urban Design Studies
- Land Use and Zoning Analysis
- Site and Property Utilization
- Phased Property Planning



### **Architecture**

A building's architectural design is a symbol of the client's values, attitude, needs, aspirations and vision. The architecture of the building defines the functional intent and the aesthetic image that our client wishes to portray. The interactive design process at BKV Group develops the architecture through the exploration of options that comply with the client's vision, program and budget.

#### **Architectural capabilities and services include:**

- Site Planning
- Architectural Design
- Budgets and Schedules
- CSI Specifications
- Technical Documentation
- Computer Aided Design (CAD)
- Construction Administration
- Computer-based Project Scheduling
- Visioning Process
- Graphic Design



### **Interior Design**

Interior Design completes a building's image by bringing together elements that have a direct impact on durability, productivity and comfort. BKV Group realizes that every element within a space affects another. Our interior designers strive to integrate function, aesthetics, form and comfort. Finish materials must meet demanding requirements for durability, appearance, environmental quality and cost. Space planning is a key factor in building efficiency, but we also understand the importance of the human component. Appropriately and ergonomically designed furniture and equipment are important tools for the client's staff to attain high levels of productivity and optimum levels of comfort.

#### **Interior Design capabilities and services include:**

- Facility Evaluation
- Feasibility Studies
- Project Budget/Schedule
- Space Planning
- Interior Image Concepts
- Interior Graphic Systems
- Material Specifications
- Furnishing Specifications
- Furniture Installation
- Future Planning



## **Engineering**

Engineering systems impact the viability of a building's usage. Energy management can maximize comfort while keeping costs to a minimum and conserving resources. BKV Group utilizes state-of-the-art engineering technology with a concern for environmental issues to bring clients into a productive efficient future that they can control and enjoy.

### **Structural Engineering**

- Structural Analysis and Design
- Structural System Comparisons
- Existing Structure Evaluations
- Dynamic Vibration Analysis

### **Mechanical Engineering**

- Building Commissioning
- Energy Use/Conservation Analysis
- HVAC System Design
- System Operations and Training
- Construction Phasing
- Fire Protection Systems

### **Electrical Engineering**

- Existing Site Survey and Analysis
- Lighting Design with Photometric Data
- Power Distribution Design
- Communication and A/V System Design
- Security System Design
- Fire Alarm System Design
- Technology Data System Analysis/Design
- Construction Phasing and Coordination



### **Construction Administration**

The last step in fulfilling the project vision, the construction phase, is a large part of the BKV Group service plan. Our staff has solid field experience to effectively translate a two-dimensional plan into a three-dimensional structure. The timely and ongoing process records the construction activity and reviews compliance with the intent of the documents and client's goals.

The construction phase is a major part of our service. All of the hard work in developing the documents is fulfilled with the construction. The project team is directly involved in the construction administration phase. Project modifications are made only with client approval.

#### **Construction Administration capabilities and services include:**

- Contractor Selection Assistance
- Contract Management
- Cost Estimating
- Construction Scheduling
- Construction Observation
- Quality Control Management
- Lending Inspections
- Eleven-Month Warranty Walk-Through



### Sustainable Design

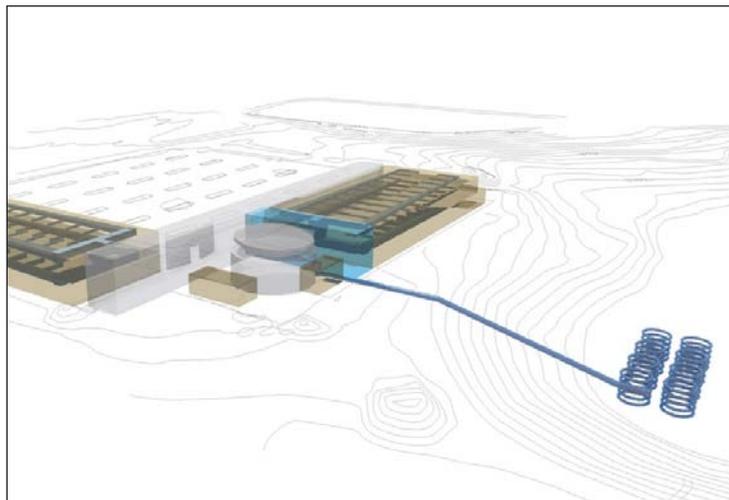
At BKV Group, we recognize the positive impact an environmentally-sensitive building can have on the people who work and visit it—they should function efficiently and benefit from the amenities offered by the site and the building. We also know that an environmentally-sensitive building can reduce operating costs and energy consumption and position our clients as leaders in community responsibility. A few environmental strategies include optimizing energy conservation and efficiency, minimizing the direct and indirect environmental impacts, maintaining high-quality indoor air, conserving resources and recycling to minimize waste.

Sustainable design is a comprehensive strategy to create buildings and sites that minimize the use of resources and reduce harmful effects on occupants and the environment. It is an integrated and synergistic approach in which all phases of the facility lifecycle are considered. The result is an optimal balance of cost, environmental, societal and human benefits which meet the owner's mission and function for the facility.

Sustainable design and development promotes buildings and facilities that are livable and supports a commitment to environmental stewardship and conservation.

#### Benefits of Sustainable Design include:

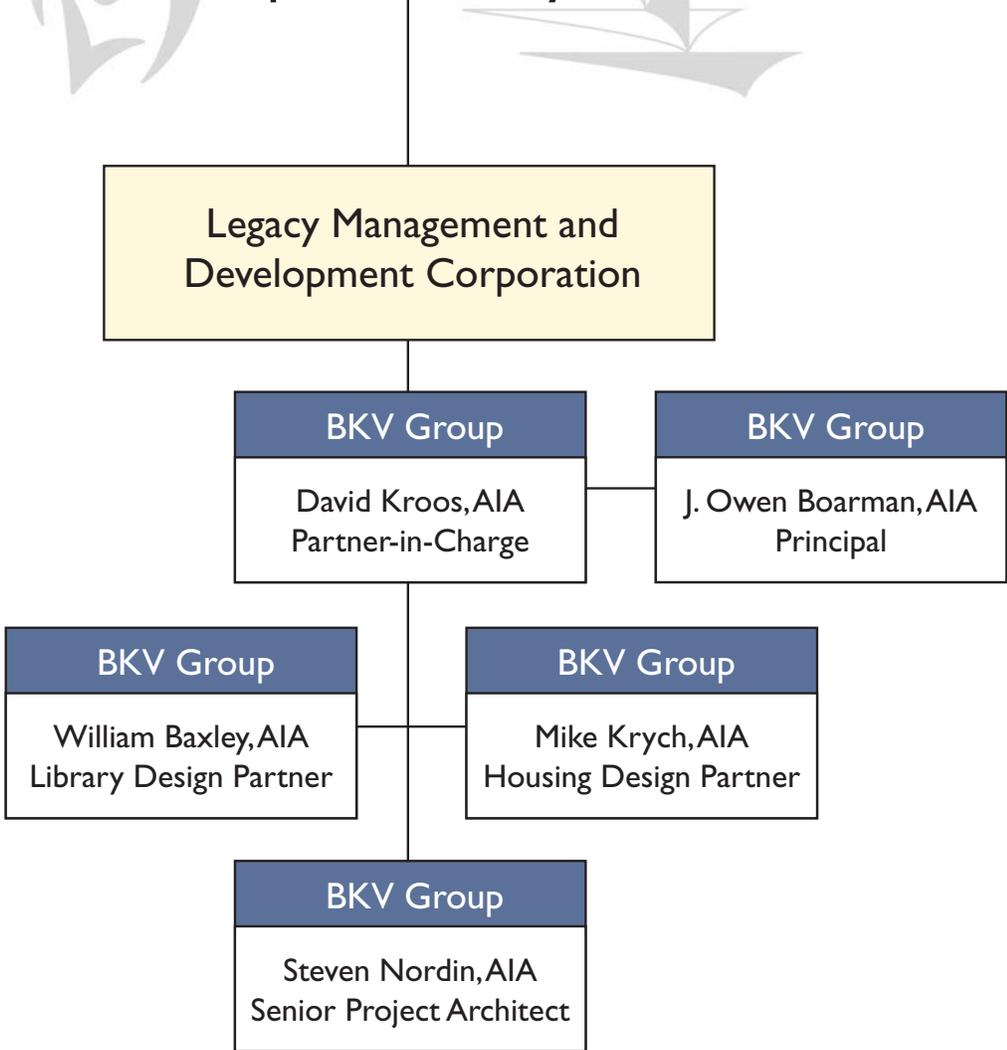
- Enhanced Building Durability
- Enhanced Occupant Comfort
- Energy and Water Savings
- Reduced Maintenance Operating Costs
- Conservation of Natural Resources
- Minimization of Waste and Pollution
- Prepared for Future Legislation
- Limits Risk and Possible Litigation
- Positive Public Relations
- Revenue from Recycling



geo-thermal coils system



# City of Minneapolis Minneapolis Library Board



## J. Owen Boarman, AIA

Principal



### Education

University of Minnesota  
Bachelor of Architecture with Distinction

### Registration

Professional Architect MN #11682  
NCARB #26798

### Professional Affiliations

MSAIA Minneapolis Chapter President  
Minneapolis Chamber of Commerce  
Minneapolis Downtown Council  
National Center for State Courts  
U.S. Courts Design Guide

Jack Boarman has thirty-four years of experience in the design of residential and mixed-use buildings. Since founding the firm in 1978, he has led the firm's team design approach in the development of quality residential and urban architecture for our region. He has expanded the design practice for planning, programming and design of urban redevelopment projects within Minnesota.

Jack has lead design and community neighborhood efforts on over 25 projects for residential and mixed-use developments. He has designed a three block plan for a high-rise project in downtown Minneapolis that involved mixed-use housing, office and condominiums. His current projects include the 301 Clifton Avenue luxury condominiums in Loring Park. This project involved a in-depth working relationship with the Citizens of Loring Park Neighborhood Group. Jack is also designing a 120-unit multi-use building condominium development in the historic riverfront area. Together with the partners at BKV Group, Jack has been involved with the design and construction of the urbanization and enhancement of the quality of residential living in Minnesota.

### For-Sale Residential Project Experience

301 Clifton, Minneapolis, MN  
520 Second Street Condominiums, Minneapolis, MN  
Brick Pond Apartments, Oak Park Heights, MN  
France Avenue Square, Bloomington, MN  
Glenview Family Housing, Glenview, IL  
Hopkins House Condominiums, Hopkins, MN  
Knob Hill of Eagan, Eagan, MN  
Loring Tower, Minneapolis, MN  
Minnehaha Square Condominiums, Minneapolis, MN  
Parkway Place Townhomes, Minneapolis, MN  
Penn Village Condominiums, Minneapolis, MN  
Penn Village Townhomes, Minneapolis, MN  
Oak Park Manor Townhomes, Minneapolis, MN  
Rosemount Development, Rosemount, MN  
Wellington Manor Condominiums, Oak Park Heights, MN  
University and Dale Apartments, St. Paul, MN

### Rental Residential Project Experience

Arts Quarter Lofts, Minneapolis, MN  
Bemidji Student Housing, Bemidji State University, Bemidji, MN  
Calhoun City Apartments, Minneapolis, MN  
Delano Square Apartments, Delano, MN  
Greenway Development,  
Heritage Landing Apartments, Minneapolis, MN  
Hotel Kaddatz Lofts, Fergus Falls, MN  
Riverfront Residential Development, Minneapolis, MN  
University and Dale Apartments, St. Paul, MN  
Northfield Lofts, Artspace, Northfield, MN  
Selby Grotto Village Apartments, St. Paul, MN  
Riverfront Residential Development, Minneapolis, MN  
University and Dale Apartments, St. Paul, MN  
Northfield Middle School, Artspace, Northfield, MN  
Selby Grotto, St. Paul, MN

## David R. Kroos, AIA

Partner-in-Charge



### Education

University of Minnesota  
Bachelor of Architecture

### Registration

Professional Architect MN #11355

### Professional Affiliations

American Institute of Architects (AIA)

David Kroos has over thirty years experience as a project manager and principal. Throughout his career, he has focused on providing exceptional municipal design services for library, fire, police, city hall, recreational and related governmental projects. David's philosophy is to design within the cultural fabric of the community, using materials and systems that provide optimum value, functionality, flexibility, durability and timeless quality. His extensive experience brings an understanding of the requirements needed for competitive bidding and fiscal accountability to the citizens of the community at large.

### Library Project Experience

Anoka County Library, Rum River Branch, Anoka, MN  
Anoka County Library, Johnsville Branch, Anoka, MN  
Dakota County Galaxie Library, Apple Valley, MN  
Melrose Community Library, Melrose, MN  
Owatonna Library, Historic Remodel and Addition, Owatonna, MN  
Shakopee Public Library, Shakopee, MN  
St. Paul Public Library, Rice Street Branch, St. Paul, MN  
St. Peter Public Library, St. Peter, MN  
Rondo Community Outreach Branch Library, St Paul, MN  
Willmar Public Library, Willmar, MN

### Municipal Project Experience (representative listing)

Brooklyn Center Police Station, Brooklyn Center, MN  
Champlin City Hall, Police and Fire Station, Champlin, MN  
Coon Rapids City Hall and Police Station, Coon Rapids, MN  
Eden Prairie Fire Station, Eden Prairie, MN  
Edina City Hall and Police Station, Edina, MN  
Fridley City Hall and Police Station, Fridley, MN  
Golden Valley Public Safety Building, Golden Valley, MN  
Hermantown Public Safety, Hermantown, MN  
Little Canada City Hall and Fire Station, Little Canada, MN  
Maple Grove Government Center and Public Safety Building, Maple Grove, MN  
Melrose City Hall, Library and Police Station, Melrose, MN  
Minneapolis Fire Stations, Minneapolis, MN  
MN Air National Guard Composite Operations Center, Minneapolis, MN  
Orono City Hall and Police Station, Orono, MN  
Orono City Fire Station, Orono, MN  
Plymouth Fire Station, Plymouth, MN  
Plymouth Public Safety and City Hall, Plymouth, MN  
Prior Lake City Hall and Police Study, Prior Lake, MN  
Ramsey City Hall Remodeling, Ramsey, MN  
Shakopee Police Station, Shakopee, MN  
Shakopee Pump House, Shakopee, MN  
Shakopee Fire Station, Shakopee, MN  
Shakopee Public Utilities Building, Shakopee, MN  
St. Louis Park Police Station, St. Louis Park, MN  
Vadnais Heights City Hall, Vadnais Heights, MN  
Woodbury Public Safety Building, Woodbury, MN

## **William M. Baxley, AIA**

Library Design Partner



### **Education**

Syracuse University, Universita Di Firenze  
Bachelor of Architecture

### **Registration**

Professional Architect MN #23866

### **Professional Affiliations**

American Institute of Architects,  
Minneapolis Chapter, Minnesota Society  
35W Aesthetic Design Review Committee,  
City of Minneapolis

Bill Baxley brings over fifteen years of experience that includes municipal, religious, recreational and higher education projects. He is dedicated to providing enduring, creative design that fulfills the needs of the client and user, and enriches our environment. Bill works directly with clients, establishing design and image development. As lead designer, his responsibilities include all phases of project development, from initial programming and preliminary design work, through final construction documents and construction administration. The American Institute of Architects (AIA) Minnesota Awards Committee selected Bill Baxley to receive the 2004 Young Architects Award.

### **Library Project Experience**

Clare Boothe Luce Library at Mepkin Abbey, Monck's Corner, SC \*  
Dakota County Galaxie Library, Apple Valley, MN  
Plymouth Community Library, Plymouth, MN \*  
Rondo Community Outreach Library, St Paul, MN  
Shakopee Library, Shakopee, MN  
Winona State University Library \*

### **Municipal Project Experience**

Edina City Hall and Police Station, Edina, MN  
Maple Grove Campus Plan, Maple Grove, MN  
Maple Grove Government Center, Maple Grove, MN  
Maple Grove Fire Station #5, Maple Grove, MN  
Navarre Fire Station, Orono, MN  
Plymouth City Hall and Public Safety, Plymouth, MN  
Prior Lake City Hall and Police Study, Prior Lake, MN  
Ramsey City Hall and Police Department, Ramsey, MN  
Rockport City Hall, Rockport, ME \*  
Shakopee Police Station, Shakopee, MN  
Shakopee Fire Station, Shakopee, MN  
Shakopee Public Utilities, Shakopee, MN  
Shakopee Pump House #5, #12 and #15, Shakopee, MN  
Shorewood City Hall, Shorewood, MN  
St. Michael Town Center, St. Michael, MN  
St. Michael City Hall, St. Michael, MN  
St. Louis Park City Hall, St. Louis Park, MN  
Vadnais Heights City Hall, Vadnais Heights, MN  
Woodbury Fire Stations, Fox Run and Afton Road, Woodbury, MN  
Woodbury Public Safety Building, Woodbury, MN

\* Project experience while with another firm

## Michael J. Krych, AIA

Housing Design Partner



### Education

University of Minnesota,  
Bachelor of Architecture with honors  
Architecture Thesis Award

### Registration

Professional Architect MN #23555

### Professional Affiliations

American Institute of Architects  
CALA Mentor Program  
Minnesota Multi-Housing Association

Michael Krych has fifteen years of award-winning residential urban design experience. His career has focused on urban design and development within the Twin Cities and nationally for housing and mixed-use developments. He has guided our in-house design process to involve communities, creating excellence and consensus for the developer and the neighborhood. As the design partner on major projects such as Heritage Landing, Stonebridge and 301 Clifton Avenue, he has introduced unique unit plans and two-story unit lofts arranged to provide innovative residential environments. Together with the partners at BKV Group, Mike has been involved with the redesign and construction of the urbanization and enhancement of the quality of residential living in the Twin Cities.

### Residential Project Experience (representative listing)

301 Clifton Avenue Condominiums, Minneapolis, MN  
600 Main Street Condominiums, Minneapolis, MN  
740 River Road, St. Paul, MN  
Selby Grotto Apartments, St. Paul, MN  
Arts Quarter Lofts, Minneapolis, MN  
Burnsville Condominiums, Burnsville, MN  
Calhoun City, Minneapolis, MN  
Carleton Place Lofts, St. Paul, MN  
Croix Valley Townhomes, Hudson, WI  
France Avenue Square, Bloomington, MN  
Gateway Village Multi-Family Housing, St. Paul, MN  
Great Lakes Navy Family Housing, Glenview, IL  
Greenleaf Lofts, Minneapolis, MN  
Heritage Landing Apartments, Minneapolis, MN  
Highland Heights Condominiums, St. Paul, MN  
Hotel Kaddatz, Fergus Falls, MN  
Johnson Brothers Lofts, St. Paul, MN  
Inver Grove Heights Senior Campus, Inver Grove Heights, MN  
Kingsmill Village Apartments, Fairbault, MN  
The Landings at Silver Lake Village, St. Anthony, MN  
Loring Park Condo Tower, Minneapolis, MN  
Loring Park Apartments, Minneapolis, MN  
Louisiana Oaks Apartments, St. Louis Park, MN  
Main Street Village Housing, New Brighton, MN  
Northfield Lofts, Artspace, Northfield, MN  
Old Shakopee Road/France Avenue Development, Bloomington, MN  
Park Crest Condominiums, Burnsville, MN  
Pennel Park Apartments, Rehabilitation, Duluth, MN  
River Park Townhomes, Anoka, MN  
Selby Grotto Village Apartments, St. Paul, MN  
Silver Lake Commons Townhomes, Moundsview, MN  
Silver Lake Village Apartments, St. Anthony Village, MN  
Smith Tower (The Mark Residence Tower), St. Paul, MN  
University and Dale Apartments, St. Paul, MN  
Villas in the Heart of the City, Townhomes, Burnsville, MN

## Steven Nordin, AIA

Senior Project Architect



### Education

University of Minnesota  
Bachelor Arts, Environmental Design

### Registration

Professional Architect MN #20135

Steven Nordin joined BKV Group in 2003, bringing over twenty years of experience in quality residential, governmental, corporate, educational and retail design. As a Senior Project Architect, he is responsible for schematic design, design development, construction documents, construction, administration, specifications, code analysis and project management.

### Residential Project Experience

520 Second Street Condominiums, Minneapolis, MN  
Arts Quarter Lofts, Minneapolis, MN  
Birch Pond Condominiums, New Brighton, MN \*  
Energy Park Atrium Housing, St. Paul, MN \*  
Fountainview Apartments, Naples, FL \*  
France Avenue Square, Bloomington, MN  
Gateway Village, St. Paul, MN  
Greenleaf Lofts, Minneapolis, MN  
Hopkins House Condominiums, Hopkins, MN  
Lawrence Residence Hall, St. Cloud, MN \*  
Maplewood Townhouses, Maplewood, MN \*  
Naples Senior Housing, Naples, FL \*  
Nicollet Avenue Redevelopment, Neighborhood Revitalization Master Plan, Minneapolis, MN  
Registry Resort Hotel/Convention Center, Naples, FL \*  
The Residences at World Golf Village, St. John Co., FL \*  
University and Dale Apartments, St. Paul, MN  
The Villas at Serenata Beach, St. John Co., FL \*

### Government and Municipal Project Experience

Anoka Co. Adult Correctional Facility, Anoka, MN \*  
Bloomington City Hall, Police & Art Center, Bloomington, MN \*  
Collier County Courthouse, Naples, FL \*  
Hennepin County Juvenile Detention Center Addition, Minneapolis, MN \*  
H.H.H. Job Corps Center, St. Paul, MN \*  
Oak Park Heights Correctional Facility, Oak Park Heights, MN \*  
Pine County Justice Center, Pine City, MN  
Rondo Community Outreach Branch Library, St Paul, MN  
University of Minnesota Police Station, U of M, Minneapolis., MN \*

\* Project experience of while with another firm

St. Paul, MN

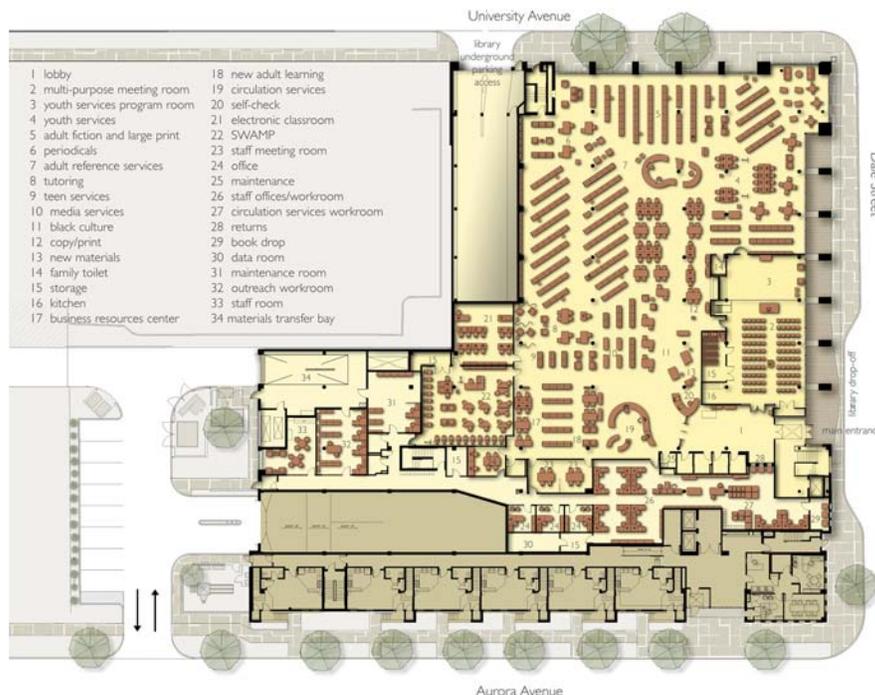
The Rondo Community Library/University and Dale Apartments mixed-use five-story project, described as a major hub of economic development, consists of a community library, 103 one and two bedroom units, and 194 underground parking stalls. Located in a very diverse and vibrant community dedicated to renovating older structures, the new building is designed as a traditional multi-family complex with a new urban edge.

This new 234,024 s.f. building will replace the current Lexington Branch Library with a new 39,226 s.f. outreach branch library. The building will occupy the on-grade floor and there will be underground parking for the library's use.

Each unit will have a balcony, nine to twelve foot ceilings with oversized windows. A raised public plaza will be located on the third floor of the site. The exterior of the building will be rendered in brick.

This project is currently under construction.

University and Dale Mixed-Use Development



### Apple Valley, MN

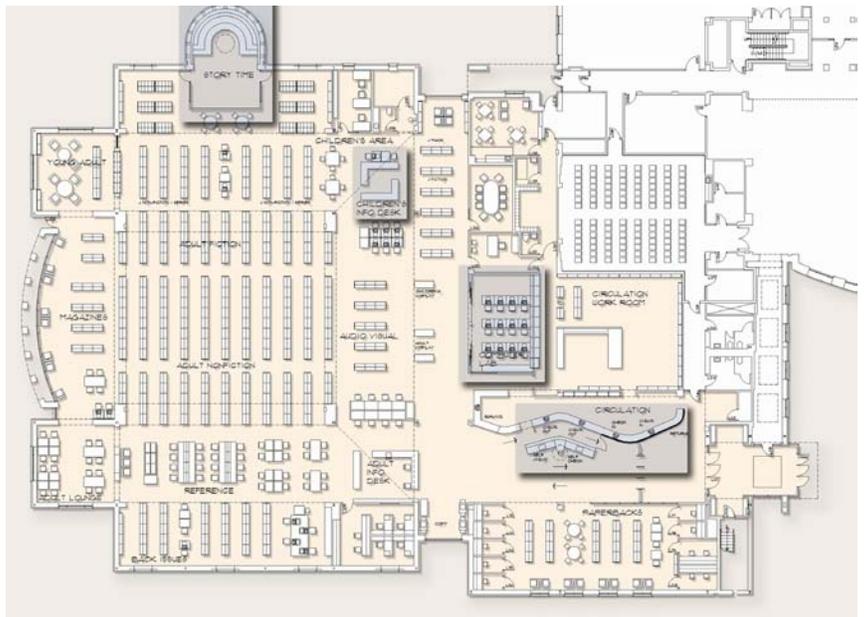
The Dakota County Library System originally hired BKV Group for master planning services at the Galaxie Library in Apple Valley and the project expanded into remodeling the library.

This initial project focused on the areas most critical to the functioning of a library: the service desk, book drop, circulation work room and children's area. The outstanding characteristics of this project is that available space will not increase. Problems are solved only within the bounds of existing spaces. BKV Group provided analysis which describes the spatial requirements of each essential activity and a solution which dovetails and overlays these requirements that provides maximum utilization of library space.

BKV Group was also selected to renovate the occupied library in three phases. The first phase is addressing the highest priority needs such as a larger and enclosed story area, larger and relocated children's desk, new computer training area with 8-12 stations and a new self check out area. Also during this phase the library wants to create visual identity and wayfinding with colors and improved signage. They have also allocated funds for lighting upgrades and new carpet. The second phase addresses a list of short-term needs that were unable to be addressed in phase one due to budget constraints. The third phase will address long term needs by adding space by either addition or acquiring space within the existing Service Center.

This project is currently under construction.

### Dakota County Public Library, Galaxie Branch



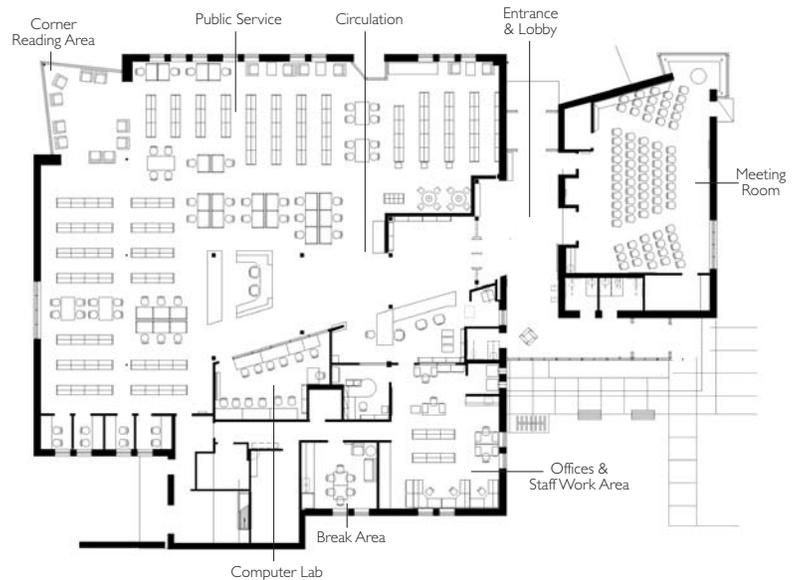
### St. Paul, MN

The new Rice Street Library serves as the focal point for the diverse communities that make up the Rice Street neighborhood. Located on a busy commercial street, at the edge of a primarily residential area, the new branch library is designed with pedestrians in mind. Designed as a community facility, the challenge was to maintain a low scale profile while presenting an appropriate civic image to the street, including a front-store entrance and a graceful canopy extending to the parking lot. The backside of the library is unique in its design to blend naturally with the neighboring buildings and homes. A public meeting room, seating 80, was designed for library programs as well as for community meetings.

Warm tones and natural wood are combined with clerestory daylighting to provide a rich inviting interior. The new library includes a children's area offering books, a reading nook, space and equipment for tutoring and electronic instruction.

The Rice Street Library remains book-oriented while providing electronic resources. It houses a larger collection of materials: bestsellers and classics are actively collected plus video, DVD, CD's and books on tape. The library features a glassed, enclosed computer-training center courtesy of the Bill and Melinda Gates Foundation.

### St. Paul Public Library, Rice Street Branch

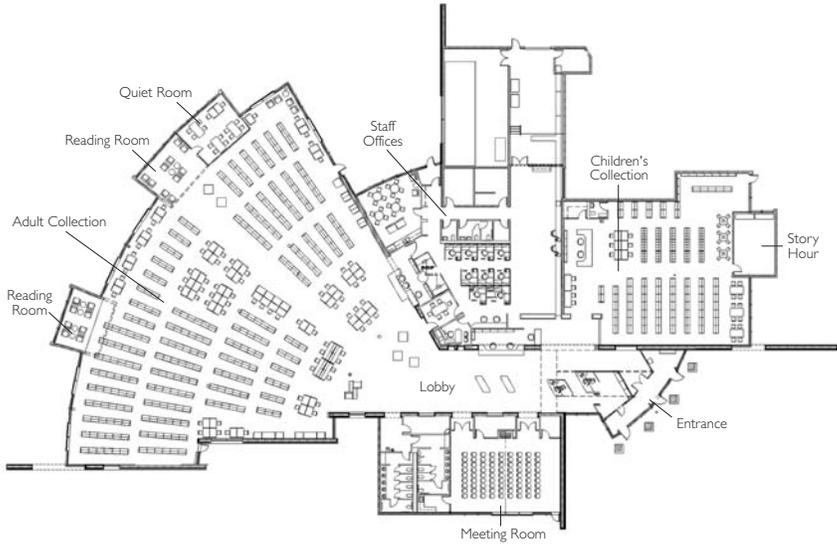


**Anoka, MN**

The Anoka County Rum River Branch Library consolidates the resources of three existing County Library facilities into a new 30,000 s.f., single story structure, set on a rural, park-like site in Anoka, Minnesota. The building's organic, free-flowing plan is organized around a tall, slender lobby space with continuous upper clerestory windows and a gently sloping wood roof structure.

The palette of materials includes rough ashlar stone, brick, wood, metal and glass each utilized to anchor the building to its site, while keeping the interior spaces light and airy. A sweeping curvilinear glass and aluminum wall affords views from the main reading room to one of the site's naturally landscaped areas, engaging patrons in this idyllic native setting, as a backdrop for their investigations into knowledge and learning.

**Anoka County Public Library, Rum River Branch**



## Shakopee, MN

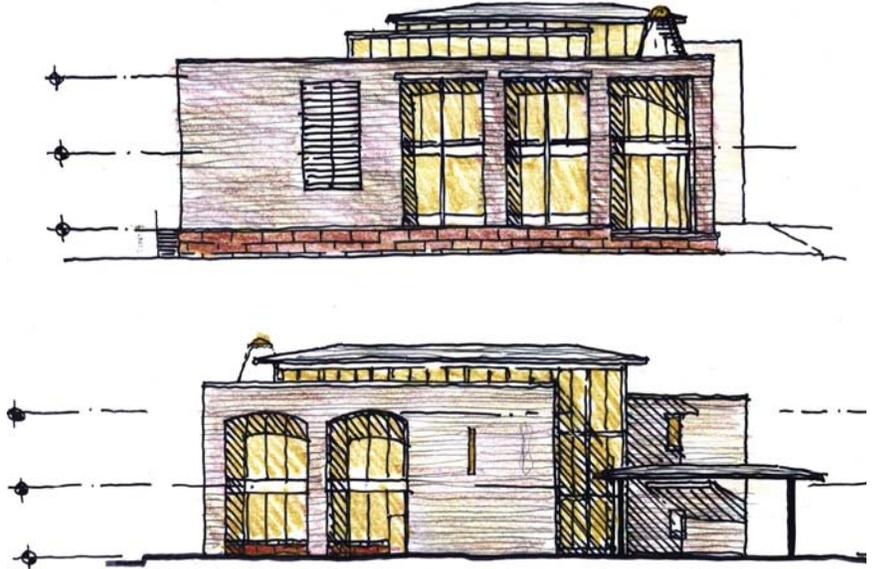
BKV Group was commissioned to design a new two-story, 24,000 s.f. library building for the City of Shakopee. BKV Group/Jeff Kelley Architects developed the functional and space program under the direction of the Scott County Library System.

The new library collection will significantly increase and will be a service hub for the Shakopee community. Expanded library programs include new centers for children, adult readers and access to technology. Meeting and conference spaces will allow hosting of public discussions, presentations and larger meetings. Staff operational areas will be modernized to speed library service delivery capabilities. The design plans include the possibility of expansion for future public uses such as a performing arts center, green space and additional public parking

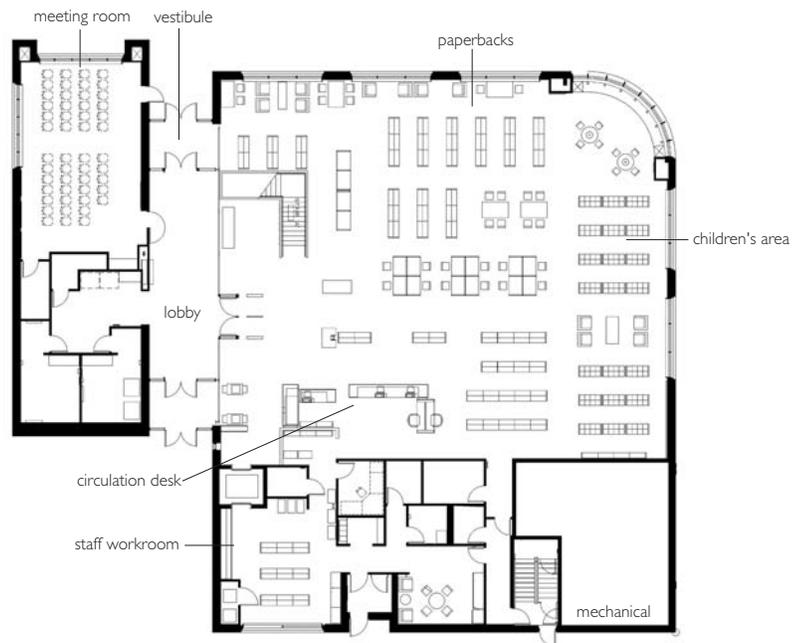
As a major civic presence on the edge of the Commercial Historic District Boundaries, the new library responds to the Shakopee Downtown Design Guidelines through the use of traditional materials and architectural design elements, interpreted for the contemporary functions and needs of a modern library to ensure long-term value. The building's siting, massing and relationship to the surrounding community establish it as a downtown marker and destination, visible and identifiable for both pedestrian and automobile-oriented users. Public entrances on Lewis and Third promote easy access from two directions.

The design of the windows, skylights, high interior volumes and an open floor plan visually connected between two floors creates a comfortable environment for leisure, work, study and public interaction.

## Scott County Public Library, Shakopee Branch



### FIRST FLOOR



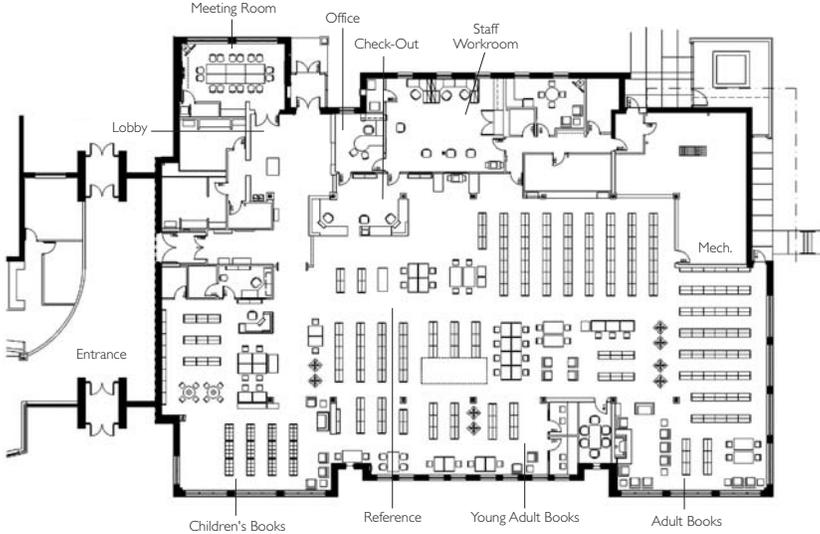
St. Peter, MN

Tornadoes packing winds up to 206 miles per hour ripped through southern Minnesota March 29, 1998, damaging the public library of St. Peter. Most of the library collection was ruined.

More than four years later, the St. Peter Library opens with a new 16,400 s.f. building that includes 12,000 new items including books, magazines, videos, CDs and DVDs that were added to the former library's collection of about 20,000 items. Eight computer terminals with Internet access are available for use. Chairs offer comfortable lounging, and even the high-backed wooden chairs have padded seats. Children have a separate corner complete with toys, kid-size chairs and table and eye-level bins so kids can easily file through the books.

The new library also offers a brick and Kasota stone tower in the front lobby, exposed beams, spacious offices, a stone fireplace with a reading/lounge area, two aquariums and large clerestory windows that offer a bright, cheery and upbeat place to enjoy.

S t . P e t e r P u b l i c L i b r a r y

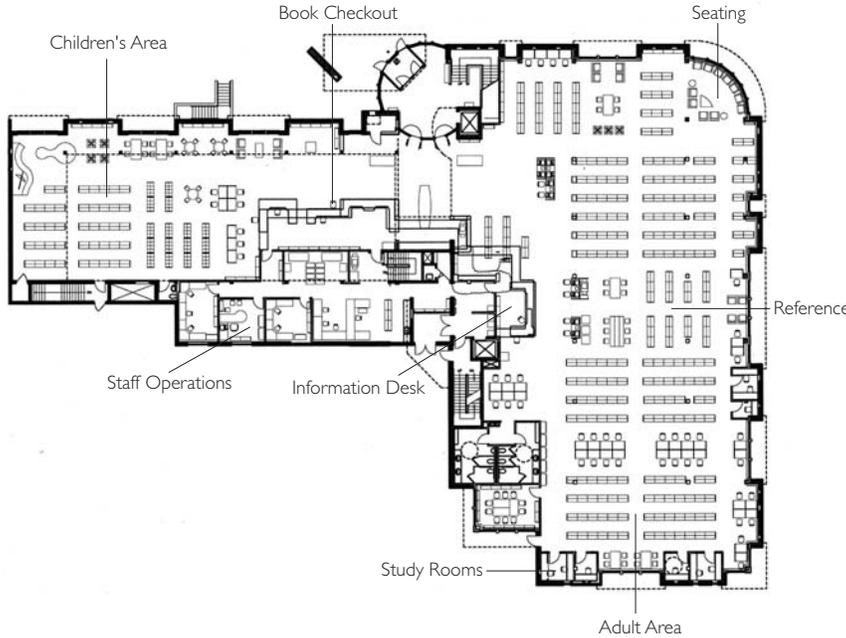


**Willmar, MN**

The original Willmar Public Library, built in 1966, was part of the government campus in the downtown area. The 44,000 s.f. expanded Library facility, completed in 1999, houses a variety of new and unique functions including a new multi-purpose room, comfortable public reading spaces and the administrative offices for the Pioneerland Library System. The addition is planned with the future in mind; the Library's collections now have expansion space anticipating 25 to 30 years of growth.

Architecturally, the issue of the addition's perceived presence is resolved with seamless fluidity, by way of replicating and repeating the existing building's featured wall elements (random-coursed granite) throughout the addition's main level. An aluminum and glass window - all vocabulary weaves through these "panels" as a contemporary fabric - links them with each other, and they emerge as both a new second story and a circular entry element. This palette of contrasting materials defines an architecture that speaks, at once, of a delicate balance between old and new and "reinterpretation," as a singular, clear vision.

**Pioneerland Library System, Willmar Public Library**



**Minneapolis, MN**

Heritage Landing represents a high-density, mixed-use, urban infill project in the heart of the historic Minneapolis Warehouse District.

The 229-unit rental complex combines flats, lofts and stacked two-story townhomes with 400 underground parking stalls and 7,500 s.f. of street-level retail. Our goal in the design was to combine contemporary living with an industrial aesthetic compatible to the historic neighborhood. The complex covers an entire city block and is positioned to create and maintain a strong urban edge along the street.

In addition to providing a variety of rental housing opportunities for area residents, the intent of this project was to promote the restoration of Minneapolis' Historic Warehouse District.

**Heritage Landing Apartments and Townhomes**



Minneapolis, MN

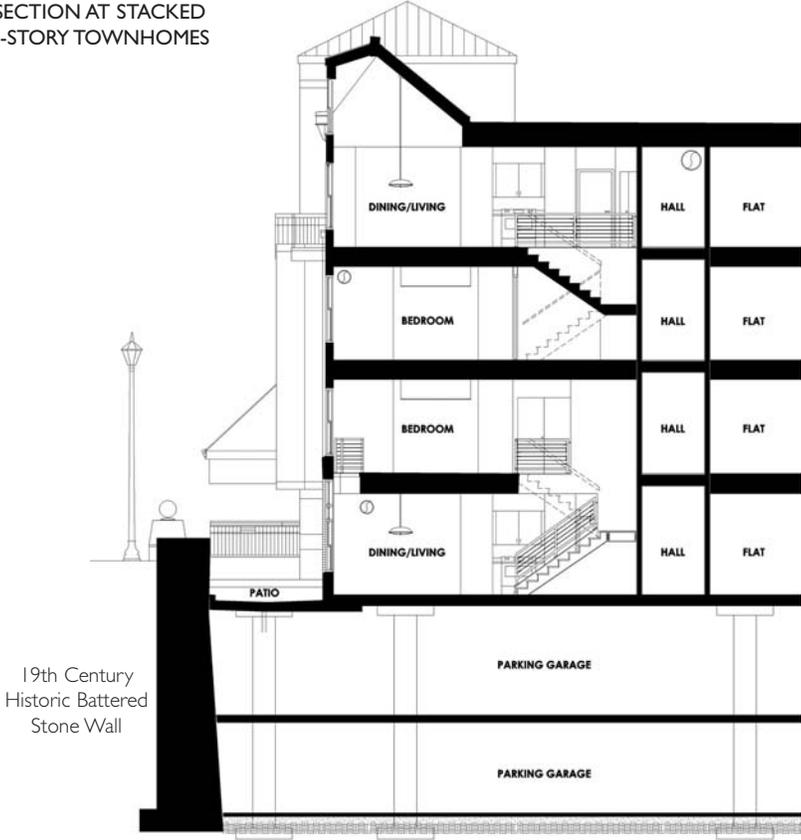
The complex required two different structural systems and the integration of a historic 19th century battered stone wall, originally built to enclose a railroad yard, and an old historic steel and wood bridge on the east side which was required to be left intact and exposed to view.

The 8-story structure, marked by a turret element, was positioned to form a gateway to the neighborhood with massing and materials used to reflect the scale and character of the larger warehouse buildings in the district. The mansard roof recalls many of the buildings that formerly occupied portions of the historic district, such as the first Minneapolis City Hall. Components used in the 4-story building have a more varied exterior creating a "rowhouse" character relating to the smaller scale buildings in the area. Both structures combine materials inherent to the area but used in a refreshing, imaginative way.

Heritage Landing Apartments and Townhomes



SECTION AT STACKED  
2-STORY TOWNHOMES



## St. Paul, MN

The Gateway Village Multi-Family Housing project is a twelve-acre redevelopment offering 573 units in four separate buildings. It consists of 312 units of rental apartments, 121 units of senior affordable rental apartments and 140 units of "for-sale" condominiums. A fifth building is a separate "club house" with amenities such as a pool, party room, fitness room and business office for the rental community.

The buildings are four level structures with underground parking. There is a variety of unique unit plans available in each building including direct outside access to the streets and covered plazas and two-level living. All units have the latest industry standard treatments for finishes, appliances, state of the art internet access and security technology for the occupants.

The brick and masonry exterior designs are inspired by the surrounding bluffs and bridge details and include elements of the classic St. Paul architecture. Other hardboard traditional siding treatments accent the brick. The living spaces have substantial areas of glass enhancing the neighborhood aesthetic and offer exterior views with maximum daylighting. Surface parking is minimized due to the large areas of underground parking. Curbside parking is provided and encouraged on all streets to promote the "urban village" feel which has been a key factor and a requirement of this development.

The project has received enormous support from St. Paul Mayor Kelly, St. Paul Councilman Pat Harris and the local community leadership of the Highland Park District Council.

This project is currently under construction.

## Gateway Village Multi-Family Housing



Minneapolis, MN

The Loring Park redevelopment plan provides an urban context of open space integrated with varying height terraced building masses. Included are 350 to 390 residential condominiums and 10,000 to 20,000 s.f. of neighborhood-based retail on the two parcels. The design focuses on day lighting, openness to the park, safe pedestrian movement, environmental quality and architectural distinction with a thoughtful design that preserves the historic context of the existing Eitel building. The structure will be fully integrated into the residential development, while possessing an architectural design that returns its original appearance and distinction within the neighborhood.

The site plan design provides extensive open space in both public and private areas. The public space emphasizes expanded pedestrian walkways and boulevards with trees, grates, lights and benches along Willow, Spruce, Grant and LaSalle. Neighborhood and city traffic review are critical to the urban design process. Site access and egress were designed to accommodate neighborhood traffic and pedestrian movement in a manner so as to minimize interior street traffic and to reduce conflict with pedestrian circulation along Spruce.

Loring Park Redevelopment Plan



Site plan rendered by Damon Farber Associates

### St. Anthony, MN

Silver Lake Village Redevelopment is being master-planned as a seventy acre "mixed-use development" on a redevelopment site on the current Apache Plaza retail site in the middle of St. Anthony, a first tier suburb of Minneapolis. The project includes acquisition of several properties adjacent to the old Apache Plaza building. All of the older existing structures would be razed to clear the way for the new development.

The new mixed-use development would include approximately 250,000 square feet of new retail, a central park area with reflecting ponds, a community amphitheater, park shelters, etc. and a wide range of housing types. The housing would include a variety of approximately 350 units of market-rate and senior rental apartments, for-sale senior cooperative flats in four-story structures, for-sale flats and two-level town homes in four-story structures, side by side three level town homes, and luxury condominium flats in another four-story structure. With the possible acquisition of additional property in the future, another upper-end single-family development could be included.

The major public amenity in this development features the Central Park that connects the commercial retail and office development on the east half of the site with all of the new housing on the west half. This park area includes two large feature ponds, which provide the storm water treatment for the entire sixty-acre site, an element that previously did not exist. Pedestrian elements in and around the ponds include an amphitheater, park shelter, waterfall and fountain elements, walking paths, significant landscaping, and parking.

This project is currently under construction.

## Silver Lake Village Redevelopment



### New Brighton, MN

Main Street Village has been master planned as a ten acre "mixed-use development" on a re-development site in the middle of New Brighton, a first tier suburb of St. Paul. Approximately two thirds of the site is designed to accommodate five commercial, retail and restaurant buildings totaling approximately 100,000 s.f. Three of the five buildings are completed and the remaining two are in design.

The remaining one third of the site has been designated in the mixed-use master plan as the site for Market Rate Rental Apartments. This project consists of 125 luxury rental apartments with over twenty different floor plan layouts including several two-level "town home" units. The massing of the building consists of two, three and four story elements all above an underground heated parking garage. This stepping or cascading of the building by levels provides an appropriate visual connection to the surrounding single-family homes.

The exterior material palette; brick, stone, stucco, shingles and siding, is the same for all of the buildings in this development.

## Main Street Village Development



## Minneapolis, MN

A joint effort of the Whitter, Steven's Square and Loring Park neighborhoods, lead by the Nicollet Avenue Business Association, this plan represents a strategic revitalization of 17 blocks of Nicollet Avenue in Minneapolis. The BKV Group team developed the plan through a facilitative community process. Through community workshops, neighborhood consensus was established on major issues facing the area as well as desired or lacking land uses along the avenue. Through feasibility assessments by our team, uses were evaluated and prioritized.

Land values, uses and urban conditions were studied, while building characteristics and design guidelines were established. Specific development concepts were developed for over 12 individual sites. Each concept was reviewed for financial feasibility and design to meet the consensus issues of residents while building on existing strengths of the neighborhood.

The end product of the development plan is now being used to guide development and renewal along the avenue by private developers as well as neighborhood and community groups. Within four months of the completion of the development plan, five of the focus sites concepts were in the planning stages.

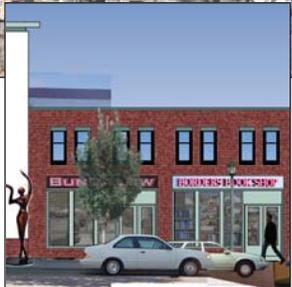
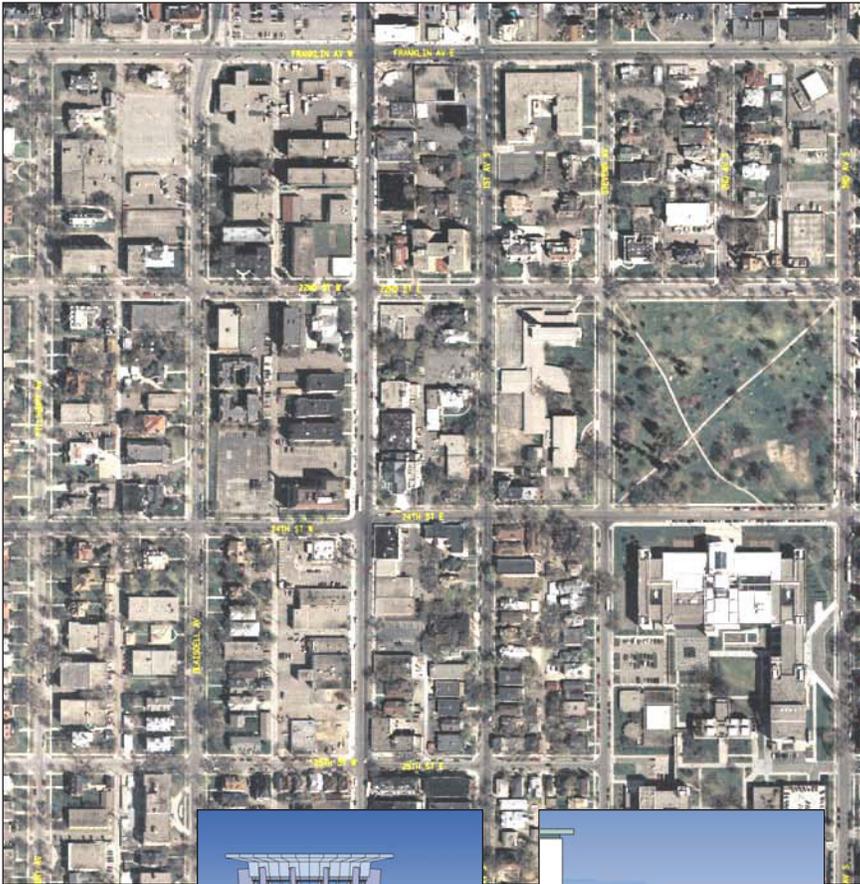
## Nicollet Avenue Development Plan



Minneapolis, MN

The property values and uses along the entire Nicollet Avenue Corridor have been analyzed to identify sites that represent significant development opportunities. The viability for redevelopment was determined on a number of factors. Current vacancies and low recent appreciation at the sites identified are indicative of redevelopment opportunities. Misfit of uses within the zoning and Minneapolis comprehensive plan also point towards sites that are ripe for redevelopment. Adjacency towards other new developments, or connectivity opportunities to key neighborhood focal points provide capability for all opportunity sites to expand on and capitalize on existing strengths along the Nicollet Corridor.

Nicollet Avenue Development Plan

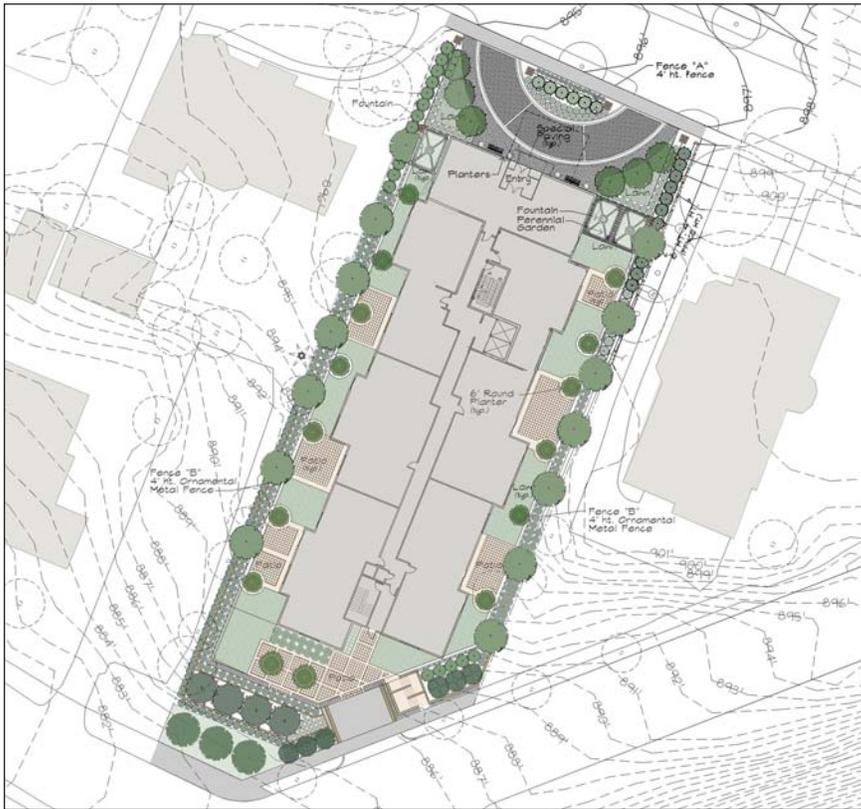
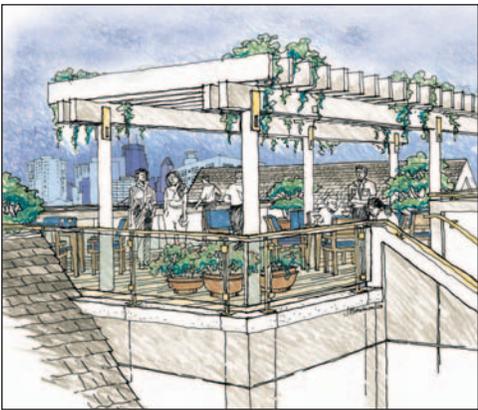


Minneapolis, MN

The 301 Clifton Avenue condominiums in the Loring Park Neighborhood offers residents uses and views of both Loring Park and downtown, while allowing easy access to major highways. Our design enhances the existing traditional neighborhood charm while incorporating effective unit design to conserve resources and energy in addition to providing needed housing alternatives. The 301 Clifton residences strives for a distinctive character by integrating open living spaces, high ceilings, bay windows and private balconies, brick and stone exterior materials, and natural interior millwork.

This project is currently under construction.

3 0 1 C l i f t o n A v e n u e



Minneapolis, MN

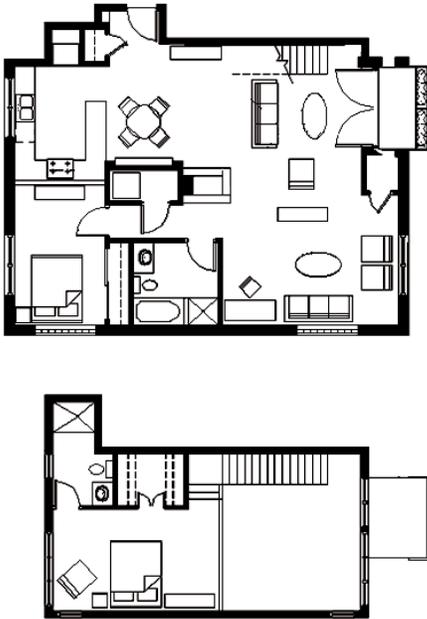
This project is a multi-use, four-story building including 27-units of market rate residential and ground floor retail and commercial space. The ground floor retail space has elevated outdoor plaza seating. The development concept is to create a living and working environment.

This project is currently under construction.

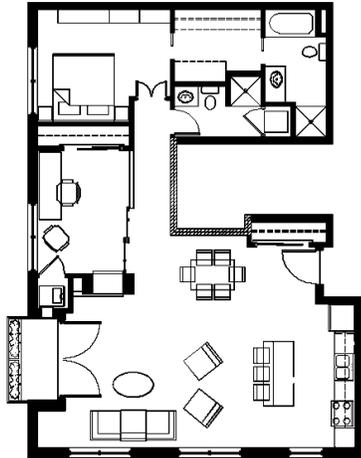
G r e e n l e a f L o f t s



LOFT UNIT  
2 BEDROOM + DEN



SECOND FLOOR UNIT  
1 BEDROOM + DEN



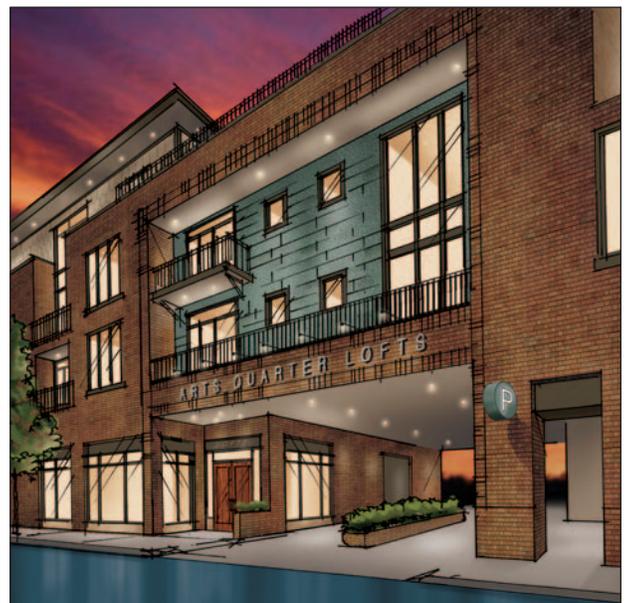
## Minneapolis, MN

The Arts Quarter site spans the public alley and extends the full length of the city block along 26th street. Private, secure, and heated resident parking is tucked below the first floor retail space, while convenient visitor and retail parking is located within the East side of the first floor. Responding to the unique quality of the building's site, the unit plans at the Arts Quarter represent a wide variety of urban living options. Unit plans include one and two bedroom single story "flats" located on the Second Floor; as well as two story "lofts" spanning the Third and Fourth Floors. One of the distinguishing features of many of the Arts Quarter unit types is a unique "interlocking" loft design providing windows, light, and air spanning both sides of the unit - assuring that each of these interlocking units receive rich South light and a visual connection to Eat Street as well as soft North light and balconies with skyline glimpses.

Located within the Washburn Fair Oaks Historic Preservation District, the building's exterior design is an extension of the unique interior unit designs. A faithful blend of the historic and the modern, the building's design concept is an interlocking of two related building forms, each originating on a separate side of the alleyway, integrating at the public lobby. The two building forms represent the cultural qualities of the Whittier Neighborhood - the brick mass of the West relating to the historic fabric of Nicollet Avenue, while the Victorian Shingle mass of the East uses a unique, historic residential cladding while representing the artistic and creative energy of the near-by arts institutions. Each of these forms are present as a supporting accent to its neighbor, with the brick mass providing a solid base to the shingle mass while the shingles extend across the top of the brick building to create an intersecting and visually light crown. Throughout the length of the building is a consistent rhythm of large two-story windows, balconies, and terraces interlacing the two building expressions. The resulting building design is a fresh yet faithful, modern interpretation of the indigenous historic character of Whittier.

This project is currently under construction.

## A r t s   Q u a r t e r   L o f t s



## Minneapolis, MN

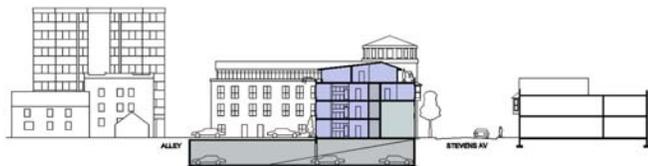
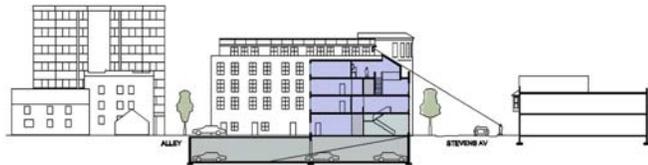
Following the completion of the Nicollet Avenue development plan, BKV Group worked with the Minneapolis Community Development Agency and the Whittier neighborhood to develop a mixed-use concept for this "brown field" site. Located directly south of The Minneapolis Institute of Arts (MIA) and the Minneapolis College of Art and Design (MCAD), this site defines the current boundary of the 26th and Nicollet retail node. Low-density early twentieth century homes are immediately adjacent to the east and south. This location consists of one site currently under the control of Hennepin County and targeted for MCDA development.

The building topologies surrounding the site range from single family residential to the east, to a clear commercial node to the west. The design concept of the four development locations provides a transition between these two different zones. Spaced at intervals along the street are focal point elements. Along the length of the street are green spaced plazas alternating with existing green spaces located on the north side of the street. Each of these plaza locations provides opportunities for public artwork, strengthening the "Artist Corridor" concept of the street development.

Development components include:

- (43) 1 and 2 bedroom units
- 6,200 s.f. of commercial space, with intended for art galleries, studios, and related shops
- Structured parking for 90-100 cars

## Dispatch Site Development Plan

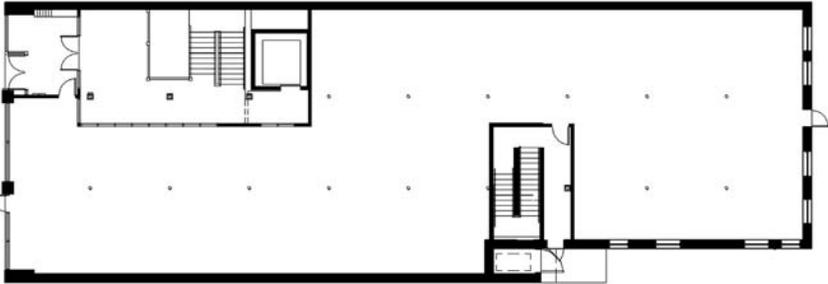


Fergus Falls, MN

Built in 1915, the Hotel Kaddatz is a three-story brick structure with a full basement; each floor contains about 6,000 square feet. It is located in the heart of Fergus Falls' central business district. The Kaddatz is listed on the National Register of Historic Places.

The Kaddatz project creates 10 units of mixed income housing. The project will also create 4,200 square feet of commercial space on the ground floor and 6,000 square feet of community arts center space in the basement.

H o t e l   K a d d a t z   A r t i s t   L o f t s



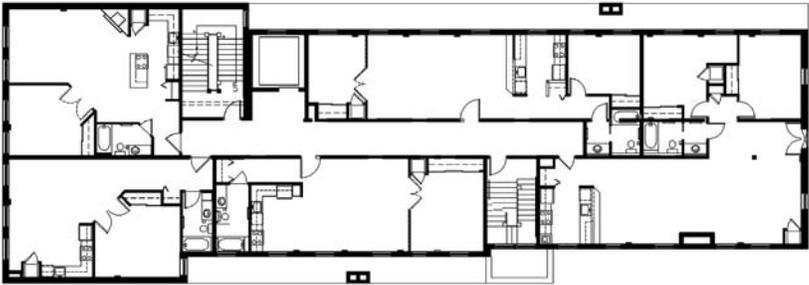
GALLERY SPACE

**Fergus Falls, MN**

The Kaddatz has six one-bedroom and four two-bedroom units. This mix has been chosen to meet the housing needs identified by a market survey of artist households in the Fergus Falls area. The project serves a mix of young and middle-age singles and couples. The two-bedroom units provide housing suitable for families with children. The project provides an elevator serving all levels of the building; all units are thus accessible to persons with physical disabilities.

The project budget is \$2.3 million. Of this amount, about \$1.5 million was applied to residential rehabilitation of the structure. The remaining \$800,000 was allocated to non-residential uses, including restoration of the grand staircase that originally connected the main floor to the residential floors above; and the extension of the staircase to the community art center space on the lower level.

**H o t e l   K a d d a t z   A r t i s t   L o f t s**



SECOND FLOOR