

## 808 BERRY PLACE

St. Paul, Minnesota



**808 BERRY PLACE**  
St. Paul, Minnesota

**TYPE OF PROJECT**  
267 Luxury Apartments  
30% of units affordable (50% AMI)

**ARCHITECT**  
Walsh Bishop Associates

**CONSTRUCTION MANAGEMENT**  
Weis Builders, Inc.

**DOMINIUM'S RESPONSIBILITY**  
Real Estate Development  
Project Financing  
Legal and Environmental Services  
Design and Construction Management  
Property Management  
Section 42 Compliance

**FINANCIAL PARTNERS**  
LaSalle Bank N.A.  
Ramsey County  
City of St. Paul, MN  
Dougherty & Company, LLC  
Paramount Financial Group, Inc.  
Minnwest Bank  
Bremer Bank

**TOTAL DEVELOPMENT COST**  
\$45,000,000

**SIZE**  
3.6 acres (site)  
544,444 sq. ft. (building)

**COMPLETION DATE**  
May 2004



808 Berry Place is a 267-unit apartment building that is part of a larger redevelopment district located near University Avenue and Highway 280 in Saint Paul, Minn. The two-block site consisted of run-down industrial buildings and a few homes. Dominion has completely redeveloped one block of the site into luxury rental housing, with 30 percent of the units set aside as affordable rental housing. Wellington Management and Hunt Associates built luxury for-sale housing on the other block.

Our design concept for 808 Berry Place is meant to fit within an urban warehouse redevelopment district. The basic building consists of four wings that form a rectangular block, with a large courtyard area in the center. All units will have excellent views of the surrounding cityscape or of the interior courtyard. The courtyard is highly developed with a swimming pool, spa, deck areas, gazebo, arbors, fountains, and extensive landscaping. The interior common areas feature a fitness center, business center, pool and amusement room, theater room and a large gathering space overlooking the courtyard.

The exterior of the building is styled as a warehouse-inspired multi-colored brick block with lighter-colored stucco and siding on the upper floors. The clubhouse and loft areas have a mansard treatment clad with a metal roof. The majority of the building is flat-roofed. Large window areas and a great degree of façade articulation complete the elevations.

808 Berry Place is located less than half a mile from Tower Hill Park in St. Paul and less than three-quarters of a mile from the Mississippi River Parkway. The site's proximity to University Avenue, State Highway 280, Interstate Highway 94, and Interstate Highway 35 provides easy access to all parts of the metropolitan area.

Residents of 808 Berry Place are able to drive or take a bus to downtown Minneapolis or downtown St. Paul in 10 minutes and to either the Minneapolis or St. Paul campus of the University of Minnesota in less than five minutes.

