



# DOMINIUM

## STONE CREEK AT MEDICINE LAKE

*Plymouth, Minnesota*

**STONE CREEK AT MEDICINE LAKE**  
Plymouth, Minnesota

**TYPE OF PROJECT**  
132 Luxury Apartments  
25% of Units Affordable

**ARCHITECT**  
Walsh Bishop Associates

**CONSTRUCTION MANAGEMENT**  
Amcon Construction

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

**FINANCIAL PARTNERS**  
Glaser Financial Group, Inc.  
LaSalle Bank N.A.  
Minnesota Housing Finance Agency  
Hennepin County, MN  
City of Plymouth, MN  
Family Housing Fund  
Metropolitan Council  
Minnwest Bank  
Paramount Financial Group, Inc.  
Dept. of Housing and Urban Development

**TOTAL DEVELOPMENT COST**  
\$21,000,000

**SIZE**  
13.6 acres (site)  
150,000 sq. ft. (building)

**COMPLETION DATE**  
June 2004



Stone Creek at Medicine Lake is a 132-unit luxury apartment community developed on an infill location in Plymouth, Minnesota. This site has excellent visibility along Highway 55, easy access to downtown Minneapolis and convenient proximity to numerous major employment centers.

The challenges to developing this property included poor soils, environmental contamination, extensive wetlands, many mature trees that needed to be saved and the city's goals to promote affordable housing. Our development remediated environmental contamination, improved wetland drainage by adding rain gardens and minimized impact on trees. We also utilized a more natural landscape design so the completed building would fit well with its natural surroundings.

Dominium worked with the city to meet affordable housing goals – over 25 percent of the units are designated to be affordable. We worked with state, federal and regional units of government as well as foundations to maximize the city's affordable housing investment. We also signed agreements with local non-profit service providers so that our affordable residents would have access to needed services and community resources.

Stone Creek at Medicine Lake is a traditional apartment design, with quality finishes and generous portions of brick and stone exterior treatments. Luxury units at Stone Creek have granite countertops, fireplaces, kitchen islands, vaulted ceilings and jacuzzi tubs, to name a few amenities. All units contain raised-panel cabinetry, in-unit washers and dryers, six-panel doors, and central air conditioning. Other features include underground heated parking, a fitness center and an outdoor spa. It would be almost impossible to guess that this development contains housing affordable to low-income households – that's how we designed it.

