



THE LANDINGS AT SILVER LAKE VILLAGE

St. Anthony, Minnesota

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TYPE OF PROJECT

263 Apartments
(89 senior, 174 general occupancy)

ARCHITECT

Boarman Kroos Vogel Group, Inc.

CONSTRUCTION MANAGEMENT

Weis Builders, Inc.

DOMINIUM'S RESPONSIBILITY

Real Estate Development
Project Financing
Legal and Environmental Services
Design and Construction Management
Property Management

FINANCIAL PARTNERS

LaSalle Bank N.A.
Ramsey County, MN
The City of St. Anthony Village
Dougherty & Company, LLC
Minnwest Bank

TOTAL DEVELOPMENT COST

\$49,000,000

SIZE

7.14 acres (site)
430,472 sq. ft. (building)

COMPLETION DATE

May 2006



The Landings at Silver Lake Village is a 261-unit apartment building that is part of a larger redevelopment located on the former site of the Apache Plaza shopping mall in St. Anthony, Minnesota. Developed in the early 1960s, Apache Plaza was one of the first indoor shopping malls in the country. The mall opened with great fanfare but during the 1970s and 1980s, mall tenants began leaving for newer and larger malls being built in surrounding communities. Apache Plaza was ultimately demolished in the spring of 2004. Over 4,000 people attended the "Bulldozer Bash" on March 20, 2004 to say goodbye and cheer on the new development.

The entire \$150 million redevelopment encompasses approximately 44 acres between Stinson Boulevard and Silver Lake Road to the south of Silver Lake. In addition to our 261-unit rental project, the development features a brand-new Walmart store, additional strip retail and office space by The Robert Muir Company, for-sale condominiums and townhomes by Pratt Ordway and Hunt Associates, and several new restaurants.

Our design concept for The Landings at Silver Lake Village features well-laid out unit plans and an amenity package that is second to none. The basic building consists of two wings separated by a two-story drive-through, meant to divide the building both visually and also separate the 88 senior units from the 173 market-rate units. Of the 88 senior units, 53 will be set aside at reduced rents for lower-income renters. Senior renters will enjoy their own fitness center, community room, and medical office. Amenities on the general-occupancy side of the building include a pool, year-round hot tub, fire pit, clubhouse, party room, fitness center, and theater.

The exterior of the building is of traditional style, with a combination of brick, stucco, and lap siding. The one-story clubhouse has a stone façade and is clad with a metal roof. Large window areas and a great degree of façade articulation and roof detail complete the elevations.

The Landings at Silver Lake Village is centrally located within the Twin Cities, approximately five miles from downtown Minneapolis with convenient access to freeways.

