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Livingston Apartments Tentative Developer Request Housing and Redevelopment Authority

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Livingston Apartments

Overview

- **Developer:** Reuter Walton
- **Request:** Tentative developer status
- **Proposal:** The Livingston - 300 units of affordable housing
- **Land:** 137-149 Robert Street South aka "Fox Lot" (District 3, Ward 2)



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Fox Lot History

- The Fox Lot is comprised of two parcels
 - Approx. 1 acre of vacant land
- Previously owned by Fox Chemical Properties
- HRA purchased the site in December 1994
- Demolished the two existing buildings in June 1997 due to deteriorating conditions





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About Reuter Walton

Reuter Walton Development, LLC is a Twin Cities-based real estate development firm that specializes in developing multifamily housing, student housing, and commercial properties. Reuter Walton has completed over 5,000 units in the last 20 years within over 50 communities, including the Morrow on University which added 243 units of affordable housing to Saint Paul.



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The Proposal

- Combine the Fox Lot with adjacent property to construct the Livingston
- Construction of two buildings with 150 units each, total of 300 affordable units
 - 5 stories
 - 534,000 total square feet
 - 15,000 square feet of green space
 - Surface and underground parking
- 81 2-bedroom units, 157 3-bedroom units and 62 4-bedroom units
- Affordability: 60% of AMI with 10% of the units affordable at 30% of AMI
- \$117M estimated TDC



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** Conceptual rendering - may not reflect final development plans*



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* Conceptual site plan - may not reflect final development plans



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* Conceptual floor plan - may not reflect final development plans



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Request

- Designate Reuter Walton as tentative developer of the Fox Lot for a period of 24-months

Benchmarks

- Complete architectural and construction drawings
- Complete site plan review process
- Complete any environmental studies
- Building permit approvals
- Any zoning approvals
- Finalize a detailed development budget
- Submit a complete financing plan acceptable to HRA
- Negotiate final terms and conditions of a development agreement and land sale with HRA



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