M.V.Tree Award Recognition

Annie Pottorff, sustainability specialist

St. Louis Park
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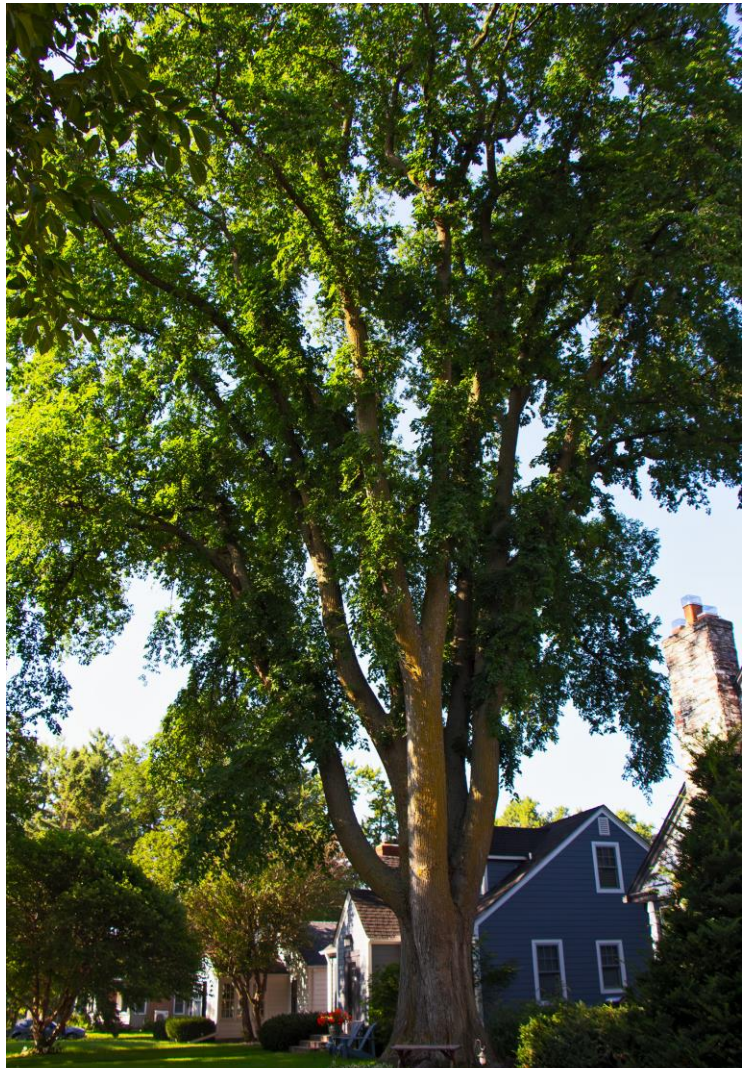
Most Valued Tree (M.V.Tree) timeline

1. June 2 - July 31: M.V.Tree submissions accepted **(30 nominations received)**
2. Aug. 7: Review committee determined finalists
3. Aug. 18: M.V.Tree finalists announced **(4 finalists)**
4. Aug. 18 – 29: Public voting took place **(413 votes received)**
5. Sept. 9: Winner announced



Huntington Ave elm

Cambridge St silver maple

Louisiana Oaks Park linden

The winner is…

The bur oak on West 24th Street!

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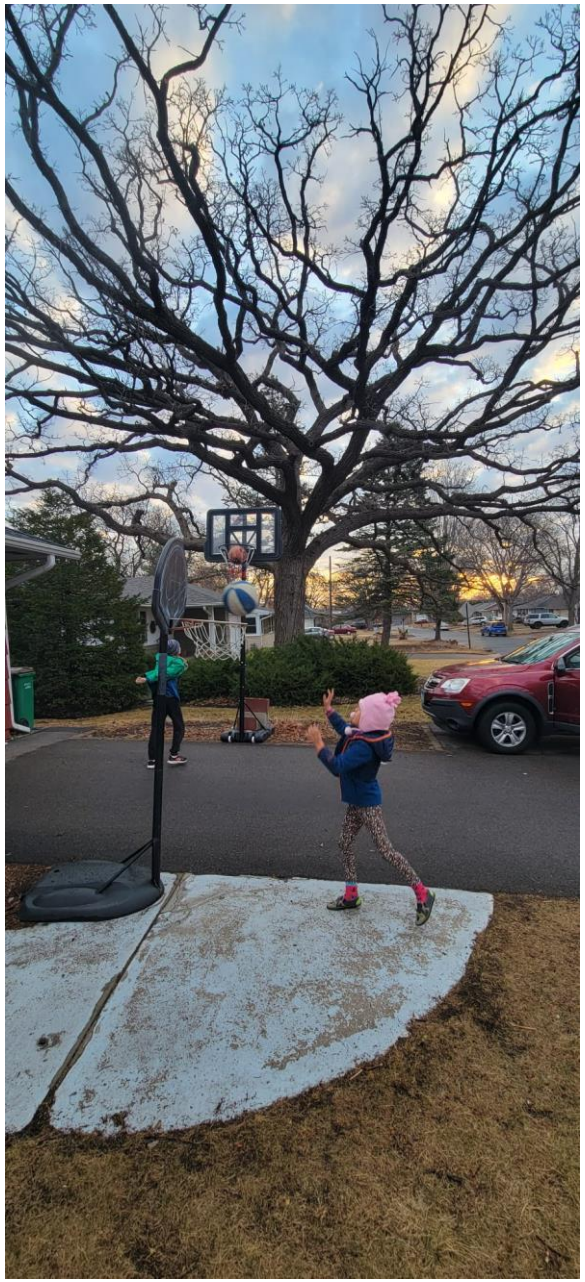
“Carole Leonard is our neighbor. In front of her house is a majestic burr oak tree. We are nominating this tree because it reminds us of a friendly, royal dragon that protects our neighborhood. Her green leaves are like scales. Her tough bark protects from fire and hungry little bugs. Her branches stretch out like wings, providing a home for countless creatures…”



Bickham Court apartments PUD amendment

City Council

November 3, 2025

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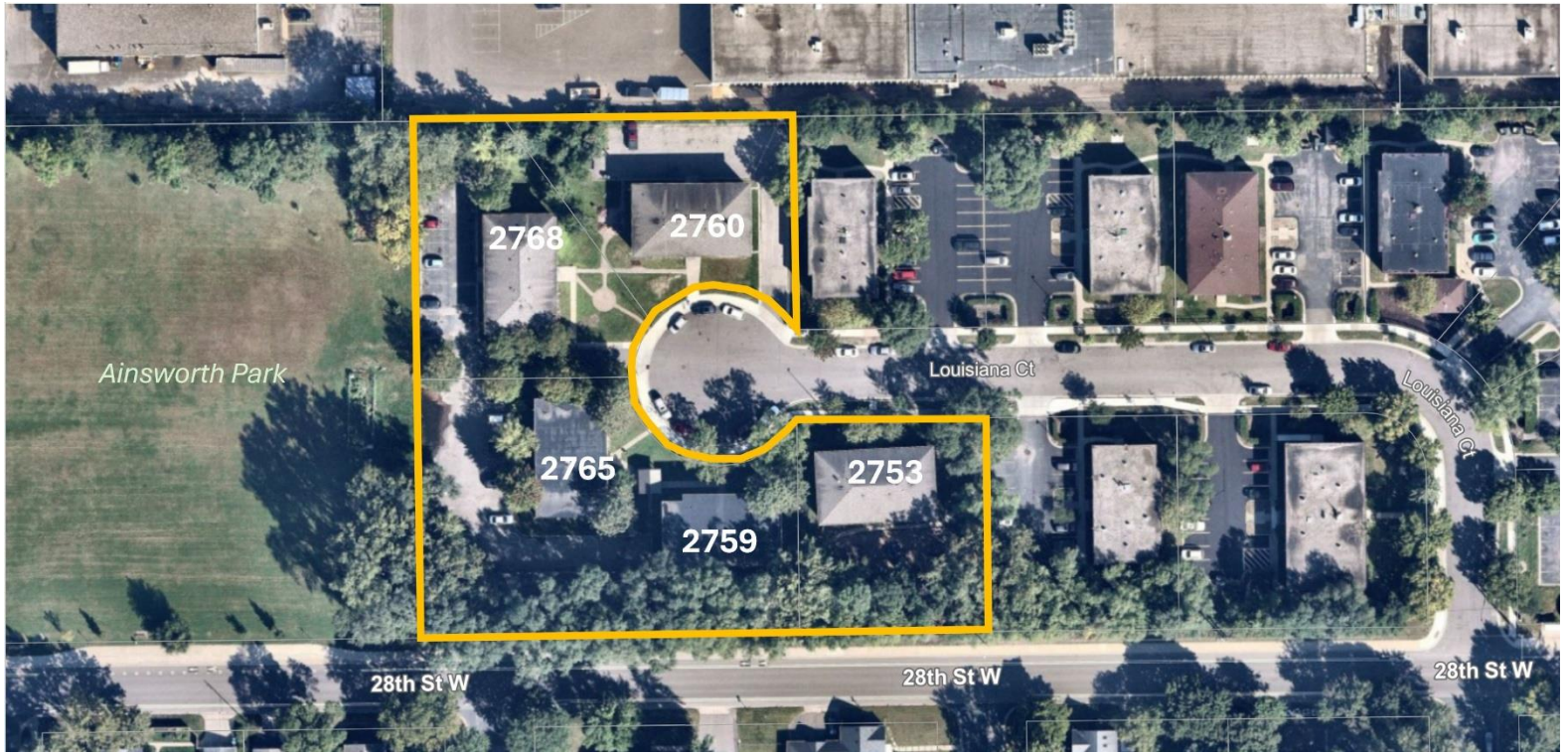
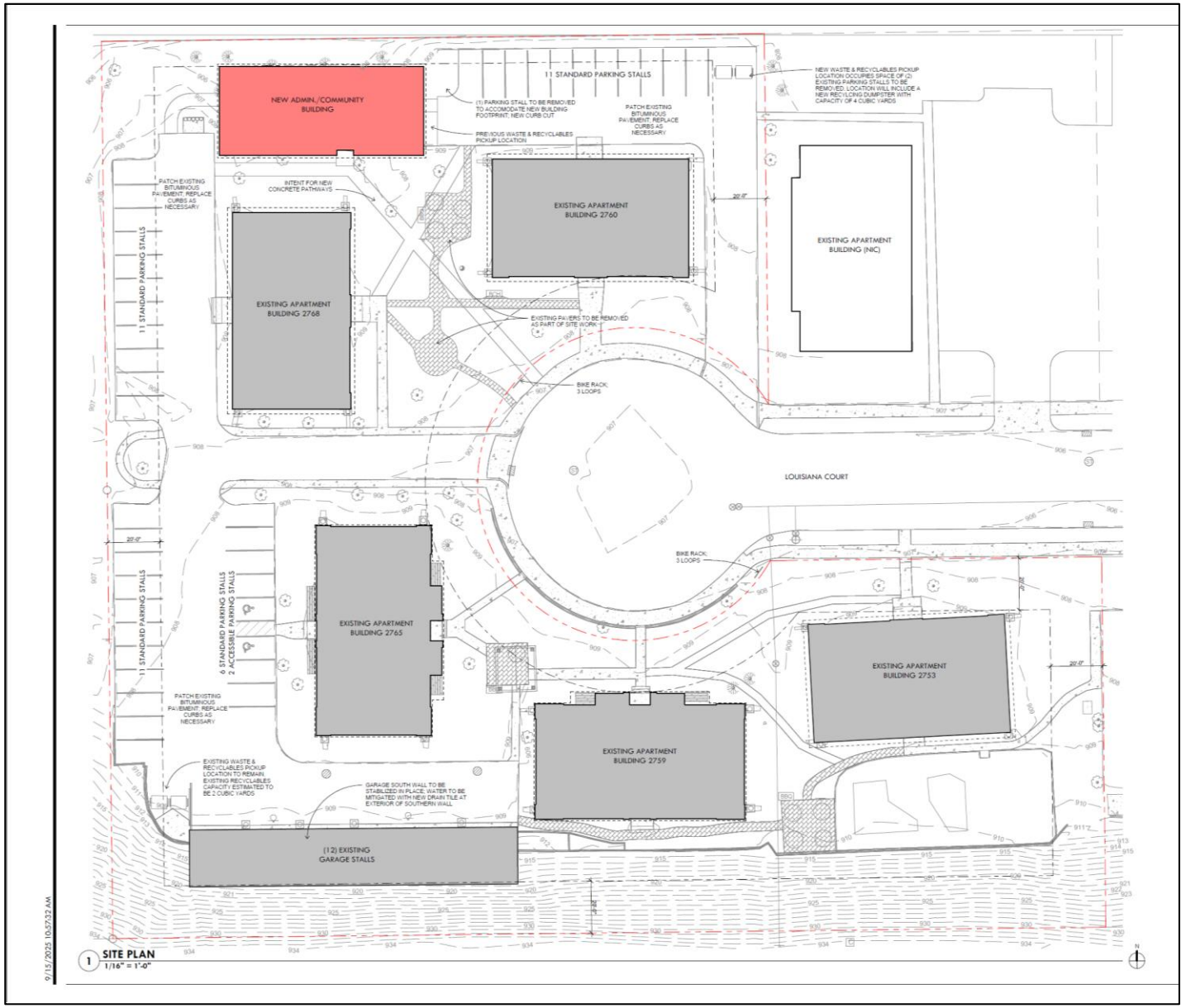
Site location

- Bickham Court apartments
  - Five 3-story apartment buildings on Louisiana Court
  - 2.17 acres
  - Owned by Trellis Co. – formerly Perspectives



Overview

- Proposal
  - Build new one-story community building
    - Offices for Trellis staff to provide resident services
    - Community gathering space
  - Will remove some existing parking spaces and trees
- Approvals
  - Amendment to PUD on Louisiana Court
  - Lot combination of 2760 & 2768 Louisiana Ct.



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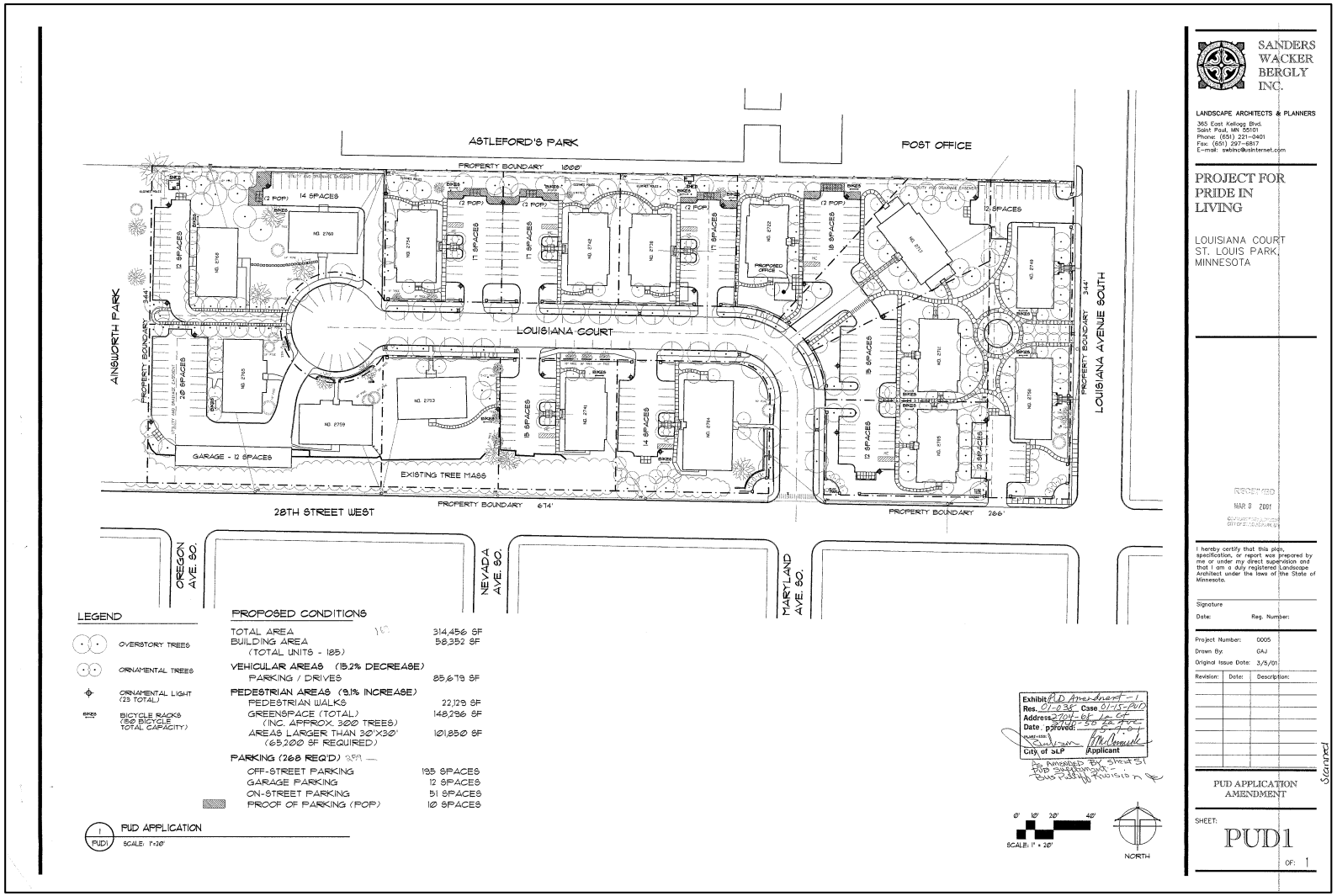
Planned Unit Development amendment

Request to amend PUD approved by Res. No. 01-038

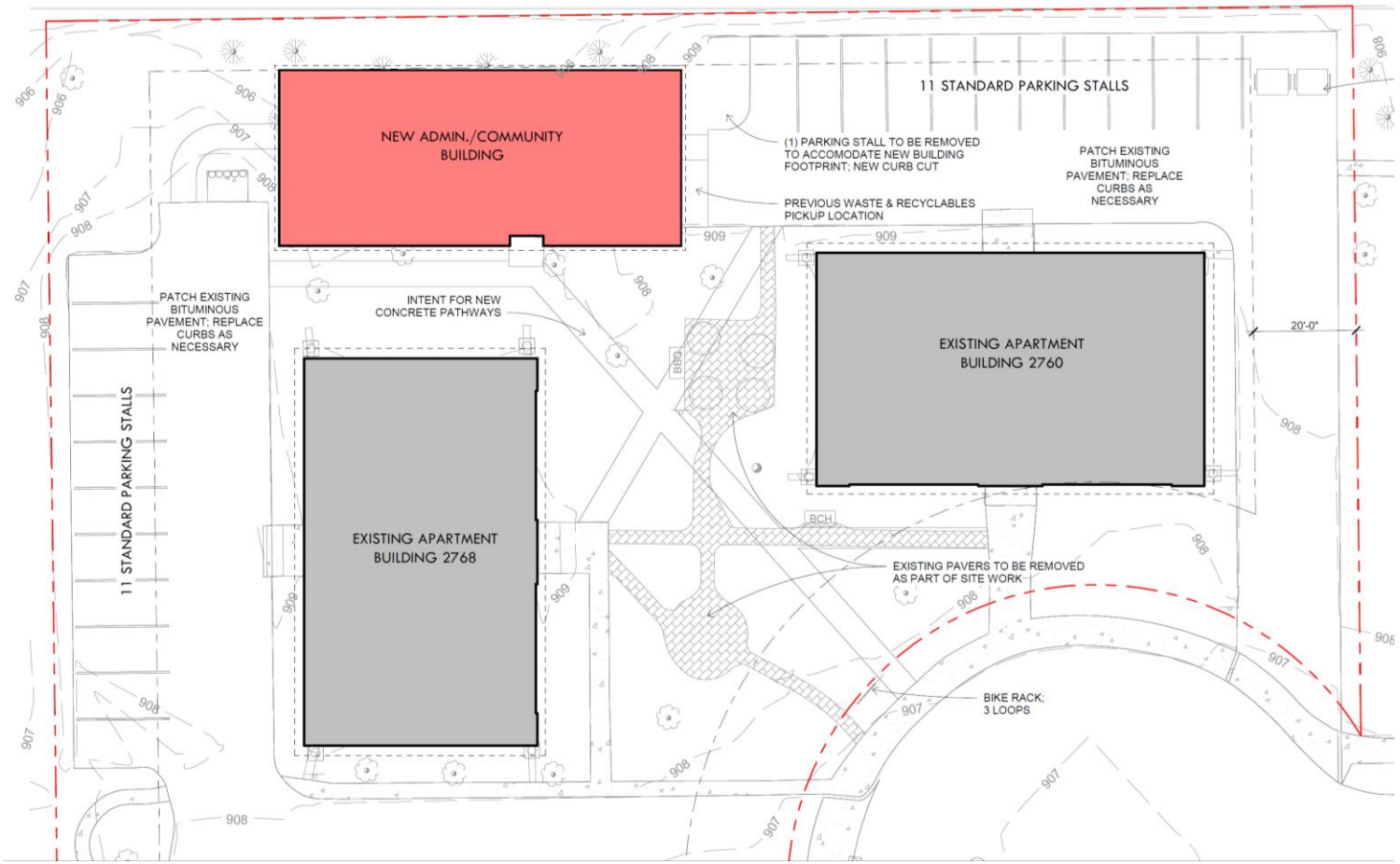
Existing PUD

- PUD for Louisiana Court
  - Applied to a pre-existing development, built in 1960's
  - Established PUD in 2000 for most properties on Louisiana Court
  - Amended in 2001 to cover all properties on Louisiana Court
- Allowed for reduced setbacks and parking requirements
- Approved via resolution, with underlying zoning remaining



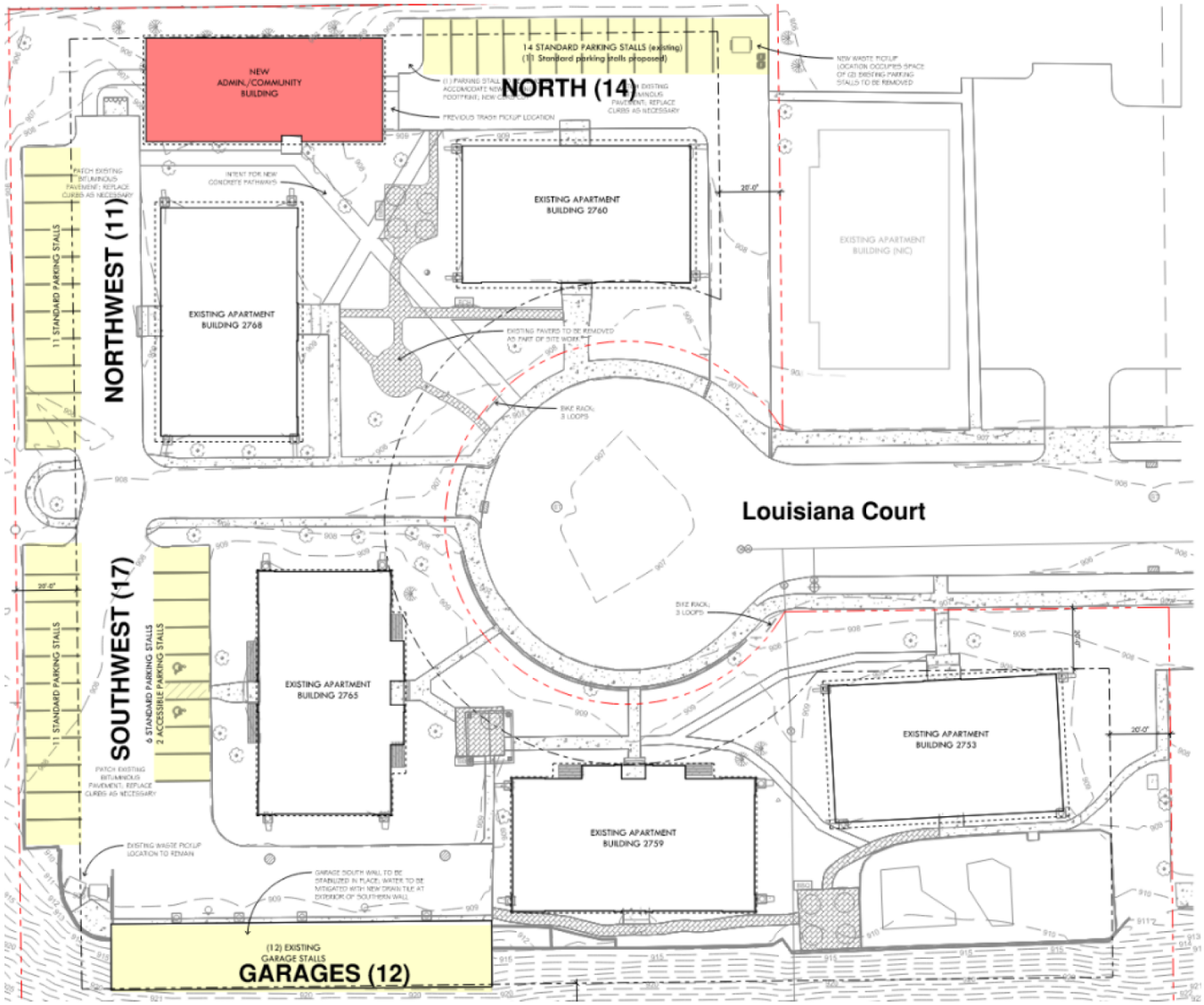
Zoning Analysis

- Utilize N-3 and PUD standards
- Lot and site dimension standards:
  - Meets all standards
- District-specific standards:
  - Trash and recycling enclosure added since PC meeting
  - Meets all standards
- Use-specific standards:
  - Meets all standards



Special provisions: off-street parking

- Parking approved in PUD
  - 45 off-street spaces
  - 12 garage spaces
  - 16 on-street spaces
  - 2 proof-of-parking spaces
- Proposal
  - Remove 3 off-street spaces
  - Remove 2 proof-of-parking spaces
- Applicant provided parking utilization count
  - Peak times showed 68% usage (14 spaces empty)
  - Off-peak showed 57% usage (19 spaces empty)
  - City staff find the provided information shows the proposal still has adequate parking for the use
- No EV parking or bicycle parking required



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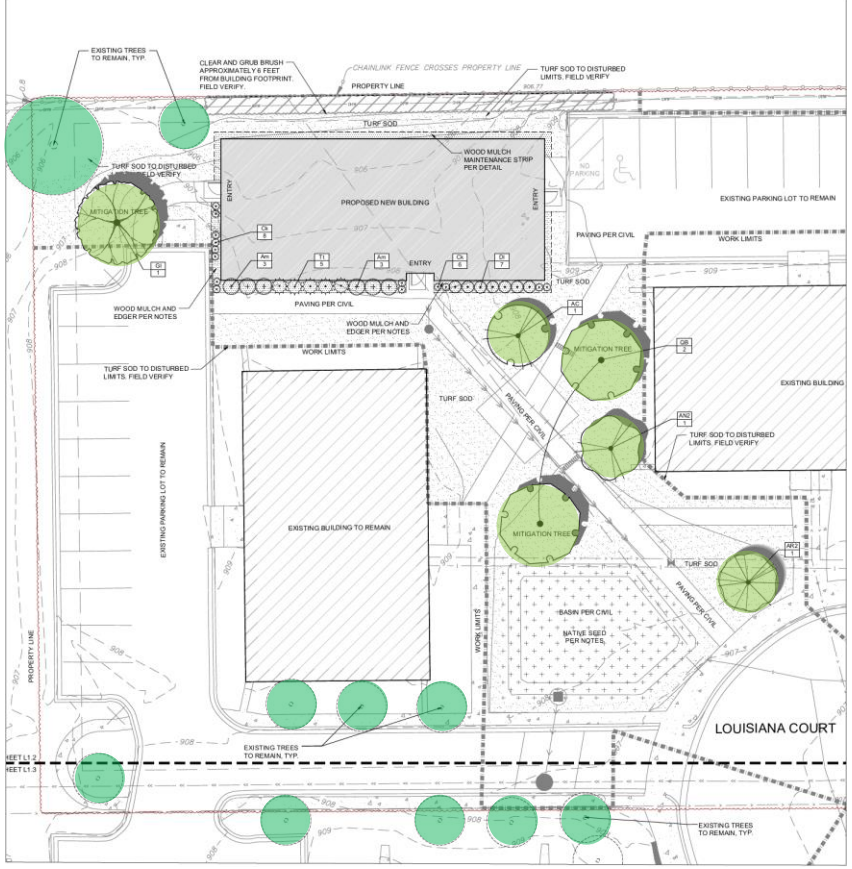
Special Provisions

- Landscaping
  - Applicant provided updated tree inventory, preservation plan, and planting plan
    - 9 trees removed
    - 6 trees preserved, including 1 heritage tree
    - 6 new trees proposed to be planted
  - Meets tree removal and replacement requirements
- Architectural design
  - Meets siding requirements
  - Meets shadow requirements



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Public Hearing and Planning Commission

- Public Hearing – held October 15, 2025
  - No comments from the public
  - Planning commission commented on the importance of continuing this type of housing and services in the city
- Planning commission voted to recommend approval with conditions
  - Since then, the applicant has resubmitted materials addressing the trash and recycling enclosure and tree removal and replacement

Recommended Action

- Motion to approve resolution amending and restating Resolutions Nos. 01-038 and 00-065, amending the Final PUD pertaining to properties on Louisiana Court, subject to conditions included in the amending resolution.

Inclusionary housing policy updates

11/03/2025

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Policy consideration:

- Remove the requirement that projects seeking a comprehensive plan amendment must comply with the policy
- Allow developers to provide affordable for-sale units as an alternative to paying a fee in lieu
- Ensure equal access to amenities and common areas for affordable and market-rate units
- Permit income averaging for qualifying projects

Examples of income averaging

250-unit building, 20% of units at 60% AMI = 50 units at 60%

# of units	AMI
10	20%
30	60%
10	80%
50 units	56% avg.

# of units	AMI
25	40%
25	80%
50 units	56% avg.

# of units	AMI
5	30%
15	50%
15	60%
10	70%
5	80%
50 units	58% avg.

Income limits by household size

County: Hennepin

Effective Date: 04/01/2025

	---------- Income Limits By Household Size ----------							
	1	2	3	4	5	6	7	8
20%	18,540	21,200	23,840	26,480	28,600	30,720	32,840	34,960
30%	27,810	31,800	35,760	39,720	42,900	46,080	49,260	52,440
40%	37,080	42,400	47,680	52,960	57,200	61,440	65,680	69,920
50%	46,350	53,000	59,600	66,200	71,500	76,800	82,100	87,400
60%	55,620	63,600	71,520	79,440	85,800	92,160	98,520	104,880
70%	64,890	74,200	83,440	92,680	100,100	107,520	114,940	122,360
80%	74,160	84,800	95,360	105,920	114,400	122,880	131,360	139,840

Maximum gross rents by bedroom size

	---- Maximum Gross Rents By Bedroom Size(Post 1989) ----						
	0	1	2	3	4	5	6
20%	463	496	596	688	768	847	926
30%	695	745	894	1,032	1,152	1,271	1,390
40%	927	993	1,192	1,377	1,536	1,695	1,853
50%	1,158	1,241	1,490	1,721	1,920	2,118	2,317
60%	1,390	1,490	1,788	2,065	2,304	2,542	2,780
70%	1,622	1,738	2,086	2,409	2,688	2,966	3,243
80%	1,854	1,987	2,384	2,754	3,072	3,390	3,707