

# Proposed New Development

## *One Level Living in Chisago City, MN*

OLD  TOWNE  
ESTATES



**Cheryl Kempenich** *Owner/Agent*  
*Coldwell Banker Burnet* (612) 735-0553

**Randy Kempenich** *Owner/Broker*  
*Stone Arch Funding* (612) 978-9348

# Proposed Project

Old Town Estates - New Detached One level Living in Chisago City

## ***New 33 Lot Development***

### ***One Level Living Slab on Grade - 2nd Level Expansion***

- New construction to design your way.
- Two blocks from Ecumen Parmlly for easy in or out home services.
- Community Center with Kitchen Exercise Room & Shuffle Board
- Located on new trail and close to lakes and parks.
- Excellent Chisago Lakes area, finalist for "America's Best Communities".



**Cheryl Kempenich**  
Coldwell Banker Burnet

Owner/Agent  
(612) 735-0553

**Randy Kempenich**  
Stone Arch Funding

Owner/Broker  
(612) 978-9348

# Example Pictures

Below is a similar project (Emerald Glen). 12309 North Lake Blvd Blaine, MN 55449.



**Cheryl Kempenich** Owner/Agent  
Coldwell Banker Burnet (612) 735-0553

**Randy Kempenich** Owner/Broker  
Stone Arch Funding (612) 978-9348

# Area Location

Perfect for Chisago Lakes Area where ½ of the population is 50+ years old and growing!

## LOCAL FEATURES

- Located in the Chisago Lakes Area
- America's Best Communities Finalist
- Conveniently 35 minutes from the Twin Cities.
- Near Parks, Schools, Churches, Dining, Bars +



*In 2017 the Chisago Lakes Area was a finalist in a national competition to find the best communities in America.*

**Cheryl Kempenich** Owner/Agent  
Coldwell Banker Burnet (612) 735-0553

**Randy Kempenich** Owner/Broker  
Stone Arch Funding (612) 978-9348

# Old Towne Park

Proposed Park for Old Towne Estates and nearby neighborhoods.

## Old Towne Park Features

- Old Towne Park with relative flat grounds is perfect for easy walking.
- Trail encircles entire park, perfect for walkers and bikers to take in nature.
- Park benches for resting and enjoying the pond and nature.
- Picnic tables for an outdoor lunch/dinner etc.
- Easy access for multiple neighborhoods.
- Off street parking for handicap or easy parking.

### *Proposed Park Plan*



### *Aerial of Park Land*



## *Park Rest Area Example Pictures*



**Cheryl Kempenich** Owner/Agent  
Coldwell Banker Burnet (612) 735-0553

**Randy Kempenich** Owner/Broker  
Stone Arch Funding (612) 978-9348

# Studies & Research Highlights

Studies and Research for Chisago Lakes Area Housing

## BUILDING BETTER NEIGHBORHOODS BOOK

Creating Affordable Homes and Liveable Communities

*By Greater Minnesota Housing Fund*



- Locate Near Schools, Churches, Parks
- Planning modest-sized lots is the most significant cost reduction strategy.
- Provide neighborhood open space to enjoy.
- Building affordable homes on modest-sized lots, rather than large lots, also benefits the town financially by increasing its tax base within a smaller area.
- Alleys can be a viable option for many communities. Incorporating alleys is one way to significantly improve the curb appeal of homes by moving garages, trash cans, and utility lines to the back of the homes.
- Provide safe, attractive pathways for pedestrians, bicycles.
- If regional trail systems are nearby, consider capitalizing on this amenity by connecting those popular trails to the new neighborhood. Residents benefit by being connected to larger recreational amenities.
- Create curb appeal, enhance yard connection and have different housing types.
- Select home plans with expansion space. Unfinished expansion space is often located in either the attic or the lower level of a home.
- Plan compact neighborhoods to preserve open space.
- Allow the whole neighborhood to benefit from nearby landscape amenities.

## LINDSTROM HOUSING STUDY

*Lindstrom Housing Study*



- By the year 2021, 52% of all head of household's in the Chisago Lakes area will be age 55+; projections indicate a decrease in the number of residents 54 and under.
- Findings on unique and innovative housing types – smaller housing projects, smaller lot sizes, smaller living units, artist housing.
- Create walk able neighborhoods through the use of smaller block patterns, sidewalks and trail networks.

## FUTURE WALK

A comprehensive interview with residents.

*FutureWalkChisago.com*



- Strong theme – Better options for elderly housing – both high end and affordable
- Strong theme – More walking and biking trails

**Cheryl Kempenich** Owner/Agent  
Coldwell Banker Burnet (612) 735-0553

**Randy Kempenich** Owner/Broker  
Stone Arch Funding (612) 978-9348