

# Cambrian Commons

Rosemount, Minnesota



Before



After

## PROJECT SUMMARY

Cambrian Commons contains a three-story building with 34 one-bedroom and 26 two-bedroom independent living units designed for adults 55+, which quickly reached full occupancy, as well as a rain garden, public improvements including sidewalks and lighting, and rerouted utilities. The remaining 1.3 acres of the City-owned site will be available for about 13,000 square feet of commercial development. The City acquired a portion of the project site as part of its downtown redevelopment efforts.

## HOW THIS PROJECT SUPPORTS LIVABLE COMMUNITIES

**CONNECT** → Placemaking provides senior housing with direct interaction to the Downtown businesses and adjacent single family and connects with existing senior housing in the area.

**DEMONSTRATE** → As a redevelopment site it makes better use of the property than the pre-existing condition. Adding residential housing to the Downtown locates senior residents within an activity corridor where shopping, services and transit exist, especially compared to other senior projects in the community.

**CATALYZE** → The addition of residences in the Downtown will increase the amount of consumers in the area, attracting new commercial services. Continued reinvestment in the Downtown will serve to shore up property values, leading to new investment and reinvestment into existing structures and businesses.

## LCDA GRANT INFORMATION

**Applicant:** City of Rosemount  
**Funding Cycle:** 2013  
**Grant Amount:** \$942,000  
**Other LCA Funding:** None

### Funded Elements:

Land acquisition, sidewalks, street lighting, benches, replace obsolete clay sanitary sewer line, demolition of four existing structures and outbuildings, raingarden installation, rooftop or underground stormwater detention

## FAST FACTS

<b>Developer:</b> Dakota County CDA	<b>Project Type:</b> Affordable senior housing
<b>Estimated Total Development Cost:</b> \$6.5 million	<b>Total Housing Units:</b> 54
<b>Net Tax Capacity Increase:</b> None- tax-exempt agency	<b>Affordable Units:</b> 54 at 50% AMI
	<b>Jobs:</b> 165 temporary, 2 permanent

## RISKS AND OUTCOMES

### FROM PROJECT DEVELOPER

It had been 16 years since Rosemount's last Dakota County Community Development Authority senior housing project, so they picked a vacant site that was close to the downtown, walkable, and in proximity to the first senior housing building for their second project. After the acquisition and demolition of 4 single family homes behind the initial site, the project came to serve as a buffer between commercial and residential areas of the city.

The city had identified the site for redevelopment 10 to 15 years prior, and according to Kari Gill of the Dakota County CDA, one small infill project can make a huge impact in a smaller city such as Rosemount. As in any redevelopment, there is a potential concern when moving away from single-family to a higher density land use, but the reception has been extremely positive, and the impact in the area has been huge as a catalyst for other downtown redevelopment.

**"If both the city and developer have common goals, the project will go more smoothly and have a larger impact in the community"**

Kari Gill  
Dakota County CDA

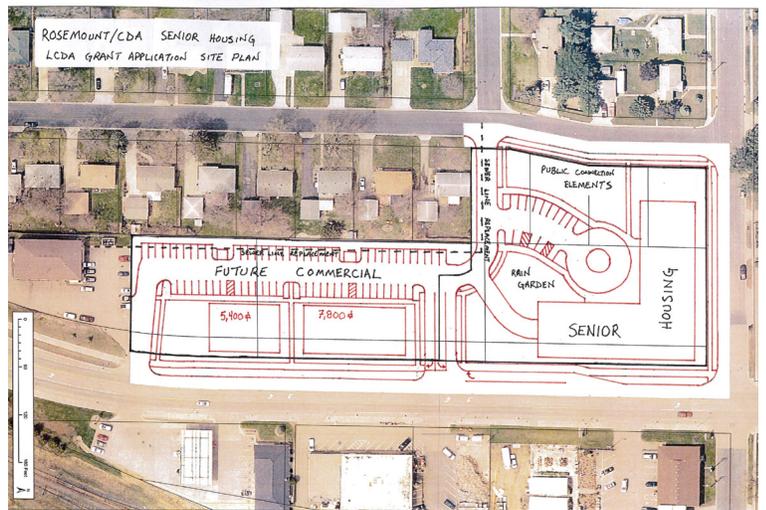


After photo from a different vantage point

### FROM CITY STAFF

The city initially considered 3 different sites for a new senior housing project. Ultimately, they decided on a site they acquired through a TIF, across from the other Dakota County CDA senior housing project. Concerns over height and massing were mitigated through the CDA's acquisition of 4 single family homes as an endcap to the development.

Another concern was how to design a nice setting for senior living next to Highway 3. LCDA funding therefore allowed the city to spend more money on placemaking and design, which some redevelopment projects do not have the means to do, making the development more livable and attractive for its residents.



Site plan

## ABOUT LCDA

The 1995 Livable Communities Act (LCA) funds community investment that revitalizes economies, creates affordable housing, and links different land uses and transportation. The council awards 4 types of grants to communities. The Livable Communities Demonstration Account (LCDA) funds innovative development projects that efficiently link housing, jobs, services, and transit in an effort to create inspiring and lasting Livable Communities.

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## LEARN MORE

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