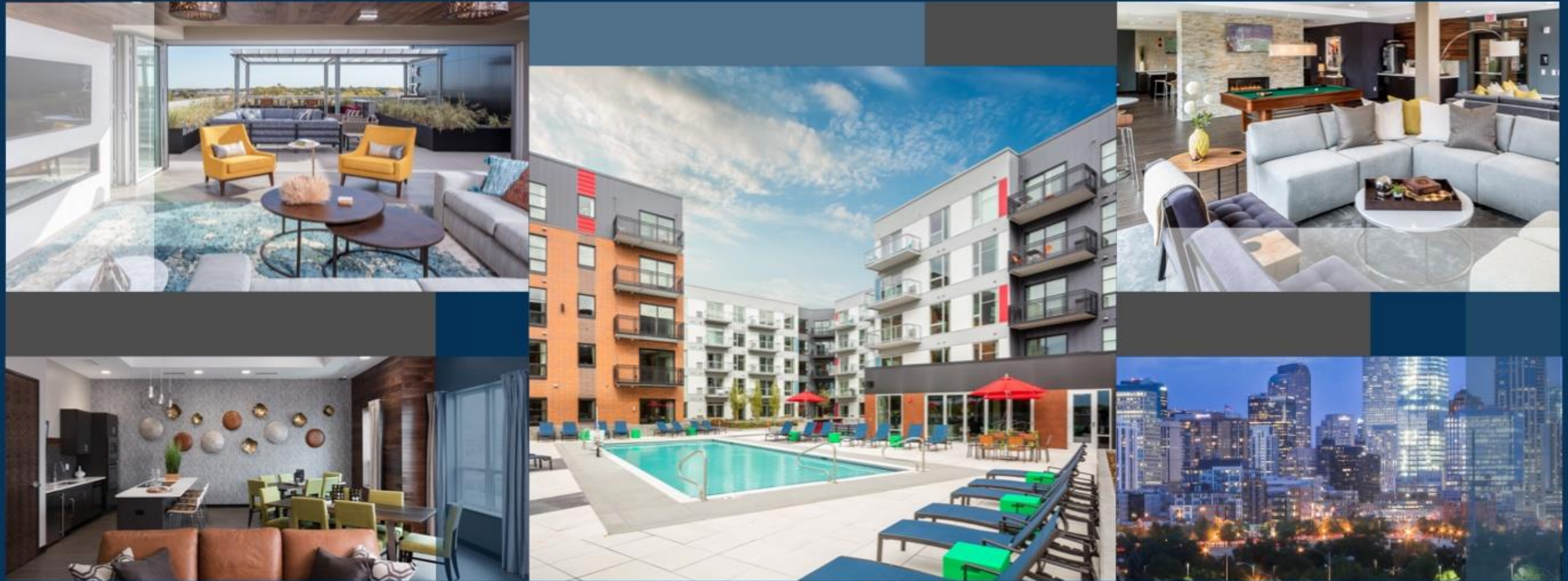


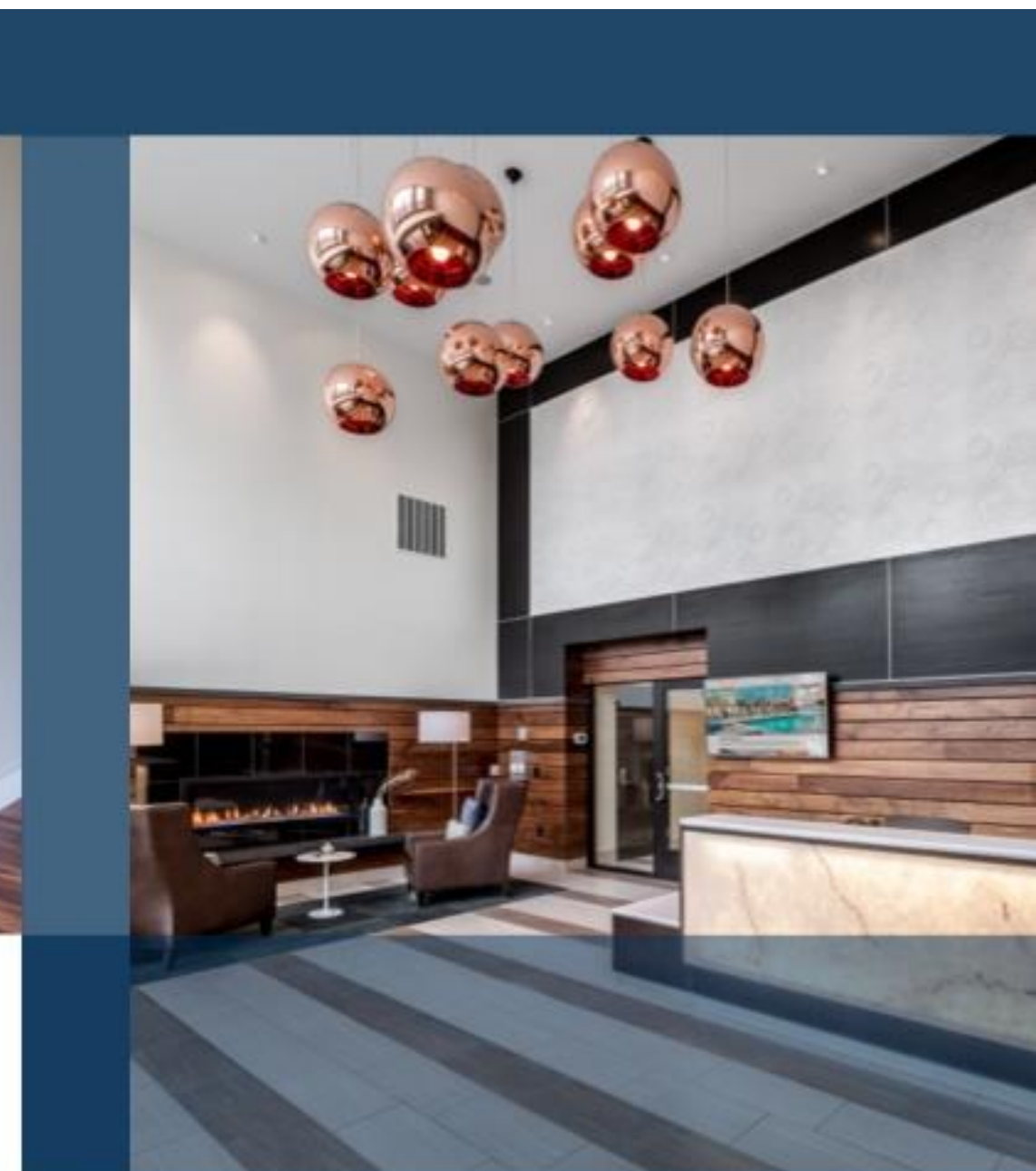
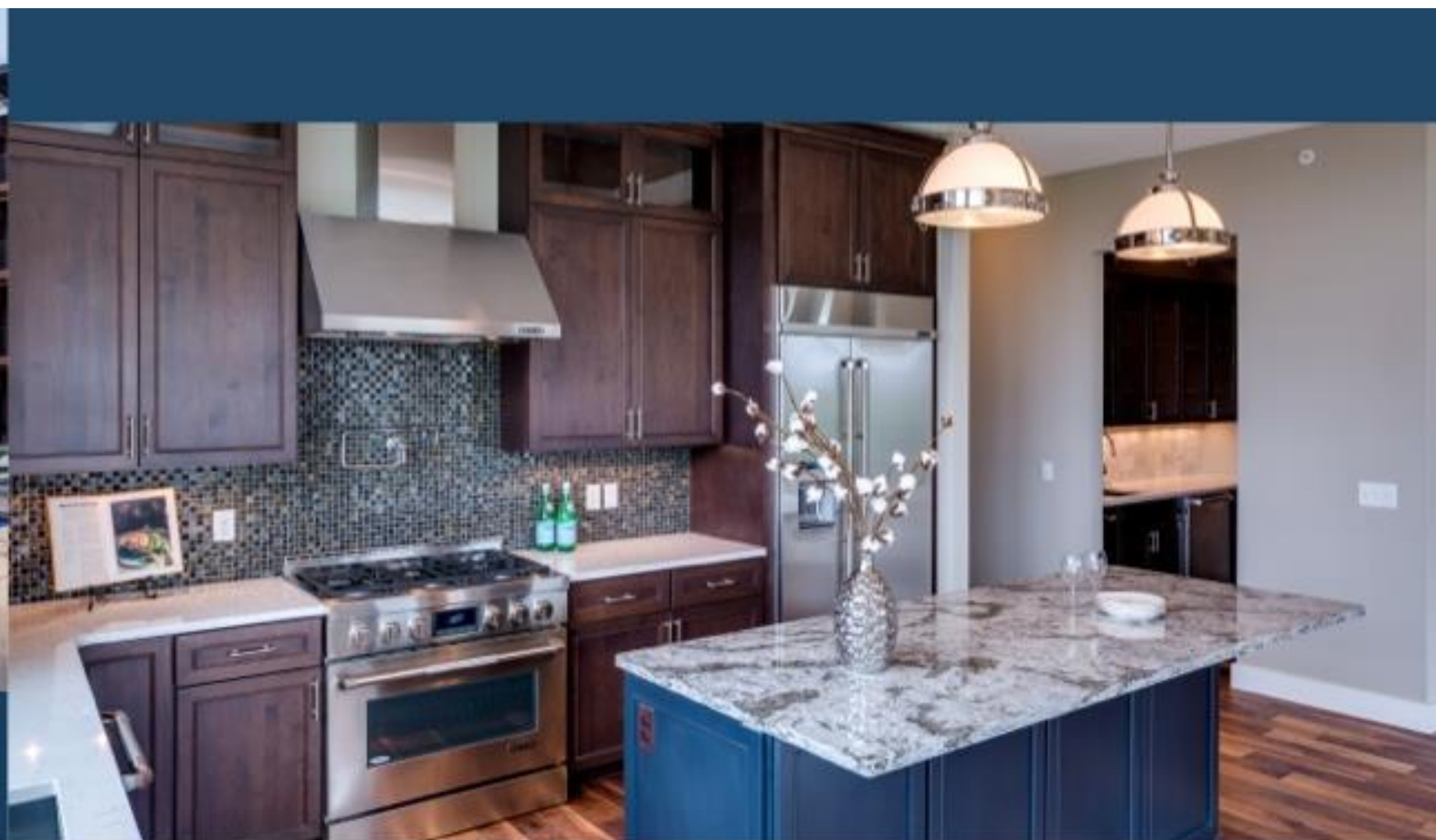
# DORAN

DEVELOP | DESIGN | BUILD | MANAGE



**ENHANCING LIVES, BUILDING COMMUNITIES**





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# ABOUT DORAN COMPANIES

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As one of the fastest-growing real estate development firms in the Upper Midwest, Doran Companies is a trusted leader in development, architecture, construction and property management. With offices in Colorado and Minnesota, Doran's strong team of industry professionals are responsible for an impressive portfolio of premier properties. Over the past decade, Doran Companies has developed, designed or built more than 30 luxury multi-family and mixed-use projects in Minnesota, North Dakota and Colorado. Doran's current property management portfolio includes millions of square feet of commercial space and luxury residential units in

some of the most exclusive areas throughout the Midwest.

Doran Companies' more than 140 employees are committed to over achieving and over delivering every single day. Receiving numerous industry awards - from "Best Place to Work" to "Best of Business" to "Best Large Contractor" - Doran's partners and peers recognize its commitment to quality and its trusted position in the marketplace.

For more information about Doran Companies please visit our website [www.dorancompanies.com](http://www.dorancompanies.com).





## TRUSTED, RECOGNIZED LEADERS

We are honored to be recognized by our peers and others as leaders in our industry.



# AWARDS & ACCOLADES

## 2018

- **Minneapolis St. Paul Business Journal**  
40 Under 40  
*Anne Behrendt, Chief Operating Officer*
- **Minneapolis St. Paul Business Journal**  
Women in Business Award  
*Anne Behrendt, Chief Operating Officer*
- **Minneapolis St. Paul Business Journal**  
Most Admired CEOs  
*Kelly Doran, Chief Manager and Founder*
- **Minnesota Real Estate Journal**  
Best Suburban Multifamily  
*The Moline*
- **Minnesota Real Estate Journal**  
Executive of the Year  
*Kelly Doran, Chief Manager and Founder*
- **Finance & Commerce – Reader Rankings**  
Best Commercial Property Manager  
Best Commercial Real Estate Developer  
Best Office Interiors  
Best Large Contractor
- **Twin Cities Business Magazine – Best of Business**  
Commercial Real Estate General Contractor Finalist  
Commercial Real Estate Developer Finalist  
Commercial Property Management Finalist
- **Star Tribune**  
Top Workplace

## 2017

- **Minneapolis St. Paul Business Journal**  
Top 100 People to Know  
*Kelly Doran, Chief Manager and Founder*
- **Minneapolis St. Paul Business Journal**  
CFO of The Year  
*Ryan Johnson, Chief Financial Officer*

- **Minneapolis St. Paul Business Journal**  
Top Real Estate Developers Finalist
- **Minnesota Multi-family Housing Association**  
MADACS Award Market-Rate Community Manager  
*Ali Bichler, Property Manager, Mill & Main*
- **MN Daily – Grapevine Awards**  
Best Property Management Company  
*The Bridges and The Knoll*
- **Twin Cities Business Magazine – Best of Business**  
Best Commercial Real Estate General Contractor  
Commercial Real Estate Developer Finalist  
Commercial Property Management Finalist
- **Finance & Commerce – Reader Rankings**  
Best Commercial Property Manager  
Best Commercial Real Estate Developer  
Best Office Interiors  
Best Large Contractor  
Best Architect
- **Star Tribune**  
Top Workplace

## 2016

- **Minnesota Construction Association**  
General Contractor of the Year
- **Twin Cities Business Magazine – Best of Business**  
Commercial General Contractor
- **Mpls.St.Paul Magazine**  
RAVE (Residential, Architects, Vision, and Excellence) Award  
*Mill & Main*

## 2015

- **Minnesota Construction Association**  
General Contractor of the Year

- **Star Tribune**  
Top Workplace

## 2014

- **MN Daily – Grapevine Awards**  
Best Apartment Complex  
*The Knoll*

## 2013

- **Finance & Commerce**  
Progress Minnesota Company Award
- **Finance & Commerce**  
Top Projects Award of Excellence  
*Mill & Main*

## 2012

- **Minneapolis/St. Paul Business Journal**  
Best of Real Estate Awards Best in Real Estate  
*The Edge on Oak*

## 2011

- **Minnesota Construction Association**  
Awards of Excellence Project of The Year  
*Sydney Hall*

## 2010

- **Minnesota Shopping Center Association**  
STARR Award – Mixed Use – Redevelopment  
*Sydney Hall and Dinkydome*
- **Minneapolis/St. Paul Business Journal**  
Best of Real Estate Awards Best Overall  
*Sydney Hall*











3800 SILVER LAKE RD.  
SAINT ANTHONY, MN

PRELIMINARY PUD AMENDMENT PLAN: JULY 29th, 2019

Unit Count

RESIDENCE 1

LEVEL 1  
STUDIO 5  
ALCOVE 2  
1 BED 33  
2 BED 10  
3 BED 3  
59

LEVEL 2  
STUDIO 6  
ALCOVE 2  
1 BED 37  
2 BED 11  
3 BED 3  
59

LEVEL 3  
STUDIO 6  
ALCOVE 2  
1 BED 37  
2 BED 11  
3 BED 3  
59

LEVEL 4  
STUDIO 6  
ALCOVE 2  
1 BED 37  
2 BED 11  
3 BED 3  
59

PHASE 1 TOTAL  
230 UNITS

RESIDENCE 2

LEVEL 1  
STUDIO 3  
ALCOVE 2  
1 BED 35  
2 BED 11  
3 BED 3  
54

LEVEL 2  
STUDIO 5  
ALCOVE 2  
1 BED 38  
2 BED 12  
3 BED 3  
60

LEVEL 3  
STUDIO 5  
ALCOVE 2  
1 BED 38  
2 BED 12  
3 BED 3  
60

LEVEL 4  
STUDIO 5  
ALCOVE 2  
1 BED 38  
2 BED 12  
3 BED 3  
60

PHASE 1 TOTAL  
234 UNITS

GRAND TOTAL  
464 UNITS

RESIDENCE AND AMENITY AREA

RESIDENCE 1  
LEVEL 1: 58,600 GSF  
LEVEL 2: 58,400 GSF  
LEVEL 3: 58,400 GSF  
LEVEL 4: 58,400 GSF  
233,800 GSF

RESIDENCE 2  
LEVEL 1: 61,400 GSF  
LEVEL 2: 61,200 GSF  
LEVEL 3: 61,200 GSF  
LEVEL 4: 61,200 GSF  
245,000 GSF

AMENITY BUILDINGS  
CLUBHOUSE: 9,300 GSF  
POOL/EQUIP: 300 GSF  
9,600 GSF

AREA (NON-PARKING) TOTAL  
488,400 GSF

PARKING

PARKING GARAGE AREA  
GARAGE 1: 98,500 GSF  
GARAGE 2: 101,500 GSF  
200,000 GSF

PARKING SPACES  
GARAGE 1: 233 SPACES  
GARAGE 2: 240 SPACES  
SURFACE 1: 129 SPACES  
SURFACE 2: 211 SPACES  
TOTAL 813 SPACES

Project Team

Owner:  
Doran SLV, LLC  
7803 Glenroy Road  
Bloomington, MN 55349  
PH: 952-288-2000

Architect:  
Doran Architects, LLC  
7803 Glenroy Road  
Bloomington, MN 55349  
PH: 952-288-2000

Structural:  
BKBM Engineers  
6120 Earle Brown Drive  
Suite 700  
Minneapolis, MN 55430  
PH: 763-843-0420

Attorney:  
Doran Companies  
7803 Glenroy Road  
Bloomington, MN 55349  
PH: 952-288-2000

Developer:  
Doran Development, LLC  
7803 Glenroy Road  
Bloomington, MN 55349  
PH: 952-288-2000

Contractor:  
Doran Construction, LLC  
7803 Glenroy Road  
Bloomington, MN 55349  
PH: 952-288-2000

Surveyor / Landscape / Civil:  
Kimley Horn  
767 Eustis Street  
Suite 100  
St. Paul, MN 55114  
PH: 651-645-4197

Site Map



PID: 313023340028

10.6 Acres

PID: 313023340030

2.4 Acres

Sheet Index

SHEET NUMBER	SHEET NAME
T 1.0	COVER SHEET
A 1.1	SITE PHOTOS
A 1.2	SITE PHOTOS
A 2.0	LEVEL P1
A 2.1	LEVEL 1
A 2.2	LEVELS 2 - 4
A 3.0	EXTERIOR MASSING FROM S.
A 3.1	EXTERIOR MASSING FROM N.
A 3.2	EXTERIOR ELEVATION STUDIES
A 3.3	VIEW FROM SILVER LK RD
A 3.4	VIEW FROM CHIPOTLE / S.E.
A 3.5	VIEW FROM SALO PARK
C 100	EXISTING CONDITIONS
C 400	SITE PLAN
C 500	GRADING AND DRAINAGE PLAN
C 600	UTILITY PLAN
EX-C	FIRE TRUCK COVERAGE

Unit Size Range

STUDIO: 578 SF  
ALCOVE: 673 SF  
1 BED: 697 TO 926 SF  
2 BED: 1,106 TO 1335 SF  
3 BED: 1,650 SF

F.A.R.

AREA (NON-PARKING) TOTAL 488,400 GSF / TOTAL PROPERTY AREA 566,647 SF = 0.86 F.A.R.







SITE LOOKING NORTHWEST



SITE LOOKING SOUTHWEST



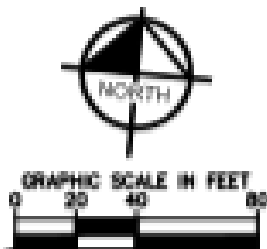


SITE LOOKING EAST



SITE LOOKING NORTHEAST





BUILDING DATA SUMMARY	
AREAS	
BUILDING AREA	65,000 SF (PHASE 1) 67,400 SF (PHASE 2)
PARKING	
PROPOSED PARKING	346 SPACES (AT BARGE) 473 SPACES (P1, 822 AND 15 PHASE)
SURFACE ADA STALLS REQ'D/ PROVIDED	8 STALLS / 18 STALLS

- 16 COMPOSITE SIDEWALK
- 17 6x12 CURB & GUTTER (TOP)
- 18 MATCH EXISTING ROOF OF PARAPENT CURB & GUTTER
- 19 ACCESSIBLE CURB RAMP
- 20 ACCESSIBLE PARKING ISDN
- 21 ACCESSIBLE PARKING
- 22 AREA STRIPPED INTERLAYER 6'-4" x 2' O.C.
- 23 STANDARD CITY ASPHALT PAVEMENT
- 24 LANDSCAPE AREA - SEE LANDSCAPE PLANS
- 25 LANDSCAPE AREA - SEE LANDSCAPE PLANS
- 26 BUSHES/SHRUBS IN FRONT TO PAVEMENT
- 27 PEDESTRIAN CROSSWALK
- 28 TRANSITION CURB
- 29 PLAT CURB
- 30 STOPS/STAIRS/RISERS - SEE ARCH PLANS
- 31 LEAF POLE

100

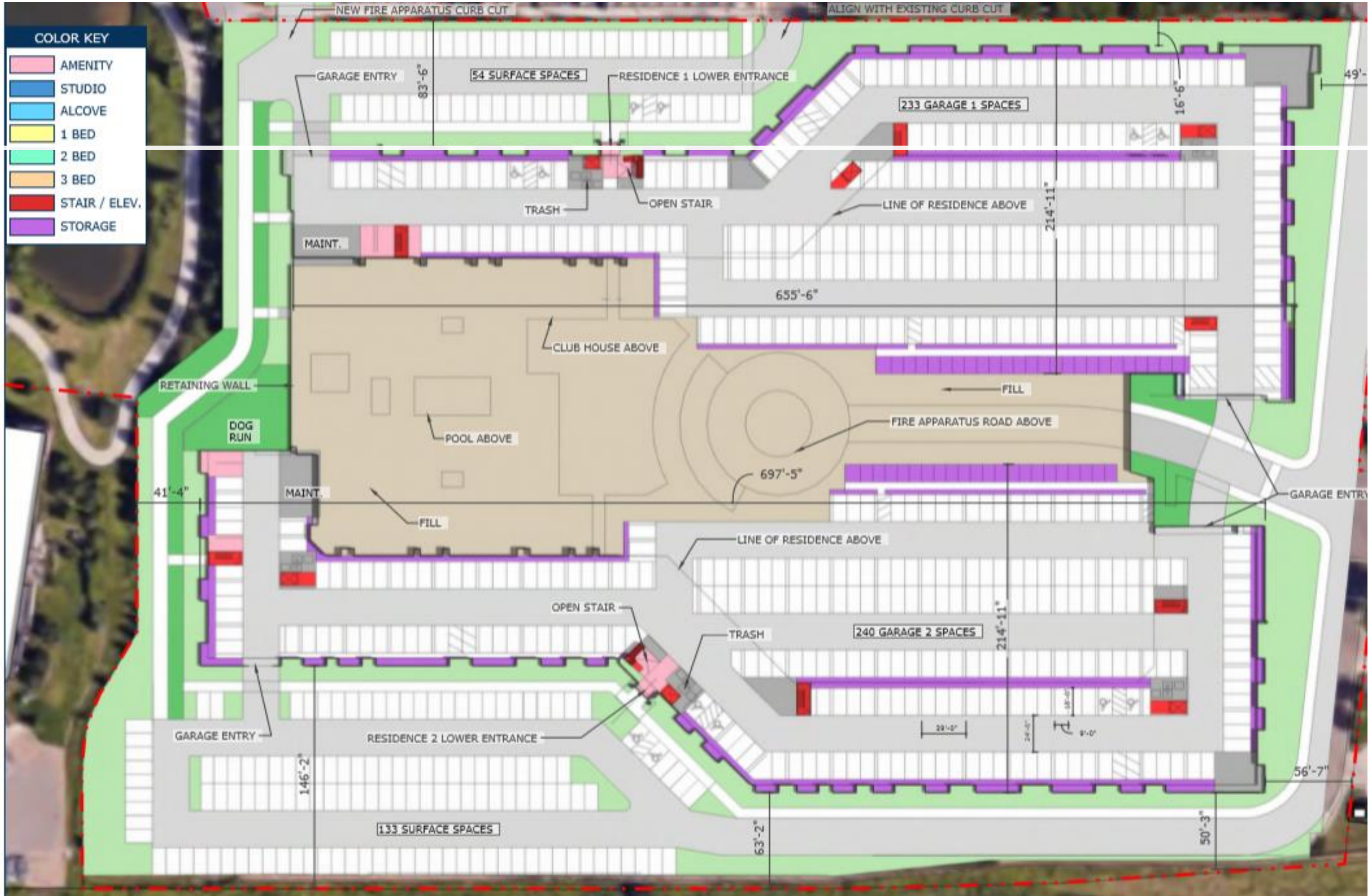
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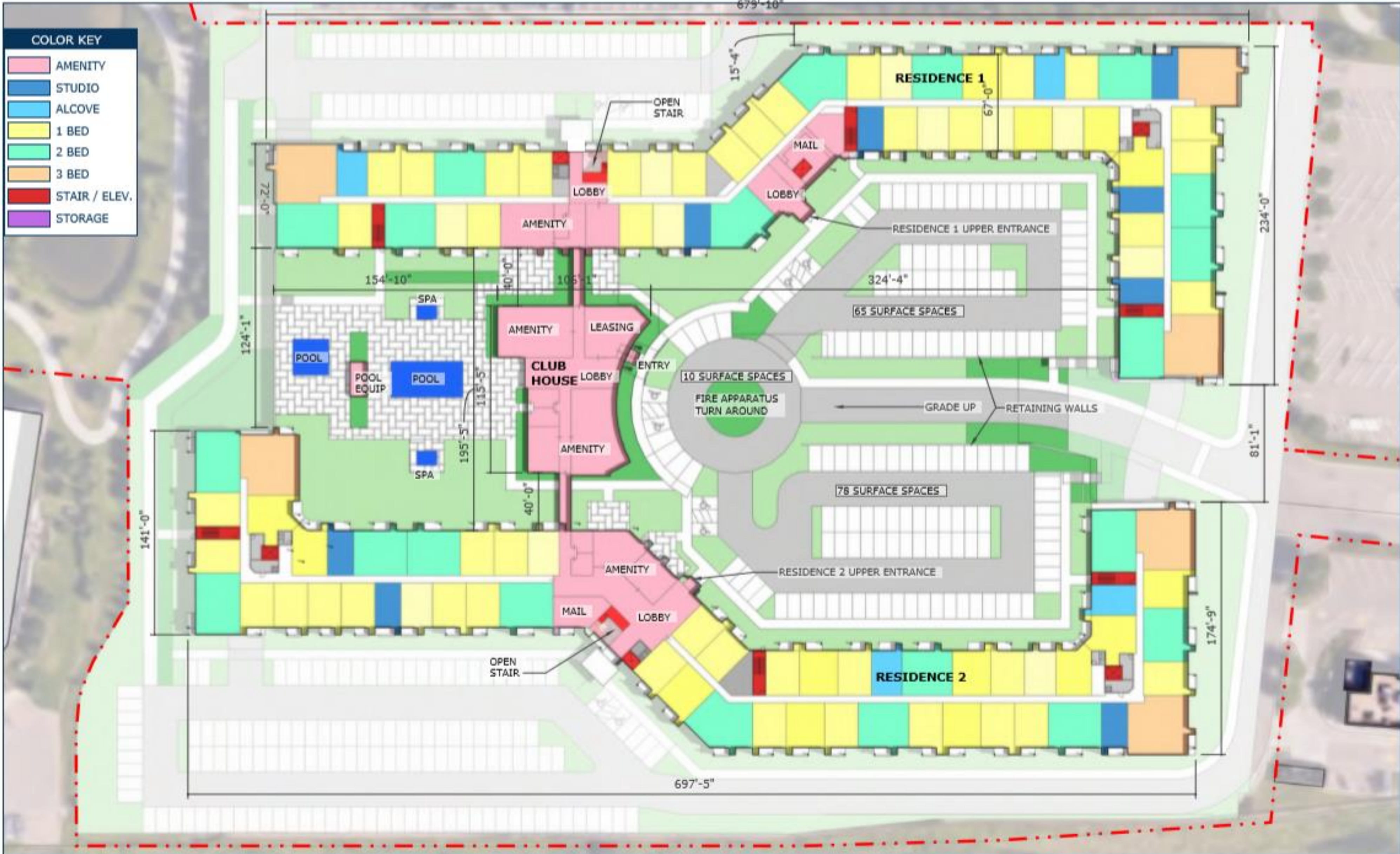
PARKING SPACES	
GARAGE 1	233
SURFACE 1	129
PHASE 1 TOTAL	362
GARAGE 2	240
SURFACE 2	211
PHASE 2 TOTAL	451
OVERALL TOTAL	813



TOTAL RESIDENTIAL UNITS: 464

**PARKING RATIO: 1.752 STALLS PER UNIT**











# UNIT BREAKDOWN

PHASE I		PHASE II	
STUDIO	23	STUDIO	18
ALCOVE	8	ALCOVE	8
1 BED	144	1 BED	149
2 BED	43	2 BED	47
3 BED	12	3 BED	12
TOTAL		TOTAL	
UNITS	230	UNITS	234

PROJECT TOTAL      464



# GROSS SQUARE FOOTAGE

## RESIDENCE AND AMENITY AREA



### RESIDENCE PHASE 1

LEVEL 1	58,600
LEVEL 2	58,400
LEVEL 3	58,400
LEVEL 4	58,400
	233,800

### RESIDENCE PHASE 2

LEVEL 1	61,400
LEVEL 2	61,200
LEVEL 3	61,200
LEVEL 4	61,200
	245,000

### AMMENITY BUILDINGS

CLUBHOUSE	9,300
POOL EQUIPMENT	300
	9,600

<b>AREA (NONPARKING) TOTAL</b>	<b>98,500 GSF</b>
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# INTERIOR FINISHES







# COMMON AREAS





# FITNESS & GAMING







# ENTERTAINMENT SUITES





UNIT FINISHES



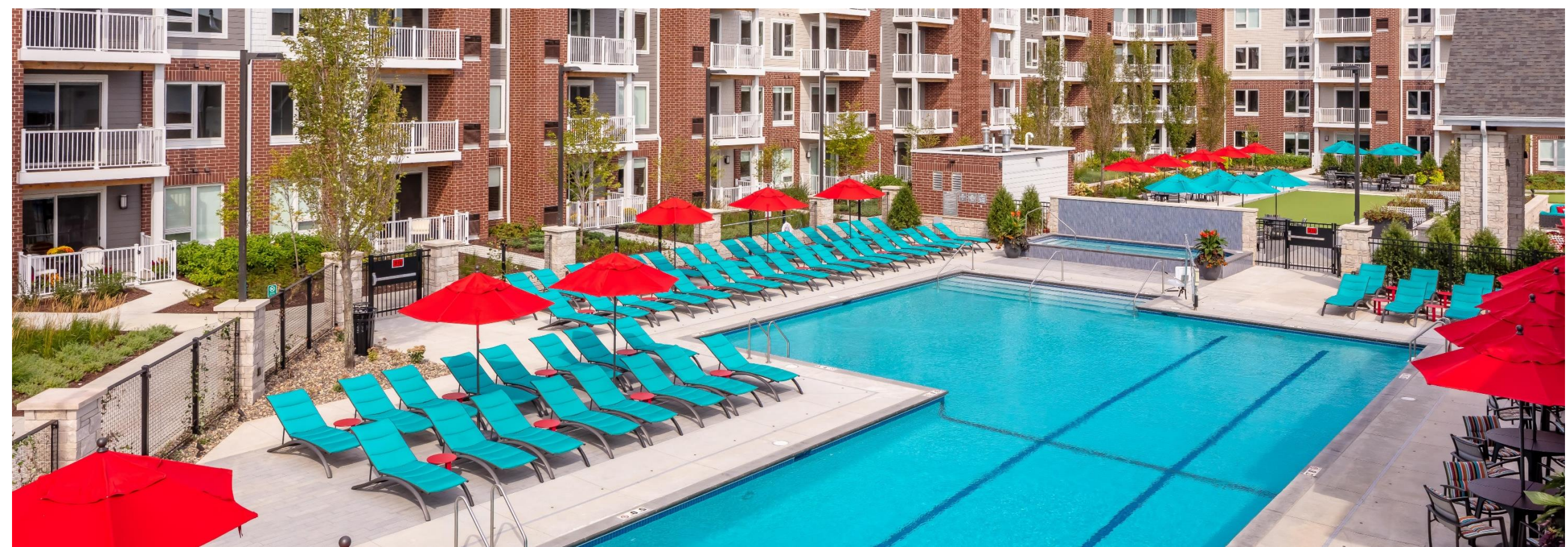




# EXTERIOR AMMUNITY SPACE



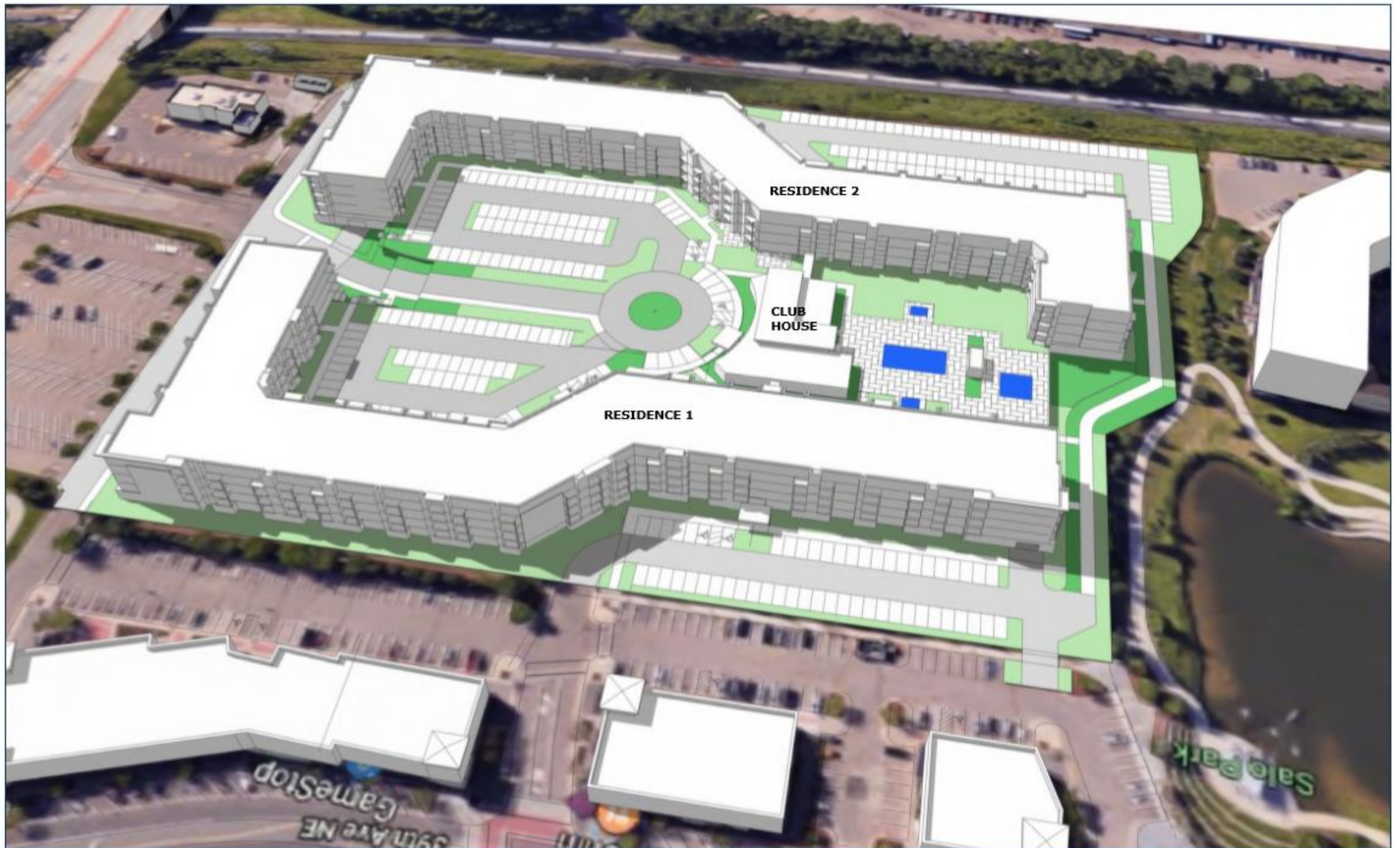










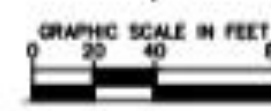






SILVER LAKE VILLAGE APARTMENTS PREPARED FOR DORAN COMPANIES		ST. ANTHONY MIN.	
SHEET NUMBER C100			
THIS PROJECT NUMBER DATE SCALE AS SHOWN DESIGNED BY BY CHECKED BY BY		* ALL DESIGN & CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MISSOURI ENGINEERING AND SURVEYING BOARD AND PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CODES OF THE STATE OF MISSOURI.  DATE: 07/22/2019 BY: J. JAG. 07/22	
KIMLEY-HORN		3075 HABLEY • 40400 AND ADDITIONAL, INC. 709 HALEY DR. ST. LOUIS, MO. 63114 PHONE: 314.414.4177 WWW.KIMLEY-HORN.COM	
No.		DATE	
No.		DATE	



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57. ANTI-HCMV

**GRADING AND  
DRAINAGE PLAN**

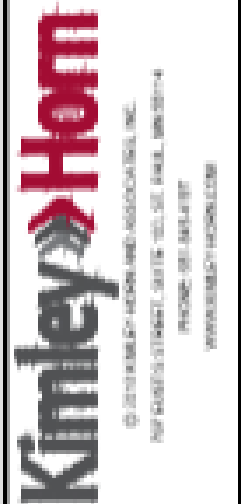
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C. S. LEWIS AND J. R. GARDNER, 1941, AND  
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PROPOSED BY C. S. LEWIS AND J. R. GARDNER,  
1941, AND THE TAIL OF SPECIES IN AN  
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AND J. R. GARDNER, 1941.

**Kimley-Horn**

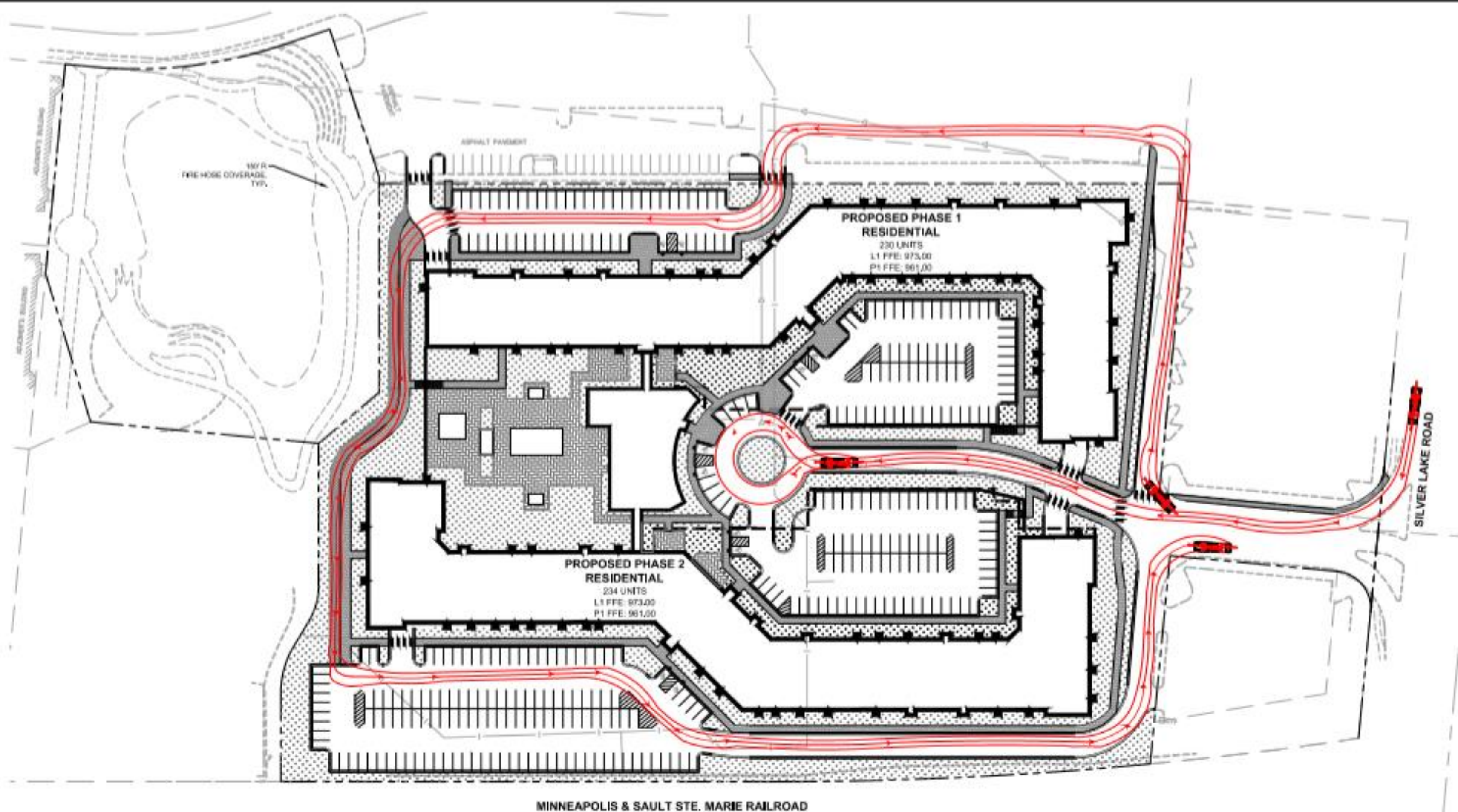
© 2003 KIMLEY-HORN AND ASSOCIATES, INC.  
707 BAYVIEW DRIVE, SUITE 100, ANN ARBOR, MI 48104  
PH: 734.769.4100 FAX: 734.769.4101

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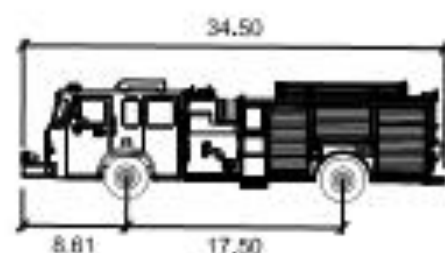
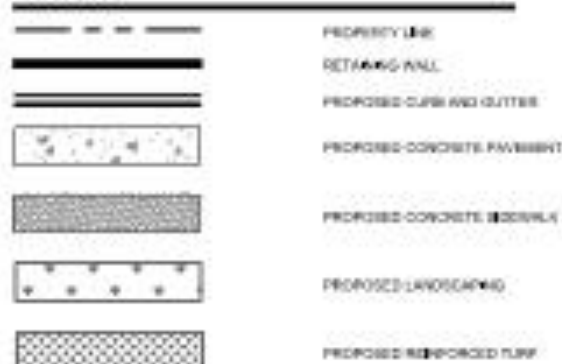


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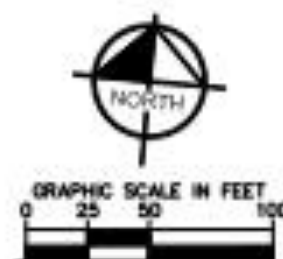
### LEGEND



### Smeal Pumper Midship Custom

	feet
Width	: 8.33
Track	: 7.88
Lock to Lock Time	: 6.0
Steering Angle	: 48.0

THE VEHICLE MANEUVERINGS IDENTIFIED ON THIS PLAN WERE PREPARED USING AUTOTURN SOFTWARE AND DOES NOT NECESSARILY REPRESENT ACTUAL CONDITIONS NOR DOES IT ACCOUNT FOR EXTERNAL FACTORS. THIS ANALYSIS SHOULD NOT BE USED AS THE SOLE BASIS FOR THE CLIENT'S DECISION MAKING.



PRELIMINARY - NOT FOR CONSTRUCTION

**SILVER LAKE VILLAGE  
APARTMENTS**

PREPARED FOR  
**DORAN**  
**COMPANIES**

ST. ANTHONY  
CONJUGATED  
MN

## FIRE TRUCK COVERAGE

the right to be free from slavery.

RNA PRODUCT	DATE
16S	10/10/10

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**FIDE TRICK**

**Kimley»Home**

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QUESTIONS?



JUNCTION  
FLATS

DORAN