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November 24, 2025

City of Mound
Attn: Sarah Smith
2415 Wilshire Blvd
Mound, MN, 55364

Re: Applicant Narrative - **Updated**

Dear Ms. Smith,

We are excited to collaborate with the City of Mound (and Minnetrista) on our proposed housing development that will be called North Pointe at Halsted Bay. The project is all owner-occupied housing and includes new housing choices for residents of Mound and Minnetrista.

Within the city of Mound, the project will include:

- 4 luxury townhomes,
- A three-story, nine-unit condominium building and
- a shared amenity building at the edge of Lake Minnetonka, Halsted's Bay (the Beach Club).
- (The single-family lot in the SE corner of the site is being developed individually by that home owner.)

Building Exteriors:

The building exteriors will include stone, metal siding, wood-look metal siding and fiber cement siding with a repeated stylistic theme to the multiunit buildings and architectural variety on the Minnetrista side for the single-family buildings adding character and more able to suit individual exterior expressions, while still being of high character and finish. All condominium and townhouse buildings house their trash and recycling on the interior of the buildings.

Site Development:

Site improvements are made for access drives, guest parking, landscaping improvements including removing invasive trees and planting new trees and landscaping in the building areas in addition to maintaining the natural vegetation and bluff areas as they are. They also include pervious paths and wood stairs giving pedestrian access options to the amenities and rest of the site.

Beach Club (Association Amenity Building on the lake)

The Beach Club building is the homeowner's association shared amenity building. It includes indoor seating and dining areas, a kitchen, restrooms and off-season storage below grade. The exterior is a series of small outdoor patios that terrace down to the lake and are intermingled with landscaping and provide beach access. The building has a small convenience parking lot off Halstead Avenue with nine parking spaces. The project will introduce new screening to the neighboring property to the west via an improved fence and coniferous tree screening. To the east, the building nestles into the grade which climbs 10+ feet to provide visual separation. The parking area will be screened as well from the properties to the east and west.

Access to the Beach Club will be via sidewalks largely on the Minnetrista side and pervious walking paths and wood stairs from the Mound side as well as limited vehicular access. Activities at the Beach Club are largely small gathering oriented and limited hours will be written into the housing association documents, currently scheduled from 9am to 9pm.

At the beginning of the project, the Beach Club building will be used as an office for the sales staff to greet potential buyers during normal business hours (8-6). This will not require any special construction, they will just

be using the space as a meeting area as it will be the first structure constructed on site following all site approvals and permits are obtained.

Trash and recycling for this building is located in a screened enclosure on the east side of the building and shown on the site plan.

Townhouses and Condominiums:

The townhouse and condominium buildings have units that are graciously sized for 3 bedroom plus homes and provide a minimum of 2 parking spaces per unit plus guest parking. The condominium building is built into the sloping site to minimize its profile, hide the garage and keep the highest density of use on the site on the HWY 110 side of the site at the northern end.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sheldon Berg', with a long, sweeping horizontal stroke extending to the right.

Sheldon Berg