

Centinario, Michael

Subject: RE: [EXTERNAL]: RE: 6 Appletree Square

From: Andrew Hughes <ahughes@mahoneydev.com>

Sent: Monday, March 24, 2025 10:56 AM

To: Mike Waldo <Mwaldo@ronclark.com>; Dan Walsh <dwalsh@trellismn.org>; 'Carl Kaeding' <carl@kaeding-group.com>

Cc: Landon Wittenberg <LWittenberg@ronclark.com>

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Trellis Co. is proposing an approximately 81-unit senior/55+ property with rents and incomes restricted between 30 and 80% of the area median income. The majority of units will be 1BRs, but some studio and 2BR units may be offered. Project parking will include two levels of structured, above ground parking below the apartment units containing 96 stalls and approximately 72 surface parking stalls. The surface parking stalls will be shared between the property residents, guests and staff as well as tenants of 2 Appletree. One level of the structured parking (approximately 47-49 stalls) will be made available for tenants of 2 Appletree; the other level of structured parking (approximately 47-49 stalls) will be available residents of the housing units. While not yet shown, Trellis anticipates trying to include a pedestrian connection between the property and 34th Avenue via Appletree Square so that residents have easy access to the LRT station and other amenities in the South Loop area. Pending City approvals, Trellis would anticipate securing competitive financing in early January 2026 and closing by approximately June 2026. The anticipated construction schedule is approximately 14 months.

ANDY HUGHES

Principal Consultant



MAHONEY DEVELOPMENT SERVICES

10 River Park Plaza, Suite 800
Saint Paul MN 55107
P: 651.789.0713
ahughes@mahoneydev.com

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