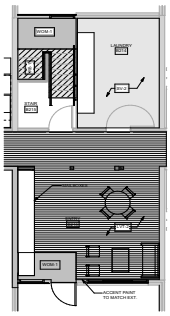

MAPLE HILLS APARTMENTS RENOVATION

RED WING, MN

Addressing Critical Needs and Restoring Joy

This Minnesota Housing-funded Moderate Rehabilitation project targets significant improvements in resident quality of life at a site consisting of 96 occupied one, two, and three bedroom rental apartments constructed in 1971 with a two story amenity building constructed in 1977. The work builds on a 2008 effort by the current ownership that significantly renovated the community building and made minor updates to the residential buildings. Beginning with a 2023 Property Needs Assessment, outdated glazing, mechanical, electrical, and plumbing systems and life safety issues at the residential buildings (A, B, C, D, E, & F) were identified and scoped for replacement and additional units were voluntarily upgraded with mobility enhancements in compliance with Minnesota Housing Universal Design criteria.

Looking beyond critical system needs, the project targets finish and color interventions at common areas to enhance resident wayfinding and enhance a sense of home for the residents. The project also provides improved site amenities on the wooded 10 acre hillside property including a new play area, outdoor grilling areas, and designated smoking areas located away from building entrances.

Client: CommonBond Communities
Site Area: 462,493 S.F. / 10.6 acre
Density: 96 units - 9 DUA
Completion: 2025
Construction est.: $9.9M

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Design Features

- Conversion of 10 units to Universal Design
- Replacement of unit kitchens and appliances
- Replacement of unit and common area finishes
- Exterior improvements
- Site improvements to make the site safer and more accessible
- New recreational site amenities

Sustainable Features

- Introduction of ventilation in resident building corridors and unit entry door sealing to improve indoor air quality
- New door operator at lower entry of community building to improve mobility access to community room
- Use of zero VOC finishes to improve indoor air quality
- Replacement of existing atmospheric boilers with modulating condensing boilers to reduce fuel usage and carbon footprint