

September 24, 2014

Mr. Bryan Schaffer
Community Development Director
CITY OF BLAINE
10801 Town Square Drive NE
Blaine, MN 55449-8101

SUBJECT: NEW ATHLETIC FIELDS BETWEEN 105TH AND 109TH AVENUES
NATIONAL SPORTS CENTER

Dear Mr. Schaffer:

Thank you for providing comment and feedback on the SRF submittal made to the City on 9/15/2014 as shown in Figure 2. The National Sports Center (NSC) is interested in pursuing "short approval" of the project by the City Council on October 2, 2014 to allow for some site construction to begin this year. Based on concerns expressed by the City on the proposed phasing plan for implementing improvements, the NSC is providing the following rationale for moving forward with Phase 1 improvements as proposed for developing the west side of the site as shown in Figure 4 instead of the south end as being recommended by City Staff.

Existing Sand Mining Operations

Figure 3 identifies the portion of the site which still remains to be mined for sand to be used for constructing the athletic fields, parking lots, and roadway circulation. There are approximately 299,500 CY of sand to be mined within this area of the site of which 49,500 CY will be needed to develop the athletic field complex. The remaining 250,000 CY of material could be used by the City or County for the reconstruction of 105th Avenue or other projects as needed.

Remaining Fill to be Placed on Site

The large existing ponding area on the south end of the site as shown on Figure 1 is still currently being filled to accommodate development of parking areas, roadway circulation and athletic fields. By allowing construction efforts to begin on the west side of the site, filling operations can continue on the south end of the site with minimal impacts to Phase 1 construction. It is the goal of the NSC to fill existing pond areas by the end of 2014 to allow for Phase 1 improvements to be completed in the spring of 2015.

Differential Settlement of Existing Fill Areas

Since most of the site was excavated for sand to a depth up to thirty-five feet with no provisions made for placing fill in two to three foot compacted lifts, it is anticipated there will be differential settlement throughout the site over the next one to two years. By not paving the parking lots until 2016, minimal risk will be assumed by the NSC for additional construction costs to repair or repave parking lots due to the potential for more differential settlement on site.

West Side Existing Site Conditions and Field Orientation

Based on how mining operations have occurred on the site, the west side of the parcel has been filled for a longer period of time and is better suited for completing final grading for the athletic fields and establishing a compacted subgrade for paving areas. Developing the eight soccer fields on the west side of the site also will also allow for these new fields to be better integrated with existing field programming west of the site.

Please let us know if you have additional questions or need further clarification on rationale being presented for pursuing "short approval" of Phase 1 improvements as proposed on the west side of the athletic field complex.

Sincerely,

SRF CONSULTING GROUP, INC.



Ken J. Grieshaber, ASLA
Principal
Landscape Architecture Studio

KJG/bls

Attachments