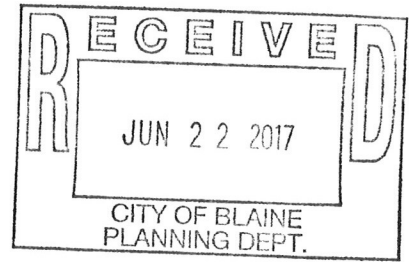


Blaine Development



The Development area will include a portion of the site for housing, and a portion of the site for commercial retail use. Parking areas will be built in conjunction with the intended uses. A network of drive access roads, truck access drives and automobile driveways will also be developed to service the buildings. An overall storm water management plan will be developed to meet the requirements of the city and the watershed with some of the development area being used for ponding. Additional exterior area will be used for resident and tenant amenities and patios as well as sidewalks and pedestrian circulation.

HOUSING DESCRIPTION (By Dominion)

COMMERCIAL DEVELOPMENT:

This commercial development is slated to be predominately retail with a senior housing anchor element. Retail uses will vary from smaller shops/structures at approximately 1,000 square feet to larger retail outlets such as grocery of approximately 80,000 square feet.

The retail development would be built over a series of phases to include approximately eight to ten different buildings of varying sizes set into a master planned community with covenants to control building design. The overall development will be designed with a consistent theme / appearance, regardless of construction phase. Individual buildings will have the ability to leverage their branding which patrons have come to know and recognize.

The proposed buildings would be one-story structures built from masonry, steel and wood framing. The exterior materials would be brick, decorative masonry, glass, metal and composite panels. The buildings would be approximately twenty feet tall with limited additional height at areas for signage and decorative parapets. Each of the retail fronts would have signage to meet city ordinance yet reinforce the tenant's brand while remaining in compliance with the development design guidelines (covenants). Monumental architectural elements and tenant monument signage at access and egress points shall be thoughtfully designed to both integrate with the development's theme, and provide information and wayfinding. These elements will set the theme for the development (community) and reinforce the quality of the tenants which reside within.

The roadway system shall feature a central roundabout designed to accommodate vehicles of all sizes, including emergency vehicles, buses, and truck and trailer combinations. A main feature of the roundabout is a raised central island with low plantings to coordinate with the developments overall theme. The circular shape is designed to control the direction of traffic and reduce speeds to 15 to 20 mph. It also reduces the likelihood of t-bone or head-on collisions.

Parking shall be provided by bituminous surface lots with full concrete curb and gutter. Concrete walkways with exaggerated widths shall provide pedestrian safety while allowing for 4-season plantings and landforms. Walkways shall connect separate parking areas to each other and the varied retail

buildings. The walkways shall integrate the individual tenant buildings and create the feeling of connection between tenants and the development as a whole. The parking ratio would be approximately five cars per 1,000 sq.ft. of retail.

Gathering or community spaces would be integrated into the parking areas (void spaces) and between buildings where practical. These spaces will not only serve as orientation and wayfinding but create places to 'meet up' away from the traffic paths and provide outdoor dining experiences. The opportunity to create seasonal themes within the gathering spaces may present unique opportunities to the community.

Lighting will be provided by a combination of light poles for the parking areas, pedestrian scaled fixtures for walkways and surface mounted building lights. The surface mounted building lights will be decorative in nature but still provide general illumination for the sidewalk areas.

BKV
G R O U P

Architecture
Interior Design
Engineering

Boarman
Kroos
Vogel
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www.bkvgroup.com
EOE

6-8-17

Nick Anderson
Dominium Development
2905 Northwest BLVD Suite 150
Plymouth, MN 55441

Re: Blaine Apartments
BKV Comm. No.: 1393.122

Dear Nick

Architecture Design Concept

The Architectural design concept is based on two key elements or terms:
Authenticity and Nature.

The project is organized a U-Shape to take advantage of the adjacent wetlands and pods. The courtyard has been positioned facing North East to take advantage of low light angles in the winter and providing more natural shade in the hotter months. The underground parking will be substantially recessed into the ground to minimize scale and bring natural light and transparency into the living spaces. The corners of each building will be a focal point of the architecture using brick or stone elements to add interest.

Exterior materials will consist of low maintenance siding, brick or stone and a limited amount of metal panel. Colors will focus on natural tones. Typical materials will be used in unique and interesting ways.

Interior Design Concept

The Blaine Apartments will be based on an authentic, natural and timeless interior design. With an overall concept rooted in Scandinavian styling; patterned flooring along with coffers, high designed spaces, furniture, finishes and accessories. Branding will be integrated to the overall concept and will be applied through all areas of the interior and exterior to communicate a cohesive and beautifully designing apartment complex into Blaine.

Landscape Design Concept

The landscape design is intended to create a "building in a park." Generous setbacks on all sides of the building create opportunities for extensive, park-like picturesque settings. Arrival to the building is through a covered Porte Cochre with colored concrete, decorative lighting and extensive landscaping. The building's courtyard mixes dynamic, highly active amenities with passive, heavily planted passive spaces in planted surfaces and walks. Active uses include a built-in grilling stations with granite countertops, a pergola/shade structure with decorative lighting and lounge furnishings. Passive uses include lawn areas, decorative gardens and paths, and foundation plantings sloping to hide parking lots and walls. At the Northern end of the property there will be an enclosed dog run with a 4' tall decorative metal perimeter fence, bench, shade structure, and dog waste station, and the surface of the dog run itself will consist of a 4" depth of pea gravel.

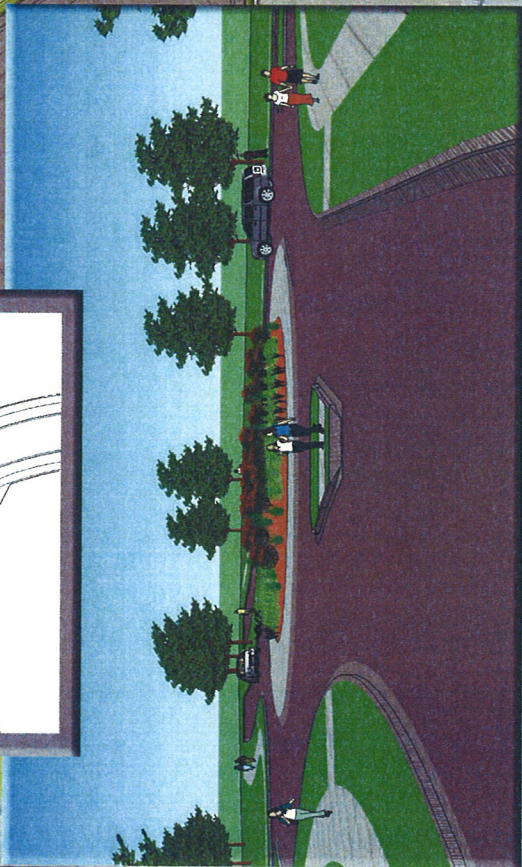
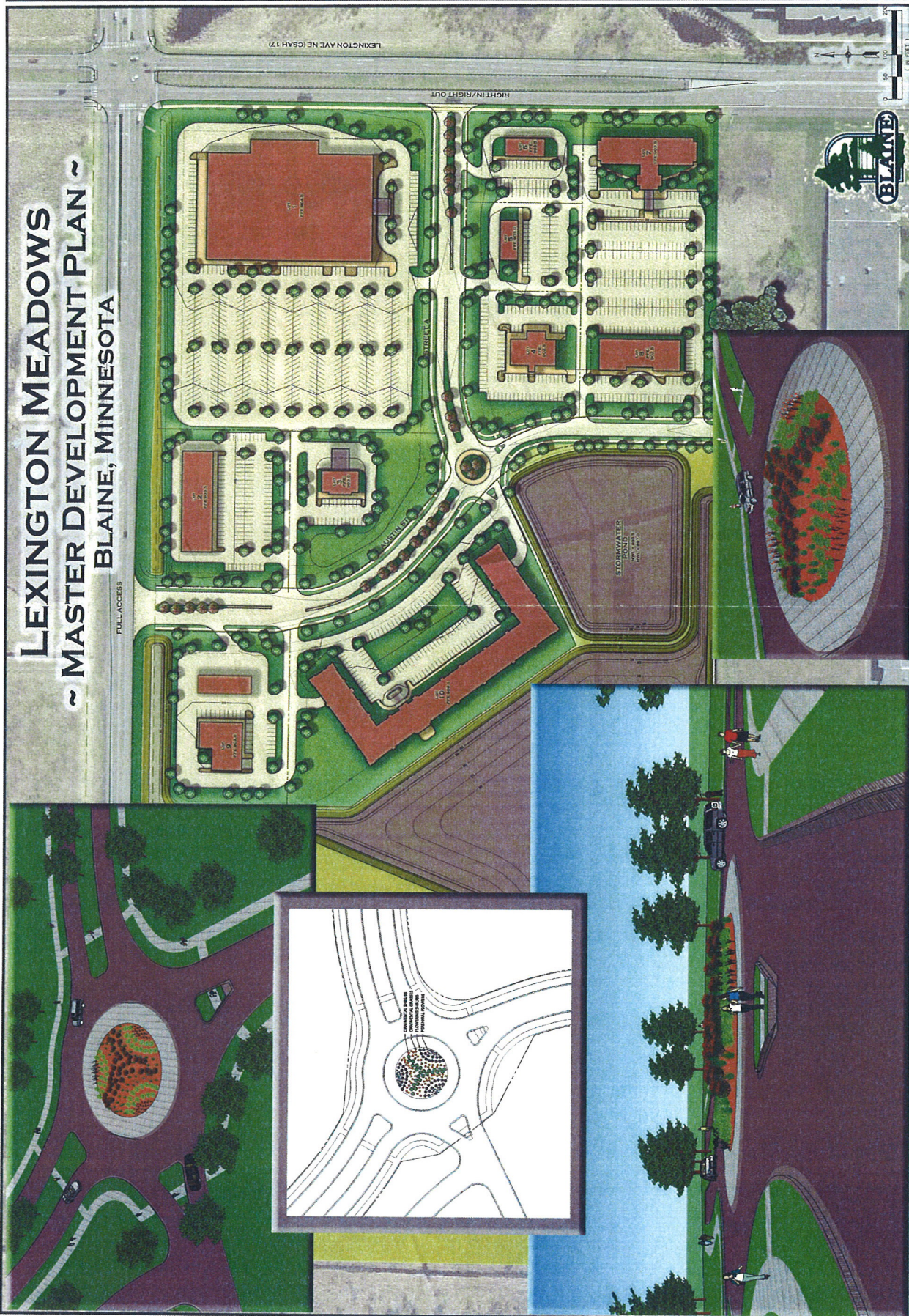
Sincerely,



Mathew H. Nugent
Partner BKV Group

LEXINGTON MEADOWS ~ MASTER DEVELOPMENT PLAN ~ BLAINE, MINNESOTA

FULL ACCESS



5 of 5

REVISIONS

NO.	DATE	DESCRIPTION
1.	06/21/17	FOR CITY COMMENTS
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

DESIGNED BY: [blank]
DRAWN BY: [blank]
CHECKED BY: [blank]
SCALE: AS SHOWN

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name: [blank]
Signature: [blank]
Title: [blank]
License #: [blank]



Wellington
Commercial Real Estate

LEXINGTON MEADOWS
Blaine, Minnesota

SITE RENDERING

Carlson
ENVIRONMENTAL - ENGINEERING - SURVEYING
3890 Pleasant Ridge Dr NE, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

DOMINIUM SENIOR HOUSING PROPOSAL

LEXINGTON AND 109TH AVENUE BLAINE, MN

PROJECT DESCRIPTION

Dominium is proposing an approximately 190-unit senior, independent living, affordable housing project at Lexington Avenue and 109th Avenue in Blaine. The project will be located on parcel 10 within the Wellington Management master-planned development of the former Allina site.

The project will include one, two, and three-bedroom unit types ranging in size from approximately 800-1,200 square feet. Project amenities will include a community room with fireplace, fitness center, theater room, card/craft room, heated underground parking, and landscaped outdoor seating area. Apartment features will include private balconies or patios in most units, washer/dryer in each unit, large walk-in closets, and 9 foot ceilings.

Rents and resident incomes will be limited to 60% of the area median income. Rents will range from roughly \$975 to \$1,350 per month. Lastly, the property will be restricted to residents aged 50 and over. However, it is expected that most residents will be in their late 60's or older.



DOMINIUM



PERSPECTIVE VIEW OF MAIN ENTRY

BLAINE 109TH AND LEXINGTON

6/22/2017

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DOMINIUM



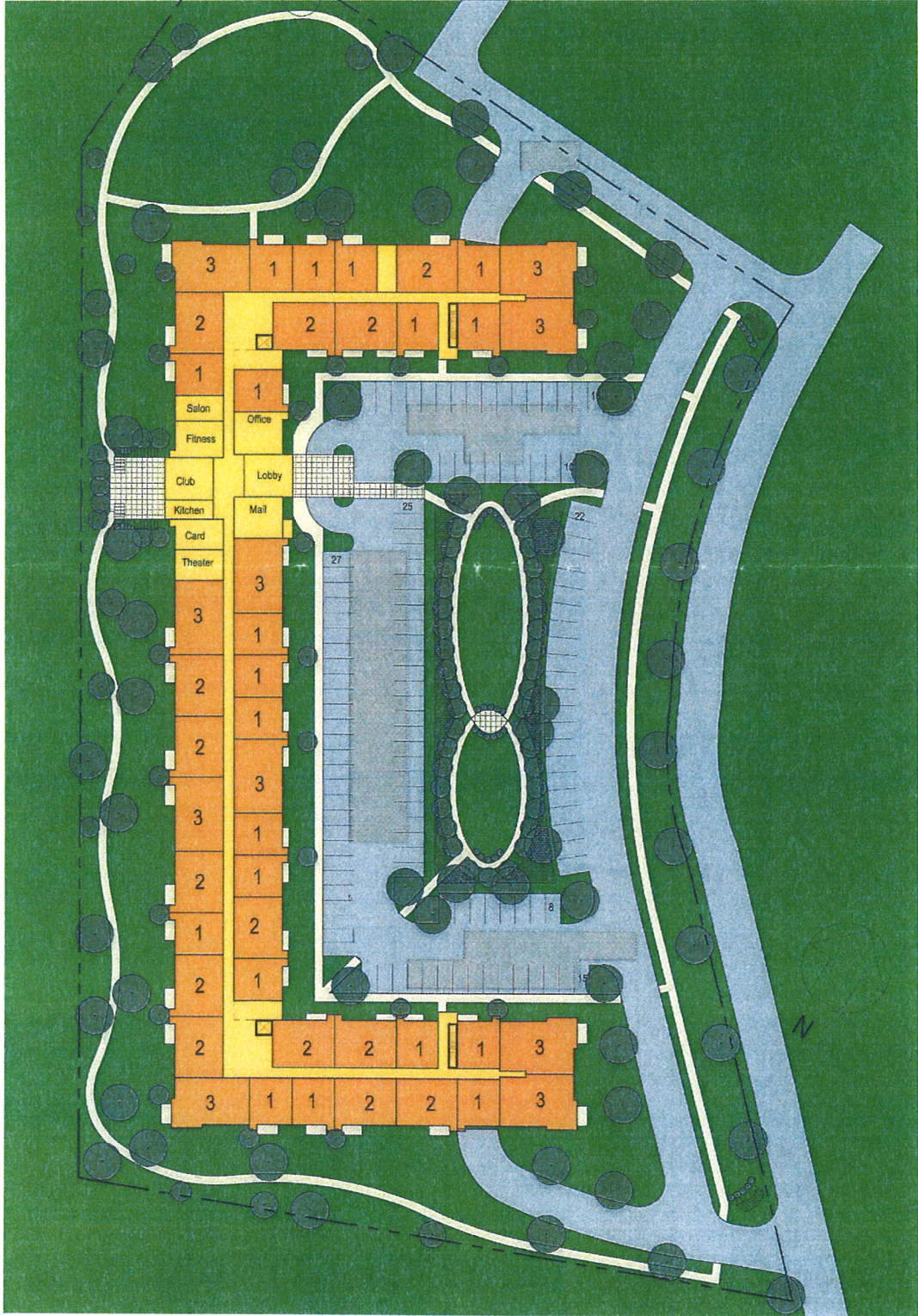
PERSPECTIVE VIEW OF MAIN ENTRY

BLAINE 109TH AND LEXINGTON

6/22/2017

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DOMINIUM



BLAINE 109TH AND LEXINGTON

6/9/2017

