

Erik Thorvig
Economic Development Coordinator
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

Dear Erik,

I am writing this letter as a 13-year resident of Blaine, and as a local business owner. I would like to further outline the project which we have spoken about over the past 8 weeks.

I have been a practicing dentist in the state of Minnesota for almost 20 years. I performed group practice dentistry for more than a decade before opening my own solo practice, Imagine Smiles, in Blaine, in the Spring of 2011. Over the past six years the practice has thrived. I opened with just over 800 patients who chose to transition with me to the new office. I am now privileged to have over 3000 active patients in the patient pool. This is considered explosive growth in my profession, and I attribute that to the great people I work with every day. They are my employees, but also consider them to be some of my dearest friends.

Because of this success, Imagine is growing beyond the abilities of the current clinic and I have been looking, for over a year, at nearby land to build a new clinic. There have been a few leads, but nothing offered by the large developers could be considered cost effective for a small local business. It's been a frustrating process to say the least, and after talking with other local business owners, they too had struggled to find space that was affordable. I am proposing the development of the Imagine Center to cater to that need.

Upon completion, I will move Imagine Smiles into this facility as the anchor tenant. This will accommodate my desires for more space and bring on extra staff to serve my patients, but the remainder (roughly two thirds) will be available to other local business owners who desire office space on a more affordable scale. I've already had discussions with a few interested individuals, but further conversation will be delayed until this project is beyond the concept phase.

As a resident, I enjoy living and working here. There are many others that feel the same way. I'm hoping that by doing this project it will create the opportunity to help other small businesses grow, increase the local tax base, and provide valuable local services for the members of our community. I am attaching several other documents to this letter that should provide further details regarding the scope of the project, the potential target tenant pool, the long-term goals for my dental office, timelines, and some other unique project details. Please let me know if there is any other information you need or desire.

Sincerely,

[Your Name], DDS, NMD, IBDM

Imagine Center Conceptual Details

Facility Details

Facility Size: 16,500 sf

Parking: 85+ spaces

Self-contained waste disposal & recycling space

Anchor Tenant

Imagine Smiles, PC (4500 sf)

Prospective Tenants

Chiropractors

Accounting

Financial Advising

Independent Insurance Agencies/Brokers

Specialized Retailers

Small Office Healthcare

Environmental Considerations

Tenant recycling goal of 75%

Runoff water and snow removal management plan to protect the Coon Creek watershed

Reduced utility footprint – Large use of LED lighting, smart thermostats, etc.

Irrigation and landscaping utilizing reclaimed water & native MN vegetation

Intended solar power utilization (if feasible)

Site support for local wildlife and birds

Utilization of Minnesota-made products (Andersen Windows, Boulder Creek Stone, etc.)

Estimated Project Cost

\$3.5 million – Anchor Bank

Project Milestones

Date	Milestone	Assigned To
6/1/17	Project Start	
7/1/17	P & Z, Land Acquisition Complete	City of Blaine
7/1/17	Architectural Design Complete	Progressive Architecture
9/1/17	Begin Site Preparation	Heritage Construction
9/22/17	Site Construction Begins	Heritage Construction
12/1/17	Building Construction Complete	N/A
1/1/18	Tenant Improvements Begin	Heritage Construction
3/15/18	Environmental Rough-Ins Complete	Contractors TBD
4/1/18	Parking & Final Grading Begin	Contractors TBD
4/22/18	Monument/Signage Installation Complete	Contractor TBD
5/1/18	Landscaping & Irrigation Begins	Contractor TBD
5/21/18	Imagine Soft Opening	Imagine Team
6/1/18	Project End	

4.28.17

The IMAGINE CENTER

These sets of documents have been prepared for a preliminary conceptual review by the City Staff and the City Council of the city of Blaine, MN. The following information is based on general information obtained from GIS Survey's, Photos etc. Upon a favorable feedback from the city staff, and city council. Surveys will be performed, and further design refinements will be done, as required for the normal public plan review process, building permitting process, and other required reviews required for construction approval.

Dr. Green, and his partners are proposing the construction of a 16,500 Square foot, multi-tenant facility called the Imagine Center. The Imagine Center would be located on the on the lot just east of the Alina Health medical building that Dr. Green occupies presently. The construction of this project is dependent on purchasing approximately 1.65 acres of the large parcel located on Town Square Road. This parcel is presently owned by the city.

The Imagine Center will consist of three units. Each unit will be approximately 6500 Square feet in size, 5000 Square feet on the main floors, and each unit will have a loft approximately 1500, in size. The total size for the entire building will be approximately 16,500 square feet. The building will also contain an area to house a future elevator, if the loft arrangement changes and code necessitates an accessible second floor.

The intended use of the Imagine Center will be office, medical or some other professional use. Dr. Green's practice – Imagine Smiles will occupy one of the spaces within the building.

The building is positioned on the south side of the lot to compliment massing with the existing Alina building on the west. The southerly location will also take advantage of the views of the golf course. The loft space and larger pitch of the roofs is intended to better match the massing of the other buildings in this area. Exact materials are undetermined at this time, but they will be natural in color, stone, stucco, brick, etc. and will complement the surrounding context.

The parking is placed in front or north of the building and is broken up with several islands. The number of parking spaces given are 89, and 83 spaces are required by city code. Accessible parking spaces are located just off the main walkway into the building.

Parking setbacks of 5' side and 10' for front are given. Building setbacks of 10' for side and 20' have been designed. The setbacks are equal to or slightly larger than the bank building, they are more in line with the existing medical facility directly to the West of the project.

Area for ponding/ water treatment is located along the east side of the parcel. This ponding area can be contiguous with the ponding required for the owner to the east. This configuration is more efficient in water containment, and will act as a natural buffer between the two building types.

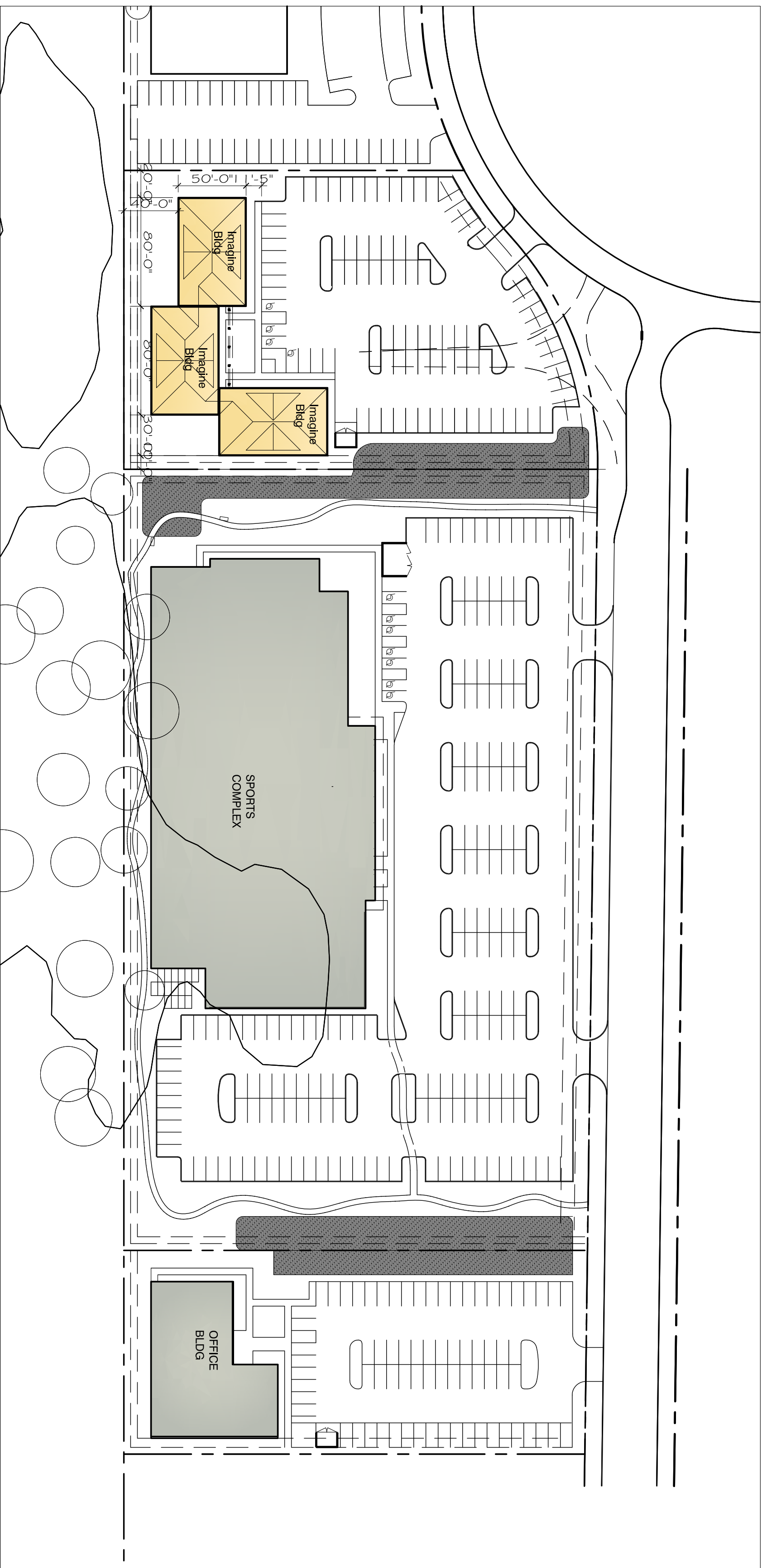
The trash enclosure will be sized for regular trash, and recycling. It will be constructed of similar materials and colors and blend in with the main building.

The purchasing of this lot will still allow the city to split the reaming city parcel in to two additional parcels (three parcels total) A larger parcel could allow the construction of a 50,000 Sq Ft, three court basketball, sports facility with over 180 parking spaces, and the third parcel could contain a 9000 square foot office building on the east end. Storm water treatment all three buildings can be obtained for the three parcels, as well.

It is the intention of Dr. Green and his partners to start construction will start as soon as possible, hopefully this fall.



1 EXIST SITE PLAN
1/8"=1'-0"



2 OVERALL SITE PLAN SCH 3 SHOWN
1/8"=1'-0"

PROGRESSIVE
Architecture

4920 OTTER LAKE ROAD, WHITE BEAR LAKE, MN 55110
WWW.PROGRESSIVEARCH.COM 651.292.1061

REVISIONS:

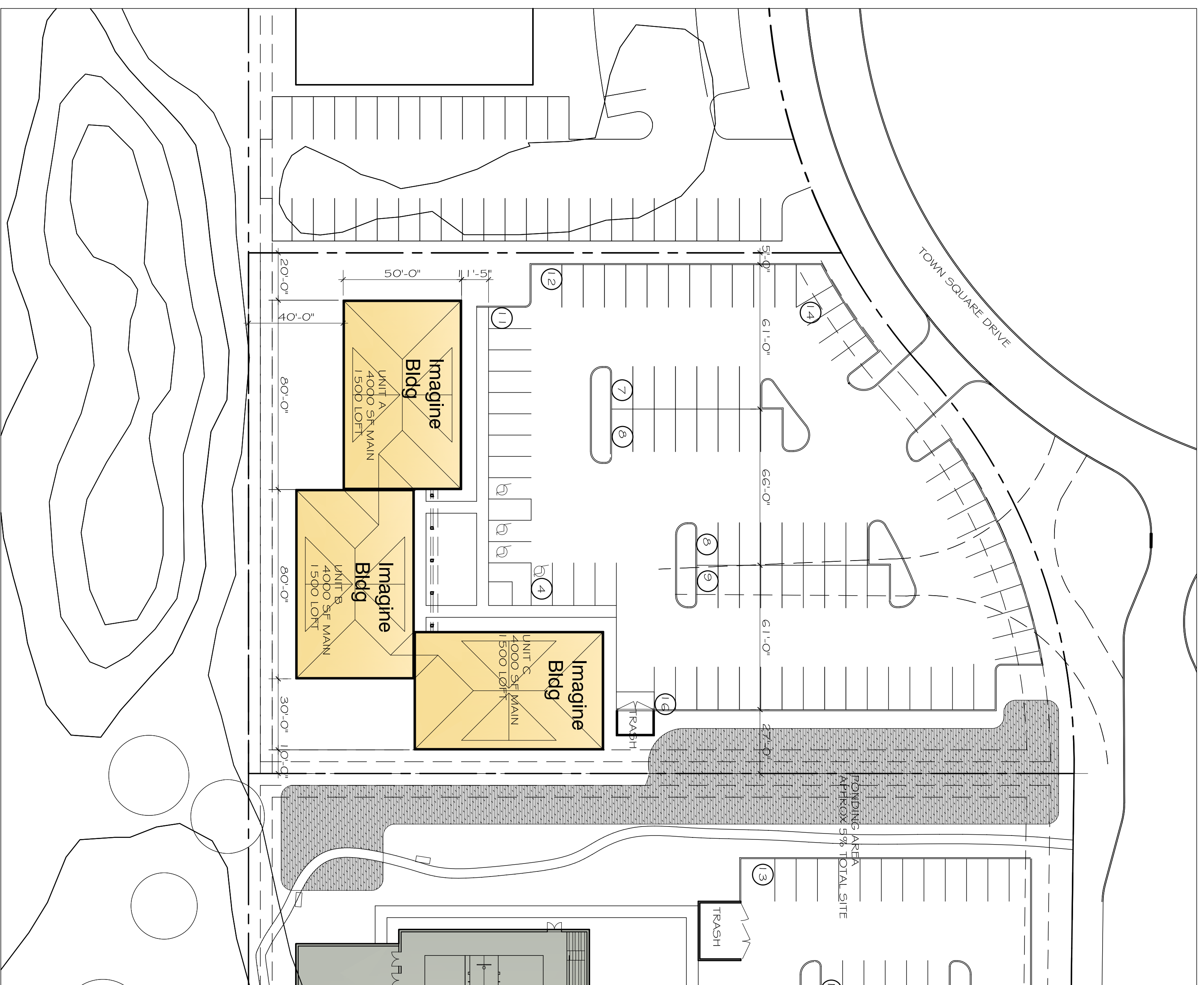
No.	Description	Date

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR CONTRACT DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

01/01/01 18828
SCOTT C. MOWER DATE LICENSE #
Project Number 2000.01
Date 01/01/01
Drawn By DRW

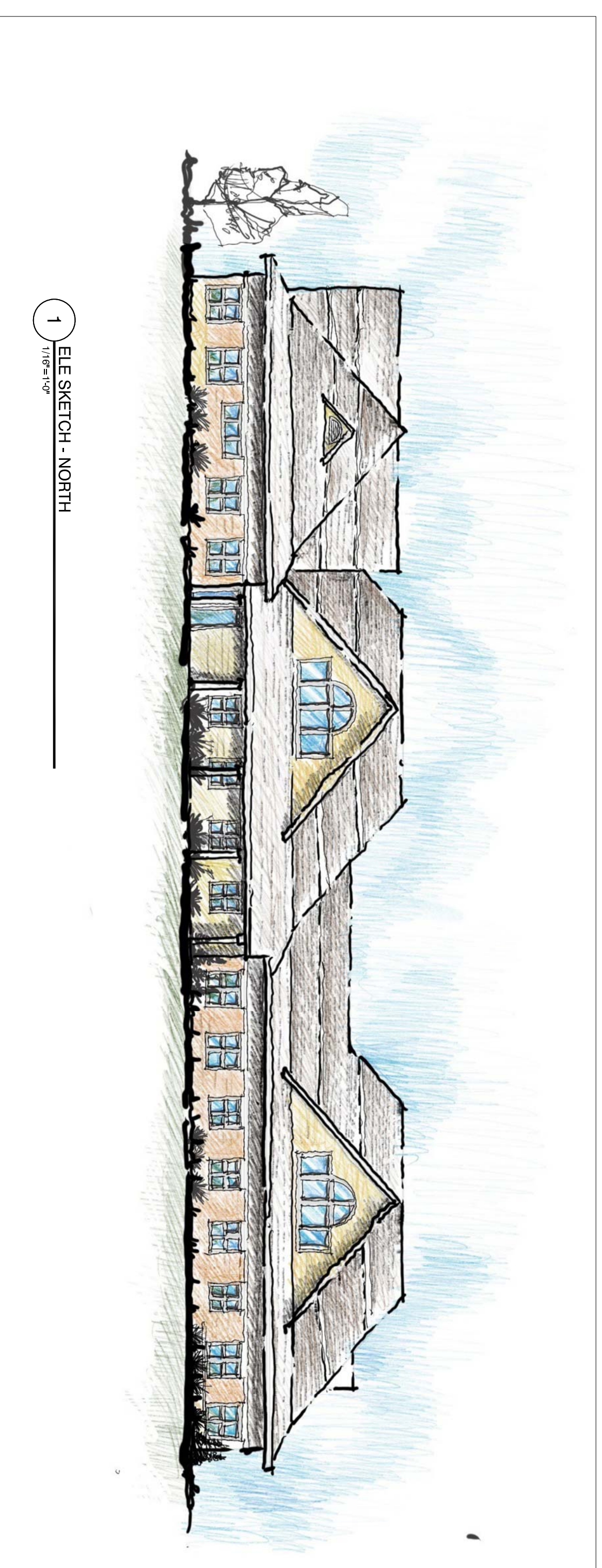
the Imagine
Center
BLAINE MN

SC3.0
SCHEMATIC



1 PROFESSIONAL BUILDING SITE PLAN
1/2"=1'-0"

SITE 69202 SF 1.58 ACRES
PARKING 11 SPACES
FLOOR 2
GIVEN 89



1 ELEVATION SKETCH - NORTH
1/16"=1'-0"

PROGRESSIVE
Architecture

4920 OTTER LAKE ROAD, WHITE BEAR LAKE, MN 55110
WWW.PROGRESSIVEARCH.COM 651.292.1061

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the Imagine
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BLAINE MN

SC 3.1

SCHEMATIC