



September 20, 2012

Mr. Bryan Schafer, Planning & Community Development Director
City of Blaine
10801 Town Square Dr NE
Blaine, MN 55449

Dear Mr. Schafer:

As superintendent of Northeast Metro 916 Intermediate School District, I am writing to request your support for the zoning approval for the property we have identified as an ideal spot to build our K-8 school for special needs children.

The planning for our facilities improvement vision took place over a two-year period by partnering with representatives of our member school districts. These conversations re-established the necessary partnership, collaboration, and cooperation amongst our members with Northeast Metro 916 to provide this high level of specialized programming to families in their communities in a cost effective manner.

Presentations and discussions with each member district school board took place to build understanding and consensus that this cooperative plan to build and fund this school was the most effective way to provide a quality environment for these students. After much deliberation amongst administrative leaders and school boards from the member districts, the Northeast Metro 916 School Board, comprised of one elected board member from each of our ten member school districts, voted in June to move ahead and directed me to find a location that will serve the children living in this general area.

Last night our school board voted unanimously to approve negotiations for a purchase agreement for the property, contingent upon the governmental approvals to use this site as a school in Blaine. This begins the process for our school district to implement this facility, the first step in a needed three-step plan to consolidate programs and improve the quality of facilities for the children and families our member districts enroll in our programs.

District Office

2540 County Road F East | White Bear Lake, Minnesota 55110

p | 651.415.5500 • f | 651.415.5510

www.nemetro.k12.mn.us

Mr. Bryan Schafer
September 19, 2012
Page two

I want the council to know that I recognize by approving our zoning request, this is a difficult decision for the council, given their fiduciary responsibility regarding resources for the City of Blaine. However, I also hope that the council will recognize, as do our elected school board officials, that the students and families from the communities who live in or near the City of Blaine, deserve appropriate, quality facilities just like their counterparts in the more traditional K-12 environments.

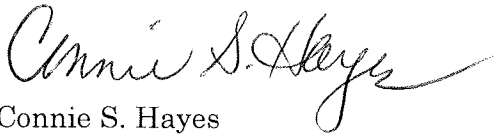
Here at Northeast Metro 916 we believe strongly in building partnerships with all stakeholders, including other governmental entities. So I can envision our location in Blaine as an opportunity to work together in ways that could benefit both of us to be more efficient in operations and maintenance. I often say that cooperation and partnership blossoms when leaders and administrators get a chance to "rub elbows" with each other. And that is exactly what we will do by working together to make our work in your city a success.

Again, I understand this is a difficult decision for the council. I sincerely hope that your fiduciary interests can be balanced by the fact that you would be setting the stage for these special needs children in your city to have access to a quality facility--a foundation for educational success.

Please feel free to contact me at anytime if you have any questions that I might be able to address prior to the council vote. I will be in attendance at the October meeting should any questions come up during deliberations that I can help to answer.

Thank you so much for your consideration of our zoning request!

Sincerely,



Connie S. Hayes
Superintendent

c: Tom Ryan, Mayor
Wes Hovland, Council Member
Dick Swanson, Council Member
Dave Clark, Council Member
Mike Bourke, Council Member
Katherine Kolb, Council Member
Russ Herbst, Council Member
Clark Arneson, City Manager



SCHOOL DISTRICT 12

Independent School District #12

4707 North Road

Circle Pines, Minnesota 55014-1898

(763) 792-6000

Fax: (763) 792-6050

www.isd12.org

Dr. Keith M. Dixon, Superintendent (763) 792-6010

**SCHOOL BOARD
MEMBERS**
CHAIRPERSON
Christina Wilson
VICE CHAIRPERSON
Karen Lodico
CLERK
Suzy Guthmueller
TREASURER
Barb Regnier
DIRECTOR
John Burns
DIRECTOR
Cindy Norton

September 18, 2012

Mr. Bryan Schafer,
Planning & Community Development Director
City of Blaine
10801 Town Square Dr NE
Blaine, MN 55449

Dear Mr. Schafer:

I am writing this letter in support of Northeast Metro 916 Intermediate School District's request to purchase land and build a K-8 facility for special needs children in the City of Blaine.

As you know, this land is located in the Centennial School District. We are one of 10 member school districts in Northeast Metro 916. We spent a great deal of time studying and planning with Northeast Metro 916 over the last two years to get ready to build this facility to meet the needs of our special needs children who need this level of specialization. As part of this process we identified how important these services are in the array of services we provide to our communities. Once built, the consolidation of programs in one facility will allow for the services to be located much closer to where the students live in our school district.

This school is a very important element in the wide range of quality programs we deliver to our students and families. Our school board has had discussion with Northeast Metro 916 and the board is in full support to move ahead with this facility along with the other 10 member school districts.

We urge you to support the request from Northeast Metro 916 for this school to be built on their preferred site. This will allow the work to continue so that the building can open and provide services to our students in the fall of 2014.

Thank you ahead of time for your consideration and support. Please give me a call if I can be of any help.

Sincerely,

Dr. Keith M. Dixon
Superintendent of Schools



September 18, 2012

Mr. Bryan Schafer, Planning & Community Development Director
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

Dear Mr. Schafer:

Spring Lake Park School District is a member of Northeast Metro 916 Intermediate School District. As you know, our district serves the communities of Blaine, Fridley, and Spring Lake Park, with about 65% of our students residing in the city of Blaine. This letter is in support of Northeast Metro 916 to purchase land in the City of Blaine to build a K-8 school for special needs children.

As you might already know, Northeast Metro 916 has 10 member school districts. As one of these members, we were heavily involved with the study and planning for this facility. The services provided to children from our school district are now located too far from where the children live. Locating the school closer to where the families live is optimal for family involvement. And, the location Northeast Metro 916 is seeking to purchase for this school is located much closer to our school district which will help us be more cost efficient in transporting them to their program, as well as providing services to our students that they otherwise may not access.

Our school district depends upon the services Northeast Metro 916 provides to students who need such specialized services. This cooperative district is one way we as a school district can provide services more cost efficiently when we do them together.

I strongly encourage you to support the request from Northeast Metro 916 and would greatly appreciate the support of the council that would allow this building to open in the fall of 2014. Your support that allows us to work cooperatively together is essential to our communities.

DISTRICT SERVICES CENTER

1415 81st Avenue NE, Spring Lake Park, MN 55432 • Phone 763-786-5570 • Fax 763-784-7838 • SpringLakeParkSchools.org

I appreciate your consideration of this matter. I am always available to answer any questions you might have about how we utilize these services.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Ronneberg', with a long, sweeping horizontal stroke extending to the right.

Jeff Ronneberg, Ed.D.

Superintendent,

Spring Lake Park Schools serving Blaine, Spring Lake Park, Fridley

cc:

Tom Ryan, Mayor

Wes Hovland, Council Member

Dick Swanson, Council Member

Dave Clark, Council Member

Mike Bourke, Council Member

Katherine Kolb, Council Member

Russ Herbst, Council Member

Clark Arneson, City Manager

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September 18, 2012

Mr. Bryan Schafer
Planning & Community Development Director
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

Dear Mr. Schafer:

I am writing in support of Northeast Metro 916 Intermediate School District which is looking to purchase land and develop a K-8 school for special needs children in the City of Blaine.

As one of 10 member school districts, our school district was deeply involved with the study and planning for this facility. Our members cooperate together to provide services for these students which allows for greater cost efficiency and specialization of services. This particular location is optimal for students from our district who need these services. It will allow for shorter bus rides for the students and for greater family involvement.

This is a very important service to our school district. The service Northeast Metro 916 provides is a critical component of the educational services we deliver to our students with disabilities and their families.

Our school district strongly encourages you to approve the request from Northeast Metro 916 for zoning so they can move ahead quickly with the facility planning. We look forward with great anticipation for the opening of the facility in the fall of 2014.

Thank you ahead of time for your consideration. Please feel free to give me a call if you have any questions. I can be reached at 651-621-6002.

Sincerely,

Dan Hoverman
Superintendent

c: Blaine Mayor, City Manager, Council Members

A

ZONING REQUIREMENTS
(lot is zoned PBD planned business district. B-2 and B-3 are shown as examples)

B-2

Setbacks:

- front yard 50 feet
- side yard 20 feet
- (50 feet for corner, 100 feet when adjacent to residential district)
- rear yard 20 feet
- (100 feet when adjacent to residential district)

Maximum building height: 36 feet, 2.5 stories

Maximum lot coverage by building: 40%

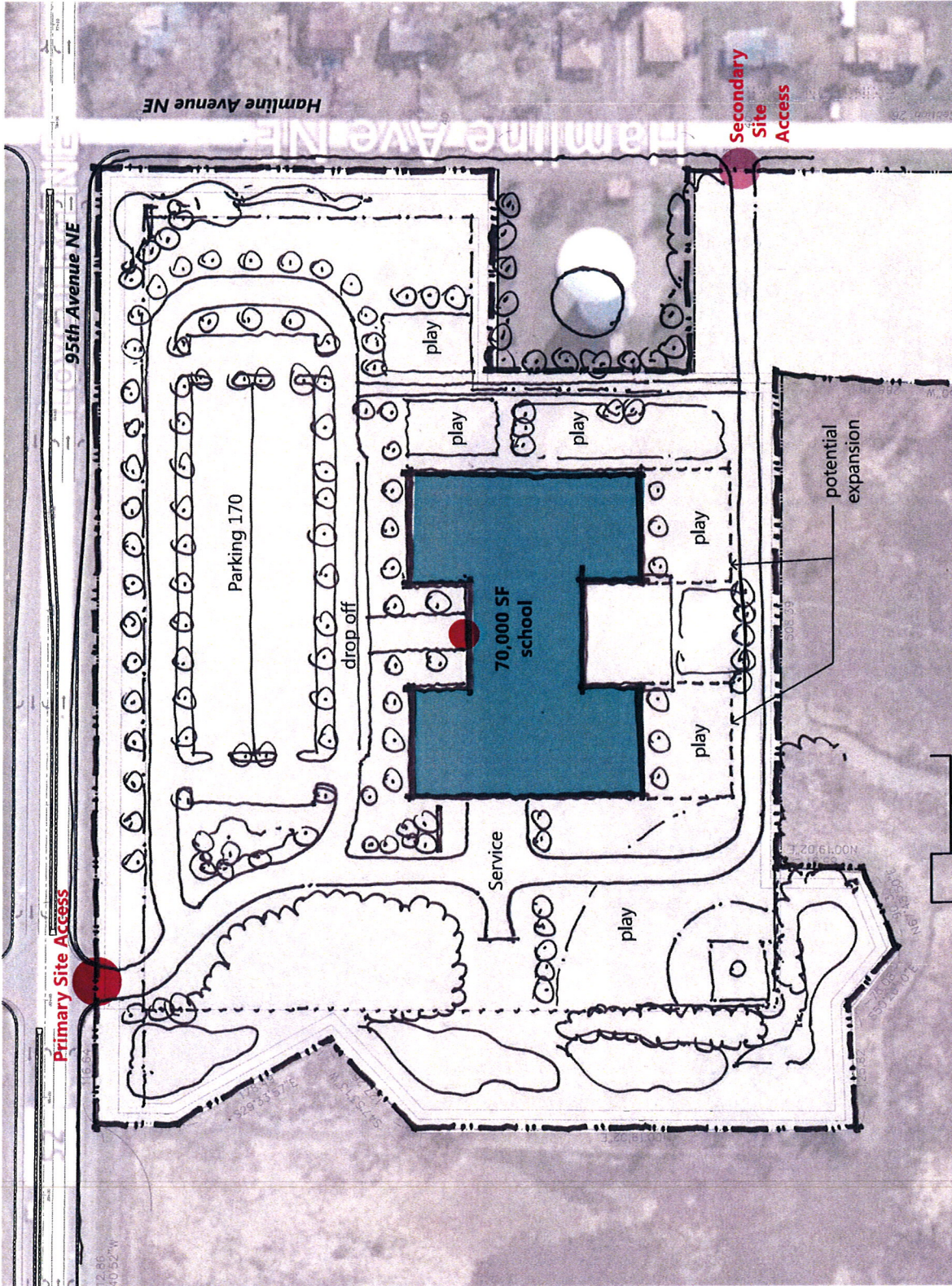
Parking/Driveway setbacks:

- front yard 25 feet
- side yard 10 feet
- (25 feet for corner, 25 feet when adjacent to residential district)
- rear yard 10 feet
- (25 feet when adjacent to residential district)

Off-street Parking:

(2) Schools, elementary, junior high public or private. At least one (1) parking space for each faculty member and other full time employees, plus adequate off street parking for students who are permitted to drive.

Off-street loading: location and screening requirements, number not specified



B

ZONING REQUIREMENTS
(lot is zoned PBD planned business district. B-2 and B-3 are shown as examples)

B-2

Setbacks:
 front yard 50 feet
 side yard 20 feet
 (50 feet for corner, 100 feet when adjacent to residential district)
 rear yard 20 feet
 (100 feet when adjacent to residential district)

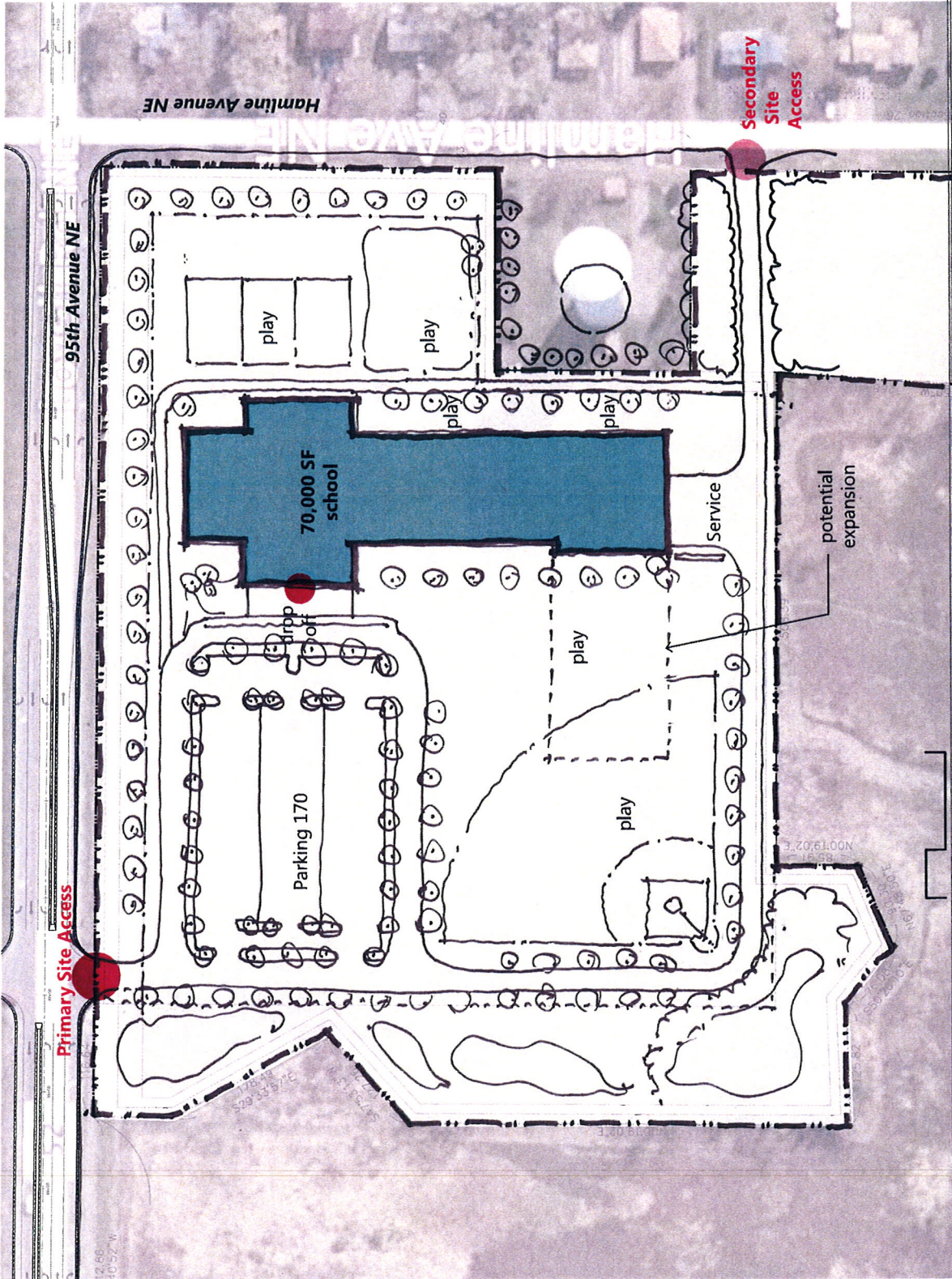
Maximum building height: 36 feet, 2.5 stories

Maximum lot coverage by building: 40%

Parking/Driveway setbacks:
 front yard 25 feet
 side yard 10 feet
 (25 feet for corner, 25 feet when adjacent to residential district)
 rear yard 10 feet
 (25 feet when adjacent to residential district)

Off-street Parking:
 (21) Schools, elementary, junior high, public or private: At least one (1) parking space for each faculty member and other full time employees, plus adequate off street parking for students who are permitted to drive.

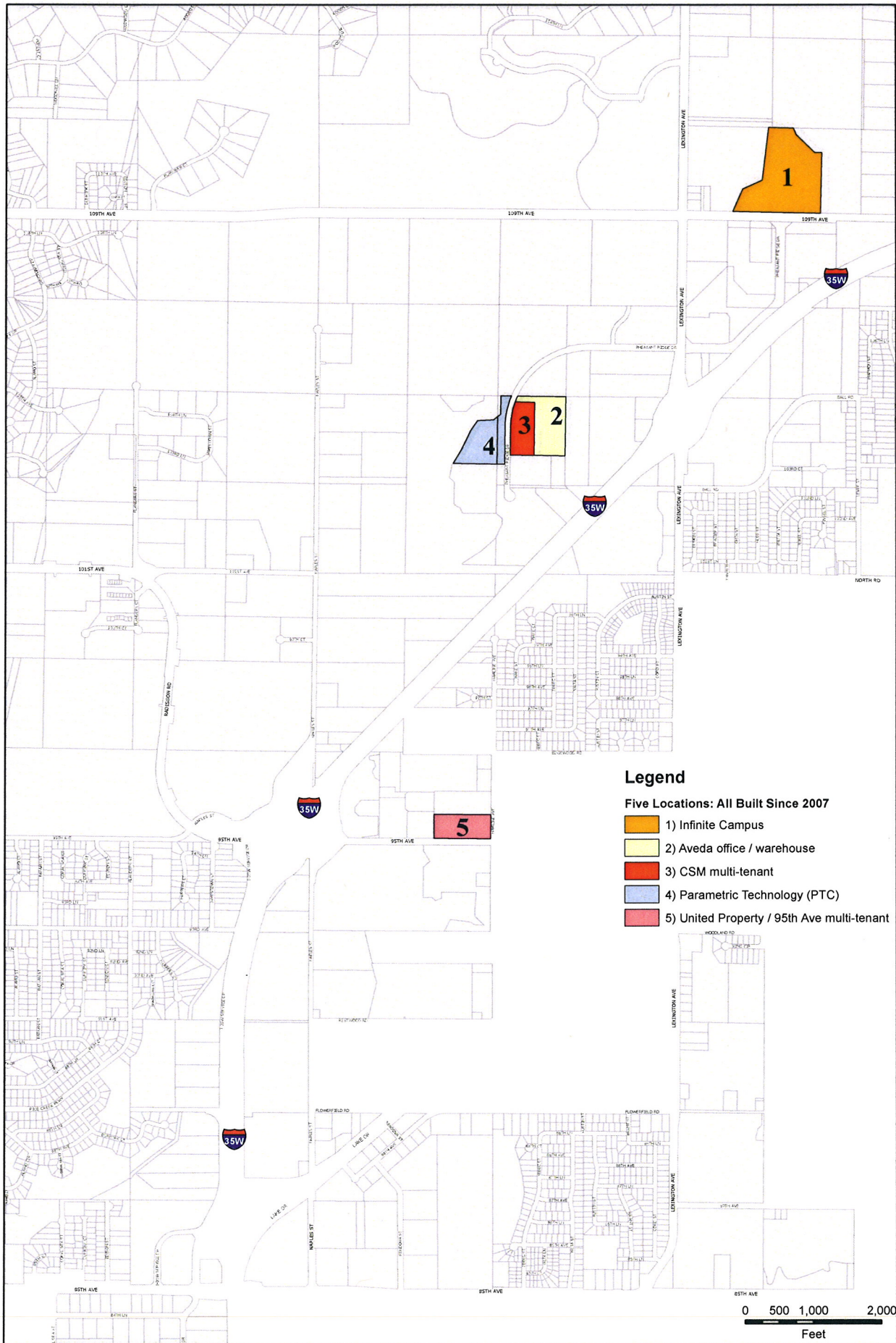
Off-street loading:
 location and screening requirements, number not specified



NORTHEAST METRO 916 INTERMEDIATE SCHOOL DISTRICT |

BLAINE SITE FIT PLAN
 3.2012.176.00 | September, 2012





Locations of Larger Scale (100,000 Sq Ft Typical) Office / Industrial in the Last 10 Years (2003-2012)



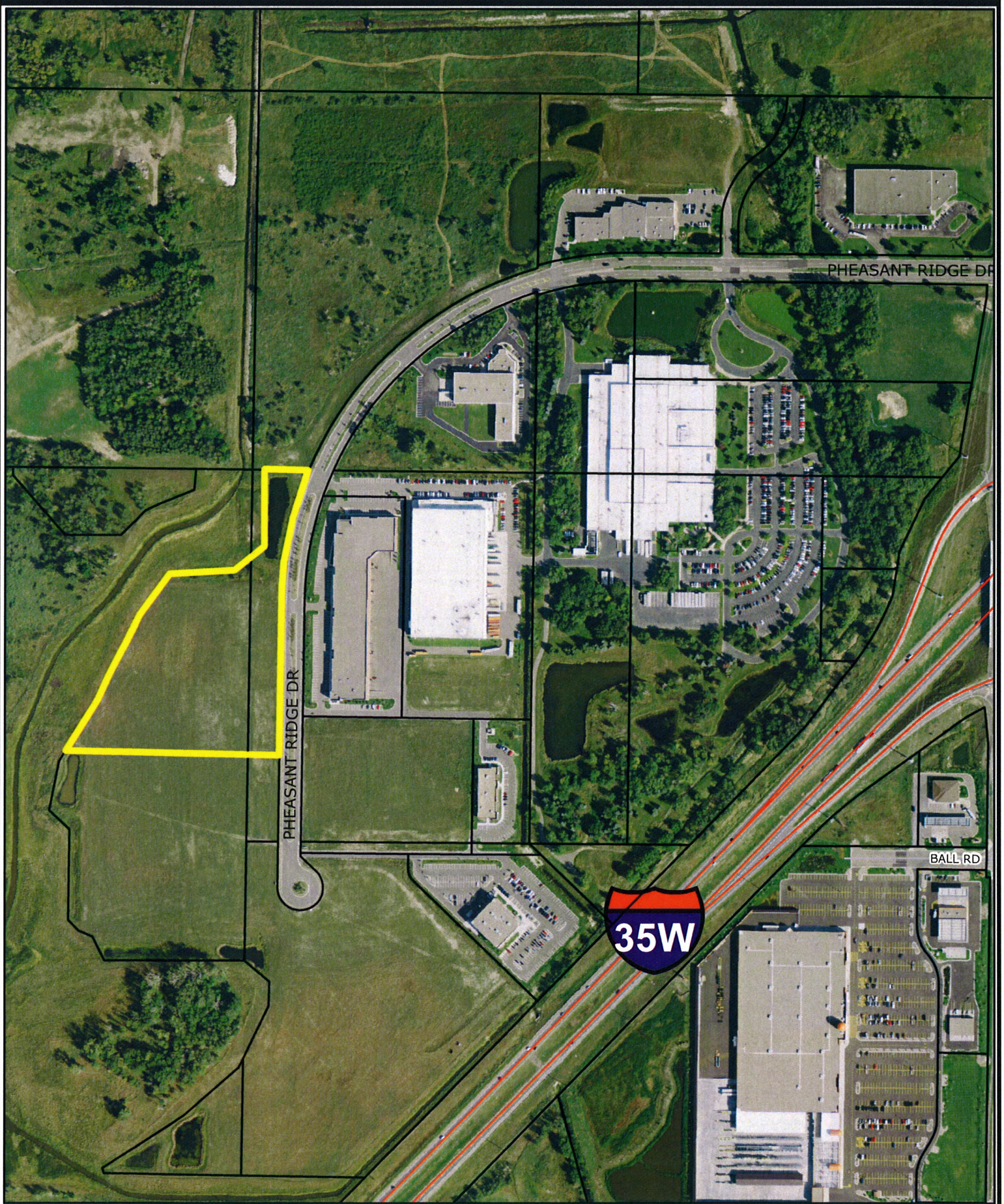


Residential - 35 Lots (Willbowbrook)



Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





Office/Industrial (High Finish) - PTC





**Office/Warehouse (Lower Finish)
95th Avenue Multi-Tenant**



Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

