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Subject: ABRA Auto Development - Highway 65 & 85th.

Councilmembers:

I am writing to provide some information on the proposed ABRA Auto facility at 85th & Highway 65 on the EDA land. As you recall, we presented this use and CUP at a Council Workshop previously and the Council voted in support of the use and sale of the parcel to Oppidan to develop the site.

Since that vote, we have engaged our civil engineer and our architects to design the site and building and make submittal of the required plans to the City for the formal CUP review process. In addition, we have engaged our environmental and geotechnical engineers to complete full Phase I and Phase II Environmental assessments of the site and the geotechnical review of the site for construction. All of the above was done based on the agreement with the City on the purchase of the property and the Council acceptance of this use for the site at the Workshop.

Last evening we were in front of the Planning Commission. Scott Uram, the property owner to the north and partially to the west, was at the meeting and objected to the use and the sale of the property. He had a number of items that he stated as reasons. Primarily they were as follow:

- A diminishment in property value.
- No adhering to the setback requirements.
- The look of the property. He presented pictures of Coon Rapids and Ham Lake and referenced the fencing and wrecked cars and a "prison look".
- Vehicles being dropped off 24-7 at the Site.
- Not the right use at the "Gateway of Blaine" as he stated.

I wanted to provide some clarification based on what we have designed in conjunction with staff review and discussion. On the valuation item, Mr. Uram referenced that he had an offer previously and he felt that with this use, he would see a diminishment in value of about \$400,000 for his land if he sold. I am not going to get into a debate about property values and surrounding uses. I will say that in order to achieve the value he was referencing, I do believe that the land he owns that is currently residential must be re-zoned to a commercial designation. If that residential portion of his parcel were commercially zoned, the setback issue referenced above would no longer be at issue because the minimum would go to 25 feet.

On the issue of design, the Ham Lake and CR facilities are not representative of what we are building in the new prototype. As discussed at the meeting, we have a new design (that must and will meet the design standards in the Highway 65 Overlay District) and will include an eight foot tall maintenance free privacy fence to screen vehicles from the public and for security reasons (as discussed at last evenings meeting). Last, on the issue of drop offs, we agreed to a restriction on vehicles delivered only when the facility is open.

We did receive a vote of 4-0 in support of this project and we are going to be in front of Council on June 21st. We are excited to move this project forward and provide this use, creating new jobs and tax base in Blaine.

I wanted to provide some additional color to the development and concerns for your information. Also, I did call the Mayor and offer to meet and sent him a similar email. If you have questions or comments or would like to meet, please contact me and we can discuss.

Thank you,

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