

Case File No. 19-0002
Village Bank





DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

January 11, 2019

City of Blaine
Planning Department
10801 Town Square Drive NE
Blaine, MN 55449

Attn: Brian Schafer

RE: Variance Narrative – Village Bank Financial Center Addition

Dear Mr. Schafer:

The proposed project is a 4 story addition to the north end of the existing 4 story Village Bank Financial Center located at 9298 Central Ave. The new addition will be a total of 40,000 square feet, with 10,000 square feet on 4 floors. The proposed project will also include a redesigned/expansion of the existing parking lot.

We are requesting two variances for this project;

1. Variance for providing a 29 foot 6 inch building setback for 30 feet of the building and a 33 foot 3 inch setback for the remaining 110 feet of the building along Cloverleaf Parkway instead of the required 50 feet.
2. Variance for providing 279 parking stalls on site instead of the required 331 stalls, with an additional 73 stalls, labeled as "Proof of Parking" on the adjacent City Dog Park property.

Building Setback Variance

Currently the Village Bank operates on the south end, on the first floor, of the existing building and has a 5 lane drive-thru that extends off the south end of the building. The bank and its drive-thru, are established elements to the south side of the existing building, therefore prohibiting an addition to the building on the south side. The existing building borders Central Ave NE (MN Highway 65) to the east and therefore also eliminating any option for an addition on this side. The only options left for an addition are to the north and to the west. We have explored different building addition footprints and in order to properly make both buildings act as one building, the only location where the addition functions properly is on the north side of the existing building. This location also allows the design of an architectural corner element to the NE corner of the building that addresses the major intersections of Central Ave NE and Clover Leaf Parkway NE. We are proposing an approximate 80 foot by 138 foot, 4 story addition, that attaches to the north side of the existing building and runs length wise parallel to Clover Leaf Parkway NE. Along with the addition, the existing building will receive a full interior remodel.

Brokers marketing the new space have advised the Owner to provide a minimum of 10,000 square foot floor plates for medical tenant's that the owner is pursuing, which is driving the size of the building and therefore pushing the setback along the north side to 29'-6" and 33'-3". We are asking that a variance be granted for the building set back along the north side of the property parallel to Clover Leaf Parkway NE.



DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

Parking Variance

As described above, the size and location, of the addition, has been fully vetted and presented in this submittal in the only way the owner can make this a feasible project. The amount of parking required on site, once the addition is added, will be 331 stalls. This is based on 1 stall per 200 square feet for office space and 1 stall per 400 square feet for the bank space calculation (City of Blaine Zoning Ordinance Ch 33.14). Once the addition is added to the site and all parking setbacks and zoning ordinances are met, we can provide 279 total parking stalls on site. Currently the site has 178 stalls that support 42,550 square feet of office and bank use. At this ratio, the existing parking has been underutilized and is never parked at capacity.

We have shown an additional 73 parking stalls, labeled as "Proof of Parking", on the adjacent city dog park property that borders the Village Bank property to the south. We are asking for a variance to allow the parking lot work, to be constructed as shown in this application, with the additional 73 "Proof of Parking" stalls to be added at a later time as needed and as determined by the City of Blaine and the Village Bank Property Owner. If these stalls are determined to be necessary, it will bring the total parking to 352 stalls available on site and the parking will be shared between the Village Bank Financial Center and the City Dog Park.

All construction work required to install, maintain and service the 73 stalls on the adjacent park property will be the responsibility of the Owner of Village Bank Financial Center property.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Scholl", written over a horizontal line.

Brian Scholl, AIA Associate
Amcon Construction Company
Project Captain



DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

January 11, 2019

City of Blaine
Planning Department
10801 Town Square Drive NE
Blaine, MN 55449

Attn: Brian Schafer

RE: Project Narrative – Village Bank Financial Center Addition

Dear Mr. Schafer:

The proposed project consists of a 4 story addition, to the north end of the existing 4 story Village Bank Financial Center located at 9298 Central Ave. The new addition will be four floors of 10,000 square feet per floor for a total of 40,000 square feet and will contain professional office spaces and medical tenants. Along with the building expansion, the parking lot will be expanded and redesigned to accommodate additional parking stalls. The parking lot will grow from 178 parking stalls to 279 stalls upon completion. Tenants have not been selected at this time. However, it is anticipated they will have typical business hours, coinciding with the current building tenants, of approximately 7:00 a.m. – 5:00 p.m. With the new addition, the building and its use will continue to act in the same manner as the existing building.

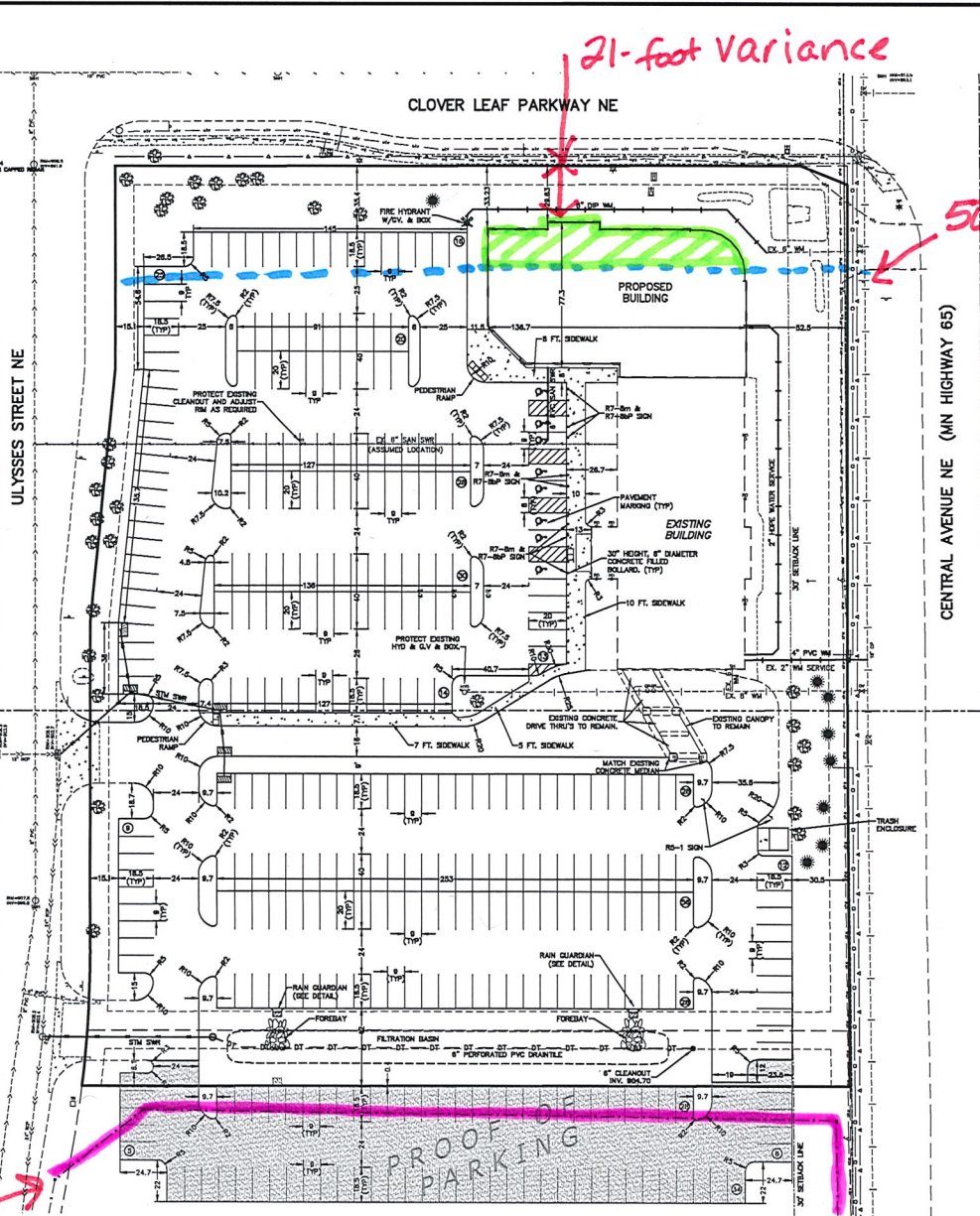
We are requesting an amendment to the original Conditional Use Permit approval for the existing Village Bank Financial Center, to add an additional 40,000 square foot addition of mixed office use.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Scholl", written over a horizontal line.

Brian Scholl, AIA Associate
Amcon Construction Company
Project Captain

SIGN SCHEDULE			
SIGN	SIGN NO.	SIZE	QUANTITY
	R5-1	30" x 30"	2
	RED ON WHITE		
	R7-8m	12" x 18"	8
	WHITE ON BLUE		
	R7-8p	12" x 6"	8
	WHITE ON BLUE		



SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE		
SANITARY MANHOLE		
CLEANOUT		
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION		
EXISTING TREE		
TELEVISION BOX		
FIRE HYDRANT		
GATE VALVE		
CURBSTOP		
ELECTRIC BOX		
GAS METER		
CATCH BASIN		
RAIN GUARDIAN		
ELECTRIC METER		
MAIL BOX		
TELEPHONE BOX		
UTILITY POLE		
FLARED END SECTION		
STORM MANHOLE		
SERVICE		
SOIL BORING/TEST HOLE		
RETAINING WALL		
PROPERTY LINE		
SETBACK LINE		
CURB		
MEADOW		
DITCH		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
UNDERGROUND FIBER OPTIC		
UNDERGROUND GAS		
OVERHEAD ELECTRIC		
SANITARY SEWER		
WATERMAIN		
STORM SEWER		
FENCE		
EXISTING FENCE AS NOTED		
CONCRETE SURFACE		
BITUMINOUS SURFACE		

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
3. ALL CURBS AND OUTLET SHALL BE BRITZ UNLESS NOTED AS RIBBON CURB.
4. TYPICAL PARKING STALLS ARE 8' X 20'.
5. TYPICAL DRIVE LANES ARE 24'.
6. ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS AND BE INSTALLED WITH CAST IRON TRUNCATED DOMES.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
8. UNLESS OTHERWISE SHOWN ON THIS DRAWING CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:
 CONTROL JOINT MAX SPACING: WALKS-4' O.C.
 ALL OTHERS-10' O.C.
 SAW CUT CONTROL JOINTS MINIMUM 1/2 CONCRETE THICKNESS.
 EXPANSION JOINTS MAX SPACING: WALKS-24' O.C.
 ALL OTHERS-40' O.C.
 *AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.
 DOWEL ALL EXPANSION JOINTS: 2" O.C. MAX.

PARKING ANALYSIS

EXISTING	28,267 (OFFICE)/200	=	147 STALLS
	6,378 (BARND)/400	=	16 STALLS
ADDITION	33,800 (OFFICE)/200	=	169 STALLS
TOTAL REQUIRED		=	331 STALLS (BASED ON LEASABLE SF)
PARKING PROVIDED:			
STANDARD PROVIDED		=	271 STALLS
HANDICAP STALLS		=	8 STALLS
PROG. OF EXISTING		=	52 STALLS
TOTAL		=	302 STALLS

BUILDING AREA

	GROSS AREA	LEASABLE AREA	%
EXISTING	42,000 S.F.	35,742 S.F.	85%
ADDITION	40,000 S.F.	33,800 S.F.	85%
TOTAL	82,000 S.F.	69,542 S.F.	85%

EXISTING BUILDING HEIGHT = 30'-0" (TO TOP OF PARAPET)

BENCHMARKS

1. Minnesota Department of Transportation Geodetic Monument 020 Station No. 733, MDOOT Home BLANK JACKET #2 - Elevation 906.32
2. Minnesota Department of Transportation Geodetic Monument 020 Station No. 801, MDOOT Home 0208 C - Elevation 910.15

Carlson McCain
 ENVIRONMENTAL ENGINEERING
 1819 Pleasant Edge Drive NE, Suite 100
 Blaine, MN 55449
 Fax: (763) 487-7559
 www.carlsonmccain.com

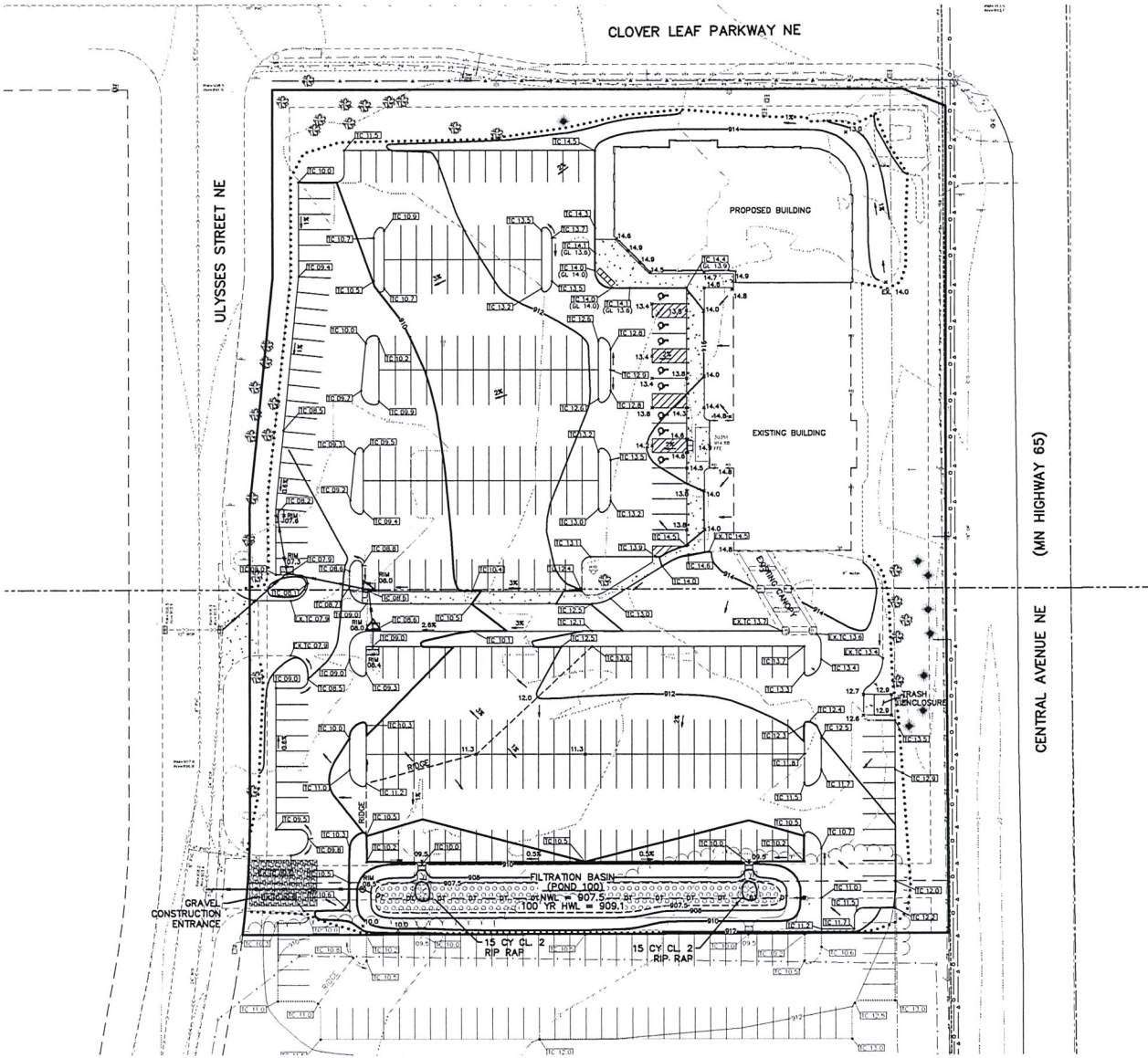
SITE PLAN
 VILLAGE BANK
 FINANCIAL CENTER ADDITION
 Blaine, Minnesota

N AND D MANAGEMENT
 9298 Central Avenue NE
 Blaine, MN, 55434

REVISIONS	
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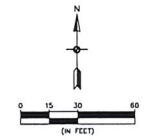
DRAWN BY: ADJ
 DESIGNED BY: BJT
 ISSUE DATE: 01/07/19

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: Brian S. Kyrkjalta, P.E.
 Signature:
 Date: 01/07/19 License # 23585



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	[Symbol]	[Symbol]
EASEMENT LINE	[Symbol]	[Symbol]
CURB LINE	[Symbol]	[Symbol]
BITUMINOUS	[Symbol]	[Symbol]
CONCRETE	[Symbol]	[Symbol]
SANITARY SEWER	[Symbol]	[Symbol]
STORM SEWER	[Symbol]	[Symbol]
WATER MAIN	[Symbol]	[Symbol]
OVERHEAD UTILITY	[Symbol]	[Symbol]
STORM CATCH BASIN	[Symbol]	[Symbol]
STORM MANHOLE	[Symbol]	[Symbol]
OUTLET CONTROL STRUCTURE	[Symbol]	[Symbol]
MANHOLE	[Symbol]	[Symbol]
HYDRANT	[Symbol]	[Symbol]
GATE VALVE	[Symbol]	[Symbol]
TELEVISION BOX	[Symbol]	[Symbol]
TELEPHONE BOX	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
RETAINING WALL	[Symbol]	[Symbol]
FENCE	[Symbol]	[Symbol]
10' CONTOUR	[Symbol]	[Symbol]
2' CONTOUR	[Symbol]	[Symbol]
FEMA FLOOD PLAIN	[Symbol]	[Symbol]
NATURAL LINE	[Symbol]	[Symbol]
DITCH LINE	[Symbol]	[Symbol]
SPOT ELEVATION	[Symbol]	[Symbol]
EMERGENCY OVERFLOW	[Symbol]	[Symbol]
SILT FENCE	[Symbol]	[Symbol]
TREE FENCE	[Symbol]	[Symbol]
GRADING LIMITS	[Symbol]	[Symbol]
TREELINE	[Symbol]	[Symbol]
SOIL BORING	[Symbol]	[Symbol]



BENCHMARKS

- Minnesota Department of Transportation
Geodetic Monument QSD Station No. 733 MDDOT Name BLAINE MDDOT RM 2
= Elevation 406.32
- Minnesota Department of Transportation
Geodetic Monument QSD Station No. 251 MDDOT Name Q258 C
= Elevation 910.12

**Carlson
McCain**
ENVIRONMENTAL ENGINEERING SURVEYING
3800 Pleasant Edge Drive NE, Suite 100
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Phone: (763) 487-7100
Fax: (763) 487-7101
www.carlsonmccain.com

**GRADING & EROSION
CONTROL PLAN**
VILLAGE CENTER ADDITION
Blaine, Minnesota

N AND D MANAGEMENT
9296 Central Avenue NE
Blaine, MN 55434

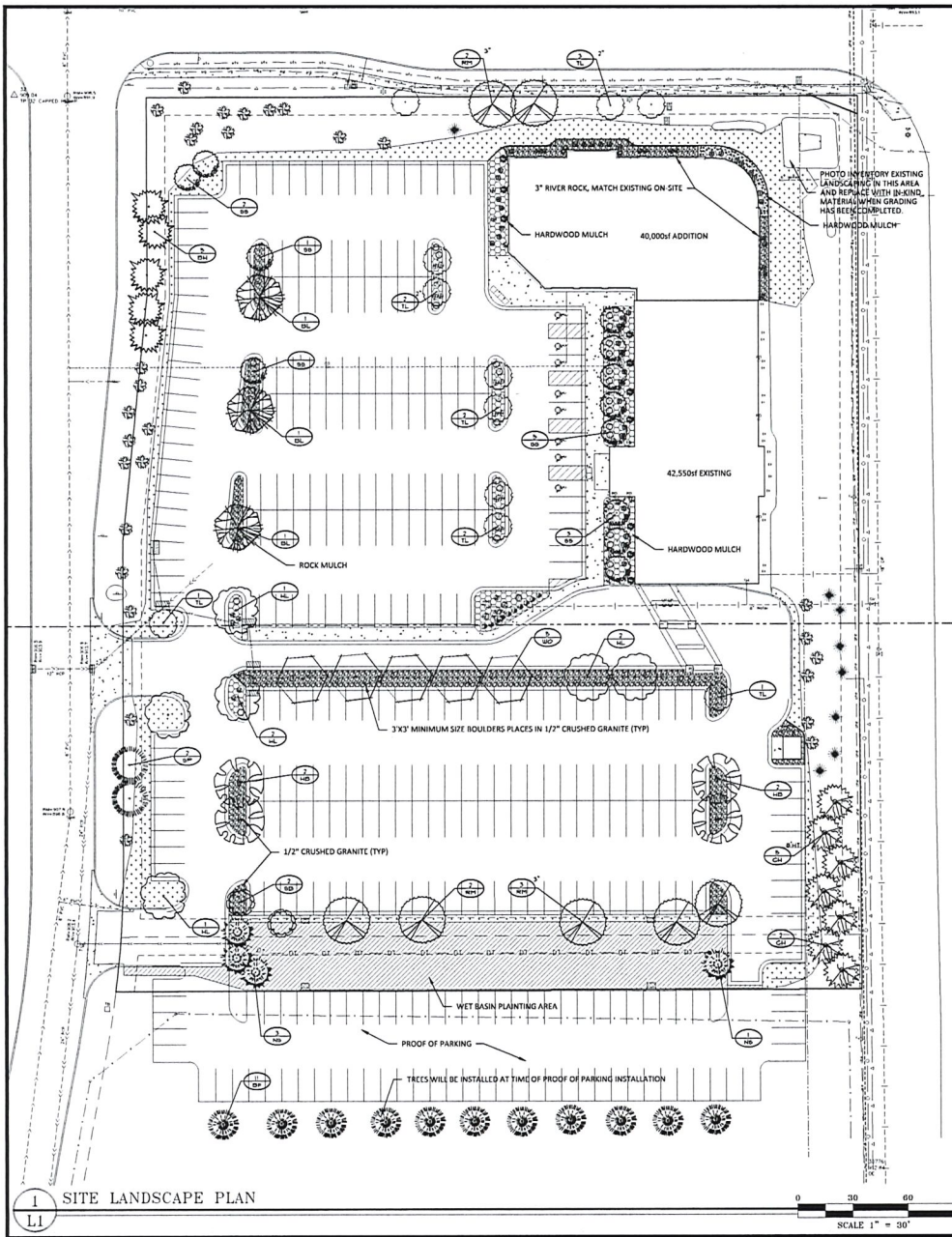
REVISIONS

No.	Description	By	Date
1.			
2.			
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4.			
5.			
6.			

DRAWN BY: ASB
DESIGNED BY: BK
ISSUE DATE: 01/07/18

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: Brian J. Krystofek, P.E.
Signature: *[Signature]*
Date: 01/07/18 License #: 25693



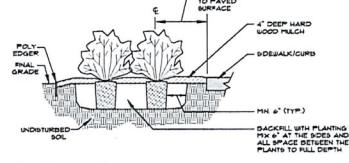
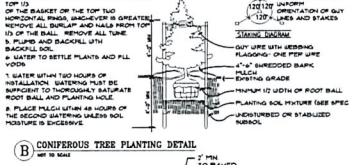
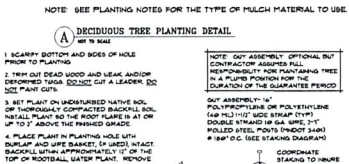
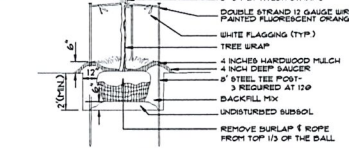
LANDSCAPE LEGEND						
SY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	HTY
WD		Queen's bicolor	SWAMP WHITE OAK	2.5"	BB	5'
HL		Gladiolus tricanthos var. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5"	BB	6'
BL		Thuja americana 'Soulward'	SOULWARD LINDEN	2.5"	BB	3'
HB		Celtis occidentalis	HACKBERRY	2.5"	BB	4'
RM		Acer rubrum 'Nothwoods'	NORTHWOODS MAPLE	2.5"	BB	2'
RM		Acer rubrum 'Nothwoods'	NORTHWOODS MAPLE	3"	BB	5'
TL		Syringa reticulata	JAPANESE TREE LILAC	1.5"	BB	11'
SB		Amelanchier a grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1.5"	BB	2'
SS		Malva 'Spring Snow'	SPRING SNOW CRABAPPLE	1.5"	BB	7'
SS		Malva 'Spring Snow'	SPRING SNOW CRABAPPLE	2"	BB	5'
BH		Picea glauca var. Demata	BLACK HILLS SPRUCE	6"	BB	5'
CH		Thuja canadensis	CANADIAN HEMLOCK	6"	BB	2'
SP		Pinus subvestris	SCOTCH PINE	6"	BB	2'
NS		Picea abies	NORWAY SPRUCE	6"	BB	4'
BF		Abies balsamea	BALSAM FIR	6"	BB	11'
CH		Thuja canadensis	CANADIAN HEMLOCK	6"	BB	5'

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

SEED MIX LEGEND (FOR ALL SHEETS)	
SYMBOL	SEED MIX
	NATIVE WET PRAIRIE MN SEED MIX 34-372 (OLD BROWN W)
	WETLAND FRINGE MN SEED MIX 33-362 (OLD BROWN W)
	COMMERCIAL TURF - SOD SOD
	MNDOT 260 ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED SODDED, OR RETENTION BASINS MIN SEED MIX 25-132 (OLD BROWN W) & (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
	MEDIUM GENERAL ROADSIDE FOR GENERAL STABILIZATION OF PAVED AREAS MIN SEED MIX 25-221 (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
	HARDWOOD MULCH SHREDED HARDWOOD MULCH (NATURAL COLOR)
	1/2" CRUSHED GRANITE CRUSHED QUARRY GRANITE

BLAINE LANDSCAPE CODE	
•• OVERTORY TREES ONE TREE FOR EVERY 300SF OF SITE PERIMETER (1,777SF / 300)	= 18 OVERTORY TREES = 20 OVERTORY TREES (40,000SF / 2000) MIN IN HWY OVERLAY DISTRICT ADD 25% (3" CA)
•• CONIFEROUS TREES ONE TREE FOR EVERY 200LF OF SITE PERIMETER (1,777LF / 200)	= 9 CONIFEROUS TREES = 20 CONIFEROUS TREES (40,000SF / 2000) MIN IN HWY OVERLAY DISTRICT ADD 25% (2.5" CA)
•• UNDERSTORY TREES ONE TREE FOR EVERY 200LF OF SITE PERIMETER (1,777LF / 200)	= 9 UNDERSTORY TREES = 20 UNDERSTORY TREES (40,000SF / 2000) MIN IN HWY OVERLAY DISTRICT ADD 25% (2.5" CA)
•• UNDERSTORY SHRUBS ONE SHRUB PER 300SF OF SITE PERIMETER (1,777SF / 30)	= 40 UNDERSTORY SHRUBS = 133 UNDERSTORY SHRUBS (40,000SF / 300) LANDSCAPE MINIMUMS IN BD ZONE ADD 10% (N)

WET BASIN PLANTINGS	
1. The native grasses will require regular maintenance to be kept in good condition and to be free of weeds. This is to be done by the contractor at the time of planting and at the time of the first mowing. The contractor will be responsible for the maintenance of the wet basin area. The contractor will be responsible for the maintenance of the wet basin area. The contractor will be responsible for the maintenance of the wet basin area.	
2. The contractor shall provide a minimum of 10% of the wet basin area with native grasses. The contractor shall provide a minimum of 10% of the wet basin area with native grasses. The contractor shall provide a minimum of 10% of the wet basin area with native grasses.	
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**Carlson
McCain**
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www.carlsonmccain.com

LANDSCAPE PLAN

VILLAGE BANK ADDITION
FINANCIAL CENTER ADDITION
Blaine, Minnesota

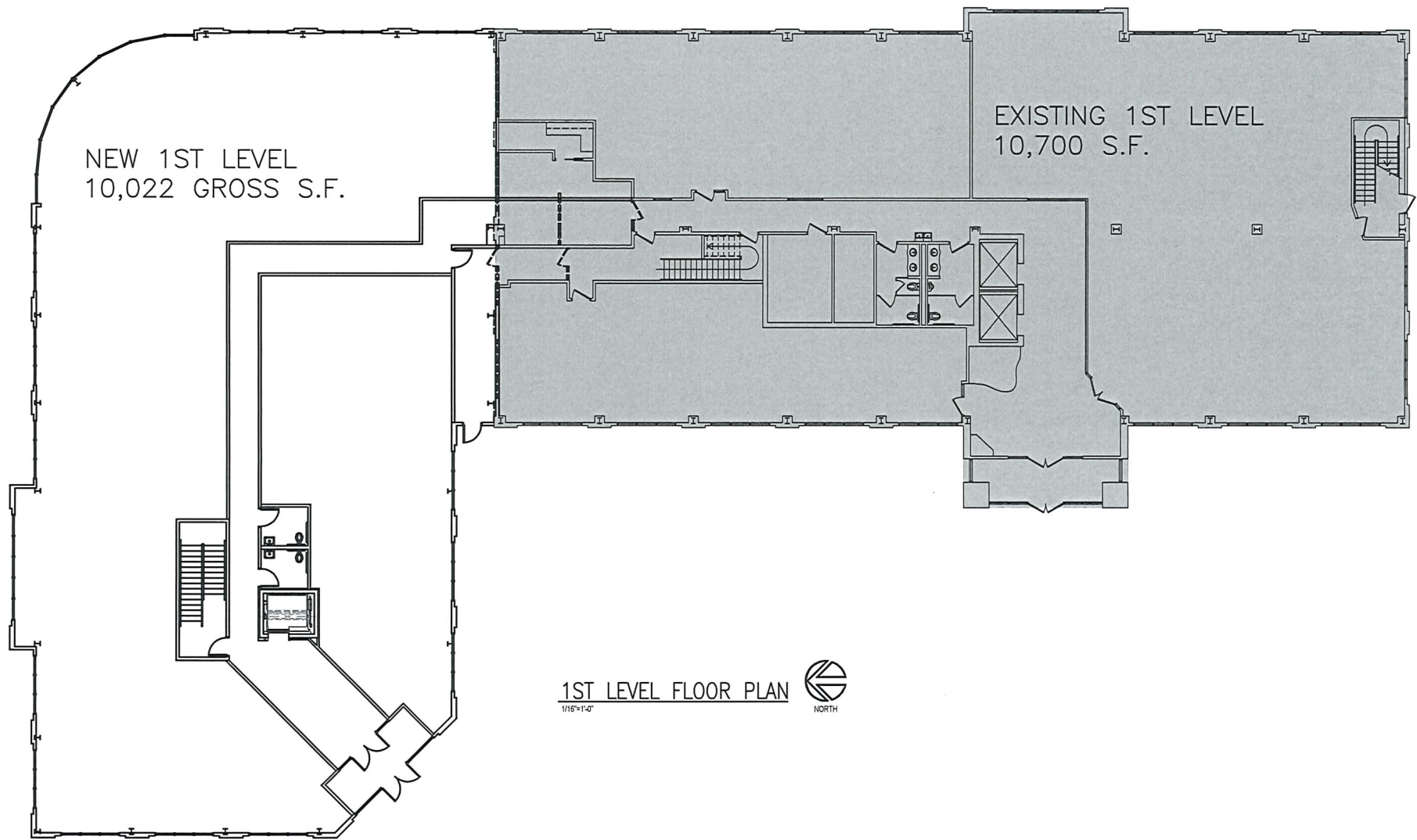
N AND D MANAGEMENT
9256 Central Avenue NE
Blaine, MN 55424

REVISIONS	
1.	
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DRAWN BY: JAK
 DESIGNED BY: JAK
 ISSUE DATE: 08/07/19

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 Landscape Architect under the laws of the State of Minnesota.
 Name: James A. Kallala, M.S.A.
 Signature: *James A. Kallala*
 Date: 01/07/19 License #: 45071

L1 2



1ST LEVEL FLOOR PLAN
1/16"=1'-0"

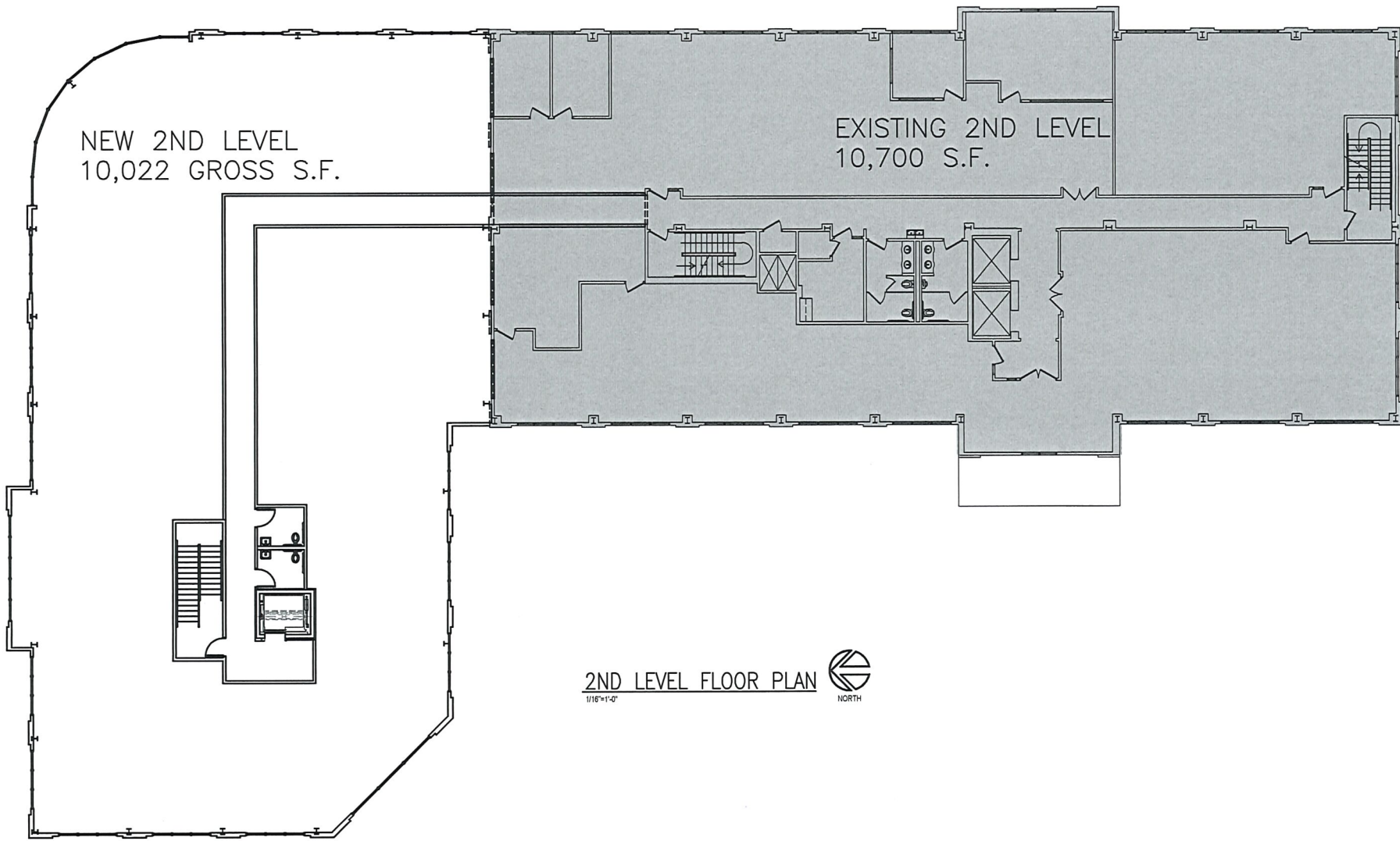


VILLAGE BANK FINANCIAL CENTER ADDITION

9298 Central Ave, Blaine, Minnesota 55434

1ST LVL FLOOR PLAN

JANUARY 11, 2019

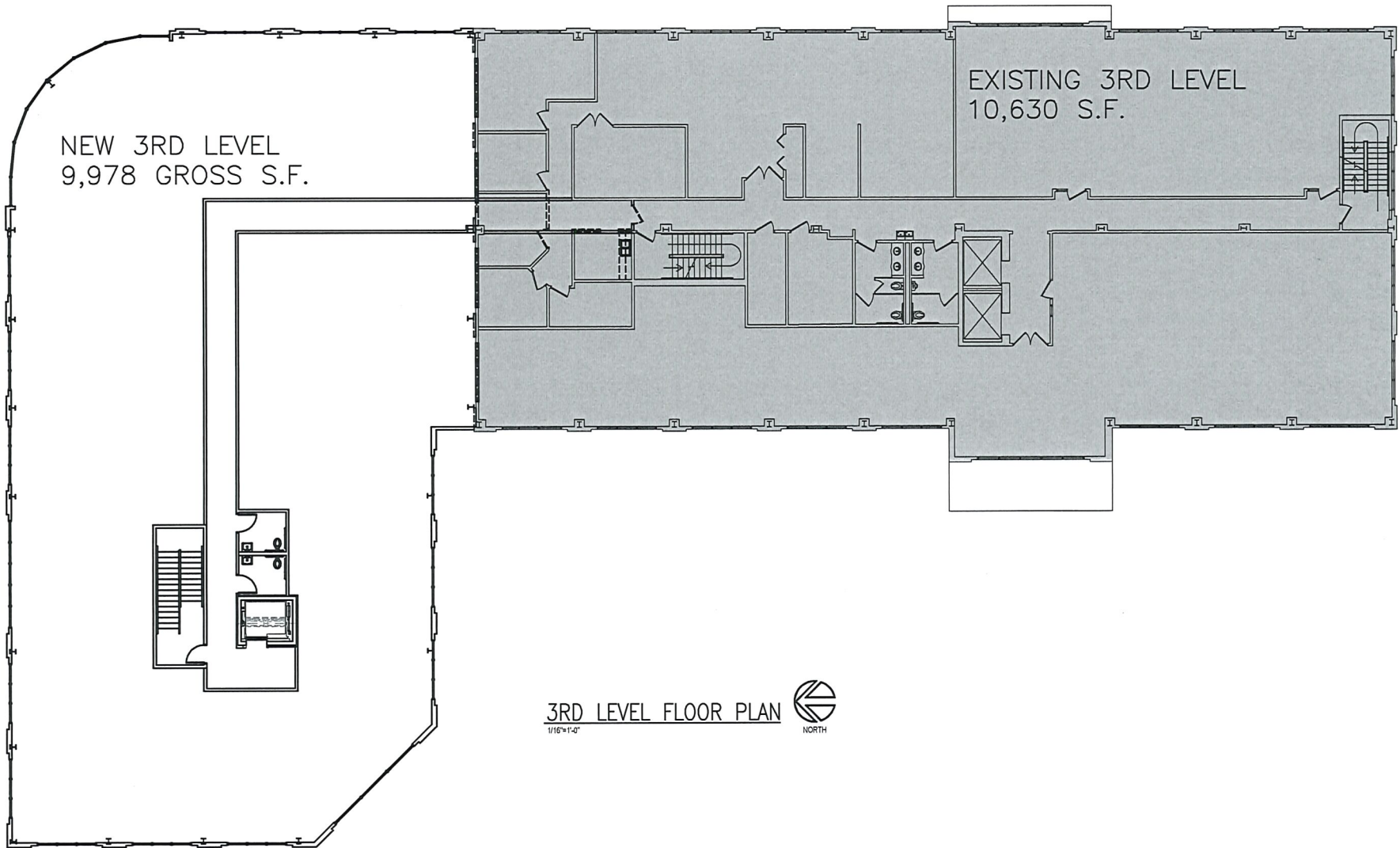


VILLAGE BANK FINANCIAL CENTER ADDITION

9298 Central Ave, Blaine, Minnesota 55434

2ND LVL FLOOR PLAN

JANUARY 11, 2019



NEW 3RD LEVEL
9,978 GROSS S.F.

EXISTING 3RD LEVEL
10,630 S.F.

3RD LEVEL FLOOR PLAN

1/16"=1'-0"

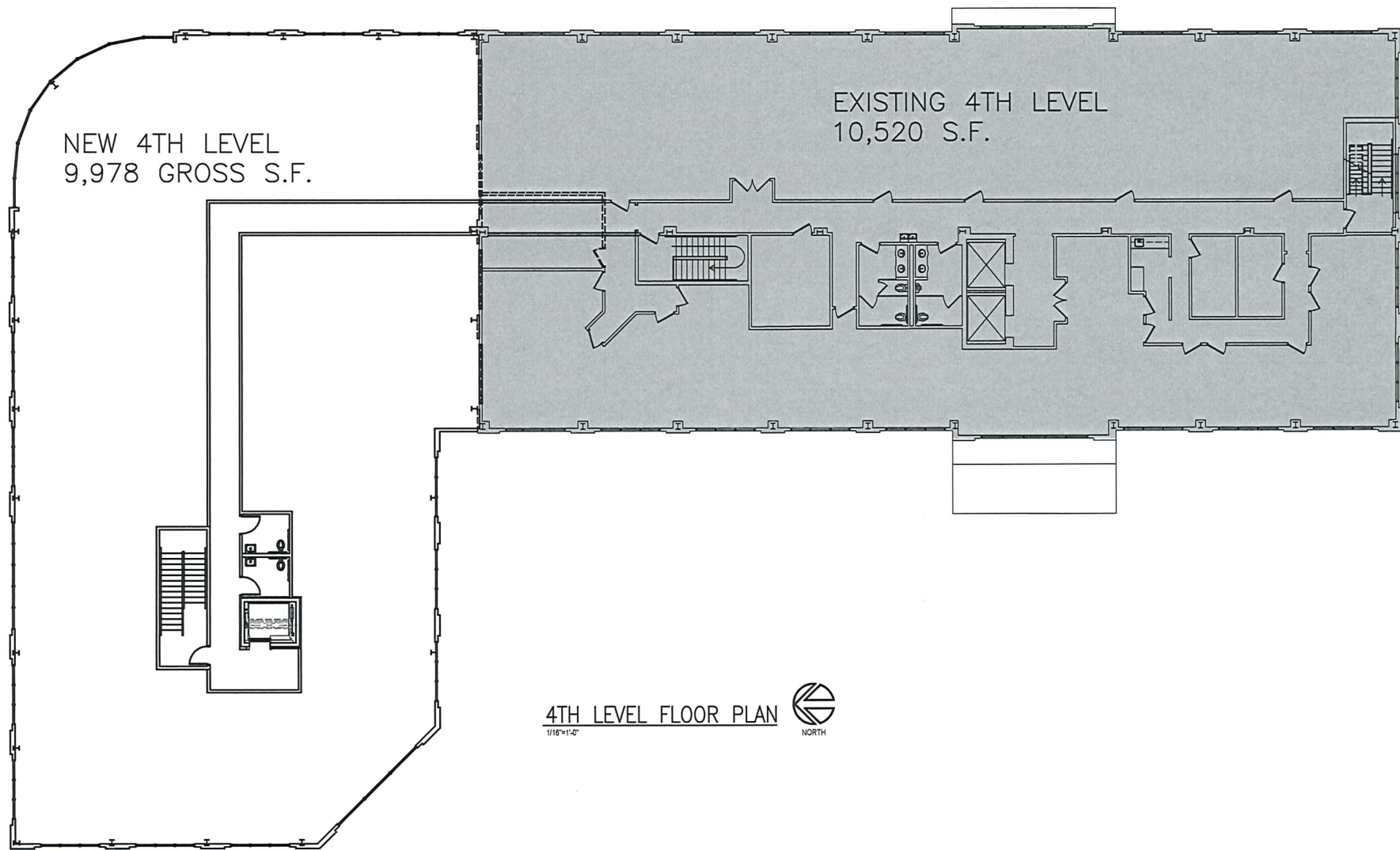


VILLAGE BANK FINANCIAL CENTER ADDITION

9298 Central Ave, Blaine, Minnesota 55434

3RD LVL FLOOR PLAN

JANUARY 11, 2019



4TH LEVEL FLOOR PLAN
1/16"=1'-0"

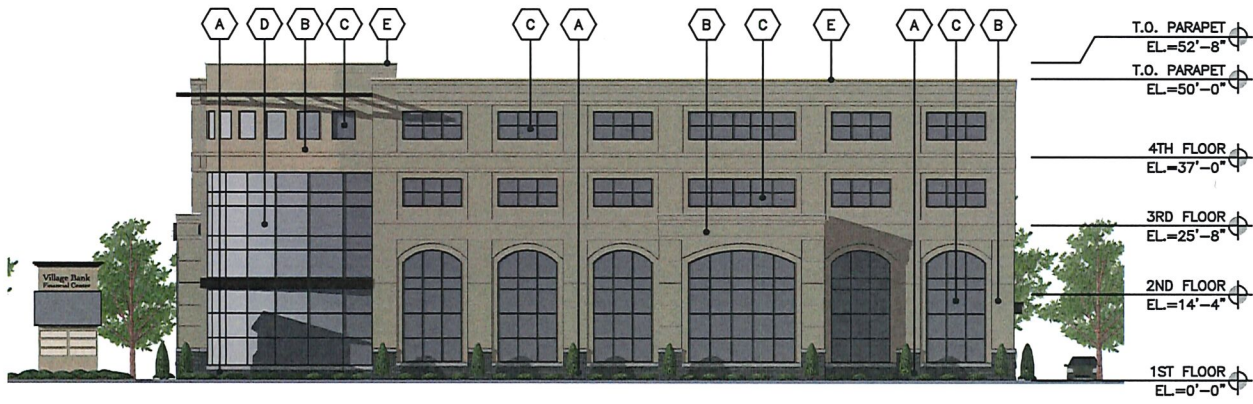


VILLAGE BANK FINANCIAL CENTER ADDITION

9298 Central Ave, Blaine, Minnesota 55434

4TH LVL FLOOR PLAN

JANUARY 11, 2019



EXTERIOR FINISH SCHEDULE		
A	BRICK	MATCH EXISTING
B	EIFS	MATCH EXISTING
C	ALUM. STOREFRONT SYSTEM	MATCH EXISTING
D	ALUM. CURTAINWALL SYSTEM	MATCH EXISTING ALUM. STOREFRONT SYSTEM
E	METAL COPING	MATCH EXISTING

NORTH ELEVATION



EAST ELEVATION



VILLAGE BANK FINANCIAL CENTER ADDITION

9298 Central Ave, Blaine, Minnesota 55434

ELEVATIONS
JANUARY 11, 2019



SOUTH ELEVATION

EXTERIOR FINISH SCHEDULE		
A	BRICK	MATCH EXISTING
B	EIFS	MATCH EXISTING
C	ALUM. STOREFRONT SYSTEM	MATCH EXISTING
D	ALUM. CURTAINWALL SYSTEM	MATCH EXISTING ALUM. STOREFRONT SYSTEM
E	METAL COPING	MATCH EXISTING



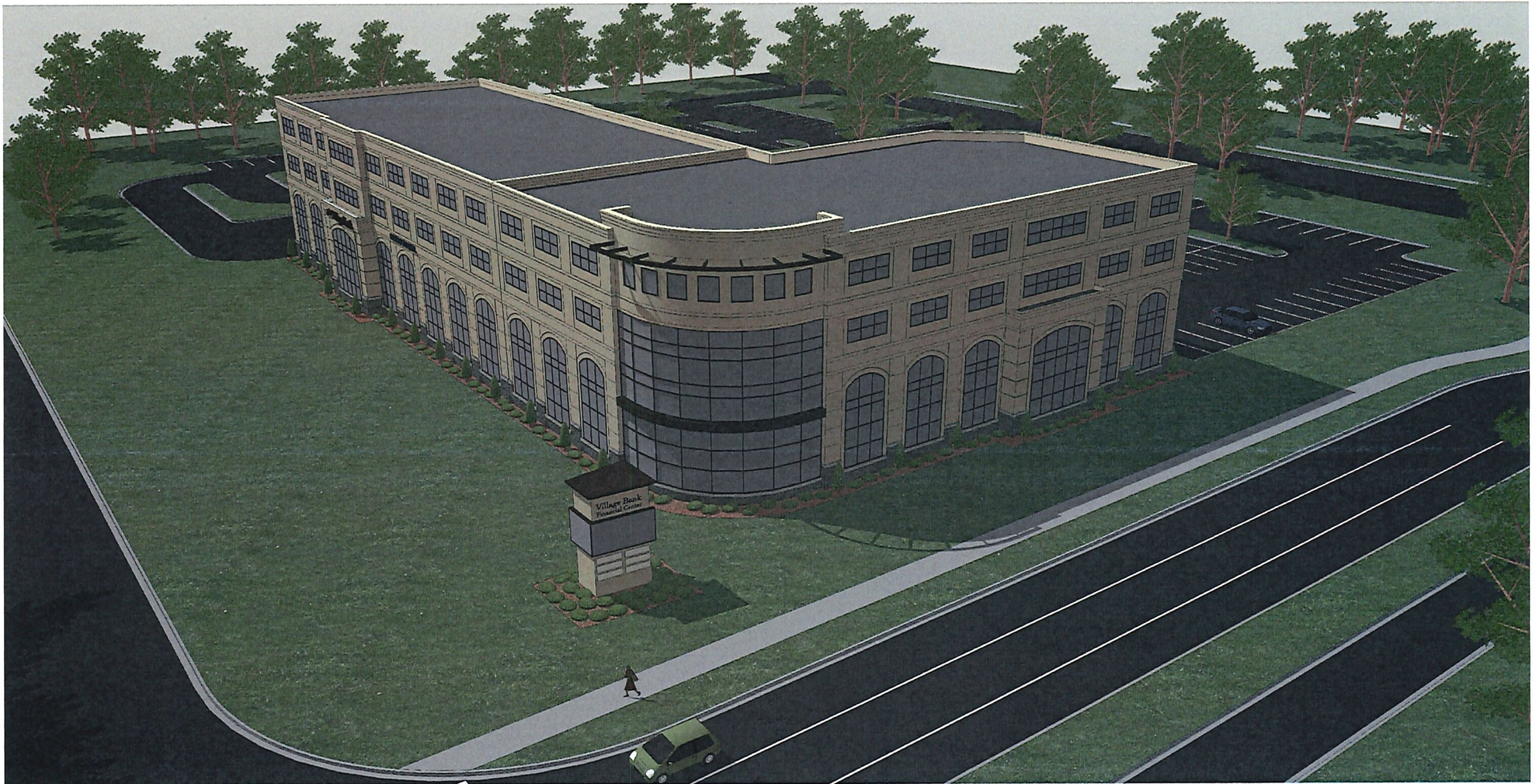
WEST ELEVATION



VILLAGE BANK FINANCIAL CENTER ADDITION

9298 Central Ave, Blaine, Minnesota 55434

ELEVATIONS
JANUARY 11, 2019



RENDERING 1



VILLAGE BANK FINANCIAL CENTER ADDITION

9298 Central Ave, Blaine, Minnesota 55434

JANUARY 11, 2019



RENDERING 2



VILLAGE BANK FINANCIAL CENTER ADDITION

9298 Central Ave, Blaine, Minnesota 55434

JANUARY 11, 2019



RENDERING 3



VILLAGE BANK FINANCIAL CENTER ADDITION

9298 Central Ave, Blaine, Minnesota 55434

JANUARY 11, 2019



RENDERING 4



VILLAGE BANK FINANCIAL CENTER ADDITION

9298 Central Ave, Blaine, Minnesota 55434

JANUARY 11, 2019



Proof of Parking



Robinson, Patricia

From: Johnson, Lori
Sent: Thursday, February 07, 2019 2:25 PM
To: 'Karen Blaska'
Cc: Robinson, Patricia
Subject: RE: 19-0002 Village Bank
Attachments: PC Attachments 021219.pdf; PC Report 021219.pdf

Karen—

Please see the attached Planning Commission report and attachments. The developer is proposing to lease a small portion of the dog park property if/when parking is needed for a new proposed addition to the bank building. If you have questions after reading the report please contact me. We will forward your email to the Planning Commission. Thanks.

Lori Johnson

Associate Planner

City of Blaine

(763)785-6198

From: Karen Blaska <blas0034@gmail.com>
Sent: Thursday, February 7, 2019 11:06 AM
To: Johnson, Lori <LJohnson@blainemn.gov>
Cc: Robinson, Patricia <probinson@blainemn.gov>
Subject: 19-0002 Village Bank

I had a couple questions and comments on the Village Bank proposal 19-0002. I see they are proposing parking on city park property. How is it possible for a private developer to build on City land?

Parks add to quality of life and should not be diminished in anyway. It should not be considered the low hanging fruit when land is needed for development. Has the developer considered other options? Is the number of stalls necessary? Is the parking lot ever actually full? There should be some creative way to address the parking without impacting the park.

The City should not approve this proposal until the developer has come up with an idea that does not reduce parkland. The area is already being actively used as a dog park and spaces like this are important in building community. Again this development should not impact the existing park land.

Thank you for your consideration.

Karen Blaska
612-391-2240

From: Robertson, Jess <jrobertson@blainemn.gov>
Sent: Monday, February 11, 2019 10:24 AM
To: Sorensen, Cathy <csorensen@blainemn.gov>
Subject: Fwd: Please vote against the Village Bank lease proposal!

Just for the record.

Thank you!
Jess

Sent from my iPhone

Begin forwarded message:

From: <marytruchondds@gmail.com>
Date: February 11, 2019 at 12:31:41 AM CST
To: <jrobertson@blainemn.gov>
Subject: Please vote against the Village Bank lease proposal!

Hello Councilwoman Robertson,

As someone who grew up in Blaine and is a resident of Blaine, I want to thank you for being our ward representative. Thank you for all of the work you do for our city. Thank you!

We are proud to have voted for you, and as your constituents, we wanted to share our disagreement of Village Bank's proposal to expand their parking lot. I work into the evening on Tuesday and have three small children, so we likely will not be able to attend the hearing on the 12th.

We strongly support protecting our recently restored (and buckthorn removed) park land. Aquatore Park is a fixture of Blaine, and the beautiful Oak trees along that corner of 65 should be preserved, not torn down. My children and our Cavalier King Charles Spaniel play in that park. I grew up playing in that park. Some may say that no one uses that section of land, but this is not true. We do in fact walk in the wooded area (in warmer weather) and this past Summer, we had a picnic in that area after watching the Bazillions band play a community kids concert. My little girls ran around and enjoyed nature there. Losing that section of land would be a shame for our city and its two and four legged residents.

I am proud to say that our dog park is the best dog park in the area. I realize that this land may technically be outside of the dog park fence, but it is valuable land and it contributes to the ambiance of the park. No one wants to play in a dog park that is full of car noise, exhaust fumes and parking lot runoff. Having a parking lot right next to a dog park is not ideal for letting dogs and their owners relax and exercise.

As a dentist, I often work to protect and preserve teeth, which are much smaller and much less

significant to an entire city. You are in an exceptional position to help protect our park, and hopefully expand the future parks of Blaine as is possible. My husband is a marketer, and he has discussed how parks increase the marketability of our city to young professionals with families like ours. I look at how wonderful parks like the three rivers park district are, and I hope that in the future, Blaine can have more land for its residents to enjoy.

We understand that business in Blaine is important; we are not anti- business. We believe in finding opportunities for business expansion in Blaine, but not at the expense of our valuable Aquatore park land. Allowing this lease to go through would be doing a disservice to our community. This land belongs to our children and to their future children, and all the residents of Blaine. As residents of the Pinnacle in the TPC, we drive by this park everyday, and I often think about how beautiful it is. This is not land we should give up lightly.

Thank you for your time and consideration,

Mary and Dan Crackel
2524 Tournament Players Ct S
Blaine, MN 55449

Sent from my iPhone