

October 16, 2014

Mr. Bryan Schafer
City of Blaine – Planning Department
10801 Town Square Drive NE
Blaine, MN 55449-8101

RE: Proposed Emberwood Apartments
126th Ave NE
Blaine, MN 55434

Dear Bryan:

Please add Emberwood apartments to the November 6, 2014 City Council meeting. The issues other than the two vs. three building issue have been addressed with the following changes:

- The cabinets have been upgraded to a shaker-style with stainless steel hardware.
- The countertops have been upgraded to granite.
- The flooring has been upgraded to a high-end vinyl plank flooring (the same flooring that is in North Bay Luxury Tonwhomes).
- The doors have been upgraded to solid core.
- The trim has been upgraded to a modern white trim.
- The exterior design has been updated to reflect more modern design elements while still being consistent with the more traditional-style surrounding neighborhood.
- The exterior amenities have been upgraded to be more park-like. The site includes a playground, seating areas, ponds, grills, and walking trails.
- The building amenities have been improved by moving them to one location on first floor. This provides more central access for residents.
- The centralizing of amenities made it possible to improve the unit mix. The unit mix of one, two, and three bedrooms now closely matches that of most buildings in the North suburbs.

The one remaining unsolved issue is the two vs. three building issue. Unfortunately our company is not large enough to build two 70-unit buildings. Our goal is to be honest and upfront. We don't want to be a developer that promises one thing and delivers another. We have worked to minimize concerns by:

- Developing a clear timetable of when all three buildings will be completed.
- Maximizing the distance (125'-150') and screening between Emberwood and neighboring home owners.
- Choosing to complete the North building first because that building has the most nearby homeowners.
- Setting a normal working schedule to help reduce any potential impact on surrounding homeowners.

We look forward to working with the City further on Emberwood apartments. Please do not hesitate to call with any further questions or concerns you may have.

Sincerely,



Mike Kaeding
Project Manager
Kason, Inc.
651-464-5908

Interior Design

The interior has been designed to have an upscale decor. The image below illustrates many of the interior design choices.



Kitchen

- Shaker-Style Dark-Stained Cabinets
- Modern Stainless Steel Hardware
- Granite Countertops
- Stainless Steel & Black Appliances
- High-End Vinyl Plank Flooring

Finishes

- Solid-Core Doors
- Modern White Trim

In-Unit Amenities

- Open Concept Kitchen and Living Room
- In-Unit Washer & Dryer
- Second Bathroom (in most layouts)
- Deck

Building Amenities

- Heated Underground Parking
- Elevator
- Exercise Room
- Community Room
- Additional Storage
- On-Site Management
- 24-Hour Emergency Maintenance
- Controlled Entry
- Security Camera Monitoring

Unit Mix

Each building will consist of one, two, and three bedroom apartments. Below is a list of the size and number of units in each building.

SQFT	One Bedroom 740 - 840	Two Bedroom 1070 - 1100	Three Bedroom 1170 - 1255
North Building	13	25	9
Middle Building	13	25	9
South Building	13	31	9
Number of Units	39	81	27

Rent

Below are the proposed rents.

One Bedroom:	\$1,060 – \$1,200 per month
Two Bedroom:	\$1,340 – \$1,430 per month
Three Bedroom:	\$1,490 – \$1,550 per month

Conclusion

The design and amenities are that of a Class A market rate facility. Overall, the building, finishes, and amenities fit well in to Blaine's thriving community. Emberwood Apartments look forward to working with the city to deliver these high-end rental homes.

Phasing Plan

The Emberwood Apartment Community will consist of three buildings. Each building is on its own separate lot. The Phasing Plan is as follows:

Phase I

Estimated: Spring 2015 – Summer 2016

- North Building and Utilities
- Water & Sewer Service*
- North Parking Lot and Landscaping
- Fence and Associated Landscaping on the West Side of the Site
- Northwest Pond
- Fire Trail North & West of the North Building

*The water & sewer service includes the main sewer line that serves all three buildings. It also includes the water line which is looped from 126th Ave to the Highway 65 frontage road. This utility work will be completed with one road closure.

Phase II

Estimated: Summer 2016 – Summer 2017

- Middle Building and Utility Connections to Service Line
- Middle Parking Lot and Landscaping
- Fire Trail South & West of the Middle Building

Phase III

Estimated: Summer 2017 – Fall 2018

- South Building and Utility Connections to Service Line
- South Parking Lot and Landscaping
- Southwest Pond
- Fire Trail West of the South Building

Note: The grading on the site has been designed to be well-balanced. The dirt excavated from the building footprint will be used around the building and under the associated parking lot.

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