

Case File No. 12-0044





Builder of towns. Creator of value.

5125 COUNTY ROAD 101 • #100 • MINNETONKA, MN 55345 • PHONE: 952/294-0353 • FAX: 952/294-0151 • WEB: www.oppidan.com

December 5, 2012

Ms. Lori Johnson
City of Blaine – Planning Department
10801 Town Square Drive NE
Blaine, MN 55449-8101

RE: Proposed Apartment Development
Cloverleaf Parkway & Highway 65
Blaine, MN

Dear Lori:

This letter is designed to serve as a brief narrative for proposed apartment development for Cloverleaf Commons 2nd Addition. The highlights of the plans are as follow:

- A new, market rate apartment building, containing 179 total units.
- There will be a mix of efficiency units, 1 bedroom, 2 bedroom and 3 bedroom units. The final mix of units has not been solidified.
- There are 394 parking stalls, including 170 underground stall. There will be 1 underground stall for each unit except the efficiency units.
- The building will be 5 levels, with one level of parking and levels 2-5 residential units.
- There will be a community room, exercise room and sitting areas within the building on various levels.
- Each unit will have a washer and dryer and the unit is designed for a fireplace.
- The building exterior will be a combination of brick and block for the base with James Hardie fiber cement lap siding (three colors) for the predominance of the building elevation. There will be a continuation of the brick and block elements at the entry points and in different locations on the main portions of the building.
- Balconies will be provided for the units.
- Outside sitting/park areas and trails will be provided to connect to the existing walkway system.
- A large sundeck and whirlpool area are planned. Potential for a pool within in the development is being considered.

The owner has completed a market study and the indication is that this product type and size is supportable in this location. The design and amenities are that of a Class A market rate facility.

Applications have been made for a Comprehensive Plan Amendment, Conditional Use Permit, Site Plan and Vacation of Utility and Drainage Easement.

As presented at the City Council Workshop, this will be a market rate apartment complex. Amenities within the units will include solid surface counters, upgrades cabinetry and higher end appliance packages within the units. Additionally, there is the potential to add gas fireplaces into the unit. This will be incorporated in selected units and can be added to others, if desired.


The site will be landscaped to meet city standards and attention will be given to the north side of the site and the potential for berming in that area. Lighting will meet city standards and there will be little lighting in the rear of the building, given that there is no driveway for vehicular traffic (except the required surface for emergency vehicles).

A traffic study is underway to review certain aspects of the area that were brought forth by the City Engineer. Those areas include Ulysses Street, Cloverleaf and the intersection at Highway 65.

Overall, the proposed development fits into the area. A similar multi-family residential building sits immediately to the west and there is a mobile home park immediately to the north. The building sits well off of Highway 65 and currently has retail and office ad adjacencies to the east and south.

We look forward to working with the City on this matter. If you have any questions or need additional information on this submittal, please do not hesitate to call me at (952) 294-1243.

Sincerely,



Paul J. Tucci

Revised



Client
BALDWIN PARTNERS I, LLC
 3320 WOODBURY DRIVE, STE. 100
 WOODBURY, WI 53124

Project
BLAINE APARTMENTS

Location
BLAINE, MINNESOTA
 ULYSSES STREET

Certification
 NOT FOR CONSTRUCTION

Summary
 Prepared by: [Name]
 Date: [Date]

Revision History
 No. Date By: [Name]

Sheet Title
CIVIL SITE PLAN

Sheet No. Revision
C3.01 B
Project No. BAL19477

LEGEND

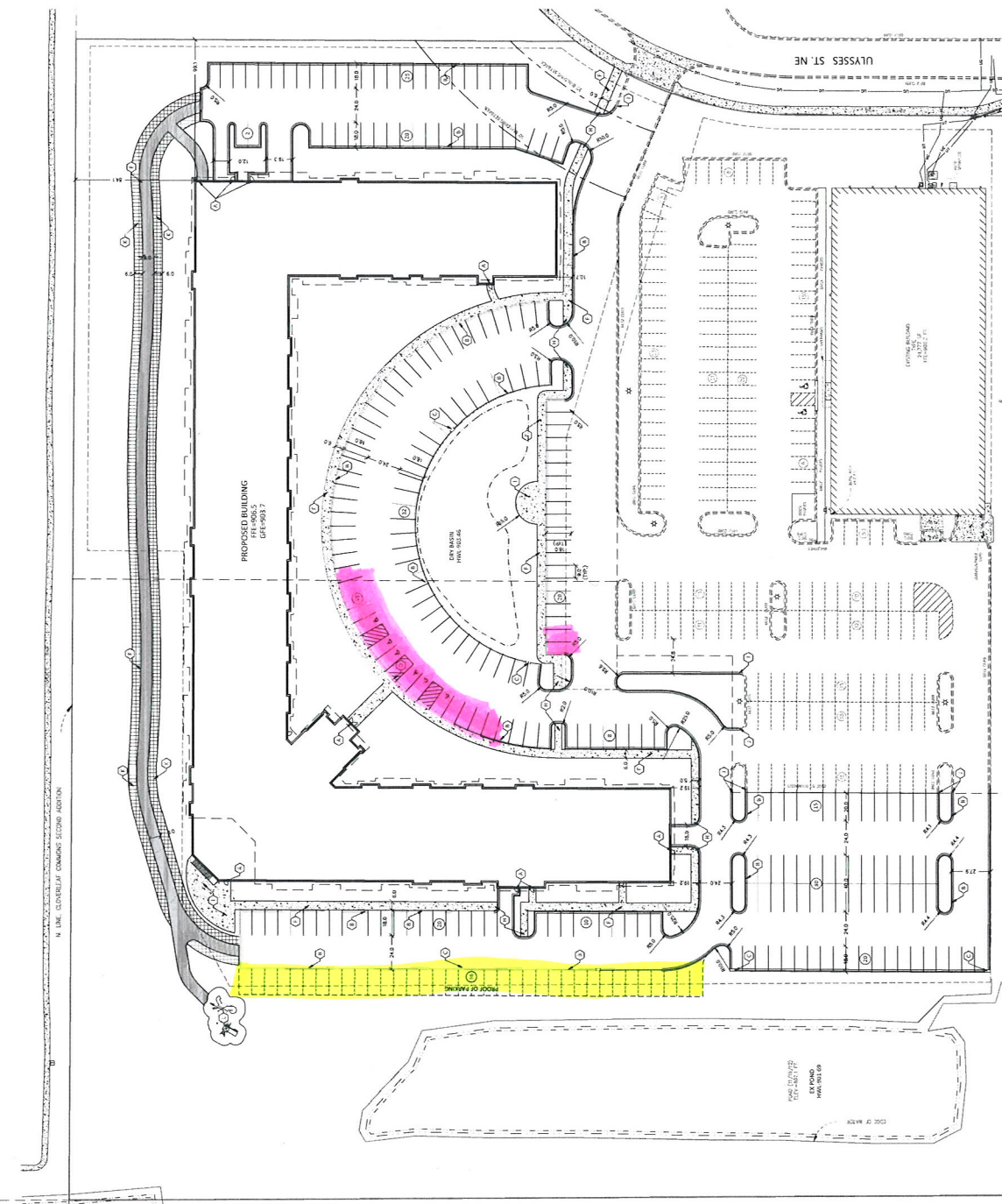
PROPOSED	EXISTING
PROPERTY LIMIT	STANDARD CURB
EQUIPMENT	ASPHALT PAVING
WETLAND LIMITS	WETLANDS
PIPE COLLAR	TRAIL
STALLS (SEE ROW)	CONCRETE PAVING
NET FAVE	

- DEVELOPMENT NOTES**
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 - ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - ALL PARKING STALLS TO BE IN ACCORDANCE WITH THE DIMENSIONS INDICATED.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF STRUCTURES, STAIRS, PRESSURE BUILDING ENCLOSURE AND EXISTING BUILDINGS.
 - SEE ARCHITECTURAL PLANS FOR PAVEMENT DETAILS.
 - SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATION OF LIGHT POLE.
 - REFER TO FINAL PLAN FOR LOT DIMENSIONS, LOT NUMBERS, LOT AREA, AND LOT DIMENSIONS.
 - ALL UTILITIES ON EXISTING AREAS SHALL BE MAINTAINED AS MUCH AS POSSIBLE. THE MAXIMUM DEPTH OF ANY EXISTING UTILITY SHALL BE 48" UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES IN THE FIELD THROUGH THE DESIGN GRADIENT.
 - "NO" PARKING - SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
 - STREET PAVEMENT SHALL BE SUBJECT TO APPROVAL BY THE CITY.
 - GARAGE AND UTILITY REQUIREMENTS SHALL BE PROVIDED AS REQUIRED. CHANGING AND UTILITY SHALL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO THE HIGH WATER LEVEL OF ALL TANKS.

DEVELOPMENT SUMMARY

PERMITS REQUIRED:	2-2 ZONING
NUMBER OF PROPOSED DWELLINGS:	142 DWELLINGS
PARKING PROVIDED:	348 STALLS
EXISTING PARKING STALLS:	247 STALLS
TOTAL PARKING PROVIDED:	431 STALLS
AREA CALCULATIONS:	306,971 SF
AREA UNDERFOOT:	202,413 SF
PERCENT IMPERVIOUS:	48.27%

- KEY NOTES**
- REINFORCING STEEL SHALL BE ARCHITECTURAL PANS.
 - R4-30 CONCRETE CURB AND GUTTER.
 - CHALK GUT.
 - FLAT CURB SECTION.
 - NO MANHOLE AT JUNCTION.
 - CONCRETE CURB AND GUTTER.
 - NOT USED.
 - ACCESSIBLE RAMP.
 - CONCRETE PAVEMENT.
 - NET FAVE EXHIBITION CAB.
 - NET FAVE.
 - PLAYGROUND EQUIPMENT (BY OTHERS).



= 116 New stalls (Permanent)

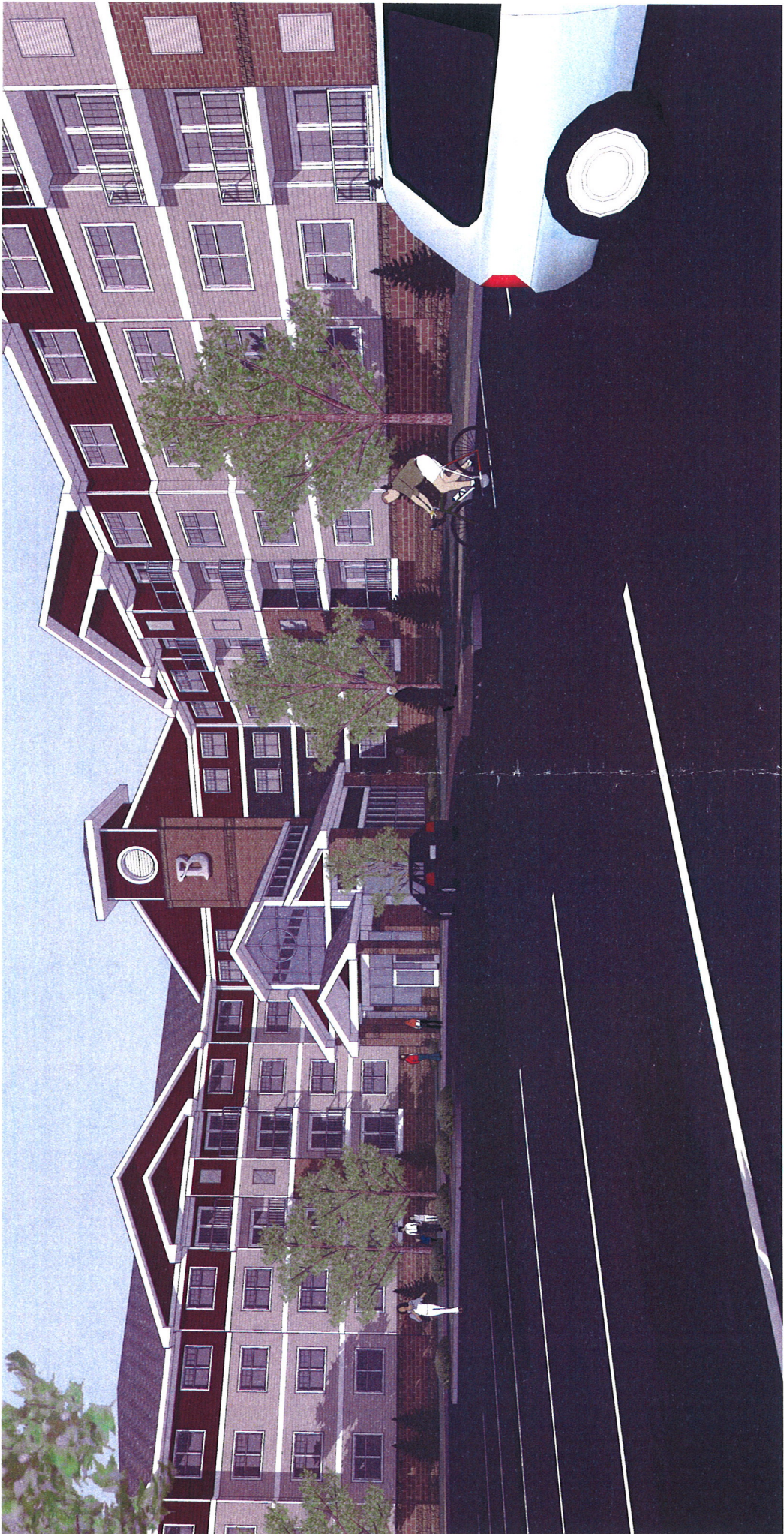
= 316 proof of parking stalls





Blaine Apartments – Blaine, MN





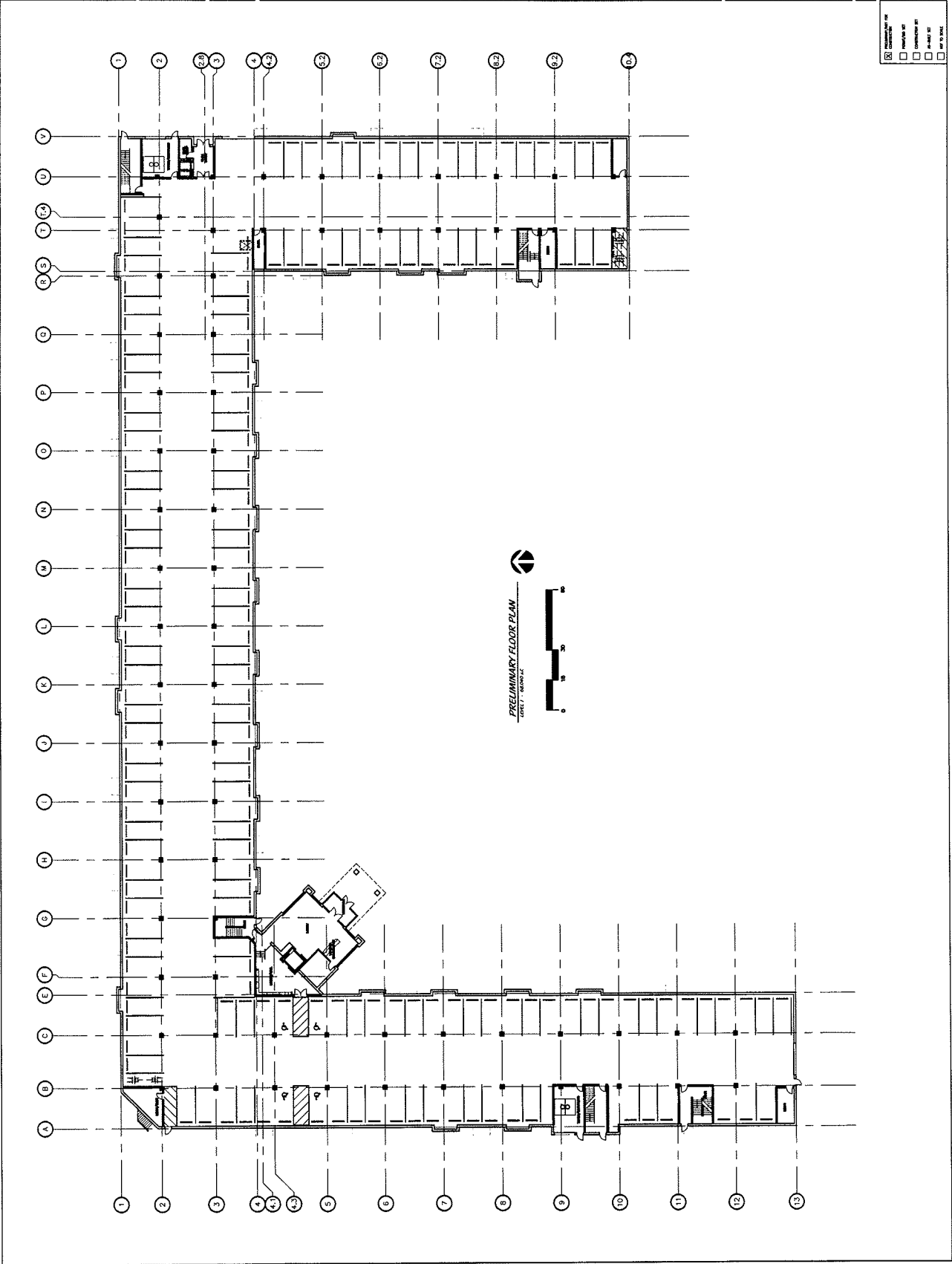
Blaine Apartments – Blaine, MN





Blaine Apartments – Blaine, MN





PRELIMINARY FLOOR PLAN
 SCALE: 1/8" = 1'-0"

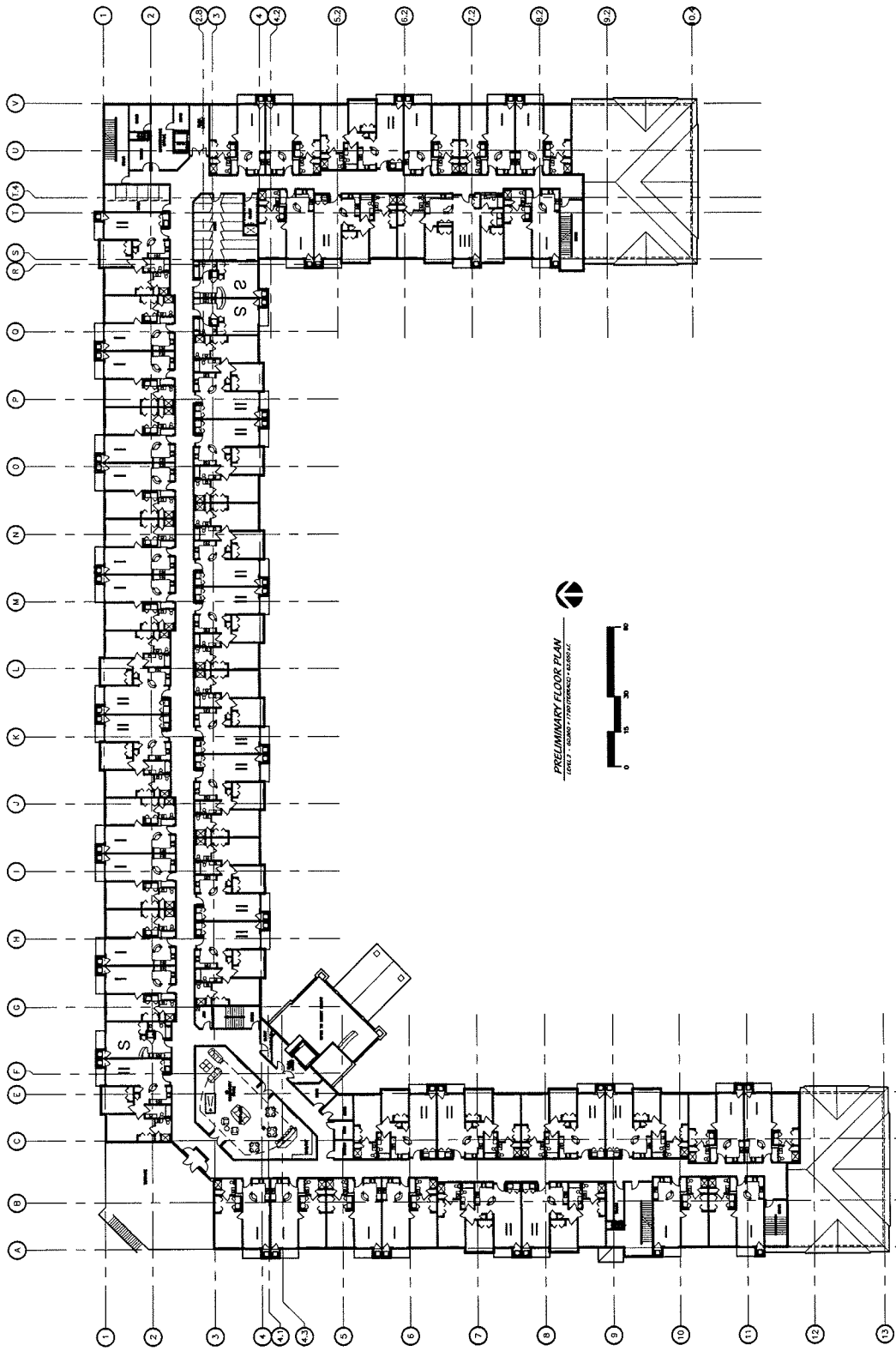


BLAINE APARTMENTS
 PROPOSED
 BLAINE, MINNESOTA

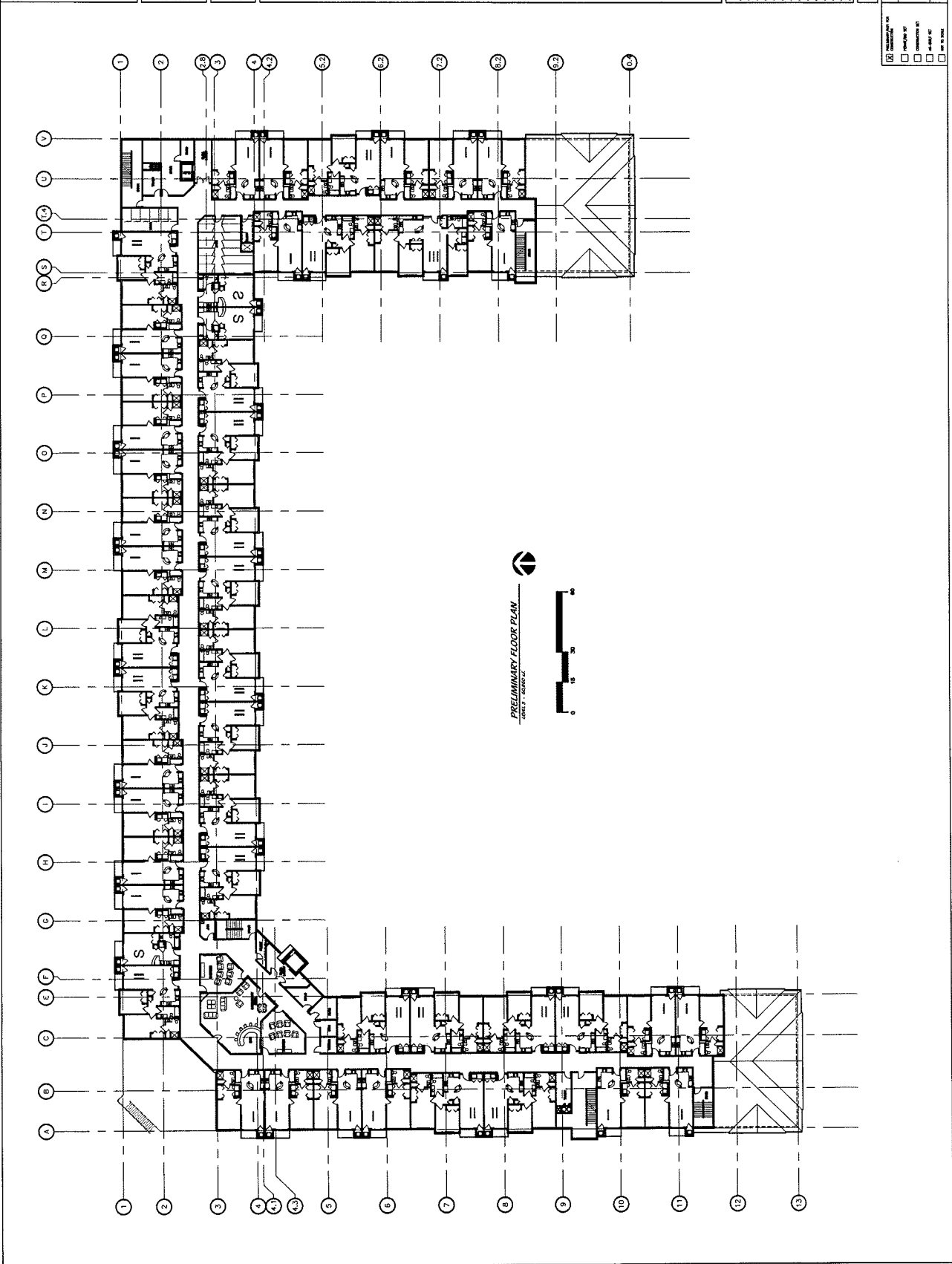
REVISIONS:
 1. 12/15/12
 2. 12/15/12

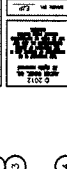
PRELIMINARY
 2ND FLOOR PLAN
 DATE: 12/15/12
A2
 PROJECT NO.
 OFFICE

- 1. 12/15/12
- 2. 12/15/12
- 3. 12/15/12
- 4. 12/15/12
- 5. 12/15/12
- 6. 12/15/12



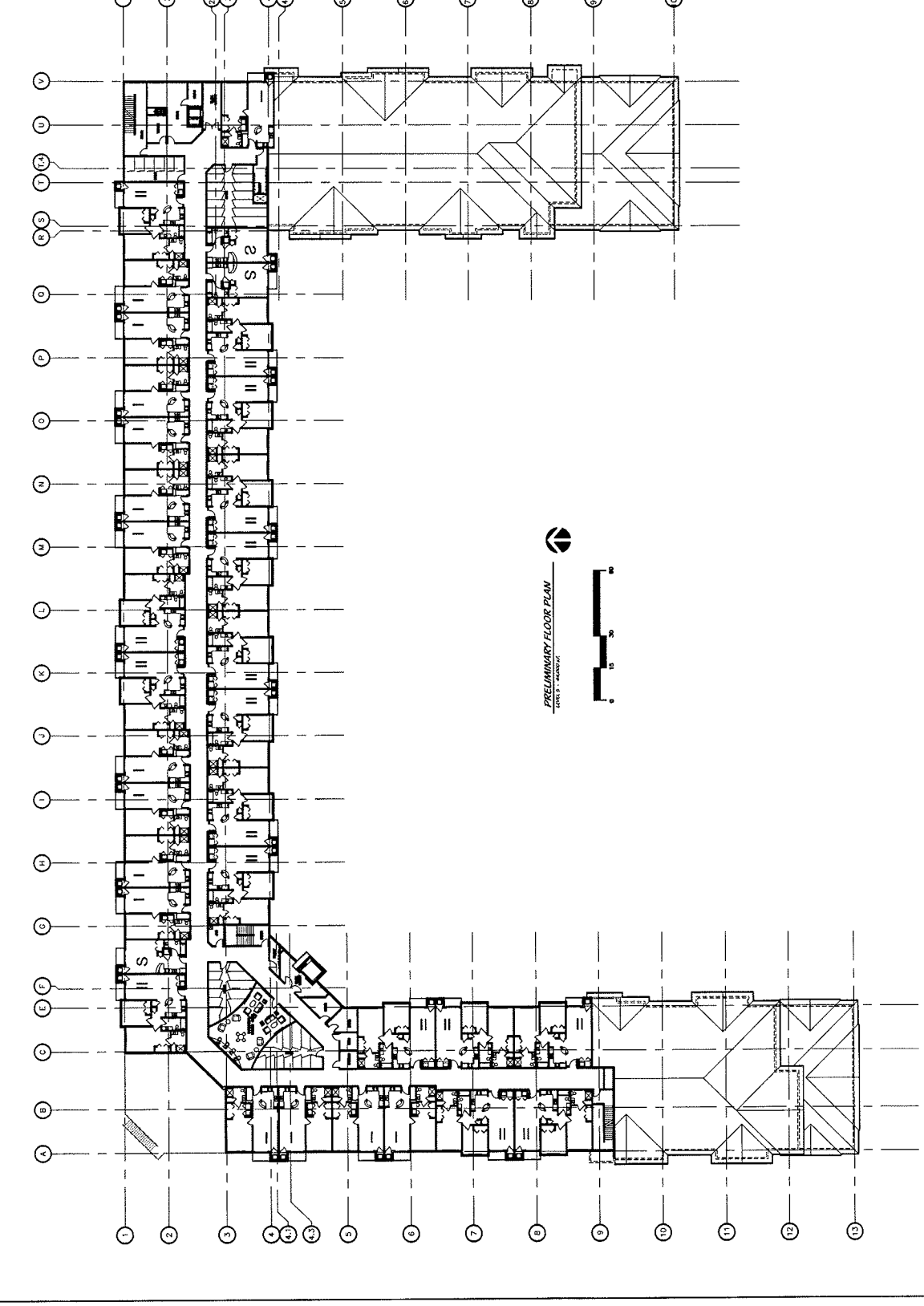
PRELIMINARY FLOOR PLAN
 12/15/12 12/15/12

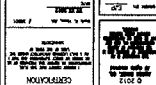




2012
 5TH FLOOR PLAN

AMCON
 ARCHITECTURAL CONSULTING AND DESIGN
 1000 W. WASHINGTON
 ST. PAUL, MN 55102
 PHONE: 612.291.1000
 FAX: 612.291.1001

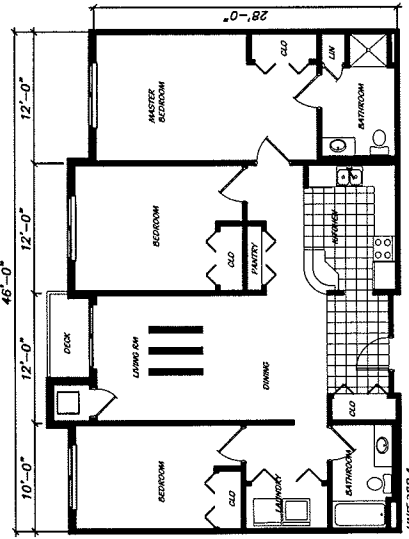
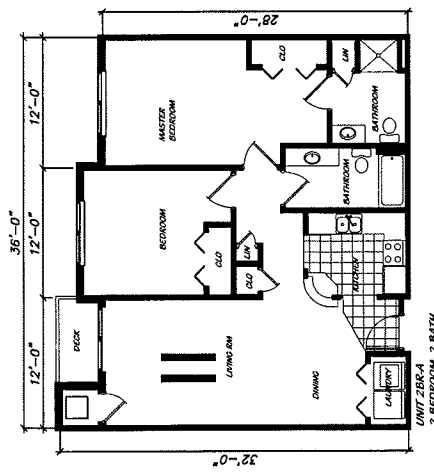
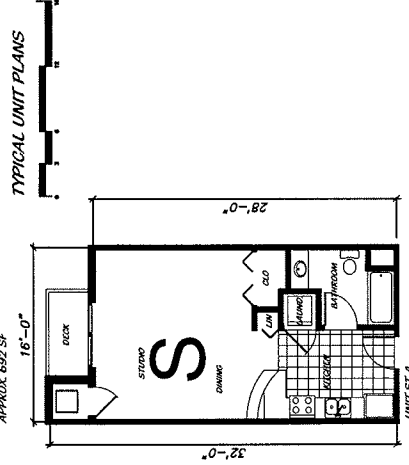
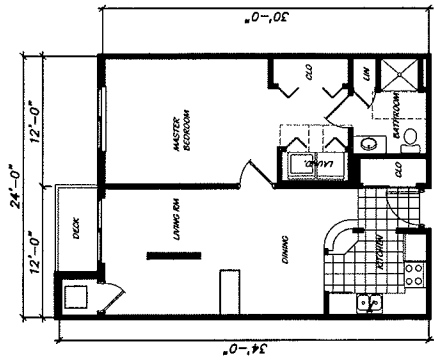




PROPOSED
BLAINE APARTMENTS
 BLAINE, MINNESOTA

PRELIMINARY
 UNIT PLANS
 DATE:
 12/15/12
A7
 SHEET NO.
 OF 12

- (B) UNDERWAY
- PROPOSED
- EXISTING
- REMOVED
- SEE PLAN



TYPICAL UNIT PLANS