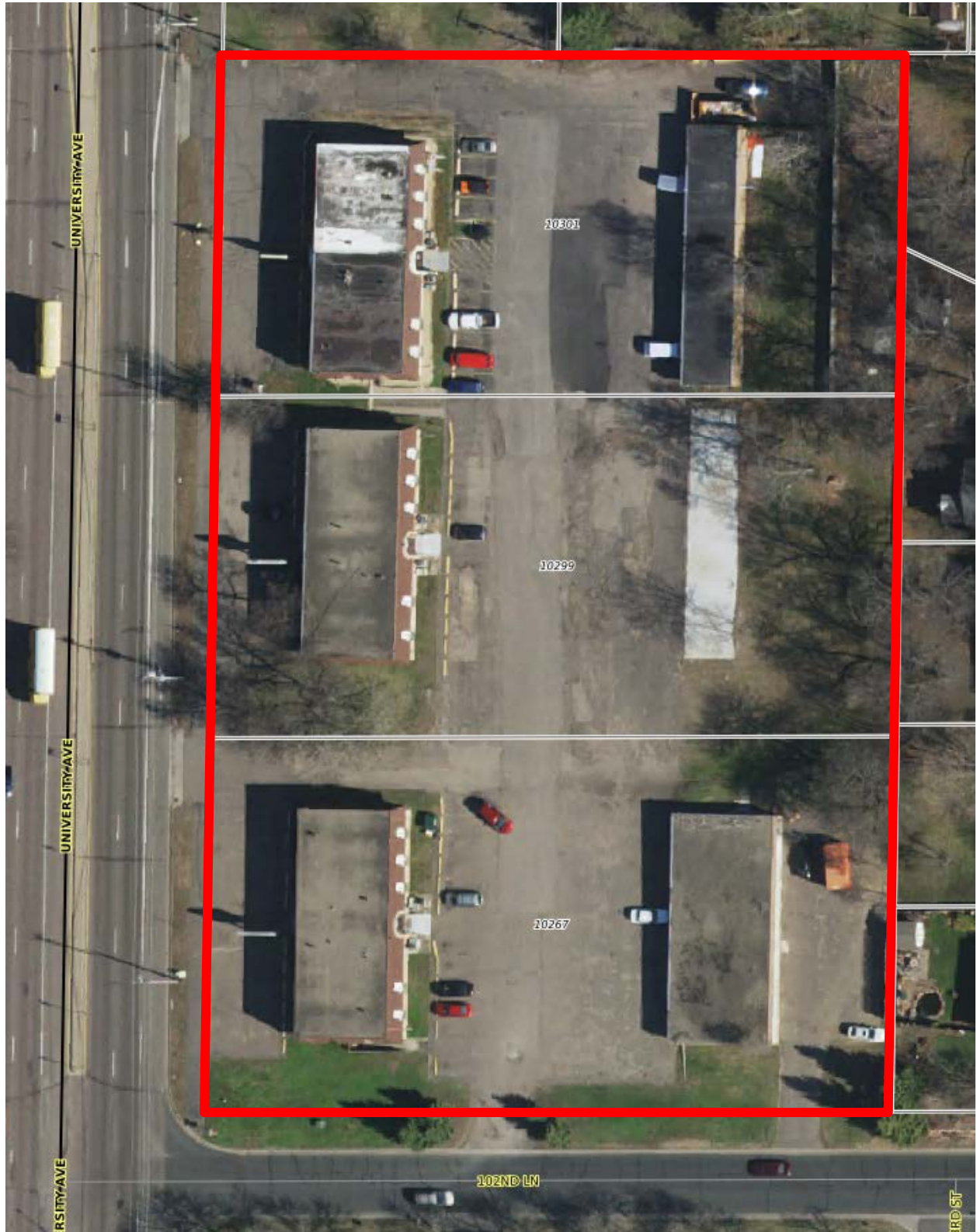


WS Item: REDEVELOPMENT OF 102ND AND UNIVERSITY OFFICES



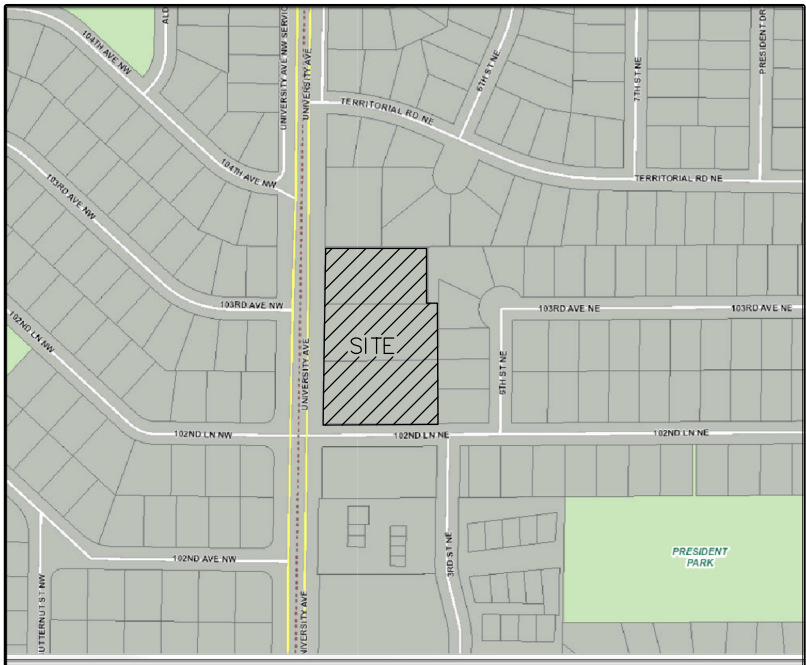
CONCEPT PLAN

No. 1: For Sale Townhomes

~for~ SHADE TREE CONSTRUCTION, INC
~of~ 10267, 10299 & 10301 UNIVERSITY AVENUE
BLAINE, MN 55434

VICINITY MAP

PART OF SEC. 19, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

PROPERTY DESCRIPTION

Lot 1, Block 1, DEMATTS ADDITION, Anoka County, Minnesota.

AND

Lots 1 and 2, Block 1 DEMATTS SECOND ADDITION, Anoka County Minnesota.

AREA COMPUTATIONS

TOTAL AREA : 3.1± ACRES
32 PROPOSED UNITS
DENSITY: 10.3 UNITES PER ACRE

ZONING

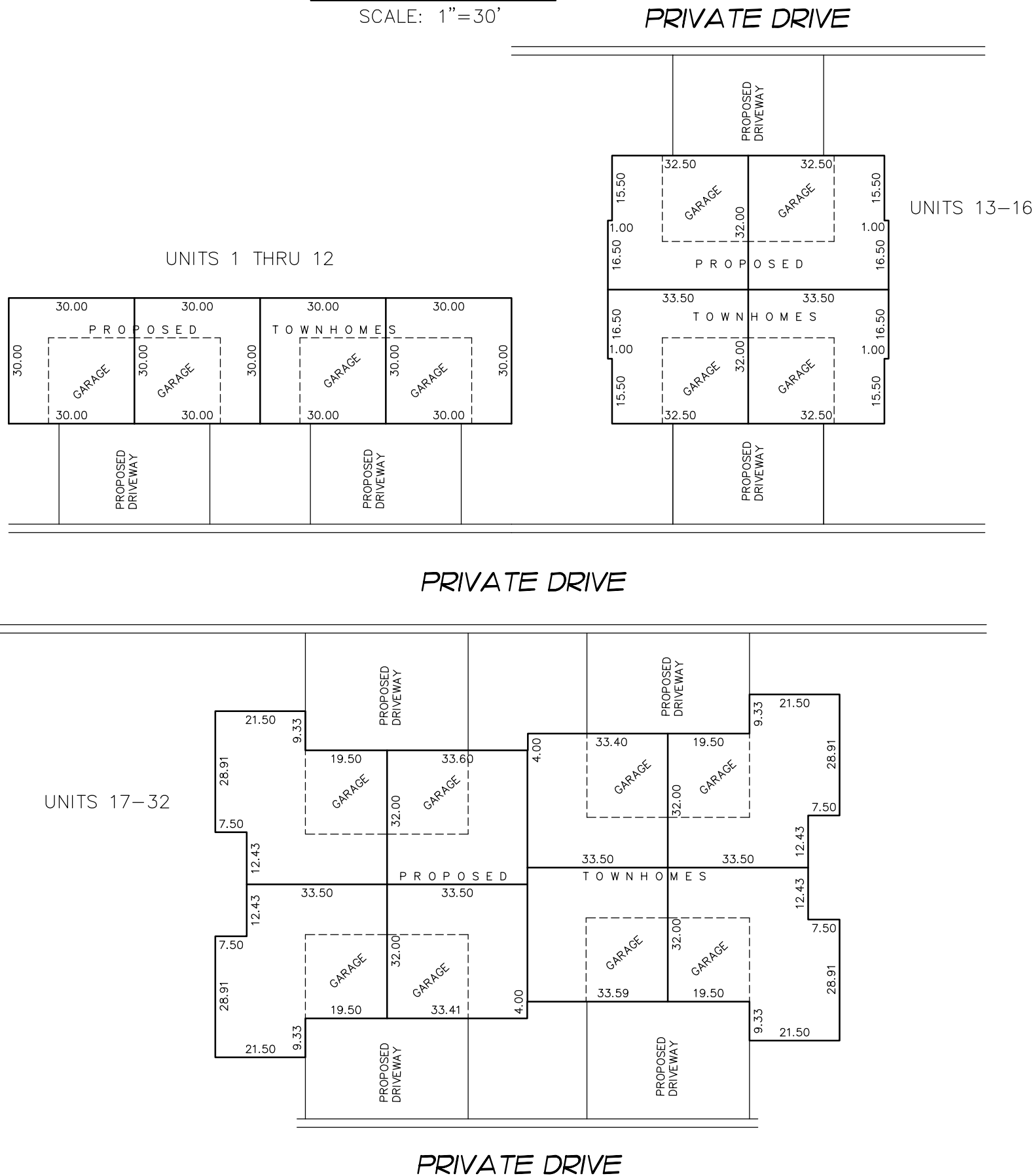
EXISTING: B-4 OFFICE RESEARCH PARK
PROPOSED: DEVELOPMENT FLEX - MULTI-FAMILY

NOTES

- No field work has been performed by E.G. Rud and Sons, Inc. at this time.
- Bearings shown are on Anoka County Datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Underlying drainage and utility easements will need to be vacated.

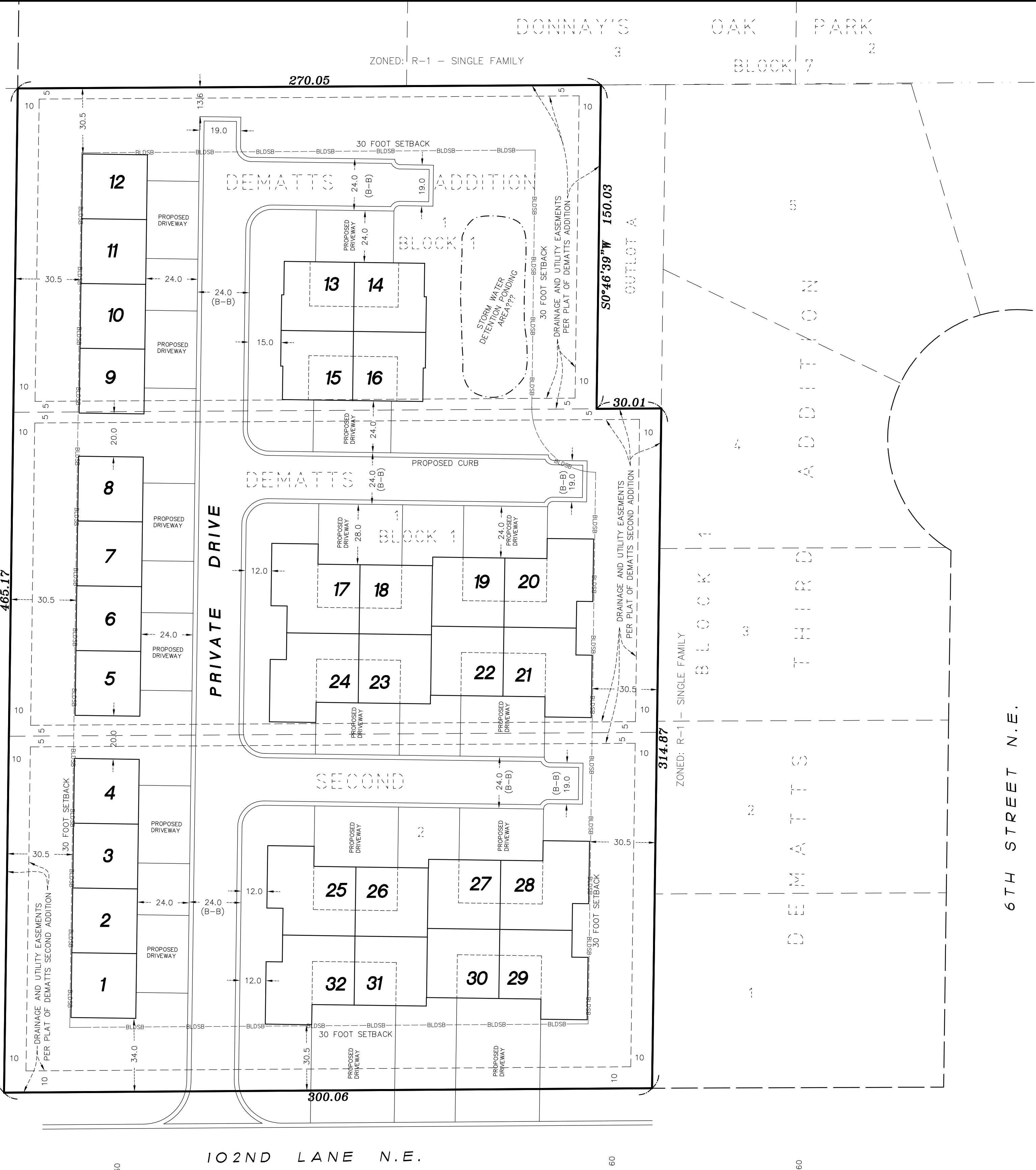
UNIT DETAILS

SCALE: 1"=30'



E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

NORTH



ZONED: B-4 - OFFICE RESEARCH PARK
BLOCK 2
GRAPHIC SCALE
30 0 15 30 60 120
1 INCH = 30 FEET

DRAWN BY: JEN	JOB NO: 16638PP	DATE: 03/29/17
CHECK BY: JEN	SCANNED <input type="checkbox"/>	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY

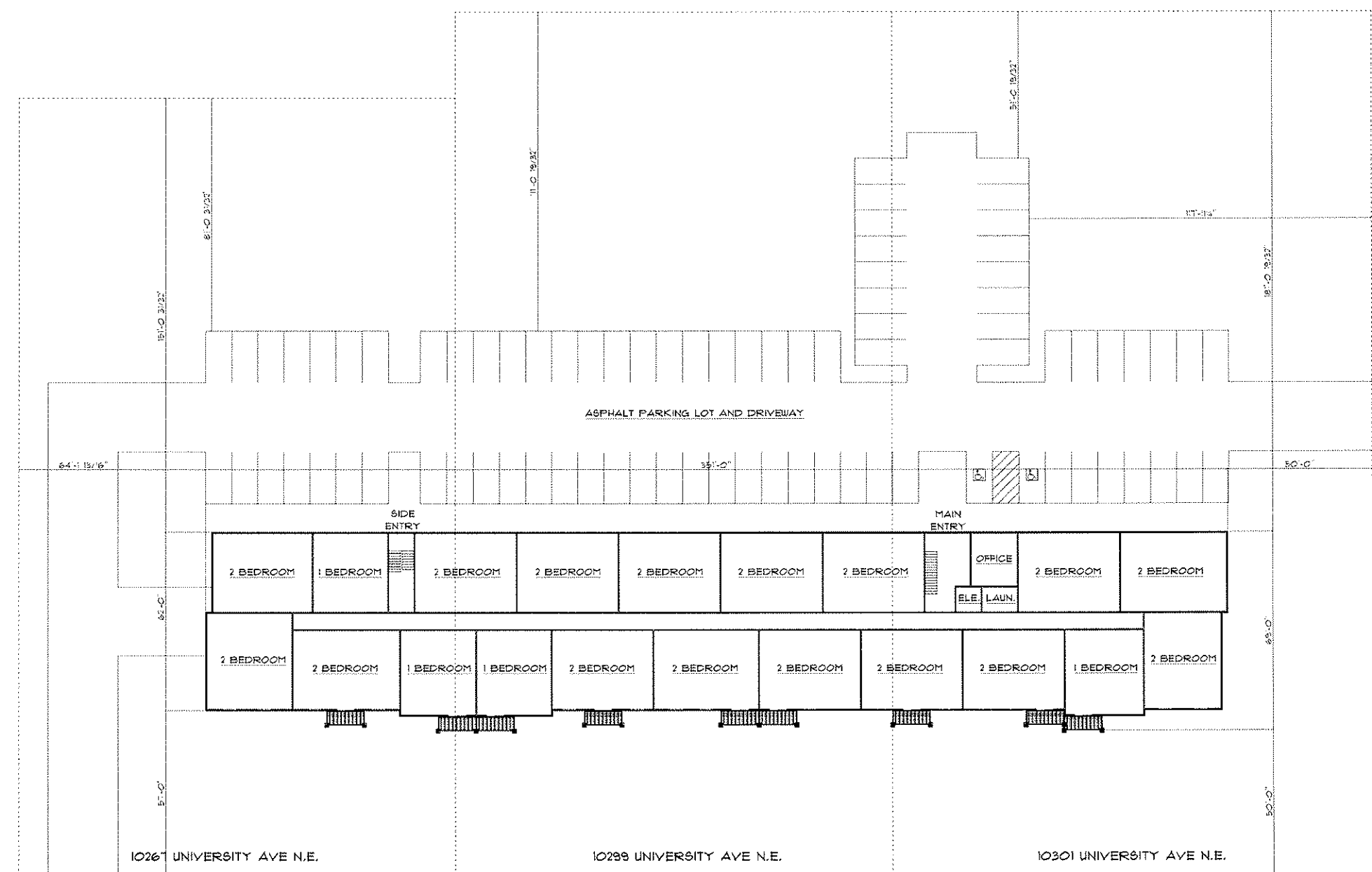
No. 1: For Sale Townhomes



No. 1: For Sale Townhomes



No. 2 : 60-Unit Market Rate Apartment



BUILDING SQUARE FOOTAGE:
2 BEDROOM UNITS - APPROX. 1050 S.F.
1 BEDROOM UNITS - APPROX. 750 S.F.
BUILDING FOOTPRINT - APPROX. 22,500 S.F.

UNIVERSITY AVENUE N.E.

SITE PLAN
SCALE 1" = 20.0'



JIM MACKEY
ARCHITECT
13, 14th Avenue
St. Paul, MN 55104
Phone: 612-444-0888
Fax: 612-444-0889
www.jim-mackey.com



TCO DESIGN
1015 15th Avenue N.E.
St. Paul, MN 55104
Phone: 612-444-0888
Fax: 612-444-0889
www.tco-design.com

Plan Date
3-28-17

CREATIVE ADDITIONS PLUS
1026-10301 University Avenue
Blaine



Design
tco201724

No. 2 : 60-Unit Market Rate Apartment



WEST ~~SOUTH~~ ELEVATION

JIM
MACKEY
ARCHITECT

JIM MACKEY
ARCHITECT
1733 LeFond Avenue
St. Paul, MN 55104
Jim Mackey
Office 651-644-0869
registration # 23078
Drawing by
Todd Ofsthun
Office 763-434-3676
Cell 551-594-8776
todd@tco2design.net

TCO DESIGN
drafting and home design

TCO DESIGN
drafting and home design
5330 Thrane Avenue North
Brooklyn Park, MN 55444
Office 763-434-3676
Cell 551-594-8776
dedication to excellence
Prepared by
Todd Ofsthun
Office 763-434-3676
Cell 551-594-8776
todd@tco2design.net

Plan Date
3-23-17

CREATIVE ADDITIONS PLUS
Blaine
10267-10301 University Avenue

TCO DESIGN
drafting and home design

Design #
tco201724
A2
A2 OF 2

No. 2 : 60-Unit Market Rate Apartment





No. 3: 118-Unit Senior Apartments

April 3, 2017

City of Blaine
Mr. Bryan Schafer
10801 Town Square Drive NE
Blaine, MN 55449

Re: 10301 University Ave NE Redevelopment

Dear Mr. Schafer:

We are interested in working with the City to bring our mid-market senior housing with in-home health care to Blaine by redeveloping the commercial property located at 10301 University Ave NE with tax increment financing assistance. Below is an introduction to who we are and our overall vision for this property.

Introduction: About the Schuett Companies and CompassionCare Services

The Schuett Companies ("Schuett") was founded by Jack Schuett in 1968 as a real estate investment and property management company that focuses on subsidized housing for seniors. Schuett currently owns and manages approximately 1,100 apartment homes across a portfolio of 16 subsidized multifamily, senior-oriented rental properties throughout Minnesota.

In 2010, our President and CEO Tom Schuett formed CompassionCare Services ("CompassionCare") and created a new model for affordable, independent senior rental housing that emphasizes aging in place with dignity. This is accomplished by coupling the features and amenities of an age-restricted apartment community with optional, customized in-home health services provided at a competitive price by CompassionCare. This approach enables residents with growing medical needs to postpone or avoid the costly and disruptive transition to a nursing home. Our properties are not traditional assisted living, institutional group homes, or nursing homes. There are no nurse stations or separate wings that segregate residents based upon medical needs.

Our Vision: A New Senior Housing Model for Blaine

Our Blaine senior housing property will be based upon our innovative, mid-market 96 unit senior rental community that we are developing in Golden Valley. This property will have a customized architectural design with quality materials and landscape features including courtyards and patios. There will be generous amenities that are focused on creating a sense of home with an on-site concierge, a fitness center/spa, health and wellness activities, café and lounge, and a multifunctional community room. Every resident will choose a customized in-home health care service package that most closely meets their needs ranging from housekeeping and targeted health monitoring to incidental nursing care in their private apartment homes available 24 hours a day. Each unit will have a full kitchen. The table on the following page summarizes the current unit mix and base rent levels for our Golden Valley property, which are very competitive for that particular submarket:

No. 3: 118-Unit Senior Apartments

SCHUETT GOLDEN VALLEY UNIT MIX & RENTS				
Unit Type	Sq. Ft.	Rent	No.	%
1 BR	709	\$ 1,241	40	42%
1 BR + Den	857	\$ 1,500	29	30%
2BR	1,004	\$ 1,757	22	23%
Studio	447	\$ 782	5	5%
		Unit Total	96	100%

Our 10301 University Ave NE concept plan brings the building to the front of the property. This minimizes the potential impact to the single family homes to the east and emphasizes the pedestrian by creating an interior parking courtyard, consolidating curb cuts, and separating the trail along University from the parking area. The sample elevation assumes a three story building with a pitched roof, balconies, bump-outs, and a variety of materials and colors for façade articulation and texture. These features are subject to refinement based upon City input.

I look forward to the opportunity to learn more about the community's senior housing needs, the EDA's redevelopment objectives for this property, and the project's potential timing, which is influenced by many factors.

Sincerely,

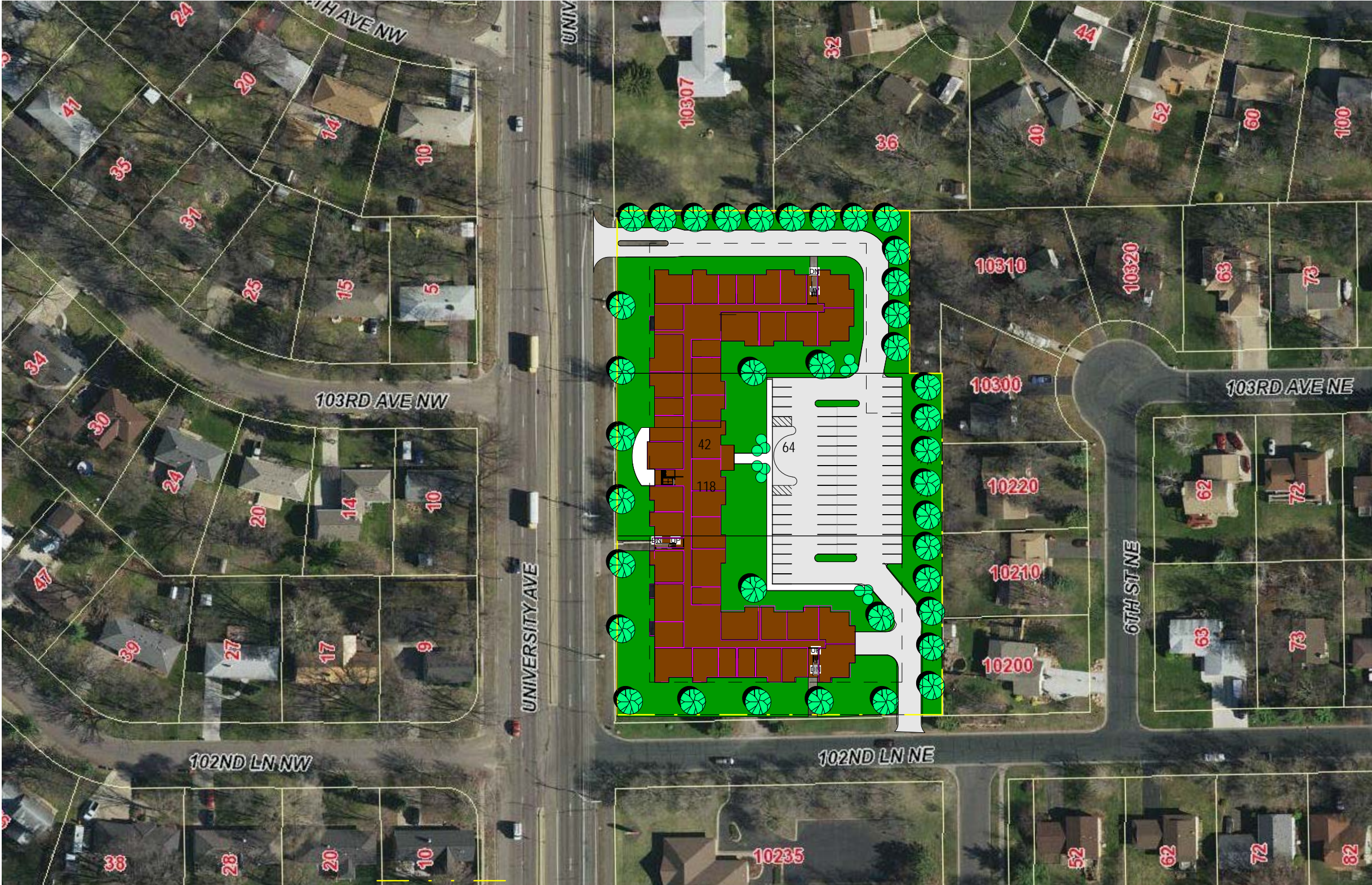


Matt Goldstein, AICP, HDPF
Vice President of Development

No. 3: 118-Unit Senior Apartments



No. 3: 118-Unit Senior Apartments



1 Level 1 Senior Housing
1" = 100'-0"