

**City of Blaine**

10801 Town Square Drive NE

Blaine, MN 55449

RE: 105<sup>th</sup> & Radisson Rd Development.

AKA: Radisson Square

Dear Members of the Council,

In writing this letter we hope to address our desired plans for development of the parcel now named Radisson Square.

As you know the parcel is zoned PBD-A which requires a CUP with site plan. We would like to address the issues around the PBD-A zoning and how the restrictions would impact our plans and success.

We ask that you consider our proposal from a fair and just standpoint. Setting aside any history with the land or current owners, offering the same considerations that were given to the site plan and development immediately across the street on the North corner of Radisson RD and 105<sup>th</sup> Ave (Kwik Trip).

Where we have been talking with the planning department in regards to the land for the better part of a year now.

The vision for development has not changed. Our intended use and plans involve:

- Full Service Car Wash
- Gas station
- Restaurant
- Fast Casual Salad Concept
- Bakery
- With an additional 3000 Sq.' of retail space not filled to date.

Where the Gas element is not a permitted use we strongly feel that being allowed to offer Gas will help drive the success of all included businesses.

Offering a inclusive space where individuals can conveniently go for a quality car wash, easily refuel and grab a bite to eat or take out while on their way home or while traveling to and from the sports center.

We feel that the success of the development will add additional benefits to the area. By strengthening and encouraging surrounding development. Increasing the tax base of the land from the current exempt status all while offering a variety of jobs to the local community.

From an open market aspect of having Kwik Trip nearby. We feel the proximity of the two will spur friendly competition while offering a choice for visitors and the community. Where the Kwik Trip brand is well established and received. We feel that the two developments are different in their offerings. This difference will create a cross marketing affect beneficial to both sites.

City planning for 105<sup>th</sup> Ave will have significant impact on the ease of accessing the Radisson Square development. Adding a clear separation between the two developments and complicating access from one to the other.

We are seeking county approval for an ingress/egress off of Radisson Rd.

Those visiting Kwik Trip will be that of a fast convenience while those at Radisson Square will have a more in depth consumer experience. Grabbing a bite while having their car interior/exterior detailed and washed. All while having the convenience of fueling their vehicle in one location. This will also help ease traffic congestion around the two developments from both 105<sup>th</sup> and Radisson RD. Eliminating U-turns or illegal maneuvers to access one from the other.

In closing, we ask that fair and equal treatment be given through out the CUP and Site Plan submittal and approval process. We are not seeking anything that has not already been granted to the neighboring parcel that was zoned Light Industrial. We feel strongly that the need for the gas as a driver will help drive the success of the surrounding planned retail and car wash. Offering a full experience and eliminating prolonged vacancies.

Sincerely,

Dehl Properties

