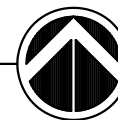


*UNIT COUNT*

	1ST FL.	2ND FL.	3RD FL.	TOTAL	%
STUDIO	5	5	5	15	23%
STUDIO-ALCOVE	2	2	2	6	9%
1 BR	11	11	10	32	51%
1 BR+DEN	0	0	0	0	0%
2 BR	1	3	3	7	11%
3 BR	1	1	1	3	5%
TOTAL	20	22	21	63	100%

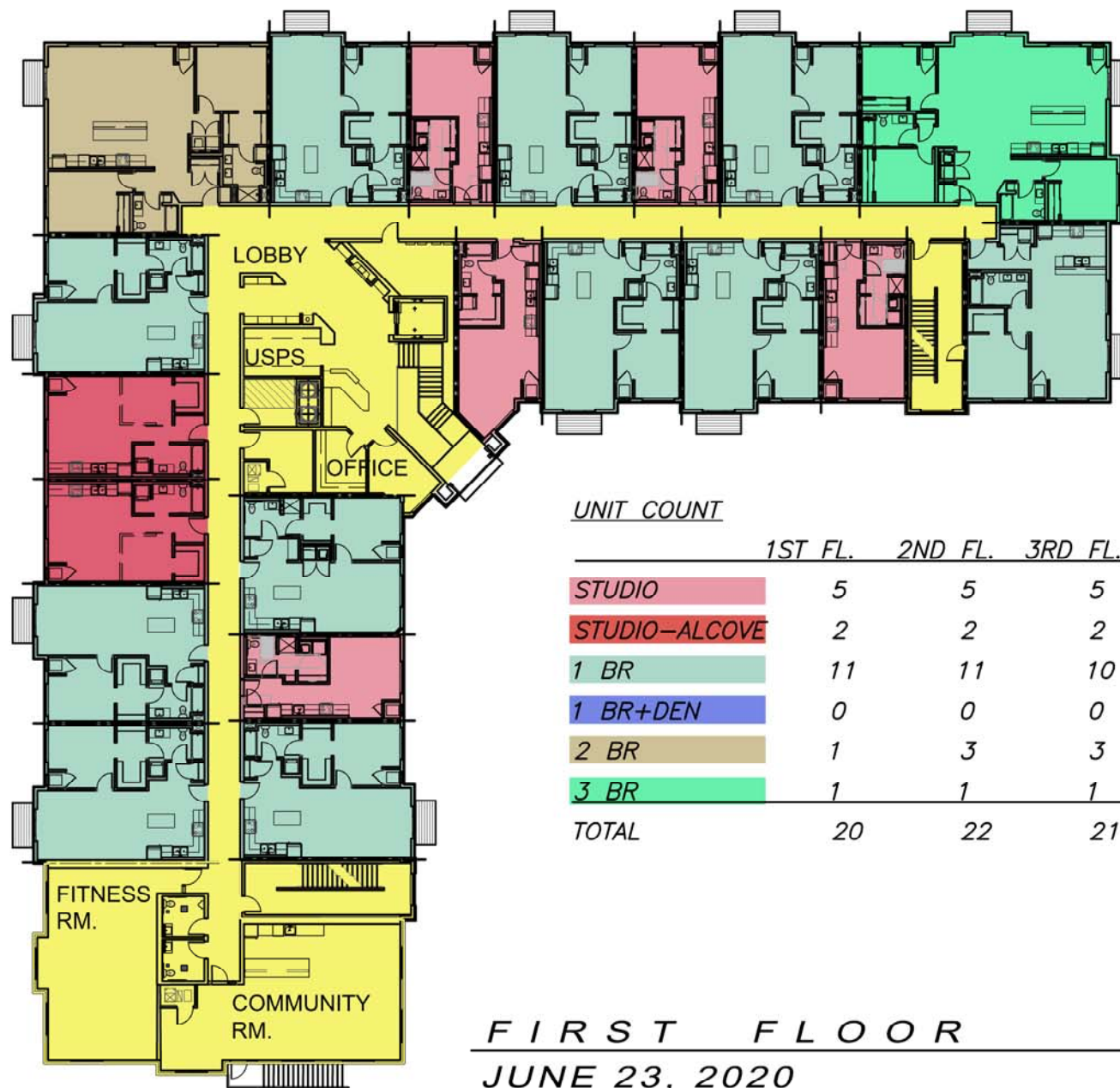
*T H I R D      F L O O R*  
*JUNE 23, 2020*



# Blaine Apartments

Ulysses Street NE, Blaine, Minnesota    1"=30'

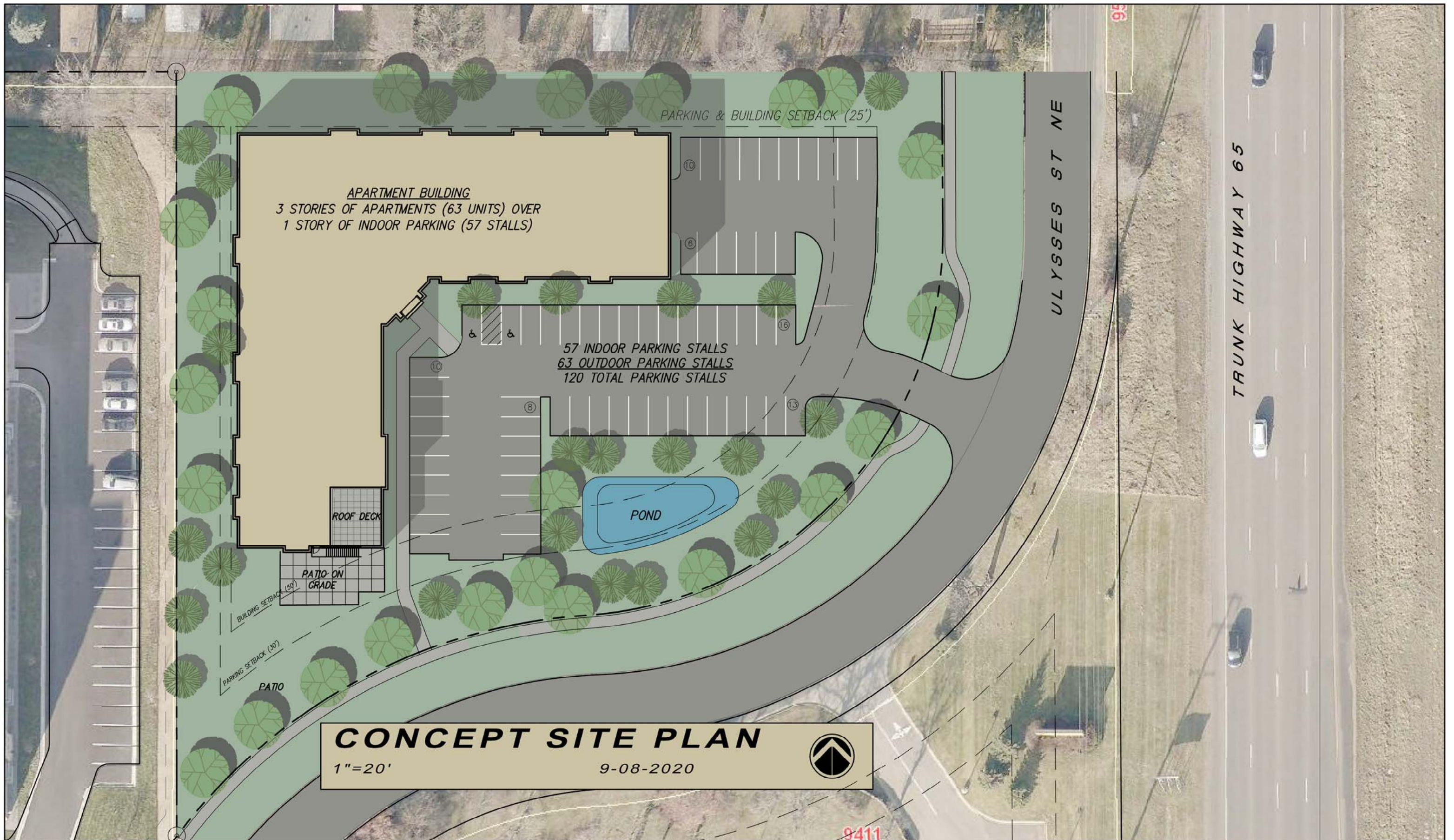




# Blaine Apartments

Ulysses Street NE, Blaine, Minnesota





# Blaine Apartments

Ulysses Street NE, Blaine, Minnesota





# MOOSEMAPPING.





# Blaine II Apartments

## September 10, 2020

### **Introduction**

### **Site and History**

The Blaine II Apartments will bring a new housing development to approximately 2 acres of land located on Ulysses Street, adjacent to The Berkshire and Northern Tool.

### **Proposed Development**

The proposal for this property is to create a new, three story apartment building, with underground parking. The proposed unit count would be 63 units. The current plan has 120 parking stalls, with 57 underground stalls and 63 surface stalls.

The building will be designed to include a mix of studio/alcove, 1-bedroom and 2-bedroom units. Amenities within the building will include those typically found in current developments in nearby communities and the adjacent building. These would include a community/party room, exercise/yoga room, mail/package room, management/leasing office and exterior dog run.

A market study has been completed showing the need for added market rate housing in the immediate area and provided guidance on unit mix, size and rental rates.

The building design includes the use of masonry (stone/brick), siding (cement board or other similar product), glass and balconies. Color and final exterior design will be selected to blend with the adjacent Berkshire. Final design and selections will be made as the process continues. Building height is 3 stories with underground parking. We are assuming a higher water table so a portion of the underground lot may actually be above ground. Overall, height should be less than 40 feet.

Site work includes the addition of new plantings, trees, turf and sidewalks. We will work landscaping to provide the appropriate buffering from the residential properties to the north.

September 10, 2020