



February 10, 2015

Re: PUD Amendment at the Gateway Commerce Center

Dear Coon Rapids City Council and Planning Commission:

This letter shall serve as a ^d request to amend the remaining undeveloped lots of the PUD at the Coon Rapids Gateway Commerce Center.

Last October, The Gateway Commerce Center requested a PUD Amendment for Lot 9 changing its use from a Bank to a Drive-Thru Restaurant. At that time it was suggested that H&W Family, LLLP should take a hard look at the current PUD and perhaps come in with a new PUD Amendment that allows the flexibility necessary to finish developing the parcels left which becomes an asset to both the City of Coon Rapids and its residents.

This letter is to request a revision of the remaining lots in the PUD which are: Lot 1, 2, 3, 4, 5, 6, 7, 10, and 13.

In 2006-2007 we spent over 1 year working with the city staff, planning commission, architectural city consultants, and the city council in order to produce a PUD that worked for both the City of Coon Rapids and H&W Family, LLLP. This process allowed for design guidelines to be created which governed the PUD and the site development. It was the intent of the PUD to allow for restaurants, drive-thru's, retail, office, gas, daycare, and medical. Since that time we have seen a real estate depression, economy recession, and a major change in the way retailers are now relying on internet sales. Therefore it is time to take a new direction with the Gateway Commerce Center which will add uses that are both attractive and market ready.

H&W Family, LLLP has worked very hard to make sure that all the current retail/gas/restaurant buildings were built at a high quality level which is an asset to the residents of Coon Rapids. Caribou, Holiday, and McDonalds are all extremely successful at this intersection and are exceeding sales expectations. This shows that the residents of Coon Rapids are extremely happy with these uses and this development thus far. Our intent is to going having Grade A buildings and uses that meet the market demands.

Exhibit A, (below), illustrates a new PUD with some similar and new uses, similar use locations with flexibility, and the same design guidelines for quality that we have always had. As a developer, the hardest part of doing a commercial development is predicting the future. We tried that approach in the past with some success and some failure. Our new approach is the guide the uses and locations that are current with today's and we request location flexibility in order to attract the hotel, retail, medical, and restaurant users.

In the past we tied a use to a certain location. We have realized that is very challenging as all users like to have a say in their development location. Our request is to allow flexibility on the lot uses. An example is allowing the Hotel to be located in the development on several lots rather than one defined location. This way we can develop the land per the users request and bring you a use that the residents will enjoy.

In order to continue the success of the development, we are requesting one new use for Lot 1 and 2 located along Highway 10. A very well-known high quality business that is already location in Coon Rapids has requested a 6 acre site in this development. The Walser Group is looking to add another location in Coon Rapids which will serve as a New Car Dealership. Walser's name represents quality and their intension is to bring another high quality building and dealership to Coon Rapids. Gone are the old days of car dealerships and in its place has arrived car dealerships with Quality Buildings, Quality Products, and Quality Service.

The Walser building will be designed to incorporate elements of the design guidelines to continue the look and feel of the current development. You will see material choices and blend in with the other users in the development and their business will help support the addition of restaurants, Swim Clubs, Hotels, and others. The Walser dealership will bring new high tech jobs and sales jobs to Coon Rapids. It will draw customers



from all over the state of Minnesota which serves a positive impact for uses like restaurants and hotels.

Another exciting use we are currently working with is a Swim Event Center that will feature Swimming Meets, Swimming Lessons, and Swimming Therapy classes. This Event Center is sponsored by the local swim club chapter named The Great Wolf Swim Club. The club is already hosting events and teaching children to swim in the local communities around Anoka County. David Benz, the clubs director, has stated Anoka County's residents are in full support of this club which gives their children the opportunity to compete at the national level. This Swim Center would be like no other in the State of Minnesota and they will attract local swimmers, swimmers from the entire state, and swimmers from the Mid-West Region. The Swim Center will feature a competition pool, swimming lesson pool, and a therapy pool like none other. This facilities local and regional draw will again positively promote a hotel, restaurants, retail, and medical to the development.

H&W Family, LLLP's intent with this PUD Revision is to promote market uses, attract new retail, medical, restaurant, and hotel users to Coon Rapids. We have the ability to continue to make this development a huge success with your help. Our request is to allow for current lot uses, new lot uses, and to have more flexibility with use locations in order to deliver the City of Coon Rapids a High Quality Development that will continue to be successful for the long term.

Please feel free to contact the development team with any questions and thanks for your support.

Best Regards,

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On Behalf of H&W Family, LLLP

Exhibit A:

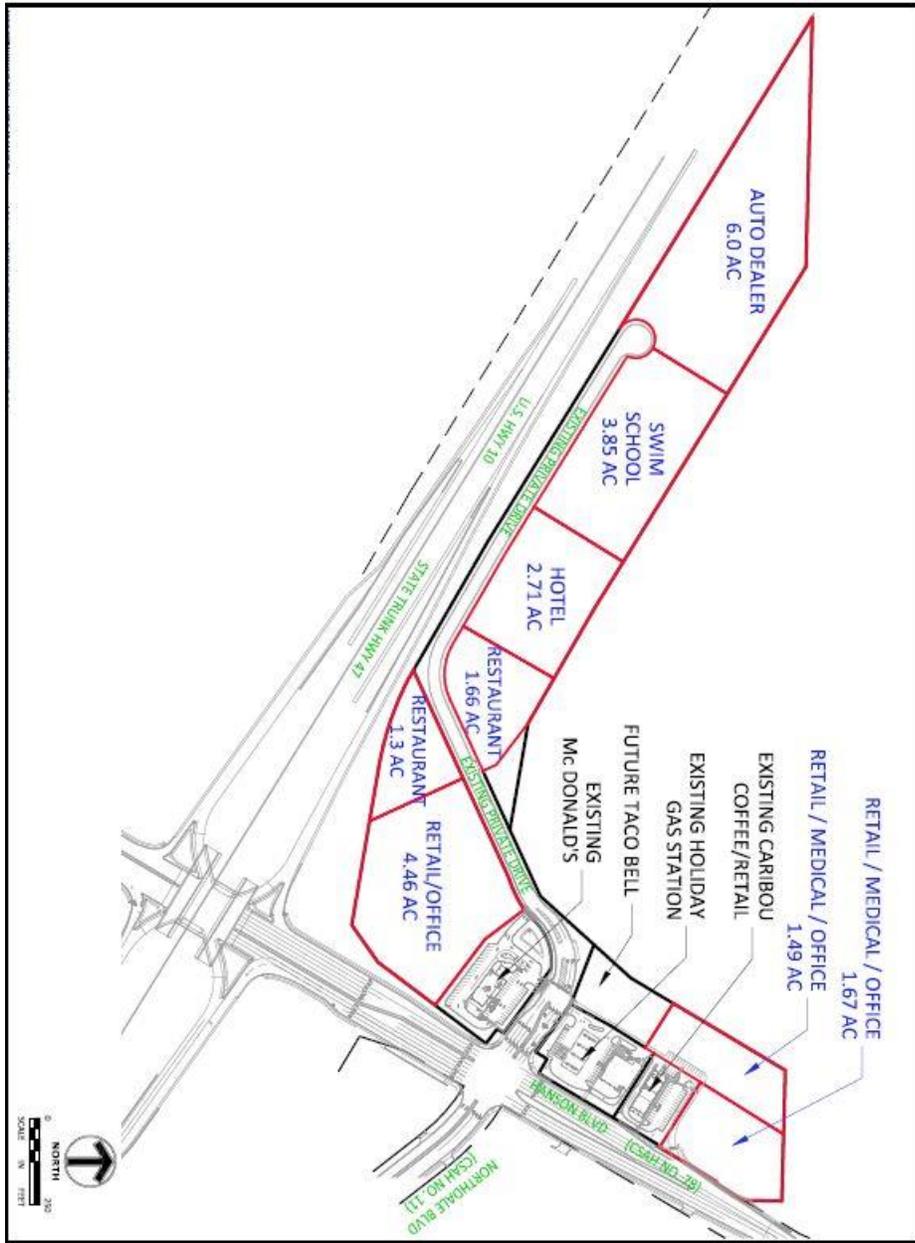


Exhibit B: PUD Change Requests:

1. Allow Restaurant, Retail, Hotel, Medical, and Office uses on any of the remaining lots in the PUD where feasible with the same set of Design Guideline Standards which would not require a PUD Amendment Modification. (ex: A Hotel may be placed on Lot 3/4/6/7)
2. Allow for a New Use on Lot 1 and Lot 2 of an Auto Dealership.
3. Allow for a location modification to the existing cul-de-sac drive which moves it to the South East allowing for the use of developer corrected materials.
4. Allow for the same amount of sign locations along Highway 10 with a location modification.

Exhibit C: Auto Dealership Quality Building Example:



Exhibit D: Swim Club Pool Interior

