

July 13th, 2026

City of Baxter  
Community Development Department  
13190 Memorywood Drive  
Baxter, MN 56424

Subject: **Project Narrative for Proposed 'Timberline Heights Phase 2'**

We are proposing a multifamily housing development at a property that is currently described as Lots 1 and 2, Block 3, JMS Baxter Estates within the City of Baxter. The project design includes a 60-unit market rate podium style apartment building with site amenities. The site is close to shopping, restaurants and services. A community dog park is located just a couple of blocks away.

Our project site is located on Clearwater Road N, a primary collector street with a direct connection to Hwy 371N. The 3.7 Acre site is located less than ½ mile from Hwy 371N. Neighbors include single family residences, Clearwater Estates apartments and commercial development. Please see our proposed site plan and site renderings.

The subject property is currently zoned OS-Office Service. We wish to rezone to R-3 High Density Residential. We believe that high density residential use for this site is consistent with other uses in the surrounding area. The City of Baxter's Comprehensive Plan currently has half of this site guided for High Density Residential and the other half of the site is guided for Public/Semi-Public/Institutional. The primary entrance to our development will be located on Clearwater Road.

We are proposing a total of 60 dwelling units. The dwelling unit mix consists of studio, 1- and 2-bedroom units that range in size from 526 SF to 1,350 SF. Each dwelling unit will have in-unit washers and dryers as well as individually controlled in-unit HVAC systems. Our anticipated rental rates will start at \$1,195 per month which will include an assigned parking stall in the enclosed level 1 parking garage.

Aesthetically, the proposed building will have the same exterior finishes and façade articulation as Timberline Heights Phase I (currently under construction).

The proposed building has shared interior amenity spaces that consist of a secure main entrance, large two-story lobby, community room, fitness center, theater room, restrooms and a centralized elevator. All dwelling units will have access to one parking stall located within the building (Level 1) in addition to outdoor on-site parking.

All tenants will have access to shared outdoor community spaces that consist of an outdoor pool with a large pool deck, pool building with restrooms/showers, large play area for children, pickleball court, picnic areas located at Timberline Heights Phase 1. We maintain property management after construction and our projects are staffed by full time on-site management.

Our experience in developing market rate housing includes projects throughout the State of Minnesota. We have developed over 5,000 apartment units in over 30 communities in Minnesota. Our projects have experienced strong occupancy and absorption.

We are pleased to present this development opportunity to the City of Baxter. We believe that this proposed housing development will serve as a strong and desirable asset to our community.

Thank you,

A handwritten signature in blue ink, reading "Chris Raimann", with a long horizontal flourish extending to the right.

Christopher Raimann  
Vice President - Architecture