REPORT / RECOMMENDATION

To: MAYOR AND COUNCIL

Agenda Item #: VII.B.

From: Cary Teague, Community Development Director

Action ☐
Discussion ☒
Information ☐

Date: November 4, 2013

Subject: Sketch Plan – 3655 Hazelton Road for Think Bank.

Action Requested:
Provide non-binding comments regarding the proposed Sketch Plan.

Information / Background:
The City Council is asked to consider a sketch plan proposal to redevelop the property at 3655 Hazelton Road. The proposal is to tear down the existing vacant restaurant and construct a two-story Think Bank on the site. The applicant would seek a Site Plan review and potentially a variance to develop the site.

The applicant is presenting four alternatives for the City Council to consider and provide feedback prior to an official application. Option B would not require any variances as proposed. Options A, C and D would require building setback variances. Option D is the direct result of the Planning Commission discussion of Options A-C.

Planning Commission Consideration: On September 25, 2013, the Planning Commission considered the sketch plan proposal. (See attached minutes.) Planning Commission recommendations included: moving the building closer to the Promenade and Hazelton Road; parking on the west side of the building; removal of some parking spaces, added landscaping; and connections to the Promenade.

ATTACHMENTS:
- Minutes from the September 25, 2013 Edina Planning Commission meeting
- Option D
- Planning Commission Memo, September 25, 2013

Discussion

Commissioner Fischer stated he recalls that the Commission heard a number of subdivision requests in this area; some were approved, some were denied, adding the reasons for approval or denial was mostly based on the immediate neighborhood and if the block contained lots in excess of 50-feet or didn't. Planner Teague said he agrees with that observation. Teague reported there were six subdivision requests in the area; three were approved and three were denied. Teague explained the reasons for denial had to do with lot size on the block, adding the subdivision requests that were denied tended to be on blocks containing multiple lots in excess of 50-feet in width.

Motion

Commissioner Fischer moved to recommend Preliminary Plat approval with variances based on staff findings and subject to staff conditions. Commissioner Grabiel seconded the motion.

Commissioner Grabiel said it was interesting to him to hear positive comments from neighbors on the proposed subdivision and the addition of new homes to the neighborhood.

Commissioner Forrest said that while she understands the issue; and is not averse to subdividing the property she has difficulty supporting the variances because in her opinion the variance requirements were not met. Forrest added she would like the Zoning Ordinance to better address the City's preference in the smaller lot neighborhoods.

Chair Staunton commented the Commission has experience on requests to subdivide the larger lots into two lots in the smaller lot neighborhoods, noting to some on the Commission a two lot subdivision is better than retaining the one large lot because it ensures that the area remains consistent and the houses constructed are smaller than what could be constructed if it remained one lot.

Chair Staunton called the vote; Ayes, Scherer, Schroeder, Potts, Fischer, Platteter, Carr, Grabiel, Staunton. Nay, Forrest. Motion carried 8-1.

VII. REPORTS AND RECOMMENDATIONS

A. Sketch Plan – 3655 Hazelton Road, Edina, MN

Planner Presentation

Planner Teague informed the Commission they are being asked to consider a sketch plan proposal to redevelop the property at 3655 Hazelton Road. The proposal is to tear

down the existing vacant restaurant and construct a two-story bank on the site. The applicant would seek a Site Plan review and potentially a variance to develop the site. Continuing, Teague reported the applicant is proposing three alternatives for the Planning Commission to consider and provide feedback prior to an official application. Option B would not require any variances as proposed. Options A and C would both require building setback variances.

A traffic study would be required to determine the impacts on adjacent roadways. Access would be obtained from the access road provided as part of the adjacent redevelopment of the Byerly's site.

Concluding, Teague noted that Staff has encouraged the applicant to design the site with emphasis on pedestrian connections to Hazelton Road, the Promenade and the new Byerly's site development. While sidewalk connection would be provided to each; however, connections to the north, south and east to the Promenade, would require crossing an automobile drive-aisle or parking lot.

Appearing for the Applicant

Jeff Pflipsen

Discussion

Commissioner Platteter questioned the reason the Commission is reviewing this as a Sketch Plan since what's submitted as option B meets ordinance requirements. Planner Teague responded that the applicant indicated they wanted feedback from the Commission on differing options with the understanding that in this area the City is looking for specific things.

Commissioner Potts referred to the three options presented by the applicant and asked if all three are two stories and if the signs presented are part of the package. Planner Teague responded that all three are two stories, adding signage would need to comply with the sign ordinance.

Commissioner Carr questioned if the Commission has a preference for less parking along the promenade.

Applicant Presentation

Jeff Pflipsen addressed the Commission and explained the development team talked long and hard on how to relate to the Promenade, adding they like Option B, it works for them. Continuing, Pflipsen said the reason the development team provided three scenarios' was to offer the Commission and Council different options to choose from. With regard to locating parking along the Promenade it was their intent to provide vehicle parking so people could easily access the Promenade during non-business hours (evenings, weekends).

With graphics Mr. Pflipsen indicated to the Commission the three options-highlighting the patio on the second floor that in his opinion interfaces well with the Promenade. Pflipsen also noted sustainable materials would be used, and as previously mentioned by Planner Teague signage would meet ordinance requirements.

Discussion

Commissioner Grabiel asked Mr. Pflipsen for clarification on the reason buildings A & C are similarly located. Mr. Pflipsen indicated they brainstormed building placement and located the buildings on options A & C closer to Hazelton and the access road between the subject site and Byerly's per discussions with City staff. Continuing, Pflipsen stated these two scenarios provides the Commission and Council with building placement options; either (A&C) buildings located farther from the Promenade and closer to the street (Hazelton) or option B, a building more centrally located. Continuing, Pflipsen said one component that drives building placement is the drive through for the bank; a counter clockwise movement is required.

Commissioner Potts referred to the site plans and asked if all the parking spots delineated are really needed. Mr. Pflipsen said in his opinion; they aren't needed. He added the site plan reflects ordinance requirements for parking. Potts commented if manageable that some spaces could be removed to provide more green space.

Commissioner Scherer said her concern is with what's up against the Promenade. She added she prefers less parking and would like to see additional green space and landscaping added along the Promenade.

Commissioner Schroeder said in his opinion in viewing Option C he would prefer to see the parking oriented west and the building positioned closer to the street and Promenade to the east. He pointed out if built as depicted the building would be hidden by the Byerly's building (from Hazelton), reiterating moving it north and east would allow the building to be seen. Schroeder also noted that this reorientation allows left and right turns. Schroeder said he agrees with previous Commissioner comments that the "space" nearest the Promenade shouldn't be for parking. Schroeder also said he finds the building interesting and to the proper scale. Concluding, Schroeder said he supports less parking and more landscaping. Mr. Pflipsen stated Option C is the least preferred because it creates a "head on" traffic flow which reduces parking spaces closer to the building and creates difficulty for night deposits. Continuing, Pflipsen said moving the building up and farther east on the site would also eliminate more parking stalls. Concluding, Pflipsen said it can be done; reiterating it's not a banks preference.

Commissioner Platteter stated he agrees with comments from Commissioner Schroeder, adding some variation of Option C may better suit the site and area. Platteter also observed if the building is oriented closer to Hazelton the building would have more exposure, as previously mentioned by Commissioner

Schroeder. Continuing, Platteter said close attention should also be paid to the south access, adding he viewed Byerly's customers using this area to go back to their homes/ apartments. Platteter also stated he doesn't want to see signage oriented toward the Promenade. He further stated enough can't be said about the importance of landscaping. Concluding, Platteter commented he is disappointed this wasn't part of the Byerly's redevelopment.

Mr. Pflipsen In response to the discussion explained that the rationale for offering options A & C was at the suggestion of City Staff, reiterating B works for them. Pflipsen explained that staff shared with them the importance of the Promenade and pedestrian flow, etc.

Commissioner Fischer said that he believes the use of the site for a bank is fine for a bank development; however, he believes the City missed an opportunity to have this parcel folded into the redevelopment of the Byerly's site. He added the plans presented appear out of context, adding it may be helpful if their presentation to the Council places this site more in context with the area. Continuing, Fischer noted the greater Southdale area is being redeveloped as a system for pedestrian movement and in his opinion the site plans presented indicate a bank with parking lot, adding a sidewalk crossing a parking lot wasn't his vision. Fischer stated he favors a Proof of Parking Agreement or variance approval to allow less parking, adding the City shouldn't force parking where it's not needed. Concluding, Fischer stated parking should be located to the west of the building so the site appears welcoming from the Promenade. Also make the pedestrian connection without crossing parking.

Commissioner Carr stated she agrees with Commissioner Fischer's suggestion that when the Sketch Plan Review goes before Council that they place the site in context with the immediate area. She said it would be beneficial to view sketches that included different views and streetscapes and how the properties interface with each other.

Commissioner Grabiel stated he echoes Commissioner Fischer's comments, adding he is disappointed at the missed opportunities that have occurred in this area, including the one before the Commission this evening.

Commissioner Carr stated she is satisfied with the layout presented in Option B with revisions, adding in her opinion this doesn't have to be a disappointment if redeveloped with the suggestions from staff, the Commission and further suggestions from the City Council. Carr said if some parking spaces were eliminated and the site was well screened from the Promenade to include a connection to the Promenade this use may work well. Carr said she agrees with the suggestion of lining up the proposed building with the Byerly's building to establish continuity. Concluding, Carr said she is a member of the Living Streets Committee and asked the applicant to also consider adding bike racks.

Commissioner Forrest stated shifting the building to the northeast could work along with increased landscaping. Continuing, Forrest said with more thought Option B could be rearranged and depicted more in context with the surrounding area, adding she believes it could also work. Forrest said this

shouldn't become a missed opportunity, adding any revisions should keep in mind the goal of continuity and walkability in the area.

Commissioner Kilberg stated if revisions are made to the site plan in his opinion the sidewalk should continue to be located along the south property line, parking spaces should be reduced and additional landscaping should be planted in place of parking spaces. Continuing, Kilberg said he likes the design of the 2nd floor and questioned if the applicant ever considered adding another use with the bank to maximize the use of the property.

Commissioner Platteter asked Mr. Pflipsen how many parking stalls are on site and if there was an "end" number they would be comfortable with. Mr. Pflipsen responded that originally the site was designed with a larger building and more parking (48); however, since the original plan the square footage of the building was reduced to 8,400 square feet and the parking stalls were reduced to accommodate the new square footage which now provides 42 spaces. Pflipsen stated in his opinion they would be comfortable with 33 spaces. Pflipsen said if they proceed with a variation of Option B they could eliminate the parking stalls on the south. Commissioner Grabiel agreed those spaces could be eliminated however, he pointed out those aren't the stalls the Commission was concerned with. The Commission is concerned with parking along the Promenade. Mr. Pflipsen agreed, adding he was only suggesting removal of those spaces to create more green space.

Chair Staunton thanked the applicant for his presentation and added from the discussion this evening the Commission feels if the project proceeds that any revisions should include the relocation of the building toward Hazelton Road, elimination of parking stalls, an increase in landscaping and develop a way to better address the site's presence and connection to the Promenade.

B. WORK PLAN

Chair Staunton complemented Planner Teague on his final draft of the 2014 Work Plan.

Staunton asked the Commission to note the Zoning Ordinance topics that the work plan includes for further discussion:

- Sign Plan
- Should apartment building size for senior buildings be regulated to a specific size;
- Lighting
- Noise regulation

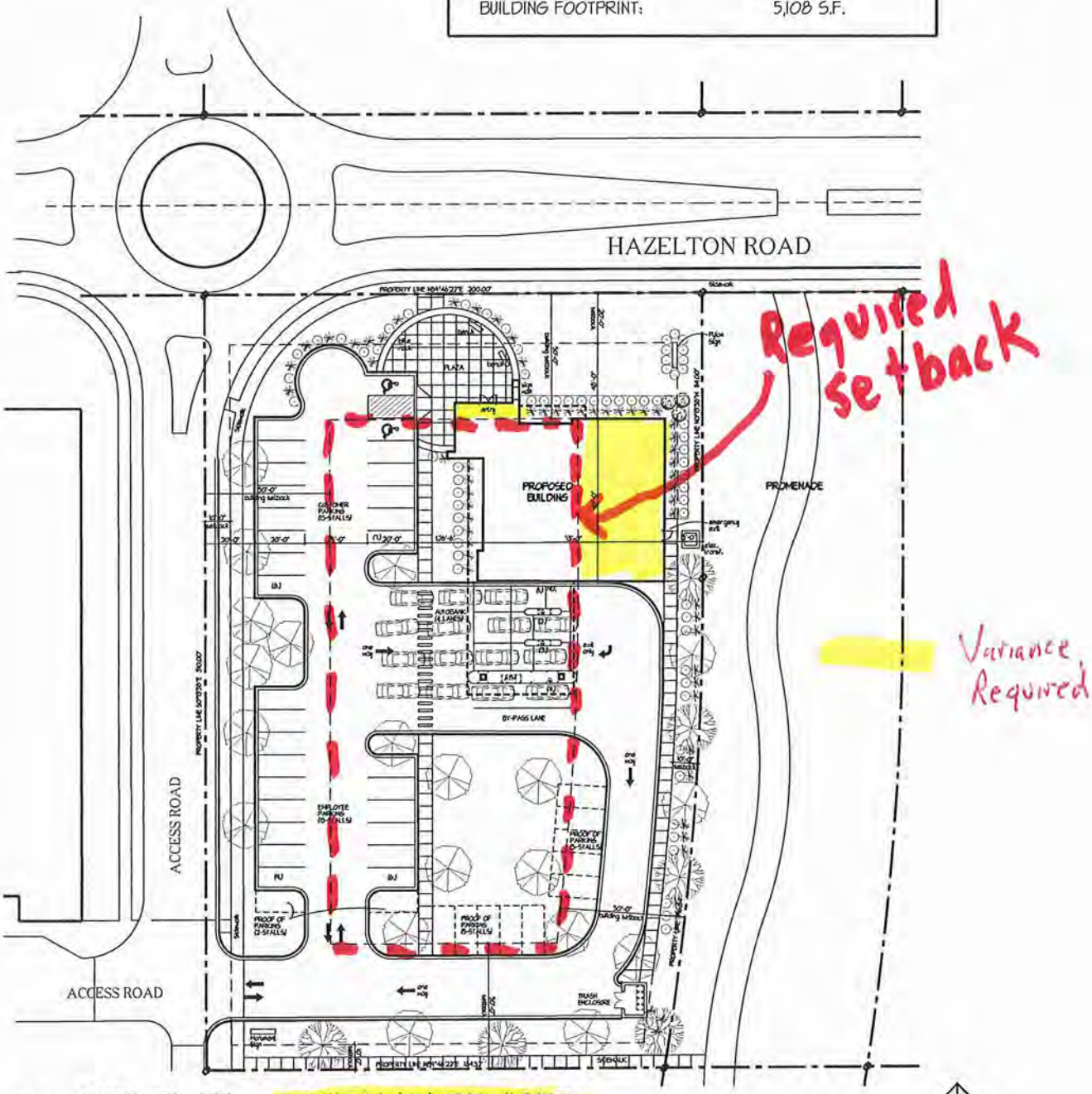
Staunton said that these four items would be handled through City staff. Staff would research these topics and bring their findings back to the Commission for review.

SITE PLAN NOTES:

TOTAL BUILDING SQ. FT.:	
MAIN LEVEL:	5,108 S.F.
UPPER LEVEL:	3,333 S.F.
TOTAL:	8,441 S.F.

PARKING:		
1:200		
REQUIRED:	42 STALLS	
SHOWN:	30 STALLS	(12 stalls short)
PROOF OF PARKING:	12 STALLS	

TOTAL LOT AREA :	60,990 S.F.
BUILDING FOOTPRINT:	5,108 S.F.



SITE PLAN - OPTION 'D' REVISED

1"=40'-0"

SHEET: A1.d

PROJECT #: 131145
DATE: 10-14-13

THINK MUTUAL BANK
PROPOSED NEW BUILDING
EDINA, MINNESOTA

9300 Hennepin Town Road
Minneapolis, MN. 55347
Tel: 952.278.8880
Fax: 952.278.8822

HTG architects
www.htg-architects.com

CITY OF EDINA

MEMO

City Hall • Phone 952-927-8861
Fax 952-826-0389 • www.CityofEdina.com

Date: September 25, 2013

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – 3655 Hazelton Road

The Planning Commission is asked to consider a sketch plan proposal to redevelop the property at 3655 Hazelton Road. (See property location on pages A1–A2.) The proposal is to tear down the existing vacant restaurant and construct a two-story bank on the site. The applicant would seek a Site Plan review and potentially a variance to develop the site.

The applicant is proposing three alternatives for the Planning Commission to consider and provide feedback prior to an official application. Option B would not require any variances as proposed. Options A and C would both require building setback variances.

The compliance table below demonstrates how the proposed new building would comply with the current zoning of PCD-3:

	City Standard PCD-3	Option A	Option B	Option C
Building Setbacks				
North	50 feet	50 feet	95 feet	50 feet
South	50 feet	100+ feet	100+ feet	100+ feet
East	50 feet	75 feet	55 feet	75 feet
West	50 feet	***30 feet****	60 feet	***30 feet****
Parking Lot/Drive Aisle Setbacks				
North	20 feet	20 feet	20 feet	20 feet
South	10 feet	10 feet	10 feet	10 feet
East	10 feet	10 feet	10 feet	10 feet
West	10 feet	10 feet	10 feet	10 feet

**** Variance required***

	City Standard PCD-3	Option A	Option B	Option C
Building Height	8 stories or 96 feet whichever is less	2 stories	2 stories	2 stories
Maximum Floor Area Ratio (FAR)	50%	15%	15%	15%
Parking Stalls	47	47	47	48
Parking Stall Size	9 x 18	9 x 20	9 x 20	9 x 20
Drive Aisle Width	24 feet	24 feet	24 feet	24 feet
Stacking Spaces	3	3+	3+	3+

As demonstrated above, Option B is a code compliant site plan.

TRAFFIC/SITE ACCESS

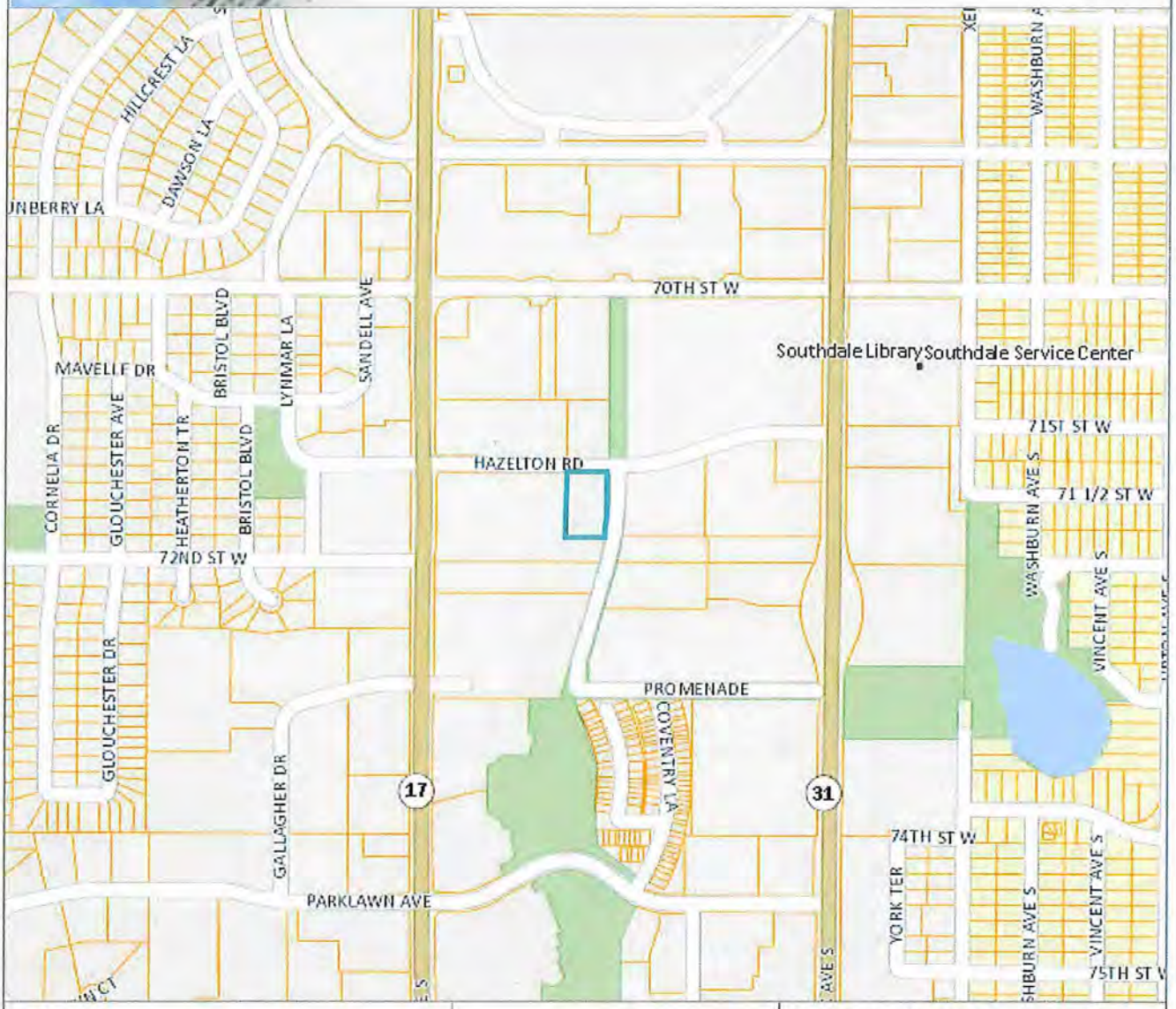
A traffic study would be required to determine the impacts on adjacent roadways. Access would be obtained from the access road provided as part of the adjacent redevelopment of the Byerly's site.

PEDESTRIAN CONNECTIONS

Staff has encouraged the applicant to design the site with emphasis on pedestrian connections to Hazelton Road, the Promenade and the new Byerly's site development. While sidewalk connection would be provided to each; however, connections to the north, south and east to the Promenade, would require crossing an automobile drive-aisle or parking lot.

Hennepin Interactive Maps

Property Map



Parcel ID:	32-028-24-22-0008		Map Scale: 1" ≈ 800 ft. Print Date: 9/17/2013
Owner Name:	Fremajane Wolfson Et Al		
Parcel Address:	3655 Hazelton Rd Edina, MN 55435		
Property Type:	Commercial-Preferred		This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.
Home-stead:	Non-Homestead		
Parcel Area:	1.4 acres 60,974 sq ft	**Sale Code:**	COPYRIGHT © HENNEPIN COUNTY 2013

Think Green!

A1

Interactive Maps

Property Map

Parcel ID:	32-028-24-22-0008		Map Scale: 1" ≈ 200 ft. Print Date: 9/18/2013
Owner Name:	Fremajane Wolfson Et Al		
Parcel Address:	3655 Hazelton Rd Edina, MN 55435		
Property Type:	Commercial-Preferred		This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.
Home-stead:	Non-Homestead		
Parcel Area:	1.4 acres 60,974 sq ft	Sale Code:	

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Think Green!

13 September 2013

City of Edina
Community Development
Attn.: Cary Teague – Community Development Director
4801 West 50th Street
Edina, MN 55424
Ph. (952) 826-0389

Re: **Think Mutual Bank**
Proposed Edina Branch Facility
3655 Hazelton Road
Edina, Minnesota

Subject: **Sketch Plan Review Submittal**

Below is a brief summary of the proposed building design, image, and material selection.

General.
Think Mutual Bank is proposing to construct a new partial two-story facility located at 3655 Hazelton Road.

The existing property is currently zoned PCD-3 Planned Commercial District 3. A financial institution is allowed under this zoning. The existing property is currently contains a vacant restaurant building, which will be demolished.

The proposed 9,400 square foot building will consist of an approximately 5,800 square feet main level and an approximately 3,600 square foot upper level. The main level will contain the Bank's retail banking space (which includes offices, teller areas, conference room, waiting, etc.). The partial upper level will contain a community room/training room, storage, restrooms, employee lounge and a rooftop patio.

Both site ingress/egress is from one curb cut onto an Access Road (via Hazelton Road). This access road currently does not exist, but will be constructed as the result of the new Bylery's Development ongoing to the west of this property.

Site Plan Layouts
There are (3) site plan layouts that have been submitted for consideration.

Option A
The proposed building is located in the northwest corner on the site with customer parking on the east side of the building. The main building entry is in the northeast corner of the proposed building (faces east). Think Mutual Bank is proposing a four-lane drive-up; located on the south side of the building. Each drive-up lane provides the required 3-car stacking. Employee parking is located on the south side of the drive-up.

The building does not meet building setback requirements at the north & west property lines. However, this option pushes the building as close to Hazelton as possible.

A total of 47 parking stalls are shown on the site. Based on the size of the building; 47 parking stalls are required.

Option B
The proposed building is centered on the site with customer parking on the north side of the building. The main building entry is in the northeast corner of the proposed building (faces east). Think Mutual Bank is proposing a four-lane drive-up; located on the south side of the building. Each drive-up lane provides the required 3-car stacking. Employee parking is located on the south side of the drive-up.

The building in this option does conform to the building setbacks.

A total of 35 parking stalls are shown on the site. Based on the size of the building; 47 parking will be required. We realize that at this time, we do not meet the parking requirements.

Plan revised to meet Code 9/16/13

Option C
The proposed building is located in the northwest corner on the site with customer parking on the east side of the building. The main building entry is in the northeast corner of the proposed building (faces east). Think Mutual Bank is proposing a four-lane drive-up; located on the south side of the building. Each drive-up lane provides the required 3-car stacking. Employee parking is located on the east side of the drive-up. This option is very similar to Option A except that the drive-up in Option C is a 'head-on' type layout. This allows us to simplify and clean up the site circulation.

The building does not meet building setback requirements at the north & west property lines. However, this option pushes the building as close to Hazelton as possible.

A total of 48 parking stalls are shown on the site. Based on the size of the building, 47 parking stalls are required.

Signage.
A proposed pylon sign is shown in the northwest corner of the site (see site plan). The pylon sign design is meant to compliment the proposed building design. The sign structure is, at this time, clad in the same metal materials as the building. The Think Mutual Bank logo sign is individually backlit letters applied to blue composite metal panels. The size of the sign is yet to be determined- but will be sized to meet City Code.

Two backlit signs are are proposed to be installed on the building; one on each side of Think's blue slab wall. One sign shall be on the east side of the wall; the second sign will be on the west side of the wall. A third wall sign shall be located on the west side of the building (in the southwest corner). Sizes shall meet City Code.

Sign permits will be applied for by the Owner's signage vendor at a later date.

Image.
The design of the proposed building provides an image that is consumer friendly, warm, and elegant. The exterior materials reflect Think Mutual Bank's corporate branding standards and are similar to their established prototype. The main entry is marked by the blue accent wall in the northeast corner of the building.

The exterior design uses three materials: prefinished composite metal wall panels, glass/spandrel glass, and clay tile. The colors used are: blue composite panels, silver metallic composite panels, and a salmon color clay tile. Aluminum frames are clear anodized (silver) with the glass having a slight gray tint.

The mechanical equipment will be located on the roof and be screened by the building parapet.

Materials.

Building Entry Walls	Prefinished composite metal panels (blue)
Building Façade	Glass curtain wall and terra-cotta / clay tile
Roof/canopy overhangs	Prefinished composite metal panels (silver)
Roof	EPDM Roofing
Roof Structure	Steel decking on bar joists
Floor Structure	Concrete slab-on-grade
Wall Structure	Metal/steel stud framing with steel columns/beams

The use will not be injurious to the use and enjoyment of the other properties. The establishment of the conditional use will not impede the normal and orderly development of the surrounding properties. Adequate utilities, access roads, drainage, etc. will be provided for this proposed building. The commercial use of this building is not in conflict with the city's comprehensive plan of this site.

The preliminary schedule is for construction to begin in April of 2014 with an anticipated completion date in the December of 2014.

We feel the proposed Think Mutual Bank project will be and remain a tremendous asset to the neighborhood.

Enclosed you will find the architectural site plan, preliminary exterior 3d renderings, and photos of Think's past prototype building projects.

Please call me with any questions.

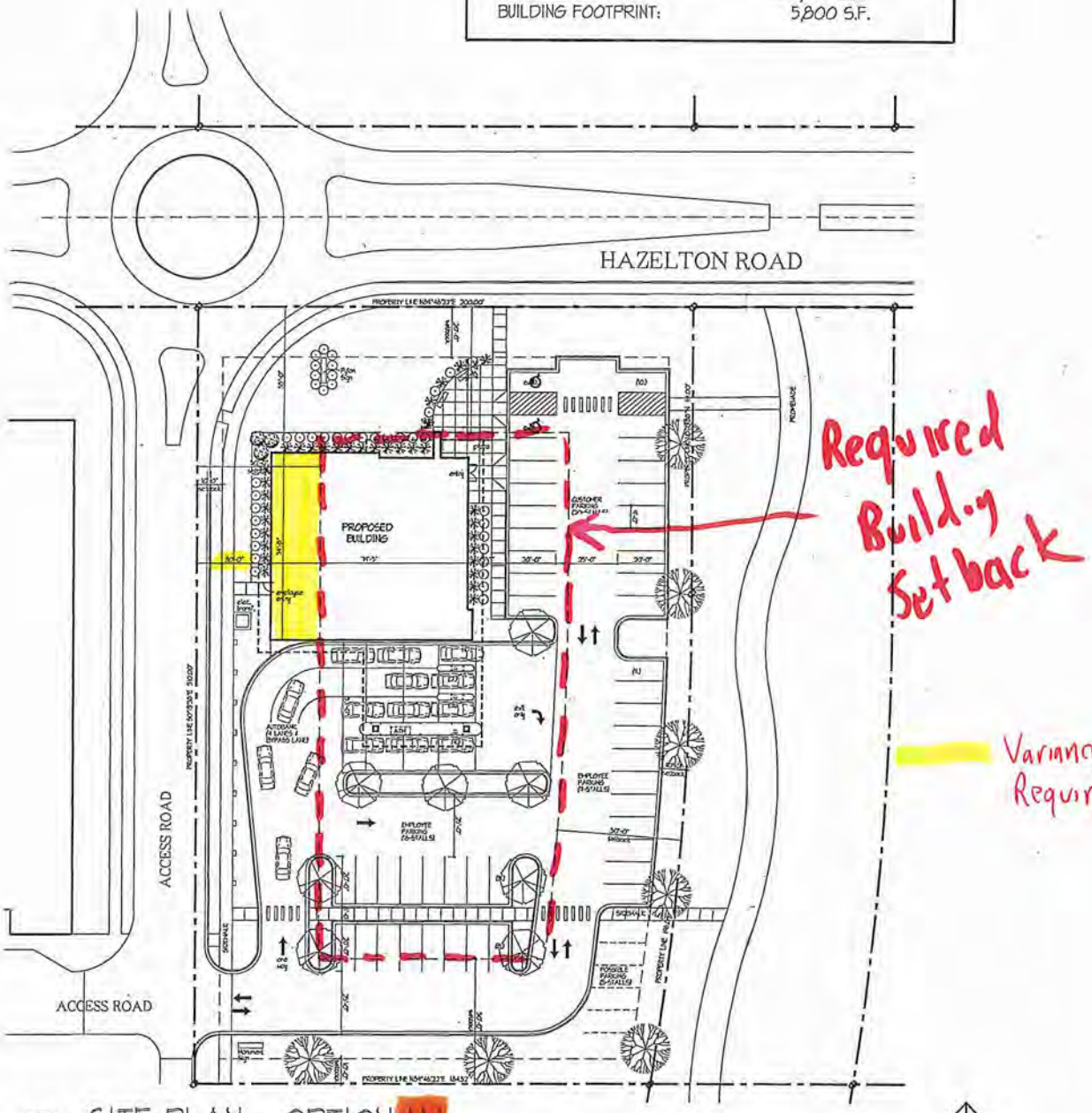
Sincerely,

Russ Schramm
Project Manager
HTG ARCHITECTS 9300 Hennepin Town Road Minneapolis MN 55347 (952) 278-8880 www.htg-architects.com

MINNEAPOLIS PHOENIX TAMPA

SITE PLAN NOTES:

TOTAL BUILDING SQ. FT.:	
MAIN LEVEL:	5,800 S.F.
UPPER LEVEL:	3,600 S.F.
TOTAL:	9,400 S.F.
PARKING:	
1:200	
REQUIRED:	47 STALLS
SHOWN:	47 STALLS
TOTAL LOT AREA :	60,990 S.F.
BUILDING FOOTPRINT:	5,800 S.F.



1 A1.1 SITE PLAN - OPTION "A"
1"=40'-0"

A4

SHEET: A1.a

PROJECT #: 131145
DATE: 9-13-13

THINK MUTUAL BANK
PROPOSED NEW BUILDING
EDINA, MINNESOTA

9300 Hennepin Town Road
Minneapolis, MN. 55347
Tel: 952.278.8880
Fax: 952.278.8822

HTG architects
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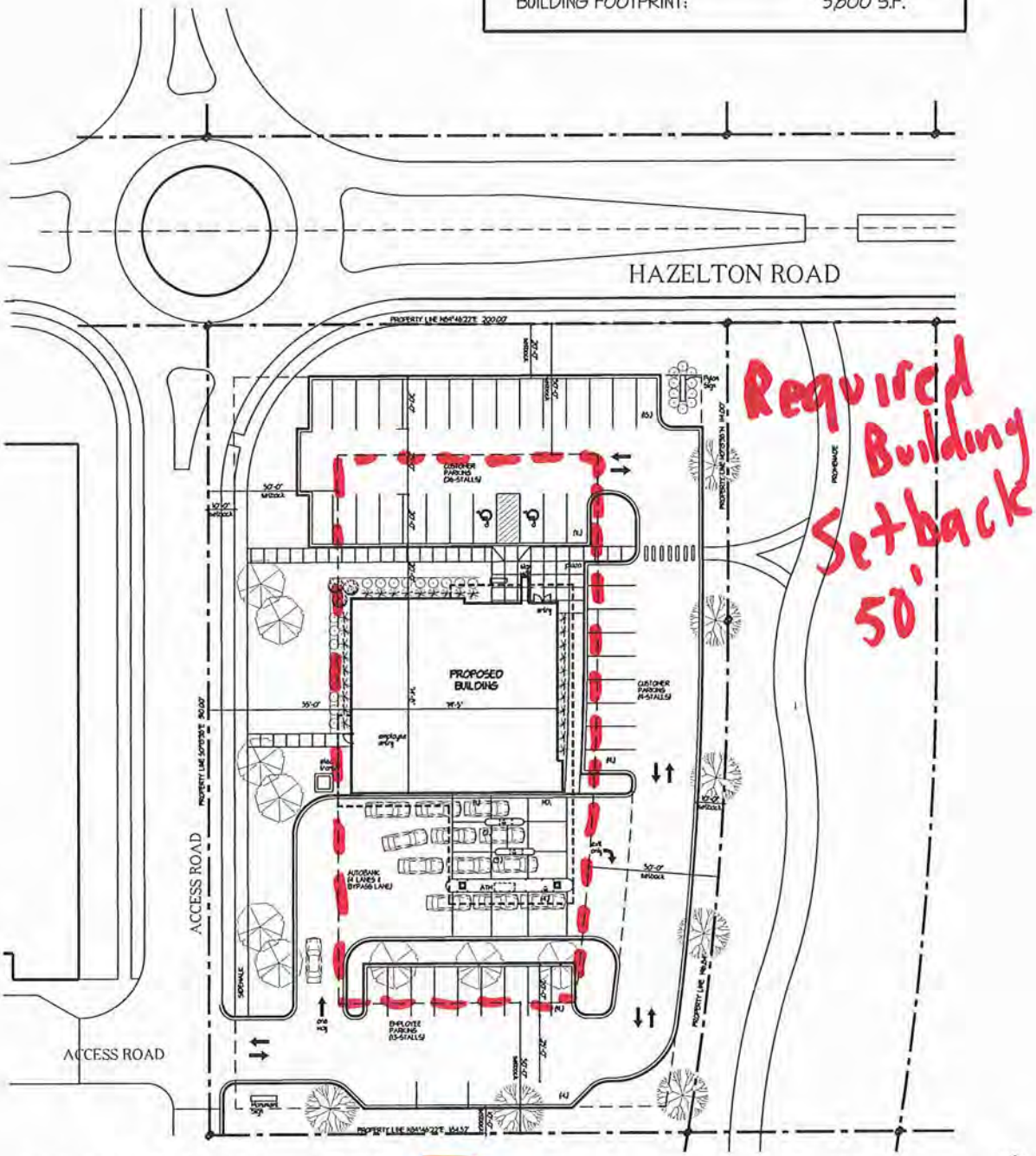
SITE PLAN NOTES:

TOTAL BUILDING SQ. FT.:	
MAIN LEVEL:	5,800 S.F.
UPPER LEVEL:	3,600 S.F.
TOTAL:	9,400 S.F.
PARKING:	
1:200	
REQUIRED:	47 STALLS
SHOWN:	47 STALLS
TOTAL LOT AREA :	60,990 S.F.
BUILDING FOOTPRINT:	5,800 S.F.



1 A1.1 SITE PLAN - OPTION 'B'
1"=40'-0"

A5

SHEET: A1.b

PROJECT #: 131145
DATE: 9-13-13

THINK MUTUAL BANK
PROPOSED NEW BUILDING
EDINA, MINNESOTA

9300 Hennepin Town Road
Minneapolis, MN. 55347
Tel: 952.278.8880
Fax: 952.278.8822
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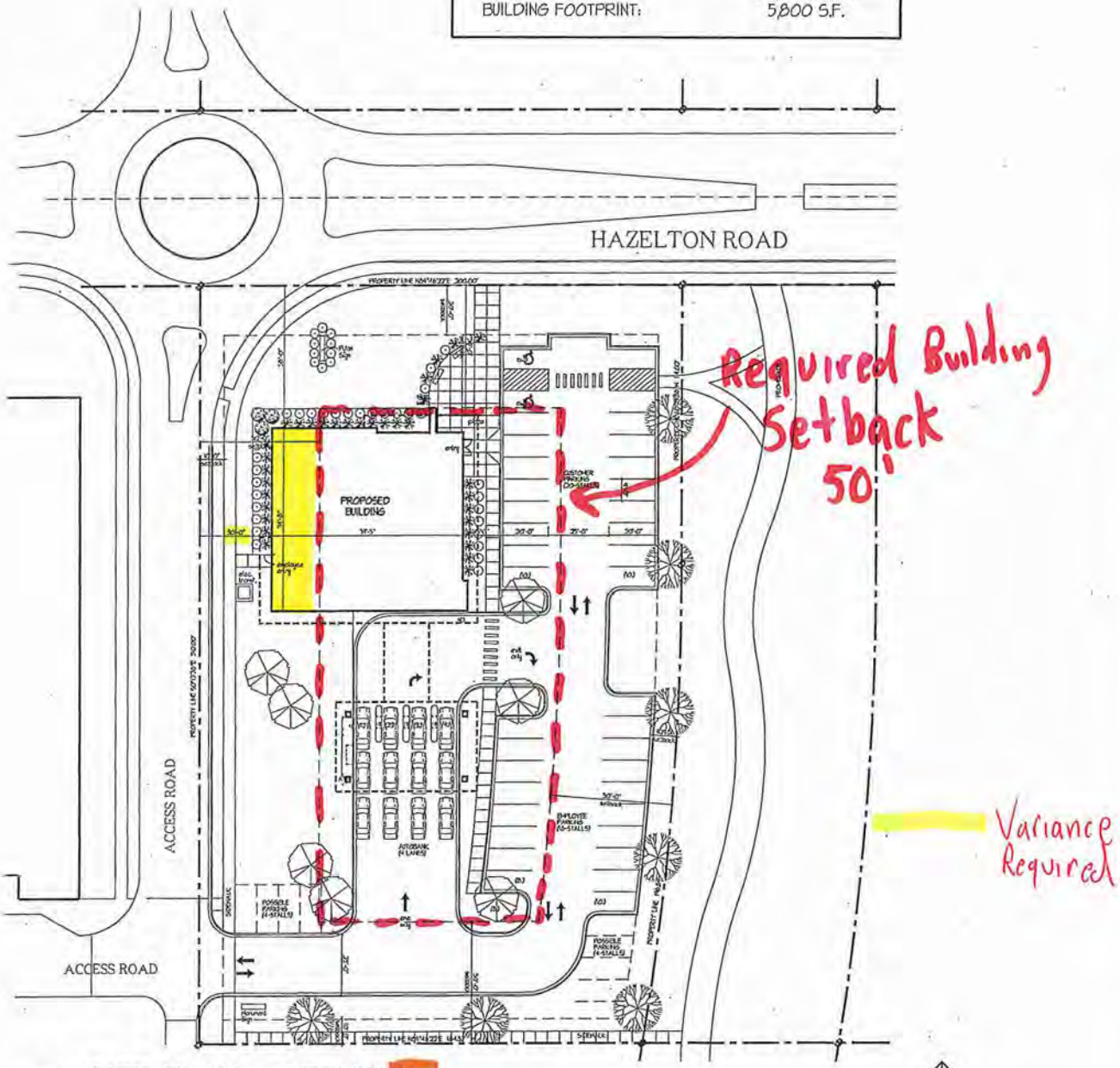
SITE PLAN NOTES:

TOTAL BUILDING SQ. FT.:	
MAIN LEVEL:	5,800 S.F.
UPPER LEVEL:	3,600 S.F.
TOTAL:	9,400 S.F.
PARKING:	
1:200	
REQUIRED:	47 STALLS
SHOWN:	48 STALLS
TOTAL LOT AREA :	60,990 S.F.
BUILDING FOOTPRINT:	5,800 S.F.



1 / A1.1 SITE PLAN - OPTION 'C'
1"=40'-0"

A6

SHEET: A1.c

PROJECT #: 131145
DATE: 9-13-13

THINK MUTUAL BANK
PROPOSED NEW BUILDING
EDINA, MINNESOTA

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Minneapolis, MN. 55347
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Fax: 952.278.8822
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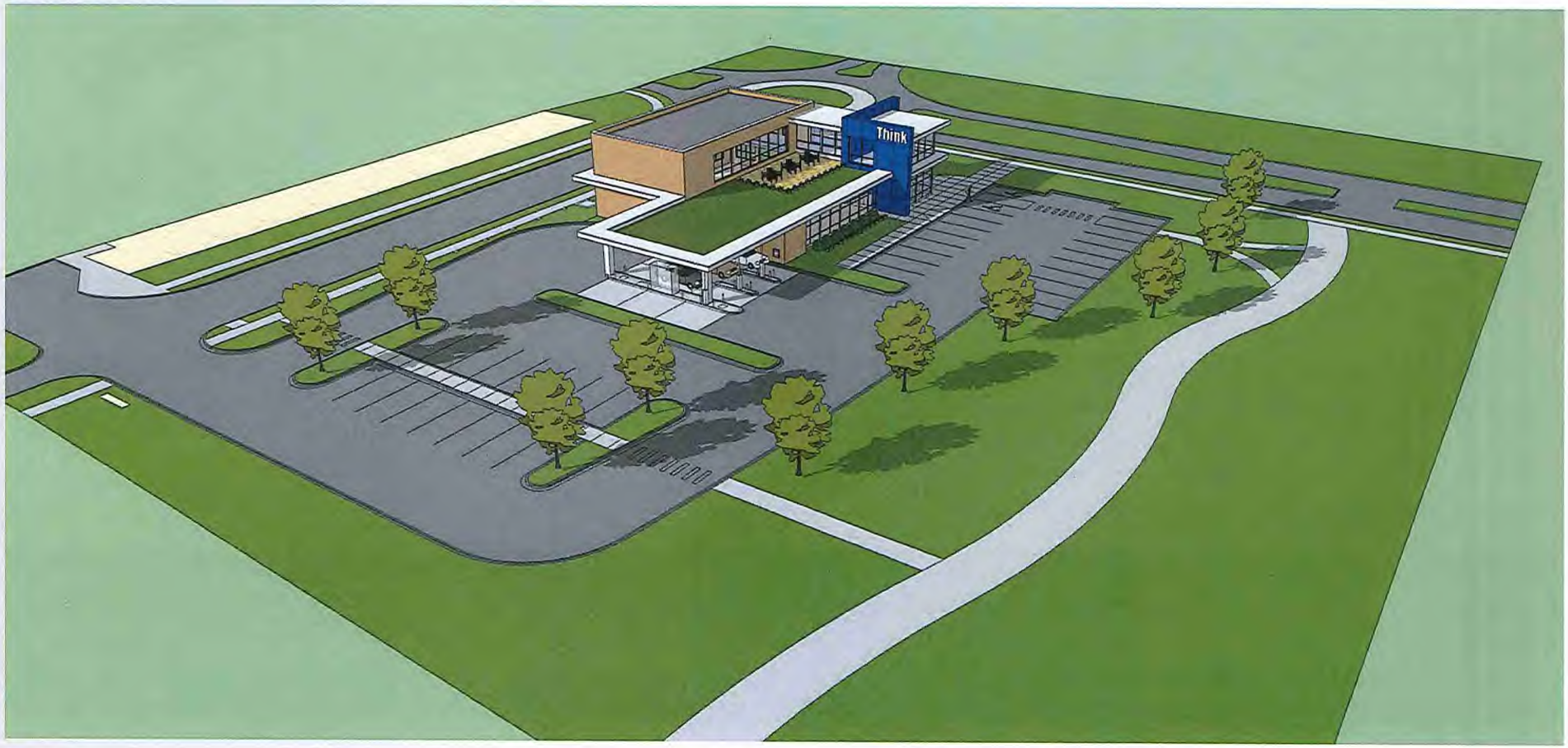
Think Mutual Bank

47



Perspectives - Option A

Think Mutual Bank
Edina, Minnesota
June 27, 2013

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Perspectives - Option A

Think Mutual Bank
Edina, Minnesota
June 27, 2013

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Perspectives - Option A

Think Mutual Bank
Edina, Minnesota
June 27, 2013

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A1

Perspectives - Option A

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June 27, 2013

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Perspectives - Option A

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June 27, 2013

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A12

A13

Perspectives - Option B

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Perspectives - Option B

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A15

Perspectives - Option B

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A16

Perspectives - Option B

Think Mutual Bank
Edina, Minnesota
June 27, 2013

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Perspectives - Option B

Think Mutual Bank
Edina, Minnesota
June 27, 2013

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A7

Think Mutual Bank

A18