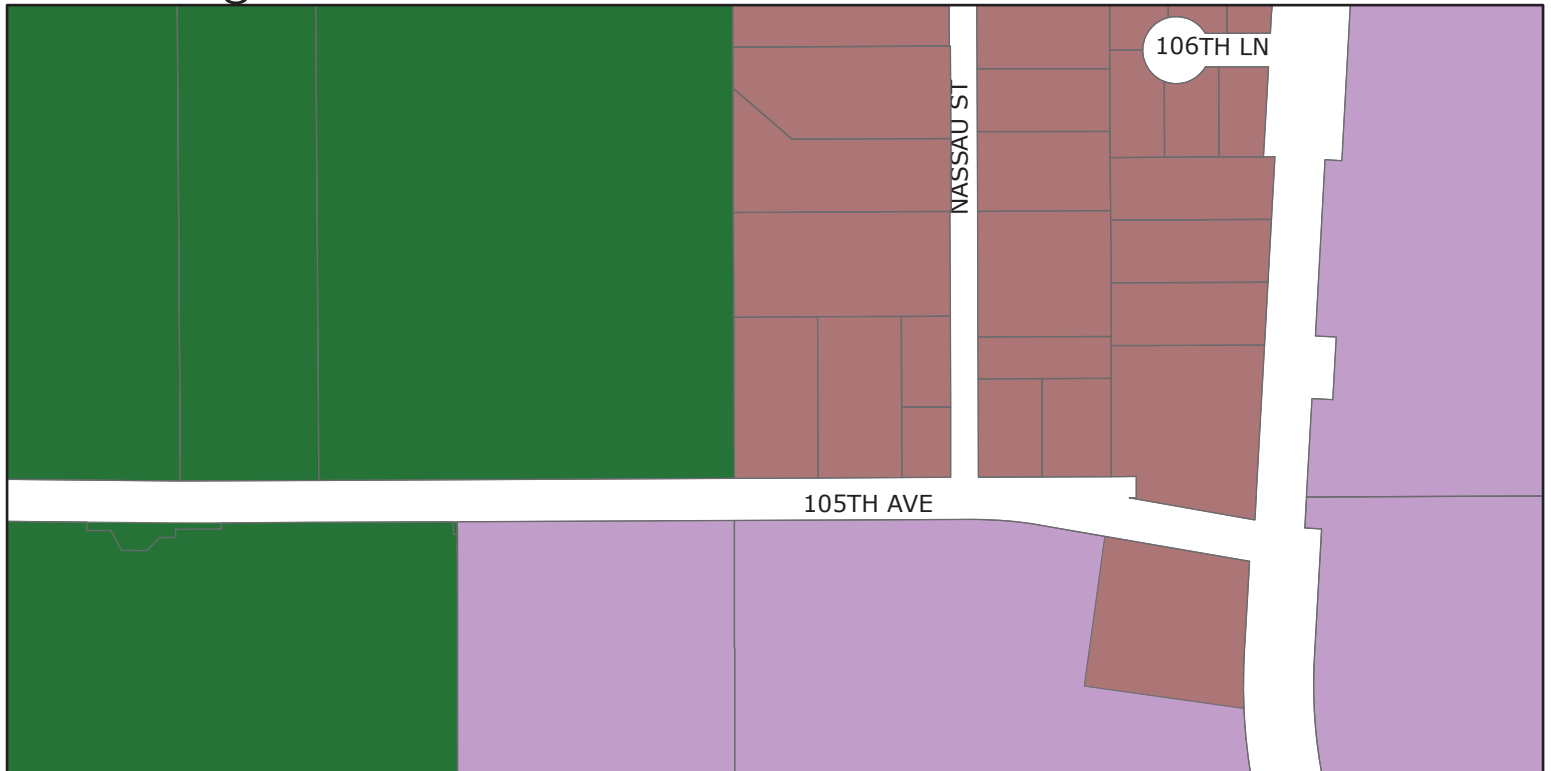
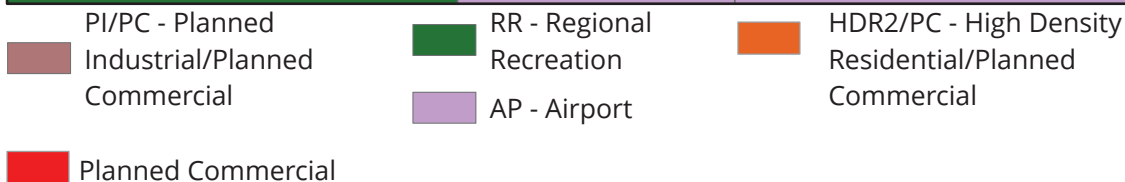
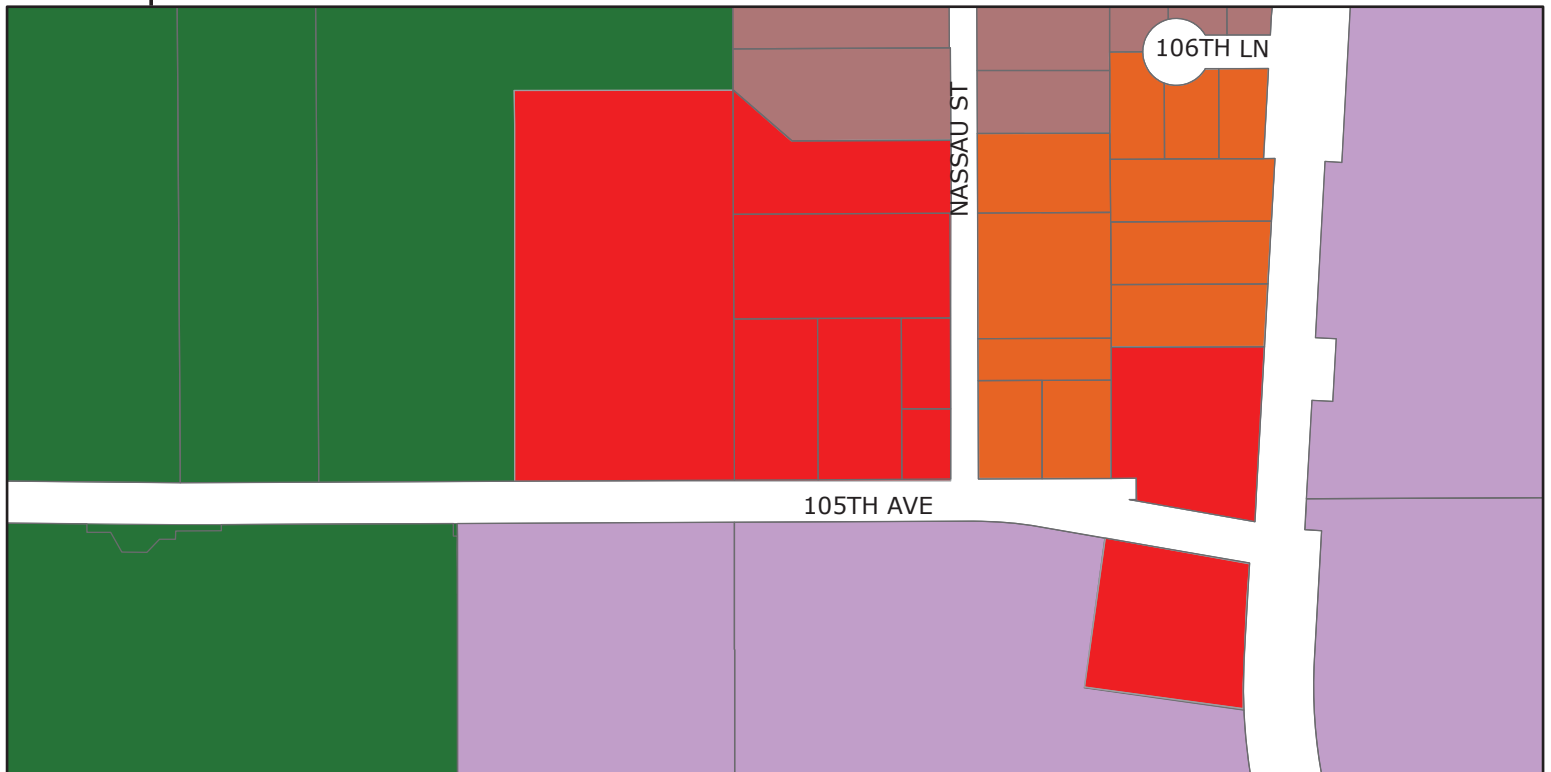


105th & Nassau Redevelopment

Existing Land Use

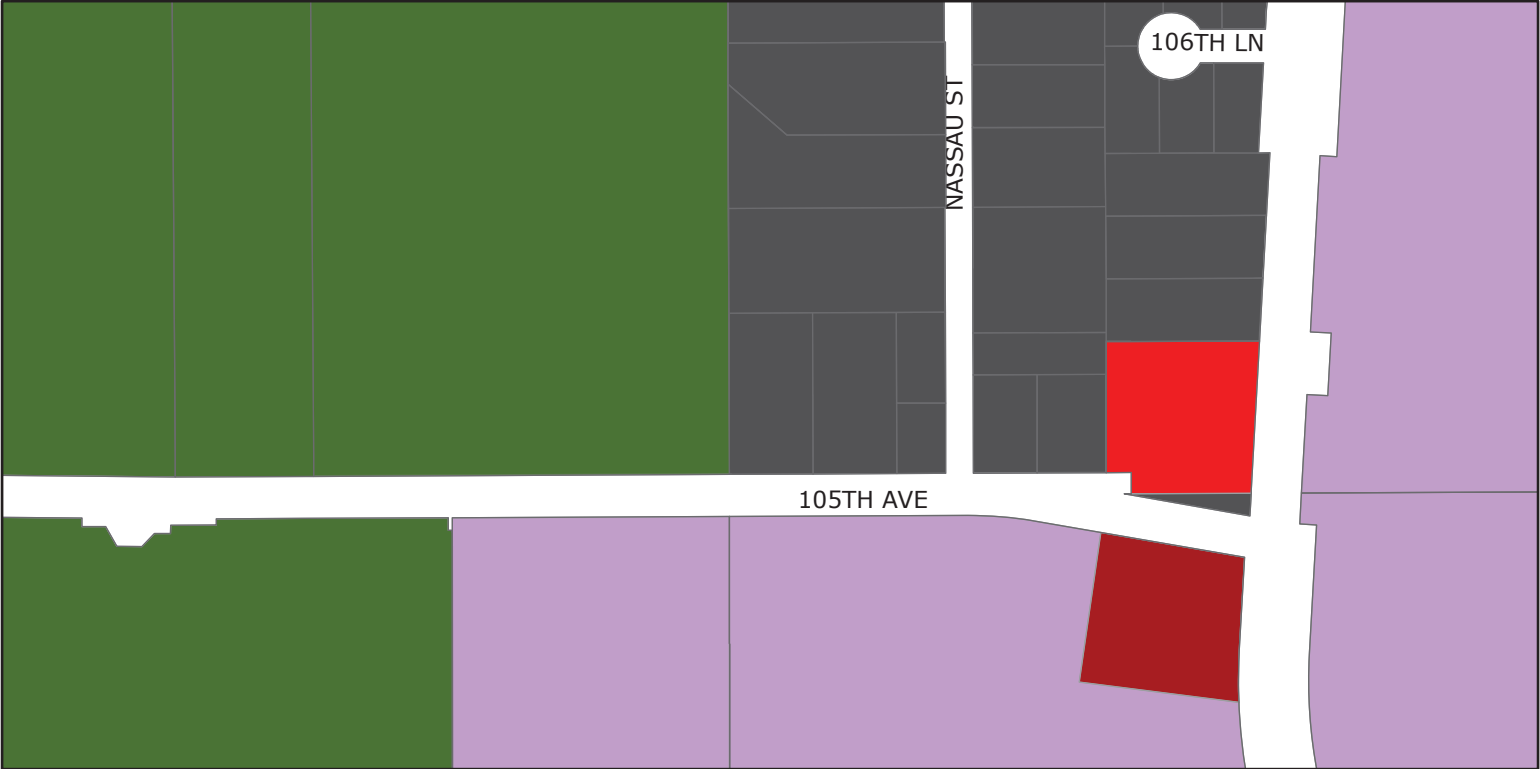


Proposed Land Use

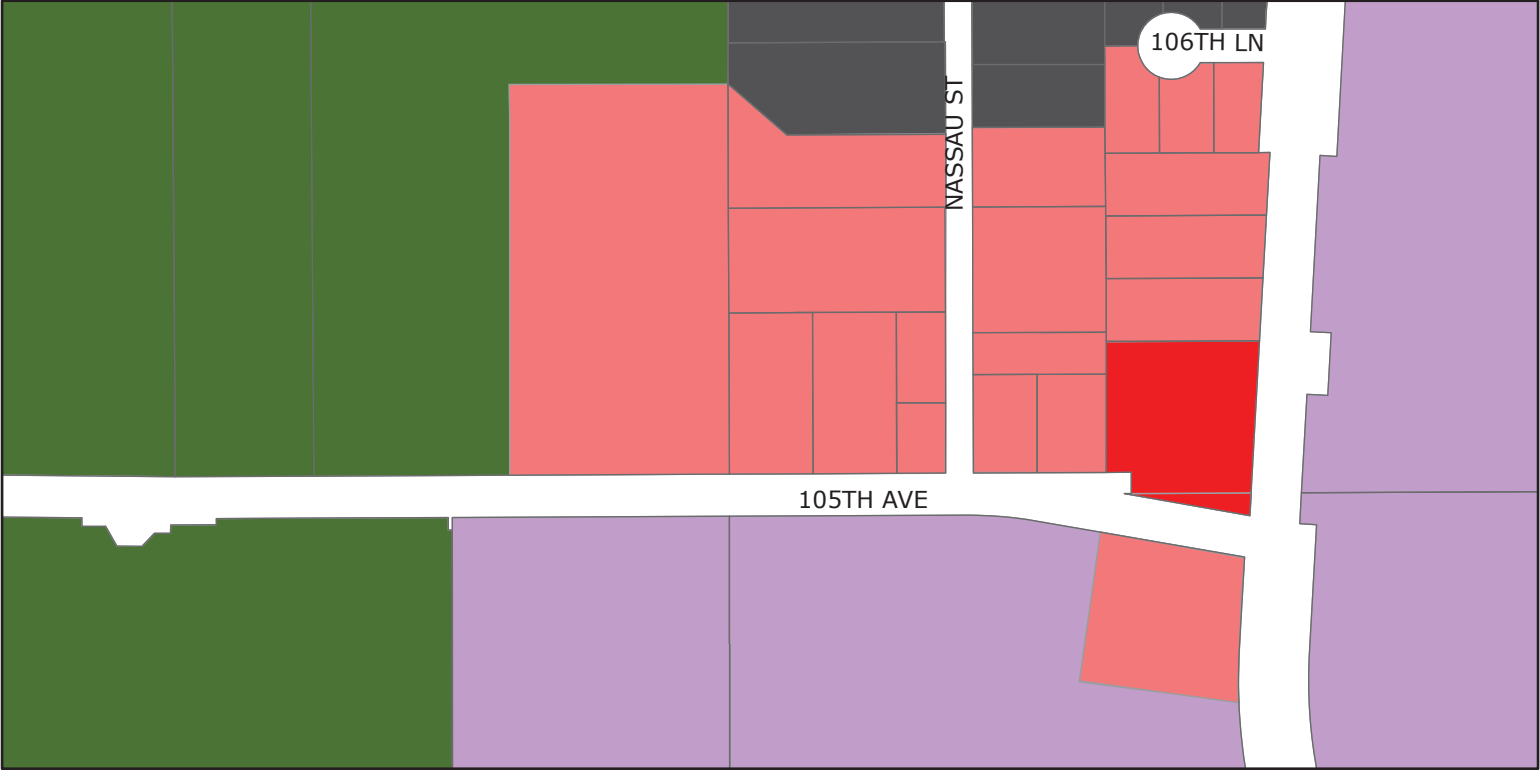








105th & Nassau Redevelopment

Existing Zoning



Proposed Zoning



- | | | |
|---|---|--|
|  Airport |  I-2 - Heavy Industrial |  RR - Regional Recreation |
|  PBD-A - Planned Business District - Airport |  PBD - Planned Business District |  RD - 105th Ave Redevelopment District |

BLAINE TOWN CENTER MASTER PLAN

BLAINE, MN

MAY 27, 2022

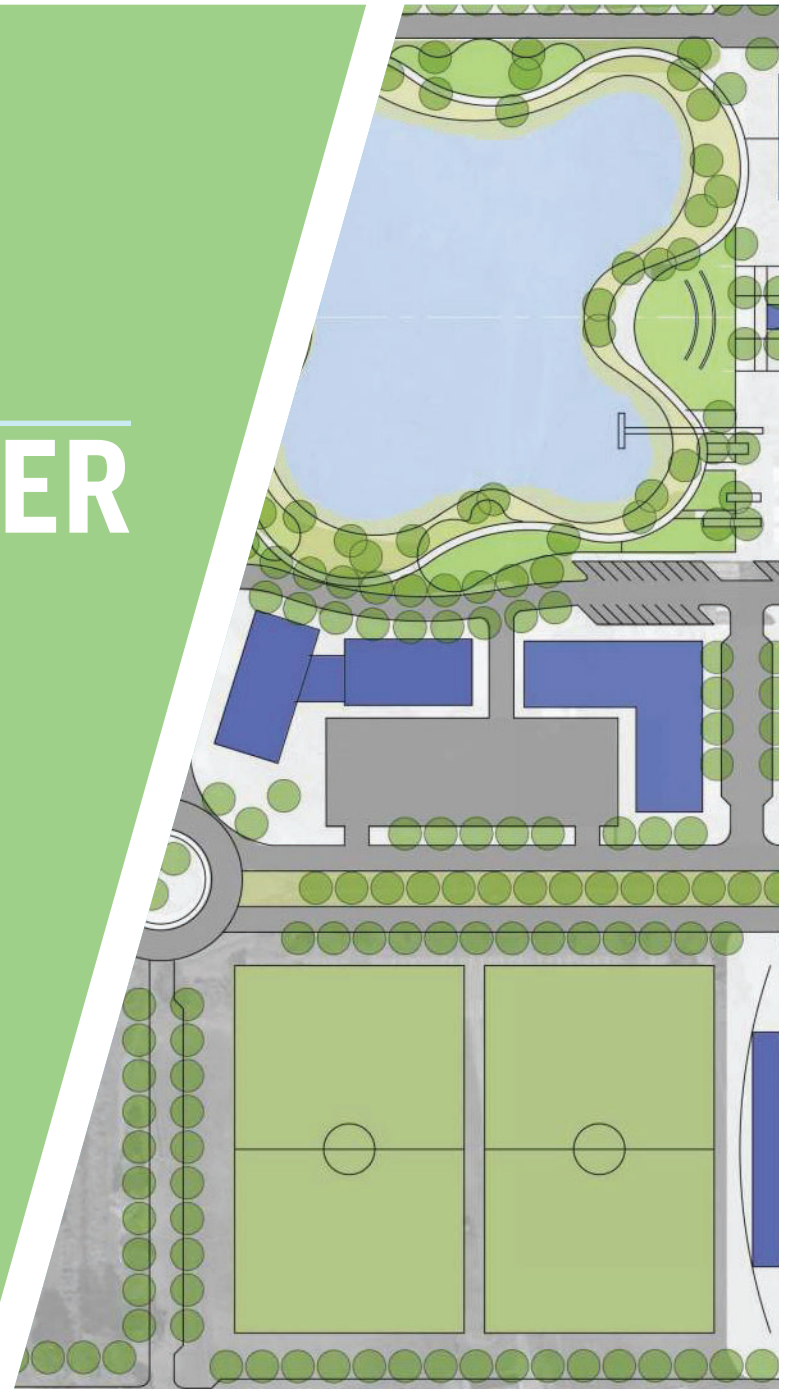




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SECTION ONE / EXECUTIVE SUMMARY



BLAINE TOWN CENTER MASTER PLAN

INTRODUCTION

The 105th Avenue Redevelopment area (Blaine Town Center) is located near the center of Blaine. The core area is approximately 25 acres, includes an older industrial park mainly developed in the 1970s but the area of influence is much larger. The City of Blaine Economic Development Authority has been active in acquiring property in the area and currently owns over 8 acres of land. The area is located adjacent to the National Sports Center which has over 4 million annual visitors. The City Council has identified this area as a potential “city core” with the hopes of redeveloping the area with entertainment and commercial uses that serve the residents and guests of Blaine. General planning principles will include walkability, unique experiences and urban design. Also included in the study is a 5.66-acre parcel located in the Blaine City Hall area.

COUNCIL VISION AND DIRECTION

The Blaine City Council has identified an area near 105th Avenue, Nassau Street, and Radisson Road for future redevelopment. Initial discussion from the City Council has identified this area as a potential entertainment hub to capitalize on the activity at the National Sports Center and serve the entire Blaine community. The Blaine Economic Development Authority has been active in acquiring older, blighted property in an effort to revitalize the tax base and appearance in this highly visible area.



2040 COMPREHENSIVE PLAN

The 2040 Comprehensive Plan is organized around a series of goals for a variety of elements; some of the goals applicable to the site are included below. The Plan also identifies population, household and housing growth with an expected growth of an additional 9,627 housing units through 2040. On page 87 the Comprehensive Plan discusses ‘Key Redevelopment Areas’; area 8, the northwest corner of 105th Ave NE and Radisson Rd is shown as a ‘priority’ redevelopment area

Economic Development Goal #2

Redevelopment will be encouraged and supported for areas that are obsolete or blighted, and where such redevelopment is to foster job growth and increase property values as well as create a more positive community image. The plan will include specific targeted areas that have been identified through the planning process and attached to the plan as an Appendix.

Land Use Goal #3

The City recognizes varied housing densities as a means of accommodating community growth. The City will encourage increased density through appropriately designed and located townhouses and apartments, a variety of single family detached-style homes with clustering, varying lot sizes, and shared open space.

MASTER PLANNING PROCESS

MASTER PLANNING PROCESS

The master planning process was organized around a series of interactive work sessions with the City Council and guided by the Community Development department with support from other departmental staff. The consultant team met with the City Council on four occasions to facilitate general guidance/expectations, review initial development concepts in a small group setting, discuss and respond to refined concepts and to review and comment on a recommended vision for the redevelopment area. In addition, the Council provided written comments about the concepts during the process at key points in the process. The planning process was supplemented by key interviews with the National Sports Center staff, representatives from the Minnesota United organization, local business owners and interested developers.

The plan is a long term vision for how a new mixed-use, entertainment destination can define this central location of Blaine as a sustainable and walkable town center. The plan envisions a district that is organized by a connected street and block, prominent public realm that features a lake, public plaza on the lake, a new flexible town green, a variety of land uses and strategic on-street and structured parking.

SCOPE OF WORK

The scope of work focused on preparing a long-term vision for the redevelopment area through an interactive and collaborative planning process with the City Council, staff and key stakeholders. The scope and planning process is organized around the following key tasks and activities:

- Project Visioning and Goals
- Programming
- Validating the Scope
- Development Concept Options and Alternatives
- Master Planning
- Planning, Managing and Executing the Project
- Meetings
- Technical Services/Deliverables

SCHEDULE

November 15 – City Council Worksession

#1: Consulting team facilitated a Q & A with the council to better understand goals/purpose/motivation, precedents & places, development program and measures for success. Answers were summarized on flipcharts and documented.

December 13 – City Council Worksession

#2: Introduction of four potential development concepts; council and staff divided into two small groups to discuss; comments were noted. A graphic summary of common features was produced for reference and direction.

February 14 – City Council Worksession

#3: Two development concepts were refined from the results of the second workshop; one was titled “Town Green” and the other was titled “Lake & Main”.

Both were presented and the council used a comment card to provide feedback about the key features of each.

March 21 – City Council Worksession #4:

The preferred concept featured a new lake on the west edge of the district, public plaza on the lake and a new town green facing 105th Ave NE.

***SUMMARY DOCUMENTS OF EACH WORKSHOPS CAN BE FOUND IN THE APPENDIX**

PROJECT TEAM

City Council

Tim Sanders - Mayor
Wes Hovland - Ward 1
Jason Smith - Ward 1
Jess Robertson - Ward 2
Julie Jeppson - Ward 2
Chris Massoglia - Ward 3
Richard Paul - Ward 3

Community Development Department

Erik Thorvig - Community Development Director
Ruth Tucker - Economic Development Specialist
Elizabeth Showalter - Community Development Specialist
Shelia Sellman - City Planner
Shawn Kay - Associate Planner
Pat Robinson - Planning/Administrative Assistant

Consultant Team

Jonah Ritter - Architect & Project Manager, SRa Architecture + Interiors
Terry Minarik - Landscape Architect, Confluence
Jena Stanton - Landscape Architect, Confluence
Jake Coryell - Landscape Architect, Confluence
Michael Lamb - Urban Design & Planning Lead, Michael Lamb Consulting

SECTION TWO / BACKGROUND + EXISTING CONDITIONS



STUDY AREA

The greater project area includes a wide range of uses including highway commercial/retail, industrial, housing, civic/government, recreation/sports field, preserved wildlife habitats, and active green spaces. The project area consists of a diverse collection of parcels that have little or no relationship to one another. Each is arranged and dedicated to its own regulatory boundaries and served by an arterial street system that requires a reliance on auto-oriented movement to travel from one location to another. The National Sports Center fields take up a majority of the real estate and the dominant field space does reinforce the broad and sweeping scale of the landscape. The Metropolitan Airports Commission owns parcels in the area as well and the Blaine Airport approach zones do impact some of the real estate. The overall district includes some very significant assets such as the Nature Sanctuary, Town Square (City Hall), National Sports Center, Victory Links golf course, and commercial area of large format and drive thru stores located along the east side of Hwy 65. Most of these uses do not actively or otherwise reinforce or support each other from a built environment perspective and there is little multi-modal or inter-related connections for pedestrians, bikers and other non-auto movements.

In general, because of the limited arterial street network, traffic congestion can be an issue at peak times but a more serious issue is traffic speed along 105th, 109th and especially

Radisson Road, which is signed for 50 mph (and generally sees speeds well in excess of 50). This is a major challenge when assuming how the redevelopment district wants to be more connected and supported to the destinations of the National Sports Center and the implication of pedestrian and automobile traffic crossing 105th at various locations.

It should be noted that the nearby Blaine airport contains approach and departure zone overlays that do have development impacts/restrictions on some of the land in and around the study area.

AIRPORT ZONING

Recent changes to Minnesota statutes now allow for custom airport zoning, which is intended to make it easier for communities and airports to zone based on their specific needs. Based on a 2019 Minnesota Legislature statute revision, MNDot Aeronautics has created a process that allows communities to create custom land-use safety zones that reflect the unique environment around each airport while continuing to ensure safety and compatibility. Factors considered are the location of the airport, type of operations at the airport, accident rate at the airport, local land use plans and any other information relevant to airport safety. (source: <http://airtap.umn.edu/publications/briefings/2021/july/custom-zoning-offers-airports-new-flexibility>)



IMAGE 2.1 // STUDY AREA PROPERTY OWNERSHIP MAP



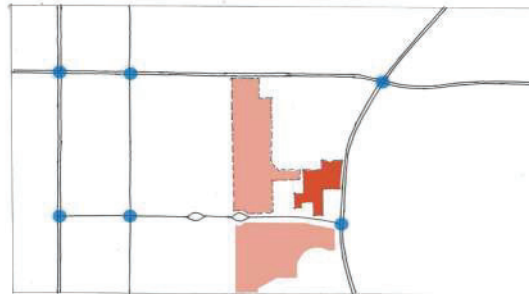
IMAGE 2.2 // ANOKA COUNTY BLAINE AIRPORT - 2007 RPZ AND STATE ZONES

ANALYSIS DIAGRAMS

A

STREET NETWORK

The study area public street network contains five major streets that manage and regulate traffic with signalized intersections at 6 locations. Hwy 65 is a state highway and Radisson Road is an Anoka County facility; 105th, 109th and Davenport Street are city streets. Other sub-area connections are limited and many are privately owned/maintained.

**A****B**

BUILDING FIGURE GROUND

The building figure ground diagram illustrates the cluster of commercial/retail buildings on Hwy 65, industrial buildings west of Radisson Rd and residential units north and east of the study area. What is most noticeable is the lack of buildings in the study due to the large assembly of sports, nature sanctuary, and fields and the golf course.

**C****C**

SURFACE PARKING

The surface parking diagram documents the large number and size of paved parking. In some cases these are large supplies associated with the National Sports Center (and not used on a regular basis) and the many dedicated lots serving the commercial/retail and industrial uses.

**E****D**

RESTAURANT USES

A sub-set of the building figure ground diagram shows the location of restaurants and eating establishments in the study area, the majority of which are located in the Hwy 65 corridor.

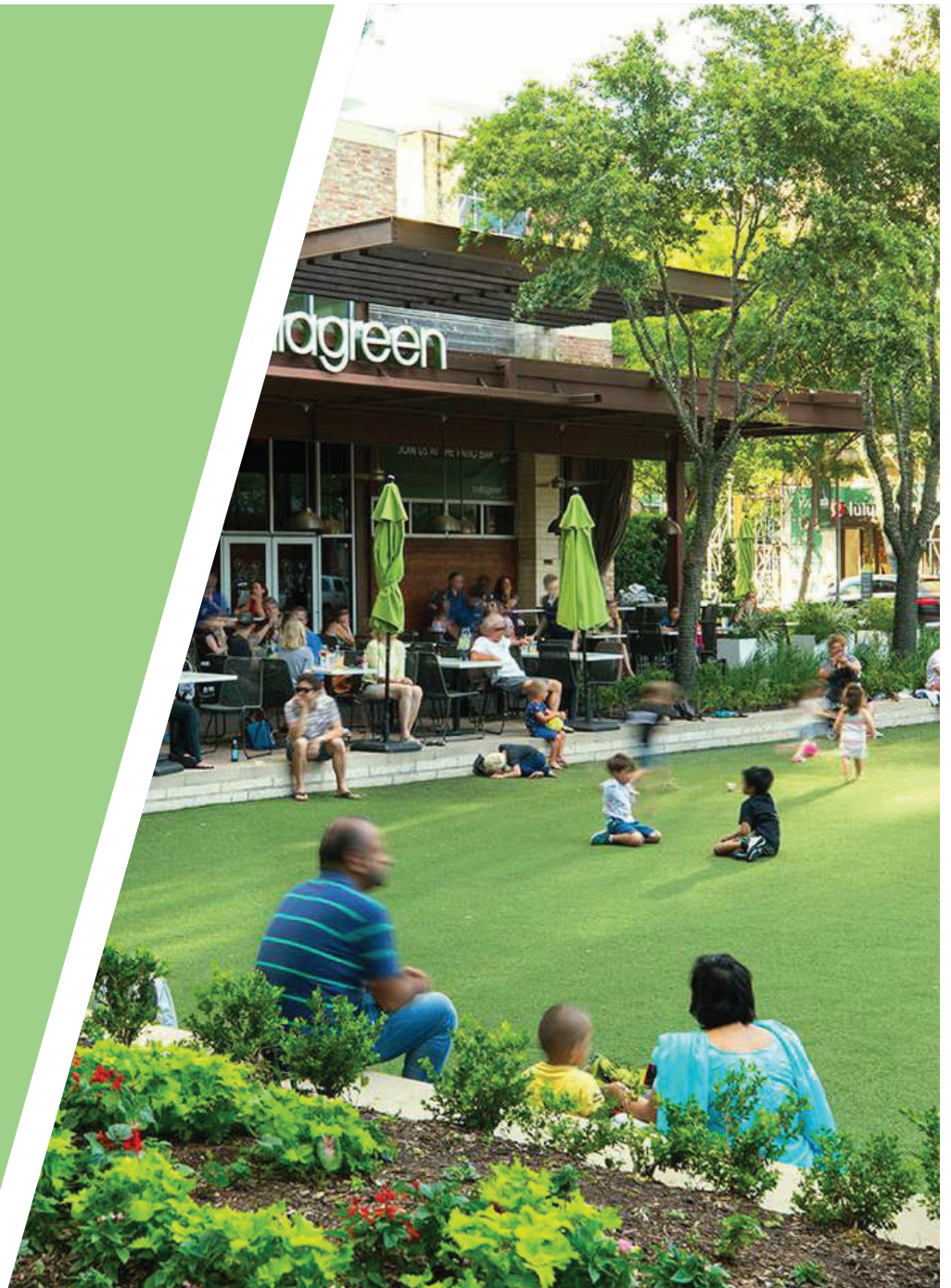
**E**

STORMWATER

The surface water and stormwater ponds pattern relates to subdivision design as well as how the system of fields are drained with a series of ditches and ponds. A sand layer has been mined over the years resulting in larger bodies of water that have come and gone over the years.

**B****D**

SECTION THREE / MASTER PLAN



BLAINE TOWN CENTER & TOWN SQUARE



IMAGE 3.1 // BLAINE TOWN CENTER MASTER PLAN OVERVIEW

BLAINE TOWN CENTER MASTER PLAN

The Town Center Master Plan is the result of a rigorous process that was directly guided by the City Council at each step of the way, meeting at 4 key milestones to discuss, comment, debate, review and support. The intent from the beginning, and still is, was to leverage the synergies of the potential redevelopment with the National Sports Center 4 million annual visitors to create a central gathering, entertainment and mixed-use district that could become Blaine's Town Center.

At the heart of the vision is 'Sandy Lake', carved out of the sandy soil just east of the soccer field complex, that will feature a formal stage at lakeside, walking paths, connections to the soccer fields and a public plaza. The plan also features a 'town green' whose south end fronts onto 105th Ave NE and acts a flexible events/gathering area and as a green space/foreground for active frontages west, north (Invictus Brewing) and east. A connected street and block pattern that insure multi-modal access throughout the district also adds to the overall parking supply on-street. Off street parking includes multiple surface lots and a parking structure strategically located with convenient access from 105th and Nassau.

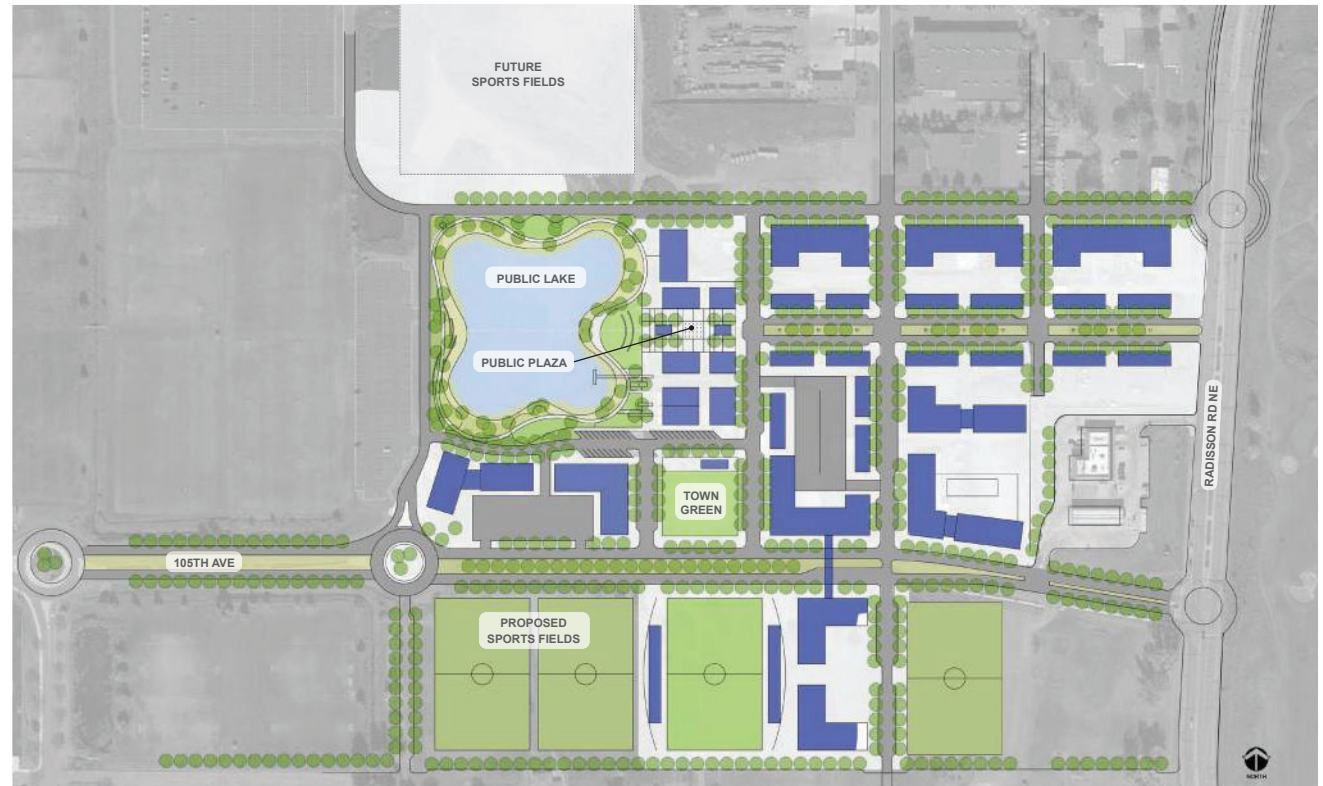


IMAGE 3.2 // BLAINE TOWN CENTER MASTER PLAN

BLAINE TOWN SQUARE - CITY HALL SITE

The scope also included considerations for undeveloped land around City Hall, some of which is city owned and some in private ownership. The parcel just west of Tom Ryan Park includes one 12 unit condominium building and 5 buildable sites with a central stormwater area in the middle. The plan emphasizes implementation of additional residential use here with the idea that the stormwater pond function could be diverted south and across the street onto city-owned land to allow more units to be developed on the site. South of Town Square Dr NE is a 5.6 acre site owned by the City that has a small community garden located on the eastern side of the parcel. The plan anticipates additional office development here (as allowed and limited by the airport approach zone regulations), a centralized stormwater management area, and a small sculpture park highlighted by a planted orchard as a complement to the community garden space. A well defined pedestrian and bike trail/path system would connect this site to Tom Ryan park and also connect west and across Radisson Rd to the Town Center district.

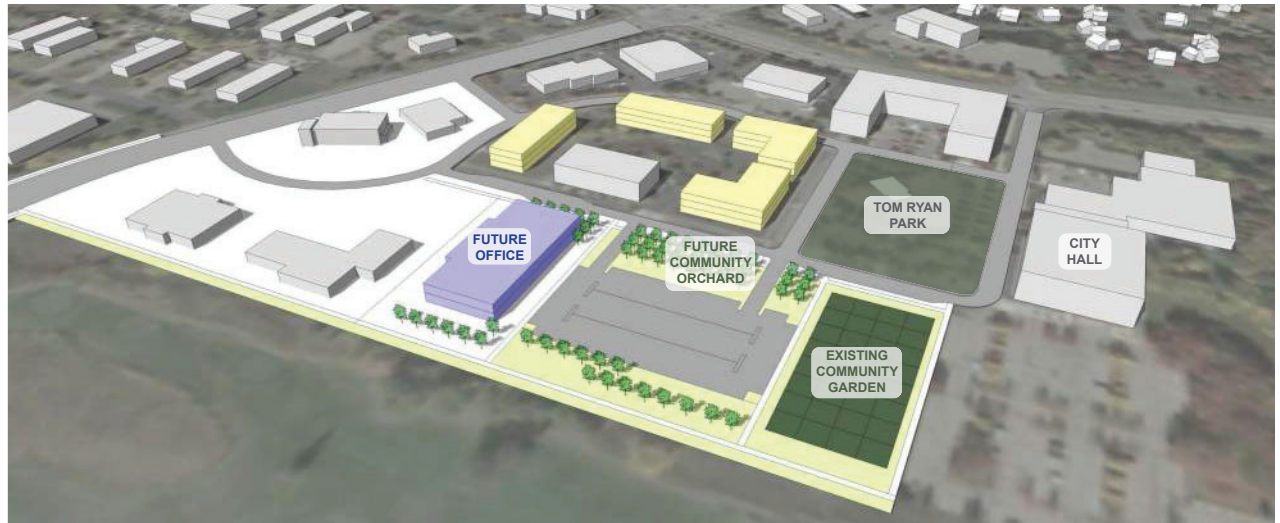


IMAGE 3.3 // BLAINE TOWN SQUARE LOOKING NORTH-WEST



IMAGE 3.4// BLAINE TOWN SQUARE LOOKING NORTH-EAST

PEDESTRIAN CONNECTION
TO BLAINE TOWN CENTER

BLAINE TOWN CENTER: Block Pattern

BLOCK PATTERN

The street and block pattern organizes the study area into a more regular set of developable blocks providing multi-modal access in any direction while helping to clearly define the larger, connected public realm of streets and open spaces. The block pattern produces a set of highly flexible parcels that can be developed incrementally over time. Block size in acres are shown on the plan diagram as is the overall parking supply, on-street as well as surface and structured parking locations.

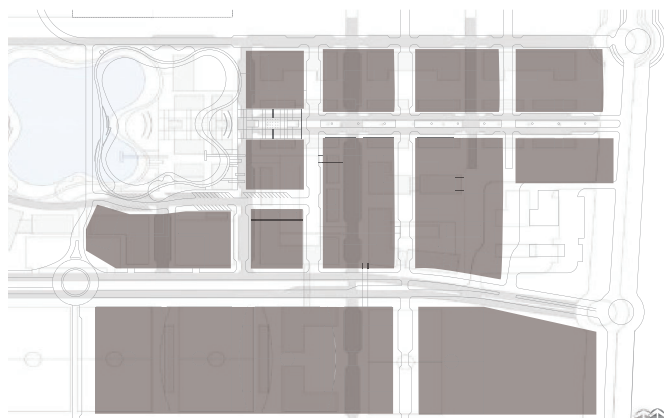


IMAGE 3.5// BLOCK PATTERN DIAGRAM

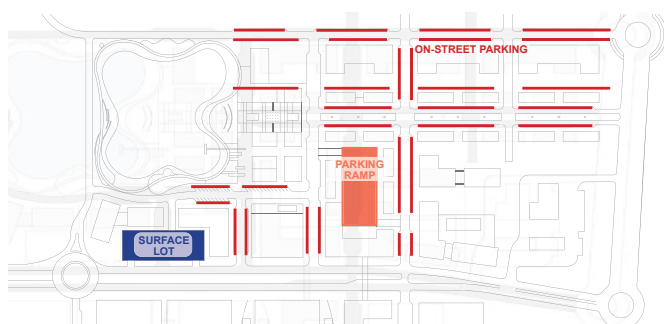


IMAGE 3.6// PARKING DIAGRAM

THOROUGHFARE PLAN

The street thoroughfare plan focuses on calming traffic and at the same time providing more options for traffic to disperse after peak events. In particular:

- A full service north/south street west of the Town Center that connects to dedicated soccer parking and to a formal intersection at 109th Ave NE.
- Strategic roundabouts are located on Radisson Road (See Image 3.10) to manage traffic speed and facilitate access into the Town Center.
- Improvements to 105th Ave NE (See Image 3.9) to introduce a more pedestrian-friendly and walkable environment with a wider, landscaped median, highly visible & dedicated

pedestrian crossings and the potential to provide an above grade crossing ("skyway").

- Improvements to Nassau Street NE (the main north south access) to include sidewalks on both sides of the ROW, on-street parking and streetscape elements. Nassau is also extended south of 105th to provide better access and circulation to sites, destinations and parking.
- A connecting east west street (See Image 3.11) along the north side of the Town Center that loosely aligns with 106th Lane NE.
- A major east west boulevard (See Image 3.8) that allows access from Radisson Rd. and terminates at the public plaza on the lake.

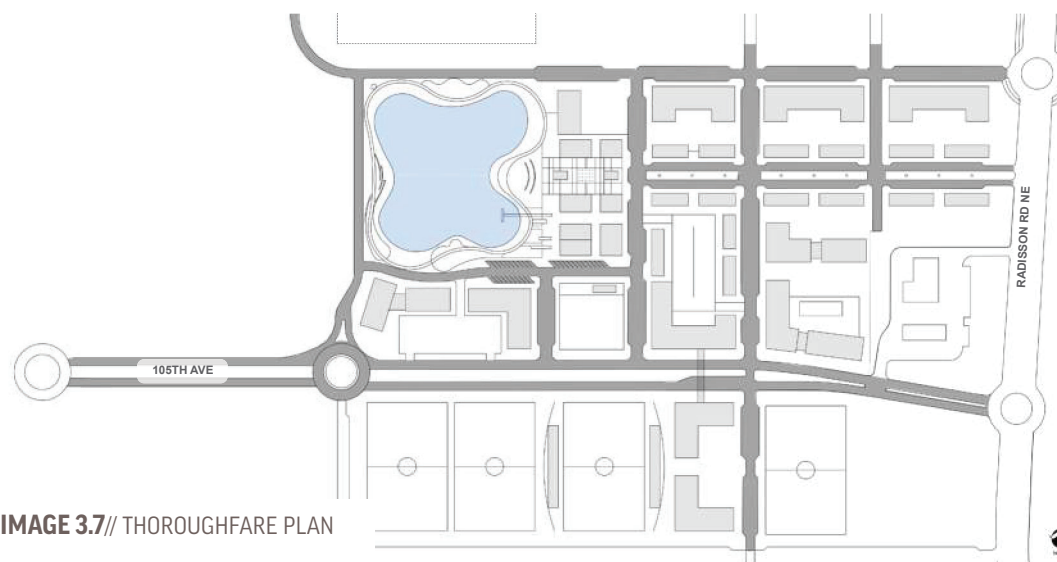
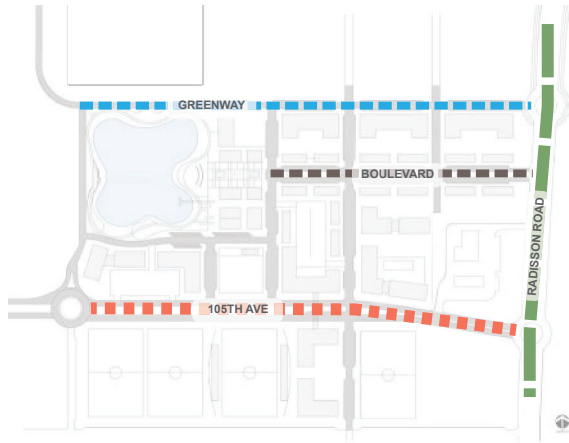






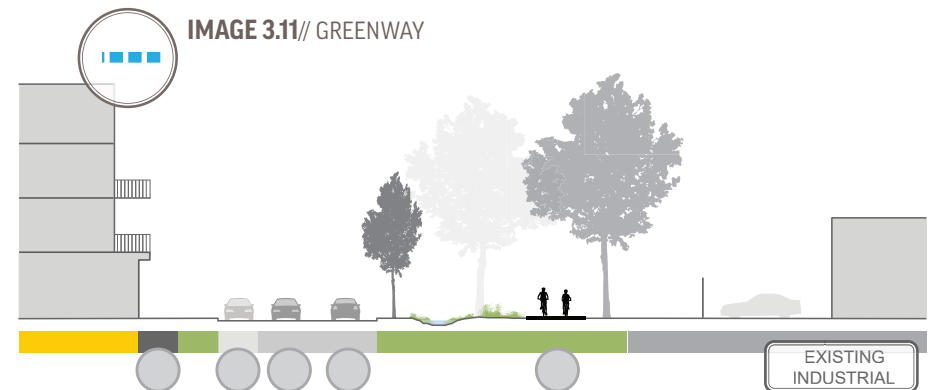
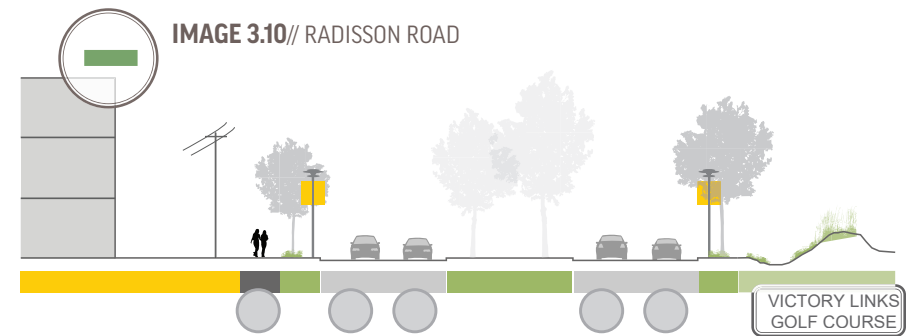
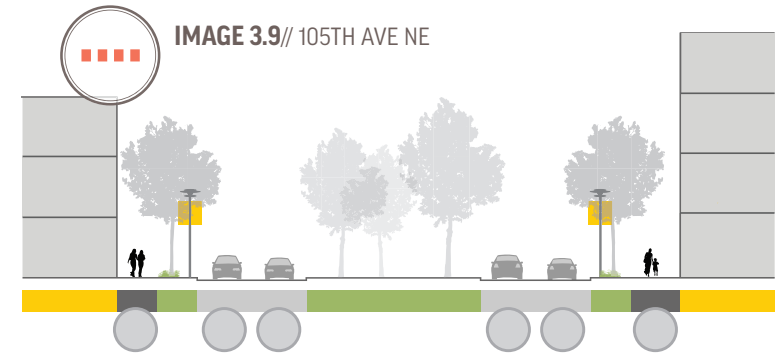
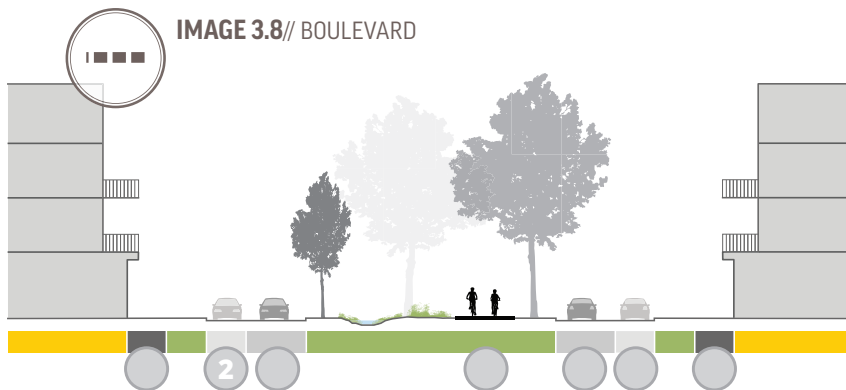
IMAGE 3.7// THOROUGHFARE PLAN

BLAINE TOWN CENTER: Street Sections



LEGEND

-  TRAVEL LANE
-  PARALLEL PARKING
-  SIDEWALK
-  MULTI-USE TRAIL



The land use diagram focuses new development and investment north and south of 105th Ave NE. Uses are more oriented to mixed-use along the north side of 105th with commercial/retail and restaurant uses fronting the town green and lake edge. The approach is to compliment the Invictus site with similar uses; in particular the idea of repeating the west facing outdoor spaces that the brewpub incorporates today. The lake is the setting for outdoor dining, shopping, summer and winter events and includes the idea of an events-oriented hotel on the south side. The town green is a more formal but flexible space that requires active building uses to surround its open space; this area is planned for a mix of uses including ground floor retail/commercial over residential. Further north lower scale intensity uses are arranged to front the east west boulevard with multi-family use north of that. North of the lake is the opportunity to accommodate additional field space (rugby, cricket, adapted sports or the possibility of a baseball park).

South of 105th a special soccer field (idea is a “mini-Alliance field”) is located directly south of the town green with new turf fields just west. East of the special field is the opportunity for a medical/office building that could support sports related activities (with an option that this site could also be a sports related academy or resident training complex). East of the extension of Nassau are more field space and then additional commercial uses on the MAC land adjacent to Radisson Rd.

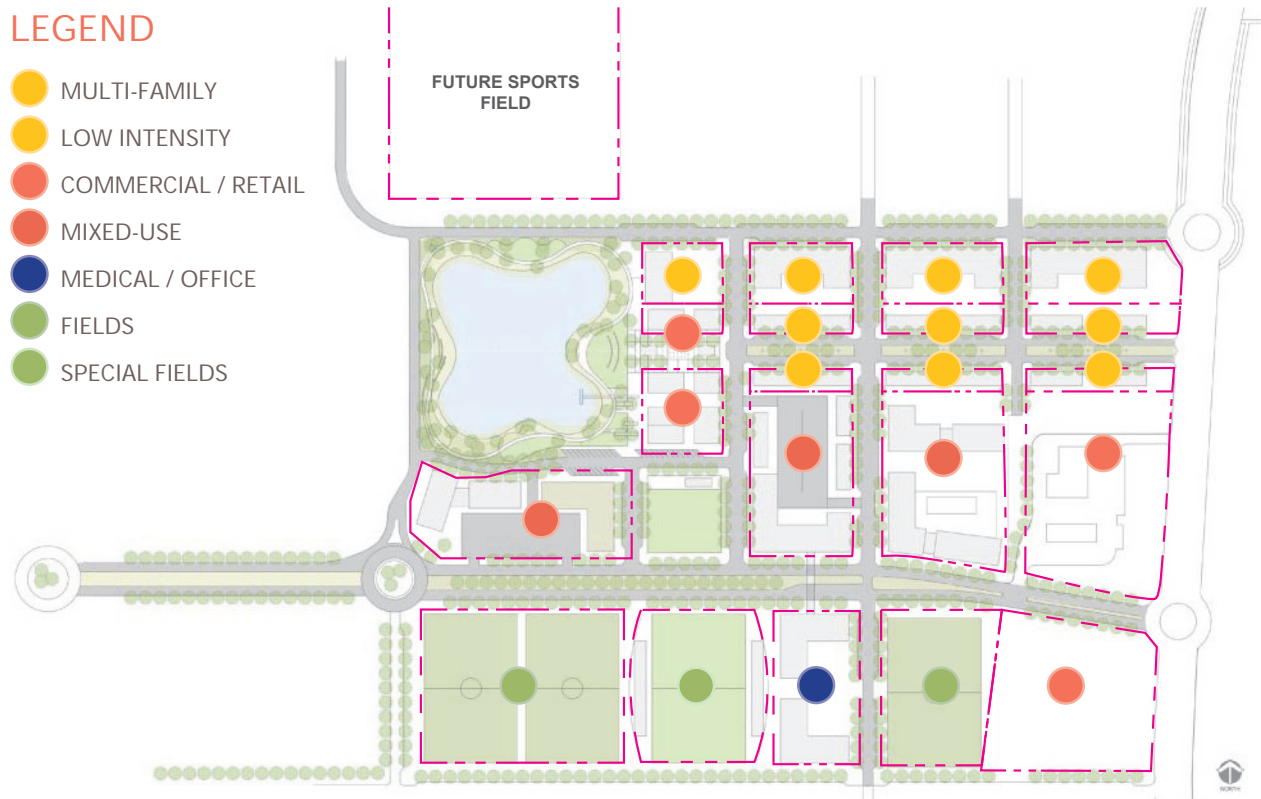


IMAGE 3.12 // LAND USE DIAGRAM

BLAINE TOWN CENTER: Public Realm

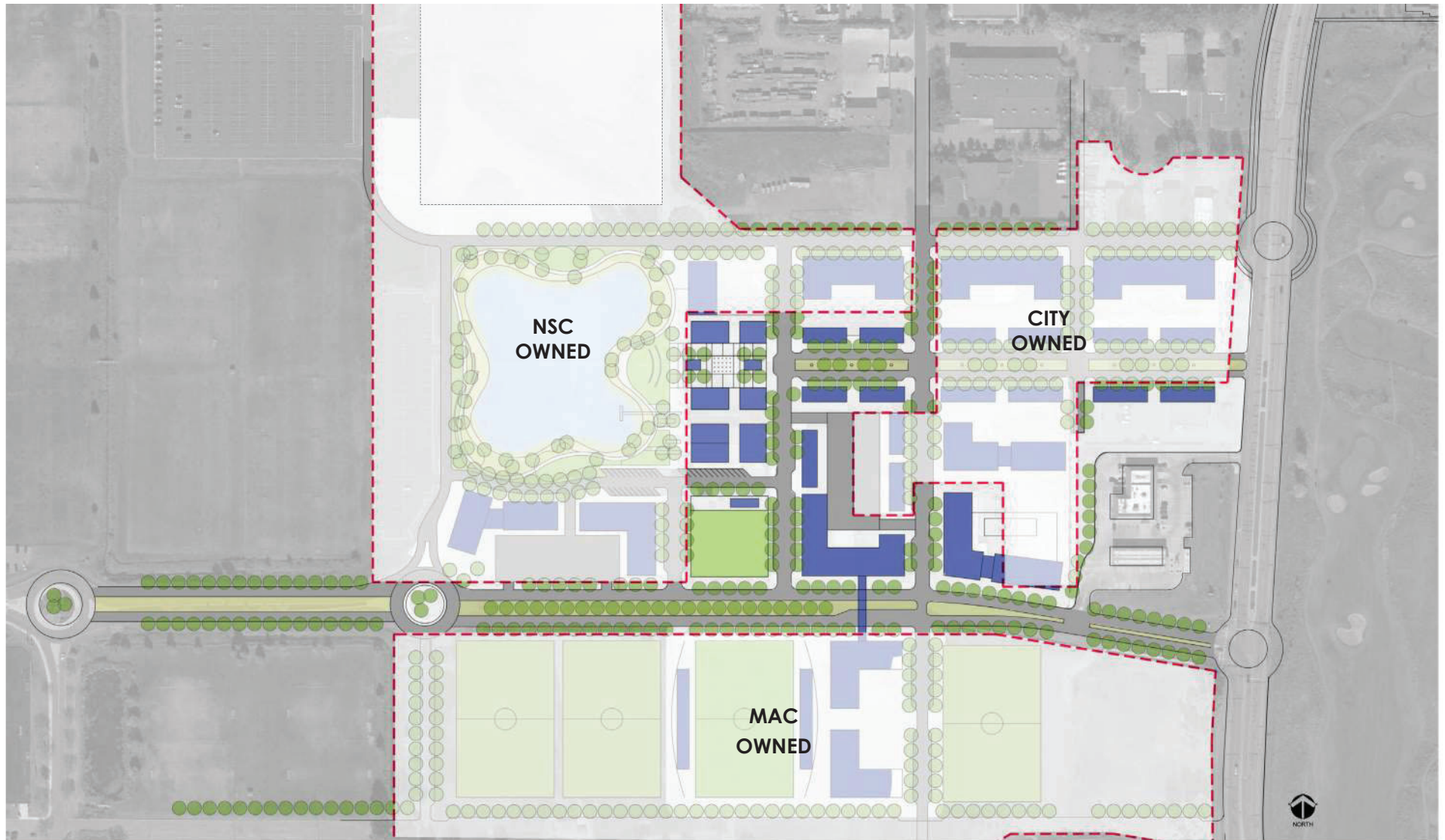
The public realm layer is the “glue” that holds the Town Center together and is highlighted by a highly connected sidewalk network. The two central elements of the public realm are Sandy Lake and the town green. Each of these will greatly establish a sense of place for the Town Center and enhance private real estate value while providing multiple opportunities for gatherings, events, flexible programming and other activities. The town green will act as the ‘front door’ to the Town Center and Sandy Lake will function as the big ‘front porch’. Other public realm features include:

- A small stage/amphitheater on the east side of the lake
- A public plaza east of the lake as an outdoor room related to retail and restaurant uses.
- A highly landscaped and walkable east west boulevard that connects Sandy Lake and public plaza to Radisson, creating a very desirable address in the Town Center.



IMAGE 3.13 // PUBLIC REALM DIAGRAM

BLAINE TOWN CENTER: Property Ownership



BLAINE TOWN CENTER: View Looking North-East



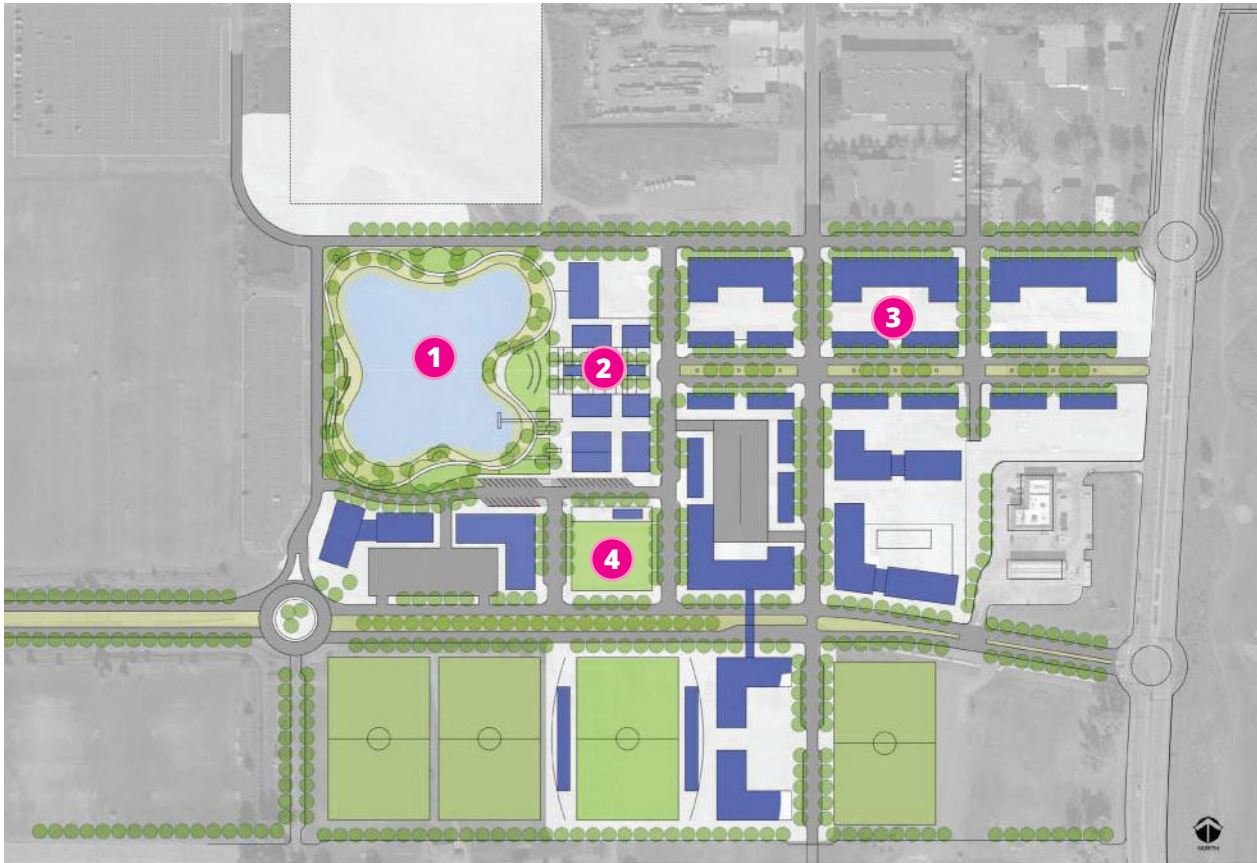
BLAINE TOWN CENTER: Lake Edge Looking East Towards Invictus



BLAINE TOWN CENTER: Public Plaza Looking South

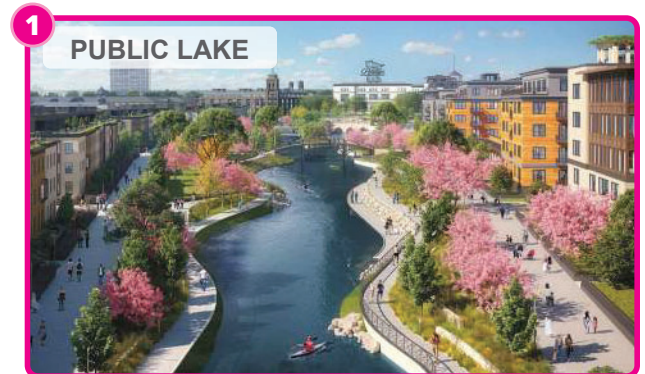


BLAINE TOWN CENTER: Character Images

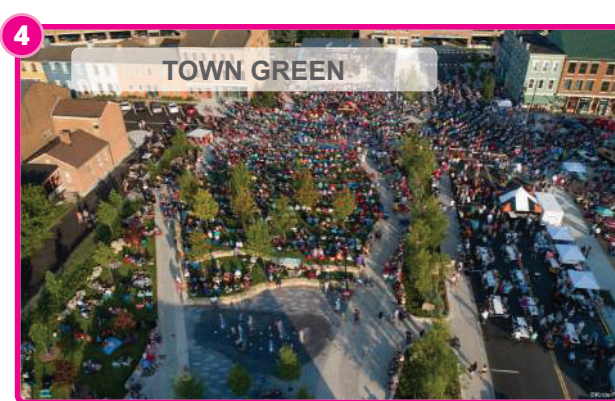
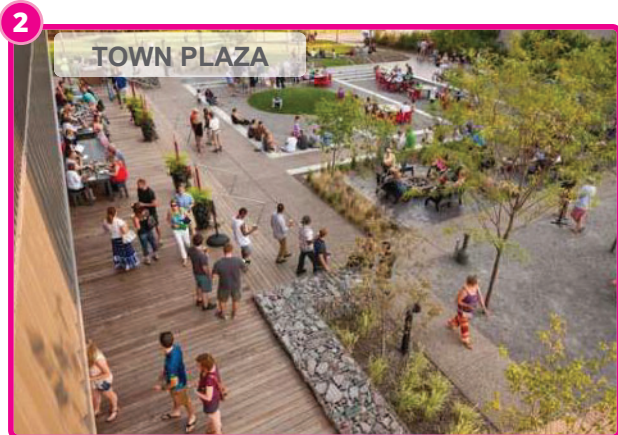


LEGEND

- 1** TOWN LAKE
- 2** TOWN PLAZA
- 3** ROWHOMES
- 4** TOWN GREEN



BLAINE TOWN CENTER: Character Images



BLAINE TOWN CENTER: Phase 1



An initial early phase puts an emphasis on implementing sites and features that are readily available (meaning in control or assembled by the City and National Sports Center). This would include securing and excavating the lake site as well as the sites south of there fronting onto 105th Ave NE. East of there the Invictus building and parking would remain unchanged until additional parking supply could be realized then the town green could begin to take shape.



PHASE 1 DEVELOPMENT PROGRAM:

A – Events/Hotel: 55,575 SF

B – MXD: 53,652 SF

AB1: 106 Spaces

C: 5,100 SF

D: 4,500 SF

E: 3,000 SF

F: 4,500 SF

G: 3,000 SF

H: 23,400 SF

H1: 54 Spaces

IMAGE 3.14 // POTENTIAL DEVELOPMENT INCREMENT PHASE 1

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**FABYANSKE
WESTRA
HART &
THOMSON**

June 13, 2022

VIA EMAIL

City of Blaine – Planning Commission
10801 Town Square Drive NE
Blaine, MN 55449
E-Mail: PRObinson@BlaineMN.gov

**Re: Proposed Rezoning and Comprehensive Plan Amendment – 105th
Avenue/Radisson Road Industrial Area**

Ladies and Gentlemen:

I represent Ernst Properties LLC and the respective family members that own 2043 105th Avenue Northeast (and adjoining addresses; collectively, the “Property”) with regards to the City of Blaine’s (the “City”) proposed rezoning of the Property. The Property is a well maintained multi-tenant commercial building currently used for light industrial, office and warehouse purposes, which my client has owned since approximately 1966. We have received notice of the City’s plan to rezone the Property to create a Redevelopment Zoning District and amend the comprehensive plan. It is my understanding that the Planning Commission will be taking public comments as to the rezoning of this area at its meeting on June 14, 2022. This letter is in opposition of such rezoning as to the proposed permitted and conditional uses as it relates to my client’s Property for reasons I will discuss below. Please read this objection into the record.

A. The rezoning is an unconstitutional taking.

The proposed rezoning constitutes an unconstitutional taking of my client’s Property without just compensation through diminution of the value of my client’s Property and prevention of all reasonable uses of its land. To demonstrate an unconstitutional taking, “a landowner must demonstrate that he had been deprived, through governmental action . . . of all the reasonable uses of his land.”¹ Furthermore, the Minnesota Supreme Court has held that “an amendment to a comprehensive zoning plan under the police powers which results in a total destruction or substantial diminution of value of the Property affected thereby without just compensation therefor constitutes a taking of the Property without due process.”² While my client will be able to continue to use their Property regardless of the zoning change, it risks losing its current uses per Minnesota Statutes Section 462.357, subdivision 1(e), which will significantly lessen the Property’s value.

The proposed rezoning will substantially deplete the value of my client’s land by eliminating its reasonable use. My client’s building is currently well equipped for light manufacturing and would take substantial improvements to equip it to be a candy shop, deli, coffee shop or any of the other limited, unprofitable uses permitted under the proposed

¹ *Holaway v. City of Pipestone*, 269 N.W.2d 28, 30 (Minn. 1978) (citing *Czech v. City of Blaine, Minn.*, 253 N.W.2d 272, 274 (1977)).

² *Sanderson v. City of Willmar*, 162 N.W.2d 494, 497 (Minn. 1968).

ordinance. If my client wants to sell its Property, it would have to do so for a far lesser amount, as the use of the building as-is will have been completely eliminated. As a result, the rezoning will serve as a forced condemnation of my client's Property without just compensation.

One of the clear intentions of the proposed RD – 105th Ave Redevelopment District zoning ordinance is to allow the City to purchase my client's Property at a discounted price. Pursuant to an email sent to my client on June 9, 2022 from Erik Thorvig, the Community Development Director for the City,³ the City has acquired 8 neighboring properties in the redevelopment area. My client has never been approached, and the City has not made an offer. Furthermore, an official from the City's Building Inspections Division previously stated to a tenant of my client's building that "this building will not be here in a few years anyway."⁴ This clearly demonstrates the City's intentions. Were the City to attempt to purchase my client's Property prior to enacting the zoning ordinance, they would have to contend with the competitive real estate market, as buyers would have no qualms about purchasing the Property and the building thereon and using it as is. If the RD – 105th Ave Redevelopment District zoning ordinance is passed, any potential buyer would likely have to completely redevelop the Property to maintain its value, which would be extremely costly, and would, therefore, substantially diminish the resale value of my client's Property. This substantial diminution of value of my client's Property without just compensation therefor constitutes a taking of the Property without due process.

B. The rezoning is in opposition to the City's 2040 Comprehensive Plan.

Pursuant to Section 27.03(a)(1) of the Code of Ordinances for the City, amendments to the comprehensive plan "shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in the conditions in the City." In terms of Land Use, Goal #2 of the City's 2040 Comprehensive Plan states that a goal of the City is to "[m]aintain flexibility in land use districts to respond to market conditions regarding the mix of industrial, commercial and high density residential in key locations. Emphasis will be placed on fostering industrial and professional/corporate office business development."⁵

All of the Property's current uses are allowable under the existing zoning of I-2 Heavy Industrial. Under the proposed "RD – 105th Ave Redevelopment District" zoning ordinance, none of these will be permitted, or even conditional uses. The proposed ordinance indicates that only the following will be the permitted uses of the Property as part of the comprehensive plan amendment: art galleries and studios; bakeries; breweries; candy or ice cream shops; coffee shops; delicatessen stores; entertainment venues; general retail stores; markets; multifamily residences; professional offices; and restaurants. In addition, the following will be permitted with a conditional use permit: brewer tap rooms on the same sites as breweries; buildings over 50 feet in heights; farmers markets; hotels; indoor/outdoor recreation; licensed cocktail rooms on the same site as distilleries or wineries; multiple buildings on a lot; outdoor seating/dining; rooftop signage; shared parking; spas and structured parking. All other uses are prohibited pursuant to Section 5(l) of the proposed ordinance.

The rezoning completely eliminates flexibility, particularly by prohibiting all uses that would foster sustainable and high paying jobs for the residents of the City. All of the allowed

³ See attached Exhibit A.

⁴ See attached Exhibit B - letter from Dan Skowronek of Skow Mechanical LLC.

⁵ Page 103 of the Blaine's 2040 Comprehensive Plan.

uses (with the exception of professional offices) provide jobs that, in light of the all-too-recent pandemic, could be completely eliminated at a moment's notice. If the goal of the City is to simply provide jobs, rather than jobs that support their residents' livelihoods, this rezoning encourages just that. However, Goal 1 of Economic Development found in the 2040 Comprehensive Plan⁶ tends to indicate the opposite: it provides that the City will encourage development that "creates access to sustainable jobs for the residents of Blaine."

Pursuant to Mr. Thorvig's email, "[t]he 105th Avenue redevelopment area has been a focus of the city dating back to the mid-2000s." A portion of the Blaine Comprehensive Plan Update 2008 provided by Mr. Thorvig notes, "[t]he Blaine 2030 Plan is proposing a land use change for this area from Heavy Industrial to a combination of Planned Commercial/Planned Industrial. The implementing zoning could then be PBD (Planned Business District) or DF (Development Flex)."⁷ If the land was rezoned to either of these options, my client's use of its Property could be a permitted use, or even a conditional use. By rezoning my client's Property, along with the other properties in this area to the proposed RD – 105th Ave Redevelopment District zoning, the City will be eliminating the flexibility in land use and access to sustainable jobs it purports to support.

C. The rezoning is arbitrary.

In the email previously referred to from Mr. Thorvig, he noted that:

The current boundaries as proposed with the rezoning take a few things into account. The northerly line of the redevelopment area was delineated mainly based on the age and condition of existing buildings. There is a brand new building on the west side of Nassau St. located at 10620 Nassau St. constructed by Sure Cast. It doesn't make sense to include a new building in the redevelopment plan so this created the northerly boundary on the west side of Nassau St. On the east side of Nassau St., the boundary was created between the old Sure Cast building (10601 Nassau St.) which the City purchased and a building currently occupied by BioClean (10607 Nassau St.) BioClean's building is relatively new (built in 1999) and in good condition and doesn't make sense to attempt to redevelop. The boundary includes parcels on the south side of 106th Lane. The City owns the property at 2150 106th Lane. The other two buildings located at 2170 and 2190 106th Lane were built in 1982 and 1985 respectively and based on their age and condition make sense to include in a redevelopment area.

Other than the two noted buildings, all of the buildings on the properties north of the boundary line for the proposed RD – 105th Ave Redevelopment District and south of the line delineated in the 2040 Comprehensive Plan for Area 8 were constructed in 1979 or earlier.⁸ Mr. Thorvig noted in his email as to two buildings built in 1982 and 1985, "based on their age and condition make sense to include in the redevelopment area." However, because of two new buildings that could also maintain their use as legal nonconforming just as my client is expected to, those properties are arbitrarily not included. If the City were to instead zone the properties as PBD or DF as they had initially indicated was the goal, the two properties with newer buildings, along with my client's Property, would be able to remain as legal conforming uses. Instead, the City is proposing to arbitrarily devalue my client's and the other properties included in the proposed RD – 105th Ave Redevelopment District (that are not already owned by the City)

⁶ Page 73 of the 2040 Comprehensive Plan.

⁷ See attached Exhibit C.

⁸ Page 94 of the 2040 Comprehensive Plan and attached Exhibit D – map with dates of building included.

by eliminating their ability to be used as they are currently operating, uses which foster sustainable jobs for citizens of the City.

To arbitrarily rezone my client's Property in opposition to the City's 2040 Comprehensive Plan will serve as an unconstitutional taking of my client's Property without just compensation, greatly diminish the value of my client's Property, eliminate sustainable jobs for the residents of Blaine, and completely eliminate all flexibility in land use for the area. For these reasons, I respectfully request that you do not support implementing the RD – 105th Ave Redevelopment District as is. On the other hand, we must respectfully reserve all of our legal rights if the City proceeds with the proposed zoning change. If you would like to discuss this matter further, I can be reached at the number and email address listed on the first page of this letter.

Thank you for your consideration.

Very truly yours,


Jeffrey W. Jones

cc: Sue Kavanaugh
Alan Gorack, Planning Commission Chair
Jason Halpern, Planning Commission Chair
Lauren Deonauth, Planning Commissioner
Terri Homan, Planning Commissioner
Jonathan Gorzycki, Planning Commissioner
Maisa Olson, Planning Commissioner
Nichole Swanson, Planning Commissioner
Mayor Tim Sanders
Councilmember Wes Hovland
Councilmember Tom Newland
Councilmember Jess Robertson
Councilmember Julie Jeppson
Councilmember Chris Massoglia
Councilmember Richard Paul

From: Erik Thorvig <ethorvig@blainemn.gov>
Date: June 9, 2022 at 8:23:49 AM CDT
To: SUEKAVANAUGH@msn.com
Cc: Sheila Sellman <ssellman@blainemn.gov>
Subject: City of Blaine

Sue,

Sheila Sellman had mentioned you wanted to discuss a few items related to the 105th Avenue redevelopment plan. I found your email from previous correspondence you and I had several years ago. I'll attempt to address some of your addition questions via email as its easier to explain in writing and provide various maps.

Redevelopment Area Boundaries: The 105th Avenue redevelopment area has been a focus of the city dating back to the mid-2000s. The city prepared a comprehensive plan in 2008 and identified an area on the attached map for redevelopment. The north boundary was 107th Avenue. In 2018, the comprehensive plan was updated and the redevelopment boundaries were slightly modified moving the boundary to the south (see attached). In 2021, the City prioritized this area for redevelopment and started the process of refining the redevelopment area and creating a future master plan.

The current boundaries as proposed with the rezoning take a few things into account. The northerly line of the redevelopment area was delineated mainly based on the age and condition of existing buildings. There is a brand new building on the west side of Nassau St. located at 10620 Nassau St. constructed by Sure Cast. It doesn't make sense to include a new building in the redevelopment plan so this created the northerly boundary on the west side of Nassau St. On the east side of Nassau St., the boundary was created between the old Sure Cast building (10601 Nassau St.) which the City purchased and a building currently occupied by BioClean (10607 Nassau St.) BioClean's building is relatively new (built in 1999) and in good condition and doesn't make sense to attempt to redevelop. The boundary includes parcels on the south side of 106th Lane. The City owns the property at 2150 106th Lane. The other two buildings located at 2170 and 2190 106th Lane were built in 1982 and 1985 respectively and based on their age and condition make sense to include in a redevelopment area. A third map is included that identifies the Sure Cast and BioClean properties along with a solid black line delineating the redevelopment area.

Property Purchases: The City of Blaine has acquired eight properties in the redevelopment area. In all of these scenarios, the property owners were ready to sell and a purchase was executed. The City is willing to discuss purchase with any other properties owners within the redevelopment area that may be interested. Typically what occurs is an independent appraisal is completed to provide an idea of potential price and a deal is negotiated from there. If this is something you're interested in, please let me know. The city would pay for the appraisal.

Please let me know if you have any further questions.

Thanks.

Erik Thorvig, EDP

Community Development Director

City of Blaine

Community Development Department

10801 Town Square Drive NE, Blaine MN 55449

p: 763-785-6147

BlaineMN.gov

Exhibit B

Date: 10/11/2021

Skow Mechanical LLC

2035 105th Ave N.E. Blaine, MN 55449

To whom it may concern,

My name is Dan Skowronek tenant at 2035 105th Ave. N.E, Blaine MN 55449 as of 9/1/2021 and owner of Skow Mechanical LLC. On October 11 , 2021 our unit as address listed above was inspected by the city of Blaine building department as well as fire department to determine an issuance of certificate for occupancy. See report. Upon conversation with "Caleb" from the city of Blaine Building Department he notified me of the fact that " this building will not be here in a few years anyway." I found this topic to be very unprofessional by a city official whether or not the statements made were factual.

Respectfully,

Dan Skowronek

Skow MechanicalLLC 763-316-7911

AREA 13



Site characteristics:

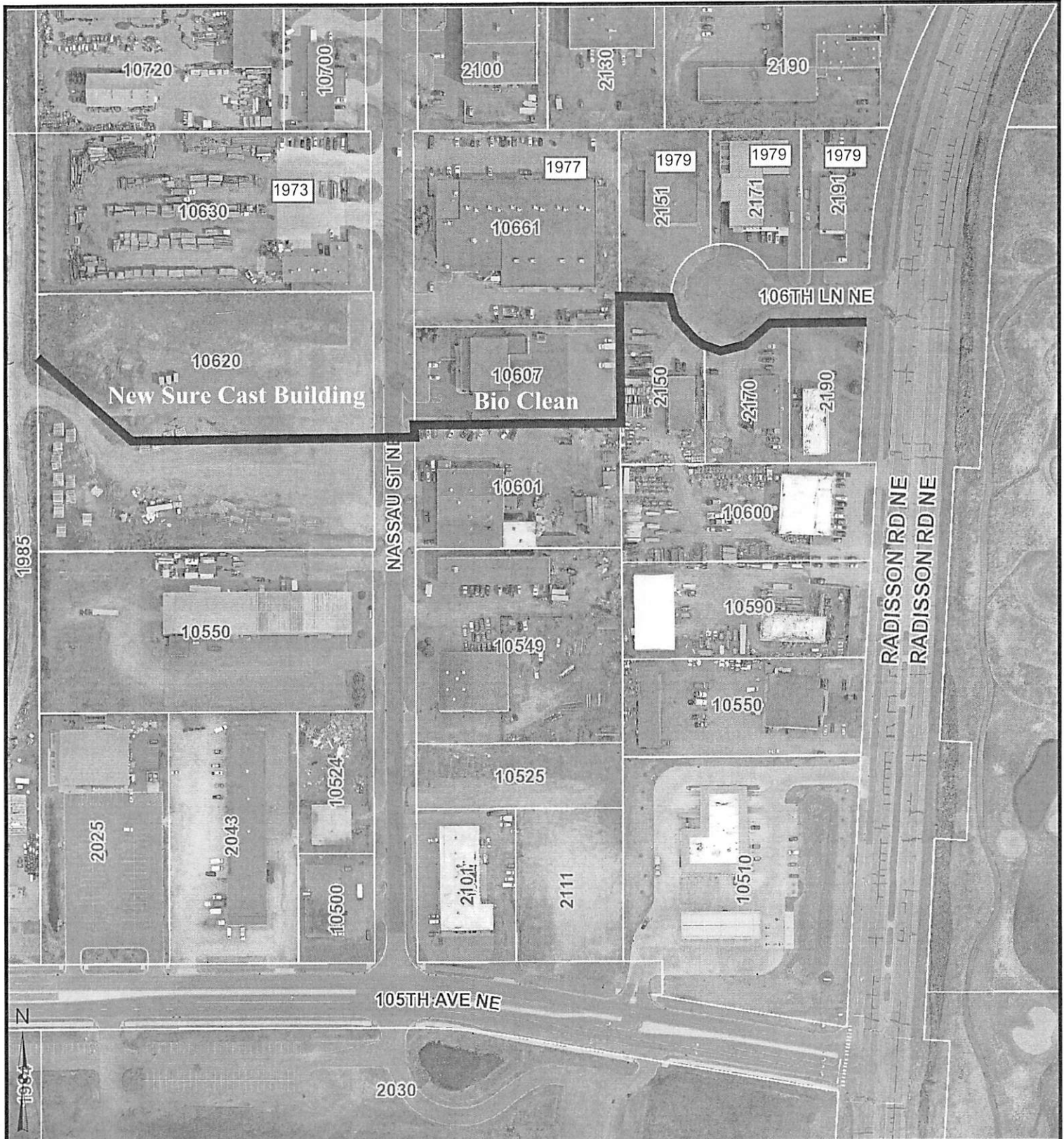
The area at the northwest corner of 105th Avenue and Radisson Road, is one of the key redevelopment areas within the City and consists of 36 acres of mostly older industrial buildings, developed in the 1960's and early 70's, and one (1) non-conforming residential structure. The Blaine 2030 Plan is proposing a land use change for this area from Heavy Industrial to a combination of Planned Commercial/Planned Industrial. The implementing zoning could then be PBD (Planned Business District) or DF (Development Flex).

The proposed future land use and zoning could support retail, service, and office of all types, recreation, entertainment, restaurants, banks, manufacturing or office/showroom. Redevelopment, either completely market driven or assisted by the City, is expected to occur within the next several years. Because of how the land is currently used, redevelopment would likely result in higher building density, increase in employment opportunities, a larger tax base and significantly improved aesthetics and community image. The City would work with those existing uses that would be appropriate to relocate somewhere else in the community.

It should be noted that the properties along the eastern edge of Area 13 fall within the safety zone of a potential new runway within the Anoka County/Blaine Airport. Although there are no immediate plans by the Metropolitan Airports Commission to add this runway, any new redevelopment that falls within its safety zone will need to comply with Federal and State rules that govern land use within airport safety zones.

Strategy:

Follow through on the land use and zoning changes. Explore land assembly options with willing sellers as they come up. Be prepared to work with the private market to help finish the redevelopment of this area.

**Parcel Information:**

21-31-23-22-0005

Approx. Acres: 26.77

Commissioner: ROBYN WEST



BLAINE
MN 55449
Plat:

Owner Information:

MINNESOTA AMATEUR SPORTS COMM
1700 105TH AVE NE
BLAINE
MN
55449



Larkin Hoffman

8300 Norman Center Drive
Suite 1000
Minneapolis, MN 55437-1060

General: 952-835-3800
Fax: 952-896-3333
Web: www.larkinhoffman.com

June 13, 2022

City of Blaine
Chair Ouellette and Planning Commissioners
Attention: Sheila Sellman
10801 Town Square Drive NE
Blaine, MN 55449

Re: Opposition to Rezoning of 10550 Nassau Street N.E. (Case 22-0030)

Dear Chair Ouellette and Planning Commissioners:

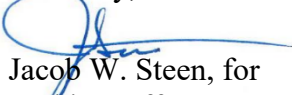
We represent Nassau Street Properties Northeast LLC (the "Nassau Street Properties"), the owner of the property located at located at 10550 Nassau Street N.E. (the "Property") in the City of Blaine ("City"). On behalf of the Nassau Street Properties, we strongly object to the proposed future land use designation amendment and rezoning of the Property from I-2 District to the 105th Ave Redevelopment (RD) District.

The Property has historically been operated as industrial/manufacturing with outdoor storage pursuant to a conditional use permit (CUP) issued in 1994. The proposed reguiding and rezoning will make the Property legally nonconforming and restrict future uses of the Property; this in turn will negatively affect market value for the Property. Nassau Street Properties objects to the City's proposed actions as detrimental to the long-term viability of the Property. By making the existing uses of the Property legally nonconforming, the City will discourage future investment in the Property and materially limit the options for reuse.

We respectfully ask that the City either exclude the Property from the proposed reguiding and rezoning of the area or amend the proposed RD District to allow for existing manufacturing and outdoor storage uses to remain a permitted conforming use.

Please contact me with any questions about this letter or the information contained herein.

Sincerely,


Jacob W. Steen, for
Larkin Hoffman

Direct Dial: 952-896-3239

Direct Fax: 952-842-1738

Email: jsteen@larkinhoffman.com

cc: Tom Determan (via email tomd1145@gmail.com)

METROPOLITAN AIRPORTS COMMISSION

Minneapolis-Saint Paul International Airport

6040 - 28th Avenue South • Minneapolis, MN 55450-2799

Phone (612) 726-8100



June 22, 2022

Shiela Sellman, City Planner
City of Blaine
Planning & Development Department
1081 Town Square Drive NE
Blaine, MN 55449

Re: **Proposed Redevelopment District Draft Ordinance**

To: Ms. Sellman,

The Metropolitan Airports Commission (MAC) has received a copy of the Draft Redevelopment District Draft Ordinance ("Draft Ordinance"). Thank you for allowing us the opportunity to review and comment. As you identified, the MAC is the owner of the parcel at the Southwest corner of 105th Street and Radisson Road in Blaine, which appears to be partially covered by this Draft Ordinance. Currently, this parcel is under lease to the Minnesota Amateur Sports Commission ("MASC") as athletic fields; however, MAC has been actively marketing an approximately three-acre portion of this parcel ("Corner Parcel") for private development.

The MAC appreciates its partnership with the City of Blaine ("City") in the development of MAC property to the highest and best use in a method that is beneficial to the City, MAC and other stakeholders. Even though it is the MAC's long-held position on local zoning that MAC property is exempt from local land uses controls, we offer these comments for the City's consideration as a means for the potential uses of the Corner Parcel to align with local zoning.

After a review of the Draft Ordinance, the MAC suggests three uses currently listed as Prohibited Uses should be allowed as either permitted uses or conditional uses for the Corner Parcel. Specifically, car washes, gas/convenience stores, and drive-thru facilities are potential options that either developers have approached the MAC about related to the Corner Parcel or there is expected market demand. Examples of provided by prospective developers include a coffee shop with a drive-thru and a high-end car wash operation. While we have not been approached by developers looking to develop gas/convenience stores, the fact that there is a Kwik Trip across the street from this parcel shows that demand may exist for another gas/convenience store in this area. These types of uses serve both Blaine residents, employees in the area, and visitors to the National Sports Center. As demonstrated during the COVID-19 pandemic, many restaurants relied on drive-thru capabilities to survive and many quick serve restaurants now require drive-thru's in new facilities such as Panera, Jimmy John's, Portillo's, Chick Fil-

A, Chipotle, etc. As Blaine's population continues to grow, so will the traffic volume along Radisson Road and 105th Street, necessitating the demand for these types of amenities.

When looking at the redevelopment district as a whole, this Corner Parcel is somewhat unique from the other parcels covered in the district. Therefore, it may justify a unique approach compared to other parcels in this redevelopment district. Due to the long-term lease with the MASC of the adjacent athletic fields to the west of the Corner Parcel, this area is somewhat isolated from the other parts of the redevelopment district. It is located on a busy commercial corner with high visibility and the highest and best use of this Corner Parcel may be one of the uses identified above. Additionally, due to the three-acre size of the Corner Parcel, many of the permitted or conditional uses included in the Draft Ordinance are not feasible for this site, such as hotels and large office uses. Moreover, due to the proximity to the airport and potential noise concerns, the MAC would not support residential development on the Corner Parcel. The Draft Ordinance also prohibits some uses on the Corner Parcel that the current zoning district (Planned Business District – Airport) currently allows under a conditional use permit, such as car washes and certain drive-thru facilities.

In summary, the MAC is requesting the that draft ordinance be revised to include car washes, gas/convenience stores, and restaurants with drive-thru facilities as permitted or conditional uses for this specific three-acre Corner Parcel.

Thank you for the opportunity to provide feedback on this process, and I look forward to continuing to work with you on this Draft Ordinance.

Sincerely,



Eric L. Johnson

Director, Commercial Management & Airline Affairs