



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
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## Legislation Details (With Text)

<b>File #:</b>	WS 17-25	<b>Version:</b>	1	<b>Name:</b>	WS - 109th/Lexington Master Plan
<b>Type:</b>	Workshop Item	<b>Status:</b>	Filed		
<b>File created:</b>	4/13/2017	<b>In control:</b>	City Council Workshop		
<b>On agenda:</b>	4/13/2017	<b>Final action:</b>	4/13/2017		
<b>Title:</b>	PRESENTATION OF MASTER PLAN CONCEPT FOR 45 ACRE MIXED USE DEVELOPMENT - WELLINGTON/DOMINIUM (FORMER ALLINA SITE - AT 35W CORNER 109TH AND LEXINGTON)				
<b>Sponsors:</b>	Bryan Schafer				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. WS Item - 109th-Lexington Discuss.pdf				

Date	Ver.	Action By	Action	Result
4/13/2017	1	City Council Workshop	Discussed	

**WORKSHOP ITEM** *Bryan Schafer, Community Development Director*

### PRESENTATION OF MASTER PLAN CONCEPT FOR 45 ACRE MIXED USE DEVELOPMENT - WELLINGTON/DOMINIUM (FORMER ALLINA SITE - AT 35W CORNER 109<sup>TH</sup> AND LEXINGTON)

Wellington Development of St. Paul has the 80 acre Allina site under contract and is working on a development plan that they would like to show to the City Council. Their very preliminary development plan calls for approximately 40-45 acres of development after deducting the wetlands, the public ditch, storm ponds and borrow area for sand needed to raise the site. The plan calls for a mixed use development of retail, large box and in-line shops, restaurants, medical and general office as well as possibly a large format grocer or hotel.

The mixed use component includes a 5 acre senior site that has proposed by Dominion Development. They are hoping to construct 180-190 unit independent living senior (55+) building. The project would be similar to the new Dominion building in Coon Rapids which just opened. As proposed the project rents would be a more affordable option for seniors than what is currently available in the Blaine market.

The “Preliminary” concept plan that is attached is very tentative at this point as Wellington is still working on it as well as courting potential users. The information from Dominion lays out a few similar projects they have developed in the north metro.

In particular the City Council will be asked at the workshop to provide direction on two primary questions:

- Is the City Council receptive to including a five acre senior housing element into this 45 acre development site?
- Because the goal is to provide a more affordable independent living option for seniors is the City Council receptive to providing pay-as-you TIF assistance similar to the Town Square and Crestview senior projects?

After being dormant for many years this site is suddenly very active now that it is finally under contract. The City will be asked to provide direction on this and other issues with limited timeframes as they are trying to gather momentum and start development yet this fall or very early in 2018. Staff believes the inclusion of a nicely designed independent senior facility would be a good catalyst and support for this area and be a nice housing option for this eastern side of the community.

Discuss and provide direction to staff and the development team on the land use and financial questions.