



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Legislation Text

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WORKSHOP ITEM *Bryan Schafer, Community Development Director*

113th NEIGHBORHOOD DEVELOPMENT DISCUSSION (WEST OF TH65)

For the past 2-3 years property owners and residential developers have been trying to develop some of the properties in the larger lot area of 113th (south side). More recently the property on the north side of 109th (the former Be-Bop softball complex) has been looking at development as well. The common issue facing all of this area (approximately 90 acres shown on the attached map) is the availability of sewer and water utilities. In particular the location of sewer connection points is the most critical issue. The area map shows the location of the two available sanitary sewer connects which will be discussed later in this memo.

Also attached to this cover memo is a narrative and concept plan from Don Kveton and Gary Gorham for the Be-Bop area. Their plan is to develop the area into 45-50 detached townhomes. Getting access to the City sewer is necessary for this to develop.

In general the Be-Bop and 113th Ave area represents approximately 90 acres and potential development of 160-220 homes depending on participation levels, soil conditions, wetlands and the types of product/lots that are developed. At 200 homes the area would be expected to add \$50-55 million in construction value to the City.

The sewer options:

- **Lift station at north end of Fillmore Street.** While this location would work as a short term solution for some of the property it is not capable of serving all 90 acres. Additionally it would not be the best long term plan because it relies on a mechanical lift that requires ongoing maintenance and replacement, which is the responsibility of the City.
- **Extension of services from Little League Park.** While this location will likely have higher construction costs and require easements from several property owners, it is the best long term option for the development of the area and the City. It would also allow the City to someday abandon the lift station at the end of Fillmore as it was never intended to be permanent.

ISSUE

Attempting to complete this connection privately by the Be-Bop group or any of the other 113th property owners is difficult given the trunk nature of the improvements (greater depth and larger

diameter) and the need to obtain easements in order to cross the rear of 113th Avenue properties.

The alternative is to complete this as a public project with either a petition or most likely City initiated. Costs would be paid by the City utility funds and would be reimbursed through connection charges (not assessments) to the system as properties are developed. Given the high level of interest in this area the City's carrying costs would likely be reduced significantly within the first two to three years. Payments of WAC from building permit fees would also be an off-set to these costs.

At this time the project scope and preliminary cost (not including cost of easements) is estimated at between \$350,000-\$550,000. Given work loads and timing requirements this would likely be a 2018 project.

Area map

Request from land owner

Development concept