



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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File #: MO 22-125, Version: 1

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**Administration** - *Erik Thorvig, Community Development Director*

### Title

#### Approval of Northtown Area Revitalization and Redevelopment Plan

### Executive Summary

The City Council is asked to approve the Northtown Area Revitalization and Redevelopment Plan.

### Background

The Northtown Mall area has been identified as a redevelopment area in the 2030 and 2040 Comprehensive Plans and within the Growth Management section of the City's Strategic Plan. Several other suburban cities with regional malls including Minnetonka, Edina, Roseville, Maplewood and Burnsville have completed future plans around these commercial nodes to address the changing retail climate.

In August 2021, the City hired Damon Farber to assist the City in creating a redevelopment and revitalization plan for the Northtown area. Two other firms assisted in engineering and market analysis of the plan. The plan identifies long term plans related to redevelopment, land use, multi-modal infrastructure, parks/open space, and stormwater. The plan attempts to accomplish redevelopment over a 30+ year timeline through the ten guiding principles identified in the plan. The plan introduces of a mix of commercial, residential, and civic uses that will make the area a destination for shopping, employment, entertainment, recreating and living. The plan is intended to be a long-term vision, however there are various aspects of the plan that can be implemented in the short-term depending on market and private development interest. The plan is a framework for future development, and it is anticipated that the full build-out will look different from what is shown within the plan.

The attached plan outlines the process that occurred over the last 11 months to create the final plan and implementation steps moving forward. Instead of summarizing the plan in this staff report, please refer to the plan for all components.

After adoption of the plan, staff will begin identifying the process to complete the various implementation steps of the plan.

### Strategic Plan Relationship

The Northtown Mall area has been identified as a redevelopment area in the 2030 and 2040 Comprehensive Plans and within the Growth Management section of the City's Strategic Plan

### Financial Impact

The specific action to adopt the plan has no financial impact, however, implementation of the plan will involve investment by the city to spur private development. There will be extensive future discussion on sources and uses of public funds to accomplish the redevelopment plan.

**Staff Recommendation**

By motion, adopt the Northtown Redevelopment and Revitalization Master Plan.

**Attachment List**

Northtown Redevelopment and Revitalization Master Plan