



City of Blaine

City Council Workshop

May 1, 2023 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

NOTICE OF WORKSHOP MEETING

In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

- 1. Call to Order**
- 2. New Business**
 - 2.1.** 2023-163 Trunk Highway 65 Update
Sponsors: Daniel Schluender, Director of Engineering
 - 2.2.** 2023-164 Northtown Land Use and Density Discussion
Sponsors: Sheila Sellman, City Planner
- 3. Other Business**
- 4. Adjournment**



City of Blaine Staff Report

File Number:

Agenda Date

May 1, 2023

Status

In Control

City Council

File Type

Workshop Item

New Business - Daniel Schluender, Director of Engineering

Agenda Item # 2.1

Trunk Highway 65 Update

Background

Staff will present an overall update on the TH 65 project, including status of Funding, Lobbying/Legislative, Project Meetings of Note, and Project Design.

Staff Recommendation

Staff will be discussing additional strategies for advancing the project.

Questions for Council

Attachment List

1. TH 65 Secured Funding
2. TH65 Potential Funding

Trunk Highway 65 Improvements - Section 2
FUNDING STRATEGY PLAN

Secured Funding Sources					
Sources	Funding Eligibility			Funding Year	Comment
	Const	ROW	Proj Dev		
Federal Highway Safety Improvement Program	X			2023 (FFY)	Blaine Secured for east Frontage improvements for 99th Avenue at Baltimore Street for the construction of a roundabout originally 2022 Federal FY funding, pushed back to Federal FY 2023.
Metro Local Partnership Program (LPP) Funding	X		X	2024/2025 (State FY)	State funding for TH eligible construction costs and 8% of the eligible construction administration for the west frontage road near 99th Avenue (Move to 2025 FY)
Transportation Economic Development (TED) Program Funding	X		X	2024 (FY 2024)	Follows MnDOT Cost Participation Policy, Authorized in December of 2021 (West Frontage Road) Project must be let by the end of calendar year 2024 (December 31, 2024), unless approved by MnDOT. (Limits are from 99th to 109th in the original ask) (Move to 2025 FY)
2020 General Obligation (GO) Bond Funds - Minn. Laws 2020, 5th Special Session, Chapter 3- H.F. 1	X		X	2020	Funds are to be used for preliminary design for the entire HWY 65 Corridor (Bond funds must use within 4 years)
2020 Met Council Regional Solicitation - 99th Avenue Interchange	X		X	2024/2025 (FY 2024)	For costs associated with 99th Avenue only (Move to 2025 FY)
2021 Trunk Highway (TH) Bond funds - per MnDOT Comm. Ltr		X	X	2021	Funds can be used for final design along entire corridor (Bond funds must be used within 4 years)
2022 Met Council Regional Solicitation - 109th/105th Avenue Interchange	X			2026/2027 (FY 2027)	For costs associated with 109th and 105th Avenue interchange and bridge
2022 Federal Congressional Directed Funds (Earmark) for 109th Avenue	X	X		2025 FFY	Being prepared by State Aid to insert into the STIP for ROW and Construction Costs
2022 Federal Congressional Directed Funds (Earmark) for 99th Avenue	X	X		2025 FFY	Being prepared by State Aid to insert into the STIP for ROW and Construction Costs
Subtotal of Secured Funding Sources:					\$42,724,600

Trunk Highway 65 Improvements - Section 2
FUNDING STRATEGY PLAN

Potential Funding Sources						
Sources	Funding Eligibility			Funding Year	Comment	
	Const	ROW	Proj Dev			
MnDOT Construction Administration	\$500,000		X	TBD	Just a place holder (MnDOT Construction admin estimate is \$9.6M for MnDOT Services)	
2023 INFRA (Infrastructure for Rebuilding America) Federal Grant	\$90,600,000	X	X	2025	The INFRA program is for projects that improve safety, generate economic benefits, reduce congestion, enhance resiliency, and hold the greatest promise to eliminate freight bottlenecks and improve critical freight movements.	
2022 Megaprojects "MEGA" Federal Grant Application	\$90,600,000	X	X	2025	This new program is focused on large multimodal transportation projects greater than \$100M. Funding is for 105th, 109th, 117th interchanges/bridge and cannot be used at 99th Avenue interchange announcement is May 1, 2023 - Ask is \$75 Million (minus \$10M for regional Solicitation Funds for 109th/105th Interchange.)	
2022 Corridors of Commerce Funding	\$65,000,000	X		TBD	A Legislative Bill was introduced to the House on January 23, 2022 for a total ask for the entire project limits in the amount of \$130M. Includes all interchanges 99th, 105th, 109th & 117th Ave. interchanges)	
2023 State Legislative Project Request	\$130,000,000	X	X	TBD	Currently preparing the funding application, still determining what the formal funding request will be	
2023 RAISE Grant	\$44,000,000	X		TBD		
2023 Federal Congressional Directed Funds (Earmark) for 117th Avenue	\$4,000,000	X	X	2026 FFY	Being prepared by State Aid to insert into the STIP for ROW and Construction Costs bridges over Coon Creek just north of CSAH 116 (Bunker Lake Blvd) in Ham Lake. Total estimated cost of overlay is \$15,063,000 (\$12,050,400 Federal/\$3,012,600 State) (Upto \$3m in contribution if all of section 2 is Reconstructed)	
MnDOT - CHIP	\$1,000,000	X		2024	This is a commitment for \$10M for the overall planning and project development and if successful with Mega Grant Funding - MnDOT can commit up to \$15M to the project (Per MnDOT Ltr)	
MnDOT	\$10,000,000	X	?	TBD	Includes original commitment of \$2M plus an additional commitment of \$6M (\$2M per intersection as part of Mega Grant commitment per AC Ltr)	
Anoka County	\$8,000,000	X	X	TBD	Includes original commitment of \$2M plus an additional commitment of \$4M (as part of Mega Grant commitment per Blaine Ltr)	
City of Blaine	\$6,000,000	X	X	TBD		
Subtotal of Potential Funding Sources:						\$268,500,000



City of Blaine Staff Report

File Number:

Agenda Date	Status
May 1, 2023	
In Control	File Type
City Council	Workshop Item

New Business -

Agenda Item # 2.2

Northtown Land Use and Density Discussion

Background

At January and February workshops, the Council reviewed various aspects of the Northtown Plan. A recent discussion focused on land use. Based on council dialogue, staff has created a land use map for council to consider and provide general feedback on.

At the October 2022 fall retreat, the Council had a general multi-family discussion. At the retreat, staff presented some multi-family statistics, reviewed existing HDR (High Density Residential) sites, high density estimates for Northtown Area and 105th Avenue, recent approval history, and discussed the review process for when requests are made (presentation attached).

An outcome of the retreat was to consider changing the HDR land use for two properties and shift that density to the Northtown Area. In order to change density from a higher to lower classification (e.g High Density to Medium Density), the density needs to be shifted elsewhere in the city to meet requirements set in place by the Metropolitan Council. Per Metropolitan Council requirements, the 2040 comprehensive plan identifies the need for 1,139 additional affordable housing units in Blaine. This is accomplished through guiding vacant or redevelopment land for high density residential.

The logic is that high density residential land use is more conducive for affordable housing, and by requiring cities to set aside vacant land for high density, it creates an opportunity for affordable housing to be built, although it is not required when those sites develop. By having this requirement in place, it distributes the ability of where affordable housing could be built amongst all cities versus concentrating it in certain cities/parts of the metro area.

The first property change was identified at the northwest corner of Main and Lexington,

changing 8.82 acres from HDR (High Density Residential) to MDR/LDR (Medium/Low Density Residential). The second property change identified is at 99th and Polk, changing 10 acres from MDR/HDR (Medium Density Residential) to MDR (Medium Density Residential). If this is still the council's direction, amendments could be considered when amending the comprehensive land use plan for Northtown. The property owners have not been contacted regarding these changes.

Staff Recommendation

Provide feedback on land use changes.

Questions for Council

Do you agree with the land uses as presented? Do you want to shift density?

Attachment List

1. Draft Land Uses
2. 2022 Presentation





Multi-Family Housing Discussion

October 7, 2022 Retreat

Agenda

- Revisit Multi-Family Housing Data
- Review Existing HDR Sites
- Review High Density Estimates for Northtown Area and 105th Avenue
- Review Recent Approval History
- Discuss Review Process for When Requests are Made

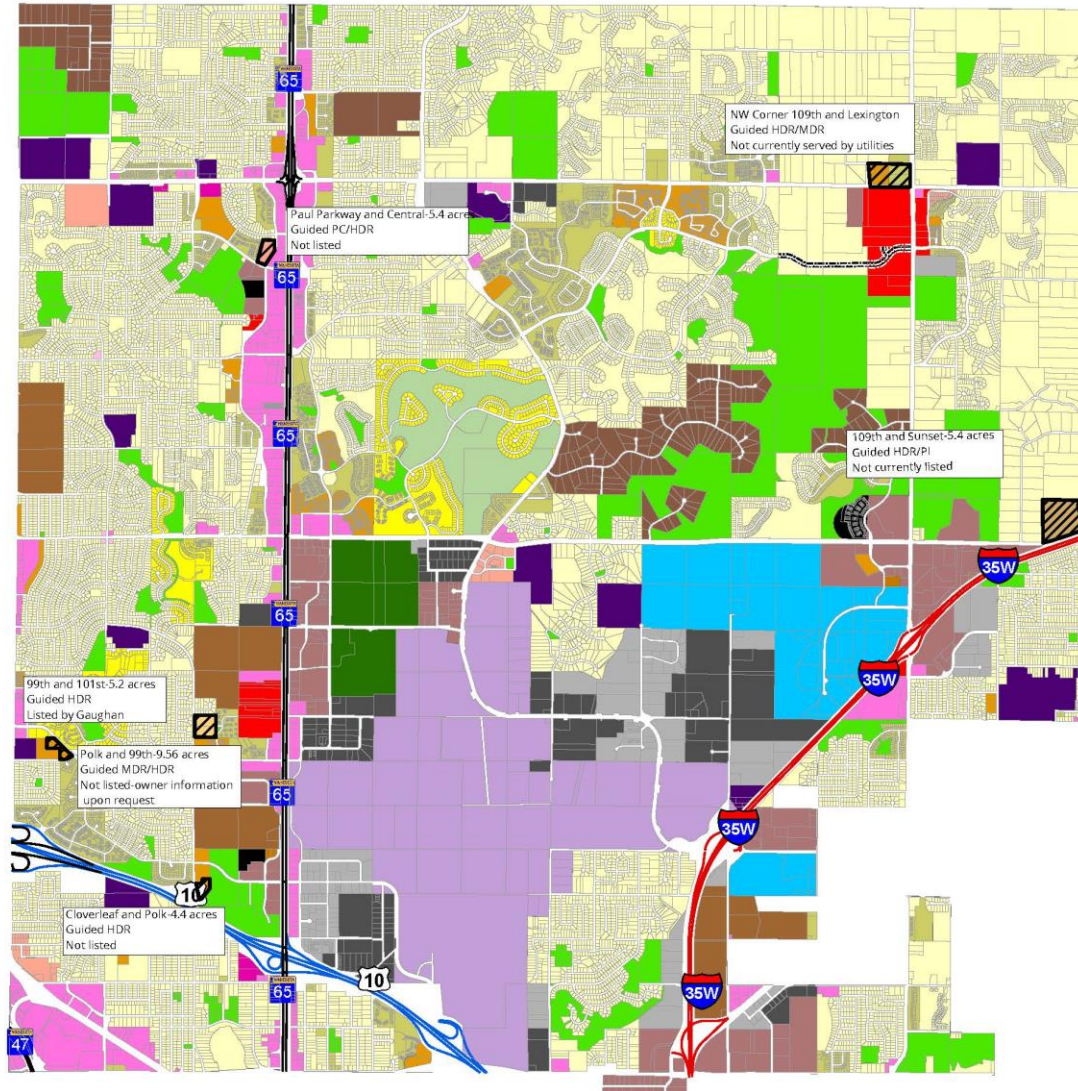


Multi-Family Statistics

- 6.9% of Blaine's housing units are multi-family.
- Blaine has added 8 apartments since 2015. Prior to that, very few apartments had been constructed since the 1980s.
- 82% of Blaine's households are single family. The average for similar cities is 76%.
- Four apartment projects under construction total an additional 583 multi-family housing units. These additional units bring the overall single-family percentage down to 81%.
- 2,600 apartment units could be built by 2035 without reducing the single-family percentage below similar cities.
 - 500-700 units in Northtown
 - 400 units at 105th Avenue
 - 1000 +/- units on remaining HDR sites

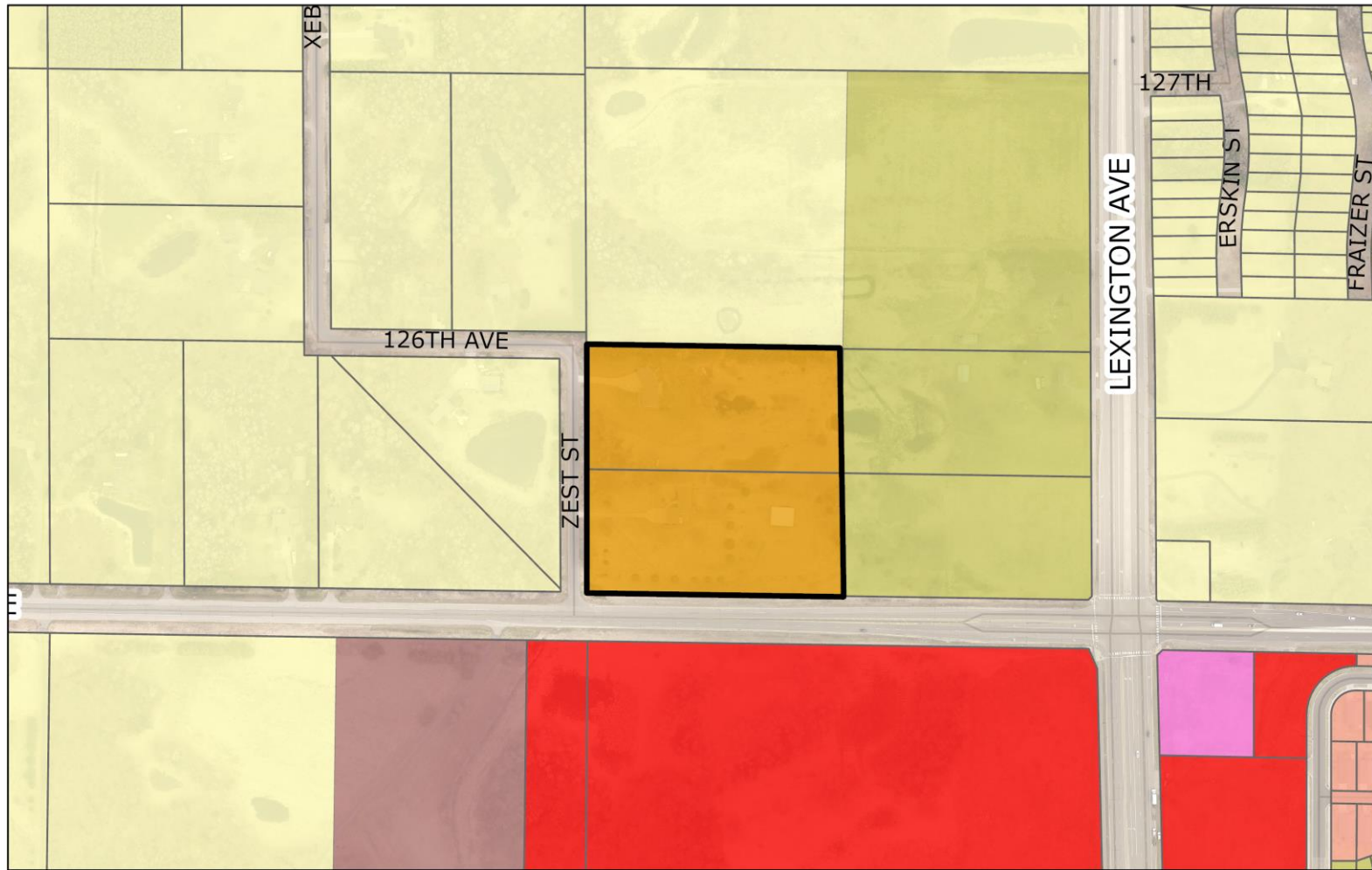


High Density Residential Land



- Per Met Council requirements, the 2040 Comprehensive Plan identifies the need for 1,139 additional affordable housing units.
- This is accomplished through guiding vacant land for high density residential use.
- **Should the HDR classification shift for some or all of these sites to the Northtown area?**



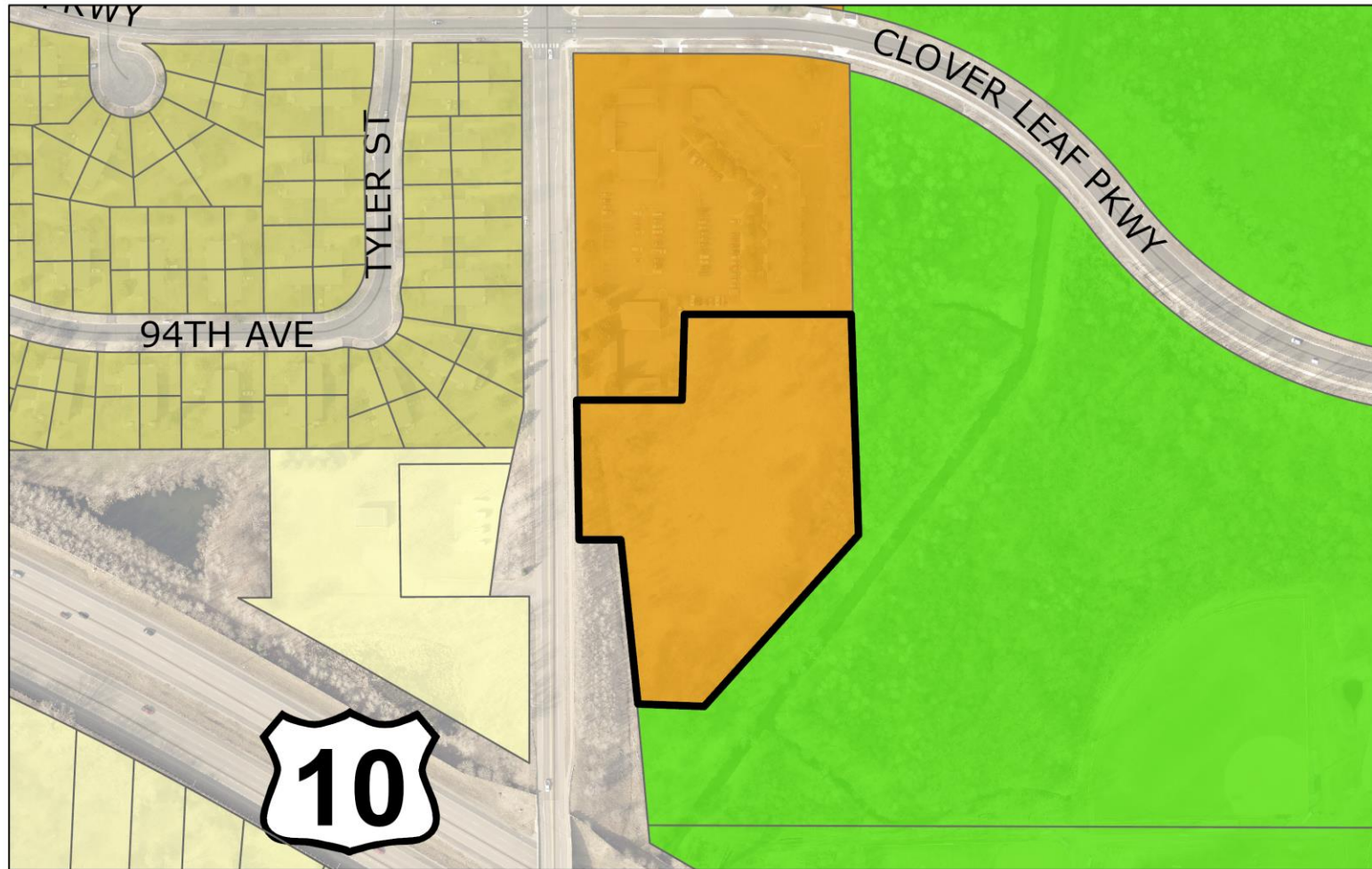


Legend

- | | |
|---|--|
| LDR - Low Density Residential | CC - Community Commercial |
| MDR - Medium Density Residential | PC - Planned Commercial |
| HDR - High Density Residential | PI/PC - Planned Industrial/ Planned Commercial |
| HDR/PC - High Density Residential/ Planned Commercial | |

8.82 Acres



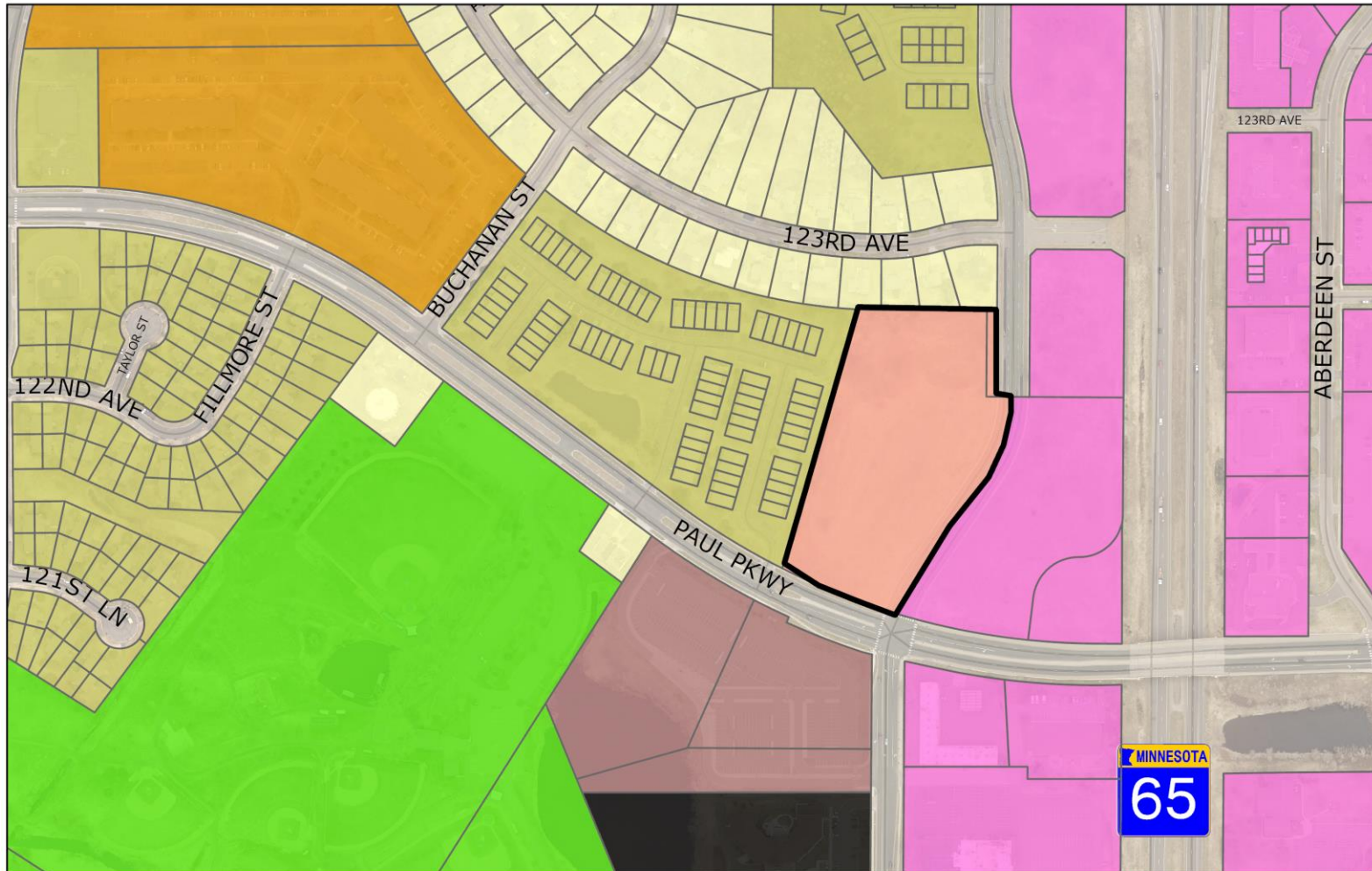


Legend

- HDR - High Density Residential
- LDR - Low Density Residential
- MDR - Medium Density Residential
- P/OS - Park/ Open Space

4.37 Acres



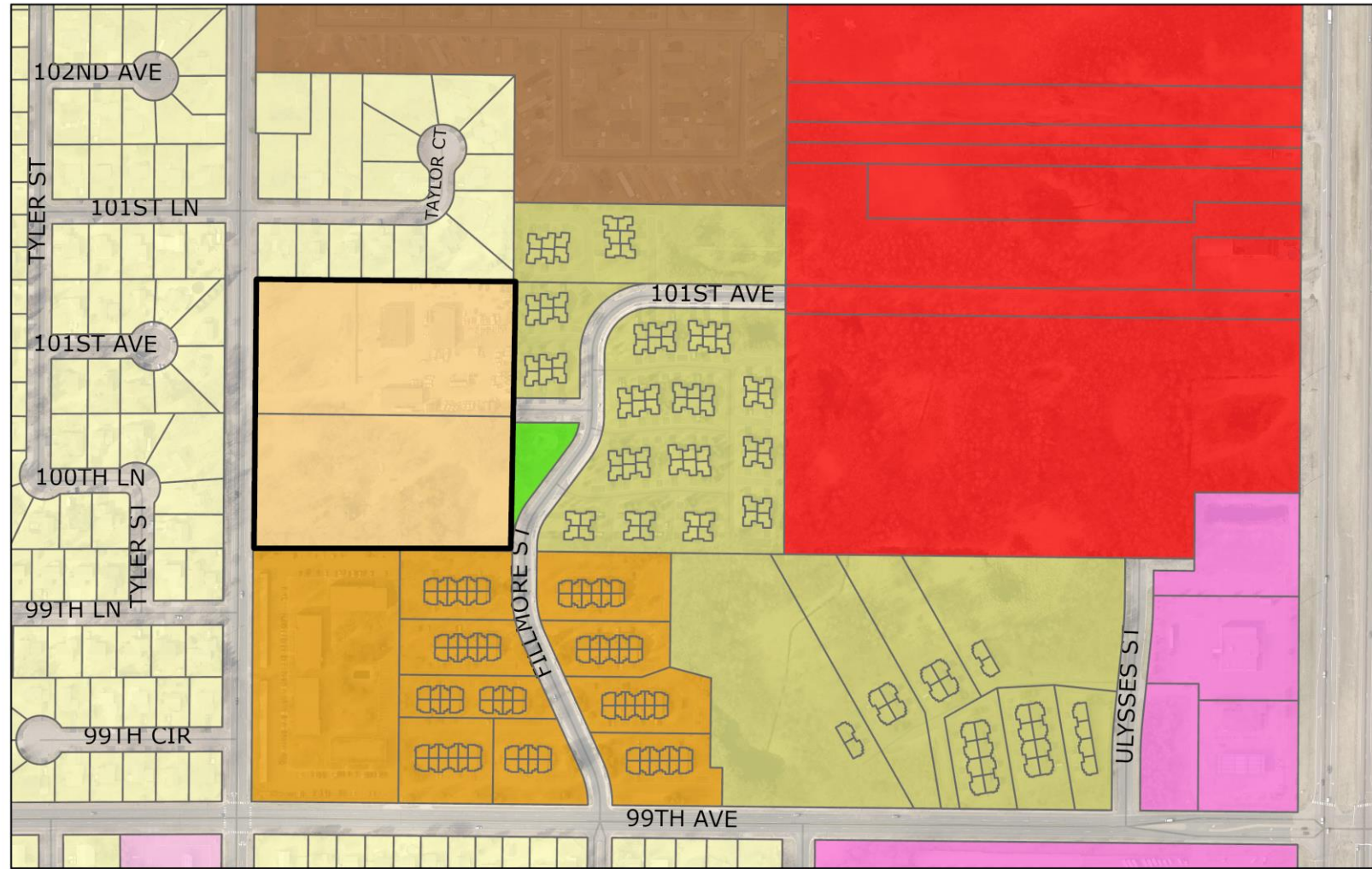


Legend

- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- HDR/PC - High Density Residential/ Planned Commercial

- HDR/PI/PC - High Density Residential/ Planned Industrial/ Planned Commercial
- CC - Community Commercial
- PI/PC - Planned Industrial/ Planned Commercial
- P/OS - Park/ Open Space

5.86 Acres

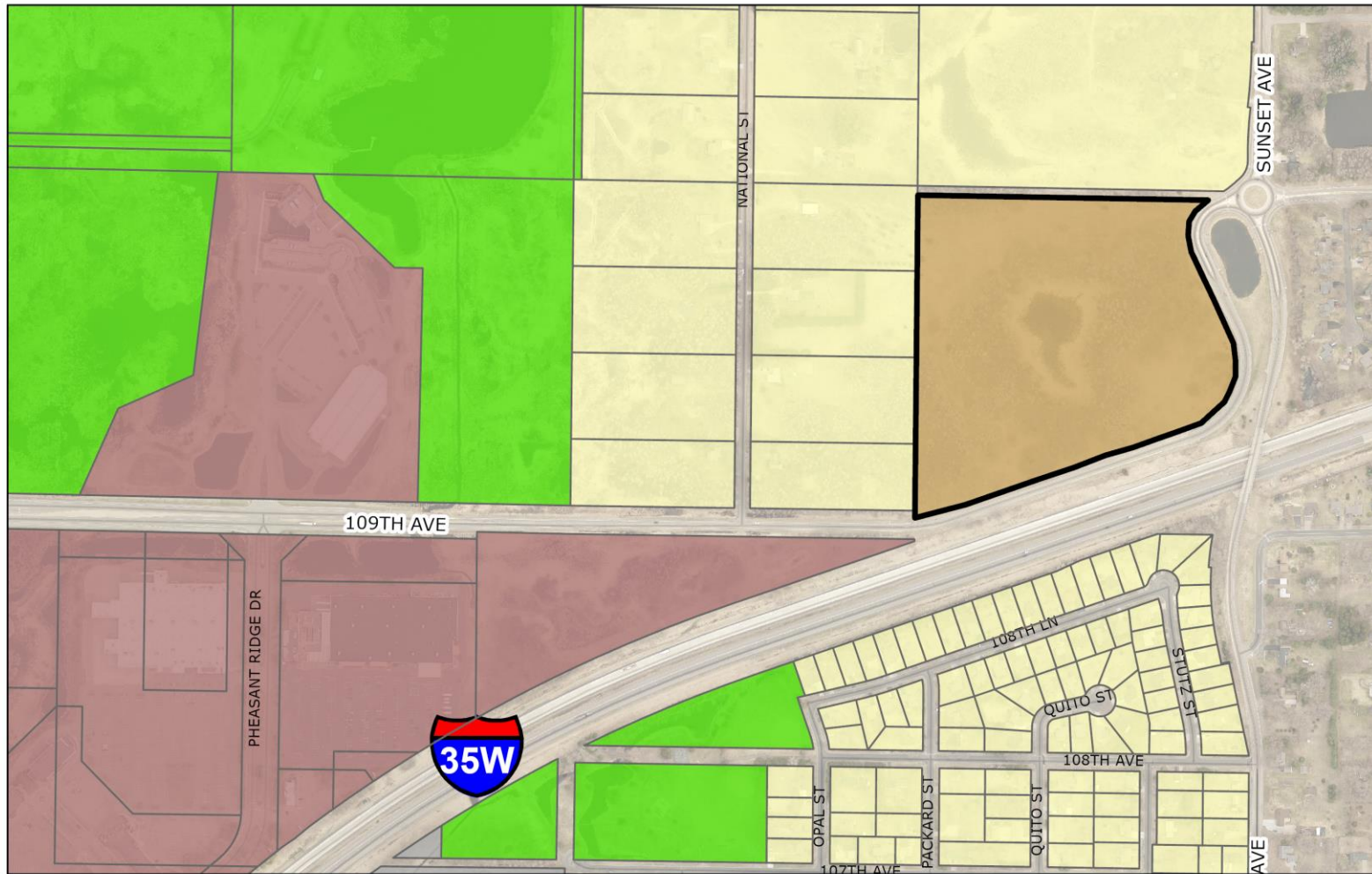


Legend

 LDR - Low Density Residential	 NC - Neighborhood Commercial
 MDR - Medium Density Residential	 CC - Community Commercial
 MDR/HDR - Medium-High Density Residential	 PC - Planned Commercial
 HDR - High Density Residential	 P/OS - Park/ Open Space
 MHR - Manufactured Home Residential	

10 Acres





Legend

- LDR - Low Density Residential
- HDR/PI - High Density Residential/ Planned Industrial
- LI - Light Industrial
- PI/PC - Planned Industrial/ Planned Commercial
- P/OS - Park/ Open Space

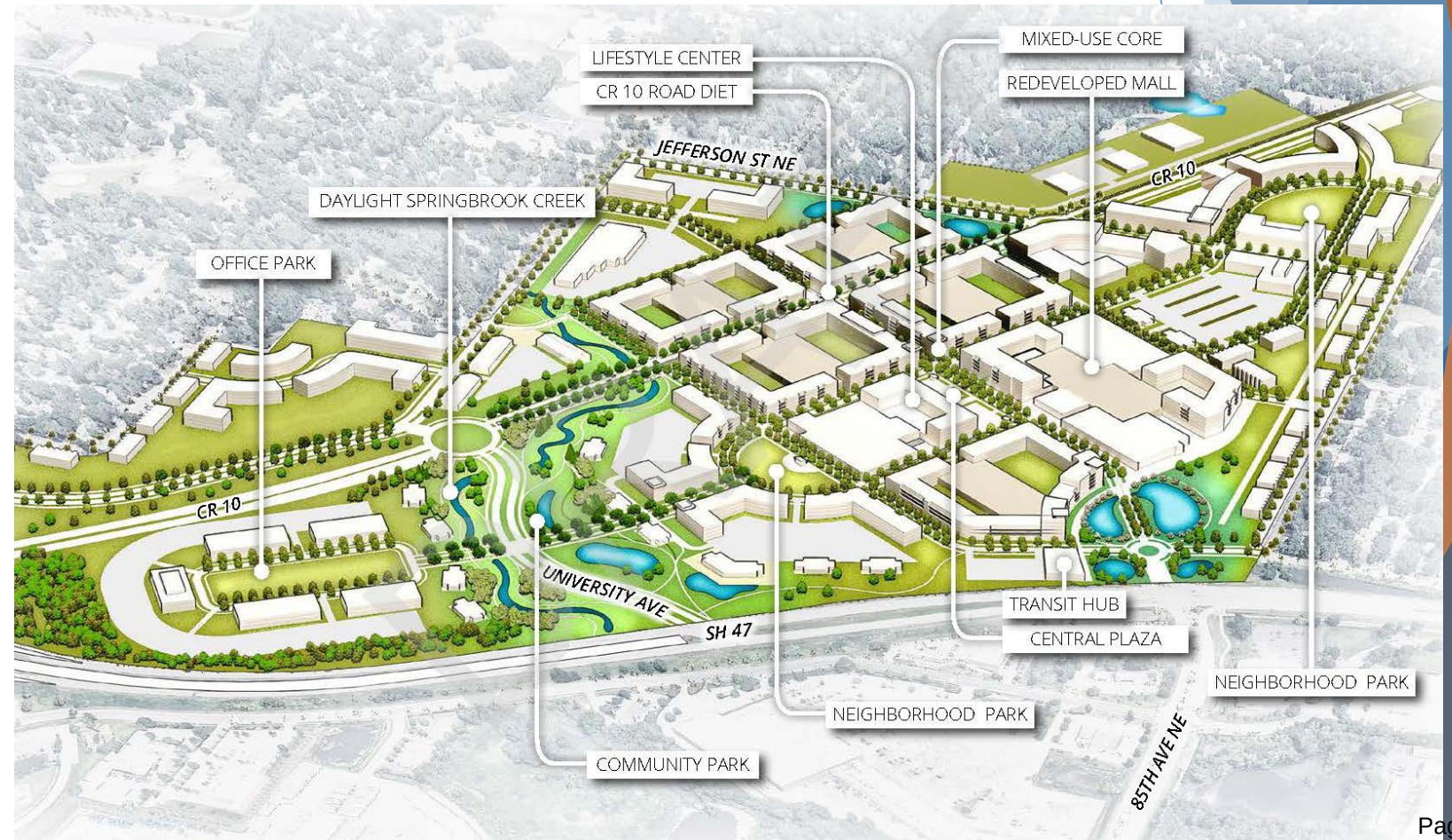
27 Acres

105th Ave. Redevelopment Plan



Northtown Redevelopment Plan

- 500-700 units projected by 2035.
- Total housing units projected to be 2,500 by 2050 and beyond.



Recent Approvals and Actions

- Emberwood (2015)
 - 127th Avenue and Highway 65
 - Rezoned to DF, comp plan change to HDR
- Berkshire on Central (2015)
 - 93rd Avenue and Highway 65
 - Zoned PBD, comp plan changed to allow apartments
- Cedar Green Apartments (2018)
 - 117th and Ulysses St.
 - Rezoned to DF, comp plan changed to HDR
 - Significant opposition
- Legends of Blaine (2019)
 - 109th Avenue and Lexington Ave.
 - Zoned PBD, comp plan changed to allow apartments
 - No neighborhood opposition



Recent Approvals and Actions

- Glenfield Park Estates (2020/2021)
 - 85th Avenue and Highway 10
 - Rezoned to DF, comp plan change to HDR
 - Minor opposition
- Lexington Meadows Apartments (2021)
 - 109th Avenue and Lexington Ave.
 - Zoned PBD, comp plan changed to HDR -2
 - Opposition when proposed north of 109th Ave.
- Arris II (2021)
 - 93rd Avenue and Central Ave.
 - Zoned PBD, comp plan was changed to HDR
 - Minor opposition
- Risor of Blaine (2022)
 - 125th Avenue and Jefferson St.
 - Zoned PBD and Guided HDR in 2040 Plan Change
 - No neighborhood opposition



Recent Approvals and Actions

- Of the 8 projects, 7 required a change to the comprehensive plan to allow the project to proceed.
- 3 apartments in Ward 1, 3 apartments in Ward 2, 2 apartments in Ward 3.



Development Review Process

- If a developer/broker inquires about apartments on a site not guided HDR in our comprehensive plan, we direct them to a workshop.
- This allows Council to provide feedback on a case-by-case basis whether the project is appropriate.
- Recent example is 125th and Lexington Avenue where Council was favorable.
- **Does Council want to continue this practice?**

