



AUAR—BLAINE, MINNESOTA

“THE LAKES” MIXED-USE DEVELOPMENT

Project Timeframe: May 2001—March 2003

“The Lakes” is a 1,080-acre, mixed-use development located within the city of Blaine, Minnesota.

Project Description: Prior to development, the Site consisted of agricultural, sod, and vegetable fields, a network of drainage ditches, field roads, farmsteads, tree nurseries, residential homes, wooded areas and wetlands scattered throughout the property, with a relatively large, 65.5-acre tract of undisturbed habitat in the southeastern portion of the Site. The preferred development scenario for “the Lakes” involved a residential development of 3,700 to 4,300 residential units over an area covering approximately 675 acres. The remainder of the development was allocated as approximately 57 acres of commercial/industrial development, 11 acres of neighborhood/commercial, 97 acres of parkland/open green space, 191 acres of water, and 50 acres of parkway/collector roads.

Work Scope: Pinnacle’s scope of work for this project included identifying information needed to complete the Alternative Urban Areawide Review (AUAR), requesting information from identified resources, information compilation and evaluation, proposal of development scenarios and land use classification, draft document preparation and distribution, attending public meetings, submitting the documents for public review and comment, submitting the required applications for agency approval, addressing comments, revising documentation based on changed development plans, and preparation and distribution of the final AUAR.

Project Summary: As part of the pre-development phase, Pinnacle completed a Phase I site assessment that identified a number of environmental concerns. A follow-up Phase II assessment identified varying levels of petroleum-related contamination in the soil and groundwater beneath seven of the farmstead properties on the site. Pinnacle conducted sub surface assessments on several of the properties to evaluate potential impacts to soil and/or groundwater. Extents of soil and groundwater impact were delineated to the satisfaction of the State regulatory agency, and closure was granted from the MPCA with no requirements for additional investigation or cleanup.

Following completion of Phase I and Phase II assessments to delineate contaminant impacts at the site, Pinnacle managed the preparation of the AUAR document. The developer contracted with separate consultants to perform wetland delineations and hydrologic evaluations, cultural resources study, site engineering, and a traffic study. Pinnacle managed the information generated by the various studies, evaluated the potential environmental impacts based on the development scenarios, met with the project team and the developer on a regular basis, and compiled the results into the AUAR document. Pinnacle also prepared the mitigation plan to resolve the environmental impacts from the development. More than 190 acres of new surface water bodies were created by this project to serve as viable habitat for waterfowl, wading birds, amphibians and reptiles.

Permits for the following applications were obtained as a result of the development - *Conditional Use Permits, Tree Preservation Plan approval, Site Plan approval, Wetland Plan approval, Groundwater Appropriation Permit, Biological Survey, Mining Permit, Grading and Building Permits, General Storm Water Permit for construction activities Zoning, Platting, and Sign Permits, Comprehensive Plan Modifications, Well Abandonment, Septic Closure, Sewer and Water Connection Permit.* Pinnacle consulted with the following Government entities while securing various permits during the course of the AUAR project: - *City of Blaine, Anoka County, Met Council, Coon Creek Watershed Mgmt., Rice Creek Watershed Mgmt., MnDOT, Army Corps of Engineers, FEMA, Environmental Quality Review Board (EQB), MN DNR, MPCA, and the MN Dept of Health (MDH).*

Project Team:

Eric Hansen, P.E. — V.P. of Environmental Engineering
Mike Hultgren, P.G. — Manager of Environmental Engineering
Roy Hill — Senior Project Manager
Scott Thelen — Project Manager - Natural Resources
Jim Holland, P.E. — Principal-In-Charge

