



PLANNING FOR PEOPLE, PLACES, AND PURPOSE

MAIN STREET MASTER PLAN

ACKNOWLEDGMENTS

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CITY OF LINO LAKES

THE RESIDENTS OF LINO LAKES

Anoka County

Centennial School District

Forest Lake School District

Rice Creek Watershed District



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ACRONYMS

Anoka County Ditch (ACD)
Alternative Urban Areawide Review (AUAR)
County State Aid Highway (CSAH)
Department of Natural Resources (DNR)
Federal Emergency Management Agency (FEMA)
Home Owners Association (HOA)
Linear Feet (LF)
Metropolitan Council Environmental Services (MCES)
Metropolitan Wastewater Treatment Plant (Metro WWTP)
National Wetland Inventory (NWI)
Neighborhood Park (NP)
Pocket Park (PP)
Rice Creek Watershed District (RCWD)
United States Army Corps of Engineers USACE
Wetland Conservation Act (WCA)

BACKGROUND



PURPOSE OF THE PLAN

Mapping Northwest Main, also known as the Main Street Master Plan, outlines a vision to guide future development within a 962-acre study area in the city's northwestern corner. It also provides guidance on enhancing and conserving natural resources, as well as integrating development with adjacent neighborhoods and existing transportation networks.

Although this Main Street Master Plan does not select a final development plan, it does identify a preferred scenario to guide development withing the study area.

GOALS OF THE OVERALL PLANNING PROCESS

- Guide development of the area for the future
- Define potential development scenarios
- Outline development requirements



PROCESS

The City of Lino Lakes was committed to hearing from residents about their goals for the development of this area, especially those who live near or adjacent to the study area. To ensure that residents had opportunities to provide input, the city conducted a comprehensive planning process to help guide decision-making for future development.

To help facilitate discussions, the city held several community open houses and one-on-one meetings with residents to hear their priorities for development in the area. Using this feedback, several development scenarios were generated and ultimately resulted in one preferred development scenario as described later in this plan.

To ensure that development goals reflect the diverse priorities of city residents, residents were encouraged to provide input and feedback throughout the planning process.

WHY WAS THIS PROCESS IMPORTANT?

Lino Lakes' 2040 Comprehensive Plan identified the intersection of Sunset Avenue and Main Street as a key gateway into the community. The Comprehensive Plan recognized the need to coordinate planning activities for this large area and recommended that a Master Plan for the corridor between Sunset Avenue and 4th Avenue be completed.

Residents raised important questions about potential impacts of development on the environment, infrastructure, traffic, and community identity for the area. The Master Plan and environmental review of this area seeks to address these questions and anticipate future impacts of development.

WHAT DID THE PROCESS INCLUDE?

Screening of the Study Area:

Mapping land features, including wetlands, floodplains, existing roads/trails, and easements, to assess opportunities and challenges related to development.

Stakeholder Engagement:

Input was collected from those who may be most likely impacted by development including property owners, nearby residents, school district leaders (Forest Lake and Centennial), developers and local agencies such as Anoka County Highway Department and Rice Creek Watershed District.

Public Community Meetings:

Three public open house meetings were held over a few months where residents had a chance to provide input on development goals for the area. Residents were also welcome to attend and observe City Council and Advisory Board work sessions. Throughout the engagement process, feedback opportunities, notices of meetings, and other project related materials were made available virtually through the project's website.

Creation of Development Scenarios:

The city used stakeholder feedback, resident input, and the initial screening of the study area to develop development scenarios. Each scenario provided a potential of what development could look like generally. Scenarios incorporated different levels of residential density, natural/park areas, and commercial space.

Alternative Urban Areawide Review (AUAR):

Scenarios underwent an environmental review via the AUAR. The AUAR assessed the likely impacts of each development scenario within the area in greater detail. The review also identifies potential mitigation strategies to minimize environmental impacts.



ENGAGEMENT OVERVIEW

PROCESS

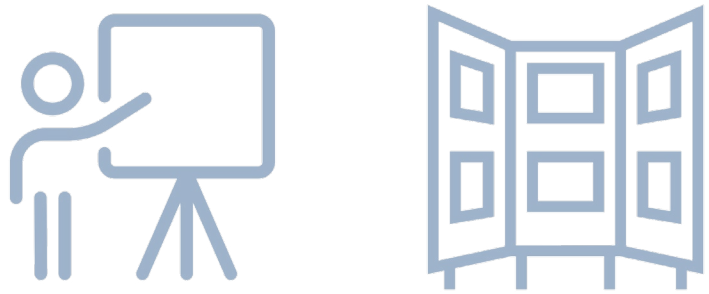
The City of Lino Lakes was dedicated to engaging with residents about their goals concerning local development, particularly those living near the study area. To facilitate input, the city conducted community open houses, elected official and advisory group workshops, and stakeholder meetings to gather priorities and feedback from residents and agency staff.

These meetings provided key stakeholders with opportunities to provide early feedback and identify wants and concerns for development in the area.

Groups included:

- Property owners
- City Council and Advisory Boards
- Residents that live within or adjacent to the study area
- Leaders of Forest Lake and Centennial school districts
- Anoka County
- Rice Creek Watershed District
- Developers

Throughout the planning process, residents were encouraged to continually provide feedback, ensuring that development goals reflected diverse community priorities. Online feedback opportunities, including a survey, interactive comment map, and digital comment form, were also available on the project website. See Index for the full engagement summaries and feedback received.



Joint City Council/Advisory Board Work Session #1
11/21/2024

Community Open House #1
12/04/2024

Joint City Council/Advisory Board Work Session #2
01/15/2025

Community Open House #2
02/05/2025

Joint City Council/Advisory Board Work Session #3
03/05/2025

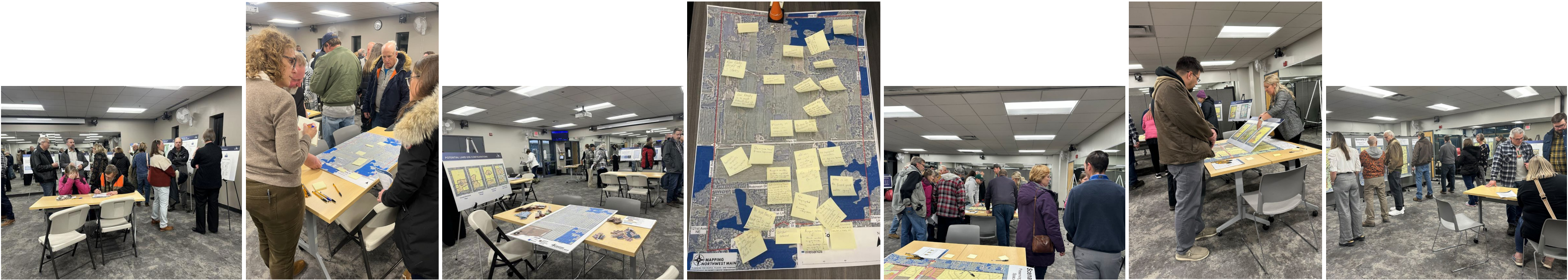
Community Open House #3
03/19/2025

DEVELOPMENT VISION

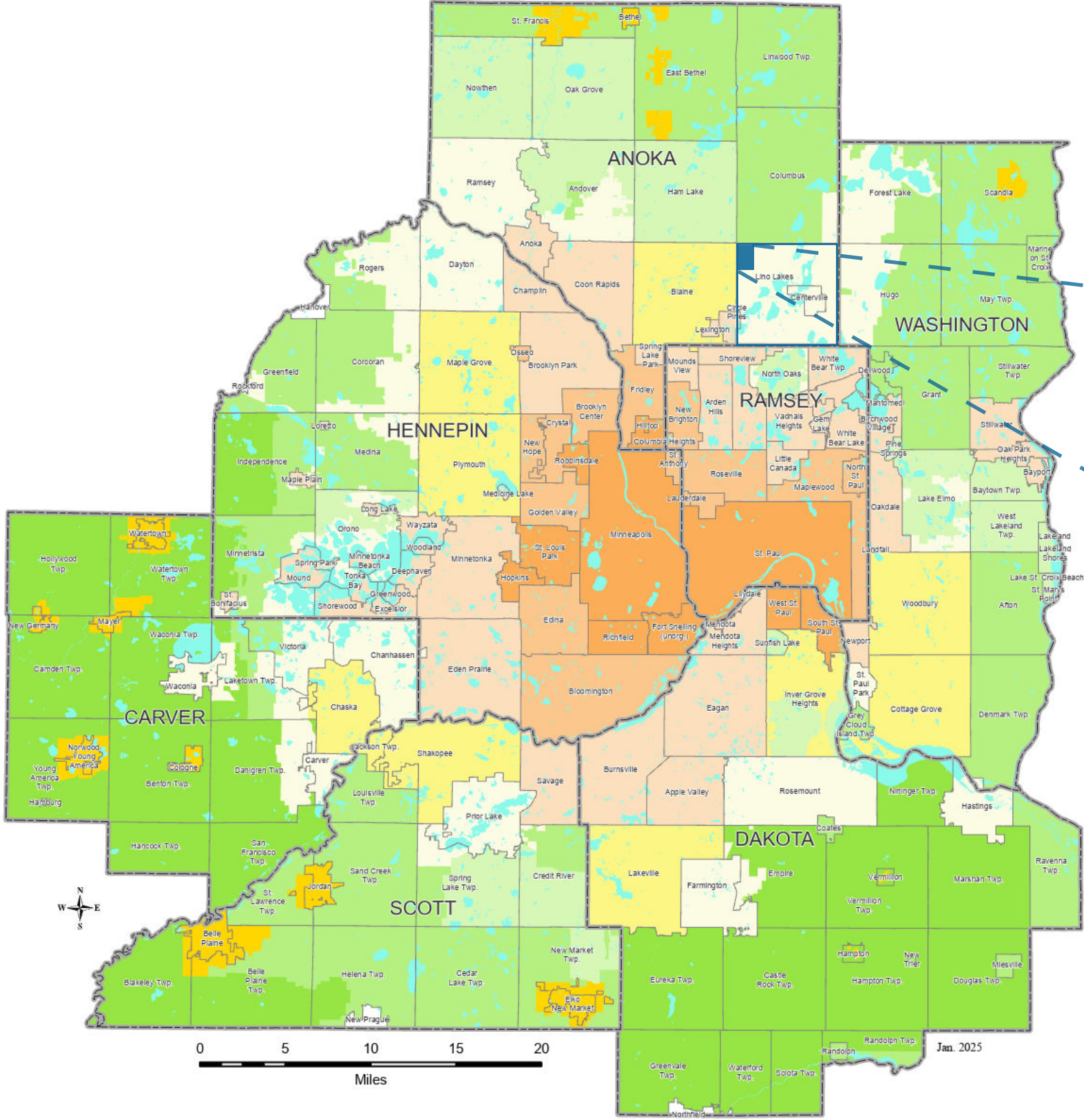
The vision for the preferred development within the Main Street Master Plan is an outcome from the community engagement process that occurred in 2024-2025. The vision draws on the site's unique location as the entry into Lino Lakes by strategically arranging land uses to mark this as the gateway into the city and also maintains its rural qualities that define the area's character. This effort also ensures that future development aligns with the goals and principles outlined in the 2040 Comprehensive Plan as amended and complies with local, state, and federal regulations.



Project Website



REGIONAL CONTEXT



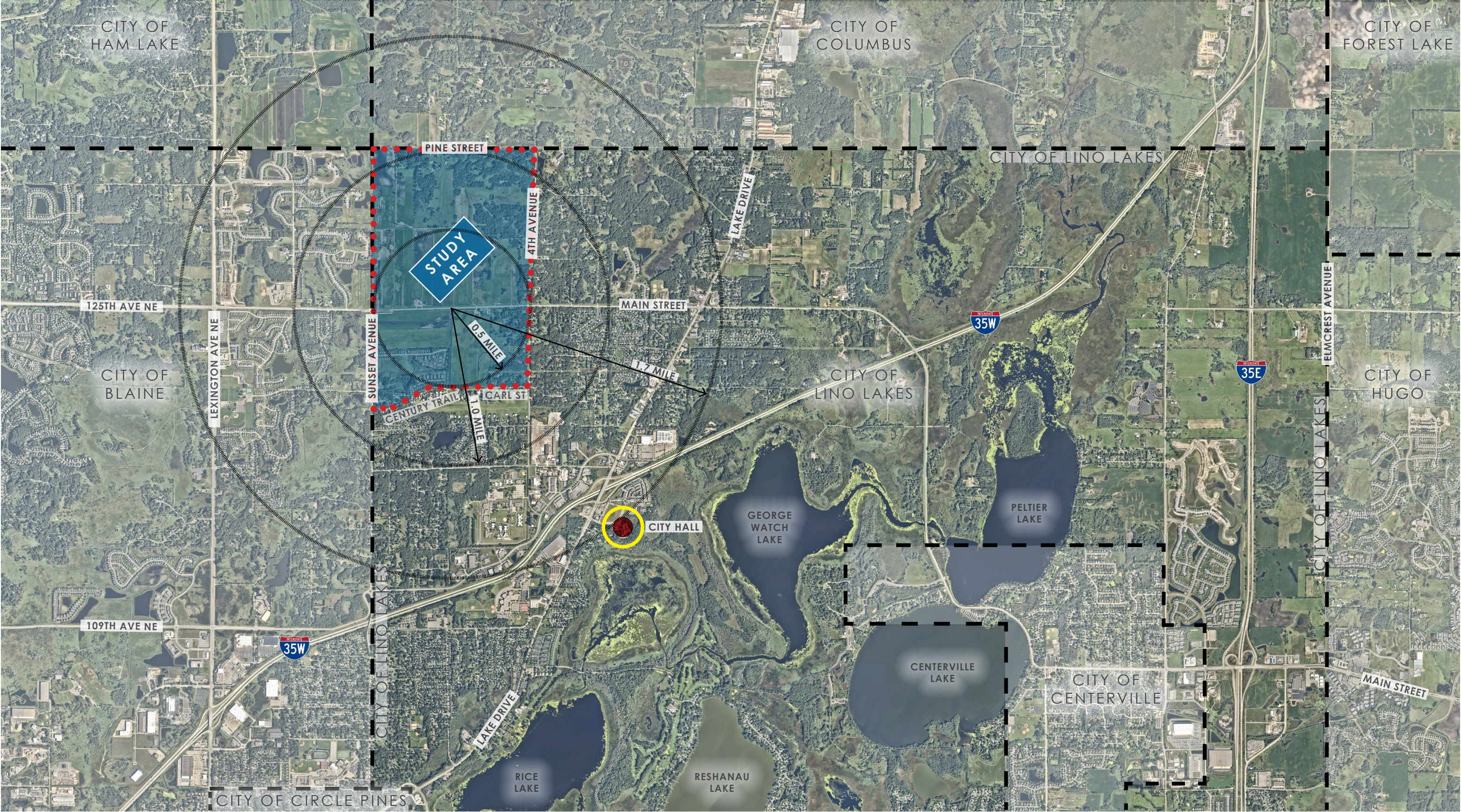
GENERAL

The approximate 962-acre study area forms the northwesternmost corner of Lino Lakes and is located along one of the “gateways” into the city via Main Street. The area is bounded by 4th Avenue to the east, Sunset Avenue to the west, Pine Street to the north, and Century Trail / Carl Street to the south. Blaine is adjacent to the west and Columbus to the north.



7 COUNTY METROPOLITAN COUNCIL REGION

SITE CONTEXT



SITE OVERVIEW

GENERAL

The study area is bisected by a major arterial, Main Street (CSAH 14), in an east-west direction and at the time of the study, is predominantly cropland (sod farming) alongside wooded areas. Low and medium density housing is located in the southwest corner of the study area.

Land uses adjacent to the study area include residential to the east and south, a small air park / airport to the south, agricultural land and open space to the north, and residential housing and open space to the west. There is one park within the study area and one nearby park south of the study area.

Topography within the study area varies from 892 to 912 feet above mean sea level in elevation. The study area generally drains south via agricultural ditches located throughout the study area.

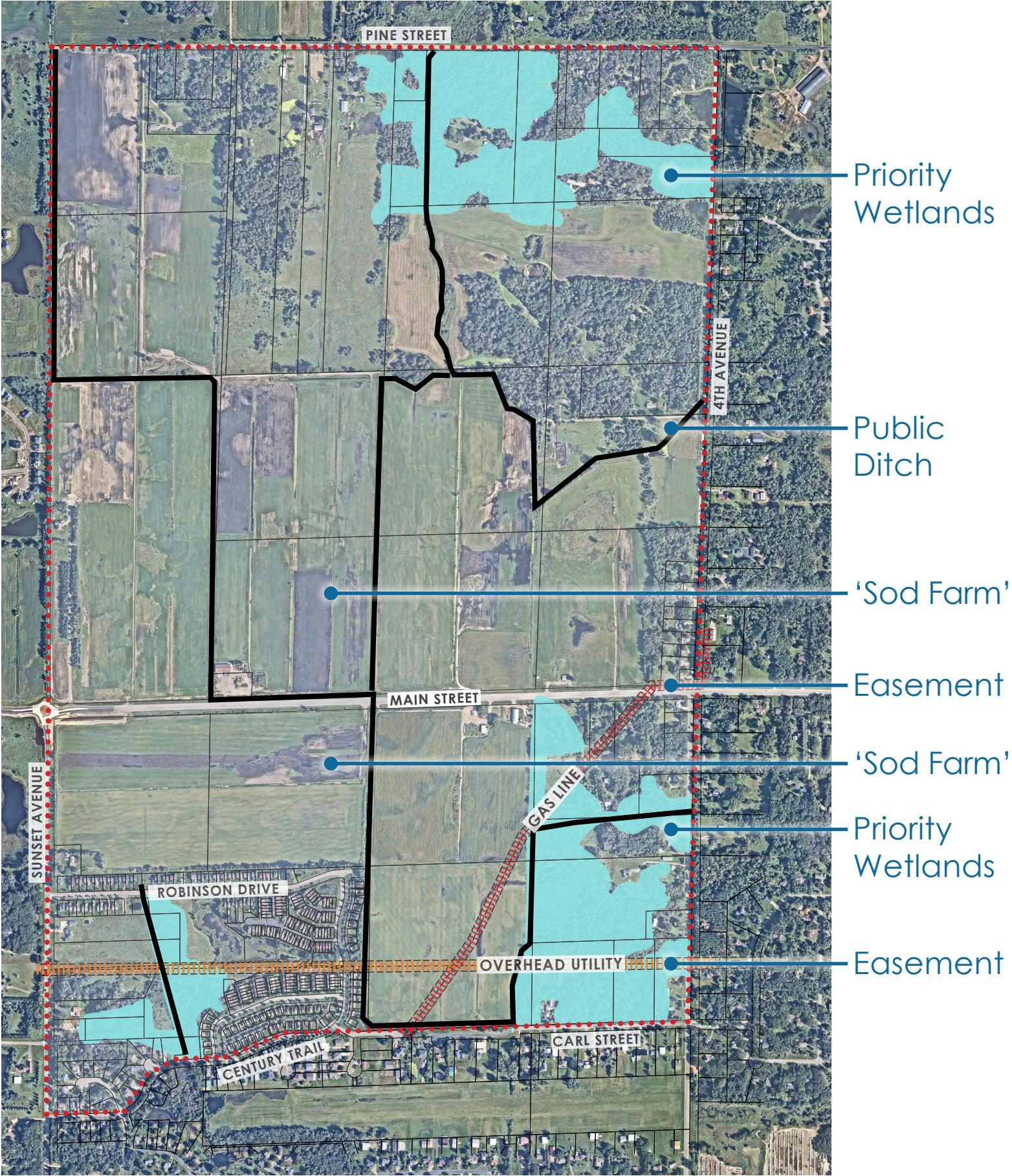
OPPORTUNITIES

As a gateway to the city, Main Street runs through the center of this area, connecting it to the rest of Lino Lakes. Future development should connect to existing trail networks and future trails, including a future regional trail proposed on Main Street. The study area is surrounded by a variety of homes, from farmstead to medium-density housing. Currently, the land within this study area is used for both low to medium density residential homes and sod farming and is expected to transition to a mix of low, medium, high density residential as well as small scale neighborhood commercial over the next 30+ years.

SITE CONSTRAINTS

The study area has physical constraints, including:

- **Underground pipeline** running across the southeast corner of the study area from Carl Street, across CSAH 14, to 4th Avenue.
- **Overhead Utility** transmission line running east - west across the southern portion of the study area from Sunset Avenue to 4th Avenue.
- **Wetlands** within the study area boundary have been identified using the National Wetland Inventory (NWI).
- **Floodplain** and **ditches** are also located throughout the study area.



LAND USE AND ZONING

CURRENT ZONING

The majority of the study area is zoned R, Rural, while a portion of the southwestern corner is zoned PUD, Planned Unit Development.

Rural - preserve open land for agricultural purposes, maintain open space near urban areas, guide the development of urban and rural areas, and support the economic preservation of urban farms.

Planned Unit Development - provides flexibility from typical zoning regulations to achieve public benefits that standard zoning might not allow. PUDs are characterized by central management, integrated planning and architecture, enhanced urban amenities, preservation of natural open spaces, and more economically efficient land use.

Zoning changes would need to occur to accommodate future residential and commercial development.

FUTURE LAND USE

The 2040 Comprehensive Plan indicates land uses that include:

Low Density Residential - Land guided for residential development with 1.6 to 3 dwelling units per acre. The city's future residential land use will predominantly be low-density residential.

Medium Density Residential - Land guided for residential development with 4 to 6 dwelling units per acre.

High Density Residential - Land guided for residential development with 6 to 8 units per acre.

Planned Residential Commercial - Land guided for a mix of residential, retail, and office uses to be incorporated within one building, structure, or development. Residential development in these areas may include higher-density housing options with densities ranging from 8 to 10 units per acre. This land use district provides opportunities for limited neighborhood-scale supportive commercial uses that are accessory to residential.

Urban Reserve - Land guided for post-2040 development to promote orderly and efficient expansion of future urban services and to prevent premature expansion.



TRANSPORTATION

EXISTING ROADWAY NETWORK

The study area is bound by Pine Street NE to the north, Sunset Avenue (CSAH 53) to the west, Century Trail and Carl Street to the south, and 4th Avenue to the east. Main Street (CSAH 14) is an east-west road that bisects the study area. The area currently has limited road access in the area north of Main Street and several east-west streets on the south side including Lilac Street, Robinson Drive, Carl Street and Century Trail.

NATURAL RESOURCES AND DRAINAGE

WETLANDS

Wetlands within the study area have been identified using the National Wetland Inventory (NWI). There are approximately 156.4 acres of freshwater emergent, freshwater forested/shrub, and freshwater pond wetlands within the study area, as well as 17.5 acres of riverine features. Additionally, high priority wetlands are noted on the figure below and establish critical nodes and linkages for what will become the Wetland Management Corridors. High priority wetlands were identified based on the function of the wetland habitat, characteristic wetland hydrology and water quality, wetland role in downstream flooding, as well as plant species and community diversity. It is anticipated that wetlands within the study area boundary will be subject to regulation under the Wetland Conservation Act (WCA) and/or the US Army Corps of Engineers (USACE).

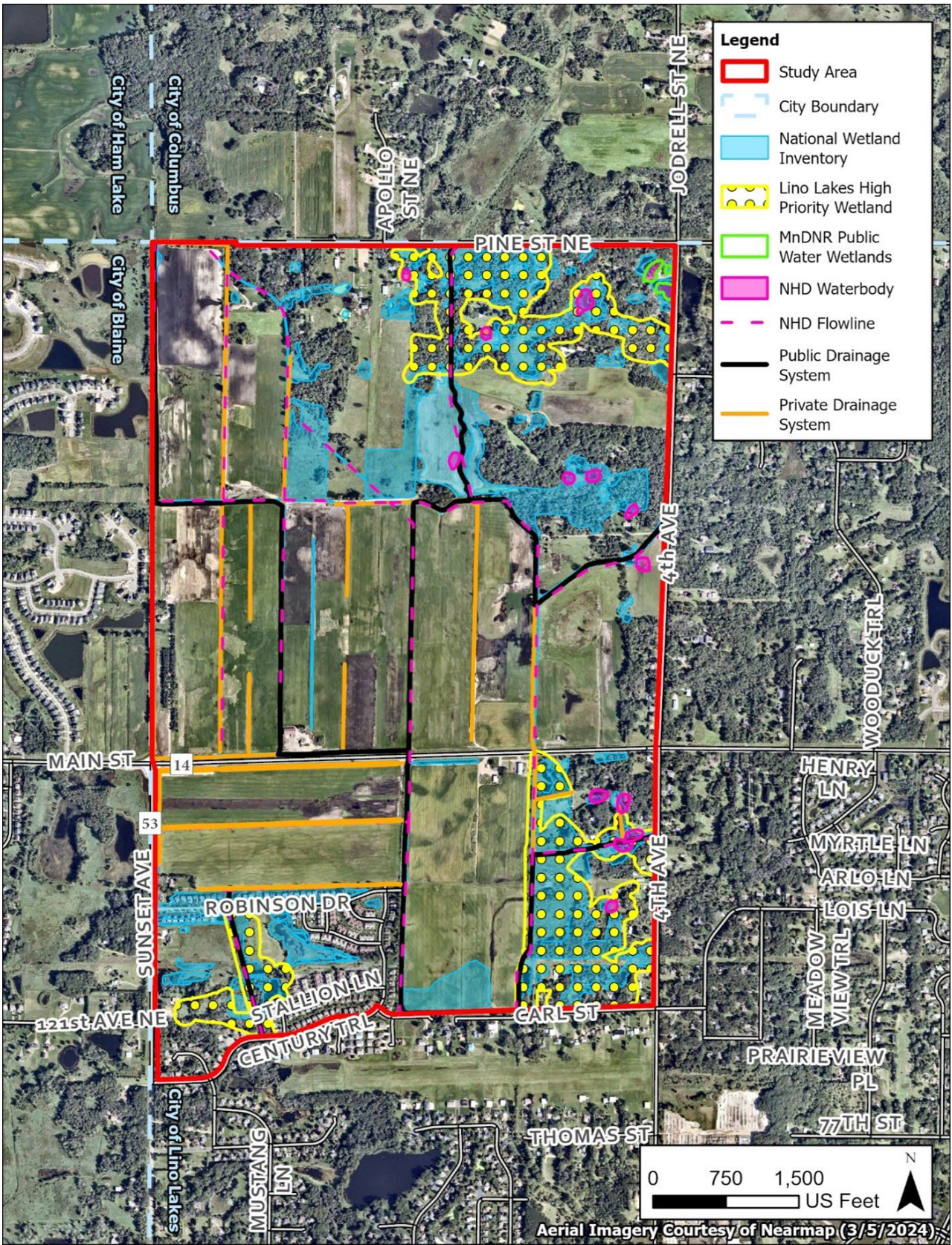
DITCHES

The ditches mapped throughout the study area are generally located between agricultural fields or adjacent to existing roadways and congregate in the southeastern portion of the study area before flowing offsite to the south. The public ditches located onsite are part of the Anoka County Ditch (ACD) system 10-22-32, denoted as the Public Drainage System maintained by Rice Creek Watershed District. All three ditches are mapped within NWI and Lino Lakes High Priority Wetlands in the study area.

FLOODPLAIN

Floodplains within the study area have been identified using the FEMA's National Flood Hazard Layer Viewer. A significant portion of the site (~40-45% by area) is covered in FEMA Zone A. Additionally, FEMA Flood Zone AE is mapped offsite to the south and east. Rice Creek Watershed District has also delineated the area as localized 100-year floodplain. Permitting requirements from FEMA, city and Rice Creek Watershed District must be met for future development in the study area within floodplain areas.

Refer to the Lino Lakes Main Street AUAR for more detail of the site and context.



Site Features

RELATIONSHIP TO REGULATIONS AND COMPREHENSIVE PLAN

The Metropolitan Council, established by the Minnesota Legislature, serves as the regional policy-making body, planning agency, and provider of essential services in the seven-county Twin Cities metro area that includes Lino Lakes. Under state law, the Metropolitan Council must develop a comprehensive development guide every ten years for the seven-county area. This guide addresses land use (density), housing, transportation, water resources, parks, and open spaces. State law also mandates that local governments within the Metropolitan Council's jurisdiction prepare a comprehensive plan that aligns with metropolitan system plans.



The City of Lino Lakes 2040 Comprehensive Plan is a long-term vision for the community's future, guiding elected officials on land-use decisions and forming the legal basis for local rules and regulations, such as zoning ordinances and subdivision regulations. It fulfills the city's requirements to the Metropolitan Council and the Metropolitan Land Planning Act to ensure alignment with metropolitan system plans for transit, highways, airports, wastewater services, and parks and open spaces.

Starting with an overall understanding of the City's vision as updated in the 2040 Comprehensive Plan, adopted November 9, 2020, the Main Street Master Plan team based many decisions on the information contained in the Comprehensive Plan. By appreciating how the Study Area fits into the goals of the larger area of Lino Lakes and the region, the planning process and steps taken, more logically fit together.

The Comprehensive Plan identifies the study area as low-density residential, medium-density residential, high-density residential, planned residential/commercial, and urban reserve.

The plan emphasizes balanced growth, environmental stewardship, and integration of different land uses to enhance the overall living experience in Lino Lakes. A goal defined in the Plan is to "Increase commercial/residential development in appropriate and designated areas in the City of Lino Lakes."

The Comprehensive Plan identified two new city parks and trails throughout the study area that are anticipated to be built as development occurs to serve future residential areas.



CONCEPT DEVELOPMENT SCENARIOS



FACTORS INFLUENCING PLANNING

PLANNING GOALS

- Guide development of the area for the future
- Define potential development scenarios
- Outline development requirements

REGIONAL FRAMEWORK

- Lino Lakes is located within the 7 county Metropolitan Council region
- Lino Lakes is designated as an Emerging Suburban Edge city

DENSITY REQUIREMENTS

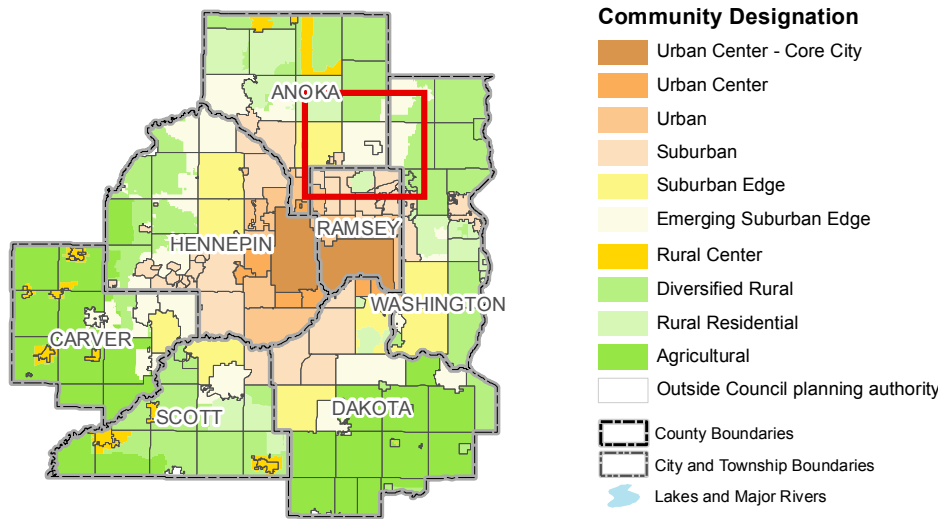
- Per the 2040 Comprehensive Plan, overall City sewered residential must meet 3.0 - 5.0 units per acre
- Provide enough land at 8.0 units per acre to accommodate future affordable housing need

2040 COMPREHENSIVE PLAN

- Alignment with metropolitan system plans for transit, highways, wastewater services, and parks and open spaces
- Intersection of Sunset and Main Street as a key gateway into the community

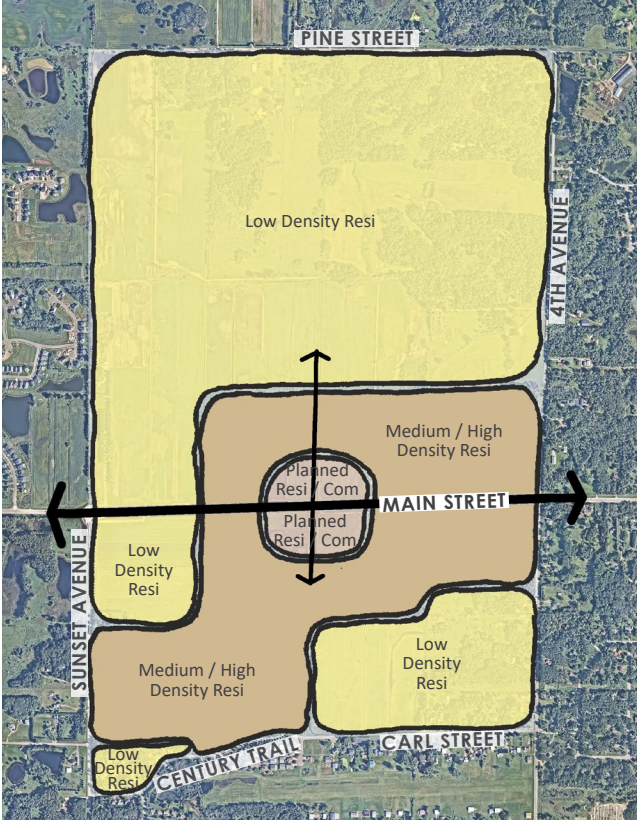
ADDITIONAL FACTORS

- Consumer demand for housing choices based on lifestyle, age or income; variety in housing product
- Balance of infrastructure, both natural and man-made
- Public expectations; balancing development with vision to keep Lino Lakes' reputation and identity as quiet and nature-friendly

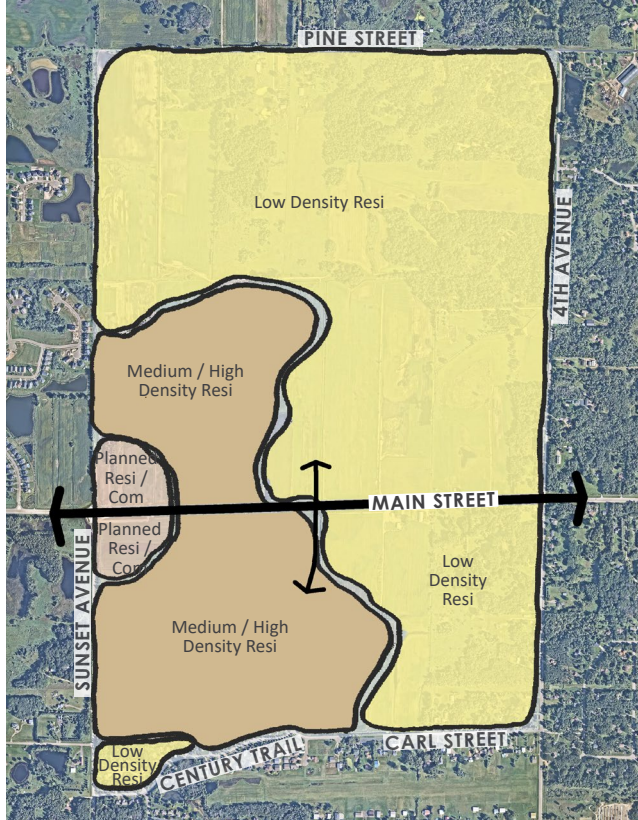


PRELIMINARY PLANNING OPTIONS

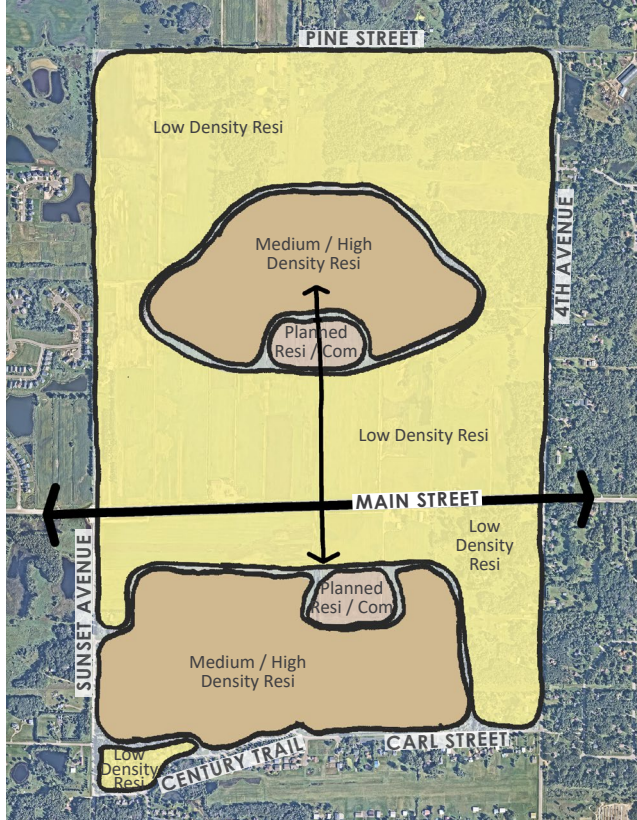
SCENARIO 1
CURRENT COMPREHENSIVE PLAN 'FULL BUILD OUT'



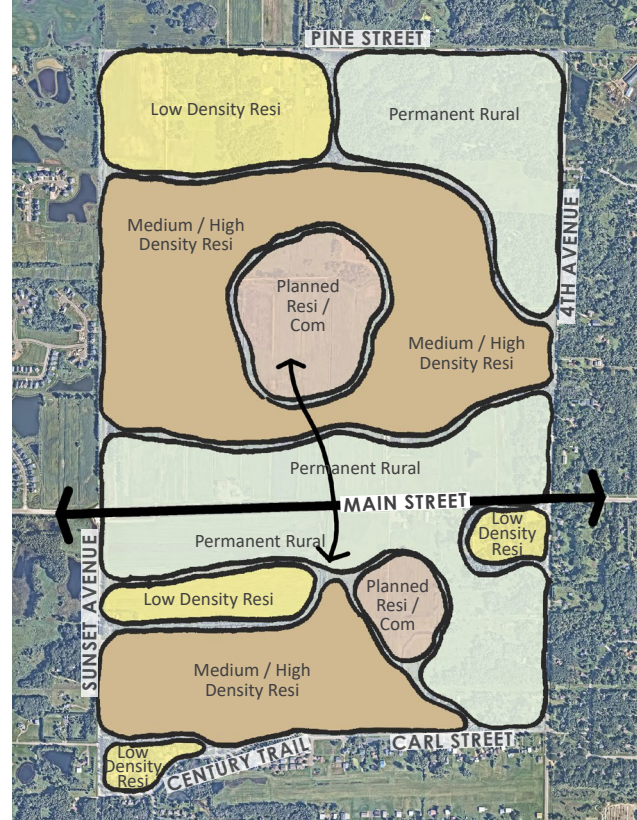
SCENARIO 2
GATEWAY VILLAGE



SCENARIO 3
ISLANDS OF DENSITY

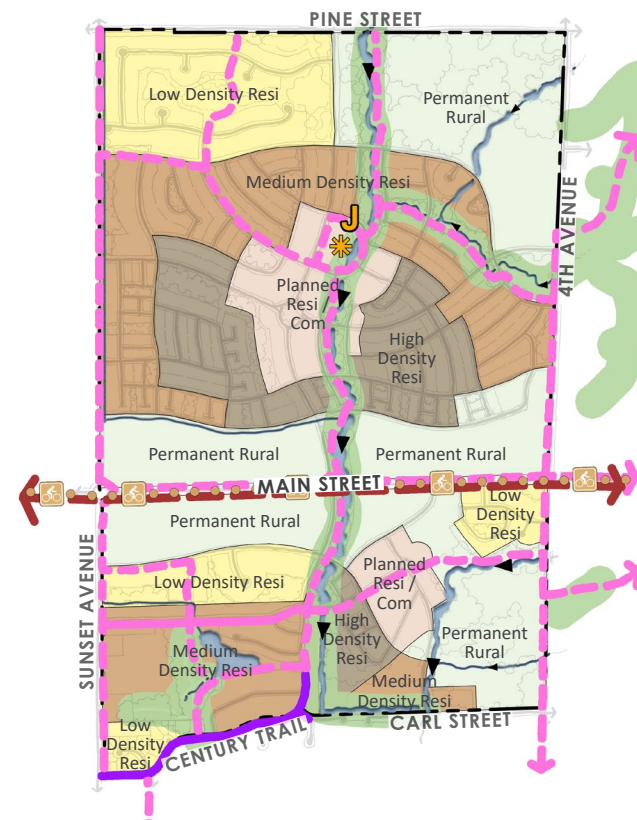
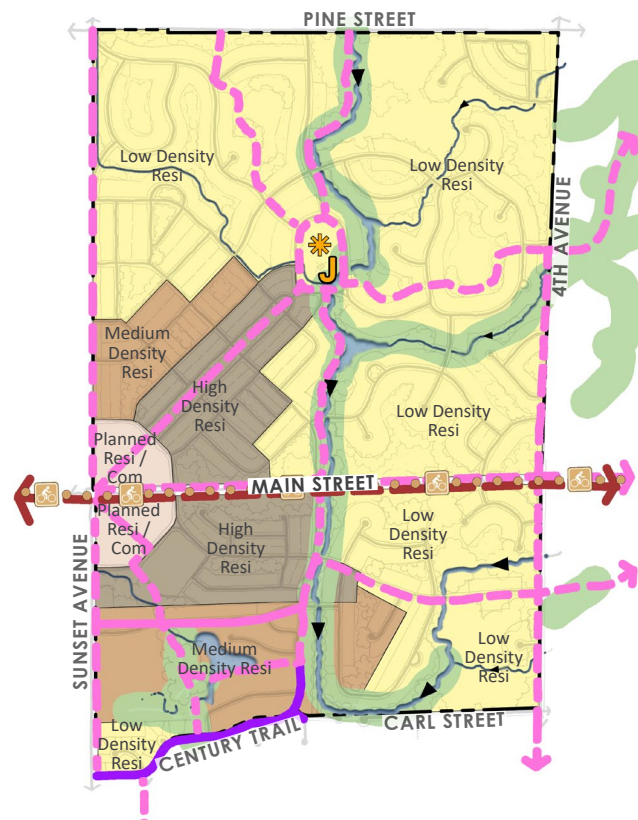
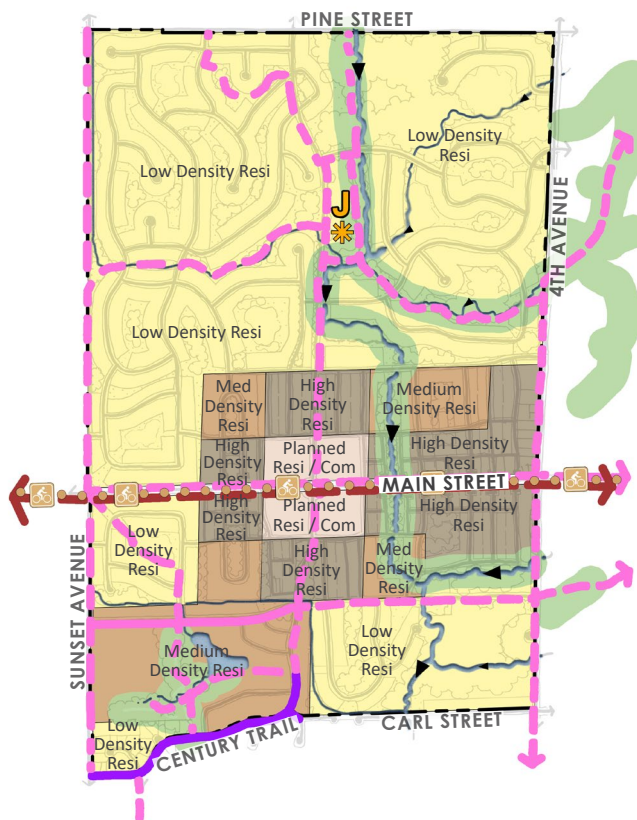


SCENARIO 4
PRESERVING OPEN SPACE



BACKGROUND

Scenario 1 was developed as the baseline to compare and illustrate the full build out from the current Comprehensive Plan. The other three concepts generally maintained the same land uses and overall density as the Comprehensive Plan but moved the land uses into different configurations. These four planning concepts were first presented for community and stakeholder feedback from November to December 2024. See Appendix B for the summary of the feedback received from this phase.



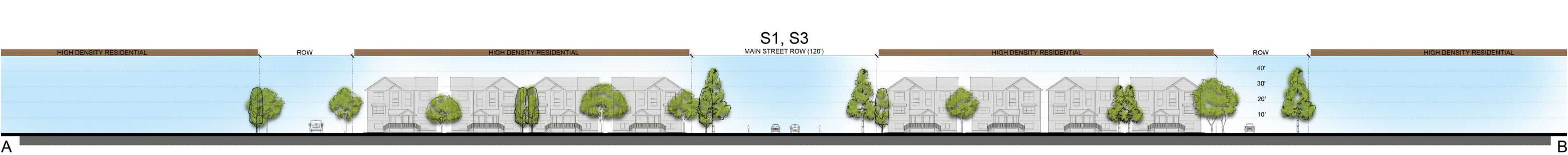
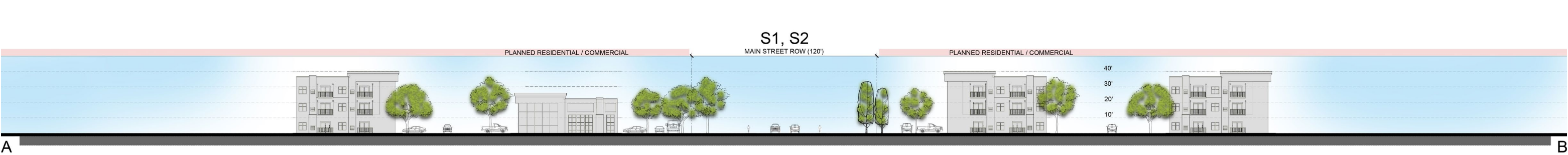
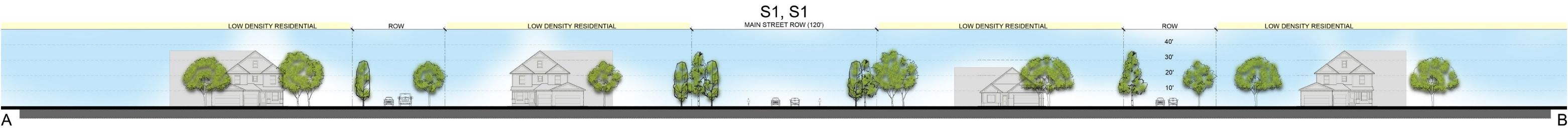
Legend

- Future Neighborhood Park
- Major Drainage Routes
- Minor Drainage Routes
- Existing Asphalt
- Existing Concrete Trail
- Proposed Trails
- Proposed On-Street Route
- Existing Regional Trail
- Proposed Regional Trail
- Greenway System
- Natural Resource Conservation Area
- Natural Resource Enhancement Area

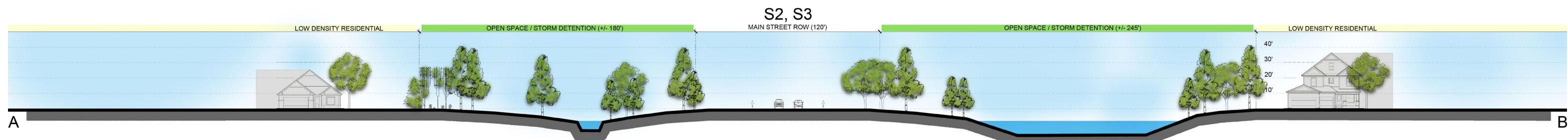
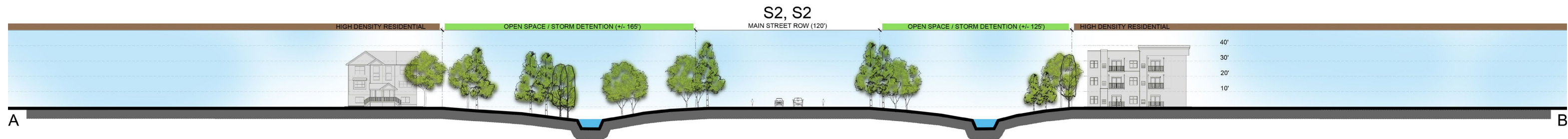
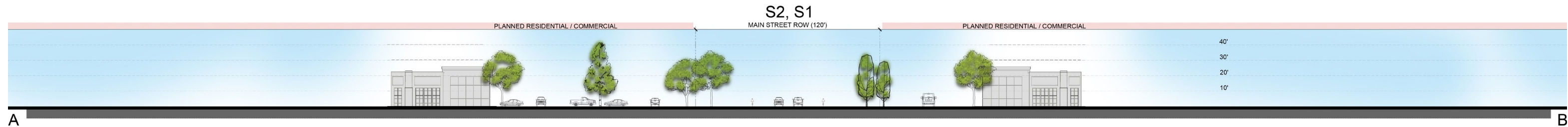
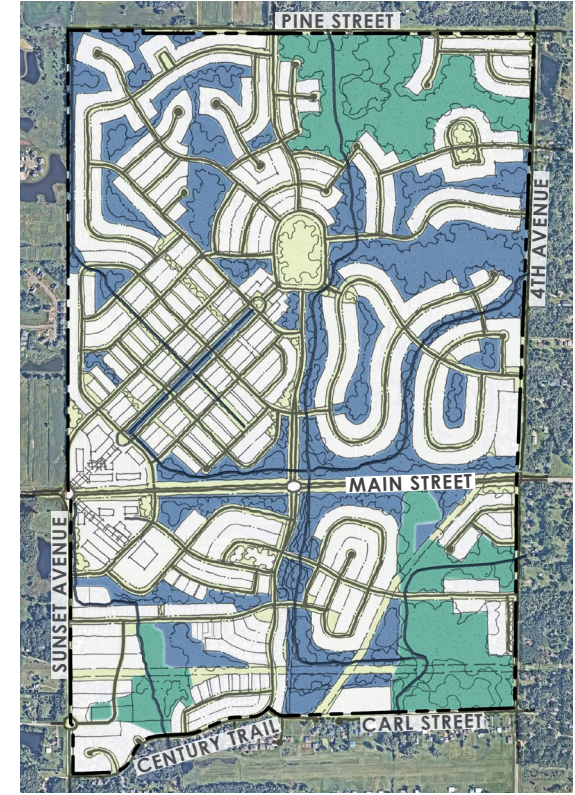
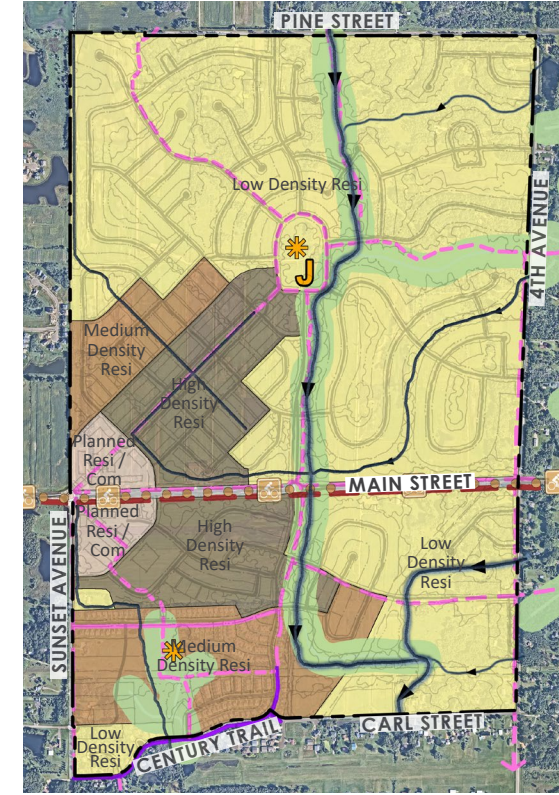
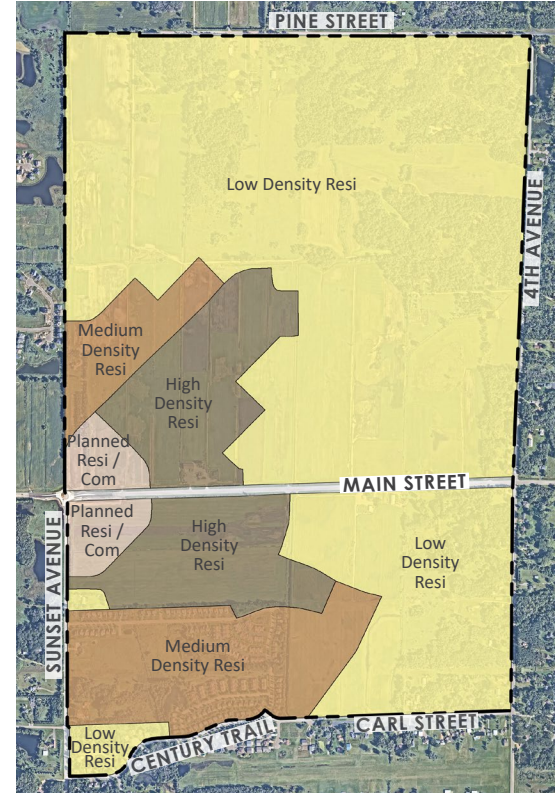
CONCEPT PLANNING - SCENARIO 1 CURRENT COMPREHENSIVE PLAN

ELABORATED

*Preliminary concept planning scenarios are diagrammatic and were presented on January 15, 2025 at the Joint City Council / Advisory Board Work Session as well as on display February 5, 2025 at the 2nd community open house meeting.



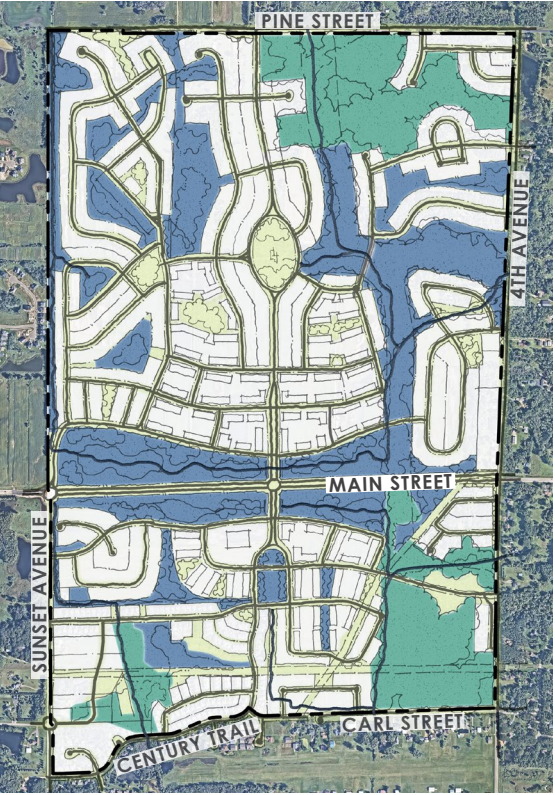
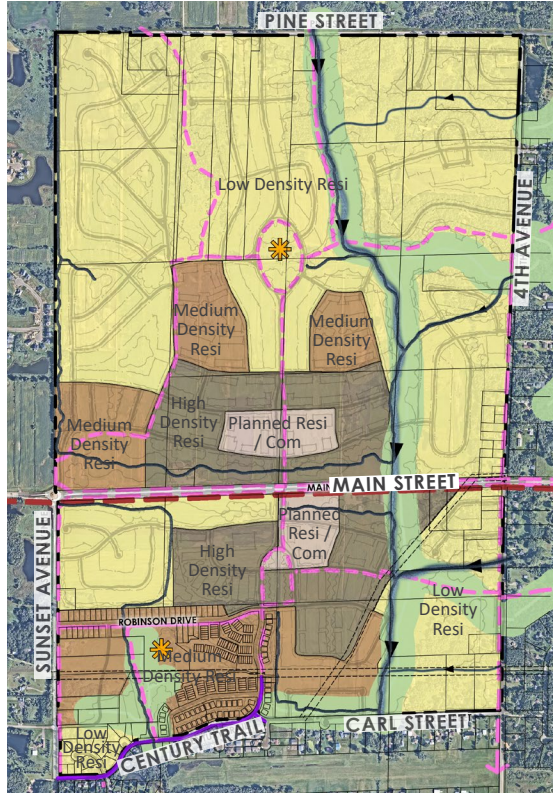
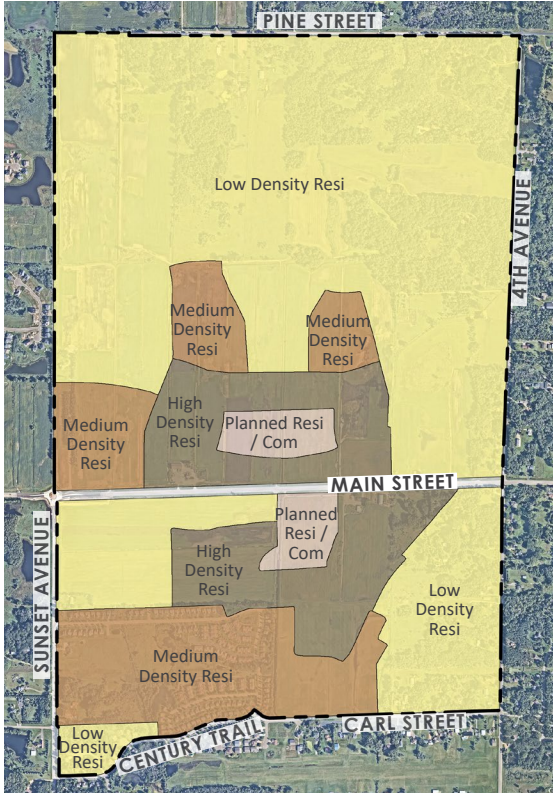
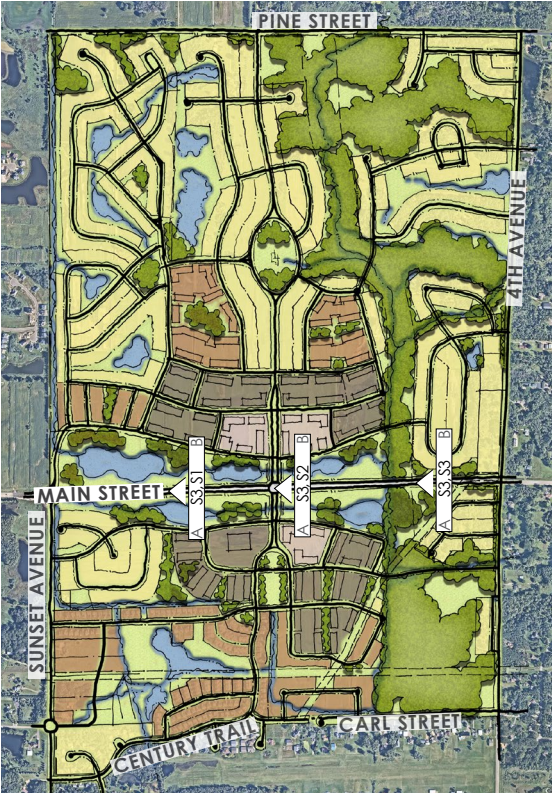
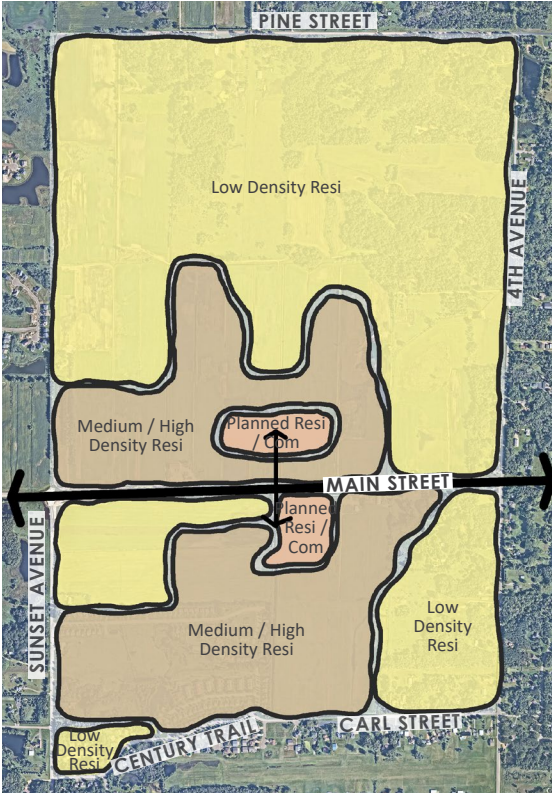
ELABORATED



CONCEPT PLANNING - SCENARIO 3 ISLANDS OF DENSITY

ELABORATED

*Preliminary concept planning scenarios are diagrammatic and were presented on January 15, 2025 at the Joint City Council / Advisory Board Work Session as well as on display February 5, 2025 at the 2nd community open house meeting.



SCENARIOS FOR AUAR

ALTERNATIVE URBAN AREA WIDE REVIEW (AUAR)

BACKGROUND

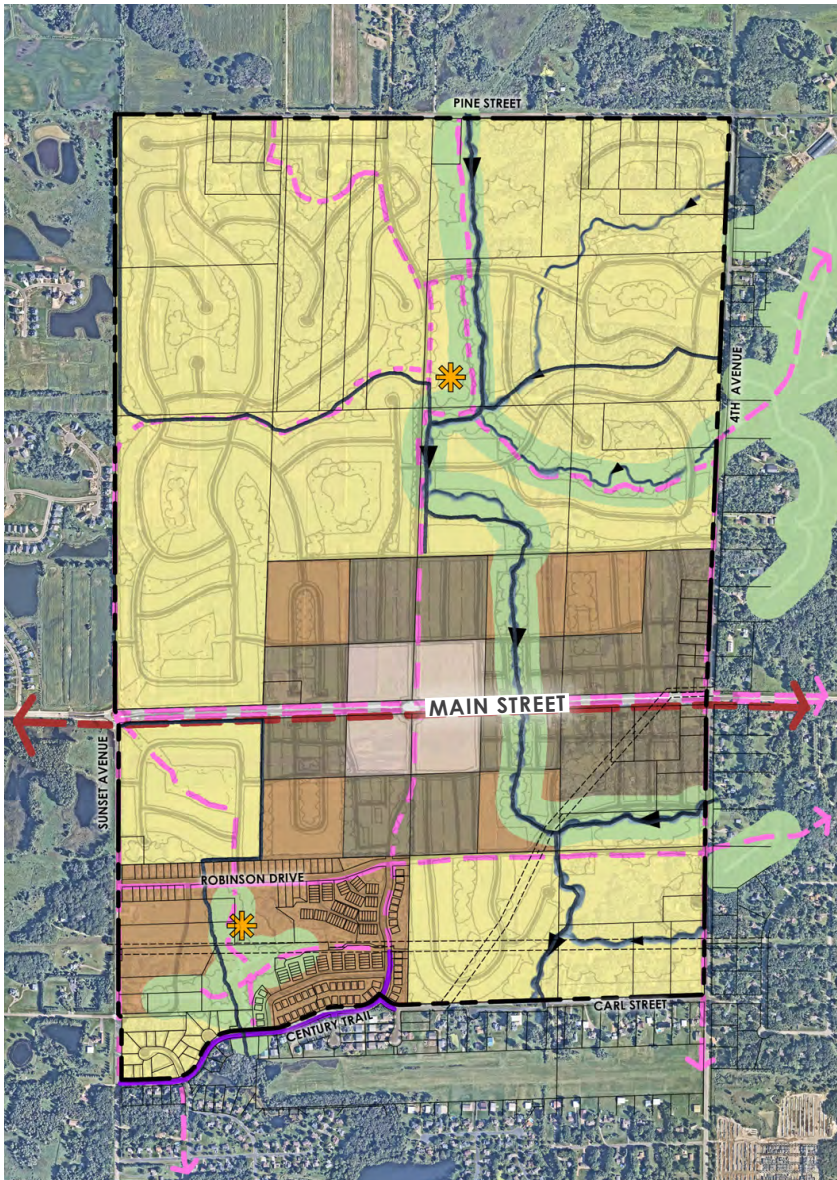
After receiving feedback from the community and stakeholders in December 2024, the Scenario 3 Islands of Density and Scenario 4 Preserving Open Space were combined into a revised Scenario 3 Preserving Open Space. During the second phase of engagement from January to March 2025, three scenarios (see previous exhibits) were presented for community and stakeholder feedback. Scenario 1 Comprehensive Plan was required to be carried forward into the environmental review (AUAR document) per Mn Rules 4410.3610 and based on community and stakeholder feedback, a refined Scenario 2 (Scenario 2.1) became the preferred development scenario to advance.

See Attachment B for the full engagement summaries from this phase.

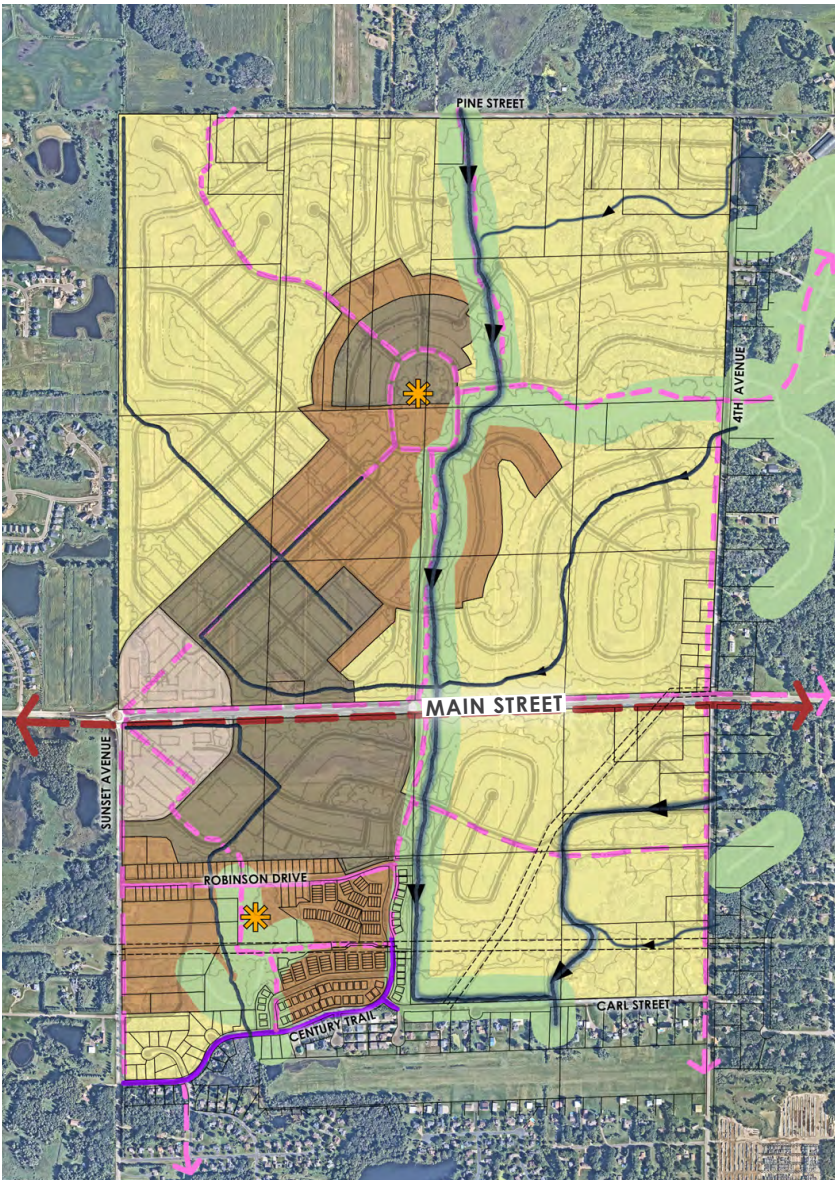
POTENTIAL DEVELOPMENT YIELD COMPARISON

Land Use	City Comprehensive Plan Full Build Out Scenario					Gateway Village Scenario 2.1				
	Gross Acres	Approx net acres w/o wetlands and open water	Approx # of Units Low	Approx # of Units High	SF of Commercial	Gross Acres	Approx net acres w/o wetlands and open water	Approx # of Units Low	Approx # of Units High	SF of Commercial
NORTH OF MAIN STREET										
Low Density Resi (R1/R1-X/R2)	516	423	677	1269		464	367	587	1101	
Medium Density Resi (R2/R3)	36	35	138	207		88	88	352	528	
High Density Resi (R4)	63	62	370	494		64	64	384	512	
Planned Resi / Com (R5)										
Planned Resi (80%)	11	11	90	112		11	11	90	112	
Commerical (20%)	3	3			30,492	3	3			30,492
Sub-Total (approximate acres)	630	533				630	533			
SOUTH OF MAIN STREET										
Low Density Resi (R1/R1-X/R2)	134	97	155	291		158	109	174	327	
Medium Density Resi (R2/R3)	76	64	254	381		72	60	240	360	
High Density Resi (R4)	64	53	317	423		44	44	264	352	
Planned Resi / Com (R5)										
Planned Resi (80%)	11	10	83	104		11	11	90	112	
Commerical (20%)	3	3			28,314	3	3			30,492
Park & Open Space	16	9				16	9			
Sub-Total (approximate acres)	304	236				304	236			
TOTAL	934	769	2,084	3,281		934	769	2,181	3,404	

SCENARIO 1
CURRENT COMPREHENSIVE PLAN 'FULL BUILD OUT'



SCENARIO 2.1
GATEWAY VILLAGE



- Future Neighborhood Park
- Major Drainage Routes
- Minor Drainage Routes
- Proposed Trails
- Existing Asphalt
- Existing Concrete Trail
- Existing Regional Trail
- Proposed Regional Trail
- Greenway System
- Natural Resource Conservation Area
- Natural Resource Enhancement Area

PREFERRED DEVELOPMENT SCENARIO



SCENARIO 2

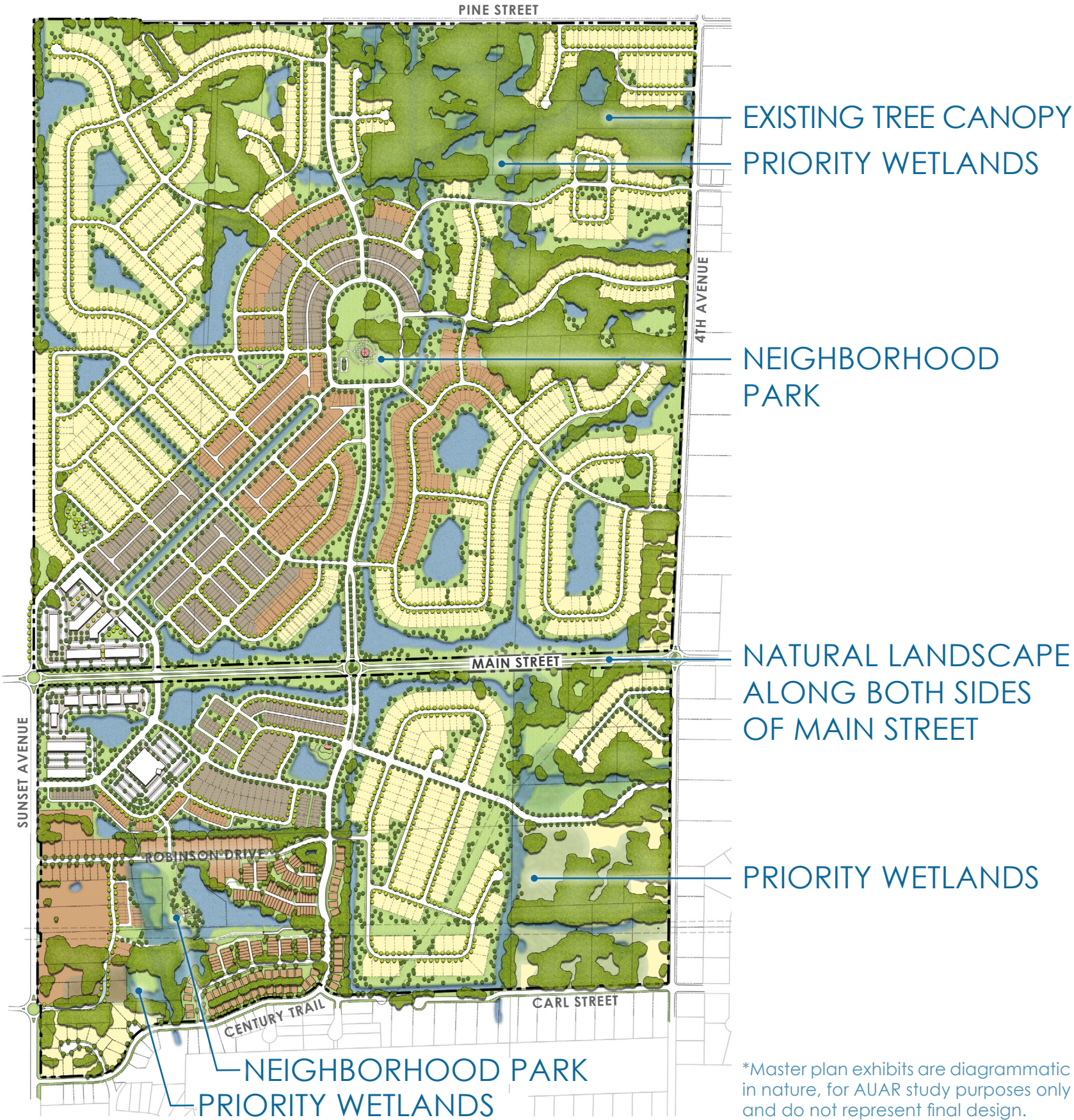
THE PREFERRED SCENARIO - OVERVIEW

Maximizing walk-ability with an interconnected approach, scenario 2 centralizes higher and medium density housing and commercial development near the Lino Lakes/Blaine border around Main Street and Sunset Avenue, with low-density prioritized on the eastern side of the study area, backing up to existing Lino Lakes housing.

Outside of the Planned Residential / Commercial zone, additional consideration was given to keeping a rural feel along both sides of Main Street with an approximate 100 feet of natural landscape zone separating development.

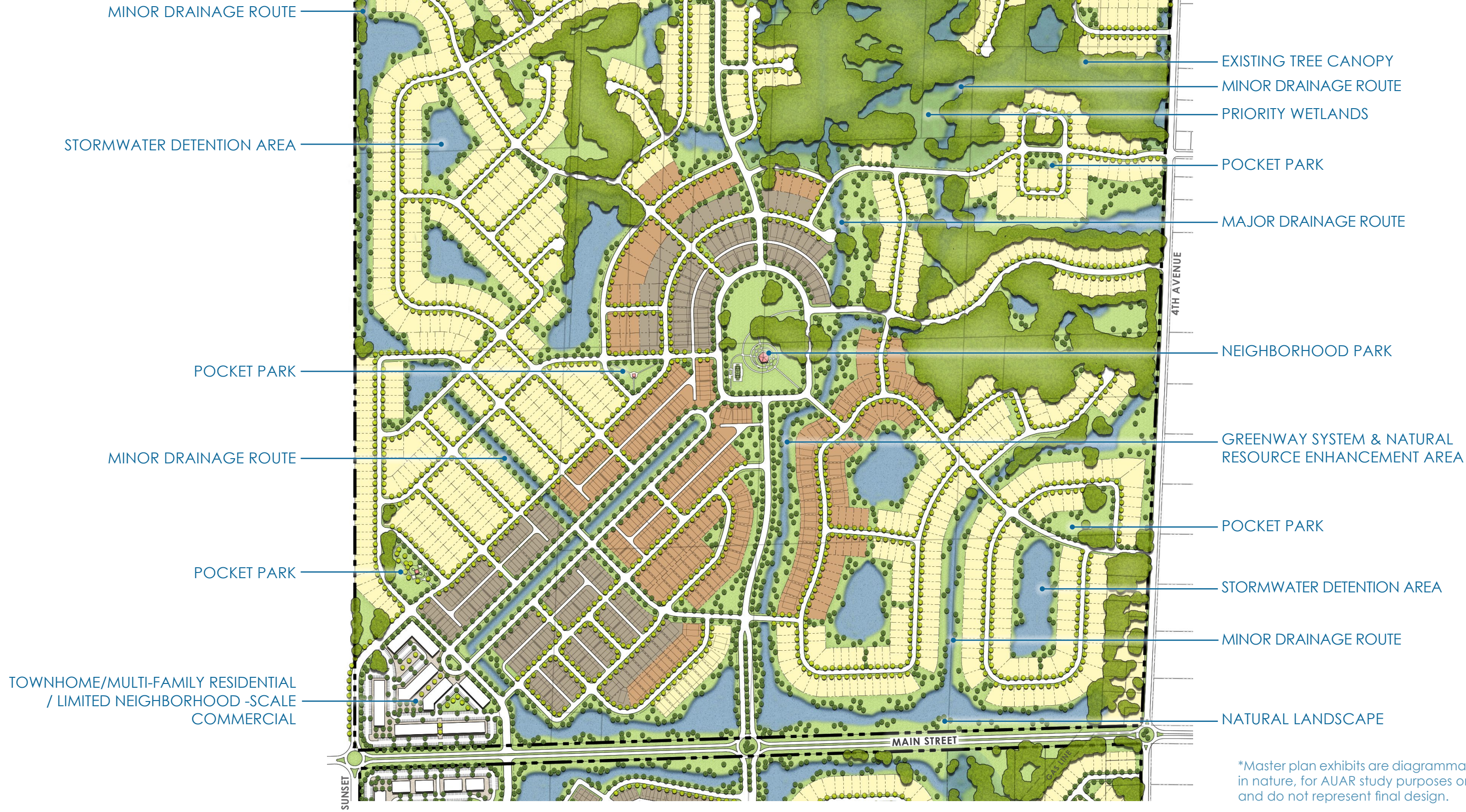
POTENTIAL DEVELOPMENT YIELD

Land Use	City Comprehensive Plan Full Build Out Scenario					Scenario 2				
	Gross Acres	Approx net acres w/o wetlands and open water	Approx # of Units Low	Approx # of Units High	SF of Commercial	Gross Acres	Approx net acres w/o wetlands and open water	Approx # of Units Low	Approx # of Units High	SF of Commercial
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Medium Density Resi (R2/R3)	36	35	138	207		92	92	368	552	
High Density Resi (R4)	63	62	370	494		71	71	426	568	
Planned Resi / Com (R5)										
Planned Resi (80%)	11	11	90	112		11	11	90	112	
Commerical (20%)	3	3			30,492	3	3			30,492
Sub-Total (approximate acres)	630	533				630	533			
SOUTH OF MAIN STREET										
Low Density Resi (R1/R1-X/R2)	134	97	155	291		161	112	179	336	
Medium Density Resi (R2/R3)	76	64	254	381		75	63	252	378	
High Density Resi (R4)	64	53	317	423		38	38	228	304	
Planned Resi / Com (R5)										
Planned Resi (80%)	11	10	83	104		11	11	90	112	
Commerical (20%)	3	3			28,314	3	3			30,492
Park & Open Space	16	9				16	9			
Sub-Total (approximate acres)	304	236				304	236			
TOTAL	934	769	2,084	3,281		934	769	2,202	3,430	



SCENARIO 2

'NORTH OF MAIN'

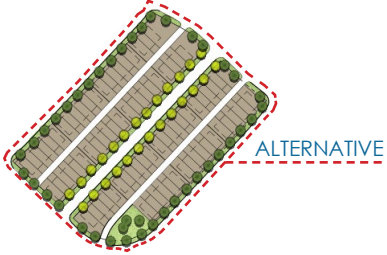


*Master plan exhibits are diagrammatic in nature, for AUAR study purposes only and do not represent final design.

SCENARIO 2

'SOUTH OF MAIN'

TOWNHOME/MULTI-FAMILY RESIDENTIAL
/ LIMITED NEIGHBORHOOD -SCALE
COMMERCIAL



ALTERNATIVE

STORMWATER DETENTION AREA

NEIGHBORHOOD PARK

MINOR DRAINAGE ROUTE

PRIORITY WETLANDS

NATURAL LANDSCAPE

STORMWATER DETENTION AREA

POCKET PARK

GREENWAY SYSTEM & NATURAL
RESOURCE ENHANCEMENT AREA

POCKET PARK

PRIORITY WETLANDS

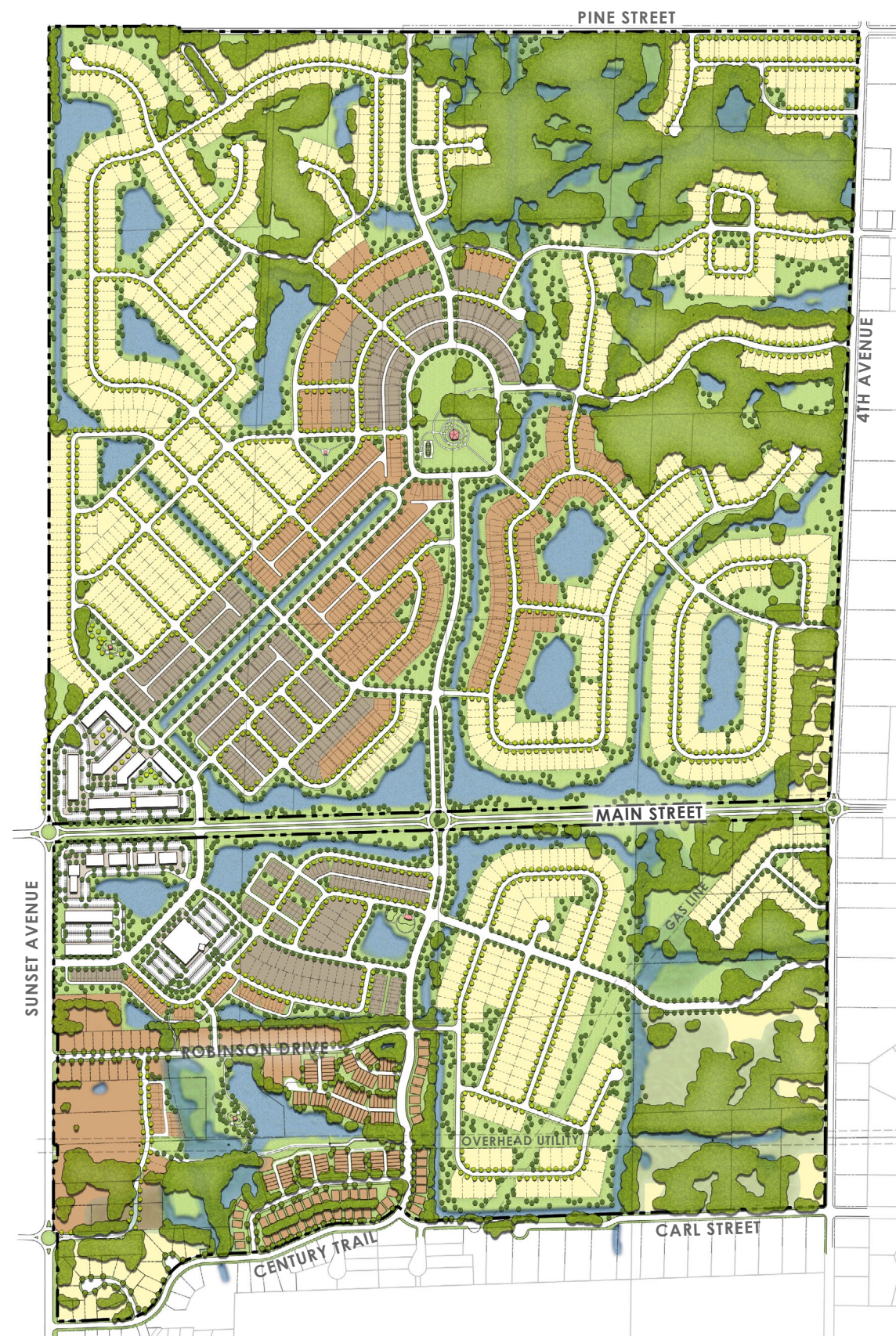
MAJOR DRAINAGE ROUTE

MINOR DRAINAGE ROUTE



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SCENARIO 2 - LAND USE PLAN

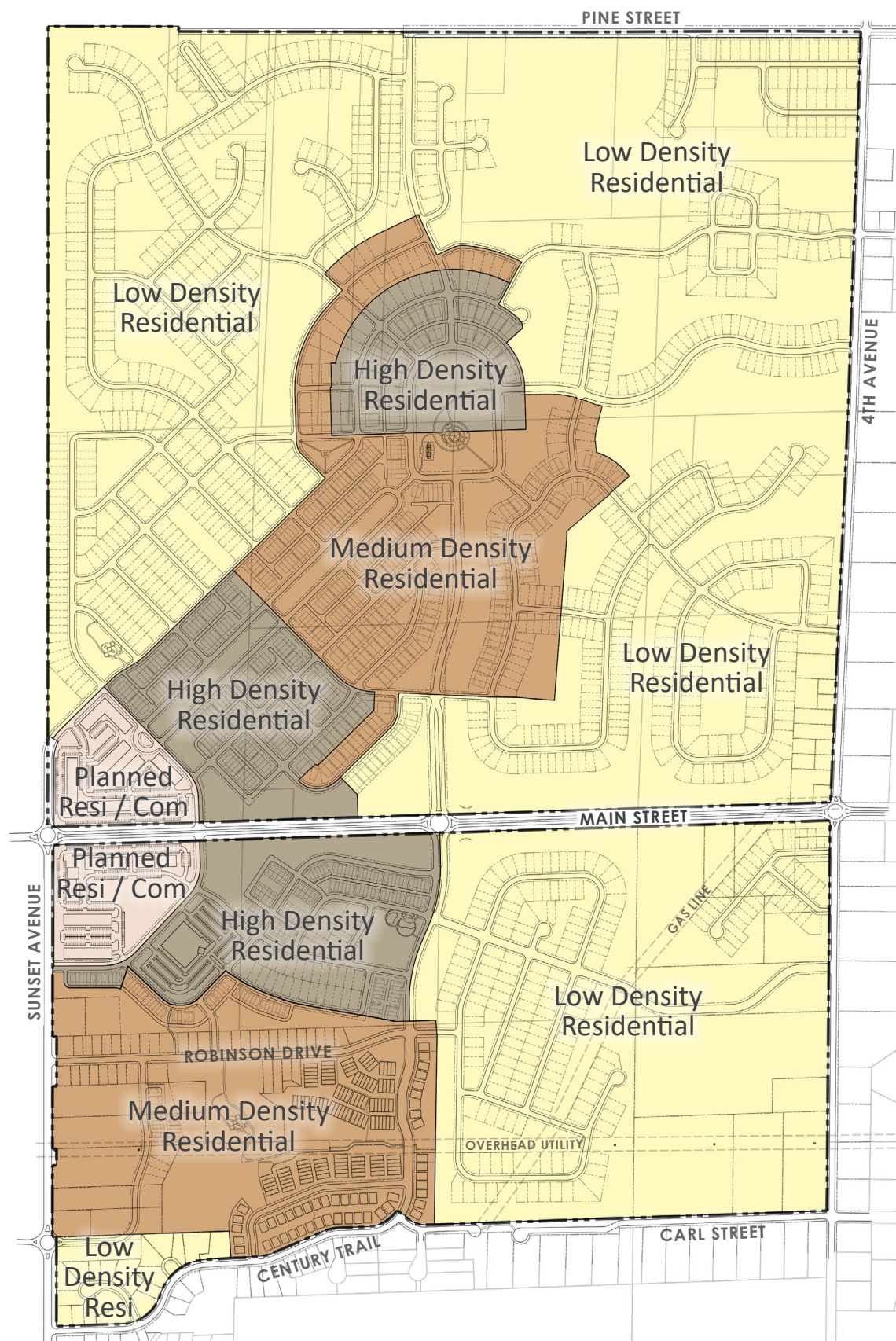


LAND USE ILLUSTRATIVE PLAN

LAND USE

The City of Lino Lake's 2040 Comprehensive Plan, adopted in November 2020, identifies the study area as low-density residential, medium-density residential, high-density residential, planned residential/commercial.

The plan maintains the same land uses identified in the Comprehensive Plan, which emphasizes balanced growth, environmental stewardship, and integration of different land uses to enhance the overall living experience in Lino Lakes. A goal defined in the Plan is to "Increase commercial/residential development in appropriate and designated areas."



LAND USE PLAN

Low Density Residential

Housing densities at 1.6 – 3.0 units per acre. Generally located to avoid conflict with more intense land use, and high traffic volume roadways. Typically, Single Family and Two Family dwellings.

Medium Density Residential

Housing densities at 4.0-6.0 units per acre. Serves as transition between lower and higher intensity uses. Smaller lot SF, Two Family and attached/detached townhome dwellings.

High Density Residential

Housing densities at 6.0 to 8.0 units per acre. Transition between lower and higher intensity uses such as commercial of high volume roads. Townhomes, multi-family dwellings.

Planned Residential/Commercial

Housing densities at 8.0 to 10.0 units per acre. Provides for affordable and life cycle housing choices with opportunities for neighborhood scale retail, service, and office uses. While allowed in all areas, commercial development will be required in at least one quadrant.

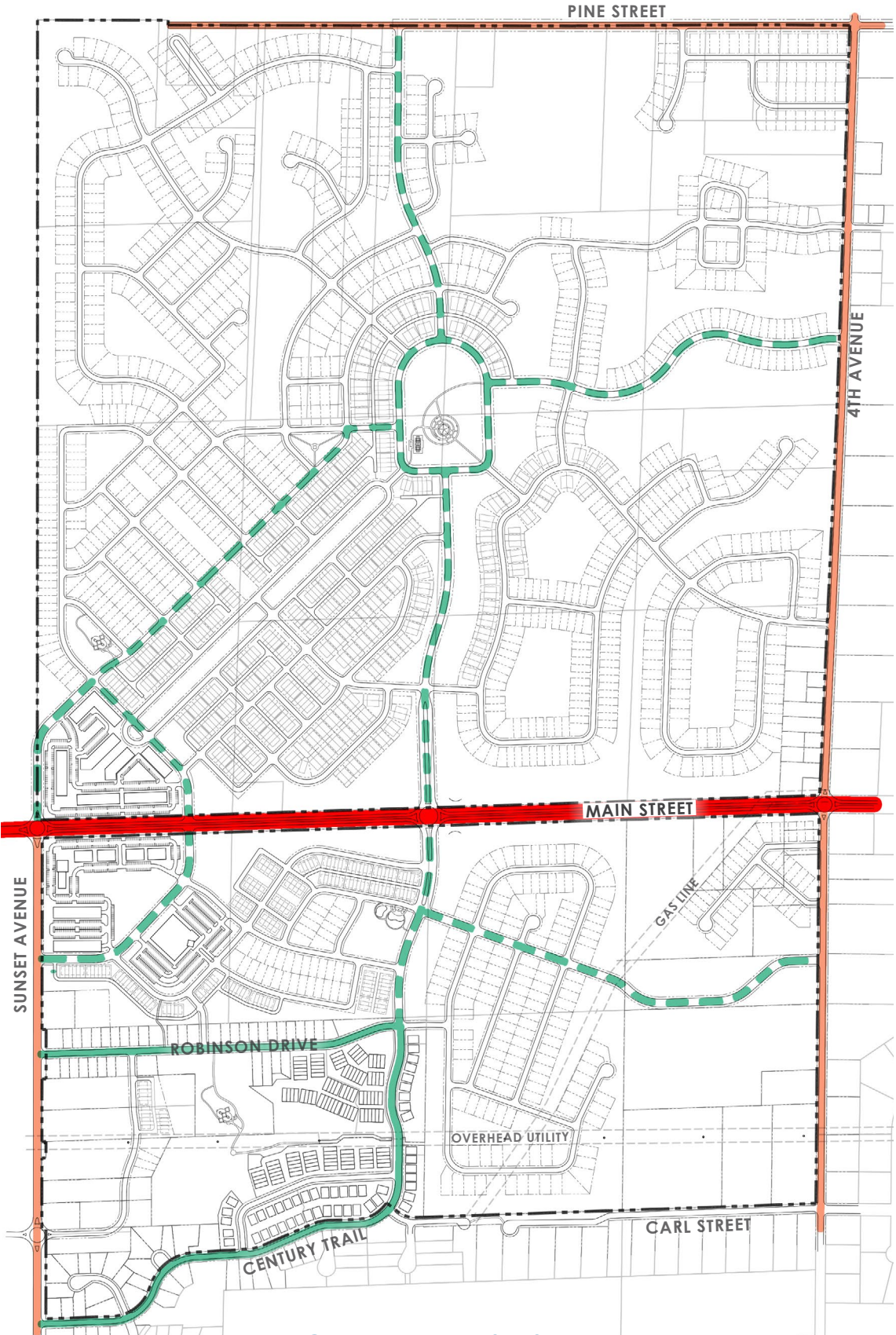
For additional information/detail, refer to the 2040 Comprehensive Plan, Chapter 3.

SCENARIO 2 - MOBILITY

ROADWAY NETWORK

The city's 2040 Comprehensive Plan and Traffic Study as part of the AUAR identified the need for a new roadway network within the study area. As the study area develops, a proposed collector road would serve as a north-south connection from Robinson Drive to Main Street and continue north to Pine Street. Another collector road is anticipated to be built to provide an east-west connection from Robinson Drive to 4th Avenue. Local roads providing access to residential lots, generally low speed, and designed to discourage through traffic are expected to be built as development occurs. The planned roadway network will accommodate the orderly development of the existing and anticipated residential and commercial properties north and south of Main Street. New access points will also be needed along 4th Avenue and Pine Street. It is anticipated that coordination will be needed with Anoka County for any connections to county roads within the study area. See Appendix B for the AUAR Main Street Traffic Study for more details on expected traffic generation, future conditions, and mitigation.

*Master plan exhibits are diagrammatic in nature, for AUAR study purposes only and do not represent final design.



ROADWAYS

Principal Arterial

Roadways that provide the greatest level of mobility and access control.

Major Collector

Minor Collector

Roadways that provide linkages to larger developments and community amenities.

*Dashed equals proposed

Local

Roads providing access to residential lots, generally low speed, and designed to discourage through traffic.

For additional information/detail, refer to the 2040 Comprehensive Plan, Chapter 6.

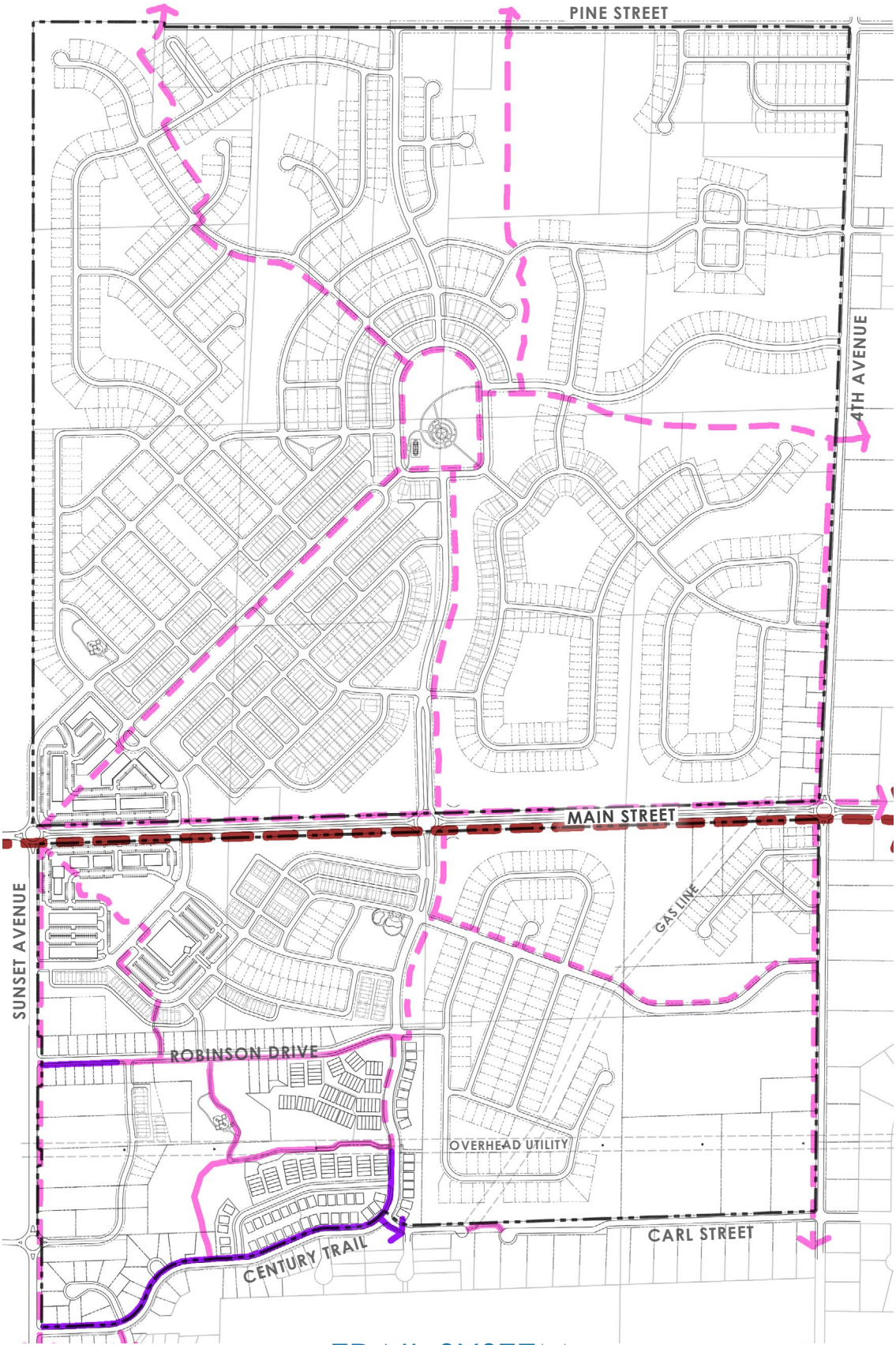
ROADWAY SYSTEM

SCENARIO 2 - MOBILITY

TRAILS
A portion of the study area is anticipated to be used for city park use, as well as several greenway systems, which allow for a natural resource enhancement/conservation area. The area's development will feature the construction of a segment of the Central Anoka County Regional Trail along Main Street. Upon completion, the trail will span three cities, extend 14.5 miles, and connect to a wider regional trail system. This scenario proposes a network of trails throughout the future development, totaling approximately 41,500 linear feet (LF) of asphalt trail and 5,200 LF of regional trail. The City will work with Anoka County to incorporate the plan's vision of the natural amenities (i.e. water bodies, landscaping, trees) into the design of the trail.

Sidewalks will be installed along all local roads except for cul de sacs which will be reviewed on a case by case basis.

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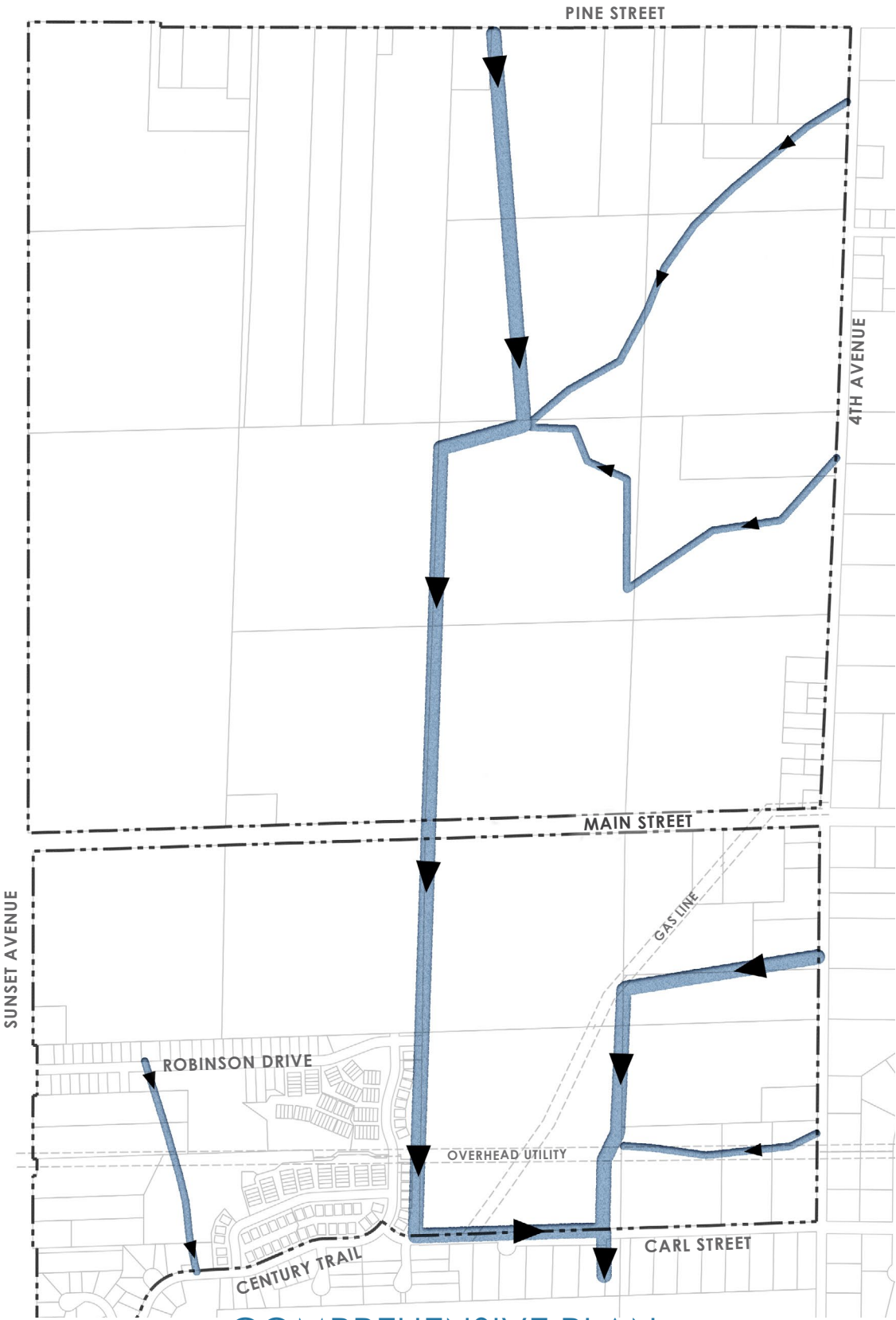


- TRAILS**
- Existing Asphalt Trails
 - Existing Concrete Trail
 - Proposed Trails
 - Proposed Regional Trail

For additional information/ detail, refer to the 2040 Comprehensive Plan, Chapter 10.

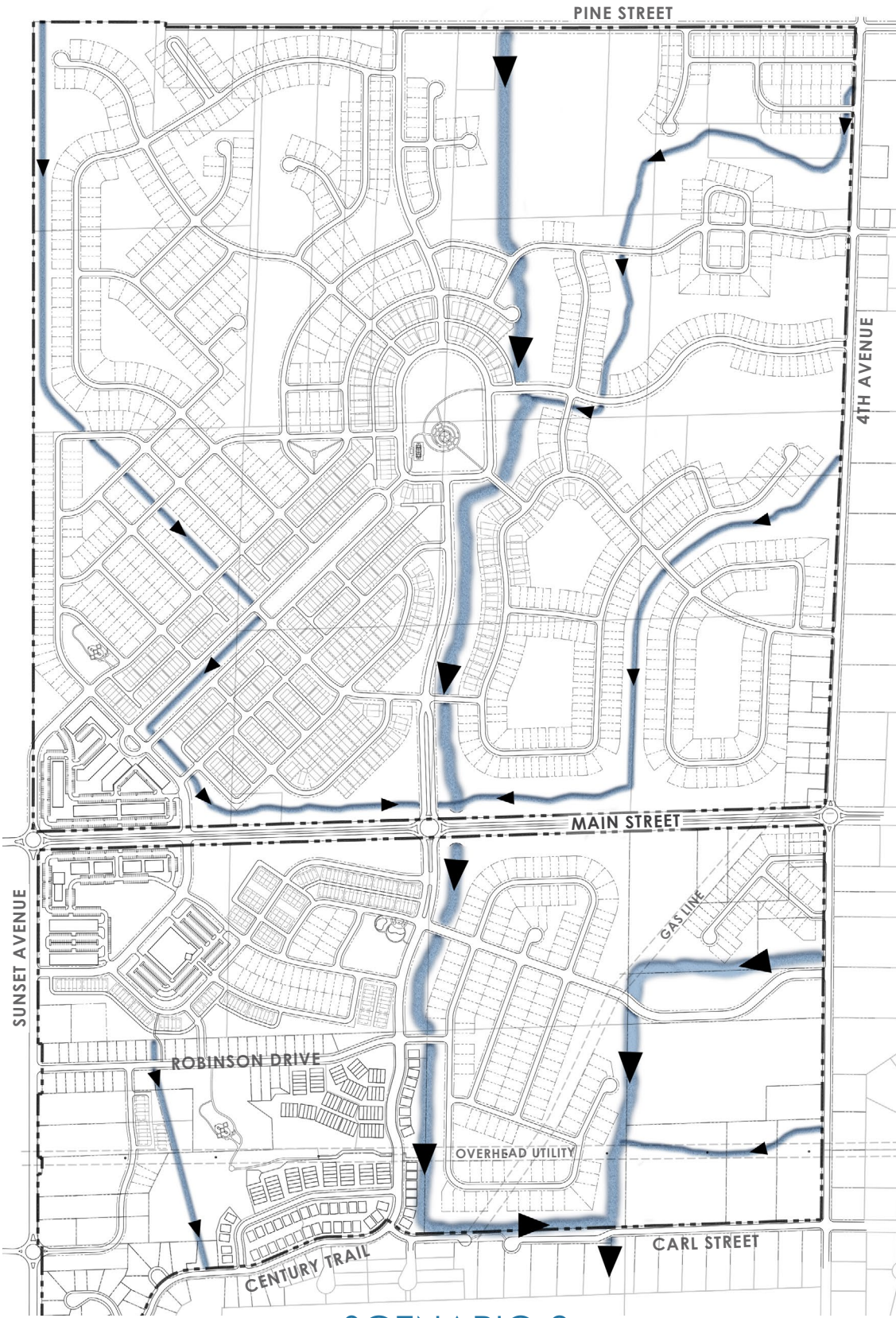
TRAIL SYSTEM

SCENARIO 2 - DRAINAGE



COMPREHENSIVE PLAN DRAINAGE ROUTES

For additional information/ detail, refer to the 2040 Comprehensive Plan, Chapter 7.



SCENARIO 2 DRAINAGE ROUTES

DRAINAGE

The site generally drains through the existing ditch systems which bisect the study area from the northwest to the south, with discharges to the onsite wetlands before flowing offsite to the southeast.

- Major Route
- Minor Route

The master plan proposed the current Anoka County Ditch system through the area to remain in place in terms of function but not in terms of location or overall quality. The ditch system would be relocated within the proposed plan to facilitate drainage of stormwater runoff, while enhancing aesthetics as well as creating passive recreational facilities and habitat.

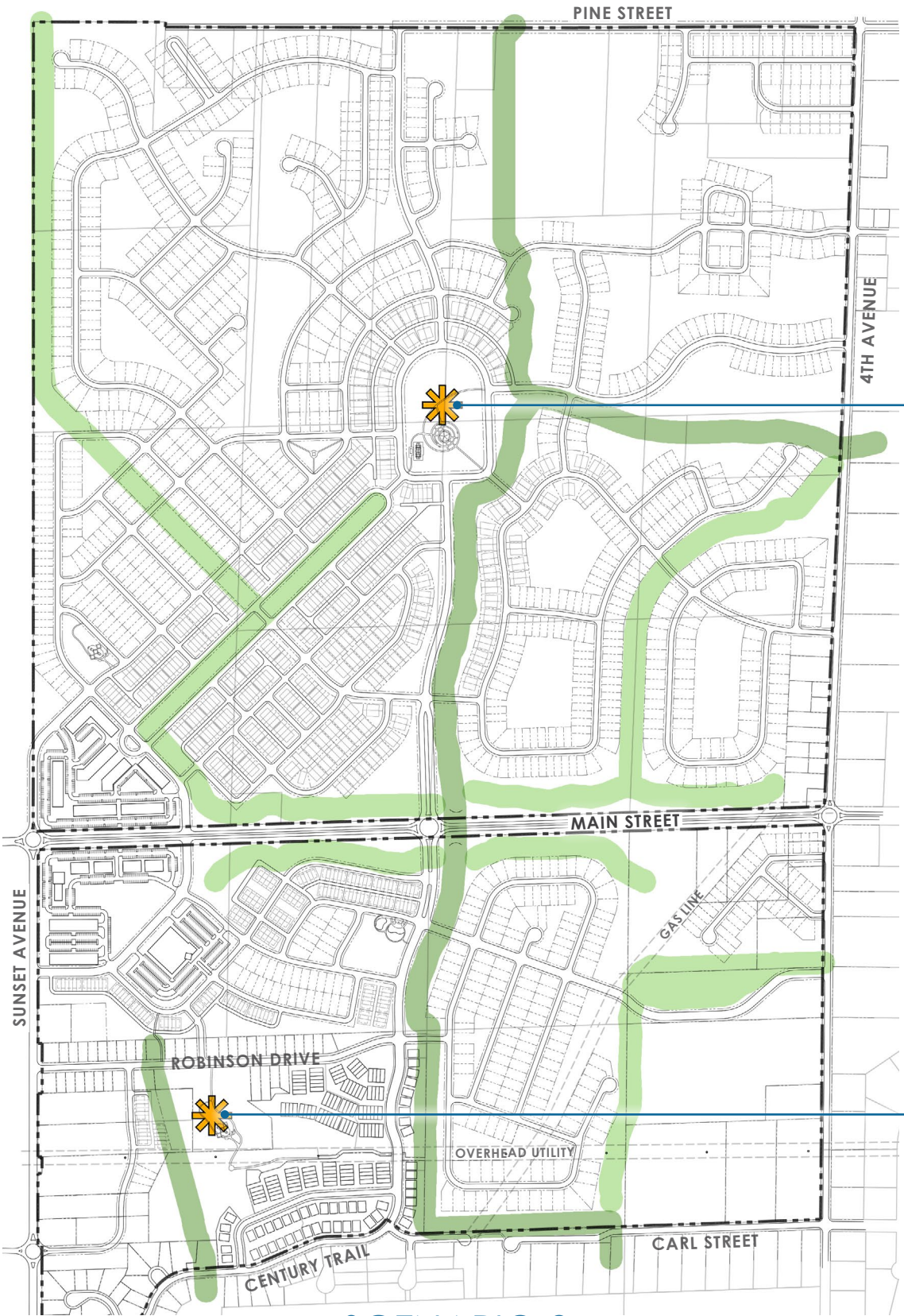
For additional information/ detail, refer to the 2040 Comprehensive Plan, Chapter 7.

SCENARIO 2 - NATURAL SYSTEMS



COMPREHENSIVE PLAN
GREENWAY SYSTEM

For additional information/ detail,
refer to the 2040 Comprehensive
Plan, Chapter 10.



SCENARIO 2
GREENWAY SYSTEM

GREENWAY SYSTEM
Greenways and trails in the master plan are meant to connect residents to each other and to various amenities throughout the study area crossing as few roads as possible.

**NATURAL RESOURCE
ENHANCEMENT AREAS**
These generally consist of areas that fill gaps in the greenway system and/or provide a corridor for the greenway-based trail system, providing linkages between recreation areas (i.e., parks and trails).

NEIGHBORHOOD PARK

For additional information/ detail,
refer to the 2040 Comprehensive
Plan, Chapter 10.

SCENARIO 2 - CONSERVATION FRAMEWORK

CONSERVATION DESIGN FRAMEWORK

The city of Lino Lakes expects the current Anoka County Ditch system through the area to remain in place in terms of function but not in terms of location or overall quality. The ditch system can be relocated within a proposed development to facilitate drainage of stormwater runoff, aesthetics, passive recreational facilities, and habitat creation. The realigned ditch system should incorporate the following design guidelines:

1) Easements

- a. RCWD requires a 20-foot easement on either side of the county ditch system, measured from the top of bank, to provide access for maintenance.
- b. In addition to maintenance easements required by RCWD, the City proposes native buffers averaging 50' in width with a minimum width of 25', measured from the top of bank, to provide space for the greenway corridor creation.

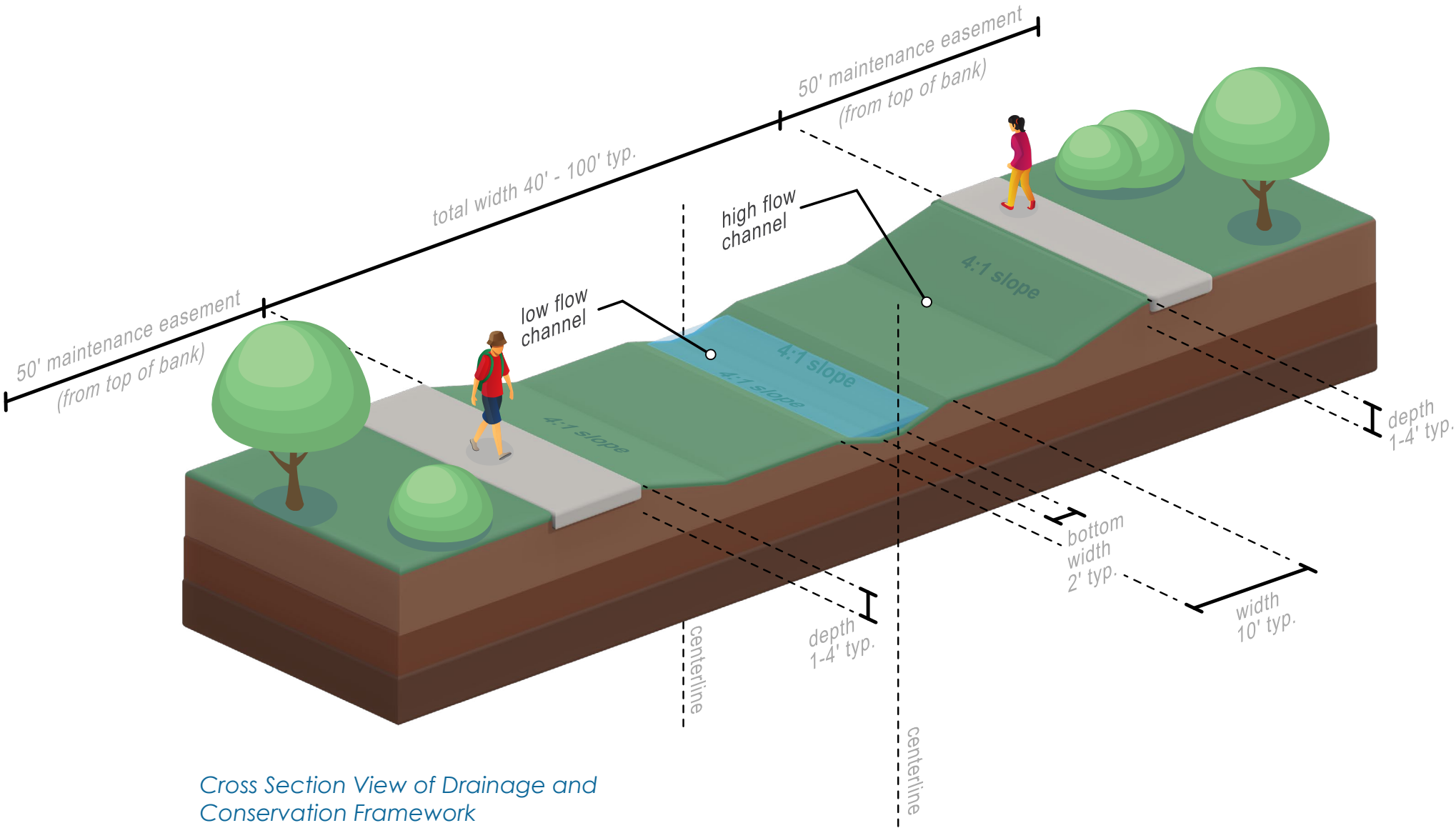
2) Lake/Pond Construction in-line with Ditch

- a. Ditches can be routed through lakes/ponds subject to RCWD design requirements. The City supports this method of realignment.
- b. In the event that a proposed development will create an in-line lake or pond area in relation to the ditch system, the proposed development is required to provide:
 - i. RCWD with a 20-foot easement from top of bank along the alignment of the ditch and extend into the pond based on the average width of easement at the entrance and exit location of the ditch into the lake/pond.
 - ii. The RCWD easement shall be along a bank of the lake/pond, and not through the center of the pond to limit maintenance responsibility on the District.
 - iii. Water Quality Basins shall be provided prior to discharge of stormwater runoff into the lake/pond.
 - iv. City requires establishment of a buffer around a constructed lake/pond with minimum buffer based on function of the BMP. Buffers may vary around the perimeter of the constructed lake/pond but must meet the minimum and average distances along their edges.

3) Realignment

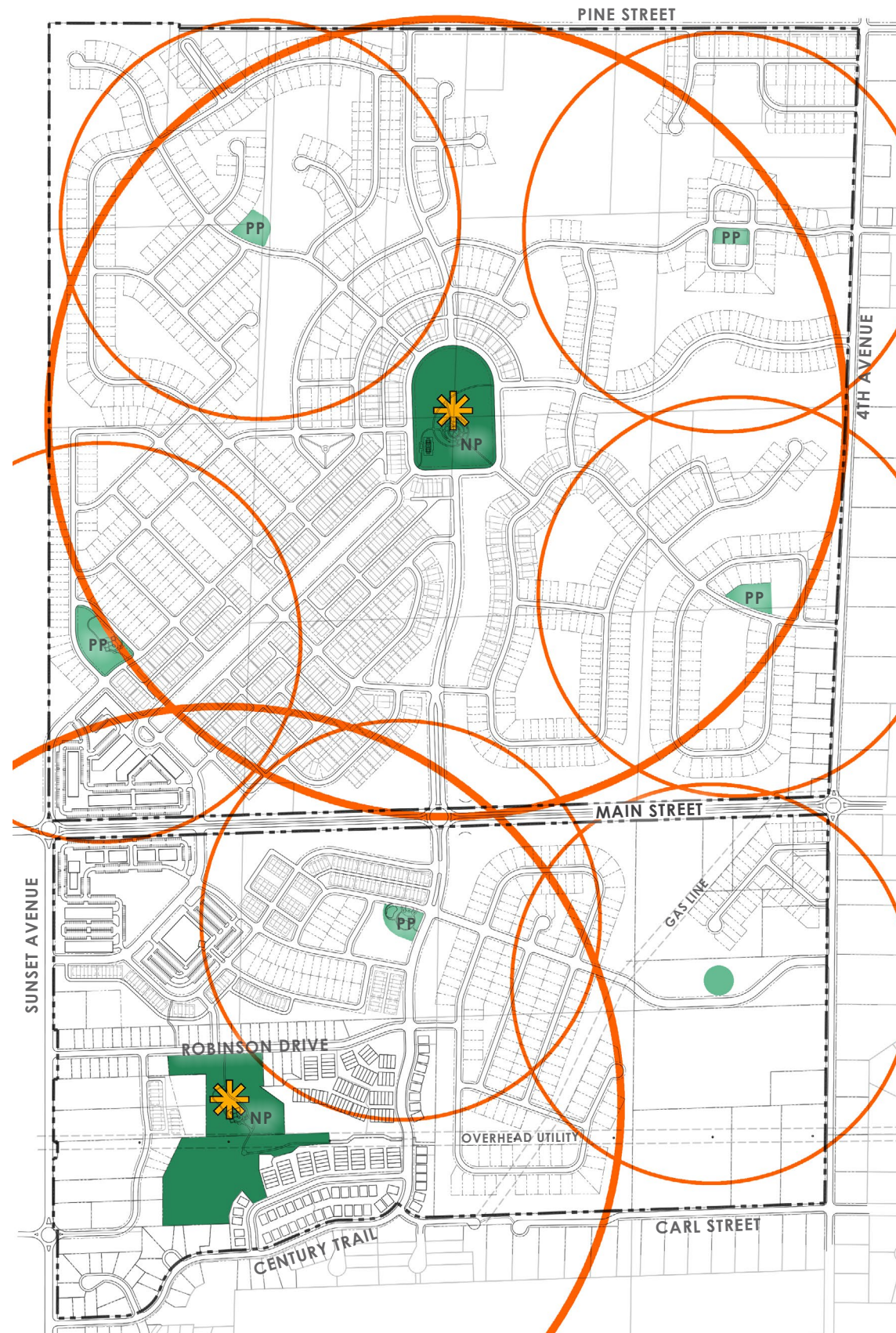
- a. The city of Lino Lakes is in support of realignment of the county ditch system when proposed to be consistent with the goals of the master plan.
 - i. Realignment must be approved by RCWD through Rule I.
 - ii. Additional buffer widths may be required through land use and zoning requirements.

See figure below for a cross section view of the easement and buffer requirements.



Cross Section View of Drainage and Conservation Framework

SCENARIO 2 - PARK AND OPEN SPACE



PARK COVERAGE AREAS

PARK TYPES

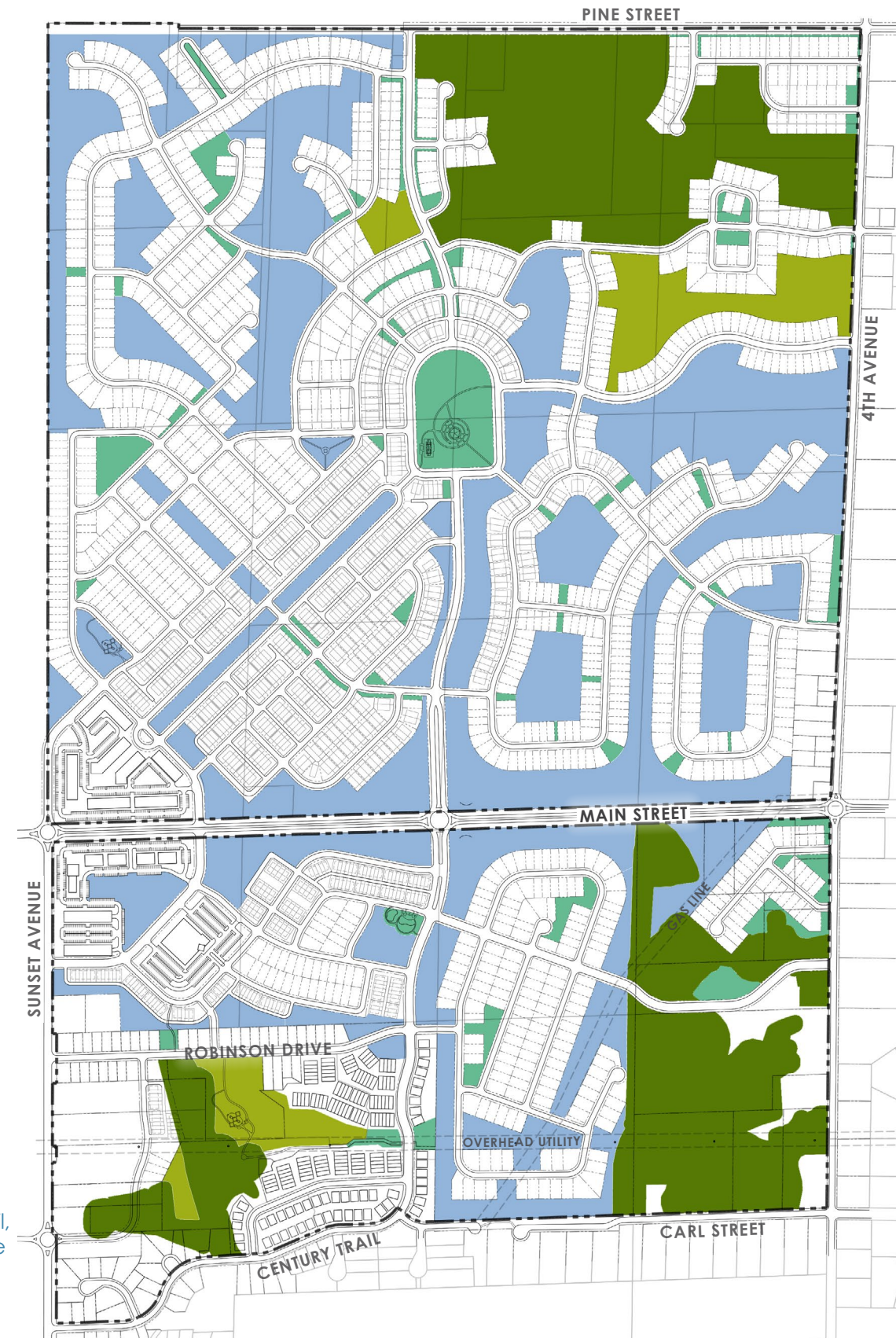
Neighborhood Park (NP)

These parks bring people together to recreate and socialize close to home. Providing a balanced set of amenities that appeal to a range of individuals is important to meeting park needs and new recreational trends. Active, non-programmed recreation remains the mainstay of neighborhood parks. General coverage area of residents served is 1/2 mile radius, or between a 10 and 15 minute walk.

Pocket Park (PP)

These parks tend to develop on small, solitary, irregularly shaped lots and serve hyper-local residents and are typically maintained by an HOA. Elements could include benches, tables, fountains, simple playgrounds, monuments, historic markers, art installations, flower beds, and community gardens. General coverage area of residents served is 1/4 mile radius, or between a 5 and 10 minute walk.

For additional information/ detail, refer to the 2040 Comprehensive Plan, Chapter 10.



OPENS SPACES

OPEN SPACE TYPES

High Priority Wetlands

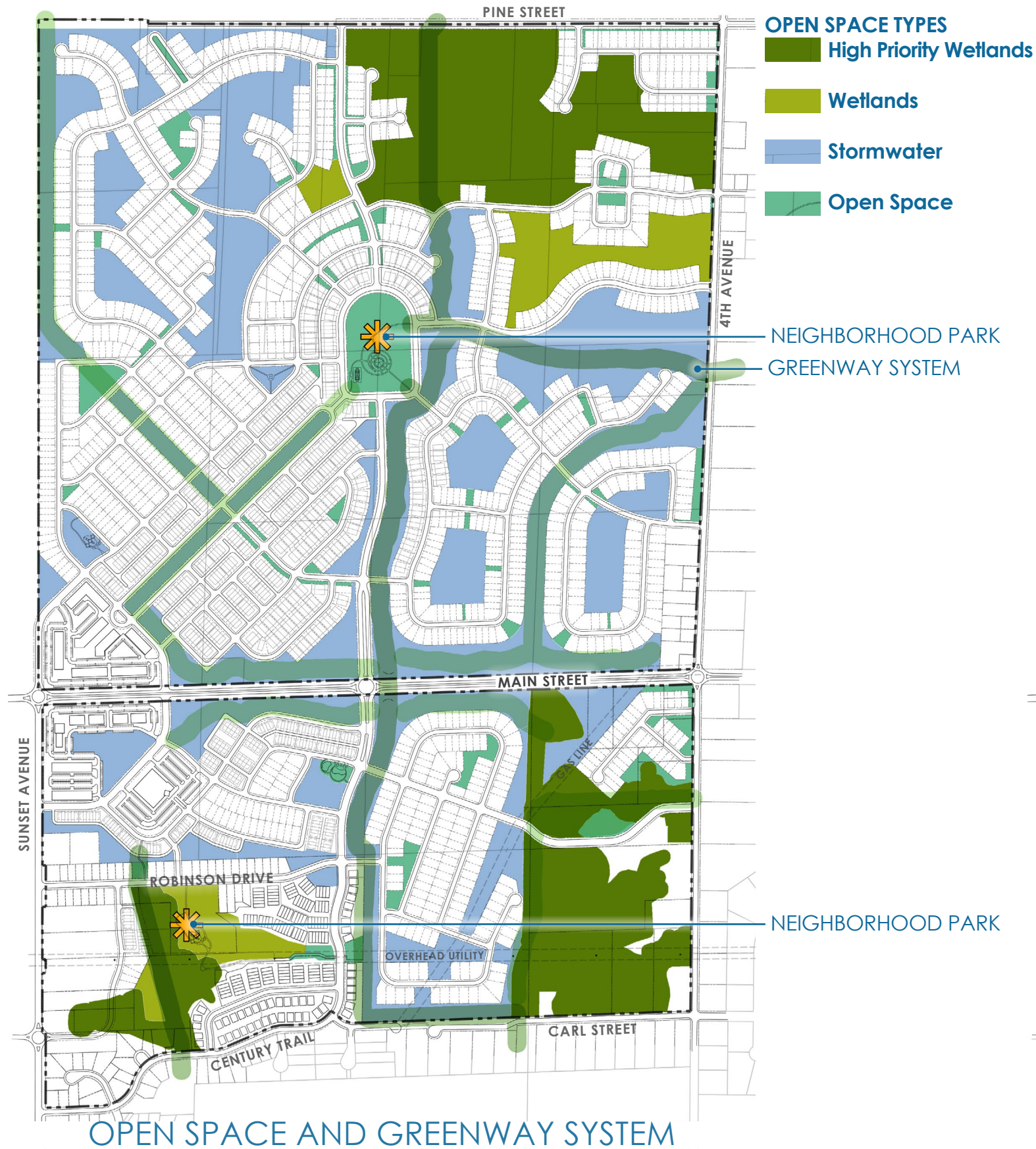
Wetlands

Stormwater

Open Space

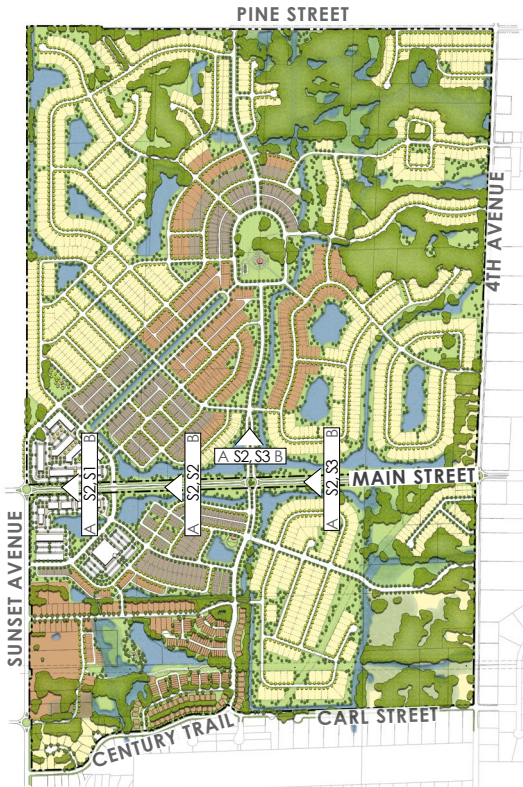
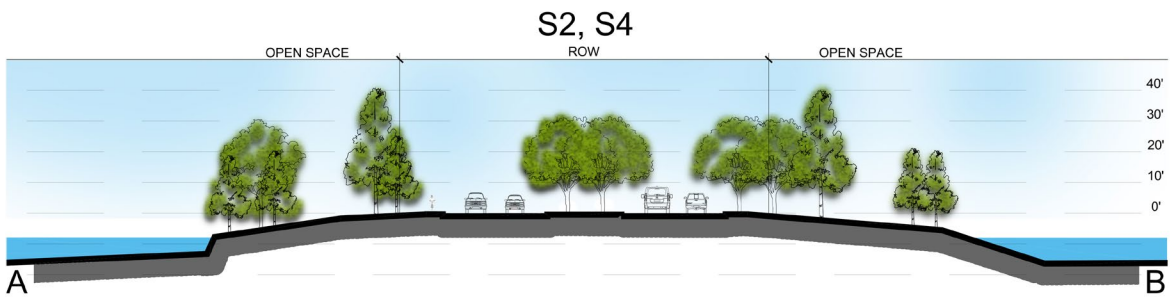
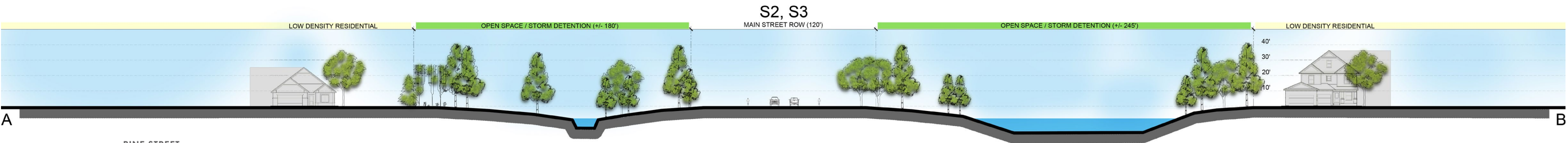
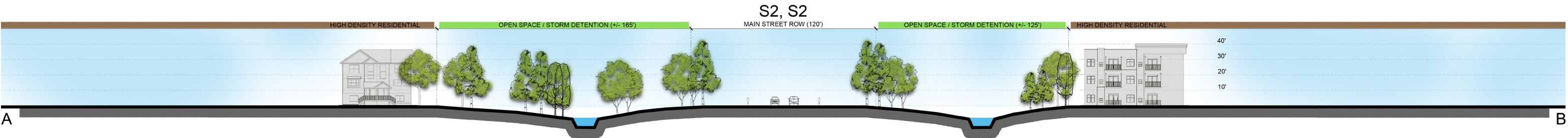
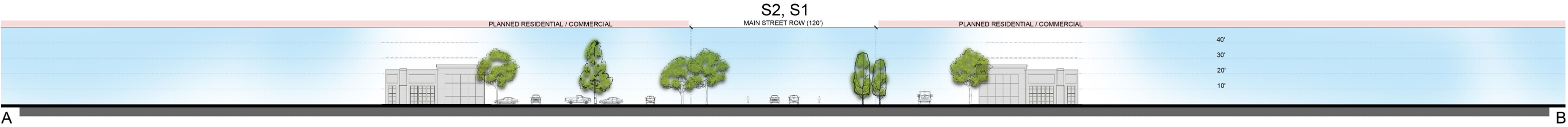
For additional information/ detail, refer to the 2040 Comprehensive Plan, Chapters 7 and 10.

SCENARIO 2 - PARK AND OPEN SPACE



SCENARIO 2 - MAJOR ROAD SECTIONS

*Master plan exhibits are diagrammatic in nature, for AUAR study purposes only and do not represent final design.



SCENARIO 2 - UTILITIES

WATER SUPPLY

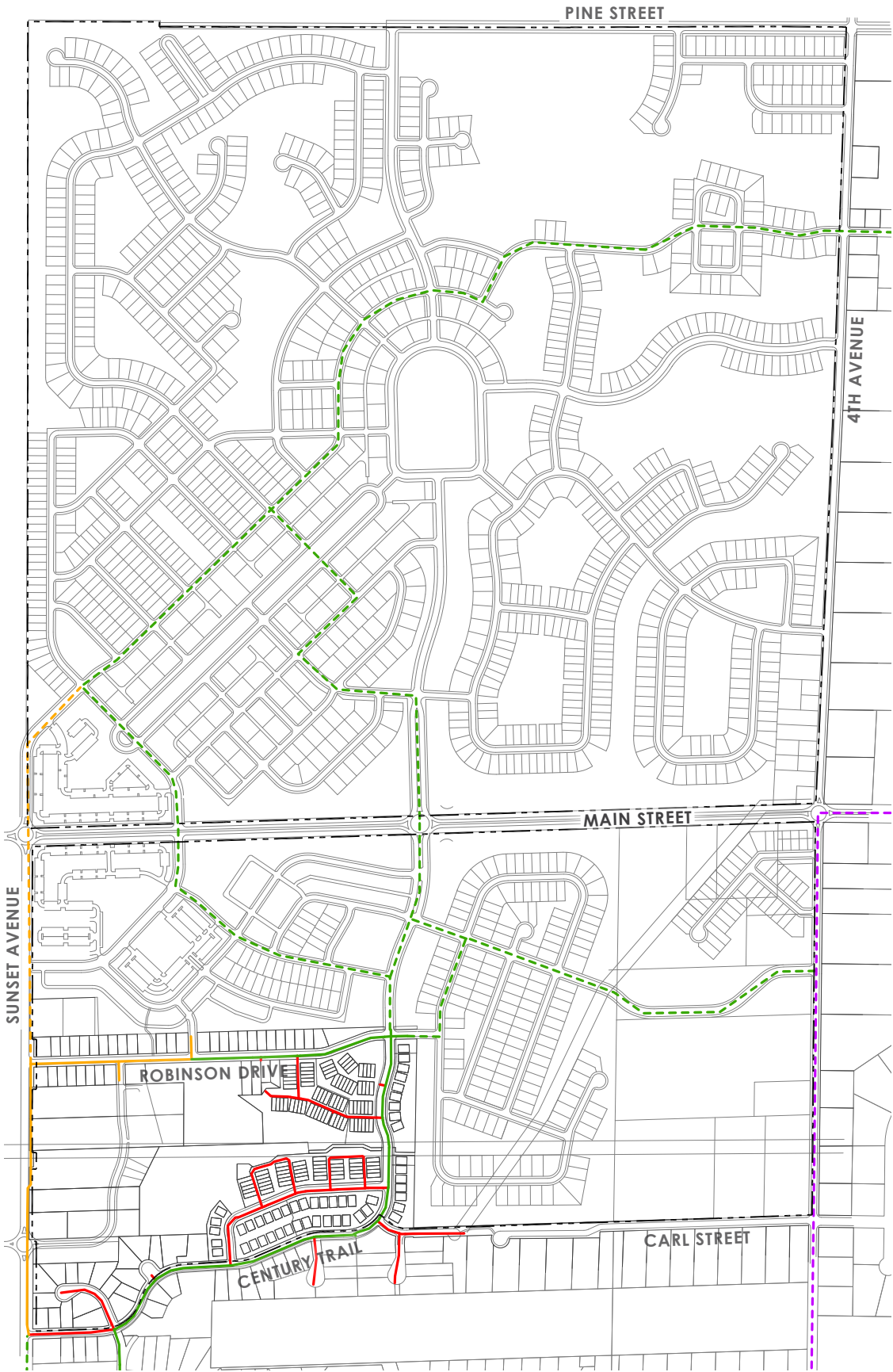
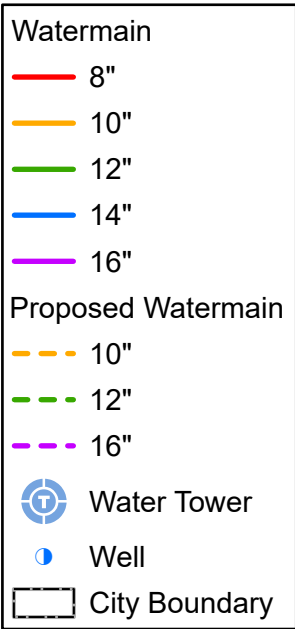
The City’s drinking water supply system includes production, treatment, storage, and distribution. The existing water production capacity will not be sufficient to serve the entire study area. It is anticipated that not more than half of the study area could be served by the City’s existing system assuming the proposed Well No. 7 is constructed in 2026. The City will need to install new wells (Wells No. 8 and 9) to serve the entirety of the study area and satisfy City-wide water demands.

The City’s Department of Natural Resources (DNR) water appropriation permit currently allows an annual withdrawal volume of 900 million gallons per year (MGY). The City-wide annual demand plus the projected annual demand for the study area will exceed this volume. Therefore, the City’s DNR appropriation permit annual withdrawal volume will need to be amended prior to full build out of the study area.

The City is constructing a water treatment plant for manganese removal which will be placed in service in the fall of 2026 and will provide adequate treatment capacity through Well No. 9. The City’s total elevated storage volume is 3.5 million gallons (MG), which is projected to be sufficient for the entire study area.

As shown on the Water Supply figure, the existing watermain in the vicinity of the study area include a 12-inch diameter ductile iron pipe (DIP) watermain along Robinson Drive and Century Trail south of the study area, 8-inch DIP watermain on Carl Street (west cul-de-sac), 10-inch DIP watermain stub for the Robinson Property off of Cardinal Way, and two 12-inch DIP watermain stubs at the intersection of Robinson Drive and Century Trail.

Water distribution in the study area will include watermain loops varying in size from 8-inch to 12-inch diameter. A preliminary conceptual trunk watermain layout for the Gateway Village scenario is shown on the Water Supply figure. The larger 12-inch diameter trunk watermain is looped through the high density residential and commercial areas to provide redundancy and available fire flow. Connection to the existing Main Street trunk water main at Wood Duck Trail should be evaluated as part of improvements south of Main Street. The exact alignment and sizing of watermains will need to be confirmed during preliminary design. Pressures in the study area will vary from 55 to 65 psi, and available fire flows adjacent to trunk watermains will exceed 3,500 gallons per minute (gpm). All proposed units will be required to connect to the City’s water system.



SCENARIO 2 - UTILITIES

SANITARY SEWER

The City's sanitary sewer collection system will be extended to serve the study area through a combination of 1) gravity sewer extensions from the existing sanitary sewer system, and 2) a new trunk sewer, lift station, and forcemain referred to as the West Side Relief Sewer in the City's 2040 Comprehensive Plan.

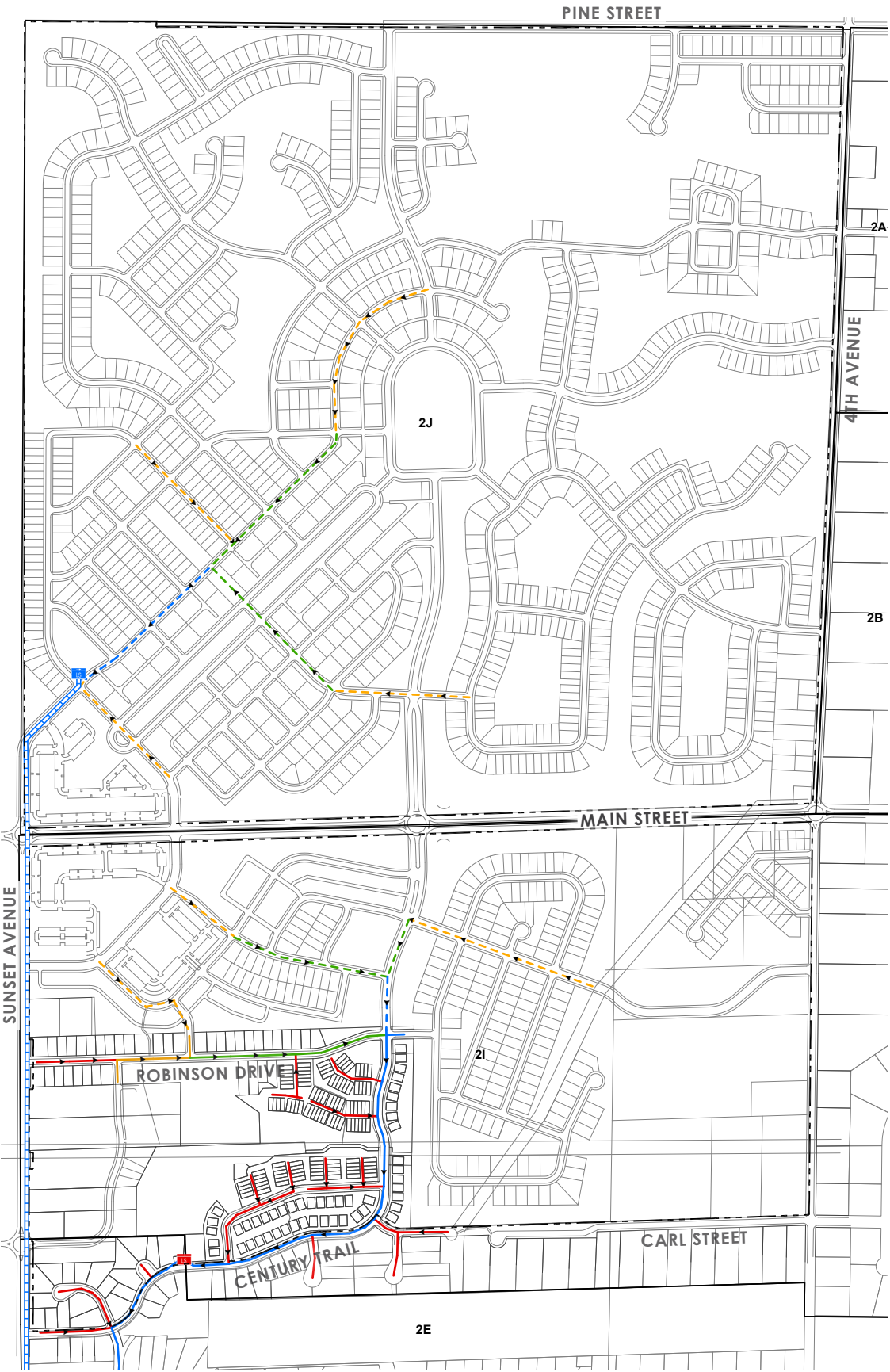
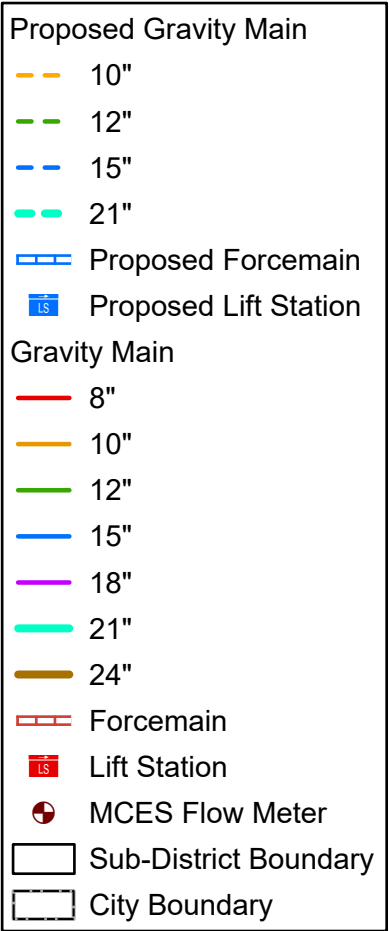
The existing trunk sewer serving sanitary sewer district 2 is nearing its capacity. Therefore, the West Side Relief Sewer is needed to free up capacity by diverting existing sewers in sub-district 2E and to serve new development in the study area. The West Side Relief Sewer will be extended from Met Council Interceptor 8361 located on North Road to the north through sub-districts 2F, 2E, 2I, and finally 2J. A preliminary conceptual layout for the West Side Relief Sewer was outlined in the City's 2040 Comprehensive Plan Figure 8-5 with a combination of 21-inch trunk gravity sewer and a trunk lift station and forcemain along the western edge of the City.

Main Street and the wetlands bordering it in the Gateway Village scenario form a natural boundary for gravity service within the study area. The area south of Main Street can connect to existing sewers by gravity. As shown on the Sanitary Sewer figure, the existing sanitary sewers in the vicinity of the study area include a 15-inch diameter polyvinyl chloride (PVC) sanitary sewer along Century Trail, 12-inch PVC sanitary sewer along Robinson Drive, and 10-inch PVC sanitary sewer in Cardinal Way. A sewer stub extends to the north from the manhole at the intersection of Robinson Drive and Century Trail with an invert of 879.78. There is also a sanitary manhole at the north end of Cardinal Way with an invert of 883.18. Inverts are according to record plans for the Century Farms North development.

The Sanitary Sewer District figure shows updated sub-district boundaries based on the Gateway Village scenario. The area north of Main Street will be served by a new lift station. The sub-district 2J lift station will need an ultimate capacity of 1,000 gallons per minute (gpm) with either one 12-inch diameter forcemain or dual 8-inch diameter forcemains along Sunset Avenue (CSAH 53). The dual forcemains would allow the phasing of pumps and piping from 500 gpm to 1,000 gpm if desired depending on the pace of

development. Trunk sewers ranging in size from 10-inch to 15-inch diameter will extend northeast of the sub-district 2J lift station to serve the area north of Main Street. The far northeast corner of the study area may discharge to other 8-inch sewers to the east depending on relative final invert elevations. All proposed units will be required to connect to the City's sanitary sewer system.

The City's sanitary sewer district 2 discharges to Metropolitan Council Environmental Services (MCES) Meter M211 and Interceptor 8361, and MCES is responsible for evaluating necessary improvements to their interceptor system. Wastewater is then conveyed to the Metropolitan Wastewater Treatment Plant (Metro WWTP). The Metro WWTP has a capacity of 314 million gallons per day (MGD) and receives 179 MGD of flow as of March 2025. The wastewater from the study area is anticipated to be of typical domestic strength and character, so pretreatment is not necessary.



SCENARIO 2 - UTILITIES

SANITARY SEWER (CONT.): WEST SIDE RELIEF SEWER

Proposed Gravity Main

10"

12"

15"

21"

Proposed Forcemain

Proposed Lift Station

Gravity Main

8"

10"

12"

15"

18"

21"

24"

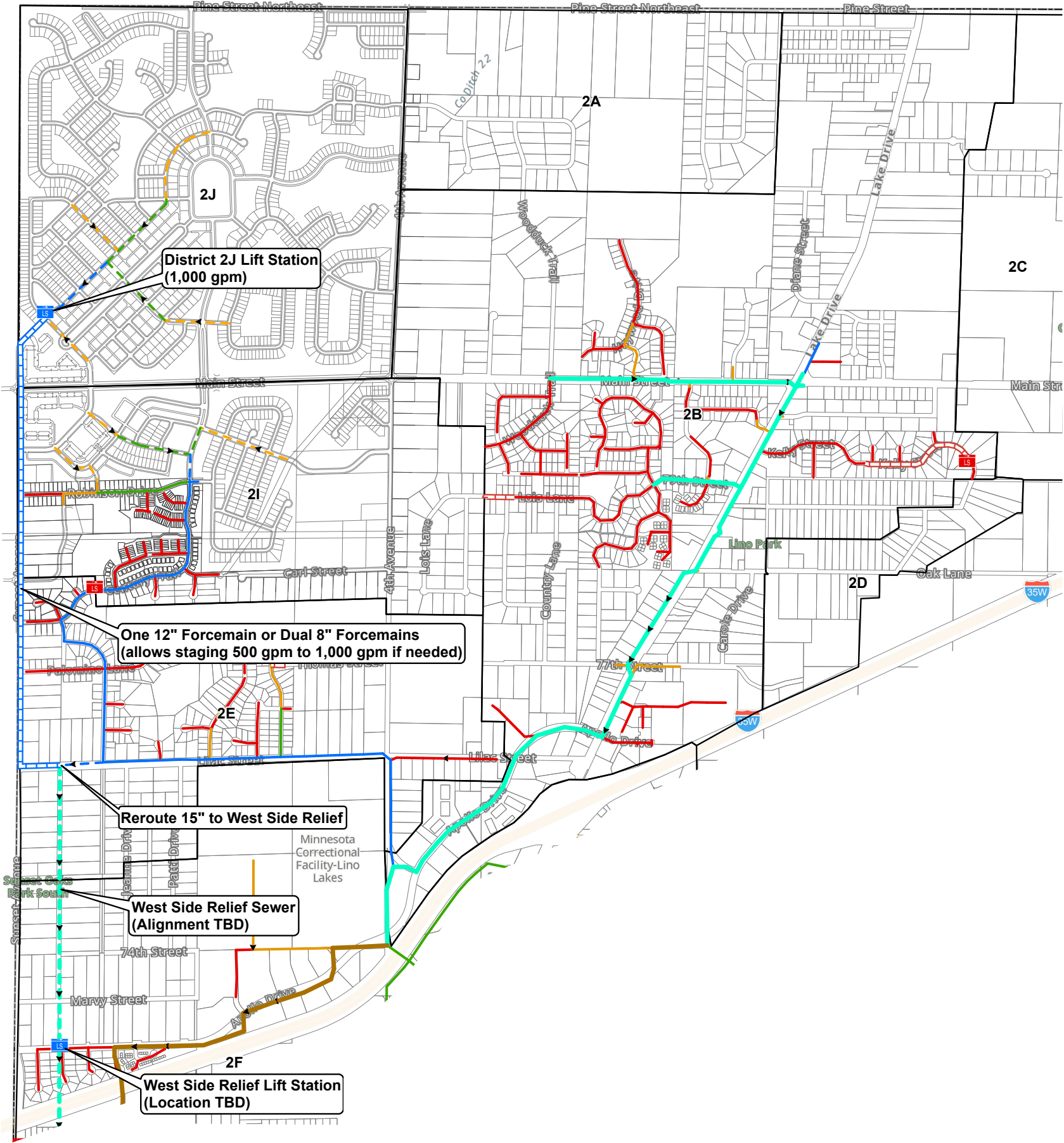
Forcemain

Lift Station

MCES Flow Meter

Sub-District Boundary

City Boundary



SCENARIO 2 - DEVELOPMENT PHASING PLAN

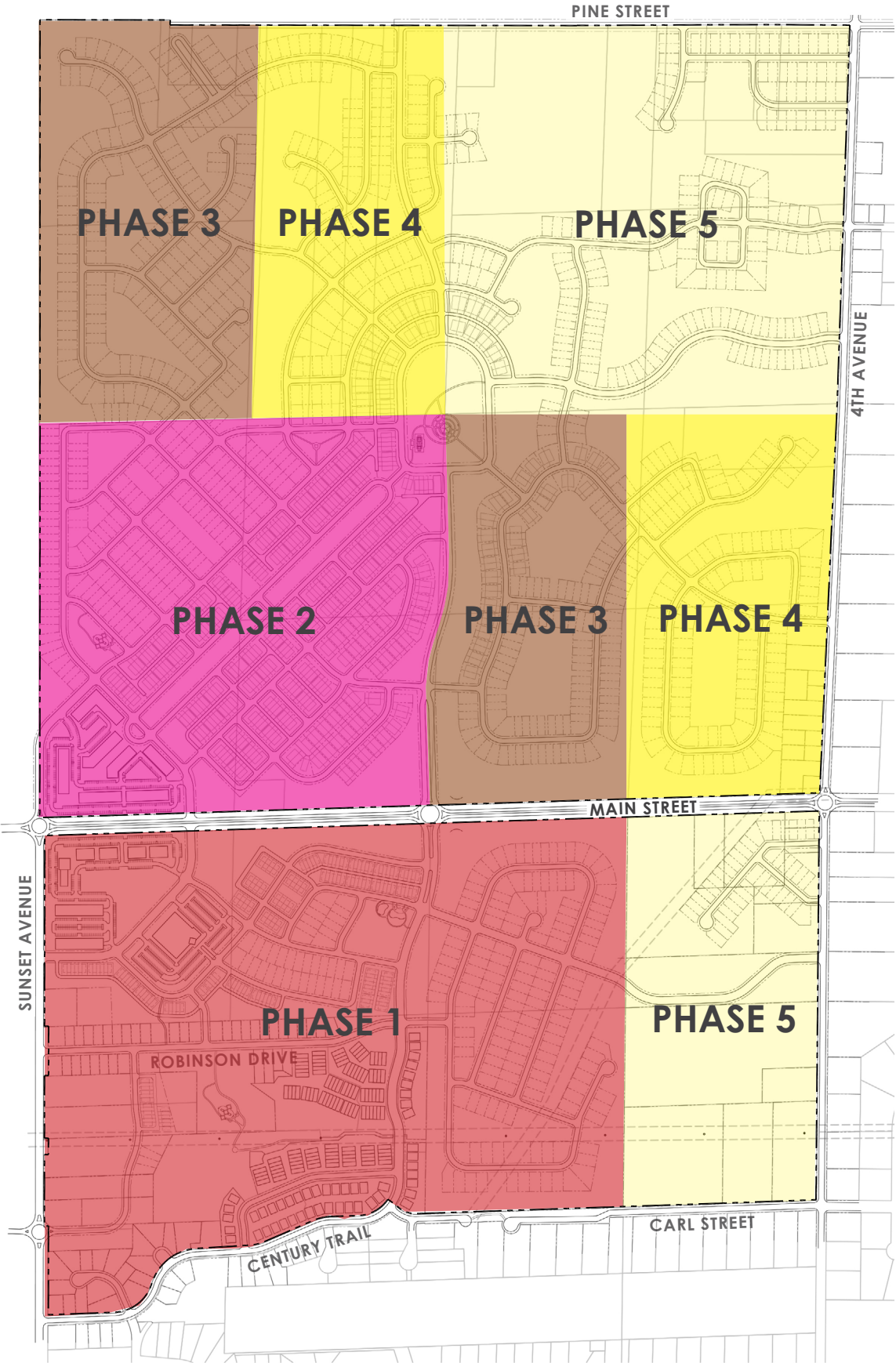
As discussed in the City's 2040 Comprehensive Plan the provision of municipal sanitary sewer and water service is the key factor to determining the timing of future growth. The Master Plan area is anticipated to development over 30 plus years. The pace and timing are dependent on a number of factors including:

- Land Use
- Property owner interests
- Market demands
- Utility Staging
- Infrastructure availability

The 2040 Comprehensive Plan includes a Utility Staging Plan that creates a logical growth pattern based on the location and availability of infrastructure. The Utility Staging Plan defines the timing at which land is potentially available for development and allows the city greater control over the pace and location of new development.

Implementation of Scenario 2 will require modification of the 2040 Utility Staging Plan to ensure an efficient and logical extension of municipal utilities. The Development Phasing plan is intended to provide a basis for amendment to the 2040 Comprehensive Plan Utility Staging Plan. Phases do not represent a specific time period but rather a logical sequence based on utility location and design considerations, land use, property owner and market interests. The phasing plan also recognizes the existing rural residential development along the northeast and eastern side of the project area. It is assumed that these areas would be the last to transition to urban development.

Phasing boundaries should be considered somewhat flexible in order to accommodate actual development proposals. For example a boundary may need to be shifted to adjust for a change in roadway alignment or property boundary.



IMPLEMENTATION PLAN & NEXT STEPS



IMPLEMENTATION PLAN & NEXT STEPS

IMPLEMENTATION PLAN

The Main Street Master Plan is the guiding plan for future development in the study area. The Master Plan is intended to show a general land use arrangement with some specific design elements. The individual site layouts and uses are to be determined as part of the development review process, but should be based on the Master Plan, including specific elements noted below.

- **AUAR**
 1. Development proposals must be within the scenarios studied in the AUAR and follow the mitigation plan (see Index to this document for the mitigation plan).
- **Land Use and Zoning**
 1. The specific residential and commercial land use boundaries on Master Plan should be generally followed and considered somewhat flexible in order to accommodate natural features, land assembly and other physical issues.
 2. Require that tools such as clustering, buffering, and/or screening be incorporated into future development plans to mitigate potential land use conflicts.
- **Natural Resources**
 1. Implement the Conservation Design Framework, which includes establishing greenway corridors throughout the study area to provide connectivity for ecological and wildlife corridors, regional stormwater collection and conveyance, and passive recreational opportunities.
 2. Direct stormwater collection, trees, and open space to be a natural buffer along Main Street.
- **Parks and Open Space**
 1. Create parks, natural open space and greenways that connect to a larger trail system that will be established across the study area. This will link to the existing trail connection to the south of the study area, and link to a future regional trail along Main Street. The specific alignment of the trail corridor and pocket parks across the Master Plan area will be determined as development occurs.

- **Transportation**
 1. Create access points and a road network to support future development per the Master Plan and AUAR documentation.
 2. Consider changing the functional class of Pine Street, west of 4th Avenue, from major collector to minor collector.
- **Utilities**
 1. Construct the water and sewer infrastructure per the AUAR and 2040 Comprehensive Plan requirements.
 2. Consider amendment to 2040 Comprehensive Plan Utility Staging plan to reflect changes to utility routing and sewer service districts based on the Development Phasing Plan.
 3. The 12" water main is proposed to be extended from Century Trail to 4th Avenue. Connection to the existing Main Street trunk water main at Wood Duck Trail should be evaluated as part of improvements south of Main Street.

NEXT STEPS

- Consider amendment of the City's 2040 Comprehensive Plan to reference this Master Plan and incorporate the recommendations of this plan. Zoning amendments should follow if and when appropriate.
- The City will consider amending the 2024 Lino Lakes Gateway Planning manual to change the Main Street and Sunset Avenue intersection to be designated as a "primary gateway". Future development would need to comply with the primary gateway design elements as it relates to monument signs, landscaping, roundabout design, etc.

Future developers will need to work with the City and other agencies to construct and phase appropriately the major infrastructure improvements needed to expand the capacity of the water and wastewater system in this area.

The Master Plan illustrates the desired location of future land uses within a concept design to provide a framework for future development in this area but the Plan remains flexible with land use boundaries to accommodate natural features, land assembly and other physical boundaries, if needed.



INDEX

Attachment A - AUAR Mitigation Plan
Attachment B - Engagement Summaries
Attachment C - 2040 Comprehensive Plan (Select Exhibits)



ATTACHMENT A - AUAR MITIGATION PLAN

The following Mitigation Plan report pages are part of a larger AUAR report. For the full AUAR and references with the Mitigation Plan, refer to Lino Lakes Main Street Alternative Urban Areawide Review (AUAR) dated August 2025.

The Mitigation Plan references both the Comprehensive Plan (Scenario 1) and the preferred land use plan Scenario 2.

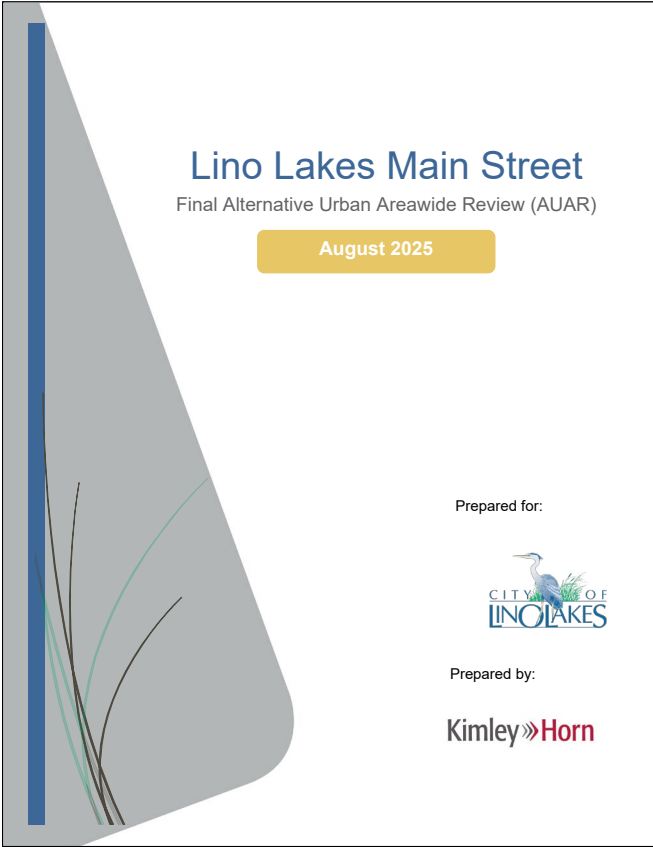


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Mitigation Plan

This Mitigation Plan is submitted as part of the AUAR to provide reviewers and regulators with an understanding of the actions that are advisable, recommended, or necessary to protect the environment and minimize potential impacts by the proposed development scenarios. This Mitigation Plan has been revised and updated based on comments received during the Draft AUAR comment period.

This Mitigation Plan is intended to satisfy the AUAR rules that require the preparation of a mitigation plan that specifies measures or procedures that will be used to avoid, minimize, or mitigate the potential impacts of development within the AUAR study area. Although mitigation strategies are discussed throughout the AUAR document, this plan will be formally adopted by the RGU as their action plan to prevent potentially significant environmental impacts.

The primary mechanism for mitigation of environmental impacts is the effective use of ordinances, rules, and regulations. The plan does not modify the regulatory agencies' responsibilities for implementing their respective regulatory programs nor create additional regulatory requirements. The plan specifies the legal and institutional arrangements that will assure that the adopted mitigation measures are implemented.

In addition to the anticipated permits and approvals listed in **Table 5**, the mitigation measures developed in the AUAR process are outlined in **Table 15**. The plan is formatted consistent with the sections of the AUAR for ease of reference.

Table 15: Mitigation Plan

Resource Area	Mitigation
Land Use	Scenario 1 and 2: Majority of the existing zoning is rural, which serves as a holding district until municipal services are available. Property will be considered for rezoning, consistent with the Comprehensive Plan, at the time of a development proposal.
	Scenario 2: Would require a comprehensive plan amendment.
	Scenario 1 and 2: The City will coordinate with the Metropolitan Council regarding any modifications needed to the TAZ forecasts for the AUAR study area, if needed.
	Scenario 1 and 2: Use the information contained in the AUAR during future considerations of updates or amendments to the adopted Comprehensive Plan and Zoning Ordinance. Any future consideration of amendments or updates to the Comprehensive Plan and Ordinances would follow the city's set procedures and guidelines for such amendments.
Geology, Soils, and Topography	Scenario 1 and 2: Require that tools such as clustering, buffering, and/or screening be incorporated into future development plans to mitigate potential land use conflicts.
	Scenario 1 and 2: Where required, slope stabilization will be provided by means of vegetation establishment, erosion control blankets, or other standard methods of erosion and sediment control. An erosion control plan will be submitted to the City of Lino Lakes and future proposed development within the AUAR study area will require compliance with the City's erosion and sediment control standards. Scenario 1 and 2: An NPDES and SWPPP will be obtained prior to any earthwork or grading activities within the AUAR study area. Require project proposers to meet the erosion and sediment control regulations in all applicable regulations, ordinances and rules of the city and MPCA, and Rice Creek Watershed District.

ATTACHMENT A - AUAR MITIGATION PLAN (CONT.)

Resource Area	Mitigation	
Water Resources	Scenario 1 and 2: Provide construction oversight to ensure designed sediment and erosion control measures are being implemented.	
	Scenario 1 and 2: Future developers would complete a geotechnical report that would provide recommendations for structural and foundation design based on the soil types in the study area.	
	Floodplains	Scenario 1 and 2: If any potential impacts are proposed to FEMA 100-Year Floodplains as part of development within the AUAR study area, the applicable City of Lino Lakes and RCWD approvals will be obtained. Note: RCWD approvals are required specifically to RCWD's 100-year floodplains.
		Scenario 1 and 2: Floodplain alterations will require submittal of appropriate Letter of Map Change to FEMA to document changes to floodplain boundaries.
	Wetlands	Scenario 1 and 2: Delineate wetlands in accordance with the Army Corps of Engineers Wetlands Delineation Manual and classify wetlands according to Wetlands of the United States (Circular 39) and Wetlands and Deepwater Habitats of the United States.
		Scenario 1 and 2: Follow sequencing process of wetland avoidance, minimization, rectification, and mitigation as outlined in the Wetland Conservation Act (WCA) if wetlands area altered. If any potential impacts are proposed to regulated wetlands as part of development within the AUAR study area, the applicable City of Lino Lakes, WCA, RCWD, and USACE permits will be obtained.
		Scenario 1 and 2: Required wetland buffers will be incorporated into site design.
	Ditches	Scenario 1 and 2: Realignment of the ACD system 10-22-32 is proposed in both scenarios. A 20-foot buffer will be maintained on each side of the ditch as required by RCWD to allow for regular maintenance. Lino Lakes proposes an average buffer width of 50 feet on either side to provide space for the greenway corridor creation. The buffer zone will be clear of obstructions such as trees and buildings.
	Stormwater	Scenario 1 and 2: Stormwater BMPs will be constructed in accordance with City, RCWD, and MIDS requirements as the property is developed.
		Scenario 1 and 2: Developers are encouraged to use best practices to reduce chloride use in snow and ice removal.
		Scenario 1 and 2: During construction, erosion and sediment control BMPs will be implemented and maintained to prevent impacts to aquatic ecosystems.
Scenario 1 and 2: Require stormwater management systems to be developed in accordance with the current version of the <i>Rice Creek Watershed District Rules and Chapter 1011 of City Code, as amended.</i>		

Lino Lakes Main Street - AUAR82August 2025

Resource Area	Mitigation	
		Scenario 1 and 2: Stormwater BMPs shall follow the order of implementation of infiltration practices, water reuse, biofiltration, wet sedimentation, unless site restrictions can be documented to demonstrate that alternate practices can meet City and RCWD stormwater requirements and approval by City and RCWD.
		Scenario 1 and 2: Any supplementary volume, sediment, and other pollutants associated with stormwater originating offsite that travels through the study area will be accounted for in the final design of stormwater BMPs.
		Scenario 1 and 2: The City will mandate an evaluation of the feasibility of stormwater reuse for all residential and commercial developments requiring urban services, such as municipal water. The City will also recommend planting native and drought-tolerant species to minimize irrigation requirements.
Water Resources	Water Appropriation	Scenario 1 and 2: A DNR temporary water appropriation permit will be obtained for any dewatering that will be needed for construction.
		Scenario 1 and 2: If any unknown wells are found within the AUAR study area, the wells will be sealed and the sealings sent to the Department of Health if the termination of the permit is requested.
		Scenario 1 and 2: The City will need to install new wells, Wells No. 8 and 9, to serve the entirety of the study area and satisfy City-wide water demands.
		Scenario 1 and 2: Monitor water usage and do not permit new development to proceed if it exceeds the capacity of the water supply and distribution system.
		Scenario 1 and 2: Construct the water supply and distribution system in accordance with Minnesota Department of Health standards and with the goals, policies, and recommendations set forth in the city's Comprehensive Water System Plan.
		Scenario 1 and 2: As necessary, amend the city's Comprehensive Water System Plan and Capital Improvement Plan to be consistent with any future amendments or updates to the Comprehensive Plan that would necessitate expansion or alterations to the water system.
		Scenario 1 and 2: Prepare a Wellhead Protection Plan amendment for new wells and follow the adopted wellhead protection plans for Lino Lakes.
		Scenario 1 and 2: Continue to implement the City's adopted water conservation policies which are intended to attenuate peak water demands throughout the City.

Lino Lakes Main Street - AUAR83August 2025

ATTACHMENT A - AUAR MITIGATION PLAN (CONT.)

Resource Area	Mitigation
Water Resources	Scenario 1 and 2: Mitigation will be regulated through the city's development approval and permitting process. Proposed master development plans, planned unit development and subdivision applications, plats, and/or site plans must address relevant water conservation mitigation measures prior to final approval by the city. Implementation of mitigation measures will be assured through developer agreements with the city, which will require a financial security for land and infrastructure improvements and/or revoke the right to acquire building permits and/or certificates of occupancy until all relevant mitigation measures have been addressed.
	Scenario 1 and 2: Construct and phase appropriately the major infrastructure improvements needed to expand the capacity of the wastewater system (i.e. lift stations, forcemains, and upgrades to the existing systems) in accordance with the Comprehensive Sanitary Sewer Plan and Capital Improvement Plan.
	Scenario 1 and 2: Amend the Comprehensive Sanitary Sewer Plan and Capital Improvement Plan to be consistent with any amendments to the Comprehensive Plan that would necessitate expansions or alterations to the sanitary sewer system and regional capacity needs.
	Scenario 1 and 2: Each proposed development will be required to provide a detailed projection of wastewater generation and flows. These calculations will be checked by the City's Engineering Consultant.
	Scenario 1 and 2: The City will create a year-end report to evaluate wastewater increases by major sewer lines and overall system usage in relation to capacity. Results of this assessment will become the targets for growth for the following year.
Contamination / Hazardous Waste	Scenario 1 and 2: Demolition-related waste material, such as wood, concrete, and glass, will be either recycled or disposed in the proper facilities in accordance with state regulations and guidelines.
	Scenario 1 and 2: Development will generate construction-related waste materials such as wood, packaging, excess materials, and other wastes, which would be either recycled or disposed in the proper facilities in accordance with state regulations and guidelines.
	Scenario 1 and 2: For solid waste generated from the completed project, a source recycling/separation plan would be implemented, and wastes that cannot be recycled would be managed in accordance with state regulations and guidelines.
	Scenario 1 and 2: Future developers will need to complete a Phase I/II Environmental Site Assessment prior to construction and coordinate with the MPCA on safe handling and disposal of any contamination and hazardous materials found on the site prior and during construction.
Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources	Scenario 1 and 2: State requirements necessitate the control and spread of state listed noxious weeds and/or invasive weeds if encountered prior to construction. Methods to avoid spreading noxious weeds and/or invasive species will be incorporated into project specifications and/or SWPPP when developed.
	Scenario 1 and 2: Disturbed areas would be reestablished using appropriate native pollinator-friendly and stabilization seed mixes.
Lino Lakes Main Street - AUAR84August 2025	

Resource Area	Mitigation
	Scenario 1 and 2: Invasive species will be controlled during site construction. Additionally, appropriate measures will be taken to control the spread of invasive species will be controlled during construction and landscaping: - Inspecting construction equipment and removing any visible plant, seeds, mud, dirt clods, and animals when arriving and leaving a site. - Using native seed mixes for revegetation whenever possible to encourage non-invasive plant communities in areas of bare soil post-construction. - Using mulch, soil, gravel, etc., that is free of invasive species whenever possible. - Inspecting soil and plant material during planting for signs of invasive species and removing or destroying the invasive species or the plant and associated soil if the invasive species cannot be separated out.
	Scenario 1 and 2: Tree clearing activities will be restricted to winter months (November 1 - March 31). If winter tree clearing is not feasible, technical consultation with the USFWS may be required. Tree removal will also adhere to the City's tree preservation requirements.
	Any tree removal will have to follow tree preservation requirements, as outlined in City Code 1007.049, as amended. ³⁹
	Scenario 1 and 2: Reseeding herbaceous areas with native seed mixes will be utilized when possible to avoid impacts to the monarch butterfly and rusty patch bumble bee.
	Scenario 1 and 2: Many state-listed plant species were identified by the DNR having the potential to be affected by the proposed development scenarios. To demonstrate avoidance, a qualified surveyor will need to determine if suitable habitat exists within the activity impact area and, if so, conduct a survey prior to any project activities. Survey results will determine next steps of species avoidance, minimization, and permitting process.
	Scenario 1 and 2: The DNR required specific mitigation measures to avoid impacts to the state-listed threatened Blanding's turtle. These efforts included limiting erosion and wetland impacts, checking bare ground, trenches, holes, and depressions during construction activities, information orientations, sighting reporting, and following guidelines for interactions of in-danger turtles.
	Scenario 1 and 2: Implement the Conservation Design Framework, which includes conservation of Environmentally Sensitive Areas (ESA's), buffering these natural resources, and establishing greenway corridors throughout the AUAR area to provide connectivity for ecological and wildlife corridors, regional stormwater collection and conveyance, and passive recreational opportunities.
	Scenario 1 and 2: Require public land dedication of priority natural open space areas through the subdivision process.
	Scenario 1 and 2: Require that cash in lieu of public land dedication for subdivisions within the AUAR area be spent within the AUAR area to purchase, restore, and/or maintain priority natural open space areas.
	Scenario 1 and 2: Establish mechanisms for ecological restoration, management, stewardship, and education.
	Scenario 1 and 2: Consult with the DNR and/or USFWS to determine appropriate mitigation strategies for activities near the Bald Eagle's nests within the AUAR area before development occurs within the vicinity of the nests, including reviewing recommended disturbance limit guidelines developed by the DNR.
³⁹ Source: City Code 1007.049	
Lino Lakes Main Street - AUAR85August 2025	

ATTACHMENT A - AUAR MITIGATION PLAN (CONT.)

Resource Area	Mitigation
Historic Resources	Scenario 1 and 2: If a federal nexus is identified during preparation of project permits (if a U.S. Army Corps of Engineer permit is required due to impacts to regulated wetlands), a Phase I Archaeological Assessment may be necessary.
	Scenario 1 and 2: If human remains are recovered at any time during archaeological investigation or development, all activities must stop and consultation initiated with the Office of the State Archaeologist and Minnesota Indian Affairs Council.
Visual	Scenario 1 and 2: Guidance from the USFWS to minimize blue light, uplight, and backlight will be adhered to the extent practicable.
Air	Scenario 1 and 2: Construction will generate temporary fugitive dust emissions. These emissions will be controlled by sweeping or watering as appropriate or as prevailing weather and soil conditions dictate.
Greenhouse Gas (GHG) Emissions/Carbon Footprint	Scenario 1 and 2: To limit GHG emissions/carbon footprint, developers should consider the following measures: • Use energy efficient appliances, equipment, and lighting • Use energy efficient building shells • Encourage the use of the use of alternative modes of transportation to and from the project through site design • Implement waste best management practices and to recycle and compost appropriate material when applicable • Utilize on-site landscaping will absorb water • Consider trees and tree trenches, and additional landscaping will be planted to improve local air quality, absorb greenhouse gas emissions, and reduce local urban heat island effect • Construct buildings with rooftop-ready infrastructure for solar power generation • Provide electric vehicle ready charging infrastructure
Noise	Scenario 1 and 2: Construction activities may result in temporarily elevated noise levels. The City of Lino Lakes Code of Ordinances regulates both the hours of operation for construction equipment and allowable noise levels. Construction of the proposed project would comply with these requirements.
Transportation	Scenario 1 and 2: Create a monitoring program that closely evaluates traffic impacts from proposed developments within the AUAR area and implement traffic mitigation measures as development occurs within the AUAR area.
	Scenario 1 and 2: Prioritize alternative travel modes within the AUAR study area and require project proposers to address alternative travel modes (e.g., bicyclists and pedestrians) by identifying appropriate accommodations.
	Scenario 1 and 2: Require that site plans for each of the developments include measures such as appropriate setback distances, earthen berms, noise walls, and appropriate site design to reduce the impact of traffic noise to residential areas.
	Scenario 1 and 2: Achieve effective traffic operations within the city by requiring that site plans make use of access management practices to promote safe, effective traffic flow.
	Scenario 1 and 2: Require project proposers to follow the Anoka County Highway Department Development Review Process Manual.
Lino Lakes Main Street - AUAR86August 2025	

Resource Area	Mitigation
	Scenario 1 and 2: Continue to coordinate capital improvement programming with applicable transportation authorities.
	Scenario 1 and 2: The improvements are intended to represent the minimum level of infrastructure investment that would be needed to meet acceptable level of service standards. Additional roadway and non-motorized improvements, beyond the minimum level, may be identified to accommodate specific development needs that are identified within the AUAR area. Primary improvements, regardless of land use scenario, include: Opening Year (2030) No-Build Conditions • No recommended mitigation (beyond planned improvements) Opening Year (2030) Scenario 1 Conditions • Install side street stop control at the site access points. • Install right turn lanes at all access points along Sunset Avenue & Main Street. • Install a roundabout at any full-access point along Main Street (Access C) • While not required based on the traffic operations results, it is recommended to connect Robinson Drive to 4th Avenue (Access E) to improve connectivity.
Transportation	Opening Year (2030) Scenario 2 Conditions • Install side street stop control at all right-in/right-out site access points. • Install right turn lanes at all access points along Sunset Avenue & Main Street. • Install a roundabout at any full-access point along Main Street (Access C) • While not required based on the traffic operations results, it is recommended to connect Robinson Drive to 4th Avenue (Access E) to improve connectivity. Design Year (2045) No-Build Conditions • No recommended mitigation (beyond planned improvements) Design Year (2045) Scenario 1 Conditions • All Opening Year (2030) Scenario 1 Conditions • Install side street stop control at all access points along 4th Avenue and Pine Street. • Extend Century Trail north to Main Street to accommodate traffic north of Robinson Drive. • Install southbound right turn lanes at 4th Avenue & Access E (south of Main Street) • Install northbound left turn lanes at access points on 4th Avenue north of Main Street (Access F and Access G). • Expand Main Street to a four-lane road west of Lake Drive ◦ Includes expanding roundabouts at Sunset Avenue and Access C to 2x1 roundabouts. • Install a 2x1 roundabout at Main Street & 4th Avenue • Expand Main Street & Lake Drive roundabout to accommodate northbound left-turn traffic. ◦ The roundabout is anticipated to require two northbound entry lanes, two exit lanes on the west leg, and a bypass lane for the eastbound approach.
Lino Lakes Main Street - AUAR87August 2025	

ATTACHMENT A - AUAR MITIGATION PLAN (CONT.)

Resource Area	Mitigation
	Design Year (2045) Scenario 2 Conditions • All Opening Year (2030) Scenario 1 Conditions • Install side street stop control at all access points along 4th Avenue and Pine Street. • Install southbound right turn lanes at access points along 4th Avenue south of Main Street (i.e., Access E). • Extend Century Trail north to Main Street to accommodate traffic north of Robinson Drive. • Install northbound left turn lanes at access points on 4th Avenue north of Main Street (Access F and Access G). • Expand Main Street to a four-lane road west of Lake Drive ◦ Includes expanding roundabouts at Sunset Avenue and Access C to 2x1 roundabouts. • Install a 2x1 roundabout at Main Street & 4th Avenue • Expand Main Street & Lake Drive roundabout to accommodate northbound left-turn traffic. ◦ The roundabout is anticipated to require two northbound entry lanes, two exit lanes on the west leg, and a bypass lane for the eastbound approach Additionally, the Sunset Avenue & Lilac Street roundabout should be monitored for potential future improvements, particularly under Scenario 2 conditions. Scenario 1 and 2: Require a traffic impact analysis for all development projects within the AUAR area. The traffic impact analysis will assist the City and other road authorities in determining the appropriate mitigation measures that are required to mitigate impacts of a specific development proposal.

ATTACHMENT B - ENGAGEMENT SUMMARIES

OPEN HOUSE 1

Mapping Northwest Main – Open House 1 Summary

Date/Location: December 4, 2024, 6-8 p.m. at the Rookery Activity Center

Format: Open House

Attendees: 70-90

Purpose: The goal of the open house was to introduce the project and the planning process, educate residents on land use and density requirements, and gather feedback on the community’s vision for the project area.

Meeting Format: The open house was a come-and-go station concept with display boards, a density activity, and a feedback map. Attendees were invited to manipulate density in the planning area, provide comments on the project map, vision board, comment forms, and brainstorm their vision for the area.

Summary of Feedback and Comments

Comment Themes:

A total of 72 written comments were received during the open house. The comments are summarized by theme below:

Density or Design Preference – comments on the distribution of various density levels within the study area and their design preferences for future structures.

- Preference for low-density and large lot sizes
- Preference for more open space south of Main Street
- Preference for different builders to develop the area, not just one or two
- Dislike for “cookie-cutter” developments where homes are built on small lots using bulk and uniform materials
- Desire for housing structures to be three stories or less
- Preference for single-family homes over townhomes, apartments, or other multi-family housing styles

Community Impacts – comments on potential ways new development may impact current residents or the existing character of Lino Lakes.

- Concern that new development will negatively impact existing residents by increasing property taxes, contributing to existing traffic issues, and over-populating local schools
- Concern that new developments will segregate the community
- Desire to minimize impacts and preserve Carl Street
- Desire to maintain Lino Lakes’ reputation and identity as quiet and nature-friendly

Development Idea – comments on visions and ideas for the study area that would benefit the whole community.

- Desire for gathering spaces such as playgrounds, parks, sports facilities, and a town center
- Desire for parks, trails, and a pedestrian bridge over Main Street to connect area with the rest of Lino Lakes
- Desire for commercial spaces that accommodate retail and restaurants

Environmental Impacts – comments on potential impacts new development may have on existing natural resources.

- Concern regarding development impacts on wetlands and water quality
- Concern that construction will impact bird migration patterns and eagle nests
- Concern that lighting from the new development will reduce night sky visibility and cause light pollution

ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 1

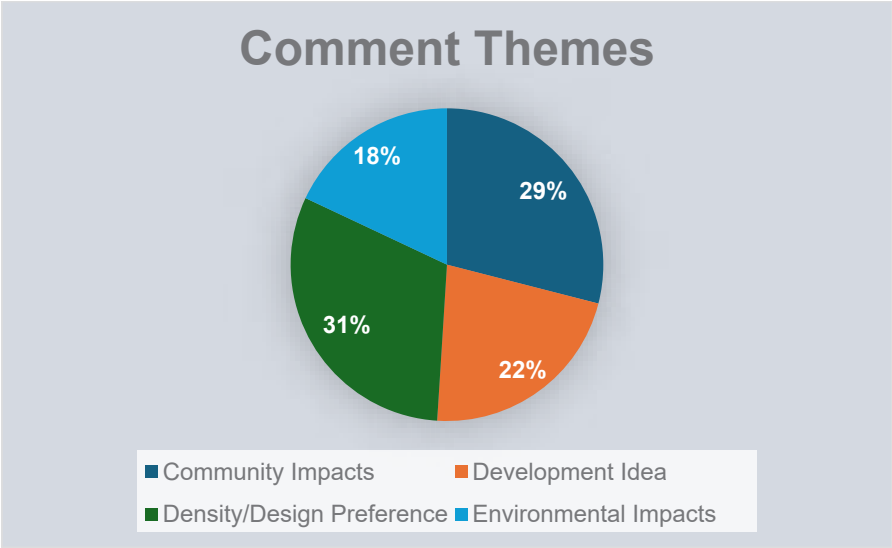


Figure 1 Pie chart showing that most comments were design or density preferences followed by comments regarding community impacts

Comments Received:

All comments received at the Open House are listed below by activity.

Comments Received at the Density Activity

N of Main Street

- Residential/commercial and high density placed on the farthest Northwest corner of the study area

S of Main Street

- Rural/farmland and low density housing placed between existing medium density housing and wetlands

Entire study area

- Mixed preference for high density to be located away or near Main Street
- Commercial district off Main Street as you enter the study area from Blaine
- Value for open space and farmland
- Dislike for residential buildings above three stories
- Doesn't matter what the density is as long as developers pay taxes



Figure 2 Photo of attendees participating in the density activity at the open house

Comments Received on the Vision Board

Concerns	Only tax impacts on residents, not developers
	Concerns that residents are not always considered by the city; residents want larger lots and low density
	Cookie-cutter developments hurting community character
	Impacts to water quality
	Negative impacts to local developments
	Negative impact to the visibility of the night sky
Preferences/ Vision/Ideas	Create a “third space”: 1. Home 2. Work 3. Gather: a true town center with retail, parks, restaurants, etc.
	Access to greenway – easily connected for bikes/people
	Create community area with ice skating rink like Maple Grove
	More community spaces – playgrounds, activities, parks
	More detailed guidelines to manage future development to make a community – not a subdivision
	Pedestrian bridge over Main Street
	No change, keep it as is
	Homes with parks and trails
	Leave wetlands as is, low density housing with parks and open areas
	Smaller scale

ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 1

	Show case the “Gateway to Lino Lakes’ as low density, environmental, peaceful, nature-friendly, and quiet in the NW quadrant (no retail or commercial here, put retail and commercial by 35W + 35E only)
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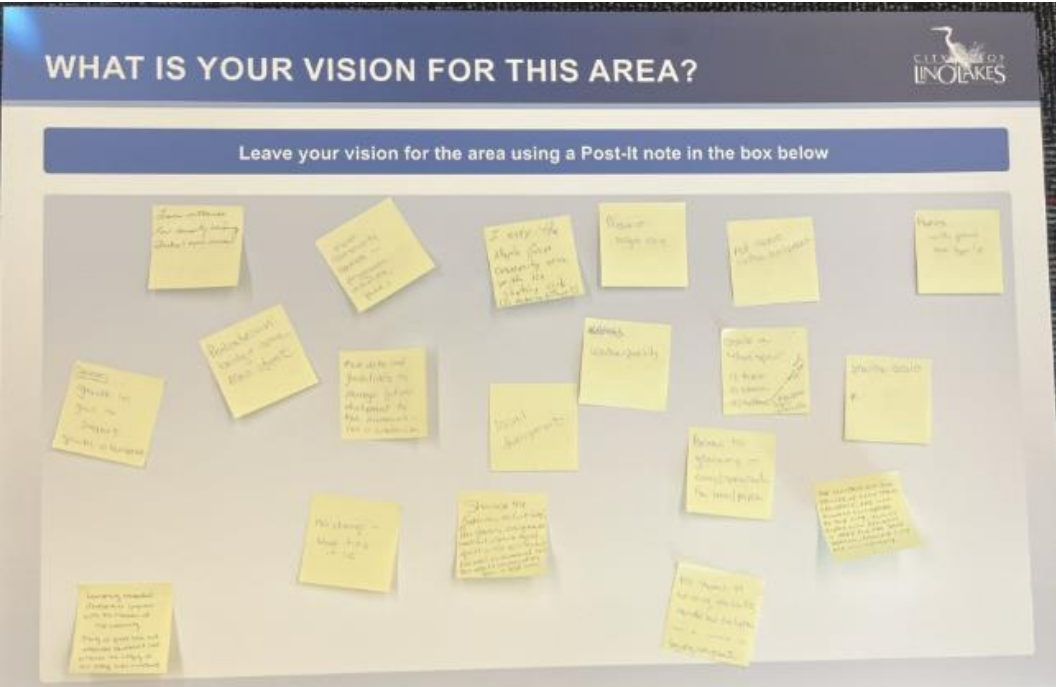


Figure 3 Photo of vision board with comments at the open house

Comments Received on the Project Map

Concerns	Where is all the purged groundwater going?
	Potential hazards from building farmland, thinking about toxins and water quality
	How will our schools absorb the increase in population?
	Traffic impacts due to new developments (Sunset/Main)
	If Century Trail is opened to the area south of Main, then all traffic wishing to avoid the traffic circle will just cut through this once quiet neighborhood! Keep the areas separate!
	Who is going to pay for the property taxes if it is all parks?
	Impacts to wetlands
	Migration patterns through the area
	Impacts to acting eagles’ nest
	Airport traffic patterns over the area south of Main Street
	Flooding in area – impact on surrounding area
	No lighting on Main Street through Lino Lakes
	Airport noise

Preference/ Vision/ Ideas	All these roads will probably need to be rebuilt because of construction. Can they take the amount of new traffic?
	Are escrow accounts created to make sure infrastructure is paid for?
	Power lines are not safe to live under, low density or no density
	Create a park area here, preserve “open area”
	No segregated housing...promote integration
	Low density is a must. Protect Carl Street areas for wildlife
	Max building height of 3 stories
	Work with snowmobile clubs to bring winter traffic, bike trail for summer access
	Cap 8 unites per structure, cap 3 story buildings, and do not allow the same builder to develop the entire area
	Nature play area like Tamarack Nature Center
	Do not want single family homes in medium density. Do not want to look like Blaine with houses on top of each other. *Min 1/3 acre per SFH
	Re-zone for low density, residential only (no commercial or retail here, it’s a unique opportunity to showcase Lino Lakes)
	Put all high density out away from existing developments
	No segregated communities, no high-rise apartments, connect Robinson to 4 th Avenue, no Carl Street connection
	No high-density housing! No segregated communities. Larger lot sizes (1 acre+)
	Do not connect two cul-de-sacs
	No high-density housing. Protect Carl Street – can’t handle lots of traffic. This community is quiet and calm with lots of walking and biking. We like it that way.
	Prioritize eastbound connection onto 4 th (one way). Use drainage easement and cover (pipe)
	Leave the Carl Street cul-de-sac as is
	Absolutely no Carl Street connection. Connect Robinson Drive to 4 th Avenue
	Leave Carl Street alone. Too many walkers and bicyclists – no reason to connect (praying for this)

ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 1

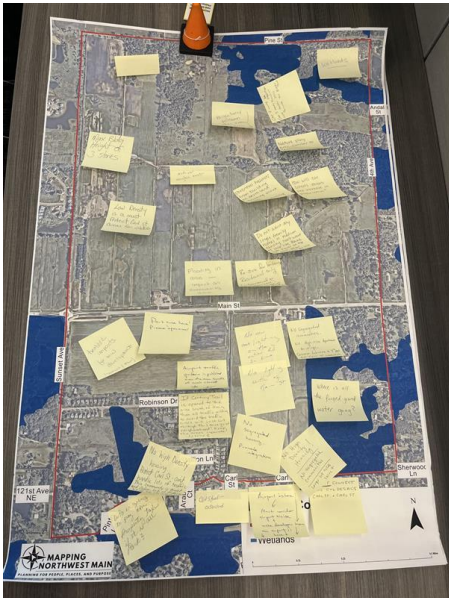


Figure 4 Photo of project area map with comments at the open house

Comments Received on the Comment Form

- “1. Work with credible developers who have prior projects and are not convicted felons.
2. Do not allow developers to propose projects that are discriminatory.
3. Only allow development that is low density – no apartments, townhomes, and Del Webb style housing.
4. Include open space/green space as a focal point”
- “I am concerned about the water table. I live in Arena Acres. We all have well and septic. We all like well and septic.
My concern is when the developers pump the ground water to prepare for building. Who is liable for a well to dry up when pumping is going on? Natures refuge is going to pump in preparation to develop directly to our east.
Thank you for the presentation tonight.”
- “I purchased my property with the understanding that development would likely occur. I’m supportive of development as long as it is done thoughtfully and comprehensively. This large of a site (or combo of) proves lots of opposition to Met/support larger city goals.

This area is a clear line from urban to rural and the associated regional impacts must have a mitigation plan.

The open space preservation concept has lots of promise in my opinion with refinements on arrangement.

The amenities of Lino Lakes are amazing, and we’d be happy to keep our property as is. However, we don’t want to be remaining doughnut hole of rural surrounded. Happy to engage further if/as needed to represent interests.”

- “1. I would like to see slow development and larger residential lots to keep the uncrowded open feeling of other areas of the city.

2. My neighborhood has long term residents and well-kept houses because of how it has developed! Everyone has good things to say about how the city doesn’t rush into developing open areas!

3. My concerns for this area of development are costs to upgrade roads, etc. and the impact is having on current residents with increased use of city utilities which of course leads to more upgrades.”
- “I would like to see existing Rice Creek Watershed Park trails have a trail go through this area to encourage bicycling and walking + a pedestrian bicycle bridge over Main Street so that bicycles and pedestrians don’t have to deal with car traffic. I am concerned that enough parking lot areas with many spots are provided for shops, stores, and community centers

I like to look at the night sky where I live + see stars, so keep streetlights away to preserve the night sky so stars and planets are visible.”
- “My vision for this area is the lowest possible density residential, preferably closer to rural than suburban, and plenty of green space. “High density” residential is not convergent with the character of the community, and we should push back on any dictates from the Met Council. If I wanted to live in an over-built suburb I’s have moved to Blaine.

Many of the county roads that service the area are not well suited to the density you are proposing. Sunset Road and appropriate train system should be constructed before doing any more development at 125th/Main and Sunset. The intersection of Lilac and Sunset can already be problematic, and Sunset is

ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 1

treacherous for pedestrians or cyclists. If you are going to have suburb-like density, you should have suburb-like infrastructure first.

My property abuts the large pond in Behm's Century Farm. The pond is connected to the Anoka County ditch system that runs through the proposed development area. In addition to being a haven for a variety of wildlife (including our city mascot), the pond is used recreationally by many families in the neighborhood. Any development needs to provide guarantees that they will not pollute the existing parks and waterways.

It would be nice to have a continuous trail system connecting this area to City Hall/Rookery (trail on Lilac from Sunset to Apollo) and on Sunset from Main to the 109th roundabout (and preferably over the 35W bridge, but that's a big ask)."

- "I would like it to stay low density but that doesn't seem to be possible. City seems to be bringing in high density + commercial building.

I love that my neighborhood is quiet, and we have wildlife all around. Deer, turkeys, coyotes go through our yard. Trees all around.

Congestion, traffic noise, lighting, loss of wildlife.

Possibility for trails through wetlands/nature

I am concerned about our well-being affected. I did speak with the City Engineer, and she assured me it won't be a problem."

- "I feel that Lino should keep the high-density areas as far away from Main Street and Lake Drive. I cannot cross Lake Drive on a weekend or weekday as it is now. You are causing more accident potential and frustration."
- "1. My vision would be restoration of the land and impaired wetlands.
2. Careful attention will be given to ample wildlife habitat i.e., tree planting, milkweed, natural wetland plantings. Low light.
3. My neighborhood is quiet with ample space. Currently, it is a safe place for all of us to walk and bike however, once 77th gets re-routed, that will change. This is a frightening and depressing prospect.
4. My concerns re: this particular development is density. Lino is unique and we do not want dense developments and retail there. No apartments or multi-story buildings. No retail. We do not want to be Blaine.
5. Opportunities: South side retains a rural quality because it is so small, and Carl should not be a through street.
6. North side: senior villa homes, one story, low density."

- "Everyone who live in Lino moved here for the rural feel – low density, low light pollution. It was a real plus that buildings were not over 2 stories tall.

Concerns: If planning is wrong and existing homes become a flood plain – who is responsible for the flood insurance for everyone impacted? Has anyone started the appeal process to the Met Council to get an exemption on density levels because of the high-water tables? If a residential/commercial high density is determined to be required – place it all together in one area where it would not be anywhere near existing homes/developments. More recent traffic studies were wrong on the impacts of new developments. What can be done to prepare for when new studies are found to be wrong as well? Why can't the city council use existing authorized processes to enact the changes requested on the petition submitted summer '24."

- "I'd rather see retail consolidated into existing developed retail areas, near Target or City Hall area.

If eliminating retail from the 1,000-acre proposed development, it would allow for more housing of all types.

Encourage smaller homes – no "McMansions". Still accommodating density per acre would allow for more yard space as compared to eating up the lots with total footprint of a home.

Encourage MTC public transportation access to any "affordable housing" i.e. apartments.

Concerns about the walking trail crossing onto Lois Lare. Great to see Tom Hoffman on the team!"

- "I have concerns about:
 - Unnecessary retail/commercial
 - Concentration of residential area (density) because of retail/commercial space
 - Traffic, especially during morning and evening commute times
 - Walker safety due to increased traffic
 - Height of apartment buildings amongst single family homes. Keep apartment buildings near 35W or 35E
 - Making sure to include lots of open and green space to keep the rural feeling of the area."

ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 1

- “My vision is to be consistent with the rest of Lino Lakes. Agricultural tourism, parks and low-density housing. I would like an improvement to have more bike paths and walking trails within the neighborhoods and along main streets. I love my neighborhood as I can bike to Target and 10+ miles of bike trails are close by. I used to like biking to blue Huron with my daughter to school, but then almost was hit crossing in front of the school. I would like more bike paths and signage of stoplights for walkers and bikers. I also like that my neighborhood is more spread out and houses are not stacked on each other.

My concerns are traffic and water. Some days it is a death trap trying to take a left on 23. My daughter also has 34 kids in her class which is too much. Any developments should be slow, so schools are not impacted. For example, it took 10+ years for our 70-house development to be completed.

I would love Lino Lakes to consider more agricultural tourism (Waldoch farms, Kavan’s Christmas tree farm) in that area. Or if not possible, homes spread out and low-density housing. We love the rural feel of Lino Lakes.”



Figure 5 Photo of open house attendees filling out comment forms and viewing project boards

ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 2

Mapping Northwest Main – Open House 2 Summary

Date/Location: Wednesday, February 5, 2025, 6-8 p.m. at The Rookery Activity Center

Format: Open House

Attendees: 60-70

Purpose: The goal of the open house was to present three planning scenarios for the project area with different density/land configurations, gather community feedback on the scenario, and continue educating the community about density and density requirements.

Meeting Format: The open house was a come-and-go station concept with display boards and large printouts of the three planning scenarios. Attendees were invited to leave comments directly on the printouts with Post-it notes to describe what elements of the plan they may or may not like.

Summary of Feedback and Comments

Comment Themes:

A total of 34 comments were received via the open house comment form, website comment form, comments left on the interactive map, and/or interactive map survey. The comments are summarized by theme below:

Preferred Scenario:

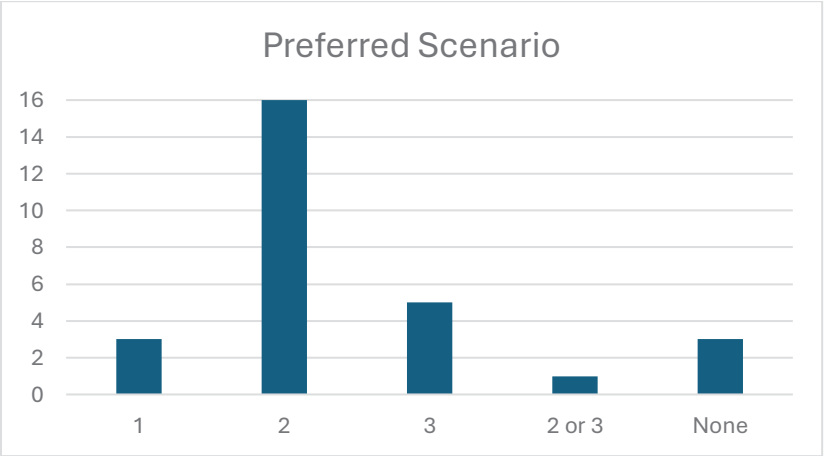


Figure 1 Bar graph showing the preferred scenarios based off comments received via open house and project website comment form, interactive map, and interactive map survey.

Thoughts on Density:

- Associates high density with crime, low income housing, increased traffic and high structures
- Preference for low density to keep the rural feel of Lino Lakes

Design Preferences:

- Prefer no high-rise buildings or Carl Street connection
- Like the grand entrance feel scenario two provides while preserving the rural feel on Main Street

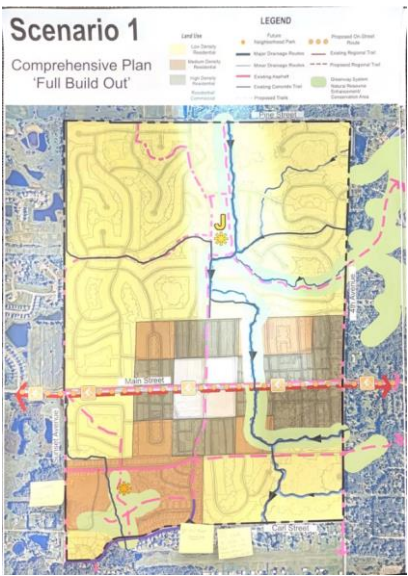


Figure 2 Scenario 1 layout with Post-it note comments from Community Open House attendees

Comments Received on Planning Scenario Maps at Community Open House

Scenario 1: Comprehensive Plan 'Full Build Out'

- “Sidewalks on Sunset please!”
- “No Carl Street connection”
- “No need to exit to Carl St. – too many walkers – no sidewalks planned!”

Scenario 2: Gateway Village

- “More commercial along Main Street and lighting”
- “Drainage ditch moved more north”
- “Sidewalk on Sunset”
- “No Carl Street connection”

ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 2

Scenario 3: Preserving Open Space

- “No Carl Street connection”
- Add trail or sidewalk to Carl St.”

Comments Received via Open House Comment Form

Question: Which of the presented scenarios do you prefer? What opportunities do you see in your selected preferred scenario? Is there anything you would change?

- 2/3: No comment
- None: “We really need to focus on keeping green spaces.
*We need to make sure developers have extensive experience!!
I am not a fan of any of the designs”
- 2: “The high density will be as far from us as possible.”
- None: “None of the above, get rid of high density”
- 2: “I like the idea of keeping the commercial aspect of the area kept to the west as a ‘Gateway’ to the city from that direction. After passing that area the community feel of Lino Lakes would still be intact.”
- 3: “Park should be closer to the density. They pay for it & need it the most
I really like the buffer separating structures from Main
Can we have bike corridors that aren’t along roadways? Much more quite/enjoyable.
‘Green Corridor’”
- None: “I would lean towards high end housing – priced enough so it does not turn into another crime ridden area like Blaine.”
- 2: “Like grand entrance to Lino Lakes, in all scenarios keep green space”
- 1: “I would like to see high density moved closer to Main St. in consideration of the existing neighborhood + more low density + green space with trails. If backed into a corner I would say scenario 1 is the least offensive.”
- 2: “I don’t see any opportunities, I like the fact the less density housing is close to the homes already built.”
- 3: “Keeps Lino Lakes the way it is – rural/small town feel. That’s why we moved here 4 years ago. **NO** connection to Carl St. or connect cul-de-sacs – too many walkers/bicyclists on Carl St.”
- 2: “In scenarios 2 + 3 I would not have the building too close to Main St.”
- 2: “ – Like the civic identity that gateway provides.
– Consider a big lake/pond worth of bird watching

Question: Do you see a benefit of having small scale commercial in the area?

- “Very small – yes, something that supports the community”
- “Yes if we don’t have multiples of similar businesses (i.e. – 5 coffee shops in a small radius) if we are opening space for business, let’s make sure its a variety”
- “No, because we have gas, groceries, car repair, fast food and restaurants all within 2 miles of us.”
- “No, too many shops sitting empty now. Move the commercial into existing shops, and reduce housing density in the area. Commercial areas draw crime.”
- “Small scale commercial is a plus to reduce the need for residents to travel so far to get gas, etc. that small commercial offers. Also adds an opportunity to provide some jobs for residents in the area.”
- “Yes. Please no gas station or drive thru. I wish I could walk to a place to eat.”
- “Yes”
- “No – Most likely another gas station or bank would go in. We have enough of them already. I’m not interested in having another fast food restaurant.”
- “No.”
- “No I don’t. There are already many commercial building in the area.”

Question: What comes to your mind when you hear density? What do you like? What don’t you like?

- “1st thing for high density that I think about is: the height of multi-fam buildings. LL is very spread out with many different densities – I would like it to ‘fit-in’ the existing look + feel of this area.”
- “ - Section 8 housing usually takes over high density.
- Focus on larger lots
- We don’t need to have multiple high density complexes”
- “Crime, large scale apartment buildings and traffic. I like the rural feel of our neighborhood. And for a dislike, I have trouble getting to Main.”
- “Too many people! More congestions, more light pollution, more traffic noise
- There’s a big open space by City Hall + the Rookery – put a high density unit there – access to stores, restaurants, gas stations and the freeway are already in place. Keep the NW quarter lower density”
- “Lino Lakes has always done a good job with planning out land use so the term density just means a lot thought is going into the planning process! Keep up the good work! 😊 ”

ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 2

- “I don’t mind density. I know it is a dirty word around here. The issue is there needs to be amenities. Parks, trail, eateries, jobs, transit, etc. Not just SFH”
- “Minneapolis/St. Paul, crime, stress, congestion, Google – high population density stress”
- “No high structures (> 3-4 stories)”
- “Lots of traffic, noise, lights. Less nature
I don’t like the fact that we are being forced to build medium + high density. It seems like we have no say in the matter. Very frustrating
Side note: It would be very helpful if the city would explain the Met Council, why we have to abide by their rules. Either put explanation on website or Quad Paper.”
- “Low density”
- “Structures close together. I like larger lots. 1 to 5 acres each.”

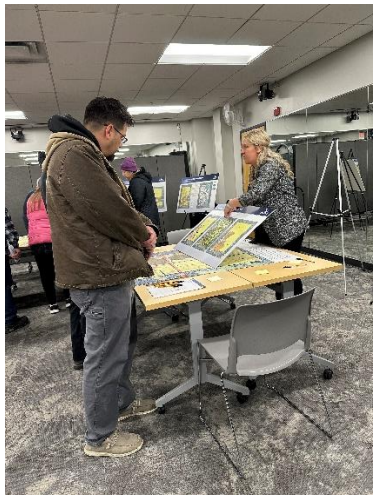


Figure 3 Photo of project staff showing open house attendee Scenario 2 display board

Comments Received via Website Comment Form

- 4 comment forms were submitted through the website. Themes includes:
 - Desire to see an equal representation of high medium and low density distributed evenly between the two sod properties (north and south of Main Street)
 - Not in favor of connecting Carl Street and concerned if it was it would become a major throughfare with the proposed medium and high density in our area
 - Desire to not see low and cheap quality of homes built
 - Prefer Scenario 2:

- See a benefit having small scale commercial and higher density on Main Street towards the western border of Lino Lakes and Blaine
 - It will be an easy flow between that area and the current developed land to the west in Blaine.
- The traffic for high density is consolidated along a major road and potentially will keep traffic from driving through other neighborhoods as there will be easy access to Main Street and Sunset (and over to Lexington Ave to access 35W.)
- The wetlands are mostly surrounded by low density housing, making them more visible if surrounded by larger structures.
- Each of the park areas are relatively close to high density area providing easy access to more residents.
- Supportive of the regional trail connection on Main Street, and the two parks to be developed.
- Concern about timing of development and current properties not ready to develop.
- How does a mosque fit into these plans?
- Keep “s” curves to a minimum, curved roads to slow traffic are good, but not “S” curves make it harder for the driver’s vision.
- No desire for more large chain store, auto shop, fast food, bank or liquor store added. It’s a slippery slope to go down.
- With traffic increasing, consideration for the safety of walkers and bikes via paved paths or sidewalks and public transportation.

Comments Received on Interactive Map

Scenario 1:

- “In my opinion, this scenario makes the most sense as it seems to be blend in based on what is already existing. I think you could put higher density up against the Blaine boundary to better match what they have put in.”
- “Most of the lots appear to be single family homes. In the past there was a law to stop development, which was highly correlated with the previous development plan to have a more ethnically diverse population. We should prioritize the intent of the previous development and consider low income housing and mixed use space, including religious institutions.”

ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 2

Scenario 2:

- “I like #2 because it puts the commercial area next to blaine and gives them the chance to add more commercial to it. It would be nice to adopt a dark sky take on commercial and residential lighting. main st was always to see the northern lights, let’s keep it that way.”
- “Coordination with the City of Blaine is needed for this scenario to look good. Doubtful Blaine will change their plan to fit this. I do like the idea of directing traffic towards a focal point – wither a park or lake. This scenario kind of entails that.”
- “It feel like the commercial space is trying to escape Lino Lakes and seems difficult to get developers to commit to this vision. Seems to be cut in half. I think it might look good on paper but I can’t help but think this will look poorly planned, half baked, and incomplete in real life”
- “This is a strong concept that maintains commercial visibility and accessibility from Main Street while also creating a distinct “gateway” and preserving of commercial-only zones at the intersection of Main and Sunset, instead of mixed-use residential/commercial areas.”
- “The park is so far from the retail and even higher density areas. Being able to get a bite/drink and go to the park is a natural pairing. Park also generates foot traffic for business. The SFH has the least need for the park. Seems poorly located.”

Scenario 3:

- “Assuming wetland buffers are used along the road I really think this is the best option. Keep the housing set back a little so there is a little more of a ‘small town’ feel when driving through and more importantly, quitter more comfortable living options for those who live here.”

Comments Received via Interactive Map Survey

Question: Which of the scenarios do you prefer? What opportunities do you see in your preferred scenario?

- Scenario 1: Two respondents selected this scenario
- Scenario 2: Three respondents selected this scenario
- Scenario 3: One respondent selected this scenario

Question: What opportunities do you see in your preferred scenario?

- Scenario 1:
 - “Businesses have higher visibility to Main Street. Put higher priced homes further back where there is less visibility.”

- Scenario 2:
 - “More consolidated along main street. Not affecting as much existing residential space.”
 - “Opportunities I see are keeping higher density housing/commercial zoning away from the existing residents/neighborhoods of Lino Lakes. The city should advocate that the proposed density of housing match the existing density that it will be developed next to.”
 - This is a strong concept that maintains commercial visibility and accessibility from Main street while also creating a distinct “gateway” and preserving open spaces.”
- Scenario 3:
 - “I feel like this has the opportunity to lessen traffic congestion, which is the biggest concern. This will keep traffic spread out so that it is not right in one dense area.”

Question: Is there anything you would change in your preferred scenario?

- Scenario 1:
 - “Commercial or high density res. along Main street. Maybe we could get a grocery store or a couple restaurants here? Another starbucks?”
 - “Eliminate the high density housing, more green space”
- Scenario 2:
 - “I would like to see direct feeder roads to main street. I see only connecting roads to existing residential roads.”
 - “Yes, the high density housing. As a property owner adjacent to the proposed development, I moved there for the rural life style/low density area and would hate to be pushed out due to the significant change.”
 - “I would like us to explore the possibility of commercial-only zones instead of mixed-use residential/commercial areas.”
- Scenario 3:
 - “Honestly I think that possibly a combo Scenario 2 on the south side of Main Street and Scenario 3 on the north side might work the best. This keeps traffic in already built in neighborhoods on the south of Main Street to the main roads, rather than some of the high density traffic cutting through those neighborhoods. This also makes it so the high density areas are not all in one spot and will still make the drive and area feel more open.”

ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 2

Question: Do you see a benefit of having small scale commercial in this area?

- “No, there is plenty of shopping and restaurants nearby some space sits empty.”
- “Yes.”
- “No, there are plenty of commercial zoned areas within 5 minutes of this area and even more within 10 minutes.”
- “No”
- “I think small or even medium. Not bib box, but more than just neighborhood business.”
- “I do not. It doesn’t fit in the area. Commercial should be kept toward Lake Drive or Lexington Avenue where there are easy outlets to the interstate and you don’t have the potential of higher volumes of traffic going through residential areas.”

Question: What comes to mind when you hear density? What do you like? What don’t you like?

- “Big cities are dense. Lino lakes doesn’t have to be.”
- “Density – how many people you pack into an area. I’m more of an non-packed person. Sure I work for developers, but I’d rather not live in what I work in. Keep all of that density towards Main please 😊”
- “I like the idea to develop the land within reason. I think it should be similar to the existing density of the city and surrounding area. I think the city should push for larger lots and larger homes for lower density.”
- “Lino Lakes is an exurb; we shouldn’t have “high density” housing and the Met Council should mind their own business. Building out to this degree will destroy the character of the community and overwhelm the infrastructure.”
- “I like density when it is used to preserve open space. I also think density can compliment commercial uses.”
- “I don’t like high density. That mean more traffic, more congestion, more resources (water, sewer, public safety) used in a smaller area. It also means more noise and less safety for children. I’d like to see as low of density as possible.”

ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 3

Mapping Northwest Main – Open House 3 Summary

Date/Location: Wednesday, March 19, 2025, 6-8 p.m. at The Rookery Activity Center

Format: Open House

Attendees: ~76

Purpose: The goal of the open house was to share the preferred planning scenario and gather community feedback on specific elements of the scenario, such as roadway and trail networks, drainage routes, and the greenway system.

Meeting Format: The open house was a come-and-go station concept with display boards and large printouts of the design aspects of the preferred planning scenario. Attendees were invited to leave comments directly on the printouts with Post-it notes to describe what elements of the scenario they may or may not like.

Summary of Feedback and Comments

Comment Themes:

A total of 24 comments were received via the open house comment form, post its on project layouts, website comment form, and comments left on the interactive map. The comments are summarized by theme below:

Traffic and vehicle safety:

- Concern that development will increase in traffic near the proposed residential/commercial and high-density areas
- Concern that the increase in cars and traffic will be noisy
- Existing issues, such as cars failing to yield and dangerous merging, will be exasperated by development
- Concern for traffic along Main Street
- Safety concerns for pedestrians crossing roads

Trail connectivity and sidewalks :

- Desire for new sidewalks and trails
- Excitement for the trail connections proposed in the preferred scenario

- Desire for connections to community amenities such as the parks and commercial area

Nature and green spaces:

- Concern that development will negatively impact local wildlife
- Desire to preserve open and green space
- Concern about development’s impact on existing water resources

Property impacts:

- Confusion about greenways drawn over existing properties in the preferred scenario
- Concern that the area will change if neighbors sell to developers

Comments Received on Planning Scenario Maps at Community Open House

Proposed Roadway Network

- “Concerned about an increase of traffic with this new plan. We have no sidewalks on Pinto /Mustang Ln. Already dangerous to walk down these roads. Don’t recommend median on Sunset” (comment located on Mustang Ln & Pinto Ln intersection south of study area).
- “Concerned about crossing Main at 4th Ave with increased traffic. Stoplight maybe?”(comment located on Main Street just outside of E study area boundary)
- “2040 would be a good timing for Pine St” (comment located on Pine St on the N boundary of study area)

Proposed Trail Network

- “I would like this trail continued” (comment located on Main Street just outside of E study area boundary)

Proposed Drainage Routes

- “Noise barrier with trees would be ideal” (comment located on Carl Street near the E study area boundary)
- “More separation between Main St and trail (waterway) or trees” (comment located on central Main Street)
- “Move the park closer to commercial” (comment located near planned residential/commercial use)
- “Keep traffic closer to Main where there is more high density” (comment located near the northern proposed park)

ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 3

- “Should have developer put a park in each of these neighborhoods” (comment located on 4th Ave)

Proposed Greenway

- “Left turns from Main to 4th dangerous with passing on shoulders” (comment located on Main Street just outside of E study area boundary)
- “Add light to the existing power pole at Pine” (comment located on Pine Street along N study area boundary)



Figure 2: 2.1 Scenario proposed drainage routes layout with comments

Comments Received via Open House Comment Form

Question: Please share your thoughts on the preferred scenario or any other questions or comments you have on the Master Plan / AUAR

- From what I am seeing so far, this seems like a great vision! Some things I would like to see more of in Lino Lakes (and perhaps this is something you could use in the concept) are the following:
 1. More pedestrian/biking paths/sidewalks/etc. walking on the streets is far from ideal and yet it's the only option we have as residents on Main St.

2. High-density housing types – we are in a housing crisis and this I think we ought to consider making efforts to provide more. I would be in favor of even higher-density options than are being presented now. Apartments would be a great way to provide more housing while also allowing more people to enjoy all that Lino has to offer 12
 3. Even more trails/greenway systems. The more space we have to safely move our bodies is great!
 4. Dog park?? As dog owners that would be such a lovely perk. Would be nice to have something close by rather than having to drive to neighboring cities.
- Please continue low density to the east! We have well on east end
 - I don't believe the average citizen understands what all the term "residential" includes. I believe most people think that just means some form of housing, not schools, churches, etc...
 - For us, the plan is moving in the right direction. One last major request – please leave Carl St alone! Thank you for everything.
 - We are concerned about the added traffic that will occur on Main Street and 4th Ave. 4th Ave has a lot of speeding as is, we do a lot of biking and walking on 4th. We enjoy the beauty of the area and quietness. We are worried how this will take away from the serene fo the area. Main Street is dangerous at times to turn off of. People pass on the shoulder all the time, adding more cars on the road is worrisome. Lastly, I am sad to lose the wildlife. Removing their habitat remove the wildlife we moved here for. It feels like what we moved here for is being taken from us to make room for others to replace us.
 - The paths/trails you have planned along Main Street need to be moved farther away or place more trees between the road and the path. If you walk along the path on Main Street through Centerville by the lakes, it is not enjoyable. Very loud because of the traffic.
 - Would like to appear not packed in – importance of green space. Concern about affect on the wells on Pine St.
 - Like the low density proposals and the trails being proposed.

ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 3



Figure 2: Photo of project staff showing open house attendee Scenario 2 display board

- further you go into the north side of this land to actually attempt to preserve the land, like the current homeowners are doing on Pine Street.”
- “As someone that lives here, anything that cuts through our properties is unacceptable. Do residents realize that this is already a residential area? The city is making plans for an area where people already live and are not happy about this. The fact that the city is looking to potentially take land away from people is insane. We do not want to be developed.”

Comments Received via Website Comment Form

- 1 comment form was submitted through the website:
 - Concern that another large commercial area with stores such as Target and Kohls will chop up Lino Lakes. Staff explained that the businesses in the commercial will be neighborhood-scale and not include large-scale stores

Comments Received on Interactive Map

Scenario 2.1:

- “There is already a lot of traffic on Robinson Dr and Century Trail and connecting this road to the commercial zone will add additional traffic that will make the roads more unsafe for families and children. The purple commercial zones should be accessed from Main St since that road is more appropriate for volume traffic. Neighborhoods should also have natural separation like multiple rows of trees to provide an aesthetically pleasing view when looking out your windows or playing in backyards instead of high density housing and apartment complexes with little nature.”
- “Having high density in the middle of low density seems like a future traffic nightmare. This high density backs up to 20-40acre personal properties of private homeowners that are trying to preserve the land for nature and personal use. Keeping all high density close to Main Street to help detour wildlife makes the most sense, along with the future congestion high density will bring. Low density the

ATTACHMENT C - 2040
COMPREHENSIVE PLAN
(SELECT EXHIBITS)

Figure 2-4
High Priority Wetlands

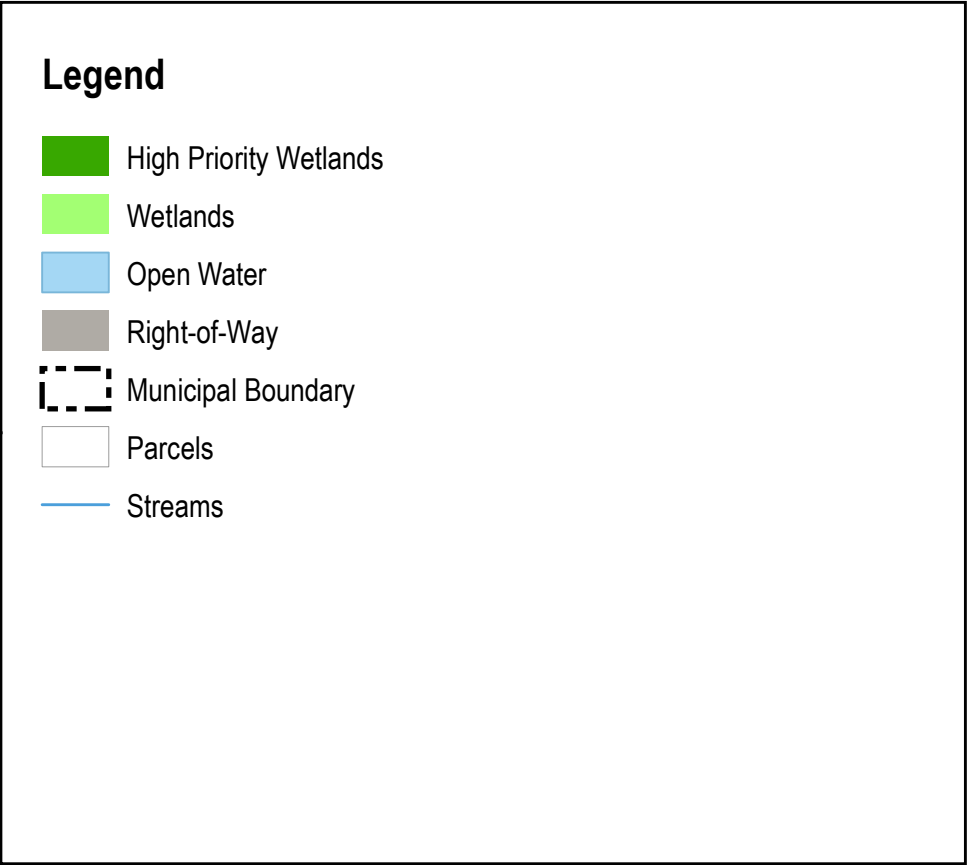
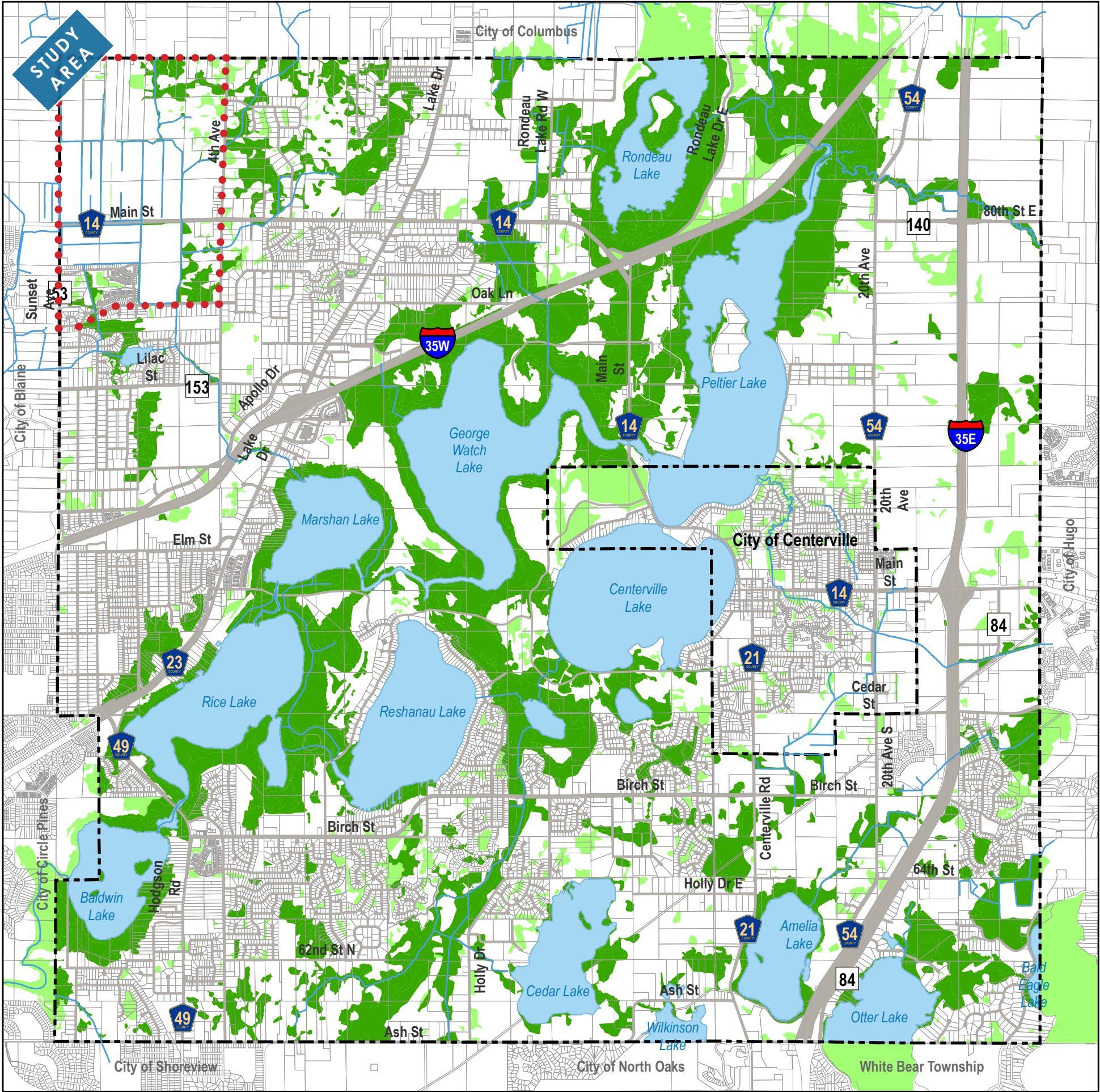


EXHIBIT FROM THE CITY OF LINO LAKES 2040 COMPREHENSIVE
PLAN SHOWN FOR REFERENCE PURPOSES ONLY.



Date: 1/22/2018 2-7

ATTACHMENT C - 2040
COMPREHENSIVE
PLAN (SELECT EXHIBITS)
(CONT.)

Figure 3-1
Full Build Out Land Use

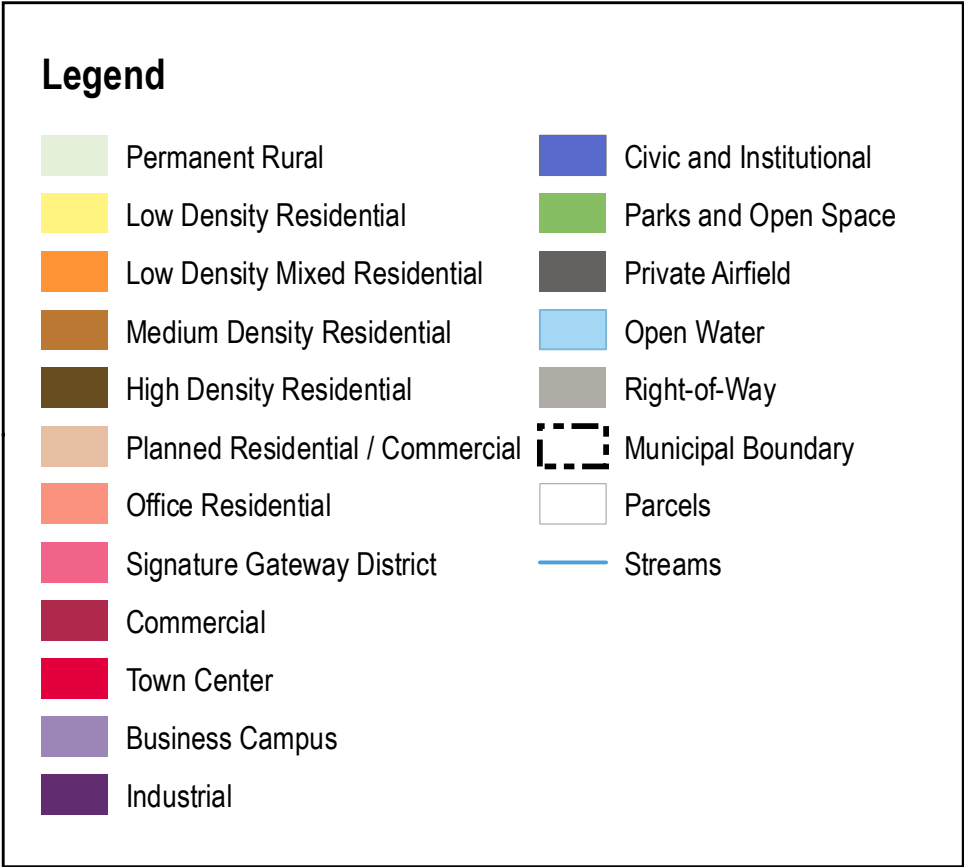
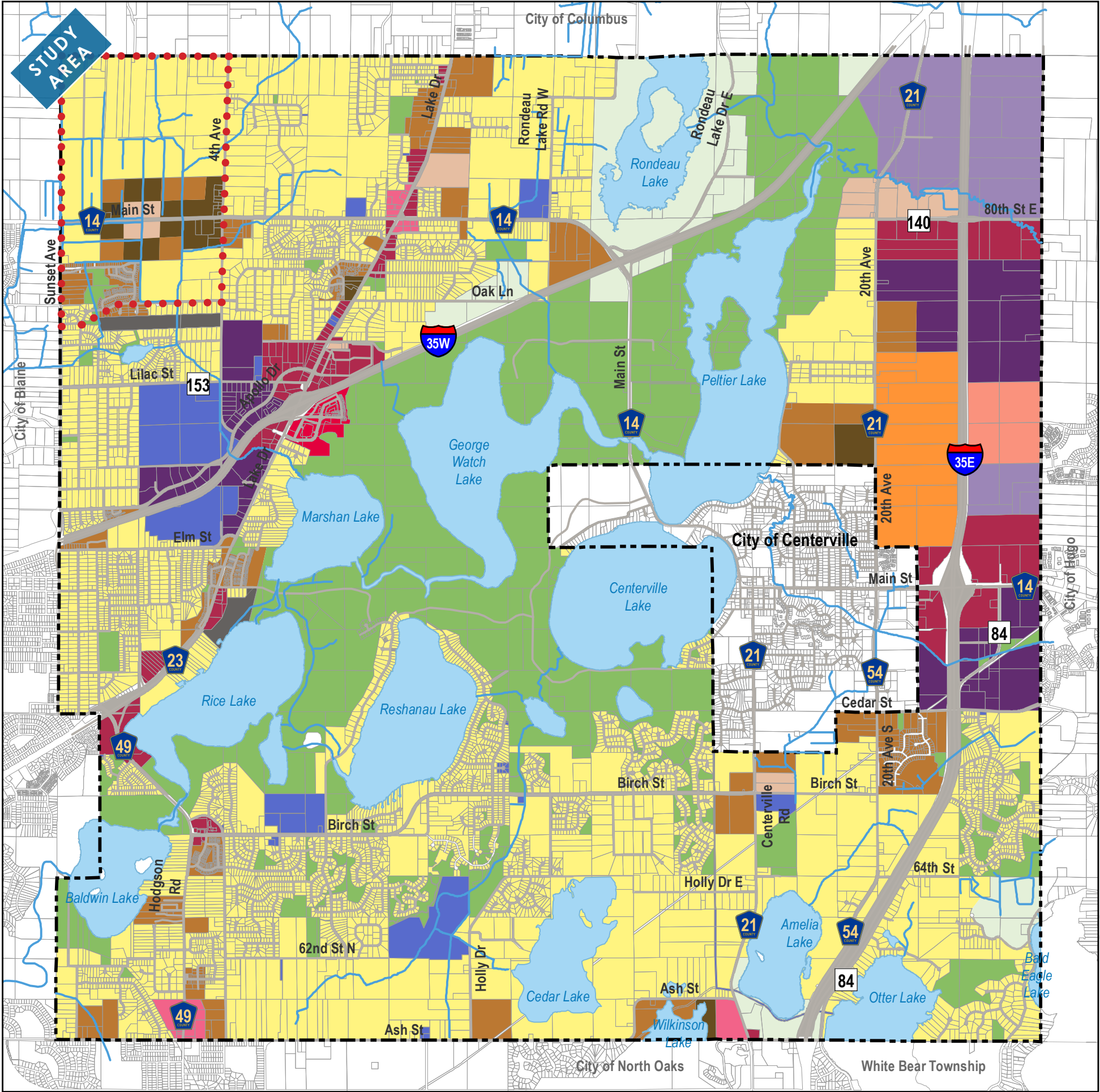


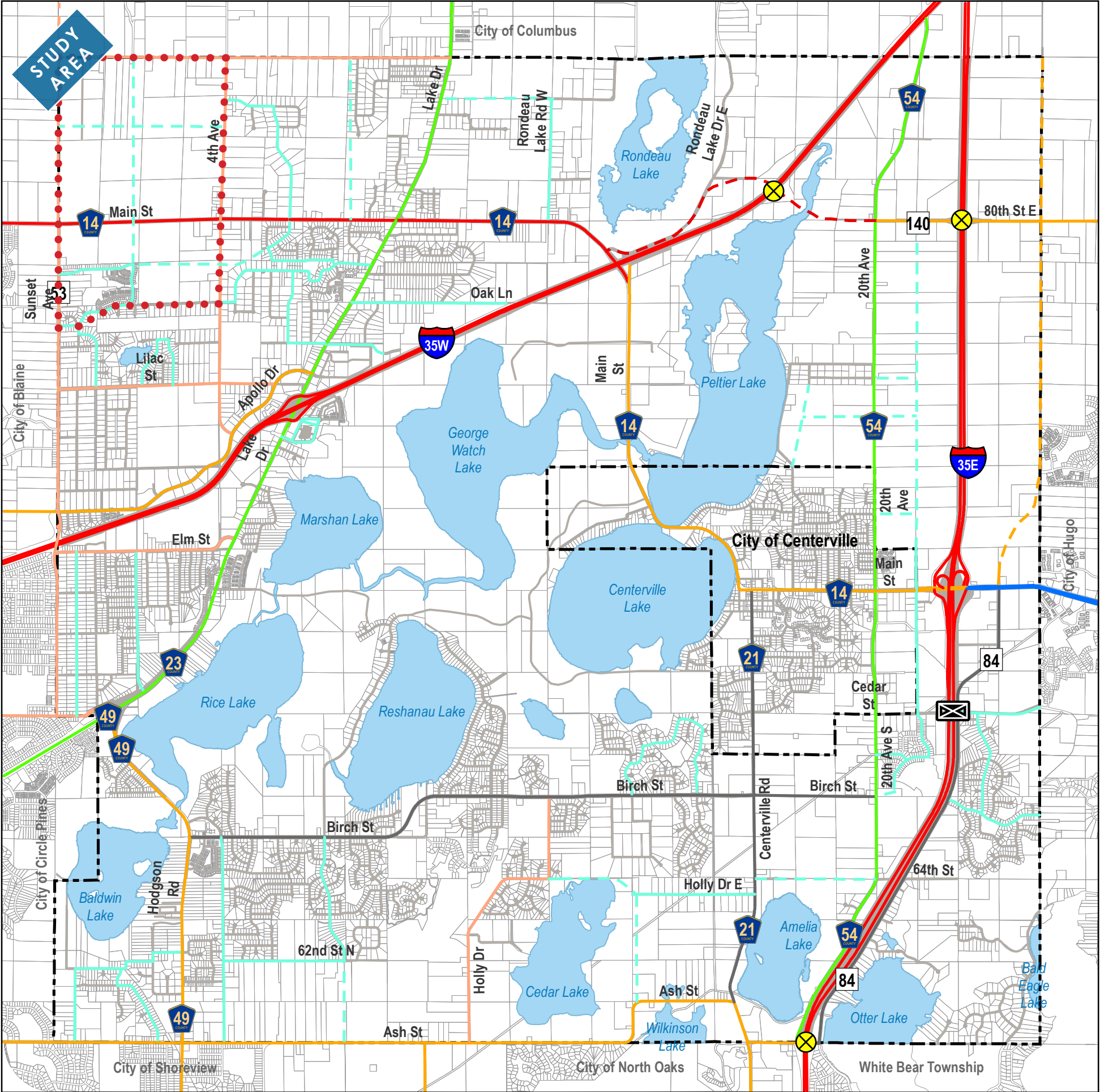
EXHIBIT FROM THE CITY OF LINO LAKES 2040 COMPREHENSIVE
PLAN SHOWN FOR REFERENCE PURPOSES ONLY.



Date: 11/9/2020 3-5

ATTACHMENT C - 2040
COMPREHENSIVE
PLAN (SELECT EXHIBITS)
(CONT.)

Figure 6-5
Proposed Functional
Classification System



Legend

Future Full Access Interchange
Future Overpass

Existing Functional Class

- Principal Arterial
- A-Minor Arterial Reliever
- A-Minor Arterial Expander
- A-Minor Arterial Connector
- Other Arterial
- Major Collector
- Minor Collector

Proposed Functional Class

- Principal Arterial*
- A-Minor Arterial Expander
- Other Minor Arterial
- Major Collector
- Minor Collector
- Open Water
- Right-of-Way
- Municipal Boundary
- Parcels

*Post 2040

EXHIBIT FROM THE CITY OF LINO LAKES 2040 COMPREHENSIVE
PLAN SHOWN FOR REFERENCE PURPOSES ONLY.



Date: 11/9/2020 6-13

ATTACHMENT C - 2040
COMPREHENSIVE
PLAN (SELECT EXHIBITS)
(CONT.)

Figure 7-9
Floodplain Districts

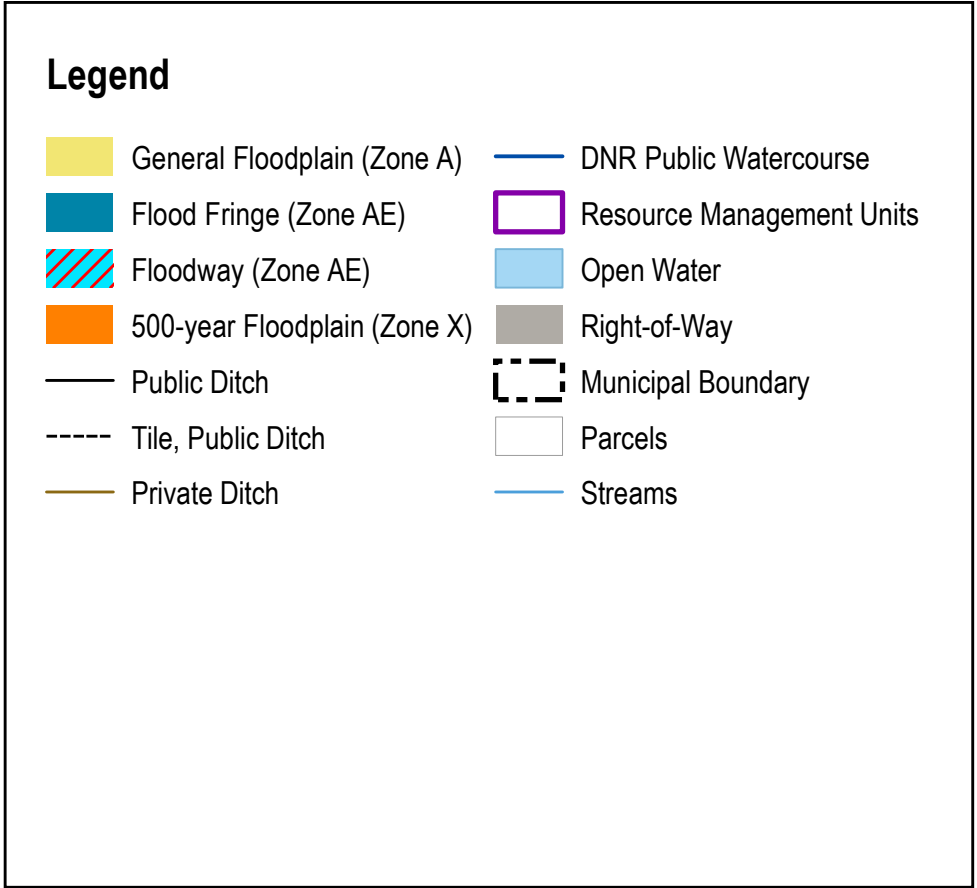
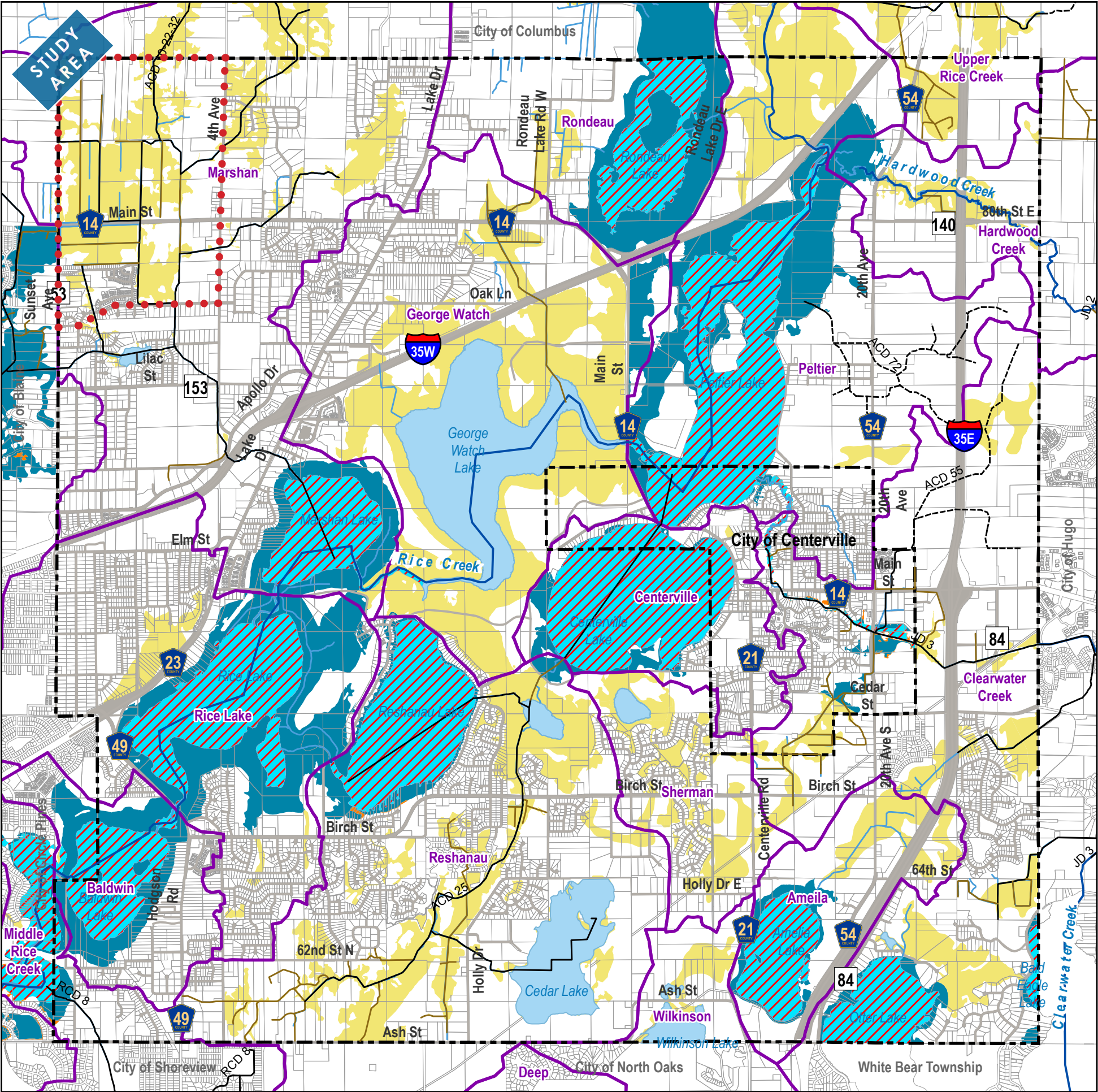


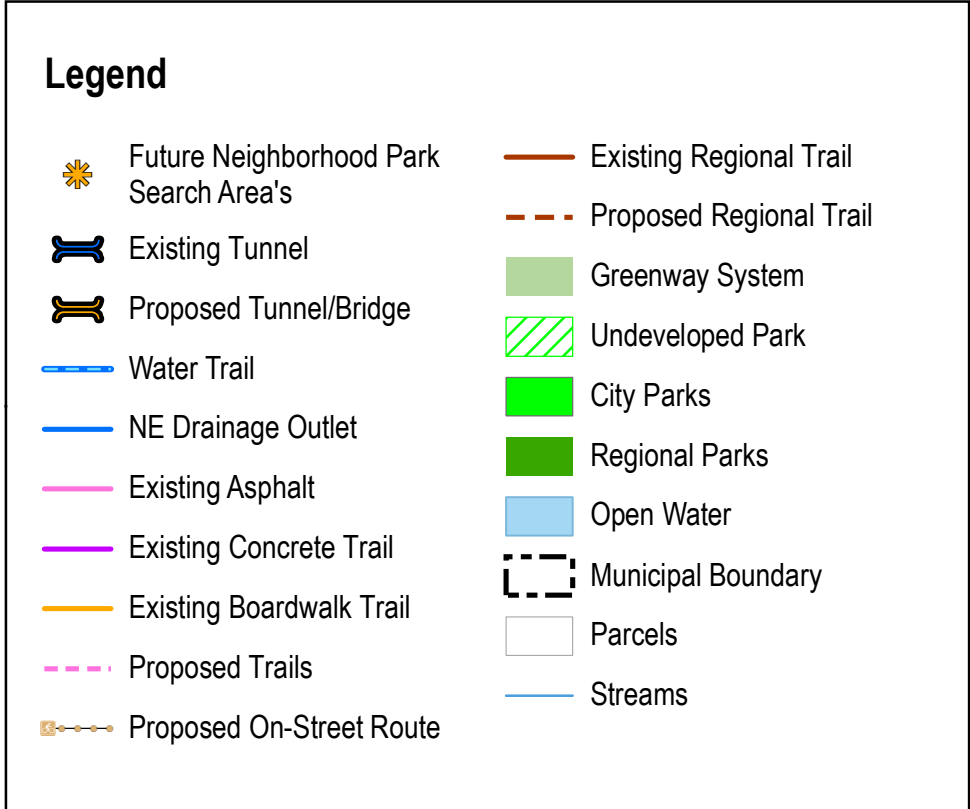
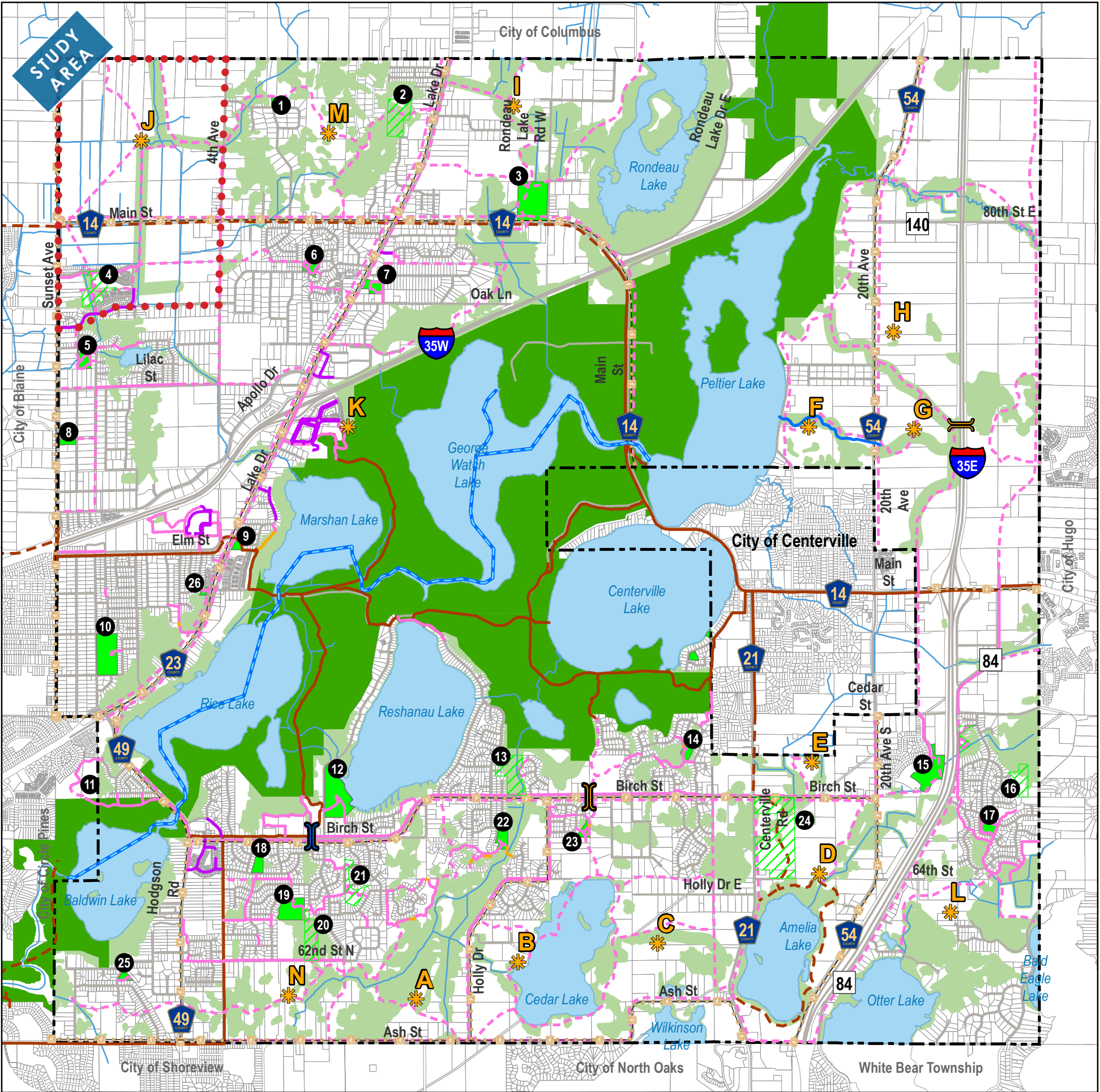
EXHIBIT FROM THE CITY OF LINO LAKES 2040 COMPREHENSIVE
PLAN SHOWN FOR REFERENCE PURPOSES ONLY.



Date: 1/22/2018 7-12

ATTACHMENT C - 2040
COMPREHENSIVE
PLAN (SELECT EXHIBITS)
(CONT.)

Figure 10-1
Parks, Greenways & Trail System



1 Arena Acres Park	10 Sunrise Park	19 Birchwood Acres
2 Wollan Park	11 Rice Lake Estates	20 West Shadow Ponds O/S
3 City Hall Park	12 Country Lakes Park	21 Reshanau Lake Estates O/S
4 Century Farm North	13 Quail Ridge Property	22 Birch Park
5 Behm's Park	14 Pheasants Hill Park	23 Brandywood Park
6 Highland Meadow Park	15 North Pointe Park	24 Recreation Complex
7 Lino Park	16 Clearwater Creek O/S	25 Woods of Baldwin Park
8 Sunset Oaks Park	17 Clearwater Creek Park	26 Wenzel Famrs Park
9 Marshan Park	18 Shenandoah Park	

EXHIBIT FROM THE CITY OF LINO LAKES 2040 COMPREHENSIVE
PLAN SHOWN FOR REFERENCE PURPOSES ONLY.



Date: 11/9/2020 10-5

ATTACHMENT C - 2040
COMPREHENSIVE
PLAN (SELECT EXHIBITS)
(CONT.)

Figure 10-3
Greenway System Plan

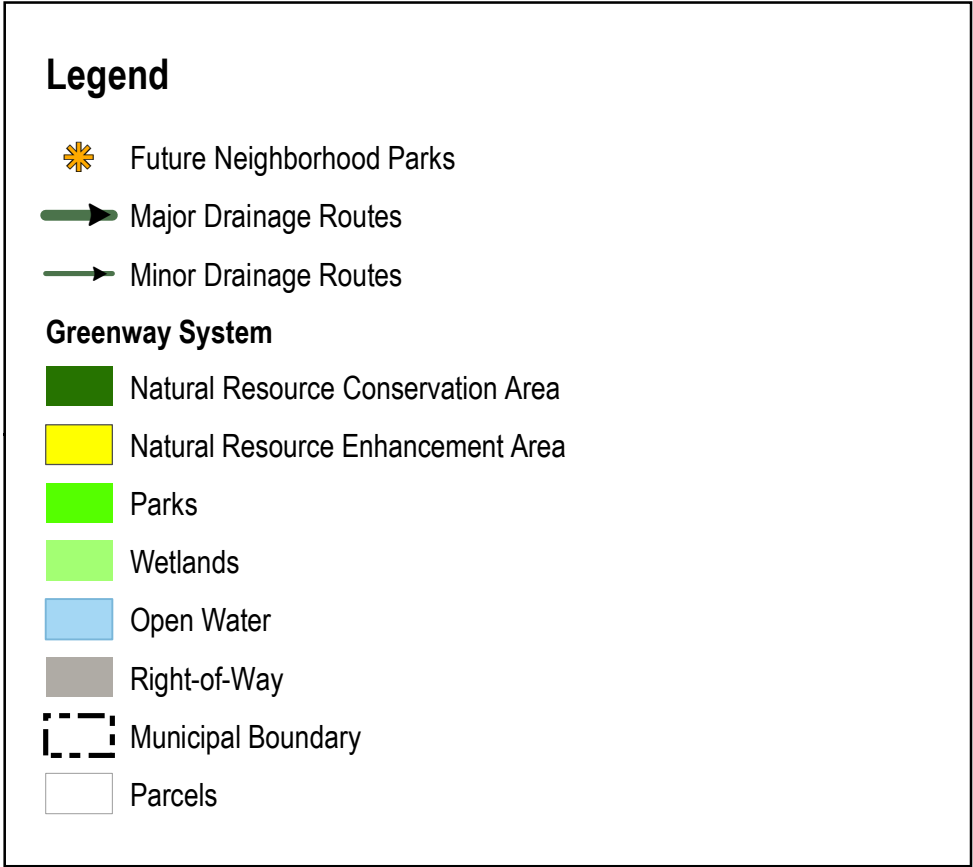
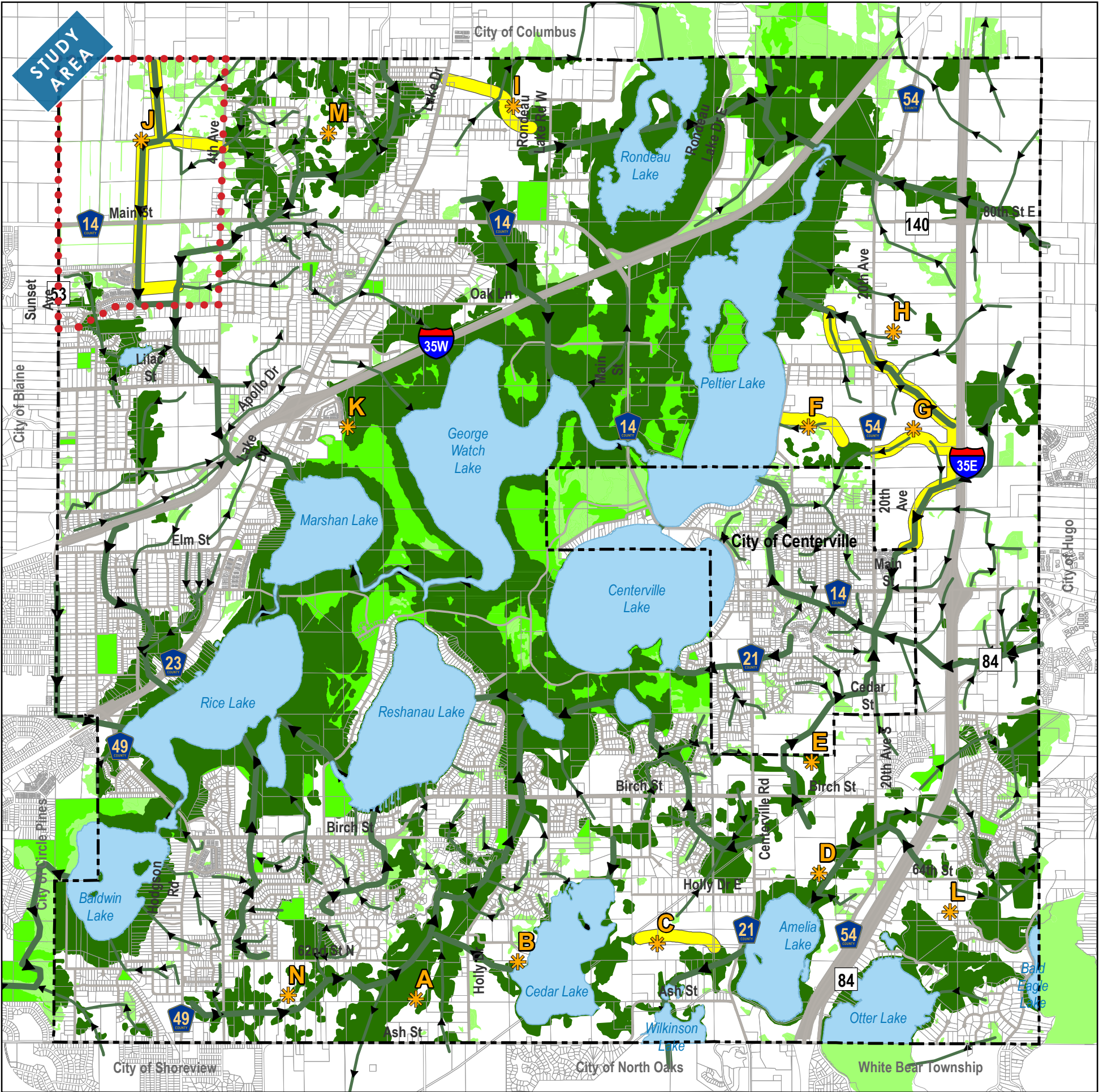


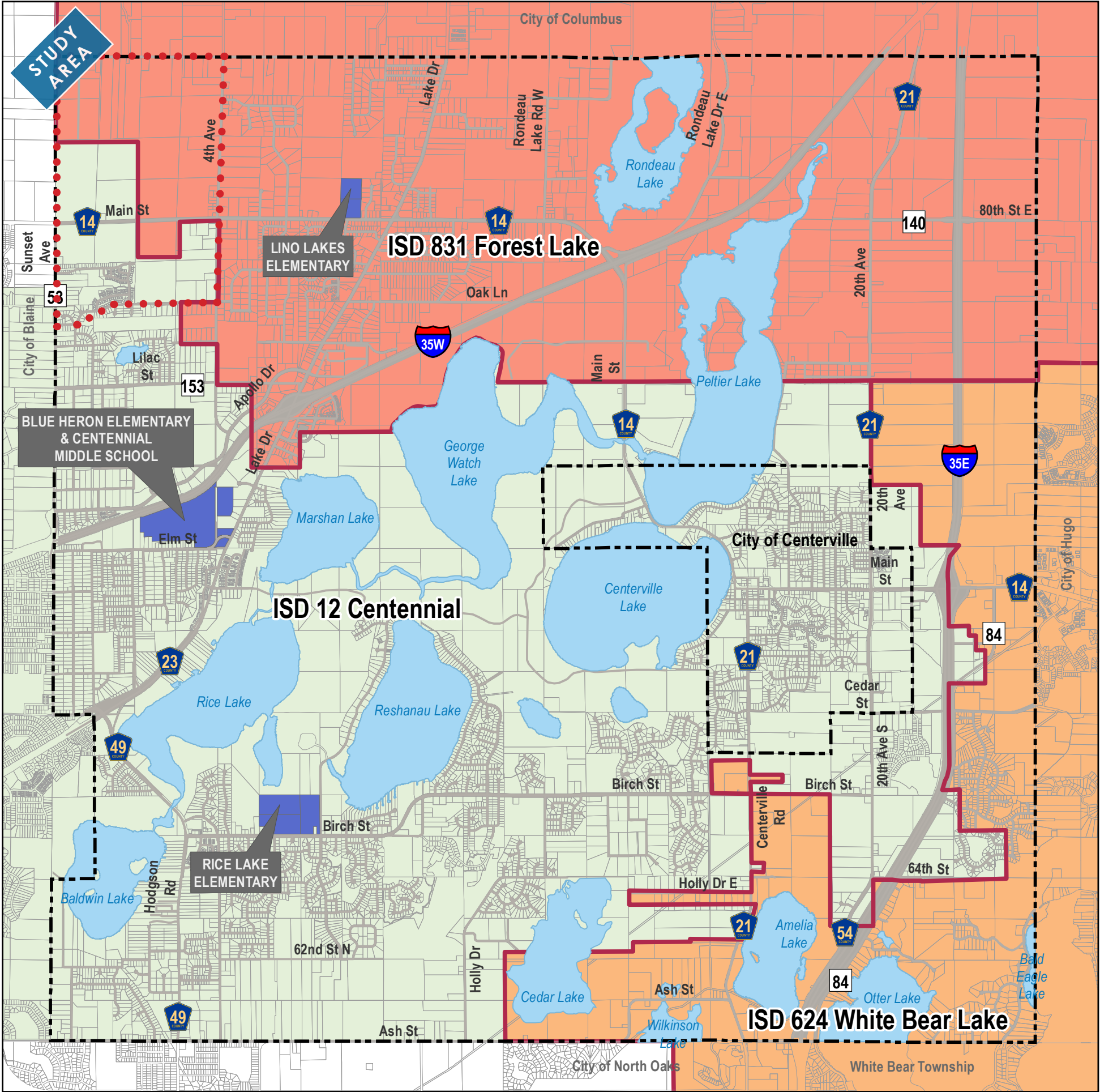
EXHIBIT FROM THE CITY OF LINO LAKES 2040 COMPREHENSIVE
PLAN SHOWN FOR REFERENCE PURPOSES ONLY.



Date: 11/9/2020 10-39

ATTACHMENT C - 2040
COMPREHENSIVE
PLAN (SELECT EXHIBITS)
(CONT.)

Figure 11-3
School Districts



Legend

- Schools
- ISD 12 Centennial
- ISD 831 Forest Lake
- ISD 624 White Bear Lake
- Open Water
- Right-of-Way
- Municipal Boundary
- Parcels

EXHIBIT FROM THE CITY OF LINO LAKES 2040 COMPREHENSIVE
PLAN SHOWN FOR REFERENCE PURPOSES ONLY.

3,500 1,750 0 3,500 Feet



Date: 1/31/2018 11-7



Kimley»»Horn

Expect More. Experience Better.