



LEXINGTON PRESERVE BUSINESS CENTER BLAINE, MN

CLIENT:
CSM Corporation and the
City of Blaine, Minnesota

REFERENCE:
Dave Carland
Mark Nordland

SERVICES PROVIDED:

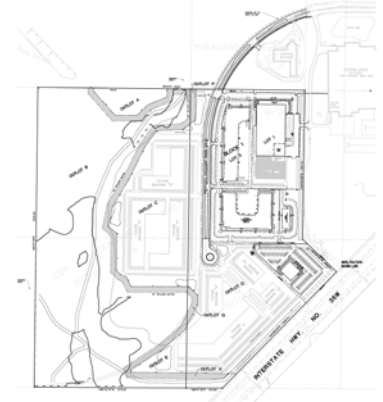
- Survey
- Planning
- Environmental
- Engineering
- Landscape Architecture
- Entitlements/
Representation
- Permitting
- Construction

**CONSTRUCTION
COST:**

\$3.0 Million

Project Description:

This much anticipated project recognized the City of Blaine's earlier investment in infrastructure and the cooperative efforts of numerous agencies in acceptance of a Comprehensive Wetland Management Plan crafted by the Rice Creek Watershed District. The 135 acre project, located near the southwest quadrant of numerous agencies in acceptance of a Comprehensive Wetland Management Plan crafted by the Rice Creek Watershed District. The 135 acre project, located near the southwest quadrant of Lexington and 35W, consists of 850,000 square feet of office/warehouse and light industrial, 2,800 surface parking stalls, the extension of Pheasant Ridge Drive and 30 acres of wetland restoration.



Roles and Responsibilities:

Alliant Engineering worked cooperatively with CSM, City and Watershed Staff in development of a plan which maximized the potential provided by the City and Watershed District's planning for the area. In particular, innovative stormwater management techniques and wetland excavation spoils minimized fill quantities and storm sewer, which resulted in a significant savings to the project. The project required a Comprehensive Plan Amendment, Rezoning, Platting, EAW, Army Corps and FEMA involvement.

End Result:

Alliant Engineering's cooperative leadership and innovative problem solving resulted in a project which significantly reduced construction cost relative to previous estimates of others. Wetland restoration provided on site is frequently visited by development groups considering work in the area at the direction of the Army Corps of Engineers. It is the only site in the CWMP, which has received an Army Corps permit for wetland disturbance and mitigation.



INNOVATIVE • RESPONSIVE • PERSONAL