



BLAINE TOWN SQUARE

Blaine, MN

CLIENT:
City of Blaine and
Sherman Associates

REFERENCE:
George Sherman
Sherman Associates

SERVICES PROVIDED:

- Environmental Assessment Worksheet
- Construction Cost Estimation
- Residential Development Layout Planning
- Hydrologic and Hydraulic Design
- Sensitive Resource Management
- Coordination with Government Agencies

CONSTRUCTION COST: + 45 million

Project Description:

Located on 16 acres in the City of Blaine and adjacent to the City Hall, this project is a pedestrian-oriented new urbanism-themed town square consisting of transit-oriented, mixed-use residential and retail commercial space. Numerous building types include a three-story, 160-unit market rate apartment building with available underground parking, 100-unit assisted living facility with underground parking, town homes and 85,000 square feet of commercial/retail and office space.



Roles and Responsibilities:

The City of Blaine solicited proposals from developers and their consultants, and specified that the project was to be something other than the typical commercial/retail-type developments already occurring in the area. As a result, Sherman Associates was selected and given preferred developer status based on past work experience. Alliant partnered with Sherman Associates to provide the City of Blaine with conceptual drawings, environmental documentation and several design alternatives. The preferred alternative was designed and permitted by the various agencies.



End Result:

Project was completed in December of 2005 giving the City of Blaine a pedestrian-oriented new urbanism-type development designed to provide a sense of identity.



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