



ENVIRONMENTAL BOARD AGENDA

Wednesday, March 25, 2026

Broadcast on Cable TV Channel 16
and northmetrotv.com/lino-lakes-stream

Oath of Office: Alex Schwartz, 6:15 P.M.

ADVISORY BOARD MEETING, 6:30 P.M.

Council Chambers (televised)

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment (*sign-in prior to start of meeting per Rules of Decorum*)
4. Setting the Agenda: Addition or Deletion of Agenda Items
5. Approval of Minutes: February 25, 2026
6. Action Items
 - A. Lyngblomsten PUD Amendment #4
7. Discussion Items
 - A. Earth Day

ADJOURNMENT

**CITY OF LINO LAKES
ENVIRONMENTAL BOARD MEETING**

DATE:	February 25, 2026
TIME STARTED:	6:33 p.m.
TIME ENDED:	7:00 p.m.
MEMBERS PRESENT:	Kelli Damiani, Lindsay Buchmeier, Mary Jo Stevenson, Danielle Berger, Jonathan Parsons, Elizabeth Larkin
MEMBERS ABSENT:	Alex Schwartz
STAFF PRESENT:	Thomas Hoffman, Jennifer Alderink

1. CALL TO ORDER AND ROLL CALL

Ms. Buchmeier called the Environmental Board meeting to order at 6:33 p.m. on February 25, 2026.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

Ms. Buchmeier declared open mike at 6:34 p.m. There were no public comments.

Ms. Buchmeier closed public comments at 6:34 p.m.

4. SETTING THE AGENDA: Addition or Deletion of Agenda Items

Ms. Buchmeier asked if there were any questions regarding the February 25, 2026 agenda. There were no questions.

5. APPROVAL OF MINUTES

Ms. Buchmeier took a motion to approve the January 28th, 2026 minutes. Ms. Stevenson motioned to approve the agenda. Motion was seconded by Ms. Damina. Motion carried 6-0.

6. ACTION ITEMS

Otter Crossing South 2nd Addition Preliminary Plat

The applicant, Tyme Properties, LLC is proposing a Preliminary Plat for Outlot B of Otter Crossing South. Outlot B will be subdivided into two commercial lots as part of Otter Crossing South 2nd Addition.

The site was platted as part of the Otter Crossing South development. The parcel was platted as Outlot B, located on the SE corner of I-35 and Main Street. The site is 2.23 acres of existing agricultural property with a fairly flat terrain towards the center. The parcel will be split into two commercial lots.

Tom Hoffman, Environmental Coordinator for the City of Lino Lakes, presented and was available for questions.

Mr. Parsons asked for more details regarding the underground storm sewer line that goes into the development.

Mr. Hoffman noted that they have a trunk storm sewer on 70th Street and will go into that storm sewer and then be conveyed to the regional stormwater pond. He goes on to say that it is not like an underground storage or infiltration like other ones that we've seen. It will just go into the trunk storm sewer and then go into the pond.

Mr. Parsons asked where the sumps would be and what they would include.

Mr. Hoffman said that the sumps are required to be the last structure prior to discharging into our system, so most likely it would be at the edge of 70th Street at the connection where the water is getting the pre-treatment and settlement before it enters our system. Mr. Hoffman also noted that they like to keep those either in a road or on an impervious so that the City or developer has easy access. In this case, the storm sewer is private up to that point so they are able to get in and vacuum so they can get that sediment out.

Mr. Parsons asked if it was common practice to have a guard to catch that sediment.

Mr. Hoffman responded that some of the structures do have a SAFL Baffle that they put inside of the structure and those tend to do better for trash, debris, and sediment. For the storm sewer itself, the catch basins will have the standard grates to catch larger material. The pond guard does have a trash guard on the outlet pipe.

Mr. Parsons asked who maintains those guards.

Mr. Hoffman said that the ones in the parking lot would be the storm sewer for the development and would be private. The pond outlet would be maintained by the City.

Mr. Parsons asked if the whole thing would be draining to the South.

Mr. Hoffman confirmed that all of 2nd addition would be draining to the Southeast.

Ms. Damiani asked if the developer wants to fill in those wetland areas.

Mr. Hoffman confirmed that the developer does want to fill in those wetland areas.

Ms. Damiani asked if there were migratory birds that will be going through that area.

Mr. Hoffman responded that the wetlands were pretty tiny (1/10 of an acre) and being farmed, so there is very low-quality habitat for them. As a part of the wetland conservation act, the developer is allowed to fill them in.

Mr. Parsons asked if the developer is still filling in the wetland area, should they have to do a 2-1.

Mr. Hoffman responded that they'll have to go through the wetland mitigation banking and get that approved through Rice Creek. The City needs to sign off on that too. He noted that the developer submitted an application, but the application was incorrect because it included some additional wetlands when they were looking at doing a larger phase, so they'll have to re-submit their application for review. Mr. Hoffman thinks that based on the quality and size of the wetland, that the new application will most likely get approved.

Ms. Larkin noted that the developer has not given a list of plants yet. She said that the soil on the site is sand based, so she would like to know what the process is when the developer chooses plants and if it will be viable for that type of soil.

Mr. Hoffman responded that the developer does have a planting schedule for their trees and shrubs in the document. They do not have the vegetation listed near the bottom of the plat. He said that the plants that are submitted are generally pretty tolerant of their conditions. Mr. Hoffman also noted that if the plants don't make it to the warranty period, the City will have the developer replace them.

Mr. Parsons inquired about the storm water in the recommendations.

Mr. Hoffman responded that the storm water will be reviewed by the City Engineer. Mr. Hoffman also said that the site is not deemed as a Blanding's turtle habitat.

Ms. Buchmeier inquired if there are any other endangered species in the area.

Mr. Hoffman said that the developer did the IPaC through US Fish and Wildlife and based on the habitat, there was no impact to wildlife.

Ms. Buchmeier makes a motion to approve the recommendations for the Otter Crossing South 2nd Addition Preliminary Plat. Ms. Stevenson seconded that motion. Motion passes 6-0.

7. DISCUSSION ITEMS

A. Peltier Lake Heron Rookery Event

The Board also discussed the upcoming Peltier Lake Heron Rookery Event which will be held on Friday, March 13th, 2026. During the event, staff and volunteers will be doing Heron nest counts to see how the heron colony is growing and will also perform maintenance of existing flashing to protect the nest locations from predation. The island is one of the largest heron rookeries in the state.

B. Other Discussion Items

The Water Conservation grant is live. We will be accepting applications for 2026-2028.

City-wide tree sale still going on until the end of the month. The city gets a discount from the nursery and then sells them to Lino Lakes residents to plant.

The Recycling Intern, Liam Cronin, will be done with his position by the middle of March. The position was offered and accepted by someone else, and she will be starting mid-May.

Earth Day is April 18th at Wargo Nature Center. The Environmental Board typically volunteers for this event by helping with face painting, as a bounce house attendant, snacks, and answering questions at booth.

There is also be a volunteer project on April 18th prior to the Earth Day festivities. There will be a park and pond clean-up, invasive species pull, and other opportunities.

8. ADJOURN

Ms. Buchmeier took a motion to adjourn the meeting at 7:00 p.m. Ms. Stevenson motioned to adjourn. Ms. Larkin seconded the motion. Motion passes 6-0.

Respectfully submitted,
Jennifer Alderink – Office Specialist

**ENVIRONMENTAL BOARD
AGENDA ITEM 6A**

STAFF ORIGINATOR: Tom Hoffman, Environmental Coordinator

MEETING DATE: March 25, 2026

REQUEST: Lyngblomsten PUD Amendment #4

APPLICANT: Lyngblomsten at Lino Lakes, LLC

OWNER: Lyngblomsten Senior Communities

BACKGROUND

Lyngblomsten is a proposed mixed-use building as part of the senior living campus in Lino Lakes. The site is located at the corner of County Road J and Hodgson Road and sits on approximately 3.37 acres. It is located south of the existing senior development and bordered by residential homes to the west and commercial businesses to the east. The site is currently two separate parcels.

The project consists of a mixed-use building with commercial and resident-oriented space on the first floor and market-rate senior independent living units above.

Lyngblomsten at Lino Lakes, LLC is currently proposing 59 market-rate senior living units and 29,800 SF of commercial business:

1. 59 market-rate units
2. Commercial 29,800 SF

This staff report is based on the following information:

- Civil Plan Set prepared by Bolton & Menk, dated March 9, 2026.
- Lyngblomsten Mixed Use Project Narrative, LLC.

ANALYSIS

Rare, Unique, or Significant Resources

There are no signature features on this site that indicate rare plants or animals. No species were found or designated for suitable habitat during the construction of the initial phase.

Surmountable curb design is recommended to accommodate the Blanding's turtle and maintain consistency with the rest of the development.

Stormwater Management

Stormwater management was completed with the first phase of the development. Stormwater ponding and water reuse was sized for the additional expansion of the site and accounts for the proposed amount of impervious.

City Engineer will confirm stormwater management requirements.

Flood Plain

There is no floodplain on site.

Shoreland District

The site does not fall within the Shoreland District.

Wetlands

There are no wetlands within the proposed project area.

Greenway System, Parks, and Trails

Trails and sidewalk have been completed with initial development. The proposed development will tie into existing infrastructure.

Alternative Urban Areawide Review (AUAR) Considerations

The site is not within an AUAR environmental review boundary.

Drinking Water Protection

Utilities have been stubbed into the site and will be used for the proposed development.

Tree Preservation and Mitigation Standards

The purpose of these standards is to protect valuable trees and stands of vegetation while not interfering with landowners' reasonable use and development of property. The goal is to minimize unnecessary loss of habitat, biodiversity, forest resources, and to replace removed trees in areas where tree cover is most critical.

Boulevard trees were planted as part of the original development.

Open Areas Landscape Standards

The purpose of these standards is to provide general site beautification and high aesthetic quality with a mix of plant materials in open areas. Open area landscape standards call for 1 large tree and 2 large shrubs per 2500 SF.

The site has 33,995 SF of proposed open space. This equates to 14 trees and 28 shrubs being planted in addition to required boulevard trees. The developer is proposing an additional 6 large shrubs.

Buffer and Screen Standards

Screening is required between a parking lot and public right of way, 30" screening is to be provided. Currently screening is proposed along Blanchard Boulevard and additional screening will be required adjacent to Lyngblomsten Drive.

Canopy Cover

Canopy cover is required to meet 40% of the vehicular hardscape. The site is proposing 54,375 SF of hardscape, requiring 23,450 SF of canopy coverage. Provided canopy coverage for the site is 24,650 SF, exceeding requirements.

Foundation Landscaping

Foundation landscaping standards require 2 large trees and 6 large shrubs per 100 LF of building front. The proposed building has 494 LF of frontage requiring 10 large trees and 30 large shrubs. The proposed landscape plan shows 10 large trees and 142 large shrubs, meeting requirements.

Sod and Ground Cover Standards

All areas not otherwise improved in accordance with the approved site plans shall have a minimum depth of 4 inches of topsoil and be sodded including boulevard areas. Seed may be provided in lieu of sod in certain cases, including when the area is adjacent to natural areas or wetlands.

Low maintenance turf should be evaluated throughout the development. Ground covers should be drought resistant to reduce the need for irrigation use.

Lighting

The purpose of the lighting requirements in the Zoning Code is to reduce light pollution, promote energy conservation, and increase nighttime safety, utility, security, and productivity. Lighting is reviewed by the City Planner.

Per Section 1007.043(6)(d), no light source shall exceed 1.0 foot-candle onto right of way or 0.4 foot-candle onto adjacent property.

Recycling

Curbside solid waste and recycling will be required for new homes within the Lyngblomsten development.

RECOMMENDATION

Staff recommend that the Lyngblomsten preliminary plat be forwarded to the Planning and Zoning Board and City Council with the following comments:

1. Provide screen on the backside of the trash enclosure.
2. 30" screening is required adjacent to parking lots to public right of way. Screening should be provided on the north side of the parking lot adjacent to Lyngblomsten Drive.
3. Provide tree protection fencing and detail in the plan set for existing boulevard trees to be protected during construction.
4. Update canopy coverage calculations. My calculations show 11 trees receiving 50% credit for an additional 1,200 SF. Potentially 1 tree is within 7-12 and would receive 25 percent credit.
5. Recommend adding one additional tree along the Hodgson Road boulevard. Currently the proposal shows trees throughout the building breaking up the frontage. There is one gap of trees between the stairs and the restaurant that doesn't seem to blend into the overall design.
6. Confirm irrigation reuse area and provide final calculations for reuse.
7. Recommend matching curb to the rest of the development.
8. The project will disturb more than an acre of soil and will be required to obtain an NPDES permit. Proof of permit shall be required before construction.

- a. A SWPPP shall be required in additional submittals as required by the MPCA meeting sections 5.2-5.26.
- b. Final erosion and sediment control will be reviewed with future submittals.
- c. Inlet protection required on all existing catch basins.

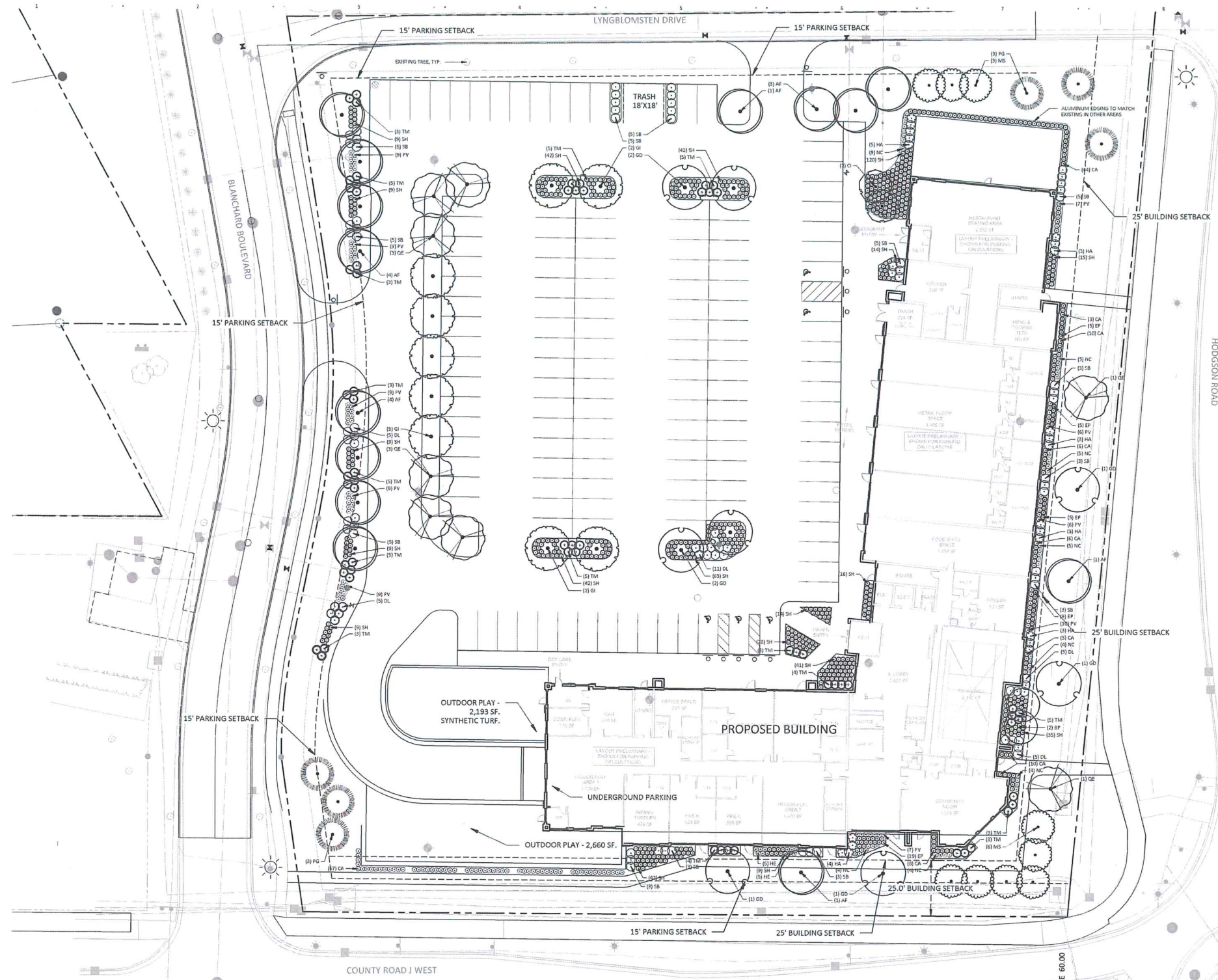
ATTACHMENTS

1. Project Location Map
2. Lyngblomsten Landscape Plan
3. Applicant Narrative

PROJECT LOCATION MAP



MN



GENERAL NOTES:

- CONTRACTOR SHALL FOLLOW MNDOT SECTION 2571 & CITY OF LINO LAKES CONSTRUCTION SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS AND DETAILS.
- CONTRACTOR TO COORDINATE WORK WITH ANY OTHER PROJECTS IN THE AREA.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES OR FEATURES ON SITE (SIGNS, LIGHTS, CURBS, SIDEWALK, PLANT MATERIAL, ETC...) WHICH MAY OCCUR DURING CONSTRUCTION. NO CLAIMS OR PAYMENT FOR DAMAGE AND/OR REPLACEMENT WILL BE ALLOWED.
- CONTRACTOR SHALL LEGALLY DISPOSE OF EXCESS MATERIALS OFF-SITE. NO PAYMENT FOR DISPOSAL FEES OR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO DISPOSAL SITES. DISPOSE ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. NO WASTE MATERIAL SHALL BE PLACED WITHIN THE RIGHT-OF-WAY OR ON PUBLIC ROADWAYS. PROVIDE ANY ADDITIONAL EXCAVATION REQUIRED FOR LIMITED RE-SHAPING OF ADJACENT AREAS TO ALLOW FOR DRAINAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND EQUIPMENT DURING NON-WORKING HOURS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING SOIL AND DEBRIS DEPOSITED BY CONSTRUCTION ACTIVITY OFF STREETS, DRIVEWAYS, SIDEWALKS, AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL REMOVE ANY AND ALL SUCH DEBRIS SPILLED IMMEDIATELY. ALL PAVED STREETS AND WALKS SHALL BE MAINTAINED BY POWER BRUSH OR STREET SWEEPER THROUGHOUT CONSTRUCTION PERIOD.
- PROTECT EXISTING WALKS, DRIVEWAYS AND STREET SURFACING UNLESS SPECIFICALLY NOTED OTHERWISE. REMOVE AND REPLACE DAMAGED SURFACING WITHOUT ADDITIONAL COMPENSATION.
- THE CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITIES TO WITHIN CONSTRUCTION LIMITS UNLESS OTHERWISE AUTHORIZED BY THE OWNER IN WRITING PRIOR TO ACTIVITY.
- SOD ALL DISTURBED AREAS NOT COVERED BY PAVEMENT, BUILDING, OR PLANTING BEDS UNLESS OTHERWISE NOTED.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. DRAWING WILL PREVAIL IF CONFLICT OCCURS.
- CONTRACTOR SHALL PLACE HARDWOOD MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE ENGINEER.
- THE REQUIRED LANDSCAPING SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF ZONING COMPLIANCE.

IRRIGATION NOTES:

- MODIFY THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE THE BUILDING EXPANSION. SYSTEMS SHALL MATCH AND BE SEAMLESSLY CONNECTED AND FUNCTIONAL.
- IRRIGATION ASSUMES SUITABLE WATER QUALITY FREE OF SALTS AND OTHER CONTAMINANTS. WATER SOURCE BY OTHERS. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO CONTAMINATED WATER SOURCE.
- PERENNIAL AND SHRUB BEDS SHALL BE IRRIGATED WITH DRIP IRRIGATION.
- ALL TURF AREAS SHALL BE IRRIGATED WITH SPRAY HEADS OR ROTORS.

FOUNDATION PLANTINGS

REQUIREMENT: 2 LG TREES + 6 LG SHRUBS PER 100 LF OF BLDG FRONT & STREET FACING DISTANCE = 494 LF
 TREES REQUIRED (LARGE) = 10
 SHRUBS REQUIRED (LARGE) = 30
 TREES PROVIDED: 5 LG + 0 MED + 10 SM = 10 LG
 SHRUBS PROVIDED: 0 LG + 71 MED + 283 SM = 142 LG

OPEN AREA PLANTINGS

REQUIREMENT: 1 LG TREE + 2 LG SHRUBS PER 2,500 SF OPEN SPACE
 OPEN AREA = 33,995 SF
 TREES REQUIRED (LARGE) = 14
 SHRUBS REQUIRED (LARGE) = 28
 TREES PROVIDED: 12 LG + 4 SM = 14 LG
 SHRUBS PROVIDED: 0 LG + 4 MED + 98 SM = 34 LG

BUFFER & SCREEN PLANTINGS

SEE PLAN. NO CALCULATIONS REQUIRED.

PARKING LOT CANOPY COVERAGE PLANTINGS

REQUIREMENT: 40% MIN. COVERAGE
 VEHICULAR HARDSCAPE = 54,375 SF
 CANOPY AREA REQUIRED (54,375 x 0.4) = 21,750 SF
 CANOPY COVERAGE PROVIDED = 23,450 SF
 19 LARGE TREES 100% COV. (X950) = 18,050 SF
 9 LARGE TREES 50% COV. (X 600) = 5,400 SF

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CAU/PER	HEIGHT	CONTAINER	SPACING
CANOPY TREES							
AF	14	ACER X FREEMANII 'AUTUMN GLEN'	SIENNA GLEN FREEMAN MAPLE	2" CAL	N.A.	8.6B	PER PLAN
GI	9	GLEDTISIA THACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	2" CAL	N.A.	8.6B	PER PLAN
GD	8	GYMNOCLODIUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE	2" CAL	N.A.	8.6B	PER PLAN
QE	8	QUERCUS ELLIPSOIDALIS	NORTHERN PIN OAK	2" CAL	N.A.	8.6B	BER PLAN
EVERGREEN TREES							
PC	16	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	N.A.	6-8' HT.	8.6B	PER PLAN
ORNAMENTAL TREES							
AG	1	ACER GRIBESUM	PAPERBARK MAPLE	1.5" CAL	N.A.	8.6B	PER PLAN
BP	2	BETULA PLATYPHYLLA 'WHITESPIRE'	WHITESPIRE BIRCH	2" CAL	6-8' HT.	8.6B	PER PLAN
CT	2	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	1.5" CAL	N.A.	8.6B	PER PLAN
MS	9	MALUS X SPRING SNOW	SPRING SNOW CRABAPPLE	1.5" CAL	N.A.	8.6B	PER PLAN
DECIDUOUS SHRUBS							
DL	33	DIERVILLA LONICERA 'MICHIGAN SUNSET'	DWARF BUSH HONEYSUCKLE	N.A.	#5 CONT.	48" O.C.	
HA	21	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	N.A.	#5 CONT.	48" O.C.	
SB	53	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME JAPANESE SPIREA	N.A.	#5 CONT.	48" O.C.	
EVERGREEN SHRUBS							
TM	64	TAXUS X MEDIA 'TAUNTONII'	TAUNTON'S ANGLO-JAPANESE YEW	N.A.	#5 CONT.	48" O.C.	
PERENNIALS							
CA	149	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	N.A.	#1 CONT.	24" O.C.	
EP	43	ECHINACEA X 'PASTORAL'	POW'WOW® WILD BERRY CONEFLOWER	N.A.	#1 CONT.	24" O.C.	
HE	10	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	N.A.	#1 CONT.	24" O.C.	
INC	40	NEPETA X 'CAT'S PAJAMAS'	CAT'S PAJAMAS CATMINT	N.A.	#1 CONT.	24" O.C.	
PV	81	PANICUM VIRGATUM 'PRAIRIE FIRE'	PRAIRIE FIRE SWITCH GRASS	N.A.	#1 CONT.	24" O.C.	
SH	570	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSOED	N.A.	#1 CONT.	24" O.C.	

Lyngblomsten Lino Lakes Mixed Use Building

6070 Blanchard Blvd, Lino Lakes, MN 55014

Lyngblomsten
 1415 Almond Ave, St Paul, MN 55108



WOLD ARCHITECTS AND ENGINEERS
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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DAVID A. REY
 Lic. No. 40180 Date: 03/09/2026

Revisions	Date	Num
PUD AMEND 3 - CITY REVIEW	12/22/2025	1
PUD AMENDMENT 4	03/09/2026	2

Comm: 266019
 Date: 03/09/2026
 Drawn: BJD
 Check: DAR North

LANDSCAPE PLAN SOUTH

Scale: 1:20
L1.02



Lyngblomsten Mixed Use Project

Written Project Narrative

Address: 6030 Blanchard Blvd Lino Lakes, MN 55014

Property ID: 31-31-22-43-0070 and 31-31-22-43-0066

Project Team

- **Owner/Operator:** Lyngblomsten at Lino Lakes LLC
- **Development Consultant:** Grand Real Estate Advisors (GREA)
- **Architect/Engineer:** Wold Architects and Engineers
- **Civil Engineer:** Bolton and Menk
- **Construction Manager:** Weis Construction

Project Overview

Lyngblomsten at Lino Lakes is proposing a new mixed-use building as the next phase of development within its senior living campus in Lino Lakes, Minnesota. This application is being submitted in support of a Preliminary Plat and PUD Amendment for the subject parcels. The proposed project will occupy a prominent corner- north of County Road J and west of Hodgson Road. The new mixed-use building is intended to strengthen both the internal function of the Lyngblomsten community and the public-facing presence of the site along this important corridor.

The project consists of a mixed-use building with commercial and resident-oriented space on the first floor and market-rate senior independent living units above. The development is designed to serve as a major next step in the long-term evolution of the campus by adding housing, amenities, and neighborhood-serving retailers in a way that is compatible with the existing Lyngblomsten community and supportive of future phases.

Purpose and Need

Lyngblomsten previously evaluated a care center addition as the next phase of campus expansion. As the project team and ownership continued to study the broader needs of the campus and surrounding market, it became clear that advancing the mixed-use component first is the right step at this time. This approach allows Lyngblomsten to meet current demand for additional 55+ independent living, activate a highly visible corner of the property, expand campus amenities, and create a broader base of residents and activity that will support a future care center addition.

The project responds to several important needs. First, it expands market-rate housing options for older adults seeking independent living within a high-quality campus environment. Second, it introduces first-floor commercial uses that will bring activity, services, and tax-generating value to the site and the City. Third, it enhances the overall Lyngblomsten campus by providing new shared amenity space for residents across the existing townhomes, independent living, assisted living, memory care, and the

proposed new building. In this way, the mixed-use building is both a standalone project and a strategic campus-building investment.

Site Context and Design Integration

The subject property is located within the Lyngblomsten at Lino Lakes campus and occupies a visible position near the corner corridor, north of County Road J and west of Hodgson Road. Today, this portion of the site remains open and underutilized. The proposed development will help define the street edge, strengthen the visual presence of the campus, and create a more complete and active development pattern at this key location.

The project has been planned to integrate with the existing Lyngblomsten campus and not operate as an isolated building. It is intended to connect functionally with the larger campus environment, reinforce internal circulation, and support the long-term vision for phased expansion. From an urban design standpoint, the building will bring a stronger sense of enclosure and activity to the street while also serving as a gateway element for the broader Lyngblomsten property.

Building Program and Design

The proposed building is a mixed-use structure with one lower-level parking level (approx. 29,800 SF), an active first floor (approx. 29,800 SF), and three upper residential floors (approx. 26,500 SF). Based on the current plans, the development will include 59 market-rate independent living units for residents age 55 and older. The current unit mix includes fifteen (15) one-bedroom (802-814 SF), twenty-one (21) one-bedroom plus den (937-1,083 SF), eighteen (18) two-bedroom (1,178-1,258 SF), and five (5) two-bedroom plus den units (1,356-1,509 SF), providing a range of housing choices for seniors seeking independent living within the Lyngblomsten campus.

The first floor is intended to include a mix of resident-serving and community-oriented uses. Current planning assumptions include approximately five retail bays, a restaurant use, daycare space, and resident amenity areas. The amenity program is intended to serve not only the residents of the new building, but residents across the broader Lyngblomsten campus, including the townhomes, independent living, assisted living, and memory care components. These amenities are expected to include spaces such as a fitness center, pickleball court, community room, and additional gathering or wellness-oriented spaces that contribute to campus life and resident engagement.

This mixed-use arrangement is intentional. It creates an active ground floor, supports a stronger sense of place, and provides services and amenities that add value to the campus as a whole. It also aligns with the long-term vision of making the Lyngblomsten campus more complete, vibrant, and sustainable as additional phases are brought forward over time.

Access, Parking, and Circulation

The project will be served through the existing street network and internal campus circulation system. Because the site sits at a prominent corner within the Lyngblomsten development, access and traffic flow are important parts of the planning effort. The design is intended to provide clear vehicular access, functional parking distribution, pedestrian connectivity, and efficient movement between the proposed building and the existing campus.

A preliminary parking analysis has been completed using City of Lino Lakes parking standards for the proposed mix of uses. Per City Code, the required parking for the proposed development is based on the residential unit count and the anticipated mix of commercial uses within the building. The 59 residential units require 89 parking stalls under the City's parking standards. The proposed commercial uses require an additional 110 parking stalls, resulting in a total required parking supply of 199 stalls for the project.

The proposed site plan provides parking both within the building and in surface parking areas. The development includes 70 structured parking stalls located beneath the building and 138 surface parking stalls, for a total of 208 parking stalls provided on site.

Therefore, the proposed parking supply exceeds the City's minimum parking requirement for the development.

Pedestrian circulation is also an important part of the plan. The building is intended to connect safely and conveniently to the rest of the Lyngblomsten campus so that residents from multiple buildings can access shared amenities and activity spaces. The final site design will continue to reinforce these connections.

Utilities, Drainage, and Stormwater

Utility service, grading, drainage, and stormwater management for the project will be coordinated as part of the full civil engineering and final development review process. The project team has already undertaken due diligence work related to site conditions, including geotechnical and groundwater investigation, to support design and construction planning. These efforts will inform final recommendations regarding building foundation systems, stormwater design, utility connections, and site grading.

The project will be designed to work within the broader campus infrastructure framework while also meeting applicable City and watershed requirements. Final stormwater management, drainage patterns, and utility plans will be reviewed with City staff and the applicable agencies as part of the entitlement and engineering review process.

Construction Schedule and Phasing

- **Schematic Design/Preliminary PUD:** March 9, 2026; Council action May 11, 2026
- **Final PUD:** June 8, 2026; Council action July 13, 2026
- **Construction Documents:** April 2026 – June 2026
- **Construction Start:** Fall 2026; substantial completion Fall 2027

Community Benefit and Compliance

The proposed project offers meaningful benefit to both Lyngblomsten and the City of Lino Lakes. It adds new market-rate 55+ housing in a campus setting that already provides a continuum of senior-oriented living options. It introduces commercial space and active uses that can contribute to the tax base and bring a stronger public presence to an important corridor and intersection. It strengthens the overall success of the Lyngblomsten campus by adding shared amenities, reinforcing the viability of future phases, and making better use of a currently open and underutilized site.

From a land use standpoint, the project is a logical and compatible extension of the existing campus. It is consistent with the broader planned-unit development framework, advances the long-term buildout of the property, and supports a phased approach to campus growth. The Preliminary Plat and PUD Amendment are therefore requested to allow Lyngblomsten to proceed with this next phase in a manner that is thoughtful, market-supported, and beneficial to the community.