

New Brighton Exchange DEVELOPMENT REPORT



Spring 2012

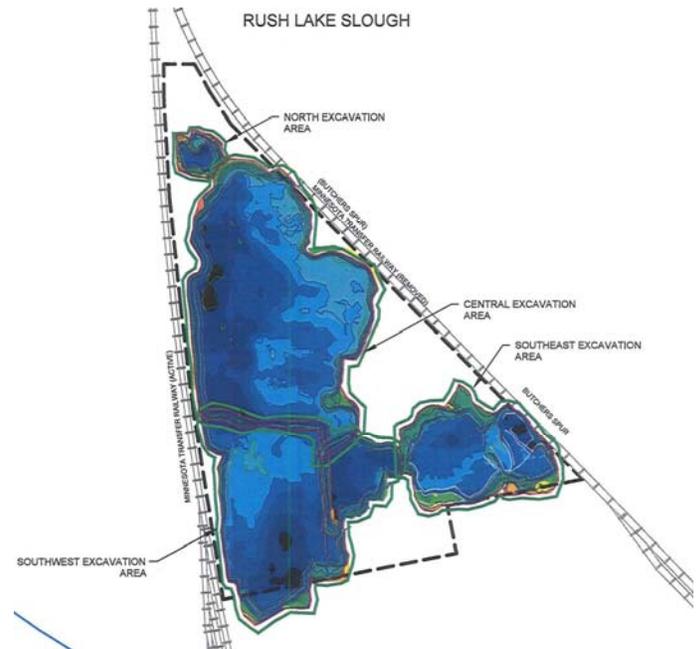
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Cleanup Finished at Former Northwest Refinery

Ashland Oil Submitted Final Report to MPCA

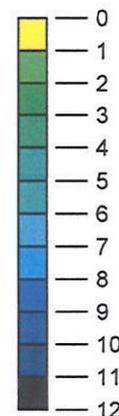
Ashland Inc. completed cleanup of refining equipment and contaminated soil corrections at the former 10 acre Northwest Refinery and Midwest Asphalt site in March. Ashland Inc. commissioned EHS Support, Inc. (environmental engineers) and Veit



LEGEND

- — — PROPERTY BOUNDARY
- — — EXCAVATION AREA EXTENT

FEET BELOW GROUND SURFACE



Site-Wide Excavation Depths (figure courtesy of EHS)

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Cleanup (cont.)

(earthwork contractor) to conduct the cleanup under the Minnesota Pollution Control Agency's (MPCA) supervision. As reported in previous newsletters, the City owns the property and intended to place a clean soil cover over the site in 2007. However, the City encountered old buried refinery infrastructure, including pipes and tanks with petroleum product still in them, and the MPCA ordered the City to suspend its work so the responsible party could be brought back to the table. After nearly five years of negotiating, mainly between Ashland and the MPCA, the project finally began last fall.

In summary, the MPCA required Ashland to remediate the site to the same standard as other former petroleum refineries. In practical terms, all refining equipment and contaminated soils (exceeding a certain petroleum threshold) were removed from above the water table and disposed at an off-site landfill. Some existing soils that were under this threshold were kept on site and used as backfill. Additional clean soils were then backfilled to restore the site to pre-project elevation. During excavation, soils were tested in the field and those exhibiting high-enough levels of petroleum were required to be removed. In total, 66,631 cubic yards (or 93,285 tons) of soil was excavated from the site and tested. Of that number 37,475 cubic yards (or 52,464 tons) of soil was disposed of and taken off-site. Excavation depths went as deep as 12 feet in some locations.

Additionally, 1,628 tons of refinery equipment was disposed of. The completion of this project was long-awaited and will have a positive impact on future development in New Brighton Exchange. It is highly-unlikely this area will ever be developed for residential uses due to the residual contaminated soils below the water table. It is envisioned that this area will be used for parks, trails, storm water ponding and open space and with its proximity to Long Lake Regional Park will add to the amenities future residents and workers will enjoy living and/or working in New Brighton Exchange.

Progress Made on The View Apartments at Long Lake



The View Apartments (photo by NB City staff)

The View apartment project is progressing quickly in New Brighton Exchange. The four-story, 124 unit building is nearing completion.

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The View (cont.)

The builder is currently working on the interior finishes within the units (including flooring, paint, and kitchen & bath fixtures) and completing the unit balconies. The brick is complete on the exterior of the building, with the cement board siding accent materials to be installed soon. Still to be completed is the landscaping, which should begin this summer.

The project boasts numerous amenities including a party room, theater room, billiards room, outdoor pool, fitness center, underground parking, individually controlled heating and air conditioning, in-unit laundry, center granite countertop islands, stainless steel appliances, and walk-in closets. The developer, Stuart Companies, has begun marketing the units and is in the process of setting up a leasing trailer on the property. The developer hopes to begin occupying the building by late summer of this year. If you're interested in finding out more about The View Apartments at Long Lake, visit <http://theview.stuartco.com> or www.newbrightonexchange.com and click on the "Live" tab at the top of the page.

City Unveils New Website for New Brighton Exchange

The City of New Brighton launched a new website for the New Brighton Exchange redevelopment area at the end of March.

The new website (www.newbrightonexchange.com) is intended to help market the project to those interested in developing, living, or working within New Brighton Exchange. The website is organized around the original theme envisioned for the area, which is a place to "live, work, and play". As such, the website focuses on the areas intended for housing, office, and recreational uses. The website also highlights the overall design vision that has been created for the project and the various development partners who are collaborating with the City.

The website provides contact information on the important players involved, as well as maps and New Brighton-specific demographic information and other resources. The website will be updated as new projects arise, ensuring the public can always obtain the latest information on existing projects, projects currently under construction, and upcoming development opportunities. One can also share the website via Facebook and Twitter.

Marketing Update

The City continues to work with Ryan Companies and Colliers International on marketing efforts for commercial sites within New Brighton Exchange. No projects have materialized yet, however both Ryan and Colliers indicate several prospects in the area are investigating expansion opportunities.

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Marketing Update (cont.)

With the launch of the New Brighton Exchange website, the City, Ryan, and Colliers have another marketing tool to reach potential users looking to expand in New Brighton. The team is also in the process of preparing a video that illustrates, in 3D detail, how the east side of New Brighton Exchange could be developed. Watch the New Brighton Exchange website for this video to be posted.

The City is also in the very preliminary phases of examining how best to market the residential component of New Brighton Exchange to the residential developers in the market. With The View Apartments nearing completion, interest in this area is expected to increase in the next 1-2 years.

APi Group Headquarters Expanding

APi Group Headquarters has informed the City that it plans to complete a second office building (9,000 SF) at the corner of Old Highway 8 NW and Northwest Parkway. In fact, the foundation for the building was completed in 2008, but construction was suspended because of the economic downturn. The building pad was covered with mulch and moth-balled for future development. The company has indicated that it will likely improve the original exterior design to use similar building material elements as on the APi headquarters building. APi Group intends to start

construction by August and complete the building by Spring of 2013.



Photo of future APi expansion site (photo by NB City staff)

AUAR Update to Start this Spring

Every five years the City of New Brighton is legally required to update its Alternative Urban Area-Wide Review (AUAR) for New Brighton Exchange. The AUAR is an environmental review document, which looks at the cumulative impact of development on the environment and public infrastructure. Because New Brighton Exchange is so large (approximately 100 acres), State statutes governed by the State of Minnesota Environmental Quality Board (EQB) require an environmental review and preparation of an AUAR is the most appropriate way of conducting this analysis.

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AUAR (cont.)

The original AUAR was completed nearly 10 years ago by Ryan Companies and updated by City staff in 2007. The 2012 update is also being completed by City staff members. The AUAR examines how a proposed redevelopment project will impact a variety of issues including vegetation cover, storm water ponds, wetlands, water usage, wildlife, infrastructure, traffic, noise, etc. The AUAR also provides a Mitigation Plan to deal with the anticipated City strategies to address those cumulative impacts.

A draft of the 5-year update should be complete early this summer and will be posted on the City's website. After the draft is complete it will be distributed to various agencies for a 120 day official review period, which allows affected parties to submit comments.

The City then has time to review the comments, edit the AUAR as necessary, and re-submit it back to the EQB for another ten day review period, before the update process concludes. This project should be complete by the end of 2012. The current AUAR is available on the City's website by clicking on the New Brighton Exchange box on the right hand column of the home page, then by clicking Environmental. Scroll to the bottom of the page where a link to the 2007 AUAR is available. The new AUAR will be posted for public comment as well.



The New Brighton Exchange Development Report is published by the City of New Brighton. For more information contact the Community Development Department at 651-638-2050 or go to the City's web site at www.newbrightonmn.gov