



# Development Update – 2021

*From the community development desk of the City of Buffalo*

Development staff of the City of Buffalo work under the goals, guidance and direction of the City Council. Three of the Council's [priority goals](#) for the community in their strategic plan address development:

- Support commercial development opportunities
- Maintain focus on downtown revitalization and viability
- Maintain/increase focus on diversified housing

Additionally, guiding documents focus our work in planning for the community including the following:

- [Comprehensive Plan](#)
- [Downtown Visions Study](#)
- [Operating and Capital Budgets](#)
- Market analysis
- Housing analysis

There is a lot of activity in the City of Buffalo and we would like to share some information about what is happening now and what is on the horizon. Listed below is a summary of some projects under construction, coming soon and proposed. If you have any questions please feel free to contact David or Laureen with the contact information listed at the end of this memo.

## New Developments Under Construction

### **Greenbriar Hills Residential Neighborhood**

North of the Buffalo High School along Dague Avenue is a new development spanning approximately 97 acres with 212 lots that began construction of its first homes in late 2018. The development is proposed to be constructed in four phases that will include single family homes, single family villas and two-story homes all thoughtfully designed around trails, natural settings and public and private parks. The first homes constructed are on the north end of the development coming off of Copper Creek Lane with additional sections to be added over time. These will be the first homes in the Buffalo community to have fiber to the homes offered by the City of Buffalo. To inquire about lot availability, please contact developer Ryan Lundgren at 218-393-6940.



## Wright County Justice Center

The new 145,000 square foot Wright County Justice Center court facility is in the northwest area of the community along Braddock and is next to the Wright County Law Enforcement Center.

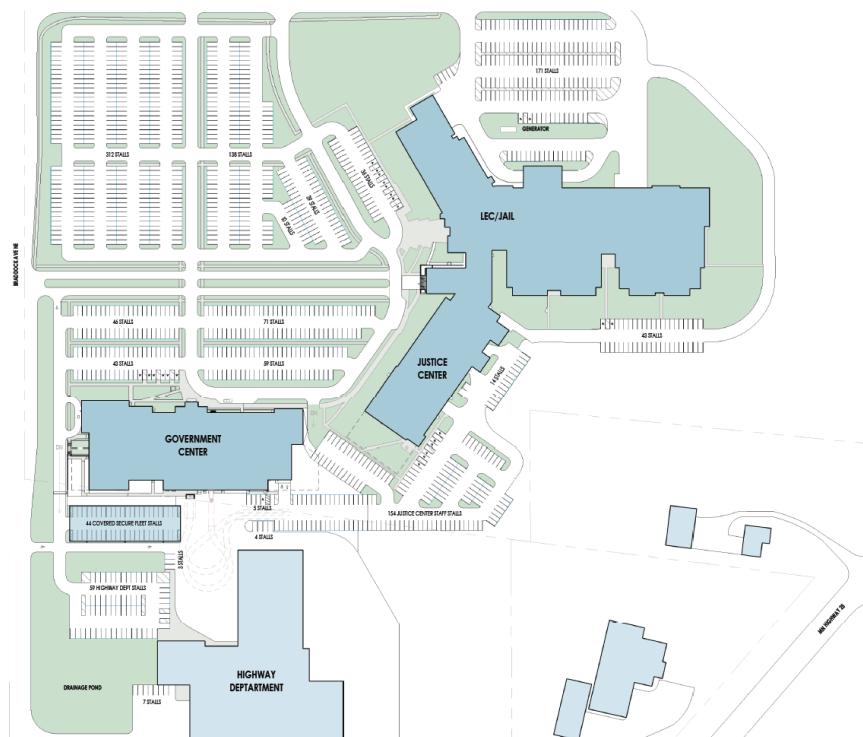


## Under Construction

# Wright County Government Center

The new Wright County Government Center is under construction with plans for the facilities to be occupied in early 2022. The Government Center is located on a campus-style site to include the Wright County Law Enforcement Center and the Justice Center. Wright County officials are working with City

officials in planning for redevelopment of existing highway commercial and downtown Wright County facility sites that would be vacated after construction of the new government center is completed. This planning is in early stages and more information will be provided on ideas and options as the process moves forward.



## Under Construction

### Downtown Buffalo Fire Station

The Buffalo Downtown Fire Station is under construction and is planned to be completed with occupancy in October. It is located at 215 Central Avenue, across from the City Center and alongside the US Post Office. The new station and equipment are state of the art and will provide optimum conditions for our Chief and volunteer Firefighters.



## Highway 55 Commercial Property

In keeping with one of Council's identified priority goals of supporting commercial development opportunities, city staff have been completing due diligence work identifying site conditions, infrastructure needs and market viability for an 18 acre parcel donated to the City in December 2016 by WJW Properties. The property is in the Highway 55 Center commercial district next to Target. Wetland delineations have been completed along with preliminary infrastructure estimates and assessment of projected land uses. While this work has been underway and the property listed on the City's website as available for buildout, staff has been contacted by a developer with interest in working with the City on a master plan for parcel. A draft purchase option is being developed for consideration by the City Council that would authorize this developer to market the property for buildout of targeted enterprises that would bring additional amenities, jobs and/or resources, and create the highest and best use of the parcel for the Buffalo community. Under the direction of the City Council, staff and the developer would then market the property to specific end users that would be in keeping with the Council's vision for development in the area and the needs of the overall community.



## Bellavista 2<sup>nd</sup> Addition



Western Land Company brought a concept plan forward for review in December 2017 that included 160 units of housing on a 76-acre parcel located northwest of the existing Bellavista neighborhood. The proposed neighborhood would include large and small lot single family homes as well as townhomes with the neighborhood to be accessed from Baker Ave NW just south of the intersection with Highway 55. The next steps for this development will be application for preliminary plat review and public hearing before the Planning Commission. Engineering and planning work need to be completed for submission with this application. Meeting agendas are posted on the City's Public Meeting page as well as at City Center and in the Wright County Journal Press.

## Buffalo Development Environment/Future Projects

Conversations and early work continues for additional potential redevelopment projects in the downtown, expansion of industrial facilities, highway commercial lot buildout and possible new residential subdivision opportunities. While this work continues, there is also significant activity occurring with buildout of new homes on existing residential lots and building permit activity from residents and business owners making investments in improvements to their homes and businesses. New businesses continue to occupy spaces that may come available including food establishments and experiential businesses in the downtown area. Staff continues work in matching existing and potential new businesses with locations within the community that meet the needs of the business and the development goals of the community. Please feel free to contact David or Laureen listed below with any questions or ideas you may have!

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