Council Study Session
VIRTUAL meeting being conducted by electronic means in accordance with Minnesota Statutes, section 13D.021 Public portion available for connection by dialing 1-312-535-8110
Access Code: 1337911584
September 14, 2020

AGENDA

1. **City Council Discussion of Agenda Items and Questions - 6 p.m.**
2. **Miscellaneous**
3. **Discussion of Work Session Agenda Item as Time Permits**
4. **Adjourn**

CITY COUNCIL MEETING
VIRTUAL meeting being conducted by electronic means in accordance with Minnesota Statutes, section 13D.021 Public portion available for connection by dialing 1-312-535-8110
Access Code: 1337911584
September 14, 2020

AGENDA

Meeting Mute Testing: The host will place all attendees on mute and ask that all attendees unmute themselves before starting the meeting.

1. Informal Open Forum with City Council - 6:45 p.m.

Provides an opportunity for the public to address the Council on items which are not on the agenda. Open Forum will be limited to 15 minutes, it is not televised, and it may not be used to make personal attacks, to air personality grievances, to make political endorsements, or for political campaign purposes. Council Members will not enter into a dialogue with presenter. Questions from the Council will be for clarification only. Open Forum will not be used as a time for problem solving or reacting to the comments made but, rather, for hearing the presenter for informational purposes only.

I will first call on those who notified the Clerk that they would like to speak during open forum, and then I will ask if anyone else connected to this meeting would like to speak. When I do, please indicate your name and then proceed when I call on you. Please be sure to state your name and address before speaking.

2. Invocation - 7 p.m. (Lawrence-Anderson)

3. Call to Order Regular Business Meeting

This meeting is being conducted electronically under Minnesota Statutes, section 13D.021 due to the pandemic. For those who are connected to this meeting, please keep your microphone muted. If there is an opportunity for public comment, you may unmute and speak when called upon. Please do not talk over others and anyone being disruptive may to ejected from the meeting. The packet for this meeting is on the City's website, which is linked on the calendar or can be found on "City Council" page.

4. Roll Call

5. Pledge of Allegiance

6. Approval of Agenda and Consent Agenda

The following items are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the consent agenda and considered at the end of Council Consideration Items.

a. Approval of Minutes

- Motion to approve minutes for the following meetings:

- *August 14 -Canvass Primary Election Results*
- *August 17 - Work Session*
- *August 24 - Study Session*
- *August 24 - Regular Session*
- *August 24 - Work Session*

b. Approval of Licenses

- Motion to approve licenses as presented.

c. Resolution Rejecting the Installation of the Proposed Noise Walls along Brooklyn Boulevard between Bass Lake Road and Interstate 94 as part of the Brooklyn Boulevard Corridor Project Phase 2 Improvements, Project No. 2021-05

- Motion to approve a resolution rejecting the installation of the proposed noise walls along Brooklyn Boulevard between Bass Lake Road and Interstate 94 as part of the Brooklyn Boulevard Corridor Project Phase 2 Improvements, Project No. 2021-05.

7. Presentations/Proclamations/Recognitions/Donations

a. Police Collected Racial Stop Data

-No Council action requested at this time

b. Housing Policy Study Presentation

8. Public Hearings

The public hearing on this matter is now open. I will first call on those who notified the Clerk that they would like to speak to this matter, then I will ask if anyone else on this meeting would like to speak during this hearing. When I do, please indicate your name and then proceed when I call on you. Please be sure to state your name and address before speaking.

a. An Ordinance Amending Chapter 35 of the City Code of Ordinances Regarding the Zoning Classification of Certain Lands Located Along Brooklyn Boulevard

- Motion to open public hearing, take public comment, and close public hearing.

- Motion to approve a second reading and adopt an ordinance amending Chapter 35 of the City Code of Ordinances regarding the zoning classification of certain lands located along Brooklyn Boulevard.

9. Planning Commission Items

a. Planning Commission Application No. 2020-007, Submitted by Wayne Brown of W K Brown, LLC for Site and Building Plan and Planned Unit Development Amendment Approvals for the Subject Property Located at 2590 Freeway Boulevard and Known Commonly as Jammin' Wings Restaurant

- Motion to adopt a resolution to approve Planning Commission Application No. 2020-007 for approval of a site and building plan and Planned Unit

Development Amendment for the Subject Property located at 2590 Freeway Boulevard and known commonly as Jammin' Wings Restaurant, based on the findings of fact and submitted documentation, as amended by the conditions of approval in the resolution.

10. **Council Consideration Items**
11. **Council Report**
12. **Adjournment**

Council Regular Meeting

DATE: 9/14/2020

TO: City Council
FROM: Curt Boganey, City Manager
THROUGH: Dr. Reggie Edwards, Deputy City Manager
BY: Barb Suciu, City Clerk

SUBJECT: Approval of Minutes

Background:

In accordance with Minnesota State Statute 15.17, the official records of all meetings must be documented and approved by the governing body.

Budget Issues:

-None.

Strategic Priorities and Values:

Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
August 14, 2020 Canvass of Primary Election	9/2/2020	Backup Material
August 17, 2020 Worksession	9/2/2020	Backup Material
August 24, 2020 Study Session	9/2/2020	Backup Material
August 24, 2020 Regular Session	9/2/2020	Backup Material
August 24, 2020 Work Session	9/2/2020	Backup Material

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF BROOKLYN CENTER IN THE COUNTY
OF HENNEPIN AND THE STATE OF MINNESOTA

SPECIAL MEETING
AUGUST 14, 2020

CALL TO ORDER

The Brooklyn Center City Council met in Special Meeting called to order by Mayor Mike Elliott at 6:00 p.m. The meeting was conducted via Webex.

ROLL CALL

Mayor Mike Elliott and Councilmembers Kris Lawrence-Anderson and Dan Ryan. Councilmember April Graves was absent and excused. Mayor Elliott explained that Councilmember Marquita Butler would not be joining the meeting as she is on vacation. Also present were City Manager Curt Boganey and City Clerk Barb Suciu.

2020 MUNICIPAL PRIMARY ELECTION

Mayor Elliott stated the purpose of this meeting is to canvass the results of the 2020 Municipal Primary Election.

City Clerk Barb Suciu stated the Primary Election was held August 11, 2020. There were 7 candidates on the ballot and the field must be narrowed to 4 candidates. Due to Covid-19, election laws were modified to allow 2 extra days for officials to process absentee ballots, which were received on August 13, 2020. She reviewed the Election Statistics as follows:

Marquita Butler – 1,498 votes
Kris Lawrence-Anderson - 1,401 votes
Alfreda Daniels – 1,269 votes
Sizi Goyah 841 - votes

Ms. Suciu stated these 4 candidates will be placed on General Election Ballot on Tuesday, November 3, 2020.

Other Statistics:
In-Person votes – 1,798
Absentee Ballots – 2,528
Total Votes: 4,324

Ms. Suciu stated this represents a 27% voter turnout which is high compared to 2016 and 2018. She added tonight's meeting packet contains data regarding in-person, absentee ballot and total votes for each precinct. She noted City Staff recommends adoption of the Resolution to accept the election results.

Mayor Elliott stated there were reports from residents who tried to vote but they were not on the list of registered voters. He asked whether the City Clerk has any insight into that issue, and whether any other issues arose.

Ms. Suciu stated the voter roll is updated every 4 years. She added, if a resident has not voted in 4 years, they automatically drop off the roll. She noted she was not aware of any other issues other than those raised by Mayor Elliott.

Mayor Elliott asked whether City Staff are working on an absentee ballot drive-up location, similar to the City of Minneapolis.

Ms. Suciu stated she initiated the drive-up ballot box process in Minneapolis. She added there is a drop box in City Hall where residents can deposit their ballots. She noted there is a possibility that CARES Act funding can be used to get a big ballot box, although that can be problematic if it is permanent, as people put other things in the ballot box.

Ms. Suciu stated the big ballot box could be outside only during elections, but there would have to be 2 election judges monitoring it at all times, and it must be brought into City Hall at night, and it is very heavy.

Mayor Elliott asked whether the drive-up ballot box would only be available on certain days or at certain times. Ms. Suciu stated City Staff is looking into it, and it will depend upon how many election judges are available. She noted a drive-up ballot box will require additional election judges.

Mayor Elliott requested that City Staff determine what additional barriers there are to a drive-up ballot box that can be cleared up so this revision can be made.

Mr. Boganey stated City Staff will do whatever is necessary to make voting as easy as possible, especially with respect to the pandemic. He added City Staff will look into the possibility of a drive-up ballot box and provide information to the City Council. He noted it is certainly something that City Staff would want to do.

Councilmember Lawrence-Anderson moved and Councilmember Ryan seconded to adopt RESOLUTION NO. 2020-63 Regarding the Canvass of the 2020 Municipal Primary Election held on August 11, 2020.

Motion passed unanimously (3-0).

Mayor Elliott requested that the City Clerk call his name last during a roll call vote.

2021 Budget Meeting

Mr. Boganey stated a budget meeting is currently scheduled for Monday, August 17, 2020 but given the nature of this year's budget process, City Staff will not have enough information available to hold a budget meeting. He added the City Council has three work session items that

need to be addressed. He asked the City Council to allow City Staff to present the work session items on Monday August 17, 2020 in lieu of a budget meeting.

Mayor Elliott stated he would have liked the City Manager to check in with him before the meeting to discuss this issue. He added he has been trying to contact City Councilmembers to check their availability and schedule work sessions. He noted two City Councilmembers were not able to join this evening's meeting, and he would like to discuss potential work sessions with all the Councilmembers.

Councilmember Ryan stated he is amenable to the suggestion of the City Manager to hold a work session on Monday. He expressed concern that the City Council has not been able to complete enough of their business in a timely manner, although the last Regular Session meeting was disrupted. He noted he is available on Monday, August 17, 2020 to revisit work session items.

Mayor Elliott stated he is reaching out to the Councilmembers to schedule two separate work sessions regarding the issues of housing policy and public safety.

ADJOURN

Mayor Elliott stated he would like to make a motion to adjourn. He called for a second.

Mr. Boganey asked to be acknowledged.

Mayor Elliott stated there is a motion on the floor.

Mr. Boganey stated there was no second.

Mayor Elliott stated Mr. Boganey interrupted the meeting.

Councilmember Ryan seconded the motion.

Mayor Elliott requested that Mr. Boganey proceed.

Mr. Boganey stated the CARES funding is a time-sensitive issue which could be addressed at a work session on Monday, August 17, 2020. He added the meeting is already posted and City Councilmembers are scheduled to be available on Monday.

Mayor Elliott agreed that the CARES funding should be addressed at Monday's work session. He added he will work to contact Councilmembers to schedule the other work sessions.

Vote on the motion to adjourn passed unanimously (3-0). The meeting was adjourned at 6:30 p.m.

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF BROOKLYN CENTER
IN THE COUNTY OF HENNEPIN AND
THE STATE OF MINNESOTA

WORK SESSION
AUGUST 17, 2020

CALL TO ORDER

The Brooklyn Center City Council met in Work Session called to order by Mayor Mike Elliott at 6:30 p.m. The meeting was conducted via Webex.

ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, City Clerk Barb Suciu.

CARES ACT FUNDING APPROPRIATIONS

Mayor Elliott stated this meeting is to review appropriation of federal funding that the City of Brooklyn Center will receive through the CARES Act. He added funding is proposed to be used to reach residents to provide much-needed health information related to Covid-19. He added the Brooklyn Center community is one of the few that have been the most impacted by Covid-19, and it is necessary to act to protect the public health.

City Manager Curt Boganey thanked the City Council for joining the meeting. He added this meeting is an opportunity for City Staff to gauge the City Council's reactions to CARES funding allocations, which is time-sensitive, and offer modifications or suggestions.

Mr. Boganey stated City Staff did a lot of brainstorming, connecting with community partners and reviewing survey data and information from the "Beyond Covid-19" project. He added City Staff are mandated to recommend only initiatives that meet statutory requirements. He noted the City of Brooklyn Center has been allocated $2.433 million of the $841 million allocated to the State of Minnesota.

Mr. Boganey stated CARES funding can be used for necessary expenditures incurred between March 1-December 30, 2020, due the Covid-19 health emergency and not accounted for in the previously approved budget. He added cities are required to complete incurrence of funds by November 15, 2020. He noted federal legislation may result in an extension of this date. Funds that are not spent by November 15, 2020, must be returned to a medical facility located in Brooklyn Center.

Mr. Boganey stated City expenses to date include personnel costs, unemployment costs, forgivable loans to date, the nonprofits grant program, food shelf contributions, supply costs/equipment costs

and other supplies. He added City Staff estimates that the City has incurred $1.2 million in costs that may be reimbursed through CARES funding. He noted the City Council has supported prioritization of federal funding to help cover the anticipated General Fund deficit.

Mr. Boganey stated City Staff have identified estimates in broad categories related to anticipated emergency response and health-related costs. He added, if the City Council supports these recommendations, City Staff will come back to the City Council with specific resolutions for actual spending within these categories. He noted City Staff has determined that these costs would be eligible for CARES funding.

Mr. Boganey reviewed the categories for consideration for application of CARES funding, including $50,000 for food security, as well as small business forgivable loan program, for which $96,000 has already been set aside, as well as an estimated $200,000. He added funds could be used to cover health-related facility upgrades and improvements, IT system upgrades and equipment; emergency response systems upgrade; and personal protective supplies and equipment. He noted the issue is whether the City can accomplish these things by mid-November, and whether what is proposed meets federal regulations.

Mr. Boganey stated the "Beyond Covid-19" initiative identified projects related to Covid-19, including iPads or tablets for seniors and Wi-Fi in neighborhood parks. He added Deputy City Manager Dr. Reggie Edwards has reviewed the criteria and projects related to Covid-19, and it is believed that these projects fit into the federal guidelines. He added iPads would be distributed to seniors on which apps are installed to help them connect with services they need as well as community and family. He noted Wi-Fi in the parks has been suggested to provide internet access to students and their families in Brooklyn Center who do not have it at home, for school, work and socialization.

Mr. Boganey stated recommended programs for CARES funding would address health, education and economic impacts. These include food security and the EDA-funded community service grants.

Dr. Edwards reviewed recommended programs that may be eligible for CARES funding:
-Health-on-the-Go, a mobile health response unit to get services out to the community, engage residents that are hard to reach and that have been most affected by the pandemic. This initiative, which would be a partnership between Brooklyn Center and Brooklyn Park, in cooperation with Hennepin County and the School District, would be staffed by County health officials and the bus would be shared by the two cities.

-Back to school safety kits, providing school supplies for the City's most economically challenged students, as well as safety items.

-Public art transit/mental health initiative. A partnership with the Metro Transit hub is being pursued. They have allocated two monitors in the transit hub ongoing messaging related to Covid-19, public health, and art in general, and conveying the message of working together as a community. City Staff applied for a national grant, competing with over 100 communities, to address the juxtaposition of art, artists and transit, proposing that local artists would work with

local youth to provide public art in transportation areas. This initiative would be a partnership with Metro Transit, local School Districts, private and charter schools, and artists in the community. This partnership can also be utilized to address the City's recently reviewed trash issue.

Mr. Boganey stated community partners are also being sought who may have an identified need that can be met between now and November 15, 2020. He added some City-related projects may come in less than that which is allocated. He noted City Staff are open to discussing partnerships with community colleges, schools, churches and other non-profits, to find meaningful projects that can be completed within the limited time frame.

Mr. Boganey stated the proposals that City Staff have are recommending would result in total estimated CARES spending of $2,433,415, with no remaining balance.

Mr. Boganey requested feedback and comment from the City Council regarding the proposed plan for utilizing CARES funding.

Mayor Elliott stated it is a big opportunity for the City to have this amount of money to be able to reduce the effects of the pandemic on the community. He added the City should be looking at maximum funding for direct impact items, like food security, as residents have been hit hard by the pandemic. He noted his initial reaction was that $250,000 should be allocated to food security and community service grants, as those are the highest need areas. He noted, if the City is getting $2 million and only spending $50,000 on food security and community service grants, then he does not know what we are doing, and he feels strongly there should be a more significant investment in that area.

Mayor Elliott stated the forgivable loan program for businesses and nonprofits should be increased from $96,000 to $500,000, to sustain small businesses. He added his thought was to have a big impact in these areas first, and then determine where the remaining funds can be allocated. He added he would like to increase allocations for additional partnerships to $100,000.

Mayor Elliott stated he is interested in hearing what Councilmember Graves has to say about the Health-on-the-Go initiative, as the City does not have a Health Department. He added this initiative could be a health connectors program, connecting residents with the support they need. He stressed the importance of reaching communities that are heavily impacted by the pandemic and may not have the ability to get support and information.

Mayor Elliott asked whether there would be a separate bus for each City, or if it would be a shared bus. He added he would like to see more information and assessments about the impact that this spending will have on the community.

Councilmember Ryan stated he is confident that City Staff has worked through the prioritization process, looking at the needs of the community, how to better identify them, and balancing that with the requirements of the CARES funding. He asked whether the proposal has been guided by the strategic goals of the City Council, in light of the Mayor's funding suggestions.

Mr. Boganey stated the categories for funding that were selected are based on the City Council's strategic priorities, specifically resident economic stability and the use of CARES funding to address the anticipated General Fund deficit. He added the proposal addresses City expenses incurred due to the pandemic and utilizing federal guidelines for the funding. He stressed the importance of funding initiatives or uses that would be accepted by the federal auditor, and in line with changing federal requirements. He noted the funding must be clearly eligible, reimbursing the City for unexpected costs and supporting resident economic stability as a broad strategic goal.

Mr. Boganey stated, unless the deadline is extended, the most significant hurdle is to ensure that the funds are distributed and spent by November 15, 2020. He added the money must be spent by that date to meet federal guidelines. He noted that might help to explain why City Staff is not recommending larger amounts of funding for some of the partnerships.

Councilmember Ryan asked whether City Staff has determined which actions can be initiated and implemented by the deadline. He added to arbitrarily load up funds into a certain category might not be prudent in light of limited capacity.

Mr. Boganey stated the funds must be distributed and used by that date, and not simply allocated.

Councilmember Ryan stated, as indicated on federal websites, the City will be responsible for returning the funds if the federal guidelines are not met. Mr. Boganey agreed, adding the City will be held accountable for how the funds are used. He added if an allocation does not meet federal criteria, the City is responsible.

Councilmember Ryan stated, however worthy our aspirations might be, under the determined constraints, the allocations could widely miss the mark.

Mayor Elliott stated the point of this evening's meeting is to give feedback and direction on these items.

Councilmember Graves stated the comments from Mayor Elliott and Councilmember Ryan are in alignment with the thoughts she has had on this issue. She added she is intrigued with some of the newer programs. She asked how often Health-on-the-Go would take place, which communities would they interact with, and how initiatives could collaborate with each other and other organizations. She added she is happy to hear that there will be collaboration with local schools. She noted organizations could be included, like adult group homes, who might be interested in additional touchpoints around their well-being. She noted the Health-on-the-Go initiative could also be tailored to groups like immigrant communities and senior communities, through collaboration with the County and School District.

Councilmember Graves stated she is confident that City Staff is providing sufficient guidance with consideration for federal criteria and realistic funding amounts.

Councilmember Graves stated everything on the list is important, although she is on the fence about facilities upgrades, although some are important for Covid-19 prevention. She added there are a few areas that could be readjusted if a greater community need is realized, and it is determined

that funding should be made available. She expressed the importance of being smart stewards of this funding, to best serve the City of Brooklyn Center within the time frame and federal guidelines.

Mr. Boganey stated, with respect to Health-on-the-Go, the way Councilmember Graves has described it is exactly how City Staff would like it to work. He added Brooklyn Bridge Alliance is coordinating the design. The capital cost of buying a bus is a high cost item, and something that can be implemented in relatively short order. He added Brooklyn Park is committing $300,000, and Brooklyn Center's share is $100,000. He noted it is anticipated that partnerships with the School District and County, as well as Brooklyn Park, will be necessary to get programming up and running fairly quickly.

Dr. Edwards stated he believes the funding is for one bus, but he would have to confirm. Mr. Boganey stated his recollection is that it is one bus.

Councilmember Graves stated the Health-on-the-Go initiative could expand on the city's community engagement and outreach, as there are not a lot of community engagement staff out there right now. She added the mayor mentioned community health connectors, but that level of case work is handled at the County level.

Councilmember Graves stated she would support doing Health-on-the-Go as a pilot, to determine how it can be incorporated into the City's ongoing community engagement and outreach strategy, in terms of case management or tailored outreach workers in the community.

Mayor Elliott stated he would support consideration of having a second bus as it will be difficult to share one bus between two cities. He added, to Councilmember Graves' point, this initiative could be incorporated into the City's community outreach efforts. He noted having a bus would be a way to make a greater positive impact on the community in terms of programming.

Councilmember Graves stated Mr. Boganey mentioned that the Health-on-the-Go program is being designed by the Brooklyn Bridge Alliance and Youth Council, and she trusts in the Alliance's ability to be a truly youth-led organization. She added she does not want to impose on their decisions or have the City Council's comments overshadow what they think is the best approach. She noted this is a unique opportunity to reach some of the City's most vulnerable and marginalized community members, with the potential to have a larger impact.

Councilmember Graves stated she would support having the Health-on-the-Go program go to the transit center, to connect with people there.

Councilmember Lawrence-Anderson stated she is grateful that these funds are available, and City Staff have done a nice job of spreading the funding across various programs. She added she concurs that an additional Health-on-the-Go bus would be helpful as it will be difficult to share one bus with Brooklyn Park. She noted she agrees with the idea of putting more funding into basic needs like food security. She asked about the greenhouse food collective, as no details were provided. She thanked City Staff for their time and efforts in putting this information together, and additional information would be beneficial.

Mr. Boganey stated the food collective and greenhouse was determined to be ineligible for CARES funding. He added it is hoped that project may be eligible for EDA funding.

Mr. Boganey stated guidance from the federal government changes from day to day. He added the legislative timelines may be extended, which would open up additional funding opportunities.

Mayor Elliott asked why the November 15, 2020 deadline was decided upon. Mr. Boganey stated the CARES Act was focused on economic stimulus, so he speculates that the tight deadlines are an attempt to get funding out quickly and stimulate the economy.

Councilmember Graves stated she would like to acknowledge the difficult position that the City Council and City Staff find themselves in, coping with uncertainty and responsibility, and ever-changing dynamics. She thanked City Staff and expressed her appreciation, along with the City Council, and other community members who are listening and supporting, but also questioning and challenging. She added she feels blessed to share this space with the City Council, as they strive to do their best day by day. She noted it is not an easy place to be, but everyone is doing their best during difficult times.

Councilmember Ryan echoed the sentiments expressed by Councilmember Graves, expressing appreciation for the efforts of City Staff during a difficult time filled with uncertainty. He stated a principle goal of the CARES Act is to ensure health and safety in communities with an emphasis on improvements in public spaces operated by the City. He added this is the beginning of a very difficult decision-making process that will continue to evolve and change, depending upon how long the pandemic continues. He noted, if there is additional federal funding, that could open up a greater discussion, but at this point he has faith in City Staff to bring back recommendations moving forward, and he supports the plan put forward by City Staff at this meeting.

Mayor Elliott stated the purpose of tonight's conversation is to provide feedback and comment so City Staff can come back with recommendations. He added having money to spend is a good problem, and the City Council does a good job of balancing the work that has already been done by City Staff. He noted he supports reviewing the recommendations and identifying ways that the funding can be better used to help the community.

Mr. Boganey stated the City Council has indicated an interest in putting as much funding directly into the community as possible, including food security. He added City Staff are seeking community partners who will be able to work within the CARES funding parameters. He added there are ways to do that without significantly diminishing the City's need for reimbursement and improvements.

Mayor Elliott asked whether the City Council is willing to hold off on deciding about Wi-Fi in the parks, to honor the comments that have been received. He added ways to increase available Wi-Fi in public spaces can be explored until this can be discussed further.

Councilmember Lawrence-Anderson stated that can be discussed further, and the validity of the resident's concerns reviewed. She added she supports supplying internet access in City parking lots, at the community center, library, and Earle Brown Heritage Center (EBHC). She stressed the

importance of finding out whether the resident's concerns are valid, and how they compare to the sentiments of other residents.

Councilmember Graves stated she has power lines on three sides of her home on Brooklyn Boulevard. She added she does not know if there is a scientific basis or not, but there is some reality, both scientifically and spiritually, related to the potential effects of frequencies. She noted, however, access to reliable Wi-Fi is especially important right now, and the City has an obligation to provide some Wi-Fi for residents who do not have internet access.

Councilmember Graves stated she supports expansion of Wi-Fi in the community center parking lot, in Centennial Park, by the amphitheater and surrounding areas, which are a beautiful yet under-utilized space. She added it would be a good idea to talk to residents who live near the City's parks to get their opinions.

Mr. Boganey requested the City Council's input on using CARES funding to acquire equipment for Wi-Fi in parking lots and external City spaces. He stated some CARES funding should be available for that, and the General Fund would not bear the burden. He added this equipment would need to be ordered as soon as possible, due to the November 15, 2020 deadline, as there is some lead time required in terms of acquiring equipment. He noted this would not cover Wi-Fi in City parks. Mayor Elliott agreed. Councilmember Lawrence-Anderson concurred.

Councilmember Ryan stated he concurs that CARES Act funding should be leveraged for Wi-Fi. He added, in terms of including Wi-Fi in the parks, it could create a logistical opportunity to get internet access out to the community. He noted environmental factors can be considered, as requested by a resident at a recent City Council meeting, but added it is important to remember that there could be other residents who probably do not share that opinion.

Councilmember Graves stated this has been a very productive meeting. She added she is supportive of moving forward with internet access in more easily expandable places like parking lots and Centennial Park and being more inclusive about deciding on Wi-Fi in City parks. She noted she would not want to see too much CARES funding go into that process.

Mr. Boganey requested consideration of a date next week to hold the budget meeting that was cancelled in lieu of tonight's work session.

There was a majority Consensus to hold the Budget Work Session on August 27, 2020, with an alternative date of August 25, 2020.

Mayor Elliott stated there seemed to be a consensus to reevaluate funding to see if there should be two buses.

Mayor Elliott asked whether there is consensus on getting safety kits out to the School District right away. The City Council agreed. Councilmember Ryan stated he would be interested in seeing a follow-up on that item.

Mr. Boganey stated he is unsure, due to the funding restraints, whether there will be enough money for a second bus. Mayor Elliott stated the proposed $400,000 covers much more than just the cost of the bus, and there may be other proposed costs that can be leveraged.

Mr. Boganey agreed the memo states that the cost of the bus will be $150,000-200,000.

Councilmember Ryan stated a second bus should only be considered if there is additional outside funding, considering all the other stresses on City funds.

ADJOURNMENT

Councilmember Graves moved and Councilmember Lawrence-Anderson seconded adjournment of the City Council at 8:15 p.m.

Motion passed unanimously.

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF BROOKLYN CENTER IN THE COUNTY
OF HENNEPIN AND THE STATE OF MINNESOTA

STUDY SESSION
AUGUST 24, 2020

CALL TO ORDER

The Brooklyn Center City Council met in Study Session called to order by Mayor Mike Elliott at 6:00 p.m. The meeting was conducted via Webex.

ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, Community Development Director Meg Beekman, City Clerk Barb Suciu, and City Attorney Troy Gilchrist.

CITY COUNCIL DISCUSSION OF AGENDA ITEMS AND QUESTIONS

-None.

MISCELLANEOUS

Use of Shipping Containers

Councilmember Butler stated she forwarded an article to the City Council about an initiative in downtown Cleveland using shipping containers as affordable spaces for small businesses. She added she would support looking at using shipping containers for small businesses and entrepreneurs in Brooklyn Center. She asked if the City Council has had a chance to look at the article.

Mayor Elliott stated he reviewed the article briefly, and the container shops in Cleveland looked nice. He added he did not read the article in depth.

Councilmember Ryan stated he read the article and it is an interesting concept. He added, like similar innovative concepts, it would require execution and oversight. He noted often the containers themselves are rough and unattractive, and would require exterior treatments, but their robust structure would be appropriate for the uses suggested in the article.

Councilmember Ryan stated this concept would require some research and vetting by City Staff, and right now their time is stretched very thin, but he would be interested in looking into it.

Webex Access

Mayor Elliott stated he has received inquiries from the general public who are having difficulty logging in to the meeting, as there are two separate Webex meeting notices on the online City

Calendar. City Clerk Barb Suciu agreed to forward the meeting information to Mayor Elliott via Webex chat function.

Use of Shipping Containers - continued
Councilmember Graves stated the shipping containers concept is interesting. She asked City Staff for the cost of building the additional commercial space next to the liquor store, as a point of reference.

Community Development Director Meg Beekman stated the shell space was constructed at a cost of $330,000. She added City Staff are working on a plan for a build-out, which would be an additional cost. She noted there are many different potential models for that space, and one concept is to provide an incubator for food entrepreneurs in a community kitchen-based model.

Councilmember Graves stated she is excited about that idea, and she is not opposed to it if it is a good fit for the City and its businesses.

Mayor Elliott stated it is an appealing idea that should be reviewed, to see if it can be done at a reasonable cost and provide access for small businesses.

Councilmember Butler stated, in response to Councilmember Ryan's comment, the containers do look rough in their regular state. She added there is a container outside the Brooklyn Park library that has been painted and decorated by a local artist.

City Manager Curt Boganey stated City Staff has reviewed the shipping container concept. He added the issue is timing and location, and when it would be appropriate to present something like that to the City Council, with all the other issues facing the City right now. He noted City Staff would be happy to bring back additional information in the future.

DISCUSSION OF WORK SESSION AGENDA ITEMS AS TIME PERMITS

HIGHWAY 252 PROJECT UPDATE

Mr. Boganey requested that the Highway 252 Presentation be moved to the first item on the Work Session agenda as Minnesota Department of Transportation (MnDOT) representatives have joined the meeting and are available and ready to proceed. Mayor Elliott agreed.

Mr. Boganey stated this is a follow-up presentation from the MnDOT staff presentation a few months ago. City Staff and MnDOT representatives felt it was important to communicate with the City Council about how the process is going and get further direction on issues, including goals and the engagement process. He introduced April Crockett, Chris Hoberg and Jerome Adams from MnDOT.

Ms. Crockett stated the purpose of this presentation is to provide a brief update on the Highway 252 project, and request discussion regarding project goals and engagement efforts.

Mr. Hoberg stated the environmental impact statement (EIS) process focused on four key milestones: establishing the purpose of the project and transportation needs; evaluation criteria; a scoping document to define alternatives and evaluate them for inclusion in the draft EIS to be further evaluated to a single recommended alternative; and formal documentation of the decision-making process and determination of acceptance or rejection of that alternative and the overall project.

Mr. Hoberg stated there will be a lot of evaluation in the EIS, which is scheduled for publication in 2023. He added, once the decision-making process is complete, planning and development will begin with a target of 2025 for potential construction. He noted the goals are to improve safety, mobility, walkability and bike-ability across Highways 252 and I-94, and to ensure that whatever is proposed is consistent with local guidelines.

Mr. Hoberg stated the guidelines are focused on minimizing the need to acquire additional property, and to complete the project with as little social and economic impact as possible. He added any impacts that do occur must be balanced, and not disproportionately affect groups or resources.

Mr. Hoberg stated another area of focus is transportation issues to be addressed in the environmental assessment. He added the intent is to broaden the language to allow for additional evaluation of transit and multiple modes rather than specific modes, which is how it is laid out right now. He noted MnDOT representatives intend to come back and give the City Council an update when a purpose statement has been prepared.

Mr. Hoberg stated factors for consideration include environmental needs; driver safety; pedestrian and bike safety; and vehicle mobility. He added the "purpose and need" evaluation with partners will be under review during fall 2020, followed by a formal "purpose and need" presentation and a scoping document in October 2020. He noted the representatives plan to meet with city councils in December 2020 to review developments and alternatives.

Mayor Elliott asked whether the improved safety factors are a new addition to what was previously proposed. Mr. Hoberg stated they are working from the base line of existing conditions.

Mayor Elliott asked whether there will be a review of potential multiple transportation modes on Highway 252.

Mr. Hoberg stated this is the beginning point of evaluations, and the EA will provide opportunity to review pedestrian and bike safety. He added there will be opportunity in the process to expand those aspects of the plan. He noted the project goals are not a fully inclusive list, and MnDOT is looking for feedback from the City Council to ensure that project goals are in line with what the City has as its goals for the project.

Mayor Elliott stated walkability and multi-modal transportation are important project goals, and he is happy to see they are included as they are key goals for the City. He added what he does not see on the list is a goal around the health impacts of car emissions.

Mayor Elliott stated data from the Minnesota Department of Health shows that the zip codes that encompass Highway 252 have the highest asthma rates among children and adults. He added a recent report in the *Star Tribune* showed that Brooklyn Center has the highest Covid-19 cases. He noted people with respiratory illnesses like asthma are more susceptible to diseases like Covid-19.

Mayor Elliott stated the community of Brooklyn Center suffers disproportionately because of pollution due to the multiple highways that run through the City. He added there is a real overlap in high daily vehicle counts, traffic, Covid-19 cases and deaths, and asthma. He noted there is a real question about the fact that Brooklyn Center is where all the highways are located, and the City needs to put the health of its residents front and center of this project.

Mayor Elliott stated reducing air pollution and improving the health of the City's residents has to be one of the main goals of the Highway 252 project.

Councilmember Butler stated it is time to start the Informal Open Forum.

Mayor Elliott stated he would like to invite the MnDOT representatives to come to a City Council Regular Session meeting and be placed on an upcoming Agenda to give a presentation. He added this is a very important discussion, and he does not want to make the MnDOT representatives wait until after later that night to resume their presentation.

Jerome Adams, MnDOT, stated they would be happy to meet with the City Council at an upcoming meet. He added they can also stay on tonight. He noted they want to accommodate whatever the City Council wants to do.

Mayor Elliott stated the best thing would be for the MnDOT representatives to come back to another meeting.

Councilmember Ryan stated the MnDOT representatives have indicated they are fine with staying on tonight's meeting and continuing the discussion after the Regular Session and EDA meetings. He added one of his frustrations has been that the City Council's meetings run unnecessarily long. He noted the City Council can continue this discussion later with MnDOT representatives and move forward with regard to Highway 252 goals.

Councilmember Ryan stated this project discussion has been marked by delays. He added he would not want the City Council to suffer from the appearance that there is obstruction or delay in terms of moving forward on safety improvements for Highway 252.

Councilmember Graves stated the City Council needs to start the Informal Open Forum as it is 6:51 p.m.

Mayor Elliott stated he would like to address Councilmember Ryan's comments. He agreed to start the Informal Open Forum.

Discussion of this item continued at the August 24, 2020, Work Session.

ADJOURNMENT

Mayor Elliott adjourned the Study Session at 6:52 p.m.

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF BROOKLYN CENTER IN THE COUNTY
OF HENNEPIN AND THE STATE OF MINNESOTA

REGULAR SESSION
AUGUST 24, 2020

1. INFORMAL OPEN FORUM WITH CITY COUNCIL

CALL TO ORDER INFORMAL OPEN FORUM

The Brooklyn Center City Council met in Informal Open Forum called to order by Mayor Mike Elliott at 6:52 p.m. The meeting was conducted via Webex.

ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, Economic Development Coordinator Jimmy Lloyd, City Clerk Barb Suciu, and City Attorney Troy Gilchrist.

Mayor Mike Elliott opened the meeting for the purpose of Informal Open Forum.

Melissa Carey thanked City Staff for responding to her email about the profanity and racial slurs that occurred at the City Council's recent meeting. She added she was distressed by it, as the meetings should be inclusive and not harmful to City Staff, the City Council, and residents of Brooklyn Center. She thanked the Police Department for investigating the incident and taking quick action.

Ms. Carey encouraged people to speak up when something like that happens, as it is not only the responsibility of people of color to speak up. She stressed the importance of speaking up and interrupting so silence does not come across as approval.

Ms. Carey stated she is member of the Multi-Cultural Advisory Committee (MAC), and the *Star Tribune* recently ran an article about the role the MAC plays in Brooklyn Center. She added the MAC is a good tool to bridge the gap between the Police and the community, and has come up with some good solutions, but she does not consider it a way to enact police reform. She noted the City should appoint a police oversight committee, as so many other communities are doing.

Ms. Carey urged the City Council to consider a police oversight and reforms committee, to continue to be ahead of the curve. She added she would also support a review of the City's immigration policies, to ensure that Brooklyn Center is an inclusive, immigrant-friendly community.

Mayor Elliott thanked Ms. Carey for taking the time to join the meeting. He added he appreciates her comments.

Tara McCarthy stated she would like to address the issue of safety on Highway 252. She added it is confusing to determine whether there are delays or if more in-depth research is being done, to make the project safe for the environment and people's health. She noted transparency about new information is important.

Mayor Elliott stated the City will follow up on that issue and ensure that any new information is available to the Task Force.

Ms. McCarthy stated she would also support transparency regarding information that was previously made available, as well as new information that the Task Force has not seen y et.

Councilmember Graves moved and Councilmember Butler seconded to close the Informal Open Forum at 7:02 p.m.

Motion passed unanimously.

2. INVOCATION

Councilmember Butler read the following quotes as an Invocation:

> "The greatness of a community is most accurately measured by the compassionate actions of its members." -Coretta Scott King
>
> "There is no power for change greater than a community discovering what it cares about." -Margaret J. Wheatley

3. CALL TO ORDER REGULAR BUSINESS MEETING

The Brooklyn Center City Council met in Regular Session called to order by Mayor Mike Elliott at 7:03 p.m.

4. ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, Economic Development Coordinator Jimmy Lloyd, City Clerk Barb Suciu, and City Attorney Troy Gilchrist.

5. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

6. APPROVAL OF AGENDA AND CONSENT AGENDA

Councilmember Butler moved and Councilmember Graves seconded to approve the Agenda and Consent Agenda, and the following consent items were approved:

6a. APPROVAL OF MINUTES

1. August 3, 2020 – Work Session with Financial Commission
2. August 7, 2020 – Continuation Work Session with Financial Commission
3. August 10, 2020 – Study Session
4. August 10, 2020 – Regular Session
5. August 10, 2020 – Work Session

6b. LICENSES

Garbage Hauler License

Sanimax USA LLC	505 Hardman Ave S South St Paul 55075

RENTAL

INITIAL (TYPE IV – one-year license)

6207 Chowen Ave	Doreen Kalema / Butterfly Bound Care

INITIAL (TYPE III – one-year license)

5301 France Ave N	Lance Rosenberg / Juniper Land Trust
5350 Logan Ave N	Matthew Forster / Elbrus MgT

INITIAL (TYPE II – two-year license)

2800 67th Ave N	Curtis Griffin
5325 70th Cir	Boukary Kabore
6712 Drew Ave N	Adam Hardy

RENEWAL (TYPE IV – one-year license)

5432 Dupont Ave N	Xiangming Guan - Met Mitigation Plan

RENEWAL (TYPE I – three-year license)

904 53rd Ave N	Moshe Vorotinov
3000 64th Ave N	Infinite Property
1323 67th Ave N	Ali Sajjad / 786 Homes LLC
5348 70th Cir	Xin Zhou
5707 Bryant Ave N	Lin Shuang LLC
5214 Drew Ave N	Paris & Nicole Fadden
5416 Fremont Ave N	Luisa Narvaez - met requirements
7137 Grimes Ave N	Shawn Banks
6761 Humboldt Ave N	Li-Chwen Su
3813 Janet La	Abdirahman Dhunkal
5332 Knox Ave N	Ira Kovalsky
2812 Ohenry Rd	Mains'l Properties
6800 Orchard Ave N	Prosperous Property

3213 Quarles Ave N	Infinite Property
6143 Regent Ave N	Patricio Angamarca-Romero - Missing CPTED follow up & CFH

6c. RESOLUTION NO. 2020-064 ACCEPTING WORK PERFORMED AND AUTHORIZING FINAL PAYMENT, PROJECT NO. 2020-06, 2020 POND MAINTENANCE

6d. RESOLUTION NO. 2020-065 AUTHORIZING XCEL ENERGY TO RECOVER COST OF UNDERGROUNDING BROOKLYN BOULEVARD ELECTRIC TRANSMISSION FACILITIES BY A SURCHARGE TO BROOKLYN CENTER XCEL RATEPAYERS – BROOKLYN BOULEVARD CORRIDOR PROJECT PHASE 2, PROJECT NO. 2021-05

6e. FIRST READING OF AN ORDINANCE 2020-05 AMENDING CHAPTER 4 OF THE CITY CODE OF ORDINANCES REGARDING WATER CONSERVATION RESTRICTIONS

6f. RESOLUTION NO. 2020-066 ACCEPTING WORK PERFORMED AND AUTHORIZING FINAL PAYMENT, PROJECT NO. 2019-15, 70TH AVENUE STORM SEWER REHABILITATION PROJECT

6g. ANNUAL REPORT ON FRANCHISE FEES

Motion passed unanimously.

7. PRESENTATIONS/PROCLAMATIONS/RECOGNITIONS/DONATIONS

-None.

8. PUBLIC HEARINGS

-None.

9. PLANNING COMMISSION ITEMS

9a. RESOLUTION NO. 2020-067 RELATED TO PLANNING COMMISSION APPLICATION NO. 2020-004 FOR PRELIMINARY AND FINAL PLAT AND SITE AND BUILDING PLAN APPROVALS, AND THE ESTABLISHMENT OF A PLANNED UNIT DEVELOPMENT FOR CERTAIN PROPERTIES LOCATED IN THE 6000 BLOCK OF BROOKLYN BOULEVARD (COMMONLY KNOWN AS 6025, 6031, 6037 AND 6045 BROOKLYN BOULEVARD).

City Planner Ginny McIntosh reviewed requests from C-Alan Homes to develop multi-family triplex units at two different locations: the 6000 block of Brooklyn Boulevard, or the south site, and the 6900 block of Brooklyn Boulevard, or the north site. She added the requested approvals

include a first reading of the proposed rezoning of the properties to Planned Unit Development – Neighborhood Mixed Use (PUD-NMU). The second reading and public hearing for both would be scheduled on September 14, 2020.

Ms. McIntosh stated the development sites are located on two different sets of EDA-owned properties. The City was approached by the developer, C-Alan Homes, a local builder and remodeler specializing in single-family high-end homes, with personal ties to Brooklyn Center. The developer is proposing a series of triplexes on each site, with 3-bedroom, 2-bathroom units, for which rents of approximately $1,850-2,200 would be affordable to 70-80% of the Area Median Income (AMI). The developer has committed to setting aside 20% of the units for Section 8 tenants.

Ms. McIntosh stated the recently adopted 2040 Comprehensive Plan addresses the issue of available, diverse housing stock as well as safe, stable and accessible housing options for all residents. She added the majority of the City's rental stock were constructed prior to 1979, and no multi-family residential developments have been constructed since the 1970s. She noted the majority of the City's housing stock falls within a very narrow affordability band.

Ms. McIntosh stated, during the 2040 Comprehensive Plan engagement process, residents expressed a need for larger rental units, so they can continue to live in Brooklyn Center as their family's needs change. She added the number of households with families is approaching 40% since 2010, which is higher than Hennepin County averages and the surrounding region.

Ms. McIntosh stated 7 new parcels would be created at the south site, and 6 new parcels at the north site. An outlot is shown at the south site containing a section of drive aisle and parking lot, that is requested to be incorporated into the southernmost parcel. The City Engineer provided comments on the plans, which have been included in the meeting packet.

Ms. McIntosh stated the second request for both sites relates to the establishment of a Planned Unit Development (PUD) in the Mixed Use District. The PUD would grant flexibility in the Zoning Code to encourage development that would not normally be allowed. The PUD would address front yard setbacks and percentage of 3-bedroom units.

Ms. McIntosh stated the triplex units on the south site would have more of a traditional look, while the north site units would have a modern appeal. Both sites would have the same quality fixtures and amenities, as well as concrete patios behind the units.

Ms. McIntosh stated a drive aisle from 61st Avenue is proposed for the south site, with a right-out only onto Brooklyn Boulevard, as approved by Hennepin County. She added the north site falls within the Brooklyn Boulevard Phase 2 project area, which was taken into consideration. She noted the north site has the same aesthetics and layouts but a more modern appearance, with main entrance off of Lee Avenue, and additional parking in a separate lot.

Ms. McIntosh stated, for the north site, access to Brooklyn Boulevard from the duplexes was not approved by Hennepin County. She added City Staff worked with the applicant to change the site layout and accommodate emergency access only from the site to Brooklyn Boulevard.

Ms. McIntosh stated parking at the south site provides the minimum required parking, or 2 spaces per dwelling unit. She added this is dependent upon relocation of the trash enclosure. She noted parking at the north site insufficient by they should be able to add at least 2 more spaces. Buffers would be required to screen surrounding residential properties from both sites, with sufficient parking lot lighting and external fixtures.

Ms. McIntosh stated both sites have landscape plans that exceed minimum requirements, but there are additional opportunities for plantings. She added a tree on the corner of 61st Avenue and Brooklyn Boulevard will most likely have to be removed.

Ms. McIntosh stated the memos from the Assistant City Engineer, fire inspector and building official provided staff memos and outlined their comments and requirements. She added City Staff is requesting a final recommendation letter to confirm their determinations.

Ms. McIntosh stated a public hearing notice was published June 25, 2020, and notices were sent out to property owners in the area. She added updated notifications were sent as the public hearing was continued to August 13, 2020, updated meeting notifications were sent out, and signage was added to both sites. She noted City Staff received some public comments and she was in touch with owner of Slim's but did not receive any formal commentary back from Slim's.

Ms. McIntosh stated these items were reviewed at the Planning Commission's August 13, 2020 meeting at which a public hearing was held, and public comment was received. Some comments related to buffers to provide screening for adjacent properties along the west. She added the applicant has indicated there will be a 6-foot opaque fence. She noted there were questions about how the properties would be managed, insufficient parking, and increased traffic.

Ms. McIntosh stated the Planning Commission recommended unanimous approval for both applications, with a request to amend the Resolutions to add a condition that the Section 8 units would be evenly distributed among all three floors of the units and not only in the garden level. She added the applicant was willing to comply with that request.

Ms. McIntosh stated City Staff has worked with applicant's consultants to determine right of way easements and the site plan's impacts on setbacks. A meeting is scheduled with SRF consultants to review this issue in light of Brooklyn Boulevard Phase 2. City Staff is requesting an amendment to the Resolutions to accommodate potential revisions and adjustments to right of way and setbacks.

Ms. McIntosh stated City Staff recommends approval of Resolutions for both applications with the requested amendments to setbacks as necessary. She added a motion is also required to approve the first reading of the Ordinance amending Chapter 35 of the Zoning Code to rezone the properties to PUD-NMU.

Councilmember Graves thanked City Staff for the presentation. She added it is good that they are willing to designate 20% of the development to Section 8 housing, and the Planning Commission's amendment should officially be added to the Resolution. She noted her only other concern is

parking at the north site, but it sounds like that is still being reviewed. She also expressed concern that the AMI bracket is a little above what is the average in Brooklyn Center, but the concession of 20% for Section 8 housing makes the development more accessible to some residents. She expressed support of moving the developments forward.

Councilmember Graves stated she is curious about why the south site will be given a traditional look, while the north site has a modern design.

Terry Robertson, the developer, stated, after negotiations with City Staff, it was determined that since the north site is a little closer to commercial areas and the highway, a modern look would blend better. He added there is an additional minimum cost of $25,000 per building to do the modern, contemporary design. He noted City Staff worked very hard to ensure that the developer could provide 20% of the units for Section 8 housing, as requested by the Mayor.

Councilmember Ryan stated Brooklyn Boulevard is challenged due to changes that have limited the depth of buildable parcels, impeding commercial development. He added the mixed use concept allows the City to move away from the completely auto-centric pattern of development. He noted this is a very exciting concept that will help set the scene for more appealing multi-modal transportation model for the future of Brooklyn Boulevard. He expressed his support for the development as it will help move the City forward in terms of development.

Councilmember Ryan stated he was skeptical about the developer accepting income-limited units in this development, but their flexibility in setting aside 20% of the units for Section 8 housing will help address community needs as Brooklyn Boulevard is developed and improved.

Councilmember Butler thanked City Staff for the presentation. She added she is not clear on the parking situation, which is a big concern, as there will be many instances of multi-generational families living in one household due to the current economy. She asked for clarification with regard to parking in the proposals.

Ms. McIntosh stated the south site will have a minimum of 42 parking spaces which achieves minimum requirements. She added the parking requirement for the north site is 36 spaces, and they currently have 30 or 31 spaces, but City Staff believes another 2-3 spaces can be achieved in the off-site lot. She noted the units are near the transit stop which is a benefit.

Councilmember Butler stated she is concerned that requirement of 2 parking spaces per unit is not being met.

Councilmember Graves stated it sounds like they will be able to get 33 or 34 spaces, and she is open to having a conversation about additional on-street parking, or parking in designated City-owned lots. She noted removing medians and moving trash enclosures will free up some additional space. Ms. McIntosh confirmed this.

Mayor Elliott stated he is in favor of this proposal, which helps the City move forward in terms of development, adds new housing and helps balance the affordability question. He stressed the importance of striking a balance in terms of affordability as numerous communities around the

country, including San Francisco and Denver, have found that they were not proactive enough in addressing the affordability question when they were developed.

Mayor Elliott thanked City Staff for working closely with the developer, and he thanked the City Council for holding up the affordability question. He thanked the Planning Commission for their review, and all the work they did. He added, most of all, he wanted to thank the applicant, as it is great when you have a developer whose heart is in the community and who wants to improve the community and provide access to housing for people who would otherwise have a difficult time finding affordable housing.

Councilmember Graves moved and Councilmember Ryan seconded to adopt RESOLUTION NO 2020-067 Regarding Planning Commission Application No. 2020-004, for Preliminary and Final Plat and Site and Building Plan Approvals, and the Establishment of a Planned Unit Development for Certain Properties Located in the 6000 Block of Brooklyn Boulevard (Commonly Known as 6025, 6031, 6037 and 6045 Brooklyn Boulevard), based on the findings of fact and submitted plans, and as amended by the conditions of approval in the Resolution.

Discussion during the motion:
Mayor Elliott stressed the importance of affordability in the current economic crisis, with unemployment levels close to that of the Great Depression. He added affordability of housing is central to the stability of families and kids being able to go to school.

Councilmember Ryan stated he appreciates all the comments of his colleagues earlier in this discussion, reinforcing the wisdom of the Comprehensive Plan in terms of a creative approach to mixed uses along Brooklyn Boulevard, to enhance future development of the City of Brooklyn Center.

Motion passed unanimously.

Councilmember Graves moved and Councilmember Ryan seconded to Approve the First Reading of an Ordinance 2020-05 Amending Chapter 35 of the Zoning Code of Ordinances Regarding the Zoning Classifications of the Subject Property located at 6025, 6031, 6037, and 6045 Brooklyn Boulevard, and set the second reading and public hearing for September 14, 2020.

Motion passed unanimously.

9b. RESOLUTION NO. 2020-068 RELATED TO PLANNING COMMISSION APPLICATION NO. 2020-005 FOR PRELIMINARY AND FINAL PLAT AND SITE AND BUILDING PLAN APPROVALS, AND THE ESTABLISHMENT OF A PLANNED UNIT DEVELOPMENT FOR CERTAIN PROPERTIES LOCATED IN THE 6900 BLOCK OF BROOKLYN BOULEVARD (COMMONLY KNOWN AS 6921, 6927, 6933, AND 6939 BROOKLYN BOULEVARD)

Councilmember Ryan moved and Councilmember Graves seconded to adopt RESOLUTION NO. 2020-068 Regarding Planning Commission Application No. 2020-005 for Preliminary and Final Plat and Site and Building Plan Approvals, and the Establishment of a Planned Unit Development

for Certain Properties Located in the 6900 Block of Brooklyn Boulevard (Commonly Known as 6921, 6927, 6933, and 6939 Brooklyn Boulevard).

Motion passed unanimously.

Councilmember Ryan moved and Councilmember Graves seconded to approve a first reading of an ordinance 2020-006 amending Chapter 35 of the Zoning Code of Ordinances regarding the zoning classifications of the Subject Property located at 6921, 6927, 6933, and 6939 Brooklyn Boulevard, and set the second reading and public hearing for September 14, 2020.

Motion passed unanimously.

10. COUNCIL CONSIDERATION ITEMS

10a. RESOLUTION NO. 2020-069 AUTHORIZING STAFF TO PROCEED WITH THE BC BEYOND COVID COMMUNITY INNOVATION GRANT PROGRAM PILOT PROJECT, WHICH WILL BE FUNDED BY THE GENERAL FUND THROUGH THE USE OF AVAILABLE CONTINGENCY FUNDS.

Deputy City Manager Reggie Edwards stated the City is proposing three "Beyond Covid" pilot projects that would be undertaken on behalf of its residents. He added one project would fall under CARES Act funding, and two projects are related to funding outside of the CARES Act. The three projects are Community Innovation Grant Program, Community Food Distribution Initiative, and Wi-Fi in the Parks.

Dr. Edwards stated the community engagement process involved City Staff interviews with community members, individuals and businesses, to determine their experiences during the pandemic, challenges they have faced and positive aspects that can be leveraged by the City over the next year and a half. City Staff worked with residents to determine areas of focus in services that are new to the City as well as redesign of existing City services.

Dr. Edwards stated the community engagement process identified needs in the community related to resources and life essentials, including access to services, job security, housing stability and mental health issues due to isolation.

Economic Development Coordinator Jimmy Lloyd reviewed the proposed Neighborhood Innovation Grant program, to allocate funding for services that are not currently provided to Brooklyn Center residents.

City Clerk Barb Suciu stated the grant program would provide solutions to challenges residents have experienced due to the pandemic, including mental health support, education, beautification and art projects, crime prevention, clean-up of parks and neighborhoods, election and voter registration, and health and safety resources. She added the program would provide support for an enhanced community image, increased resident economic stability, and creation of a safe and secure economy. She noted the proposal is for 26 grants to be made to the community with a maximum amount of $750 per grant.

Ms. Suciu stated the goal is to find a community group that would function as program administrator with support from City Staff.

Mr. Lloyd stated the grant funding would be available to neighborhood groups, individuals and non-profit organizations in Brooklyn Center. He added it is hoped that the funding will be used for projects that will be useful to residents in terms of sustaining community and learning. He noted projects must be completed within 90 days and accompanied by a brief report. Extensions will be considered on a case-by-case basis.

Mr. Lloyd stated the deadline would be October 1, 2020 for submission of Request for Proposals (RFP) from community organizations who would like to apply for the administrative role, with an administrator chosen by November 16, 2020. He added City Staff will begin to market and prepare for incoming applications by January 6, 2021 with the first round of approved grants to begin implementation by March 1, 2021.

Mr. Lloyd stated City Staff requests City Council approval of a Resolution authorizing staff to proceed with BC Beyond Covid Community Innovation Grant Program pilot project to be funded by the General Fund through the available use of contingency funds.

Mayor Elliott asked how people can find out about the RFP. Mr. Lloyd stated the information will be on the City website and will be sent to organizations with whom the City has existing partnerships, asking them to apply.

Councilmember Graves stated she would be happy to share the information on social media, in a few different outlets. Mr. Lloyd agreed.

Councilmember Ryan moved and Councilmember Graves seconded to adopt RESOLUTION NO. 2020-069 Authorizing Staff to Proceed with the BC Beyond Covid Community Innovation Grant Program Pilot Project, which will be Funded by the General Fund through the use of Available Contingency Funds.

Motion passed unanimously.

Councilmember Graves requested that City Staff provide the RFP in many different languages to communicate the program details to community members. Mr. Lloyd agreed.

Mayor Elliott requested that City Staff connect with media sources that can reach different communities within Brooklyn Center. Mr. Lloyd agreed.

Councilmember Lawrence-Anderson left the meeting at 8:21 p.m.

11. COUNCIL REPORT

-None.

12. ADJOURNMENT

Councilmember Ryan moved and Mayor Elliott seconded adjournment of the City Council meeting at 8:23 p.m.

Motion passed unanimously.

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL OF THE CITY OF BROOKLYN CENTER
IN THE COUNTY OF HENNEPIN AND
THE STATE OF MINNESOTA

WORK SESSION
AUGUST 24, 2020

CALL TO ORDER

The Brooklyn Center City Council met in Work Session called to order by Mayor/President Mike Elliott at 8:46 p.m. The meeting was conducted via Webex.

ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, and Dan Ryan. Councilmember Kris Lawrence-Anderson was absent and excused. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, City Clerk Barb Suciu, and City Attorney Troy Gilchrist.

HIGHWAY 252 PROJECT UPDATE (CONT'D)

Mr. Boganey stated Minnesota Department of Transportation staff were in the process of giving a presentation to the City Council regarding the Highway 252 project during the Study Session. He invited MnDOT staff to continue their presentation.

April Crockett, MnDOT, stated a Policy Advisory Committee meeting was held in June 2020, and the Mayor and City Council provided comments and feedback on project goals established a few years ago, as well as community engagement. She requested the City Council's feedback regarding the EIS phase.

Councilmember Graves stated she looks forward to hearing more about the first goal, or updated vision, to see what changes were made. She added it is important to focus the transit-related community engagement on the people who need it, like the multi-family residential buildings along Highway 252. She noted there may not have been many residents from those communities who attended the initial outreach and engagement efforts. She stressed the importance of going out to the apartments to get feedback and input.

Councilmember Graves stated she would support ensuring that impacts are equitable, rather than "balanced". She added an equity lens should be used to ensure that residents are impacted by the project in an equitable way.

Councilmember Ryan expressed his firm support for the draft goals, related to improving safety and mobility, as well as pedestrian and bicycle access for crossing both Highways 252 and I-94. He stated the agreement is far more consistent than what future specifics might be in disagreement,

as everyone works together toward developing a vision for the future of Brooklyn Center that is less auto centric and addresses health and safety issues.

Councilmember Ryan stated the proposed solutions are consistent with planning and are compatible with improvements to existing roadways. He added the purchase of additional property for the project must be minimized as the City evaluates environmental, economic and social impacts. He noted 66th Avenue was being considered for a proposed interchange, with alternative interchanges at 70th Avenue or 73rd Avenue, and planning reviews have shown there would be serious and negative impacts in those 2 alternatives. He noted it would be fine to amplify or enhance the initial goals of the project, although he feels they have been well-defined from the beginning.

Mayor Elliott asked whether the City Council would support the addition of a goal of reducing pollution and health impacts on Brooklyn Center, and doing this work through an equity lens.

Councilmember Graves stated she is not opposed to adding new goals, but perhaps they could be covered under "health and safety". She stressed the importance of ensuring that impacts to the community are "equitable" instead of balanced. She added she is not opposed to additional goals, but they are not necessary if they are included in the scope of the original goals.

Mayor Elliott agreed that "balance" should be changed to "equitable", and that the work must be done through an equity lens. He stated he would support proposing that language. He added it is important to focus on the environmental impact, and keep the word "environmental", as the highway results in high levels of pollution. He noted, as mentioned by Councilmember Ryan, car emissions will hopefully be less of a problem in the future, but right now it needs to be a primary objective in the project because people are dying because of it. He asked whether the City Council supports adding environmental impact as one of the goals.

Councilmember Ryan stated it is hoped that society will move toward a less auto centric economy and culture, but these outcomes are ultimately based on individual decisions and choices. He added it is unrealistic to think that a mandate based on project design will yield those kinds of benefits; however, laudable the objective may be. He noted the modifications that will be made to Highway 252 will be driven in part by the configuration of the metropolitan freeway system as it has evolved, and to believe otherwise is to disregard that geography.

Councilmember Graves stated she agrees it is difficult to guide what is in some ways an organic output of the growth of society and population. She added she supports the addition of specific criteria related to pollution and its effects on the environment and on people, when considering whether to convert to an expressway. She noted the importance of thinking about the effects of pollution on communities of color, and the health and safety aspects that go along with it and ensuring that Highway 252 is not simply a conduit through Brooklyn Center for wealthy white suburbanites.

Councilmember Graves stated she understands the Mayor's concerns, and she shares them. But providing transparency by providing data regarding pollution, what happens when cars idle, and

what happens if we do nothing, that is important for building understanding and consensus around the issue.

Councilmember Butler stressed the importance of making sure that all residents are being engaged in the process, and more specifically residents who will be the most impacted. She added she likes Councilmember Grave's suggestion about going to the apartment complexes along Highway 252 to do outreach and engagement. She noted she agrees that equity should be made clear in the project goals, and she supports the mayor's suggestion of adding a health component.

Councilmember Ryan stated all potentially affected neighborhoods should be included in community engagement efforts. He added one neighborhood has been well-engaged and represented by a professional advocate, but that has not been the case for residents on the west side of Highway 252, who will be heavily impacted if the proposed interchange is moved from 66th Avenue to 70th Avenue or 73rd Avenue. He noted health and safety impacts are of great concern for everyone, and it is not realistic to dictate or mandate that fewer people will drive than use transit.

Councilmember Ryan stated the best way forward is to offer better options for transit along the corridor, and hope to provide incentives for people who seek other transportation methods. He added the traffic volume will increase, whether Highway 252 is improved or not, and the longer the improvements are delayed, the greater the safety risks will be to all those who use the corridor.

Mayor Elliott invited the MnDOT presenters to come back address the City Council again at another meeting. He requested that any new information be made available to the Task Force.

Mr. Adams confirmed that any new information that is distributed to the City Councils will also be distributed to the Task Force.

Mr. Holberg stated, as a community engagement process is begun, it is necessary to understand that the pandemic is affecting the way business is done. He added they were hopeful to be having meetings and pop-up events, but opportunities for engagement will not involve face-to-face or in-person meetings.

Mr. Holberg stated he has heard the City Council mention proactive engagement at the multi-unit housing along the Highway 252 corridor, in communities that may not use the internet, or other traditional means of communication. He asked whether the City Council has ideas or suggestions for how to meet their expectations about engaging constituents.

Councilmember Graves stated it might be best to utilize the different partnerships that the City already has in place to do community outreach. She added obviously it will be necessary to use best practices and do outreach in a safe way due to the pandemic. She noted there are ways of doing outreach and engagement in Covid times, as long as they are well-organized.

Mr. Adams stated the Governor's mandates stipulates that State employees may not meet face to face. He added this is definitely a roadblock. He noted the MnDOT team have taken notes throughout this session regarding ideas for engaging Brooklyn Center's residents.

Councilmember Butler stated she would support utilizing the City's current partnerships, including faith-based partners, as they have different ways of getting messages out to their congregations.

Councilmember Ryan stated he is always interested in engaging other citizens and residents in this dialogue to the greatest extent possible. He added it is important to remember the large numbers of people who have already participated in this process. He noted he has heard resident concerns about why this project is not moving forward, why safety improvements have not been designed, and when a construction schedule will be made available.

Councilmember Ryan stated he hopes that voices that have already expressed ideas and opinions will not be left behind as the engagement process is expanded.

Councilmember Graves stated she appreciates the hard work of everyone involved in the Highway 252 corridor planning process. She added she hopes people can be included who have not been a part of the process so far.

Mr. Adams stated the City Council mentioned the issue of old vs. new information. He added the environmental assessment process was concluded and presented to the City Council in February 2020. He added, as the schedule shows, there are still 2 years to work through the process, review alternatives and vet them. He stressed the critical importance of creating a project that works for Brooklyn Center's residents, and not a project that is good for non-Brooklyn Center residents driving through.

Mr. Adams stated the goals should be multi-modal, and the project team has had progress making the argument in purpose that pedestrian and bike safety and access is a primary need that is at least equal with vehicles. He added the project team heard about respiratory issues from the Mayor. He noted data and information will be reviewed to make comparisons between the alternatives, and how they would impact health issues.

Mr. Adams stated the City Council mentioned using the equity lens. He stressed the importance of considering equity in every aspect of this project and reviewing definitions of equity in future sessions with the City Council. He stressed the importance of looking through an equity lens based on what equity means to the City Council.

Councilmember Elliott asked whether MnDOT's Department of Civil Rights is involved in this project. Mr. Adams confirmed this, adding that department focuses on contracts for predesign and construction for the project, and how to employ people. He added the alternative projects should be reviewed with equity in mind.

Mr. Adams stated, with regard to engagement, the MnDOT representatives want to work with the City Council to ensure that they are engaging the population. He added outreach and direct engagement with apartment complexes along Highway 252 is important, even though it is not possible to meet face-to-face right now, this is a two-year process.

Mr. Adams stated the MnDOT team wants to ensure that impacts are equitable but not necessarily balanced, and that the whole community is engaged. He added residents at the alternative intersection locations will be contacted to provide information and get feedback and comments. He noted input will be sought from residents as far away as Humboldt and Dupont Avenues.

Mr. Adams stated the City Council discussed utilizing community partnerships to get information out to residents. He added MnDOT representatives would like to understand how they can use those same contacts, and faith-based organizations. He noted there are two churches at the intersection with 73rd Avenue which could be impacted by the project.

Mr. Adams stated the Office of Civil Rights is working on figuring out how to hire citizens who would be able to help get the message out and do community outreach.

Mayor Elliott stressed the importance of understanding the entire region feeding into Highway 252, and how that will impact equity in Brooklyn Center, and the amount of transit the community bears in comparison to other communities. He added the consideration of equity in the connection between increased cars and increased negative health effects is incredibly important. He thanked the MnDOT representatives for their presentation.

WI-FI IN THE PARKS

Dr. Edwards stated City Staff is requesting City Council consideration of a Wi-Fi in the Parks initiative, to be undertaken with CARES Act funding. He introduced Carissa Goebel and invited her to address the City Council.

Carissa Goebel stated City Staff have reviewed the Wi-Fi in the Parks initiative, which would provide internet access for residents during park hours, from 5:00 a.m. – 10:00 p.m. every day. She added there will be challenges in the winter months, and City Staff is determined to solve those issues. She noted this initiative will help residents overcome social isolation, use the City's parks for enjoyment, and increase visits to City parks, as well as increasing connectivity between residents. She added the proposal includes charging stations for devices, and lighting for safety.

Dr. Edwards stated City Staff wanted to pursue the idea of using CARES Act funding to expand internet access for residents of Brooklyn Center. The pilot project would be at Fire House Park due to its proximity to several apartment complexes and the high school. Additional locations for consideration are Centennial Park, Northport Park, Lions Park and Willow Lane Park. City Staff sought quotes from two companies who would provide equipment and maintenance, at an estimated cost of $70,000-85,000, to be covered by CARES Act funding, the deadline for which is November 15, 2020.

Dr. Edwards stated, with regard to health risks associated with 5G internet access, opponents cite research claiming that high levels of use can cause cancer or brain damage through exposure to radioactive waves. He added City Staff is not proposing a significant installment in the parks, but rather a pilot project in one park to see if the needs of residents can be addressed. He noted it will not make a difference whether internet access is available in the parks or the parking lots, in terms of impact or damage.

Dr. Edwards stated there are many who believe technology should not be allowed in the natural environment. He added national research has shown that internet access, when used wisely and with great intent, can create value and add to the park experience.

Councilmember Graves stated she needed to leave the meeting. She added she is in favor of moving this pilot project forward. She noted City Staff has indicated they intend to use community engagement as part of the process, and she would like to hear what the community has to say.

Councilmember Graves left the meeting at 9:45 p.m.

Councilmember Butler asked whether the City Council's approval is needed to do community engagement.

Dr. Edwards stated the intent is to do the Wi-Fi in the Parks as a pilot, and City Staff would gather information during the pilot project.

Councilmember Butler stated she is concerned about whether internet access in the parks will be utilized. She added she understands internet access is a significant issue for distance learning, especially for families with low income, but she is not sure that putting internet in the parks is the right idea. She noted a resident came forward and expressed concern about disrupting the peace and nature in parks with technology, and health concerns related to internet access.

Councilmember Butler stated it is unclear whether this is the best way to get internet access to the residents who need it. She added people will not be interested in going to the park in the middle of winter when it gets cold. She noted she is not favor of this pilot project at this time, and she would support spending the funds to assist people get access to Wi-Fi rather than put it in the parks.

Mayor Elliott stated it might be more effective, as suggested by Councilmember Butler, to help people buy internet access in their homes, and maybe there is a way the costs can be offset by the City.

Mr. Boganey stated one advantage to Wi-Fi in the Parks is that City Staff believes it will be possible to implement this strategy within the CARES funding deadline, as opposed to creating a subsidy for residents on a year-round basis, which would require a different source of funding.

Mayor Elliott stated he would like to apportion some of this funding for issues related to homelessness in the community. He added he would leave it up to City Staff to come up with some ideas.

Dr. Edwards stated the parks pilot program would get the City started toward finding a solution and address the issue of how to create a year-round program. He added City Staff have met with many different groups, including the School District and internet providers, but many families have indicated that they cannot afford discounted rates.

Mayor Elliott thanked Dr. Edwards and City Staff for their hard work on these initiatives. He added the greenhouse idea is innovative and urged City Staff to continue working on that concept. He noted additional solutions should be sought for providing internet access in people's homes.

Dr. Edwards asked whether the City Council would be amenable to internet access in parking lots at City facilities. Mayor Elliott stated he believes the City Council is open to that. He added what he is interested in, and what Councilmember Butler has expressed an interest in, is how to help people get Wi-Fi in their homes, which is the better solution because it would be easier for residents. He noted he would like to see that option explored by City Staff, in terms internet access in residents' homes.

Mr. Boganey agreed that would be the ideal solution and City Staff did do some exploration but did not make the progress that they hoped for. He added City Staff can look into these options, but he hopes the choice to do one would not preclude the City's ability to do the other. He noted the City Council's points are well taken, but internet access in residents' homes will not be achievable by November 15, 2020, which is the CARES funding deadline.

Mr. Boganey stated the City could pursue the original concept of a pilot project in a single City park, to learn as much as possible from the experience, and it does not require four parks to do that.

Councilmember Butler stated she understands the spending deadline. She asked whether the City could use the CARES funding to purchase hot spots that would be made available for resident who have demonstrated need and could apply for them.

Mayor Elliot stated City Staff could contact internet providers about bulk purchase of internet access before the November 15, 2020 deadline. Mr. Boganey stated he is concerned about CARES funding limitations, but City Staff can look into it.

Councilmember Ryan stated he would be interested in pursuing the pilot project in the park and see what can be learned from it. He added City Staff can continue to look at other options that would be available to the City's households in terms of internet access. He noted he would like to see a solution that provides maximum flexibility for the City's residents.

ADJOURNMENT

Mayor Elliott moved and Councilmember Butler seconded adjournment of the City Council Work Session at 10:05 p.m.

Motion passed unanimously.

Council Regular Meeting

DATE: 9/14/2020

TO: City Council
FROM: Curt Boganey, City Manager
THROUGH: Dr. Reggie Edwards, Deputy City Manager
BY: Alix Bentrud, Deputy City Clerk

SUBJECT: Approval of Licenses

Background:

The following businesses/persons have applied for City licenses as noted. Each business/person has fulfilled the requirements of the City Ordinance governing respective licenses, submitted appropriate applications, and paid proper fees.
Applicants for rental dwelling licenses are in compliance with Chapter 12 of the City Code of Ordinances, unless comments are noted below the property address on the attached rental report.

Mechanical Licenses

Architect Mechanical Inc	2917 Anthony Ln N St Anthony, 55418
Pronto Heating & Air Conditioning	7415 Cahill Rd Edina, 55439

ATTACHMENTS:

Description	Upload Date	Type
Rental Criteria	7/7/2020	Backup Material
9-14-20 Rentals	9/8/2020	Cover Memo

Property Code and Nuisance Violations Criteria		
License Category (Based on Property Code Only)	**Number of Units**	**Property Code Violations per Inspected Unit**
Type I – 3 Year	1-2 units	0-2
	3+ units	0-0.75
Type II – 2 Year	1-2 units	Greater than 2 but not more than 5
	3+ units	Greater than 0.75 but not more than 1.5
Type III – 1 Year	1-2 units	Greater than 5 but not more than 9
	3+ units	Greater than 1.5 but not more than 3
Type IV – 6 Months	1-2 units	Greater than 9
	3+ units	Greater than 3

b. Police Service Calls.

Police call rates will be based on the average number of valid police calls per unit per year. Police incidences for purposes of determining licensing categories shall include disorderly activities and nuisances as defined in Section 12-911, and events categorized as Part I crimes in the Uniform Crime Reporting System including homicide, rape, robbery, aggravated assault, burglary, theft, auto theft and arson.

Calls will not be counted for purposes of determining licensing categories where the victim and suspect are "Family or household members" as defined in the Domestic Abuse Act, Minnesota Statutes, Section 518B.01, Subd. 2 (b) and where there is a report of "Domestic Abuse" as defined in the Domestic Abuse Act, Minnesota Statutes, Section 518B.01, Subd. 2 (a).

License Category	**Number of Units**	**Validated Calls for Disorderly Conduct Service & Part I Crimes** (Calls Per Unit/Year)
No Category Impact	1-2	0-1
	3-4 units	0-0.25
	5 or more units	0-0.35
Decrease 1 Category	1-2	Greater than 1 but not more than 3
	3-4 units	Greater than 0.25 but not more than 1
	5 or more units	Greater than 0.35 but not more than 0.50
Decrease 2 Categories	1-2	Greater than 3
	3-4 units	Greater than 1
	5 or more units	Greater than 0.50

Rental Licenses for Council Approval on September 14, 2020								
Property Address	Dwelling Type	Renewal or Initial	Owner	Property Code Violations	License Type	Police CFS *	Final License Type **	Previous License Type ***
2613 65th Ave N	Single	Initial	Nicholas Pelle	4	II	N/A	II	
6231 Chowen Ave N	Single	Initial	Cameron Hedlund	5	II	N/A	II	
2001 54th Ave N	Single	Renewal	Ying Que	4	II	0	II	I
3807 61st Ave N	Single	Renewal	IH3 Property Illinois LP - met requirements	7	III	0	III	III
3813 61st Ave N	Single	Renewal	Dhaneshwarie Himraj	21	IV	0	IV	II
2824 67th Ln N	Single	Renewal	Molly Collins Stuhr - met requirements	0	I	0	I	III
1605 68th Ln N	Single	Renewal	Pervej Shazzaf Ul Alam	0	I	0	I	I
1500 72nd Ave N	Single	Renewal	Mai T Le	9	III	0	III	II
5352 72nd Cir	Single	Renewal	Denise Michaelides	0	I	0	I	I
1706 Amy La	Single	Renewal	Sesan Ogunniran / EE & J Investment	3	II	0	II	I
6501 Beard Ave N	Single	Renewal	FYR SFR Borrow LLC - met requirements	5	II	0	II	III
6221 Bryant Ave N	Single	Renewal	Mark Edward Johnson - met requirements	7	III	0	III	IV
6618 Colfax Ave N	Single	Renewal	Chandrawatie Khemraj - missing cpted & cfh cert	1	I	0	I	III
5160 Drew Ave N	Single	Renewal	Chen Zhou	1	I	0	I	II
6706 Drew Ave N	Single	Renewal	Yang Yang Zheng / 6706 Drew Ave LLC	5	II	0	II	II
5432 Dupont Ave N	Single	Renewal	Xingming Guan - met mitigation plan	17	IV	0	IV	IV
6800 Dupont Ave N	Single	Renewal	Yi Lin / Khai Hong Lim Properties	4	II	0		II
7018 France Ave N	Single	Renewal	Brummer Realty LLC - met requirements	7	III	0	III	III
5808 Fremont Ave N	Single	Renewal	Merlin Properties	3	II	0	II	II
6777 Humboldt Ave N	Single	Renewal	Andrey Ryvlin	1	I	0	I	I
6319 Indiana Ave N	Single	Renewal	Adegbola Ogundipe / Goodness and Mercy - did not meet requirements	0	I	0	I	II
5518 Irving Ave N	Single	Renewal	Tsongna Yang	0	I	0	I	II
4201 Lakeside Ave N #212	Single	Renewal	Judith C Spanberger	I	I	0	I	I
4207 Lakeside Ave N #236	Single	Renewal	Judith C Spanberger - met requirements	2	I	0	I	III
4207 Lakeside Ave N #339	Single	Renewal	Madeline & Nathan Greiner	0	I	0	I	II
5312 Queen Ave N	Single	Renewal	Renee Anoje	0	I	0	I	II
5400 Sailor LA	Single	Renewal	Infinite Property / Xian Qiang Lin	1	I	0	I	I
6307 Scott Ave N	Single	Renewal	Kin Chew	7	III	0	III	IV

Rental Licenses for Council Approval on September 14, 2020								
Property Address	Dwelling Type	Renewal or Initial	Owner	Property Code Violations	License Type	Police CFS *	Final License Type **	Previous License Type ***
7085 Unity Ave N	Single	Renewal	Yanhua Sun / Swendia LLC	3	II	0	II	II
7217 Unity Ave N	Single	Renewal	Ghulam Pyarali	4	II	0	II	II
6637 Xerxes Pl N	Single	Renewal	Douglas Finch	4	II	0	II	I
5931 Zenith Ave N	Single	Renewal	IH3 Property Illinois LP	4	II	0	II	III

* CFS = Calls For Service for Renewal Licenses Only (Initial Licenses are not applicable to calls for service and will be listed N/A.)

** License Type Being Issued

*** Initial licenses will not sho Type 1 = 3 Year Type II = 2 Year Type III = 1 Year

All properties are current on City utilities and property taxes

Council Regular Meeting

DATE: 9/14/2020

TO: City Council
FROM: Curt Boganey, City Manager
THROUGH: Doran M. Cote, P.E., Director of Public Works
BY: Mike Albers, P.E., City Engineer

SUBJECT: Resolution Rejecting the Installation of the Proposed Noise Walls along Brooklyn Boulevard between Bass Lake Road and Interstate 94 as part of the Brooklyn Boulevard Corridor Project Phase 2 Improvements, Project No. 2021-05

Background:

On March 25, 2019, the City Council directed staff to proceed with the preliminary design, environmental documentation, easement acquisition and final design work for the Brooklyn Boulevard Corridor Project Phase 2 Improvements (Bass Lake Road to Interstate 94), Project No. 2021-05. This project is scheduled to be constructed in 2021.

As part of the Brooklyn Boulevard Corridor Project Phase 2 Improvements, the City of Brooklyn Center and Hennepin County conducted a traffic noise study as part of their environmental documentation. The proposed project includes federal-aid funding; therefore, the proposed project must comply with the noise requirements set by the Federal Highway Administration (FHWA) in 23 CFR 772 (Procedures for Abatement of Highway Traffic Noise and Construction Noise). A traffic noise analysis is required with the Brooklyn Boulevard Phase 2 Project because of the proposed realignment of Admiral Lane. The proposed realignment of Admiral Lane halves the distance to the nearest residences on the west side of Brooklyn Boulevard. This is considered a substantial horizontal alteration and a traffic noise analysis is required. The results of this traffic noise analysis are documented in Attachment A and B: Traffic Noise Analysis Memorandums and summarized below.

Noise Wall Analysis
Traffic noise levels were modeled at residences, businesses, schools, and proposed trails along the east and west sides of Brooklyn Boulevard from I-94/694 to Bass Lake Road. Traffic noise levels were determined to approach or exceed Federal noise abatement criteria at receptor locations along Brooklyn Boulevard. Noise walls were evaluated at 13 locations along Brooklyn Boulevard, see figure 2 in Attachment A. Nine of the modeled noise walls did not meet MnDOT's reasonableness criteria (i.e., noise reduction design goal and noise wall cost effectiveness) and are not proposed. Four modeled noise walls met the noise reduction design goal and are cost effective; therefore, these four noise walls are proposed.

Modeled traffic noise levels under future (2040) conditions with the proposed project would exceed the Federal noise abatement criterion at proposed trail receptor locations along the west side of Brooklyn Boulevard (Noise Walls 3 and 12), at residential receptors along the west side of Brooklyn Boulevard near Admiral Lane (Noise Wall 11B) and at residential receptors long the east side of Brooklyn Boulevard near France Avenue (Noise Wall 1). Noise abatement measures (i.e., noise walls) are considered at trail and residential receptor locations where predicted noise levels approach or exceed the Federal noise abatement

criterion.

According to MnDOT's Noise Requirements, noise walls that are determined to be feasible (provides at least a 5 dBA reduction at a minimum of one receptor adjacent to the noise wall); meet noise reduction goals (provides a minimum 7 dBA reduction for at least one benefited receptor adjacent to the noise wall); and are cost effective (meets the cost effectiveness threshold of $78,5000 per benefited receptor) move on to the next step in the noise wall reasonableness determination is to solicit the viewpoints of benefited residents and property owners. Input received from benefited property owners, residents, and/or trail authorities is determined through a voting process if they are in favor of constructing the noise wall or are opposed to the noise wall. The Brooklyn Boulevard Corridor Phase 2 Project solicitation period began on July 27, 2020 and will run through August 25, 2020. The outcome of this solicitation process will determine if noise walls are constructed as part of the Brooklyn Boulevard Corridor Phase 2 Project.

Noise Wall 1

Noise Wall 1 is in highway right of way adjacent to the sidewalk on the east side of Brooklyn Boulevard between I-94 and France Avenue. The modeled noise wall length is 255 feet and would be 12 feet tall. The estimated cost of the modeled wall is $110,160. The voting process included 3 property owners. 2 of the property owners have voted not to install the noise wall and 1 of the property owner has voted to install the wall. The noise wall has been voted out.

Noise Wall 3

Noise Wall 3 is in highway right of way adjacent to the trail on the west side of Brooklyn Boulevard between I-94 and 65th Avenue. The modeled noise wall length is 980 feet. Approximately 430 feet of the noise wall south of I-694 would be 10 feet tall. The remaining 550 feet of the noise wall would be 8 feet tall. The estimated cost of the modeled wall is $313,200. The voting process includes the City of Brooklyn Center and Metro Transit. Metro Transit staff has expressed a concern about the noise wall due to visual restrictions impacting potential ridership and compromising security at the park-and-ride lot. Staff recommends voting the wall out.

Noise Wall 11B

Noise Wall 11B is in highway right of way adjacent to the trail on the west side of Brooklyn Boulevard between Admiral Lane and 150' feet north of Admiral Lane. The modeled noise wall length is 125 feet and would be 12 feet tall. The estimated cost of the modeled wall is $54,000. The voting process includes 2 property owners and 1 resident. All of the property owners have voted not to install the noise wall.

Noise Wall 12

Noise Wall 12 is in highway right of way adjacent to the trail on the west side of Brooklyn Boulevard between Admiral Lane and Bass Lake Road. The modeled noise wall length is 700 feet. The modeled noise wall height is 8 feet. The modeled noise wall includes gaps to maintain access to adjacent properties. The estimated cost of the modeled wall is $201,600. Voting process includes the City of Brooklyn Center, Hennepin County and 1 property owner. The property owner has voted not to install the noise wall. Staff recommends voting the wall out.

The City of Brooklyn Center is either a property owner and/or the trail authority for the trail along the west side of Brooklyn Boulevard; therefore, the City has voting rights for the Noise Walls 3 and 12.

The installation of the modeled Noise Walls 3 and 12 on the west side of Brooklyn Boulevard would present several issues:

- Visibility of proposed trail along Brooklyn Boulevard

- Visibility of businesses along Brooklyn Boulevard
- Snow storage along Brooklyn Boulevard
- Long term maintenance of the wall (Brooklyn Center would own and maintain)
- Installation cost

Since there are concerns about the visibility of the proposed trail, visibility of businesses, snow storage, long-term maintenance, and the installation cost of the modeled Noise Walls 3 and 12, it is recommended that the City Council reject the installation of the proposed noise walls along Brooklyn Boulevard between Bass Lake Road and Interstate 94 as part of the Brooklyn Boulevard Corridor Project Phase 2 Improvements, Project No. 2021-05.

Budget Issues:

The Brooklyn Boulevard Corridor Project Phase 2 (Bass Lake Road to Interstate 94) is identified in the City's 2020 Capital Improvement Program and the total project cost is estimated to be $15,000,000 which does not include the cost of noise walls for the project.

The total estimated cost for all four proposed noise walls is estimated to be $678,960. Noise Wall 1 appears to be voted out by the benefitted property owners, this is a project savings of $110,160. Noise Wall 11B appears to be voted out by the benefitted property owners, this is a project savings of $54,000. If the City Council decides to reject the installation of Noise Walls 3 and 12 then it would further reduce the cost of noise walls on the project by an additional $514,800.

Strategic Priorities and Values:

Key Transportation Investments

ATTACHMENTS:

Description	Upload Date	Type
Resolution	9/4/2020	Cover Memo
Attachment A	9/4/2020	Cover Memo
Attachment B	9/4/2020	Cover Memo

Member introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION REJECTING THE INSTALLATION OF THE PROPOSED NOISE WALLS ALONG BROOKLYN BOULEVARD BETWEEN BASS LAKE ROAD AND INTERSTATE 94 AS PART OF THE BROOKLYN BOULEVARD CORRIDOR PROJECT PHASE 2 IMPROVEMENTS, PROJECT NO. 2021-05

WHEREAS, the City of Brooklyn Center ("City") and Hennepin County ("County") have been working cooperatively to advance the Brooklyn Boulevard Corridor Project Phase 2 Improvements to provide streetscape, trail, lighting and general roadway improvements on Brooklyn Boulevard (County Road 152) from Bass Lake Road to Interstate 94 and the realignment of Admiral Lane; and

WHEREAS, the City received a federal aid grant in the amount of $6,616,000 to participate in the Brooklyn Boulevard Corridor Project Phase 2 Improvements, programmed for a 2021 construction; and

WHEREAS, the proposed realignment of Admiral Lane required that the traffic noise analysis include noise receptors along Brooklyn Boulevard; and

WHEREAS, the Brooklyn Boulevard Corridor Project Phase 2 Improvements must comply with the noise requirements of the Federal Highway Administration (FHWA); and

WHEREAS, the City's consultant (SRF Consulting Group, Inc.) has completed a noise analysis for the project and determined that noise walls must be considered to possibly mitigate noise impacts to the proposed trails and to meet FHWA requirements; and

WHEREAS, the City of Brooklyn Center is the owner and trail authority for determining voting points for the two trail receptors in Cahlander Park for noise wall 3; and

WHEREAS, the City of Brooklyn Center is the trail authority for determining voting points for the two trail receptors in the park-and-ride property for noise wall 3; and

WHEREAS, the City of Brooklyn Center is the trail authority for determining voting points for the proposed trail for noise wall 12; and

WHEREAS, Brooklyn Center's Engineering Division has reviewed the advantages and disadvantages of providing the noise walls and recommends denial of the proposed noise walls.

RESOLUTION NO. _____

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota, that it rejects the installation of proposed Noise Walls 3 and 12 along Brooklyn Boulevard between Bass Lake Road and Interstate 94 as part of the Brooklyn Boulevard Corridor Project Phase 2 Improvements, Project No. 2021-05.

September 14, 2020
Date

_____
Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:
whereupon said resolution was declared duly passed and adopted.

Attachment A

Memorandum

SRF No. 11765.00

To: Mike Albers, PE, City Engineer
City of Brooklyn Center

Nathan Ellingson, PE, Project Manager
Hennepin County

From: Brett Danner, Senior Associate
Jon McPherson, PE, Senior Associate

Date: July 31, 2020

Subject: Brooklyn Boulevard Corridor Phase 2 Project
State Project (SP) 109-020-014

Brooklyn Boulevard Phase 2 Traffic Noise Analysis

Why is a traffic noise analysis required with the Brooklyn Boulevard Corridor Phase 2 Project?

The Brooklyn Boulevard Corridor Phase 2 Project includes federal-aid highway funding therefore, an environmental review under the National Environmental Policy Act (NEPA) is required. The environmental review process includes consideration of traffic noise. A determination must be made if a project is a "Type I" or "Type III" project in accordance with 23 Code of Federal Regulations (CFR) 772. Projects that require a traffic noise analysis are referred to as Type I projects. All Type I federal-aid projects in Minnesota must follow the guidance and methodologies identified in the *2017 MnDOT Highway Noise Requirements*[1].

There are eight criteria that are used to determine if a roadway improvement project is considered a Type I project. These criteria are identified in 23 CFR 772.5 and MnDOT's noise requirements. One criterion is the physical alternation of an existing highway where there is either a substantial horizontal alteration or substantial vertical alteration:

- **Substantial Horizontal Alteration.** A project that halves the distance between the traffic noise source and the closest receptor between the existing condition to the future build condition; or,

- **Substantial Vertical Alteration.** A project that removes shielding, therefore exposing the line-of-sight between the receptor and the traffic noise source. This is done by either altering the

[1] Minnesota Department of Transportation. 2017 MnDOT Noise Requirements available at https://www.dot.state.mn.us/environment/noise/policy/index.html.

vertical alignment of the highway or by altering the topography (not including the addition or removal of vegetation) between the highway traffic noise source and the receptor.

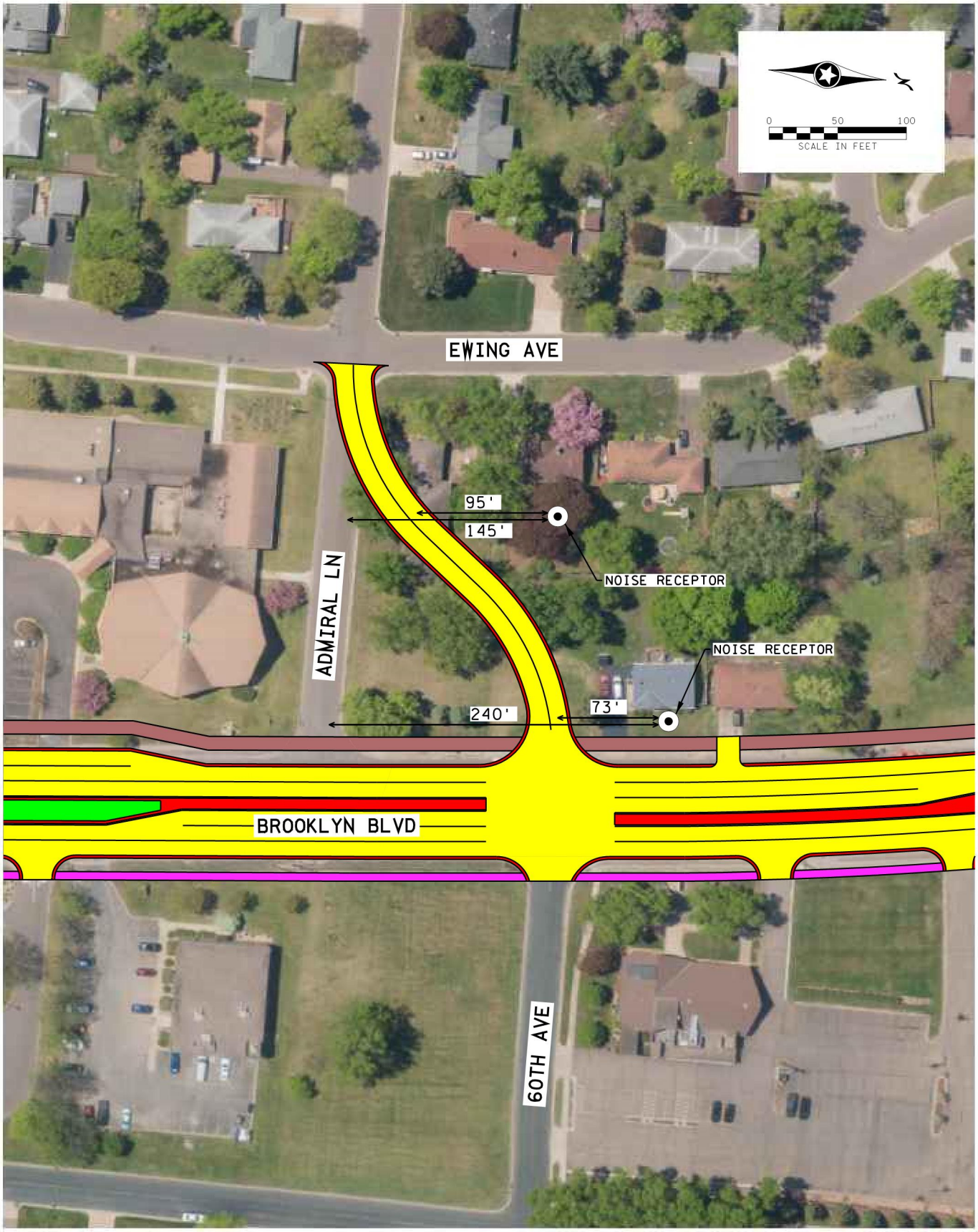
The Brooklyn Boulevard Corridor Phase 2 Project includes the realignment of Admiral Lane. The attached figure 1 illustrates Admiral Lane and distances from the existing roadway to the proposed alignment. The proposed realignment of Admiral Lane halves the distance to the nearest residences on the west side of Brooklyn Boulevard. This is considered a substantial horizontal alteration; therefore, the Brooklyn Boulevard Corridor Phase 2 Project is considered a Type I Project and a traffic noise analysis is required.

If a portion of the project is determined to be a Type I project, then the entire project area as defined in the environmental document is a Type I project and a noise analysis will be required. Therefore, a traffic noise analysis was prepared for the entire Brooklyn Boulevard Corridor Phase 2 Project from Interstate 94/694 (I-94/694) to Bass Lake Road.

What were the findings of the traffic noise analysis?

Traffic noise levels were modeled at residences, businesses, schools, and proposed trails along the east and west sides of Brooklyn Boulevard from I-94/694 to Bass Lake Road. Traffic noise levels were determined to approach or exceed Federal noise abatement criteria at receptor locations along Brooklyn Boulevard. Noise walls were evaluated at 13 locations along Brooklyn Boulevard. Modeled noise walls are illustrated in the attached layout figure 2. Nine of the modeled noise walls did not meet MnDOT's reasonableness criteria (i.e., noise reduction design goal and noise wall cost effectiveness) and are not proposed. Four modeled noise walls met the noise reduction design goal and are cost effective; therefore, these four noise walls are proposed.

The final step in the noise wall evaluation process is to determine the viewpoints of benefited residents and property owners behind the proposed noise walls. This involves a solicitation process where benefited residents and property owners are asked they are in favor of constructing the noise wall or are opposed to the noise wall. The Brooklyn Boulevard Corridor Phase 2 Project solicitation period began on July 27, 2020 and will run through August 25, 2020. The outcome of this solicitation process will determine if noise walls are constructed with the Brooklyn Boulevard Corridor Phase 2 Project.



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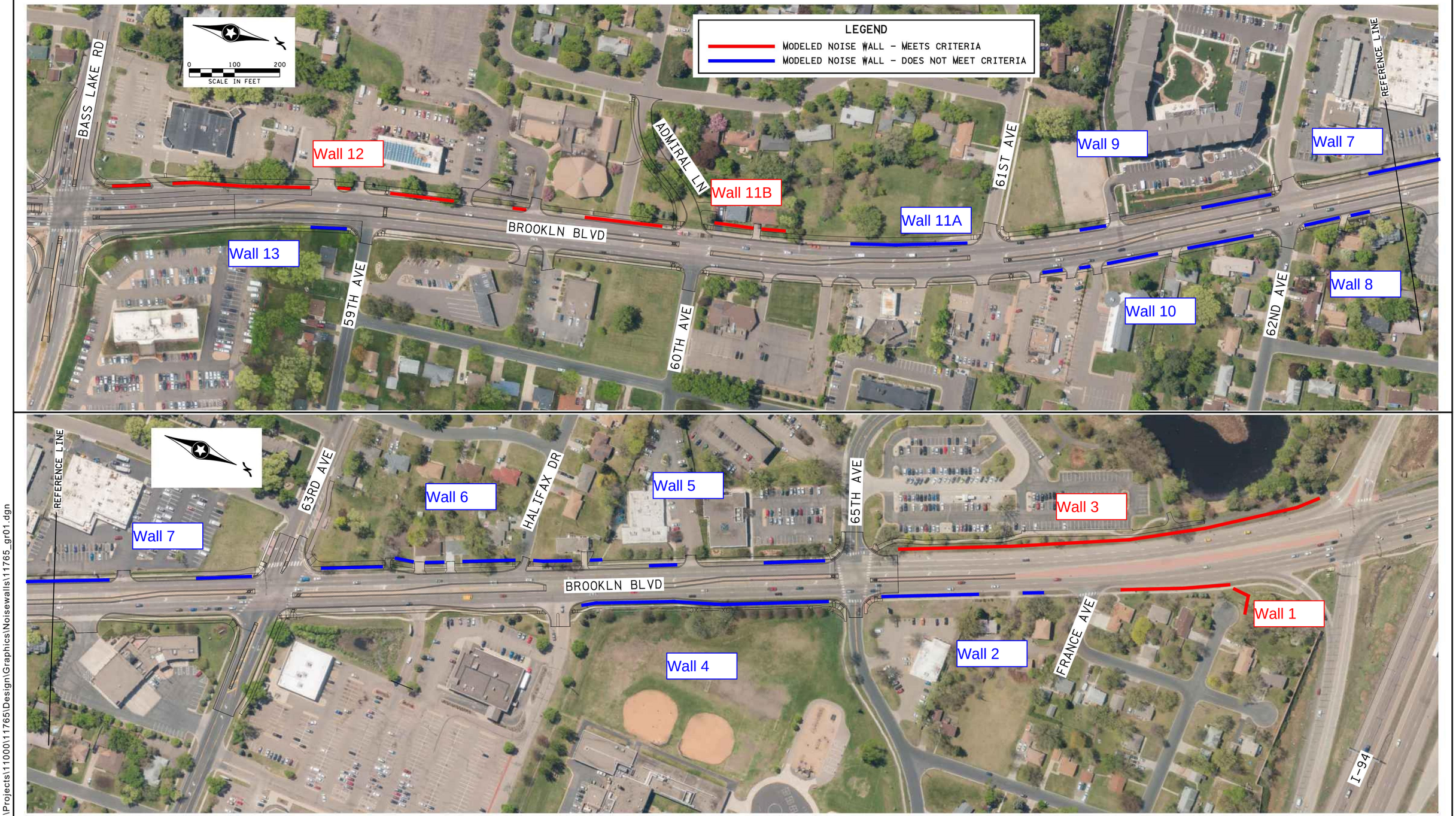
Admiral Lane Realignment

SP 109-020-014 Brooklyn Boulevard - Phase 2

City of Brooklyn Center

Job #10200
10/22/2019

Figure 1



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Brooklyn Bouelvard - Phase 2 - Modeled Noise Walls

SP 109-020-014
City of Brooklyn Center

Job #11765
7/31/2020

Figure 2

Attachment B

Brooklyn Boulevard Traffic Noise Analysis (Noise Wall 3 & 12)

The City of Brooklyn Center and Hennepin County conducted a traffic noise study for the Brooklyn Boulevard Phase 2 Project (SP 109-020-014). The proposed project includes federal-aid funding; therefore, the proposed project must comply with the noise requirements set by the Federal Highway Administration (FHWA) in 23 CFR 772 (Procedures for Abatement of Highway Traffic Noise and Construction Noise). A traffic noise analysis is required with the Brooklyn Boulevard Phase 2 Project because of the proposed realignment of Admiral Lane. Modeled traffic noise levels under future (2040) conditions with the proposed project would exceed the Federal noise abatement criterion at proposed trail receptor locations along the west side of Brooklyn Boulevard. Noise abatement measures (i.e., noise walls) are considered at trail receptor locations where predicted noise levels approach or exceed the Federal noise abatement criterion.

Noise Wall Feasibility and Reasonableness

The 2017 Minnesota Department of Transportation (MnDOT) Noise Requirements for federal-aid highway projects describes the process for evaluating noise walls. Detailed information regarding MnDOT's noise requirements and noise wall criteria can be found on MnDOT's noise webpage at http://www.dot.state.mn.us/environment/noise/index.html.

Noise Wall Feasibility

Acoustic Feasibility

For a noise barrier to be considered acoustically effective, it must achieve a noise reduction of at least 5 dBA. At least one receptor adjacent to the noise wall must meet the minimum 5 dBA reduction for a noise wall to achieve acoustic feasibility.

Engineering Feasibility

Engineering feasibility addresses if it is possible to design and construct a proposed noise wall. The traffic noise analysis for the proposed Brooklyn Boulevard Phase 2 Project assumes that noise walls are feasible with respect to engineering/constructability.

Noise Wall Reasonableness

Noise Reduction Design Goal

A minimum 7 dBA reduction must be achieved for at least one benefited receptor behind the noise barrier to meet noise reduction design goals.

Noise Wall Cost Effectiveness

The cost of a noise barrier is calculated using an estimated construction cost of $36 per square foot of noise wall. This price is for an acoustically absorbent concrete post/concrete panel type noise

wall. To be considered cost-effective, the cost per individual benefited receptor must be equal to or less than $78,500 per receptor.

Noise Wall Solicitation

Noise wall solicitation (i.e., voting) from benefited receptors is only conducted when a modeled noise wall:

1. Is feasible (provides at least a 5 dBA reduction at a minimum of one receptor adjacent to the noise wall);
2. Meets the noise reduction design goal (provides a minimum 7 dBA reduction for at least one benefited receptor adjacent to the noise wall); and
3. Is cost effective (meets the cost effectiveness threshold of $78,5000 per benefited receptor).[1]

If a modeled noise wall meets these three criteria, then the next step in the noise wall reasonableness determination is to solicit the viewpoints of benefited residents and property owners. Input received from benefited property owners and residents is expressed in a weighted vote. For benefited trail receptors, the owner of the land that the trail sits upon receives a total of 4 points if the trail is abutting the highway. The trail authority (i.e., entity that operates and maintains the trail) receives a total of 2 points. If the trail is not abutting the highway, the owner of the land that the trail sits upon receives a total of 2 points and the trail authority receives a total of 1 point.

If 50.0 percent or more of all possible voting points from eligible voters are received after the first request for votes, the majority of points (based upon the votes received) determine the outcome of the noise wall. If less than 50.0 percent of the possible voting points for a wall are received after the first request, a second ballot will be provided to the eligible voters who did not respond.

If 25.0 percent or more of all possible points for a wall are received after the second request for votes, then the outcome is determined by the majority of votes received. If less than 25.0 percent of total possible points for a noise wall are received after the second request for votes, then the wall will not be constructed. If there is a tie, where there are equal numbers of points for and against a noise wall, the noise wall will be constructed.

Noise Wall Analysis Results

Noise walls were evaluated along Brooklyn Boulevard from Interstate 694 (I-694) to Bass Lake Road (County State Aid Highway 10). Two modeled noise walls are feasible (provide at least a 5 dBA reduction at a minimum of one receptor behind the modeled noise wall), meet the noise reduction goal (provide a minimum 7 dBA reduction for at least one benefited receptor behind the modeled noise wall), and are cost effective (below the cost effectiveness threshold of $78,500 per benefited receptor). Information regarding the two modeled noise walls is provided on the following pages.

[1] A receptor is considered "benefited" if it receives a minimum noise reduction of 5 dBA.

Noise Wall 3

The proposed project includes a trail on the west side of Brooklyn Boulevard between I-694 and 65th Avenue. Modeled receptors were placed along the trail in Cahlander Park and the Metro Transit park-and-ride property following MnDOT guidance for assigning noise receptors for trails (i.e., one representative receptor per 250 feet of trail). The segment of the Brooklyn Boulevard trail between I-694 and 65th Avenue is represented by Receptor 94, Receptor 95, Receptor 98, and Receptor 99.

Modeled traffic noise levels at the trail receptors between I-694 and 65th Avenue are projected to exceed 67 dBA (Leq) under future (year 2040) conditions with the Brooklyn Boulevard Phase 2 Project. The 67 dBA (Leq) level is the noise abatement criterion for Federal Activity Category C, which includes trails. If modeled traffic noise levels approach or exceed the noise abatement criterion, then noise walls must be evaluated. The only reason to evaluate a noise wall at this location is because of the impacted receptors on the trail along Brooklyn Boulevard.

Noise Wall 3 is in highway right of way adjacent to the trail on the west side of Brooklyn Boulevard between I-694 and 65th Avenue. The modeled noise wall length is 980 feet. Approximately 430 feet of the noise wall south of I-694 would be 10 feet tall. The remaining 550 feet to the south to 65th Avenue would be 8 feet tall. The modeled noise wall is acoustically feasible. Four trail receptor locations receive a 5 dBA reduction or greater with the modeled noise wall. The modeled noise wall meets the noise reduction design goal. One trail receptor receives at least a 7 dBA reduction or greater with the modeled noise wall. The cost of the modeled noise wall is $313,200.[2] The cost-effectiveness of the modeled noise wall is $78,300 per benefited receptor, below the cost effectiveness threshold of $78,500 per benefited receptor.

The City of Brooklyn Center is the owner and trail authority for determining voting points for the two trail receptors in Cahlander Park (6 voting points per benefited receptor). The City of Brooklyn Center is the trail authority for determining voting points for the two trail receptors in the park-and-ride property (2 voting points per benefited receptor). Metro Transit is the owner for determining voting points for the two trail receptors in the park-and-ride property (4 voting points per benefited receptor). The total number of voting points for Noise Wall 3 is 24. Fifty (50.0) percent of voting points for Noise Wall 3 is 12.

[2] Estimated cost of noise wall construction is $36/square foot for an acoustically absorbent concrete post/concrete panel noise wall type.

Noise Wall 12

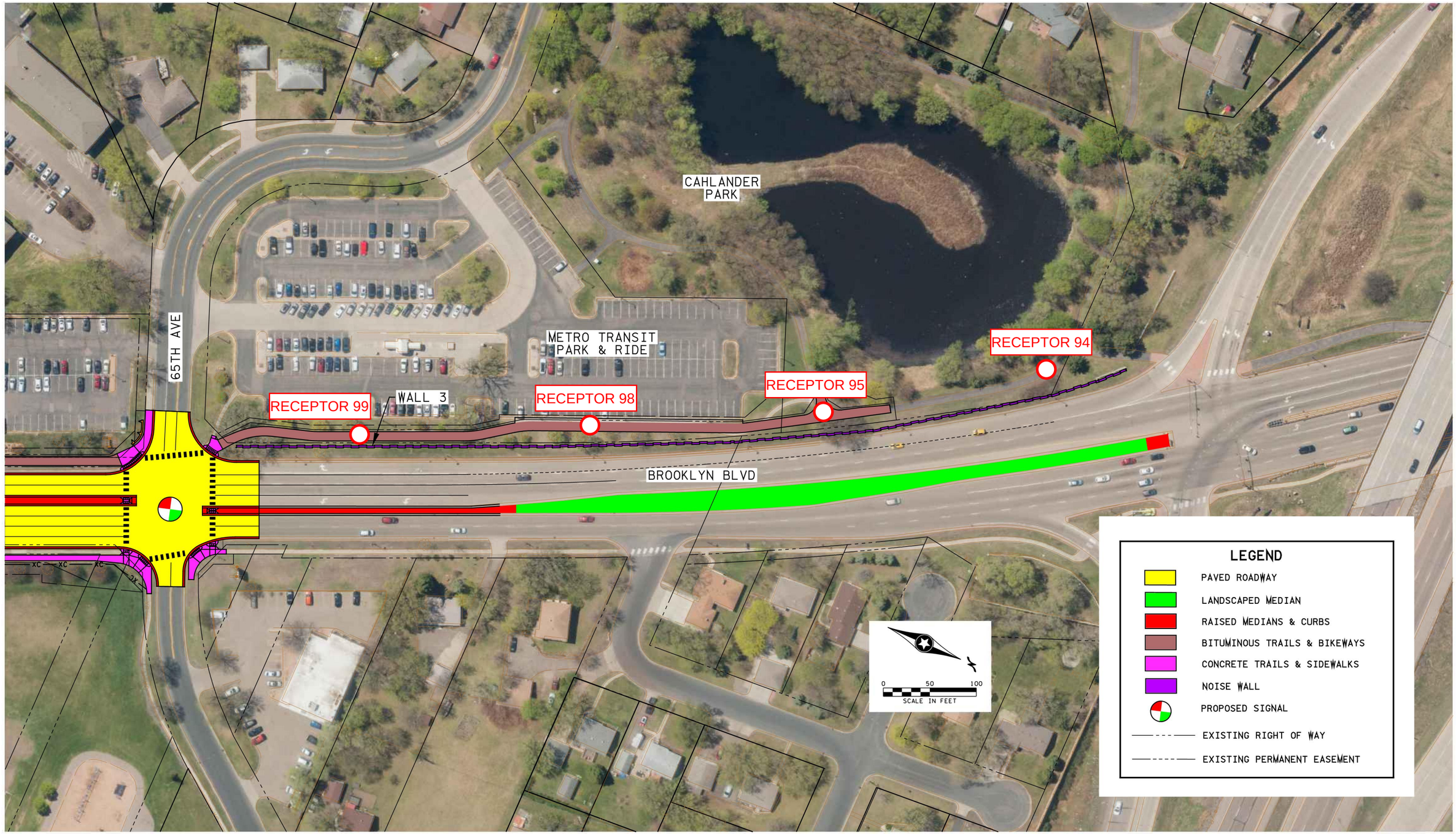
The proposed project includes a trail on the west side of Brooklyn Boulevard between Admiral Lane and Bass Lake Road. Modeled receptors were placed along the proposed trail following MnDOT guidance for assigning noise receptors for trails (i.e., one representative receptor per 250 feet of trail). The segment of the Brooklyn Boulevard trail between Admiral Lane and Bass Lake Road is represented by Receptor 112 through Receptor 117.

Modeled traffic noise levels at the trail receptors between Admiral Lane and Bass Lake Road are projected to exceed 67 dBA (Leq) under future (year 2040) conditions with the Brooklyn Boulevard Phase 2 Project. The 67 dBA (Leq) level is the noise abatement criterion for Federal Activity Category C, which includes trails. If modeled traffic noise levels approach or exceed the noise abatement criterion, then noise walls must be evaluated. The only reason to evaluate a noise wall at this location is because of the impacted receptors on the trail along Brooklyn Boulevard.

Noise Wall 12 is in highway right of way adjacent to the proposed trail on the west side of Brooklyn Boulevard between Admiral Lane and Bass Lake Road. The modeled noise wall length is 700 feet. The modeled noise wall height is 8 feet. The modeled noise wall includes gaps to maintain access to adjacent properties. The modeled noise wall is acoustically feasible. Two trail receptor locations and one business (Brooklyn Blvd. Dental, 5831 Brooklyn Boulevard) receive a 5 dBA reduction or greater with the modeled noise wall. The modeled noise wall meets the noise reduction design goal. One trail receptor location receives at least a 7 dBA reduction or greater with the modeled noise wall. The cost of the modeled noise wall is $201,600.[3] The cost-effectiveness of the modeled noise wall is $67,200 per benefited receptor, below the cost effectiveness threshold of $78,500 per benefited receptor.

The City of Brooklyn Center is the trail authority for determining voting points for the proposed trail (2 voting points per benefited receptor). Hennepin County is the owner for determining voting points for the trail (4 voting points per benefited receptor). The total number of voting points for Noise Wall 12 is 18. Fifty (50.0) percent of voting points for Noise Wall 12 is 9.

[3] Estimated cost of noise wall construction is $36/square foot for an acoustically absorbent concrete post/concrete panel noise wall type.



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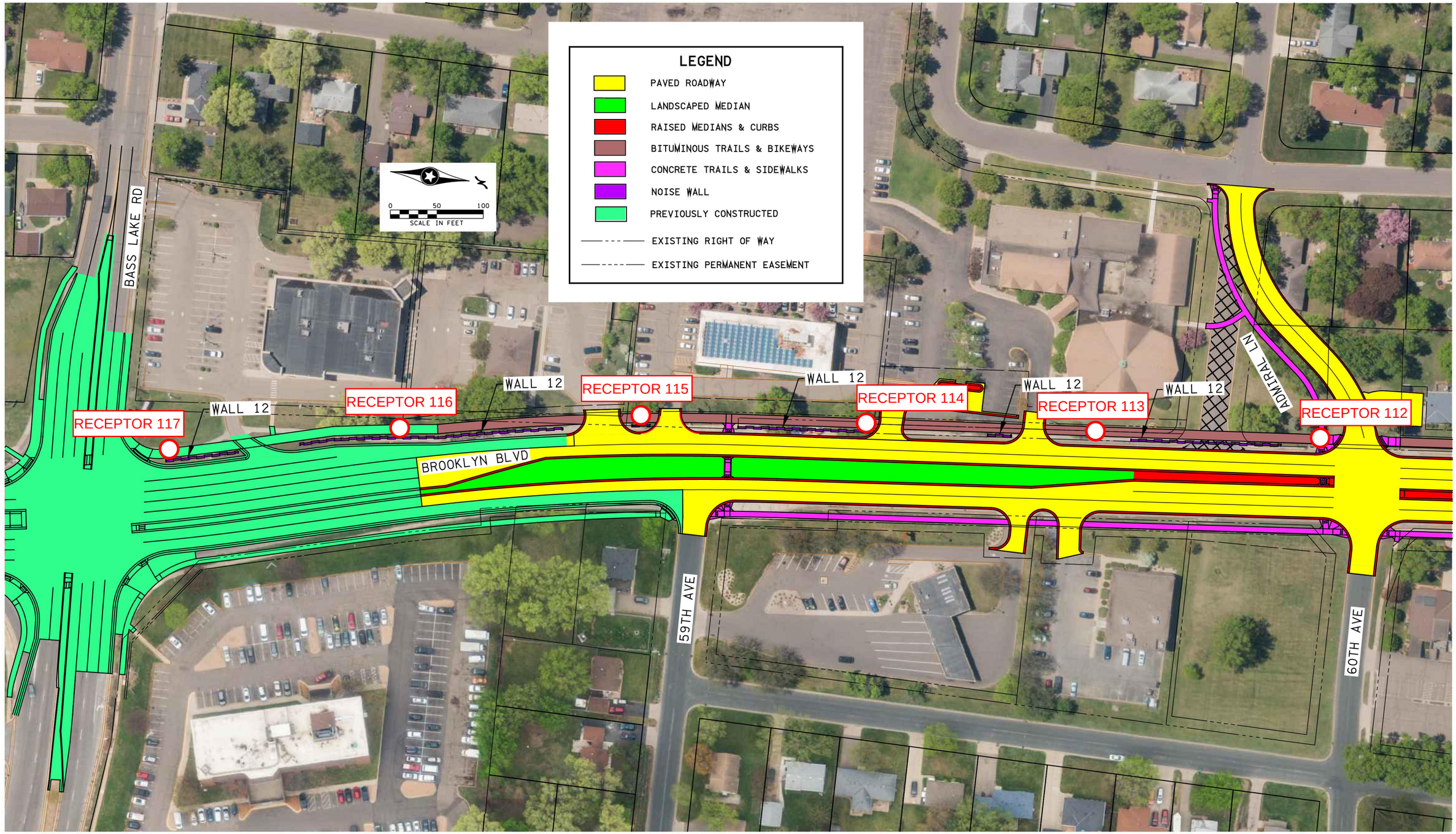
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SP-109-020-014 BROOKLYN BOULEVARD (CSAH 152) - PHASE 2

Potential Noise Wall
Brooklyn Center, MN

Job #11765
7/6/2020

Figure 1



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SRF

SP-109-020-014 BROOKLYN BOULEVARD (CSAH 152) - PHASE 2

Potential Noise Wall
Brooklyn Center, MN

Job #11765
7/6/2020

Figure 1

Council Regular Meeting

DATE: 9/14/2020

TO: City Council
FROM: Curt Boganey, City Manager
THROUGH: N/A
BY: Tim Gannon Chief of Police

SUBJECT: Police Collected Racial Stop Data

Background:

In early 2019, it was recommended that the Police Department begin to collect race data related to self-initiated police-citizen stops. At that time and continuing into 2020, we began to collect that data. Currently there is not a uniform County or State-wide system in place to capture that data. The Brooklyn Center Police Department developed a report mechanism that allows officers to add race data as well stop disposition/actions prior to clearing the stop. The determination of race is done by the officer and the citizen is not asked that information nor is the stop extending in any way to collect the data. Dispositions as well as search data is also collected.

The following presentation details one year of data collected, which continues to this day.

Budget Issues:

No budget issue

Strategic Priorities and Values:

Safe, Secure, Stable Community

ATTACHMENTS:

Description	Upload Date	Type
PowerPoint	8/24/2020	Cover Memo

Brooklyn Center Police Department Proactive Stop Race Data Collection

Council Meeting, 9/14/2020

Tim Gannon Chief of Police

Introduction

- Data included in this document was collected by the Brooklyn Center Police Department from 6/1/2019 to 8/7/2020.
- Total number of individuals stopped: 2144

    - 1340 African American
    - 530 White
    - 126 Hispanic
    - 107 Asian
    - 37 Undetermined
    - 4 Native American

    The race of an individual stopped was based on officers perception of the individual's race during the stop. Individuals were not asked their race nor was the duration of a stop expanded in order for the officer to determine the race.

Definitions

Frisk:

A frisk allows officers only to conduct a cursory pat-down and to seize weapons (such as guns and knives), objects that feel like weapons, or objects that an officer can tell from a plain feel are contraband

(Minnesota v. Dickerson, U.S. Sup. Ct. 1993)."

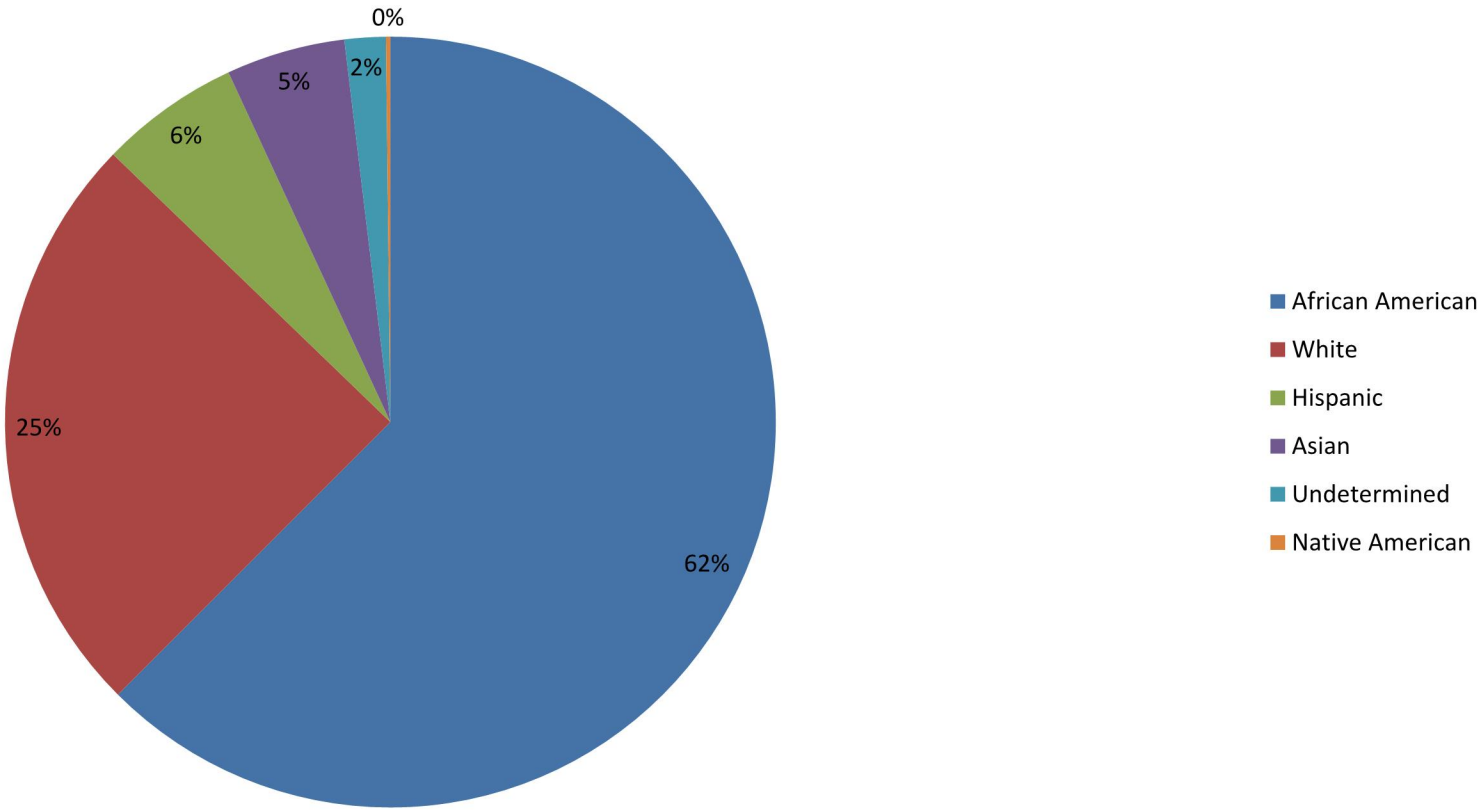
Search:

A search is more extensive than a frisk. An officer conducting a full search can probe extensively for any type of contraband or evidence. Examples of a search may include a custodial arrest for a warrant, DWI or to recover suspected evidence of a crime that may be concealed on an individual.

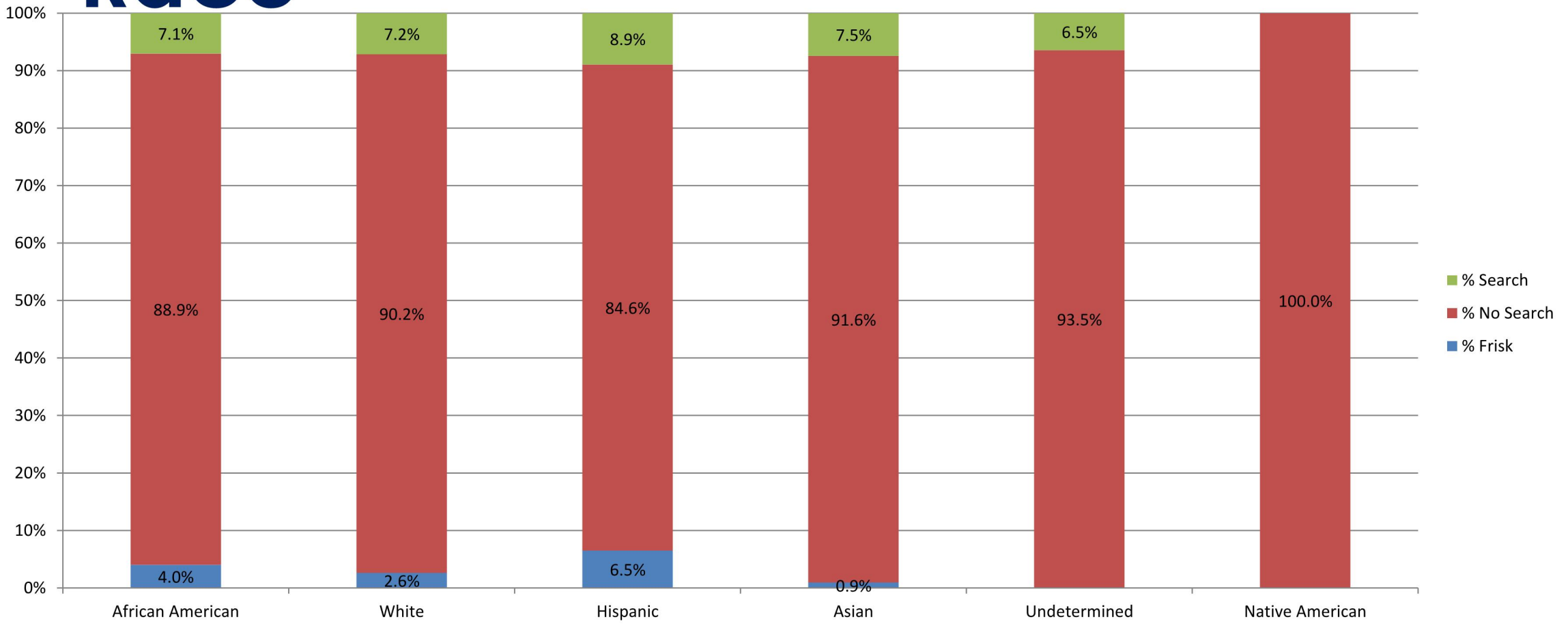
Stop:

For the purposes of this data collection a stop is defined as a proactive police-citizen encounter initiated by the officer. Examples may include a stop of a motor vehicle for a traffic violation or a stop of a pedestrian for suspicious activity or a possible curfew violation. No data from any 911 calls for police service were included in this collection.

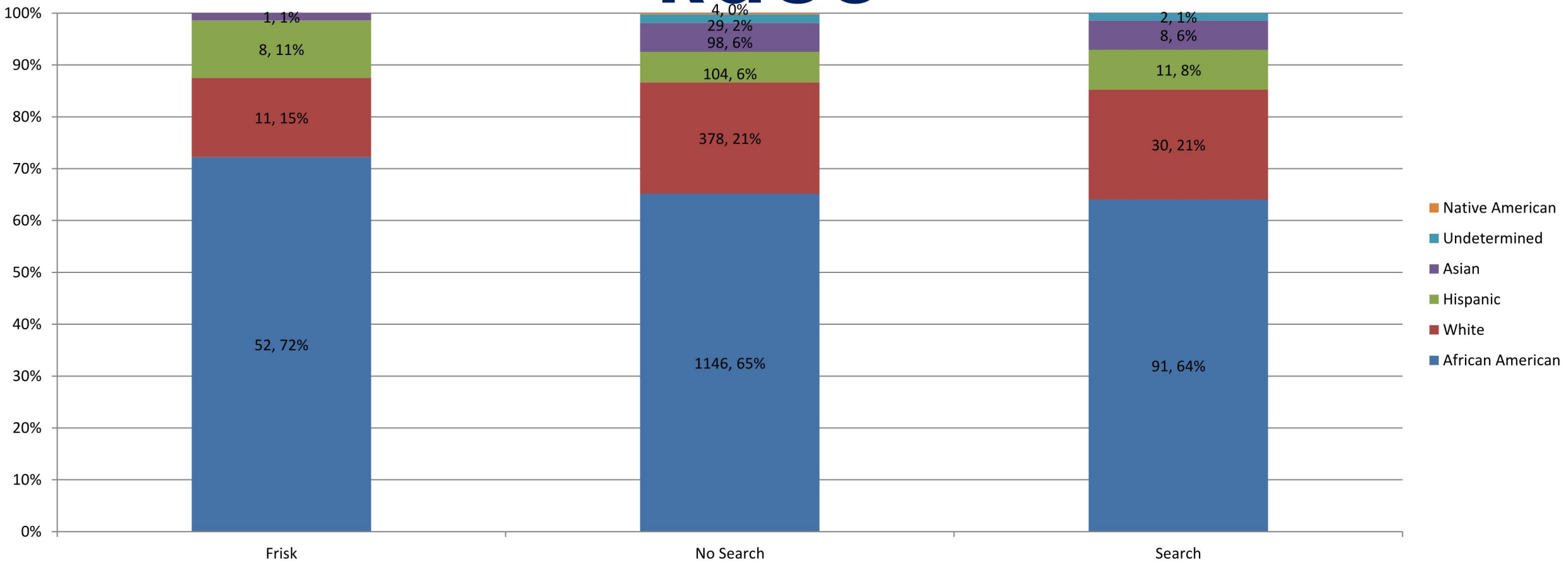
Stops by Race



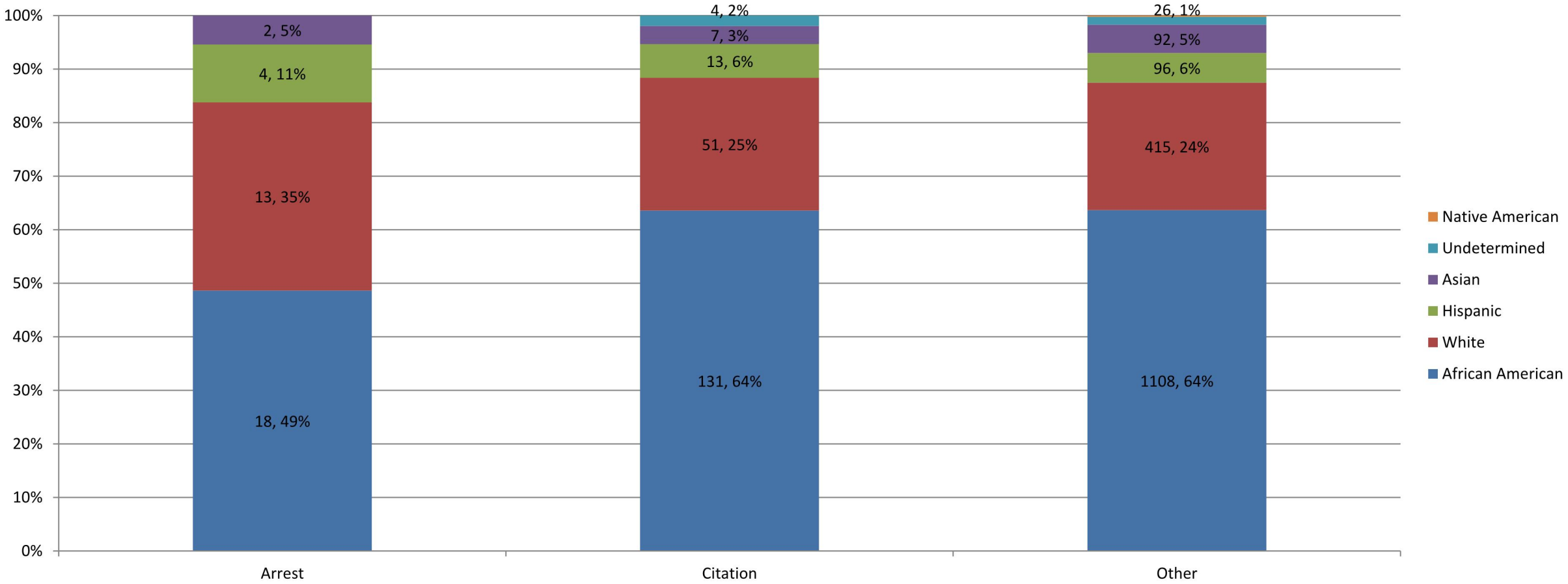
Percentages of Search/Frisk by Race



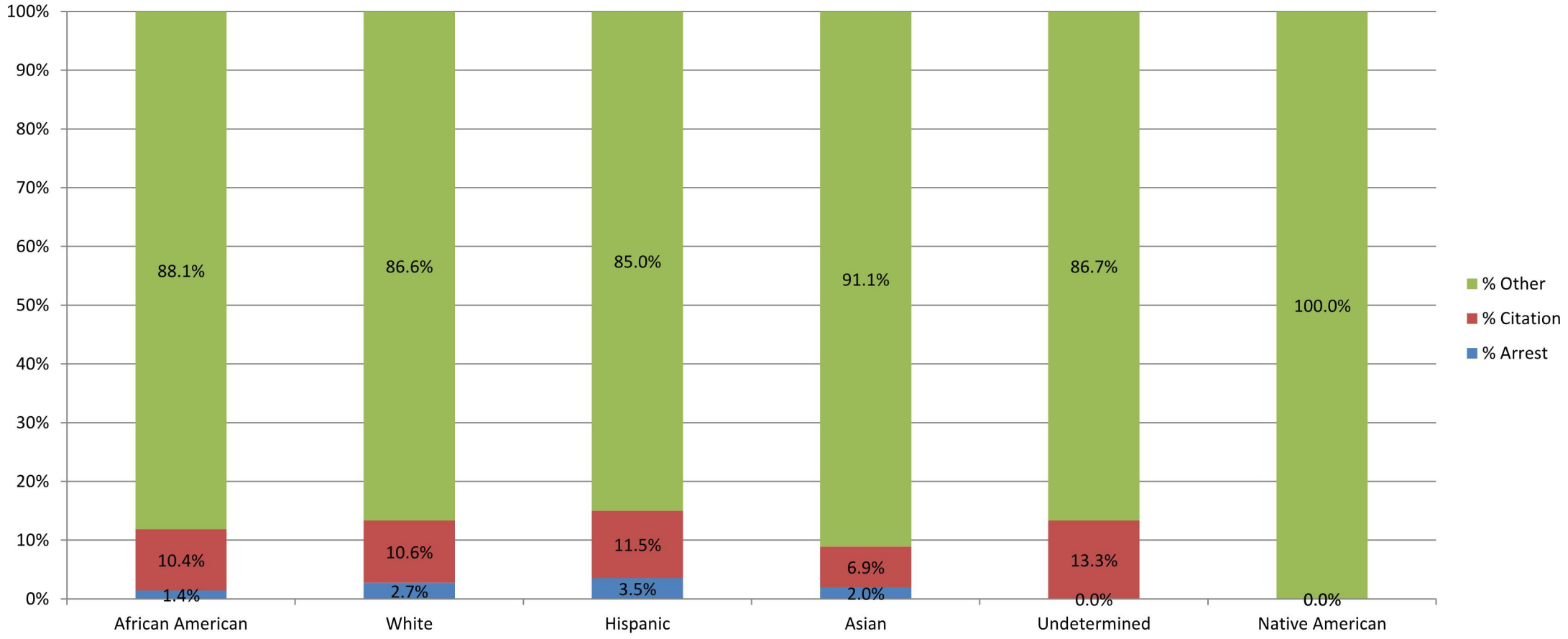
Total Searches by Type and Race



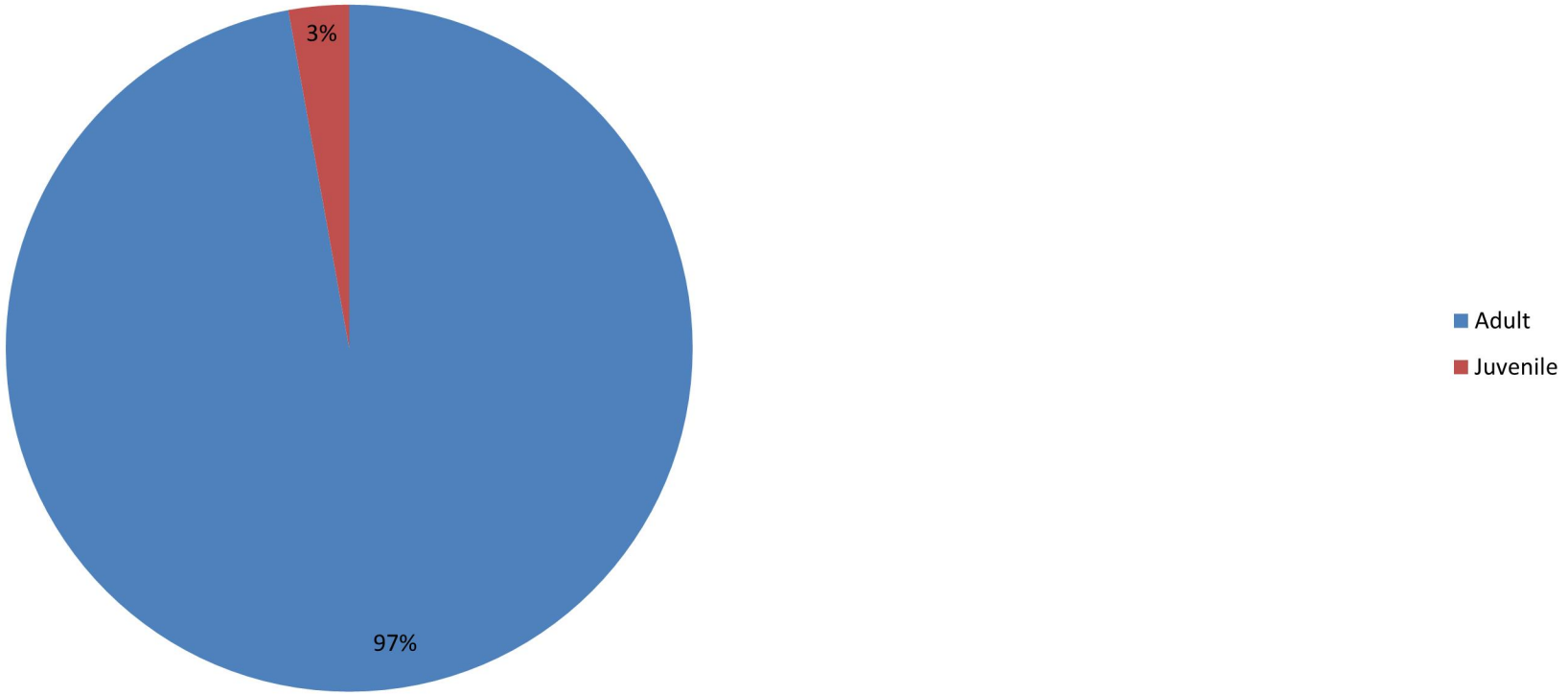
All Race and Stop Dispositions



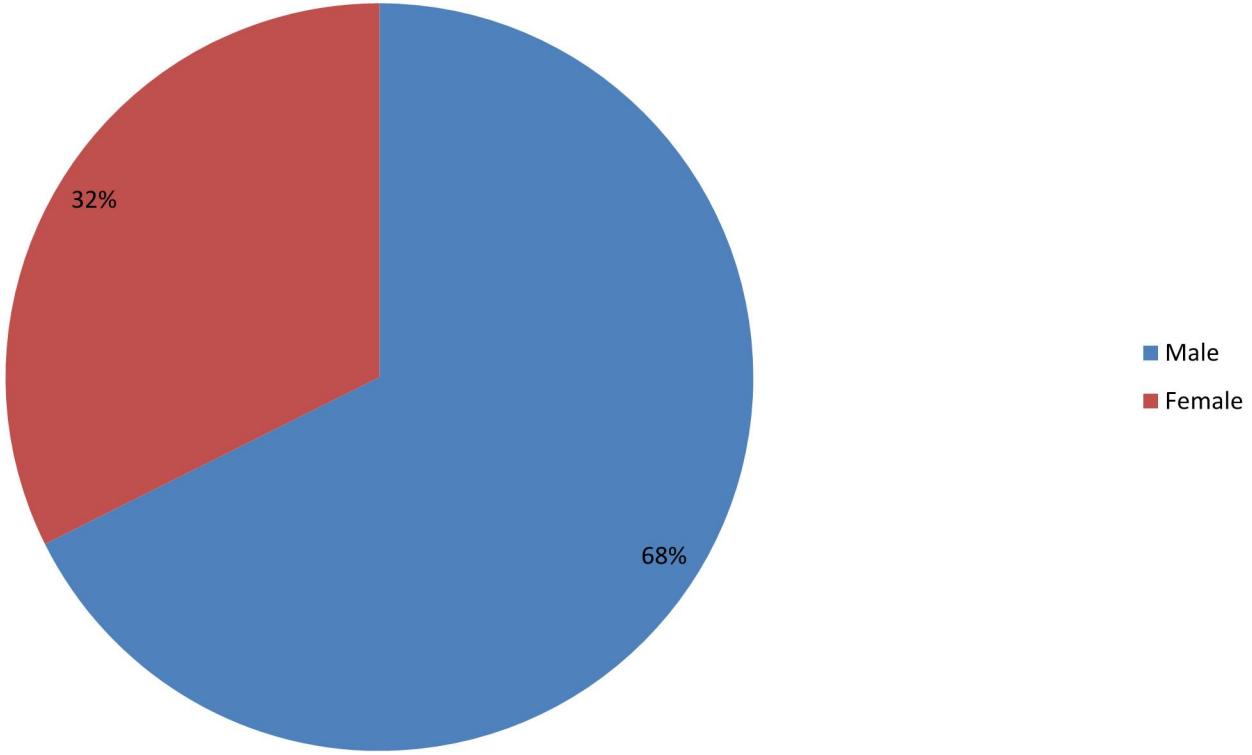
Race and Stop Disposition



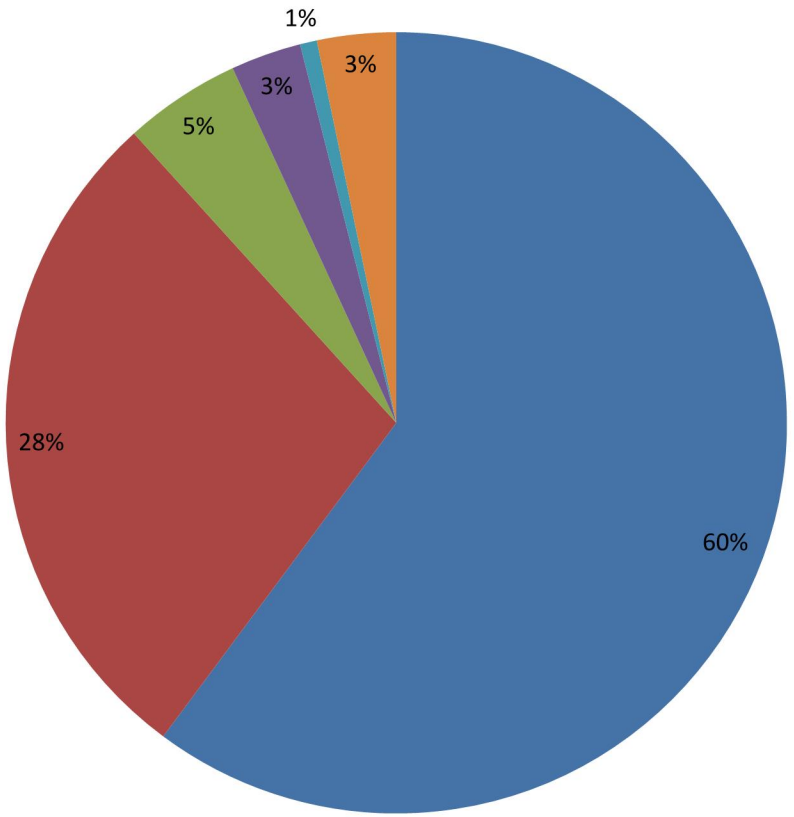
Stops by Age

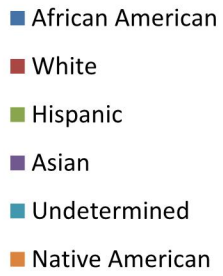


Stops by Gender

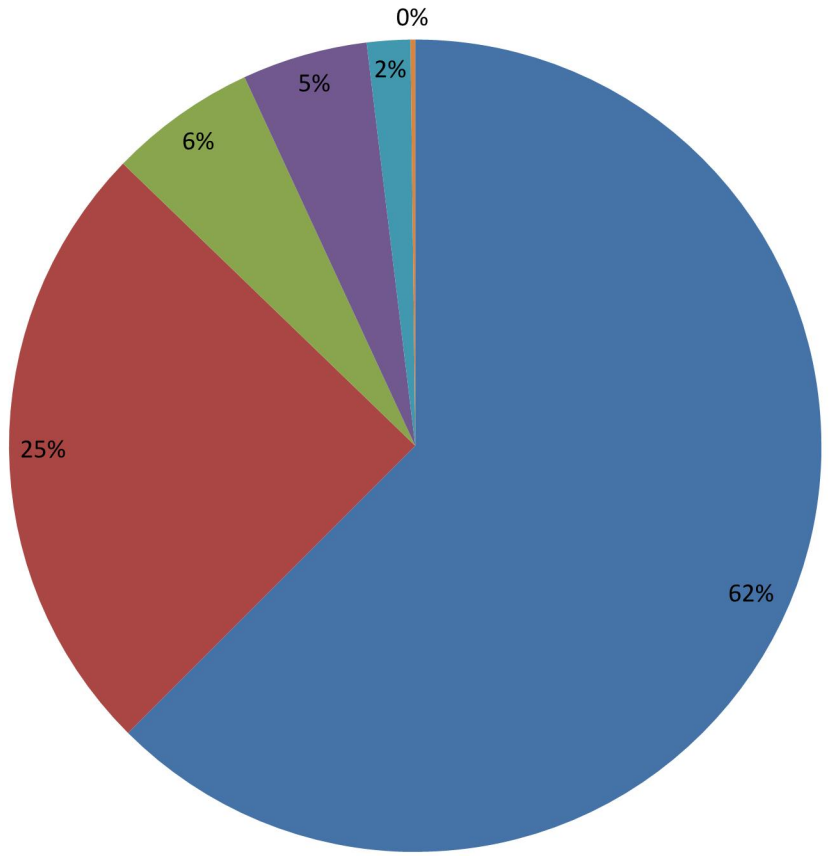


BC Arrests by Race from Non-SI CFS





Stops by Race



Questions

Council Regular Meeting

DATE: 9/14/2020

TO: City Council
FROM: Curt Boganey, City Manager
THROUGH: N/A
BY: Meg Beekman, Community Development Director

SUBJECT: Housing Policy Study Presentation

Background:

Background
In March, staff presented a housing policy work plan for comprehensively addressing the City's housing policy needs. At that meeting the Council discussed a number of policy approaches and a timeline for addressing these items. Council then directed staff to move forward on a number of action items related to housing.

In spite of the pandemic and the focus on emergency response efforts that has brought, staff has made progress on a number of aspects of the work plan.

The checklist and tentative timeline as it was discussed with the City Council in March was as follows:

1. Q1 2020 Fair Housing Policy
2. Q1 2020 Housing Study and Impact Assessment - Gaps analysis and identify best practices for anti-displacement
3. Q2 2020 NOAH Preservation program
4. Q4 2020 Tenant Protections
5. Q1 2021 Single Family Housing Stabilization

Fair Housing Policy
The Housing Commission was tasked with drafting a Fair Housing Policy, which they have been working on. An initial draft has been completed and the Housing Commission has invited an attorney from Homeline to come to speak to them about the policy and provide insight and input. They anticipate spending two to three more meetings on the topic before having a draft that is ready to send to the City Council for consideration.

NOAH Preservation Program
Staff has drafted a NOAH Preservation program and is working to identify time on an upcoming City Council work session agenda to present the program and gather feedback.

Tenant Protections
Staff has met with the City Attorney to discuss the tenant protection ordinance. This includes a collection of ordinance amendments gathered from discussions with community members, local and regional housing advocates, and the city's rental inspectors, to understand the issues being experienced by the city's rental community. The City Attorney has crafted an initial draft and is working on a second draft. The next steps will be to circulate this draft with local and regional housing advocates as well as local landlords and the

multifamily housing association to gather input before bringing it to the Housing Commission for additional discussion. Once the draft has gone through the input gathering process it will be brought to the City Council for consideration and discussion.

Housing Study and Impact Assessment

Staff developed a scope of work for this study and assessment and reached out to several consultants to get feedback on the scope and timeline. Staff met with three consultants to discuss the project, gauge interest, and identify a consultant that would be able to deliver on the goals of the work. In the end staff invited one of the consultant groups to prepare a proposal for the work. Research in Action, led by Dr. Brittany Lewis and the Center for Urban and Regional Affairs at the University of Minnesota provided a proposal and budget for the work. Dr. Lewis has done a great deal of work in the areas of housing and anti-displacement in her role as a professor and researcher at the University of Minnesota. She brings a unique human-centered research design model and equity lens to her work.

Dr. Lewis proposes to partner her research firm Research in Action with CURA to provide a year-long housing study process, which will bring both qualitative and quantitative research methods. The goal of the study is to develop a housing policy plan that addresses policies and practices that ensure that the current and future housing needs of the community are met. The City is seeking to provide stable and affordable housing options for current and future residents while providing a balance of land uses that support a resilient community. This housing study aims to help the City become more aware of the ways that future development could potentially widen the affordability gap and help to identify measures that can be tracked to mitigate gentrification pressures.
The Dr. Lewis will be present at the September 14 meeting to meet with the Council, discuss her proposal , and answer any questions about the project.

The project includes to support the City to do the following:

- Understand existing housing conditions and trends in the City of Brooklyn Center.
- Provide an analysis of the likely impact of forecasted growth on property values and rents with a focus on the potential for gentrification.
- Survey residents in the City of Brooklyn Center to understand their perspectives on current housing conditions, affordability, experience, preferences, and housing needs.
- Complete a best practices literature review and analysis on impacts of major investment on property values and residential rents (i.e., “opportunity site master plan”).
- Co-facilitate a conversation with the City Council about gentrification and the affordability crisis to present data and gain mutual understanding (Fall of 2020)
- Final report and presentation of findings to local leadership.

The consultant team will work in partnership with staff and Bolton & Menk to inform the Opportunity Site master planning work. This will include preparing initial analysis that can be included in the master plan and inform the housing goals of the plan. Similarly, the housing study will look at the potential impact that a development such as the Opportunity Site might have on the City's housing, and provide policy recommendations on how to address issues of anti-displacement and gentrification. The housing study, however, will take a city-wide view because the housing policy needs for the community are city-wide, and need addressing regardless of what occurs on the Opportunity Site.

The housing study will also include an analysis of the City's existing housing goals and policies with recommendations on how they might be adjusted or improved to better meet the long term needs of the community.

The proposal, timeline, and budget are included. The project will span two budget years and will cost

$150,000. Funding will come from the TIF 3 Housing fund.

Budget Issues:

The project will span two budget years and will cost $150,000. Funding will come from the TIF 3 Housing fund.

Strategic Priorities and Values:

Resident Economic Stability

ATTACHMENTS:

Description	Upload Date	Type
Housing Policy Study Proposal	9/8/2020	Backup Material
Research in Action Budget Proposal	9/8/2020	Backup Material
Contract	9/8/2020	Backup Material

Project Proposal for the Brooklyn Center Housing Study

The Center for Urban and Regional Affairs (CURA)
University of Minnesota
& Research in Action (RIA)
Principal Researcher: Dr. Brittany Lewis

The Center for Urban and Regional Affairs (CURA) connects the resources of the University of Minnesota with the interests and needs of urban communities and the region for the benefit of all.

The City of Brooklyn Center is ultimately looking to develop a housing policy plan that addresses policies and practices that ensure that the current and future housing needs of the community are met. The City is seeking to provide stable and affordable housing options for current and future residents while providing a balance of land uses that support a resilient community. This housing study aims to help the City become more aware of the ways that future development could potentially widen the affordability gap and help to identify measures that can be tracked to mitigate gentrification pressures.[1]

The City Council of Brooklyn Center is currently grappling with what it should do with its surplus of underdeveloped land and do it in a manner that does not directly displace or harm its current community members while also trying to create the most resilient community possible. The City of Brooklyn Center's housing stock is incredibly homogenous with a majority of single-family homes built in the pre-1970s that are single level ramblers. The multifamily rental properties were also built primarily in the pre-1970s with 1- & 2-bedroom units primarily. Half or more of Brooklyn Center renters are paying more than they can afford in housing. The City of Brooklyn Center staff reported that a significant number of renters are on month to month leases. Further, through engagement, renters in the community have reportedly experienced 3 or 4 rent increases a year, and fear retaliation when they file complaints over rental conditions or issues with maintenance.

The Center for Urban and Regional Affairs (CURA) and Research in Action (RIA) submits this proposal to the City of Brooklyn Center to support its efforts to do the following:

- Understand existing housing conditions and trends in the City of Brooklyn Center.

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[1] At the core of the debate over gentrification are the issue of displacement and the question of who benefits and who is harmed by the neighborhood changes induced by it. Gentrification describes a specific type of neighborhood change, that is, the upgrading of previously disinvested neighborhoods. Physical displacement was one of the defining characteristics of gentrification in its original usage. In Ruth Glass's study of London published in 1964 in which she coined the term, she wrote of gentrification as the changing social status of neighborhoods occurring "as the middle class—or the 'gentry'—moved into working-class space, taking up residence, opening businesses, and lobbying for infrastructure improvements." She adds, "Once this process of 'gentrification' starts in a district it goes on rapidly until all or most of the working-class occupiers are displaced and the whole social character of the district is changed" (Glass, Ruth. 1964. Introduction: Aspects of change. In Centre for Urban Studies (ed.) *London: Aspects of change*, London: MacGibbon and Kee.).

- Provide an analysis of the likely impact of forecasted growth on property values and rents with focus on the potential for gentrification.
- Survey residents in the City of Brooklyn Center to understand their perspectives on current housing conditions, affordability, experience, preferences, and housing needs.
- Complete a best practices literature review and analysis on impacts of major investment on property values and residential rents (i.e., "opportunity cite master plan").Co-facilitate a conversation with the City Council about gentrification and the affordability crisis to present data and gain mutual understanding (Fall of 2020)
- Final report and presentation of findings to local leadership.

CURA and RIA believe in the power and impact of mixed methodological research. The goal is to collect qualitative and quantitative data to provide a stronger and more comprehensive picture of the housing conditions and experiences in the City of Brooklyn Center with tangible policy and practice recommendations that aim to mitigate the negative impacts of gentrification. The strength of a mixed methods approach is that each method can provide different types of information and can minimize the limitations of the other method, which is critical in the study of an elusive and complex process such as the study of housing stability/instability, evictions, gentrification, and disinvestment.

In addition, RIA believes there is power in defining research questions and in controlling the production of knowledge. When research is done in communities of color and low-wealth communities, a power imbalance often exists between researchers and community-based organizations that must be disrupted. Community-engaged action research values community knowledge and people's lived experiences. It reflects meaningful collaboration between academics, advocates, policymakers, service providers, and impacted communities. It leads to more robust and holistic data, more effective policy solutions, and stronger community action. When we use a community-based action research model, community members are not the subjects of research—they are the co-producers of knowledge. Dr. Brittany Lewis employs an actionable research model that uses a mixed methodological research approach to: (1) build community power, (2) assist local grassroots campaigns and local power brokers in reframing the dominant narrative, and (3) produce community centered public policy solutions that are winnable. This model relies heavily on the development of reciprocal relationships across sectors that embrace an open process where the collective develops shared understandings for the purpose of creating social transformation. This actionable research model embraces a racial equity framework that asserts that we must: (1) look for solutions that address systemic inequities, (2) work collaboratively with affected communities, and (3) add solutions that are commensurate with the cause of inequity.

Quantitative Analysis

Research Approach/Design

CURA will undertake the quantitative analysis portion of the Housing Study using a variety of data sources and methods relating to the key points of analysis outlined in the Proposed Scope of Work. This includes completing an inventory of current housing in Brooklyn Center that focuses on housing type, age and cost. Housing will be classified as either single-family or multi-family, rental or owner-occupied, and whether it is considered affordable. Affordability can be either naturally occurring (generally in older multi-family buildings) or subsidized (usually with income limits related to area median income) and will be noted as such. Current and historic rents will be examined for affordability and whether change (increases) in rent differs by housing type or geography. The cost of housing and its relationship to household income will also be analyzed with attention paid to cost-burdened households (>30% of income spent on housing) that are both owner-occupied and renter occupied, and the degree to which housing in the city is affordable to its residents. Particular attention will be paid to signs of gentrification or involuntary displacement. CURA completed a gentrification study of suburban Hennepin County in 2019 (using 200-2016 data) and found that all eight census tracts in Brooklyn Park were vulnerable to gentrification. This study will update that data and look for additional evidence of neighborhood change.

Expected growth in both the housing market and the city's population will be compared to existing housing stock and proposed developments in order to answer the question of whether gaps in housing types and affordability exist. The potential loss of affordability, especially the risk of naturally occurring affordable housing (NOAH) units being sold, remodeled and upscaled will also be noted. A key component to this will be an examination of property tax rates and revenues for both residential and commercial/industrial properties. The disproportionate amount of revenue generated by existing residential property tax is of concern and efforts will be made to estimate the increase in development necessary to offset or reduce the burden on current homeowners and landlords, and to identify land uses which might help achieve this.

In addition, this quantitative analysis will look at and assess what affordability goals and bands should be put into place around the "opportunity site" helping to identify affordability policies that the City of Brooklyn Center should adopt. This should also include the use of CoStar or HousingLink data on the average rents in the area overtime. Acknowledging that there is a huge gap in housing options in the City of Brooklyn Center and the need to identify the housing needs now and into the future. This might include a comparative analysis of the amount of rental housing in the City of Brooklyn Center compared to adjacent communities, looking at year built, its characteristics, and size. Lastly, the City of Brooklyn Center will make their rental licensing data available to the quantitative team to analyze. The CURA quantitative team will get access to a report on rental complaints, inspection reports, landlord rental types, who accepts section 8, and analysis of a recent landlord survey conducted by the City of Brooklyn Center for quantitative analysis. This portion of the analysis will also address health-related impacts of housing. Health can be affected by the age of housing stock (eg. presence of lead paint or asbestos) and the condition of rental housing (tenant complaints related to unhealthy living conditions.)

Data Sources:

- Hennepin County parcels - housing type / land use, tenure, year built, property tax
- HousingLink Streams - subsidized housing (AMI limits, senior housing, expiration date)
- HousingLink Rental Revue - rents asked on new openings (includes single-family rentals and duplexes)
- CoStar - current and historic rents for 4+ unit properties
- American Community Survey - housing costs, cost-burdened status, household income
- Met Council - population and housing growth forecasts
- City of Brooklyn Center rental license data

Project Outputs:

It is expected that tables, charts, graphs and/or maps will accompany the final report. These will provide a visual and easy to understand look at housing in Brooklyn Center.

Qualitative Analysis

Goals:

(1) Better understand housing stability/instability and quality of life in the City of Brooklyn Center by engaging with up to 40 residents for in-depth analysis.

(2) Conduct (online) surveys and brief (30 minute) semi-structured interviews with tenants for the purpose of helping to identify the conditions that often lead up to housing instability and eviction as well as to gain a clearer understanding of these tenants' housing composition/stability overtime and the various income streams they rely on to help better inform the development of targeted interventions, needs, and policy prescriptions.

(3) Conduct (online) surveys and brief (30 minute) semi-structured interviews with landlords to learn more about, a) there investment strategies and interests, b) what policies and procedures they have in place to determine that eviction is the best course of action for dealing with a tenant (during a regular rental context), b) how they determine the cost benefit of evicting a tenant and owning rental property more generally speaking, and c) what practices they employ once that decision is made and whether and why those practices are employed for certain rental populations to help better inform the ways that the city can work with landlords as partners in community building and help the city produce targeted incentives for landlords illustrating positive behaviors. A recent survey conducted by the City found that landlords during the pandemic were presently working with tenants on payment plans with 2/3 not planning to evict any tenants.

(4) Ensure that multiple stakeholders will benefit from this research including, but not limited to academics, philanthropists, the City of Brooklyn Center, Hennepin County, the Minnesota Multi Housing Association, the courts, tenant advocacy organizations,

landlords and many others. CURA will make concrete policy and program recommendations for local government, housing practitioners and investors, and tenant advocacy organizations.

Research Design:

In preparing for the qualitative side of the project, the first step would be to connect with relevant stakeholders (elected and neighborhood leaders) and those most affected by housing instability (residents) in the City of Brooklyn Center to understand the landscape. The second step would be to convene an Advisory Council comprising of tenants, landlords, community organizers, community-based staff members, and staff members from the city of Brooklyn Center to inform the interview questions and outreach strategy. These engagements would frame the project and inform the scope of work, survey and semi-structured interview questions and methodology.

Proposed Timeline:

Fall 2020

- Solidify research partnerships with City of Brooklyn Center
- Finalize research design and fiscal support.
- Submit Institutional Review Board (IRB) application for University of Minnesota approval (application approving human subject research)
- Begin Quantitative analysis and initial policy analysis.
- Complete a "mini" quantitative report/analysis highlighting the affordability landscape, development possibilities, and areas for further exploration.
- Begin literature review.
- Complete early engagement process with Brooklyn Center City Council and solidify community research advisory council and community-based housing partners to establish collective outreach efforts and identify community interview sites.
- Work with the advisory council to define survey and semi-structured interview questions and methods for interviews in the Spring of 2021.

Spring 2021

- Complete expansive quantitative analysis.
- Identify and make initial contact with tenants and landlords (20)
- Conduct initial intake of all interviewee(s)
- Begin interviews (complete 20 of 40 interviews)
- Transcribe and analyze simultaneously
- Complete literature review and finalize policy analysis.

Summer 2021

- Complete remaining interviews (20)
- Transcribe and analyze simultaneously
- Meet with advisory council
- Produce a working internal draft of data findings

Fall 2021

• Write and deliver a final quantitative and qualitative based report with data findings with policy recommendations by October/November 2021
• Meet with advisory council & discuss the dissemination of findings

Project Proposal for the Brooklyn Center Housing Study
The Center for Urban and Regional Affairs (CURA)
University of Minnesota
& Research in Action (RIA)
Principal Researcher: Dr. Brittany Lewis

The Center for Urban and Regional Affairs (CURA) connects the resources of the University of Minnesota with the interests and needs of urban communities and the region for the benefit of all.

Proposed One Year Project Budget

Phase I Payment (Fall 2020)

Description	*Expense*
Quantitative CURA Staff Supervisor	$12,000
CURA 25% Quantitative Graduate Research Assistant	$9,000
CURA 25% Qualitative Graduate Research Assistant	$9,000
Research in Action (RIA) Project lead and architect, methodological advisory, and qualitative technical professional.	$30,000

Fall 2020 Payment Schedule

CURA = $30,000 (Paid directly to the University foundation)
RIA = $20,000 (paid directly to Research in Action)
Total = $50,000
See payment instructions below

Phase II Payment (Spring 2021-Fall 2021)

Description	*Expense*
CURA 25% Quantitative Graduate Research Assistant (GRA) Spring 2021	$9,000
CURA Qualitative Junior Research Support Spring 2021	17,000
CURA 25% Qualitative Graduate Research Assistant (GRA) Spring 2021	$9,000
CURA 25% Qualitative Graduate Research Assistant (GRA) Summer 2021	$9,000
CURA 25% Qualitative Graduate Research Assistant Fall 2021	$9,000

Research in Action (RIA) Project lead and architect, methodological advisory, and qualitative technical professional (Spring 2021-Fall 2021)	$40,000
Translator Fee	$1,000
Research/Staff Support/Food Parking/Software/Travel Costs	$4,000
Participant Stipends	$2,000

Spring 2021-Fall 2021 Payment Schedule

CURA = $60,000 (Paid directly to the University foundation)
RIA = $40,000 (Paid directly to Research in Action)
Total = $100,000

Payment Instructions

For Research in Action (RIA)
Make checks to: Research in Action
Send direct payments to the following address: 1222 Washburn Avenue North, Minneapolis, MN 55411.

For the Center for Urban and Regional Affairs (CURA)
Make check out to: University of Minnesota Foundation
Send direct payments to the following address: 200 Oak Street SE, Suite 500, Minneapolis MN 55455

***Accompany CURA payment addressed to the University Foundation with a letter that states the following (required):

Dr. Brittany Lewis
Center for Urban and Regional Affairs
301 19th Avenue SE
Minneapolis, MN 55455

Dear Dr. Brittany Lewis,

Please find a check from the City of Brooklyn Center for your research endeavors in the area of housing stability and gentrification. We are happy to support your actionable research agenda in local and national urban contexts.

Sincerely,

XXX
XXXXXXX

AGREEMENT FOR PROFESSIONAL SERVICES

HOUSING STUDY

CITY OF BROOKLYN CENTER, MINNESOTA

This Agreement, made this _____ day of September, 2020 by and between CITY OF BROOKLYN CENTER, 6301 Shingle Creek Parkway, Brooklyn Center, MN 55430, hereinafter referred to as CLIENT, and The Center for Urban and Regional Affairs (CURA), University of Minnesota and Research in Action (RIA), hereinafter referred to as CONSULTANTS.

WITNESS, whereas the CLIENT requires professional services in conjunction with a housing study and policy plan whereas the CONSULTANT agrees to furnish the various professional services required by the CLIENT.

NOW, THEREFORE, in consideration of the mutual covenants and promises between the parties hereto, it is agreed:

SECTION I - CONSULTANT'S SERVICES

A. The CONSULTANT agrees to perform the various Basic Services in connection with the proposed project as described in Exhibit I.

B. Upon mutual agreement of the parties hereto, Additional Services may be authorized as described in Exhibit I or as described in Paragraph IV.B.

SECTION II - THE CLIENT'S RESPONSIBILITIES

A. The CLIENT shall promptly compensate the CONSULTANT in accordance with Section III of this Agreement.

B. The CLIENT shall place any and all previously acquired information in its custody at the disposal of the CONSULTANT for its use. Such information shall include but shall not be limited boundary surveys, topographic surveys, preliminary sketch plan layouts, building plans, soil surveys, abstracts, deed descriptions, tile maps and layouts, aerial photos, utility agreements, environmental reviews, and zoning limitations. The CONSULTANT may rely upon the accuracy and sufficiency of all such information in performing services unless otherwise instructed, in writing, by CLIENT.

C. The CLIENT will guarantee access to and make all provisions for entry upon both public and private portions of the project and pertinent adjoining properties.

D. The CLIENT will give prompt notice to the CONSULTANT whenever the CLIENT observes or otherwise becomes aware of any defect in the proposed project.

E. The CLIENT shall designate a liaison person to act as the CLIENT'S representative with respect to services to be rendered under this Agreement. Said representative shall have the authority to transmit instructions, receive instructions, receive information, interpret and define the CLIENT'S policies with respect to the project and CONSULTANT'S services.

F. The CLIENT shall provide such legal, accounting, independent cost estimating and insurance counseling services as may be required for completion of the consultant services described in this agreement.

G. The CLIENT will obtain any and all regulatory permits required for the proper and legal execution of the project.

SECTION III - COMPENSATION FOR SERVICES

A. FEES.

1. The CLIENT will compensate the CONSULTANT in accordance with the following schedule of fees for the time spent in performance of Agreement services.

Schedule of Fees

Phase I Payment (Fall 2020)

Description	*Expense*
Quantitative CURA Staff Supervisor	$12,000
CURA 25% Quantitative Graduate Research Assistant	$9,000
CURA 25% Qualitative Graduate Research Assistant	$9,000
Research in Action (RIA) Project lead and architect, methodological advisory, and qualitative technical professional.	$30,000

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Participant Stipends	$2,000

Spring 2021-Fall 2021 Payment Schedule

CURA = $60,000 (Paid directly to the University foundation)
RIA = $40,000 (Paid directly to Research in Action)
Total = $100,000

B. **Payments to CURA** will be in the form of checks made out to: University of Minnesota Foundation Payments shall be sent directly to: 200 Oak Street SE, Suite 500, Minneapolis, MN 55455
Payments shall be made in two installments. One shall be made at the beginning of the contract for the Phase I amount. The second shall be made February 1, 2021, for the Phase II amount.

C. **Payments to RIA** will be made by the CLIENT upon billing at intervals not more often than monthly at an amount proportionally divided from the beginning of the contract through the end of the contract.

SECTION IV - GENERAL

A. STANDARD OF CARE

Professional services provided under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the Consultant's profession currently practicing under similar conditions. No warranty, express or implied, is made.

B. CHANGE IN PROJECT SCOPE

In the event the CLIENT changes or is required to change the scope of the project from that described in Section I and/or the applicable addendum, and such changes require Additional Services by the CONSULTANT, the CONSULTANT shall be entitled to additional compensation at a mutually agreed upon amount. Any expansion in the scope of services must first be authorized in writing by CLIENT and CONSULTANT shall give notice to the CLIENT of any Additional Services, prior to furnishing such additional services. The CLIENT may request an estimate of additional cost from the CONSULTANT, and upon receipt of the request, the CONSULTANT shall furnish such, prior to authorization of the changed scope of work.

C. LIMITATION OF LIABILITY

CONSULTANT shall indemnify, defend, and hold harmless CLIENT and its officials, agents and employees from any loss, claim, liability, and expense (including reasonable attorneys' fees and expenses of litigation) resulting from the negligent act or omission of CONSULTANT'S

employees, agents, or subconsultants. In no event shall CONSULTANT be liable to CLIENT for consequential, incidental, indirect, special, or punitive damages. This indemnification requirement shall include defense of indemnified party, but only to the extent that defense is insurable under the indemnifying party's liability insurance policies.

CLIENT shall indemnify, defend, and hold harmless CONSULTANT and its employees from any loss, claim, liability, and expense (including reasonable attorneys' fees and expenses of litigation) resulting from the negligent act or omission of CLIENT'S employees, agents, or consultants. In no event shall CLIENT be liable to CONSULTANT for consequential, incidental, indirect, special, or punitive damages. This indemnification shall include defense of indemnified party, but only to the extent that defense is insurable under the indemnifying party's liability insurance policies.

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or the CONSULTANT. The CONSULTANT'S services under this Agreement are being performed solely for the CLIENT'S benefit, and no other entity shall have any claim against the CONSULTANT because of this Agreement or the performance or nonperformance of services provided hereunder. The CLIENT agrees to include a provision in all contracts with contractors and other entities involved in this project to carry out the intent of the paragraph.

D. INSURANCE

The CONSULTANT agrees to maintain, at the CONSULTANT'S expense, statutory worker's compensation coverage.

The CONSULTANT also agrees to maintain, at CONSULTANT'S expense, general liability insurance coverage insuring CONSULTANT against claims for bodily injury, death or property damage arising out of CONSULTANT'S general business activities (including automobile use). The liability insurance policy shall provide coverage for each occurrence in the minimum amount of $1,000,000.

During the period of design and construction of the project, the CONSULTANT also agrees to maintain, at CONSULTANT'S expense, Professional Liability Insurance coverage insuring CONSULTANT against damages for legal liability arising from an error, omission or negligent act in the performance of professional services required by this agreement, providing that such coverage is reasonably available at commercially affordable premiums. For purposes of this agreement, "reasonably available" and "commercially affordable" shall mean that more than half of the design professionals practicing in this state in CONSULTANT'S discipline are able to obtain coverage. The professional liability insurance policy shall provide coverage for each occurrence in the amount of $1,000,000 and annual aggregate of $1,000,000 on a claims-made basis.

Upon request of CLIENT, CONSULTANT shall provide CLIENT with certificates of insurance, showing evidence of required coverages.

E. OPINIONS OR ESTIMATES OF CONSTRUCTION COST

Where provided by the CONSULTANT as part of Exhibit I or otherwise, opinions or estimates of construction cost will generally be based upon public construction cost information. Since the CONSULTANT has no control over the cost of labor, materials, competitive bidding process, weather conditions and other factors affecting the cost of construction, all cost estimates are opinions for general information of the CLIENT and the CONSULTANT does not warrant or

guarantee the accuracy of construction cost opinions or estimates. The CLIENT acknowledges that costs for project financing should be based upon contracted construction costs with appropriate contingencies.

F. CONSTRUCTION SERVICES

It is agreed that the CONSULTANT and its representatives shall not be responsible for the means, methods, techniques, schedules or procedures of construction selected by the contractor or the safety precautions or programs incident to the work of the contractor.

G. USE OF ELECTRONIC/DIGITAL DATA

Because of the potential instability of electronic/digital data and susceptibility to unauthorized changes, copies of documents that may be relied upon by CLIENT are limited to the printed copies (also known as hard copies) that are signed or sealed by CONSULTANT. Except for electronic/digital data which is specifically identified as a project deliverable by this AGREEMENT or except as otherwise explicitly provided in this AGREEMENT, all electronic/digital data developed by the CONSULTANT as part of the PROJECT is acknowledged to be an internal working document for the CONSULTANT'S purposes solely and any such information provided to the CLIENT shall be on an "AS IS" basis strictly for the convenience of the CLIENT without any warranties of any kind. As such, the CLIENT is advised and acknowledges that use of such information may require substantial modification and independent verification by the CLIENT (or its designees). Provision of electronic/digital data, whether required by this Agreement or provided as a convenience to the Client, does not include any license of software or other systems necessary to read, use or reproduce the information. It is the responsibility of the CLIENT to verify compatibility with its system and long-term stability of media. CLIENT shall indemnify and hold harmless CONSULTANT and its Subconsultants from all claims, damages, losses, and expenses, including attorneys' fees arising out of or resulting from third party use or any adaptation or distribution of electronic/digital data provided under this AGREEMENT, unless such third party use and adaptation or distribution is explicitly authorized by this AGREEMENT.

H. REUSE OF DOCUMENTS

Drawings and Specifications and all other documents (including electronic and digital versions of any documents) prepared or furnished by CONSULTANT pursuant to this AGREEMENT are instruments of service in respect to the Project and CONSULTANT shall retain an ownership interest therein. Upon payment of all fees owed to the CONSULTANT, the CLIENT shall acquire an ownership interest in all identified deliverables, including Plans and Specifications, for any reasonable use relative to the Project and the general operations of the CLIENT. CLIENT may make and disseminate copies for information and reference in connection with the use and maintenance of the Project by the CLIENT. However, such documents are not intended or represented to be suitable for reuse by CLIENT or others on extensions of the Project or on any other project and any reuse other than that specifically intended by this AGREEMENT will be at CLIENT'S sole risk and without liability or legal exposure to CONSULTANT.

I. DATA PRACTICES

CONSULTANT shall manage all data created, collected, received, stored, used, maintained, or disseminated by CONSULTANT pursuant to this Agreement in accordance with, and subject to the requirements of, the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13

("Act"). CONSULTANT shall immediately notify CLIENT if it receives a request for data related to the services and shall work with CLIENT to respond to the request in accordance with the Act. Any reports, information, or other data given to, prepared, or assembled by CONSULTANT under this Agreement which CLIENT requests be kept confidential must not be made available to any individual or organization without CLIENTS prior written approval unless disclosure is required by law or the information is already part of the public domain.

J. PERIOD OF AGREEMENT

This Agreement will remain in effect for the longer of a period of two years or such other explicitly identified completion period, after which time the Agreement may be extended upon mutual agreement of both parties.

K. PAYMENTS

If CLIENT fails to make any payment due CONSULTANT for services and expenses within thirty days after date of the CONSULTANT'S invoice, a service charge of one and one-half percent (1.5%) per month or the maximum rate permitted by law, whichever is less, will be charged on any unpaid balance. In addition after giving seven days' written notice to CLIENT, CONSULTANT may, without waiving any claim or right against the CLIENT and without incurring liability whatsoever to the CLIENT, suspend services and withhold project deliverables due under this Agreement until CONSULTANT has been paid in full all amounts due for services, expenses and charges.

L. TERMINATION

This Agreement may be terminated by either party for any reason or for convenience by either party upon seven (7) days written notice.

In the event of termination, the CLIENT shall be obligated to the CONSULTANT for payment of amounts due and owing including payment for services performed or furnished to the date and time of termination, computed in accordance with Section III of this Agreement.

M. CONTINGENT FEE

The CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONSULTANT to solicit or secure this Contract, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from award or making of this Agreement.

N. NON-DISCRIMINATION

The provisions of any applicable law or ordinance relating to civil rights and discrimination shall be considered part of this Agreement as if fully set forth herein.

The CONSULTANT is an Equal Opportunity Employer and it is the policy of the CONSULTANT that all employees, persons seeking employment, subcontractors, subconsultants and vendors are treated without regard to their race, religion, sex, color, national origin, disability, age, sexual orientation, marital status, public assistance status or any other characteristic protected by federal, state or local law.

O. CONTROLLING LAW

This Agreement is to be governed by the law of the State of Minnesota.

P. DISPUTE RESOLUTION

CLIENT and CONSULTANT agree to negotiate all disputes between them in good faith for a period of 30 days from the date of notice of dispute prior to proceeding to formal dispute resolution or exercising their rights under law. Any claims or disputes unresolved after good faith negotiations shall then be submitted to mediation using a neutral from the Minnesota District Court Rule 114 Roster, or if mutually agreed at time of dispute submittal, a neutral from the American Arbitration Association Construction Industry roster. If mediation is unsuccessful in resolving the dispute, then either party may seek to have the dispute resolved by bringing an action in a court of competent jurisdiction.

Q. SURVIVAL

All obligations, representations and provisions made in or given in Section IV of this Agreement will survive the completion of all services of the CONSULTANT under this Agreement or the termination of this Agreement for any reason.

R. AUDIT

CONSULTANT must allow CLIENT, or its duly authorized agents, and the state auditor or legislative auditor reasonable access to the Consultant's books, records, documents, and accounting procedures and practices that are pertinent to all Services provided under this agreement for a minimum of six years from the termination of this Agreement.

S. INDEPENDENT CONTRACTOR

CONSULTANT shall be deemed an independent contractor. CONSULTANT'S duties will be performed with the understanding that CONSULTANT has special expertise as to the services which CONSULTANT is to perform and is customarily engaged in the independent performance of the same or similar services for others. The manner in which the services are performed shall be controlled by CONSULTANT; however, the nature of the services and the results to be achieved shall be specified by CLIENT. CONSULTANT is not to be deemed an employee or agent of CLIENT and has no authority to make any binding commitments or obligations on behalf of CLIENT except to the extent expressly provided herein. All services provided by the CONSULTANT pursuant to this agreement shall be provided by the CONSULTANT as an independent contractor and not as an employee of CLIENT for any purpose including, but not limited to, income tax withholding, workers' compensation, unemployment compensation, FICA taxes, liability for torts, and eligibility for employee benefits.

T. NOT EXCLUSIVE

This agreement does not constitute an exclusive contract between CLIENT and the CONSULTANT. CLIENT remains free to contract for similar services from other consultants and the CONSULTANT remains free to contract to provide similar services to others, provided that any such contracts do not interfere with the delivery of services under this agreement.

U. ASSIGNMENT

Neither party will assign any part of this agreement, nor any interest arising herein, without the written consent of the other party.

V. ENTIRE AGREEMENT

This document, including the above recitals, the attached exhibits, and documents expressly incorporated herein by reference, constitute the entire agreement between the parties and it supersedes all oral agreements and negotiations between the parties regarding the subject matter of this agreement.

W. SEVERABILITY

Any provision or part of the Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon CLIENT and CONSULTANT, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

SECTION V - SIGNATURES

THIS INSTRUMENT embodies the whole agreement of the parties, there being no promises, terms, conditions or obligation referring to the subject matter other than contained herein. This Agreement may only be amended, supplemented, modified or canceled by a duly executed written instrument signed by both parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their behalf.

CLIENT: _____

_____

_____

_____

CONSULTANT:_____

_____

_____

_____

CONSULTANT:_____

_____

_____

_____

Council Regular Meeting

DATE: 9/14/2020

TO: City Council
FROM: Curt Boganey, City Manager
THROUGH: Meg Beekman, Community Development Director
BY: Ginny McIntosh, City Planner / Zoning Administrator

SUBJECT: An Ordinance Amending Chapter 35 of the City Code of Ordinances Regarding the Zoning Classification of Certain Lands Located Along Brooklyn Boulevard

Background:

On August 24, 2020, City Council approved Planning Commission Application Nos. 2020-004 and 2020-005, which requested the approval of preliminary and final plat, site and building plan, and the establishment of a Planned Unit Development to accommodate a series of triplexes and related improvements on two separate sets of EDA-owned property located along the west side of Brooklyn Boulevard. The proposed developer is C Alan Homes, who is a local building and remodeling company specializing in high-end single family homes, but seeking to diversify the focus of the company to include alternate types of housing.

The southern set of properties (filed under PC Application No. 2020-004), is located within the 6000 Block of Brooklyn Boulevard and known currently as 6025, 6031, 6037, and 6045 Brooklyn Boulevard. It proposed the construction of seven (7) triplexes, for a total of 21 dwelling units. The northern set (filed under PC Application No. 2020-005), is located within the 6900 Block of Brooklyn Boulevard and known currently as 6921, 6927, 6933, and 6939 Brooklyn Boulevard. It proposed the construction of six (6) triplexes, for a total of 18 dwelling units.

City Council ultimately provided unanimous approval for both applications at the August 24, 2020 meeting. As part of the request that evening, City Council also approved a first reading of the request to re-zone both sets of properties to PUD-N/MU (Planned Unit Development-Neighborhood Mixed Use) District and a request to schedule the second reading and public hearing for said re-zoning on September 14, 2020. These requests are in line with the 2040 Future Land Use Designations of the aforementioned lands and allowable density ranges for residential development.

A public hearing notice was published in the Brooklyn Center *Sun Post* on September 3, 2020 for an amendment to Chapter 35 of the City Code of Ordinances that would result in the re-zoning of what is to be Robertson & Brekke's Brooklyn Boulevard First Addition, Lots 1 through 7, Block 1, also known as the south site, and Robertson & Brekke's Brooklyn Boulevard Second Addition, Lots 1 through 6, Block 1, also known as the north site (see attached).

Per conversations with the City Attorney, the requests to re-zone the two sets of property can be handled as one public hearing with one action, rather than two.

Budget Issues:

None to consider at this time.

Strategic Priorities and Values:

Targeted Redevelopment

ATTACHMENTS:

Description	Upload Date	Type
Public Hearing Notice for September 14, 2020 Hearing.	9/8/2020	Backup Material
PC Staff Report - 6000 Block of Brooklyn Blvd - C Alan Homes, LLC	9/8/2020	Backup Material
PC Staff Report - 6900 Block of Brooklyn Blvd - C Alan Homes, LLC	9/8/2020	Backup Material
Ordinance-Amending Chapter 35 of the City Code of Ordinances Regarding the Zoning Classification of Certain Lands Located Along Brooklyn Boulevard	9/8/2020	Ordinance

CITY OF BROOKLYN CENTER

Notice is hereby given that an on-line public hearing will be held on the 14th day of September, 2020, at 7:00 p.m. or as soon thereafter as part of the regular City Council meeting to consider an Ordinance amending Chapter 35 of the City Ordinances regarding the zoning classification of certain lands located along Brooklyn Boulevard. The WebEx meeting can be accessed electronically by https://logis.webex.com/logis/j.php?MTID=m4e2521c99a845acbd144c753f56caf69 or by calling 1-312-535-8110 Access Code: 133 791 1584

Auxiliary aids for handicapped persons are available upon request at least 96 hours in advance. Please notify the City Clerk at 763-569-3306 to make arrangements.

ORDINANCE NO.
2020-06 and 2020-07

AN ORDINANCE AMENDING CHAPTER 35 OF THE CITY CODE OF ORDINANCES REGARDING THE ZONING CLASSIFICATION OF CERTAIN LANDS LOCATED ALONG BROOKLYN BOULEVARD

THE CITY COUNCIL OF THE CITY OF BROOKLYN CENTER DOES ORDAIN AS FOLLOWS:

Section 1. Rezoning. Chapter 35, Section 35-1240 of the City Ordinances of the City of Brooklyn Center is hereby amended as follows:

Section 35-1240. PLANNED UNIT DEVELOPMENT DISTRICT (PUD). The following property is hereby established as being within a (PUD) Planned Unit Development District Zoning Classification:

12. The following properties are designated as PUD-N/MU (Neighborhood Mixed Use) District:

Robertson & Brekke's Brooklyn Boulevard First Addition, Lots 1 through 7, Block 1.

Robertson & Brekke's Brooklyn Boulevard Second Addition, Lots 1 through 6, Block 1.

Barb Suciu
City Clerk

Published in the
Sun Post
September 3, 2020
1071611

Planning Commission Report
Meeting Date: August 13, 2020

- Application Filed: 6/15/2020
- Review Period (60-day) Deadline: 8/14/2020
- Extension Declared: 7/7/2020
- Extended Review Period Deadline: 10/13/2020

Application No.	2020-004
Applicant:	C Alan Homes
Location:	6000 Block of Brooklyn Boulevard (6025, 6031, 6037, and 6045 Brooklyn Boulevard)
Requests:	(1) Preliminary and Final Plat, (2) Site and Building Plan, (3) Establishment of a Planned Unit Development for the development of seven triplexes and related site improvements

REQUESTED ACTION

C Alan Homes ("The Applicant") is requesting approval of a preliminary and final plat, site and building plan, and establishment of a Planned Unit Development for a series of properties located within the 6000 block of Brooklyn Boulevard, south of the Sanctuary at Brooklyn Center and 61st Avenue North, and west of Brooklyn Boulevard (Exhibit A). These properties are all currently owned by the Economic Development Authority of Brooklyn Center and encompass the following addresses: 6025, 6031, 6037, and 6045 Brooklyn Boulevard.

Due to the nature of the requests, including the establishment of a Planned Unit Development and preliminary and final plat approvals, a public hearing is required. A public notice was published in the Brooklyn Center *Sun Post* on June 25th, 2020 (Exhibit B). Following City staff concerns regarding adjustments to the submitted site plan to account for additional easements required for the Phase II Brooklyn Boulevard reconstruction and modernization project, scheduled to begin in 2021, and questions surrounding driveway access off Brooklyn Boulevard from Hennepin County, City staff requested an extension to the application review period as granted under Minnesota Statutes Section 15.99, Subd. 3 (f)—refer to Exhibit C.

This request was intended to provide additional time for the Applicant to address the aforementioned items. Due to the continuance of the public hearing, City staff mailed updated public notices out to residents and/or taxpayers and incorporated a one page informational flyer on the project in the mailing. City staff also requested Public Works install a "Development Proposal Under Review" sign on site which provides a contact number for any questions regarding the proposal.

Since the requested extension, the Applicant has revised the site plan to reflect the necessary easements along Brooklyn Boulevard and the City was provided with a recommendation from Hennepin County regarding driveway access off Brooklyn Boulevard, which is detailed in this report.

BACKGROUND

Developer

The City was approached by Terry Robertson and Curt Brekke with C Alan Homes, a local builder and remodeling company specializing in high-end single family homes, in the spring of 2020. Mr. Robertson and Mr. Brekke are interested in diversifying the focus of C Alan Homes and are seeking to develop two

sets of EDA-owned sites along Brooklyn Boulevard with a series of triplexes that would be available for rent. Each triplex would consist of three, three bedroom units. The anticipated rents would likely range between $1,850 and $2,200 per month, and the Applicant has committed to providing 20% of the units as set aside for Section 8 voucher holders. Due to the Applicant's background in high-end single family home construction, the Applicant has indicated that each building would have the look and feel of a large, high quality single family home, with a combination of individual and shared on-site amenities.

Conformance with City Policies and Property Background

The EDA has been acquiring single family and undersized parcels along Brooklyn Boulevard for many years as part of a larger strategy to improve safety by reducing and consolidating access points, and assembling land for redevelopment into higher density land uses. The 2040 Comprehensive Plan created an overlay district along the corridor and re-guided most of the future land uses to "Neighborhood Mixed Use" or "NMU;" allowing medium density residential and/or neighborhood-serving commercial uses.

As transportation and land use patterns along the Brooklyn Boulevard corridor have changed, the EDA has strategically acquired property for redevelopment. With Phase II of the Brooklyn Boulevard reconstruction and modernization project scheduled to begin in 2021, land use patterns will be affected as access points are consolidated and the roadway altered to allow for a more walkable, neighborhood-oriented development pattern.

As a result of the roadway reconstruction plans, as well as the re-guiding of most of the future land uses along the corridor, the City's 2040 Comprehensive Plan Implementation Chapter included a plan for a comprehensive land use study of the Brooklyn Center corridor, which is currently underway. The intended outcome of the land use study will result in the creation of a regulatory framework for development along the corridor as well as design guidelines to help facilitate the creation of a more walkable, neighborhood-oriented development pattern along Brooklyn Boulevard.

The Brooklyn Boulevard land use study will include a health impact assessment as well as a market analysis of the area in terms of feasible land uses. One of the goals of the study is to look at EDA-owned sites, and particularly those that are only as deep as a single-family lot, to determine how they could be redeveloped in ways that puts them back into productive use without negatively impacting surrounding neighborhoods.

The recently completed market analysis found that a mid-density residential product, such as row-homes or townhomes, or a low density office condo product, would be suitable along the corridor between controlled intersections given the access constraints that will exist after the roadway is reconstructed. The market analysis further indicated that higher intensity commercial/retail uses would be more suitable focused around signalized intersections where access is better. The market analysis also found the current market would likely not bear new low and mid-rise multi-family housing development without subsidy given low market rents.

The findings of the market analysis are not unique to Brooklyn Center. The cost of construction, combined with the challenge of putting together financing for projects, make it difficult to complete multi-family developments without some form of gap financing or subsidy. As a result, the vast majority of multi-family housing that is built is either market rate and in locations that can achieve the highest rents, or alternatively, affordable housing, financed through federal sources and maintained at rents affordable to those making 50-60% area median income. Very little housing is constructed that is

considered affordable to those mid-income earners making between 80-120% area median incomes. So little, in fact, that in cities across the nation this type of housing is called “the missing middle”.

The land use study found that the vacancy rate for apartments along Brooklyn Boulevard is 1.3%, with lower than average market rents. The study notes that there is an opportunity to add newer inventory of all unit types, including market-rate, workforce, affordable, and senior housing. With current rental rates in Brooklyn Center low compared to the rest of the market, increasing construction costs, and higher capitalization rates (which help indicate an anticipated “rate of return” on investments and overall risk), lower density multi-family developments, such as triplexes, duplexes, and perhaps townhouses, are outlined in the market analysis as a potentially more feasible option.

The EDA currently owns four properties located at the southwest corner of 61st Avenue North and Brooklyn Boulevard, which total approximately 1.65 acres. These properties, in addition to a series of four properties on the west side of the 6900 block of Brooklyn Boulevard (0.98 acres), are both under consideration for the development of triplexes by C Alan Homes, and are identified under Planning Commission Application Nos. 2020-004 (6000 Block of Brooklyn Boulevard) and 2020-005 (6900 Block of Brooklyn Boulevard). Although these development proposals are for the same type of product and the same application requests, a separate staff report has been prepared for each of the sites.

On May 11, 2020, C Alan Homes' concept plan for the 6000 and 6900 blocks of Brooklyn Boulevard, as contemplated under Planning Commission Application Nos. 2020-004 and 2020-005, was presented to the City Council for Concept Review. The proposal was to develop two separate sites along Brooklyn Boulevard into a combined 13 triplex buildings (39 total dwelling units). The proposal addressed the re-platting of eight (8) EDA-owned lots into two separate development sites to allow for said redevelopment.

On June 22, 2020, City Council approved a Preliminary Development Agreement with C Alan Homes, LLC for the two sets of EDA-owned properties. The purpose of this agreement was to allow the Applicant time to review the property, obtain financing, and negotiate with the EDA of Brooklyn Center on an agreement for the purchase of the Subject Property and property to the north (6900 Block of Brooklyn Boulevard). This Agreement is set to expire on December 31, 2020 but also allows the time necessary to work through the land use approvals contemplated under this application. Should the Applicant receive approval for the proposed use, the EDA would need to negotiate a purchase agreement for the Subject Property, which would require a separate public hearing and approval from the EDA.

Site Data

2040 Land Use Plan:	Neighborhood Mixed Use (N-MU @ 15.01-31 DU/Ac.), High Density Residential (HDR @ 15.01-31 DU/Ac.), and Low Density Residential (LDR @ 3.01-5 DU/Ac.)
Neighborhood:	*Kylawn*
Current Zoning:	C1 (Service/Office), R5 (Multiple Family Residence), and R1 (One Family Residence) Districts
Site Area:	1.65 acres

Surrounding Area

Direction	2040 Land Use Plan	Zoning	Existing Land Use
North	Low Density Residential (LDR)	C1 (Service/Office) District	Vacant (EDA-owned)
South	Low-Density Residential	R-1 (One Family Residence)	SF Detached
East	Right-of-Way	Right-of-Way (ROW)	Brooklyn Boulevard
West	Low-Density Residential	R-1 (One Family Residence)	SF Detached

Note: The Subject Property is located within the identified Brooklyn Boulevard Overlay District under the 2040 Comprehensive Plan.

Map 1. Subject Property



COMPREHENSIVE PLAN

The Subject Property is currently comprised of four properties with three different future land use designations: Neighborhood Mixed Use, High Density Residential, and Low Density Residential. As proposed, the Subject Property would be located within the identified Brooklyn Boulevard Overlay District, which is a 1,200 foot wide corridor. The 2040 Plan stresses the creation of a walkable, transit connected, experience-based place that brings the City forward and offers new opportunities to existing and future residents.

> *"The idea that the community will thrive with a more integrated land use pattern is fully accepted, and promoted through this Plan. The areas that are planned for this type of change are guided within this Plan for Neighborhood Mixed-Use, Commercial Mixed-Use, Business Mixed-Use and/or are designated in the Brooklyn Boulevard Overlay District."*

The 2040 Comprehensive Plan also identifies the following Housing and Neighborhood Goals:

- Promote a diverse housing stock that provides safe, stable, and accessible housing options to all of Brooklyn Center's residents.
- Recognize and identify ways to match Brooklyn Center's housing with the City's changing demographics.

Approximately 37% of the City's housing stock is comprised of rental housing, the vast majority as multi-family units. The majority of multi-family units in the City were constructed prior to 1979, with the bulk of units having been constructed between 1966 and 1969, making the majority of multi-family inventory between 51 to 54 years in age. With the exception of the two Real Estate Equities projects currently under construction at Northway Drive and County Road 10, there has been no new construction of multi-family units since the 1970s. With the exception of three rental townhome developments, all of the City's multi-family rental housing is comprised of one and two-bedroom units. As a result of this highly homogenous housing stock, the cost of housing in Brooklyn Center fits within a relatively narrow affordability band. One of the goals of the 2040 Comprehensive Plan is to provide a more diverse range of housing options and price points, which makes for a more economically resilient community.

As part of the community engagement process for the 2040 Comprehensive Plan residents expressed a need for larger rental units. More diverse housing options would allow families to stay in Brooklyn Center if they chose as their housing needs change. In fact, the City sees a drop in population relative to Hennepin County in residents aged 45 to 65. This is due to residents moving out to find alternative housing options as their families grow. The proposed project would provide a housing type that would fulfill a segment of this current housing gap in the community.

Since 2010, the number of households with children in both single-parent and married couple households has grown significantly, and the percentage of Brooklyn Center households with children is approaching 40 percent, which is well above the rate in Hennepin County and the metro area. Unlike the surrounding region, the median age of Brooklyn Center residents is younger, at 32.8 years old. This is largely due to a significant increase in residents aged 25 to 34, who oftentimes are starting families and having children.

The Metropolitan Council projects that the City of Brooklyn Center will add nearly 2,000 new households to the community between 2020 and 2040. Given that the City is mostly built out, it is expected that a substantial portion of future housing would be provided in the form of multi-family units. Residents also communicated a desire to have housing options that were closer to supportive retail, commercial, and services so that they could walk, bike, or easily use transit to meet their needs.

REQUESTS

The nature of the Applicant's requests would require approval of a preliminary and final plat to accommodate the anticipated site improvements and triplex buildings, the establishment of a Planned Unit Development to offer certain flexibility for the intended use and alignment with the recently adopted 2040 Comprehensive Plan, and approval of a site and building plan, as all properties above an R2 (One and Two Family Residence) District use require one.

PRELIMINARY AND FINAL PLAT

The proposed preliminary and final plat for what would be known as *ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD FIRST ADDITION* would subdivide four (4) existing Economic Development Authority (EDA) of Brooklyn Center lots into seven (7) new parcels and an outlot to accommodate the

seven (7) proposed triplexes at the Subject Property located south of 61st Avenue North and west of Brooklyn Boulevard.

City staff is requesting that the plat be updated to absorb the proposed south outlot into lot #7. As all the new lots will contain segments of drive aisle and on-site parking, the Applicant should be consistent in combining lot #7 and the south outlot. This will also provide clarity in terms of maintenance should the Applicant ever sell the Subject Property.

Per comments #44 through #48 provided in the memorandum by Assistant City Engineer Andrew Hogg and dated August 4, 2020 (Exhibit D), the Applicant will need to address edits necessary to reflect vacated easements, proposed easements, existing and proposed utilities, and all associated easement documents for City review. A 10 foot drainage and utility easement is required for dedication around the entire perimeter of the Subject Property. An additional utility easement shall be dedicated on the plat to allow for any future maintenance of private water mains and sanitary sewer per Development Agreement requirements.

The Applicant will need to submit legal descriptions and easement vacations for all existing easements and certain vacations of existing public easements, as determined by the City. The Applicant shall also provide and maintain a current abstract of title for City Attorney review.

Following a review of the submitted final plat, the title block shall be updated to reflect "Brooklyn Center, Minnesota," and "City Council of Brooklyn Center, Minnesota." The submitted plat currently displays "Bloomington" in the text. The title block should also contain an attest section for the City Clerk.

Based on the above noted findings and conditions above, City staff recommends the Planning Commission recommend City Council approval of the requested approval of a preliminary and final plat for ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD FIRST ADDITION for the Subject Property located on what is currently known as 6025, 6031, 6037, and 6045 Brooklyn Boulevard, subject to the Applicant complying with the Conditions of Approval as noted below, and the related requests for the approval of a site and building plan and establishment of a Planned Unit Development.

PLANNED UNIT DEVELOPMENT

The Subject Property is currently zoned a mix of C1 (Service/Office), R5 (Multiple Family Residence) and R1 (One Family Residence) Districts. The Applicant is requesting the property be re-zoned to a Planned Unit Development (PUD) to accommodate the intended site improvements and housing product, which would offer three (3) dwelling units in each of the seven (7) proposed triplex buildings. PUDs grant flexibility within the Zoning Code to allow for developments which would not be allowed under the existing regulations. PUDs are often used to achieve a higher quality development, or achieve other City goals, in exchange for granting zoning flexibility from the City Code.

Section 35-355 (*Planned Unit Development*) of the City Zoning Code notes that upon the rezoning for a PUD, the district shall be designated by the letters "PUD" followed by the alphanumeric designation of the underlying zoning district, which may be either the prior zoning classification or a new classification. Given that the major update to the City Zoning Code is currently underway and changes to districts are anticipated in order to align with the 2040 Comprehensive Plan, the request would be to re-zone following guidance from the 2040 Comprehensive Plan future land use designations for the Subject Property.

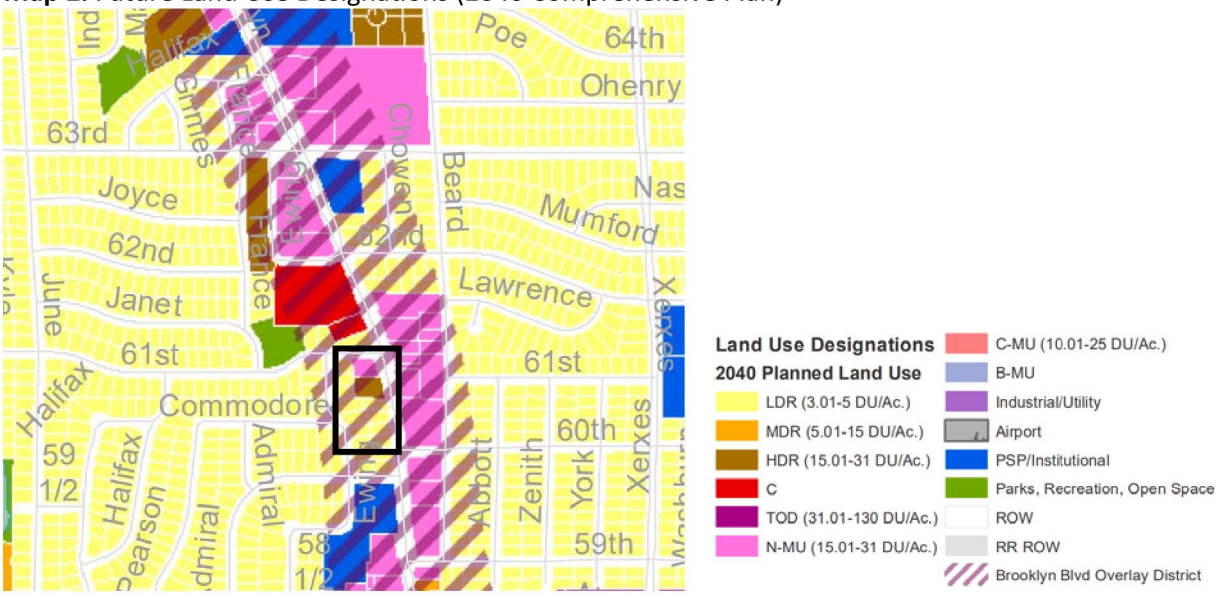
PUDs may only contain uses consistent with the City's Comprehensive Plan and the uniqueness of each PUD requires that specifications and standards for streets, utilities, public facilities, and the approval of a land subdivision may be subject to modifications from the City ordinances generally governing them—essentially the City Council may approve plans that are not in compliance with the usual specifications or ordinance requirements where it is found that such are not required in the interests of residents or the City, although plans shall comply with all watershed, state, and federal storm water, erosion control, and wetlands requirements.

Therefore, the proposed rezoning would be to PUD-NMU (Neighborhood Mixed Use). "Neighborhood Mixed Use" is a new future land use designation that guides surrounding key neighborhood intersections for a mix of residential, retail, and commercial/office uses. This designation plans for the redevelopment of existing uses and assumes that a minimum of 50% of the land within this designation would be used for residential purposes, at densities between 15.01 to 31 dwelling units per acre, and the remaining areas under this land use designation would be developed with neighborhood scale retail, service, and commercial uses. The designation allows for mixed uses on each parcel, but does not require it.

The Subject Property is currently comprised of three different future land use designations (refer to Map 2 below), but the Applicant is requesting a re-plat of said properties to accommodate the requested triplex development. As such, City staff reviewed the density ranges allowed within each of the three (3) future land use designations: Neighborhood Mixed Use (15.01-31 DU/Acre), High Density Residential (15.01-31 DU/Acre), and Low Density Residential (LDR @ 3.01-5 DU/Acre).

With 1.1 acres of the total Subject Property designated at 15.01-31 DU/Acre, there could be between 17 to 34 units on-site. The remaining 0.55 acres (3.01-5 DU/Acre) could support between 2 and 3 dwelling units for a range of **19 to 37 units** on the entire Subject Property. <u>As submitted, the proposal calls for the construction of **21 total units** on the Subject Property, which falls within the lower end of the range noted above.</u>

Map 2. Future Land Use Designations (2040 Comprehensive Plan)



The front setbacks requested under the application are generally less than what is allowed by Code for residential properties along a major thoroughfare (50 feet), which would severely limit development of the Subject Property, and the proposed front porches would therefore encroach closer to the property lines than is typically permitted. However, the proposed setbacks align with the guidance of the Comprehensive Plan to bring buildings closer to the corridor, provide parking in the rear, and create a more walkable, pedestrian friendly environment. A typical residential property not located on a major thoroughfare, be it single family or multi-family, requires a 35 foot front yard setback. The proposal also requests a higher percentage of three (3) bedroom units than is typically called for in the Zoning Code (no more than 10-percent); however, there are instances of multi-family dwelling units providing three (3) bedroom rental products at select multi-family properties in the City, such as Georgetown, Emerson Chalet, and Victoria Townhomes.

The PUD proposal is consistent with the 2040 Comprehensive Plan in that it would align with the City's strategic goal of Targeted Redevelopment by providing a type of mid-market housing that would fill a need in the community for larger unit rental dwelling units. The type of product proposed within this development would feature three (3) bedroom units with an estimated rent of between $1,850 to $2,200 per month, although these numbers have yet to be finalized. The Applicant is not requesting any municipal subsidy at this time, and has indicated plans to set aside 20% of the total units for Section 8 Voucher holders. The anticipated rents are considered affordable to those making 70-80% Area Median Income (AMI).

As approval of any development plan for the Subject Property shall constitute a rezoning to PUD, approvals to establish a PUD require the City Council to base its actions on the rezoning under the following criteria:

1. Compatibility of the plan with the standards, purposes, and intent of this section (Section 35-355);
2. Consistency of the plan with the goals and policies of the Comprehensive Plan;
3. The impact of the plan on the neighborhood in which it is to be located; and
4. The adequacy of internal site organization, uses, densities, circulation, parking facilities, public facilities, recreational areas, open spaces, and buffering and landscaping.

Based on the above noted findings and conditions above, City staff recommends the Planning Commission recommend City Council approval of the requested establishment of a Planned Unit Development to allow for the re-zoning of the Subject Property, located on what is currently known as 6025, 6031, 6037, and 6045 Brooklyn Boulevard, to be re-zoned to PUD-NMU (Planned Unit Development-Neighborhood Mixed Use) District, subject to the Applicant complying with the Conditions of Approval as noted below, and the receiving approvals for the related preliminary and final plat and site and building plans.

SITE AND BUILDING PLAN

The Applicant submitted plans for review as part of their proposal, along with a stormwater management plan, landscape plan, architectural renderings, and civil set containing utility, grading, drainage, and site plans. City staff reviewed the plans that were submitted and have provided comments for this report below:

Site Design

The proposed south site, located within the 6000 block of Brooklyn Boulevard, just south of the

Sanctuary of Brooklyn Center and 61st Avenue North, and west of Brooklyn Boulevard, proposes construction of seven (7) triplexes on approximately 1.65 acres. Each unit would contain a garden (or basement unit), a ground (main) level unit, and an upper level unit. As proposed, each triplex building would be approximately 3,885 feet in size, and provide approximately 1,295 square feet of living space per unit.

Setbacks

All setbacks in the proposal are measured from the right-of-way (ROW), which will be altered as part of the Phase II Brooklyn Boulevard Project scheduled to begin in 2021. The Applicant worked with City consultant SRF to obtain the revised County right-of-way specifications in advance of the Phase II construction, as they will impact the Subject Property.

The chart below compares the current setback requirements with the requested standards for the proposed PUD. The underlying "Neighborhood Mixed Use" designation is a new designation that is not currently reflected in the Zoning Code; however, a major update to the Zoning Code is underway. In reviewing the typical setbacks for a medium density residential product (R3 and R4 Districts under current Zoning Code), City staff finds the following:

Table 1. Setback Flexibility Requests

	Current Standard	**Requested Flexibility**
Front Yard Setback	50 feet (major thoroughfares) 35 feet (from front wall) **Note:** Minimum 25 foot setback assuming maximum 10 foot porch encroachment under Zoning Code	23-31 feet (from front wall) 17-25 feet (from covered porch)
Interior Yard Setback	10 feet	--
Corner Yard Setback	25 feet	--
Rear Yard Setback	40	--

The requested range of front yard setbacks is due to the uniqueness of the Subject property, which staggers in overall lot depth along Brooklyn Boulevard. The north portion of the Subject Property is able to retain greater front yard setbacks due to the existing lots being deeper, as the lots were formerly home to an office building and small apartment complex. The south portion of the Subject Property becomes shallower as the lots were previously the sites of two single family homes.

Between the anticipated construction start of the Phase II Brooklyn Boulevard reconstruction and modernization project, scheduled to begin in 2021, and the 2040 Comprehensive Plan goals and objectives, the intent has been to create a more walkable, transit connected, and experience-based place. Phase II of the Brooklyn Boulevard Project is intended to enhance bicycle and pedestrian travel by adding trail, improving sidewalks, transit stops, adding streetscaping and landscaping, and improving the overall functionality of intersections. As proposed, the existing sidewalk located along the eastern edge of the Subject Property would be converted from sidewalk to trail, which requires the acquisition of additional right-of-way.

As the Subject Property is located within the Brooklyn Boulevard Corridor and given the overarching desire to connect properties to the aforementioned amenities, City staff is comfortable with the

proposed setbacks, particularly as the Brooklyn Boulevard project is requiring additional right-of-way to accommodate the trail that would run adjacent to the proposed triplexes. Furthermore, the positioning of the triplexes closer to the roadway and trail enhances the walkability for residents who might potentially reside in one of the triplexes. This is as opposed to creating a more car-oriented feel by positioning a parking lot in front of the building, thus requiring potential residents to navigate the parking lot before entering their homes. Further, it is anticipated that the future Neighborhood Mixed Use zoning district will encourage shorter front yard setbacks along Brooklyn Boulevard to maximize setbacks from adjacent single family homes to the rear and encourage more walkability.

Architectural Materials

At this time, the City references a set of architectural design guidelines based off the Shingle Creek Crossing PUD. To that end, the building materials referenced are typically intended for more commercial type projects (e.g. glazing, brick, stucco). Per the Applicant, the intent is to utilize James Hardie lap siding with aluminum soffits and fascia. The front stoops on each triplex would utilize cedar decking or similar and offer a concrete patio on the rear of each building. Each unit would be fitted with custom cabinetry with solid core doors and luxury vinyl tile flooring.

The garden (basement) units would feature a large daylit window well running almost the entirety of the building width, while the main floor units would feature a front porch facing Brooklyn Boulevard. The Applicant also proposes to install a patio on the rear of each triplex building and provide grills. The Applicant has noted a desire to also offer community garden space on-site, and the proximity to neighboring Wangstad Park would offer residents with access to a playground, basketball court, and picnicking area.

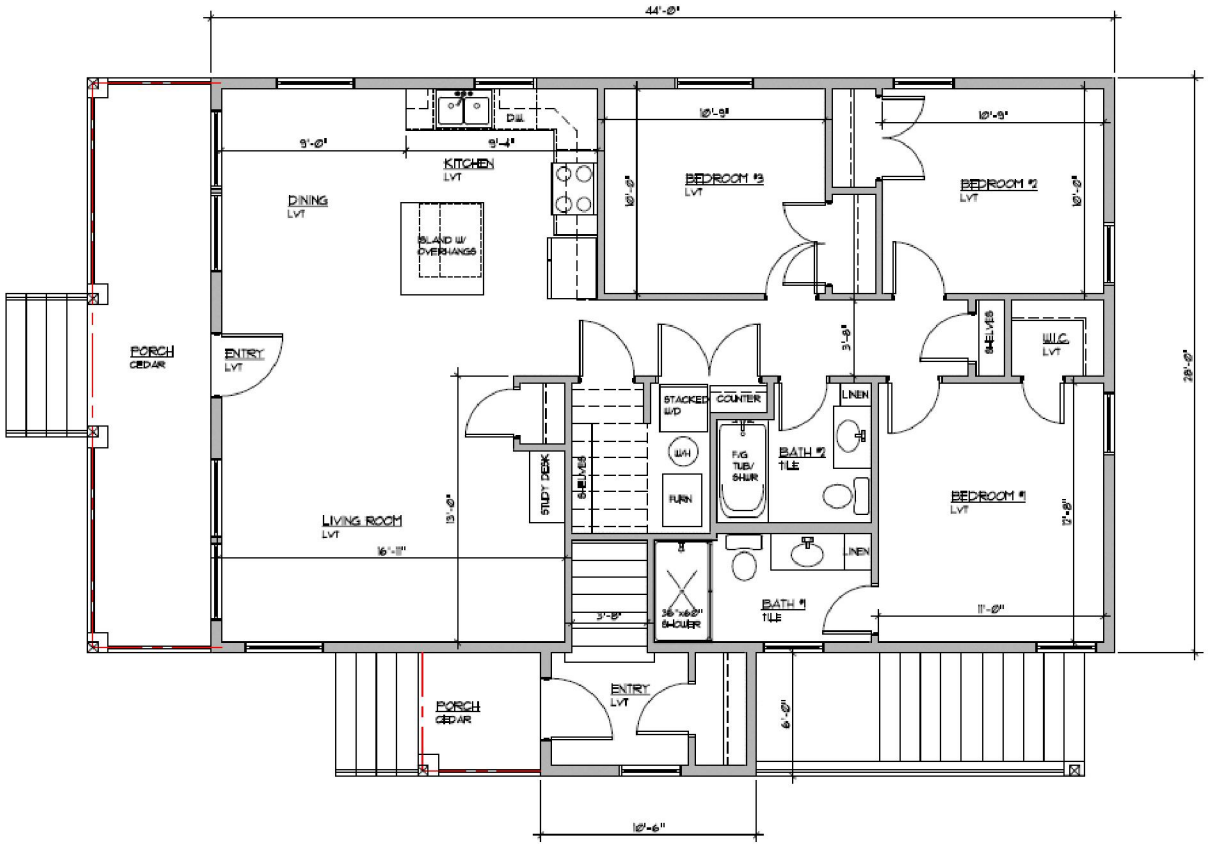
City staff indicated that the Applicant should strive to create a uniqueness about each building so as to create some vibrancy along the Boulevard through the use of differing roof pitches, siding colors, etc. The Applicant indicated that this was their intent.

Image 1. Renderings of Proposed Triplex Buildings





Image 2. Example Main (1st) Floor Unit



Access and Parking

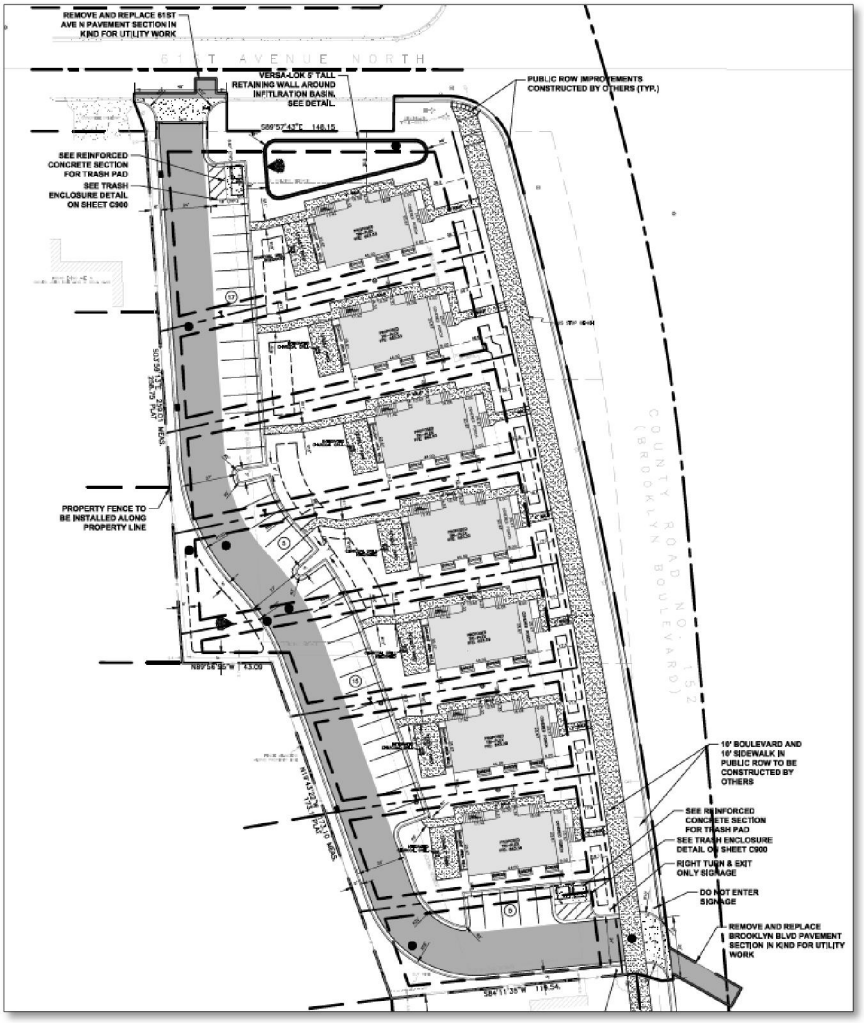
The Applicant proposes to install a driveway access off 61st Avenue North. Said access would run south along the western edge of the Subject Property before heading to a secondary right exit-only drive off Brooklyn Boulevard. As the driveway and parking will cross through all seven (7) new lots, the Applicant

will need to have cross access agreements in place.

As proposed, the drive aisle would be 24 feet wide, which is the minimum required for two-way traffic and 90-degree parking. The Applicant notes 18 foot deep parking spaces, which is the minimum required, but will need to ensure each parking space is a minimum of 8.66 feet in width or the 9 foot typical width.

Assuming a total of 21 dwelling units, the Applicant would need to provide a minimum of two (2) spaces per dwelling unit, or 42 on-site parking spaces. The Applicant initially provided for the minimum required on-site parking, but upon revising the site plan to incorporate trash enclosures the parking fell below minimum requirements. City staff is requesting the Applicant relocate the south trash enclosure to the west grassy median located at the rear of the southernmost triplex building. By relocating the trash enclosure, the Applicant will be able to recoup some parking spaces, and address City Code requirements that trash enclosures be located behind the front yard setbacks. The Applicant may also be able to achieve additional parking by removing a median or two in the rear parking area. Per Assistant City Engineer Andrew Hogg, the recommendation is to relocate any medians so as to align with the proposed individual lot lines. Refer to Image 3.

Image 3. Submitted Site Plan for 6000 Block of Brooklyn Boulevard



The Applicant will need to install sidewalk along the parking areas to allow for access to the sidewalks leading to each respective triplex building. This will require the proposed landscaping to be shifted elsewhere on the site (e.g. between buildings) and the landscape plan updated.

City staff participated in a series of conversations with Hennepin County regarding the proposed drive access off Brooklyn Boulevard, as the long term goals of Brooklyn Boulevard have included the limiting of access and consolidation of driveway curb cuts, which is a County road. As part of the EDA acquisition of these properties, existing curb cuts were taken off line. The request from the Applicant is to install an access off 61st Avenue North and another access off Brooklyn Boulevard. The County has indicated that a right only exit, rather than a full access onto Brooklyn Boulevard would be acceptable. By providing a right out only exit, garbage trucks and any potential emergency vehicles would be able to navigate the site without having to attempt a turnaround. Additionally, the right out only aligns with both City and County desires to limit turns on Brooklyn Boulevard.

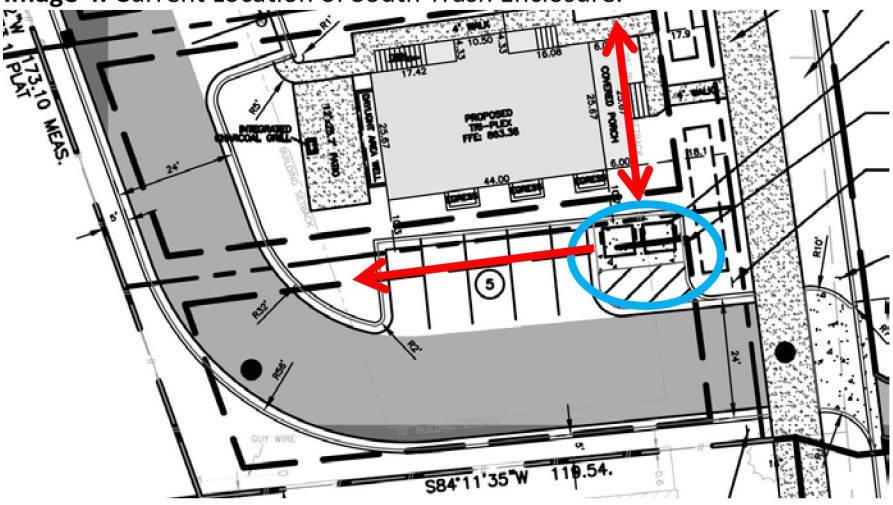
Both City and County staff indicated the preference of a raised concrete median, similar to a "porkchop" to guide motorists into the right out only exit onto Brooklyn Boulevard and requested signage be installed. The County noted that the preference would be to locate the proposed right out only further to the north (between 6031 and 6037 Brooklyn Boulevard); however, this alteration would have substantial impacts to the usability of the site as currently proposed (i.e. seven triplexes and all associated site improvements). Pending any approval of the application, the Applicant and City will need to work with the County to address the access needs.

The Subject Property is located in proximity to an existing bus stop located at the northeast corner of the site, at 61st Avenue North and Brooklyn Boulevard. Said transit stop serves local bus route 723, which offers direct connections to the Brooklyn Center Transit Center, North Hennepin Community College, and Starlite Transit Center in Brooklyn Park.

Trash, Screening, and Lighting

As mentioned above, City staff is requesting that the south trash enclosure be pulled back from in front of the building line of the southernmost triplex building and relocated west, towards the grassy median at the junction of the driveway aisle. Said trash enclosure shall be fully screened per City Code requirements with opaque front doors. Refer to Image 4 below.

Image 4. Current Location of South Trash Enclosure.



Given the higher intensity residential use on the Subject Property in relation to the adjacent single family homes located to the west and south, the Applicant will be required to install a buffer. The Applicant has indicated installation of a fence along the west and south portions of the Subject Property on their submitted site plan. Due to buffering provisions found in Section 35-410, which addresses the special requirements of medium and higher density multi-family residential districts (R3, R4, R5, R6, and R7 Districts), City staff is requesting installation of a minimum 6-foot opaque fence that is in harmony with the surrounding residential neighborhood and provides sufficient screening of the triplexes and specifically drive aisles and parking, from the adjacent single family homes.

A photometric/lighting plan was not provided as part of the submittal. Per the Zoning Code, "all exterior lighting shall be provided with lenses, reflectors, or shades so as to concentrate illumination on the property of the owner or operator of said illumination devices." Additionally, glare shall not emanate from or be visible beyond the boundaries of the illuminated premises. Section 35-712 (*Lighting*) of the City Zoning Code further specifies that lighting shall not exceed ten (10) foot candles when measured at the property lines abutting the street right-of-way or non-residentially zoned properties or three (3) foot candles for residentially zoned properties.

Given the presence of single family homes along the west and south property lines, the Applicant should be cognizant to provide sufficient lighting for residents navigating the parking lot at night or accessing the trash enclosures. This might perhaps be achieved through pedestrian level lighting that can provide sufficient illumination for residents to navigate to their respective homes. Additionally, lighting should be provided for each exterior door. The Applicant may also want to work with the City to determine anticipated improvements, including lighting upgrades and plantings, along Brooklyn Boulevard.

Landscaping

The project submittal includes a detailed landscape plan, which illustrates the proposed planting schedule (i.e., trees, shrubs, annuals/perennials, mature size, planting size, root conditions). Although City Code does not have any specific requirements on plant species, the City has operated under and held new and redeveloped areas to complying with the City's adopted Landscape Point System policy, which assigns points to a given site based on the acreage of a development. The point system requires Multi-Family Residential sites to provide a specific amount or number of landscaping units, and is based on the maximum percentage of certain materials (i.e., 50% shade trees; 40% coniferous trees; 35% decorative trees; and 25% shrubs).

Table 2. Landscaping Point System Policy Calculations for Subject Property

Planting Type	Minimum Size	Points Per Planting	Maximum Points (%)	Points Accrued
Shade Trees	2 ½" diameter	10	50% or 45 points	(6 trees x 10 = 60)
Coniferous Trees	5' height	6	40% or 36 points	(5 trees x 6 = 30)
Decorative Trees	1" diameter	1.5	35% or 31.5 points	(1 tree x 1.5 = 1.5)
Shrubs	12" diameter	0.5	25% or 22.5 points	(42 shrubs x 0.5 = 21)
Total			100% (90 point min.)	**97.5 points**

Assuming a Multi-Family Residential use, the Subject Property would need to provide a minimum of 90 points under the City's Landscape Point System Policy. As provided, the Landscape Plan provides for 97.5

points, which is above and beyond the minimum requirements. City staff reviewed the proposed showy mountain ash tree, which is a decorative (or ornamental) tree, and found that it is native to the northern North American climates and does not appear to be susceptible to the Emerald Ash Borer, as it is not a "true" ash tree. This tree may need to be relocated outside the designated sight triangle due to its corner location.

Although not indicated on the submitted Landscape Plan and not counted in the Landscape Point System Policy, the Applicant should look for opportunities to plant perennial grasses or flowers along the triplex buildings, particularly near the front covered porches and in-between buildings for curb appeal. Furthermore, there may be opportunities for some plantings within the five (5) foot green strip between the fencing and drive aisles. If the south trash enclosure is relocated to the west grassy median, some proposed plantings (i.e. Cupressina Norway Spruce, Techny Arborvitae) may need to be relocated elsewhere on site and an updated landscape plan provided. The Applicant should ensure that any plantings located near the two driveways do not block visibility off 61st Avenue North and Brooklyn Boulevard.

All green areas on the site will be sodded except in areas where viable turf exists and is totally undisturbed by construction. The burden will be on the developer to prove at the time of a site inspection that the groundcover has been properly maintained and restored. The *Planting Notes* on the submitted Landscape Plan indicate that any existing boulevard trees would be fenced off and protected during construction. As noted in the *Irrigation Notes* on the submitted Landscape Plan, the contractor would be responsible for providing an irrigation layout plan to the City pending submittal of any building permits for the proposed project.

Safety and Security

The Applicant should work with the Brooklyn Center Police Department to identify opportunities to provide sufficient security measures for each of the proposed triplexes. In the cases of multi-family residential properties, the Zoning Code outlines special requirements under Section 35-410 (*Special Requirements in R3, R4, R5, R6, and R7 Districts*). Such requirements include the installation of an approved security system to control access within each multiple family building, such as locked building entrances or foyer doors, and locked doors leading from hallways to individual units. Dead-latch type locks shall be provided with lever or door knobs on the inside of building entrance doors that can be locked from the inside and outside.

Engineering Review

Andrew Hogg, Assistant City Engineer, reviewed plans and provided a memorandum and a redlined set of plans, dated August 4th, 2020 (Exhibit D). All engineering comments must be addressed prior to the issuance of any permits for land disturbing activity.

It should be noted that an as-built survey will be required upon project completion, and inspection for the private site improvements is to be performed by the Applicant's design/project engineer with certification required upon project completion.

The Applicant will need to work with the City and County to obtain and address any and all requirements and permitting prior to beginning work, including a cross access agreement, and Utility Facilities Easement Agreement. The final plat shall be recorded at the County prior to issuance of any permits.

Fire Inspection/Building Review
Building Official Dan Grinsteinner and Fire Inspector Brandon Gautsch reviewed the submitted plans. Per Dan Grinsteinner's memo, dated August 4, 2020 (Exhibit E), the Applicant will need to submit for a SAC (Sewer Accessibility Charge) determination to the Metropolitan Council. No building permits shall be issued until any SAC charges are determined and paid for upon release of building permits. In addition, a City SAC/WAC (Water Accessibility Charge) fee will be due.

As the buildings are considered "Group R2," the Applicant will need to provide for accessible units, and an accessible route shall be provided from any and all public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to any required accessible building entrances.

Although each building is considered to be a "Group R2," the buildings are not required to be sprinklered as they are under 4,500 square feet in size, so long as all Fire Code requirements relating to access are met. To that end, fire hydrants shall be provided in instances where they are not already in existence or in compliance with Fire Code.

Based on the above noted findings and conditions above, City staff recommends the Planning Commission recommend City Council approval of the requested site and building plan for the Subject Property located on what is currently known as 6025, 6031, 6037, and 6045 Brooklyn Boulevard, subject to the Applicant complying with the Conditions of Approval as noted below, and the receiving of approvals for the related preliminary and final plat and establishment of a Planned Unit Development.

CONDITIONS OF APPROVAL
Staff recommends the following conditions be attached to any positive recommendation on the approval of Planning Commission Application No. 2020-004 for the Subject Property located within the 6000 Block of Brooklyn Boulevard and comprised of

Anticipated Permitting

1. The Applicant shall apply for and receive a City Land Disturbance permit prior to commencing any grading or land clearance activities on the site.
2. The Applicant shall apply for and receive an NPDES permit from the MPCA.
3. The Applicant shall obtain any required permits from Hennepin County for work in the County right-of-way.
4. The Applicant shall meet all requirements of the Shingle Creek Watershed Commission, as specified by the City.
5. The Applicant shall apply for and receive all applicable City building permits prior to commencing construction of any work.
6. Other permits not listed may be required and is the responsibility of the developer to obtain and warrant.
7. Copies of all required permits must be provided to the City prior to issuance of applicable building and land disturbance permits.
8. A preconstruction conference must be scheduled and held with City staff and other entities designated by the City.

Plat Review

9. Approval of the preliminary and final plats are contingent upon the addressing of comments by

Assistant City Engineer Hogg in his memorandum dated August 4, 2020, consolidation of the south outlot to proposed lot #7, and updating of the title block per City staff comments.

10. Final plat and mylar shall be subject to the provisions of Chapter 15 of the City Code of Ordinances (*Platting*).
11. Any comments and/or requirements as provided by Hennepin County.
12. Any comments and/or requirements from the City Attorney's office, and specifically regarding an updated certified abstract of title.
13. The successful recording of said plat (mylar) with Hennepin County.

PUD / Site Plan Review

14. Any significant changes or modifications made to this request can only be made by an amendment to the approved Planned Unit Development as approved by the City Council.
15. The Applicant shall enter into a Purchase Agreement with the Economic Development Authority of Brooklyn Center prior to the execution of the Final Plat.
16. The Applicant shall enter into a PUD agreement with the City of Brooklyn Center prior to the execution of the Final Plat.
17. The Applicant shall enter into a Performance Agreement with supporting financial guarantee approved by the City shall be executed prior to the issuance of any permits.
18. The Applicant shall enter into a Construction Management Plan and Agreement, and a $5,000 escrow deposited, prior to the issuance of a Land Disturbance Permit.
19. The Applicant shall enter into a Public Improvement Agreement prior to the issuance of a Land Disturbance Permit.
20. The Applicant shall enter into a Utility Facilities Easement Agreement prior to the issuance of a Land Disturbance Permit.

Engineering Review

21. The Applicant agrees to comply with all conditions or provisions noted in the City Engineer's Review memorandum, dated August 4, 2020.
    a. Final grading, drainage, utility, and erosion control plans and any other site engineering related issues are subject to review and approval by the City Engineer for City site and building plan approval and prior to the issuance of permits.

Fire Inspector/ Building Official Review

22. The Applicant shall work to ensure all applicable 2015 Minnesota Fire Code requirements have been met as part of any plan approval.
23. The building plans are subject to review and approval by the Building Official with respect to applicable codes prior to the issuance of permits.
24. The Applicant shall apply for a SAC determination from the Metropolitan Council. Said determination shall be forwarded to the City and paid for upon issuance of any City permits.
25. The Applicant shall work with the Building Official to address all minimum requirements for accessibility as they relate to units, parking, accessible routes, etc.

The aforementioned comments are provided based on the information submitted by the applicant at the time of this review. Other guarantees and site development conditions may be further prescribed throughout the project as warranted and determined by the City.

RECOMMENDATION

The findings of fact, based on the staff's review of the submitted plans support a recommendation for

approval of the application. Based on the findings and the above-noted conditions of approval, staff recommends the following motion:

Motion to approve a Resolution recommending the City Council approve Planning Commission Application No. 2020-004 for Preliminary and Final Plat, and site and building plan approvals, and the establishment of a Planned Unit Development for the Subject Property located in the 6000 block of Brooklyn Boulevard and known as 6025, 6031, 6037, and 6045 Brooklyn Boulevard, based on the findings of fact and submitted plans, as amended by the conditions of approval in the resolution.

Attachments

Exhibit A-Planning Application No. 2020-004 and documentation, submitted by C Alan Homes, LLC, and dated June 15, 2020
Exhibit B- Public Hearing Notice, dated June 25, 2020, as published in the Brooklyn Center *Sun Post*, and updated Public Hearing Notice and one page informational flyer.
Exhibit C- 60 Day Review Extension Letter, dated July 7, 2020.
Exhibit D- Memorandum and Exhibits, prepared by Assistant City Engineer Andrew Hogg, and dated August 4, 2020.
Exhibit E- Memorandum, prepared by Building Official Dan Grinsteinner, and dated August 4, 2020.

Planning Commission Report
Meeting Date: August 13, 2020

- Application Filed: 6/15/2020
- Review Period (60-day) Deadline: 8/14/2020
- Extension Declared: 7/7/2020
- Extended Review Period Deadline: 10/13/2020

Application No.	2020-005
Applicant:	C Alan Homes
Location:	6900 Block of Brooklyn Boulevard (6921, 6927, 6933, and 6939 Brooklyn Boulevard)
Requests:	(1) Preliminary and Final Plat, (2) Site and Building Plan, (3) Establishment of a Planned Unit Development for the development of six triplexes and related site improvements

REQUESTED ACTION

C Alan Homes ("The Applicant") is requesting approval of a preliminary and final plat, site and building plan, and establishment of a Planned Unit Development for a series of properties located within the 6900 block of Brooklyn Boulevard, just north of 69th Avenue North and Slim's, and west of Brooklyn Boulevard (Exhibit A). These properties are all currently owned by the Economic Development Authority of Brooklyn Center and encompass the following addresses: 6921, 6927, 6933, and 6939 Brooklyn Boulevard.

Due to the nature of the requests, including the establishment of a Planned Unit Development and preliminary and final plat approvals, a public hearing is required. A public notice was published in the Brooklyn Center *Sun Post* on June 25th, 2020 (Exhibit B). Following City staff concerns regarding adjustments to the submitted site plan to account for additional easements and questions surrounding driveway access off Brooklyn Boulevard from Hennepin County, City staff requested an extension to the application review period as granted under Minnesota Statutes Section 15.99, Subd. 3 (f)—refer to Exhibit C.

This request was intended to provide additional time for the Applicant to address the aforementioned items. Due to the continuance of the public hearing, City staff mailed updated public notices out to residents and/or taxpayers and incorporated a one page informational flyer on the project in the mailing. City staff also requested Public Works install a "Development Proposal Under Review" sign on site which provides a contact number for any questions regarding the proposal.

Since the requested extension, the Applicant has revised the site plan to reflect the necessary easements along Brooklyn Boulevard and the City was provided with a recommendation from Hennepin County regarding driveway access off Brooklyn Boulevard, which is detailed in this report.

BACKGROUND

Developer

The City was approached by Terry Robertson and Curt Brekke with C Alan Homes, a local builder and remodeling company specializing in high-end single family homes, in the spring of 2020. Mr. Robertson and Mr. Brekke are interested in diversifying the focus of C Alan Homes and are seeking to develop two sets of EDA-owned sites along Brooklyn Boulevard with a series of triplexes that would be available for

rent. Each triplex would consist of three, three bedroom units. The anticipated rents would likely range between $1,850 and $2,200 per month, and the Applicant has committed to providing 20% of the units as set aside for Section 8 voucher holders. Due to the Applicant's background in high-end single family home construction, the Applicant has indicated that each building would have the look and feel of a large, high quality single family home, with a combination of individual and shared on-site amenities.

Conformance with City Policies and Property Background

The EDA has been acquiring single family and undersized parcels along Brooklyn Boulevard for many years as part of a larger strategy to improve safety by reducing and consolidating access points, and assembling land for redevelopment into higher density land uses. The 2040 Comprehensive Plan created an overlay district along the corridor and re-guided most of the future land uses to "Neighborhood Mixed Use" or "NMU;" allowing medium density residential and/or neighborhood-serving commercial uses.

As transportation and land use patterns along the Brooklyn Boulevard corridor have changed, the EDA has strategically acquired property for redevelopment. Although the Subject Property lies just north of the area identified for the Brooklyn Boulevard reconstruction and modernization project, which ends around 65th Avenue North, land use patterns will be affected as access points are consolidated and the roadway altered to allow for a more walkable, neighborhood-oriented development pattern.

As a result of the roadway reconstruction plans, as well as the re-guiding of most of the future land uses along the corridor, the City's 2040 Comprehensive Plan Implementation Chapter included a plan for a comprehensive land use study of the Brooklyn Center corridor, which is currently underway. The intended outcome of the land use study will result in the creation of a regulatory framework for development along the corridor as well as design guidelines to help facilitate the creation of a more walkable, neighborhood-oriented development pattern along the entirety of Brooklyn Boulevard.

The Brooklyn Boulevard land use study will include a health impact assessment as well as a market analysis of the area in terms of feasible land uses. One of the goals of the study is to look at EDA-owned sites, and particularly those that are only as deep as a single-family lot, to determine how they could be redeveloped in ways that puts them back into productive use without negatively impacting surrounding neighborhoods.

The recently completed market analysis found that a mid-density residential product, such as row-homes or townhomes, or a low density office condo product, would be suitable along the corridor between controlled intersections given the access constraints that will exist after the majority of Brooklyn Boulevard is reconstructed. The market analysis further indicated that higher intensity commercial/retail uses would be more suitable around signalized intersections where access is better. The market analysis also found the current market would likely not bear new low and mid-rise multi-family housing development without subsidy given low market rents.

The findings of the market analysis are not unique to Brooklyn Center. The cost of construction, combined with the challenge of putting together financing for projects, make it difficult to complete multi-family developments without some form of gap financing or subsidy. As a result, the vast majority of multi-family housing that is built is either market rate and in locations that can achieve the highest rents, or alternatively, affordable housing, financed through federal sources and maintained at rents affordable to those making 50-60% area median income. Very little housing is constructed that is

considered affordable to those mid-income earners making between 80-120% area median incomes. So little, in fact, that in cities across the nation this type of housing is called “the missing middle”.

The land use study found that the vacancy rate for apartments along Brooklyn Boulevard is 1.3%, with lower than average market rents. The study notes that there is an opportunity to add newer inventory of all unit types, including market-rate, workforce, affordable, and senior housing. With current rental rates in Brooklyn Center low compared to the rest of the market, increasing construction costs, and higher capitalization rates (which help indicate an anticipated “rate of return” on investments and overall risk), lower density multi-family developments, such as triplexes, duplexes, and perhaps townhouses, are outlined in the market analysis as a potentially more feasible option.

The EDA currently owns four properties located at the northwest corner of 69th Avenue North and Brooklyn Boulevard, which total approximately 0.98 acres. These properties, in addition to a series of four properties on the west side of the 6000 block of Brooklyn Boulevard (1.65 acres), are both under consideration for the development of triplexes by C Alan Homes, and are identified under Planning Commission Application Nos. 2020-004 (6000 Block of Brooklyn Boulevard) and 2020-005 (6900 Block of Brooklyn Boulevard). Although these development proposals are for the same type of product and the same application requests, a separate staff report has been prepared for each of the sites.

On May 11, 2020, C Alan Homes' concept plan for the 6000 and 6900 blocks of Brooklyn Boulevard, as contemplated under Planning Commission Application Nos. 2020-004 and 2020-005, was presented to the City Council for Concept Review. The proposal was to develop two separate sites along Brooklyn Boulevard into a combined 13 triplex buildings (39 total dwelling units). The proposal addressed the re-platting of eight (8) EDA-owned lots into two separate development sites to allow for said redevelopment.

On June 22, 2020, City Council approved a Preliminary Development Agreement with C Alan Homes, LLC for the two sets of EDA-owned properties. The purpose of this agreement was to allow the Applicant time to review the property, obtain financing, and negotiate with the EDA of Brooklyn Center on an agreement for the purchase of the Subject Property and property to the south (6000 Block of Brooklyn Boulevard). This Agreement is set to expire on December 31, 2020 but also allows the time necessary to work through the land use approvals contemplated under this application. Should the Applicant receive approval for the proposed use, the EDA would need to negotiate a purchase agreement for the Subject Property, which would require a separate public hearing and approval from the EDA.

Site Data

2040 Land Use Plan:	Neighborhood Mixed Use (N-MU @ 15.01-31 DU/Ac.)
Neighborhood:	*Willow Lane*
Current Zoning:	C1 (Service/Office) District
Site Area:	0.98 acres

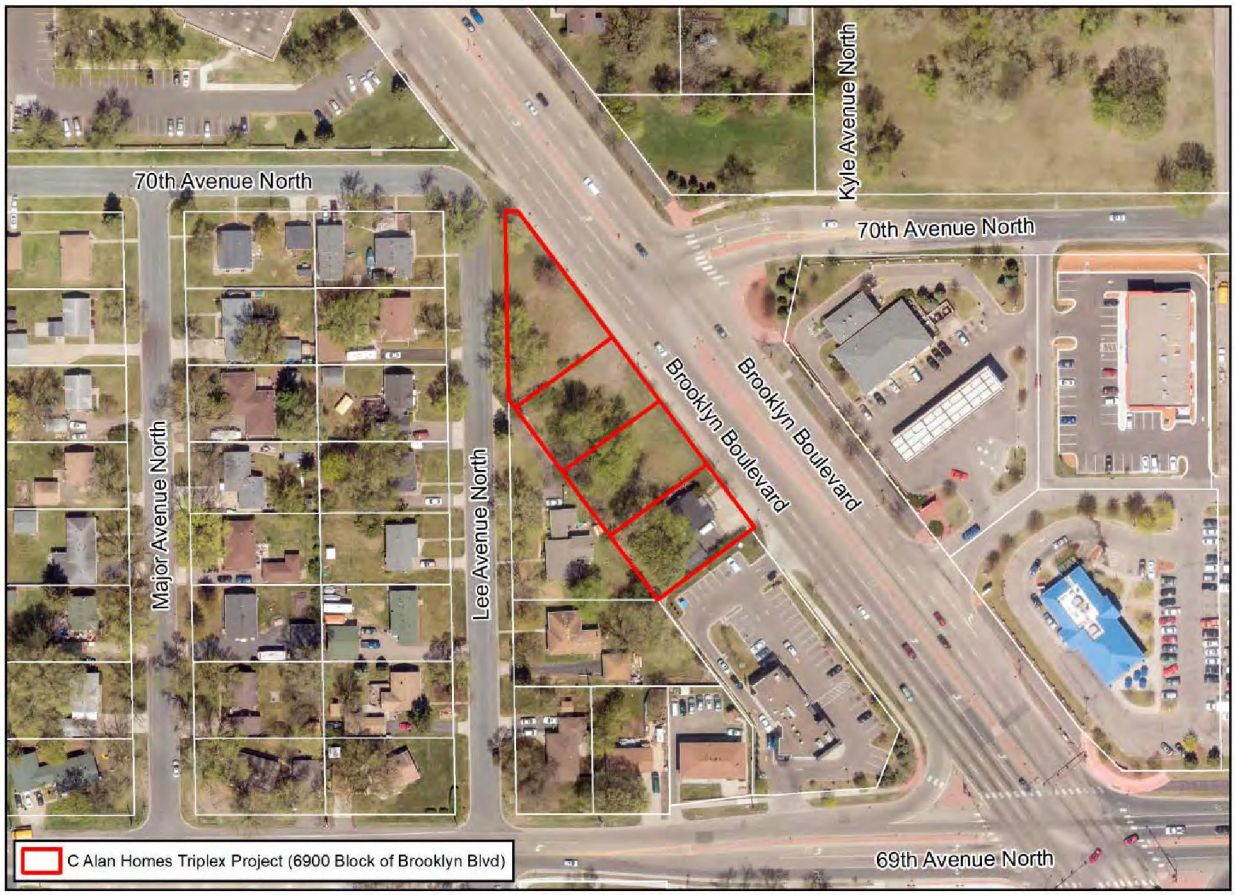
Surrounding Area

Direction	2040 Land Use Plan	Zoning	Existing Land Use
North	High Density Residential (HDR)	R5 (Multi-Family Residence)	Apartment Building
South	Neighborhood-Mixed Use (NMU)	PUD/C2 (Planned Unit Development/Commerce)	Restaurant

East	Right-of-Way	Right-of-Way (ROW)	Brooklyn Boulevard
West	Neighborhood-Mixed Use (NMU)	R-1 (One Family Residence)	SF Detached

Note: The Subject Property is located within the identified Brooklyn Boulevard Overlay District under the 2040 Comprehensive Plan.

Map 1. Subject Property



COMPREHENSIVE PLAN

The Subject Property is currently comprised of four properties, all with an identified future land use designation of "Neighborhood-Mixed Use." As proposed, the Subject Property would be located within the identified Brooklyn Boulevard Overlay District, which is a 1,200 foot wide corridor. The 2040 Plan stresses the creation of a walkable, transit connected, experience-based place that brings the City forward and offers new opportunities to existing and future residents.

> *"The idea that the community will thrive with a more integrated land use pattern is fully accepted, and promoted through this Plan. The areas that are planned for this type of change are guided within this Plan for Neighborhood Mixed-Use, Commercial Mixed-Use, Business Mixed-Use and/or are designated in the Brooklyn Boulevard Overlay District."*

The 2040 Comprehensive Plan also identifies the following Housing and Neighborhood Goals:

- Promote a diverse housing stock that provides safe, stable, and accessible housing options to all

of Brooklyn Center's residents.

- Recognize and identify ways to match Brooklyn Center's housing with the City's changing demographics.

Approximately 37% of the City's housing stock is comprised of rental housing, the vast majority as multi-family units. The majority of multi-family units in the City were constructed prior to 1979, with the bulk of units having been constructed between 1966 and 1969, making the majority of multi-family inventory between 51 to 54 years in age. With the exception of the two Real Estate Equities projects currently under construction at Northway Drive and County Road 10, there has been no new construction of multi-family units since the 1970s. With the exception of three rental townhome developments, all of the City's multi-family rental housing is comprised of one and two-bedroom units. As a result of this highly homogenous housing stock, the cost of housing in Brooklyn Center fits within a relatively narrow affordability band. One of the goals of the 2040 Comprehensive Plan is to provide a more diverse range of housing options and price points, which makes for a more economically resilient community.

As part of the community engagement process for the 2040 Comprehensive Plan residents expressed a need for larger rental units. More diverse housing options would allow families to stay in Brooklyn Center if they chose as their housing needs change. In fact, the City sees a drop in population relative to Hennepin County in residents aged 45 to 65. This is due to residents moving out to find alternative housing options as their families grow. The proposed project would provide a housing type that would fulfill a segment of this current housing gap in the community.

Since 2010, the number of households with children in both single-parent and married couple households has grown significantly, and the percentage of Brooklyn Center households with children is approaching 40 percent, which is well above the rate in Hennepin County and the metro area. Unlike the surrounding region, the median age of Brooklyn Center residents is younger, at 32.8 years old. This is largely due to a significant increase in residents aged 25 to 34, who oftentimes are starting families and having children.

The Metropolitan Council projects that the City of Brooklyn Center will add nearly 2,000 new households to the community between 2020 and 2040. Given that the City is mostly built out, it is expected that a substantial portion of future housing would be provided in the form of multi-family units. Residents also communicated a desire to have housing options that were closer to supportive retail, commercial, and services so that they could walk, bike, or easily use transit to meet their needs.

REQUESTS

The nature of the Applicant's requests would require approval of a preliminary and final plat to accommodate the anticipated site improvements and triplex buildings, the establishment of a Planned Unit Development to offer certain flexibility for the intended use and alignment with the recently adopted 2040 Comprehensive Plan, and approval of a site and building plan, as all properties above an R2 (One and Two Family Residence) District use require one.

PRELIMINARY AND FINAL PLAT

The proposed preliminary and final plat for what would be known as *ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD SECOND ADDITION* would subdivide four (4) existing Economic Development Authority (EDA) of Brooklyn Center lots into six (6) new parcels to accommodate the six (6) proposed triplexes at the Subject Property located just north of 69th Avenue North and west of Brooklyn Boulevard.

Per comments #44 through #47 provided in the memorandum by Assistant City Engineer Andrew Hogg and dated August 4, 2020 (Exhibit D), the Applicant will need to address edits necessary to reflect vacated easements, proposed easements, existing and proposed utilities, and all associated easement documents for City review. A 10 foot drainage and utility easement is required for dedication around the entire perimeter of the Subject Property. An additional utility easement shall be dedicated on the plat to allow for any future maintenance of private water mains and sanitary sewer per Development Agreement requirements.

The Applicant will need to submit legal descriptions and easement vacations for all existing easements and certain vacations of existing public easements, as determined by the City. The Applicant shall also provide and maintain a current abstract of title for City Attorney review.

Following a review of the submitted final plat, the title block shall be updated to reflect "Brooklyn Center, Minnesota," and "City Council of Brooklyn Center, Minnesota." The submitted plat currently displays "Bloomington" in the text. The title block should also contain an attest section for the City Clerk.

Based on the above noted findings and conditions above, City staff recommends the Planning Commission recommend City Council approval of the requested approval of a preliminary and final plat for ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD SECOND ADDITION for the Subject Property located on what is currently known as 6921, 6927, 6933, and 6939 Brooklyn Boulevard, subject to the Applicant complying with the Conditions of Approval as noted below, and the related requests for the approval of a site and building plan and establishment of a Planned Unit Development.

PLANNED UNIT DEVELOPMENT

The Subject Property is currently zoned a C1 (Service/Office) District. The Applicant is requesting the property be re-zoned to a Planned Unit Development (PUD) to accommodate the intended site improvements and housing product, which would offer three (3) dwelling units in each of the six (6) proposed triplex buildings. PUDs grant flexibility within the Zoning Code to allow for developments which would not be allowed under the existing regulations. PUDs are often used to achieve a higher quality development, or achieve other City goals, in exchange for granting zoning flexibility from the City Code.

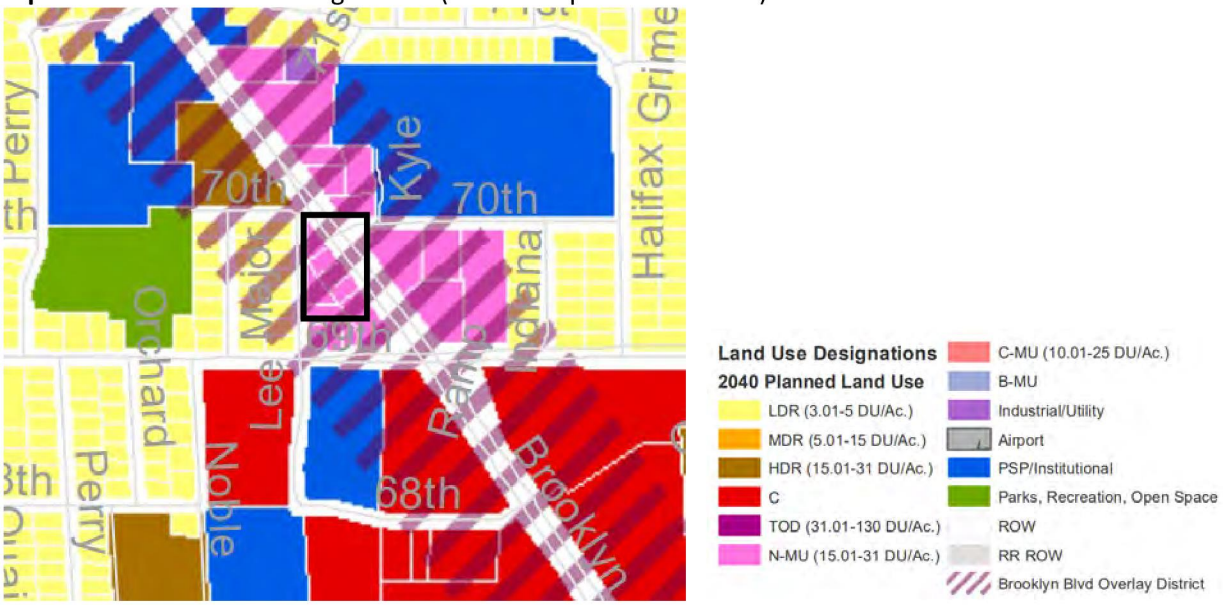
Section 35-355 (*Planned Unit Development*) of the City Zoning Code notes that upon the rezoning for a PUD, the district shall be designated by the letters "PUD" followed by the alphanumeric designation of the underlying zoning district, which may be either the prior zoning classification or a new classification. Given that the major update to the City Zoning Code is currently underway and changes to districts are anticipated in order to align with the 2040 Comprehensive Plan, the request would be to re-zone following guidance from the 2040 Comprehensive Plan future land use designations for the Subject Property.

PUDs may only contain uses consistent with the City's Comprehensive Plan and the uniqueness of each PUD requires that specifications and standards for streets, utilities, public facilities, and the approval of a land subdivision may be subject to modifications from the City ordinances generally governing them—essentially the City Council may approve plans that are not in compliance with the usual specifications or ordinance requirements where it is found that such are not required in the interests of residents or the City, although plans shall comply with all watershed, state, and federal storm water, erosion control, and wetlands requirements.

Therefore, the proposed rezoning would be to PUD-NMU (Neighborhood Mixed Use). "Neighborhood Mixed Use" is a new future land use designation that guides surrounding key neighborhood intersections for a mix of residential, retail, and commercial/office uses. This designation plans for the redevelopment of existing uses and assumes that a minimum of 50% of the land within this designation would be used for residential purposes, at densities between 15.01 to 31 dwelling units per acre, and the remaining areas under this land use designation would be developed with neighborhood scale retail, service, and commercial uses. The designation allows for mixed uses on each parcel, but does not require it.

All four parcels comprising the Subject Property hold a future land use designation of "Neighborhood Mixed Use" (refer to Map 2 below). With a total of 0.98 acres designated at 15.01-31 DU/Acre, there could be between 15 to 30 units on-site. As submitted, the proposal calls for the construction of **18 total units** on the Subject Property, which falls within the lower end of the range noted above.

Map 2. Future Land Use Designations (2040 Comprehensive Plan)



The front setbacks requested under the application are generally less than what is allowed by Code for residential properties along a major thoroughfare (50 feet), which would severely limit the development of anything on the Subject Property, and the proposed front porches would therefore encroach closer to the property lines than is typically permitted. However, the proposed setbacks align with the guidance of the Comprehensive Plan to bring buildings closer to the corridor, provide parking in the rear, and create a more walkable, pedestrian friendly environment. A typical residential property not located on a major thoroughfare, be it single family or multi-family, requires a 35 foot front yard setback. The proposal also requests a higher percentage of three (3) bedroom units than is typically called for in the Zoning Code (no more than 10-percent); however, there are instances of multi-family dwelling units providing three (3) bedroom rental products at select multi-family properties in the City, such as Georgetown, Emerson Chalet, and Victoria Townhomes.

The PUD proposal is consistent with the 2040 Comprehensive Plan in that it would align with the City's strategic goal of Targeted Redevelopment by providing a type of mid-market housing that would fill a need in the community for larger unit rental dwelling units. The type of product proposed within this

development would feature three (3) bedroom units with an estimated rent of between $1,850 to $2,200 per month, although these numbers have yet to be finalized. The Applicant is not requesting any municipal subsidy at this time, and has indicated plans to set aside 20% of the total units for Section 8 Voucher holders. The anticipated rents are considered affordable to those making 70-80% Area Median Income (AMI).

As approval of any development plan for the Subject Property shall constitute a rezoning to PUD, approvals to establish a PUD require the City Council to base its actions on the rezoning under the following criteria:

1. Compatibility of the plan with the standards, purposes, and intent of this section (Section 35-355);
2. Consistency of the plan with the goals and policies of the Comprehensive Plan;
3. The impact of the plan on the neighborhood in which it is to be located; and
4. The adequacy of internal site organization, uses, densities, circulation, parking facilities, public facilities, recreational areas, open spaces, and buffering and landscaping.

Based on the above noted findings and conditions above, City staff recommends the Planning Commission recommend City Council approval of the requested establishment of a Planned Unit Development to allow for the re-zoning of the Subject Property, located on what is currently known as 6921, 6927, 6933, and 6939 Brooklyn Boulevard, to be re-zoned to PUD-NMU (Planned Unit Development-Neighborhood Mixed Use) District, subject to the Applicant complying with the Conditions of Approval as noted below, and the receiving approvals for the related preliminary and final plat and site and building plans.

SITE AND BUILDING PLAN

The Applicant submitted plans for review as part of their proposal, along with a stormwater management plan, landscape plan, architectural renderings, and civil set containing utility, grading, drainage, and site plans. City staff reviewed the plans that were submitted and have provided comments for this report below:

Site Design

The proposed south site, located within the 6900 block of Brooklyn Boulevard, just north of 69th Avenue North and Slim's, and west of Brooklyn Boulevard, proposes construction of six (6) triplexes on approximately 0.98 acres. Each unit would contain a garden (or basement unit), a ground (main) level unit, and an upper level unit. As proposed, each triplex building would be approximately 3,885 feet in size, and provide approximately 1,295 square feet of living space per unit.

Setbacks

All setbacks in the proposal are measured from the right-of-way (ROW). As the City has requested the Applicant provide a 10 foot boulevard with a 5 foot sidewalk and maintenance strip to allow for the realignment of existing sidewalk along Brooklyn Boulevard, the Subject Property is fairly shallow and faces space constraints given that the Subject Property was formerly comprised of single family properties.

The chart below compares the current setback requirements with the requested standards for the proposed PUD. The underlying "Neighborhood Mixed Use" designation is a new designation that is not currently reflected in the Zoning Code; however, a major update to the Zoning Code is underway. In

reviewing the typical setbacks for a medium density residential product (R3 and R4 Districts under current Zoning Code), City staff finds the following:

Table 1. Setback Flexibility Requests

	Current Standard	**Requested Flexibility**
Front Yard Setback	50 feet (major thoroughfares) 35 feet (from front wall) **Note:** Minimum 25 foot setback assuming maximum 10 foot porch encroachment under Zoning Code	11 feet (from front wall)
Interior Yard Setback	10 feet	--
Corner Yard Setback	25 feet	--
Rear Yard Setback	40	--

As the Subject Property was formerly the location of four (4) single family homes, the six (6) proposed triplexes are able to maintain a fairly consistent setback along Brooklyn Boulevard.

Between the Brooklyn Boulevard reconstruction and modernization project, which ends just blocks south of the Subject Property, and the 2040 Comprehensive Plan goals and objectives, the intent has been to create a more walkable, transit connected, and experience-based place. Phase II of the Brooklyn Boulevard Project, which will terminate near 65th Avenue North, is intended to enhance bicycle and pedestrian travel by adding trail, improving sidewalks, transit stops, adding streetscaping and landscaping, and improving the overall functionality of intersections. As proposed, the existing sidewalk located along the eastern edge of the Subject Property would be re-aligned per City requirements, which requires additional spacing for a boulevard and sidewalk maintenance strip.

As the Subject Property is located within the Brooklyn Boulevard Corridor and given the overarching desire to connect properties to the aforementioned amenities, City staff is comfortable with the proposed setbacks, particularly as the Brooklyn Boulevard project is requiring additional right-of-way to accommodate the re-aligned sidewalk that would run adjacent to the proposed triplexes. Furthermore, the positioning of the triplexes closer to the roadway and sidewalk enhances the walkability for residents who might potentially reside in one of the triplexes. This is as opposed to creating a more car-oriented feel by positioning a parking lot in front of the building, thus requiring potential residents to navigate the parking lot before entering their homes. Further, it is anticipated that the future Neighborhood Mixed Use zoning district will encourage shorter front yard setbacks along Brooklyn Boulevard to maximize setbacks from adjacent single family homes to the rear and encourage more walkability.

Architectural Materials

At this time, the City references a set of architectural design guidelines based off the Shingle Creek Crossing PUD. To that end, the building materials referenced are typically intended for more commercial type projects (e.g. glazing, brick, stucco). Per the Applicant, the intent is to utilize modern James Hardie panels for siding with aluminum soffits and fascia to distinguish the north triplex project from the south triplex project, which has a more traditional appeal. Each unit would be fitted with custom cabinetry with solid core doors and luxury vinyl tile flooring, and the buildings would feature a concrete patio in the rear.

The garden (basement) units would feature a large daylit window well running almost the entirety of the building width, while the main floor units would feature a front porch facing Brooklyn Boulevard. The Applicant also proposes to install a patio on the rear of each triplex building with grills, and the proximity to neighboring Willow Lane Park would offer residents with access to a playground, basketball court, softball field, skating rink, and picnicking area.

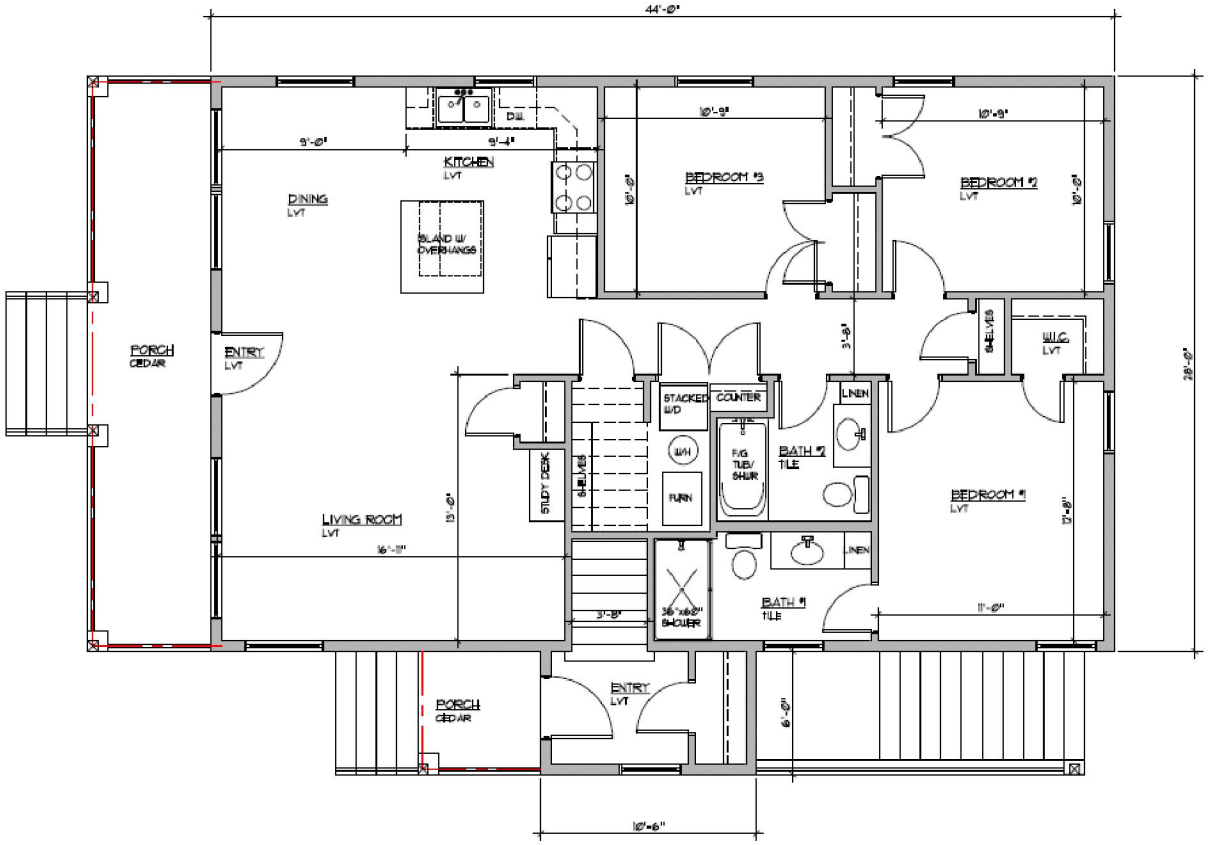
City staff indicated that the Applicant should strive to create a uniqueness about each building so as to create some vibrancy along the Boulevard through the use of differing roof pitches, siding colors, etc. The Applicant indicated that this was their intent.

Image 1. Example Renderings of Proposed Triplex Buildings in 6900 Block of Brooklyn Boulevard





Image 2. Example Main (1st) Floor Unit



Access and Parking

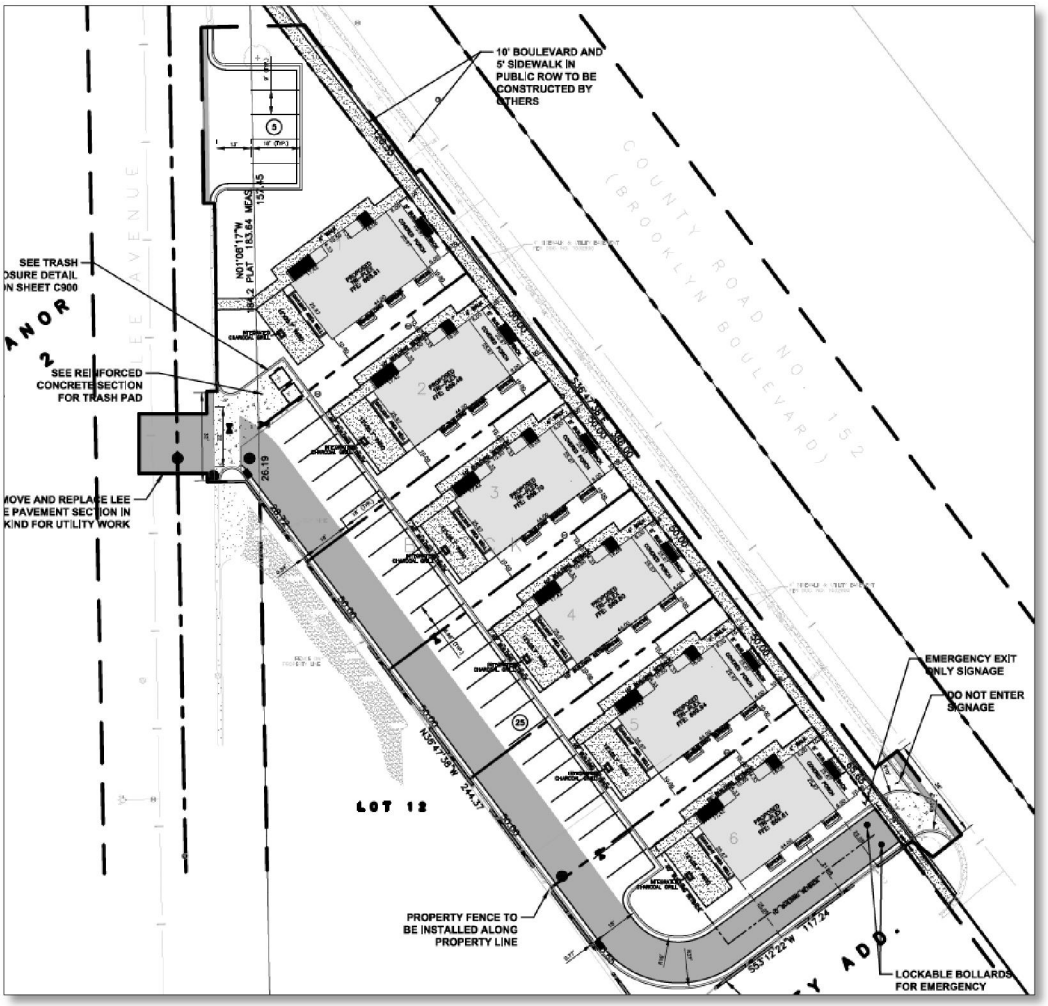
The Applicant proposes to install a driveway access off Lee Avenue North. Said access would run south along the western edge of the Subject Property before heading to a right only access off Brooklyn Boulevard. This access is reserved for emergency vehicles only per Hennepin County's recommendation. Per the submitted site plan, the access would feature lockable bollards positioned at the end of the drive to allow for efficient snow removal. As the driveway and parking will cross through all six (6) new lots, the Applicant will need to have cross access agreements in place.

As proposed, the drive aisle would only be 18 feet wide, which is below the minimum required for two-way traffic and 90-degree parking. City staff is requesting the Applicant revise the plans to allow for a 20-foot drive aisle, which is the minimum required for a fire access road under the Fire Code. This may require alterations to the front covered porches and rear patios. The Applicant notes 18 foot deep parking spaces, which is the minimum required, and tighter parking spaces provided at the minimum 8.66 feet in width.

Assuming a total of 18 dwelling units, the Applicant would need to provide a minimum of two (2) spaces per dwelling unit, or 36 on-site parking spaces. As proposed, the Applicant is providing 30 spaces, which is 6 spaces shy of the minimum requirements. City staff is requesting the Applicant revise the site plans to determine if additional parking can be accommodated for on the separate five (5) car lot noted at the north end of the Subject Property. If only the 30 parking spaces are provided, it would be at a parking ratio of 1.66 spaces per dwelling unit. If the Applicant were able to, for instance, accommodate two (2)

more parking spaces, it would be at a ratio of 1.78 spaces per dwelling unit. Refer to Image 3.

Image 3. Submitted Site Plan for 6900 Block of Brooklyn Boulevard



The Applicant will need to install sidewalk along the parking areas to allow for access to the sidewalks leading to each respective triplex building. This will require some of the proposed landscaping to be shifted elsewhere on the site (e.g. between buildings) and the landscape plan updated.

City staff participated in a series of conversations with Hennepin County regarding the proposed drive access off Brooklyn Boulevard, as the long term goals of Brooklyn Boulevard have included the limiting of access and consolidation of driveway curb cuts, which is a County road. As part of the EDA acquisition of these properties, existing curb cuts were taken off line. The request from the Applicant is to install an access off Lee Avenue North and another access off Brooklyn Boulevard.

The County has indicated that, due to the higher volumes of traffic along this segment of Brooklyn Boulevard (over 30,000 Average Daily Traffic), three lanes of traffic, and the proximity of the proposed drive access to other nearby intersections, they would like to see no access off Brooklyn Boulevard; however, if not possible, the County would approve installation of an emergency exit only (e.g. reinforced gate with bollards). As proposed, there would be an emergency right-out only with a lockable bollard. Pending any approval of the application, the Applicant and City will need to work with the

County to address the access needs.

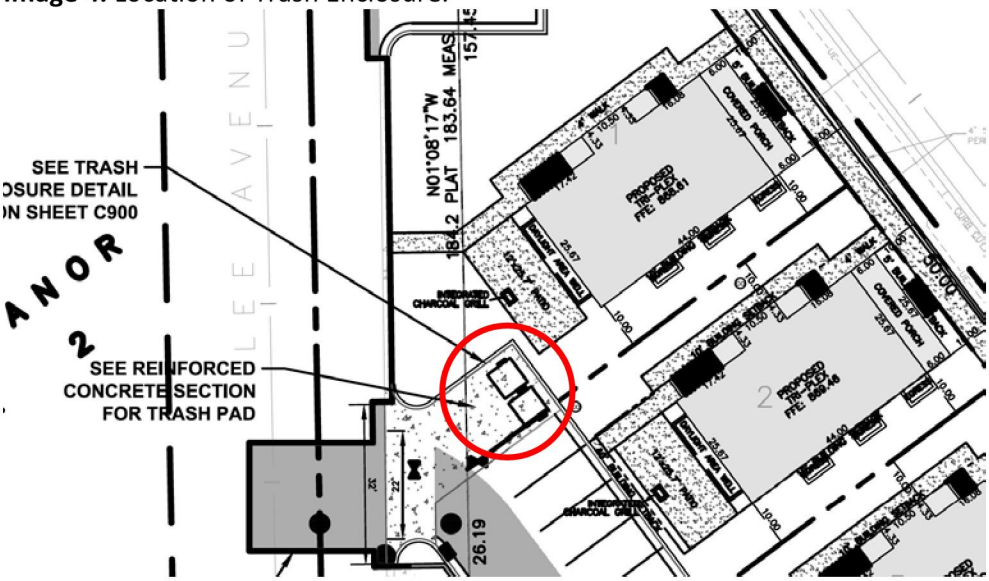
City staff was able to work with the Applicant to identify a location on-site that allows garbage to be picked up off Lee Avenue North near the main proposed entrance, rather than requiring a garbage truck to enter the site and navigate back out.

The Subject Property is located in proximity to an existing bus stop located at the northwest corner of 69th Avenue North and Brooklyn Boulevard, just down the street and in front of Slim's. Said transit stop serves local bus route 723, which offers direct connections to the Brooklyn Center Transit Center, North Hennepin Community College, and Starlite Transit Center in Brooklyn Park.

Trash, Screening, and Lighting

As mentioned above, City staff worked with the Applicant to identify a location for the proposed trash enclosure that would not require a garbage truck to navigate the site with the emergency exit in place. As proposed, the trash enclosure would be located just inside the main access to the site and would allow a garbage truck to pull straight in and back straight back out onto Lee Avenue North. Said trash enclosure shall be fully screened per City Code requirements with opaque front doors. Refer to Image 4 below.

Image 4. Location of Trash Enclosure.



Given the higher intensity residential use on the Subject Property in relation to the adjacent single family home to the southwest and across Lee Avenue North, the Applicant will be required to install a buffer. The Applicant has indicated installation of a fence along this portion of the Subject Property on their submitted site plan. Due to buffering provisions found in Section 35-410, which addresses the special requirements of medium and higher density multi-family residential districts (R3, R4, R5, R6, and R7 Districts), City staff is requesting installation of a minimum 6-foot opaque fence that is in harmony with the surrounding residential neighborhood and provides sufficient screening of the triplexes and specifically drive aisles and parking, from the adjacent single family home.

A photometric/lighting plan was not provided as part of the submittal. Per the Zoning Code, "all exterior lighting shall be provided with lenses, reflectors, or shades so as to concentrate illumination on the

property of the owner or operator of said illumination devices." Additionally, glare shall not emanate from or be visible beyond the boundaries of the illuminated premises. Section 35-712 (*Lighting*) of the City Zoning Code further specifies that lighting shall not exceed ten (10) foot candles when measured at the property lines abutting the street right-of-way or non-residentially zoned properties or three (3) foot candles for residentially zoned properties.

The Applicant should be cognizant to provide sufficient lighting for residents navigating the parking lot at night or accessing the trash enclosures, but minimize illumination levels and glare to single family residential properties abutting the Subject Property and located across Lee Avenue North. This might perhaps be achieved through pedestrian level lighting that can provide sufficient illumination for residents to navigate to their respective homes. Additionally, lighting should be provided for each exterior door.

Landscaping

The project submittal includes a detailed landscape plan, which illustrates the proposed planting schedule (i.e., trees, shrubs, annuals/perennials, mature size, planting size, root conditions). Although City Code does not have any specific requirements on landscaping, the City has operated under and held new and redeveloped areas to complying with the City's adopted Landscape Point System policy, which assigns points to a given site based on the acreage of a development. The point system requires commercial sites to provide a specific amount or number of landscaping units, and is based on the maximum percentage of certain materials (i.e., 50% shade trees; 40% coniferous trees; 35% decorative trees; and 25% shrubs).

Table 2. Landscape Point System Policy Calculations for Subject Property.

Planting Type	Minimum Size	Points Per Planting	Maximum Points (%)	Points Accrued
Shade Trees	2 ½" diameter	10	50% or 45 points	(5 trees x 10 = 50)
Coniferous Trees	5' height	6	40% or 36 points	(5 trees x 6 = 30)
Decorative Trees	1" diameter	1.5	35% or 31.5 points	(1 tree x 1.5 = 1.5)
Shrubs	12" diameter	0.5	25% or 22.5 points	(41 shrubs x 0.5 = 20.5)
Total			100% (90 point min.)	**97 points**

Assuming a Multi-Family Residential use, the Subject Property would need to provide a minimum of 90 points under the City's Landscape Point System Policy. As provided, the Landscape Plan provides for 97 points, which is above and beyond the minimum requirements. City staff reviewed the proposed showy mountain ash tree, which is a decorative (or ornamental) tree, and found that it is native to the northern North American climates and does not appear to be susceptible to the Emerald Ash Borer, as it is not a "true" ash tree.

Although not indicated on the submitted Landscape Plan and not counted in the Landscape Point System Policy, the Applicant should look for opportunities to plant perennial grasses or flowers along the triplex buildings, particularly along Brooklyn Boulevard and in-between buildings for curb appeal. The Applicant may need to evaluate whether there is sufficient spacing for the two proposed Prairie Statesman Swiss Stone Pines located in proximity to the trash enclosure off Lee Avenue North. In addition, the Applicant will need to relocate at least some of the proposed Techny Arborvitae proposed along the northernmost triplex and the Cupressina Norway Spruce on the Lee Avenue North side as

there will need to be a sidewalk connection between the proposed five space parking lot on the north end of the site to the triplexes, assuming access towards the rear of the buildings.

All green areas on the site will be sodded except in areas where viable turf exists and is totally undisturbed by construction. The burden will be on the developer to prove at the time of a site inspection that the groundcover has been properly maintained and restored. The *Planting Notes* on the submitted Landscape Plan indicate that any existing boulevard trees would be fenced off and protected during construction. As noted in the *Irrigation Notes* on the submitted Landscape Plan, the contractor would be responsible for providing an irrigation layout plan to the City pending submittal of any building permits for the proposed project.

Safety and Security

The Applicant should work with the Brooklyn Center Police Department to identify opportunities to provide sufficient security measures for each of the proposed triplexes. In the cases of multi-family residential properties, the Zoning Code outlines special requirements under Section 35-410 (*Special Requirements in R3, R4, R5, R6, and R7 Districts*). Such requirements include the installation of an approved security system to control access within each multiple family building, such as locked building entrances or foyer doors, and locked doors leading from hallways to individual units. Dead-latch type locks shall be provided with lever or door knobs on the inside of building entrance doors that can be locked from the inside and outside.

Engineering Review

Andrew Hogg, Assistant City Engineer, reviewed plans and provided a memorandum and a redlined set of plans, dated August 4th, 2020 (Exhibit D). All engineering comments must be addressed prior to the issuance of any permits for land disturbing activity.

It should be noted that an as-built survey will be required upon project completion, and inspection for the private site improvements is to be performed by the Applicant's design/project engineer with certification required upon project completion.

The Applicant will need to work with the City and County to obtain and address any and all requirements and permitting prior to beginning work, including a cross access agreement, and Utility Facilities Easement Agreement. The final plat shall be recorded at the County prior to issuance of any permits.

The Applicant will be responsible for removing any remaining driveways and sidewalk adjacent to Brooklyn Boulevard and installation of a re-aligned sidewalk south towards Slim's. As mentioned previously, the Applicant is responsible to provide a 10 foot boulevard with a 5 foot sidewalk and maintenance strip to accommodate this. The Applicant will also need to install sidewalk along the proposed parking lot off Lee Avenue North as well as a connection between the proposed five space parking lot and the triplexes.

Fire Inspection/Building Review

Building Official Dan Grinsteinner and Fire Inspector Brandon Gautsch reviewed the submitted plans. Per Dan Grinsteinner's memo, dated August 4, 2020 (Exhibit E), the Applicant will need to submit for a SAC (Sewer Accessibility Charge) determination to the Metropolitan Council. No building permits shall be issued until any SAC charges are determined and paid for upon release of building permits. In addition, a City SAC/WAC (Water Accessibility Charge) fee will be due.

As the buildings are considered "Group R2," the Applicant will need to provide for accessible units, and an accessible route shall be provided from any and all public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to any required accessible building entrances.

Although each building is considered to be a "Group R2," the buildings are not required to be sprinklered as they are under 4,500 square feet in size, so long as all Fire Code requirements relating to access are met, including a minimum 20 foot wide drive aisle. To that end, fire hydrants shall be provided in instances where they are not already in existence or in compliance with Fire Code.

Based on the above noted findings and conditions above, City staff recommends the Planning Commission recommend City Council approval of the requested site and building plan for the Subject Property located on what is currently known as 6921, 6927, 6933, and 6939 Brooklyn Boulevard, subject to the Applicant complying with the Conditions of Approval as noted below, and the receiving of approvals for the related preliminary and final plat and establishment of a Planned Unit Development.

CONDITIONS OF APPROVAL

Staff recommends the following conditions be attached to any positive recommendation on the approval of Planning Commission Application No. 2020-005 for the Subject Property located within the 6900 Block of Brooklyn Boulevard and comprised of

Anticipated Permitting

1. The Applicant shall apply for and receive a City Land Disturbance permit prior to commencing any grading or land clearance activities on the site.
2. The Applicant shall obtain any required permits from Hennepin County for work in the County right-of-way.
3. The Applicant shall meet all requirements of the Shingle Creek Watershed Commission, including incorporation of water quality measures, as specified by the City.
4. The Applicant shall apply for and receive all applicable City building permits prior to commencing construction of any work.
5. Other permits not listed may be required and is the responsibility of the developer to obtain and warrant.
6. Copies of all required permits must be provided to the City prior to issuance of applicable building and land disturbance permits.
7. A preconstruction conference must be scheduled and held with City staff and other entities designated by the City.

Plat Review

8. Approval of the preliminary and final plats are contingent upon the addressing of comments by Assistant City Engineer Hogg in his memorandum dated August 4, 2020.
9. Final plat and mylar shall be subject to the provisions of Chapter 15 of the City Code of Ordinances (*Platting*).
10. Any comments and/or requirements as provided by Hennepin County.
11. Any comments and/or requirements from the City Attorney's office, and specifically regarding an updated certified abstract of title.
12. The successful recording of said plat (mylar) with Hennepin County.

PUD / Site Plan Review

13. Any significant changes or modifications made to this request can only be made by an amendment to the approved Planned Unit Development as approved by the City Council.
14. The Applicant shall enter into a Purchase Agreement with the Economic Development Authority of Brooklyn Center prior to the execution of the Final Plat.
15. The Applicant shall enter into a PUD agreement with the City of Brooklyn Center prior to the execution of the Final Plat.
16. The Applicant shall enter into a Performance Agreement with supporting financial guarantee approved by the City shall be executed prior to the issuance of any permits.
17. The Applicant shall enter into a Construction Management Plan and Agreement and provide a separate deposit for any non-compliance.

Engineering Review

18. The Applicant agrees to comply with all conditions or provisions noted in the City Engineer's Review memorandum, dated August 4, 2020.
    a. Final grading, drainage, utility, and erosion control plans and any other site engineering related issues are subject to review and approval by the City Engineer for City site and building plan approval and prior to the issuance of permits.

Fire Inspector/ Building Official Review

19. The Applicant shall work to ensure all applicable 2015 Minnesota Fire Code requirements have been met as part of any plan approval, including installation of a minimum 20-foot wide drive aisle.
20. The building plans are subject to review and approval by the Building Official with respect to applicable codes prior to the issuance of permits.
21. The Applicant shall apply for a SAC determination from the Metropolitan Council. Said determination shall be forwarded to the City and paid for upon issuance of any City permits.
22. The Applicant shall work with the Building Official to address all minimum requirements for accessibility as they relate to units, parking, accessible routes, etc.

The aforementioned comments are provided based on the information submitted by the applicant at the time of this review. Other guarantees and site development conditions may be further prescribed throughout the project as warranted and determined by the City.

RECOMMENDATION

The findings of fact, based on the staff's review of the submitted plans support a recommendation for approval of the application. Based on the findings and the above-noted conditions of approval, staff recommends the following motion:

Motion to approve a Resolution recommending the City Council approve Planning Commission Application No. 2020-005 for Preliminary and Final Plat, and site and building plan approvals, and the establishment of a Planned Unit Development for the Subject Property located in the 6900 block of Brooklyn Boulevard and known as 6921, 6927, 6933, and 6939 Brooklyn Boulevard, based on the findings of fact and submitted plans, as amended by the conditions of approval in the resolution.

Attachments

Exhibit A-Planning Application No. 2020-005 and documentation, submitted by C Alan Homes, LLC, and dated June 15, 2020

Exhibit B- Public Hearing Notice, dated June 25, 2020, as published in the Brooklyn Center *Sun Post*, and updated Public Hearing Notice and one page informational flyer.

Exhibit C- 60 Day Review Extension Letter, dated July 7, 2020.

Exhibit D- Memorandum and Exhibits, prepared by Assistant City Engineer Andrew Hogg, and dated August 4, 2020.

Exhibit E- Memorandum, prepared by Building Official Dan Grinsteinner, and dated August 4, 2020.

Exhibit A

For Office Use Only	
Date Received:	06/15/2020
Date Application Complete:	
Letter of Completeness:	
PC App No.	2020-005

2020 Planning Commission Application

Applicant Information:

Name: C Alan Homes

Address: 5215 Terraceview Ln N Plymouth MN 55446

Office Phone: _____ Cell: 763-228-1785

Email: nationalchamp55442@yahoo.com FAX: _____

Property Owner Information* (*if different from Applicant*)**:**

Name: Economic Development Authority of Brooklyn Center

Property Owner Address: _____

Office Phone: _____ Cell: _____

Email: _____ FAX: _____

Project Information:

Provide a general description of your project and request(s): Construction of Six Tri Plex Units and Associated Site Improvements.

Address/Location of Property: 6900 Brooklyn Blvd north Addresses. See attachment sheet

Legal Description of Property: _____

Application Type (Mark all that Apply)

☐	Comprehensive Plan Amendment	$1,050	☐	Appeal	$200
☐	Rezoning	$1,050	☐	Zoning Code Text Amendment	$500
☐	Special/Interim Use Permit	$250	☐	Special/Interim Use Permit Amendment	$150
☑	Site and Building Plan Review	$750	☐	Variance	$200
☑	Planned Unit Development	$1,800	☐	Planned Unit Development Amendment	$700
☑	Preliminary Plat	$400	☑	Final Plat	$200

IMPORTANT: All applications may be subject to additional fees for reimbursement of costs incurred by the City for filing, reviewing, and processing applications in the form of an escrow to the City.

Application Fee: $3,150 **Escrow Amount:** $1000 **Receipt No:** _____

Escrows: All Planning Commission Applications shall be subject to a $1,000 escrow deposit. Costs expended in reviewing and processing an application will be charged against the cash escrow and credited to the City. Charges to the escrow may include attorney and consulting fees and/or mailing and public notice costs. The escrow amount may be reduced or increased by the City Planner on a project by project basis. If at any time a required cash escrow is depleted the applicant shall deposit additional escrow funds as determined by the City. Unused portions of an escrow deposit shall be returned to the Applicant upon successful implementation of an approved application.

Complete/Incomplete Applications: A preliminary meeting with City Staff is required prior to the submission of a Planning Commission Application. No application will be considered complete prior to such meeting. Once an application is submitted, City Staff shall have fifteen (15) business days to determine if the application is complete. An incomplete application will delay process of the request. If incomplete, City Staff will notify the Applicant in writing that the application is incomplete and what information is needed in order to make the application complete. Once an application has been deemed complete it will be placed on the next available Planning Commission agenda.

Meeting Schedule: The deadline for submittal of Planning Commission Applications is outlined in the below schedule. Failure to submit all application materials, fees, and escrows by 4:30 p.m. on the application submittal deadline may delay the review process. Planning Commission meetings are held the second Thursday of each month at 7:00 p.m. If a recommendation is made by the Planning Commission regarding the application it will typically be placed on the agenda of the next available City Council meeting, which are held the fourth Monday of each month at 7:00 p.m. Meetings are held in the City Council Chambers at Brooklyn Center City Hall. Additional meetings and/or work sessions may be scheduled as necessary for the review of an application.

2020 Application Schedule (*subject to change*)

Application Submittal Deadline (30-Days Prior to Meeting)	Planning Commission Meeting Dates	City Council Meeting Dates (for application review)
December 10 (2019)	**January 9**	January 27
January 14	**February 13**	February 25
February 11	**March 12**	April 13
March 10	**April 9**	April 27
April 14	**May 14**	June 8
May 12	**June 11**	July 13
June 9	**July 9**	July 27
July 14	**August 13**	September 14
August 11	**September 10**	September 28
September 8	**October 8**	October 26
October 13	**November 12**	December 14
November 10	**December 10**	January 11 (2021)

Note: The above schedule is outlined for those submitting Planning Commission applications and *does not* outline all City Council meetings scheduled. Please access the City of Brooklyn Center's website at www.cityofbrooklyncenter.org to receive up to date meeting dates and notices of any changes made to this schedule. Individuals may also review and download meeting agendas and packets from the city website.

Meeting Attendance: In order for the Planning Commission and City Council to consider any application, the Applicant or a designated representative must be present at the scheduled meeting(s). If not, the matter may be tabled until the next available agenda.

Acknowledgement and Signature:

The undersigned acknowledges that they understand that before a Planning Commission application can be deemed complete, all required fees and escrows must be paid to the City. By signing and submitting this application, the Applicant agrees to pay to the City of Brooklyn Center the actual costs incurred for expenses reasonably and necessarily required by the City for the review, filing, and processing of the application. Such costs will be in addition to the application fee described herein. Withdrawal of the application will not relieve the applicant of the obligation to pay costs incurred prior to withdrawal. Any administrative fees paid as part of the submission of this application are nonrefundable.

Property Owner Signature (Required)	6/4/2020 Date
Applicant Signature (If different than Property Owner)	6/4/2020 Date

2020 Planning Commission Application

Addresses: North Brooklyn Blvd

Economic Development Authority of Brooklyn Center

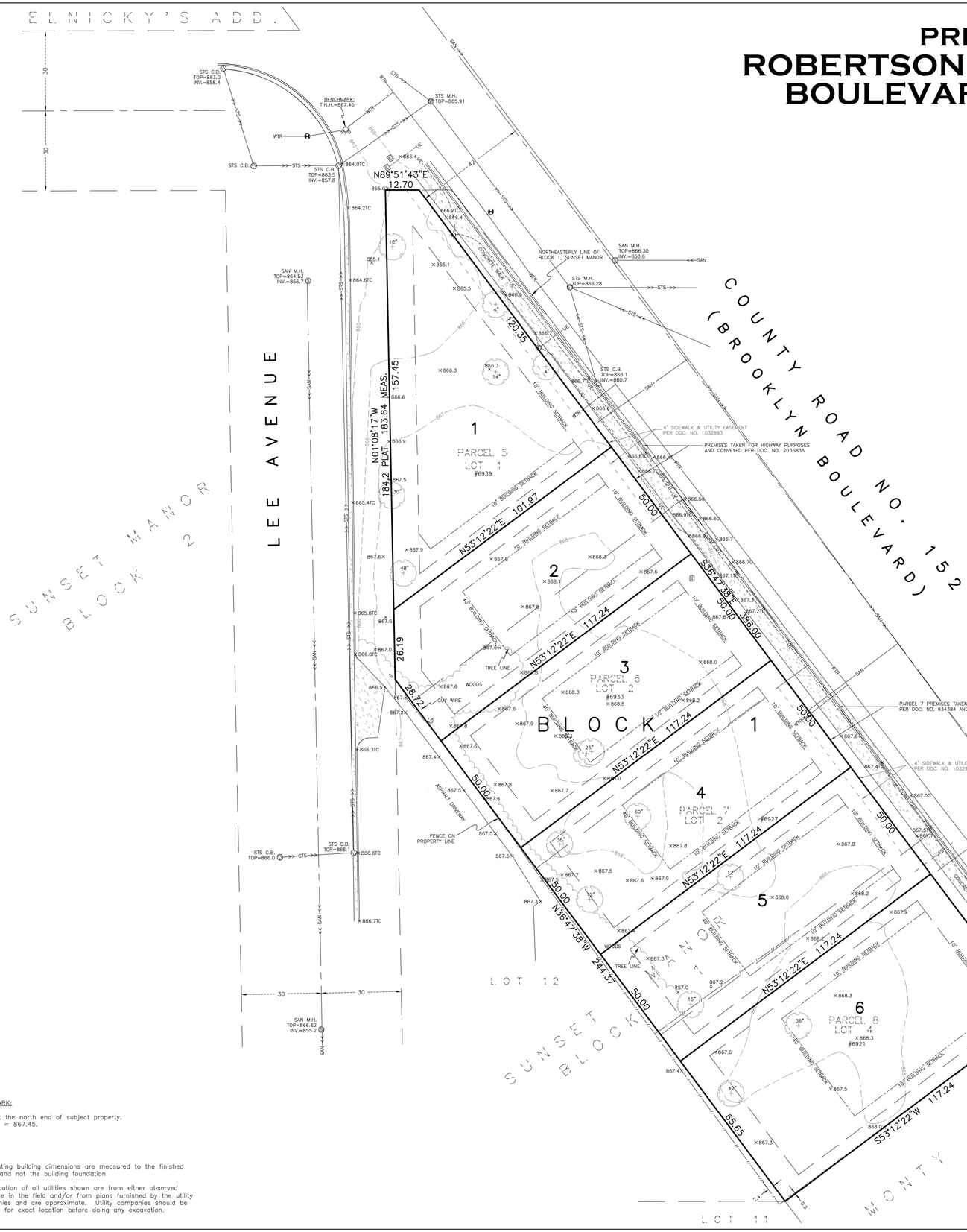
6921 Sunset Manor. Block 1, Lot 4

6927 Sunset Manor. Block 1, Lot 3

6933 Sunset Manor. Block 1, Lot 2

6939 Sunset Manor. Block 1, Lot 1

PRELIMINARY PLAT
ROBERTSON & BREKKE'S BROOKLYN BOULEVARD SECOND ADDITION

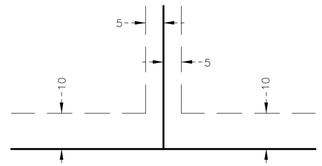




LEGEND

Fence	
UE	Underground Electric
STS	Storm Sewer
SAN	Sanitary Sewer
WTR	Water Main
GAS	Underground Gas
	Electric Vault
	Catch Basin
	Catch Basin
	Sanitary Manhole
	Storm Manhole
	Electric Manhole
	Light Pole
	Power Pole
	Hydrant
	Gate Valve
	Traffic Sign
x900.0	Existing Elevation
x900.0TC	Top of Curb Elevation
x900.0G	Gutter Elevation
900	Existing Contour
	Found Iron Monument
	Set Iron Monument Inscribed R.L.S 15230
	Deciduous Tree

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, ADJOINING LOT LINES, AND 10 FEET IN WIDTH, ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED.

PROPERTY DESCRIPTIONS:

Parcel 5:
All that part of Lot 1, which lies Southwesterly of a line run parallel with and distant 42 feet Southwesterly of the following described line: Beginning at a point on the South line of Section 27, Township 119, Range 21, distant 1607.8 feet West of the South Quarter corner thereof; thence run Northwesterly at an angle of 53 degrees 20 seconds 37.5 minutes with said South Section line for 1000 feet and there terminating, Block 1, Sunset Manor, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1427277.

Parcel 6:
Lot 2, except that part thereof which lies Northeasterly of a line run parallel with and distant 42 feet Southwesterly of the following described line: Beginning at a point on the South line of Section 27, Township 119 North, Range 21 West distant 1607.8 feet West of the South Quarter corner thereof; thence run Northwesterly at an angle of 53 degrees 20 minutes 37.5 seconds with said South Section Line for 800 feet and there terminating, Block 1, Sunset Manor, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 810173.

Parcel 7:
Lot 3, Block 1, Sunset Manor, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1377906.

Parcel 8:
That part of Lot 4, Block 1, Sunset Manor, which lies southwesterly of a line run parallel with and distant 42 feet southwesterly of the following described line: Beginning at a point on the South line of Section 27, Township 119 North, Range 21 West distant 1607.8 feet West of the South quarter corner thereof; thence run northwesterly at an angle of 53 degrees 20 minutes 37.5 seconds with said South Section line for 800 feet and there terminating, Hennepin County, Minnesota.

Torrens Property
Torrens Certificates No. 1486581.

BENCHMARK:

T.N.H. at the north end of subject property.
Elevation = 867.45.

NOTES:

- All existing building dimensions are measured to the finished siding and not the building foundation.
- The location of all utilities shown are from either observed evidence in the field and/or from plans furnished by the utility companies and are approximate. Utility companies should be notified for exact location before doing any excavation.

W. BROWN LAND SURVEYING, INC.
8030 CEDAR AVENUE SO., SUITE 228.
BLOOMINGTON, MN 55425
PHONE: (952) 854-4005
FAX: (952) 854-4038
EMAIL: INFO@WBROWNLANDSURVEYING.COM

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.

W. BROWN LAND SURVEYING, INC.

DATED: (06-15-2020)

WOODROW A. BROWN, R.L.S. MN REG 15230

BENCHMARK:
T.N.H. at the north end of subject property.
Elevation = 867.45.

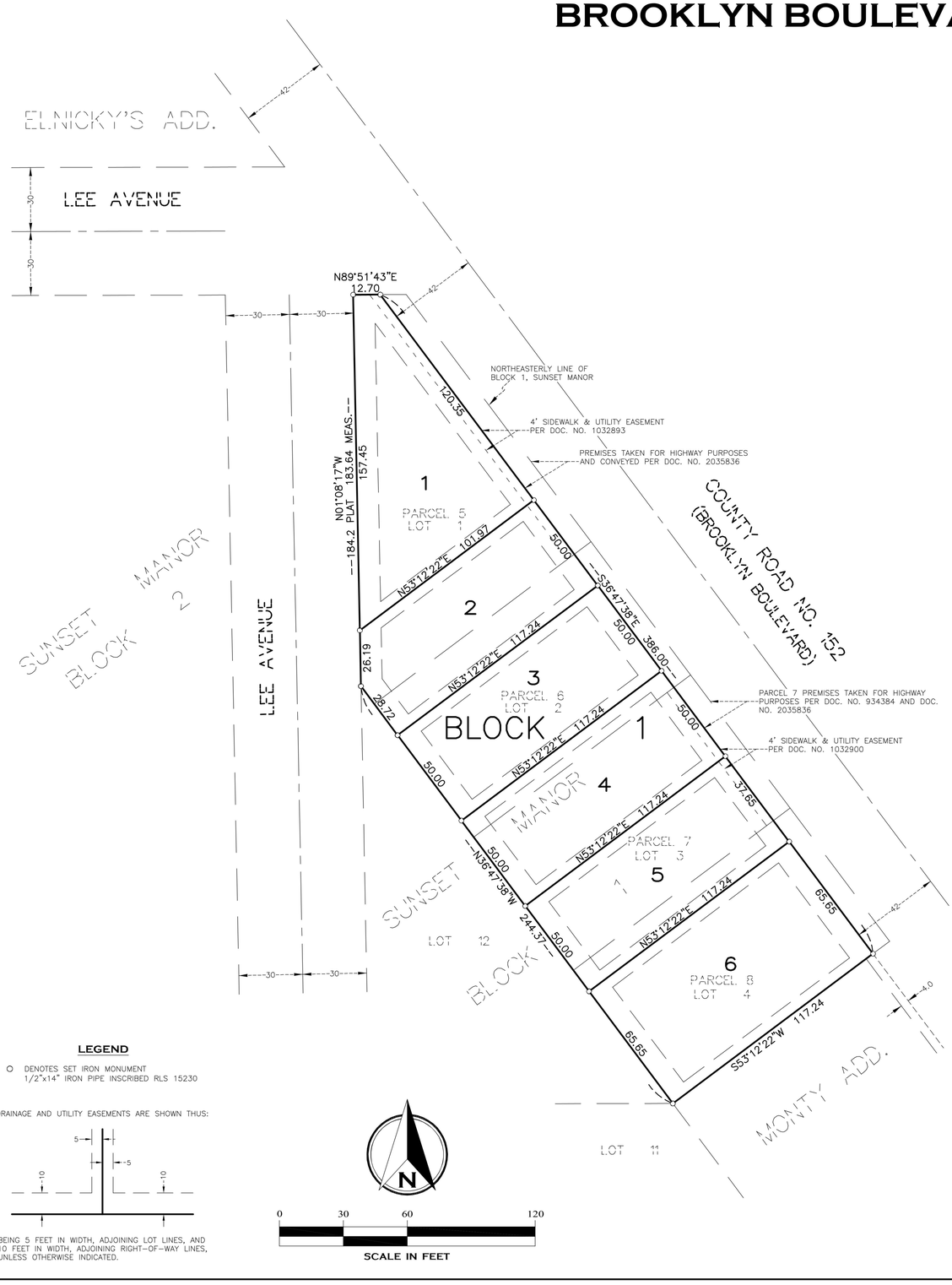
REVISIONS		
	DATE	REMARKS

SCALE	1" = 20'
DRAWN	CME
REFERENCE	
JOB NO.	129-20
BOOK/PAGE	160/71
SHEET	1 of 1

ROBERTSON AND BREKKE'S
BROOKLYN BOULEVARD SECOND ADDITION

R.T. DOC. NO.

C.R. DOC. NO.



LEGEND

○ DENOTES SET IRON MONUMENT
1/2"x14" IRON PIPE INSCRIBED RLS 15230

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH, ADJOINING LOT LINES, AND 10 FEET IN WIDTH, ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED.

KNOW ALL PERSONS BY THESE PRESENTS: That C. Alan Homes, LLC, a Minnesota Limited Liability Compamy, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to-wit:

Parcel 5:
All that part of Lot 1, which lies Southwesterly of a line run parallel with and distant 42 feet Southwesterly of the following described line: Beginning at a point on the South line of Section 27, Township 119, Range 21, distant 1607.8 feet West of the South Quarter corner thereof; thence run Northwesterly at an angle of 53 degrees 20 seconds 37.5 minutes with said South Section line for 1000 feet and there terminating, Block 1, Sunset Manor, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1427277.

Parcel 6:
Lot 2, except that part thereof which lies Northeasterly of a line run parallel with and distant 42 feet Southwesterly of the following described line: Beginning at a point on the South line of Section 27, Township 119 North, Range 21 West distant 1607.8 feet West of the South Quarter corner thereof; thence run Northwesterly at an angle of 53 degrees 20 minutes 37.5 seconds with said South Section Line for 800 feet and there terminating, Block 1, Sunset Manor, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 810173.

Parcel 7:
Lot 3, Block 1, Sunset Manor, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1377906.

Parcel 8:
That part of Lot 4, Block 1, Sunset Manor, which lies southwesterly of a line run parallel with and distant 42 feet southwesterly of the following described line: Beginning at a point on the South line of Section 27, Township 119 North, Range 21 West distant 1607.8 feet West of the South quarter corner thereof; thence run northwesterly at an angle of 53 degrees 20 minutes 37.5 seconds with said South Section line for 800 feet and there terminating, Hennepin County, Minnesota.

Torrens Property
Torrens Certificates No. 1486581.

Have caused the same to be surveyed and platted as ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD SECOND ADDITION and do hereby dedicate to the public, for public use forever, the easements as shown on this plat for drainage and drainage and utility purposes only.

In witness whereof, said C. Alan Homes, LLC, a Minnesota Limited Liability Company, have hereunto set their hands this _____ day of _____, 20____.

Signed: _____ _____
Terry Robertson Curt Brekke

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20____, by Terry Robertson and Curt Brekke, members of C. Alan Homes, LLC, a Limited Liability Company.

By:_____

_____ _____
Signature Printed Name

Notary Public, _____ County, Minnesota
My Commission Expires _____

And In witness whereof, said C. Alan Homes, LLC, a Limited Liability Company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: C. Alan Homes, LLC

By:_____ its:_____

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20____, by _____, its, _____ of C. Alan Homes, LLC, a Limited Liability Company, on behalf of the corporation.

_____ _____
Signature Printed Name

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Woodrow A. Brown, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01 Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.
Dated this _____ day of _____, 20____.

_____
Woodrow A. Brown, Licensed Land Surveyor
Minnesota License No. 15230

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20____, by Woodrow A. Brown.

_____ _____
Signature Printed Name

Notary Public, _____ County, Minnesota
My Commission Expires _____

BLOOMINGTON, MINNESOTA
This plat of ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD SECOND ADDITION was approved and accepted by the City Council of the City of Bloomington, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03 Subd. 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

By:_____ Mayor By: _____ City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota
I hereby certify that taxes payable in 20___ and prior years have been paid for land described on the plat, dated this _____day of _____, 20____.

Mark V. Chapin, County Auditor By:_____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to MN. STAT. Sec. 383B.565(1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor By:_____

REGISTRAR OF TITLES, Hennepin County, Minnesota
I hereby certify that the within plat of ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD SECOND ADDITION was filed in this office this _____ day of _____, 20____, at ___o'clock ___.M.

Martin McCormick, Registrar of Titles by:_____ Deputy

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD SECOND ADDITION was recorded in this office this _____ day of _____, 20____, at ___ o'clock ___.M.

Martin McCormick, County Recorder by:_____ Deputy

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD SECOND ADDITION was recorded in this office this _____ day of _____, 20____, at ___ o'clock ___.M.

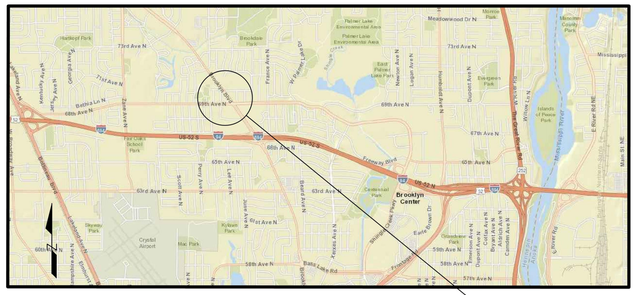
Martin McCormick, County Recorder by:_____ Deputy

W. BROWN LAND SURVEYING, INC.

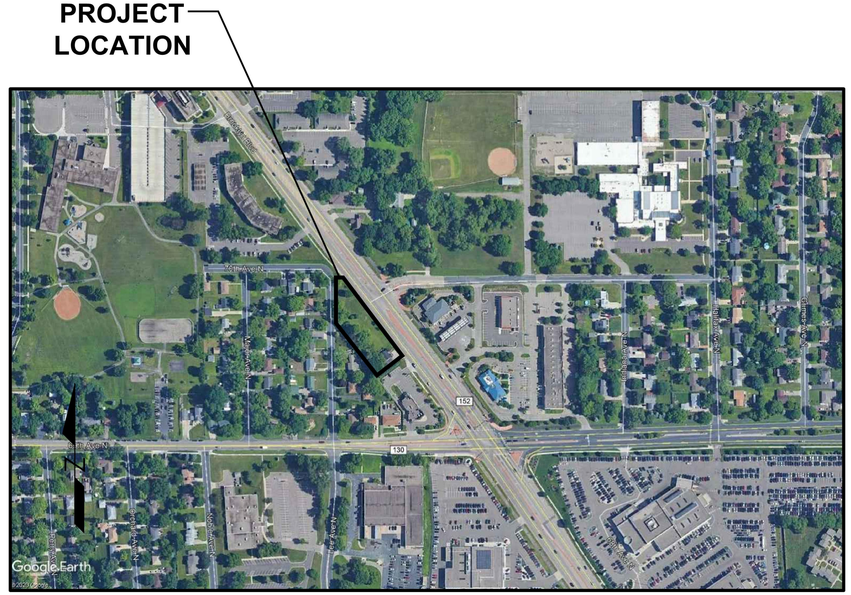
PRELIMINARY PLANS

FOR
SITE, GRADING, DRAINAGE, EROSION CONTROL,
AND UTILITIES
FOR

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT
BROOKLYN CENTER, MN



VICINITY MAP



SHEET INDEX	
SHEET NO.	DESCRIPTION
C000	CIVIL COVER SHEET
C100	EXISTING CONDITIONS & REMOVALS
C200	EROSION & SEDIMENT CONTROL DETAILS
C210	EROSION & SEDIMENT CONTROL - PHASE I
C211	EROSION & SEDIMENT CONTROL - PHASE II
C300	CIVIL SITE PLAN
C400	GRADING & DRAINAGE PLAN
C500	UTILITY PLAN
C900	SITE DETAILS
C901	UTILITY DETAILS
C902	UTILITY DETAILS

GENERAL SITE WORK NOTES

1. ALL STOCKPILES SHALL BE LOCATED WITHIN THE CONSTRUCTION LIMITS OR DESIGNATED STAGING AREAS.
2. ALL CONTROL OF WATER AND EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SEQUENCED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS FOR THE PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES FOR ADDITIONAL INFORMATION.
4. ALL PUBLIC ROADWAYS AND PRIVATE DRIVEWAYS INSIDE THE CONSTRUCTION LIMITS SHALL REMAIN OPEN FOR THE DURATION OF CONSTRUCTION.
5. EXISTING TOPOGRAPHIC SURVEY SHOWN IS BASED ON A SITE SURVEY PERFORMED BY W BROWN LAND SURVEYING IN 2020.

GENERAL EARTHWORK NOTES

1. THE CONTRACTOR SHALL MINIMIZE DISTURBANCE OF TREES/SHRUBS NOT MARKED FOR REMOVAL, INCLUDING MINIMIZING DISTURBANCE OF SOILS WITHIN THE TREES' DRIPLINE ZONES. CONTRACTOR SHALL NOT STOCKPILE MATERIAL INSIDE THE TREE DRIPLINES.
2. CONTRACTOR SHALL PROTECT ALL STRUCTURES AND UTILITIES NOT BEING MARKED FOR REMOVAL.
3. CONTRACTOR SHALL COORDINATE ALL DEMOLITION OF UNDERGROUND UTILITY WORK WITH OWNER.
4. NO CONCRETE OR RUBBLE SHALL BE BACKFILLED ONSITE. BURNING OF DEBRIS ON SITE SHALL NOT BE ALLOWED.

PROJECT CONTACTS

OWNER
CURT BREKKE
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH
PLYMOUTH, MN 55446
(612) 282-7546 OFFICE

CIVIL ENGINEER
BENJAMIN LUCAS, PE
SOLUTION BLUE, INC.
444 Cedar Street
Saint Paul, MN 55101
(651)294-0038 OFFICE

SUBSURFACE UTILITY INFORMATION

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THE DRAWINGS CONCERNING TYPE AND LOCATION OF UTILITIES HAS BEEN DESIGNATED UTILITY QUALITY LEVEL 'C'.
THESE QUALITY LEVELS WERE DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02. ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNIPEN COUNTY COORDINATES
T.N.H AT N END OF SUBJECT PROPERTY
ELEVATION: 867.45 (NGVD 29 DATUM)

Solution Blue
water matters
444 Cedar Street, Suite 1005 651-294-0038
Saint Paul, MN 55101 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT
6900 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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.

NOT FOR CONSTRUCTION

BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

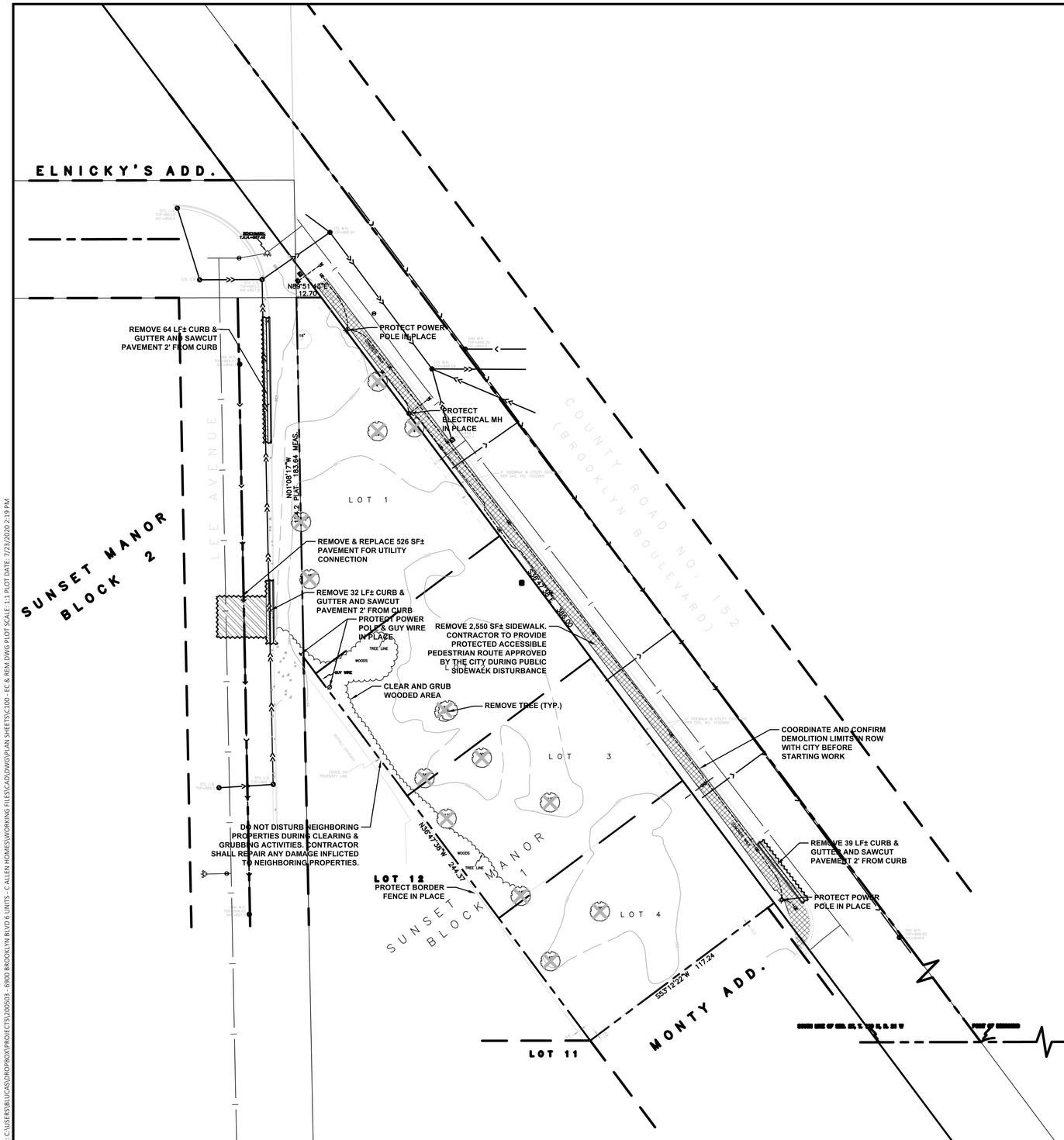
CIVIL COVER SHEET

SOLUTION BLUE PROJECT NO: 200503

C000

COPYRIGHT © 2020 BY SOLUTION BLUE INC. ALL RIGHTS RESERVED

CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200503 - 6900 BROOKLYN BLVD 6 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C000 - COVR.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:19 PM



N

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	EXISTING	REMOVALS
PROPERTY LINE		CURB AND GUTTER REMOVAL
LIMITS OF CONSTRUCTION		REMOVE EXISTING
BUILDING		
TOPOGRAPHIC INDEX CONTOUR	800	BUILDING REMOVAL
TOPOGRAPHIC CONTOUR	802	
CURB & GUTTER		BITUMINOUS PAVEMENT REMOVAL
STORM SEWER		
SANITARY SEWER		CONCRETE REMOVAL
WATERMAIN		
DRAINTILE	DT	SAWCUT
GAS LINE	UG	REMOVE PIPE
OVERHEAD ELECTRIC	OE	
UNDERGROUND ELECTRIC	UE	TREE PROTECTION
TELEPHONE	UT	
SWALE		
SOIL BORINGS		
SPOT ELEVATION	+800.00	
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
SIGN & BOLLARD		
LIGHT POLE		
ADA PAVEMENT MARKING		
PARKING STALL COUNT	(X)	

GENERAL SITE DEMOLITION AND CLEARING NOTES:

1. DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
2. THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS BASED UPON THE FIELD SURVEY COMPLETED BY W BROWN LAND SURVEYING ON 06/03/2020. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL HAVE MADE, AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR PROTECTING EXISTING SITE FEATURES (STRUCTURES, CURBS, WALKS, PAVEMENTS, UTILITIES, SIGNAGE, FENCES, ETC.) WHICH ARE TO REMAIN. REPAIR OR REPLACE, TO OWNER'S SATISFACTION, ANY DAMAGE TO EXISTING PROPERTY OR SITE FEATURES WHICH ARE TO REMAIN, AT NO ADDITIONAL COST.
4. COORDINATE DISRUPTION OF UTILITY SERVICES WITH THE OWNER'S PROJECT REPRESENTATIVE AND UTILITY OWNER, PUBLIC OR PRIVATE. CONTRACTOR TO PROVIDE TEMPORARY UTILITIES AS NECESSARY TO MAINTAIN BUILDING SERVICES.
5. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES.
6. PRIOR TO START OF ANY WORK, ALL EROSION AND SEDIMENT CONTROL PROTECTION MEASURES SHALL BE IN PLACE. SEE EROSION CONTROL PLAN OR SWPPP FOR DETAILS.
7. CONTRACTOR SHALL PRESERVE ALL VEGETATION NOT TO BE REMOVED BY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING OR SODDING AREAS DISTURBED BY CONSTRUCTION.
8. CLEARLY IDENTIFY AND LABEL EACH TREE THAT IS TO REMAIN PRIOR TO STARTING SITE CLEARING. CONTACT OWNER'S PROJECT REPRESENTATIVE FOR SITE INSPECTION AFTER ALL "TO REMAIN" TREES HAVE BEEN IDENTIFIED. TREES THAT ARE TO BE PROTECTED SHALL HAVE TEMPORARY FENCING PLACED AT THE DRIP LINE AROUND EACH TREE.
9. STOCKPILE TOPSOIL FOR REUSE ON SITE. VERIFY THE STRIPPED TOPSOIL MEETS SPECIFICATIONS FOR THE PROPOSED USE. VERIFY THE AMOUNT OF TOPSOIL NEEDED AND REMOVE EXCESS FROM SITE.
10. ALL MATERIAL REMOVED SHALL BE DISPOSED OF OFF-SITE AND IN A LEGAL MANNER.
11. MATERIAL TO BE SALVAGED FOR REUSE BY OWNER SHALL BE REMOVED UNDAMAGED IN USABLE CONDITION. TEMPORARY PROTECTED STORAGE ON-SITE MAY BE REQUIRED.
12. ON-SITE BROKERAGE OF MATERIALS SALVAGED BY CONTRACTOR FROM MATERIALS TO BE REMOVED IS NOT PERMITTED WITHOUT PRIOR OWNER APPROVAL.
13. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS. CONTRACTOR SHALL ALSO MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES, CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
14. CONTRACTOR SHALL LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNIPEN COUNTY COORDINATES
T.N.H AT N END OF SUBJECT PROPERTY
ELEVATION: 867.45 (NGVD 29 DATUM)

Know what's below. Call before you dig.

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6900 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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.

NOT FOR CONSTRUCTION

BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

EXISTING CONDITIONS & REMOVALS

SOLUTION BLUE PROJECT NO: 200503

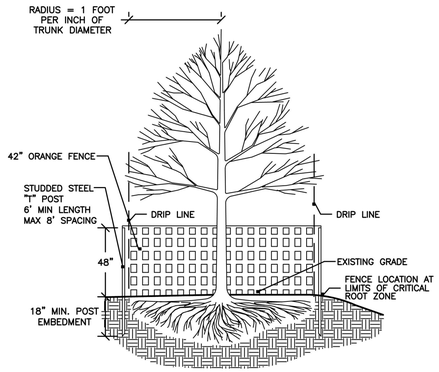
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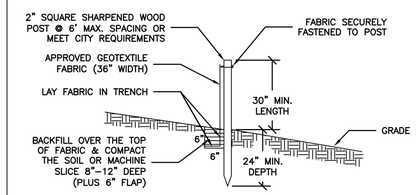
CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200503 - 6900 BROOKLYN BLVD 6 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C100 - EC & REM.DWG PLOT DATE: 7/23/2020 2:19 PM

GENERAL EROSION AND SEDIMENTATION CONTROL NOTES:

1. CONTRACTOR MUST NOTIFY CITY INSPECTOR PRIOR TO ANY LAND DISTURBANCES. FAILURE TO DO SO MAY RESULT IN FINES, THE REVOCATION OF PERMIT AND A STOP WORK ORDER BEING ISSUED.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF SEDIMENT & EROSION CONTROL PLAN PHASE I & II, THIS DRAWING (SEDIMENT AND EROSION CONTROL DETAILS), SWPPP NARRATIVE, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY WHEN CONSTRUCTION ACTIVITY FOR THE PROJECT DISTURBS GREATER THAN 1 ACRE. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
4. INSTALL PERIMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES. SILT FENCE SHALL FOLLOW EXISTING CONTOURS AS CLOSELY AS FEASIBLE.
5. BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 6 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEO–TEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
6. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.
7. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY MINNEAPOLIS INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
8. INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CONTRACTOR SHALL CLEAN, REMOVE SEDIMENT OR REPLACE STORM DRAIN INLET PROTECTION DEVICES ON A ROUTINE BASIS SUCH THAT THE DEVICES ARE FULLY FUNCTIONAL FOR THE NEXT RAIN EVENT. SEDIMENT DEPOSITED IN AND/OR PLUGGING DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
9. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
10. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
11. TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE UNDERGONE FINAL GRADING, AND ALL AREAS IN WHICH GRADING OR SIDE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND AND RUNNING WATER WITHIN 7 DAYS. USE SEE AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON–BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSES OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENUDED AREA.
12. READY MIXED CONCRETE AND CONCRETE BATCH/MIX PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS AS DETERMINED BY THE CONTRACTOR. UNDER NO CIRCUMSTANCES MAY WASHOUT WATER DRAIN INTO THE PUBLIC RIGHT OF WAY OR INTO ANY PUBLIC OR PRIVATE STORM DRAIN CONVEYANCE.
13. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES TO PREVENT EROSION.
14. CHANGES TO APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
15. STREET SWEEPING SHALL BE PERFORMED IF SEDIMENT COLLECTS ON STREETS.
16. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



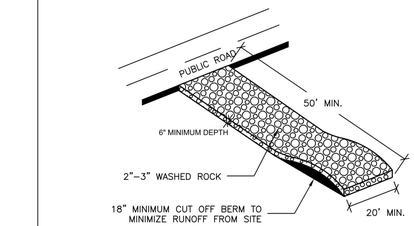
EROS-01	EROSION CONTROL	REVISED 10/24/19
	TREE PROTECTION FENCE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:

1. POST SPACING SHALL NOT EXCEED 6 FEET
2. GEOTEXTILE FABRIC SHALL BE "MIRAFI" TYPE OR APPROVED EQUAL
3. TRENCH SHALL BE A MIN. OF 6 INCHES DEEP BY 6 INCHES WIDE
4. MACHINE SLICED METHOD IS ACCEPTABLE

EROS-02	EROSION CONTROL	REVISED 10/24/19
	SILT FENCE – STANDARD MACHINE SLICED	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

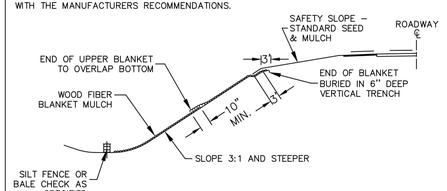


NOTES:

1. FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK
2. OTHER METHODS BESIDES ROCK (SLASH MULCH, RUMBLE PAD, ETC.) MAY BE USED FOR EXIT STABILIZATION WITH ENGINEER APPROVAL

EROS-06	EROSION CONTROL	REVISED 10/24/19
	ROCK CONSTRUCTION EXIT	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

NOTE:
STAPLING OR STAKING OF BLANKET TO BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.



EROSION CONTROL BLANKET INSTALLATION ON AN INSLOPE
(WHEN REQUIRED)

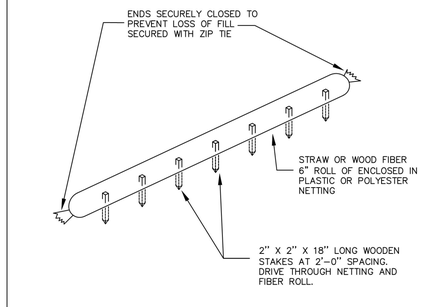
CATEGORY	SLOPE	VELOCITY
1	FLAT	–
2	3:1	< 5.0 fps
3	3:1	< 6.5 fps
4	2:1	< 7.0 fps

CATEGORY	ACCEPTABLE TYPES
1	STRAW RD 1S, WOOD FIBER RD 1S
2	STRAW 1S, WOOD FIBER 1S
3	STRAW 2S, WOOD FIBER 2S
4	STRAW/COCONUT 2S, WOOD FIBER HV 2S

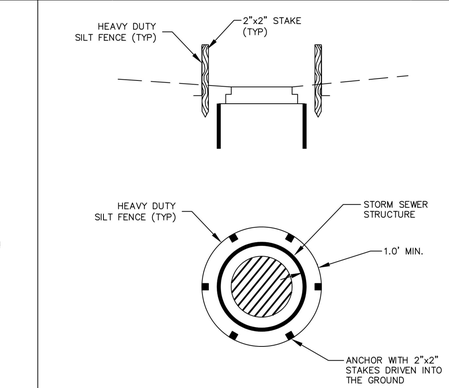
THE LETTERING DESIGNATON SHALL BE DEFINED AS FOLLOWS:

1S – NETTING ON ONE SIDE
RD – RAPIDLY DEGRADABLE
2S – NETTING ON TWO SIDES
HV – HIGH VELOCITY

EROS-07	EROSION CONTROL	REVISED 02/07/12
	EROSION CONTROL BLANKET	DRAWN
		SCALE NTS
		SOULTION BLUE, INC.



EROS-08	EROSION CONTROL	REVISED 06/21/13
	SEDIMENT CONTROL LOG	DRAWN
		SCALE NTS
		SOULTION BLUE, INC.



TEMPORARY BARRIER OF SILT FENCE TO PREVENT SEDIMENT–LADEN WATER FROM ENTERING THE STORM SEWER SYSTEM DURING CONSTRUCTION.

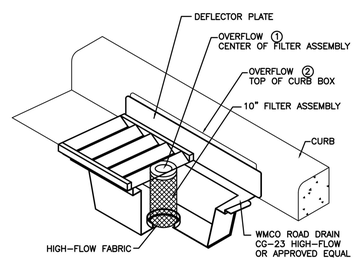
EROS-16	EROSION CONTROL	REVISED 12/28/06
	INLET PROTECTION – SILT FENCE	DRAWN
		SCALE NTS
		SOULTION BLUE, INC.

SPECIFICATIONS AND STANDARDS

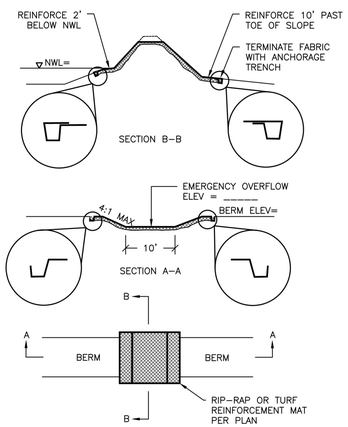
–AISC MANUAL OF STEEL CONSTRUCTION, 9TH EDITION.
–AWS STRUCTURAL WELDING CODE – STEEL, D1.1–94
–29 CFR 1926 – OSHA SAFETY AND HEALTH STANDARDS.

DESIGN LOADS

ALLOWABLE AXLE WEIGHT LOAD	n/a
SAFETY FACTOR	n/a WATER FLOW RATE
(THROUGH TYPE FF FILTER)	0.707 cfs @ 3" head
MAXIMUM OVERFLOW RATE	5.94 cfs @ 15" head



EROS-22	EROSION CONTROL	REVISED 12/28/06
	INLET PROTECTION – CATCH BASIN INSERT	DRAWN
		SCALE NTS
		SOULTION BLUE, INC.



EROS-29	EROSION CONTROL	REVISED 10/28/19
	EROSION CONTROL BLANKET AT POND EOF	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

Solution Blue water matters
444 Cedar Street, Suite 1005 651-294-0038
Saint Paul, MN 55101 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6900 BROOKLYN BLVD, BROOKLYN CENTER, MN

C. ALEN HOMES

5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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.

NOT FOR CONSTRUCTION

BENJAMIN LUCAS

DATE: XX.XX.2020 REG. NO. 54265

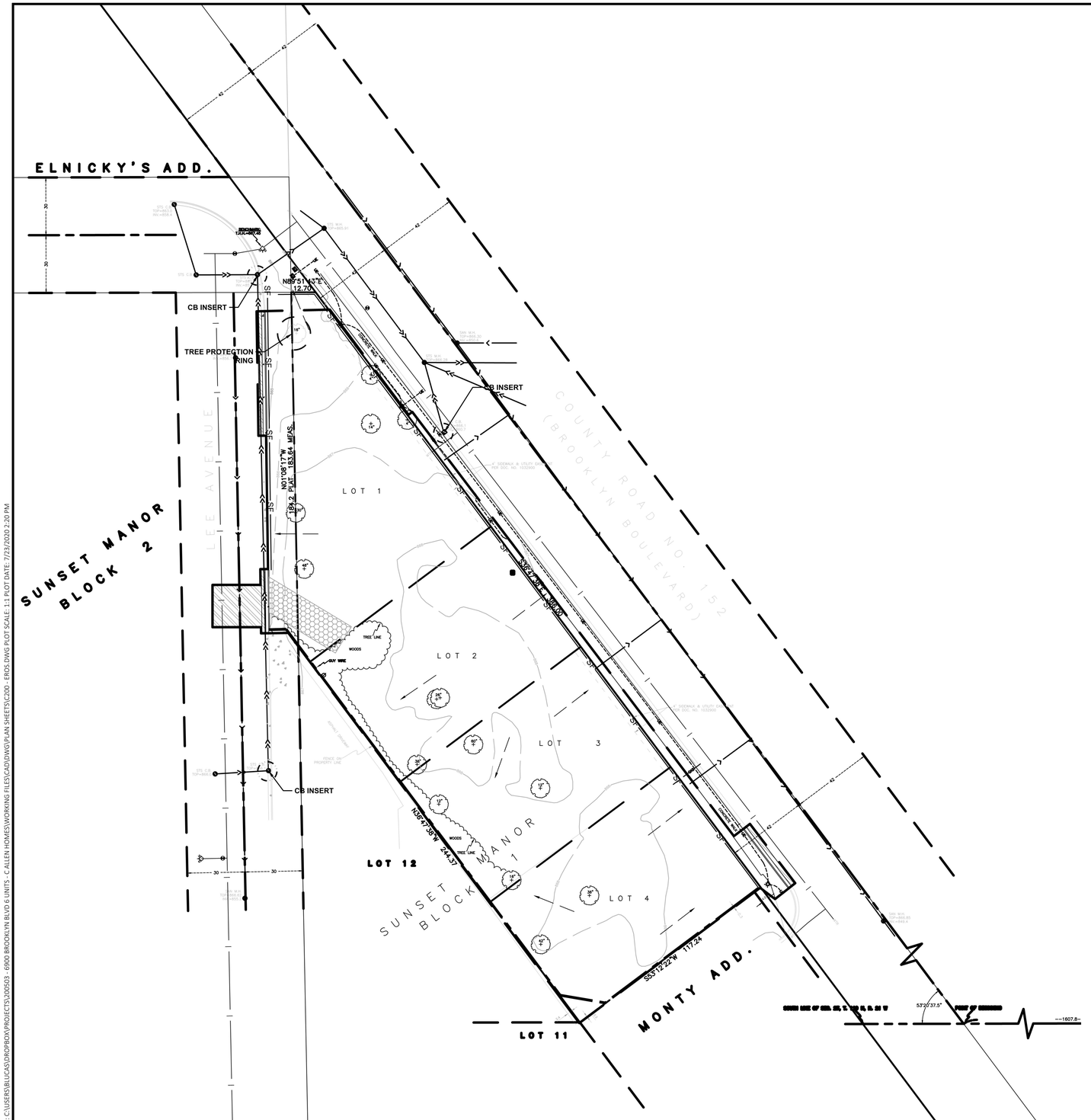
EROSION & SEDIMENT CONTROL DETAILS

SOLUTION BLUE PROJECT NO: 200503

C200

COPYRIGHT © 2020 BY SOLUTION BLUE INC. ALL RIGHTS RESERVED

CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200503 - 6900 BROOKLYN BLVD 6 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C200 - EROS.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:20 PM



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GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
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TOPOGRAPHIC CONTOUR	802	802
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STORM SEWER		
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SOIL BORINGS		
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
CONSTRUCTION ENTRANCE		
EROSION CONTROL BLANKET		
INLET PROTECTION		
GUTTER OUT CURB		
SILT FENCE	SF	
DIRECTION OF OVERLAND FLOW		
BIO-ROLL		

PHASE I EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	552
EROSION CONTROL BLANKET	SQUARE FEET	XXX
CONSTRUCTION ROCK ENTRANCE	EACH	1
INLET PROTECTION DEVICE	EACH	3
TREE PROTECTION RING	EACH	1
BIO LOG	LINEAR FEET	370

811 Know what's below. Call before you dig.

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNIPEN COUNTY COORDINATES
T.N.H AT N END OF SUBJECT PROPERTY
ELEVATION: 867.45 (NGVD 29 DATUM)

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6900 BROOKLYN BLVD, BROOKLYN CENTER, MN
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SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

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XX	XX/XX/2019	XXXX

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NOT FOR CONSTRUCTION

BENJAMIN LUCAS

DATE: XX.XX.2020 REG. NO. 54265

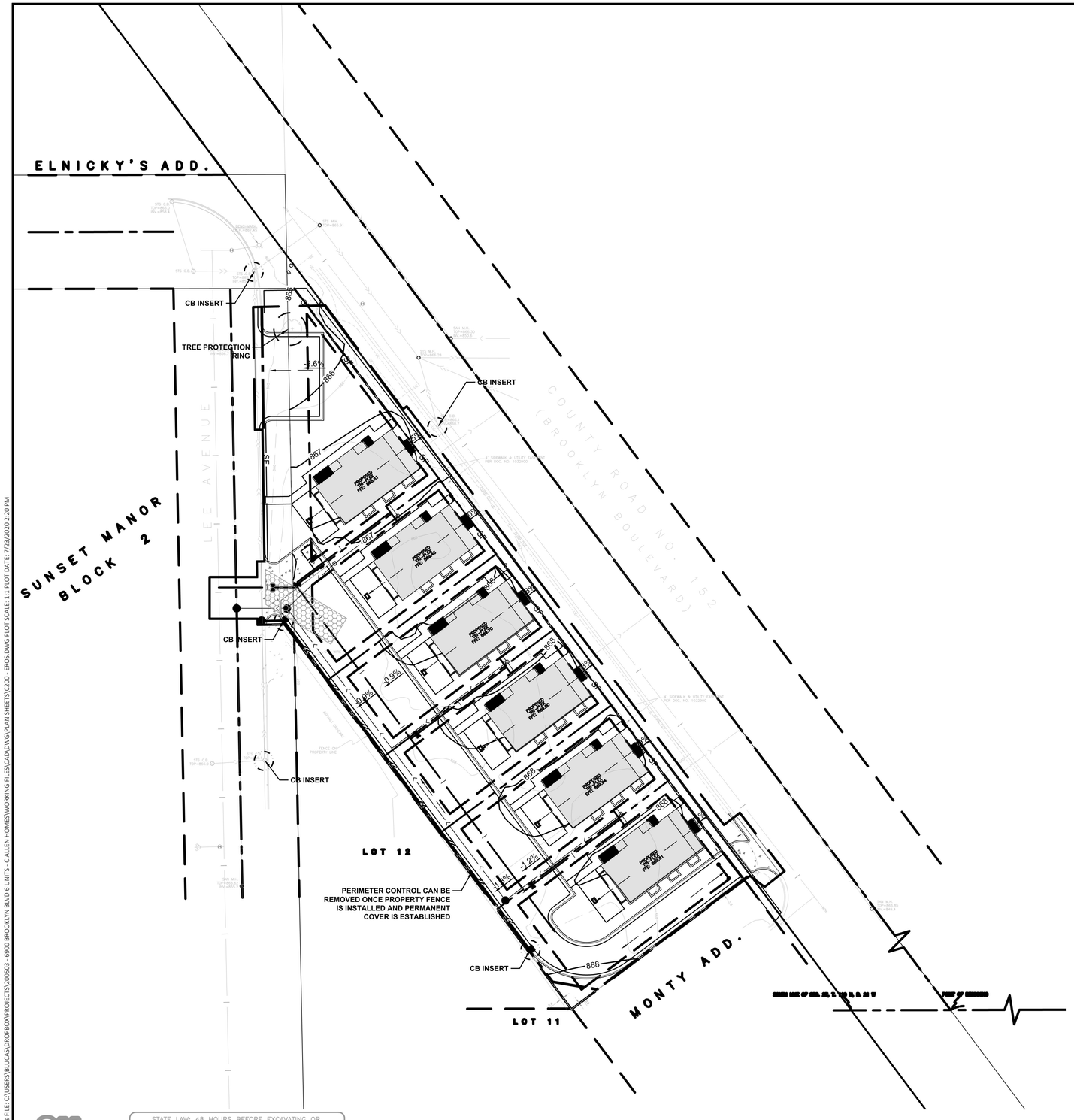
EROSION & SEDIMENT CONTROL - PHASE I

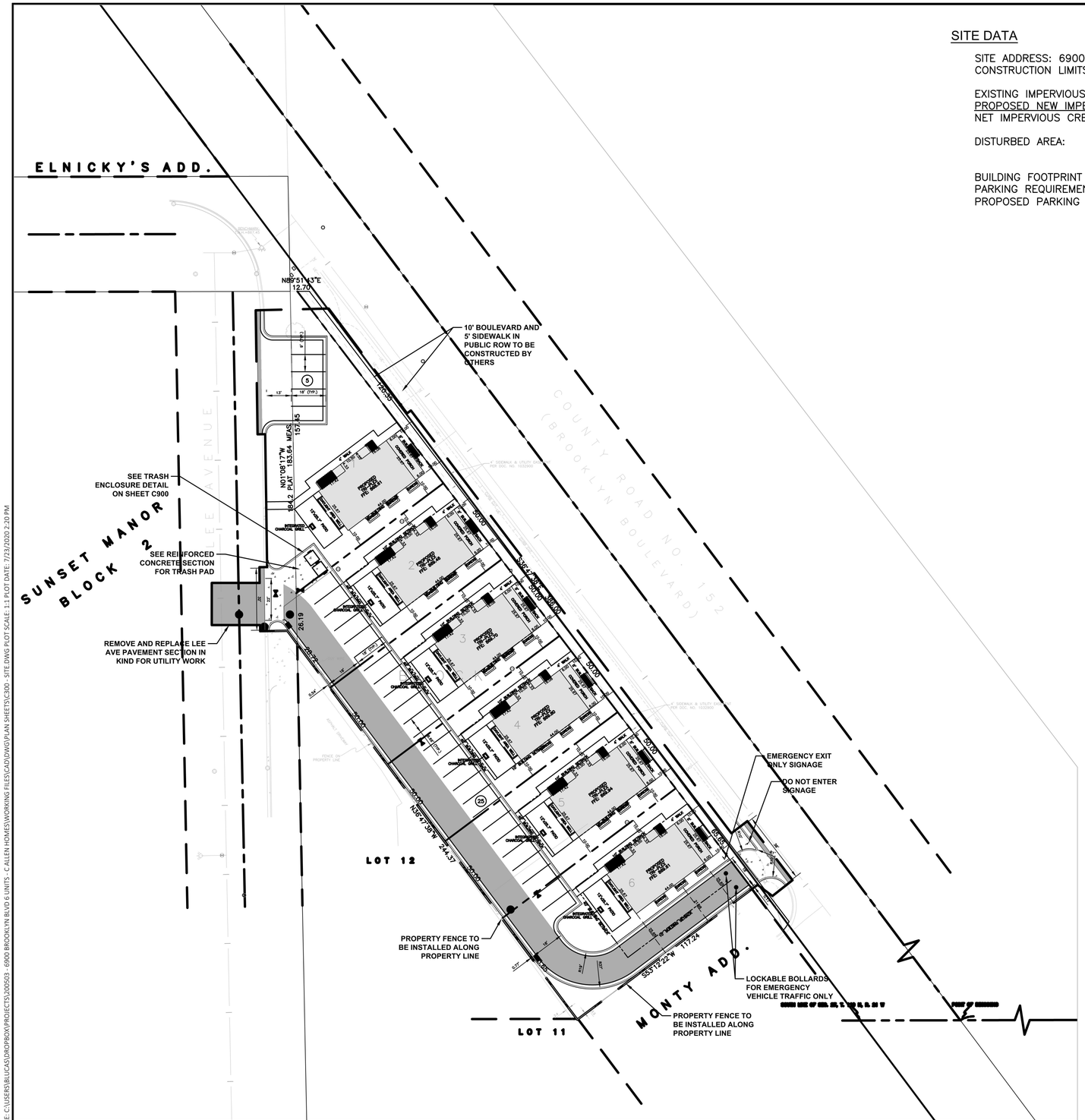
SOLUTION BLUE PROJECT NO: 200503

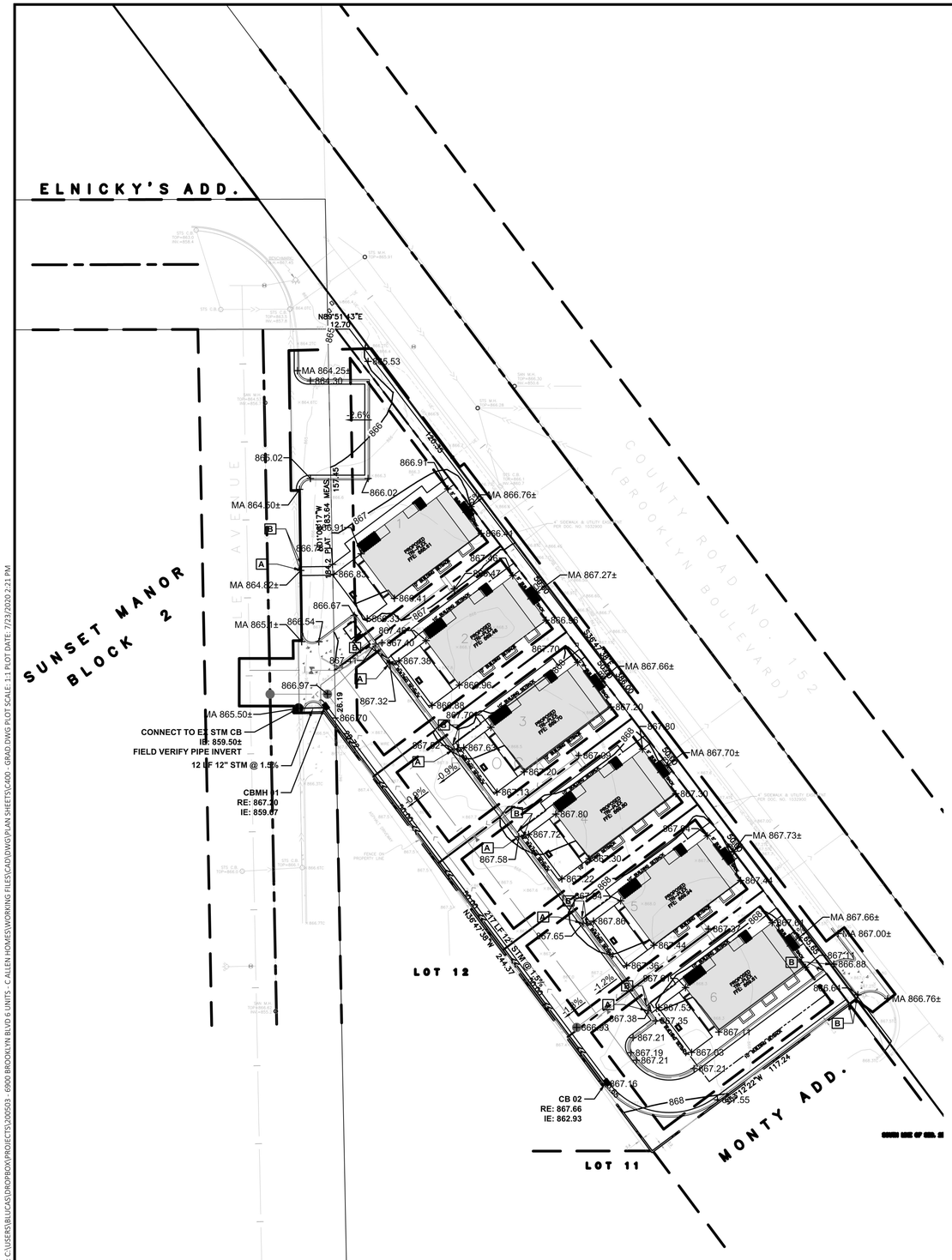
C210

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200503 - 6900 BROOKLYN BLVD 6 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C200 - EROS DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:20 PM


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SUNSET MANOR
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LEE AVENUE
COUNTY ROAD NO. 152
(BROOKLYN BOULEVARD)
MONTY ADD.
LOT 12
LOT 11
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CB INSERT
CB INSERT
CB INSERT
TREE PROTECTION RING
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ELNICKY'S ADD.
SUNSET MANOR
BLOCK 2
LEE AVENUE
COUNTY ROAD NO. 152
(BROOKLYN BOULEVARD)
N89°51'43"E
12.70
10' BOULEVARD AND
5' SIDEWALK IN
PUBLIC ROW TO BE
CONSTRUCTED BY
OTHERS
SEE TRASH
ENCLOSURE DETAIL
ON SHEET C900
SEE REINFORCED
CONCRETE SECTION
FOR TRASH PAD
REMOVE AND REPLACE LEE
AVE PAVEMENT SECTION IN
KIND FOR UTILITY WORK
N01°08'17"W
84.2 PLAT 183.84 MEAS
157.45
N00°47'56"W 244.37
LOT 12
LOT 11
S55°12'22"W 117.24
MONTY ADD.
EMERGENCY EXIT
ONLY SIGNAGE
DO NOT ENTER
SIGNAGE
LOCKABLE BOLLARDS
FOR EMERGENCY
VEHICLE TRAFFIC ONLY
PROPERTY FENCE TO
BE INSTALLED ALONG
PROPERTY LINE
PROPERTY FENCE TO
BE INSTALLED ALONG
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1 BEDROOM
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UTILITY AREA
ENTRANCE AREA
BASEMENT ENTRANCE
BASEMENT WINDOW WELL
ACCESSIBLE ENTRANCE
ACCESSIBLE ROUTE
ACCESSIBLE PARKING
ACCESSIBLE AISLE
ACCESSIBLE RAMP
4" WALK
6" CONC. CURB & GUTTER
4" CONC. PAVING
4" CONC. STOOP
4" CONC. WALK
4" CONC. PATIO
4" CONC. APRON
4" CONC. WALK



GENERAL GRADING & DRAINAGE NOTES:

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE BEFORE BEGINNING SITE GRADING ACTIVITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIAL TO BE HANDLED, AND FOR THE AMOUNT OF GRADING TO BE DONE. ALL COSTS ASSOCIATED WITH IMPORTING SUITABLE MATERIAL AND EXPORTING UNSUITABLE/EXCESS/WASTE MATERIAL SHALL BE INCLUDED IN THE BID PRICE.
3. THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITIES FOR CONNECTION TO PUBLIC WATER, SANITARY SEWER AND STORM SEWER UTILITIES AND WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING PROVIDING AN APPROVED TRAFFIC CONTROL PLAN AS NECESSARY.
4. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMLPETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

   COMPANY: _____
   ADDRESS: _____
   PHONE: _____
   DATE: _____

   CONTRACTOR SHALL OBTAIN A COPY OF THIS REPORT.
7. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
8. REPLACE ALL SUBGRADE SOIL DISTURBED DURING CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
9. CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD EXISTING ONSITE TOPSOIL, IF MATERIAL IS APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. PROVIDE A UNIFORM THICKNESS OF 6" MINIMUM IN ALL DISTURBED AREAS TO BE LANDSCAPED.
10. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL UNLESS OTHERWISE DIRECTED.
11. REFER TO LANDSCAPE PLAN FOR PERMANENT TURF RESTORATION AND PLANTING INFORMATION.
12. MAINTAIN TEMPORARY PROTECTION MEASURES DURING CONSTRUCTION ACTIVITIES. SEE SITE REMOVALS PLAN FOR ADDITIONAL INFORMATION. PROVIDE ADDITIONAL PROTECTION AS NECESSARY AS WORK PROGRESSES.
13. SEE SITE PLAN SHEET C300 FOR SITE LAYOUT.
14. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED SURFACE GRADE.
15. SPOT ELEVATIONS SHOWN ADJACENT TO CURB REFER TO GUTTER/FLOW LINE (LABELED WITH G AT CURB HEIGHT TRANSITIONS). SPOT ELEVATION SHOWN FOR TOP OF CURB ARE LABELED WITH TC (TOP OF CURB). SPOTS LABELED MA REFERS TO MATCH EXISTING GRADE, EOF REFERS TO EMERGENCY OVERFLOW ELEVATION.
16. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL TIMES.
17. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
18. NO GRADED SLOPES SHALL EXCEED 3:1 (HORIZONTAL TO VERTICAL) UNLESS OTHERWISE NOTED.
19. UNIFORMLY GRADED AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
20. LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE AND CONDUCT GRADING OPERATIONS IN A MANNER TO MINIMIZE THE POTENTIAL FOR EROSION.
21. CONTRACTOR TO ADJUST ALL EXISTING AND PROPOSED CATCH BASINS AND MANHOLES TO BE FLUSH WITH FINAL GRADE.
22. THE CONTRACTOR SHALL CLEAN ALL SURFACE FLOW CHANNELS, PIPES AND STRUCTURES AFTER FINAL SURFACES ARE ESTABLISHED AND PRIOR TO PROJECT CLOSEOUT.
23. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) (CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED) WITH R-4 GASKETS.

    23.1. ROOF DRAIN LEADERS SHALL BE PVC, SCHEDULE 40.
24. ALL SEWER CONSTRUCTION TO COMPLY WITH CITY ENGINEERING DESIGN STANDARDS.

N

SBI

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
TOPOGRAPHIC INDEX CONTOUR	800	800
TOPOGRAPHIC CONTOUR	802	802
CURB & GUTTER		
STORM SEWER		ST
DRAINTILE		DT
SWALE		
SOIL BORINGS		
SPOT ELEVATION	+800.00	+800.00
DRAINAGE SLOPE	1.0%	
EMERGENCY OVERFLOW	EOF 800.00	
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
GUTTER OUT CURB		

KEY NOTES:

[A] PERPENDICULAR PEDESTRIAN RAMP. SEE DETAILS FROM MNDOT STANDARD PLAN 5-297.250 ON SHEET C900.

[B] TRANSITION FROM FLUSH CURB TO 6" CURB, SHEET C900 FOR DETAIL.

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNIPEN COUNTY COORDINATES
T.N.H AT N END OF SUBJECT PROPERTY
ELEVATION: 867.45 (NGVD 29 DATUM)

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.

811 Know what's below. Call before you dig.

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6900 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

6900

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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.

NOT FOR CONSTRUCTION

BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

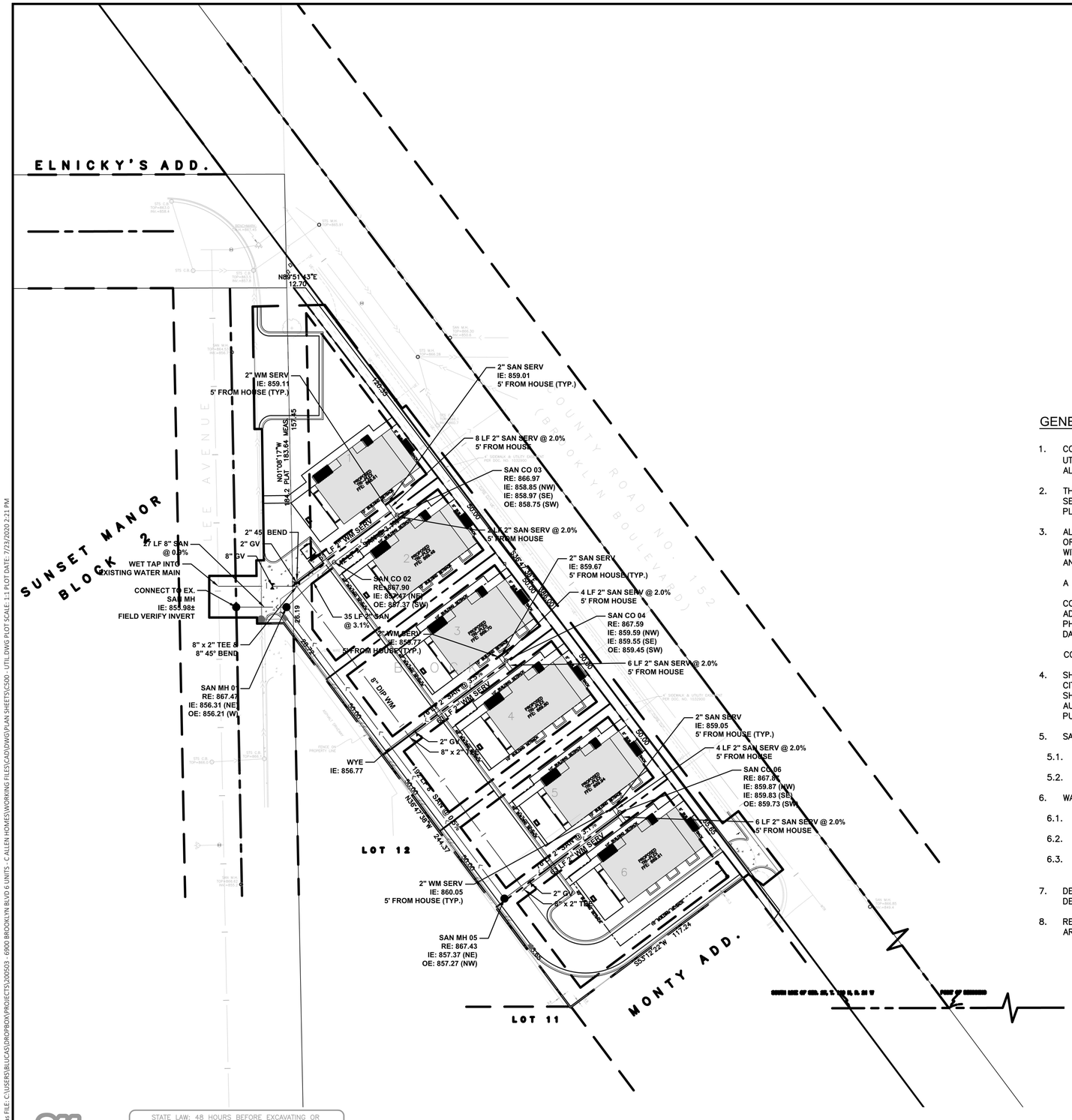
GRADING & DRAINAGE PLAN

SOLUTION BLUE PROJECT NO: 200503

C400

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200503 - 6900 BROOKLYN BLVD 6 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C400 - GRAD.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:21 PM





GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
CURB & GUTTER		
STORM SEWER		
SANITARY SEWER		
WATERMAIN		
DRAINTILE		
GAS LINE	UG	UG
OVERHEAD ELECTRIC	OE	OE
UNDERGROUND ELECTRIC	UE	UE
TELEPHONE	UT	UT
SWALE		
SOIL BORINGS		
EMERGENCY OVERFLOW	EOF ELEV	
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
LIGHT POLE		

GENERAL UTILITY NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE IMPROVEMENTS, INCLUDING PORTIONS OF WORK WHICH MAY BE PERFORMED BY UTILITY COMPANY'S FORCES. ALL PERMITS, APPLICATIONS, FEES AND CHARGES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

2. THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITIES FOR CONNECTION TO PUBLIC WATER, SANITARY SEWER AND STORM SEWER UTILITIES AND WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING PROVIDING AN APPROVED TRAFFIC CONTROL PLAN AS NECESSARY.

3. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

   COMPANY: _____
   ADDRESS: _____
   PHONE: _____
   DATE: _____

   CONTRACTOR SHALL OBTAIN A COPY OF THIS REPORT.

4. SHALL OBTAIN ALL NECESSARY PERMITS FOR UTILITY CONNECTIONS AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48–HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

5. SANITARY SEWER PIPE SHALL BE PVC SDR 35, UNLESS OTHERWISE NOTED.

   5.1. SANITARY SERVICE CONNECTIONS TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.

   5.2. SANITARY SEWER CLEANOUTS SHALL BE PVC SCH 40, UNLESS OTHERWISE NOTED.

6. WATERMAIN PIPE SHALL BE DUCTILE IRON – CLASS 52, UNLESS OTHERWISE NOTED.

   6.1. ALL WATERMAIN TO HAVE 7.5–FEET OF COVER OVER TOP OF WATERMAIN MINIMUM.

   6.2. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.

   6.3. A MINIMUM VERTICAL SEPARATION OF 18–INCHES AND HORIZONTAL SEPARATION OF 10–FEET BETWEEN OUTSIDE PIPE DIAMETERS IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.

7. DEWATERING IS REQUIRED FOR ANY SANITARY SEWER OR WATER LINE CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE ENGINEERING DEPARTMENT.

8. REMOVE TEMPORARY SANITARY BYPASS AFTER EXISTING BUILDING HAS BEEN DEMOLISHED AND THE PROPOSED BUILDING SEWER SERVICES ARE BROUGHT ONLINE.

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNIPEN COUNTY COORDINATES
T.N.H AT N END OF SUBJECT PROPERTY
ELEVATION: 867.45 (NGVD 29 DATUM)

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SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

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NOT FOR CONSTRUCTION

BENJAMIN JUCAS
DATE: XX.XX.2020 REG. NO. 54265

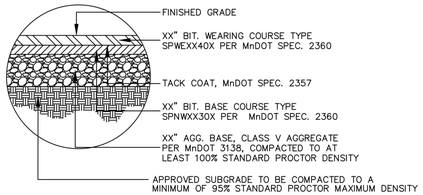
UTILITY PLAN

SOLUTION BLUE PROJECT NO: 200503

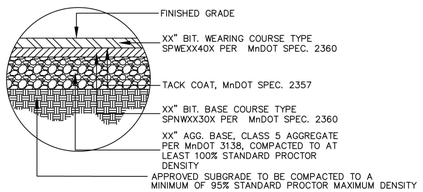
C500

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200503 - 6900 BROOKLYN BLVD 6 UNITS - C ALLEN HOMES\WORKING FILES\CADD\DWG\PLAN SHEETS\C500 - UTIL.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:21 PM

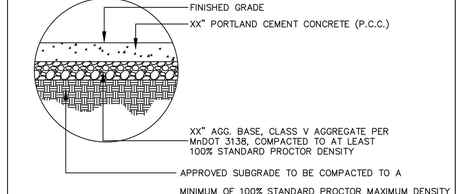


NORMAL DUTY

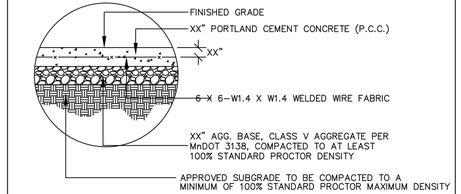


HEAVY DUTY (TRUCK ROUTE)

SITE-01	CIVIL SITE	REVISED 10/28/19
	TYPICAL BITUMINOUS PAVEMENT SECTIONS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

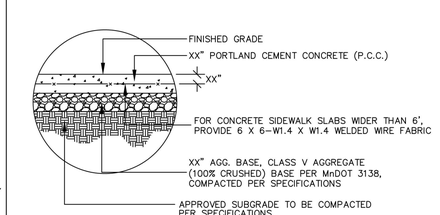


CONCRETE PAVEMENT



REINFORCED CONCRETE PAVEMENT

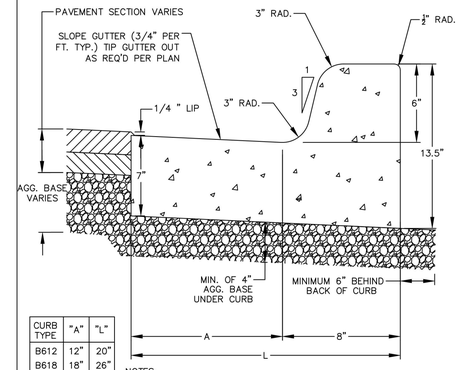
SITE-04	CIVIL SITE	REVISED 10/29/19
	TYPICAL CONCRETE PAVEMENT SECTIONS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:

1. REFER TO MnDOT SPECIFICATION 2521 FOR SIDEWALK CONSTRUCTION.
2. SIDEWALKS TO HAVE 2% MAXIMUM CROSS SLOPE UNLESS INDICATED OTHERWISE.
3. CONTRACTION JOINTS AT 5' SPACING, EXPANSION JOINTS EVERY 60' OR LESS.

SITE-05	CIVIL SITE	REVISED 10/29/19
	TYPICAL CONCRETE SIDEWALK SECTION	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

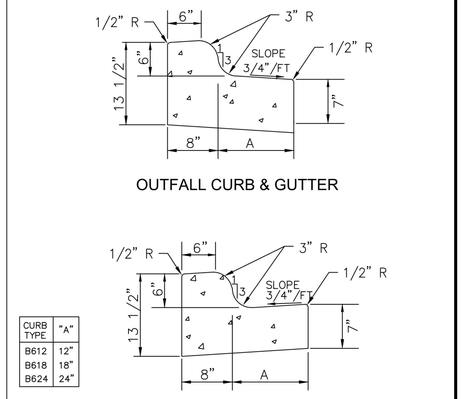


CURB TYPE	"A"	"L"
B612	12"	20"
B618	18"	26"
B624	24"	32"

NOTES:

1. DIRECTION OF TRANSVERSE GUTTER SLOPE TO MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE
2. PROVIDE TOOLED OR SAWN CONTRACTION JOINTS AT 10' SPACING, EXPANSION JOINTS AT 60' MAXIMUM SPACING
3. CONSTRUCT CURB AND GUTTER PER MNDOT 2531

SITE-16	CIVIL SITE	REVISED 10/30/19
	B6 STYLE CONCRETE CURB AND GUTTER	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

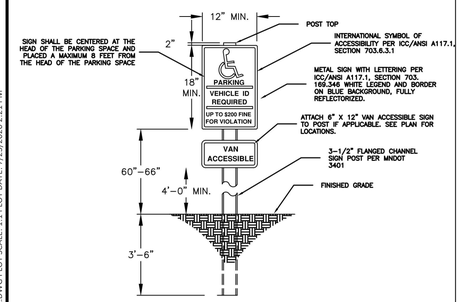


OUTFALL CURB & GUTTER

CURB TYPE	"A"
B612	12"
B618	18"
B624	24"

INFALL CURB & GUTTER

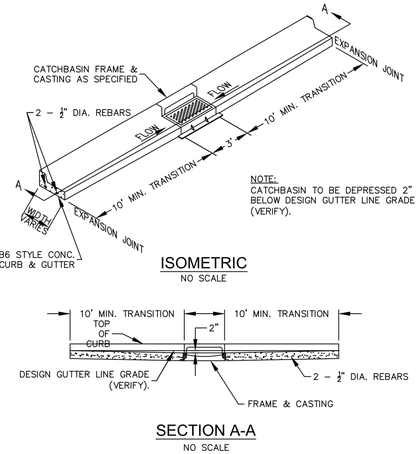
SITE-17	CIVIL SITE	REVISED 10/30/19
	B6 STYLE CURB INFALL-OUTFALL	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:

1. ACCESSIBLE PARKING SIGN SHALL CONFORM WITH ALL CURRENT STATE AND LOCAL CODES AND REGULATIONS

ADA-06	ACCESSIBLITY	REVISED 11/04/19
	ACCESSIBLE SIGN AND CHANNEL POST	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

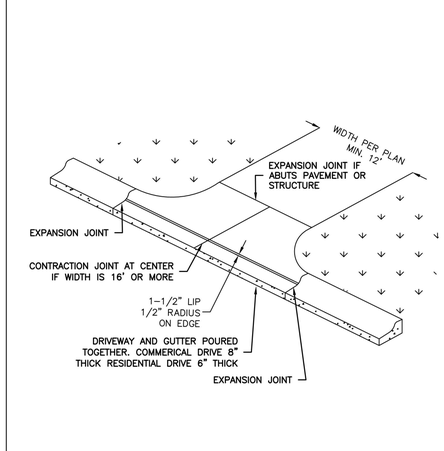


NOTE:
CATCHBASIN TO BE DEPRESSED 2" BELOW DESIGN GUTTER LINE GRADE (VERIFY).

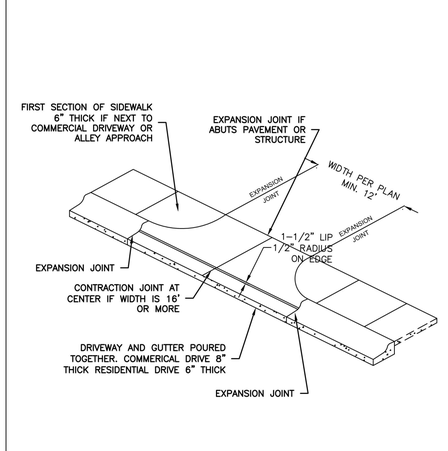
ISOMETRIC
NO SCALE

SECTION A-A
NO SCALE

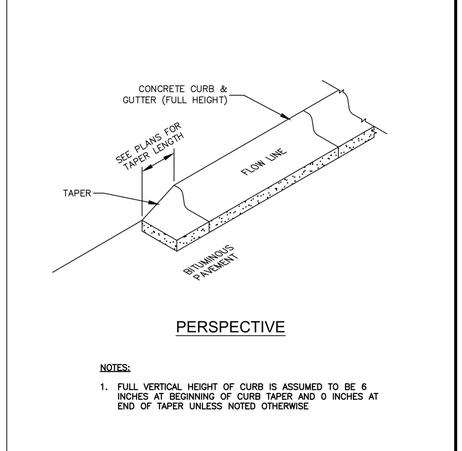
SITE-30	CIVIL SITE	REVISED 10/30/19
	B6 STYLE CURB & GUTTER CONSTRUCTION AT CATCH BASIN	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



SITE-33	CIVIL SITE	REVISED 10/31/19
	CONCRETE DRIVEWAY APRON (NO SIDEWALK)	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



SITE-31	CIVIL SITE	REVISED 10/31/19
	CONCRETE DRIVEWAY APRON WITH SIDEWALK	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

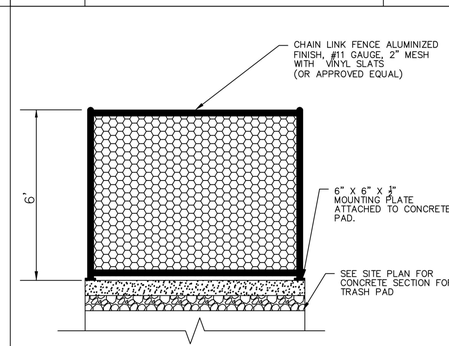


PERSPECTIVE

NOTES:

1. FULL VERTICAL HEIGHT OF CURB IS ASSUMED TO BE 6 INCHES AT BEGINNING OF CURB TAPER AND 0 INCHES AT END OF TAPER UNLESS NOTED OTHERWISE

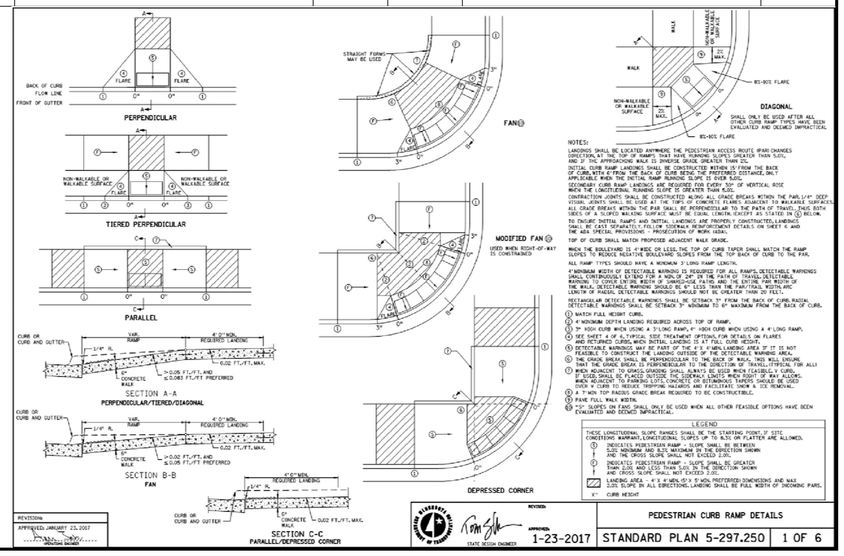
SITE-37	CIVIL SITE	REVISED 10/30/19
	CURB TAPER	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:

1. SCREENING TO BE PLACED ON THREE SIDES OF TRASH ENCLOSURE (SEE PLANS FOR EXACT LOCATIONS).
2. SCREENING TO BE MOUNTED TO CONCRETE PADS.

SITE-51	CIVIL SITE	REVISED 07/23/20
	TRASH ENCLOSURE SCREENING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:
LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE DIAGONAL RUNS GREATER THAN 3.05m, AND AT THE APPROACHING WALK IS 2%WERSE GRADE GREATER THAN 2%.
INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 1% FROM THE BACK OF CURB WITH A MIN. DEPTH OF 1.22m AND A MIN. WIDTH OF 1.22m (FLOW LINE GRADE AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%).
SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 70" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.
CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR, 1/4" DEEP MINIMUM. JOINTS SHALL BE TOOLED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES. ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL THEN BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH, EXCEPT AS STATED IN (5) BELOW.
TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE POURED FIRST. SEE SHEET 4 OF 6 FOR CONSTRUCTION DETAILS ON SHEET 5 AND THE ADA SPECIAL PROVISIONS - PROTECTION OF WORK USING.
TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.
WHEN THE ROLLEYARD IS 4'-WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE ROLLEYARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.
ALL RAMP TYPES SHOULD HAVE A MINIMUM 3'-LONG RAMP LENGTH.
A MINIMUM WIDTH OF DETECTABLE WARNINGS IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. WHERE DETECTABLE WARNINGS ARE REQUIRED ON CURVED RAMPS, THE RADIAL DIMENSION OF THE WALK DETECTABLE WARNING SHOULD BE 6" LESS THAN THE RAMP/TRAIL RADIUS AND LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.
RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 7" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
(1) MATCH FULL WIDTH CURB.
(2) 4" MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
(3) 3" HIGH CURB WHEN USING A 3'-LONG RAMP, 6" HIGH CURB WHEN USING A 4'-LONG RAMP.
(4) SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS, WHEN INITIAL LANDING IS AT FULL CURB HEIGHT.
(5) DETECTABLE WARNINGS MAY BE PART OF THE 4'-0 X 4'-0 MIN. LANDING AREA IF IT IS NOT IN THE PATH OF TRAVEL. SEE SHEET 4 OF 6 FOR DETECTABLE WARNING PLACEMENT.
(6) THE GRADE BREAK SHALL BE PERPENDICULAR TO THE SIDE OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL/TYPICAL FOR ALL
(7) WHEN ADJACENT TO SPACE/GRADING SHALL ALWAYS BE SIDED WHEN FEASIBLE. 5' CURB, 8" SIDED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN POINT OF WAY ALLOWS.
(8) A 7" MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
(9) PAVE FULL WALK WIDTH.
(10) 4%" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

REVISIONS	APPROVED: JANUARY 23, 2007	STATE DESIGN ENGINEER	1-23-2017	PEDESTRIAN CURB RAMP DETAILS
				STANDARD PLAN 5-297.250 | 1 OF 6

Solution Blue water matters
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Saint Paul, MN 55101 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6900 BROOKLYN BLVD, BROOKLYN CENTER, MN

C. ALEN HOMES

5215 TERRACEVIEW LANE NORTH

6900

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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NOT FOR CONSTRUCTION

BENJAMIN LUCAS

DATE: XX.XX.2020 REG. NO. 54265

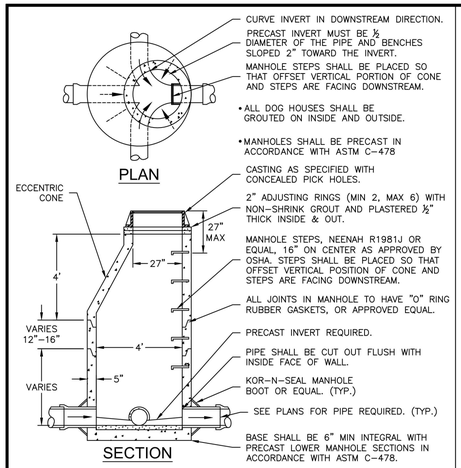
SITE DETAILS

SOLUTION BLUE PROJECT NO: 200503

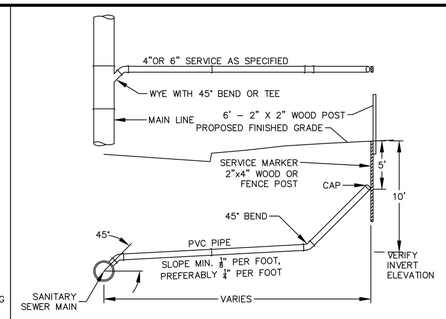
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SAN-01	SANITARY SEWER	REVISED 11/05/19
	STANDARD MANHOLE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

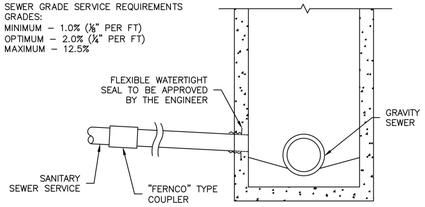


- WHEN SANITARY SERVICE IS NOT ACCOMPANIED BY A WATER SERVICE IN THE SAME TRENCH, INSTALL A 6' STEEL FENCE POST NEXT TO THE 2"x4" MARKER AND PAINT THE TOP 6" GREEN.
- UNLESS OTHERWISE INDICATED ON PLANS, NO BEND MAY BE USED OTHER THAN THOSE SHOWN ON DETAIL
- SOLVENT WELD ALL JOINTS
- IF DISTANCE FROM MAIN TO END OF SERVICE IS GREATER THAN 100', A CLEAN OUT MUST BE INSTALLED AT 100' INTERVALS, SEE DETAIL SAN-4.

SAN-09	SANITARY SEWER	REVISED 11/05/19
	SERVICE CONNECTION	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

NOTE:
WYES, BENDS AND PIPE SIZES AS REQUIRED BY PLANS AND SPECS

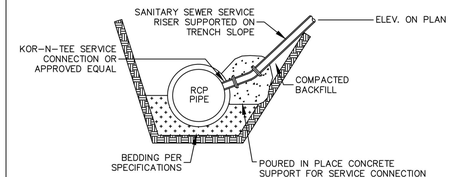
SEWER GRADE SERVICE REQUIREMENTS
GRADES:
MINIMUM - 1.0% (⅛" PER FT)
OPTIMUM - 2.0% (¼" PER FT)
MAXIMUM - 12.5%



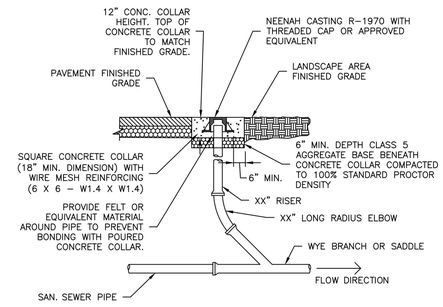
NOTE:
WHERE NO EXISTING SEWER IS IN PLACE, INSTALL PVC CAP AND MARK LOCATION WITH 4"X4"X6' TIMBER & ⅜"X4' STEEL ROD. BURY 6" BELOW FINISHED GRADE.

SAN-10	SANITARY SEWER	REVISED 11/05/19
	SERVICE CONNECTION TO MANHOLE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

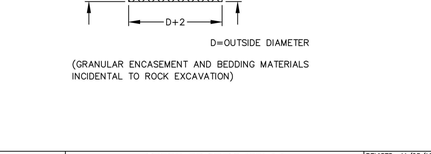
NOTE: SERVICE CONNECTIONS TO BE AT 2:00 OR 10:00



SAN-11	SANITARY SEWER	REVISED 11/05/19
	SERVICE CONNECTION TO RCP	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

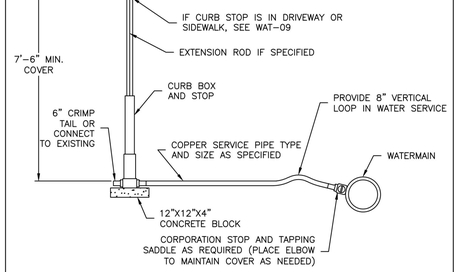


SAN-14	SANITARY SEWER	REVISED 11/05/19
	SANITARY SEWER CLEAN OUT	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

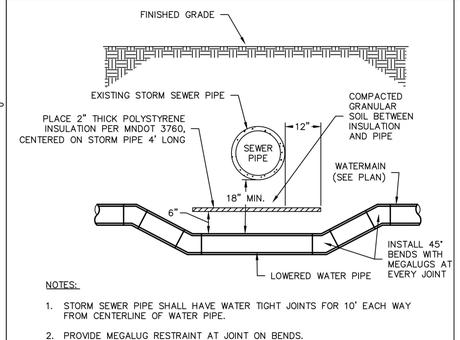


(GRANULAR ENCASEMENT AND BEDDING MATERIALS INCIDENTAL TO ROCK EXCAVATION)

SAN-16	SANITARY SEWER	REVISED 11/05/19
	SANITARY SEWER TRENCH ROCK	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

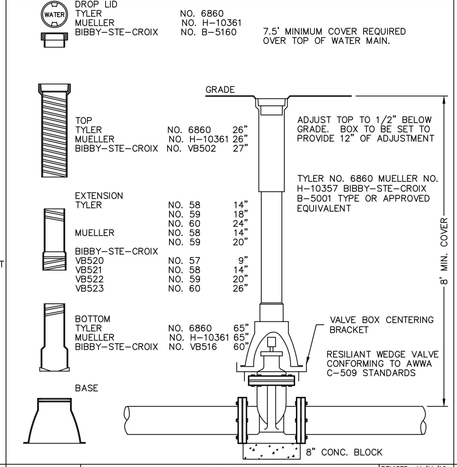


WAT-03	WATER MAIN	REVISED 11/11/19
	TYPICAL HYDRANT SPECIFICATIONS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

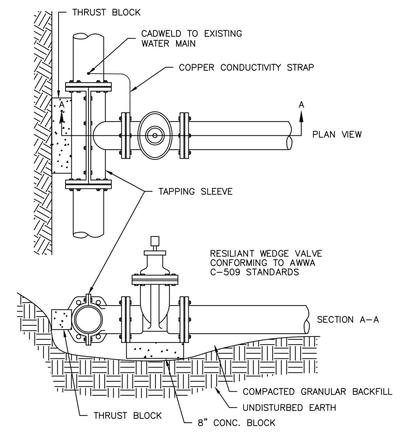


NOTES:
1. STORM SEWER PIPE SHALL HAVE WATER TIGHT JOINTS FOR 10' EACH WAY FROM CENTERLINE OF WATER PIPE.
2. PROVIDE MEGALUG RESTRAINT AT JOINT ON BENDS.
3. COAT ALL ANCHORAGE AS PER SPECIFICATIONS.

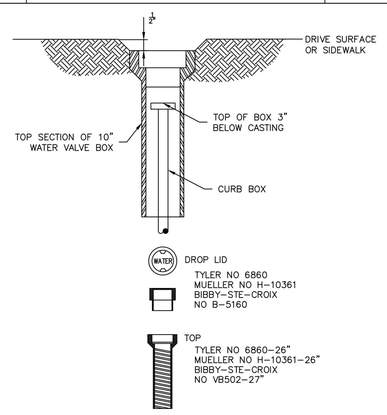
WAT-04	WATER MAIN	REVISED 11/11/19
	WATER PIPE/SEWER CROSSING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



WAT-05	WATER MAIN	REVISED 11/11/19
	GATE VALVE AND BOX	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

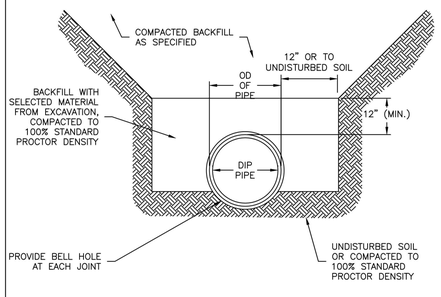


WAT-06	WATER MAIN	REVISED 11/11/19
	WET TAP	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



REQUIRED OVER THE CURB STOP & BOX WHERE THE BOX FALLS IN THE DRIVEWAY OR SIDEWALK.

WAT-09	WATER MAIN	REVISED 11/11/19
	CURB STOP AND BOX IN DRIVEWAY OR SIDEWALK	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTE:
1. BACKFILL SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY IN LANDSCAPED AREAS, 100% IN PAVED AREAS OR WITHIN 5 FT OF STRUCTURE.

WAT-13	WATER MAIN	REVISED 11/11/19
	DUCTILE IRON PIPE WATER MAIN TRENCH	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

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6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6900 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

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REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

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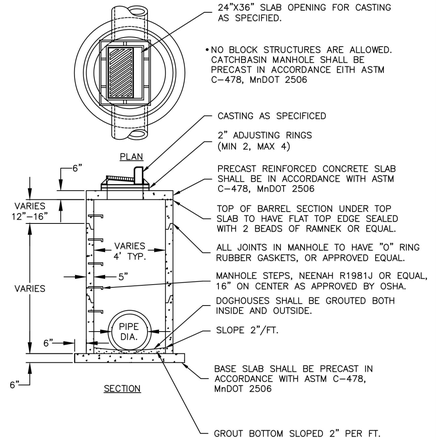
UTILITY DETAILS

SOLUTION BLUE PROJECT NO: 200503

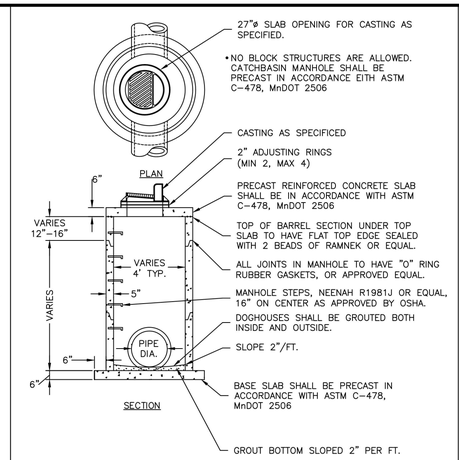
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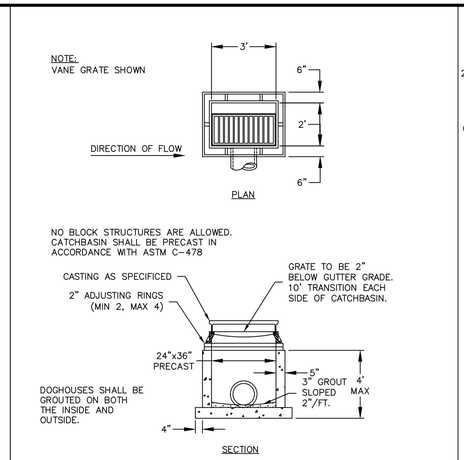
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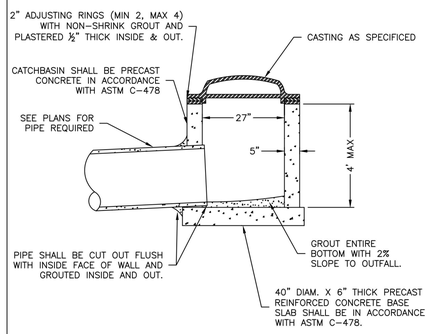
STM-03	STORM SEWER	REVISED 11/06/19
	CATCHBASIN MANHOLE WITH RECTANGULAR OPENING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



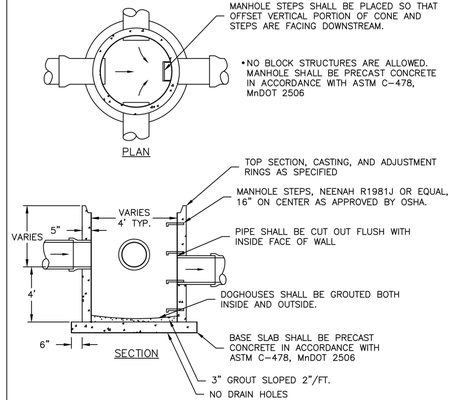
STM-04	STORM SEWER	REVISED 11/07/19
	CATCHBASIN MANHOLE WITH ROUND OPENING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



STM-05	STORM SEWER	REVISED 11/07/19
	2'X3' RECTANGULAR CATCHBASIN	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

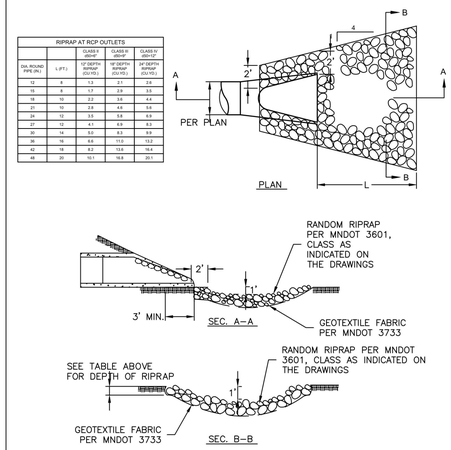


STM-08	STORM SEWER	REVISED 11/05/19
	PRECAST 27" SHALLOW CATCHBASIN	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

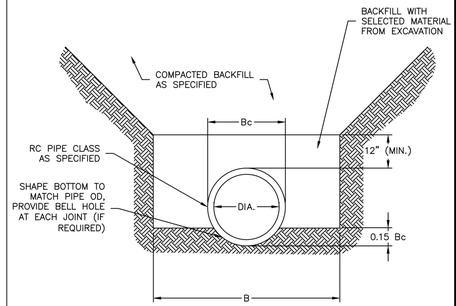


STM-12	STORM SEWER	REVISED 11/07/19
	SUMP MANHOLE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

RIPRAP AT RCP OUTLETS				
		CLASS II (D)=9'	CLASS III (D)=9'	CLASS IV (D)=12'
DIA. ROUND PIPE (IN.)	L (FT.)	12" DEPTH RIPRAP (CU YD.)	18" DEPTH RIPRAP (CU YD.)	24" DEPTH RIPRAP (CU YD.)
12	6	1.3	2.1	2.6
15	8	1.7	2.9	3.5
18	10	2.2	3.6	4.4
21	10	2.6	4.6	5.6
24	12	3.5	5.8	6.9
27	12	4.1	6.9	8.3
30	14	5.0	8.3	9.9
36	16	6.6	11.0	13.2
42	18	8.2	13.6	16.4
48	20	10.1	16.8	20.1



STM-18	STORM SEWER	REVISED 11/07/19
	RIPRAP AT RCP OUTLETS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



PIPE DIA.	B
36" OR LESS	Bc + 24"
42" TO 54"	1.5 x Bc
60" OR OVER	B + 36"

STM-19	STORM SEWER	REVISED 11/07/19
	RC PIPE CLASS "C" BEDDING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

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651-294-0038 www.SolutionBlue.com

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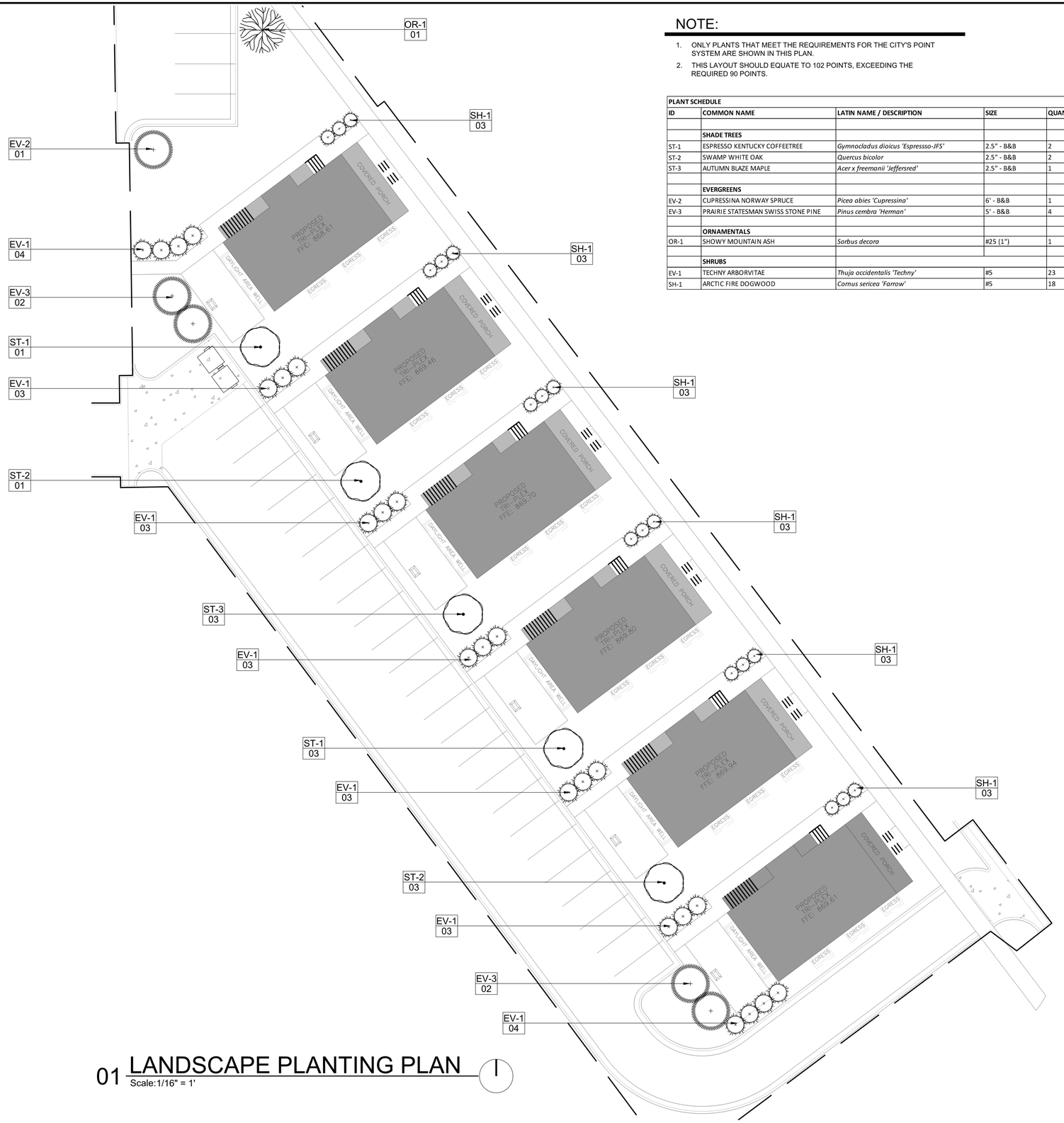
UTILITY DETAILS

SOLUTION BLUE PROJECT NO: 200503

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NOTE:

1. ONLY PLANTS THAT MEET THE REQUIREMENTS FOR THE CITY'S POINT SYSTEM ARE SHOWN IN THIS PLAN.
2. THIS LAYOUT SHOULD EQUATE TO 102 POINTS, EXCEEDING THE REQUIRED 90 POINTS.

PLANT SCHEDULE

ID	COMMON NAME	LATIN NAME / DESCRIPTION	SIZE	QUANTITY
	SHADE TREES			
ST-1	ESPRESSO KENTUCKY COFFEETREE	*Gymnocladus dioicus 'Espressso-JFS'*	2.5" - B&B	2
ST-2	SWAMP WHITE OAK	*Quercus bicolor*	2.5" - B&B	2
ST-3	AUTUMN BLAZE MAPLE	*Acer x freemanii 'Jeffersred'*	2.5" - B&B	1
	EVERGREENS			
EV-2	CUPRESSINA NORWAY SPRUCE	*Picea abies 'Cupressina'*	6' - B&B	1
EV-3	PRAIRIE STATESMAN SWISS STONE PINE	*Pinus cembra 'Herman'*	5' - B&B	4
	ORNAMENTALS			
OR-1	SHOWY MOUNTAIN ASH	*Sorbus decora*	#25 (1")	1
	SHRUBS			
EV-1	TECHNY ARBORVITAE	*Thuja occidentalis 'Techny'*	#5	23
SH-1	ARCTIC FIRE DOGWOOD	*Cornus sericea 'Farrow'*	#5	18

01 LANDSCAPE PLANTING PLAN
Scale: 1/16" = 1'

Solution Blue water matters
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pebl.
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t: 763.544.8002
www.pebl.design

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6000 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: JB DRAWN: JB
REVIEWED: JB
PHASE: PRELIM INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
01	07/27/20	PRELIM LANDSCAPE

CERTIFICATION

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.

NOT FOR CONSTRUCTION

JONATHAN BLASEG
DATE: 07.27.2020 REG. NO. 56714

PLANTING PLAN

PEBL PROJECT NO: 2023

L100

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR GRADING, UTILITIES, EROSION CONTROL, HARDCOVER/PARKING LAYOUT, PROJECT EXTENTS/ BOUNDARIES AND DISTURBED SOIL RESTORATION AREAS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
3. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
4. CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
5. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
6. CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, WALKWAYS, TREES, LAWNS, AND OTHER SITE FEATURES DESIGNATED TO REMAIN DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATIONS OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS.
8. CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
9. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
10. EXISTING CONTOURS, PAVEMENT, VEGETATION, UTILITIES AND OTHER FEATURES ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
11. CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
12. ALL PLANTING BEDS NOT CONTAINED BY STRUCTURES, CURB OR PAVING MUST BE EDGED WITH COMMERCIAL GRADE STEEL EDGING (5" H x 3/16").
13. ALL EXISTING TREES TO BE SAVED AND PROTECTED (SEE L000) (EXISTING TREES ARE DRAWN AT NORMAL MATURE CROWN DIAMETER AND THIS DOES NOT REFLECT EXISTING CROWN SIZES, SEE SURVEY).

PLANTING NOTES

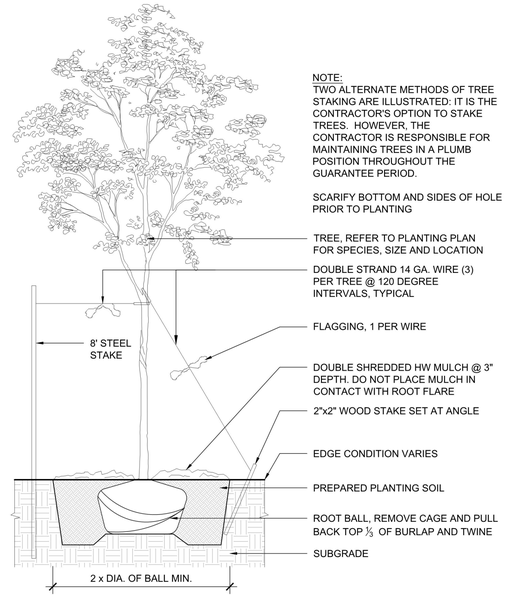
1. PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGING BRANCHING NO LOWER THAN 6' FEET ABOVE FINISHED GRADE.
2. EXISTING BLVD TREES TO BE FENCED OFF AND PROTECTED DURING CONSTRUCTION
3. ALL PLANT MATERIAL SHALL BE WARRANTIED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER OWNER/ARCHITECT'S WRITTEN ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO THE ARCHITECT'S WRITTEN ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA
5. PROVIDE A MINIMUM OF 4 INCHES OF TOPSOIL FOR ALL TURF AND SEEDED AREAS. PROVIDE A MINIMUM OF 12 INCHES OF PLANTING SOIL CONSISTING OF 1/3 TOPSOIL, 1/3 SAND, AND 1/3 COMPOST IN ALL SHRUB AND PERENNIAL BEDS.
6. ALL PROPOSED PLANTS SHALL BE STAKED AS SHOWN ON THE DRAWINGS AND/OR AS DIRECTED IN THE FIELD BY THE ARCHITECT. THE ARCHITECT MUST APPROVE ALL STAKING LOCATIONS OF PLANT MATERIAL PRIOR TO ANY DIGGING.
7. ALL PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
8. WRAP ALL DECIDUOUS TREES FROM THE GROUND TO THE FIRST BRANCH. WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1ST AND REMOVE ALL WRAPPING AFTER MAY 1ST.
9. ALL PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO THE ARCHITECT'S APPROVAL.
10. APPLY PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQ) IN ALL PLANTING BEDS FOLLOWED BY 3" OF DOUBLE SHREDDED HARDWOOD MULCH TOPPING UNLESS OTHERWISE NOTED.
11. ALL SEEDED AREAS AND PLANTINGS WITHIN THE PROJECT SCOPE MUST BE IRRIGATED OR WATERED VIA TEMPORARY HOSE BIBS THROUGH THE ESTABLISHMENT PERIOD.

TURF/SOD NOTES

1. SOD ALL AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY AND GRADING UNLESS NOTED OTHERWISE
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
4. CONTRACTOR SHALL WATER SOD THOROUGHLY IMMEDIATELY AFTER INSTALLATION. THEN WATER SOD DAILY FOR THE FIRST 30 DAYS FOLLOWING INTALLATION.

IRRIGATION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. SHRUBS AND PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY. RAIN GARDENS NOT TO BE IRRIGATED.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
4. LANDSCAPE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
5. COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
6. RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
7. IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB. IRRIGATION SHALL NOT OVER SPRAY PUBLIC SIDEWALKS OR PAVED SURFACES.



NOTE:
TWO ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED: IT IS THE CONTRACTOR'S OPTION TO STAKE TREES. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

TREE, REFER TO PLANTING PLAN FOR SPECIES, SIZE AND LOCATION

DOUBLE STRAND 14 GA. WIRE (3) PER TREE @ 120 DEGREE INTERVALS, TYPICAL

FLAGGING, 1 PER WIRE

DOUBLE SHREDDED HW MULCH @ 3" DEPTH. DO NOT PLACE MULCH IN CONTACT WITH ROOT FLARE

2"x2" WOOD STAKE SET AT ANGLE

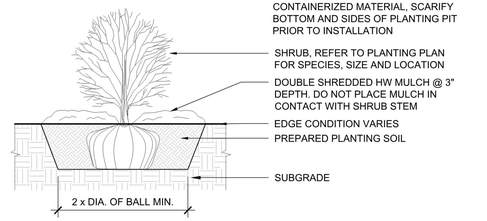
EDGE CONDITION VARIES

PREPARED PLANTING SOIL

ROOT BALL, REMOVE CAGE AND PULL BACK TOP 1/3 OF BURLAP AND TWINE

SUBGRADE

01 PLANTING DETAIL: TREE
Scale:NTS



NOTE:
HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL, SCARIFY BOTTOM AND SIDES OF PLANTING PIT PRIOR TO INSTALLATION

SHRUB, REFER TO PLANTING PLAN FOR SPECIES, SIZE AND LOCATION

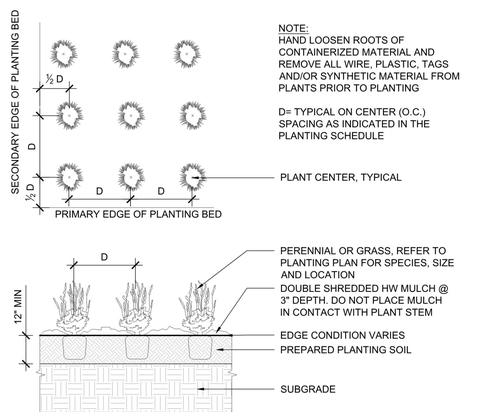
DOUBLE SHREDDED HW MULCH @ 3" DEPTH. DO NOT PLACE MULCH IN CONTACT WITH SHRUB STEM

EDGE CONDITION VARIES

PREPARED PLANTING SOIL

SUBGRADE

02 PLANTING DETAIL: SHRUBS
Scale:NTS



NOTE:
HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL AND REMOVE ALL WIRE, PLASTIC, TAGS AND/OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING

D= TYPICAL ON CENTER (O.C.) SPACING AS INDICATED IN THE PLANTING SCHEDULE

PLANT CENTER, TYPICAL

PERENNIAL OR GRASS, REFER TO PLANTING PLAN FOR SPECIES, SIZE AND LOCATION

DOUBLE SHREDDED HW MULCH @ 3" DEPTH. DO NOT PLACE MULCH IN CONTACT WITH PLANT STEM

EDGE CONDITION VARIES

PREPARED PLANTING SOIL

SUBGRADE

03 PLANTING DETAIL: FORB/GRS
Scale:NTS

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

pebl.
PEBL DESIGN
3243 Winpark Drive
New Hope, MN 55427
t: 763.544.8002
www.pebl.design

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6000 BROOKLYN BLVD, BROOKLYN CENTER, MN

C. ALEN HOMES

5215 TERRACEVIEW LANE NORTH

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NOT FOR CONSTRUCTION

JONATHAN BLASEG

DATE: 07.27.2020 REG. NO. 56714

PLANTING DETAILS

PEBL PROJECT NO: 2023

L200

Exhibit B

CITY OF BROOKLYN CENTER NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

Please take notice that the Planning Commission of the City of Brooklyn Center will hold an on-line public hearing on Thursday, July 9, 2020, at approximately 7:00 p.m. Meeting materials can be accessed by visiting the City of Brooklyn Center's website at: https://www.cityofbrooklyncenter.org/index.aspx?NID=255. A definite time for this application to be considered cannot be given as it will depend on the progression of the agenda items.

TYPE OF REQUEST: Establishment of a Planned Unit Development, Site and Building Plan, and Preliminary and Final Plat Approvals

PETITIONER: C Alan Homes

PROPERTY OWNER: Economic Development Authority of Brooklyn Center

PROPERTY ADDRESS: 6921, 6927, 6933, and 6939 Brooklyn Boulevard, Brooklyn Center, MN 55429

PROPERTY ID: 27-119-21-33-0014, 27-119-21-33-0013, 27-119-21-33-0012, and 27-119-21-33-0011

BRIEF STATEMENT OF CONTENTS OF PETITION: Consideration of requests that would allow for four EDA-owned lots to be developed into six triplexes and associated site improvements.

As City Hall is currently closed to the public due to the COVID-19 pandemic, we strongly encourage you to forward your comments and questions to gmcintosh@ci.brooklyn-center.mn.us up until noon on the day of the meeting, or contact Ginny McIntosh at (763) 569-3319. Your comments will be included in the record and addressed as part of the meeting. Alternatively, you may participate in the Planning Commission meeting via Webex at: logis.webex.com

Meeting Number (Access Code): 133 710 0749

Password: BCPC07092020

By Phone: 1 (312) 535-8110 (Enter Access Code)

Auxiliary aids for persons with disabilities are available upon request at least 96 hours in advance. Please contact the City Clerk at (763) 569-3300 to make arrangements.

Respectfully,
Ginny McIntosh
City Planner/Zoning Administrator

Published in the
Sun Post
June 25, 2020
1054922

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

Please take notice that the Planning Commission of the City of Brooklyn Center will hold an **on-line public hearing** on **Thursday, August 13, 2020,** at approximately 7:00 p.m. Meeting materials can be accessed by visiting the City of Brooklyn Center's website at: https://www.cityofbrooklyncenter.org/index.aspx?NID=255. A definite time for this application to be considered cannot be given as it will depend on the progression of the agenda items. This public hearing was originally scheduled for July 9, 2020; however, the public hearing was continued to allow additional time to address necessary easements along Brooklyn Boulevard and access off Brooklyn Boulevard.

TYPE OF REQUEST: Establishment of a Planned Unit Development, Site and Building Plan, and Preliminary and Final Plat Approvals

PETITIONER: C Alan Homes

PROPERTY OWNER: Economic Development Authority of Brooklyn Center

PROPERTY ADDRESS: 6921, 6927, 6933, and 6939 Brooklyn Boulevard, Brooklyn Center, MN 55429

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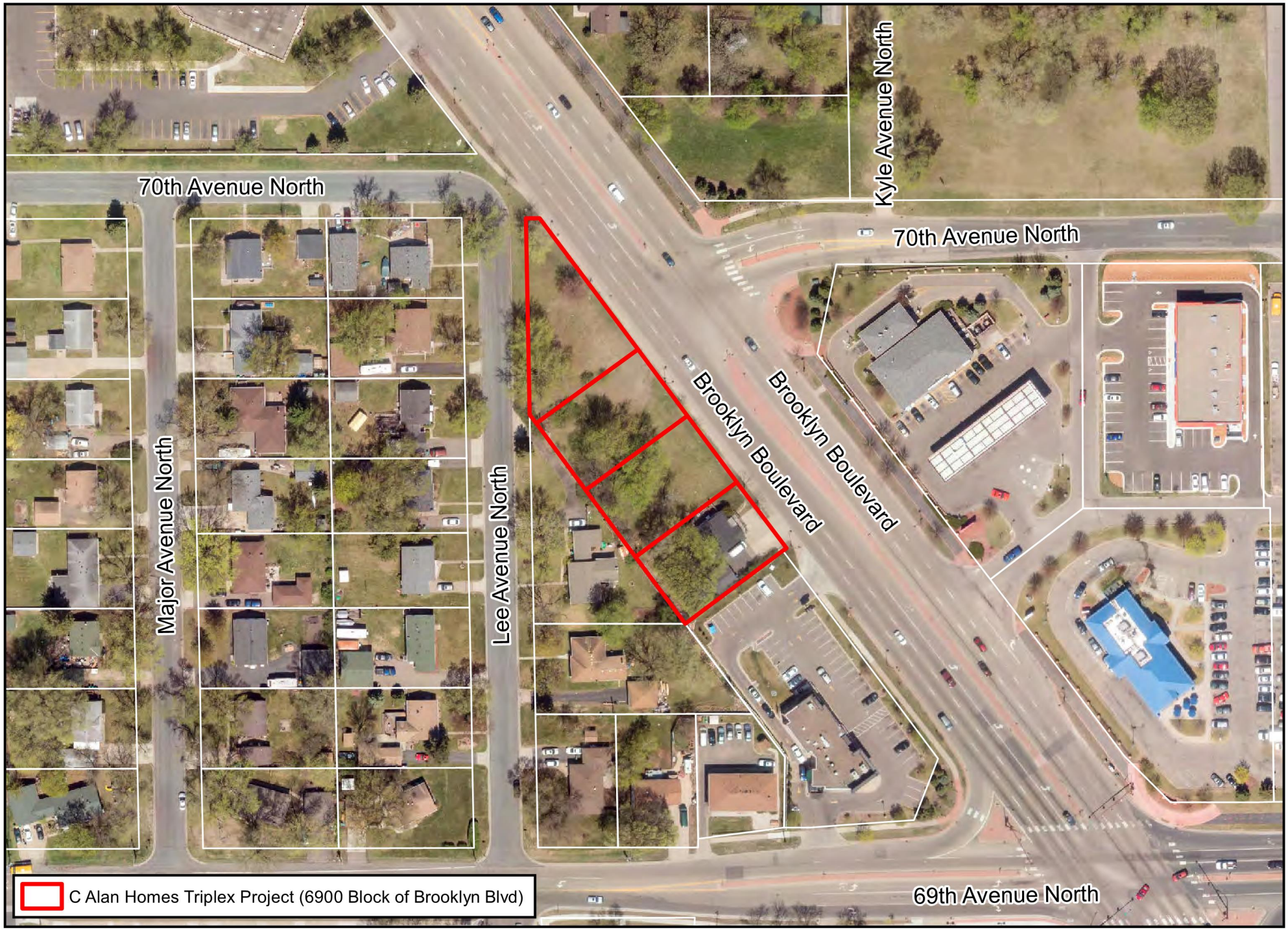
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Meeting Number (Access Code): 141 666 5172
Password: BCPC08132020Mtng
By Phone: 1 (312) 535-8110 (Enter Access Code)

Auxiliary aids for persons with disabilities are available upon request at least 96 hours in advance. Please contact the City Clerk at (763) 569-3300 to make arrangements.

Respectfully,

Ginny McIntosh
City Planner/Zoning Administrator



Applicant: C Alan Homes
Request: Establishment of a Planned Unit Development, Site and Building Plan, and Preliminary and Final Plat Approvals

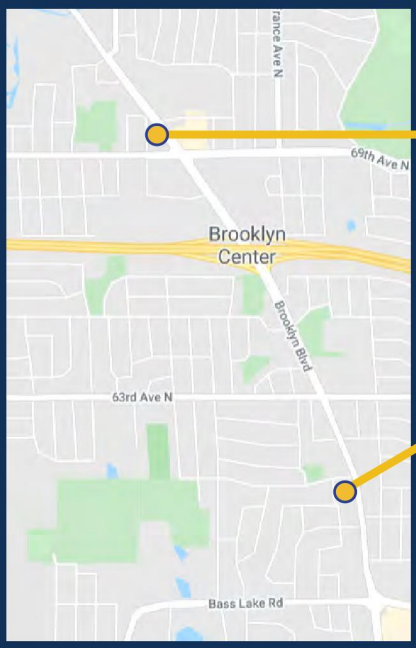


PROPOSED BROOKLYN BOULEVARD TRIPLEXES

A series of new triplexes along Brooklyn Boulevard are being proposed for construction by C. Alan Homes (https://www.c-alanhomes.com/), a Minnesota based home design and construction company. Triplexes in each of the two locations will be arranged in a row and face the Boulevard.

- Two locations totaling 39 new residential units, each proposed to have three bedrooms
- Pedestrian access directly onto Brooklyn Boulevard and parking in the rear
- Rents are estimated at $1850-$2200 per three-bedroom unit
- 20% of the units will be Section 8 eligible

PROJECT LOCATIONS



6900 Brooklyn Blvd
(north of Slim's)
- **.98 Acres**
- **6 buildings proposed**
- **18 total units**
- **Each unit approx 1295 sq ft**

6000 Brooklyn Blvd
(south of the Sanctuary at Brooklyn Center)
- **1.65 Acres**
- **7 buildings proposed**
- **21 total units**
- **Each unit approx 1295 sq ft**



Renderings courtesy of C. Alan Homes LLC





VIRTUAL PUBLIC HEARING

Brooklyn Center Planning Commission Meeting
Thursday, August 13th
7:00PM
Visit https://www.cityofbrooklyncenter.org/index.aspx?NID=255

CONTACT

Ginny McIntosh
City Planner and Zoning Administrator
City of Brooklyn Center
763.569.3319
gmcintosh@ci.brooklyn-center.mn.us

Exhibit C

July 7, 2020

C Alan Homes
Attn: Terry Robertson and Curt Brekke
5215 Terraceview Ln N
Plymouth, MN 55446

RE: City of Brooklyn Center, MN Planning Commission Application No. 2020-005
Request for Establishment of a Planned Unit Development, Site and Building Plan, Preliminary and Final Plat Approvals for the 6900 Block of Brooklyn Boulevard

Mr. Robertson and Mr. Brekke,

Pursuant to Minnesota Statutes Section 15.99, the City of Brooklyn Center is required to approve or deny a written request for certain land use actions within sixty (60) days from receipt of an application. Community Development Department records indicate the City received the above-referenced application and documentation on June 15, 2020, which means the City's 60-day time limit would expire on August 14, 2020.

By allowances granted under Minnesota Statutes Section 15.99, Subd. 3(f), the City of Brooklyn Center is hereby providing official notice that the review period has been extended an additional sixty (60) days to allow the time necessary for City staff to prepare a resolution, including proposed conditions of approval, for review and action by City Council. The new deadline for completing the review and final action on this application is now October 13, 2020.

As the public hearing has already been published in the Brooklyn Center *Sun Post* for the July 9, 2020 Planning Commission meeting, the intent is to table the public hearing to provide sufficient time for you, the Applicant, to reconcile any adjustments to the site plan as relating to the additional easements necessary and determine the ability for driveway access off Brooklyn Boulevard from Hennepin County.

If you have any questions or concerns, please feel free to call me at (763) 569-3319 or email gmcintosh@ci.brooklyn-center.mn.us.

Sincerely,

Ginny McIntosh
City Planner and Zoning Administrator

Exhibit D

M E M O R A N D U M

DATE: August 17, 2020

TO: Ginny McIntosh, City Planner/Zoning Administrator

FROM: Andrew Hogg, Assistant City Engineer

SUBJECT: Preliminary Site Plan & Plat Review –
Brooklyn Boulevard 6900 Brooklyn Blvd Tri-plexes **(Revised)**

Public Works staff reviewed the following documents submitted for review for the proposed 6900 Brooklyn Blvd Tri-plexes (Planning Commission Application No. 2020-005):

- Preliminary Plans and plat submitted 07/23/2020

Subject to final staff Site Plan approval, the referenced plans must be revised in accordance with the following comments/revisions and approved prior to issuance of Land Alteration permit.

C000 Title Sheet

1. No comments.

C100 Removals Plan

2. Right of Way along Brooklyn Blvd is owned by Hennepin County. Obtain necessary permits prior to work with in Hennepin County Right of Way.
3. Removal for utility connections in street shall extent curb to curb or to drive lane, no partial width removals.
4. Remove driveways and existing sidewalk adjacent to Brooklyn Blvd.
5. Protect existing bus stop sign along Brooklyn Blvd. Coordinate with Metro Transit to maintain bus service.
6. Remove existing service stubs to back of curb.
7. Missing existing street light in front of Lot 2, review/adjust location as required.

C200, 202 and 202 – SWPPP Plans

8. Silt fence line type is hidden under property line type.

C210 and 211 – Erosion Control Plans

9. No comments.

C300 – Site Plan

10. Overall some of the linetypes/thickness makes text hard to read.
11. Site triangles at entrance/exits of development shall be free and clear of any obstructions.
12. Use City Detail for City driveway aprons.
13. Developer to provide 10’ boulevard with a 5’sidewalk and maintenance strip, matching the properties to the north and south. Review site ensure grades and site feature still fit.
14. Install signage to discourage residents/guest from trying to access Brooklyn Blvd.
15. Verify clearance from curb to existing street light at south exit.
16. Provide parallel sidewalk along back side of new curb if possible
17. Add sidewalk to proposed parking stalls along Lee.
18. All utilities to be within a drainage & utility easement.
19. Add No Right Turn sign on Brooklyn Blvd for south emergency access.
20. Show location of ADA stalls & access routes.

21. Only 30 stalls shown on plans for 18 units (1.7/unit) – should provide 2.5 stalls per unit
22. 18' wide drive lane is inadequate for 2-way traffic or meeting fire code. Work with Fire Inspector and Planning to establish lane width. Minimum fire access lane width is 20' per code
23. Add bollards to west end of access lane and sign to prevent traffic from heading down dead end.

C400 – Grading and Drainage Plan

24. All city roadway embankment material installed within pavement patching areas of existing roadways shall be placed in lifts not to exceed 8-inches and compacted to a minimum of 100 percent of maximum density regardless of depth below the final pavement surface. The Engineer shall take a minimum of three (3) compaction tests at varying elevations within the pavement patch area.
25. Applicant will coordinate with Hennepin County for road embankment material installed within Brooklyn Blvd Right of Way.
26. Storm sewer to be privately owned & maintained.
27. Incorporate permanent water quality BMP's.
28. No catch basin manhole on Lee at location shown – install new catch basin manhole.
29. Can storm sewer be installed without encroaching on adjacent property?
30. Review SW corner of access drive for slopes & drainage.
31. Provide 1.0% minimum slope on bituminous pavement.
32. Add missing spot elevations.

C500 – Utility Plan

33. 8" watermain to be looped out to Brooklyn Blvd.
34. Provide separate service line to each bldg. or provide joint maintenance agreements for service lines.
35. They don't make 2" DIP, adjust notes accordingly.
36. Existing watermain on Lee Ave is 6", adjust wet tap note accordingly.
37. All on-site utility lines to be privately owned and maintained.
38. Verify water service sizes.
39. Provide on-site fire hydrant.
40. No sanitary sewer manhole on Lee at location shown – install new manhole.
41. Minimum sanitary sewer service pipe size to be 4".

C900, 901, 902 and 903 – Details

42. All work performed and materials used for construction of utilities must conform to the City standard specifications and details. The City's standard details must be included in the plan.
43. Update to use current City plates.

Preliminary Plat/Final

44. Drainage & Utility easements shall be adjusted to cover all shared/common utility lines (sanitary sewer, watermain, storm sewer) along with any storm water management features.
45. City & County will review permanent rights of way and easement needs along Brooklyn Blvd (Plats to be reviewed by Hennepin County Engineer).
46. Provide required separate cross access/cross parking easements.
47. Provide required separate trail & sidewalk easements.

48. Change Bloomington to Brooklyn Center in signature areas.
49. It appears that all property is Torrens, adjust Document block and signature blocks accordingly
50. Need working copy of the preliminary plat to show all vacated easements, proposed easements, existing and proposed utilities and provide all easement documents for the City for review. A 10' drainage and utility easement must be dedicated on the plat around the entire perimeter of the site. An additional utility easement must be dedicated on the plat for the private water main and sanitary to allow for maintenance access per the Developers Agreement.
51. Legal descriptions and easement vacation documents must be obtained for all existing easements. Existing public easements as determined by the City must be vacated, and proposed easements must be dedicated as part of the preliminary and final platting process. The formal vacation document must contain an easement vacation description and depiction exhibit signed by a professional surveyor.
52. An updated certified abstract of title or registered property report must be provided to the City Planner and City Attorney for review at the time of the preliminary plat application (within 30 days of preliminary plat application). Additionally, this will need to stay current and be updated through the approval process as required to maintain and be current within 30 days of the release of final plat.
53. The applicant is responsible for coordinating site development plans with Xcel Energy, CenterPoint Energy, Qwest Communications and other private utility companies. Any further easements necessary to provide utility service to the proposed site development shall be dedicated to the public for public use with the final plat.

Miscellaneous

54. See redlines for additional site plan comments.
55. Provide landscape and irrigation plan.
56. Upon project completion, the applicant must submit an as-built survey of the property, improvements and utility service lines and structures; and provide certified record drawings of all project plan sheets depicting any associated private and/or public improvements, revisions and adjustments prior to issuance of the certificate of occupancy. The as-built survey must also verify that all property corners have been established and are in place at the completion of the project as determined and directed by the City Engineer.
57. Inspection for the private site improvements must be performed by the developer's design/project engineer. Upon project completion, the design/project engineer must formally certify through a letter that the project was built in conformance with the approved plans and under the design/project engineer's immediate and direct supervision.(see attached template letter) The engineer must be certified in the State of Minnesota and must certify all required as-built drawings (which are separate from the as-built survey).

58. The total disturbed area is less than one acre; an NPDES permit is not required. In addition, the total disturbed area is less than 1 acre, per Shingle Creek Watershed Management Commission rules, the applicant should incorporate water quality measures.

59. Provide traffic memo highlighting a review sight lines and site distances for exiting the site. Documenting the anticipated traffic generated by the proposed site and a discussion on the parking needs on a daily use and for guest parking for events and holidays.

60. The City has submitted the plans to Hennepin County for review. Applicant must meet requirements from Hennepin County's review.

Prior to issuance of a Land Alteration

61. Final construction/demolition plans and specifications need to be received and approved by the City Engineer in form and format as determined by the City. The final plan must comply with the approved preliminary plan and/or as amended by the City Engineer.

62. A letter of credit or a cash escrow in the amount of 100% of the estimated cost as determined by City staff shall be deposited with the City.

63. During construction of the site improvements, and until the permanent turf and plantings are established, the developer will be required to reimburse the City for the administration and engineering inspection efforts. Please submit a deposit of $2,500 that the City can draw upon on a monthly basis.

64. A construction management plan and agreement is required that addresses general construction activities and management provisions, traffic control provisions, emergency management provisions, storm water pollution prevention plan provisions, tree protection provisions, general public welfare and safety provisions, definition of responsibility provisions, temporary parking provisions, overall site condition provisions and non-compliance provisions. A separate $2,500 deposit will be required as part of the non-compliance provision.

Anticipated Permitting:

65. A City of Brooklyn Center Land Disturbance Permit is required.

66. Applicant to obtain required permits to work in County right-of-way.

67. Other permits not listed may be required and is the responsibility of the developer to obtain and warrant.

68. Copies of all required permits must be provided to the City prior to issuance of applicable building and land disturbance permits.

69. A preconstruction conference must be scheduled and held with City staff and other entities designated by the City.

The aforementioned comments are provided based on the information submitted by the applicant at the time of this review. Other guarantees and site development conditions may be further prescribed throughout the project as warranted and determined by the City.

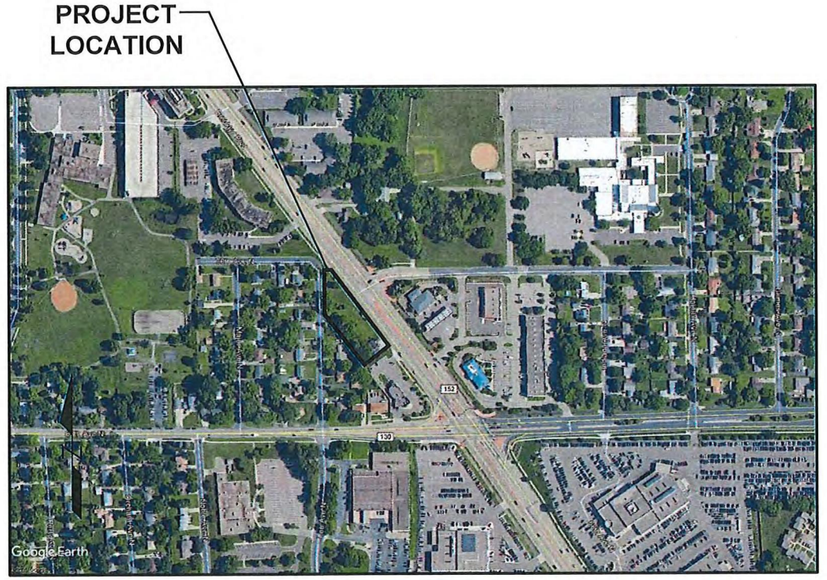
PRELIMINARY PLANS

FOR
SITE, GRADING, DRAINAGE, EROSION CONTROL,
AND UTILITIES
FOR

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT
BROOKLYN CENTER, MN



VICINITY MAP



SHEET INDEX	
SHEET NO.	DESCRIPTION
C000	CIVIL COVER SHEET
C100	EXISTING CONDITIONS & REMOVALS
C200	EROSION & SEDIMENT CONTROL DETAILS
C210	EROSION & SEDIMENT CONTROL - PHASE I
C211	EROSION & SEDIMENT CONTROL - PHASE II
C300	CIVIL SITE PLAN
C400	GRADING & DRAINAGE PLAN
C500	UTILITY PLAN
C900	SITE DETAILS
C901	UTILITY DETAILS
C902	UTILITY DETAILS

GENERAL SITE WORK NOTES

1. ALL STOCKPILES SHALL BE LOCATED WITHIN THE CONSTRUCTION LIMITS OR DESIGNATED STAGING AREAS.
2. ALL CONTROL OF WATER AND EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SEQUENCED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS FOR THE PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES FOR ADDITIONAL INFORMATION.
4. ALL PUBLIC ROADWAYS AND PRIVATE DRIVEWAYS INSIDE THE CONSTRUCTION LIMITS SHALL REMAIN OPEN FOR THE DURATION OF CONSTRUCTION.
5. EXISTING TOPOGRAPHIC SURVEY SHOWN IS BASED ON A SITE SURVEY PERFORMED BY W BROWN LAND SURVEYING IN 2020.

GENERAL EARTHWORK NOTES

1. THE CONTRACTOR SHALL MINIMIZE DISTURBANCE OF TREES/SHRUBS NOT MARKED FOR REMOVAL, INCLUDING MINIMIZING DISTURBANCE OF SOILS WITHIN THE TREES' DRIPLINE ZONES. CONTRACTOR SHALL NOT STOCKPILE MATERIAL INSIDE THE TREE DRIPLINES.
2. CONTRACTOR SHALL PROTECT ALL STRUCTURES AND UTILITIES NOT BEING MARKED FOR REMOVAL.
3. CONTRACTOR SHALL COORDINATE ALL DEMOLITION OF UNDERGROUND UTILITY WORK WITH OWNER.
4. NO CONCRETE OR RUBBLE SHALL BE BACKFILLED ONSITE. BURNING OF DEBRIS ON SITE SHALL NOT BE ALLOWED.

SUBSURFACE UTILITY INFORMATION

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THE DRAWINGS CONCERNING TYPE AND LOCATION OF UTILITIES HAS BEEN DESIGNATED UTILITY QUALITY LEVEL 'C'.
THESE QUALITY LEVELS WERE DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02. ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

PROJECT CONTACTS

OWNER
CURT BREKKE
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH
PLYMOUTH, MN 55446
(612) 282-7546 OFFICE

CIVIL ENGINEER
BENJAMIN LUCAS, PE
SOLUTION BLUE, INC.
444 Cedar Street
Saint Paul, MN 55101
(651)294-0038 OFFICE

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNIPEN COUNTY COORDINATES
T.N.H AT N END OF SUBJECT PROPERTY
ELEVATION: 867.45 (NGVD 29 DATUM)

Solution Blue
water matters
444 Cedar Street, Suite 1005 651-294-0038
Saint Paul, MN 55101 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT
6900 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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.

NOT FOR CONSTRUCTION

BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

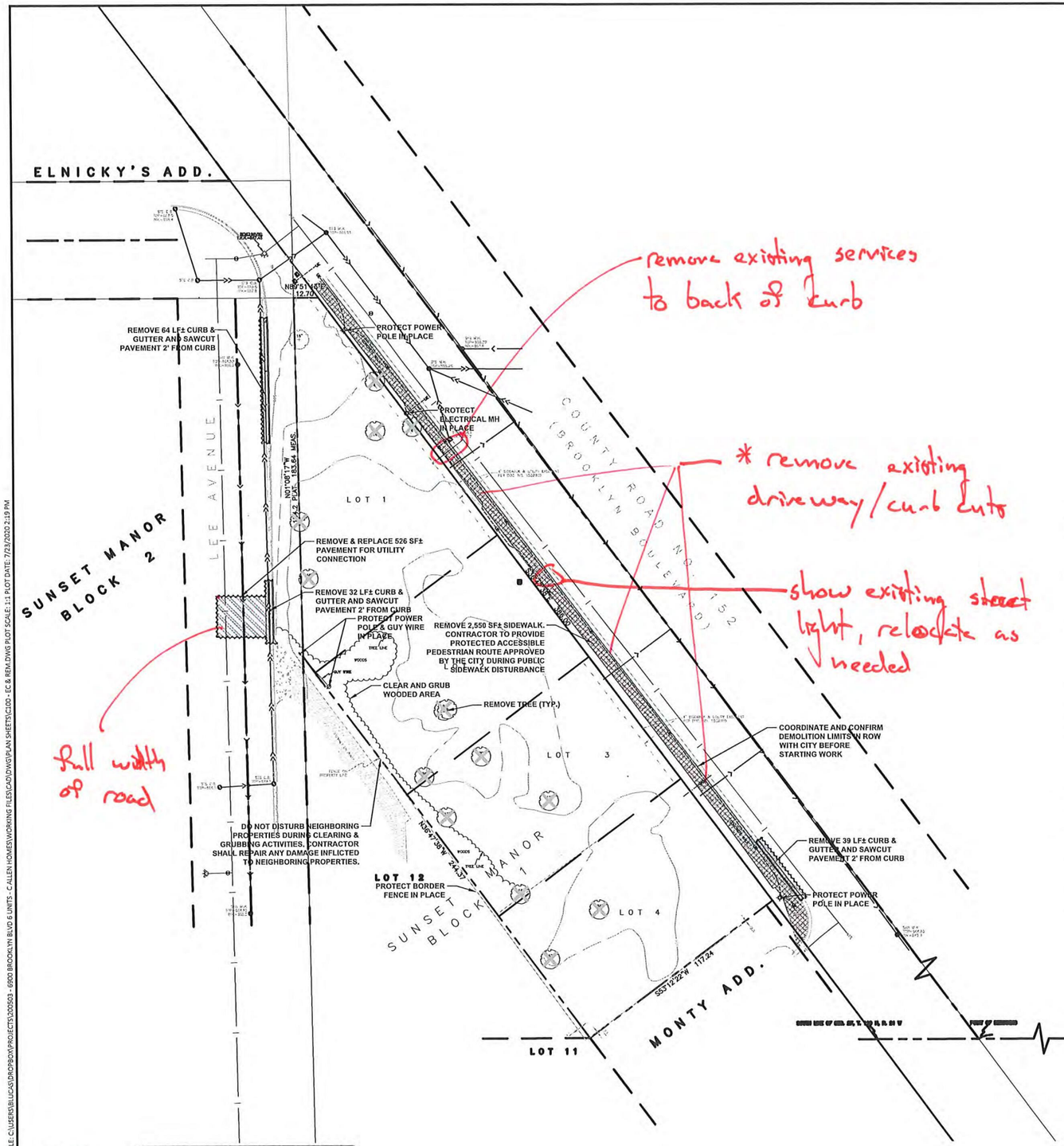
CIVIL COVER SHEET

SOLUTION BLUE PROJECT NO: 200503

C000

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200503 - 6900 BROOKLYN BLVD 6 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C000 - COVR.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:19 PM



CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200503 - 6900 BROOKLYN BLVD 6 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C100 - EC & REM.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:19 PM

Know what's below. Call before you dig.

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.

N

SBI

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

EXISTING		REMOVALS	
PROPERTY LINE		CURB AND GUTTER REMOVAL	
LIMITS OF CONSTRUCTION		REMOVE EXISTING	X
BUILDING		BUILDING REMOVAL	
TOPOGRAPHIC INDEX CONTOUR	800	BITUMINOUS PAVEMENT REMOVAL	
TOPOGRAPHIC CONTOUR	802	CONCRETE REMOVAL	
CURB & GUTTER		SAWCUT	
STORM SEWER		REMOVE PIPE	
SANITARY SEWER			
WATERMAIN		TREE PROTECTION	
DRAINTILE	DT		
GAS LINE	UG		
OVERHEAD ELECTRIC	OE		
UNDERGROUND ELECTRIC	UE		
TELEPHONE	UT		
SWALE			
SOIL BORINGS			
SPOT ELEVATION	+800.00		
FLARED END SECTION INLET			
FLARED END SECTION OUTLET			
RIP RAP			
SIGN & BOLLARD			
LIGHT POLE			
ADA PAVEMENT MARKING			
PARKING STALL COUNT	X		

GENERAL SITE DEMOLITION AND CLEARING NOTES:

1. DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
2. THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS BASED UPON THE FIELD SURVEY COMPLETED BY W BROWN LAND SURVEYING ON 06/03/2020. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL HAVE MADE, AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR PROTECTING EXISTING SITE FEATURES (STRUCTURES, CURBS, WALKS, PAVEMENTS, UTILITIES, SIGNAGE, FENCES, ETC.) WHICH ARE TO REMAIN. REPAIR OR REPLACE, TO OWNER'S SATISFACTION, ANY DAMAGE TO EXISTING PROPERTY OR SITE FEATURES WHICH ARE TO REMAIN, AT NO ADDITIONAL COST.
4. COORDINATE DISRUPTION OF UTILITY SERVICES WITH THE OWNER'S PROJECT REPRESENTATIVE AND UTILITY OWNER, PUBLIC OR PRIVATE. CONTRACTOR TO PROVIDE TEMPORARY UTILITIES AS NECESSARY TO MAINTAIN BUILDING SERVICES.
5. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES.
6. PRIOR TO START OF ANY WORK, ALL EROSION AND SEDIMENT CONTROL PROTECTION MEASURES SHALL BE IN PLACE. SEE EROSION CONTROL PLAN OR SWPPP FOR DETAILS.
7. CONTRACTOR SHALL PRESERVE ALL VEGETATION NOT TO BE REMOVED BY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING OR SODDING AREAS DISTURBED BY CONSTRUCTION.
8. CLEARLY IDENTIFY AND LABEL EACH TREE THAT IS TO REMAIN PRIOR TO STARTING SITE CLEARING. CONTACT OWNER'S PROJECT REPRESENTATIVE FOR SITE INSPECTION AFTER ALL "TO REMAIN" TREES HAVE BEEN IDENTIFIED. TREES THAT ARE TO BE PROTECTED SHALL HAVE TEMPORARY FENCING PLACED AT THE DRIP LINE AROUND EACH TREE.
9. STOCKPILE TOPSOIL FOR REUSE ON SITE. VERIFY THE STRIPPED TOPSOIL MEETS SPECIFICATIONS FOR THE PROPOSED USE. VERIFY THE AMOUNT OF TOPSOIL NEEDED AND REMOVE EXCESS FROM SITE.
10. ALL MATERIAL REMOVED SHALL BE DISPOSED OF OFF-SITE AND IN A LEGAL MANNER.
11. MATERIAL TO BE SALVAGED FOR REUSE BY OWNER SHALL BE REMOVED UNDAMAGED IN USABLE CONDITION. TEMPORARY PROTECTED STORAGE ON-SITE MAY BE REQUIRED.
12. ON-SITE BROKERAGE OF MATERIALS SALVAGED BY CONTRACTOR FROM MATERIALS TO BE REMOVED IS NOT PERMITTED WITHOUT PRIOR OWNER APPROVAL.
13. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS. CONTRACTOR SHALL ALSO MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES, CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
14. CONTRACTOR SHALL LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.

BENCHMARKS (BM)

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NOT FOR CONSTRUCTION

BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

EXISTING CONDITIONS & REMOVALS

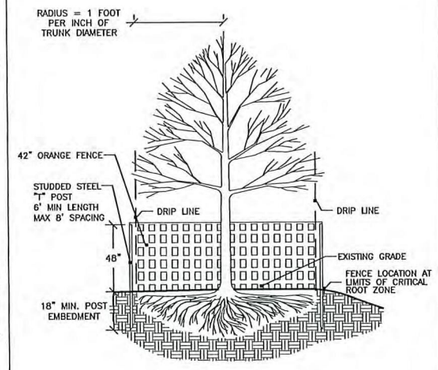
SOLUTION BLUE PROJECT NO: 200503

C100

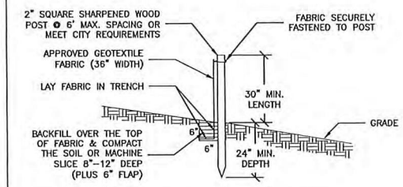
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GENERAL EROSION AND SEDIMENTATION CONTROL NOTES:

1. CONTRACTOR MUST NOTIFY CITY INSPECTOR PRIOR TO ANY LAND DISTURBANCES. FAILURE TO DO SO MAY RESULT IN FINES, THE REVOCATION OF PERMIT AND A STOP WORK ORDER BEING ISSUED.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF SEDIMENT & EROSION CONTROL PLAN PHASE I & II, THIS DRAWING (SEDIMENT AND EROSION CONTROL DETAILS), SWPPP NARRATIVE, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY WHEN CONSTRUCTION ACTIVITY FOR THE PROJECT DISTURBS GREATER THAN 1 ACRE. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
4. INSTALL PERIMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES. SILT FENCE SHALL FOLLOW EXISTING CONTOURS AS CLOSELY AS FEASIBLE.
5. BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 6 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEO-TEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
6. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.
7. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY MINNEAPOLIS INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
8. INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CONTRACTOR SHALL CLEAN, REMOVE SEDIMENT OR REPLACE STORM DRAIN INLET PROTECTION DEVICES ON A ROUTINE BASIS SUCH THAT THE DEVICES ARE FULLY FUNCTIONAL FOR THE NEXT RAIN EVENT. SEDIMENT DEPOSITED IN AND/OR PLUGGING DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
9. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
10. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
11. TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE UNDERGONE FINAL GRADING, AND ALL AREAS IN WHICH GRADING OR SIDE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND AND RUNNING WATER WITHIN 7 DAYS. USE SEE AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSES OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENUDED AREA.
12. READY MIXED CONCRETE AND CONCRETE BATCH/MIX PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS AS DETERMINED BY THE CONTRACTOR. UNDER NO CIRCUMSTANCES MAY WASHOUT WATER DRAIN INTO THE PUBLIC RIGHT OF WAY OR INTO ANY PUBLIC OR PRIVATE STORM DRAIN CONVEYANCE.
13. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES TO PREVENT EROSION.
14. CHANGES TO APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
15. STREET SWEEPING SHALL BE PERFORMED IF SEDIMENT COLLECTS ON STREETS.
16. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



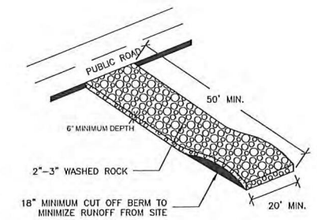
EROS-01	EROSION CONTROL	REVISED 10/24/19
	TREE PROTECTION FENCE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:

1. POST SPACING SHALL NOT EXCEED 6 FEET
2. GEOTEXTILE FABRIC SHALL BE "MIRAFI" TYPE OR APPROVED EQUAL
3. TRENCH SHALL BE A MIN. OF 6 INCHES DEEP BY 6 INCHES WIDE
4. MACHINE SLICED METHOD IS ACCEPTABLE

EROS-02	EROSION CONTROL	REVISED 10/24/19
	SILT FENCE - STANDARD MACHINE SLICED	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

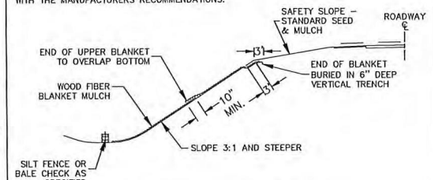


NOTES:

1. FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK
2. OTHER METHODS BESIDES ROCK (SLASH MULCH, RUMBLE PAD, ETC.) MAY BE USED FOR EXIT STABILIZATION WITH ENGINEER APPROVAL

EROS-06	EROSION CONTROL	REVISED 10/24/19
	ROCK CONSTRUCTION EXIT	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

NOTE:
STAPLING OR STAKING OF BLANKET TO BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.



EROSION CONTROL BLANKET INSTALLATION ON AN INSLOPE (WHEN REQUIRED)

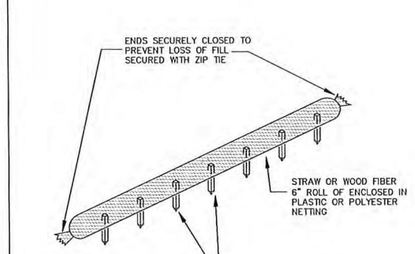
CATEGORY	SLOPE	VELOCITY
1	FLAT	-
2	3:1	< 5.0 fps
3	3:1	< 6.5 fps
4	2:1	< 7.0 fps

CATEGORY	ACCEPTABLE TYPES
1	STRAW RD 1S, WOOD FIBER RD 1S
2	STRAW 1S, WOOD FIBER 1S
3	STRAW 2S, WOOD FIBER 2S
4	STRAW/COCONUT 2S, WOOD FIBER HV 2S

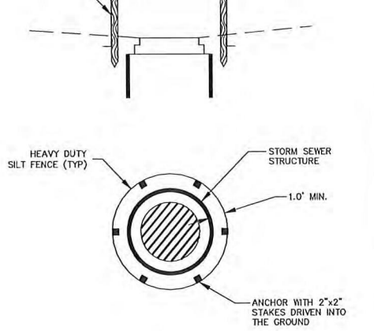
THE LETTERING DESIGNATON SHALL BE DEFINED AS FOLLOWS:

1S - NETTING ON ONE SIDE
RD - RAPIDLY DEGRADABLE
2S - NETTING ON TWO SIDES
HV - HIGH VELOCITY

EROS-07	EROSION CONTROL	REVISED 02/07/12
	EROSION CONTROL BLANKET	DRAWN
		SCALE NTS
		SOULTION BLUE, INC.



EROS-08	EROSION CONTROL	REVISED 06/21/13
	SEDIMENT CONTROL LOG	DRAWN
		SCALE NTS
		SOULTION BLUE, INC.



TEMPORARY BARRIER OF SILT FENCE TO PREVENT SEDIMENT-LADEN WATER FROM ENTERING THE STORM SEWER SYSTEM DURING CONSTRUCTION.

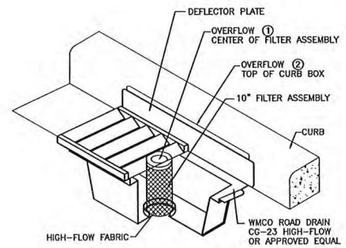
EROS-16	EROSION CONTROL	REVISED 12/28/06
	INLET PROTECTION - SILT FENCE	DRAWN
		SCALE NTS
		SOULTION BLUE, INC.

SPECIFICATIONS AND STANDARDS

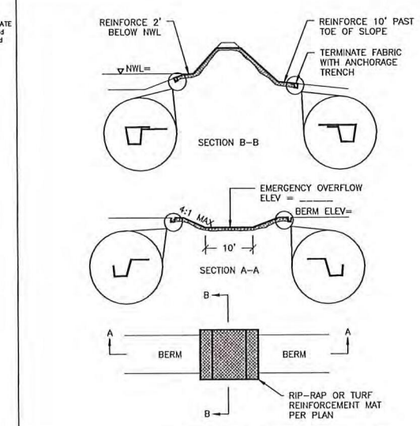
-AISC MANUAL OF STEEL CONSTRUCTION, 9TH EDITION.
-AWS STRUCTURAL WELDING CODE - STEEL, D1.1-94.
-29 CFR 1926 - OSHA SAFETY AND HEALTH STANDARDS.

DESIGN LOADS

ALLOWABLE AXLE WEIGHT LOAD	n/a
SAFETY FACTOR	n/a
(THROUGH TYPE FF FILTER)	WATER FLOW RATE
MAXIMUM OVERFLOW RATE	0.707 cfs @ 3" head 3.94 cfs @ 15" head



EROS-22	EROSION CONTROL	REVISED 12/28/06
	INLET PROTECTION - CATCH BASIN INSERT	DRAWN
		SCALE NTS
		SOULTION BLUE, INC.



EROS-29	EROSION CONTROL	REVISED 10/28/19
	EROSION CONTROL BLANKET AT POND EOF	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

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651-294-0038 www.SolutionBlue.com

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DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY/INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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NOT FOR CONSTRUCTION

BENJAMIN LUCAS

DATE: XX.XX.2020 REG. NO. 54265

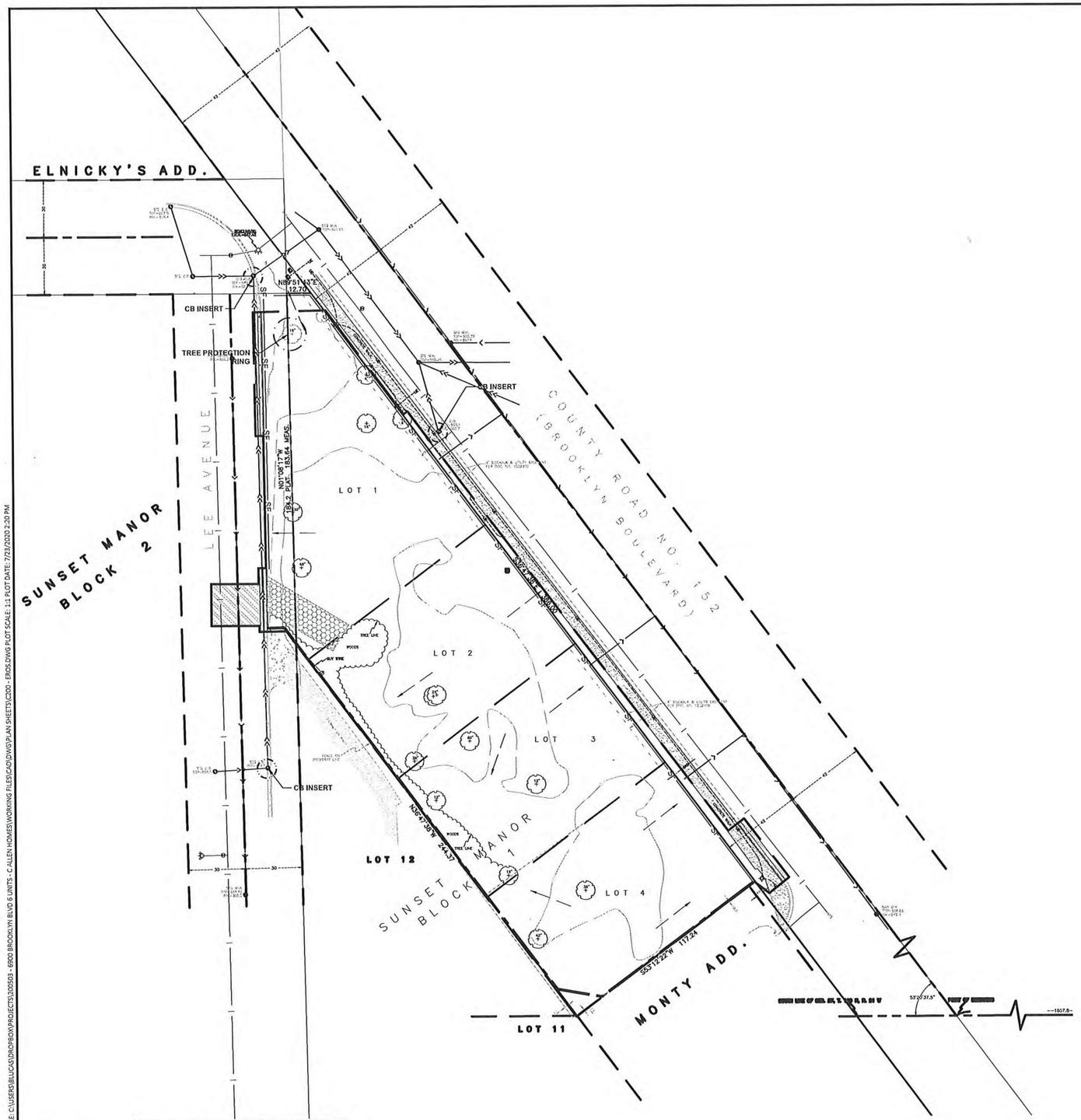
EROSION & SEDIMENT CONTROL DETAILS

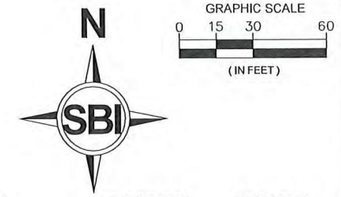
SOLUTION BLUE PROJECT NO: 200503

C200

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\ORPBOX\PROJECTS\200503 - 6900 BROOKLYN BLVD 6 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C200 - EROS.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:30 PM





LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
TOPOGRAPHIC INDEX CONTOUR	800	800
TOPOGRAPHIC CONTOUR	802	802
CURB & GUTTER		
STORM SEWER		
DRAINTILE		
SWALE		
SOIL BORINGS		
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
CONSTRUCTION ENTRANCE		
EROSION CONTROL BLANKET		
INLET PROTECTION		
GUTTER OUT CURB		
SILT FENCE	SF	
DIRECTION OF OVERLAND FLOW		
BIO-ROLL		

PHASE I EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	552
EROSION CONTROL BLANKET	SQUARE FEET	XXX
CONSTRUCTION ROCK ENTRANCE	EACH	1
INLET PROTECTION DEVICE	EACH	3
TREE PROTECTION RING	EACH	1
BIO LOG	LINEAR FEET	370

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BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNIPEN COUNTY COORDINATES
T.N.H AT N END OF SUBJECT PROPERTY
ELEVATION: 867.45 (NGVD 29 DATUM)

Solution Blue
water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038
www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6900 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

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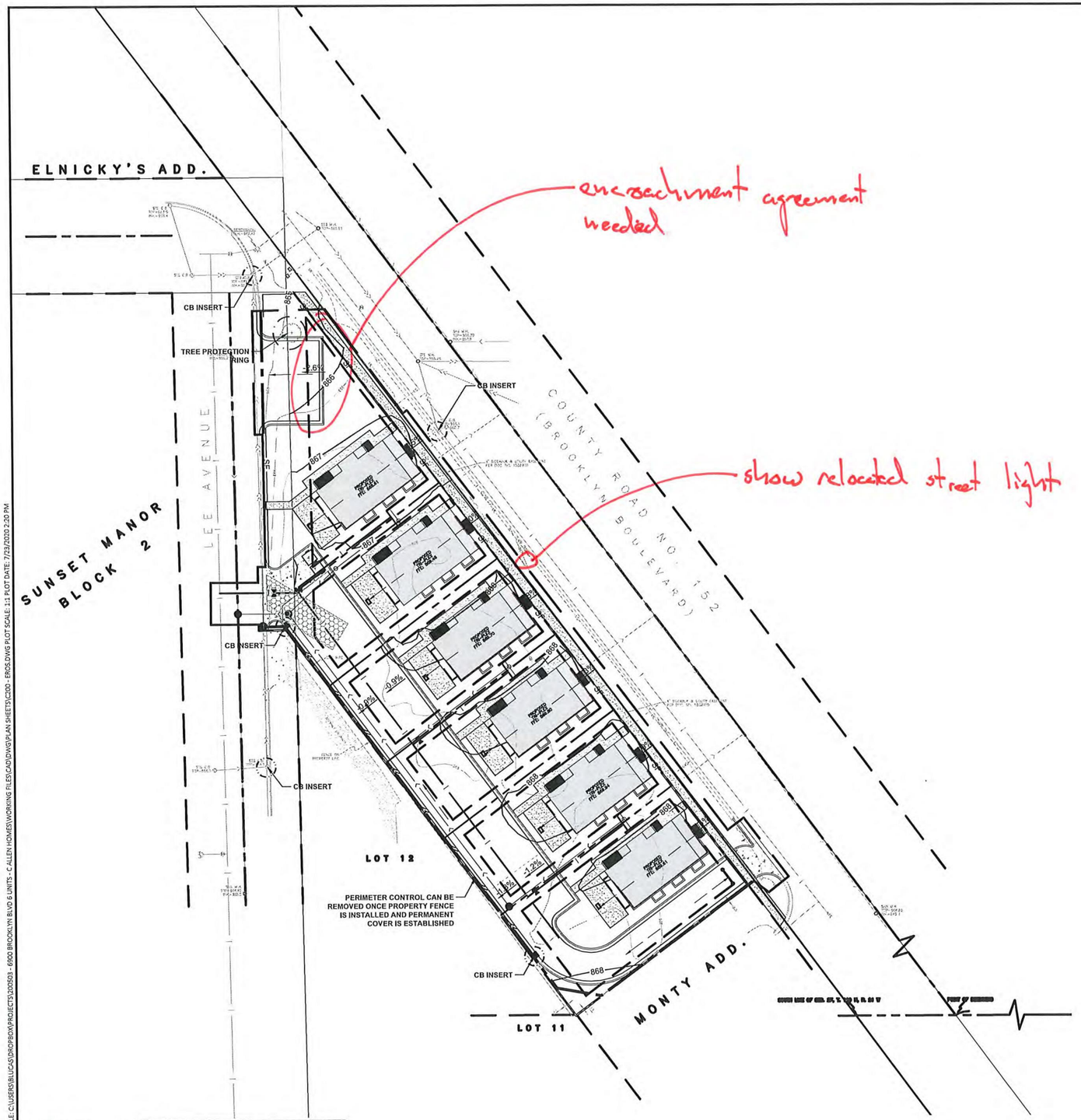
EROSION & SEDIMENT CONTROL - PHASE I

SOLUTION BLUE PROJECT NO: 200503

C210

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N

SBI

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
TOPOGRAPHIC INDEX CONTOUR	800	800
TOPOGRAPHIC CONTOUR	802	802
CURB & GUTTER		
STORM SEWER		
DRAINTILE		
SWALE		
WETLAND		
SOIL BORINGS		
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
CONSTRUCTION ENTRANCE		
EROSION CONTROL BLANKET		
INLET PROTECTION		
GUTTER OUT CURB		
SILT FENCE	SF	
DIRECTION OF OVERLAND FLOW		
BIO-ROLL		

PHASE 2 EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	450
EROSION CONTROL BLANKET	SQUARE FEET	XXX
CONSTRUCTION ROCK ENTRANCE	EACH	1
INLET PROTECTION DEVICE	EACH	5
TREE PROTECTION RING	EACH	1
BIO LOG	LINEAR FEET	480

AREA SUMMARY

PAVEMENT AREA	0.25 AC
BUILDING AREA	7,050 SF
SEEDING AREA	0.38 AC
PRE-CONSTRUCTION IMPERVIOUS	0.00 AC
POST-CONSTRUCTION IMPERVIOUS	0.55 AC
DISTURBED AREA	0.98 AC

BENCHMARKS (BM)

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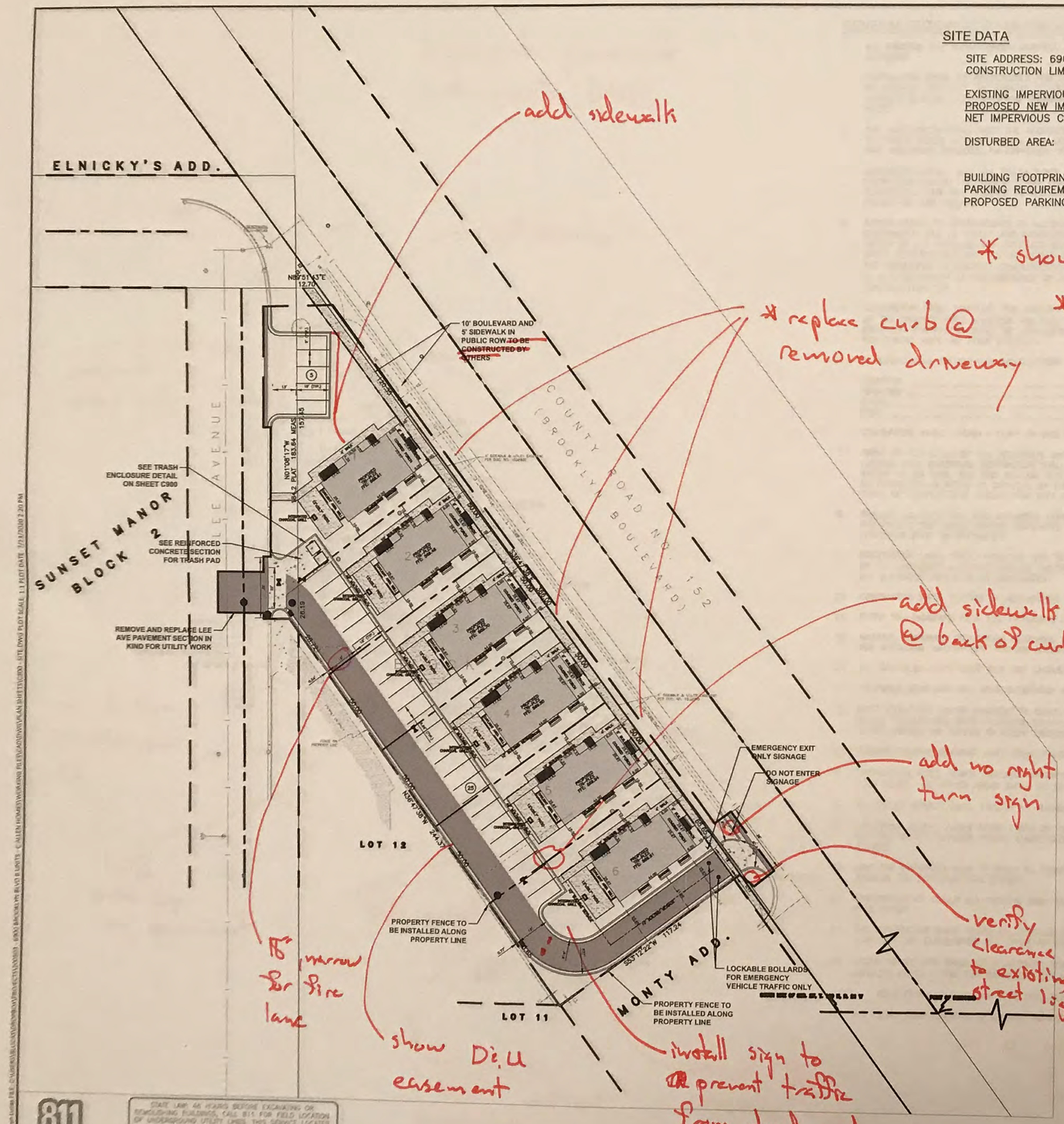
EROSION & SEDIMENT CONTROL - PHASE II

SOLUTION BLUE PROJECT NO: 200503

C211

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SITE DATA

SITE ADDRESS: 6900 BROOKLYN BLVD	
CONSTRUCTION LIMITS AREA:	0.98 AC
EXISTING IMPERVIOUS AREA:	0.00 AC
PROPOSED NEW IMPERVIOUS AREA:	0.55 AC
NET IMPERVIOUS CREATED:	0.55 AC
DISTURBED AREA:	0.98 AC
BUILDING FOOTPRINT AREA:	1,175 SF
PARKING REQUIREMENT:	2 PER DWELLING UNIT
PROPOSED PARKING SPACES:	30 STALLS (INCL. X ADA)

* show ADA stalls

* cross access agreement

N

SBI

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
CURB & GUTTER		
SWALE		
SOIL BORINGS		⌖
SIGN & BOLLARD	⊣	
LIGHT POLE	✲	✲
ADA PAVEMENT MARKING	♿	
PARKING STALL COUNT	ⓧ	
STANDARD DUTY ASPHALT		
HEAVY DUTY ASPHALT		
CONCRETE SIDEWALK		
CONCRETE PAVING		

GENERAL GEOMETRIC AND PAVING NOTES:

1. SITE DIMENSIONS SHOWN ON THIS PLAN SHALL BE USED FOR ALL LAYOUT WORK. CHECK ALL PLAN AND DETAIL DIMENSIONS. PAVING SHALL BE LAID OUT ON SITE BY A REGISTERED LAND SURVEYOR.
2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE. THE FACE OF CURB IS ASSUMED TO BE 8 INCHES FROM THE BACK OF CURB, ALL CURB & GUTTER TO BE B618 UNLESS OTHERWISE NOTED, SEE DETAIL SHEET C900.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
4. ALL SIDEWALKS SHALL HAVE POSITIVE SLOPE AWAY FROM THE BUILDING. THE MAXIMUM CROSS SLOPE SHALL BE 2.0% AND THE MAXIMUM LONGITUDINAL SLOPE SHALL BE 5.0% UNLESS OTHERWISE SHOWN ON THE DRAWINGS, SEE DETAIL SHEET C900.
5. FOR ALL PEDESTRIAN CURB RAMPS, SEE MNDOT STANDARD PLANS ON SHEET C900 FOR CONSTRUCTION DETAILS. SEE GRADING PLAN SHEET C400 FOR CURB TAPERS.
6. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
7. NO SLOPE IN ANY DIRECTION SHALL EXCEED 2% IN ACCESSIBLE PARKING AND LOADING AREAS.
8. MATCH NEW AND EXISTING PAVEMENT SURFACES, SIDEWALKS AND CURBS AT SAWCUT LINES, ALLOWING NO PONDING OF WATER AT JOINTS. PROVIDE SMOOTH GRADE TRANSITION ACROSS NEW AND EXISTING JOINTS.
9. ALLOW MINIMUM OF SEVEN DAYS CURE FOR CURB AND GUTTER PRIOR TO PAVING.
10. ALLOW MINIMUM OF 24 HOUR COOLING PRIOR TO ALLOWING TRAFFIC ON BITUMINOUS PAVING.
11. SEE DETAIL SHEET C900 FOR BITUMINOUS & CONCRETE PAVEMENT SECTION DEPTHS AND SPECIFICATIONS.
12. PATTERNED CONCRETE PAVING AND PATIO AREAS AS DEFINED BY HATCHING SHALL MEET TEXTURE, COLOR AND PATTERN REQUIREMENTS AS SHOWN ON ARCHITECTURAL PLANS, BY OTHERS.
13. SEE ELECTRICAL PLANS BY OTHERS FOR SITE LIGHTING, BY OTHERS.
14. SEE ARCHITECTURAL AND LANDSCAPE BY OTHERS PLANS FOR SIGNAGE AND FENCING INFORMATION.

SIGNAGE AND MARKING NOTES:

1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE MN MUTCD, CURRENT VERSION.
2. SEE REGULATORY SIGN DETAIL FOR SIGN AND POST DETAILS AND SIGN DESIGNATION AND SIZE INFORMATION.
3. ACCESSIBLE PARKING SIGNS SHALL BE PER MINNESOTA MUTCD SIGN R7-8M, SEE ACCESSIBLE SIGN AND POST DETAIL ON SHEET C900.
4. PROVIDE 4" WIDE SOLID WHITE STRIPING IN PARKING AREAS, UNLESS NOTED OTHERWISE.
5. PROVIDE PAVEMENT MARKINGS AND PAINT SYMBOLS AT ACCESSIBLE PARKING SPACES PER MN MUTCD, ADA AND LOCAL CODE.
6. PAVEMENT MARKINGS THAT EXIST PRIOR TO THE START OF THE PROJECT MUST BE REPLACED IN-KIND. IF IT IS LATEX OR EPOXY PAINT, ALL COSTS ASSOCIATED WITH PAVEMENT MARKING REPLACEMENT SHALL BE BORNE BY THE CONTRACTOR.

BENCHMARKS (BM)

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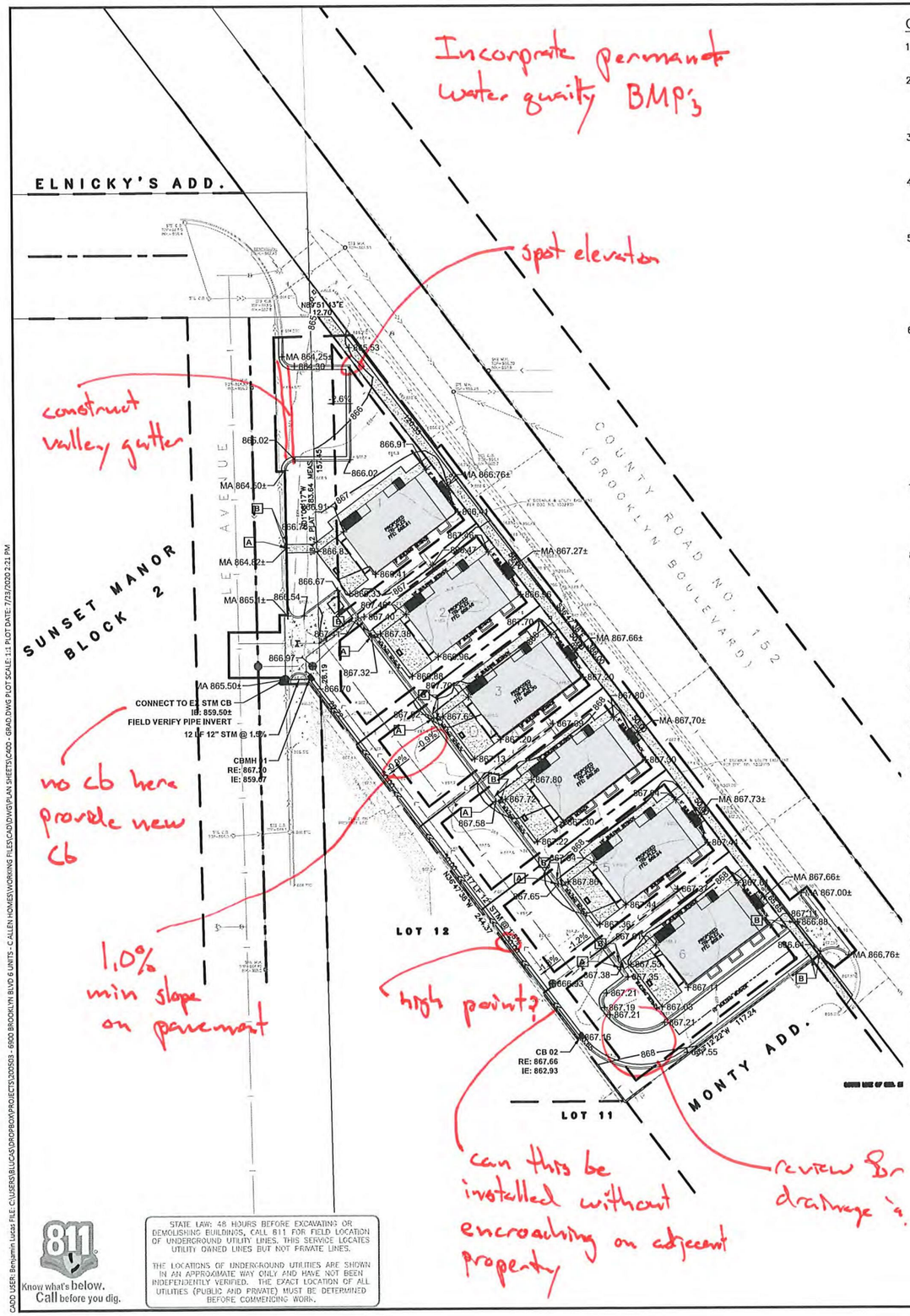
BENJAMIN JOCAS
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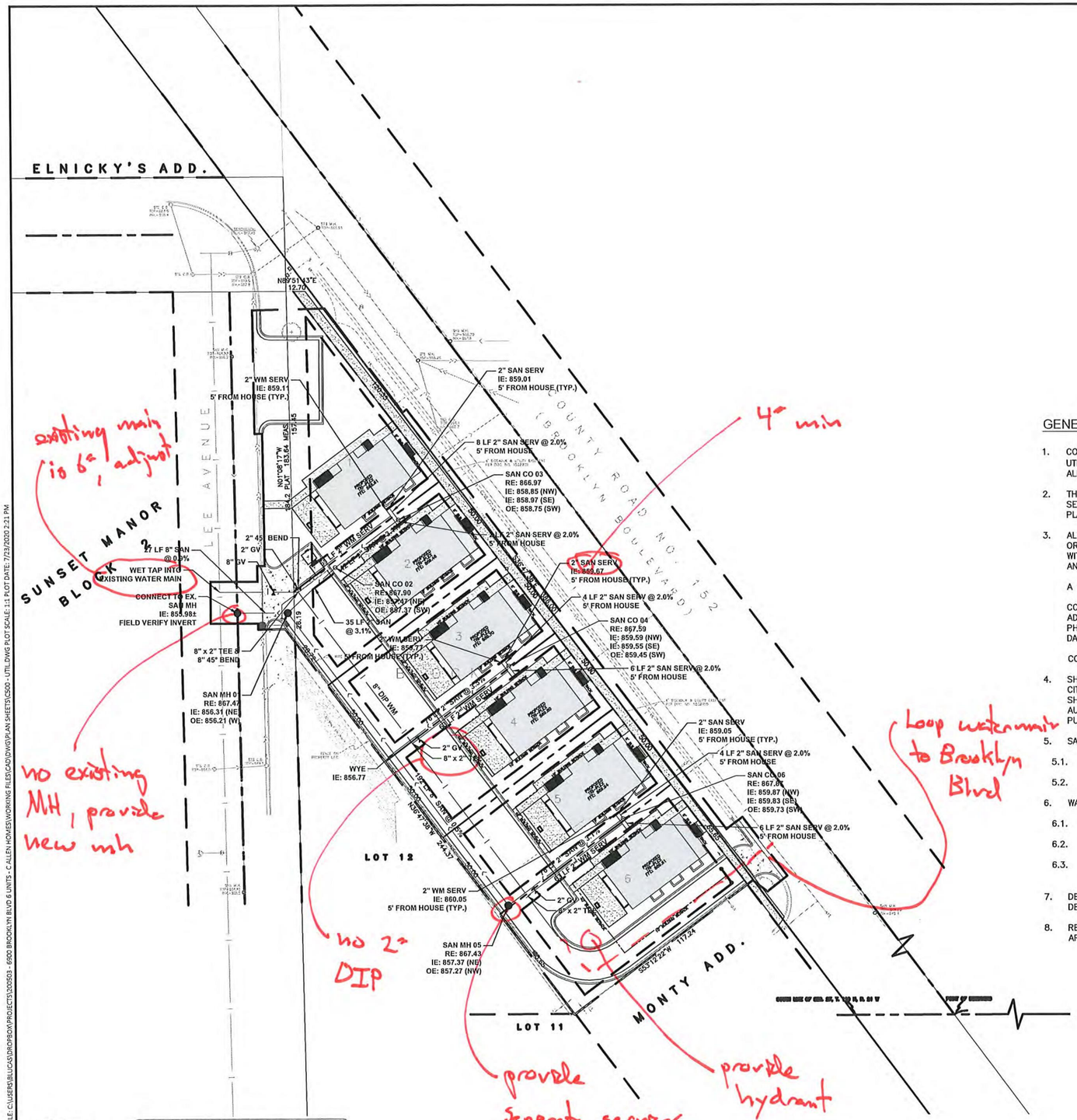
CIVIL SITE PLAN

SOLUTION BLUE PROJECT NO. 200503

C300

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Incorporate permanent water quality BMP's
spot elevation
construct valley gutter
ELNICKY'S ADD.
SUNSET MANOR BLOCK 2
LEE AVENUE
COUNTY ROAD NO. 152 (BROOKLYN BOULEVARD)
MONTY ADD.
LOT 12
LOT 11
N89°51'43"E 12.70
MA 866.25±
866.30
865.53
865.02
866.91
866.02
MA 866.76±
MA 864.50±
866.91
866.78
866.85
MA 867.27±
MA 864.82±
866.67
866.54
MA 865.11±
866.97±
867.32
866.70
MA 867.66±
MA 865.50±
CONNECT TO EX. STM CB
IE: 859.50±
FIELD VERIFY PIPE INVERT
12 LF 12" STM @ 1.5%
CBMH 01
RE: 867.10
IE: 859.07
867.40
867.38
866.96
866.88
867.70
867.63
867.62
867.20
867.13
867.80
867.72
867.58
867.65
867.30
867.22
867.80
867.37
867.44
MA 867.73±
MA 867.66±
MA 867.00±
867.44
866.88
866.64
MA 866.76±
867.55
867.38
867.35
867.21
867.19
867.21
867.03
867.21
867.16
868
867.55
CB 02
RE: 867.66
IE: 862.93
N89°47'38"W 244.37
STM @ 0.5%
S15°13'22"W 117.24
-0.5%
-1.0%
-1.0%
-0.5%
-0.5%
-0.5



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N

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
CURB & GUTTER		
STORM SEWER		
SANITARY SEWER		
WATERMAIN		
DRAINTILE		DT
GAS LINE	UG	UG
OVERHEAD ELECTRIC	OE	OE
UNDERGROUND ELECTRIC	UE	UE
TELEPHONE	UT	UT
SWALE		
SOIL BORINGS		
EMERGENCY OVERFLOW	EOF ELEV	
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
LIGHT POLE		

GENERAL UTILITY NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE IMPROVEMENTS, INCLUDING PORTIONS OF WORK WHICH MAY BE PERFORMED BY UTILITY COMPANY'S FORCES. ALL PERMITS, APPLICATIONS, FEES AND CHARGES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

2. THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITIES FOR CONNECTION TO PUBLIC WATER, SANITARY SEWER AND STORM SEWER UTILITIES AND WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING PROVIDING AN APPROVED TRAFFIC CONTROL PLAN AS NECESSARY.

3. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

   COMPANY: _____
   ADDRESS: _____
   PHONE: _____
   DATE: _____

   CONTRACTOR SHALL OBTAIN A COPY OF THIS REPORT.

4. SHALL OBTAIN ALL NECESSARY PERMITS FOR UTILITY CONNECTIONS AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

5. SANITARY SEWER PIPE SHALL BE PVC SDR 35, UNLESS OTHERWISE NOTED.

   5.1. SANITARY SERVICE CONNECTIONS TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.

   5.2. SANITARY SEWER CLEANOUTS SHALL BE PVC SCH 40, UNLESS OTHERWISE NOTED.

6. WATERMAIN PIPE SHALL BE DUCTILE IRON – CLASS 52, UNLESS OTHERWISE NOTED.

   6.1. ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN MINIMUM.

   6.2. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.

   6.3. A MINIMUM VERTICAL SEPARATION OF 18-INCHES AND HORIZONTAL SEPARATION OF 10-FEET BETWEEN OUTSIDE PIPE DIAMETERS IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.

7. DEWATERING IS REQUIRED FOR ANY SANITARY SEWER OR WATER LINE CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE ENGINEERING DEPARTMENT.

8. REMOVE TEMPORARY SANITARY BYPASS AFTER EXISTING BUILDING HAS BEEN DEMOLISHED AND THE PROPOSED BUILDING SEWER SERVICES ARE BROUGHT ONLINE.

BENCHMARKS (BM)

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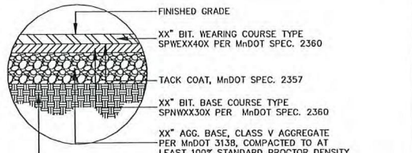
BENJAMIN LUCAS
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UTILITY PLAN

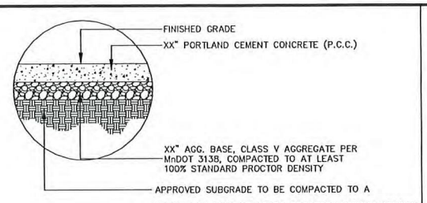
SOLUTION BLUE PROJECT NO: 200503

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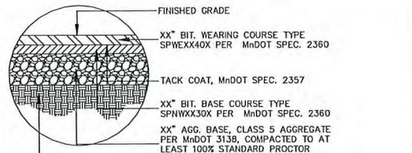
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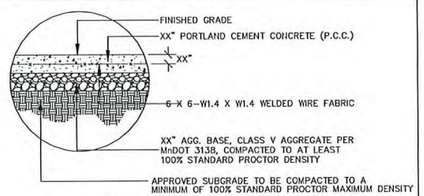
NORMAL DUTY



CONCRETE PAVEMENT



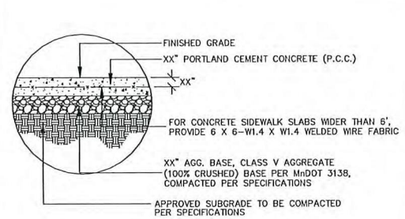
HEAVY DUTY (TRUCK ROUTE)



REINFORCED CONCRETE PAVEMENT

SITE-01	CIVIL SITE	REVISED 10/28/19
	TYPICAL BITUMINOUS PAVEMENT SECTIONS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

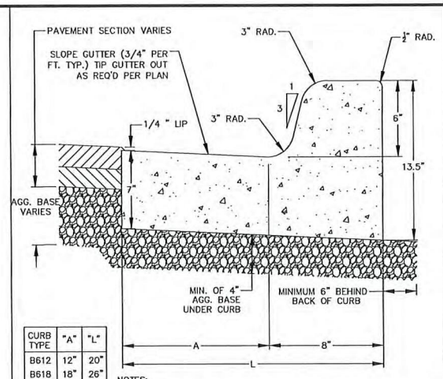
SITE-04	CIVIL SITE	REVISED 10/29/19
	TYPICAL CONCRETE PAVEMENT SECTIONS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:

1. REFER TO MnDOT SPECIFICATION 2521 FOR SIDEWALK CONSTRUCTION.
2. SIDEWALKS TO HAVE 2% MAXIMUM CROSS SLOPE UNLESS INDICATED OTHERWISE.
3. CONTRACTION JOINTS AT 5' SPACING, EXPANSION JOINTS EVERY 60' OR LESS.

SITE-05	CIVIL SITE	REVISED 10/29/19
	TYPICAL CONCRETE SIDEWALK SECTION	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

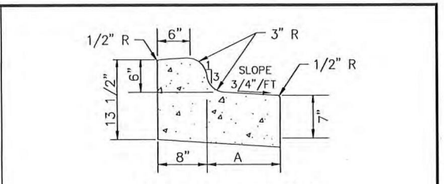


CURB TYPE	"A"	"L"
B612	12"	20"
B618	18"	26"
B624	24"	32"

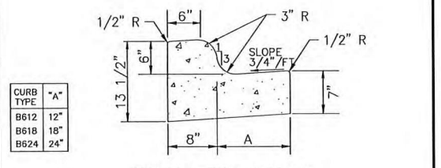
NOTES:

1. DIRECTION OF TRANSVERSE GUTTER SLOPE TO MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE
2. PROVIDE TOOLED OR SAWN CONTRACTION JOINTS AT 10' SPACING, EXPANSION JOINTS AT 60' MAXIMUM SPACING
3. CONSTRUCT CURB AND GUTTER PER MNDOT 2531

SITE-16	CIVIL SITE	REVISED 10/30/19
	B6 STYLE CONCRETE CURB AND GUTTER	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



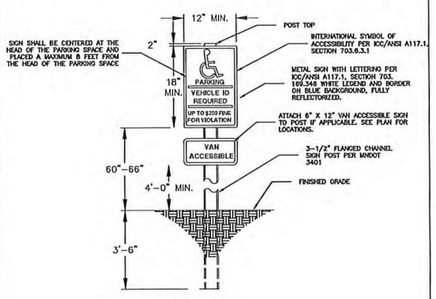
OUTFALL CURB & GUTTER



CURB TYPE	"A"
B612	12"
B618	18"
B624	24"

INFALL CURB & GUTTER

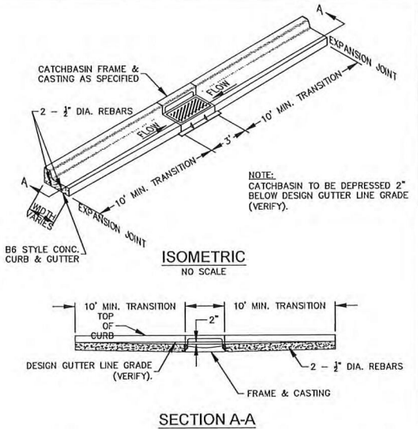
SITE-17	CIVIL SITE	REVISED 10/30/19
	B6 STYLE CURB INFALL-OUTFALL	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:

1. ACCESSIBLE PARKING SIGN SHALL CONFORM WITH ALL CURRENT STATE AND LOCAL CODES AND REGULATIONS

ADA-06	ACCESSIBLITY	REVISED 11/04/19
	ACCESSIBLE SIGN AND CHANNEL POST	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

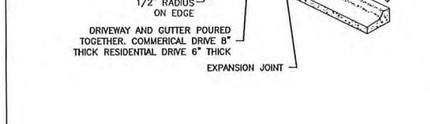


NOTE:
CATCHBASIN TO BE DEPRESSED 2" BELOW DESIGN GUTTER LINE GRADE (VERIFY).

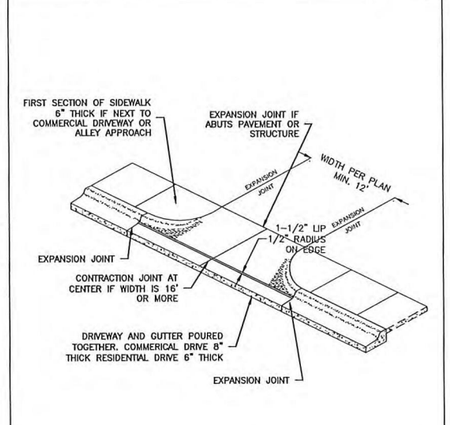
ISOMETRIC
NO SCALE

SECTION A-A
NO SCALE

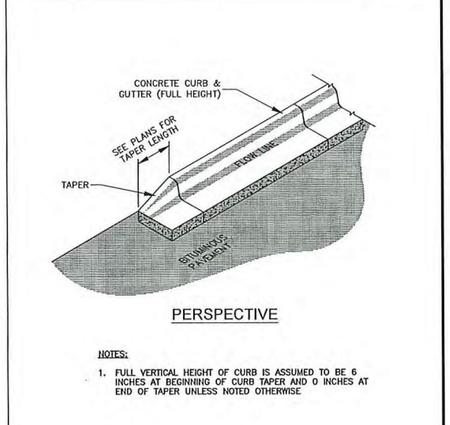
SITE-30	CIVIL SITE	REVISED 10/30/19
	B6 STYLE CURB & GUTTER CONSTRUCTION AT CATCH BASIN	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



SITE-33	CIVIL SITE	REVISED 10/31/19
	CONCRETE DRIVEWAY APRON (NO SIDEWALK)	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



SITE-31	CIVIL SITE	REVISED 10/31/19
	CONCRETE DRIVEWAY APRON WITH SIDEWALK	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



PERSPECTIVE

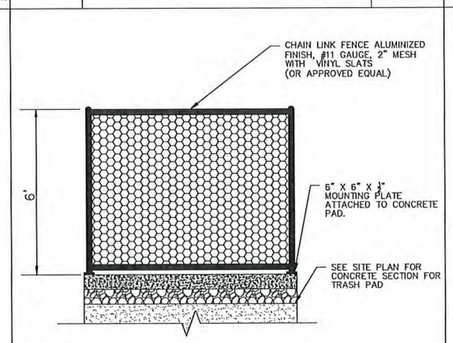
NOTES:

1. FULL VERTICAL HEIGHT OF CURB IS ASSUMED TO BE 6 INCHES AT BEGINNING OF CURB TAPER AND 0 INCHES AT END OF TAPER UNLESS NOTED OTHERWISE

SITE-37	CIVIL SITE	REVISED 10/30/19
	CURB TAPER	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

* use city details for Lee

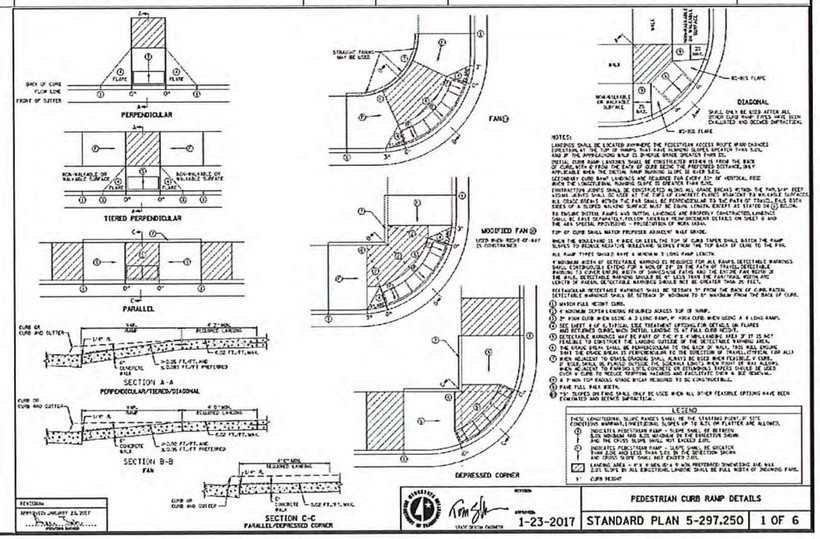
* County detail for curb on Brooklyn Blvd



NOTES:

1. SCREENING TO BE PLACED ON THREE SIDES OF TRASH ENCLOSURE (SEE PLANS FOR EXACT LOCATIONS).
2. SCREENING TO BE MOUNTED TO CONCRETE PADS.

SITE-51	CIVIL SITE	REVISED 07/23/20
	TRASH ENCLOSURE SCREENING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



PEDESTRIAN CURB RAMP DETAILS

1-23-2017 | STANDARD PLAN 5-297.250 | 1 OF 6

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-234-0038 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6900 BROOKLYN BLVD, BROOKLYN CENTER, MN

C. ALEN HOMES

5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

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NOT FOR CONSTRUCTION

BENJAMIN LUCAS

DATE: XX.XX.2020 REG. NO. 54265

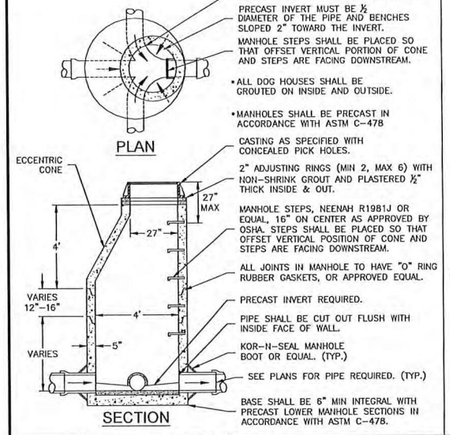
SITE DETAILS

SOLUTION BLUE PROJECT NO: 200503

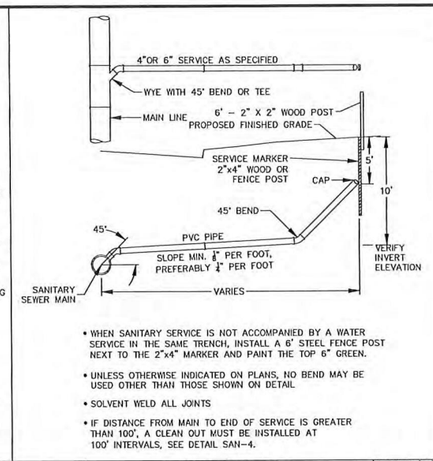
C900

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200503 - 6900 BROOKLYN BLVD 6 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C900 - DETL.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:21 PM



SAN-01	SANITARY SEWER	REVISED 11/05/19
	STANDARD MANHOLE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

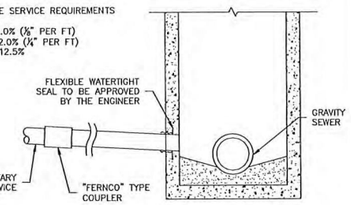


- WHEN SANITARY SERVICE IS NOT ACCOMPANIED BY A WATER SERVICE IN THE SAME TRENCH, INSTALL A 6' STEEL FENCE POST NEXT TO THE 2"x4" MARKER AND PAINT THE TOP 6" GREEN.
- UNLESS OTHERWISE INDICATED ON PLANS, NO BEND MAY BE USED OTHER THAN THOSE SHOWN ON DETAIL
- SOLVENT WELD ALL JOINTS
- IF DISTANCE FROM MAIN TO END OF SERVICE IS GREATER THAN 100', A CLEAN OUT MUST BE INSTALLED AT 100' INTERVALS, SEE DETAIL SAN-4.

SAN-09	SANITARY SEWER	REVISED 11/05/19
	SERVICE CONNECTION	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

NOTE:
WYES, BENDS AND PIPE SIZES AS REQUIRED BY PLANS AND SPECS

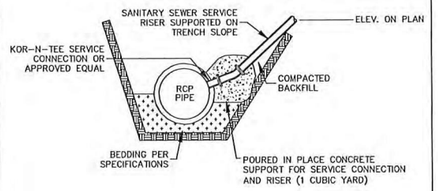
SEWER GRADE SERVICE REQUIREMENTS
GRADES:
MINIMUM – 1.0% (⅛" PER FT)
OPTIMUM – 2.0% (¼" PER FT)
MAXIMUM – 12.5%



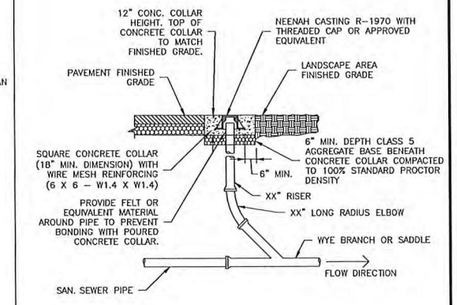
NOTE:
WHERE NO EXISTING SEWER IS IN PLACE, INSTALL PVC CAP AND MARK LOCATION WITH 4"X4"X6' TIMBER & ⅜"X4' STEEL ROD. BURY 6" BELOW FINISHED GRADE.

SAN-10	SANITARY SEWER	REVISED 11/05/19
	SERVICE CONNECTION TO MANHOLE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

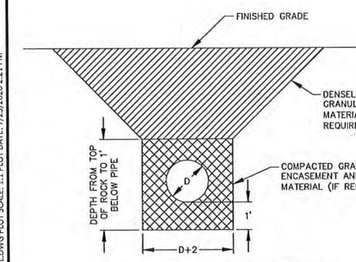
NOTE: SERVICE CONNECTIONS TO BE AT 2:00 OR 10:00



SAN-11	SANITARY SEWER	REVISED 11/05/19
	SERVICE CONNECTION TO RCP	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

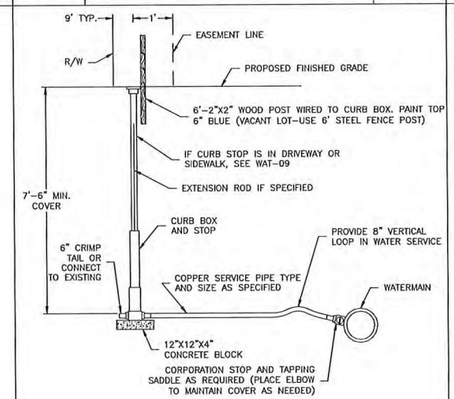


SAN-14	SANITARY SEWER	REVISED 11/05/19
	SANITARY SEWER CLEAN OUT	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

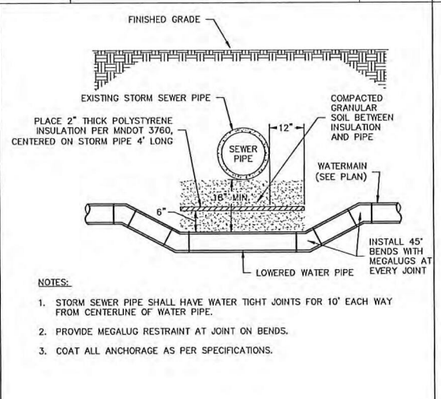


(GRANULAR ENCASEMENT AND BEDDING MATERIALS INCIDENTAL TO ROCK EXCAVATION)

SAN-16	SANITARY SEWER	REVISED 11/05/19
	SANITARY SEWER TRENCH ROCK	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



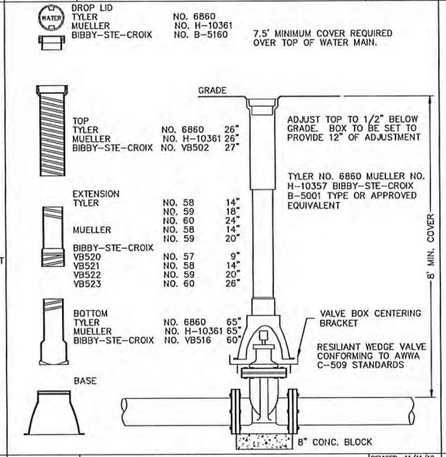
WAT-03	WATER MAIN	REVISED 11/11/19
	TYPICAL HYDRANT SPECIFICATIONS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



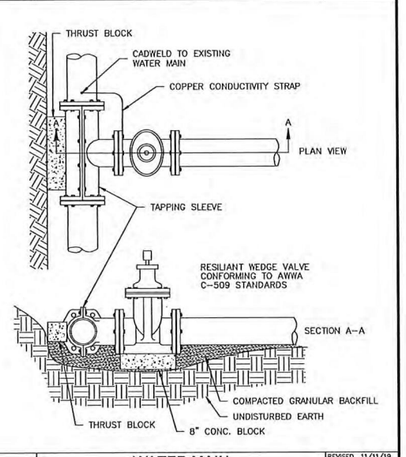
NOTES:

1. STORM SEWER PIPE SHALL HAVE WATER TIGHT JOINTS FOR 10' EACH WAY FROM CENTERLINE OF WATER PIPE.
2. PROVIDE MEGALUG RESTRAINT AT JOINT ON BENDS.
3. COAT ALL ANCHORAGE AS PER SPECIFICATIONS.

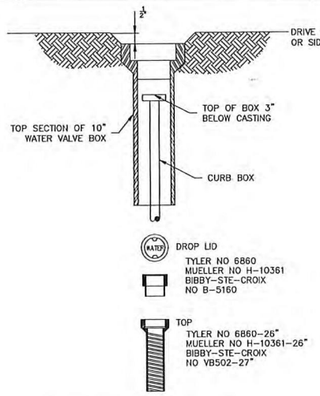
WAT-04	WATER MAIN	REVISED 11/11/19
	WATER PIPE/SEWER CROSSING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



WAT-05	WATER MAIN	REVISED 11/11/19
	GATE VALVE AND BOX	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

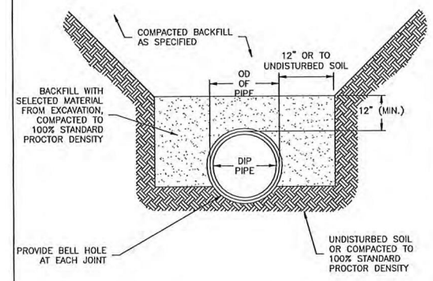


WAT-06	WATER MAIN	REVISED 11/11/19
	WET TAP	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



REQUIRED OVER THE CURB STOP & BOX WHERE THE BOX FALLS IN THE DRIVEWAY OR SIDEWALK.

WAT-09	WATER MAIN	REVISED 11/11/19
	CURB STOP AND BOX IN DRIVEWAY OR SIDEWALK	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTE:
1. BACKFILL SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY IN LANDSCAPED AREAS, 100% IN PAVED AREAS OR WITHIN 5 FT OF STRUCTURE.

WAT-13	WATER MAIN	REVISED 11/11/19
	DUCTILE IRON PIPE WATER MAIN TRENCH	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6900 BROOKLYN BLVD, BROOKLYN CENTER, MN

C. ALEN HOMES

5215 TERRACEVIEW LANE NORTH

6900

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

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BENJAMIN LUCAS

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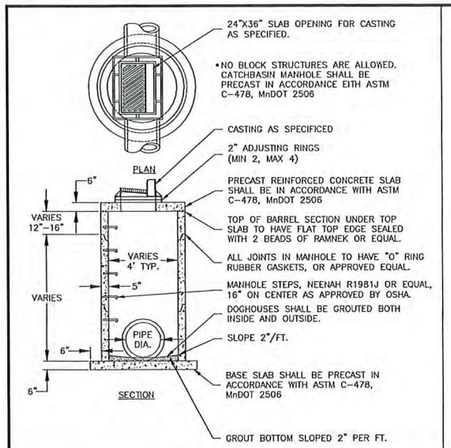
UTILITY DETAILS

SOLUTION BLUE PROJECT NO: 200503

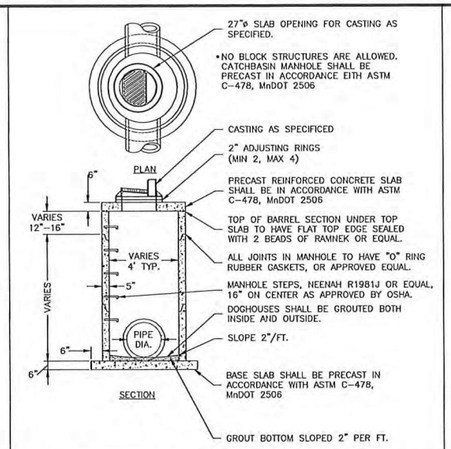
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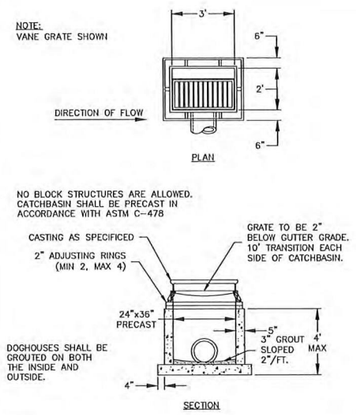
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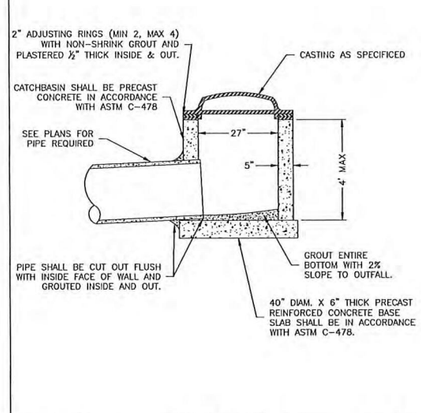
STM-03	STORM SEWER	REVISED 11/06/19
	CATCHBASIN MANHOLE WITH RECTANGULAR OPENING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



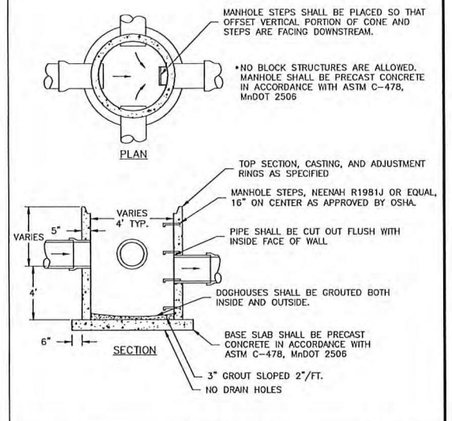
STM-04	STORM SEWER	REVISED 11/07/19
	CATCHBASIN MANHOLE WITH ROUND OPENING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



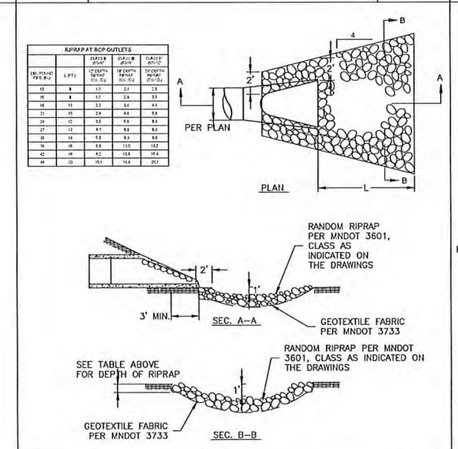
STM-05	STORM SEWER	REVISED 11/07/19
	2'X3' RECTANGULAR CATCHBASIN	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



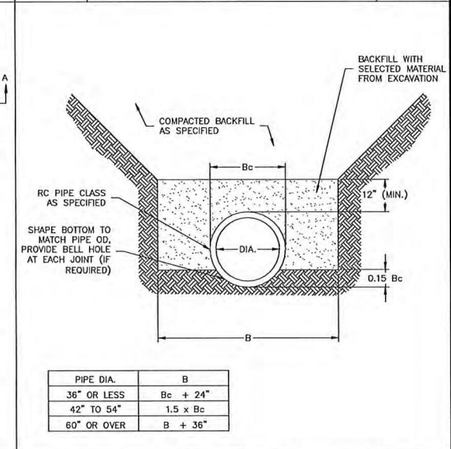
STM-08	STORM SEWER	REVISED 11/05/19
	PRECAST 27" SHALLOW CATCHBASIN	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



STM-12	STORM SEWER	REVISED 11/07/19
	SUMP MANHOLE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



STM-18	STORM SEWER	REVISED 11/07/19
	RIPRAP AT RCP OUTLETS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



PIPE DIA.	B
36" OR LESS	Bc + 24"
42" TO 54"	1.5 x Bc
60" OR OVER	B + 36"

STM-19	STORM SEWER	REVISED 11/07/19
	RC PIPE CLASS "C" BEDDING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

Solution Blue water matters®
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

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DATE: XX.XX.2020 REG. NO. 54265

UTILITY DETAILS

SOLUTION BLUE PROJECT NO: 200503

C902

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Exhibit E

Community Development
763-569-3330 Direct

August 4, 2020

C Alan Homes Development

Building/Fire comments

Upon review of documents provided for the development of multi-family dwelling units located at 6000 Brooklyn Blvd & 6900 Brooklyn Blvd. Items that are listed below need to be addressed:

1) A SAC determination shall be provided by MET Council with a determination letter presented to the Building Department prior to permit issuance.
2) City SAC /WAC fee is based on a determination of MET Council. If any MET Council SAC fee is applied to a structure. City SAC/WAC is applied on the Sewer and Water permit application as per Fee table located on back. Multi-family "Less than 5 acres" $4500 per multi-family structure in addition to state surcharge.
3) The buildings are considered a group R2. Per Chapter 11 and ICC ANSI A117.1-2009 with MN Amendments 1107.6.2.2.1. In Group R2 occupancies containing more than seven (7) dwelling units, at least 2 percent but not less than one of the units shall be a T*ype A* unit. All group R2 units within a contiguous parcel of land development, irrespective of lot lines and public rights-of-way within the development, shall be considered to determine the total number of units and the required number of *Type A* units.
    a. Each development shall be provided with (1) *Type A unit.*
    b. The remaining units are NOT required to be *Type B units* as there is not (4) four or more dwelling units in a single structure per Chapter 11 and ICC ANSI A117.1-2009 with MN Amendments 1107.6.2.2.2.
4) At least (1) one accessible route within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones and public streets or sidewalk to the accessible building entrance served Chapter 11 and ICC ANSI A117.1-2009 with MN Amendments 1104.1. An exterior accessible route with a slope not steeper than 1:20 that are part of an accessible route shall be (48") forty-eight inches minimum in width per Chapter 11 and ICC ANSI A117.1-2009 with MN Amendments 403.5.4.
    a. Both sites that are to be provided with an accessible *Type A unit* shall have an exterior accessible route be provided to the main entrance of the dwelling unit.

5) Accessible parking requirements and space for Group R2 occupancies shall be provided with not less than 1 accessible parking space and access aisle.
6) Buildings are NOT required to sprinklered per the Special Fire Protection systems subp. 2 adopted by the City of Brooklyn Center or by MNBC & MNFC 903.2.8 when a group R2 building area is less than 4,500 square feet.
7) Fire Department access roads that have a dead end shall not be in excess of (150') one hundred-fifty feet or shall be provided with an approved area for turning around per MNFC 503.2.5. Exception where a dead-end road serves a Group R building that are equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA, the maximum dead-end length distance is permitted to be increased up to (300') three hundred feet.
8) Fire hydrants shall be provided, *if not already existing and compliant* if a building within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road as measured by and approved route around the exterior of the facility or buildings. On site fire hydrants and mains shall be provide where required by the fire code official per MNFC 507.5.1.

Dan Grinsteinner
Building Official
City of Brooklyn Center
763-569-3313

CITY OF BROOKLYN CENTER

Notice is hereby given that a public hearing will be held on the ____ day of _____, 2020, at 7:00 p.m. or as soon thereafter as part of the regular City Council meeting to consider an Ordinance amending Chapter 35 of the City Ordinances regarding the zoning classification of certain lands located along Brooklyn Boulevard.

Auxiliary aids for handicapped persons are available upon request at least 96 hours in advance. Please notify the City Clerk at 763-569-3306 to make arrangements.

ORDINANCE NO. 2020-

AN ORDINANCE AMENDING CHAPTER 35 OF THE CITY CODE OF ORDINANCES REGARDING THE ZONING CLASSIFICATION OF CERTAIN LANDS LOCATED ALONG BROOKLYN BOULEVARD

THE CITY COUNCIL OF THE CITY OF BROOKLYN CENTER DOES ORDAIN AS FOLLOWS:

Section 1. Rezoning. Chapter 35, Section 35-1240 of the City Ordinances of the City of Brooklyn Center is hereby amended as follows:

Section 35-1240. PLANNED UNIT DEVELOPMENT DISTRICT (PUD). The following property is hereby established as being within a (PUD) Planned Unit Development District Zoning Classification:

12. The following properties are designated as PUD-N/MU (Neighborhood Mixed Use) District:

Robertson & Brekke's Brookyln Boulevard First Addition, Lots 1 through 7, Block 1.

Robertson & Brekke's Brookyln Boulevard Second Addition, Lots 1 through 6, Block 1.

Adopted this _____ day of _____, 2020.

_____
Mike Elliott, Mayor

ATTEST:_____
City Clerk

Date of Publication _____

Effective Date _____

(Note: ~~Strikeout~~ text indicates matter to be delete, double underline text indicates new matter.)

Council Regular Meeting

DATE: 9/14/2020

TO: City Council
FROM: Curt Boganey, City Manager
THROUGH: Meg Beekman, Community Development Director
BY: Ginny McIntosh, City Planner / Zoning Administrator

SUBJECT: Planning Commission Application No. 2020-007, Submitted by Wayne Brown of W K Brown, LLC for Site and Building Plan and Planned Unit Development Amendment Approvals for the Subject Property Located at 2590 Freeway Boulevard and Known Commonly as Jammin' Wings Restaurant

Background:

Wayne Brown of W K Brown, LLC ("the Applicant") is requesting review and consideration of site and building plan and Planned Unit Development amendment approvals that would allow for the re-branding and expansion of an existing restaurant space into a new three story, approximately 14,000 square foot restaurant with event center and related site improvements at 2590 Freeway Boulevard ("the Subject Property").

The Applicant proposes to construct two additional levels on top of the existing Jammin' Wings Restaurant. As outlined in the submitted narrative, the proposal would result in the construction of the Palm Grove Entertainment Center and the re-branding of Jammin' Wings Restaurant to Johnny's Italian Steakhouse and Lounge. The proposed Entertainment Center would include event room space, a wedding chapel, rooftop terrace, and a year-round greenhouse. As proposed, the event rooms would be available for use between the hours of 7 a.m. and 2 a.m.

A public hearing notice was published in the Brooklyn Center *Sun Post* on July 30th, 2020. Mail notices were also sent out to the neighboring properties and City staff installed a "Development Proposal Under Review" sign on the Subject Property for additional notification to the public.

City staff initially received no public comment; however, just prior to the public hearing on August 13, 2020, City staff received email communication from the Country Inn and Suites, which is connected to the Subject Property by breezeway. Although management noted that they like the Applicant and should like to have the additional business of the event center and new restaurant, the existing restaurant (Jammin' Wings) has resulted in numerous complaints from hotel guests and police calls that they noted have "ruined their business." As such, they stated that they are unable to support the plans as proposed. See attached for a copy of the email received and a series of complaints submitted from guests between May 2019 and March 2020. A video was also forwarded to City staff and has been noted for the record. Cheri Singleton, Assistant General Manager at the Brooklyn Center Country Inn and Suites was at the virtual Planning Commission meeting and noted that, with the new development, parking would be even tighter than it is currently, and there would be no way to control noise and disturbance to hotel guests.

Kristine Weeks, resident, stated that the email provided by Country Inn and Suites was well-written, and as a resident, she agrees with the hotel's viewpoint. She added that it would be great to have an event center,

but noise and drinking in the parking lot will continue to happen no matter what kind of precautions are taken. She noted she agrees that this will ruin the hotel's business.

The Planning Commission engaged in a lengthy conversation with Applicant Wayne Brown (W K Brown, LLC), and asked him to address the allegations noted in the email from Country Inn and Suites regarding the night club environment. Mr. Brown noted that there is no intention of having a night club, as the new proposal would be an event and meeting space. He added that the new use would solve any current problems, and because of the plans to bring in a new restaurant and event center, he does not want to jeopardize his investment with more problems.

Additional questions were posed regarding the music and noise that would come off the proposed rooftop terrace, and the disturbance of hotel guests, as well as people loitering in the parking lot after functions. Questions were further posed regarding any proposed DJ nights, and, should the event center business model change (e.g. move away from weddings, meeting room rentals), what might transpire. The Applicant was also asked to address concerns about safety and noise in the parking lot and what resolution might be provided to address those problems to better relations with the adjacent Country Inn and Suites.

The Planning Commissioners also inquired as to whether the City was providing any subsidy, and what impacts there might be to the Earle Brown Heritage Center and future development at the Opportunity Site.

The Planning Commission ultimately made a recommendation to recommend approval (5-2) of Planning Commission Application No. 2020-007 for approval of a site and building plan and Planned Unit Development amendment to allow for the re-branding of Jammin' Wings to Johnny's Steakhouse and Lounge and expansion of the space to allow for the creation of the Palm Grove Entertainment Center at 2590 Freeway Boulevard.

Following the Planning Commission Meeting and with respect to the comments provided concerning the involvement and input of the Police Department, City staff reached out and obtained a formal safety and security assessment memorandum from Becky Boie, Crime Prevention Specialist, and dated September 3, 2020. See attached. As a result of the comments provided, an additional condition has been included in the attached City Council Resolution, noted as condition #2.f.

Attached for additional review and consideration are copies of the August 13, 2020 staff report, an excerpt of the draft Planning Commission minutes, and a draft copy of the Council resolution.

Budget Issues:

None to consider at this time.

Strategic Priorities and Values:

Targeted Redevelopment

ATTACHMENTS:

Description	Upload Date	Type
PC Staff Report and Exhibits - 2590 Freeway Boulevard - Jammin' Wings - Palm Grove Expansion	9/8/2020	Backup Material
Resolution - Disposition of Planning Commission Application No. 2020-007	9/8/2020	Resolution Letter
Draft Excerpt of August 13, 2020 Planning Commission Minutes (PC Application No. 2020-007)	9/8/2020	Backup Material

CPTED Assessment Memo-Becky Boie-Palm Grove Expansion (09.03.2020)	9/8/2020	Backup Material
Country Inn and Suites Email-Attachment (08.13.2020)	9/8/2020	Backup Material
Country Inn and Suites - Guest Complaints (05.2019 - 03.2020)	9/8/2020	Backup Material

- Application Filed: 07/14/2020
- Review Period (60-day) Deadline: 09/12/2020
- Extension Declared: N/A
- Extended Review Period Deadline: N/A

Planning Commission Report

Meeting Date: August 13, 2020

Application No.	2020-007
Applicant:	Wayne Brown of W K Brown, LLC
Location:	2590 Freeway Boulevard
Request:	(1) Planned Unit Development Amendment and (2) Site and Building Plan

INTRODUCTION

Wayne Brown of W K Brown, LLC ("the Applicant") is requesting consideration of site and building plan and Planned Unit Development amendment approvals that would allow for the expansion of an existing restaurant space into a new three story, approximately 14,000 square foot restaurant with event center and related site improvements at 2590 Freeway Boulevard ("the Subject Property"). Refer to Exhibit A.

Although the site and building plan request does not require a public hearing, the request for issuance of an amendment to the Planned Unit Development requires that a public hearing be scheduled. A public hearing notice was published in the Brooklyn Center *Sun Post* on July 30th, 2020. Mail notices were also sent out to neighboring properties (Exhibit B) and City staff installed a "Development Proposal Under Review" sign on the Subject Property for additional notification to the public.

COMPREHENSIVE PLAN AND ZONING STANDARDS

Site Data

Map 1. Subject Property



2040 Land Use Plan:	Commercial
Neighborhood:	*Shingle Creek*
Current Zoning:	Planned Unit Development-Industrial Park (PUD-I1) District
Site Area:	3.96 acres

Surrounding Area

Direction	2040 Land Use Plan	Zoning	Existing Land Use
North	Parks, Recreation, Open Space	Public Open Space (O1) District	Shingle Creek
South	Right-of-Way	Right-of-Way	Interstate 94/694
East	Commercial	Planned Unit Development-Industrial Park (PUD/I1) District	Country Inn and Suites (Hotel)
West	Industrial/Utility	Industrial Park (I1) District	Shingle Creek Corporate Center

Setback Standards:
The typical minimum building setback requirements for an I1-zoned property are as follows:

Front Yard: 50 feet **Rear Yard:** 25 feet **Side Interior Yard:** 10 feet **Corner Side Yard:** 50 feet

The submitted proposal contemplates the vertical expansion of the existing Jammin' Wings Restaurant space, located at 2590 Freeway Boulevard ("the Subject Property") to accommodate what would be known as the Palm Grove Event Center. Said expansion would also result in a small 40 foot expansion to the west, which would absorb the footprint of an existing outdoor patio area. As proposed, the approximate identified setbacks are as follows:

Front Yard: ~90 feet **Rear Yard:** ~82 feet **Side Interior Yard:** ~276 |~54 feet **Corner Side Yard:** N/A

Comprehensive Plan
The future land use designation for the Subject Property is "Commercial." Per the 2040 Comprehensive Plan, these planned commercial uses are generally located along the Brooklyn Boulevard Corridor, on the frontage of I-94, and along Highway 252. Uses in these areas include hotels, restaurants, auto sales, and other small retail uses.

The Plan further notes that there are several major roadway corridors that provide additional opportunities for retail and commercial service users. As the City is bisected by Highway 100 and Interstates 94 and 694, which runs due south of the Subject Property, there are greater opportunities to offer destination type developments given the exceptional regional access near key interchanges. A recent example is the development of TopGolf, which opened in 2018. TopGolf is a regional entertainment/service destination off Interstates 94 and 696 and Trunk Highway 252 that provides opportunities to meet, play golf, eat, and enjoy a drink.

BACKGROUND

Development of the Subject Property was originally approved under Planning Commission Application No. 96012 and memorialized under City Council Resolution No. 96-155 (*Resolution Regarding Disposition of Planning Commission Application No. 96012 Submitted by T.G.I. Friday's, Inc.*). Said application requested the re-zoning of a 13.09 acre site from I-1 (Industrial Park) to PUD/I-1 (Planned Unit

Development-Industrial/Park) District, and the approval of a site and building plan to develop a Country Inn and Suites Hotel, along with a T.G.I. Fridays (the Subject Property), and another restaurant that was never constructed.

The Planning Commission Information Sheet prepared for Application No. 96012 provided a detailed analysis of restaurant and hotel uses in the I-1 zoning district and noted that these were not acknowledged uses in the I-1 zoning district. Up until 1990, restaurants and hotels were acknowledged as special uses in the I-1 zoning district. A concern of the City around this time was that convenience food restaurants and some other uses were inappropriate for development on particular properties within the I-1 zoning district, and while the City was not necessarily opposed to restaurant and hotel uses at this location, there were concerns that the Special Use Permit process would not provide sufficient protection of the interests and concerns of the City. As the City's Planned Unit Development (PUD) process was also established around this time, it was determined that the PUD process would be appropriate for considering anything other than light industrial or service/office land uses for I-1 District zoned properties (Exhibit C).

REQUESTS

SITE AND BUILDING PLAN

The Subject Property, located at 2590 Freeway Boulevard, and currently known as Jammin' Wings Restaurant, was originally developed as a 299 seat, 6,880 square foot T.G.I. Friday's Restaurant and is attached via breezeway to an 85-room Country Inn and Suites hotel. A second, 250 seat, 6,400 square foot restaurant was originally proposed to be attached to the east side of Country Inn and Suites; however, it was never constructed and currently serves as an overflow lot for BAPS Shri Swaminarayan Mandir (Hindu temple), which is located to the east on Freeway Boulevard.

Building

The Applicant proposes to construct two additional levels on top of the existing Jammin' Wings Restaurant. As outlined in the submitted narrative, the proposal would result in the construction of the Palm Grove Entertainment Center and the re-branding of Jammin' Wings Restaurant with Johnny's Italian Steakhouse and Lounge (https://johnnysitaliansteakhouse.com/), which is based out of Des Moines, Iowa, and has other locations throughout the Midwest, Texas, and Colorado. The proposed addition would include event space, a wedding chapel, rooftop terrace, and a year round greenhouse.

The existing main floor would house a 7,000 square foot kitchen, bar, and restaurant catering and service areas. The proposed Johnny's Steakhouse would operate between the hours of 11 a.m. and 10 p.m. and have a seating capacity of 200 patrons, which would be almost 100 less patrons than the current Jammin' Wings Restaurant seats for. As proposed, an existing 40-foot wide outdoor patio would be absorbed into the proposed expansion of the facility and would house one of the event rooms, two sets of stairwells, and an elevator. As proposed, there are also plans to install solar panels on the roof of the existing restaurant space that would not be consumed by the proposed two-floor addition.

The newly proposed second floor would be approximately 5,000 square feet and offer event rooms for gatherings such as business conventions, corporate meetings, trade shows, weddings, bar mitzvahs, bridal and baby showers, and the like. As the Subject Property is directly connected to the Country Inn and Suites, the hope is that the Applicant and neighboring hotel would form a symbiotic partnership in allowing guests to book at the hotel and walk over to the event center without ever going outside. As proposed, the event center would be available for use between the hours of 7 a.m. to 2 a.m. The second floor would also feature a year round greenhouse where farm to table fresh herbs would be grown.

The approximately 2,300 square foot third floor would provide an approximately 1,900 square foot rooftop terrace with an approximately 450-square foot area for indoor seating, a bar, and an office. This floor would also offer space to hold year round weddings and commitment ceremonies.

Although unofficial, the City does reference a set of design guidelines when reviewing site and building plan applications. These guidelines are based on the *Shingle Creek Crossing Architectural Design Guidelines*, which were approved in 2011. These guidelines strive to have *at least* 50-percent of all four sides (wall surfaces) of new buildings constructed with Class I materials, with the remaining surfaces to be constructed of Class II materials. Given that the building was constructed in 1997, it is not expected of the Applicant to entirely achieve these minimum requirements; however, it is stressed that the Applicant be thoughtful in the redesign and expansion of the existing restaurant space. The Applicant should also be cognizant of the neighboring Country Inn and Suites to ensure that the two uses, which are connected by breezeway, are complementary to one another.

Class I materials include: brick or acceptable brick-type material, marble; granite; other natural stone or acceptable natural looking stone; textured cement stucco; copper; porcelain, glass; architectural textured concrete pre-cast panels; and other materials including masonry units with enhanced detailing such as patterns, textures, color, dimension, banding, and brick inlay, as approved by the City Planning Commission and City Council.

Class II materials include: exposed aggregate concrete panels; burnished concrete block; integral colored split face (rock face) and exposed aggregate concrete block; cast-in-place concrete; artificial stucco (e.g., E.I.F.S., Drivit); artificial stone; fiber-reinforced cement board siding with a minimum thickness of ¼ inch; canvas or vinyl awnings; prefinished metal; and other materials not listed elsewhere, as approved by the City Planning Commission and City Council.

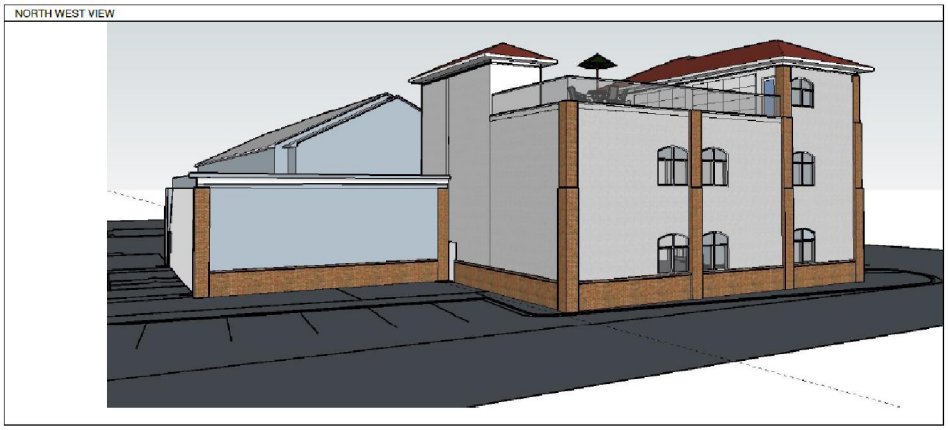
The adjacent Country Inn and Suites is constructed with a neutral vinyl lap siding and wood front entrance. The Subject Property was constructed with a combination of brick and Drivit, which is an insulating finishing system typically used as cladding on building exteriors. It is often known as "synthetic stucco" or generally, EIFS (Exterior Insulation and Finish System).

As proposed, the Applicant intends to continue the existing design with brick and EIFS (stucco panels). The main floor façade would feature new vinyl awnings to reflect the re-branding of the restaurant into an Italian steakhouse. Refer to Image 1 below.

Image 1. Architectural Renderings of Proposed Event Center and Restaurant.







City staff did request that the Applicant seek opportunities to break up any blank walls (e.g. north wall) with other textures or windows where possible. The Applicant should submit a breakdown of Class I and Class II materials for each building elevation as part of any permit submittal should the requests be approved.

Access and Parking

The Planned Unit Development approved in 1996 for the Subject Property, adjacent Country Inn and Suites hotel, and restaurant pad site (BAPS overflow lot) initially required a minimum of 381 parking stalls across all three lots within the PUD. The Subject Property was originally approved with 157 on-site parking spaces for the T.G.I. Friday's (299 seats and 13 employees at maximum shift—one space for every two seats and two employees). To staff knowledge, the existing Jammin' Wings Restaurant has since maintained the 299 seats. The Country Inn and Suites was approved with 94 spaces (85 units and 9 employees—one space for each unit and one space for each employee on any one shift), and the restaurant pad site required 130 spaces (250 seats and ten employees—one space for every two seats and two employees). The site plan initially called for the installation of 493 parking spaces, which was well above the minimum parking requirement.

The proposal for the Palm Grove Event Center and restaurant would require a minimum of 285 parking spaces assuming a maximum of 730 occupants (this assumes the restaurant, and all event room space is fully occupied). An anticipated maximum number of employees was not provided and would need to be provided at time of any permit application to determine overall maximum seating occupancy. Refer to Table 1 below.

Table 1. Minimum Parking Requirements for Subject Property by Use/Employees on Shift

Room	Occupancy (per Seating Plan)	Maximum # on Shift	Minimum Parking
Restaurant	206 (1 space for every 2 seats)	TBD	103
Event Room #1	190 (1 space for every 3 seats)	TBD	64
Event Room #2	162 (1 space for every 3 seats)	TBD	54
Roof Terrace	136 (1 space for every 3 seats)	TBD	46
Indoor Seating (Roof Terrace)	36 (1 space for every 2 seats)	TBD	18
TOTAL PARKING NEEDS:			**285 spaces**

The Subject Property currently has 198 parking spaces on-site, which is obviously less than the minimum required on-site parking if the entirety of the building were at maximum seating occupancy; however, the likelihood of that happening seems rare, and even so, it is likely that at least some of the event center and restaurant guests would be guests of the adjacent Country Inn and Suites hotel as well.

As a condition of approval for the aforementioned PUD, a Joint Access and Parking Easement Agreement was recorded between the Country Inn and Suites and former T.G.I. Fridays (Subject Property). Refer to Exhibit D. This Agreement outlined non-exclusive rights to utilize the areas of its lots that have been improved for vehicular access and parking purposes. Said Agreement also outlined which party was responsible for the repair and maintenance of the aforementioned parking and access areas, and noted that the Agreement runs with the land. This Agreement cannot be amended or terminated without the express written approval of the City of Brooklyn Center.

This Agreement expressly notes that the vehicular access and parking areas of each lot may be jointly used by others.

With that said, and given that the third lot contemplated under the approved PUD (restaurant pad site owned by BAPS) is *not* contemplated in the Joint Access and Parking Easement Agreement, City staff reviewed the current parking situation for the adjacent Country Inn and Suites to ensure that, should the proposed Palm Grove Event Center and restaurant ever be at maximum seating occupancy, the Country Inn and Suites would have sufficient on-site parking.

In reviewing the submitted site plan, City staff realized the third property line for the restaurant pad site (BAPS overflow lot) was not identified. City staff compared aerials and property lines to determine the available on-site parking for Country Inn and Suites. Per staff review, the Country Inn and Suites has 133 parking stalls on site—their use requires a minimum of 94 parking spaces, leaving them with an overage of 39 parking spaces.

Based on the breakdown of spaces and assigned uses, the proposed Palm Grove Event Center and restaurant would be able to provide no more than 237 parking spaces if the 39 additional parking spaces on the Country Inn and Suites property were utilized. This calculation does not account for guests of the Country Inn and Suites who might be in attendance at a Palm Grove Event Center event or dining at the proposed new restaurant.

The BAPS lot (restaurant pad site) has sufficient dimensions to provide 152 parking spaces; however, they are not included in the Joint Access and Parking Easement Agreement and their lot appears to be in need of re-striping as their parking lines are faded.

Lighting | Trash |Screening

The submitted application did not provide a photometric plan for the Subject Property. The Applicant will need to provide lighting fixture specifications and a photometric plan for any anticipated new lighting.

The Applicant will need to comply with Section 35-712 (*Lighting*) of the City Zoning Code, which requires "all exterior lighting shall be provided with lenses, reflectors, or shades so as to concentrate illumination on the property of the owner or operator of said illumination devices." Additionally, glare shall not emanate from or be visible beyond the boundaries of the illuminated premises. Section 35-712 (*Lighting*) of the City Zoning Code further specifies that lighting shall not exceed ten (10) foot candles when measured at the property lines abutting the street right-of-way or non-residentially zoned properties. There are no residential properties in proximity to the Subject Property.

The Applicant should ensure that any lighting provided that faces the Country Inn and Suites is concentrated downwards and minimized where possible to ensure there are not conflicts with those staying in the hotel rooms facing the proposed roof terrace, etc. City staff will require sufficiently spaced and functional lighting throughout the parking lot to ensure the safety of patrons of the restaurant and event center. All entrances and exits shall be provided with adequate wall pack or pedestrian level lighting.

In the Planning Commission Information Sheet for the original approval, it was noted that a trash enclosure area was indicated to the rear of the former T.G.I. Friday's Restaurant (Subject Property), but no trash enclosure area was indicated for the Country Inn and Suites. Per City staff review, the enclosure still exists in this location and on the Subject Property. Per the Applicant, it appears the Subject Property (Jammin' Wings Restaurant) and Country Inn and Suites share trash facilities. The Applicant should work with Country Inn and Suites to determine if the existing trash enclosure will be sufficient given the proposed expansion of their operation and additional trash needs due to food waste, etc. Additional garbage and recycling pickups or revisions to the existing enclosure may be required.

The Applicant will also want to ensure that the top of the trash enclosure is not visible to patrons of the proposed event center or hotel room guests located on the upper levels of either facility.

Any trash enclosures or other ground mounted equipment (e.g. transformers, mechanical) shall be effectively screened from adjacent pubic rights-of-way and properties by a solid wall or fence constructed of wood, masonry, or other durable materials that are complementary to the materials used on the primary building.

Per Chapter 12 (*Building Maintenance and Occupancy*) of the City Code, roof-mounted equipment shall also be screened from view through use of parapets, wall/fencing materials, or paint to match surrounding colors when visible from the public right-of-way.

Landscaping

No landscape plan was submitted as part of the application; however, a landscape plan was submitted under Planning Commission Application No. 96012 and called for 763.6 points across the entire 13.09 acre PUD site, which encompasses three (3) lots. City staff requests that the Applicant review the on-site landscaping for any missing and dying plants and replace as needed. City staff will require an updated landscape plan as part of any permit submittal that identifies any missing plantings and plans to replace with like plantings or replacements. All new plantings will need to meet minimum caliper and height

requirements as outlined in the City's Landscape Point System Policy.

ENGINEER REVIEW

Assistant City Engineer Andrew Hogg conducted a review of the application submittal and documents. Comments regarding this application can be found in the memorandum to city staff dated July 31, 2020 and attached hereto (Exhibit E). It should be noted that some of the outlined conditions may be applicable at time of approval for future land disturbance (alteration) or building permits.

Per the memo, City staff is in need of more information on the plans regarding the storm pond and the proposed installation of a fountain. The Applicant is responsible for the storm water pond and any ongoing/future maintenance the pond may require per an existing maintenance agreement on file. Additional detailing, such as an ADA accessible route to the proposed overlook, location of fountain power and controls, and structural engineer certified plans, are required should plans for the fountain and overlook move forward. Additionally, and perhaps most importantly, the Applicant will need to verify the existing pond, and specifically, the area proposed for improvements, is not in the wetlands. This would require coordination with the Shingle Creek Watershed Commission's engineer to ensure the application meets all requirements under the Wetland Conservation Act for work within the pond.

Per the information sheet provided with the original approvals, it was noted that the Subject Property is affected by both wetland and floodplain in the areas adjacent to Shingle Creek, which may impact the viability of having a fountain and overlook. At the time of report, it was noted that 4.84 acres of the proposed 13.09 acre site was wetland and a storm drainage and water management plan was submitted to the Shingle Creek Watershed Management Commission at that time.

BUILDING OFFICIAL | FIRE INSPECTOR REVIEW

Building Official Dan Grinsteinner provided a series of comments in a memo on August 5, 2020 (Exhibit F). Per the memo provided, the Applicant will need to submit for a SAC (Sewer Accessibility Charge) from the Metropolitan Council. No permits will be issued until a determination is received and any applicable charges paid for upon issuance of permits.

A structural engineering assessment of the existing roof is required to ensure it is capable of supporting the proposed two floors per Minnesota Building Code Chapter 16, and any additions to the existing building (if not already sprinklered) will be required to sprinkler per Special Fire Protection Systems, Subpart 2 adopted by the City of Brooklyn Center.

The Applicant will need to ensure sufficient accessible parking is provided with not less than the minimum required spaces and access aisles. This is particularly important as the addition of the outdoor patio some years ago resulted in the removal of all on-site accessible parking, with the exception of what appears to be one (1) space. The curb located at the southwest corner of the building and around the proposed addition shall be painted yellow and marked with signage indicating "No Parking-Fire Lane" as required by the Fire Code Official to prevent any obstructions to emergency vehicle fire apparatus.

SIGNAGE

The Applicant has indicated a desire to install a 200 square foot dynamic (digital) message sign on the south elevation of the building, as well as a new wall sign and canopy sign for the restaurant. Detailed plans and dimensions, with the exception of the dynamic sign, were not provided; therefore, City staff is

unable to provide a comprehensive review of the requests. The dynamic sign would provide advertising for the event center and Johnny's Italian Steakhouse.

City staff is not necessarily opposed to said dynamic sign, although it may be slightly larger than the maximum allowed sign area noted below; however, it is requested that the Applicant work with the City to allocate a certain percentage of screen time for public messaging (e.g. City specific, public/emergency alerts) due to its visibility off Interstates 94 and 694. It should be noted that off-premise advertising, defined as "a sign that directs attention to a business, commodity, service or entertainment not exclusively related to the premises on which the sign is located or to which it is affixed," is currently *prohibited* in the City of Brooklyn Center. In addition, dynamic signage cannot provide any flashing or the like to display messaging, and messages must remain constant for a minimum of two (2) seconds. The Applicant should review the proposed 200 square foot sign size to ensure it fits the scale of the building.

Chapter 34 (*Signs*) permits dynamic messaging in the C2 (Commercial), I1 (Industrial Park), and I2 (General Industry) Districts of the City. As the Subject Property has an underlying zoning of I1 District, any wall signage, including the proposed dynamic messaging and restaurant wall sign, would be subject to Section 34-140.3.A (*Permitted Signs Requiring a Permit-Commercial (C2) and Industrial (I1 and I2) Districts).* Wall signage in these instances would be permitted on each wall of a building, provided the aggregate area of signage does not exceed 15% of the area of the wall supporting the signs.

Canopy signage is also permitted under Chapter 34 of the City Code and is considered a type of wall sign assuming the canopy structure is attached to the building wall, deemed by the Building Official to be an integral part of the building, and its primary function is to provide shelter for pedestrians (as opposed to automobiles). The maximum area of the canopy sign cannot exceed 30% of the canopy face or elevation which is parallel to the wall to which it is attached.

The Applicant will need to file a separate Building Permit application for any proposed signage and receive approval of said permits prior to installation.

Based on the above noted findings and conditions above, City staff recommends the Planning Commission recommend City Council approval of the requested site and building plans for the Subject Property located at 2590 Freeway Boulevard; subject to the Applicant complying with the Conditions of Approval as noted below, and the receiving approval for the amendment to the Planned Unit Development.

PLANNED UNIT DEVELOPMENT AMENDMENT

PUDs grant flexibility within the Zoning Code to allow for developments which would not be allowed under the existing regulations. PUDs are often used to achieve a higher quality development, or achieve other City goals, in exchange for granting zoning flexibility from the City Code.

Section 35-355 (*Planned Unit Development*) of the City Zoning Code notes that upon the rezoning for a PUD, the district shall be designated by the letters "PUD" followed by the alphanumeric designation of the underlying zoning district, which may be either the prior zoning classification or a new classification. In this particular case, the Subject Property is zoned Planned Unit Development-Industrial Park (PUD-I1) District.

PUDs may only contain uses consistent with the City's Comprehensive Plan and the uniqueness of each

PUD requires that specifications and standards for streets, utilities, public facilities, and the approval of a land subdivision may be subject to modifications from the City ordinances generally governing them—essentially the City Council may approve plans that are not in compliance with the usual specifications or ordinance requirements where it is found that such are not required in the interests of residents or the City, although plans shall comply with all watershed, state, and federal storm water, erosion control, and wetlands requirements.

It was determined in the evaluation policy and review guidelines for the original re-zoning in 1996 that, while the site was not necessarily unsuited for development as an I-1 (Industrial Park) use, it was long believed that this particular site should be used for a more intense development than a light manufacturing type use and specifically a type of use that requires good visibility along the freeway. At the time, the proposed two restaurants and hotel use were believed to be an appropriate use of the property.

In this particular case, the Applicant intends to continue use of the Subject Property as a restaurant, but expand the property's functionality to include an event center with roof terrace. At time of original PUD approval, a representative of T.G.I. Friday's noted that the proposed development would offer community services through the creation of jobs and additional tax base, and that the image of the hotel and restaurants from the freeway strengthened the belief that the Subject Property (and adjacent properties under the PUD) would be much better suited for restaurants and hotels than factories or industrial development. It is thus reiterated that that the re-branding of the restaurant and expansion of the building to accommodate an event center would provide additional jobs and tax base in the community.

At time of initial Applicant submittal, it was assumed that the Applicant would require issuance of a Special Use Permit for the event center; however, upon review of the Planning Commission Information Sheet provided as part of the Subject Property's original approvals (Planning Commission Application No. 96012), City staff determined that the event center use would be conditioned upon granting of an amendment to the Planned Unit Development. As mentioned in the Background section above,

> *"Up until 1990, restaurants and hotels were acknowledged as special uses in the I-1 zoning district. A concern of the City around this time was that convenience food restaurants and some other uses were inappropriate for development on particular properties within the I-1 zoning district, and while the City was not necessarily opposed to restaurant and hotel uses at this location, there were concerns that the Special Use Permit process would not provide sufficient protection of the interests and concerns of the City. As the City's Planned Unit Development (PUD) process was also established around this time, it was determined that the PUD process would be appropriate for considering anything other than light industrial or service/office land uses for I-1 District zoned properties (Exhibit C)."*

In addition to the required approvals of a site and building plan and an amendment to the Planned Unit Development, the Applicant may be required to apply for and receive approval for an Entertainment License through the City Clerk. The Applicant will need to, as part of any approval, submit all information as detailed within Chapter 23 of the City Code (*General Licensing Regulations*) for Entertainment Licenses.

To staff knowledge, the Subject Property has operated as a restaurant since the building's construction in 1997. The building was formerly home to T.G.I. Friday's and Oak City Sports Tavern before the

Applicant opened Jammin' Wings in 2013, which has been in operation since. Jammin' Wings has regularly held events via a public dance license (now Entertainment License) through the City. It is hoped that the proposed event center and re-branded restaurant will serve as an amenity to not only the Country Inn and Suites, but other nearby hotels as well.

Due to the proximity of the Subject Property to the Country Inn and Suites and its hotel rooms, the Applicant will need to be cognizant of any noise generated by entertainment at the restaurant or event center. As is outlined in the Entertainment License requirements under Chapter 23, the sounds generated by an entertainment event shall not be audible from outside the licensed premises after 10 p.m. at a level that unreasonably annoys or disrupts those in the area, and in particular, guests staying in the hotel next door. In addition, the Applicant will need to provide additional information regarding maximum seating occupancy to ensure sufficient parking is available for the event center and restaurant uses.

Should the event center book out, the Applicant may need to close the restaurant or proactively avoid booking certain event rooms to ensure there are no issues in providing sufficient parking, and parking shall not block fire hydrants or emergency access lanes. As the BAPS overflow lot (restaurant pad site) to the east of Country Inn and Suites is not included in the Joint Access and Parking Easement Agreement, the Applicant should ensure that their use doesn't result in their customers or Country Inn and Suites guests shifting their parking to the BAPS lot, as it could have negative consequences on their approval to operate the event center.

It is not anticipated that the proposed event center will be injurious to the use of properties in the immediate vicinity, nor substantially diminish or impair property values in the neighborhood so long as the Applicant adheres to the Entertainment License requirements outlined under Chapter 23 of the City Code.

It is up to the Applicant to ensure the event center and restaurant are well-managed and the relationship with the Country Inn and Suites remains strong so that there might be a symbiotic relationship between the two. With the exception of the proposed restaurant pad site to the east of Country Inn and Suites, all properties in proximity to the Subject Property have been developed and to City staff knowledge, typically operate during daytime hours. The Country Inn and Suites would be the most affected by the proposed use, and specifically with regards to noise and parking.

Per the submitted plans, the proposed expansion of the existing restaurant would result in the addition of a second and third floor, which would be constructed over where an existing outdoor patio is now. This should provide some separation from the hotel rooms located on the west side of the Country Inn and Suites given that there is existing rooftop mechanical equipment located on the existing rooftop of the restaurant that the Applicant would like to keep in place due to cost. The areas of the proposed expansion that would be located closest to the hotel would be a proposed 500 square foot greenhouse on the second floor.

Although there is a Joint Access and Parking Easement Agreement in place between the Subject Property and Country Inn and Suites, the Applicant will want to work with the hotel to clearly define parking needs and ensure their use does not cause parking non-conformities for either business. As the outlined seating occupancy exceeds parking available on both sites, the Applicant will need to work with the City to address how they will ensure they are not exceeding their available parking.

The Applicant will also be required to apply for a second City liquor license for the proposed event center. This is noted in the Applicant's application submittal.

To that end, any amendments to the previously approved Planned Unit Development should be based upon the following criteria with which Planned Unit Developments are approved under:

1. Compatibility of the plan with the standards, purposes and intent of this section;
2. Consistency of the plan with the goals and policies of the Comprehensive Plan;
3. The impact of the plan on the neighborhood in which it is to be located; and
4. The adequacy of internal site organization, uses, densities, circulation, parking facilities, public facilities, recreational areas, open spaces, and buffering and landscaping.

Based on the above noted findings and conditions above, City staff recommends the Planning Commission recommend City Council approval of the requested amendment to the Planned Unit Development for the Subject Property located at 2590 Freeway Boulevard; subject to the Applicant complying with the Conditions of Approval as noted below, and receiving approval for the site and building plan.

CONDITIONS OF APPROVAL:
Staff recommends the following conditions be attached to any positive recommendation on the approval of Application No. 2020-007 for 2590 Freeway Boulevard (Subject Property):

1. **Building and Site Plan Review:** The building plans are subject to review and approval by the Building Official with respect to applicable codes prior to the issuance of permits; and the final location or placement of any fire hydrants or other fire-related building code items shall be reviewed and approved by the Fire Inspector.
    a. Any major changes or modifications made to this Site and Building Plan can only be made by an amendment to the approved Site and Building Plan as approved by the City Council.
        i. The site plan shall be updated to reflect building setbacks, the inclusion of the property line for the BAPS overflow lot located at 2500 Freeway Boulevard, a revised parking count, and the removal of spaces from the BAPS overflow lot for clarity, as the property is not included in the Joint Access and Parking Easement Agreement.
    b. The Applicant shall comply with any and all conditions as outlined by Building Official in the memorandum dated August 5, 2020.
    c. A pre-construction conference shall be held with City staff and other entities designated by the City prior to issuance of a Building Permit.
    d. Applicant shall revise architectural renderings to reflect breakdown of Class I and Class II building materials per each elevation.
    e. All conditions of approval as addressed under City Council Resolution No. 96-155 (*Resolution Regarding Disposition of Planning Commission Application No. 96012 Submitted by T.G.I. Friday's, Inc.*), and approved on August 12, 1996, are to remain in effect.

2. **Agreements:**
    a. The Property Owner/Applicant shall execute a separate Performance Agreement with supporting financial guarantee approved by the City, which ensures the Subject Property

will be constructed, developed, and maintained in conformance with the plans, specifications, and standards comprehended under this site and building plan approval.

b. The Applicant shall work with the City and City Attorney's office to amend any PUD/development agreements on file for the Subject Property. Any required amendments shall be addressed and recorded prior to the release of any building permits.
c. The Property Owner/Applicant shall submit an as-built survey of the Subject Property, as well as any improvements and utility service lines, prior to release of the Performance Agreement financial guarantee.
d. The Applicant shall apply for and maintain a second City liquor license.
e. The Applicant and City shall determine necessity of a separate Entertainment License as outlined under Chapter 23 of the City Code. Irrespective of the necessity for said license, the Applicant shall provide documentation as required for issuance of an Entertainment License as part of any building permit submittal and as a stipulation of approval of the amendment to the Planned Unit Development, and operate subject to the same standards and regulations.

3. **Engineering Review:** The Applicant agrees to comply with all conditions or provisions noted in the City Engineer's Review memorandum, dated July 31, 2020 (Exhibit E), including:
    a. Final grading, drainage, utility, irrigation, erosion control, and as-built plans, and any other site engineering related issues are subject to review and approval by the City Engineer prior to the issuance of permits.
    b. Provide a traffic memo highlighting and documenting anticipated traffic generated by the proposed site and discussion of the parking needs on a daily use and parking for events. Said plan should also outline operational strategies to ensure maximum available parking is not exceeded and does not negatively impact adjacent uses and properties.
    c. A construction management plan and agreement is required with a separate deposit required to address any non-compliance.
    d. No work shall be conducted on the proposed pond overlook until the Applicant provides sufficient documentation to the City and Shingle Creek Watershed Commission to ensure said improvements will not impact existing wetlands and meet all requirements under the Wetland Conservation Act for work within a pond.

4. **Facilities and Equipment:**
    a. Any outside trash disposal facilities and rooftop or ground mechanical equipment shall be appropriately screened from view per City Code requirements.
    b. Any outdoor enclosures shall be constructed with materials that are complementary to the principal building.
    c. The Applicant shall furnish fixture specifications and a photometric plan as part of the Building Permit submittal and comply with all City Code provisions as addressed under Section 35-712 (*Lighting*). Applicant shall ensure adequate lighting is present throughout the parking lot and in proximity to all points of entrance and exit, and ensure any lighting is not in conflict with the adjacent hotel use.

5. **Landscaping:**
    a. The Applicant shall furnish an updated copy of the landscape plan approved under Planning Commission Application No. 96012. Said plan shall address any missing,

required plantings and proposals for replacement. All new plantings shall meet the minimum caliper and height requirements as outlined in the City's Landscape Point System Policy.

6. **Signage:** The Applicant shall submit a Building Permit application for any proposed signage, including the dynamic messaging sign, wall, and canopy signage. Signage is subject to the provisions of Chapter 34 (*Sign Ordinance*); however, the Applicant shall be allotted up to 200 square feet for a dynamic messaging sign subject to providing a certain percentage of screen time for public messaging and alerts. No off-site advertising is permitted.

RECOMMENDATION

Based on the above noted findings and conditions above, City staff recommends the Planning Commission recommend City Council approval of the requested site and building plans and amendment to the Planned Unit Development for the Subject Property located at 2590 Freeway Boulevard; subject to the Applicant complying with the Conditions of Approval.

Should the Planning Commission accept this recommendation, the Commission may elect to adopt the draft resolution which memorializes the findings in granting the site and building plan and PUD amendment approvals, subject to the Applicant complying with the above-mentioned conditions of approval.

Attachments

Exhibit A- Planning Commission Application No. 2020-007 and documentation, submitted by Wayne Brown of W K Brown, LLC, and dated July 14, 2020.
Exhibit B- Public Hearing Notice and Location Map.
Exhibit C- Planning Commission Information Sheet for Application No. 96012, and dated July 25, 1996.
Exhibit D- Joint Access and Parking Easement Agreement, and recorded March 20, 1997.
Exhibit E- Review Memorandum, prepared by Assistant City Engineer Andrew Hogg, and dated July 31, 2020.
Exhibit F- Review Memorandum, prepared by Building Official Dan Grinsteinner, and dated August 5, 2020.

Exhibit A

PALM GROVE

Business Plan

JULY 1, 2020

PALM GROVE ENTERTAINMENT CENTER
2590 Freeway Blvd, Brooklyn Center, MN 55430

Executive Summary: Palm Grove Entertainment Center located at 2590 Freeway Blvd, Brooklyn Center, MN 55430 is where I94 and I694 meets a 3 story, sophisticated 14,000 square foot entertainment facility. It will house Johnny's Italian Steakhouse and lounge, wedding chapel and all year round, rooftop greenhouse.

Business background:

Outdoor Landscaping (parking lot level)

- Our outdoor landscaping will offer a picturesque bridge with water fountain and private, fenced in flower garden with security cameras in the valeted parking lot

Johnny's Italian Steakhouse (1st floor)

- 7000 square foot Kitchen, Bar, Restaurant catering and services areas, the Restaurant will operator between the hours of 11am-10pm with a seating capacity 200 patrons.
- Delicious meal options and a wide selection of wine and custom crafted beverages will be on the menu. Integration of local grown produce and goods will be important not only to appeal to customers but also for effective cost management.
- Satisfied customers are important the profitability and success of the business. The center's patronage can only grow through customer satisfaction.
- Behind creating satisfied customers are the center's employees. Our goal is to provide the best working environment with the best benefits that we can provide for our staff.
- Community involvement. Businesses that support their community get supported by the community. Business alliances and local community public relations are key.

Banquet Rooms (2nd floor)

- 5000 square foot banquet rooms are intended for gatherings such as business conventions, corporate meetings, tradeshows, weddings, bar mitzvahs, bridal showers, baby showers and more.
- Our building is conveniently attached to the Country Inn Suites via enclosed corridor. Our guest are welcome to book lodging and walk to our center without ever being exposed to the elements. The hours for our banquets rooms are 7am-2am billed per event or 4 hour increments.

Rooftop Greenhouse (3rd floor)

- eco-friendly solar panels.
- Farm to table fresh herbs
- All year round weddings/Commitment ceremonies

Marketing Plan: We will be using our 10 x 20 electronic billboard/marquee for personalized ads for our guests and meal specials for Johnny's Italian Steakhouse. Our beautiful building can be viewed from I94 and I694 highway. There will be a grove of 18-foot lighted palm trees. We plan to utilize tv commercials, local radio stations, social media. Due to our existing great relationship with the 8 hotels in the vicinity, we will partner to create wedding/event packages to advertise on their brochures and websites as well.

Financial Plan:

- Johnny's Italian Steakhouse, which is an established franchise, based in Iowa, will offer lunch and dinner time meals, catering and liquor sales for revenue.
- The spacious banquet rooms billed by event or 4 hour increments
- Wedding Chapel will be open all year round with packages starting at $4000 on peak days. We will offer a discounted rate on non-holiday weekdays

From: wayne brown
To: Ginny McIntosh
Cc: Hal Pierce; wayne brown
Subject: Re: Follow-up: Jammin" Wings/ Palm Grove Expansion
Date: Thursday, July 16, 2020 2:31:26 PM

Hi Ginny,

1. Is the application intended as a co-application with Johnny's Steakhouse, or are you the sole applicant?
`-WK Brown LLC owns the land and building that currently houses Jammin' Wings, which is owned by Wayne Brown. WK Brown LLC will house Johnny'S Italian SteakHouse and Palm Grove Entertainment Center. All companies will be owned and operated by Wayne Brown

2. Will Johnny's be a tenant of yours?
-No, Wayne Brown will be the Franchisee .

3. Has Johnny's officially signed on to replace Jammin' Wings?
-We have verbal agreement and unsigned contract drawn contingent upon approval from the City of Brooklyn Center.

4. How long is the lease for Johnny's?
- Unsigned lease for 3 years.

5. If Johnny's were to go out of business, what would be the Plan B for the restaurant space?
-Not applicable, however I am confident in my experience of owning and operating several restaurants in the past 7 years.

6. I know you said you spoke to Country Inn & Suites, but I do not have any official response from them. Is this something they are intending to provide? We will want to know any comments they might have as they are connected by breezeway to you, share parking, and appear to share trash facilities.
-I will forward the parking agreement to you again. I have met with the District Manager and there is excitement regarding a quality restaurant and the banquet spaces of Palm Grove so they can attract more guests. Also, we have promoted together in the past regarding Jammin Wings specials.

7. As mentioned previously, the submitted site plan shows improvements to the far east parking lot, which is owned by BAPs. Are you intending to make improvements to their lot (e.g. stripe the lot, etc.)? We will want to know this. We also need clarification on if you are *allowed* to make improvements to their lot given that it is one PUD, but separate properties.
-We have no intentions to develop on BAP's property. Please clarify as Hall Pierce, our architect and I aren't finding on our site plans the said far east parking lot improvement.

8. We will want a Parking Management Plan that clearly outlines how you intend to handle traffic on the lots. I know you made mention of valet in your business plan, but there was no detailing. How does the event space and restaurant space intend to function and manage circulation and parking on-site? We will want to have a breakdown on how these operations would be handled during events, during times the restaurant and even spaces are simultaneously open, functionality of parking with Country Inn & Suites next door, etc.
-Between 11am-3pm will be open parking
- Valet parking: 3pm-2am (Thurs, Fri, Sat, Sun): Far Northwest parking lot, near bridge will be designated for valet parking
- 2 person to 1 car ratio for restaurant and 3 person to 1 car for event space has been established at our last meeting with the City of BC.
- Indoor capacity will be 550 patrons, so we should have plenty of parking

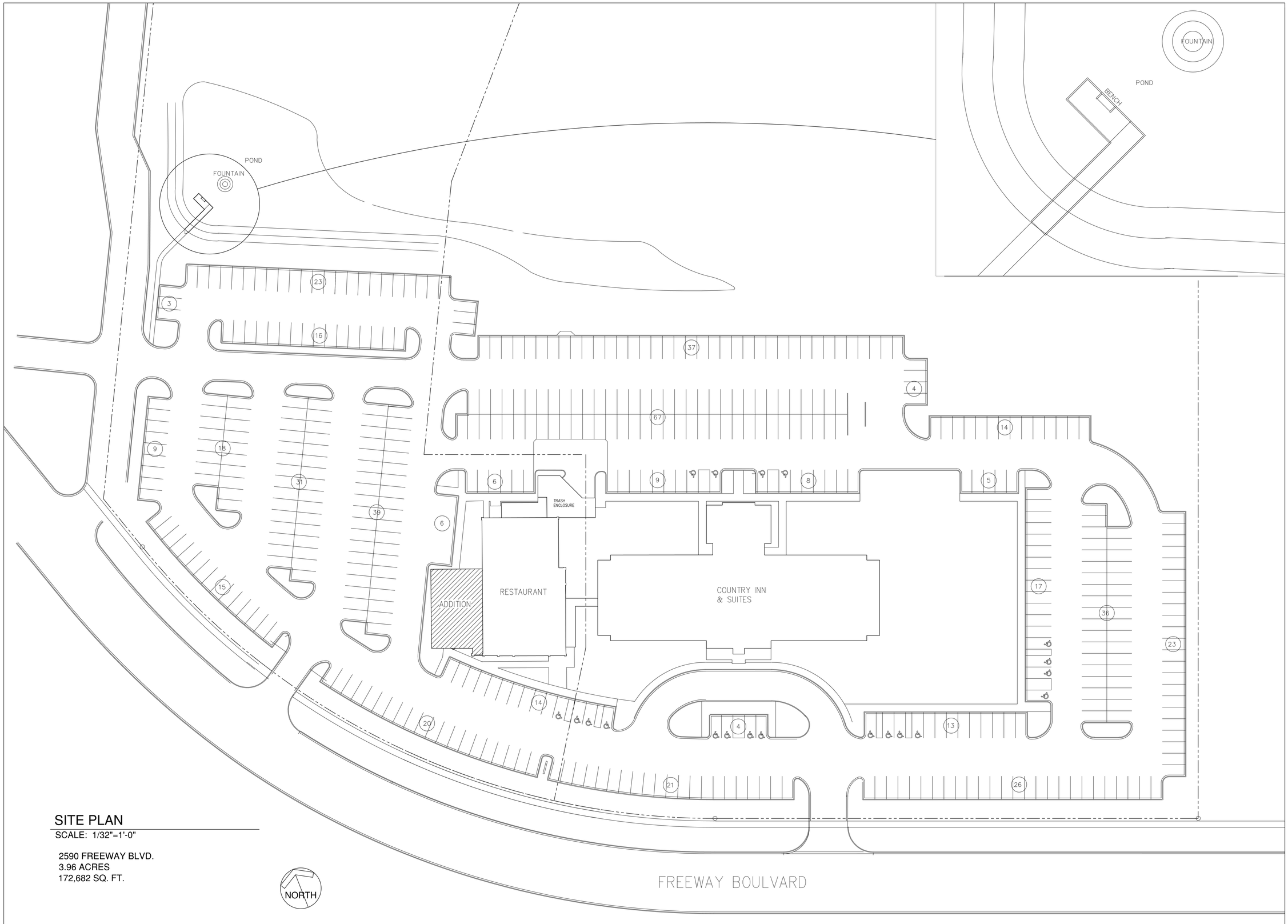
9. We will need a more detailed breakdown of the intended building materials for the project. As this property is a PUD, we typically strive to follow the attached guidelines. Specifically, we request that a minimum of 50% percent of each elevation utilizes Class I building materials, with remaining Class II. From what I'm seeing, it appears EIFS ("stucco panel") might be used. Could you or Hal confirm? If so, this is a Class II material. There also appears to be a significant amount of blank walls, which are frowned upon. We will be wanting to identify opportunities to introduce more texture, windows, etc. into the space. Whatever the case may be, will want to have a plan that breaks down the materials for each elevation.

-Hal Pierce will address question 9 pertaining to building materials.

a. To that note, it appears the Palm Grove expansion would have architecture that is not complementary to the attached Country Inn & Suites. Do you have additional examples to provide? As a general question, how do you intend to incorporate a palm tree/tropical theme with an Italian Steakhouse (as proposed).
- Palm Grove Entertainment and Johnny's Steakhouse will be 2 separate companies operating out of the same facility.
-Johnny's Steakhouse Franchise will replace any existing signage of Jammin' Wings restaurant.
- We will be applying for a new liquor license for Johnny's Steakhouse
-Palm Grove Entertainment Center will use Jammin' Wings LLC existing liquor license.

Please do contact me with any questions you may have. Thank you so much for your time GInny.

Wayne,
612-817-2085



SITE PLAN

SCALE: 1/32"=1'-0"

2590 FREEWAY BLVD.
3.96 ACRES
172,682 SQ. FT.

HPA
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Since 1974
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hpa-arch@comcast.net

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota.

Harold M. Pierce
Date 07/10/2020 License No. 10862

PROJECT:

PALM GROVE
Event Center

2590 Freeway Blvd.
Brooklyn Center, MN 55430

ISSUE:

05-05-2020 CONCEPT PLAN
07-14-2020 SUBMISSION PLAN

REVISIONS:

PROJECT NO: 19.105.01
CAD DWG FILE:

DRAWN BY: HMP
CHECKED BY:

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-90



DEMO PLAN
SCALE: 1/8"=1'-0"

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Harold M. Pierce
Date 07/10/2020 License No. 10862

PROJECT:

PALM GROVE
Event Center

2590 Freeway Blvd.
Brooklyn Center, MN 55430

ISSUE:

01-21-2020	CONCEPT PLAN
07-10-2020	SUBMISSION PLAN

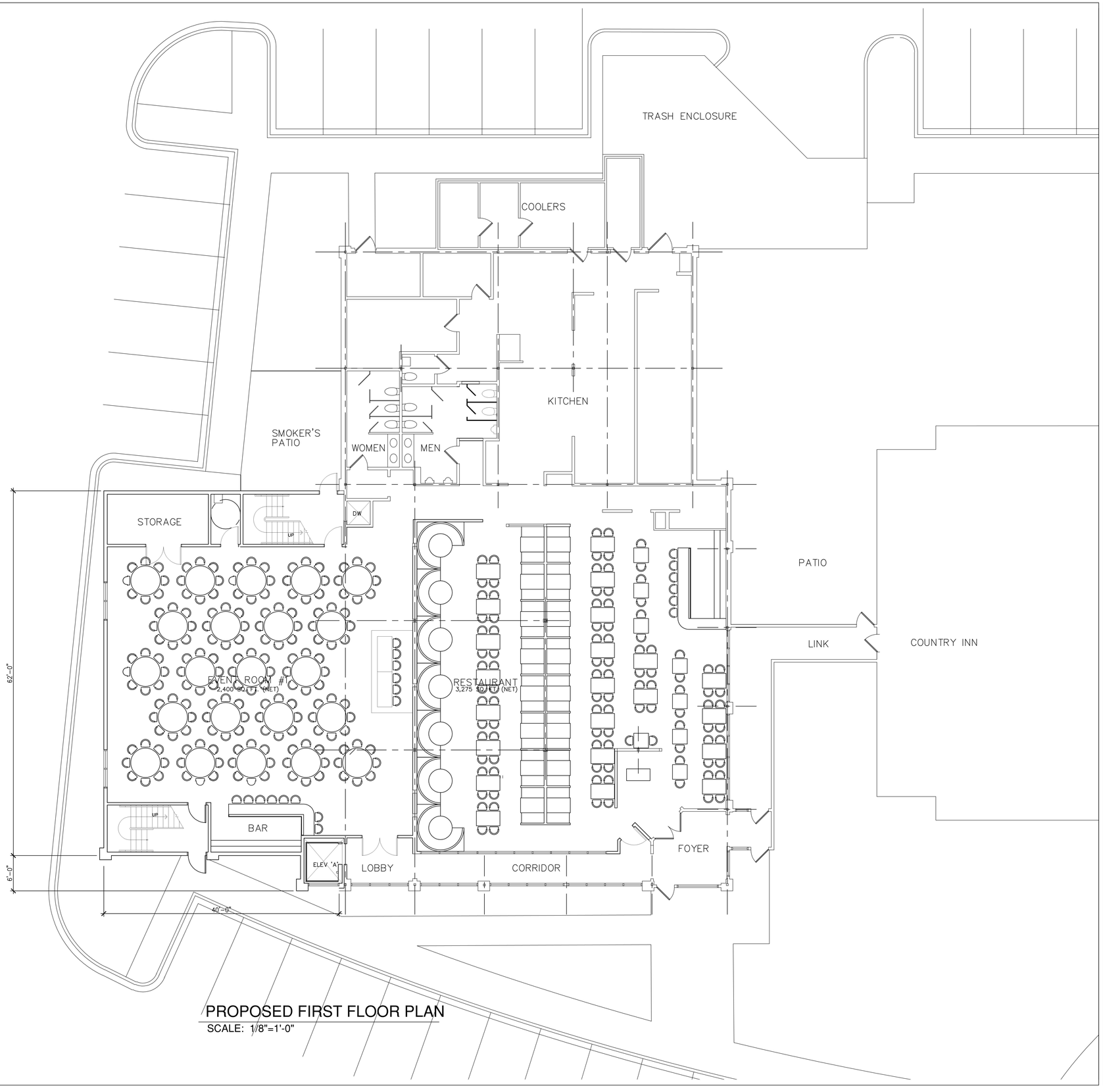
REVISIONS:

PROJECT NO: 19.105.01
CAD DWG FILE:
DRAWN BY: HMP
CHECKED BY:

SHEET TITLE:
DEMO PLAN

SHEET NUMBER:
A-100

SEATING			
		OCCUPANTS	
		CODE (1/15)	SEATING PLAN
	RESTAURANT	219	206
	EVENT ROOM #1	160	190
	EVENT ROOM #2	152	162
	ROOF TERRACE	127	136
	INDOOR SEATING	43	36
	TOTAL SEATING	701	736



PROPOSED FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

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PROJECT:

PALM GROVE
Event Center

2590 Freeway Blvd.
Brooklyn Center, MN 55430

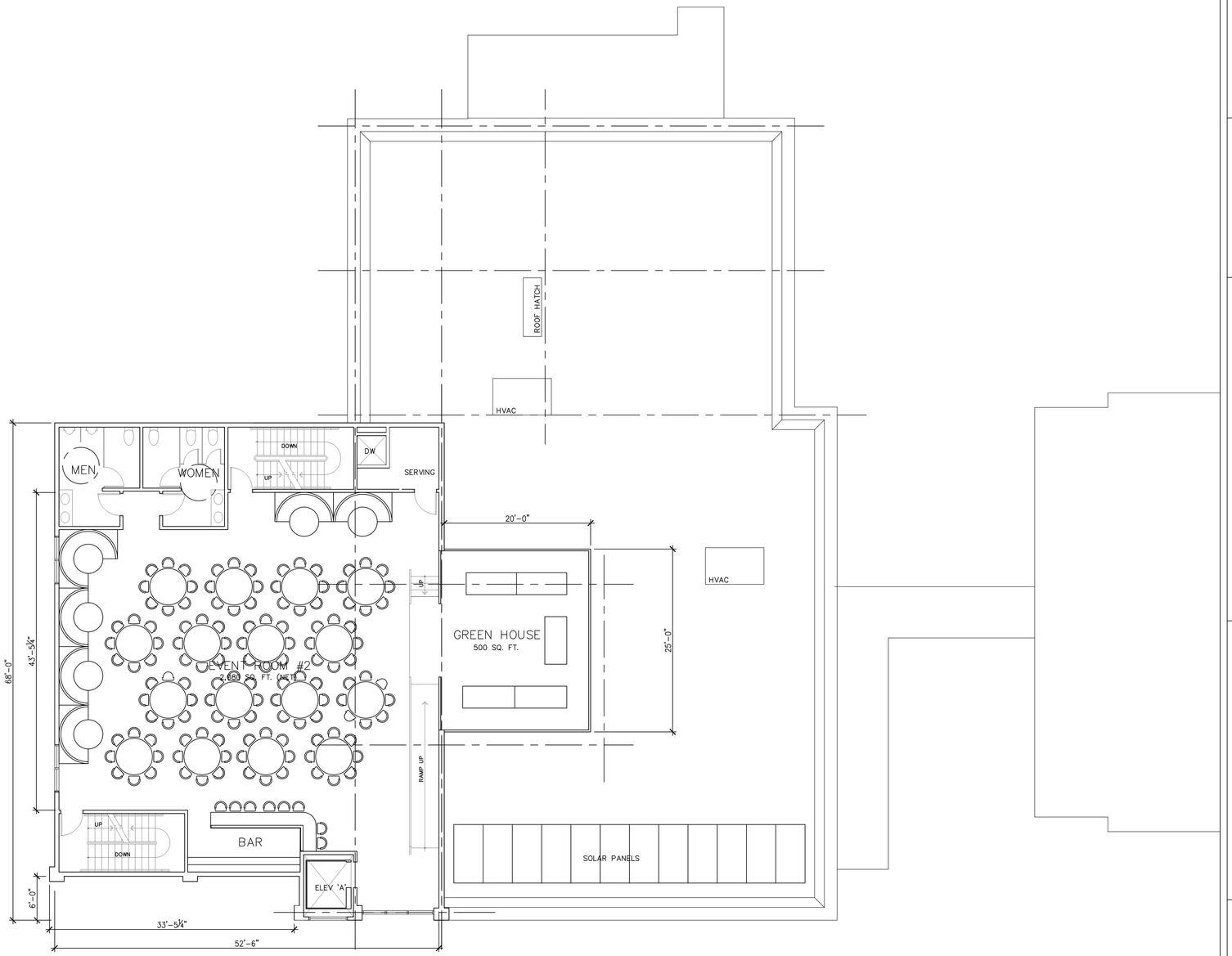
ISSUE:
- 01-21-2019 CONCEPT PLAN
- 02-06-2020 REV CONCEPT PLAN
- 07-14-2020 SUBMISSION PLAN

REVISIONS:

PROJECT NO: 19.105.01
CAD DWG FILE:
DRAWN BY: HMP
CHECKED BY:

SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:
A-101



PROPOSED SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

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Harold M. Pierce
Date 07/10/2020 License No. 10862

PROJECT:

PALM GROVE
Event Center

2590 Freeway Blvd.
Brooklyn Center, MN 55430

ISSUE:

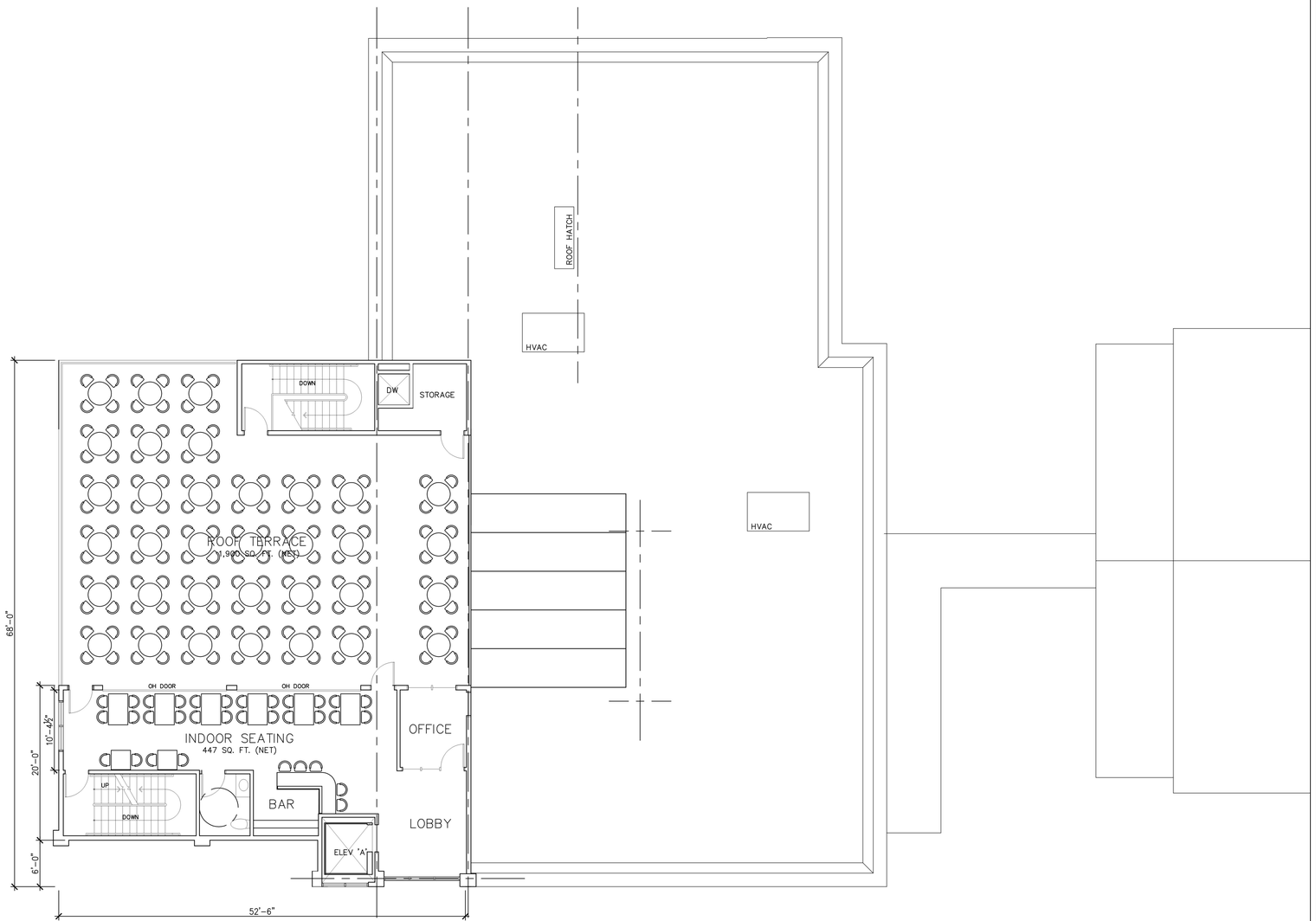
01-21-2019	CONCEPT PLAN
02-06-2020	REV CONCEPT PLAN
07-14-2020	SUBMISSION PLAN

REVISIONS:

PROJECT NO: 19.105.01
CAD DWG FILE:
DRAWN BY:
CHECKED BY:

SHEET TITLE:
SECOND FLOOR PLAN

SHEET NUMBER:
A-102



PROPOSE ROOF TERRACE PLAN

SCALE: 1/8"=1'-0"

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Harold M. Pierce
Date 07/10/2020 License No. 10862

PROJECT:

PALM GROVE
Event Center

2590 Freeway Blvd.
Brooklyn Center, MN 55430

ISSUE:

01-21-2020 CONCEPT PLAN
01-06-2020 REV CONCEPT PLAN
07-17-2020 SUBMISSION PLAN

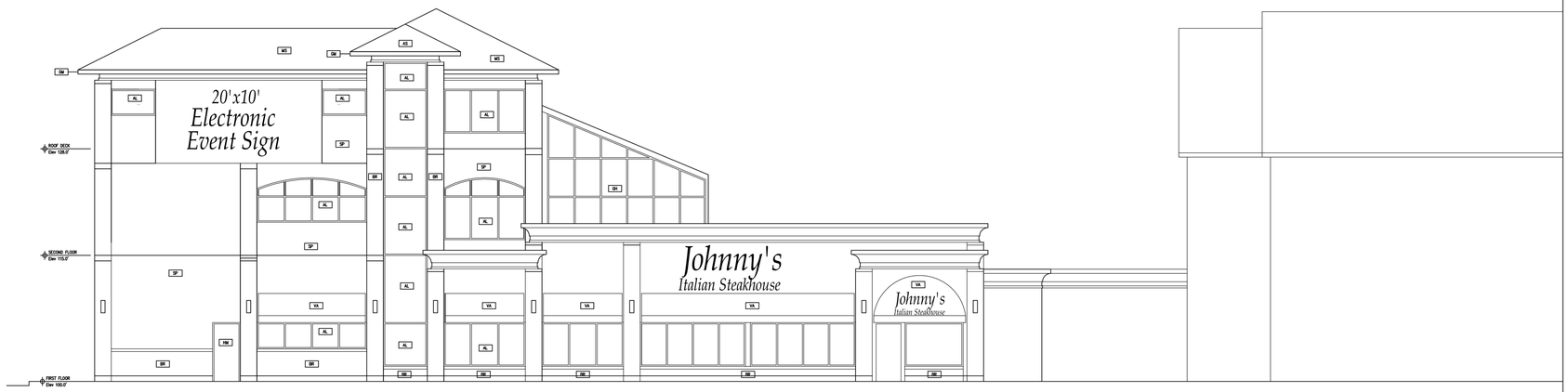
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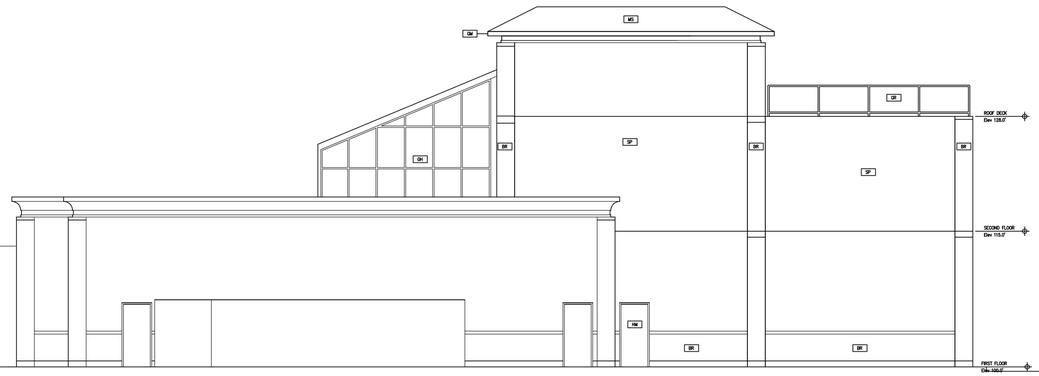
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ROOF PLAN

SHEET NUMBER:
A-103

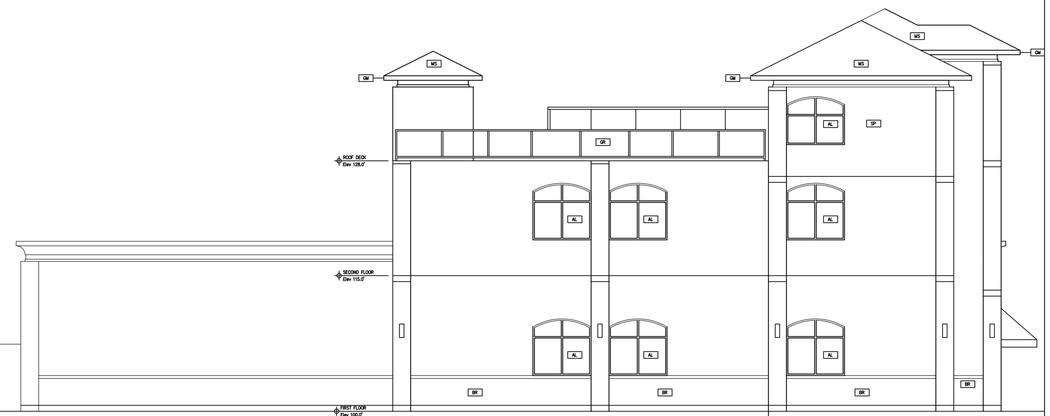
EXTERIOR MATERIALS		
MARK	MATERIALS	FINISH
AL	ALUMINUM WDW	
AS	ASPHALT SHINGLES	
BR	BRICK	
GH	GREEN HOUSE	
GM	GALVANIZED METAL	PREFIN
GR	GLASS RAILING	
HM	HOLLOW METAL	PAINT
SP	STUCCO PANEL	PAINT
VA	VINYL AWNING	



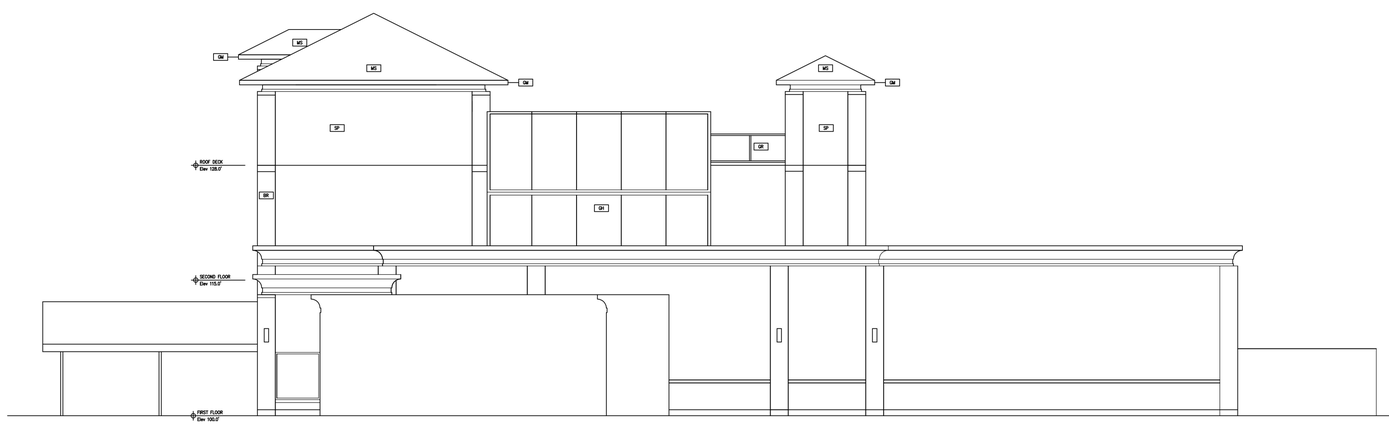
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

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Harold M. Pierce
Date 07/10/2020 License No. 10862

PROJECT:

PALM GROVE
Event Center

2590 Freeway Blvd.
Brooklyn Center, MN 55430

ISSUE:
01-06-2020 REV CONCEPT PLAN
07-14-2020 SUBMISSION PLAN

REVISIONS:

PROJECT NO: 19.105.01
CAD DWG FILE:
DRAWN BY: HMP
CHECKED BY:

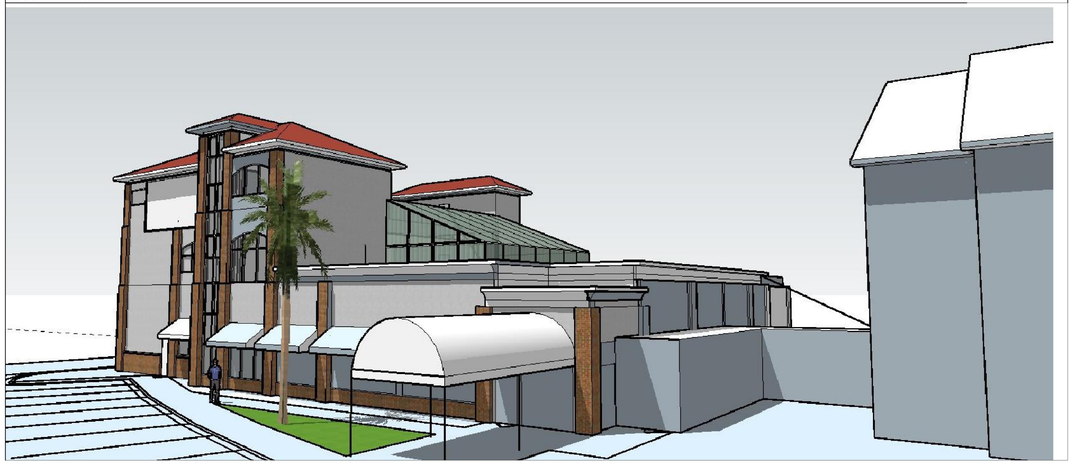
SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-201

PALM GROVE Event Center

2590 FREEWAY BLVD.
BROOKLYN CENTER, MN 55430

SOUTH EAST VIEW



SOUTH WEST VIEW



NORTH WEST VIEW



HPA
Architecture
Since 1974

PH: 763-331-5025
hpa-arch@comcast.net

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota.

Harold M. Pierce
Date 07/10/2020 License No. 10862

PROJECT:

PALM GROVE
Event Center

2590 FREEWAY BLVD.
BROOKLYN CENTER, MN 55430

ISSUE:

07/14/2020 SUBMISSION PLAN

REVISIONS:

PROJECT NO: 19.105.01
CAD DWG FILE:

DRAWN BY: HMP
CHECKED BY: HMP

SHEET TITLE:

3-D
PERSPECTIVES

SHEET NUMBER:

G-100

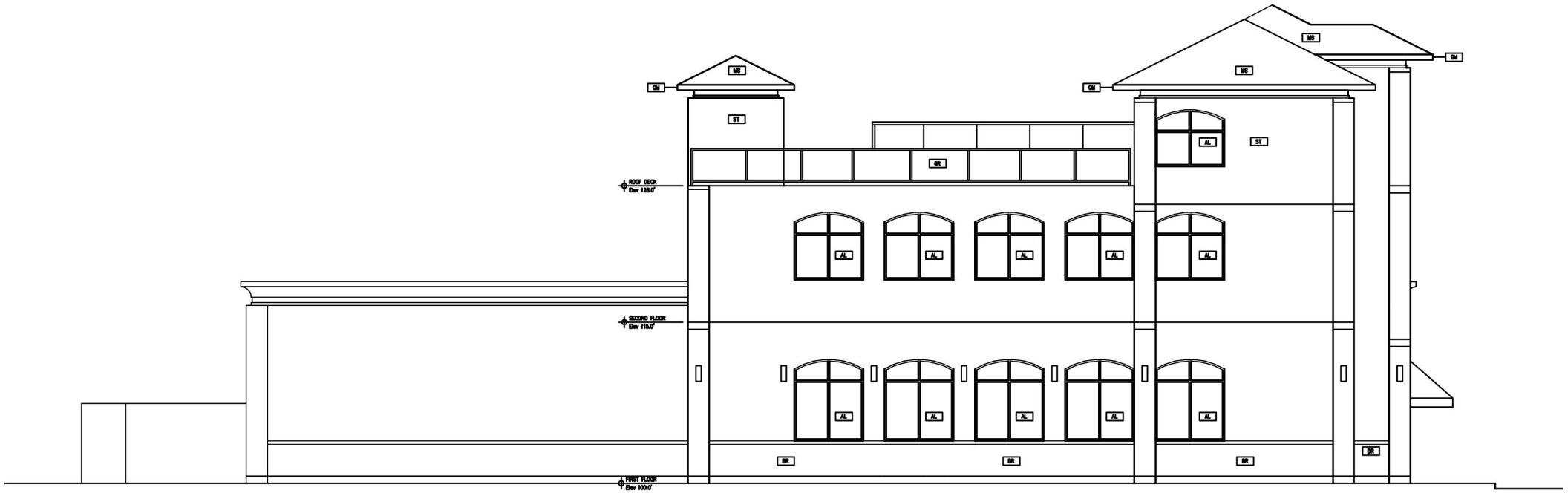

MS
GM
ST
GR
AL
BR
ROOF DECK
Elev 138.0'
SECOND FLOOR
Elev 115.0'
FIRST FLOOR
Elev 100.0'

Exhibit B

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

Please take notice that the Planning Commission of the City of Brooklyn Center will hold an **on-line public hearing** on **Thursday, August 13, 2020,** at approximately 7:00 p.m. Meeting materials can be accessed by visiting the City of Brooklyn Center's website at: https://www.cityofbrooklyncenter.org/index.aspx?NID=255. A definite time for this application to be considered cannot be given as it will depend on the progression of the agenda items.

TYPE OF REQUEST: Site and Building Plan and Planned Unit Development Amendment Approvals, Issuance of Special Use Permit

PETITIONER/PROPERTY OWNER: Wayne Brown of W K Brown, LLC

PROPERTY ADDRESS: 2590 Freeway Boulevard, Brooklyn Center, MN 55430

PROPERTY ID: 35-119-21-24-0007

BRIEF STATEMENT OF CONTENTS OF PETITION: Consideration of requests that would allow for the expansion of an existing restaurant space into a new three-story, approximately 14,000 square foot restaurant with event center and related site improvements.

As City Hall is currently closed to the public due to the COVID-19 pandemic, we strongly encourage you to forward your comments and questions to gmcintosh@ci.brooklyn-center.mn.us up until noon on the day of the meeting, or contact Ginny McIntosh at (763) 569-3319. Your comments will be included in the record and addressed as part of the meeting. Alternatively, you may participate in the Planning Commission meeting via Webex at: logis.webex.com

Meeting Number (Access Code): 141 666 5172
Password: BCPC08132020Mtng
By Phone: 1 (312) 535-8110 (Enter Access Code)

Auxiliary aids for persons with disabilities are available upon request at least 96 hours in advance. Please contact the City Clerk at (763) 569-3300 to make arrangements.

Respectfully,

Ginny McIntosh
City Planner/Zoning Administrator



Applicant: Wayne Brown of W K Brown, LLC
Request: Site and Building Plan and Planned Unit Development Amendment Approvals, Issuance of Special Use Permit

Planning Commission Information Sheet
Application No. 96012
Applicant: T.G.I.Friday's, Inc
Location: North Side of Freeway Boulevard, Westerly of Schmitt Music
Request: Rezoning/Site and Building Plan-PUD/I-1

The applicant is requesting Rezoning and Site and Building Plan approval through the Planned Unit Development (PUD) process for the development of a hotel and two restaurants on the vacant property located on the north side of Freeway Boulevard between the Schmitt Music site and the Shingle Creek Plaza II office/industrial building. The rezoning would be from the current I-1 (Industrial Park) zoning designation to PUD/I-1(Planned Unit Development/Industrial Park).

The property in question is a vacant 13.09 acre site currently zoned I-1. It is bounded on the north by Shingle Creek and the Shingle Creek greenstrip easement area; on the east by the Schmitt Music property; on the south by Freeway Boulevard with I-94 right-of-way on the opposite side; and on the west by the Shingle Creek Plaza II office/industrial building. T.G.I.Friday's, Inc. has reached an agreement with the owner of this property to purchase the property for development of a County Inn and Suites Hotel along with a T.G.I.Friday's Restaurant and another yet undetermined restaurant on the site. Restaurant and hotel uses are not acknowledged uses in the I-1 zoning district. Up until 1990, restaurants and hotels were acknowledged special uses in the I-1 zoning district and could be authorized through the granting of a Special use Permit. In 1990, the City rezoned property in this area to C-2 and removed the special use provisions from the I-1 zoning district uses. Also, about the same time, the City established the Planned Unit Development process to, among other things, promote flexibility in land development and redevelopment. A concern on the part of the City at that time was that convenience food restaurants and some other uses were inappropriate for development on particular properties within the I-1 zoning district. The City was not necessarily opposed to restaurant or hotel uses at this location, but was concerned that the Special Use Permit process would not protect the interests and concerns of the City. The PUD process was considered appropriate for considering anything other than light industrial or service/office land uses for I-1 zoned property. It should be noted that the City has recently rezoned property east of Shingle Creek to PUD/I-1 to acknowledge the interrelated development and parking concerns of various uses in the area. That PUD/I-1 zoning designation also authorizes a hotel use on part of that property. Also, the City Council in 1994 approved a Planned Unit Development rezoning to PUD/I-1 for the development at the northwest corner of Freeway Boulevard and Shingle Creek Parkway for a Country Harvest Buffet Restaurant. That proposal has not gone forward, however, the PUD/I-1 zoning designation has been established for such a use and authorized under that PUD approval.

A Planned Unit Development proposal involves the rezoning of land to the PUD designation followed by an alpha numeric designation of the underlying zoning district. This underlying

zoning district provides the regulations governing uses and structures within the Planned Unit Development. The rules and regulations governing that district (in this case I-1) would apply to the development proposal. One of the purposes of the PUD district is to give the City Council the needed flexibility in addressing redevelopment problems. Regulations governing uses and structures may be modified by conditions ultimately imposed by the City Council on the development plans. The Planning Commission's attention is directed to Section 35-355 of the City's Zoning Ordinance which addresses Planned Unit Developments (attached).

REZONING

The PUD process involves a rezoning of land and, therefore, is subject to the rezoning procedures outlined in Section 35-210 of the Zoning Ordinance as well as the City's rezoning evaluation policy and review guidelines contained in Section 35-208. The policy and review guidelines are attached for the Commission's review.

Mr. Phillip Trice on behalf of T.G.I.Friday's has submitted a letter describing the proposal and generally commenting how they believe the proposal meets the City's rezoning evaluation policy and review guidelines. In summary, Mr. Trice, indicates that they believe their proposed development offers community services in the creation of jobs and additional tax base associated with their proposed development. He notes that the restaurants will provide a fun, friendly atmosphere in which residents can dine at a reasonable price and the hotel will bring in additional people into our community. He notes that the development will accommodate sufficient parking to meet all zoning requirements and the plan will not disturb the flood plain or protected wetland areas at the rear of the site. He notes that all watershed requirements and storm water retention as well as grading and site plans will meet City requirements and other jurisdiction requirements prior to building permits. He also notes that the image of the hotel and restaurants projected to the freeway will be a better image given to passersby of the City and that the subject property is better suited for restaurants and a hotel than for factories or industrial development. He believes the proposed development is compatible with adjacent properties and the surrounding area and will blend in and mix well with surrounding properties. He concludes that the T.G.I.Friday's and Country Inn Suites Hotel would be a project in the best interest of the community. The following is a staff review of the rezoning evaluation policy and review guidelines contained in the Zoning Ordinance as they relate to the applicant's comments and their proposal.

A. Is there a clear and public need or benefit?

We believe the public benefit of such a development is the utilization of this land in a manner consistent with the development criteria established by the City. It is not anticipated that this development will be a detriment to the community but, on the other hand, be a positive factor providing restaurant and hotel services to the business and people in the immediate Brooklyn Center area.

B. Is the proposed zoning consistent with and compatible with surrounding land use classifications?

We believe, as will be noted later in this report, that the development of the T.G.I.Friday's and Country Inn and Suites Hotel can be considered consistent and compatible with surrounding land use classifications. This area does have other restaurants and hotels and there is a large employment base surrounding this area that can make use of such facilities. We believe the site layout, landscaping, parking and other physical features are compatible with surrounding land uses.

C. Can all permitted uses in the proposed zoning district be contemplated for the development of the subject property?

We believe that all permitted uses and proposed uses can be contemplated for development in the proposed Planned Unit Development zoning district if this proposal is accepted. It should also be noted that the development of this site as proposed will not have adverse affect on developing the remaining parcels in the industrial park zone. We look for a compatible development, as a possible Planned Unit Development, for the triangular shaped parcel that is vacant and across Freeway Boulevard from this property.

D. Have there been substantial physical or zoning classification changes in the area since the subject property was zoned?

As mentioned previously, zoning classification changes were made in order to rule out some land uses that the City believed were inappropriate for the industrial park area and this site. The uses being proposed in this Planned Unit Development are not considered inappropriate and, therefore, can be considered. The PUD process is believed to be an appropriate vehicle for considering such uses.

E. In the case of City initiated rezoning proposals, is there a broad public purpose evident?

This evaluation criteria is not applicable.

F. Will the subject property bear fully the ordinance development restrictions for the proposed zoning districts?

We believe the subject property should bear fully the ordinance development

restrictions for this PUD/I-1 proposal based on findings which will need to be made by the City and a development agreement between the City and the developer which will address any issues and will acknowledge the site plan as part of this development agreement.

G. **Is the subject property generally unsuited for uses permitted in the present zoning district, with respect to size configuration, topography or location?**

The site in question is not unsuited for development as an I-1 (Industrial Park) use. It has, however, long been believed that this particular site should be used for a more intense development than a light industrial manufacturing type use and a type of use that needs good visibility along the freeway. The proposed two restaurants and hotel use is believed to be an appropriate use of the property. The likelihood of service/office or light industrial development in this area in the next few years is remote.

H. **Will the rezoning result in the expansion of a zoning district warranted by: 1. Comprehensive planning; 2. Lack of developable land in a proposed zoning district; 3. The best interests of the community?**

It is believed that the creation of a PUD/I-1 zoning district in this area provides for the necessary flexibility in dealing with development issues for this site. The proposed development, in our opinion, is in the best interest of the community and is not in conflict with the City's comprehensive plan.

I. **Does the proposal demonstrate merit beyond the interest of an owner or owners of an individual parcel?**

The proposal appears to have merit beyond only the interest of the particular property owner and will lead to an upgrading in the site and the physical characteristics in this area as well.

SITE AND BUILDING PLAN PROPOSAL

The proposed plan calls for a 299 seat, 6,880 sq. ft. T.G.I.Friday's Restaurant and a future 250 seat, 6,400 sq. ft. restaurant that would be attached to and located on either side of a three store, 85 unit Country Inn and Suites Hotel. The hotel would have an approximate 16,400 sq. ft. footprint and be approximately 45,000 sq. ft. in total area.

ACCESS/PARKING

Access to the site would be gained via two direct accesses located off Freeway Boulevard, one

close to the main entrance to the hotel and the future restaurant site and the other somewhat westerly of the T.G.I.Friday's Restaurant. A shared access with the Shingle Creek Plaza II building is located along the west property line for this site. The buildings will be generally located in the center of the site with parking surrounding the buildings. The plan provides 493 parking spaces. The required parking for this site is 157 spaces for Friday's (299 seats and 13 employees at the maximum shift - one space for every two seats and two employees); 94 spaces for the Country Inn (85 units and 9 employees - one space for each unit and one space for each employee on any one shift); and 130 spaces for the future restaurant (250 seats and ten employees - one space for every two seats and two employees). A total of 381 stalls are required by the ordinance. A surplus of parking will, therefore, exist. There are 24 handicap parking spaces shown on the plan, which are located close to the main entrances to the various buildings. Handicap spaces are also located to the rear of the hotel building as well.

GRADING/DRAINAGE/UTILITIES

The site is affected by both wetland and flood plain in areas adjacent to Shingle Creek. The wetland has been identified and is delineated on the plan. The 100 year flood elevation is also shown on the plan and is at 844.5 ft. in this area. The applicant's revised drainage plan does not contemplate any encroachment into the wetland area. A ponding area is proposed northerly of the proposed parking lot over the westerly half of the site. It should be noted that 4.84 acres of this 13.09 acre site is wetland. A storm drainage and water management plan has been submitted to and approved by the Shingle Creek Watershed Management Commission. Drainage from the site will be through 16 catch basins at various locations on the site and then conveyed via storm sewer to the holding pond. B-612 curb and gutter is required around all driving and parking areas and should be so noted on the plan.

Currently there is a 20 ft. wide sanitary sewer easement, containing a 15 inch sanitary sewer running through the approximate center of the site. This sewer will be relocated and the existing easement vacated. A new 20 ft. sanitary sewer easement will be located next to the Freeway Boulevard right-of-way and along a portion of the westerly property line where the new 15 inch sanitary sewer line will be installed. The easement area will encompass most of the 15 ft. greenstrip required along Freeway Boulevard.

Sanitary sewer will be provided separately to the three buildings. An 8 inch water line will loop around the outside of Friday's and the Country Inn buildings and then go between the Country Inn and the future restaurant site. Connections will be made separately to the three buildings at various locations.

LANDSCAPING

The applicant has submitted a landscape plan in response to the landscape point system. The plan indicates a variety of plantings including shade trees, decorative trees, coniferous trees and

shrubs with a point value of 763 landscape points. The point requirement for this 13.09 acre site is 763.6 points. The applicant asks for additional consideration for ground cover plants which no points are allocated for and existing trees to the north of the site which will remain. This appears to be a reasonable request.

The plantings that are to be provided include eight Emerald Queen Norway Maples located on either side of the entrances to the site and at the southeast and southwest corners. Eight Marshall's Seedless Ash are provided on the northerly portion of the property. Fourteen Greenspire Linden are provided in the Freeway Boulevard greenstrip and along the easterly property line. Eight Shademaster Honeylocust are located closer to and surrounding the buildings. Eight River Birch and twelve Amur Maple are decorative trees located around the perimeter of the buildings. The plan calls for 50 Black Hills Spruce at various locations around the building, the greenstrip and parking lot island areas but only 40 are shown on the plan. The plan should, therefore, be modified to indicate the location of the other ten required Black Hills Spruce. The plan also calls for over 100 shrubs generally around the perimeter of the building. These shrubs include Compact American Cranberry, Seagreen Juniper, Anthony Waterer Spirea, Grow Low Fragrant Sumac, and Variegated Hosta. The plan calls for sod in the greenstrip areas and to the north of the parking lot. Sod is also to be provided in the grassy landscape areas around the perimeter of the building. Underground irrigation is required for all landscaped areas and the plan so notes this requirement.

BUILDING

The building elevations indicate the exterior of the County Inn and Suites Hotel to be vinyl lap siding. An approximate 10 ft. by 50 ft. wood porch is located at the front entrance to the building and the rear of the building features an enclosed pool area with aluminum store front type windows. The roof is asphalt shingles. The T.G.I.Friday's building exterior is a combination of brick and a drive-it material. Aluminum store front windows are provided on all sides but the rear of the building and a vinyl canopy is over the windows. The exterior for the connecting link between Friday's and the County Inn is made up of aluminum store front windows and a metal roof. No building elevations are available for the future restaurant and that plan will have to be submitted for future review by the Planning Commission. The main floor of the County Inn will include a porch as previously mentioned and a carport canopy drop off area. The lobby includes a front desk, office areas and a breakfast room. A pool area with whirlpool is located to the rear of the building on the main floor.

LIGHTING/TRASH

The site plan does not indicate site lighting for the development. Our main concern, as always, is that lighting comply with the provisions of Section 35-712 of the Zoning Ordinance which

requires that all exterior lighting be provided with lenses, reflectors or shades so as to concentrate illumination on the property. This section of the ordinance also requires that no glare shall emanate from, or be visible beyond, the boundaries of the premises.

Trash enclosure areas are indicated to the rear of the Friday's restaurant and the future restaurant. No trash enclosure area is indicated for the Country Inn. No material is indicated with respect to the screening device for the trash enclosure. Such a device should be compatible with the building exterior. The applicant should respond by indicating the type of material to be provided.

PROCEDURE

This PUD/I-1 proposal, as previously mentioned, is a rezoning with a specific development plan. As such, it must go through the normal rezoning process. Generally, rezonings are referred to a Neighborhood Advisory Group. In this case, the Planning Commission is the Advisory Group for this industrial park area. A public hearing has been scheduled and notices have appeared in the Brooklyn Center Sun/Post and have been sent to neighboring property owners. It appears that with some clarification, the Planning Commission should be able to make a recommendation with respect to this plan at Thursday evening's meeting.

All in all, the staff believes the plans are in order and a draft Planning Commission Resolution will be prepared and presented to the Planning Commission for consideration at Thursday evening's meeting. This resolution will outline the Planning Commission's consideration of this matter and also cite recommended considerations for recommending approval of the PUD rezoning as well as a set of conditions which will be included with the approval. Any recommendatin should cite the rationale for the rezoning approval and should include at least the following conditions of approval:

1. The building plans are subject to review and approval by the Building Official with respect to applicable codes prior to the issuance of permits.

2. Grading, drainage, and utility plans are subject to review and approval by the City Engineer prior to the issuance of permits.

3. A site performance agreement and supporting financial guarantee in an amount to be determined based on cost estimates shall be submitted prior to the issuance of permits.

4. Any outside trash disposal facilities and rooftop or on ground mechanical equipment shall be appropriately screened from view.

5. The buildings are to be equipped with an automatic fire extinguishing system to meet NFPA standards and shall be connected to a central monitoring device in accordance with Chapter 5 of the City Ordinances.

6. An underground irrigation system shall be installed in all landscaped areas to facilitate site maintenance.

7. Plan approval is exclusive of all signery which is subject to Chapter 34 of the City Ordinances.

8. B-612 curb and gutter shall be provided around all parking and driving areas.

9. The applicant shall submit an as-built survey of the property, improvements and utility service lines prior to release of the performance guarantee.

10. The property owner shall enter into an easement and agreement for maintenance and inspection of utility and storm drainage systems, prior to the issuance of permits.

11. The plans shall be modified to provide the following:

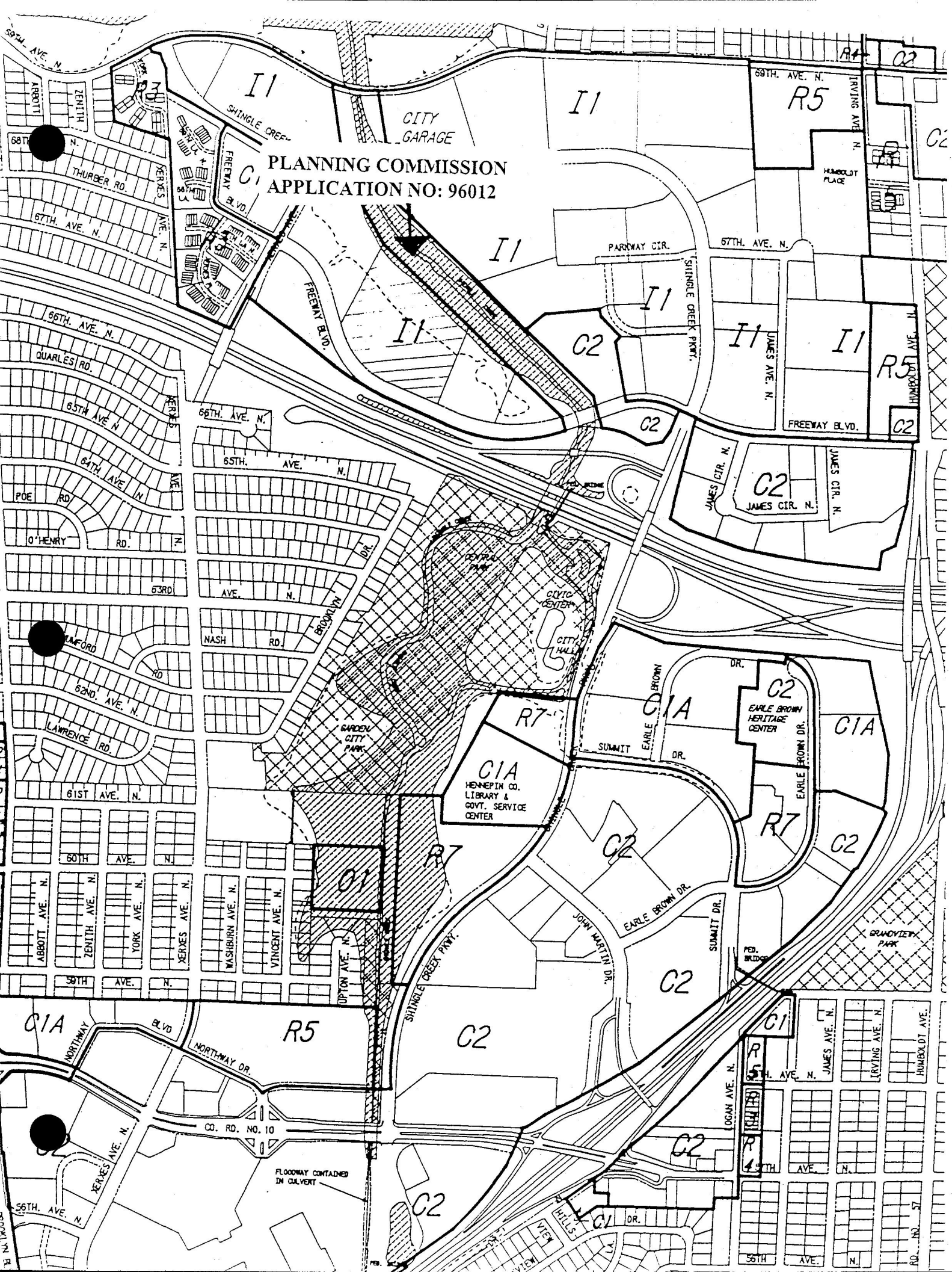
    a. The location of ten additional Black Hills Spruce trees on the landscape plan.

    b. The location of parking lot and building exterior lighting to be in compliance with Section 35-712 of the City Ordinances.

    c. A detailed plan indicating the screening for the trash facilities including materials to be utilized.

12. All work performed and material used for construction of utilities shall conform to the City of Brooklyn Center' current standard of specifications and details.

13. The applicant shall enter into a development agreement with the City of Brooklyn Center to be reviewed and approved by the City Attorney, prior to the issuance of building permits.


PLANNING COMMISSION
APPLICATION NO: 96012
I1
C1
C2
R5
R7
C1A
O1
CITY GARAGE
SHINGLE CREEK
FREEWAY BLVD.
PARKWAY CIR.
SHINGLE CREEK PKWY.
JAMES AVE. N.
HUMBOLDT AVE. N.
IRVING AVE. N.
HUMBOLDT PLACE
JAMES CIR. N.
CENTRAL PARK
CIVIC CENTER
CITY HALL
GARDEN CITY PARK
EARLE BROWN HERITAGE CENTER
EARLE BROWN DR.
SUMMIT DR.
HENNEPIN CO. LIBRARY & GOVT. SERVICE CENTER
JOHN MARTIN DR.
GRANDVIEW PARK
FED. BRIDGE
NORTHWAY BLVD
NORTHWAY DR.
CO. RD. NO. 10
FLOODWAY CONTAINED IN CULVERT
LOGAN AVE. N.
59TH. AVE. N.
67TH. AVE. N.
66TH. AVE. N.
65TH. AVE. N.
64TH AVE N
63RD AVE. N.
62ND. AVE. N.
61ST AVE. N.
60TH AVE. N.
56TH. AVE. N.
QUARLES RD.
POE RD
O'HENRY RD. N.
LAWRENCE RD.
NASH RD.
BROOKLYN DR.
DIXON AVE. N.
ABBOTT AVE. N.
ZENITH AVE. N.
YORK AVE. N.
XERXES AVE. N.
WASHBURN AVE. N.
VINCENT AVE. N.
THURBER RD.

Section 35-355. PLANNED UNIT DEVELOPMENT.

Subdivision 1. Purpose.

The purpose of the Planned Unit Development (PUD) district is to promote flexibility in land development and redevelopment, preserve aesthetically significant and environmentally sensitive site features, conserve energy and ensure a high quality of design.

Subdivision 2. Classification of PUD Districts; Permitted Uses; Applicable Regulations.

a. Upon rezoning for a PUD, the district shall be designated by the letters "PUD" followed by the alphanumeric designation of the underlying zoning district which may be either the prior zoning classification or a new classification. In cases of mixed use PUDs, the City Council shall, whenever reasonably practicable, specify underlying zoning classifications for the various parts of the PUD. When it is not reasonably practicable to so specify underlying zoning classifications, the Council may rezone the district, or any part thereof, to "PUD-MIXED."

b. Regulations governing uses and structures in PUDs shall be the same as those governing the underlying zoning district subject to the following:

1. Regulations may be modified expressly by conditions imposed by the Council at the time of rezoning to PUD.

2. Regulations are modified by implication only to the extent necessary to comply with the development plan of the PUD.

3. In the case of districts rezoned to PUD-MIXED, the Council shall specify regulations applicable to uses and structures in various parts of the district.

c. For purposes of determining applicable regulations for uses or structures on land adjacent to or in the vicinity of the PUD district which depend on the zoning of the PUD district, the underlying zoning classification of PUD districts shall be deemed to be the zoning classification of the district. In the case of a district zoned PUD-MIXED, the underlying zoning classification shall be deemed to be the classification which allows as a permitted use any use which is permitted in the PUD district and which results in the most restrictive regulation of adjacent or nearby properties.

Subdivision 3. Development Standards.

a. A PUD shall have a minimum area of one acre, excluding land included within the floodway or flood fringe overlay districts and excluding existing rights-of-way, unless the City finds that at least one of the following conditions exists:

1. There are unusual physical features of the property or of the surrounding neighborhood such that development as a PUD will conserve a physical or terrain feature of importance to the neighborhood or community;

2. The property is directly adjacent to or across a public right-of-way from property which previously was developed as a PUD and the new PUD will be perceived as and function as an extension of that previously approved development; or

3. The property is located in a transitional area between different land uses and the development will be used as a buffer between the uses.

b. Within a PUD, overall density for residential developments shall be consistent with Section 35-400 of this ordinance. Individual buildings or lots within a PUD may exceed these standards, provided that density for the entire PUD does not exceed the permitted standards.

c. Setbacks, buffers and greenstrips within a PUD shall be consistent with Section 35-400 to 35-414 and Section 35-700 of this ordinance unless the developer can demonstrate to the City's satisfaction that a lesser standard should be permitted with the addition of a screening treatment or other mitigative measures.

d. Parking provided for uses within a PUD shall be consistent with the parking requirements contained in Section 35-704 of this ordinance unless the developer can demonstrate to the City's satisfaction that a lesser standard should be permitted on the grounds of the complementarity of peak parking demands by the uses within the PUD. The City may require execution of a restrictive covenant limiting future use of the property to those uses which will continue this parking complementarity, or which are otherwise approved by the City.

Subdivision 4. General Standards.

a. The City may allow more than one principal building to be constructed on each platted lot within a PUD.

b. A PUD which involves only one land use or a single housing type may be permitted provided that it is otherwise consistent with the purposes and objectives of this section.

c. A PUD may only contain uses consistent with the City's Comprehensive Plan.

d. All property to be included within a PUD shall be under unified ownership or control or subject to such legal restrictions or covenants as may be necessary to ensure compliance with the approved development plan and site plan.

e. The uniqueness of each PUD requires that specifications and standards for streets, utilities, public facilities and the approval of land subdivision may be subject to modifications from the City Ordinances generally governing them. The City Council may, therefore, approve streets, utilities, public facilities and land subdivisions which are not in compliance with usual specifications or ordinance requirements where it is found that such are not required in the interests of the residents or of the City.

Subdivision 5. Application and Review.

a. Implementation of a PUD shall be controlled by the development plan. The development plan may be approved or disapproved by the City Council after evaluation by the Planning Commission. Submission of the development plan shall be made to the Director of Planning and Inspection on such forms and accompanied by such information and documentation as the City may deem necessary or convenient, but shall include at a minimum the following:

1. Street and utility locations and sizes;

2. A drainage plan, including location and size of pipes and water storage areas;

3. A grading plan;

4. A landscape plan;

5. A lighting plan;

6. A plan for timing and phasing of the development;

7. Covenants or other restrictions proposed for the regulation of the development;

8. A site plan showing the location of all structures and parking areas;

9. Building renderings or elevation drawings of all sides of all buildings to be constructed in at least the first phase of development; and

10. Proposed underlying zoning classification or classifications.

Such information may be in a preliminary form, but shall be sufficiently complete and accurate to allow an evaluation of the development by the City.

b. The Planning Commission shall hold a public hearing on the development plan. Notice of such public hearing shall be published in the official newspaper and actual notice shall be mailed to the applicant and adjacent property owners as required by Section 35-210 of this ordinance. The Planning Commission shall review the development plan and make such recommendations as it deems appropriate regarding the plan within the time limits established by Section 35-210 of this ordinance.

c. Following receipt of the recommendations of the Planning Commission, the City Council shall hold such hearing as it deems appropriate regarding the matter. The City Council shall act upon the development plan within the time limits established by Section 35-210 of this ordinance. Approval of the development plan shall constitute rezoning of the property to PUD and conceptual approval of the elements of the plan. In addition to the guidelines provided in Section 35-208 of this ordinance, the City Council shall base its actions on the rezoning upon the following criteria:

1. Compatibility of the plan with the standards, purposes and intent of this section;

2. Consistency of the plan with the goals and policies of the Comprehensive Plan;

3. The impact of the plan on the neighborhood in which it is to be located; and

4. The adequacy of internal site organization, uses, densities, circulation, parking facilities, public facilities, recreational areas, open spaces, and buffering and landscaping.

The City Council may attach such conditions to its approval as it may determine to be necessary to better accomplish the purposes of the PUD district.

d. Prior to construction on any site zoned PUD, the developer shall seek plan approval pursuant to Section 35-230 of this ordinance. In addition to the information specifically required by Section 35-230, the developer shall submit such information as may be deemed necessary or convenient by the City to review the consistency of the proposed development with the approved development plan.

The plan submitted for approval pursuant to Section 35-230 shall be in substantial compliance with the approved development plan. Substantial compliance shall mean that buildings, parking areas and roads are in essentially the same location as previously approved; the number of dwelling units, if any, has not increased or decreased by more than 5 percent; the floor area of nonresidential areas has not been increased or decreased by more than 5 percent; no building has been increased in the number of floors; open space has not been decreased or altered from its original design or use, and lot coverage of any individual building has not been increased or decreased by more than 10 percent.

e. Prior to construction on any site zoned PUD, the developer shall execute a development agreement in a form satisfactory to the City.

f. Applicants may combine development plan approval with the plan approval required by Section 35-230 by submitting all information required for both simultaneously.

g. After approval of the development plan and the plan approval required by Section 35-230, nothing shall be constructed on the site and no building permits shall be issued except in conformity with the approved plans.

h. If within 12 months following approval by the City Council of the development plan, no building permits have been obtained or, if within 12 months after the issuance of building permits no construction has commenced on the area approved for the PUD district, the City Council may initiate rezoning of the property.

i. Any major amendment to the development plan may be approved by the City Council following the same notice and hearing procedures specified in this section. An amendment shall be considered major if it involves any change greater than that permitted by subdivision 5d of this section. Changes which are determined by the City Council to be minor may be made if approved by the Planning Commission after such notice and hearing as may be deemed appropriate by the Planning Commission.

Section 35-208 REZONING EVALUATION POLICY AND REVIEW GUIDELINES.

1. Purpose

The City Council finds that effective maintenance of the comprehensive planning and land use classifications is enhanced through uniform and equitable evaluation of periodic proposed changes to this Zoning Ordinance; and for this purpose, by the adoption of Resolution No. 77-167, the City Council has established a rezoning evaluation policy and review guidelines.

2. Policy

It is the policy of the City that: A. Zoning classifications must be consistent with the Comprehensive Plan, and, B. Rezoning proposals will not constitute "spot zoning", defined as a zoning decision, which discriminates in favor of a particular landowner and does not relate to the Comprehensive Plan or to accepted planning principles.

3. Procedure

Each rezoning proposal will be considered on its merits, measured against the above policy and against these guidelines, which may be weighed collectively or individually as deemed by the City.

4. Guidelines

A. Is there a clear and public need or benefit?

B. Is the proposed zoning consistent with and compatible with surrounding land use classifications?

C. Can all permitted uses in the proposed zoning district be contemplated for development of the subject property?

D. Have there been substantial physical or zoning classification changes in the area since the subject property was zoned?

E. In the case of City-initiated rezoning proposals, is there a broad public purpose evident?

F. Will the subject property bear fully the ordinance development restrictions for the proposed zoning districts?

G. Is the subject property generally unsuited for uses permitted in the present zoning district, with respect to size, configuration, topography or location?

H. Will the rezoning result in the expansion of a zoning district, warranted by: 1. Comprehensive planning; 2. The lack of developable land in the proposed zoning district; or, 3. The best interests of the community?

I. Does the proposal demonstrate merit beyond the interests of an owner or owners of an individual parcel?

EVERYONE LOOKS FORWARD TO
FRIDAY'S

14 June 1996

Mr. Ronald A. Warren, Planning and Zoning Specialist
City of Brooklyn Center
6301 Shingle Creek Parkway
Brooklyn Center, MN 55430-3494

RE: **TGI Friday's Restaurant #0204, country Inn and Suites #02810**
Rezoning Evaluation

Ronald:

TGI Friday's has reached an agreement with the owner of Tract C, Parcel 4, Registered Land Survey No 1377, Hennepin County MN to purchase said property for development of a hotel and 2 restaurants.

Present zoning of the property is industrial 1. In order to finalize our Agreement with the property owner, the property will need to be rezoned for hotel and restaurant use. As I understand, a Planned Unit Development (PUD) will allow such uses with alcohol service. It is our intent to apply for and be added to the docket for the 25 July Planning Commission Meeting. While closing depends on our being able to receive a building permit for the development - Rezoning is critical to that need.

Our proposed development offers community services for your city in the creation of jobs and additional tax bases. While the restaurants will provide a fun, friendly atmosphere in which your residence can dine at a reasonable price, the hotel will bring additional people into your community whom may not have come to Brooklyn Center otherwise.

The proposed development will accommodate sufficient parking to meet all zoning for specified uses. It does not disturb the flood plane, protects the wetlands at the rear of the site, will meet all watershed requirements and storm water retention. All grading and site plans will meet with city requirements prior to receiving a building permit.

The present industrial zoning allows construction of factories and industrial buildings that can be seen from such a heavily traveled highway and may not be the image you want to give all passersby of your city. The subject property is better suited for PUD which would allow restaurants and hotels than for factories. The proposed development is compatible with adjacent properties and surrounding area and will blend in and mix well with the hotels on surrounding properties.

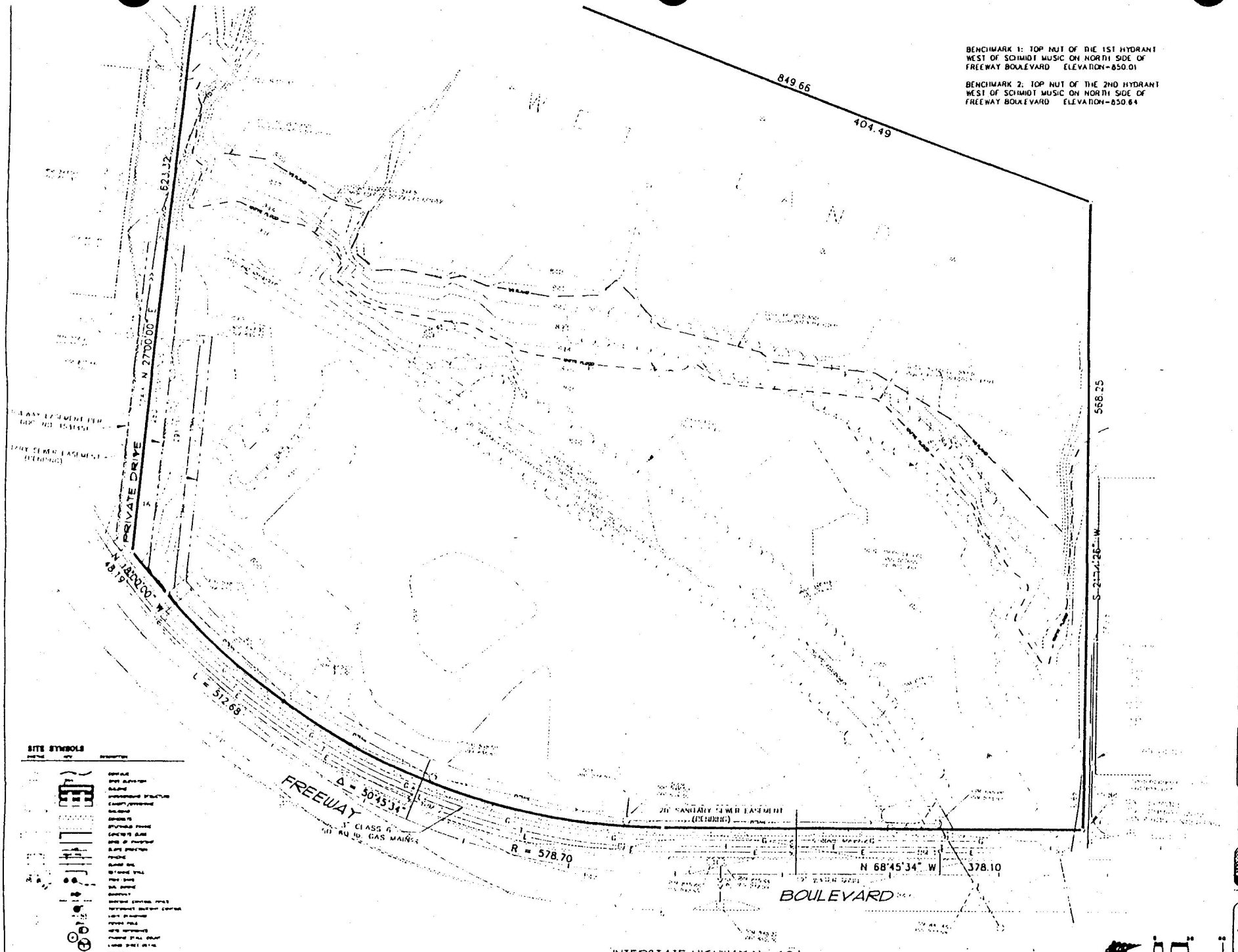
We, here at TGI Friday's and Country Inn and Suites Hotels feel the rezoning would be in the best interests of the community and respectfully request your help in presenting our case to the Planing Commission and City Council.

Sincerely,

Philip Trice, Project Manager

c.c. Donald Brundage / Architect PC

l-cty2



P.U.D. ISSUE

COUNTRY INN & SUITES

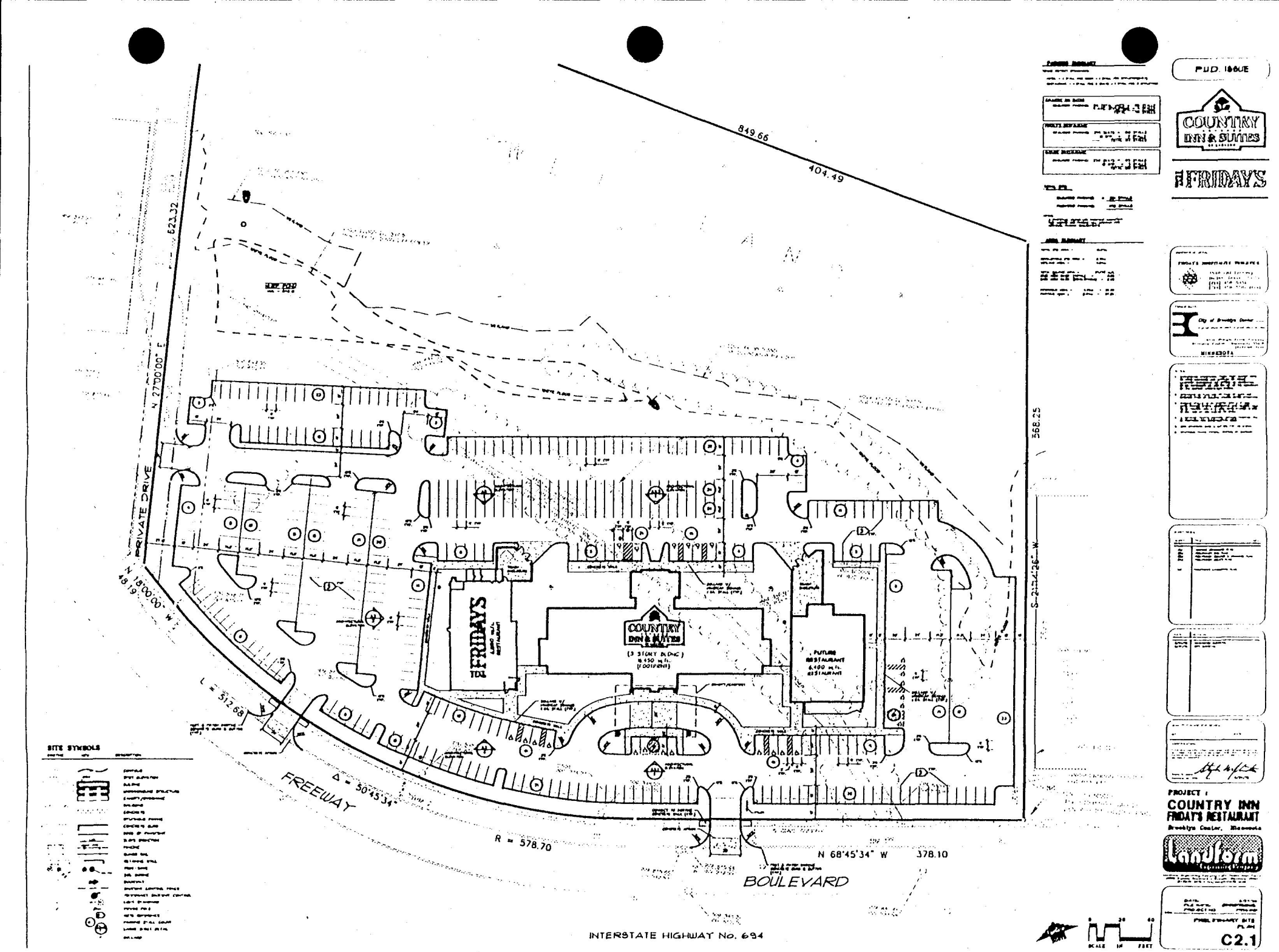
FRIDAYS

PROJECT :
COUNTRY INN
FRIDAY'S RESTAURANT
Brooklyn Center, Minnesota

Landform

EXISTING CONDITIONS

C1.1



PUD. ISSUE

COUNTRY INN & SUITES

FRIDAYS

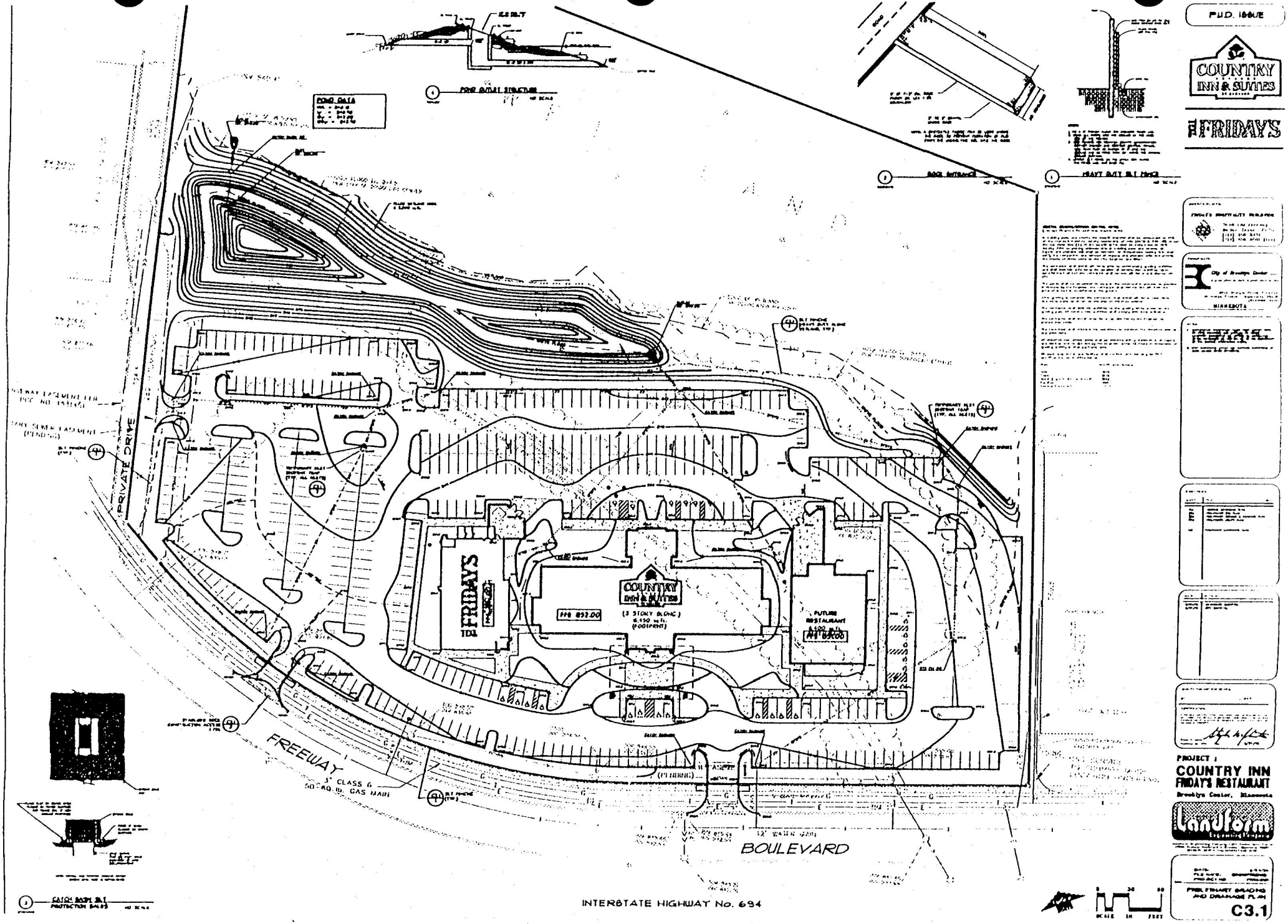
PROJECT :

COUNTRY INN
FRIDAY'S RESTAURANT

Brooklyn Center, Minnesota

Landform

C2.1



P.U.D. ISSUE

COUNTRY INN & SUITES

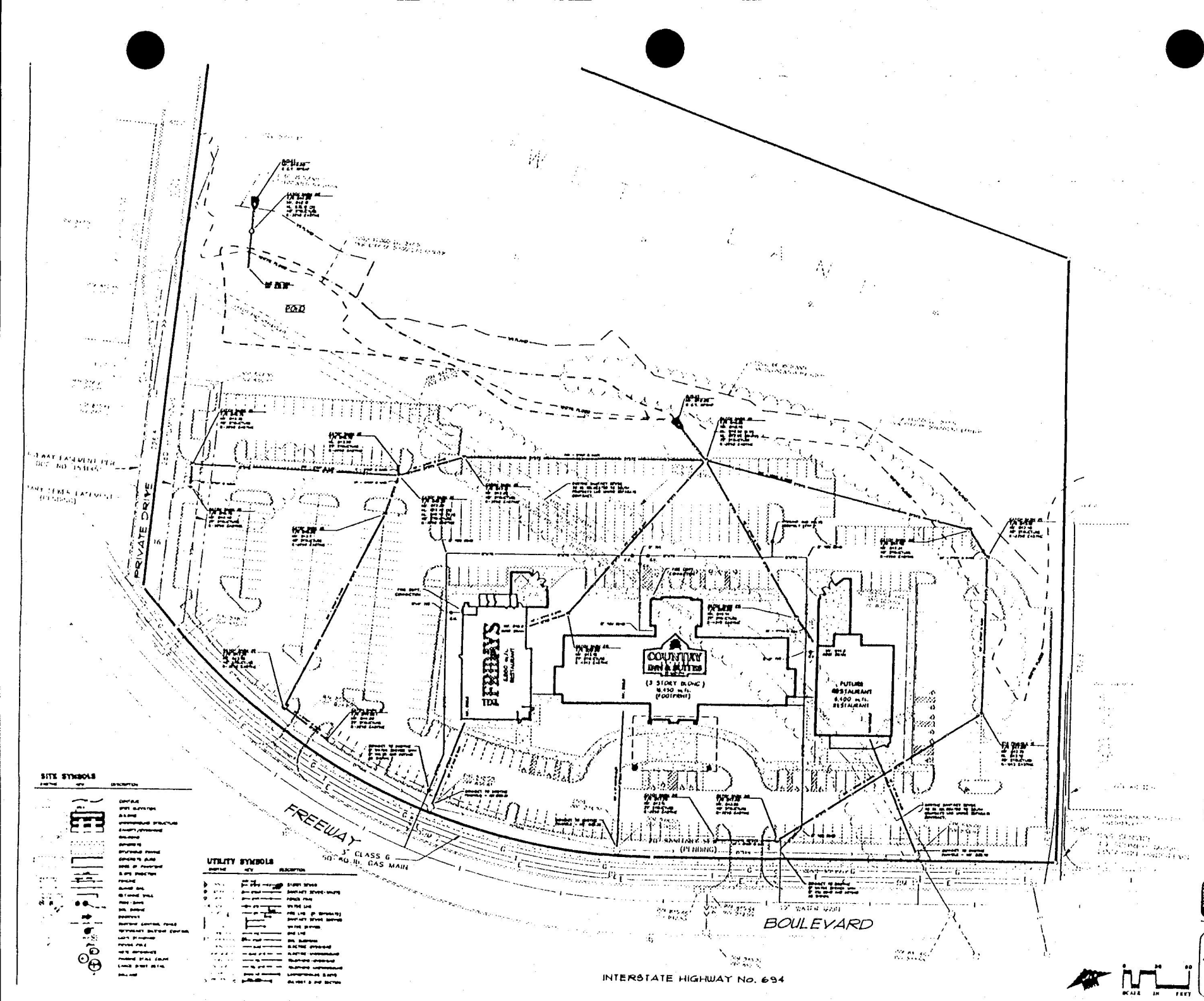
FRIDAYS

PROJECT :
COUNTRY INN
FRIDAY'S RESTAURANT
Brooklyn Center, Minnesota

Landform

FINAL STREET GRADING AND DRAINAGE PLAN

C3.1



P.U.D. ISSUE

COUNTRY INN & SUITES

FRIDAY'S

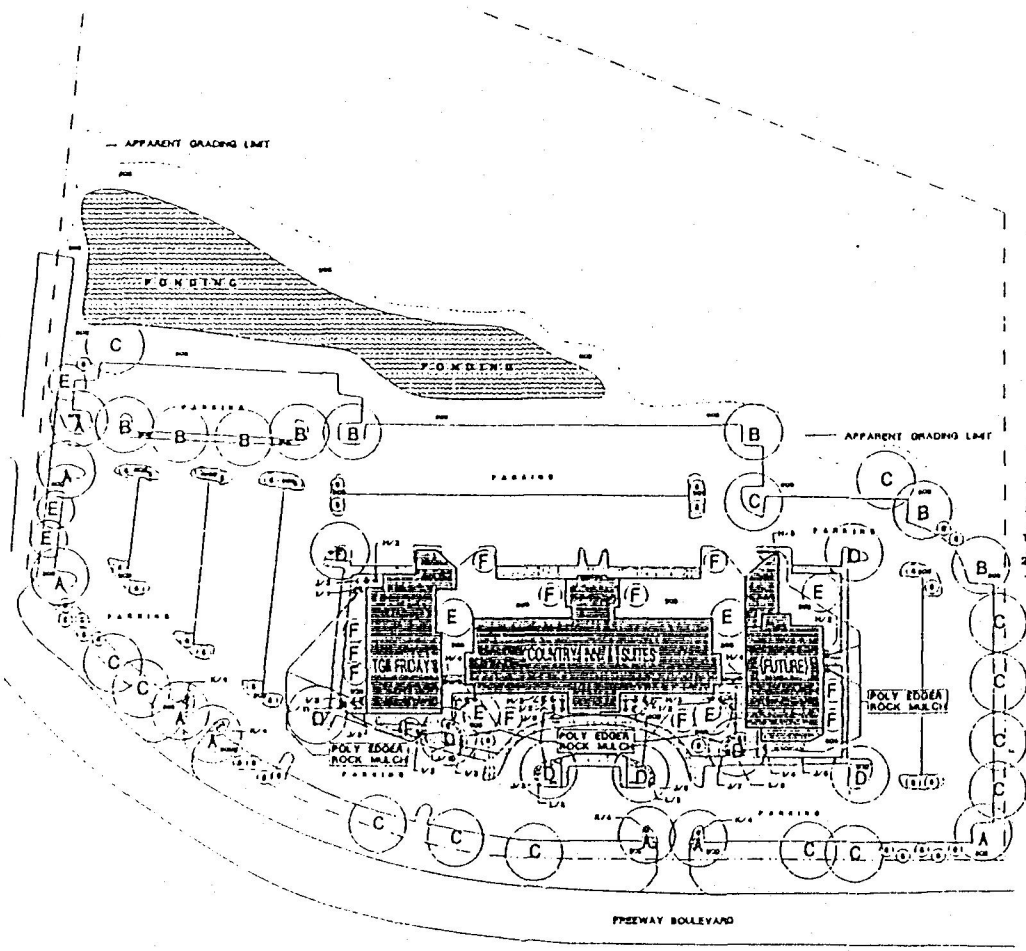
PROJECT :

COUNTRY INN
FRIDAY'S RESTAURANT

Brooklyn Center, Minnesota

Landform

C4.1



PROPOSED
LANDSCAPE PLAN

PLANTING SCHEDULE

Qty/Size	Plan Symbol	COMMON NAME/Botanical name
8 / 2½"-3"cal	A	EMERALD QUEEN NORWAY MAPLE/Acer platanoides 'Emerald Queen'
8 / 2½"-3"cal	B	MARSHALL'S SEEDLESS ASH/Fraxinus pennsylvanica 'Marshall's'
14 / 2½"-3"cal	C	GREENSPIRE LINDEN/ Tilia cordata 'Greenspire'
8 / 2½"-3"cal	D	SHADEMASTER HONEYLOCUST/Gleditsia triacanthos inermis 'Shademaster'
8 / 7' min tree form	E	RIVER BIRCH/Betula nigra
12 / 7' min tree form	F	AMUR MAPLE/Acer ginnala
80 / 7'-8'	G	BLACK HILLS SPRUCE/Picea glauca densata
21 / 5 gal pot	H	COMPACT AMERICAN CRANBERRY/Viburnum trilobum compacta
16 / 5 gal pot	I	SEA GREEN JUNIPER/ Juniperus chinensis 'Sea Green'
83 / 5 gal pot	J	ANTHONY WATERER SPIREA/Spiraea x bumalda 'Anthony Waterer'
16 / 5 gal pot	K	GROW LOW FRAGRANT SUMAC/Rhus aromatica 'Grow Low'
22 / 1 gal pot	L	VARIEGATED HOSTA/ Hosta sieb. marginata

NOTE:

1. See Civil drawings, and Architectural Site Plan for additional information. Layout and dimensions assumed from same.
2. Contractor to verify all quantities.
3. Maintain landscape work until acceptance.
4. Warranty all scheduled plants for 1 year from acceptance; sod for 30 days.
5. Install all materials as shown in typical planting details.
   Planting Soil to be 1 part topsoil, 1 part barnl sand, 1 part peat.
   Stake trees or assure plumbness of same at warranty end.
6. Rock Mulch to be Bryan Red Rock @ 3" depth over
   poun landscape fabric weed barrier and pre-emergent herbicide.
   Lawn trees to be mulched with shredded hardwood @ 4" depth - protect trunks.
7. Poly Edger to be Valley View Black Diamond or equal.
8. Restore disturbed areas with seed or sod.
9. Provide complete irrigation system, submit plan for L.A. review & acceptance. ; by subcontractor.
10. See specification manual for additional information.

SEED
Consisting primarily of Blue Grass, Creeping Fescue, Timothy, White Clover, Perennial Rye, and Annual Rye Grasses, each in approximately equal parts, mulched with clean straw or equal @ 2 tons/acre. Place seed @ 80pounds/acre. Seed disturbed areas beyond grading limits & from sod to water at, if req'd. (BY POND)

SOD — Consisting primarily of Poa pereninis; recently introduced disease resistant varieties. [KENTUCKY BLUEGRASS]

PLANTING POINT SUMMARY

SITE AREA: 13.09 ACRES

PLANTING POINTS REQUIRED
[(2@80)+(8@80)+(3.09@40)]=763.6 POINTS

PLANTING POINTS PROVIDED:
SHADE TREES: 38@10=380
CONIFER TREES: 50@6=300
DECORATIVE TREES: 20@1.5=30
SUBTOTAL: 710 POINTS
SHRUBS: 106@0.5=53
TOTAL: 763 POINTS PROVIDED.

ADDITIONAL CONSIDERATION:
GROUNDCOVER PLANTS: 22 sq. feet/point allocation
EXISTING TREES TO REMAIN
LOCATED TO NORTHER AREAS OF PARCEL; QUANTITY NOT DETERMINED.

NEW FACILITY FOR:
TGI FRIDAY'S
COUNTRY
INN & SUITES

CITY OF BROOKLYN CENTER
MINNESOTA

LANDSCAPE PLAN

LANDGRAPHIC

CERTIFICATION

L1

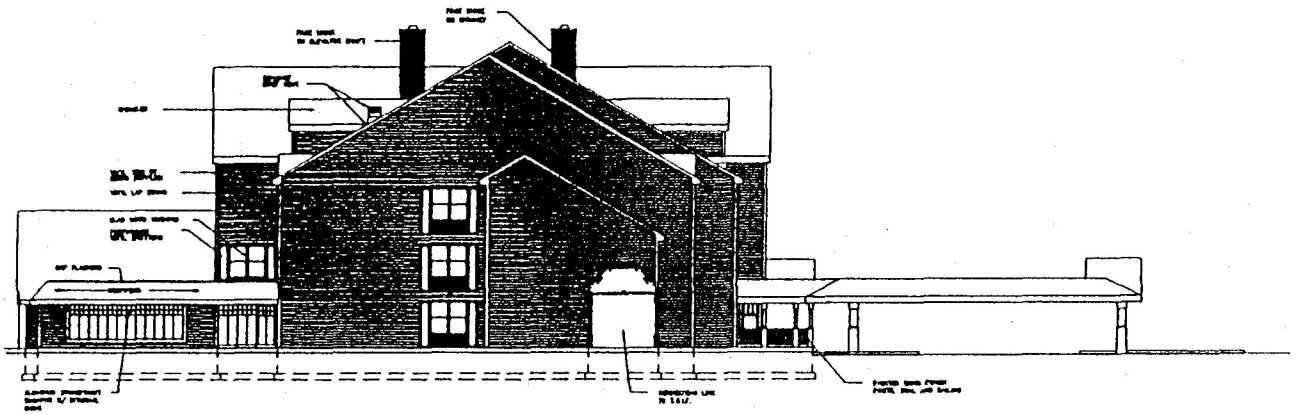
COUNTRY INN & SUITES

COUNTRY INN & SUITES HOTEL

T.G.I. FRIDAY'S

T.G.I. FRIDAY'S RESTAURANT

BROOKLYN CENTER, MINNESOTA



SIDE ELEVATION (WEST)



FRONT ELEVATION (SOUTH)

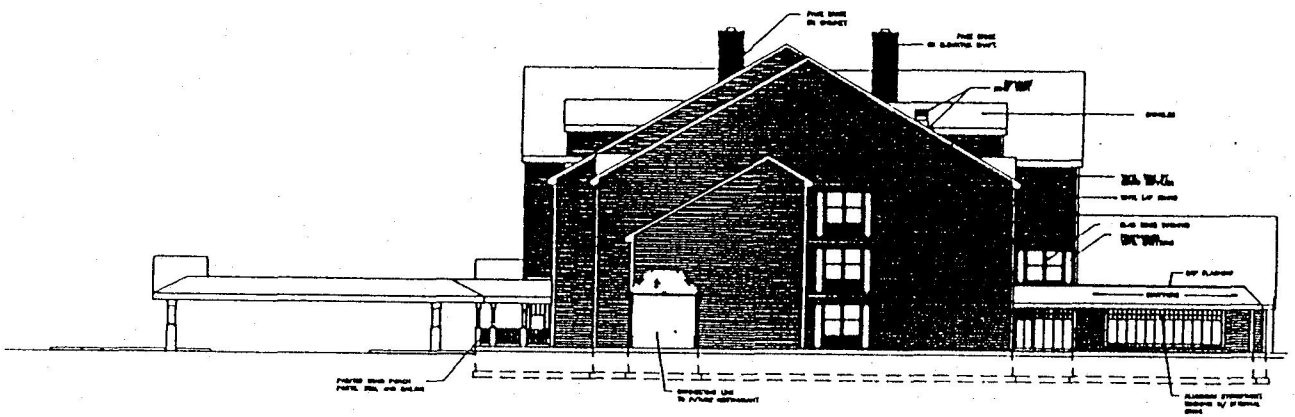
96006

A3.1

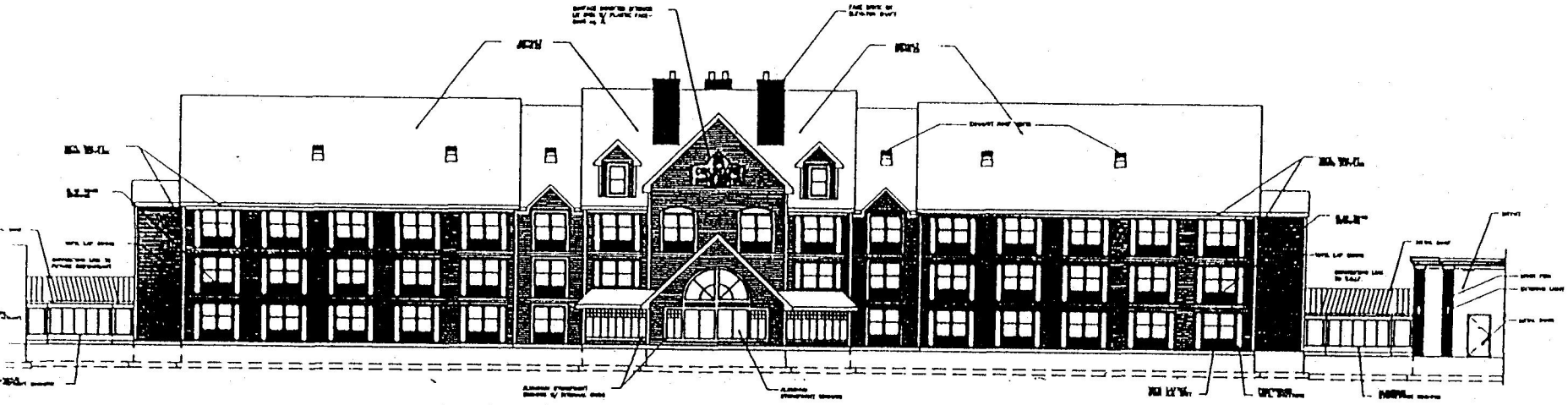
COUNTRY INN & SUITES HOTEL

T.G.I. FRIDAY'S RESTAURANT

BROOKLYN CENTER, MINNESOTA



SIDE ELEVATION (EAST)



REAR ELEVATION (NORTH)

98008

A3.2

SHINGLE CREEK



COUNTRY INN & SUITES HOTEL

T.G.I. FRIDAY'S RESTAURANT

BROOKLYN CENTER, MINNESOTA

HOTEL UNITS

FIRST FLOOR		
SUITES	11	ROOMS
QUEEN	10	ROOMS
ACCESSIBLE SUITE	1	ROOMS
ACCESSIBLE SUITE	1	ROOMS
	23	ROOMS
SECOND FLOOR		
SUITES	14	ROOMS
QUEEN	12	ROOMS
LARGE QUEEN	1	ROOMS
ACCESS. LARGE QUEEN	1	ROOMS
CELEBRATION SUITES	2	ROOMS
EXTENDED STAY SUITE	1	ROOMS
	31	ROOMS
THIRD FLOOR		
SUITES	14	ROOMS
QUEEN	12	ROOMS
LARGE QUEEN SUITES	2	ROOMS
CELEBRATION SUITES	2	ROOMS
EXTENDED STAY SUITE	1	ROOMS
	31	ROOMS
TOTAL UNITS	85	

FIRST FLOOR – PRESENTATION

1/8"

FREEWAY BOULEVARD

JOB NO. 96006

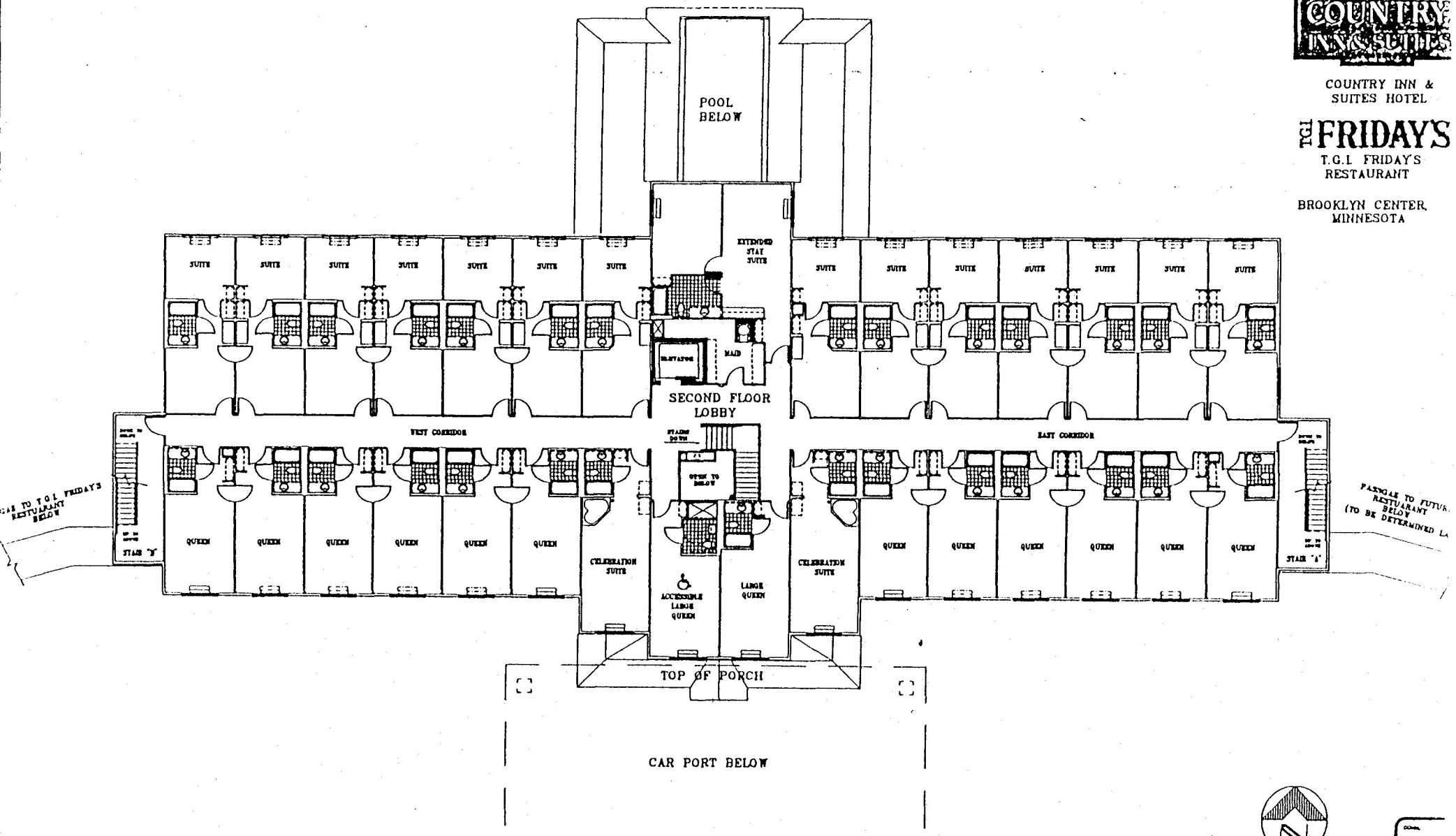
SHEET NO. A1.1

SHINGLE CREEK

COUNTRY INN & SUITES HOTEL

T.G.I. FRIDAY'S RESTAURANT

BROOKLYN CENTER, MINNESOTA



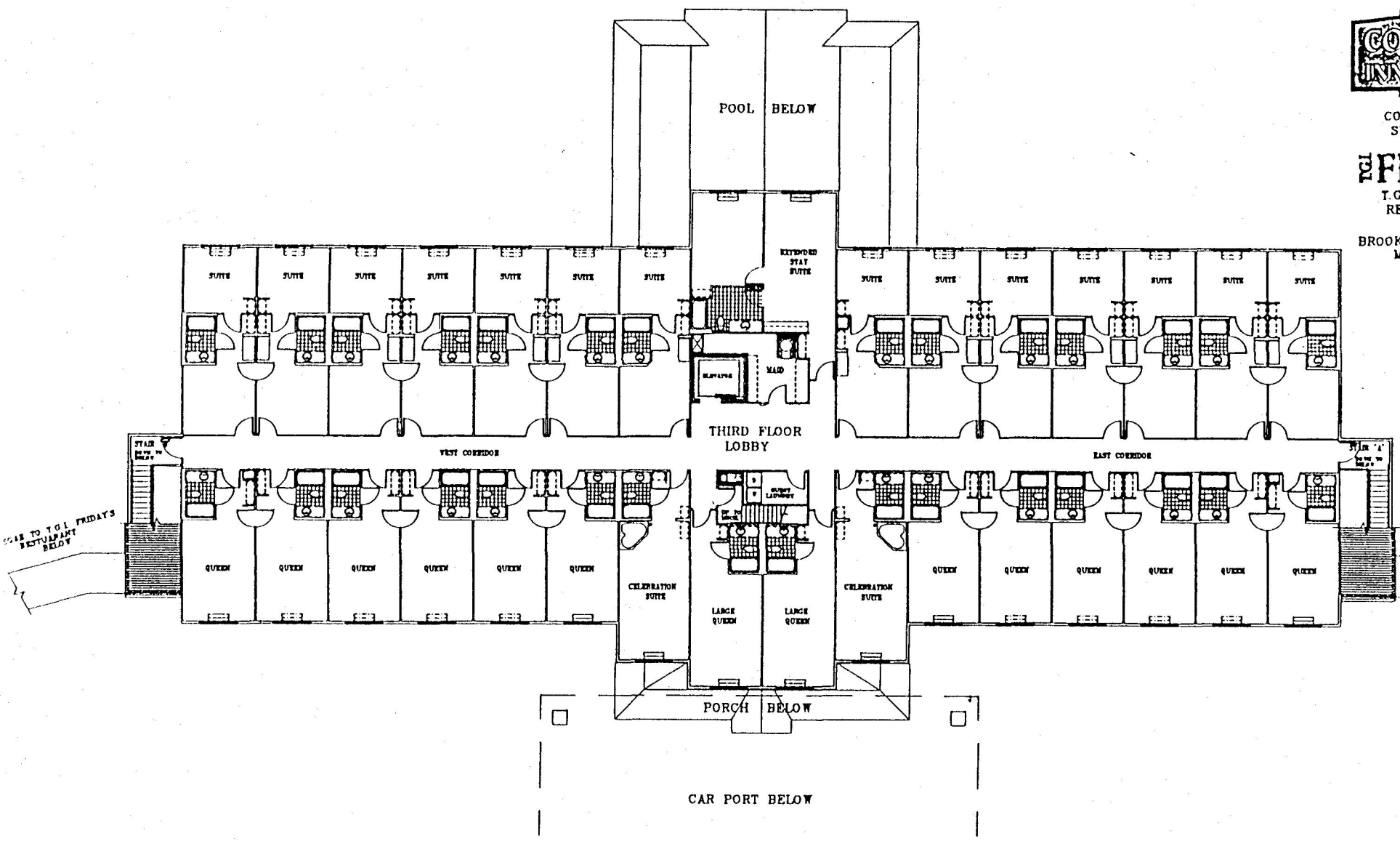
SECOND FLOOR – PRESENTATION

1/8"

98008

A1.1

SHINGLE CREEK



COUNTRY INN & SUITES HOTEL

T.G.I. FRIDAY'S RESTAURANT

BROOKLYN CENTER MINNESOTA

THIRD FLOOR – PRESENTATION

1/8"

FREEWAY BOULEVARD

96006

A1.3



COUNTRY INN & SUITES HOTEL



T.G.I. FRIDAY'S RESTAURANT

BROOKLYN CENTER, MINNESOTA

SQ. FOOTAGE . . 6,880 SQ. FT.

BUILDING (6,880 SQ. FT.)

KITCHEN AREA	–	1,862 SQ. FT.
DINING AREA	–	4,748 SQ. FT.
VESTIBULE AREA	–	162 SQ. FT.
MECH./ELEC.ROOM	–	108 SQ. FT.

MISCELLANEOUS (1,049 SQ. FT.)

COOLER AREA	–	412 SQ. FT.
OUTDOOR PATIO	–	637 SQ. FT.

DINING

2 –Tops	19	=	38 Seats
4 –Tops	12	=	48 Seats
6 –Tops	4	=	24 Seats
8 –Tops	1	=	8 Seats
TOTAL	36		118 Seats

BOOTHS

2 –Tops	5	=	10 Seats
4 –Tops	13	=	52 Seats
TOTAL	18		62 Seats

TOTAL DINING SEATS . . . . . 180 Seats

BAR DINING

2 –Tops (TABLE)	6	=	12 Seats
4 –Tops (BOOTH)	5	=	20 Seats
TOTAL	11		32 Seats
GRAND TOTAL	65		212 Seats

BAR SEATING (Island Bar Only) . . . . . 36 Seats

248 Seats

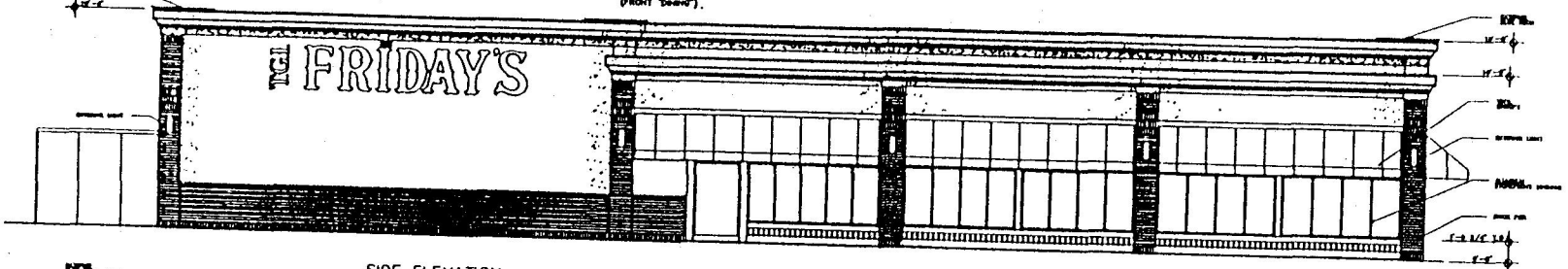
BAR STANDING . . . . . 51 Persons

TOTAL OCCUPANCY 299

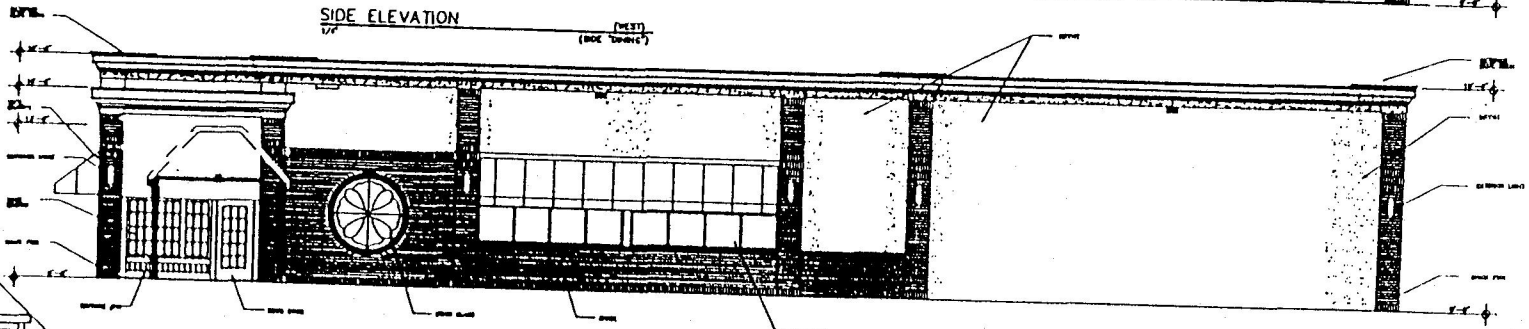
A2



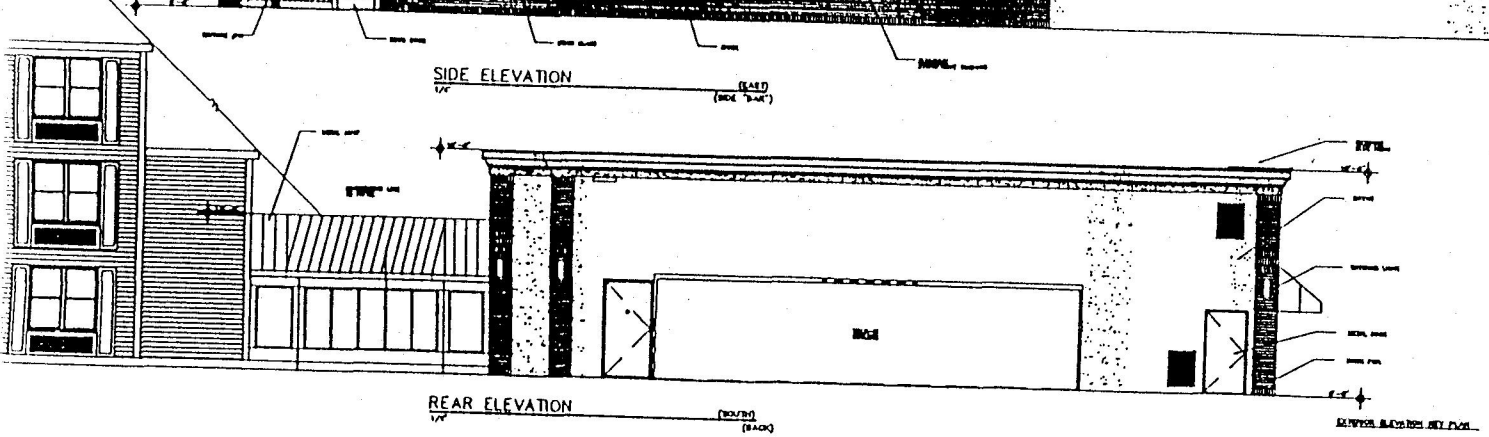
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

COUNTRY INN & SUITES

COUNTRY INN & SUITES HOTEL

T.G.I. FRIDAY'S

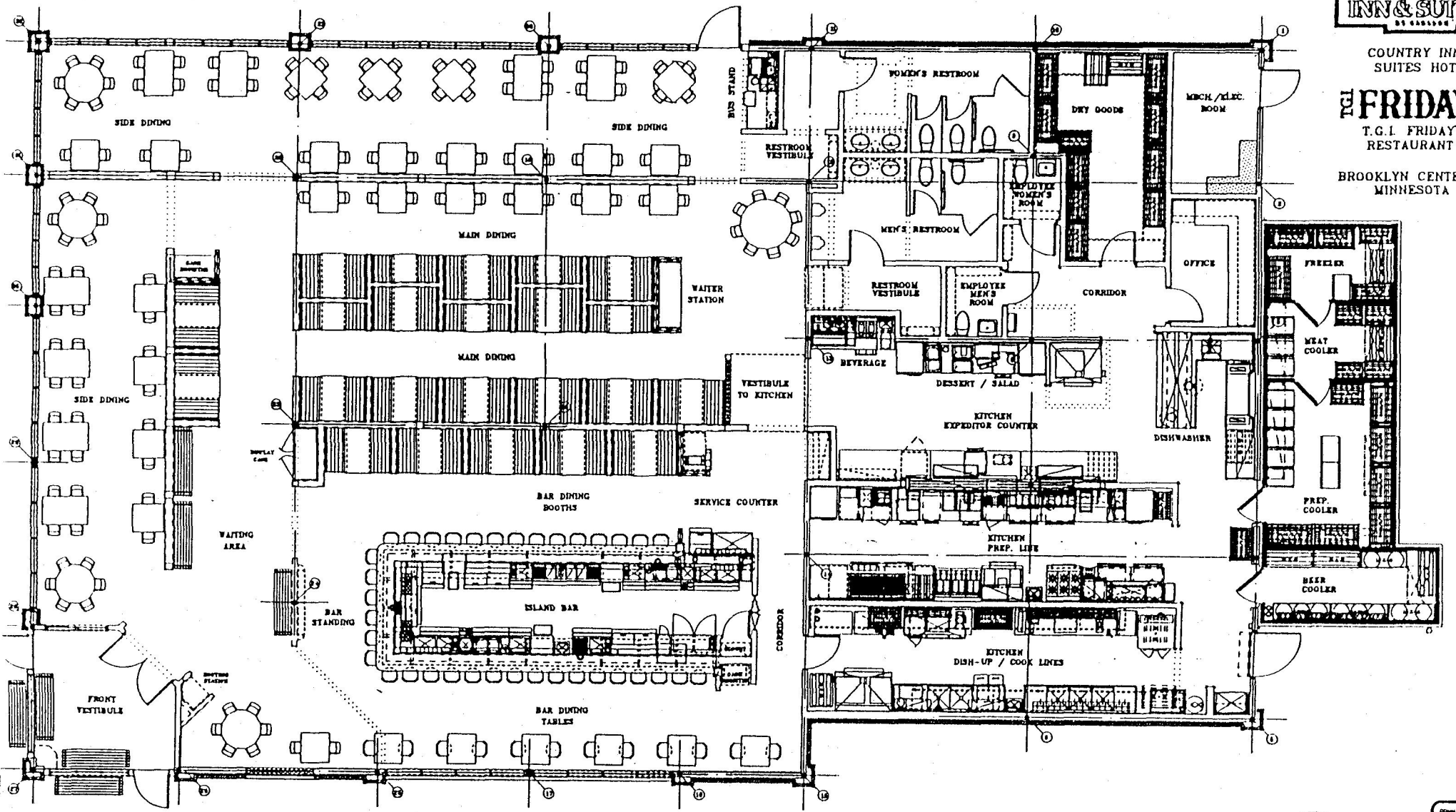
T.G.I. FRIDAY'S RESTAURANT

BROOKLYN CENTER, MINNESOTA

NOT FOR CONSTRUCTION

98006

A3



COUNTRY INN & SUITES HOTEL

TGI FRIDAY'S

T.G.I. FRIDAY'S RESTAURANT

BROOKLYN CENTER, MINNESOTA

FLOOR PLAN – SEATING & EQUIPMENT

1/8"

9800

A2

Member introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION REGARDING DISPOSITION OF PLANNING COMMISSION APPLICATION NO. 96012 SUBMITTED BY T.G.I. FRIDAY'S, INC.

WHEREAS, Planning Commission Application No. 96012 submitted by T.G.I. Friday's, Inc. proposes rezoning from I-1 (Industrial Park) to PUD/I-1 of a 13.09 acre parcel of land legally described as Tract C, RLS 1377, located north of Freeway Boulevard between the properties addressed as 2400 and 2700 Freeway Boulevard; and

WHEREAS, this proposal comprehends the Rezoning of the above mentioned parcel and Site and Building Plan approval for a hotel and two restaurants on the aforementioned site; and

WHEREAS, the Planning Commission held a duly called public hearing on July 25, 1996 when a staff report and public testimony regarding the Rezoning and Site and Building Plan were received; and

WHEREAS, the Planning Commission recommended approval of Application No. 96012 by adopting Planning Commission Resolution No. 96-1; and

WHEREAS, the City Council considered Application No. 96012 at its August 12, 1996 meeting; and

WHEREAS, the City Council has considered the Rezoning and Site and Building Plan request in light of all testimony received, the guidelines for evaluating rezonings contained in Section 35-208 of the City Zoning Ordinance, provisions of the Planned Unit Development ordinance contained in Section 35-355 and the City's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center that Application No. 96012 submitted by T. G. I. Friday's, Inc. be approved in light of the following considerations:

1. The Rezoning and Planned Unit Development proposal are compatible with the standards, purposes and intent of the Planned Unit Development section of the City's Zoning Ordinance.

2. The Rezoning and Planned Unit Development proposal will allow for the utilization of the land in question in a manner which is compatible with, complimentary to and of comparable intensity to adjacent land uses as well as those permitted on surrounding land.

3. The utilization of the property as proposed under this Rezoning and Site and Building Plan will conform with city ordinance standards and is considered a reasonable use of the property.

4. The Rezoning and Planned Unit Development proposal are considered compatible with the recommendations of the City's Comprehensive Plan for this area of the City.

5. The Rezoning and Site and Building Plan appear to be a good long range use of the existing land and an asset to the community.

6. In light of the above considerations, it is believed that the guidelines for evaluating rezonings as contained in Section 35-208 of the City's Zoning Ordinance are met and that the proposal is, therefore, in the best interest of the community.

BE IT FURTHER RESOLVED by the City Council of the City of Brooklyn Center to approve Application No. 96012 be subject to the following conditions and considerations:

1. The building plans are subject to review and approval by the Building Official with respect to applicable codes prior to the issuance of permits.

2. Grading, drainage and utility plans are subject to review and approval by the City Engineer prior to the issuance of permits.

3. A site performance agreement and supporting financial guarantee in an amount to be determined based on cost estimates shall be submitted prior to the issuance of permits.

4. Any outside trash disposal facilities and rooftop or on-ground mechanical equipment shall be appropriately screened from view.

5. The buildings are to be equipped with an automatic fire extinguishing system to meet NFPA standards and shall be connected to a central monitoring device in accordance with Chapter 5 of the City Ordinances.

6. An underground irrigation system shall be installed on all landscaped areas to facilitate site maintenance.

7. Plan approval is exclusive of all signery, which is subject to Chapter 34 of the City Ordinances.

8. B-612 curb and gutter shall be provided around all parking and driving areas.

9. The applicant shall submit an as-built survey of the property, improvements and utility service lines prior to release of the performance guarantee.

10. The property owner shall enter into an easement and agreement for maintenance and inspection of utility and storm drainage systems, prior to the issuance of permits.

11. The plans shall be modified to provide the following:

    a. The installation of ten additional Black Hills Spruce Trees on the landscape plan.

    b. A detailed plan indicating the screening for the trash facilities including materials to be utilized.

12. All work performed and materials used for construction of utilities shall conform to the City of Brooklyn Center current standard specifications and details.

13. The applicant shall enter into a development agreement with the City of Brooklyn Center to be reviewed and approved by the City Attorney prior to the issuance of building permits.

14. Stop signs shall be installed at the entrances/exits to the site as prescribed in the Uniform Manual for Traffic Control Signs.

BE IT FURTHER RESOLVED by the City Council of the City of Brooklyn Center to authorize the Mayor and the City Manager to execute said development agreement on behalf of the City.

_____ _____

Date Mayor

ATTEST: _____

Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:
whereupon said resolution was declared duly passed and adopted.

CITY OF BROOKLYN CENTER

Notice is hereby given that a public hearing will be held on the _____ day of _____, 1996 at 7 p.m. or as soon thereafter as the matter may be heard at the City Hall, 6301 Shingle Creek Parkway, to consider an amendment to the Zoning Ordinance regarding the zoningi classification of certain land.

Auxiliary aids for persons with disabilities area vailable upon request at least 96 hours in advance. Please contact the City Clerk at 569-3300 to make arrangements.

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 35 OF THE CITY ORDINANCES REGARDING THE ZONING CLASSIFICATION OF CERTAIN LAND. (T. G. I. FRIDAY'S/COUNTRY INN AND SUITES).

THE CITY COUNCIL OF THE CITY OF BROOKLYN CENTER DOES ORDAIN AS FOLLOWS:

Section 1. Chapter 35 of the City Ordinances of the City of Brooklyn Center is hereby amended in the following manner:

Section 35-1200. INDUSTRIAL PARK DISTRICT (I-1). The following properties are hereby established as being within the (I-1) Industrial Park District zoning classification:

Tracts A, B, [C,] D and E, R.L.S. No. 1377.

Section 35-1240. PLANNED UNIT DEVELOPMENT DISTRICT (PUD). The following properties are hereby established as being within a (PUD) Planned Unit Development zoning classification:

3. The following properties are designated as PUD/I-1 (Planned Unit Development/Industrial Park):
Tract C, R.L.S. No. 1377.
Tracts A, B, and C, R.L.S. No. 1564.
Tracts A, B, C, and G, R.L.S. No. 1572.
Tracts A and B, R.L.S. No. 1619.

Section 2. This ordinance shall become effective after adoption and upon thirty (30) days following its legal publication.

Adopted this _____ day of _____, 1996.

_____
Mayor

ATTEST: _____
Clerk

Date of Publication _____

Effective Date _____

(Underline indicates new matter, brackets indicate matter to be deleted

MEMORANDUM

DATE: July 23, 1996

TO: Ron Warren, Planning and Zoning Specialist

FROM: Scott Brink, City Engineer

SUBJECT: PROPOSED SITE PLAN - FREEWAY BOULEVARD - COUNTRY INN AND FRIDAY'S RESTAURANT

A review of the proposed site plan has been conducted. The plans reviewed were prepared by the firm of Landform Engineering Company, dated June 27, 1996. A revised grading plan, dated July 8, 1996 was also received and reviewed. The following review comments are offered:

1. The proposed project involves the construction of a Country Inn Hotel, a TGI Friday's Restaurant, and an additional restaurant on a site of approximately 13 acres. Because of the property size and its adjacent location to Shingle Creek and a protected wetland, the plan has been reviewed and approved by the Shingle Creek Watershed Management Commission, subject to the following conditions:

   A. Submittal of a revised outlet detail with corrected elevation references.

   B. Submittal of a legal document granting easements to the City over ponding areas, wetlands, and the 100-year flood plain.

   C. Submittal of an Operation and Maintenance Plan which will maintain the outlet control structure and permanent pool in the storm water treatment pond. The plan shall be provided to the City in the form of a recordable agreement that assures the designated operation and maintenance procedures will be faithfully executed.

2. The grading limits of the plan have been revised to avoid any impacts to wetland areas. The plan does propose some amount of filling to occur within the 100 year flood plain. However, it appears that compensating storage volume has been adequately provided for by the proposed detention and ponding area.

3. A 16 inch diameter trunk sanitary sewer currently traverses through the center of the site. In order for the proposed building plan to occur, this sewer must be relocated. The plans and references indicate that the relocation has already been completed. **No sewer relocation work has been performed or even commenced at this time.** It is likely that the sewer could be relocated to an alignment along the right of way of Freeway Boulevard. The property owner/applicant would be required to grant an easement for this relocation to occur.

4. Two access driveways to Freeway Boulevard have been proposed, along with an additional access to the adjacent private driveway along the west side of the property. The applicant shall be responsible for acquiring any access easements as required.

5. A utility plan has been submitted for the site. Adequate looping of an 8 inch diameter water main through the site has been proposed from existing main on Freeway Boulevard. All 90 degree water bends should be revised to be two 45 degree bends. Domestic and fire service needs and requirements, including hydrant locations must also be reviewed and approved by City Fire and Building officials. All hydrants shall be Waterous WB59 in accordance with City standards.

   Sanitary sewer service is also shown, and proposed to be connected to the proposed relocated sanitary sewer main along Freeway Boulevard, previously described above. The connections and invert elevations provided on the plan do not appear to be correct and should be revised accordingly. The applicant/property owner will be responsible for all utility connections, relocations, and hook ups as needed.

   Storm sewer is also provided on the plan and appears to provide adequate drainage for the site. An erosion control plan has also been provided and must be established and adhered to at all times throughout construction.

5. The applicant/property owner will be responsible for any subgrade/geotechnical issues that may exist or arise during the course of grading and/or construction.

6. Landscaping and signage on the property must consider appropriate sight-line safety visibilities as required.

7. All curbing on the proposed plan shall be concrete curb and gutter, Mn/Dot B612.

Member Debra Hilstrom introduced the following resolution and moved its adoption:

RESOLUTION NO. 96-155

RESOLUTION REGARDING DISPOSITION OF PLANNING COMMISSION APPLICATION NO. 96012 SUBMITTED BY T.G.I. FRIDAY'S, INC.

WHEREAS, Planning Commission Application No. 96012 submitted by T.G.I. Friday's, Inc. proposes rezoning from I-1 (Industrial Park) to PUD/I-1 of a 13.09 acre parcel of land legally described as Tract C, RLS 1377, located north of Freeway Boulevard between the properties addressed as 2400 and 2700 Freeway Boulevard; and

WHEREAS, this proposal comprehends the Rezoning of the above mentioned parcel and Site and Building Plan approval for a hotel and two restaurants on the aforementioned site; and

WHEREAS, the Planning Commission held a duly called public hearing on July 25, 1996 when a staff report and public testimony regarding the Rezoning and Site and Building Plan were received; and

WHEREAS, the Planning Commission recommended approval of Application No. 96012 by adopting Planning Commission Resolution No. 96-2; and

WHEREAS, the City Council considered Application No. 96012 at its August 12, 1996 meeting; and

WHEREAS, the City Council has considered the Rezoning and Site and Building Plan request in light of all testimony received, the guidelines for evaluating rezonings contained in Section 35-208 of the City Zoning Ordinance, provisions of the Planned Unit Development ordinance contained in Section 35-355 and the City's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center that Application No. 96012 submitted by T. G. I. Friday's, Inc. be approved in light of the following considerations:

1. The Rezoning and Planned Unit Development proposal are compatible with the standards, purposes and intent of the Planned Unit Development section of the City's Zoning Ordinance.

2. The Rezoning and Planned Unit Development proposal will allow for the utilization of the land in question in a manner which is compatible with, complimentary to and of comparable intensity to adjacent land uses as well as those permitted on surrounding land.

3. The utilization of the property as proposed under this Rezoning and Site and Building Plan will conform with city ordinance standards and is considered a reasonable use of the property.

4. The Rezoning and Planned Unit Development proposal are considered compatible with the recommendations of the City's Comprehensive Plan for this area of the City.

5. The Rezoning and Site and Building Plan appear to be a good long range use of the existing land and an asset to the community.

6. In light of the above considerations, it is believed that the guidelines for evaluating rezonings as contained in Section 35-208 of the City's Zoning Ordinance are met and that the proposal is, therefore, in the best interest of the community.

BE IT FURTHER RESOLVED by the City Council of the City of Brooklyn Center to approve Application No. 96012 be subject to the following conditions and considerations:

1. The building plans are subject to review and approval by the Building Official with respect to applicable codes prior to the issuance of permits.

2. Grading, drainage and utility plans are subject to review and approval by the City Engineer prior to the issuance of permits.

3. A site performance agreement and supporting financial guarantee in an amount to be determined based on cost estimates shall be submitted prior to the issuance of permits.

4. Any outside trash disposal facilities and rooftop or on-ground mechanical equipment shall be appropriately screened from view.

5. The buildings are to be equipped with an automatic fire extinguishing system to meet NFPA standards and shall be connected to a central monitoring device in accordance with Chapter 5 of the City Ordinances.

6. An underground irrigation system shall be installed on all landscaped areas to facilitate site maintenance.

7. Plan approval is exclusive of all signery, which is subject to Chapter 34 of the City Ordinances.

8. B-612 curb and gutter shall be provided around all parking and driving areas.

9. The applicant shall submit an as-built survey of the property, improvements and utility service lines prior to release of the performance guarantee.

10. The property owner shall enter into an easement and agreement for maintenance and inspection of utility and storm drainage systems, prior to the issuance of permits.

11. The plans shall be modified to provide the following:

    a. The installation of ten additional Black Hills Spruce Trees on the landscape plan.

    b. A detailed plan indicating the screening for the trash facilities including materials to be utilized.

12. All work performed and materials used for construction of utilities shall conform to the City of Brooklyn Center current standard specifications and details.

13. The applicant shall enter into a development agreement with the City of Brooklyn Center to be reviewed and approved by the City Attorney prior to the issuance of building permits.

14. Stop signs shall be installed at the entrances/exits to the site as prescribed in the Uniform Manual for Traffic Control Signs.

BE IT FURTHER RESOLVED by the City Council of the City of Brooklyn Center to authorize the Mayor and the City Manager to execute said development agreement on behalf of the City.

August 12, 1996
Date

Myrna Kragness
Mayor

ATTEST: Sharon Knutson
Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member Kathleen Carmody and upon vote being taken thereon, the following voted in favor thereof:
Myrna Kragness, Kathleen Carmody, Debra Hilstrom, Kristen Mann, and Charles Nichols;
and the following voted against the same: none,
whereupon said resolution was declared duly passed and adopted.

(4) 1997 C2471287-C5
AND PRIOR TAXES PAID
TAXPAYER SERVICES
TRANSFER ENTERED

MAR 20 1997

HENNEPIN COUNTY, MINN.
DEPUTY

2804383

M-125

Exhibit D

JOINT ACCESS AND PARKING EASEMENT AGREEMENT

This Agreement is made this 18 day of March, 1997, by and between Country Inn & Suites of Plymouth, Inc., a Minnesota corporation (hereinafter referred to as "Country"); and TGI Friday's Inc., a New York corporation (hereinafter referred to as "TGIF").

35-119-21-24-0003

Preliminary Statement of Facts:

Country is the owner of certain land located in Hennepin County, Minnesota, and legally described as follows: Lot 2, Block 1, Friday's Addition ("Lot 2"). Trans #2

TGIF is the owner of certain lands located in Hennepin County, Minnesota, and legally described as follows: Lots 1 and 3, Friday's Addition ("Lots 1 and 3"). CT 250821

Said Lots 1, 2 and 3 are hereinafter collectively referred to as the "Lots".

One of the conditions of the City of Brooklyn Center (hereinafter referred to as the "City"), City Council approval of the plat of Friday's Addition is that all Lots in that addition are to be subject to a joint access and parking easement agreement pursuant to which the vehicular access and parking areas of each Lot may jointly be used by others.

The purpose and intent of this Agreement is to create those joint access and parking rights among the Lots.

NOW, THEREFORE, in consideration of the above and of the mutual promises and covenants described below, the parties hereto agree as follows:

1. Each Lot owner, on behalf of itself and its heirs, successors and assigns, and with respect to its Lot(s), does hereby grant to each of the other Lot owners and to the employees, patrons, tenants, and other invitees of the other Lot owners, the non-exclusive right to utilize the areas of its Lot(s) that have been improved for vehicular access and parking purposes, for such purposes. Nothing herein shall be deemed to prevent, limit, or restrict any Lot owner from making changes to such areas so long as the same is done on thirty (30) days written notice to the other Lot owner, the rights of the respective Lot owners to access and parking are not diminished, and such changes are made in compliance with applicable codes, ordinances, and other laws and with the City approval required under paragraph 3.

2. Each Lot owner is responsible for the proper and reasonable repair and maintenance of the vehicular access and parking areas on its Lot(s). In the event of any default on the part of a Lot owner in connection with the property and reasonable repair and maintenance of the vehicular access and parking areas on its Lot(s), then, upon thirty (30) days written notice to the defaulting Lot owner, the non-defaulting Lot owner shall have the right to effectuate such proper and reasonable repairs and maintenance as it may reasonably deem necessary with respect to such areas, the cost thereof to be borne entirely by the defaulting Lot owner, including reasonable attorney's fees as may be required.

3. This Easement Agreement shall run with the lands in Friday's Addition, and the benefits and the duties described herein shall inure to the heirs, successors, and assigns of the parties to this

APPROVED FOR FILING w/o City Seal
Deputy Examiner of Titles
3/28/97

Agreement. It may not be amended or terminated without the express written approval of the City of Brooklyn Center.

4. All work permitted or required to be done by either Country or TGIF under this Easement Agreement shall be performed in a good and workmanlike manner free and clear of all liens and encumbrances and in compliance with all applicable laws and all permits issued with respect thereto. Notwithstanding anything herein before to the contrary, if a mechanic's lien is filed against any of the Lot(s) as a result of work performed or materials furnished for the use or benefit of such Lot owner, the Lot owner permitting or causing such lien to be filed shall cause such lien to be discharged prior to the entry of final judgment for the foreclosure of such liens and shall indemnify, defend and hold harmless the other Lot owner and their property against liability, loss, damage or expense, including reasonable attorney's fees and costs of suit resulting from such lien claim. The Lot owner permitting or causing such lien to be filed shall cause such lien to be released and discharged of record, either by paying the indebtedness giving rise to such lien or by posting bond or other security as shall be permitted by law to obtain such release and discharge. Nothing herein shall prevent a Lot owner subject to a lien from contesting the validity thereof in any manner such liened Lot owner chooses, so long as such contest is pursued with reasonable diligence, and the bond or other security required above is provided, and so long as such liened Lot owner promptly pays in full the required amount together with any interest penalties and costs, if such contest is determined adversely to the liened Lot owner.

5. Each Lot owner shall indemnify, defend, and hold harmless the other from and against any and all claims, liability, loss, costs, or expense resulting from such indemnifying Lot owner's failure to comply with the provisions of this Easement Agreement.

6. Country and TGIF shall each keep in full force and effect at all times a policy of public liability insurance with respect to its portion of the Premises. Each Policy shall contain limits of public liability on account of bodily injuries or death as the result of any one accident or on account of property damage in an amount equal to the greater of (a) Five Million Dollars ($5,000,000), or (b) the amount of public liability coverage currently commonly in force with respect to comparable properties in the vicinity. Each policy shall name the other Lot owner as an additional insured and shall contain an express waiver of any right of subrogation against such other Lot owner. Each policy shall contain a clause requiring notice to the other Lot owner at least thirty (30) days prior to any termination, cancellation or alteration thereof. Such insurance shall name the other Lot owner and, if required by their respective mortgages, the mortgagees of the Lots, if any, as insureds and shall require not less than thirty (30) days prior notice to the Lot owner of material alterations or termination of said coverage.

7. Any notices required under this Easement Agreement shall have been deemed to have been given or serviced on the date such notice is deposited in United States mail, first class postage prepaid thereon, addressed to the parties as follows:

With respect to Country: Country Inn & Suites of Plymouth, Inc.
P. O. Box 59159
Minneapolis, MN 55459-8203

With respect to Friday's : TGI Friday's Inc.
Attention: General Counsel
7540 LBJ Freeway, Suite 100
Dallas, Texas 75251

Any party hereto may change the address to which notice is to be given by delivering notice to the other party as provided herein not less than ten (10) days prior to the effective date of such change.

8. This Easement Agreement shall be governed by and constructed in accordance with the laws of the State of Minnesota.

9. The provisions of this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

10. If any mortgage now or hereafter encumbers any of the Lots, or any portion thereof, this agreement and the rights and obligations contained herein may not be amended or terminated voluntarily by either Lot owner without the prior written consent of the mortgagees under all such mortgages.

11. The parties shall record this agreement in the appropriate land records of Hennepin County, Minnesota, within ten (10) days after execution thereof.

12. The Lot owners reserve their respective rights at law and in equity in connection with any defaults hereunder. The parties note that this Easement Agreement grants unique interests in land to the Lot owners hereto and that default hereunder shall cause irrevocable harm to the affected Lot owners. Accordingly, the Lot owner agrees that injunctive relief shall be an appropriate remedy in connection with any default hereunder.

IN WITNESS WHEREOF, the parties hereto have set their hands on the dates noted below.

CITY OF BROOKLYN CENTER

By: Myrna Kragness
Mayor

By:
Manager

STATE OF MINNESOTA)(

COUNTY OF HENNEPIN)(

The foregoing instrument was acknowledged before me this 18th day of ~~January~~ March, 1997, by Myrna Kragness and Michael McCauley, the Mayor and Manager of the City of Brooklyn Center respectively, a Minnesota municipal corporation, on behalf of the corporation.

Susan J. Rice
Notary Public

SUSAN J. RICE
NOTARY PUBLIC-MINNESOTA
HENNEPIN COUNTY
My Commission Expires Jan. 31, 2000

COUNTRY INN & SUITES OF PLYMOUTH, INC.,
a Minnesota corporation

By: Paul Kerwin

Its: President

STATE OF MINNESOTA)(

COUNTY OF HENNEPIN)(

The foregoing instrument was acknowledged before this 12th day of March, 1997, by Paul Kirwin the President, of Country Inn & Suites of Plymouth, Inc., a Minnesota corporation.

Jacalyn A. Hendricks
Notary Public

JACALYN A. HENDRICKS
NOTARY PUBLIC—MINNESOTA
MY COMMISSION EXPIRES 1-31-2000

TGI FRIDAY'S INC., a New York Corporation

By: Leslie Sharman
Name: LESLIE SHARMAN
LESLIE SHARMAN, Vice President

ATTEST: James M. Lyons
James Milyons, Assistant Secretary

STATE OF TEXAS)(

COUNTY OF DALLAS)(

The foregoing instrument was acknowledged before this 5 day of January, 1997, by Leslie Sharman the Vice President, of TGI Friday's Inc., a New York corporation, on behalf of the corporation.

Janine R. Sutcliffe
Notary Public for the State of Texas

My commission expires:
8/30/98

JANINE R. SUTCLIFFE
NOTARY PUBLIC
State of Texas
Comm. Exp. 08-30-98

2804383

REGISTERED VOL 2851 PAGE 85083

REGISTERED VOL 2859 PAGE 85334

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TRANS # 2

OFFICE OF THE REGISTRAR
OF TITLES
HENNEPIN COUNTY, MINNESOTA
CERTIFIED FILED ON

APR 22 1997

19C

B Ann Carlson 3pm

REGISTRAR OF TITLES

BY _____ DEPUTY

31

95

M E M O R A N D U M

DATE: July 31, 2020

TO: Ginny McIntosh, City Planner/Zoning Administrator

FROM: Andrew Hogg, Assistant City Engineer

SUBJECT: Preliminary Site Plan – 2590 Freeway Ave

Public Works staff reviewed the following documents submitted for review for the proposed 2590 Freeway Ave (Planning Commission Application No. 2020-007):

- Preliminary Plans and plat dated 07/14/2020

Subject to final staff Site Plan approval, the referenced plans must be revised in accordance with the following comments/revisions and approved prior to issuance of Land Alteration permit.

C2.1 Site Plan

1. Staff needs more information on the plans regarding the storm pond and the proposed installation of a fountain. The applicant is responsible for the storm water pond and any ongoing/future maintenance the pond may require per the existing maintenance agreement.
2. Applicant shall restripe existing park stalls.
3. Show tree removals for proposed sidewalk
4. Provide ADA accessible route to proposed overlook
5. Provide plans for overlook certified by a structural engineer
6. Show location for fountain power & controls

C400 – Grading and Drainage Plan

7. Plan shall show proposed construction and grading limits for proposed work with in the pond.
8. Show grading/grades for proposed sidewalk.
9. Verify existing pond is not within existing wetlands. Applicant shall work with Shingle Creek Watershed Commission's engineer to ensure the application meet all requirements under the Wetland Conservation Act for work within the pond.

Miscellaneous

10. Upon project completion, the applicant must submit an as-built survey of the property, improvements and utility service lines and structures; and provide certified record drawings of all project plan sheets depicting any associated private and/or public improvements, revisions and adjustments prior to issuance of the certificate of occupancy. The as-built survey must also verify that all property corners have been established and are in place at the completion of the project as determined and directed by the City Engineer.
11. Inspection for the private site improvements must be performed by the developer's design/project engineer. Upon project completion, the design/project engineer must formally certify through a letter that the project was built in conformance with the approved plans and under the design/project engineer's immediate and direct supervision.(see attached template letter) The engineer must be certified in the State of Minnesota and must certify all required as-built drawings (which are separate from the as-built survey).
12. The total disturbed area is less than one acre; an NPDES permit is not required. In addition, the total disturbed area is less than 1 acre, per Shingle Creek Watershed Management Commission rules, the applicant should incorporate water quality measures to the site to the best extent possible.

DRAFT

13. Provide traffic memo highlighting, documenting the anticipated traffic generated by the proposed site and a discussion on the parking needs on a daily use and parking for events.

Prior to issuance of a Land Alteration

14. Final construction/demolition plans and specifications need to be received and approved by the City Engineer in form and format as determined by the City. The final plan must comply with the approved preliminary plan and/or as amended by the City Engineer.
15. A letter of credit or a cash escrow in the amount of up to 100% of the estimated site improvement costs as determined by City staff shall be deposited with the City.
16. During construction of the site improvements, and until the permanent turf and plantings are established, the developer will be required to reimburse the City for the administration and engineering inspection efforts. Please submit a deposit of $2,500 that the City can draw upon on a monthly basis.
17. A construction management plan and agreement is required that addresses general construction activities and management provisions, traffic control provisions, emergency management provisions, storm water pollution prevention plan provisions, tree protection provisions, general public welfare and safety provisions, definition of responsibility provisions, temporary parking provisions, overall site condition provisions and non-compliance provisions. A separate $2,500 deposit will be required as part of the non-compliance provision.

Anticipated Permitting:

18. A City of Brooklyn Center Land Disturbance Permit is required.
19. Other permits not listed may be required and is the responsibility of the developer to obtain and warrant.
20. Copies of all required permits must be provided to the City prior to issuance of applicable building and land disturbance permits.
21. A preconstruction conference must be scheduled and held with City staff and other entities designated by the City.

The aforementioned comments are provided based on the information submitted by the applicant at the time of this review. Other guarantees and site development conditions may be further prescribed throughout the project as warranted and determined by the City.

Exhibit F

Community Development
763-569-3330 Direct

August 5, 2020

Palm Grove Addition
Building/Fire comments

Upon review of documents provided for the development of an addition located at 2950 Freeway Blvd. Items that are listed below need to be addressed:

1) A SAC determination shall be provided by MET Council with a determination letter presented to the Building Department prior to permit issuance.
2) With the addition of the bar areas on the main floor, second floor and roof top or IF any equipment/appliance changes in the kitchen will require plans being submitted to the Hennepin County Health department for review and approval prior to the building permit being issued.
3) Structural Engineering assessment of the existing roof to ensure that it is capable of supporting the addition of dining/assembly area above per MNBC Chapter 16.
4) Accessible parking requirements for Group A2 occupancies shall be provided with not less than the required accessible parking space and access aisle per Chapter 11 and ICC ANSI A117.1-2009 with MN Amendments 1106.1.
5) Buildings addition and the existing building IF not already sprinklered will be required per the Special Fire Protection systems subp. 2 adopted by the City of Brooklyn Center.
6) The curb located on the SW corner where parking starts following around the addition to the north corner of parking shall be painted yellow and “NO PARKING-FIRE LANE” signs installed as required by the Fire Code Official to prevent obstruction of the Fire Apparatus road per MNFC 503.3.
7) Separate permits required for this addition which may include Mechanical permit, Plumbing permit (plans to be reviewed by State), Elevator permit (required by State), Fire Sprinkler permit & Sign permits required by zoning.

Dan Grinsteinner
Building Official
City of Brooklyn Center

Member introduced the following resolution and moved its adoption:

RESOLUTION NO.

RESOLUTION REGARDING THE RECOMMENDED DISPOSITION OF PLANNING COMMISSION APPLICATION NO. 2020-007 FOR SITE AND BUILDING PLAN AND PLANNED UNIT DEVELOPMENT AMENDMENT APPROVALS FOR THE SUBJECT PROPERTY LOCATED AT 2590 FREEWAY BOULEVARD AND KNOWN COMMONLY AS JAMMIN' WINGS RESTAURANT

WHEREAS, Planning Commission Application No. 2020-007, submitted by Wayne Brown of W K Brown, LLC ("the Applicant"), requests review and consideration for approval of a site and building plan and amendments to the Planned Unit Development (PUD) for the property located at 2590 Freeway Boulevard and known commonly as Jammin' Wings Restaurant ("the Subject Property"); and

WHEREAS, the Subject Property is currently zoned PUD/I1 (Planned Unit Development/Industrial Park) District; and

WHEREAS, the submittal contemplates the expansion and re-branding of an existing restaurant space to accommodate a new three story, approximately 14,000 square foot restaurant with event center and related site improvements; and

WHEREAS, the Subject Property was originally developed under Planning Commission Application No. 96012, which approved the re-zoning of a 13.09 acre site from I1 (Industrial Park) District to PUD/I1, and approved a site and building plan to develop an 85-room Country Inn and Suites Hotel (2550 Freeway Boulevard), a TGI Friday's restaurant ("the Subject Property"), and a second restaurant on the east side of the Country Inn and Suites that was never constructed (2500 Freeway Boulevard), and which currently serves as an overflow lot for BAPS, located to the east at 2300 Freeway Boulevard; and

WHEREAS, the original approvals noted that, up until 1990, restaurants and hotels were acknowledged as special uses in the I1 zoning district; however, due to concerns relating to the Special Use Permit process and its ability to protect the interest and concerns of the City, the Planned Unit Development process, which was established during this time, was determined to be the appropriate process for considering any uses other than light industrial and/or service and office land uses within the I1 zoning district; and

WHEREAS, it was acknowledged in the original approval process for the Subject Property and two adjacent PUD properties that, while the aforementioned properties were not necessarily unsuited for light industrial use, it was long believed that these properties would be better suited for a more intense development due to its visibility and access off the freeway; and

WHEREAS, the Subject Property has functioned as a TGI Friday's (restaurant), Oak City Sports Tavern (restaurant), and since 2013 as Jammin' Wings (restaurant); and

WHEREAS, on August 13, 2020, the Planning Commission of the City of Brooklyn Center, Minnesota received and reviewed a planning report for the proposed expansion and re-branding of the existing restaurant space into a new restaurant concept and event center with related site improvements on the approximately 3.96 acre Subject Property; and

WHEREAS, the Planning Commission of the City of Brooklyn Center, Minnesota held a

duly noticed and called public hearing on August 13, 2020, whereby a planning staff report was presented and public testimony regarding the proposal were received. Notice of such public hearing was published in the official newspaper and notices were mailed to adjacent property owners as required by City Code, and notification signage was installed on the Subject Property; and

WHEREAS, City staff reviewed the existing Joint Access and Parking Easement Agreement between the Subject Property and adjacent Country Inn and Suites to determine whether sufficient parking was available under the agreement, which allows for reciprocal use of parking and access facilities between properties, but does not include the third property under the PUD (2500 Freeway Boulevard), and found that the Applicant will need to either reduce the overall seating occupancy, or provide an operational plan to ensure minimum parking needs are met for the Subject Property and adjacent Country Inn and Suites (2550 Freeway Boulevard); and

WHEREAS, the Planning Commission of the City of Brooklyn Center, Minnesota considered the requests in light of all testimony received, the guidelines and standards for evaluating site and building plans under Chapter 35 (*Zoning*) and specifically Section 35-230 (*Plan Approval*), and Planned Unit Developments as contained in Section 35-355 (*Planned Unit Development*) of the City's Zoning Code, including compliance with the guidelines for PUDs, and the request generally complies with the general goals and objectives of the City's 2040 Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota to recommend that Planning Commission Application No. 2020-007, submitted by Wayne Brown of W K Brown LLC, be approved based upon the findings of fact in the August 13, 2020 planning report and submitted plans, as amended by the following conditions of approval:

1. **Building and Site Plan Review:** The building plans are subject to review and approval by the Building Official with respect to applicable codes prior to the issuance of permits; and the final location or placement of any fire hydrants or other fire-related building code items shall be reviewed and approved by the Fire Inspector.
    a. Any major changes or modifications made to this Site and Building Plan can only be made by an amendment to the approved Planned Unit Development and Site and Building Plan as approved by the City Council.
        i. The site plan shall be updated to reflect building setbacks, the inclusion of the property line for the BAPS overflow lot located at 2500 Freeway Boulevard, a revised parking count, and the removal of spaces from the BAPS overflow lot for clarity, as the property is not included in the Joint Access and Parking Easement Agreement.
    b. The Applicant shall comply with any and all conditions as outlined by Building Official in the memorandum dated August 5, 2020.
    c. Applicant shall revise architectural renderings to reflect breakdown of Class I and Class II building materials per each elevation.
    d. All conditions of approval as addressed under City Council Resolution No. 96-155 (*Resolution Regarding Disposition of Planning Commission Application No. 96012 Submitted by T.G.I. Friday's, Inc.*), and approved on August 12, 1996, are to remain in effect.
    e. A pre-construction conference shall be held with City staff and other entities designated by the City prior to issuance of a Building Permit.

2. **Agreements:**
    a. The Property Owner/Applicant shall execute a separate Performance Agreement with supporting financial guarantee approved by the City, which ensures the Subject Property

will be constructed, developed, and maintained in conformance with the plans, specifications, and standards comprehended under this site and building plan approval.

b. The Applicant shall work with the City and City Attorney's office to amend any PUD/development agreements on file for the Subject Property. Any required amendments shall be addressed and recorded prior to the release of any building permits.
c. The Property Owner/Applicant shall submit an as-built survey of the Subject Property, as well as any improvements and utility service lines, prior to release of the Performance Agreement financial guarantee.
d. The Applicant shall apply for and maintain a second City liquor license for the separate uses.
e. The Applicant and City shall determine necessity of a separate Entertainment License as outlined under Chapter 23 of the City Code. Irrespective of the necessity for said license, the Applicant shall provide documentation as required for issuance of an Entertainment License as part of any building permit submittal and as a stipulation of approval of the amendment to the Planned Unit Development, and operate subject to the same standards and regulations.
f. The Applicant shall work with the Brooklyn Center Police Department to address comments and recommendations outlined in the safety and security assessment memorandum prepared by Becky Boie, Crime Prevention Specialist, on September 3, 2020.

3. **Engineering Review:** The Applicant agrees to comply with all conditions or provisions noted in the City Engineer's Review memorandum, dated July 31, 2020, including:
    a. Final grading, drainage, utility, irrigation, erosion control, and as-built plans, and any other site engineering related issues are subject to review and approval by the City Engineer prior to the issuance of permits.
    b. Provide a traffic memo highlighting and documenting anticipated traffic generated by the proposed site and discussion of the parking needs on a daily use and parking for events. Said plan should also outline operational strategies to ensure maximum available parking is not exceeded and does not negatively impact adjacent uses and properties.
    c. A construction management plan and agreement is required with a separate deposit required to address any non-compliance.
    d. No work shall be conducted on the proposed pond overlook until the Applicant provides sufficient documentation to the City and Shingle Creek Watershed Commission to ensure said improvements will not impact existing wetlands and meet all requirements under the Wetland Conservation Act for work within a pond.

4. **Facilities and Equipment:**
    a. Any outside trash disposal facilities and rooftop or ground mechanical equipment shall be appropriately screened from view per City Code requirements.
    b. Any outdoor enclosures shall be constructed with materials that are complementary to the principal building.
    c. The Applicant shall furnish fixture specifications and a photometric plan as part of the Building Permit submittal and comply with all City Code provisions as addressed under Section 35-712 (*Lighting*). Applicant shall ensure adequate lighting is present throughout the parking lot and in proximity to all points of entrance and exit, and ensure any lighting is not in conflict with the adjacent hotel use.

5. **Landscaping:**
    a. The Applicant shall furnish an updated copy of the landscape plan approved under Planning Commission Application No. 96012. Said plan shall address any missing,

required plantings and proposals for replacement. All new plantings shall meet the minimum caliper and height requirements as outlined in the City's Landscape Point System Policy.

6. **Signage:** The Applicant shall submit a Building Permit application for any proposed signage, including, but not limited to the dynamic messaging sign, wall, and canopy signage. Signage is subject to the provisions of Chapter 34 (*Sign Ordinance*); however, the Applicant shall be allotted up to 200 square feet for a dynamic messaging sign subject to providing a certain percentage of screen time for public messaging and alerts. No off-site advertising is permitted.

September 14, 2020
Date

_____
Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:
whereupon said resolution was declared duly passed and adopted.

Vote on the motion to amend Resolution No. 2020-006:

Voting in favor: Chair Omari and Commissioners Daniels, Goyah, Hmong, and Daniels.

Voting against: Commissioners Koenig, and MacMillan.

Motion passed (5 in favor and 2 against).

Vote on the motion to approve Resolution No. 2020-006 as amended:

Voting in favor: Chair Omari and Commissioners Koenig, MacMillan, Daniels, Goyah, Hmong, and Daniels.

Motion passed unanimously.

Chair Omari called for a 5-minute recess.

6b) Planning Commission Application No. 2020-007 (Public Hearing)

Applicant: Wayne Brown of W K Brown, LLC

Property Address: 2590 Freeway Boulevard

Summary: The Applicant is requesting review and consideration of requests for site and building plan and Planned Unit Development amendment approvals that would allow for the expansion of an existing restaurant space into a new three-story, approximately 14,000 square foot restaurant with event center and related site improvements.

Ms. McIntosh reviewed an application from Wayne Brown LLC for site and building plan approval and PUD amendment for expansion of an existing restaurant space into a new 3-story, 14,000 square foot restaurant and event center with related site improvements. She added the subject property, Jammin Wings Restaurant, connected by breezeway to the Country Inn & Suites, would be converted to Johnny's Italian Steakhouse and Lounge, with event center space on the main and upper floors.

Ms. McIntosh stated the site plan was originally approved in 1996, as part of a 13-acre site development that was rezoned from I1 Light Industrial District to PUD-I1. This included the hotel, a T.G.I. Fridays, which is the subject property, and another restaurant to the east that was never developed. The current proposal is to construct 2 additional levels above Jammin Wings to include event and conference space, a wedding chapel, rooftop terrace, and year-round green space. The applicant is proposing that the 2nd and 3rd floors be situated to the west to avoid the costly relocation of rooftop utilities.

Ms. McIntosh stated, with regard to exterior building materials, the proposed expansion would be complementary to the existing restaurant building, with a brick and stucco panel façade as well as awnings for the Italian steakhouse feel.

Ms. McIntosh stated parking was approved in the 1996 PUD for 381 parking stalls across the 3 lots, figuring in restaurant patrons and employees as well as hotel guests and employees. She added the applicant has not provided information on the total combined numbers of employees for the restaurant and event center uses. She noted parking would need to be reviewed as part of the building approvals process, but based on current seating occupancy, 285 parking spaces would be required.

Ms. McIntosh stated the original approval included a joint parking and access agreement that allows reciprocal parking use between the subject property and the hotel but does not include the 3rd undeveloped property into the agreement; therefore, that parking cannot be counted towards additional spaces.

Ms. McIntosh stated exterior lighting is covered in the original PUD and must continue to meet those requirements. Any new or additional lighting would need to meet City Code requirements with special consideration given to lighting on the side of the building that faces hotel rooms, and sufficient lighting for patrons in the parking lot.

Ms. McIntosh stated that, whether a City entertainment license is required or not, as this is a PUD, City staff is requiring the applicant to comply with all provisions of said entertainment license under Chapter 23 of the City Code of Ordinances. This means the applicant would need to comply with all provisions, including noise restrictions after 10:00 p.m.

Ms. McIntosh stated the hotel and restaurant currently share a trash enclosure that is located mostly on the Jammin Wings property. The applicant would need to review whether the current trash enclosure and trash collection is sufficient, and whether a cover or additional screening is required, as it may be visible from above. The existing enclosure has an opaque wood fence. The applicant will need to comply with all City Code requirements.

Ms. McIntosh stated a landscape plan was approved in 1996, and the applicant will need to review that plan to ensure that they are in compliance, as well as meet the City's landscaping and plants points policy, as part of the building permit process. There are currently overgrown plants and weeds on the property that will need to be addressed.

Ms. McIntosh stated the applicant is proposing a 200-square foot digital dynamic messaging sign on the building's south elevation which faces the freeway. Other signage is requested with the steakhouse name and logo and canopy signage. City Code allows up to 15% wall signage on an adjacent wall surface for each elevation of a building. City Staff is comfortable with the messaging sign but will require that sign can be used for public messaging and alerts due to visibility from the freeway, and no off-site advertising.

Ms. McIntosh stated the applicant has indicated an intention of making improvements to the stormwater pond on the north end of the site but did not provide detailed plans. She added City Staff will not allow that to proceed until plans have been received, including necessary approvals related to wetland delineation. She noted the proposed building will need to meet all building Code and fire Code requirements, as well as provide a structural assessment to ensure the existing structure can support two additional floors. Compliance with ADA requirements and emergency access will also be required.

Ms. McIntosh stated notification of the public hearing was posted in the *Sun Post* on July 30, 2020, and notification was sent to nearby properties. A sign was posted on the site by Public Works, stating that the site is under review for redevelopment. And providing contact information for comments or questions. No public comments were received, but City Staff were contacted by Country Inn & Suites management just prior to the meeting. The hotel's Regional Manager sent an email, which indicated that, while they like the applicant and should like to have such a use, the current business operation and complaints on file indicate that the plan is unacceptable due to the current noise, garbage, and incidents of violence that occurs in the parking lot until at least 2:00 a.m., disturbing hotel guests. The Regional Manager indicated the business concept is a great idea, but without customer control, it will be a further threat to the safety of their guests. The Regional Manager provided video footage and a list of complaints.

Ms. McIntosh stated, based on City Code, City Staff recommends that the Planning Commission recommend City Council approval of the application from Wayne Brown LLC for site and building plan approval and Planned Unit Development for Jammin Wings, subject to compliance with Conditions of Approval.

OPEN TO PUBLIC COMMENTS – APPLICATION NO. 2020-007

There was a motion by Commissioner Koenig, seconded by Commissioner Daniels, to open the public hearing on Application No. 2020-007. The motion passed unanimously.

Shari Singleton stated she is the Assistant General Manager at Country Inn & Suites. She added she does not have any questions about the proposal. She noted, with the new development, parking would be even tighter than it is currently, and there would be no way to control noise and disturbance to the hotel guests.

Kristine Weeks, 6018 Ewing Avenue N, stated the email from Country Inn & Suites was well-written, and as a resident, she agrees with the hotel's viewpoint. She added it would be great to have an event center, but noise and drinking in the parking lot will continue to happen no matter what kind of precautions are taken. She noted she agrees that this will ruin the hotel's business.

MOTION TO CLOSE PUBLIC COMMENTS (HEARING)

There was a motion by Commissioner MacMillan, seconded by Commissioner Koenig, to close the public hearing on Application No. 2020-007. The motion passed unanimously.

Chair Omari called for questions and comments from Commissioners.

Ms. McIntosh stated the applicant, Wayne Brown, joined the meeting.

Chair Omari asked the applicant to provide responses to the allegations listed in the email from Country Inn & Suites, regarding the night club environment.

Mr. Brown stated there is no intention of having a night club, as this will be an event and meeting space. He added the new use will solve that problem. He added the amount of required parking will depend upon occupancy, which can be reduced to accommodate parking.

Mr. Brown stated they are not planning on having a night club. He added he has been at Jammin Wings for 7 years, and he has upgraded the building and given it curb appeal. He added he has worked with Country Inn & Suites to reduce tensions. He noted there will not be a night club anymore, because the 5-star restaurant, weddings, and meetings will improve the quality of the atmosphere, and he plans on putting a lot of money into the building, which he will not jeopardize.

Mr. Brown stated he plans to give back to the community, including an event called "grand market", to be hosted by the event center, doing community development with the Police and Fire Departments, and bring the community together.

Chair Omari stated music and noise from the rooftop open space will disturb hotel guests. Mr. Brown stated the open space will be moved 70-100 feet further away from the hotel, and he plans to do sound insulation. He added there is currently no music on the patio after 10:00 p.m., and that will be the same with the rooftop bar.

Chair Omari stated people loitering in the parking lot after functions could continue to be a problem and was expressed as an issue by the hotel management.

Mr. Brown stated people who go to weddings and meetings will not stay in a parking lot to party after the event, and most of the event center guests will be staying in the nearby hotels. He added security cameras are planned in the parking lot and a fence on the far side near the pond. He noted the pond area will be very expensive, with a beautiful bridge and aeration sprinkler, and they want to put a fence around it to prevent homeless people from sleeping in that area.

Commissioner Jones stated, to confirm, Mr. Brown is saying there will not be a nightclub environment anymore. She asked whether there will be DJ nights. She asked whether the space will only be available for weddings and events. Mr. Brown confirmed that is what is being planned.

Commissioner Jones asked whether the event center that is planned, if approved, can be changed by the applicant at any time. She asked whether the applicant could move away from the proposed events center model. Mr. Brown stated that is not in the plans. He added he is putting a lot of money into remodeling and bringing in a 5-star restaurant, and it will not be a night club, which is a scenario that he is trying to move away from.

Commissioner Koenig stated the original 1996 PUD stresses the importance of providing public benefit. He asked whether another events center is in the public's best interests, competing with Earle Brown Heritage Center, and future development at the Opportunity Site. He asked whether the Police Department has weighed in on this application. He asked whether the City is participating in financing the project. He added Mr. Brown has stated the business will not be a night club anymore, which seems to indicate that Jammin Wings is a night club, but that is not its current use.

Mr. Brown confirmed that Jammin Wings is not a night club. He added the City is not providing financial assistance.

Commissioner Koenig asked City Staff whether Public Safety has given this application any consideration. He added the staff report indicated that there is only a verbal agreement with the restaurant franchise, and the possibility that the plan could fall through after three years, and lack of Plan B if that happens.

Mr. Brown stated he has run Jammin Wings for 7 years, and if the plans fall through, he will continue to run a restaurant. He added he decided to go with Johnny's because a friend of his knows the CEO, and they are a high-quality restaurant. He noted he is unable to sign an agreement with them until he has City approvals.

Mr. Brown stated Johnny's will be able to do catering for the weddings and conferences at the events center. He added this will be a successful venture for Johnny's. He noted it will be a benefit to have fine dining in Brooklyn Center, instead of going downtown or to Maple Grove.

Commissioner Koenig stated he agrees that the possibility of a good restaurant is a positive aspect. He added, however, Mr. Brown will be operating three separate entities. He asked how the rooftop space and events only modelled on bookings will be self-sustaining. He noted Jammin Wings currently has difficulty sustaining on days other than Friday and Saturday.

Mr. Brown stated there will be a lot of people looking to book weddings, and businesses who will want to have events and conferences. He added there is a generous market, and they plan to have unique models like the 200-sq ft message board, that can be used to convey wedding messages.

Mr. Koenig asked Ms. McIntosh whether Public Safety has weighed in. He added there are legitimate concerns and what hotel management is saying has shown itself to be true. He requested clarification on why the City would compete against itself, with Earle Brown Heritage Center.

Ms. McIntosh stated she contacted one of the Code Enforcement Inspectors in her department and forwarded the plans and the Police are aware of the proposed project. She added she did not receive a formal response back from the Inspector or Police yet. She noted she is aware that there have been issues with people being outside in the parking lot after hours, and some issues with over occupancy.

Mr. Brown stated he is aware of Country Inn & Suites' comments, and he wants to be done with that. He added he is trying to move the project forward, so that will not be consistently going on. He noted he would like to move on, and elevate the business, and move forward in a positive way.

Chair Omari stated Mr. Brown's business neighbor has indicated they have had issues with people in the parking lot and loud music disturbing their hotel guests. He added this is a business neighbor that Mr. Brown plans to do business with, and their complaints have not been resolved.

Mr. Brown stated the events center will bring business to nearby hotels and other businesses in the area. He added there is a lot of history, including repeated requests for police assistance that he never received. He noted these are not issues that should be addressed at this meeting.

Commissioner Daniels stated she has visited Jammin Wings and enjoyed the amenities. She added she feels this is a really good business idea for the community. She noted, from her perspective, it will uplift the hotel.

Commissioner Daniels asked whether Mr. Brown will address concerns about safety and noise in the parking lot, and what resolution there will be to those problems. She asked whether Mr. Brown is willing to work with the City to address these issues.

Mr. Brown stated there are more security measures that would have to be taken in cooperation with the Police Department. He added, as a business owner, it is difficult to disrespect your customers and throw them out of your business.

Commissioner Daniels stated she has seen security personnel at Jammin Wings. She asked whether Mr. Brown plans to continue to have security personnel at the events center to enforce the rules and not utilize police support. Mr. Brown confirmed there will be additional security personnel, as this will be a very expensive project with an elaborate bridge and flower gardens, and it will be necessary to prevent vandalism. He added there is no doubt in his mind about the location of Brooklyn Center and where he is putting a business. He noted there will be security cameras and security personnel so that the events center will be a safe place for patrons.

Commissioner Goyah stated he has been at Jammin Wings many times and he has seen good things and he has seen not so good things, but he is okay with Mr. Brown's plans. He added he has questions about the noise issue. He added he looks forward to having a nice restaurant in Brooklyn Center.

Commissioner Daniels stated she would like to clarify that people who want to make public comment are not required to share their address. She added this was addressed at the Supreme Court level.

Mr. Gilchrist stated it is standard practice to ask members of the public to identify themselves for the record, but if they refuse to do so they will not be prohibited from providing their comments.

ACTION TO RECOMMEND APPROVAL OF PLANNING COMMISSION RESOLUTION NO. 2020-007 REGARDING THE RECOMMENDED DISPOSITION OF PLANNING COMMISSION APPLICATION NO. 2020-007 SUBMITTED BY WAYNE BROWN OF W K BROWN LLC

There was a motion by Commissioner MacMillan, seconded by Commissioner Hmong, to approve Planning Commission RESOLUTION NO. 2020-007, disposition of Planning Commission Application No. 2020-007 for site and building plan and PUD amendment approvals for the subject property located at 2590 Freeway Boulevard, known commonly as Jammin Wings Restaurant.

Voting in favor: Chair Omari, Commissioners MacMillan, Daniels, Goyah, and Hmong.

And the following voted against the same: Commissioners Koenig and Jones.

The motion passed (5 in favor to 2 against).

7. DISCUSSION ITEMS

7a) CITY COUNCIL UPDATE

Ms. McIntosh stated City Council meetings were previously conducted via Webex, and recently they switched to Zoom. She added, beginning with the next Regular Session, City Council meetings will be going back to Webex.

7b) NEXT PLANNING COMMISSION MEETING

Ms. McIntosh stated the Planning Commission's next meeting will include a review of an application from Nompeng Academy at 63rd Avenue and Noble Avenue to consolidate two properties purchased by the Academy for green space to the Nompeng Academy property. This is a requirement under the Zoning Code in situations of properties under common ownership that are adjacent to one another.

8. OTHER BUSINESS

There were no Other Business items.

9. ADJOURNMENT

There was a motion by Commissioner Daniels, seconded by Commissioner Koenig, to adjourn the Planning Commission meeting. The motion passed unanimously. The meeting adjourned at 11:00 p.m.

_____ _____

Ginny McIntosh, Secretary Peter Omari, Chair

MEMORANDUM

TO: Tim Gannon, Chief of Police

FROM: Becky Boie, Crime Prevention Specialist

DATE: September 3, 2020

SUBJECT: Jammin Wings Proposed Building Addition/CPTED of Property

On September 2, 2020, I met with the owner of the current Jammin' Wings, Mr. Wayne Brown, to review his proposed new event center and restaurant for a safety and security assessment.

Parking Lot Safety

First, we discussed the current appearance of the parking lot as there are weeds/tall grass and graffiti on the current building. Mr. Brown assured me that it would be cleaned up this weekend. The future plans for the parking lot include re-surfacing/striping to accommodate the approved occupancy of his proposed new event center. There will be an area for valet parking and stated he was still working out the details for how the valet option for patrons would work. He would like to add a fence to the far west parking lot that is adjacent to the neighboring businesses. I concur with that idea based on his plans for the parking area located behind the building (to be discussed further under landscaping).

Cameras

I recommended a minimum of twelve (12) exterior cameras be added to light poles that would encompass the entire parking lot, to include cameras on the adjacent Country Inn and Suites Hotel, as he will be using their parking lots for his patrons. There should be additional cameras added to the front of the building to ensure the safety at the entrance of the establishment. He currently has interior cameras; however, we did not enter the interior of the current building.

Lighting

The current parking lot lights meet the minimum standard. I do recommend replacing the single light heads with dual heads. Mr. Brown and I discussed adding an additional light at the far west entrance off Freeway Boulevard, including a camera located on the light pole. He also informed me that he will be adding palm trees that light up, which will also assist in keeping the sightlines visible.

Landscaping

We discussed at great length his plans for the back of the parking lot in the heavily, currently overgrown, landscaping. The plan for that area is to place a decorative fountain, gazebo and seating area outside. He will be removing all of the overgrown brush and trees to expose the area by the pond. Part of the plan for that area will include a fence that will divide the area between his property and the businesses on the west side. I would recommend a wrought iron fence, at least six (6) feet in height. He plans to also add esthetically pleasing landscaping as well.

Pass-through between Jammin' Wings/Country Inn

Mr. Brown stated that the area, which is currently dimly lit and cluttered with garbage, will be a designated smoking area. I recommend additional lighting and a camera that covers this area; the alcove is set back and he will need to ensure the safety of patrons using that area.

Event Planning

Mr. Brown has multi-use plans for the event center; once it is open, to include weddings, conventions, corporate meetings, etc. Mr. Brown stated that he would hire security for large scale events, but not weddings. However, Brooklyn Center City Ordinance 23-306 (G), in part states:

> *G.* ***Security. The licensee shall provide such private security as may be needed to ensure the entertainment events it conducts do not produce disorderly conduct, constitute an unreasonable risk to public safety, or place an undue burden on police resources****.*

This will need to be discussed further when the establishment is completed.

If you have any questions please let me know.

cc: Mr. Wayne Brown
Meg Beekman
Ginny McIntosh

From:	CX-Bloomington, MN (Jodie Grannes - Regional General Manager)
To:	Ginny McIntosh
Cc:	CX-Brooklyn Center, MN (Cheri Singleton - Front Office Manager)
Subject:	FW: Follow-up: Staff Report for the Proposed Palm Grove Expansion (Jammin" Wings / 2590 Freeway Boulevard)
Date:	Thursday, August 13, 2020 5:33:44 PM
Attachments:	A Jammin Wings Video.MOV Jammin Wings Noise Complaints as of 03.23.2020.docx

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Dear Ginny,

Thank you for connecting with Cheri regarding the hearing tonight.

The documents you sent were very helpful.

We at the Country Inn & Suites would like nothing better than to have the fantastic restaurant, as described by Wayne, attached our hotel.

Unfortunately, the nightclub environment that goes along with the plan is completely unacceptable due to the noise, garbage and violence that goes on in the parking lot all night until 2 or 3am.

People not wanting to pay the cover charge drink in the parking lot, play loud music, smash liquor bottles and fight amongst themselves 30 feet away from our guest bedroom windows. There were gunshots fired directly next to guest rooms before Covid. The police aren't interested or equipped to break up crowds of hundreds of people and feel it's they rightfully feel it's the restaurant's responsibility. The DJs the restaurant books are not receptive if we ask them to turn the music down and, if fact, they will turn it up louder. A 10pm stop on music has not been the case. The music goes until 1am and then the party moves out into the parking lot.

This has ruined our business. Adding an open air venue does sound lovely, it just means the music will carry that much easier into the attached guest rooms.

Our parking lot is already overrun with people coming to Jammin Wings to party and I can't imagine it could get any worse.

We like Wayne a lot and the business itself is a great concept, but without parking lot control, it's disastrous for our business and the safety of our guests.

Thank you for your consideration.

Jodie Grannes · Regional General Manager

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From: Ginny McIntosh <gmcintosh@ci.brooklyn-center.mn.us>
Sent: Thursday, August 13, 2020 12:50 PM
To: CX-Brooklyn Center, MN gmcintosh@ci.brooklyn-center.mn.us (Cheri Singleton - Front Office Manager) <Cheri.Singleton@countryinn.com>
Subject: RE: Follow-up: Staff Report for the Proposed Palm Grove Expansion (Jammin' Wings / 2590 Freeway Boulevard)

Thanks for the update, Cheri, and I'm sorry you received the triplex notification—I'm not sure what all happened, but I emailed our Admin with an inquiry. We have three public hearings on board, so it's sounding like you received notice for one of the other projects on for tonight.

I would appreciate it if you could join in and provide any comments you might have by then. Let me know if you have any questions in the meantime.

-Ginny

Ginny McIntosh | City Planner and Zoning Administrator
City of Brooklyn Center
6301 Shingle Creek Parkway | Brooklyn Center, MN 55430-2199
www.cityofbrooklyncenter.org | 763.569.3319 | gmcintosh@ci.brooklyn-center.mn.us

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From: CX-Brooklyn Center, MN (Cheri Singleton - Front Office Manager) [mailto:Cheri.Singleton@countryinn.com]
Sent: Thursday, August 13, 2020 12:46 PM
To: Ginny McIntosh
Subject: RE: Follow-up: Staff Report for the Proposed Palm Grove Expansion (Jammin' Wings / 2590 Freeway Boulevard)

Ginny,

Thank you for this information. We did not receive any notice regarding the Palm Grove Expansion proposal (although we did get a written notice in the mail about the two triplex locations proposed). I plan to attend the online hearing tonight. The information you sent

was forwarded on when I received it yesterday, but I haven't heard yet if our corporate team has any questions or response to the proposal.

"See" you tonight!

Cheri Singleton · Assistant General Manager

Country Inn & Suites® by Radisson
Brooklyn Center, MN

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55430, US
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From: Ginny McIntosh <gmcintosh@ci.brooklyn-center.mn.us>
Sent: Wednesday, August 12, 2020 3:30 PM
To: CX-Brooklyn Center, MN (Cheri Singleton - Front Office Manager) <Cheri.Singleton@countryinn.com>
Subject: Follow-up: Staff Report for the Proposed Palm Grove Expansion (Jammin' Wings / 2590 Freeway Boulevard)
Importance: High

CAUTION: This email originated from outside the organization. Do not click on a link or open an attachment unless you recognize the sender and know the content is safe.

Hi Cheri,

Sorry for the game of phone tag!

You can access the staff report for the proposed "Palm Grove Expansion" (2590 Freeway Boulevard) here: https://www.cityofbrooklyncenter.org/DocumentCenter/View/7933

We have three Planning Commission items on board for review tomorrow (https://www.cityofbrooklyncenter.org/index.aspx?NID=255), so if you'd like to join in to listen to the presentation and perhaps provide commentary during the public hearing for 2590 Freeway Boulevard, you can access the meeting online or by phone below:

Meeting number (access code): 141 666 5172
Meeting password: BCPC08132020Mtng
Thursday, August 13, 2020
6:00 pm | (UTC-05:00) Central Time (US & Canada) | 4 hrs

Start meeting

Tap to join from a mobile device (attendees only)
+1-312-535-8110,,1416665172## United States Toll (Chicago)
+1-415-655-0001,,1416665172## US Toll
Join by phone
+1-312-535-8110 United States Toll (Chicago)
+1-415-655-0001 US Toll
Global call-in numbers
Join from a video system or application
Dial 1416665172@logis.webex.com
You can also dial 173.243.2.68 and enter your meeting number.

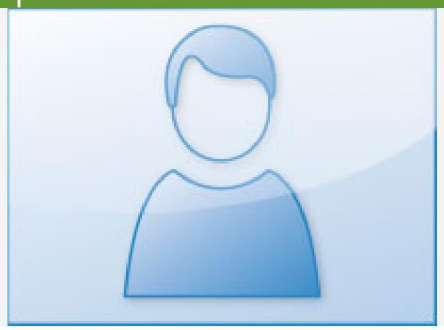
The Planning Commission meeting is scheduled to begin at **7 p.m. tomorrow** (it's noted as 6 p.m. above because we have a work session before). The request from Wayne Brown will likely not be on until perhaps around 8 p.m. at the earliest. This is a complete guess, but the first two requests are to construct a series of triplexes along Brooklyn Boulevard by a developer on two separate sites and I'm guessing it will take some time to walk through those items. You are always welcome to log on to the meeting and leave yourself on mute so you know when the item is up.

If you have any questions or would like to provide any comments in advance of the meeting (particularly as you are attached and share parking through an agreement), please let me know.

Thanks,
Ginny

Ginny McIntosh | City Planner and Zoning Administrator
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Jammin Wings Noise Complaints



Cheri Singleton wrote this entry on 14-May-2019 9:54am

We need to track noise complaints related to Jammin Wings. Please reply to this to log any complaints about noise from their music, bar in general, or noise outside. Be specific about the source/typs of noise, and include the date/time of the complaint. This information will be going to our BCPD liaison for action! :-)



Tina Sanford wrote this entry on 18-May-2019 10:29am

5/18/19 room 310 Had window open for fresh air (due to allergies) and was kept awake all night due to loud yelling and screaming from parking lot last night after bar close.



Tina Sanford wrote this entry on 19-May-2019 7:49am

5/19/19 Guest in 309 said after about 1:30 - 3 a.m. the parking lot was crazy loud bumping music, police etc. He wanted a discount on his room I told him I couldn't do that but to feel free to call Cheri on Monday a.m. I also explained to him that there is nothing we can do about the bar next door, he didn't want to hear it. I thanked him for letting us know and told him I would document his complaint.



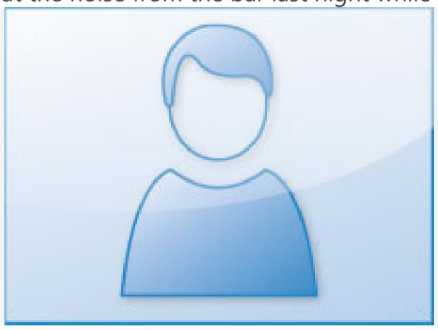
Tina Sanford wrote this entry on 19-May-2019 7:51am

5/19/19 While at the front desk I over heard a convo between several guests talking about the loud music next door, the police in the parking lot after bar hours and the ruckus in the parking lot, I am sure I will have more complaints before the day is over.



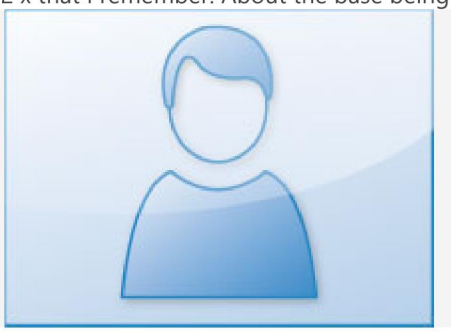
Cheri Singleton wrote this entry on 20-May-2019 7:45am

5/20/19: Guest in 224 complained about the noise from the bar last night while he was checking out.



Tina Sanford wrote this entry on 03-Jun-2019 12:57pm

Guests this weekend only complained 2 x that I remember. About the base being loud.



Cheri Singleton wrote this entry on 04-Jun-2019 12:44pm

Guest Sara Brenhaug (night of Friday 5/34) - survey comments:

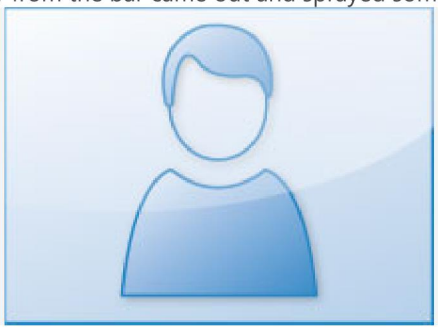
We love this hotel, this was the second time we stayed here. The only problem is that this time was a weekend and the bar next door fills the parking lot and it is very loud until the early morning making it difficult to sleep.

Improvements comments
Close down the bar next door! It really takes away from the family experience when the parking lot is so crazy cuz of the bar next door and the noise from the crowd there makes it difficult to sleep.



Tina Sanford wrote this entry on 09-Jun-2019 8:24am

6/9/2019 Room 211 came to me at check out and told me they were woke up at @ 2:30 am to a loud fight and noise from the bar. She said that the security from the bar came out and sprayed something at the crowd.



Tina Sanford wrote this entry on 09-Jun-2019 8:25am

6/9/2019

A guest came and told me there was loud engine revving late last night for about 10 minutes straight as well as loud noise in the parking lot.



Cheri Singleton wrote this entry on 11-Jun-2019 8:29am

Guest Minto Porter 6/7 and 6/8 - from survey: Very loud outside at night, Very loud when bar next door closed (scored 5/10 NPS)



Cheri Singleton wrote this entry on 11-Jun-2019 8:54am

Guest posted on TripAdvisor 6/10: The restaurant is even filthier than the hotel and has the worst service on the planet.



Tina Sanford wrote this entry on 16-Jun-2019 6:10am

6/16 @609am A guest came down and complained about the loud noise @ 100 ppl in the parking lot late at night honking horns yelling etc.



Cheri Singleton wrote this entry on 17-Jun-2019 3:28pm

6/7 and 6/8: From guest survey (Shannon Wentzel) :
Was woke up in the middle of the night from a bar fight from the bar right next door. Went on long enough to also wake the kids up.



Cheri Singleton wrote this entry on 17-Jun-2019 5:40pm

6/14 and 6/15: From guest survey (Janelle Barnier):
Because of what went on in the parking lot in the middle of the night. I was terrified. There were so many people outside around all of the cars laughing, drinking, screaming, honking horns, etc. for a LONG, LONG time. We had just bought a new car as well the day before and I was sure it would be getting damaged. We didn't know if we were even safe to leave our room. We considered calling 911 but just waited it out. The front desk the next morning told us it was a common problem from the bar next door. Seriously?! It's your parking lot! Your private property! If they're not a guest of yours, they have no business being there and the police should be called for their trespassing every single time it happens. We were told you're working on the problem, but obviously this needs to be taken care of immediately.



Tina Sanford wrote this entry on 23-Jun-2019 1:02pm

6/23/19 room 307 stated there was loud yelling and fighting in parking lot late last night. They were scared.



Tina Sanford wrote this entry on 23-Jun-2019 1:03pm

6/23/19 room 329 stated from @1am-@2:15 am there were several cop cars in the lot a fight and a lot of yelling.



Tina Sanford wrote this entry on 01-Jul-2019 8:23am

7/1/2019 AT @ 2:20 am. a man came to the door asking for water for a friend who was sprayed in the face w/ pepper spray at Jammin wings. The police showed up and had him and his friend outside. They told us they were dealing with an issue from the bar next door. They came in and let us know there was also a man sleeping in a chair out there and they gave him 30 minutes to leave in a cab. He was also from Jammin wings.



Cheri Singleton wrote this entry on 01-Jul-2019 4:54pm

7/1/19, received on booking.com: Negative: It was right beside a Wing/Music Bar that a was very loud and a bit rowdy until 3:00am.



Cheri Singleton wrote this entry on 09-Jul-2019 8:54am

Guest survey from 7/6-7: Later that night when we got back to the hotel all the parking lot spots were taken and we had to park way in the far lot because the "wings" restaurant turns into a night club at night. Luckily we were on the other side of the hotel and not next to the club/restaurant. The next day the whole parking lot including the hotels was filled with chicken wings, garbage and plastic cups. Didn't make you feel like your hotel was a nice getaway or place to stay.



Cheri Singleton wrote this entry on 09-Jul-2019 8:55am

Guest survey, night of 7/6: Hopefully the restaurant next door doesn't hurt the hotel.



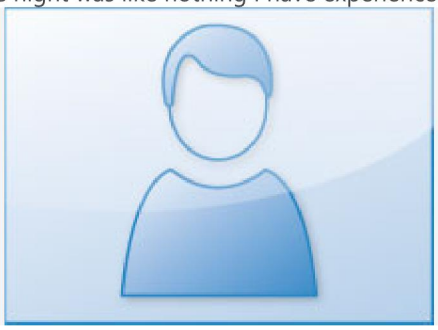
Cheri Singleton wrote this entry on 09-Jul-2019 6:44pm

TripAdvisor Review submitted 7/9: We arrived back to our hotel at midnight and came back to see the restaurant next door, which was a Chicken Wings type restaurant, jammed pack like a club with a line with security checking in at the door. Pull into the drive way and searched for a parking lot spot and didn't find any till the way far back side as the parking lot was being parked by guest of the club next door. We were all glad our room wasn't on the side of where the party was happening. Wake up the next morning and check out and walk into a disaster of the hotel parking lot with to go bags from the restaurant/club next door all over the hotel parking lot (the restaurants parking lot looked far worst). Didn't make the hotel look good.



Cheri Singleton wrote this entry on 19-Jul-2019 9:40am

From Jessica Halverson (7/12 and 7/13): Saturday night the restaurant attached had a DJ and the parking lot was filled with noise, cars racing, music, Harley's revving, etc. needless to say we saw every hour on the clock until 4am. The noise level outside in the middle of the night was like nothing I have experienced at a hotel.



Cheri Singleton wrote this entry on 19-Jul-2019 9:41am

TripAdvisor Review posted 7/18: The attached restaurant had DJ night and the noise level outside was extravagant from Midnight to 4 am.



Cheri Singleton wrote this entry on 19-Jul-2019 3:11pm

Guest survey - stay was 7/11-14: the bar next door was very loud after 2am and music could be heard from 3rd floor with air running very loudly.



Tina Sanford wrote this entry on 20-Jul-2019 8:01am

7/20/19 room 201 came down and asked for a discount due to noise in lot etc after bar closed last night into morning. He is pre paid thru price line so I told him to contact them. I offered to move his room and he refused.



Tina Sanford wrote this entry on 22-Jul-2019 4:06am

7/21 Guest from 211 at check out said there was loud yelling and horns honking and loud music in parking lot after bar close on Sat/Sun. He contacted 3rd party and wants a discount on his room.



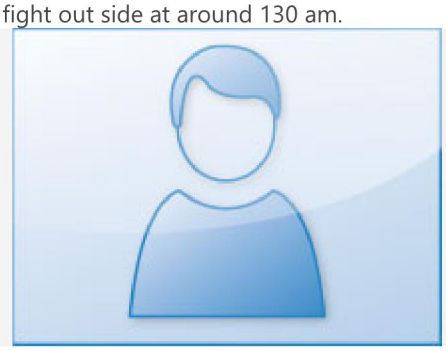
Tina Sanford wrote this entry on 22-Jul-2019 4:34am

7/22/19 103 wants to move rooms, Jammin wings kept her and her children up all night. Also can hear every step room above makes, they got no sleep at all. Until after bar close. I promised to move her to another QND2 this evening.



Ross Vee wrote this entry on 28-Jul-2019 5:41am

7/27/19 Room 105 Noise there was a fight out side at around 130 am.



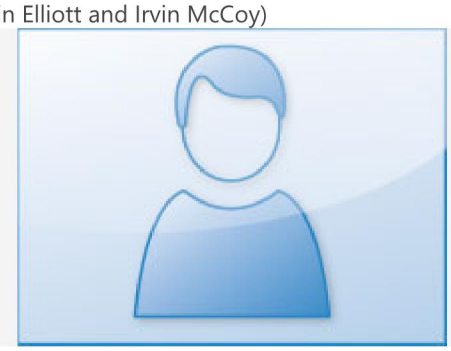
Tina Sanford wrote this entry on 28-Jul-2019 10:31am

7/28/19 room 107 at check out mentioned the loud night club next door. The noise in the parking lot and revving of engines in parking lot.



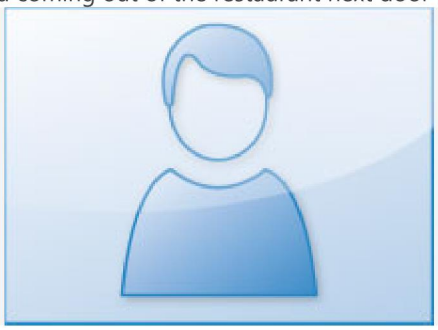
Cheri Singleton wrote this entry on 29-Jul-2019 2:00pm

7/29: Two rooms cancelled due to online reviews noting noise from the establishment next door. Each were 5 night stays, total revenue lost $1328. (Dustin Elliott and Irvin McCoy)



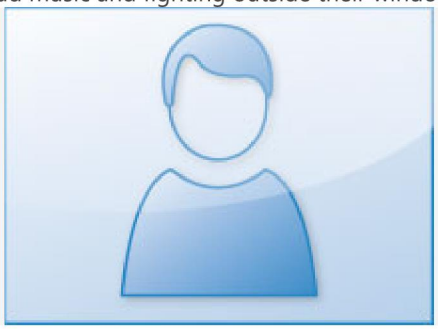
Cheri Singleton wrote this entry on 30-Jul-2019 4:42pm

7/28 - Survey by Heather Kuss: a crowd coming out of the restaurant next door woke me up around 2am.



Pavek Josh wrote this entry on 10-Aug-2019 10:04pm

8/09 - room 109 complained about loud music and fighting outside their window around 2am.



Tina Sanford wrote this entry on 11-Aug-2019 7:08am

8/11 early a.m. 302 called NA asking if we had a band playing she was awoken by loud music 12:45a.m. NA told her it was from the club next door she had an early flight and was not happy.



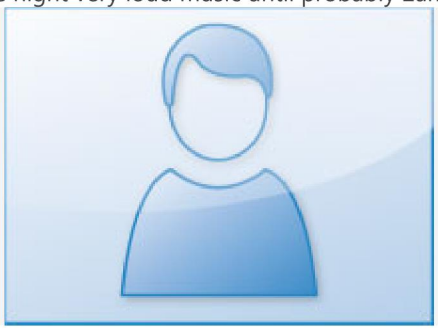
Lainy Borchert wrote this entry on 11-Aug-2019 8:55pm

8/11 guest asked to move out of room 301 due to the band playing next door last night. She said she couldn't sleep until 3:30am



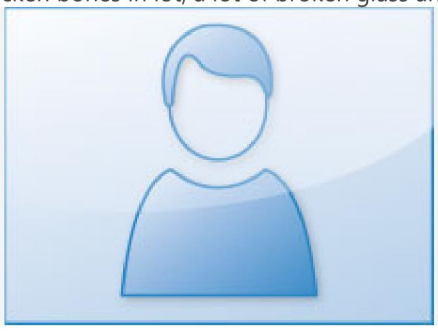
Cheri Singleton wrote this entry on 04-Sep-2019 10:16am

9/1, room 207, from survey: During the night very loud music until probably 2am could not get any sleep!



Tina Sanford wrote this entry on 04-Sep-2019 11:06am

9/4/19 Room 104 dog found many chicken bones in lot, a lot of broken glass and beer bottles in lot as well.



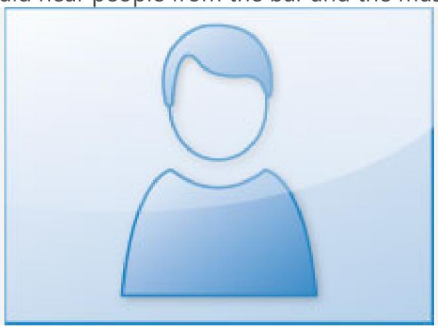
Cheri Singleton wrote this entry on 27-Sep-2019 8:56am

Survey for 103, Night of 9/20: Most times I'm there they place me towards the night club, loud music and people, no sleep.



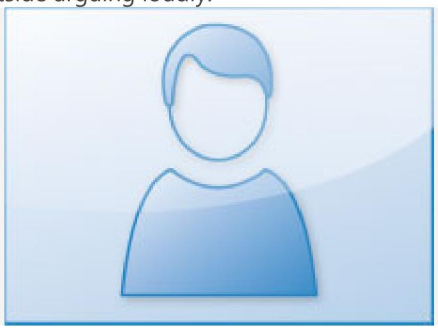
Cheri Singleton wrote this entry on 01-Oct-2019 9:35am

Expedia review, last weekend in September: If you are on the end of the hotel next to the restaurant, it is very loud! We stayed on a Saturday night and could hear people from the bar and the music until 2:30am.



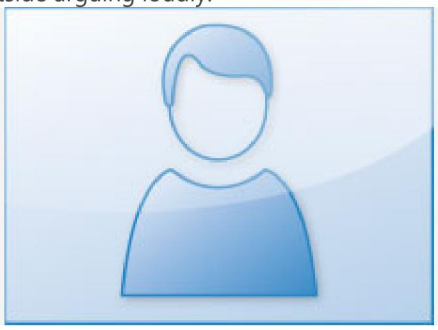
Cheri Singleton wrote this entry on 01-Oct-2019 3:16pm

Review Pro Survey night of 9/28: 2nd time staying here and this time Jammin Wings next door was bumping the music too loud and had customers outside arguing loudly.



Cheri Singleton wrote this entry on 01-Oct-2019 6:11pm

Review Pro Survey night of 9/28: 2nd time staying here and this time Jammin Wings next door was bumping the music too loud and had customers outside arguing loudly.



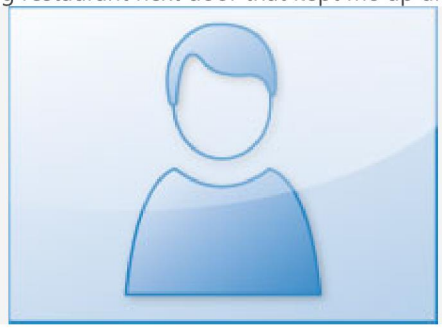
Tina Sanford wrote this entry on 25-Dec-2019 11:27am

12/25/19 Guest at check out stated that the club next door was so loud she could hear it in her room 301 as clear as day. She called FD and was told it should stop soon and was left like that, no offer of a room move etc. She is very upset. I explained to her that we are not affiliated with them in any way and apologized for the poor behavior of the club and for no offer of a room move.



Cheri Singleton wrote this entry on 31-Dec-2019 2:26pm

12/28, Rm 103: Also, there is jaminwing restaurant next door that kept me up until 3am.



Tina Sanford wrote this entry on 25-Jan-2020 8:18am

1/25/20 7:19am guest approached FD stated that the noise in the lot was very bad in the early morning hours (bar close 2am'ish) she asked if we had a park and ride back there because there were so many people and it was so loud.



Tina Sanford wrote this entry on 25-Jan-2020 8:19am

1/25/20 room 305 said the noise out front was so loud, there was a fight. he was afraid there would be gun fire, I didn't inform her that there was in the back around that same time.



Tina Sanford wrote this entry on 25-Jan-2020 8:20am

1/25/20 Police activity due to fight and gun shots in back lot.



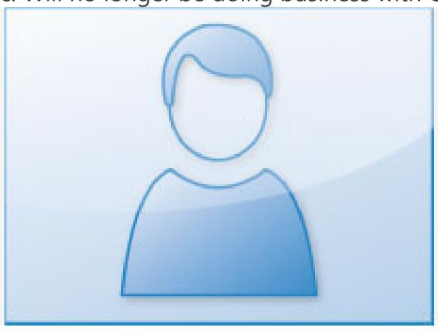
Tina Sanford wrote this entry on 25-Jan-2020 11:36am

1/25/20 Derek Johnson party came to FD stated she heard a lot of yelling etc in back lot around 2 am, she looked out and saw a fight and then gun shots. She was very scared, I assured her that this kind of thing has never happened before and that she is safe.



Fatu Konneh wrote this entry on 03-Feb-2020 8:34am

2/03/20 Tommy Carroll, Didn't get much sleep over the weekend due to music/noise he works early morning drivers. States starting next year Group One Inc. Will no longer be doing business with Country Inn because of noise.



Tina Sanford wrote this entry on 16-Feb-2020 7:42am

2/16/20 Guest in 214 was very upset about the loud noise yelling horn honking in parking lot at bar close. Wants 1/2 of her stay refunded



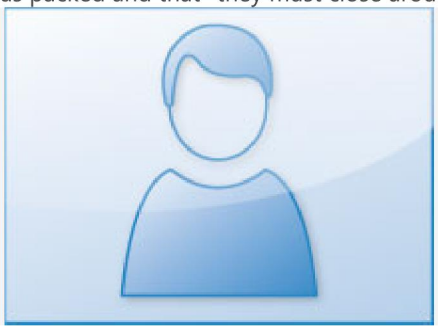
Tina Sanford wrote this entry on 16-Feb-2020 7:43am

2/16/20 109 Guest said his stay was great except for the noise from the bar next door.



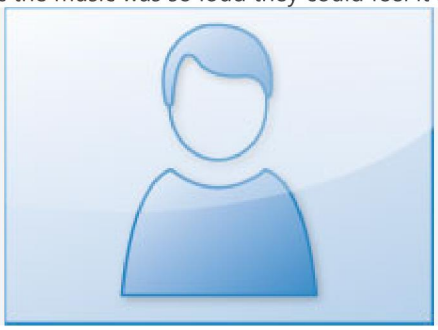
Cheri Singleton wrote this entry on 28-Feb-2020 5:28pm

Brett Howard - 2/13-2/16 - this guest left one night early AND we refunded $112+tax for one of their nights due to extreme noise complaint. He specifically stated that parking lot noise, including cars peeling out around 2am was a factor. He noted that Jammin Wings was packed and that "they must close around 2am."



Tina Sanford wrote this entry on 14-Mar-2020 7:17am

3/14/20 NA was called by room 313 bc the music was so loud they could feel it and hear it all the way in this room.



Tina Sanford wrote this entry on 14-Mar-2020 7:44am

3/14/20 324&326 Guest came to me @ 7:40am said they did not sleep most of the night due to loud base/music coming from a car in the parking lot right out front from @ 11pm- 2am. I awarded them 10,000 pts as their stay was prepaid.

Council/EDA Work Session
VIRTUAL meeting being conducted by electronic means in accordance with Minnesota Statutes, section 13D.021 Public portion available for connection by dialing 1-312-535-8110
Access Code: 1337911584
September 14, 2020

AGENDA

ACTIVE DISCUSSION ITEMS

1. Continuation of TH 252 Discussion with MnDOT
2. SAC Credit Policy

PENDING LIST FOR FUTURE WORK SESSIONS

1. Pending Items
   - Council Policy for City Charter requirement of Mayor's signature on all contracts
   - Tobacco Regulations
   - Beautification and Public Art
   - Strategic Plans for years 2018-2020 and 2021-2023
   - Council's Retreat Follow up
   - NOAH Preservation Program
   - Review Special Assessment Policy
   - Earle Brown name
   - Vehicle Tow Policy
   - Citizen's Review Committee
   - Organic Recycling

MEMORANDUM - COUNCIL WORK SESSION

DATE: 9/14/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: N/A

BY: Cournelius L. Boganey, City Manager

SUBJECT: Continuation of TH 252 Discussion with MnDOT

Recommendation:

Discussion and direction to Minnesota Department of Transportation regarding Hwy 252/94 Planning Process.

Background:

When the City Council met in work session with MN DOT representatives on August 24th, the Council expressed an interest in receiving additional project traffic data. The MNDOT project team will be at the Council worksession to respond to this request. In addition, the team would like to continue discussions to provide clarity around the Council's expectations for equity within the context of the anticipated transportation project.

Strategic Priorities and Values:

Key Transportation Investments

MEMORANDUM - COUNCIL WORK SESSION

DATE: 9/14/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: Meg Beekman, Community Development Director

BY: Jimmy Loyd, Economic Development Coordinator

SUBJECT: SAC Credit Policy

Background:

The Metropolitan Council manages the sewer system for the seven county metropolitan area. The sewer treatment system is paid for through sewer access connection (SAC) fees that are charged on a per unit basis. The units are calculated on estimated sewer usage based on the type and size of use. For example, one housing unit equals one SAC unit. A SAC unit is $2,485. The fees are charged by the Metropolitan Council to the city on new or expanding development at the time building permits are issued. Cities in turn pass the fees on to the permit holders.

SAC units run with the land. Once issued, if a business ceases operation or a housing unit is vacated the SAC units remain with the property until a new business or household occupies the premises. If the new user needs fewer SAC units than the previous user the excess credits can be captured by the city to be used citywide by other businesses. Similarly, if a building is demolished, the SAC units sit on the property unused unless the city captures them to be used citywide by other businesses.

The Metropolitan Council only allows SAC credits to be collected at the time building permits or demolition permits are issued.

Brooklyn Center is well positioned for a program to capture and reuse citywide SAC credits. This is due to the large number of vacant and underutilized properties. For the last several years the City did not collect citywide SAC credits from properties that were demolished. This means that there are dozens of unused SAC units on parcels such as the former Cracker Barrel site, the former Olive garden site, the former Brookdale Square, and the former Brookdale Ford to name a few. While the Metropolitan Council won't allow these units to be collected as credits until permits are issued on these sites, having a policy in place will ensure that the credits are collected and used in a way that supports the Council's priorities.

The City currently has 31.99 SAC credits from excess units that were collected when the Casey's convenience store was developed on a former restaurant site. Staff is seeking direction on a policy for the use of these credits.

Proposed SAC Credit Policy

While the Metropolitan Council does not regulate how the credits must be used, staff has prepared a proposed SAC Credit Policy that supports new and expanding small businesses in the community. The City currently has tools in place to incentivize new development, such as TIF; however, there are fewer tools to support small businesses. Once a building is constructed, it is not uncommon for tenants to be responsible for tenant

improvements such as bathrooms and kitchen fixtures. These types of permits often are accompanied by SAC fees, which can be costly to small businesses and add up quickly.

The proposed policy would provide half of an eligible businesses SAC units, up to a maximum of 3 units, as an incentive to opening or expanding their business in Brooklyn Center. The program focuses on small businesses with an emphasis on female, black, indigenous, person of color (BIPOC), and locally-owned businesses. The full policy is attached to this memo.

Staff is seeking direction from Council on the proposed policy.

Policy Issues:

- Does the City Council/EDA have questions or concerns about the proposed SAC Credit policy?

- Is the City Council/EDA comfortable with the proposed SAC Credit policy?

Strategic Priorities and Values:

Targeted Redevelopment

ATTACHMENTS:

Description	Upload Date	Type
SAC Credit Written Policy	9/9/2020	Backup Material

Sewer Availability Charge (SAC) Reduction Policy

Purpose: This policy aims to reduce the barriers to starting and expanding a business and completing strategic development or redevelopment projects in the City by reducing the number of Sewer Availability Charge (SAC) fees a qualified business or project is obligated to pay. It is the policy of the City of Brooklyn Center to pool paid SAC credits from demolished buildings where another use on the property is not planned within one year of demolition. The pooled credits can act as an economic development tool which can be offered to businesses and other qualified projects looking to start or expand in Brooklyn Center.

Brooklyn Center Pooling Credit Policy

A. Demolished properties that will not be rebuilt upon: If a property is demolished and there is no plan for development such as, but not limited to, property used for a roadway project, then the City will pool the SAC credits (when available) at the time the demo permit is issued.

B. Demolished property that could be rebuilt upon: If a property is demolished and development is not anticipated to occur or does not occur within one year, then the City will pool the SAC (when available) credits at the time the demolition permit is issued or within a year from the issuance of demolition permit by appealing to the Met Council.

Business Fee Reduction

The program will credit up to half of the SAC units incurred by an eligible project as assessed by the Metropolitan Council with a maximum of three (3) credits issued by the City of Brooklyn Center. For example, if a business is assessed 5 SAC units it would be eligible for a SAC fee reduction of 2.5 credits. With approval from the EDA, more credits can be awarded if the project demonstrates a financial need.

An eligible business must:

a. Have been assessed at least 3 SAC units for a new business or assessed 1 SAC credit for an expanding business and

b. Be owned (at least 25% stake) by a resident(s) of the seven-county metro area and meet at least one of the criteria below

c. Be an independently owned restaurants or other commercial business

d. Meet at least ONE of the additional requirements below:

i. Businesses currently operating in the city and are planning to expand in order to add more capacity for employment (same or new location in Brooklyn Center)

ii. Small businesses (25 or fewer full-time equivalent employees);

iii. Business owned (at least 25% stake) and/or operated by women, or persons of color.

Program Administration: Awards of credits through track one of the program will be administered by EDA staff with the Executive Director of the EDA signing-off on all final awards.

MEMORANDUM - COUNCIL WORK SESSION

DATE: 9/14/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: N/A

BY: Cornelius L. Boganey, City Manager

SUBJECT: Pending Items

Recommendation:

- Council Policy for City Charter requirement of Mayor's signature on all contracts
- Tobacco Regulations
- Beautification and Public Art
- Strategic Plans for years 2018-2020 and 2021-2023
- Council's Retreat Follow up
- NOAH Preservation Program
- Review Special Assessment Policy
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- Vehicle Tow Policy
- Citizen's Review Committee
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Background: