Council Study Session
City Hall Council Chambers
August 8, 2022

AGENDA

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

Commission Serving with Expired Terms *7/21/22*

Financial Commission – Total of 7 seats (2 vacancies + 2 expired terms)

Name	Last Appointment Date	Term Ending Date
Teneshia Kragness	1/8/18	12/31/23
Taofeek Ishola	6/10/19	12/31/21*
Emmanuel Kpaleh	6/9/20	12/31/23
Dean Van Der Werf	12/14/15	12/31/21*
(*) Term expired		

Applications Received/date applied:
Leonard Brown/6/20/22
Yolanda Hunter/1.11.21
Rose Keller/2.5.21
Christian Paese/6.29.21
Carmina Pratt/3.2.22
Kia Welsch/4.30.22

Resolution 99-110
Members' Term of Office: Members of the Commission shall be appointed by the Mayor with majority consent of the Council. The terms of office shall be staggered three-year terms, except that any person appointed to fill a vacancy occurring prior to the expiration of the term for which his or her predecessor was appointed shall be appointed only for the remainder of such term. Upon expiration of his or her term of office, a member shall continue to serve until his or her successor is appointed and shall have qualified. Terms of office for members of the Commission shall expire on December 31 of respective calendar years.

In the event an appointed Commissioner suffers from an extended illness, disability, or other activity preventing proper fulfillment of duties, responsibilities, rules and regulations of the Commission, the Commissioner may be temporarily replaced by an interim Commissioner appointedby the Mayor with majority consent of the City Council.

Housing Commission – Total of 7 seats (2 vacancies + 2 expired terms)

Name	Last Appointment Date	Term Ending Date
Paul Oman	3/12/18	12/31/18 *
De'Ja Carter	3/8/21	12/31/23
Michael Donnelly	3/8/21	12/31/23
(*) Term expired and application on file for reappointment		

Applications Received:
Moneak Curry/5.1.22
Jerry Gayflor/5.1.22
Paul Oman/11.23.20
Lovetee Polahn/5.4.22
Elizabeth Riel/12.19.19
Hashep Seka Nygard/5.1.22
Carmina Pratt/5.1.22
Nancy Seley/5.5.22
Kia Welsch/5.1.22
Florence Williams/7.20.22

Resolution 2006-47
Members' Term of Office: Members of the Commission shall be appointed by the Mayor with majority consent of the Council. The terms of office shall be staggered three-year terms, except that any person appointed to fill a vacancy occurring prior to the expiration of the term for which his or her predecessor was appointed shall be appointed only for the remainder of such term. Upon expiration of his or her term of office,a member shall continue to serve until his or her successor is appointed and shall have qualified. Terms of office for members of the Commissionshall expire on December 31 of respective calendar years.

In the event an appointed Commissioner suffers from an extended illness, disability, or other activity preventing proper fulfillment of duties,responsibilities, rules and regulations of the Commission, the Commissioner may be temporarily replaced during the temporary leave by an interim Commissioner appointed by the Mayor with majority consent of the City Council.

Park & Recreation Commission – Total of 7 seats (1 vacancy + 3 expired terms)

Name	Last Appointment		Term Endin
Travis Bonovsky	1/1/17		12/31/19 *
Gail Ebert	1/1/17		12/31/19 *
Bud Sorenson	1/1/18		12/31/20 *
Tanisha Lungelow	6/8/20		12/31/23
Paul Carey	9/27/21		12/31/22
Natalie Branch	3/8/21		12/31/24
	(*) Term expired and application on file for reappointment		

Applications Received
Travis Bonovsky/11.20.20
Gail Ebert/1.19.21
Jeffrey Noah/1.19.21
Haskep Seka-Nygaard/4.30.22
Bud Sorenson/10.1.20
Jennifer Umolac2/.10.21
Kia Welsch/5.1.22
Nyenuie Writhers/2.21.20
Joe Younglove/2.14.22

Resolution 98-13
Members' Term of Office: Members of the Commission shall be appointed by the Mayor with majority consent of the Council. The terms of office shall be staggered three-year terms, except that any person appointed to fill a vacancy occurring prior to the expiration of the term for which his or her predecessor was appointed shall be appointed only for the remainder of such term. Upon expiration of his or her term of office,a member shall continue to serve until his or her successor is appointed and shall have qualified. Terms of office for members of the Commissionshall expire on December 31 of respective calendar years.

In the event an appointed Commissioner suffers from an extended illness, disability, or other activity preventing proper fulfillment of duties,responsibilities, rules and regulations of the Commission, the Commissioner may be temporarily replaced during the temporary leave by an interim Commissioner appointed by the Mayor with majority consent of the City Council.

Planning Commission – Total of 7 seats (1 vacancy + 3 expired terms)

Name	Last Appointment	Term Ending Date
Peter Omari	3/9/20	12/31/21*
Kau Guannu	9/21/21	12/31/22
Alexander Koenig	1/1/18	12/31/21
Alfreda Daniels	6/8/20	12/31/22
Paris Dunn	5/10/21	12/31/21
Stephanie Jones	6/8/20	12/31/22
(*) Term expired and application on file for reappointment		

Applications Received:
Randy Christensen/3.25.22
Peter Omari/1.14.22
Joanne Riel/12/16/19
Haskep Seka-Nygaard/4.30.22
Stephen Schonning/5.27.22
Kia Welsch/5.1.22

Resolution 95-82
Members' Term of Office: Members of the Commission shall be appointed by the Mayor with majority consent of the Council. The terms of office shall be staggered two-year terms, except that any person appointed to fill a vacancy occurring prior to the expiration of the term for which his or her predecessor was appointed shall be appointed only for the remainder of such term. Upon expiration of his or her term of office amember shall continue to serve until his or her successor is appointed and shall have qualified. Terms of office for members of the Commissionshall expire on December 31 of respective calendar years.

In the event an appointed Commissioner suffers from an extended illness, disability, or other activity preventing proper fulfillment of duties,responsibilities, rules and regulations of the Commission, the Commissioner may be temporarily replaced during the temporary leave by an interim Commissioner appointed by the Mayor with majority consent of the City Council.

2022 Attendance Planning Commission

Meeting Dates	Meeting Type	A. Koenig	P. Omari	A. Daniels	S. Jones	P. Dunn	K. Guannu	
1/13/2022	Regular	P	P	P	P	UE	P	
2/10/2022	CANCELLED							
3/10/2022	CANCELLED							
4/14/2022	CANCELLED							
5/12/2022	CANCELLED *No Quorum*	E	P*	P*	UE	UE	UE	*Had confimed they would be present prior to cancellation
6/9/2022	CANCELLED *No Quorum*	E*	E	UE	P	E	P	*Chair Koenig provided same day/hour notice of absense
6/23/2022	Regular	E*	P	UE	P	P	P	*Chair Koenig provided same day/hour notice of absense
7/14/2022	CANCELLED *No Quorum*	P	E	UE	P	E	P	
8/11/2022	Regular		E					
9/8/2022	Regular		E					
10/13/2022	Regular							
11/10/2022	Regular							
12/8/2022	Regular							
	UNEXCUSED (Regular Meeting):							
	PERCENT ATTENDANCE:							
P	= Present							
E	= Absent/Excused							
UE	= Absent/Unexcused							
	= Not Appointed Yet							
	= Cancelled Meetings							
	=No longer active Commissioner							

Sister City Commission – Total of 5 seats (No vacancies + 4 expired terms

Name	Last Appointment	Term Ending Date
Issa Mansaray	3/12/18	12/31/22
Fatu Magassouba	8/26/19	12/31/21
Jacob Saffert	3/12/18	12/31/19*
Sheku Samba	3/18/18	12/31/18
Tashawna Williams	3/12/18	12/31/20*
(*) Term expired and application on file for reappointment		

Applications Received:
Amayanvbo Loveth/1.28.22
Moneak Curry/5.1.22
Jacob Saffert/2.14.22
Kia Welsch/5.1.22
Eramus Williams/1.28.22
Tashawna Williams/3.2.22

Resolution 2015-159

ARTICLE III.

MEMBERSHIP. Section 1. The Commission shall consist of five (5) members who shall be appointed by the City Council uponrecommendation of the Mayor.

Section 2. The initial appointments to the Commission shall be for one, two, three, four, and five-year terms, and thereafter allappointments shall be for a term of five years or until a successor is qualified.

Section 3. Vacancies shall be filled for the unexpired term in the same manner as the original appointment.

CITY COUNCIL MEETING
City Hall Council Chambers
August 8, 2022

AGENDA

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.

a. Open Forum information

- per 2022 Council Retreat Agreement
- Limited to 15 minutes
- Limit all comments to 2 minutes per person
- Time for thoughts, ideas, feedback that is unrelated to council meeting agenda items
- Show and verbally share other opportunities for sharing

2. Invocation (Butler) - 7 p.m.

3. Call to Order Regular Business Meeting

The City Council requests that attendees turn off cell phones and pagers during the meeting. A copy of the full City Council packet is available to the public. The packet ring binder is located at the podium.

a. Council Norms

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 the following minutes:

- *7/18/2022 - Joint City Council/Financial Commission*
- *7/25/2022 - Study Session*
- *7/25/2022 - Regular Session*

b. Approval of Licenses

- Motion to approve the licenses as presented.

c. Approval of State of Minnesota Joint Powers Agreement and Court Data Services Agreement

d. Planning Commission Application No. 2022-004 for the Re-Plat, Re-Zoning, and Establishment of a Planned Unit Development, and Amendments to the Zoning Code and 2040 Comprehensive Plan to Allow for the Re-development of the Former Sears Site (1297 Shingle Creek Crossing)

(i) Motion to adopt a resolution regarding Planning Commission Application No. 2022-004, for approval of a preliminary and final plat, site and building plan, Zoning Code amendment, re-zoning and establishment of a Planned Unit Development for the Subject Property located at 1297 Shingle Creek Crossing, and commonly known as the former Sears site, and a recommended amendment to the City's 2040 Comprehensive Plan to allow for a future land use re-designation of the Subject Property from Transit-Oriented Development (TOD) to Business Mixed-Use (B-MU), based on the findings of fact and submitted plans, and as amended by the conditions of approval in the resolution.

(ii) Motion to approve a first reading of an ordinance amending Chapter 35 of the Zoning Code of Ordinances regarding the zoning classification of the Subject Property located at 1297 Shingle Creek Crossing and set the second reading and public hearing for August 22, 2022.

e. Certification of Results of Citizen Petition for Charter Amendment

- motion to accept Certification of Results of Citizen Petition for Charter Amendment

f. Resolution Identifying the Need for Livable Communities Demonstration Account (LCDA) Funding and Authorizing Application for Grant Funds

- Motion to approve the resolution identifying the need for Livable Communities Demonstration Account (LCDA) funding and authorizing the submission of application for grant funds.

7. Presentations/Proclamations/Recognitions/Donations

a. Presentation from MPLS Regional Chamber

Staff is requesting that the City Council hear and accept a presentation by the MPLS Regional Chamber regarding the role they play in working with the City on advocacy issues at the state legislature.

b. Beautification and Environmental Stewardship Update

- Motion to accept the presentation

8. Public Hearings

a. Planning Commission Application No. 2022-003, Submitted by Alatus LLC,

Project for Pride in Living, and Resurrecting Faith World Ministries, for a Re-plat, Zoning Code Amendment, Re-zoning and Establishment of a Planned Unit Development to Allow for a Phase I Redevelopment of the City's Opportunity Site (2500 County Road 10 and 5900 Shingle Creek Parkway)

(i) Motion to adopt resolution regarding Planning Commission Application No. 2022-003, for approval of a preliminary and final plat, Zoning Code amendment, re-zoning and establishment of a Planned Unit Development, and site and building plan approvals for Sites 1A, 2, 3, and 4, as contemplated in the submitted plan sets, for the Subject Property located at 2500 County Road 10 and 5900 Shingle Creek Parkway, based on the findings of fact and submitted plans, and as amended by the conditions of approval outlined in the related Council resolution.

(ii) Motion to approve a first reading of an ordinance amending Chapter 35 of the Zoning Code of Ordinances regarding the zoning classification of the Subject Property located at 2500 County Road 10 and 5900 Shingle Creek Parkway, and set the second reading and public hearing for August 22, 2022.

9. **Planning Commission Items**
10. **Council Consideration Items**
11. **Council Report**
12. **Adjournment**

We Agree To

Internal Council Relations – Norms for 2021 – Practiced for next 90 days

- Seek to not repeat or re-iterate points that were already shared
- Engage in discussion and sharing alternate perspectives *without* weaponizing other people's words
- Recognize others with "What I heard you say is _____, with your permission, I'd like to move forward now."
- Call for consensus when it's time to make a decision.
- Allow new solutions in a time of dynamic change, process: (1) name the problem (2) find the process to resolve (3) have the discussion (4) make a decision.
- After open discussion, close down the chat during council chamber discussion (*need to vote on it).

Council Regular Meeting

DATE: 8/8/2022

TO: City Council
FROM: Dr. Reggie Edwards, City Manager
THROUGH: N/A
BY: Barb Suciu, City Clerk

SUBJECT: Approval of Minutes

Requested Council Action:

- Motion to approve the following minutes:

- *7/18/2022 - Joint City Council/Financial Commission*
- *7/25/2022 - Study Session*
- *7/25/2022 - Regular Session*

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

Inclusive Community Engagement:

None

Antiracist/Equity Policy Effect:

None

Strategic Priorities and Values:

Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
7.18 JT CC/FC Meeting	8/2/2022	Backup Material
7.25 Study Session	8/3/2022	Backup Material
7.25 Regular Session	8/3/2022	Backup Material
7.25 Work Session	8/3/2022	Backup Material

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

JOINT WORK SESSION
JULY 18, 2022
VIA ZOOM

1. CALL TO ORDER

The Brooklyn Center City Council/Financial Commission Joint Work Session was called to order by Mayor Elliott at 6:33 p.m.

2. APPROVAL OF AGENDA

There was a motion by Mayor Elliott and seconded by Councilmember Butler to approve the agenda. Motion passed unanimously.

3. OVERVIEW/INTRODUCTIONS

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, Kris Lawrence-Anderson and Dan Ryan were present.

Also present was Financial Commission Chair Teneshia Kragness and Commissioner David Dwapu

Not present were Financial Commissioners Taofeek Ishola, Emmanuel Kpaleh, Abate Terefe, and Dean Van Der Werf.

Also present were City Manager Reggie Edwards, City Clerk/Interim Assistant City Manager Barb Suciu, Communications and Community Engagement Manager/Interim Assistant City Manager Angel Smith, Director of Finance and Fiscal Services Angela Holm, City Engineer Mike Albers, and Director of Public Works Elizabeth Heyman.

4. CAPITAL IMPROVEMENT PLAN 2023-2037

4a. CAPITAL IMPROVEMENT PLANS

City Manager Reggie Edwards explained Andy Splinter served as the Interim Finance Director. There were two stand-out candidates throughout the hiring process, and two people were brought on. Angela Holm now serves as Director of Finance and Fiscal Services. Dr. Edwards pointed out capital improvements are the most expensive initiative of an entity. Therefore, it is important to address the topic early on. He summarized the item and invited Director of Public Works

Elizabeth Heyman to continue the Staff presentation.

Director of Public Works Elizabeth Heyman stated a Capital Improvement Plan (CIP) is future intent of City capital projects over the next 15 years. It is developed by prioritizing a list of capital projects based on anticipated needs in the coming years. The initial focus is on the first three or four years. 2023 projects will be incorporated in the requested 2023 budget.

Ms. Heyman stated the CIP includes public utilities, street improvements, park and trail improvements, and Capital Maintenance Building Program (CMBP). There are various funding sources such as utility fees, special assessments, franchise fees, Municipal Street Construction Aid, a portion of local government aid, liquor operations, and more.

Ms. Heyman pointed out the high-level themes of CIP driving the decision making includes setting a plan for future park and CMBP improvements, continuing the ongoing investments in street and utility infrastructure, and coordinating CIP projects with the Opportunity Site.

Ms. Heyman showed a slide highlighting some new projects. The Park Capital Planning Study is a new line item for 2023 with a total project cost of $300,000. The CMBP Evaluation Study is planned for 2023 with a total project cost of $150,000. Hazardous tree management and reforestation will be a ten-year plan starting in 2023 and would cost approximately $150,000 per year.

Councilmember Lawrence-Anderson asked what the City is going to do to help homeowners with tree maintenance. Ms. Heyman stated it costs about $1,200 to remove a tree and grind the stump. Therefore, the line item may need to be increased to assist homeowners.

Councilmember Lawrence-Anderson asked how many trees included in the hazardous tree management and reforestation are in the yards of residents. She noted the cost would likely be closer to $3000 to $5000. Ms. Heyman stated she can get another estimate for tree removal and look into how many trees are in the yards of residents.

Dr. Edwards stated they need to start putting away some funds while they do planning and inventory to prepare to address the issues. Councilmember Lawrence-Anderson pointed out an assessment could be beneficial and provide options to the homeowner.

Councilmember Ryan noted as the special assessments go on, it would be beneficial to establish a sort of tree trust where they set aside a modest amount of money that could be access by homeowners to pay for tree management.

Commissioner Kragness stated as a homeowner, she got estimates for tree removals, and her estimates were around $2,000. Councilmember Lawrence-Anderson noted the City has more bargaining power than individuals.

Mayor Elliott asked if the City does a bidding process to determine tree removal. Ms. Heyman stated it depends on how the contract is set up.

Commissioner Dwapu asked when a project becomes a capital project. Ms. Heyman stated it is usually something that is a capital generator and/or when the project costs more than $50,000.

Dr. Edwards pointed out the tree management isn't necessarily something that generates capital, but it is a known upcoming cost for the City.

Ms. Heyman added there are a number of projected street improvements such as 50th Avenue, 51st Avenue, Knox Avenue, James Avenue, 54th Avenue, and Orchard Lane East. The first three years of the CIP includes Knox, James, and 54th Avenue area improvements in 2023, Orchard Lane East improvements in 202, 65th Avenue trunk storm sewer rehabilitation in 2024, Orchard Lane West area improvements in 2025, Humboldt Avenue reconstruction in 2025, 69th Avenue reconstruction in 2026, and the TH 252/66th Interchange and 70th Pedestrian Overpass in 2026. She noted there is about six percent considered for inflation.

Mayor Elliott stated inflation is about three percent on average. City Engineer Mike Albers stated they have looked at the typical construction costs in the area monthly. They use the most recent assessments for estimates. The construction cost index has varied a lot over the past few years. They use the index to adjust the costs. It has been as low as 0 and as high as 5. The construction cost index doesn't completely follow inflation numbers, but there are similar trends. He noted metal costs have increased significantly.

Councilmember Ryan pointed out inflation varies greatly over time and it doesn't make sense to look at average inflation over a long period of time. The best prediction is looking at the trends for the last year or so. Supply chain considerations would also point to a six percent consideration for inflation.

Director of Finance and Fiscal Services Angela Holm noted the presentation is entirely projections and is based on the best information currently available. The estimates will be updated as time goes on.

Ms. Holm explained the capital improvements fund policy includes a general fund transfer of audited year-end unassigned fund balance above 52 percent of next year's general fund operating budget, liquor operations transfer of audited year-end liquor fund unrestricted cash balance then exceeds two months of next year's operating budget and one year of budgeted capital improvement needs, local government aid received in the amount o $650,000 or half of the amount received by the City, whichever is greater, and other outside sources of revenues such as grant funds.

Ms. Holm showed a bar graph of cash flow analysis for the capital improvements fund and the cash flow analysis of the MSA fund. Dr. Edwards noted 2022 has a healthy balance, and they will look to replenish their emergency fund.

Commissioner Kragness asked if they were able to recognize the 52 percent transfer. Ms. Holm confirmed they recognized the 52 percent transfer, but she would have to look back at the documents from the audit for more information.

Councilmember Ryan asked if they should consider a point increase to the capital fund if the funds are available. Ms. Holm stated it would be prudent, but they are very early on in the process. Councilmember Ryan stated the negative cash fund balance is alarming. Ms. Holm agreed with him, but it is quite a ways out to project.

Ms. Holm showed a table and a graph with information about the street reconstruction fund and the cash flow analysis. She then showed a graph of the special assessments fund cash flow analysis. Over time, the expenditures will increase over the cash balance, but there is time to plan for it. Dr. Edwards noted they will have upcoming conversations on franchise fees.

Ms. Holm showed a table of the 2023 utility projects broken down by storm water, sanitary sewer, water, and streetlights. As for the CIP impact on utility funds, cash flows show the impact of the CIP plan on utility funds. Details will be further covered in the review of utility funds budgets and rates.

Ms. Holm showed a graph of the cash flow analysis of the water fund over the next several years including the capital outlay, ending cash balance, and the minimum targeted balance. The minimum targeted balance is three months of operations, following year debt services and 10-year average internal funded capital. There is a bit of a dip in the ending cash balance in 2023, and that will be considered in the budget process.

Ms. Holm showed a cash flow analysis graph of the sanitary sewer fund. The proposed expenditures are very low over time, but it is hard to predict what will happen with the sewer system.

Councilmember Ryan asked if the City has been given a projection of upcoming fees for sewers. Ms. Holm stated she hasn't come across the information. However, she will look for the information to share with the Council.

Ms. Holm showed a graph of the cash flow analysis of the storm drainage fund. There is a currently high cash balance, and it starts to level out around 2028. Councilmember Lawrence-Anderson asked if the dips are based on today's pricing or if inflation is included. Ms. Holm stated the projections are based on today's price per gallon.

Ms. Holm showed a table comparing the City's utility rates to some surrounding cities. Brooklyn Center is very inexpensive for both 2022 and 2023 in comparison to cities with a similar size. The other city's data is based on 2020 costs.

Dr. Edwards pointed out the comparison cities were established by the Council well over ten years ago. The cities have been consistently used for comparisons over the years. The cities include White Bear Lake, Fridley, Roseville, Maplewood, Shoreview, Richfield, Golden Valley, Crystal, and New Hope. Councilmember Ryan noted the cities were selected based on the age of housing stock, population, and proximity to Minneapolis.

Commissioner Dwapu asked if it would be prudent to look at other cities. Dr. Edwards stated it would be beneficial to keep the same cities for a consistent comparison over time. The criteria in comparison to Brooklyn Center has also stayed very similar. Brooklyn Park, however has a similar population, but it is not similar in size or housing stock.

Councilmember Ryan noted Brooklyn Park has several newer projects impacting their costs. Also, cities such as Golden Valley and Richfield have decided to buy water from Minneapolis. It has proven Brooklyn Center made a more cost-effective choice by using a different water source.

Ms. Heyman agreed the age of the housing stock is very important in comparisons because the cities have to use similar amounts of money to keep up their buildings and residences.

Mayor Elliott stated Commissioner Dwapu is asking if it would be worth reassessing the comparison cities. It may be worth considering. Councilmember Ryan stated the comparisons need to stay consistent for the comparisons to remain valid over time.

Councilmember Lawrence-Anderson stated newer cities will have newer infrastructure such as newer pipes which would impact the costs. They could compare Brooklyn Center to newer cities for fun, but not for consistent rate comparisons.

Commissioner Dwapu stated the water quality should also be considered because some apartments have poor water quality. Councilmember Graves pointed out they built a new water treatment facility a few years ago. Therefore, it is cleaner and healthier than in the past. There may be issues of buildup in pipes in certain buildings.

Councilmember Ryan stated the Minnesota Department of Health tests the City's water quarterly, and any serious concerns with the water would arise during those tests. Dr. Edwards stated he would get information about the poor water quality mentioned by Commissioner Dwapu and have a Staff go there.

Mr. Albers noted the City owns the central pipes under the roadways, but individual homeowners are responsible for the pipes under one's yard and house. A plumber can come in and clear out the private pipes if needed.

Ms. Holm showed a slide depicting the street light fund's cash flow analysis. There aren't any long-term capital outlay projects, so the ending cash balance increases significantly over time.

Ms. Holm explained anticipated bond issues based on capital investment needs include levy and assessments for street reconstruction and user fees would cover water, sanitary sewer, and storm sewer. She showed a slide with a table providing information about anticipated debt issues.

Ms. Holm added, in summary, there would be $4.56 million in debt issuances over the next two years. The Neighborhood Construction Program is a driving factor. There is not currently a project in need of bonding in 2023. The slide also listed the projected property tax levy and the quarterly utility bills.

Commissioner Dwapu asked about the irrigation costs and the $220,000 item listed.

Ms. Heyman stated the presentation is focused on new line items. Part of the infrastructure with the irrigation is no longer being supported by the vendor they use. They will have to upgrade some components to be able to speak to controllers in the field. The $220,000 is more of a continuation of the carpet and painting project in City Hall. They want to make sure they are continuing the investment across the rest of the City buildings.

Councilmember Lawrence-Anderson stated she believes they don't have enough street lights. She asked what type of lights they are using. Solar probably isn't an option due to the cold weather. She asked what the policy is on lighting. Mr. Albers stated the policy includes lighting up intersections and mi-blocks when longer than 700 feet. They are in the process of converting lights to LED. Some lights are owned by Xcel Energy.

Councilmember Lawrence-Anderson asked if the current policy is the best policy for the City. It may be something to consider in the future.

Mayor Elliott asked if there is a map streetlights in the City. Mr. Albers stated they can create a map showing which ones they own and the ones Xcel Energy owns. They would need an updated map from Xcel. They could also put information about if the light is LED.

Councilmember Lawrence-Anderson asked if Woodbine is the last major street reconstruction and if they are starting over. Mr. Albers stated some roads still need to be reconstructed, but they are mostly County roads.

Councilmember Ryan stated the cash balance increases in the streetlight fund, and it might be helpful to use some of the funds for additional streetlights in the Opportunity Site. Ms. Holm agreed Staff is looking at the various CIP and seeing where projects can overlap.

Commissioner Kragness asked how they are going to rebuild the emergency fund. Dr. Edwards stated rebuilding the emergency fund is separate from the capital projects. They will replenish it from excess in the budget.

Mayor Elliott asked why some of the fund costs are lower. Mr. Albers stated as they have new projects, some costs are lower because they already did improvements there. For example, they don't need new insulation because they already installed a certain kind the first time around.

Councilmember Ryan asked if the capital emergency fund balance was able to be drawn from. Dr. Edwards confirmed the capital emergency fund balance was able to be drawn from.

5. INDIVIDUAL CAPITAL PROJECTS FUND

5a. INDIVIDUAL FUNDS

- Capital Improvement Fund
- Municipal State Aid Fund
- Street Reconstruction Fund
- Special Assessment Fund
- Overview of Utility Funds

6. ADJOURN

There was a motion by Councilmember Graves and seconded by Councilmember Butler to adjourn the meeting. Motion passed unanimously. The Brooklyn Center City Council/Financial Commission adjourned at 7:59 p.m.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) ss. Certification of Minutes
CITY OF BROOKLYN CENTER)

The undersigned, being the duly qualified and appointed City Clerk of the City of Brooklyn Center, Minnesota, certifies:

1. Attached hereto is a full, true, and complete transcript of the minutes of a Joint City Council/Financial Commission of the City of Brooklyn Center held on July 18, 2022.

2. That said meeting was held according to due call and notice thereof and was duly held at Brooklyn Center City Hall.

3. That the City Council adopted said minutes at its August 8, 2022, Regular Session.

_____ _____

City Clerk Mayor

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
JULY 25, 2022
CITY HALL – COUNCIL CHAMBERS

CALL TO ORDER

The Brooklyn Center City Council met in a Study Session called to order by Mayor Mike Elliott at 6:06 p.m.

ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were Community Development Director Meg McMahan and City Clerk Barb Suciu.

CITY COUNCIL DISCUSSION OF AGENDA ITEMS AND QUESTIONS

City Clerk Barb Suciu explained there were some differences between the printed agenda and the online agenda.

Mayor Elliott asked why the items are being removed. Ms. Suciu stated Staff made a mistake with the item, and it was meant to be removed. Mayor Elliott asked why the item was meant to be removed. Ms. Suciu stated Staff discussed and decided it made more sense to bring the items up on another agenda. Mayor Elliott asked why. Ms. Suciu stated Dr. Edwards will likely not be able to speak to the items that evening, so it should be brought to the Council when he is present for the presentation.

Mayor Elliott asked what the timeline is for the Planning Commission item. He noted he may not be present for the presentation. Community Development Director Meg McMahan stated the City is obligated to review the item within 60 days, and it was extended to 90 days. The applicants are present as well as the City Planner. Mayor Elliott asked if they would vote on the item that evening. Ms. McMahan stated she would check on the answer to the question.

Councilmember Butler asked if the Novus Agenda is up-to-date. Ms. Suciu confirmed the correct agendas are online.

MISCELLANEOUS

COMMISSION APPOINTMENTS

Mayor Elliott stated he has done a lot of committee work, so he hasn't gotten the information to Staff to be included in the packet. They are still working on interviews.

Ms. McMahan stated she found the information requested by Mayor Elliott. The application has already been extended twice, so they have to take action before September 21, 2022. There is also urgency on the applicant's part because they want to break ground this year. Mayor Elliott stated he wants to be present for the discussion, so the item should be moved.

Councilmember Lawrence-Anderson asked where the item would be moved to. Mayor Elliott stated he would not be present at the meeting.

Ms. McMahan pointed out the Opportunity Site will be presented at the next meeting, so they don't want to have two extensive presentations and discussions together. Mayor Elliott asked if the items could be pushed back. Ms. McMahan stated she would not recommend pushing either of the presentations back as the projects are already delayed.

Mayor Elliott proposed a special meeting to hear the presentation. Ms. McMahan stated Staff would look for additional dates if requested by the Council.

Councilmember Ryan stated if the item is important to Mayor Elliott, then he should change his schedule to be present for the scheduled presentation. Pushing back development could have negative consequences for the developer and the City. There will still be a quorum when Mayor Elliott leaves the meeting.

Councilmember Lawrence-Anderson asked if the applicants were rescheduled from the last meeting because there wasn't a quorum. Ms. McMahan confirmed the applicants were asked to move the presentation because only three Councilmembers were supposed to be at the last meeting.

Mayor Elliott stated they could receive the presentation that evening and vote on the matter at the next meeting. Councilmember Lawrence-Anderson stated she would like to find a compromise while respecting the applicants.

Councilmember Graves stated she agrees with Councilmember Lawrence-Anderson. Councilmember Ryan stated he believes they should vote on the matter that evening because they will still have a quorum after the presentation.

Councilmember Lawrence-Anderson stated she would like to know the recommendations for the commission appointment before the meeting so the applicants could be reviewed before the meeting. She noted she requested to be part of the interview process, but she has not been invited. The commissions need to meet quorum.

Councilmember Ryan agreed he would like to review the applications to make a more informed decision on the recommendations. He referred to the Council's standing rules regarding Work Session procedures. He asked for the Council to confirm they would follow the rules to expedite

the Work Session process.

Mayor Elliott confirmed the Council is on the same page in terms of Work Session and Open Forum.

Councilmember Ryan stated he would read the paragraph describing the Work Session procedures from page 103 of the City Council Manual. Mayor Elliott stated he would summarize the paragraph. He stated the public comment would be limited in time, be addressed to the presiding officer, and remain on topic up for discussion. Councilmember Ryan stated all questions and comments should be addressed to the presiding officer and not to anyone Councilmember or Staff person.

DISCUSSION OF WORK SESSION AGENDA ITEMS AS TIME PERMITS

IMPLEMENTATION COMMITTEE DISCUSSION

Mayor Elliott explained it is the role of the Implementation Committee to work toward the initiatives presented in The Daunte Wright and Kobe Dimock-Heisler Community Safety and Violence Prevention Act to transform the community and public safety. He noted several instances of police violence. They are working to enact new policies to build trust and promote fairness.

Mayor Elliott stated he has addressed issues in the meetings with City Staff in an attempt to heal the Implementation Committee. A facilitated conversation is needed to move forward constructively.

Councilmember Ryan stated the discussion is not about the work of the Implementation Committee or the clear acts of police violence. Instead, it is about the conduct of the Implementation Committee Chair toward City Staff. The City Council should focus its efforts on a code of conduct. He noted his support of the City Manager's withdrawal of City Staff from the Implementation Committee. A Staff member was treated with profound disrespect and bullying at the June 23 meeting by the Chair, and it was not in line with the values of the City.

Councilmember Ryan added the Committee has failed to provide its primary charge which was to provide recommendations to the City Council. From the time the Act was passed, there was a deadline of 180 days, which was more than one year ago. The Mayor was not open to amending the 180 days.

Mayor Elliott agreed the Act has a deadline of 180 days but also on an ongoing basis. He agreed they are working to provide recommendations soon. Additionally, Councilmembers did have the opportunity to provide feedback and changes to the Act, although it was a short period.

Councilmember Butler noted it was time for Informal Open Forum.

Councilmember Lawrence-Anderson added she has more comments for the discussion after the

regular agenda. Mayor Elliott stated he would not be present at the time of the continued discussion.

Councilmember Graves noted Mayor Elliott made ten minutes of introductory comments which did not allow for time for the other members of the Council to discuss. She stated she has put together several recommendations and was hoping to have a robust conversation with the Implementation Committee. Councilmember Graves apologized for her absence at the last meeting as she was too sick to attend. She added she looks forward to sharing her ideas with the Councilmembers that have chosen to be present for the entirety of the meeting.

ADJOURN STUDY SESSION TO INFORMAL OPEN FORUM WITH CITY COUNCIL

Councilmember Graves moved and Councilmember Ryan seconded to close the Study Session at 6:46 p.m.

Motion passed unanimously.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) ss. Certification of Minutes
CITY OF BROOKLYN CENTER)

The undersigned, being the duly qualified and appointed City Clerk of the City of Brooklyn Center, Minnesota, certifies:

1. Attached hereto is a full, true, and complete transcript of the minutes of a Study Session of the City Council of the City of Brooklyn Center held on July 25, 2022.

2. That said meeting was held according to due call and notice thereof and was duly held at Brooklyn Center City Hall.

3. That the City Council adopted said minutes at its August 8, 2022, Regular Session.

_____ _____

City Clerk Mayor

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
JULY 25, 2022
CITY HALL – COUNCIL CHAMBERS

1. INFORMAL OPEN FORUM WITH CITY COUNCIL

CALL TO ORDER INFORMAL OPEN FORUM

The Brooklyn Center City Council met in the Informal Open Forum called to order by Mayor Mike Elliott at 6:46 p.m.

ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were Planner and Zoning Administrator Ginny McIntosh, City Clerk Barb Suciu, and City Attorney Jason Hill.

Mayor Mike Elliott opened the meeting for Informal Open Forum.

City Clerk Barb Suciu asked for the commenters to complete a blue form. Mayor Elliott stated people can fill out a blue form if they want.

Laurie Ann M. noted her appreciation for following the rules of Open Forum. She stated it is the role of the Mayor to appoint Commissioners. Mayor Elliott stated he is the presiding officer. Laurie Ann M.stated it is not the rules of the Open Forum to allow the Mayor to speak during public comment. Mayor Elliott stated he could speak when he likes and asked her to keep her comments to less than two minutes. Loriann M. pointed out Mayor Elliott allowed people to speak for up to fifteen minutes in previous meetings. Mayor Elliott stated Laurie Ann M. is not allowed to address individuals during Public Form. Laurie Ann M. stated she has simply cited the duties and responsibilities of the Mayor. Mayor Elliott stated she could proceed with her comments.

Laurie Ann M. stated the Mayor is a Councilmember with additional responsibilities such as leading the meetings and making appointments to commissions. There is not even a quorum on the Planning Commission, which violates State Statutes. Multiple times the Mayor has said he doesn't have time to do appointments, but it is a responsibility of his role.

Laurie Ann M. stated the Implementation Committee has done an excellent job in their work with two upcoming recommendations. She explained the public is aware of the Chair's conduct during the June 23 meeting. Mayor Elliott told Laurie Ann M.her time was up. Laurie Ann M. noted there isn't a recording from the June 16 meeting. She asked why that was.

Mayor Elliott stated the Planning Commission is missing just one member. As for the recording of the Implementation Committee, there is no requirement for the meetings to be recorded.

Amity D. explained she is one of the Chairs of the Implementation Committee Work Group. She stated politics are starting to play a role in the Implementation Committee and requested that the politics stop in the interest of saving lives.

Amity D. stated as, during the incident on June 23, the Staff person continued trying to insert herself into the conversation. The Implementation Committee has asked for clarification on Staff's role. Dr. Edwards has attempted to explain Staff's role, but the Implementation Committee doesn't understand it. Also, the title of the Staff person in question is not included in The Daunte Wright and Kobe Dimock-Heisler Community Safety and Violence Prevention Act. Mayor Elliott was trying to hear from the Implementation Committee members before Staff, and the Staff was the aggressive person in the matter.

Kevin S. explained he is concerned about Dr. Edwards' absence. He noted it is likely due to threats against him. Dr. Edwards was comfortable at recent events at the Earle Brown Heritage Center.

Mayor Elliott stated Dr. Edwards is on vacation.

Tanya J. stated the work of The Daunte Wright and Kobe Dimock-Heisler Community Safety and Violence Prevention Act is being stalled. Two mothers of those who have been murdered by Brooklyn Center Police Department officers are willing to work with law enforcement, but the Police Chief hasn't responded to the Implementation Committee's request to collaborate. Law enforcement needs to follow their policies, and the community needs to change.

Julie B. noted part of the June 23 Implementation Committee incident was her fault. It was not clear to the members of the Implementation Committee that she was indeed part of the Committee. Ms. LaToya Turk, the Staff member they have been referring to, knew that she was in a position to speak, and it is likely the Chair knew about her role. She explained she believed Amity D. was the Chair of the meeting on June 23, but it was Mayor Elliott, which added to the confusion about who could speak.

Julie B. added there was a lot of clarification regarding roles at the recent meeting. There has been frustration among the Committee in terms of clarity. It is disappointing for Ms. Turk to be attacked for doing her job, although it was not the most popular opinion in the room.

Katie W. stated they are still talking about the rules and who is right for a Resolution that was passed over one year ago. People are not taking the issue seriously. The community members in the room along with Staff and Council are not doing their part.

Katie W. explained the issue was blown out of proportion by the media. The interaction was uncomfortable, but it was not Mayor Elliott's demeanor that made her uncomfortable. Instead, it was statements made by Ms. Turk. It is just a job for Ms. Turk, but the Committee members are volunteers and are there for their community.

Katie W. added she is always willing to work with the City Manager and the Police Chief for progress. She explained it will be uncomfortable for Ms. Turk to return to the meetings. If they are eliminating her position, then they can work directly with the City Manager and Police Chief. Therefore, Ms. Turk would not have a role as a liaison.

Eliza D. explained he works with various municipalities in the Twin Cities to support their interactions with the community. Sometimes it is the role of the government to step back and allow community voices to speak. There is a power differential between the perceived power of governmental entities and members of the public. The impulse is to defend and intervene, but it must be restrained to lift the community's voice. It is paramount to make the community comfortable and create accessible spaces.

Tashira G. explained she knows Katie W. and Amity D. well. She has lost a loved one in Minnesota. They need to incorporate community voices, especially those who have been impacted by police violence. Lives have been lost due to law enforcement's abuse of power. As for the incident with Ms. Turk, they need to make it right, because she too is human. They need to remember they are all human beings.

Mayor Elliott moved and Councilmember Ryan seconded to close the Informal Open Forum at 6:15 p.m.

Motion passed unanimously.

2. INVOCATION

Councilmember Ryan quoted Martin Luther King Jr. and said, "I have a dream [we] will one day live in a nation where [people] will not be judged by the color of their skin but by the content of their character." He requested a moment of silence.

3. CALL TO ORDER REGULAR BUSINESS MEETING

The Brooklyn Center City Council met in a Regular Session called to order by Mayor Mike Elliott at 7:16 p.m.

4. ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were Planner and Zoning Administrator Ginny McIntosh, City Clerk Barb Suciu, and City Attorney Jason Hill.

5. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

6. APPROVAL OF AGENDA AND CONSENT AGENDA

Mayor Elliott summarized the conversation of agenda amendments as discussed in the Study Session. He stated it would be appropriate to move item Planning Commission Item 9a. Planning Commission Application No. 2022-004 for the Re-plat, Re-zoning, and Establishment of a Planned Unit Development, and Amendments to the Zoning Code and 2040 Comprehensive Plan to Allow for the Re-development of the Former Sears Site (1297 Shingle Creek Crossing) to become Presentations/Proclamations/Recognitions/Donations Item 7a. Planning Commission Application No. 2022-004 for the Re-plat, Re-zoning, and Establishment of a Planned Unit Development, and Amendments to the Zoning Code and 2040 Comprehensive Plan to Allow for the Re-development of the Former Sears Site (1297 Shingle Creek Crossing). Then the Council could hear the presentation, and the item would be voted on at a later meeting.

City Attorney Jason Hill stated the item would need to be continued to the following meeting.

Councilmember Graves asked if the motion could be made later on after the presentation is received. Mayor Elliott stated it could be done with the agenda.

Mr. Hill recommended making the motion to move the vote to a later date during the agenda item itself.

Mayor Elliott moved and Councilmember Graves seconded to approve the Agenda and Consent Agenda, as amended, and the following consent items were approved:

6a. APPROVAL OF MINUTES

1. July 11, 20212 – Study Session
2. July 11, 2022 – Regular Session

6b. LICENSES

GARBAGE HAULER

Walters Recycling & Refuse	2308 101st Ave NE Blaine MN 55449
Waste Management of MN Inc	10050 Naples St NE Blaine MN 55449

MECHANICAL

GTVS HVAC, Inc	4018 Joyce Lane Brooklyn Center MN 55429
Kramer Mechanical Plumbing & Heating	7860 Fawn Lake Dr NE Stacy MN 55079
Riccar Heating & A/C	2387 Station Parkway Andover MN 55304

Royalton Heating & A/C	4120 85th Ave N Brooklyn Park MN 55443
Wencl Services	8148 Pillsbury Ave S Bloomington MN 55420

RENTAL

INITIAL (TYPE IV – six-month license)

3301 Lawrence Road	Sayndee Sando
3806 57th Avenue North	Josephine Mentoe-Biah

INITIAL (TYPE III – one-year license)

7230 Girard Avenue North	QZ Funding LLC

INITIAL (TYPE II – two-year license)

5300 Queen Avenue North	Fozia Abasham

INITIAL (TYPE I – three-year license)

5317 Irving Avenue North	MN Equitable HSN Buyer 1 LLC
6407 Scott Avenue North	SFR Acquisitions 3 LLC
7212 Emerson Avenue North	SFR Acquisitions 3 LLC

RENEWAL (TYPE IV – six-month license)

833 57th Avenue North	Bruce A Goldberg
5133 France Avenue North	Resi Sfr Sub LLC
5333 Dupont Avenue North	Fyr Sfr Sub LLC
5712 Logan Avenue North	Penrod, LLC | Ali Mir

RENEWAL (TYPE III – one-year license)

6221 Shingle Creek Parkway	The Crest Apartments LLC
2701 O'Henry Road	From Mat to Life, LLC

RENEWAL (TYPE II – two-year license)

5245 Drew Avenue North	Sassy Home LLC
1706 Amy Lane	1706 Amy Ln N, LLC
5300 France Avenue North	Ih3 Property Minnesota Lp

5600 Judy Lane	B D Morlock & N D Morlock

RENEWAL (TYPE I – three-year license)

1335 67th Lane North	D J Dane & S L Dane
1401 72nd Avenue North	Chad Tesmer

6c. RESOLUTION NO. 2022-69; ESTABLISHING IMPROVEMENT PROJECT NO. 2023-01, KNOX, JAMES AND 54TH AVENUES AREA IMPROVEMENTS

6d. RESOLUTION NO. 2022-70; ESTABLISHING IMPROVEMENT PROJECT NO. 2023-02, 50TH AVENUE IMPROVEMENTS (FRANCE AVE TO DREW AVE)

6e. RESOLUTION NO. 2022-71; ESTABLISHING IMPROVEMENT PROJECT NO. 2023-03, 51ST AVENUE IMPROVEMENTS (TWIN LAKE BLVD TO FRANCE AVENUE)

6f. AN INTERIM ORDINANCE NO. 2022-02; AUTHORIZING A STUDY AND IMPOSING A MORATORIUM ON THE ESTABLISHMENT OF NEW USES OF THE EXPANSION OF EXISTING USES RELATED TO THE SALE OF THC PRODUCTS (FIRST READING)

Motion passed unanimously.

7. PRESENTATIONS/PROCLAMATIONS/RECOGNITIONS/DONATIONS

9a. PLANNING COMMISSION APPLICATION NO. 2022-004 FOR THE RE-PLAT, RE-ZONING, AND ESTABLISHMENT OF A PLANNED UNIT DEVELOPMENT, AND AMENDMENTS TO THE ZONING CODE AND 2040 COMPREHENSIVE PLAN TO ALLOW FOR THE RE-DEVELOPMENT OF THE FORMER SEARS SITE (1297 SHINGLE CREEK CROSSING)

City Planner and Zoning Administrator Ginny McIntosh provided an overview of Planning Commission Application No. 2022-004. She explained Scannell Properties, Inc. on behalf of Transformco is requesting a review and consideration of a proposal that would allow for the re-plat and subsequent re-development of the former Sears site, which encompasses a two-story Sears department store and Sears Auto Center on approximately 15 acres at 1297 Shingle Creek Crossing. The aforementioned businesses closed in 2018 and have remained vacant since. As proposed, the redevelopment would result in the construction of two business park-type buildings, of approximately 120,000 square feet and 110,000 square feet, respectively, and related site improvements.

Mayor Elliott left the meeting at 7:24 p.m.

Ms. McIntosh stated due to the nature of the request, approval of a preliminary and final plat, site, and building plan, re-zoning, and establishment of what would be a new Planned Unit Development (PUD) is required. An amendment to the Zoning Code is also necessary to remove the Subject Property from the Central Commerce Overlay District, in addition to a comprehensive plan amendment to accommodate a future land use re-designation.

Ms. McIntosh pointed out there have been some issues with the building such as a leak and other matters that required ongoing attention from City Staff and law enforcement to do regular sweeps of the building.

Ms. McIntosh noted in May and November 2021, concept reviews were held by the City Council to discuss the proposal to re-develop the Subject Property with a speculative light-industrial and office use. During the May concept review, City Council provided feedback on the initial concept plan, which included requests to provide a greater mix of uses, a site layout, and design that adds value to the adjacent Shingle Creek Crossing shopping center, and an overall high finish level on the buildings, with four-sided architecture, and a focus on enhancing the Highway 100 frontage.

Ms. McIntosh stated follow-up with Council was requested by the Applicant in November 2021 to further discuss their proposal, a revised concept plan, how they might better align with City goals, and receive direction from Council on whether to proceed with a formal submittal or not. City staff also requested Julie Kimble of KimbleCo to participate in a discussion on behalf of the City to ensure a collective understanding of the City's goals as well as current market realities in the Twin Cities and constraints on the Subject Property.

Ms. McIntosh stated before the submittal of this application, the Applicant held a virtual community meeting to discuss the proposed redevelopment of the Subject Property, and a market analysis was undertaken to determine the demand for use in the Twin Cities market. The Applicant also submitted preliminary plan sets to City staff for review and refinement between February and May 2022.

Ms. McIntosh noted the Planning Commission held a public hearing for the aforementioned application at their meeting on June 23, 2022, and the Commissioners entered into a lengthy discussion on the proposal. The Applicant was present at the meeting and fielded questions from the Commissioners regarding the speculative use, potential tenants and uses, the outlined conditions of approval and restrictions surrounding outside storage and display, distribution centers, and a maximum proposed 80-percent industrial use and minimum 20-percent non-warehouse use. Further discussions were held regarding overall site circulation, potential truck traffic, and completion of an existing trail gap along Highway 100. No public comments were provided in advance of or during the meeting.

Ms. McIntosh explained the Applicant noted at the June 23, 2022, Planning Commission meeting that the 80-20 mix use restriction was fairly uncommon in this type of product and indicated that it would force the Applicant to attract users that have lower truck volumes, and reiterated their

interactions with City staff in concentrating truck traffic to the south access road fronting along Highway 100, and running behind Walmart (1200 Shingle Creek Crossing), and away from the shared north access between the Subject Property and Shingle Creek Crossing. The Applicant provided context to the Commissioners surrounding the continued interest in retail/restaurants, and a market study the Applicant commissioned to determine the highest and best use. The Applicant also provided example users for this type of product and other example developments in the Twin Cities metro.

Ms. McIntosh added following the close of the public hearing, the Planning Commission elected to recommend (3-1) City Council approval of the requested preliminary and final plat, site, and building plan, an amendment to remove the Subject Property from the Central Commerce Overlay District, re-zoning and establishment of a Planned Unit Development, and a recommended amendment to the City's 2040 Comprehensive Plan to re-designate the Subject Property from Transit-Oriented Development (TOD) to Business Mixed-Use (B-MU). This item was originally scheduled for review at the July 11, 2022, City Council meeting, but was tabled to the July 25, 2022 meeting.

Ms. McIntosh pointed out as the request by the Applicant includes a request to re-zone the Subject Property from a PUD/C2 (Planned Unit Development/Commerce) District to a PUD/MX-B (Planned Unit Development/Business Mixed-Use) District, City Code dictates that the City's Zoning Code be amended to reflect the re-zoning. A draft copy of the ordinance language is available to the Council for review. Should the City Council proceed with the re-zoning, a motion to approve the first reading of an ordinance amending Chapter 35 of the Zoning Code of Ordinances regarding the Subject Property located at 1297 Shingle Creek Crossing would be required. Following the motion, a second reading and public hearing would be scheduled for August 22, 2022. The request for a Comprehensive Plan Amendment will require a separate submittal to the Metropolitan Council for review and any final approval; however, a recommendation from the local planning body and local governing body authorization is required to proceed with a submittal.

Ms. McIntosh noted there are currently no trash facilities proposed, and the appropriate class of materials is met. At one point, Staff requested more detailed architecture and glazing. The Applicant made revisions to the entry plans. Clearance height was also discussed as it may limit future users. The landscaping plans are appropriate, and there are no signing requests at the time.

Ms. McIntosh added the City Engineer reviewed the plans. For the plans to move forward, it would be required to submit to certain agreements. Hennepin County, MnDOT, and the watershed district have reviewed the plans.

Mayor Pro Tem Butler asked why there was one vote against the item during the Planning Commission review. Ms. McIntosh stated there were some desires for sit-down restaurants, but no specific reason was given. There was also a discussion about the amount of asbestos that would need to be removed.

Mayor Pro Tem Butler asked if pushing back the vote would impact the review by the Watershed

Commission. Ms. McIntosh stated they would not impact their review. Mayor Pro Tem Butler thanked Ms. McIntosh for her work and presentation.

Councilmember Ryan asked if it would be out of order for the Council to accept the presentation. City Attorney Jason Hill explained although it was moved to the presentations portion of the meeting, the listed item still includes actions that were to be taken. He recommended they accept and table the item.

Councilmember Graves noted she had the same question as Mayor Pro Tem Butler regarding the vote against a Planning Commission Commissioner. She asked if the property is owned by the City. Ms. McIntosh confirmed the property is privately owned. Councilmember Graves stated the issue is not complicated. She expects they will have more than enough consensus to approve the item, whether or not it is continued to another meeting.

Councilmember Lawrence-Anderson stated she is very grateful for the modifications to the project in response to feedback from the Council. The recent budget meeting included discussions about LED lighting. She asked if the light sources are identified in the proposed project. Ms. McIntosh pointed out there was a photometric plan submitted, and LED is the typical standard. She added they will still have to comply with candlelight requirements.

Councilmember Lawrence-Anderson asked if it is the first time the Crime Prevention Through Environmental Design (CPTED) was used. Ms. McIntosh stated law enforcement usually handles that portion, but Staff has now attended the training and made CPTED a priority. Councilmember Lawrence-Anderson noted she would like further discussions with the developer regarding cameras.

Councilmember Lawrence-Anderson added she would like the City to incorporate concepts that support monarchs and other endangered species in the design process. Ms. McIntosh stated the project includes requests for native planting. Since the proposed project is deficient, there is an opportunity for additional native planting.

Councilmember Ryan thanked his fellow Councilmembers for their interest in the project and Staff for their work. There is not a need to further extend the vote because one member of the Council requested it but is at something he determined was more important. Councilmember Ryan explained he supports the project, and he doesn't support tabling the matter.

Councilmember Graves noted her agreement with Councilmember Ryan. However, there was an understanding before Mayor Elliott left to continue the matter. She added they should allow the Applicant an opportunity to speak on the project.

Dan Salzer, Scannell Properties, pointed out Staff has been excellent to work with. They have tried to find the highest and best use of the site, and they look forward to moving the project along. He added he understands tabling the matter, but he would like to get started on breaking ground.

Councilmember Lawrence-Anderson asked what the timeframe is to break ground and begin

construction. Mr. Salzer explained in an ideal world, they would demolish the building this year and build up the following year. It should be about an eight-month completion timeline and about one year to lease it up.

Councilmember Graves moved and Mayor Pro Tem Butler seconded to accept the presentation Planning Commission Application No. 2022-004 for the Re-plat, Re-zoning, and Establishment of a Planned Unit Development, and Amendments to the Zoning Code and 2040 Comprehensive Plan to Allow for the Re-development of the Former Sears Site (1297 Shingle Creek Crossing).

Motion passed unanimously.

Councilmember Lawrence-Anderson stated she was very insistent at the previous meeting that they wait for the entire body to be present.

Councilmember Lawrence-Anderson moved and Mayor Pro Tem Butler seconded to table the item Planning Commission Application No. 2022-004 for the Re-plat, Re-zoning, and Establishment of a Planned Unit Development, and Amendments to the Zoning Code and 2040 Comprehensive Plan to Allow for the Re-development of the Former Sears Site (1297 Shingle Creek Crossing) until the following meeting.

Motion passed unanimously

8. PUBLIC HEARINGS

None.

9. PLANNING COMMISSION ITEMS

None.

10. COUNCIL CONSIDERATION ITEMS

10a. AN EMERGENCY ORDINANCE NO. 2022-03; AUTHORIZING A STUDY AND IMPOSING A MORATORIUM ON THE ESTABLISHMENT OF NEW USES OR THE EXPANSION OF EXISTING USES RELATED TO THE SALE OF PRODUCTS AND ITS SUMMARY RESOLUTION

Mr. Hill explained the Ordinance is an interim Ordinance regarding the sale of THC products. As of July 1, 2022, the sale of certain cannabinoids became legal and left it to the cities to handle the licensing or other restrictions. The change impacts employment issues. The Emergency Ordinance would put a moratorium on the sale of THC to complete a study. The Ordinance is meant to cover the first 60 days, and then there will be a subsequent Ordinance with public hearings and whatnot at that time. Mr. Hill noted many cities are going down the same route to sort out issues of zoning, licensing, and other matters related to the law change.

Councilmember Lawrence-Anderson stated THC elements are not for smoking. She asked if the Association for Nonsmokers of Minnesota has given an opinion on the matter. It would be something important for Staff to consider in their research as their work has been helpful to the City in the past.

Councilmember Ryan asked if they would regulate sales based on zoning, but it wouldn't contradict State law. Mr. Hill confirmed he was correct. He noted there isn't a lot of guidance in the Statute for barriers, and he anticipates changes to the Statute in the next session. The total moratorium would be a year, including the 60 days in the proposed Ordinance. The League of Minnesota Cities and other groups are working on the matter, and it may take less than one year to determine what Brooklyn Center will do.

Councilmember Graves added the new law is an opportunity for the City to support small businesses and entrepreneurs while also potentially funding City services, similar to the liquor stores. Councilmember Butler thanked Councilmember Graves for her perspective.

Councilmember Ryan stated he would like to see the topic thoroughly studied. The sale should be properly regulated in the public interest.

Councilmember Lawrence-Anderson asked if the sale of THC products would not be allowed in the City for 60 days. Mr. Hill confirmed that is the purpose of the Ordinance.

Councilmember Graves moved and Councilmember Ryan seconded to adopt an emergency ordinance and approve a summary resolution.

Motion passed unanimously.

11. COUNCIL REPORT

Councilmember Graves reported on her attendance at the following and provided information on the following upcoming events:

She and several other City Staff participated in Emerging Brooklyn Center. Many community leaders and youth also participated, and the diversity of the participants reflected the City. She read some words she and another person had written regarding their experiences. It was the beginning of an 18-month journey, and there was a video created. She added there have been considerations about the Council being involved, so she has tried to stay in the background.

Councilmember Lawrence-Anderson reported on her attendance at the following and provided information on the following upcoming events:

She stated she was present at Emerging Brooklyn Center for parts of it, and it was mentally exhausting yet exciting work. It is designed to stretch one's thinking.

12. ADJOURNMENT

Mayor Pro Tem Butler moved and Councilmember Graves seconded the adjournment of the City Council meeting at 8:18 p.m.

Motion passed unanimously.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) ss. Certification of Minutes
CITY OF BROOKLYN CENTER)

The undersigned, being the duly qualified and appointed City Clerk of the City of Brooklyn Center, Minnesota, certifies:

1. Attached hereto is a full, true, and complete transcript of the minutes of a Regular Session of the City Council of the City of Brooklyn Center held on July 25, 2022.

2. That said meeting was held according to due call and notice thereof and was duly held at Brooklyn Center City Hall.

3. That the City Council adopted said minutes at its August 8, 2022, Regular Session.

_____ _____

Barbara Suciu, City Clerk Mike Elliott, Mayor

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL/ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF BROOKLYN CENTER IN THE COUNTY OF HENNEPIN AND THE STATE OF MINNESOTA

WORK SESSION
JULY 25 2022
CITY HALL – COUNCIL CHAMBERS

CALL TO ORDER

The Brooklyn Center City Council/Economic Development Authority (EDA) met in Work Session called to order by Mayor Pro Tem/President Pro Tem Marquita Butler at 8:20 p.m.

ROLL CALL

Mayor Pro Tem/President Pro Tem Marquita Butler and Councilmembers/Commissioners April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were City Manager Reggie Edwards, and City Clerk Barb Suciu.

Mayor/President Mike Elliott was absent.

IMPLEMENTATION COMMITTEE DISCUSSION (CONT.)

Mayor Pro Tem/President Pro Tem Butler asked what the objective of the conversation is. City Clerk Barb Suciu stated Staff was looking for discussion from the Council and the public related to the Implementation Committee. It is the decision of the Council if it should be brought back on a future agenda or any other action items.

Mayor Pro Tem/President Pro Tem Butler stated a structure needs to be implemented that creates clear roles and expectations for the members and the public to be aware of. It is not conducive of the Council's time to determine all of those structures as it would take a long time to flesh out. She noted she sent an email to Dr. Edwards at the beginning of the process suggesting to engage their consultants to run a smoother meeting.

Councilmember/Commissioner Graves noted her agreement with Mayor Pro Tem/President Pro Tem Butler. She explained the Implementation Committee was not discussed by the Council or Staff as the Resolution clearly gave the power to the Mayor to oversee its efforts. The way Ms. Turk was treated was wrong. The Implementation Committee has seemed divided from the efforts of the City.

Councilmember/Commissioner Graves has discussed concerns with Law Enforcement Action Partnership (LEAP) about how to transition ideas from the Implementation Committee to City Staff. It was an attempt to bridge the gap with Ms. Turk's role. She added she wasn't sure if she was welcome at the Implementation Committee until she showed up.

Councilmember/Commissioner Graves added it would be important to have more black and brown voices as white voices may have taken up too much space so far in the process. Addressing white privilege is acknowledging it exists. There need to be active efforts to address that privilege. Additionally, women of color need to be heard when they point things out. Furthermore, people need to assess why they may feel offended in the process.

Councilmember/Commissioner Graves stated the community needs to work together despite their differences. She noted her appreciation of the comments made by members of the public during Open Forum.

Councilmember/Commissioner Graves stated they need to decide what type of advisory committee is needed. The Implementation Committee was set up to address the unarmed traffic and moving violations response and the community response model. They need to focus on that charge. She stated she is anxious to see some recommendations come forward. Discussion of another policy change is not helpful at the time. They can create a long-term advisory committee to handle additional policy considerations.

Councilmember/Commissioner Graves pointed out there needs to be more equitable access and input from the public. They need to determine if other components are needed for the Committee such as listening sessions, surveys, a social media campaign, or civilian oversight. There also needs to be a code of conduct and bylaws. The City Attorney drafted bylaws for the Implementation Committee, but they were never adopted. The members also need the technical information they need, but it is missing operational support from Staff. The Staff don't feel comfortable in the space.

Councilmember/Commissioner Graves stated there needs to be diversity in membership on multiple dimensions. It needs to represent different skills, perspectives, cultures, and life experiences. They have a lot of opportunity, but they need to work together for a solution rather than relying on one person.

Councilmember/Commissioner Ryan asked if Mayor Pro Tem/President Pro Tem Butler was referring to Common Sense Consulting. Mayor Pro Tem/President Pro Tem Butler confirmed she was. Councilmember/Commissioner Ryan agreed with her recommendation.

Councilmember/Commissioner Ryan noted his agreement with the ideas shared by Councilmember/Commissioner Graves. Both sets of recommendations should be brought to the City Manager and have him create a code of conduct. The June 23 meeting was handled with error.

Councilmember/Commissioner Lawrence-Anderson stated she likes process and for people to know their roles and responsibilities. There has been a lack of clarity of roles within the Committee. There was a breakdown in communication, as seen by the public comment. There needs to be clear expectations.

Councilmember/Commissioner Lawrence-Anderson agreed with the recommendations shared by Councilmember/Commissioner Graves and Mayor Pro Tem/President Pro Tem Butler. There needs to be more overlap between Staff and the Implementation Committee to properly implement the ideas. The Implementation Committee is doing great work, but they are siloed. The Council needs to own that they didn't set enough parameters and guidelines in place before the Committee began.

Councilmember/Commissioner Lawrence-Anderson noted there has been a previous suggestion for a third-party community member to serve as co-chair along with Mayor Elliott. She supports the idea and added the person should be unbiased and not elected.

Councilmember/Commissioner Ryan said if someone violates a code of conduct, there should be a red line with consequences, whether it is a chair or community member.

Mayor Pro Tem/President Pro Tem Butler added there needs to be urgency around getting the work done. It has been a year and a half, and the Council hasn't received any recommendations. The Implementation Committee meet quite often. She noted her agreement with the suggestions shared by Councilmember/Commissioner Graves.

Councilmember/Commissioner Graves pointed out her suggestions are not the final answer. She agreed consultants would be a great idea. Whatever is drafted for a code of conduct should include the members of the Implementation Committee and continue to center their voices throughout the process.

Ms. Suciu noted there was a community member who wanted to speak. Mayor Pro Tem/President Pro Tem Butler stated there is not usually public comment during Work Session, but she would leave it up to the Council to decide.

Councilmember/Commissioner Ryan stated once the Council has come to a consensus, public comments are in order.

Lori B., member of the Implementation Committee, pointed out it is the first time she has felt unanimous support from the City Council. At times, she has felt that the Committee has been set up for failure. She added the Committee is mindful of the urgency of the matter as her own children are at stake. The Committee was close to presenting a recommendation to Council, but the incident from June 23 has slowed down the process. The Policy Work Group has recommendations to present.

Lori B. noted she appreciates the suggestions made by Councilmember/Commissioner Graves and would like a copy of her recommendations. She added it would be helpful for Councilmember/Commissioner Graves to attend some Implementation Committee meetings to provide input and support.

Councilmember/Commissioner Lawrence-Anderson asked if the Council is asking Staff to rescind the memo that was submitted limiting the Staff support of the Implementation

Committee. She noted the next step in the healing process would be to expedite a meeting between the Implementation Committee, the City Manager, the Police Chief, Ms. Turk, and any available Councilmembers. Then they can continue the work that needs to be done.

Councilmember/Commissioner Graves stated she would defer to the people doing the work to see if they are prepared or interested in such a resolution process. Rather than imposing or rescinding anything, she would defer to the Implementation Committee if they are ready to move forward in that way or if they would prefer to have more structure in place first.

Councilmember/Commissioner Lawrence-Anderson noted she did not want to mandate a resolution meeting, but she would hope they could set up the meeting when all parties are ready.

Councilmember/Commissioner Ryan stated his issues is not with the Committee but the conduct of the Chair. There needs to be strong incentives for the Chair to change. He doesn't want to cause undue delay in the work, but he would like there to be guidelines and consequences in place to ensure community members and Staff are treated properly.

Julie B., Implementation Committee member, thanked Councilmember/Commissioner Lawrence-Anderson for her comments as she too feels like the Committee was set up to fail. Considering the work and the time they have all given to the process, it is frustrating to be stalled. The Implementation Committee wants to move forward as quickly as they can.

Julie B. added the entity that caused the harm needs to address what happened. The lack of clarity around people's roles lent to the situation, and it is unfair for the Committee to figure out their responsibilities. The members of the Implementation Committee have received hostility and criticism, but their only goal is to create a safer City and prevent any more tragedies. The Committee has continued to meet without LEAP and Staff support.

Councilmember/Commissioner Graves pointed out she didn't pay much attention to local government until she joined the City Council. She agreed government moves slowly and can move faster. Sometimes, it does need to be slow and deliberative.

Councilmember/Commissioner Graves explained the pace is what the reluctance was around the Resolution in the first place. It was given to them on a Friday and were asked to vote on it during a Saturday press conference. It was pushed back to another date, but there wasn't much time for discussion. She stated she was concerned about the set-up of the Implementation Committee from the beginning.

Joylenna G., Implementation Committee member, pointed out they do have Staff at the meetings. Margretta Getaweh and Amina Dedefo are doing great work and are representing people of color.

ADJOURNMENT

Mayor Pro Tem/President Pro Tem Butler moved and Councilmember/Commissioner Ryan seconded adjournment of the City Council/Economic Development Authority Work Session at 8:59 p.m.

Motion passed unanimously.

Council Regular Meeting

DATE: 8/8/2022

TO: City Council
FROM: Dr. Reggie Edwards, City Manager
THROUGH: N/A
BY: Alix Bentrud, Deputy City Clerk

SUBJECT: Approval of Licenses

Requested Council Action:

- *Motion to approve the licenses as presented.*

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

Good News Heating & Air LLC DBA Kingsway Plumbing	451 Babcock Cir Delano MN 55328
Heating & Cooling Design Inc	13234 Urbank Ct. NE Blaine MN 55449
Perfection Heating & Air	1770 Gervais Ave Maplewood MN 55109
Salzer Plumbing	14033 Commerce Ave NE, Ste. 306 Prior Lake MN 55372

Temporary 1 to 4 Day On-Sale Liquor License

Forage Forward, Inc. Centerbrook Golf Course
September 17, 2022

Budget Issues:

Inclusive Community Engagement:

Antiracist/Equity Policy Effect:

Strategic Priorities and Values:

Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
Rental Criteria	3/16/2021	Backup Material
Rental Licenses 8.8.2022	8/1/2022	Backup Material

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 8/8/22

Location Address	License Subtype	Renewal/Initial	Owner	Property Code Violations	License Type	Police CFS*	Final License Type **	Previous License Type***
3900 51st Ave N	Single	Initial	Callaway Helbraun Fam Rev Tr David Helbraun Richard Boone Callaway	6	Type III		Type III	N/A
3906 Janet La	Single	Initial	Lateef Olayiwola Adeleke	12	Type IV		Type IV	N/A
5715 Knox Ave N	Single	Initial	AS PROPERTIES LLC	9	Type III		Type III	N/A
5937 York Ave N	Single	Initial	Key Lime Realty, LLC	27	Type IV		Type IV	N/A
6812 Aldrich Ave N	Single	Initial	Igor Komisarchik Et Al Igor Komisarchik Karyna Komisarchik	2	Type I		Type III	N/A
7230 Lee Ave N	Single	Initial	SFR Acquisitions 3, LLC	2	Type I		Type III	N/A
6101 Beard Ave N	Multiple Family 1 Bldg 24 Units	Renewal	6939 Baird LLC B&N Wallman Trust	81 = 3.38 per unit	Type IV	N/A	Type IV	Type III
6740 Grimes Pl	Multiple Family 8 Bldgs 48 Units	Renewal	Victoria Townhouses 1 Did not meet requirements	73 = 1.52 per unit	Type III	8/30/2021 Aggravated Assault 6821 Grimes Pl 5/21/22 Aggravated Assault 6752 Grimes Pl	Type IV	Type IV
4700 Lakeview Ave N	Two Family	Renewal	Nancy G Dahlquist	6	Type III	N/A	Type III	Type I
5235-37 Drew Ave N	Two Family	Renewal	Jay Nelson Battenberg	1	Type I	N/A	Type I	Type I
5304 Vincent Ave N	Two Family	Renewal	Lou Yang & Pao G Vang Did not meet requirements	0	Type I	N/A	Type III	Type III
5336 Russell Ave N	Two Family	Renewal	Christopher M. Bernard	1	Type I	N/A	Type I	Type I
1606 71st Ave N	Single	Renewal	G A Lang & V L Lang Rev Trst Gregory & Victoria Lang Met Requirements	5	Type II	N/A	Type II	Type III
2806 65th Ave N	Single	Renewal	A-jelil Abdella & N Said Did not meet requirements	0	Type I	N/A	Type III	Type III
3125 66th Ave N	Single	Renewal	Christina Duong & Danny Vo	1	Type I	N/A	Type I	Type I
3307 Ohenry Rd	Single	Renewal	Henry Dolopei & Assata Sheriff Did not meet requirements	5	Type II	N/A	Type III	Type III

3812 Commodore Dr	Single	Renewal	David Koenig	1	Type I	N/A	Type I	Type IV
4811 Lakeview Ave N	Single	Renewal	Eileen Booker	17	Type IV	N/A	Type IV	Type IV
4913 Winchester La	Single	Renewal	Huda Hassen	6	Type III	N/A	Type III	Type IV
5505 Lyndale Ave N	Single	Renewal	Brett R Hildreth	0	Type I	N/A	Type I	Type I
5807 Bryant Ave N	Single	Renewal	Koladex Venture, LLC Obafemi Oladeji Did not meet requirements	15	Type IV	N/A	Type IV	Type III
5925 Washburn Ave N	Single	Renewal	Endura 5925 Llc Did not meet requirements	2	Type I	N/A	Type IV	Type IV
6112 Quail Ave N	Single	Renewal	David I Koenig	5	Type II	N/A	Type II	Type IV
6243 France Ave N	Single	Renewal	Fyr Sfr Borrower Llc Did not meet requirements	5	Type II	N/A	Type IV	Type IV
6424 Fremont Ave N	Single	Renewal	Steven Yeboah/lydia K Yeboah	6	Type III	N/A	Type III	Type II
6620 Bryant Ave N	Single	Renewal	Vera Dixon	8	Type III	N/A	Type III	Type II
6807 Drew Ave N	Single	Renewal	John C Yufanyi Did not meet requirements	8	Type III	N/A	Type IV	Type IV
7018 France Ave N	Single	Renewal	Crystal Clear Investment Llc C/O Brummer Realty	3	Type II	N/A	Type II	Type 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 show a Type I = 3 Year, Type II = 2 Year, Type III = 1 Year, Type IV = 6 months
All properties are current on City utilities and property taxes

Ellen M. Schreder
David K. Ross
Dawn E. Speltz
John J. Thames
Joseph J. Murphy
Peggy L. Larkin

William G. Clelland (retired)
Jeffrey A. Carson (of counsel)

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MEMORANDUM

TO: Reginald Edwards
Brooklyn Center City Manager

FROM: David Ross
Carson, Clelland & Schreder

RE: E-Charging JPA & Court Services Amendment Renewal

DATE: 2/10/2022

Dear Mr. Edwards,

Several years ago a joint initiative was launched between the Bureau of Criminal Apprehension (BCA), State Court Administration, and local prosecuting attorneys to establish a system of electronic charging (e-charging) for criminal offenses. The e-charging process allows cases to be submitted electronically by police departments to the prosecuting agency (our offices) for review and consideration of charges. Upon charging, the case is then sent electronically back to the police department for approval and then submitted to the court for entry. The Bureau of Criminal Apprehension (BCA) provides the computer network to facilitate this process. Access to this network is granted through the execution of a Joint Powers Agreement. Statutorily there is presently a Joint Powers Agreement that is in place between the City on behalf of the city attorney and the police department which is now set to expire. Minnesota Statutes restrict the duration of Joint Powers Agreements to 5 year terms and therefore we will be required to sign a new Joint Powers Agreement on a 5 year cycle.

We have prepared a proposed resolution approving the continuation of the Joint Powers Agreement for the Council's consideration and approval. I am requesting that the attached resolution be approved by the City Council and that the Mayor and City Clerk sign the attached agreements (there are two agreements—the master JPA as well as the Court Amendment Agreement). We ask that this be put on the agenda for a February meeting as the current Joint Powers Agreement will be expiring soon. If you have any questions or concerns about this, please do not hesitate to let either myself or John Thames from my office know and we will be happy to answer any questions. Thank you for your attention to this matter.

Sincerely,

David K. Ross

COURT DATA SERVICES SUBSCRIBER AMENDMENT TO CJDN SUBSCRIBER AGREEMENT

This Court Data Services Subscriber Amendment ("Subscriber Amendment") is entered into by the State of Minnesota, acting through its Department of Public Safety, Bureau of Criminal Apprehension, ("BCA") and the City of Brooklyn Center on behalf of its Prosecuting Attorney ("Agency"), and by and for the benefit of the State of Minnesota acting through its State Court Administrator's Office ("Court") who shall be entitled to enforce any provisions hereof through any legal action against any party.

Recitals

This Subscriber Amendment modifies and supplements the Agreement between the BCA and Agency, SWIFT Contract number 206044, of even or prior date, for Agency use of BCA systems and tools (referred to herein as "the CJDN Subscriber Agreement"). Certain BCA systems and tools that include access to and/or submission of Court Records may only be utilized by the Agency if the Agency completes this Subscriber Amendment. The Agency desires to use one or more BCA systems and tools to access and/or submit Court Records to assist the Agency in the efficient performance of its duties as required or authorized by law or court rule. Court desires to permit such access and/or submission. This Subscriber Amendment is intended to add Court as a party to the CJDN Subscriber Agreement and to create obligations by the Agency to the Court that can be enforced by the Court. It is also understood that, pursuant to the Master Joint Powers Agreement for Delivery of Court Data Services to CJDN Subscribers ("Master Authorization Agreement") between the Court and the BCA, the BCA is authorized to sign this Subscriber Amendment on behalf of Court. Upon execution the Subscriber Amendment will be incorporated into the CJDN Subscriber Agreement by reference. The BCA, the Agency and the Court desire to amend the CJDN Subscriber Agreement as stated below.

The CJDN Subscriber Agreement is amended by the addition of the following provisions:

1. **TERM; TERMINATION; ONGOING OBLIGATIONS.** This Subscriber Amendment shall be effective on the date finally executed by all parties and shall remain in effect until expiration or termination of the CJDN Subscriber Agreement unless terminated earlier as provided in this Subscriber Amendment. Any party may terminate this Subscriber Amendment with or without cause by giving written notice to all other parties. The effective date of the termination shall be thirty days after the other party's receipt of the notice of termination, unless a later date is specified in the notice. The provisions of sections 5 through 9, 12.b., 12.c., and 15 through 24 shall survive any termination of this Subscriber Amendment as shall any other provisions which by their nature are intended or expected to survive such termination. Upon termination, the Subscriber shall perform the responsibilities set forth in paragraph 7(f) hereof.

2. **Definitions**. Unless otherwise specifically defined, each term used herein shall have the meaning assigned to such term in the CJDN Subscriber Agreement.

a. **"Authorized Court Data Services"** means Court Data Services that have been authorized for delivery to CJDN Subscribers via BCA systems and tools pursuant to an Authorization Amendment to the Joint Powers Agreement for Delivery of Court Data Services to CJDN Subscribers ("Master Authorization Agreement") between the Court and the BCA.

b. **"Court Data Services"** means one or more of the services set forth on the Justice Agency Resource webpage of the Minnesota Judicial Branch website (for which the current address is www.courts.state.mn.us) or other location designated by the Court, as the same may be amended from time to time by the Court.

c. "**Court Records**" means all information in any form made available by the Court to Subscriber through the BCA for the purposes of carrying out this Subscriber Amendment, including:

i. "**Court Case Information**" means any information in the Court Records that conveys information about a particular case or controversy, including without limitation Court Confidential Case Information, as defined herein.

ii. "**Court Confidential Case Information**" means any information in the Court Records that is inaccessible to the public pursuant to the Rules of Public Access and that conveys information about a particular case or controversy.

iii. "**Court Confidential Security and Activation Information"** means any information in the Court Records that is inaccessible to the public pursuant to the Rules of Public Access and that explains how to use or gain access to Court Data Services, including but not limited to login account names, passwords, TCP/IP addresses, Court Data Services user manuals, Court Data Services Programs, Court Data Services Databases, and other technical information.

iv. "**Court Confidential Information**" means any information in the Court Records that is inaccessible to the public pursuant to the Rules of Public Access, including without limitation both i) Court Confidential Case Information; and ii) Court Confidential Security and Activation Information.

d. "**DCA**" shall mean the district courts of the state of Minnesota and their respective staff.

e. "**Policies & Notices**" means the policies and notices published by the Court in connection with each of its Court Data Services, on a website or other location designated by the Court, as the same may be amended from time to time by the Court. Policies & Notices for each Authorized Court Data Service identified in an approved request form under section 3, below, are hereby made part of this Subscriber Amendment by this reference and provide additional terms and conditions that govern Subscriber's use of Court Records accessed through such services, including but not limited to provisions on access and use limitations.

f. "**Rules of Public Access**" means the Rules of Public Access to Records of the Judicial Branch promulgated by the Minnesota Supreme Court, as the same may be amended from time to time, including without limitation lists or tables published from time to time by the Court entitled *Limits on Public Access to Case Records or Limits on Public Access to Administrative Records*, all of which by this reference are made a part of this Subscriber Amendment. It is the obligation of Subscriber to check from time to time for updated rules, lists, and tables and be familiar with the contents thereof. It is contemplated that such rules, lists, and tables will be posted on the Minnesota Judicial Branch website, for which the current address is www.courts.state.mn.us.

g. "**Court**" shall mean the State of Minnesota, State Court Administrator's Office.

h. **"Subscriber"** shall mean the Agency.

i. "**Subscriber Records**" means any information in any form made available by the Subscriber to the Court for the purposes of carrying out this Subscriber Amendment.

3. REQUESTS FOR AUTHORIZED COURT DATA SERVICES. Following execution of this Subscriber Amendment by all parties, Subscriber may submit to the BCA one or more separate requests for Authorized Court Data Services. The BCA is authorized in the Master Authorization Agreement to process, credential and approve such requests on behalf of Court and all such requests approved by the BCA are adopted and incorporated herein by this reference the same as if set forth verbatim herein.

a. **Activation**. Activation of the requested Authorized Court Data Service(s) shall occur promptly following approval.

b. **Rejection**. Requests may be rejected for any reason, at the discretion of the BCA and/or the Court.

c. **Requests for Termination of One or More Authorized Court Data Services**. The Subscriber may request the termination of an Authorized Court Data Services previously requested by submitting a notice to Court with a copy to the BCA. Promptly upon receipt of a request for termination of an Authorized Court Data Service, the BCA will deactivate the service requested. The termination of one or more Authorized Court Data Services does not terminate this Subscriber Amendment. Provisions for termination of this Subscriber Amendment are set forth in section 1. Upon termination of Authorized Court Data Services, the Subscriber shall perform the responsibilities set forth in paragraph 7(f) hereof.

4. SCOPE OF ACCESS TO COURT RECORDS LIMITED. Subscriber's access to and/or submission of the Court Records shall be limited to Authorized Court Data Services identified in an approved request form under section 3, above, and other Court Records necessary for Subscriber to use Authorized Court Data Services. Authorized Court Data Services shall only be used according to the instructions provided in corresponding Policies & Notices or other materials and only as necessary to assist Subscriber in the efficient performance of Subscriber's duties

required or authorized by law or court rule in connection with any civil, criminal, administrative, or arbitral proceeding in any Federal, State, or local court or agency or before any self-regulatory body. Subscriber's access to the Court Records for personal or non-official use is prohibited. Subscriber will not use or attempt to use Authorized Court Data Services in any manner not set forth in this Subscriber Amendment, Policies & Notices, or other Authorized Court Data Services documentation, and upon any such unauthorized use or attempted use the Court may immediately terminate this Subscriber Amendment without prior notice to Subscriber.

5. GUARANTEES OF CONFIDENTIALITY. Subscriber agrees:

a. To not disclose Court Confidential Information to any third party except where necessary to carry out the Subscriber's duties as required or authorized by law or court rule in connection with any civil, criminal, administrative, or arbitral proceeding in any Federal, State, or local court or agency or before any self-regulatory body.

b. To take all appropriate action, whether by instruction, agreement, or otherwise, to insure the protection, confidentiality and security of Court Confidential Information and to satisfy Subscriber's obligations under this Subscriber Amendment.

c. To limit the use of and access to Court Confidential Information to Subscriber's bona fide personnel whose use or access is necessary to effect the purposes of this Subscriber Amendment, and to advise each individual who is permitted use of and/or access to any Court Confidential Information of the restrictions upon disclosure and use contained in this Subscriber Amendment, requiring each individual who is permitted use of and/or access to Court Confidential Information to acknowledge in writing that the individual has read and understands such restrictions. Subscriber shall keep such acknowledgements on file for one year following termination of the Subscriber Amendment and/or CJDN Subscriber Agreement, whichever is longer, and shall provide the Court with access to, and copies of, such acknowledgements upon request. For purposes of this Subscriber Amendment, Subscriber's bona fide personnel shall mean individuals who are employees of Subscriber or provide services to Subscriber either on a voluntary basis or as independent contractors with Subscriber.

d. That, without limiting section 1 of this Subscriber Amendment, the obligations of Subscriber and its bona fide personnel with respect to the confidentiality and security of Court Confidential Information shall survive the termination of this Subscriber Amendment and the CJDN Subscriber Agreement and the termination of their relationship with Subscriber.

e. That, notwithstanding any federal or state law applicable to the nondisclosure obligations of Subscriber and Subscriber's bona fide personnel under this Subscriber Amendment, such obligations of Subscriber and Subscriber's bona fide personnel are founded independently on the provisions of this Subscriber Amendment.

6. APPLICABILITY TO PREVIOUSLY DISCLOSED COURT RECORDS. Subscriber acknowledges and agrees that all Authorized Court Data Services and related Court Records disclosed to Subscriber prior to the effective date of this Subscriber Amendment shall be subject to the provisions of this Subscriber Amendment.

7. LICENSE AND PROTECTION OF PROPRIETARY RIGHTS. During the term of this Subscriber Amendment, subject to the terms and conditions hereof, the Court hereby grants to Subscriber a nonexclusive, nontransferable, limited license to use Court Data Services Programs and Court Data Services Databases to access or receive the Authorized Court Data Services identified in an approved request form under section 3, above, and related Court Records. Court reserves the right to make modifications to the Authorized Court Data Services, Court Data Services Programs, and Court Data Services Databases, and related materials without notice to Subscriber. These modifications shall be treated in all respects as their previous counterparts.

a. Court Data Services Programs. Court is the copyright owner and licensor of the Court Data Services Programs. The combination of ideas, procedures, processes, systems, logic, coherence and methods of operation embodied within the Court Data Services Programs, and all information contained in documentation pertaining to the Court Data Services Programs, including but not limited to manuals, user documentation, and passwords, are trade secret information of Court and its licensors.

b. Court Data Services Databases. Court is the copyright owner and licensor of the Court Data Services Databases and of all copyrightable aspects and components thereof. All specifications and information pertaining to the Court Data Services Databases and their structure, sequence and organization, including without limitation data schemas such as the Court XML Schema, are trade secret information of Court and its licensors.

c. Marks. Subscriber shall neither have nor claim any right, title, or interest in or use of any trademark used in connection with Authorized Court Data Services, including but not limited to the marks "MNCIS" and "Odyssey."

d. Restrictions on Duplication, Disclosure, and Use. Trade secret information of Court and its licensors will be treated by Subscriber in the same manner as Court Confidential Information. In addition, Subscriber will not copy any part of the Court Data Services Programs or Court Data Services Databases, or reverse engineer or otherwise attempt to discern the source code of the Court Data Services Programs or Court Data Services Databases, or use any trademark of Court or its licensors, in any way or for any purpose not specifically and expressly authorized by this Subscriber Amendment. As used herein, "trade secret information of Court and its licensors" means any information possessed by Court which derives independent economic value from not being generally known to, and not being readily ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use. "Trade secret information of Court and its licensors" does not, however, include information which was known to Subscriber prior to Subscriber's receipt thereof, either directly or indirectly, from Court or its licensors, information which is independently developed by Subscriber without reference to or use of information received from Court or its licensors, or information which would not qualify as a trade secret under Minnesota law. It will not be a violation of this section 7, sub-section d, for Subscriber to make up to one copy of training materials and configuration documentation, if any, for each individual authorized to access, use, or configure Authorized Court Data Services, solely for its own use in connection with this Subscriber Amendment. Subscriber will take all steps reasonably necessary to protect the copyright, trade secret, and trademark rights of Court and its licensors and Subscriber will advise its bona fide personnel who are permitted access to any of the Court Data Services Programs and Court Data Services Databases, and trade secret information of Court and its licensors, of the restrictions upon duplication, disclosure and use contained in this Subscriber Amendment.

e. Proprietary Notices. Subscriber will not remove any copyright or proprietary notices included in and/or on the Court Data Services Programs or Court Data Services Databases, related documentation, or trade secret information of Court and its licensors, or any part thereof, made available by Court directly or through the BCA, if any, and Subscriber will include in and/or on any copy of the Court Data Services Programs or Court Data Services Databases, or trade secret information of Court and its licensors and any documents pertaining thereto, the same copyright and other proprietary notices as appear on the copies made available to Subscriber by Court directly or through the BCA, except that copyright notices shall be updated and other proprietary notices added as may be appropriate.

f. Title; Return. The Court Data Services Programs and Court Data Services Databases, and related documentation, including but not limited to training and configuration material, if any, and logon account information and passwords, if any, made available by the Court to Subscriber directly or through the BCA and all copies, including partial copies, thereof are and remain the property of the respective licensor. Except as expressly provided in section 12.b., within ten days of the effective date of termination of this Subscriber Amendment or the CJDN Subscriber Agreement or within ten days of a request for termination of Authorized Court Data Service as described in section 4, Subscriber shall either: (i) uninstall and return any and all copies of the applicable Court Data Services Programs and Court Data Services Databases, and related documentation, including but not limited to training and configuration materials, if any, and logon account information, if any; or (2) destroy the same and certify in writing to the Court that the same have been destroyed.

8. INJUNCTIVE RELIEF. Subscriber acknowledges that the Court, Court's licensors, and DCA will be irreparably harmed if Subscriber's obligations under this Subscriber Amendment are not specifically enforced and that the Court, Court's licensors, and DCA would not have an adequate remedy at law in the event of an actual or threatened violation by Subscriber of its obligations. Therefore, Subscriber agrees that the Court, Court's licensors, and DCA shall be entitled to an injunction or any appropriate decree of specific performance for any actual or threatened violations or breaches by Subscriber or its bona fide personnel without the necessity of the Court, Court's licensors, or DCA showing actual damages or that monetary damages would not afford an adequate remedy. Unless Subscriber is an office, officer, agency, department, division, or bureau of the state of Minnesota, Subscriber shall be liable to the Court, Court's licensors, and DCA for reasonable attorneys fees incurred by the Court, Court's licensors, and DCA in obtaining any relief pursuant to this Subscriber Amendment.

9. LIABILITY. Subscriber and the Court agree that, except as otherwise expressly provided herein, each party will be responsible for its own acts and the results thereof to the extent authorized by law and shall not be responsible for the acts of any others and the results thereof. Liability shall be governed by applicable law. Without limiting the foregoing, liability of the Court and any Subscriber that is an office, officer, agency, department, division, or bureau of the state of Minnesota shall be governed by the provisions of the Minnesota Tort Claims Act, Minnesota Statutes, section 3.376, and other applicable law. Without limiting the foregoing, if Subscriber is a political subdivision of the state of Minnesota, liability of the Subscriber shall be governed by the provisions of Minn. Stat. Ch. 466 (Tort Liability, Political Subdivisions) or other applicable law. Subscriber and Court further acknowledge that the liability, if any, of the BCA is governed by a separate agreement between the Court and the BCA dated December 13, 2010 with DPS-M -0958.

10. AVAILABILITY. Specific terms of availability shall be established by the Court and communicated to Subscriber by the Court and/or the BCA. The Court reserves the right to terminate this Subscriber Amendment immediately and/or temporarily suspend Subscriber's Authorized Court Data Services in the event the capacity of any host computer system or legislative appropriation of funds is determined solely by the Court to be insufficient to meet the computer needs of the courts served by the host computer system.

11. [reserved]

12. ADDITIONAL USER OBLIGATIONS. The obligations of the Subscriber set forth in this section are in addition to the other obligations of the Subscriber set forth elsewhere in this Subscriber Amendment.

a. Judicial Policy Statement. Subscriber agrees to comply with all policies identified in Policies & Notices applicable to Court Records accessed by Subscriber using Authorized Court Data Services. Upon failure of the Subscriber to comply with such policies, the Court shall have the option of immediately suspending the Subscriber's Authorized Court Data Services on a temporary basis and/or immediately terminating this Subscriber Amendment.

b. Access and Use; Log. Subscriber shall be responsible for all access to and use of Authorized Court Data Services and Court Records by Subscriber's bona fide personnel or by means of Subscriber's equipment or passwords, whether or not Subscriber has knowledge of or authorizes such access and use. Subscriber shall also maintain a log identifying all persons to whom Subscriber has disclosed its Court Confidential Security and Activation Information, such as user ID(s) and password(s), including the date of such disclosure. Subscriber shall maintain such logs for a minimum period of six years from the date of disclosure, and shall provide the Court with access to, and copies of, such logs upon request. The Court may conduct audits of Subscriber's logs and use of Authorized Court Data Services and Court Records from time to time. Upon Subscriber's failure to maintain such logs, to maintain accurate logs, or to promptly provide access by the Court to such logs, the Court may terminate this Subscriber Amendment without prior notice to Subscriber.

c. Personnel. Subscriber agrees to investigate, at the request of the Court and/or the BCA, allegations of misconduct pertaining to Subscriber's bona fide personnel having access to or use of Authorized Court Data Services, Court Confidential Information, or trade secret information of the Court and its licensors where such persons are alleged to have violated the provisions of this Subscriber Amendment, Policies & Notices, Judicial Branch policies, or other security requirements or laws regulating access to the Court Records.

d. Minnesota Data Practices Act Applicability. If Subscriber is a Minnesota Government entity that is subject to the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, Subscriber acknowledges and agrees that: (1) the Court is not subject to Minn. Stat. Ch. 13 (see section 13.90) but is subject to the Rules of Public Access and other rules promulgated by the Minnesota Supreme Court; (2) Minn. Stat. section 13.03, subdivision 4(e) requires that Subscriber comply with the Rules of Public Access and other rules promulgated by the Minnesota Supreme Court for access to Court Records provided via the

BCA systems and tools under this Subscriber Amendment; (3) the use of and access to Court Records may be restricted by rules promulgated by the Minnesota Supreme Court, applicable state statute or federal law; and (4) these applicable restrictions must be followed in the appropriate circumstances.

13. FEES; INVOICES. Unless the Subscriber is an office, officer, department, division, agency, or bureau of the state of Minnesota, Subscriber shall pay the fees, if any, set forth in applicable Policies & Notices, together with applicable sales, use or other taxes. Applicable monthly fees commence ten (10) days after notice of approval of the request pursuant to section 3 of this Subscriber Amendment or upon the initial Subscriber transaction as defined in the Policies & Notices, whichever occurs earlier. When fees apply, the Court shall invoice Subscriber on a monthly basis for charges incurred in the preceding month and applicable taxes, if any, and payment of all amounts shall be due upon receipt of invoice. If all amounts are not paid within 30 days of the date of the invoice, the Court may immediately cancel this Subscriber Amendment without notice to Subscriber and pursue all available legal remedies. Subscriber certifies that funds have been appropriated for the payment of charges under this Subscriber Amendment for the current fiscal year, if applicable.

14. MODIFICATION OF FEES. Court may modify the fees by amending the Policies & Notices as provided herein, and the modified fees shall be effective on the date specified in the Policies & Notices, which shall not be less than thirty days from the publication of the Policies & Notices. Subscriber shall have the option of accepting such changes or terminating this Subscriber Amendment as provided in section 1 hereof.

15. WARRANTY DISCLAIMERS.

a. WARRANTY EXCLUSIONS. EXCEPT AS SPECIFICALLY AND EXPRESSLY PROVIDED HEREIN, COURT, COURT'S LICENSORS, AND DCA MAKE NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY, NOR ARE ANY WARRANTIES TO BE IMPLIED, WITH RESPECT TO THE INFORMATION, SERVICES OR COMPUTER PROGRAMS MADE AVAILABLE UNDER THIS AGREEMENT.

b. ACCURACY AND COMPLETENESS OF INFORMATION. WITHOUT LIMITING THE GENERALITY OF THE PRECEDING PARAGRAPH, COURT, COURT'S LICENSORS, AND DCA MAKE NO WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED IN THE COURT RECORDS.

16. RELATIONSHIP OF THE PARTIES. Subscriber is an independent contractor and shall not be deemed for any purpose to be an employee, partner, agent or franchisee of the Court, Court's licensors, or DCA. Neither Subscriber nor the Court, Court's licensors, or DCA shall have the right nor the authority to assume, create or incur any liability or obligation of any kind, express or implied, against or in the name of or on behalf of the other.

17. NOTICE. Except as provided in section 2 regarding notices of or modifications to Authorized Court Data Services and Policies & Notices, any notice to Court or Subscriber

hereunder shall be deemed to have been received when personally delivered in writing or seventy-two (72) hours after it has been deposited in the United States mail, first class, proper postage prepaid, addressed to the party to whom it is intended at the address set forth on page one of this Agreement or at such other address of which notice has been given in accordance herewith.

18. NON-WAIVER. The failure by any party at any time to enforce any of the provisions of this Subscriber Amendment or any right or remedy available hereunder or at law or in equity, or to exercise any option herein provided, shall not constitute a waiver of such provision, remedy or option or in any way affect the validity of this Subscriber Amendment. The waiver of any default by either Party shall not be deemed a continuing waiver, but shall apply solely to the instance to which such waiver is directed.

19. FORCE MAJEURE. Neither Subscriber nor Court shall be responsible for failure or delay in the performance of their respective obligations hereunder caused by acts beyond their reasonable control.

20. SEVERABILITY. Every provision of this Subscriber Amendment shall be construed, to the extent possible, so as to be valid and enforceable. If any provision of this Subscriber Amendment so construed is held by a court of competent jurisdiction to be invalid, illegal or otherwise unenforceable, such provision shall be deemed severed from this Subscriber Amendment, and all other provisions shall remain in full force and effect.

21. ASSIGNMENT AND BINDING EFFECT. Except as otherwise expressly permitted herein, neither Subscriber nor Court may assign, delegate and/or otherwise transfer this Subscriber Amendment or any of its rights or obligations hereunder without the prior written consent of the other. This Subscriber Amendment shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns, including any other legal entity into, by or with which Subscriber may be merged, acquired or consolidated.

22. GOVERNING LAW. This Subscriber Amendment shall in all respects be governed by and interpreted, construed and enforced in accordance with the laws of the United States and of the State of Minnesota.

23. VENUE AND JURISDICTION. Any action arising out of or relating to this Subscriber Amendment, its performance, enforcement or breach will be venued in a state or federal court situated within the State of Minnesota. Subscriber hereby irrevocably consents and submits itself to the personal jurisdiction of said courts for that purpose.

24. INTEGRATION. This Subscriber Amendment contains all negotiations and agreements between the parties. No other understanding regarding this Subscriber Amendment, whether written or oral, may be used to bind either party, provided that all terms and conditions of the CJDN Subscriber Agreement and all previous amendments remain in full force and effect except as supplemented or modified by this Subscriber Amendment.

IN WITNESS WHEREOF, the Parties have, by their duly authorized officers, executed this Subscriber Amendment in duplicate, intending to be bound thereby.

1. SUBSCRIBER (AGENCY)

Subscriber must attach written verification of authority to sign on behalf of and bind the entity, such as an opinion of counsel or resolution.

Name: Mike Elliott
(PRINTED)

Signed: _____

Title: Mayor
(with delegated authority)

Date: _____

Name: Barb Suciu
(PRINTED)

Signed: _____

Title: City Clerk
(with delegated authority)

Date: _____

2. DEPARTMENT OF PUBLIC SAFETY, BUREAU OF CRIMINAL APPREHENSION

Name: _____
(PRINTED)

Signed: _____

Title: _____
(with delegated authority)

Date: _____

3. COMMISSIONER OF ADMINISTRATION

delegated to Materials Management Division

By: _____

Date: _____

4. COURTS

Authority granted to Bureau of Criminal Apprehension

Name: _____
(PRINTED)

Signed: _____

Title: _____
(with authorized authority)

Date: _____

SWIFT Contract # 206044
MN027021A

State of Minnesota
Joint Powers Agreement

This Agreement is between the State of Minnesota, acting through its Department of Public Safety on behalf of the Bureau of Criminal Apprehension ("BCA"), and the City of Brooklyn Center on behalf of its Prosecuting Attorney ("Governmental Unit"). The BCA and the Governmental Unit may be referred to jointly as "Parties."

Recitals

Under Minn. Stat. § 471.59, the BCA and the Governmental Unit are empowered to engage in agreements that are necessary to exercise their powers. Under Minn. Stat. § 299C.46, the BCA must provide a criminal justice data communications network to benefit political subdivisions as defined under Minn. Stat. § 299C.46, subd. 2 and subd. 2(a). The Governmental Unit is authorized by law to utilize the criminal justice data communications network pursuant to the terms set out in this Agreement. In addition, BCA either maintains repositories of data or has access to repositories of data that benefit authorized political subdivisions in performing their duties. The Governmental Unit wants to access data in support of its official duties.

The purpose of this Agreement is to create a method by which the Governmental Unit has access to those systems and tools for which it has eligibility, and to memorialize the requirements to obtain access and the limitations on the access.

Agreement

1 Term of Agreement

1.1 Effective Date. This Agreement is effective on the date the BCA obtains all required signatures under Minn. Stat. § 16C.05, subdivision 2.

1.2 Expiration Date. This Agreement expires five years from the date it is effective.

2 Agreement Between the Parties

2.1 General Access. BCA agrees to provide Governmental Unit with access to the Minnesota Criminal Justice Data Communications Network (CJDN) and those systems and tools which the Governmental Unit is authorized by law to access via the CJDN for the purposes outlined in Minn. Stat. § 299C.46.

2.2 Methods of Access.

The BCA offers three (3) methods of access to its systems and tools. The methods of access are:

A. **Direct access** occurs when individual users at the Governmental Unit use the Governmental Unit's equipment to access the BCA's systems and tools. This is generally accomplished by an individual user entering a query into one of BCA's systems or tools.

B. **Indirect Access** occurs when individual users at the Governmental Unit go to another Governmental Unit to obtain data and information from BCA's systems and tools. This method of access generally results in the Governmental Unit with indirect access obtaining the needed data and information in a physical format like a paper report.

C. **Computer-to-Computer System Interface** occurs when the Governmental Unit's computer exchanges data and information with BCA's computer systems and tools using an interface. Without limitation, interface types include: state message switch, web services, enterprise service bus and message queuing.

For purposes of this Agreement, Governmental Unit employees or contractors may use any of these methods to use BCA's systems and tools as described in this Agreement. Governmental Unit will select a

method of access and can change the methodology following the process in Clause 2.10.

2.3 Federal Systems Access. In addition, pursuant to 28 CFR §20.30-38 and Minn. Stat. §299C.58, BCA may provide Governmental Unit with access to the Federal Bureau of Investigation (FBI) National Crime Information Center.

2.4 Governmental Unit Policies. Both the BCA and the FBI's Criminal Justice Information Systems (FBI-CJIS) have policies, regulations and laws on access, use, audit, dissemination, hit confirmation, logging, quality assurance, screening (pre-employment), security, timeliness, training, use of the system**,** and validation. Governmental Unit has created its own policies to ensure that Governmental Unit's employees and contractors comply with all applicable requirements. Governmental Unit ensures this compliance through appropriate enforcement. These BCA and FBI-CJIS policies and regulations, as amended and updated from time to time, are incorporated into this Agreement by reference. The policies are available at https://bcanextest.x.state.mn.us/launchpad/.

2.5 Governmental Unit Resources. To assist Governmental Unit in complying with the federal and state requirements on access to and use of the various systems and tools, information is available at https://sps.x.state.mn.us/sites/bcaservicecatalog/default.aspx. Additional information on appropriate use is found in the Minnesota Bureau of Criminal Apprehension Policy on Appropriate Use of Systems and Data available at https://bcanextest.x.state.mn.us/launchpad/cjisdocs/docs.cgi?cmd=FS&ID=795&TYPE=DOCS.

2.6 Access Granted.

A. Governmental Unit is granted permission to use all current and future BCA systems and tools for which Governmental Unit is eligible. Eligibility is dependent on Governmental Unit (i) satisfying all applicable federal or state statutory requirements; (ii) complying with the terms of this Agreement; and (iii) acceptance by BCA of Governmental Unit's written request for use of a specific system or tool.

B. To facilitate changes in systems and tools, Governmental Unit grants its Authorized Representative authority to make written requests for those systems and tools provided by BCA that the Governmental Unit needs to meet its criminal justice obligations and for which Governmental Unit is eligible.

2.7 Future Access. On written request from the Governmental Unit, BCA also may provide Governmental Unit with access to those systems or tools which may become available after the signing of this Agreement, to the extent that the access is authorized by applicable state and federal law. Governmental Unit agrees to be bound by the terms and conditions contained in this Agreement that when utilizing new systems or tools provided under this Agreement.

2.8 Limitations on Access. BCA agrees that it will comply with applicable state and federal laws when making information accessible. Governmental Unit agrees that it will comply with applicable state and federal laws when accessing, entering, using, disseminating, and storing data. Each party is responsible for its own compliance with the most current applicable state and federal laws.

2.9 Supersedes Prior Agreements. This Agreement supersedes any and all prior agreements between the BCA and the Governmental Unit regarding access to and use of systems and tools provided by BCA.

2.10 Requirement to Update Information. The parties agree that if there is a change to any of the information whether required by law or this Agreement, the party will send the new information to the other party in writing within 30 days of the change. This clause does not apply to changes in systems or tools provided under this Agreement.

This requirement to give notice additionally applies to changes in the individual or organization serving the Governmental Unit as its prosecutor. Any change in performance of the prosecutorial function must be provided to the BCA in writing by giving notice to the Service Desk, BCA.ServiceDesk@state.mn.us.

2.11 Transaction Record. The BCA creates and maintains a transaction record for each exchange of data utilizing its systems and tools. In order to meet FBI-CJIS requirements and to perform the audits described in Clause 7, there must be a method of identifying which individual users at the Governmental Unit conducted a

particular transaction.

If Governmental Unit uses either direct access as described in Clause 2.2A or indirect access as described in Clause 2.2B, BCA's transaction record meets FBI-CJIS requirements.

When Governmental Unit's method of access is a computer-to-computer interface as described in Clause 2.2C, the Governmental Unit must keep a transaction record sufficient to satisfy FBI-CJIS requirements and permit the audits described in Clause 7 to occur.

If a Governmental Unit accesses data from the Driver and Vehicle Services Division in the Minnesota Department of Public Safety and keeps a copy of the data, Governmental Unit must have a transaction record of all subsequent access to the data that are kept by the Governmental Unit. The transaction record must include the individual user who requested access, and the date, time and content of the request. The transaction record must also include the date, time and content of the response along with the destination to which the data were sent. The transaction record must be maintained for a minimum of six (6) years from the date the transaction occurred and must be made available to the BCA within one (1) business day of the BCA's request.

2.12 Court Information Access. Certain BCA systems and tools that include access to and/or submission of Court Records may only be utilized by the Governmental Unit if the Governmental Unit completes the Court Data Services Subscriber Amendment, which upon execution will be incorporated into this Agreement by reference. These BCA systems and tools are identified in the written request made by the Governmental Unit under Clause 2.6 above. The Court Data Services Subscriber Amendment provides important additional terms, including but not limited to privacy (see Clause 8.2, below), fees (see Clause 3 below), and transaction records or logs, that govern Governmental Unit's access to and/or submission of the Court Records delivered through the BCA systems and tools.

2.13 Vendor Personnel Screening. The BCA will conduct all vendor personnel screening on behalf of Governmental Unit as is required by the FBI CJIS Security Policy. The BCA will maintain records of the federal, fingerprint-based background check on each vendor employee as well as records of the completion of the security awareness training that may be relied on by the Governmental Unit.

3 Payment

The Governmental Unit understands there is a cost for access to the criminal justice data communications network described in Minn. Stat. § 299C.46. At the time this Agreement is signed, BCA understands that a third party will be responsible for the cost of access.

The Governmental Unit will identify the third party and provide the BCA with the contact information and its contact person for billing purposes so that billing can be established. The Governmental Unit will provide updated information to BCA's Authorized Representative within ten business days when this information changes.

If Governmental Unit chooses to execute the Court Data Services Subscriber Amendment referred to in Clause 2.12 in order to access and/or submit Court Records via BCA's systems, additional fees, if any, are addressed in that amendment.

4 Authorized Representatives

The BCA's Authorized Representative is the person below, or her successor:

Name: Dana Gotz, Deputy Superintendent
Address: Minnesota Department of Public Safety; Bureau of Criminal Apprehension
1430 Maryland Avenue

Saint Paul, MN 55106
Telephone: 651.793.2007
Email Address: Dana.Gotz@state.mn.us

The Governmental Unit's Authorized Representative is the person below, or his/her successor:

Name: David Ross, Attorney
Address: 6300 Shingle Creek Pkwy, Ste 305
Minneapolis, MN 55430
Telephone: 763.561.2800
Email Address: david.ross@carsoncs.net

5 Assignment, Amendments, Waiver, and Agreement Complete

5.1 Assignment. Neither party may assign nor transfer any rights or obligations under this Agreement.

5.2 Amendments. Any amendment to this Agreement, except those described in Clauses 2.6 and 2.7 above must be in writing and will not be effective until it has been signed and approved by the same parties who signed and approved the original agreement, their successors in office, or another individual duly authorized.

5.3 Waiver. If either party fails to enforce any provision of this Agreement, that failure does not waive the provision or the right to enforce it.

5.4 Agreement Complete. This Agreement contains all negotiations and agreements between the BCA and the Governmental Unit. No other understanding regarding this Agreement, whether written or oral, may be used to bind either party.

6 Liability

Each party will be responsible for its own acts and behavior and the results thereof and shall not be responsible or liable for the other party's actions and consequences of those actions. The Minnesota Torts Claims Act, Minn. Stat. § 3.736 and other applicable laws govern the BCA's liability. The Minnesota Municipal Tort Claims Act, Minn. Stat. Ch. 466 and other applicable laws, governs the Governmental Unit's liability.

7 Audits

7.1 Under Minn. Stat. § 16C.05, subd. 5, the Governmental Unit's books, records, documents, internal policies and accounting procedures and practices relevant to this Agreement are subject to examination by the BCA, the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this Agreement.

Under Minn. Stat. § 6.551, the State Auditor may examine the books, records, documents, and accounting procedures and practices of BCA. The examination shall be limited to the books, records, documents, and accounting procedures and practices that are relevant to this Agreement.

7.2 Under applicable state and federal law, the Governmental Unit's records are subject to examination by the BCA to ensure compliance with laws, regulations and policies about access, use, and dissemination of data.

7.3 If the Governmental Unit accesses federal databases, the Governmental Unit's records are subject to examination by the FBI and BCA; the Governmental Unit will cooperate with FBI and BCA auditors and make any requested data available for review and audit.

7.4 If the Governmental Unit accesses state databases, the Governmental Unit's records are subject to examination by the BCA: the Governmental Unit will cooperate with the BCA auditors and make any requested data available for review and audit.

7.5 To facilitate the audits required by state and federal law, Governmental Unit is required to have an inventory of the equipment used to access the data covered by this Agreement and the physical location of each.

8 Government Data Practices

8.1 BCA and Governmental Unit. The Governmental Unit and BCA must comply with the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, as it applies to all data accessible under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Governmental Unit under this Agreement. The remedies of Minn. Stat. §§ 13.08 and 13.09 apply to the release of the data referred to in this clause by either the Governmental Unit or the BCA.

8.2 Court Records. If Governmental Unit chooses to execute the Court Data Services Subscriber Amendment referred to in Clause 2.12 in order to access and/or submit Court Records via BCA's systems, the following provisions regarding data practices also apply. The Court is not subject to Minn. Stat. Ch. 13 but is subject to the *Rules of Public Access to Records of the Judicial Branch* promulgated by the Minnesota Supreme Court. All parties acknowledge and agree that Minn. Stat. § 13.03, subdivision 4(e) requires that the BCA and the Governmental Unit comply with the *Rules of Public Access* for those data received from Court under the Court Data Services Subscriber Amendment. All parties also acknowledge and agree that the use of, access to or submission of Court Records, as that term is defined in the Court Data Services Subscriber Amendment, may be restricted by rules promulgated by the Minnesota Supreme Court, applicable state statute or federal law. All parties acknowledge and agree that these applicable restrictions must be followed in the appropriate circumstances.

9 Investigation of Alleged Violations; Sanctions

For purposes of this clause, "Individual User" means an employee or contractor of Governmental Unit.

9.1 Investigation. The Governmental Unit and BCA agree to cooperate in the investigation and possible prosecution of suspected violations of federal and state law referenced in this Agreement. Governmental Unit and BCA agree to cooperate in the investigation of suspected violations of the policies and procedures referenced in this Agreement. When BCA becomes aware that a violation may have occurred, BCA will inform Governmental Unit of the suspected violation, subject to any restrictions in applicable law. When Governmental Unit becomes aware that a violation has occurred, Governmental Unit will inform BCA subject to any restrictions in applicable law.

9.2 Sanctions Involving Only BCA Systems and Tools.

The following provisions apply to BCA systems and tools not covered by the Court Data Services Subscriber Amendment. None of these provisions alter the Governmental Unit internal discipline processes, including those governed by a collective bargaining agreement.

9.2.1 For BCA systems and tools that are not covered by the Court Data Services Subscriber Amendment, Governmental Unit must determine if and when an involved Individual User's access to systems or tools is to be temporarily or permanently eliminated. The decision to suspend or terminate access may be made as soon as alleged violation is discovered, after notice of an alleged violation is received, or after an investigation has occurred. Governmental Unit must report the status of the Individual User's access to BCA without delay. BCA reserves the right to make a different determination concerning an Individual User's access to systems or tools than that made by Governmental Unit and BCA's determination controls.

9.2.2 If BCA determines that Governmental Unit has jeopardized the integrity of the systems or tools covered in this Clause 9.2, BCA may temporarily stop providing some or all the systems or tools under this Agreement until the failure is remedied to the BCA's satisfaction. If Governmental Unit's failure is continuing or repeated, Clause 11.1 does not apply and BCA may terminate this Agreement immediately.

9.3 Sanctions Involving Only Court Data Services

The following provisions apply to those systems and tools covered by the Court Data Services Subscriber Amendment, if it has been signed by Governmental Unit. As part of the agreement between the Court and the BCA for the delivery of the systems and tools that are covered by the Court Data Services Subscriber Amendment, BCA is required to suspend or terminate access to or use of the systems and tools either on its own initiative or when directed by the Court. The decision to suspend or terminate access may be made as soon as an alleged violation is discovered, after notice of an alleged violation is received, or after an investigation has occurred. The decision to suspend or terminate may also be made based on a request from the Authorized Representative of Governmental Unit. The agreement further provides that only the Court has the authority to reinstate access and use.

9.3.1 Governmental Unit understands that if it has signed the Court Data Services Subscriber Amendment and if Governmental Unit's Individual Users violate the provisions of that Amendment, access and use will be suspended by BCA or Court. Governmental Unit also understands that reinstatement is only at the direction of the Court.

9.3.2 Governmental Unit further agrees that if Governmental Unit believes that one or more of its Individual Users have violated the terms of the Amendment, it will notify BCA and Court so that an investigation as described in Clause 9.1 may occur.

10 Venue

Venue for all legal proceedings involving this Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

11 Termination

11.1 Termination. The BCA or the Governmental Unit may terminate this Agreement at any time, with or without cause, upon 30 days' written notice to the other party's Authorized Representative.

11.2 Termination for Insufficient Funding. Either party may immediately terminate this Agreement if it does not obtain funding from the Minnesota Legislature, or other funding source; or if funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination must be by written notice to the other party's authorized representative. The Governmental Unit is not obligated to pay for any services that are provided after notice and effective date of termination. However, the BCA will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. Neither party will be assessed any penalty if the agreement is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds. Notice of the lack of funding must be provided within a reasonable time of the affected party receiving that notice.

12 Continuing Obligations

The following clauses survive the expiration or cancellation of this Agreement: Liability; Audits; Government Data Practices; 9. Investigation of Alleged Violations; Sanctions; and Venue.

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The Parties indicate their agreement and authority to execute this Agreement by signing below.

1. GOVERNMENTAL UNIT

Name: Mike Elliott
(PRINTED)

Signed: _____

Title: Mayor
(with delegated authority)

Date: _____

Name: Barb Suciu
(PRINTED)

Signed: _____

Title: City Clerk
(with delegated authority)

Date: _____

2. DEPARTMENT OF PUBLIC SAFETY, BUREAU OF CRIMINAL APPREHENSION

Name: _____
(PRINTED)

Signed: _____

Title: _____
(with delegated authority)

Date: _____

3. COMMISSIONER OF ADMINISTRATION
As delegated to the Office of State Procurement

By: _____

Date: _____

Member introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION APPROVING JOINT POWERS AGREEMENTS WITH THE STATE OF MINNESOTA DEPARTMENT OF PUBLIC SAFETY AND BUREAU OF CRIMINAL APPREHENSION

WHEREAS, the City of Brooklyn Center on behalf of its Prosecuting Attorney and Police Department desires to enter into Joint Powers Agreements with the State of Minnesota, Department of Public Safety, Bureau of Criminal Apprehension to use systems and tools available over the State's criminal justice data communications network for which the City is eligible. The Joint Powers Agreements further provide the City with the ability to add, modify and delete connectivity, systems and tools over the five-year life of the agreement and obligates the City to pay the costs for the network connection.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota as follows:

1. That the State of Minnesota Joint Powers Agreements by and between the State of Minnesota acting through its Department of Public Safety, Bureau of Criminal Apprehension and the City of Brooklyn Center on behalf of its Prosecuting Attorney and Police Department, are hereby approved.

2. That the Acting Chief of Police, Tony Gruenig, or his successor, is designated the Authorized Representative for the Police Department. The Authorized Representative is also authorized to sign any subsequent amendment or agreement that may be required by the State of Minnesota to maintain the City's connection to the systems and tools offered by the State.

3. That the Prosecuting Attorney, David K. Ross, or his successor, is designated the Authorized Representative for the Prosecuting Attorney. The Authorized Representative is also authorized to sign any subsequent amendment or agreement that may be required by the State of Minnesota to maintain the City's connection to the systems and tools offered by the State.

4. That Mike Elliott, the Mayor for the City of Brooklyn Center, and Barb Suciu, the City Clerk, are authorized to sign the State of Minnesota Joint Powers Agreements.

August 8, 2022
Date

_____
Mike Elliott, Mayor

ATTEST: _____
Barb Suciu, City Clerk

RESOLUTION NO. _____

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.

Council Regular Meeting

DATE: 8/8/2022

TO: City Council
FROM: Dr. Reggie Edwards, City Manager
THROUGH: Meg McMahan, Community Development Director
BY: Ginny McIntosh, City Planner and Zoning Administrator

SUBJECT: Planning Commission Application No. 2022-004 for the Re-Plat, Re-Zoning, and Establishment of a Planned Unit Development, and Amendments to the Zoning Code and 2040 Comprehensive Plan to Allow for the Re-development of the Former Sears Site (1297 Shingle Creek Crossing)

Requested Council Action:

(i) Motion to adopt a resolution regarding Planning Commission Application No. 2022-004, for approval of a preliminary and final plat, site and building plan, Zoning Code amendment, re-zoning and establishment of a Planned Unit Development for the Subject Property located at 1297 Shingle Creek Crossing, and commonly known as the former Sears site, and a recommended amendment to the City's 2040 Comprehensive Plan to allow for a future land use re-designation of the Subject Property from Transit-Oriented Development (TOD) to Business Mixed-Use (B-MU), based on the findings of fact and submitted plans, and as amended by the conditions of approval in the resolution.

(ii) Motion to approve a first reading of an ordinance amending Chapter 35 of the Zoning Code of Ordinances regarding the zoning classification of the Subject Property located at 1297 Shingle Creek Crossing and set the second reading and public hearing for August 22, 2022.

Background:

Scannell Properties, Inc. on behalf of Transformco ("the Applicant") is requesting review and consideration of a proposal that would allow for the re-plat and subsequent re-development of the former Sears site, which encompasses a two-story Sears department store and Sears Auto Center on approximately 15-acres at 1297 Shingle Creek Crossing ("the Subject Property"). The aforementioned businesses closed in 2018 and have remained vacant since. As proposed, the redevelopment would result in construction of two business park-type buildings, of approximately 120,000-square feet and 110,000-square feet, respectively, and related site improvements.

Due to the nature of the request, approval of a preliminary and final plat, site and building plan, re-zoning and establishment of what would be a new Planned Unit Development (PUD) is required. An amendment to the Zoning Code is also necessary to remove the Subject Property from the Central Commerce Overlay District, in addition to a comprehensive plan amendment to accommodate a future land use re-designation.

In May and November 2021, concept reviews were held by the City Council to discuss the proposal to re-develop the Subject Property with a speculative light-industrial and office use. During the May concept review, City Council provided feedback on the initial concept plan, of which included requests to provide a greater mix of uses, a site layout and design that adds value to the adjacent Shingle Creek Crossing shopping

center, and an overall high finish level on the buildings, with four-sided architecture, and a focus on enhancing the Highway 100 frontage.

A follow-up with Council was requested by the Applicant in November 2021 to further discuss their proposal, a revised concept plan, how they might better align with City goals, and receive direction from Council on whether to proceed with a formal submittal or not. City staff also requested Julie Kimble of KimbleCo to participate in a discussion on behalf of the City to ensure a collective understanding of the City's goals as well as current market realities in the Twin Cities and constraints on the Subject Property.

Prior to submittal of this application, the Applicant held a virtual community meeting to discuss the proposed redevelopment of the Subject Property, and market analysis undertaken to determine the demand of use in the Twin Cities market. The Applicant also submitted preliminary plan sets to City staff for review and refinement between February and May 2022.

The Planning Commission held a public hearing for the aforementioned application at their meeting on June 23, 2022, and the Commissioners entered into a lengthy discussion on the proposal. The Applicant was present at the meeting and fielded questions from the Commissioners regarding the speculative use, potential tenants and uses, the outlined conditions of approval and restrictions surrounding outside storage and display, distribution centers, and a maximum proposed 80-percent industrial/warehouse use and minimum 20-percent non-warehouse use. Further discussions were held regarding overall site circulation, potential truck traffic, and completion of an existing trail gap along Highway 100. No public comments were provided in advance of or during the meeting.

The Applicant noted at the June 23, 2022 Planning Commission meeting that the 80-20 mix use restriction was fairly uncommon in this type of product and indicated that it would force the Applicant to attract users that have lower truck volumes, and reiterated their interactions with City staff in concentrating truck traffic to the south access road fronting along Highway 100, and running behind Walmart (1200 Shingle Creek Crossing), and away from the shared north access between the Subject Property and Shingle Creek Crossing. The Applicant provided context to the Commissioners surrounding the continued interest for retail/restaurants, and a market study the Applicant commissioned to determine the highest and best use. The Applicant also provided example users for this type of product and other example developments in the Twin Cities metro.

Following close of the public hearing, the Planning Commission elected to recommend (3-1) City Council approval of the requested preliminary and final plat, site and building plan, amendment to remove the Subject Property from the Central Commerce Overlay District, re-zoning and establishment of a Planned Unit Development, and a recommended amendment to the City's 2040 Comprehensive Plan to re-designate the Subject Property from Transit-Oriented Development (TOD) to Business Mixed-Use (B-MU).

This item was originally scheduled for review at the July 11, 2022 City Council meeting, but was tabled to the July 25, 2022 Council meeting. At the July 25, 2022 Council meeting, a request was made by Mayor Elliott to amend the Council agenda to move the item from Planning Commission items (Item 9.a) to Presentation items (Item 7.a) and proceed with the presentation of the item, but table consideration of the item to the next meeting (August 8, 2022).

City staff provided a presentation of Planning Commission Application No. 2022-004. Councilmembers Graves, Lawrence-Anderson, and Ryan, and Mayor Pro-Tem Butler inquired on certain aspects of the project, including the sole dissenting vote at Planning Commission, traffic, lighting, and landscaping, and provided commentary. Dan Salzer of Scannell Properties (Applicant) was also present and answered questions of the Council with regard to the construction timeline, and lead times on materials. Following

review of the application, the present Councilmembers were in consensus in proceeding with a motion; however, elected to keep with the amended agenda and continue the item to the August 8th Council meeting.

A copy of the Planning Commission Report for Planning Commission Application No. 2022-004, dated June 23, 2022, and City Council resolution regarding the requested preliminary and final plat, site and building plan, re-zoning and establishment of a Planned Unit Development, and amendments to City's Zoning Code and 2040 Comprehensive Plan are included with this memorandum. In order for the proposal to proceed, an approval of all requests is ultimately required.

As the request by the Applicant includes a request to re-zone the Subject Property from a PUD/C2 (Planned Unit Development/Commerce) District to a PUD/MX-B (Planned Unit Development/Business Mixed-Use) District, City Code dictates that the City's Zoning Code be amended to reflect the re-zoning. A draft copy of the ordinance language is included for review.

Should the City Council proceed with the re-zoning, a motion to approve a first reading of an ordinance amending Chapter 35 of the Zoning Code of Ordinances regarding the Subject Property located at 1297 Shingle Creek Crossing would be required. In order to keep within Minnesota state statute requirements with regard to review timelines, and given delays in reviewing the project application, the related ordinance amendment was submitted for publication to the Sun Post, setting the second reading and public hearing to August 22, 2022.

The request for a Comprehensive Plan Amendment will require a separate submittal to the Metropolitan Council for review and any final approval; however, a recommendation from the local planning body and local governing body authorization is required to proceed with a submittal.

Budget Issues:

None to consider at this time.

Inclusive Community Engagement:

Antiracist/Equity Policy Effect:

Strategic Priorities and Values:

Resident Economic Stability, Targeted Redevelopment, Safe, Secure, Stable Community

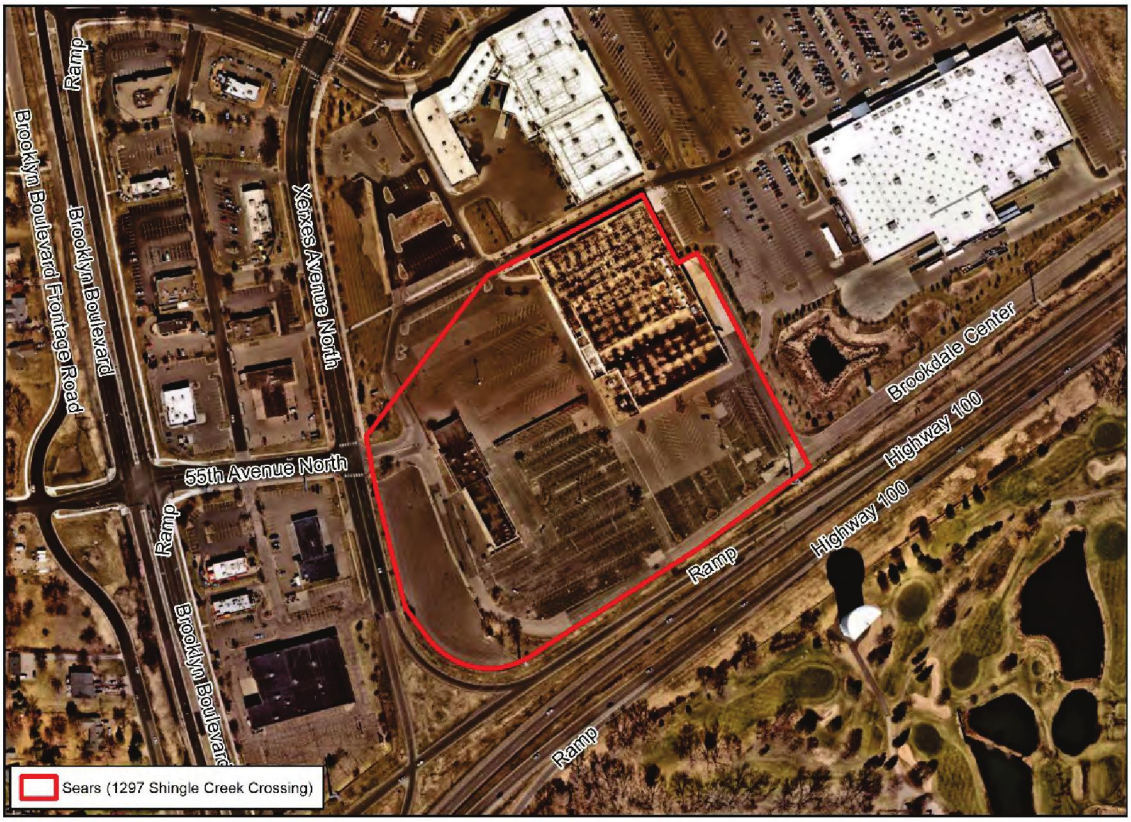
ATTACHMENTS:

Description	Upload Date	Type
Staff Report and Exhibits - Sears Redevelopment - 1297 Shingle Creek Crossing (PC 06.23.2022)	7/6/2022	Backup Material
1st Reading-Ordinance Amendment-Rezoning (1297 Shingle Creek Crossing)	7/21/2022	Ordinance
Resolution - Sears Redevelopment (1297 Shingle Creek Crossing)	8/2/2022	Resolution Letter

Planning Commission Report
Meeting Date: June 23, 2022

- Application Filed: 05/24/2022
- Review Period (60-day) Deadline: 07/23/2022
- Extension Declared: N/A
- Extended Review Period Deadline: N/A

Application No.	2022-004
Applicant:	Scannell Properties, Inc (on behalf of Transformco)
Property Owner:	Sears, Roebuck & Company
Location:	1297 Shingle Creek Crossing
Requests:	Preliminary and Final Plat, Comprehensive Plan Amendment, Site and Building Plan, Establishment of a Planned Unit Development/Rezoning and Zoning Code Text/Map Amendment to Remove Subject Property from Central Commerce Overlay District



Map 1. Subject Property Location (1297 Shingle Creek Crossing)

Requested Action

Scannell Properties, Inc. on behalf of Transformco ("the Applicant") is requesting review and consideration of a proposal that would allow for the re-plat and subsequent re-development of the former Sears site, which encompasses a two-story Sears department store and Sears Auto Center on approximately 15-acres at 1297 Shingle Creek Crossing ("the Subject Property"). As proposed, the redevelopment would result in construction of two business park-type buildings, of approximately 120,000-square feet and 110,000-square feet, respectively, and related site improvements.

Due to the nature of the request, approval of a site and building plan, preliminary and final plat, and a re-zoning and establishment of what would be a new Planned Unit Development (PUD) is required. A zoning code text amendment is also necessary to remove the Subject Property from the Central Commerce Overlay District, in addition to a comprehensive plan amendment to accommodate a future land use re-designation. Refer to Exhibit A for the provided project narrative and plans.

As part of the application process, a public hearing notice was submitted to the Brooklyn Center *Sun Post* for publication on June 9, 2022 (Exhibit B), and notices were mailed to property owners within vicinity of the Subject Property. A virtual meeting was also held with the public by the Applicant to discuss the proposed re-development and market needs.

Development Pattern



1956 Imagery **1962 Imagery**

1971 Imagery **2021 Imagery**

Image 1. Historical and Current Imagery of Sears Area (Courtesy: MHAPO, Hennepin County).

Existing Conditions



Image 2. Existing Site Conditions at Subject Property.

Background

Although the Sears Department Store and Sears Auto Center closed their doors in 2018, it was not until late 2020 that Sears initiated a formal process to solicit offers from private parties to acquire the approximately 15-acre Subject Property. It was through a merger agreement that Transformco began

conducting its own market analysis and worked with local brokers to identify a feasible re-use for the Subject Property. Following a Request for Proposals (RFP) in late 2020, a redevelopment partner, Scannell Properties, Inc. was selected.

Since their respective closures, both buildings have also water main breaks, and a major break at the Sears Auto Center in 2019 required issuance of a pumping discharge permit from the Minnesota Pollution Control Agency (MPCA), and water sampling to be conducted for contaminants. Despite the parking lots and entrances having barriers in place, City staff regularly conduct checks on the buildings due to numerous break-ins, which require the buildings to be swept due to life, health, and safety concerns, and re-secured.

On April 28, 2021, City Council authorized an application to the Metropolitan Council's Tax Base Revitalization Account (TBRA) for funding to assist with the environmental remediation of the Subject Property; however, said application did not move forward in the funding process. A subsequent application to the Environmental Response Fund (ERF) was submitted to Hennepin County in the amount of $163,000, which was awarded for assistance in preparing a Phase I Environmental Site Assessment (ESA), a Phase II ESA, a Response Action Plan, associated consulting activities, and any associated Minnesota Pollution Control Agency (MPCA) fees. Scannell Properties, who specializes primarily in light industrial and commercial business center-type products, subsequently conducted due diligence on the Subject Property, including an environmental assessment. As part of this assessment, it was determined there was significant asbestos present that would require remediation prior to any demolition.

A concept review was held with City Council on May 24, 2021, with a follow-up review occurring on November 22, 2021 (Exhibit C). It was during these reviews that City Council was presented with a proposal to re-develop the Subject Property with a speculative light-industrial and office use. During the May concept review, City Council provided feedback on the initial concept plan, of which included requests to provide a greater mix of uses, a site layout and design that adds value to the adjacent Shingle Creek Crossing shopping center, and an overall high finish level on the buildings, with four-sided architecture, and a focus on enhancing the Highway 100 frontage.

A follow-up with Council was requested by the Applicant in November 2021 to further discuss their proposal, a revised concept plan, and how they might better align with City goals. City staff also requested Julie Kimble of KimbleCo to participate in a discussion on behalf of the City to ensure a collective understanding of the City's goals as well as current market realities in the Twin Cities and constraints on the Subject Property.

The Subject Property is currently zoned PUD/C2 (Planned Unit Development/Commerce) District, and the underlying C2-Commerce District primarily allows for retail and service type uses. This zoning designation is specific to the former Brookdale Mall, and any reuse of the Subject Property would require a re-zoning to a new Planned Unit Development as the current PUD in place was structured to accommodate the continued operations of Sears following demolition of the Brookdale Mall and re-development of the surrounding lands into what is the Shingle Creek Crossing retail center today.

As proposed, the Subject Property would require a re-zoning to PUD/MX-B (Planned Unit Development/Business Mixed-Use) District, which aligns more closely with the City's current I-1 (Industrial Park) District. Given this re-designation, the City is also requesting a future land use re-designation of the Subject Property under the 2040 Comprehensive Plan from TOD (Transit-Oriented Development) to B-MU (Business Mixed-Use).

Site Data:

2040 Land Use Plan:	TOD (31.01-130 Dwelling Units per Acre)
Neighborhood:	Centennial
Current Zoning:	Planned Unit Development/Commerce District (PUD/C2) | Central Commerce Overlay District
Site Area:	Approximately 15 Acres

Surrounding Area:

Direction	2040 Land Use Plan	Zoning	Existing Land Use
North	TOD	PUD/C2 District and Central Commerce Overlay District	Commercial
South	ROW	N/A	Highway 100 (Major Highway)
East	TOD	PUD/C2 District and Central Commerce Overlay District	Commercial
West	TOD	C2 (Commerce) District and Central Commerce Overlay District	Commercial

REQUESTS

PRELIMINARY AND FINAL PLAT

As proposed, the Applicant intends to re-plat the Subject Property to satisfy lending requirements for separate entities for each building. The existing Registered Land Survey No. 0936, which encompasses the former Sears Department Store, Sears Auto Center, and site improvements, would therefore be re-platted to accommodate the two proposed buildings as Lot 1, Block 1 (approximately 8.07 acres and encompassing Building A of approximately 110,000-square feet), and Lot 2, Block 1 (approximately 7.19 acres and encompassing Building B of approximately 120,000-square feet), of the NORTH 100 BUSINESS PARK ADDITION.

Although the buildings would be located on separate lots, their access points, truck court, and select site improvements would be would be shared. The proposed redevelopment would also require shared access agreements with the adjacent Shingle Creek Crossing, given that their proposed off access off 55th Avenue North and along the frontage road running parallel to Highway 100 runs through the Shingle Creek Crossing development.

The Applicant indicated that there are no proposals to vacate any public easements on the Subject Property at this time; therefore, no separate vacation process is required.

City staff conducted a review of the submitted preliminary and final plat against City Code requirements, and specifically Section 15 (*Platting*) of the City Code of Ordinances and indicated that a 10-foot drainage and utility easement would need dedication on the plat around the entire perimeter of the Subject Property. All proposed utilities and stormwater management facilities will need to be constructed within this easement and an additional utility easement would need to be dedicated on the plat for any private water main and sanitary lines to account for future maintenance access and per the Utility Facilities Easement Agreement, which will also be required as a condition of approval.

As noted in the redlines provided by City staff, the Applicant will need to revise the submitted final plat to account for missing drainage and utility easements, missing square footage totals for each proposed lot, as required under Section 15-105.B.b.1 (*Platting*), and address minor comments regarding the locations of certain symbology and bearings.

Based on the above noted findings, City staff recommends the Planning Commission recommend City Council approval of the submitted preliminary and final plat for the NORTH 100 BUSINESS PARK ADDITION, subject to the Applicant complying with the outlined Conditions of Approval, and approval of the related site and building plan, Planned Unit Development/re-zoning, Zoning Code text amendment, and Comprehensive Plan Amendment requests.

COMPREHENSIVE PLAN AMENDMENT

A comprehensive plan amendment is required anytime a community changes any part of a municipality's adopted comprehensive plan, including, but not limited to:

- Changes resulting from neighborhood or small area planning activities
- Land use changes to allow a proposed development
- Proposed forecast changes to proposed MUSA (Metropolitan Urban Service Area) changes in service or staging
- Text changes to revise a policy or land use category
- Routine updates to incorporate new information or update a public facilities agreement

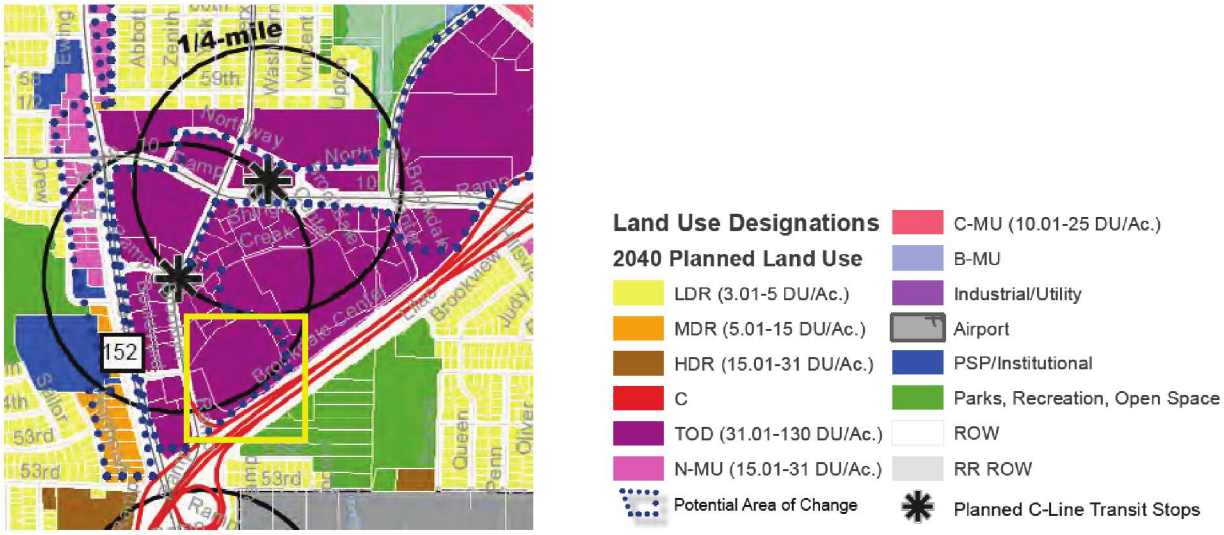
These requests are ultimately submitted to the Metropolitan Council for review and final approval; however, they require a recommendation from the local planning body, and local governing body authorization for the amendment. In certain cases, an adjacent jurisdictional review is also required to allow for other affected municipalities and districts to weigh in on any potential impacts.

The Subject Property currently has a future land use designation of Transit-Oriented Development (TOD), which allows for a range of 31.01 to 130 dwelling units per acre, and is a new land use designation under the 2040 Comprehensive Plan. The request is to re-designate the Subject Property to Business Mixed-Use (B-MU), which is also a new land use designation that guides for a mix of business, light industrial, and supporting retail/service uses, and is intended to create a more dynamic and connected experience for potential workers in these areas.

During the undertaking of the 2040 Comprehensive Plan, the Subject Property was still in operation as a Sears department store and auto center. The aforementioned businesses closed well into the updating of the City's Comprehensive Plan and given that the properties had (1) continuously operated since 1962, (2) ownership had provided no clear direction as to their potential re-use, and (3) a market study had not yet been completed, the City guided the Subject Property to TOD given its proximity to a Bus Rapid Transit (BRT) stop, and its ability to offer a broad mix of land use options, with a minimum of 75-percent of this designation slated for high-density residential use, and the remaining 25-percent slated for supporting retail, office, and commercial uses. Although the Subject Property was in transition during this process, the 2040 Comprehensive Plan denotes the Subject Property as a "potential area of change." Refer to Map 2 below.

The 2040 Comprehensive Plan recognized that not all of the properties guided under the TOD designation would be appropriate housing sites, and indicated that other areas, such as the City's Opportunity Site,

would likely take the bulk of housing needs; whereas other sites located around Xerxes and Brooklyn Boulevard would be more accommodating and capable of providing commercial uses and a jobs base.

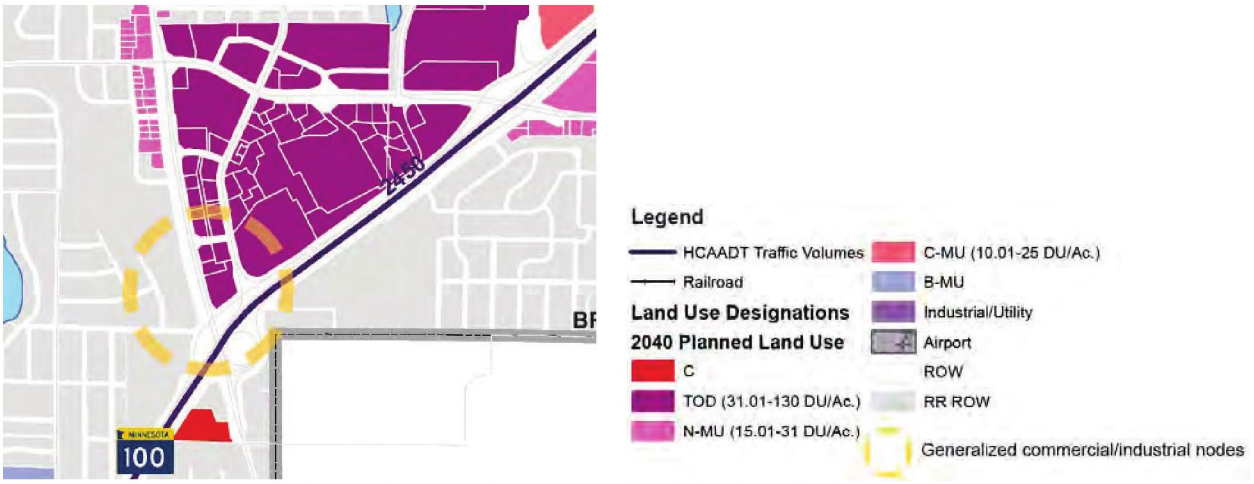


Map 2. 2040 Future Land Use Plan and Redevelopment Areas with Subject Property (highlighted in yellow).

That said, the 2040 Comprehensive Plan did not contemplate light industrial and business-mixed uses on the Subject Property, and as such, a Comprehensive Plan Amendment would be required if a development were to move forward. Despite the Subject Property's proximity to adjacent transit and shopping, the Subject Property, and those properties fronting this southern extent of Xerxes Avenue North are relatively isolated from the adjacent centers of activity along Bass Lake Road (County Road 10) and Brooklyn Boulevard.

It is hoped that a re-designation to B-MU would address the 2040 Comprehensive Plan's goal of creating a vibrant business center via the creation of experience and by promoting and encouraging businesses, commercial users, retailers, and in some cases, households, to plan for interconnected systems that result in a more active and vibrant center. Given that the adjacent Shingle Creek Crossing development has yet to fully build-out, it is also hoped that the draw of additional jobs and activity to the Subject Property would create the additional energy and traffic needed to develop the remaining Shingle Creek Crossing Lots.

The 2040 Comprehensive Plan notes that the City has experienced significant change in the past decade with respect to its changing demographics and land use patterns. With the closure of the Brookdale Mall and numerous supporting retailers and service providers, and the major shifts and changes to bricks and mortar retail, the City's core economic engine effectively fizzled out, leaving a large contiguous area of vacant and underutilized land in the core of the City. As the City's core is effectively (re) built out, there are limited opportunities to introduce new, lighter industrial and flex-type uses to the City. As proposed, the buildings would accommodate between one and four businesses per building and the Applicant anticipates the creation of over 200 jobs. The Subject Property also falls within the generalized commercial and industrial node outlined in the 2040 Comprehensive Plan's Freight ADT and System Map (Refer to Map 3 below).

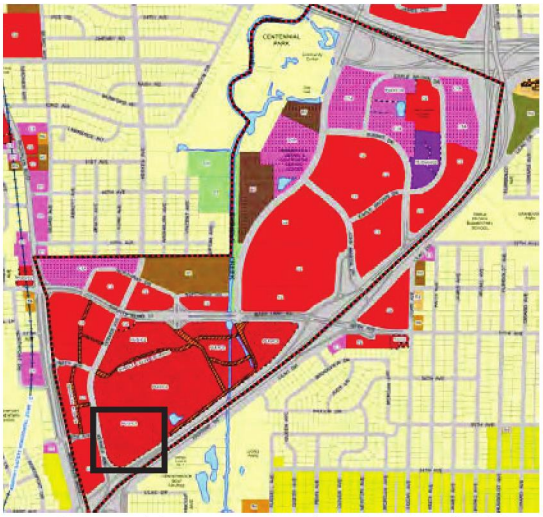


Map 3. 2040 Comprehensive Plan Freight ADT and System Map (highlighted in yellow).

The redevelopment of the Subject Property would likely create a multi-faceted effect, in generating new tax base for the Subject Property, in driving additional traffic and business to the adjacent Shingle Creek Crossing retail development by those working on the Subject Property, and in addressing City staff's daily concerns with the overall safety and securement of the two buildings. The Subject Property's proximity to the adjacent Bus Rapid Transit (BRT) lines off Xerxes Avenue North would also serve as an amenity for and potential employees working at one of the potential businesses on the Subject Property.

Based on the above noted findings, City staff recommends the Planning Commission recommend City Council approval of the requested amendment to the 2040 Comprehensive Plan to allow for a re-designation of the Subject Property from TOD (Transit-Oriented Development) to B-MU (Business Mixed-Use), subject to the Applicant complying with the outlined Conditions of Approval, approval of the related preliminary and final plat, site and building plan, Planned Unit Development/re-zoning, and Zoning Code text amendment requests, and contingent upon final approval from the Metropolitan Council.

ZONING CODE AMENDMENT



Map 4. Central Commerce Overlay District and Subject Property (highlighted in black).

Overlay districts generally apply an extra level of regulations or development criteria above the standard underlying zoning district. The Central Commerce Overlay District is an area roughly bounded by I-694 on the north, Highway 100 on the south and east, Brooklyn Boulevard on the west, and Shingle Creek on the north, and includes a specific list of permitted and prohibited uses.

In July 2018, and with the closure of the Sears Department Store imminent, City Council adopted an interim ordinance to authorize a study and place a moratorium on the Subject Property, as it was the last remaining remnant of the former Brookdale Mall and had been excluded from the master planning activities that took place as part of the Shingle Creek Crossing redevelopment. It was during this moratorium that City staff reviewed the existing zoning code and suggested several amendments to the Central Commerce Overlay District to remove the least desirable uses from being permitted within the Central Commerce Overlay District. A work session was held by City Council in July 2019 to further address a potential land use study of the Subject Property and moratorium, and in August 2019, City staff brought forth amended language that clarified permitted and prohibited uses under Section 35-2240 (*CC Central Commerce Overlay District*), which were subsequently approved by City Council.

The Applicant is requesting an amendment to the Zoning Code and associated map (refer to Map 4 above) to remove the Subject Property from the Central Commerce Overlay District, and whose uses are outlined in Section 35-2240 (*CC Central Commerce Overlay District*), as the proposed usage is not explicitly outlined as either a permitted or prohibited use. As the development proposal is speculative in nature, City staff has worked with the Applicant to put parameters on the flexibilities that would be granted under this proposal—specifically, that limits be placed on the industrial/warehouse usage of the Subject Property, and that no outdoor storage be permitted.

City staff feels that these requests are in keeping with the intent of the amendments approved in 2019 by City Council, which placed additional prohibitions on auto repair establishments (i.e. existing auto repair establishments can continue as lawfully existing so long as in continued operation prior to October 1, 2019), gas stations, truck and trailer rental establishments, and indoor storage establishments. The Central Commerce Overlay District has long held prohibitions on standalone sauna and massage establishments, currency exchanges, pawn shops, and secondhand goods dealers.

As part of the ongoing Zoning Code update, the Central Commerce Overlay District is slated for removal; however, as that work is not yet complete, the submitted proposal requests the removal of this property from the Overlay District. In 2019, a similar request was made and approved by City Council as part of the redevelopment of the former Jerry's Foods site (5801 and 5803 Xerxes Avenue North) into a combined 270-units of housing across two multi-family residential buildings, now known as Sonder House and Sonder Pointe, and approval of the Crest Apartments expansion in 2021 (6221 Shingle Creek Parkway) required removal from the Overlay District as well.

Based on the above noted findings, City staff recommends the Planning Commission recommend City Council approval of the requested amendment to the City's Zoning Code to allow for the removal of the Subject Property, located at 1297 Shingle Creek Crossing, subject to the Applicant complying with the outlined Conditions of Approval, and approval of the related preliminary and final plat, site and building plan, Planned Unit Development/re-zoning, and Comprehensive Plan Amendment requests.

PLANNED UNIT DEVELOPMENT | REZONING

Section 35-355 (*Planned Unit Development*) of the City's 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. This allows for flexibility within the Zoning Code for developments which are either not defined or outlined as a use under the existing regulations. PUDs are often used to achieve a higher quality development, or achieve other City goals, in exchange for zoning flexibility from the City Code.

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.

As proposed, the request would be to re-zone from PUD/C-2 (Planned Unit Development/Commerce) District to a new PUD with an underlying Business Mixed-Use designation (PUD/MX-B). Official Zoning Map records indicate that the Subject Property was zoned B-2 (Regional Business District) in 1961, but later zoning map records indicate that the property was designated as a C2 (Commerce) District property by 1972.

In 1999, the City approved the establishment of a Planned Unit Development (PUD), which comprehended, "new site and building plan approvals for the expansion, redevelopment, and rejuvenation of the Brookdale Regional Shopping Center," and certain variations to allow for reduced green strips, non-major thoroughfare setbacks, parking dimensional standards, parking ratios, and increases in allowable restaurant use and freestanding signage.

In 2011, the City approved City Council Resolution No. 2011-128 (Exhibit D), which approved an amendment to the 1999 Brookdale Regional Shopping Center Mall PUD redevelopment plans the Subject Property had been subject to, and in response to recent City approvals for the Shingle Creek Crossing Planned Unit Development, as approved under City Council Resolution No. 2011-85. The aforementioned amendment in 2011 allowed for certain parking ratio reductions, a reduction in the drive aisle parking widths, and a zero-lot line setback along certain portions of the Subject Property.

The plans submitted and as contemplated under Planning Commission Application No. 2022-004 would require certain flexibilities to account for the speculative nature of the two proposed business park type buildings. The current Zoning Code does not contemplate speculative uses; therefore, establishment of a Planned Unit Development is requested to provide parameters in granting these flexibilities. Similar examples of light industrial type developments in Brooklyn Center include the PUDs established to allow for the redevelopment of lands off France Avenue North and Highway 100 (i.e. 4001 Lakebreeze Avenue North), and a PUD established in 1995 for a speculative business park development constructed in the 1980s off Parkway Circle and Shingle Creek Parkway (e.g. 6601 Shingle Creek Parkway), which required certain common parking allocations between buildings and access.

The City has requested that a minimum of 20-percent finished space be accommodated within the development, with the remaining (maximum) 80-percent for industrial-warehouse use. The Applicant indicated an openness in maintaining this split of use; however, requested that the 20-percent use be set

for “non-warehouse uses.” The Applicant indicated that the language noted below was used during the approval process for another project in Arden Hills to define “non-warehouse uses” and proposes to utilize the same language for this request:

> “Warehousing and wholesaling shall not exceed 80 percent of the total floor area. The remaining 20 percent of the total floor area shall be non-warehouse uses such as a combination of uses including, but not limited to, office, manufacturing, production, research and development, lab and/or showroom.”

The Applicant further indicated in their submitted narrative that these types of uses typically attract office, warehouse, manufacturing, production, lab, and research and development type users.

For the purposes of calculating trip generation and parking needs, the traffic memo submitted by the Applicant contemplates an 80 percent industrial warehouse use, with remaining 20 percent office use. The Applicant further indicated that “non-warehouse uses” would provide less constraints for potential users—for example, the Applicant has indicated that medical manufacturing users will typically provide less than 20% office space; however, they could have well over 20 percent of a space allocated to lab, clean rooms, and production space.

City staff is supportive of this flexibility, particularly as the aforementioned 1995 PUD development located off Parkway Circle and Shingle Creek Parkway was amended in 2019 as the use restrictions placed on each of the buildings in the development were found to be too restrictive and the combination of use restrictions and lower clear heights had resulted in issues filling vacancies. Since the amendment was approved, the Property Owner of that development has been successful entirely vacant buildings with new users.

As approval of any development plan for the Subject Property shall constitute a re-zoning to PUD, approvals to establish a PUD require the City Council to base its actions on the re-zoning 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.

With regard to the intended rezoning, Section 35-208 (*Rezoning Evaluation Policy and Review Guidelines*), outline that it is the City’s policy that:

a. Zoning classifications must be consistent with the Comprehensive Plan; and
b. Rezoning proposals shall 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.

Furthermore, requests for re-zonings should be assessed against a series of guidelines outlined under the City’s Zoning Code:

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?

Based on the above noted findings, 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 at 1297 Shingle Creek Crossing, to Planned Unit Development-Business Mixed-Use District (PUD/MX-B), subject to the Applicant complying with the outlined Conditions of Approval, and approval of the related preliminary and final plat, site and building plan, Zoning Code text amendment, and Comprehensive Plan Amendment requests.

SITE AND BUILDING PLAN

Site Design

The Subject Property is home to the last remaining remnant of the former Brookdale Mall, which was demolished in the early 2010s and redeveloped into the Shingle Creek Crossing retail shopping center we see today. The Sears Department Store and adjacent Sears Auto Center remained open and active as businesses up until 2018. To that end, Shingle Creek Crossing effectively developed so as to primarily accommodate the obtrusive Sears Department Store.

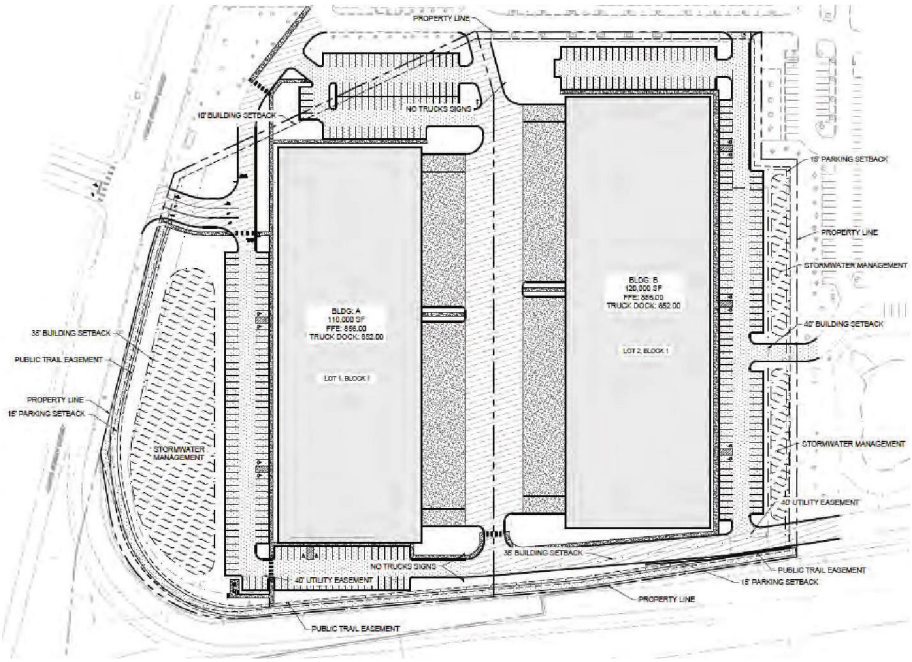


Image 3. Submitted Site Plan for Subject Property.

Setbacks

As proposed, the Subject Property would be subdivided to accommodate two new buildings, and of approximately 120,000 and 110,000-square feet in size. Assuming the two new lots, and with respect to the draft Business Mixed-Use District provisions and the currently en force I-1 (Industrial Park) District provisions as reference, the following building setbacks are provided:

Minimum Setbacks (Feet)	MX-B (Business Mixed-Use) - Draft	I-1 (Industrial Park) - Current	Building A (110,000 SF)	Building B (120,000 SF)
Front	35	50	148	71
Corner Side	35	50	83	58
Interior Side	10	10	34	90
Rear	25	25	98	99

Table 1. Existing and Proposed Setbacks for Subject Property.

Traffic | Access | Parking | Circulation | Connection

As proposed, primary site access would be gained from an existing drive off 55th Avenue North and Xerxes Avenue North on the west, with connections to the surrounding access drives shared with adjacent Shingle Creek Crossing properties.

The truck route would be accessible inbound from the north and south entrance points within Shingle Creek Crossing; however, trucks would need to exit the Subject Property via the south access road, which continues up towards Shingle Creek Parkway and Bass Lake Road (County Road 10). This is the same access road utilized by trucks making deliveries to the adjacent Walmart (1200 Shingle Creek Parkway). Primary truck access would be gained along the south portion of the Subject Property utilizing an extension of the access road running parallel to Highway 100 and up to Shingle Creek Parkway and Bass Lake Road (County Road 10). The Applicant indicates that while the western drive would be maintained, signage would be installed, and the drive aisles narrow so as to minimize the likelihood of truck drivers traversing through the western drive aisle towards Xerxes Avenue North (Building A).

The main access entry off Xerxes Avenue North (55th Avenue North) was modified to provide one in-bound lane, which would enter a "T" intersection internal to the Subject Property. The Applicant has indicated that they have been in communication with the Shingle Creek Crossing property owner (Gatlin Development Company) regarding their proposed easement parking lot of 18 spaces, access, and site improvements.

City staff requests that as part of any approvals, the Applicant submit detailed vehicle turning and tracking movement diagrams for delivery vehicles and garbage trucks to demonstrate specific and actual routes. It is also requested that truck traffic be concentrated along the south access road when possible and directional signage provided so as to minimize truck traffic along the north and west drives, and particularly as the drive aisle widths and turns do not appear conducive to truck traffic. City staff has also set an expectation that conflicts between pedestrians and vehicular traffic along the north drive be minimized through utilization of this south access road.

As the project engineer (Kimley-Horn) has also designed and maintained the Planned Unit Development master plans for the adjacent Shingle Creek Crossing, it was noted that the proposed truck access routing would maintain consistency with the Shingle Creek Crossing (SCC) Delivery Circulation Exhibit provided in the master plan set.

The Applicant submitted a full civil plan set, including site plans and a traffic generation memo, prepared by Kimley-Horn, and last revised June 9, 2022. Per City staff request, the original traffic generation memo provided, which solely reflected an industrial use, was revised to reflect 80-percent industrial and 20-percent office use. City staff reviewed the aforementioned memo and deemed it acceptable; however, the Applicant will need to meet any and all requirements as outlined in the reviews conducted by the Minnesota Department of Transportation and Hennepin County.

Hennepin County provided feedback to City staff following reviews with their plat review committee representatives from traffic operations and bicycle and pedestrian planning. They anticipate minimal impacts to Brooklyn Boulevard (CSAH 152), despite additional morning peak hour trips, as the change in use from department store and automobile parts and service center to industrial and office would create an overall reduction in trips.

MnDOT initially prepared a memo in March 2022 and requested that a Traffic Impact Study be completed to accurately evaluate impacts to the trunk highway system.

City staff reviewed the submitted overall site plan (Sheet C300) with the assumption of 80-percent industrial and 20-percent non-warehouse use (i.e. "office" for the purposes of calculating minimum parking). Similar stipulations were placed on approval of Planning Commission Application No. 2021-006, which was approved for the redevelopment of a former bowling alley located at 6440 James Circle North for an approximately 64,000-square foot business-flex building adjacent to existing hotels, office, and restaurants, and also located in a proposed area of redevelopment under the 2040 Comprehensive Plan.

Assuming this, a minimum of 368 parking spaces would be required on the Subject Property. As proposed, the Applicant has provided 357 parking spaces, with an additional 18 parking spaces proposed as part of an easement that would be located on the Shingle Creek Crossing development (Refer to Table 2 below). The Applicant would need to work with the adjacent property owner (Gatlin Development Company) to obtain any necessary parking and access easements.

Parking Use	Minimum Required Parking Spaces	Provided Parking Spaces (in bold)
Industry and Wholesale *Note: Assumes approximately 184,000 square feet of this use (80%)*	*One (1) space for every two (2) employees based upon maximum planned employment during any work period* ***or*** *one (1) space for each 800 square feet of gross floor area, whichever requirement is greater.* ***(230 spaces)***	See Total Below
Non-Warehouse ("Office" for purpose of calculating parking on speculative buildings) *Note: Assumes approximately 46,000 square feet of this use (20%)*	*Three (3) spaces for every 1,000 square feet of Gross Floor Area.* ***(138 spaces)***	See Total Below
Proposed Easement Spaces (Shingle Creek Crossing)		18 spaces
ADA	***8 spaces*** *(301 to 400 spaces)*	12 spaces
Total Required Parking	**368 spaces** **(ADA spaces incorporated into total)**	**357 spaces (including 12 ADA spaces)**
Total Provided Parking		**375 spaces** **(ADA spaces and proposed easement spaces incorporated into total)**

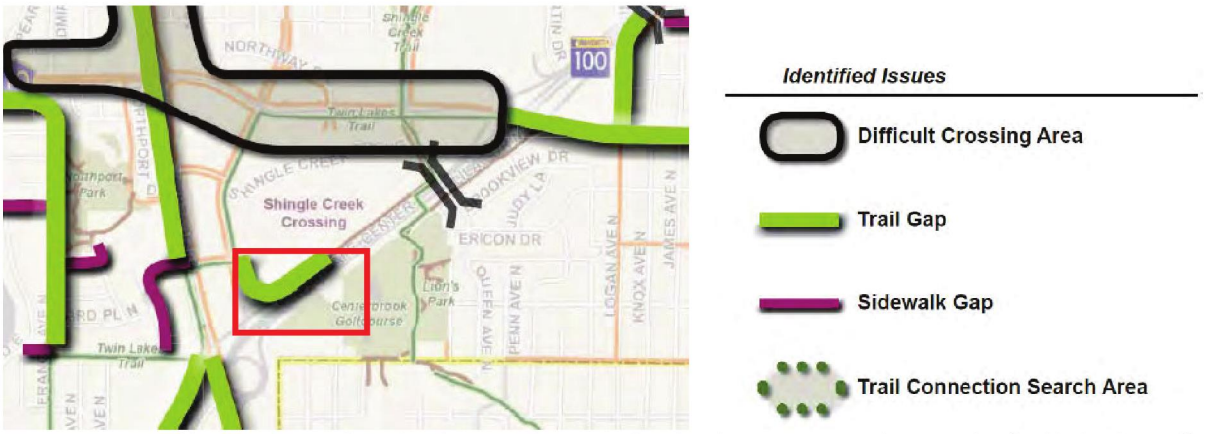
Table 2. Minimum and Provided Parking for Redevelopment of Subject Property (North 100 Business Park).

The Applicant has indicated that the parking counts presented are consistent with those typically provided for a similar development of this size.

In reviewing the proposed loading berths and truck court, the submitted plans comply with the minimum berth requirements as outlined in Section 35-600 (*Off Street Loading*), as a minimum of 4 berths would be required for buildings ranging between 100,000 and 250,000-square feet. The berths would be located more than the minimum 25 feet from any right-of-way intersections, and would be located outside of any required yards. Dimension-wise, the first berth required shall not be less than 12 feet in width and 50 feet in length, with additional berths providing at least 12 feet in width and 25 feet in length. A minimum height of 14 feet is also required. As proposed, the submitted site plans reflect a 60-foot berth depth along each of the respective buildings and an 80-foot wide shared drive aisle for the truck court.

In terms of alternative transportation options, the Subject Property is directly adjacent to bus stops along Xerxes Avenue North that provide BRT service. MnDOT recommended that the Applicant contact Metro Transit to evaluate potential impacts to service given the proximity of existing bus stops, and potential mitigative strategies pending approval of the proposal. As part of City staff review, requests were made to provide additional sidewalk connections along the north end of the Subject Property and to Shingle Creek Crossing, with additional requests to extend certain sidewalk segments and relocate the proposed midblock pedestrian crossing, as it is located on a curve.

The Applicant also intends to complete an existing trail gap as part of the proposal, which would provide continued routing for those utilizing Three Rivers Park District's Twin Lakes and Shingle Creek Regional Trails, as well as a pedestrian bridge that crosses Highway 100 to the neighborhoods adjacent to Centerbrook Golf Course and Lions Park. The Shingle Creek Crossing Development has an existing 18-foot trail easement with 10-foot trail running along Highway 100—the Applicant has proposed a continuation of this section per City staff request and would submit a trail plan and profile as part of any final development plans. Per MnDOT comments, an existing barrier blocking the trail segment near HOM Furniture should be removed pending approval of the proposal.



Map 5. 2014 Brooklyn Center Bicycle and Pedestrian Plan, as outlined in the 2040 Comprehensive Plan (highlighted in red).




Images 4 and 5. Existing Trail Gap and South Access Road—facing west towards Sears (L) and facing east towards Walmart (R).

City staff provided commentary to the Applicant in March and May 2022 with regard to preferred access for semi-truck traffic utilizing the proposed loading bays and truck court, and the Applicant revised the plan sets based on City staff comments. As proposed, access to the loading bays would be provided via the north drive off 55th Avenue North and utilizing an extension to an existing access road running along the southern portion of the Subject Property, parallel to Highway 100. City staff worked with the Applicant through multiple plan iterations to clean up the access and potential internal points of vehicle and pedestrian conflicts off 55th Avenue North and the roadway extension between 55th Avenue North and the Shingle Creek Crossing development. Although a north and west access is maintained off the proposed truck court, the Applicant has indicated installation of "No Trucks" signage on the submitted plans so as to route exiting trucks to the south.

As proposed, the submitted site plans indicate 24-foot wide drive aisles throughout the north parking lots, which is the minimum width required to allow for two-way traffic. The parking area just south and west of Building A (110,000-square feet) indicates a tapering of drive aisle widths from 27 feet down to 25 feet, while the drive aisle just south of Building B (120,000-square feet) is noted at 30-feet in width to accommodate truck traffic, and widths of 25 feet along the eastern edge of the building, which orients towards the west side of Walmart.

The submitted site plan also indicates typical 18-foot parking space depths and 9-foot widths, which satisfy the City's minimum parking dimension requirements as outlined within the Zoning Code.

Lighting

The current Zoning Code notes that, "all exterior lighting shall be provided with lenses, reflectors, or shades, so as to concentrate illumination of the property of the owner or operator of said illumination devices."

A photometric plan was submitted with a fixture specification schedule; however, no minimum, maximum, or average foot candle provisions are provided. City staff also requests the photometric plan be revised to more clearly indicate the property lines, as the Zoning Code specifies that lighting shall not exceed three (3) foot candles measured at property lines abutting residentially zoned property, or 10-foot candles measured at the property lines abutting the street right-of-way or non-residentially zoned properties. As is specified, no glare shall emanate from or be visible beyond the boundaries of the illuminated premises. The photometric plan indicates the fixtures are generally consistent with the current Zoning Code requirements.

Given the intent to re-zone the Subject Property to Business Mixed-Use District (MX-B), City staff reviewed the submittal against the draft lighting requirements, as contemplated in the City's draft Zoning Code update that will ultimately be incorporated into a Unified Development Ordinance (UDO). As part of City staff conversations, the Applicant revised the parking lot light pole heights to fall below the outlined maximum height of 24 feet at finished grade, and no more than 20 feet in height for areas within landscaped areas. It should be noted that the wall pack lighting proposed within the designated truck court is noted at 27 feet to provide sufficient lighting for truck maneuvering.

Although City staff understands the proposal is speculative in nature, the Applicant should ensure sufficient lighting is provided and distributed over all entrances and exits, walkways, and sufficient lighting along all sidewalk connection points off Xerxes Avenue North and towards Shingle Creek Crossing. Per the submitted photometric plans, it does not appear any pedestrian-level lighting is provided along the public facing portions of each building and is for the most part reliant on parking lot lighting. It is requested that the Applicant work with City staff to address options for pedestrian-level lighting pending approval of the submittal and the subsequent build-out of tenant spaces.

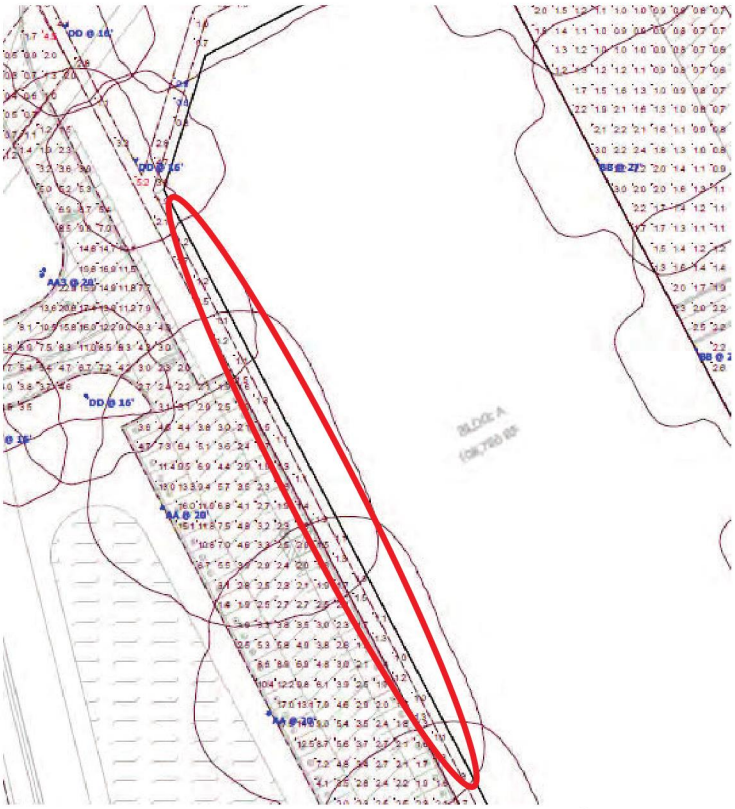


Image 6. Excerpted Section of Photometric Plan-Building A (areas indicated in red).

Although it appears existing lighting will be maintained between the northerly drive running between the Subject Property and adjacent Shingle Creek Crossing development, City staff requests that the Applicant work with the Property Owner of Shingle Creek Crossing (Gatlin Development Company) to ensure the lighting and landscaping is consistent along this segment of transition (see Images 7 and 8 below):




Images 7 and 8. Existing lighting and landscaping between Subject Property and adjacent Shingle Creek Crossing.

Trash | Screening

As the submittal is speculative in nature, no communal trash facilities were depicted on the submitted plan sets. The Applicant did provide detailing within the submitted landscape plans for a trash receptacle to be located at the southwest corner of Building A (110,000 square feet) and in proximity to proposed tables and benches. Pending approval of the submittal, the Applicant shall provide details on the intended location for trash facilities, and detail sheets with revised site plans for any exterior trash enclosures.

All ground mounted equipment (e.g., transformers, mechanical) shall be effectively screened from adjacent public 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. 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.

As proposed, the Applicant intends to screen the shared truck court from view of Highway 100 with a berm and landscaping and in strategic locations along the north end of the Subject Property, and facing the western edge of Shingle Creek Crossing. Although a fence and retaining wall are indicated on the submitted plan sets as proposed, no detailing is provided. The Applicant shall work with City staff as necessary to determine requirements for placement and permitting.

Architectural Materials



Image 9. 3D Rendering of Proposed Building Exteriors (Subject Property).

The City's Architectural Design Guidelines require at least 50-percent of each elevation (face) of a building to be constructed of Class I materials, with the remainder constructed of Class II materials. An elevation by elevation breakdown of Class I and Class II building materials was provided by the Applicant per City

staff request.

As proposed, both buildings would be designed with similar materials comprised of pre-cast concrete panels textured with stucco texture, a wood-look fiber cement (i.e. Nichiha or approved alternate), and aluminum composite material panels (i.e. Alucobond or approved alternate).

As proposed, the majority composition of each building elevation is glass and pre-cast concrete, which are considered to be Class I building materials under the City's Architectural Guidelines; therefore, the minimum thresholds are met. Nichiha, which is indicated as a Class II material on the submitted architectural plans, has been determined in past projects to be a Class I type building material (i.e. HOM Furniture, located at 2501 County Road 10).

City staff provided feedback to the Applicant in March and May 2022, and it was requested that the Applicant provide enhanced architectural façade treatments along Highway 100, Building A's northwest corner (Xerxes Avenue North), Building B's northeast corner (facing Shingle Creek Crossing), and overall increased articulation and glazing for visual interest. City staff indicated that while the requests would ultimately re-zone the Subject Property to accommodate the use, the Applicant should think creatively for ways to complement the adjacent retail use (Shingle Creek Crossing).

City staff has worked with the Applicant on a few iterations of the site plan and indicated early on that the Applicant should maintain the building line currently in existence today with Buildings 1 through 5 of the Shingle Creek Crossing development (e.g. TJ Maxx, Five Below). Through discussions with the Applicant it was determined that it would be infeasible to bring the building up to the same exact build line due to impacts to the overall provided square footage of each building, and site constraints to parking and drive aisles given the north-south orientation of the proposed buildings.

As part of this submittal, the Applicant indicated revisions to the architectural plans to provide an expanded entry features on the north and south elevations, and the addition of reveals and adjustments to the glass pattern between entrances along the front of the building. The applicant has indicated that the proposed buildings would have clear heights of 28-feet to attract businesses in need of modern, Class A space. The overall height of the proposed buildings from ground level to the top-most parapet is proposed at just under 35.5 feet. This height is similar to the adjacent Walmart, whose ground level to parapet heights are at approximately 31.5 feet.

Landscaping

The project submittal includes a landscape plan and planting schedule. Although City Code does not have any specific requirements on the species of 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 and type of development. In discussions with the Applicant, and in consideration of the draft landscaping requirements outlined within the City's draft Unified Development Ordinance (UDO), City staff requested that the Applicant explore opportunities to diversify the landscaping and provide native and resilient plant types when possible.

The Landscape Point System outlines requirements for uses such as "light industrial," "heavy industrial," and "office/industrial (over 25% office)," and requires a specific amount or number of landscaping units based on the maximum percentage of certain materials (i.e., 50% shade trees; 40% coniferous trees; 35% decorative trees; and 25% shrubs). As the Applicant is requesting PUD and re-zoning approvals, an amendment to re-designate the Subject Property under the 2040 Comprehensive Plan, and provided the

Subject Property's adjacency to a retail shopping center, City staff calculated the landscaping assuming the "Office/Industrial" use. It should be noted that the Overall Landscaping Plan (Sheet L100) clearly indicates an assumption of "Light Industrial," which has lesser requirements for landscaping. Assuming an approximately 15-acre site, the Subject Property would have to accrue 990 points. (2 acres * 90 + 8 acres * 70 + 5 acres * 50 = 990 points).

Planting Type	Minimum Size	Points Per Planting	Maximum Points (%)	Points Accrued
Shade (Deciduous) Trees	2 ½" diameter	10	50% or 495 points	**440 points** (44 trees * 10 points)
Coniferous (Evergreen) Trees	5' height	6	40% or 396 points	**228 points** (38 trees * 6 points)
Decorative (Ornamental) Trees	1" diameter	1.5	35% or 347 points	**75 points** (50 trees * 1.5 points)
Shrubs	12" diameter	0.5	25% or 248 points	**172 points** (344 shrubs * .5 points)
Total				**915 points**

Table 3. Landscape Point System Policy Calculations for Subject Property (North 100 Business Park).

Based on a review of the submitted Landscape Plan, dated May 24, 2022, the plan is deficient by 75 points. The Applicant could easily fulfill this gap by providing any combination of the above planting types, as none of the maximum points have yet been met. The Applicant will need to ensure all plantings meet minimum sizing requirements, as outlined above in Table 3. As part of any construction set submittals, a copy of an irrigation plan drawing will be required for review and approval, and an irrigation system maintained on-site.

Per City staff comments addressed in the memorandum provided by the City Engineer Mike Albers, dated June 17, 2022, and the supplemental redlined civil set, the Applicant should ensure adequate Clearview Triangles are provided at all street intersections per City Code Section 25-802, and the Applicant should verify the placement of trees and other landscaping within proximity to proposed utilities.

The Applicant should consider stepping certain landscaping back at and near intersections and pedestrian crossings to provide adequate visibility for both motorists and pedestrians.

Signs

No specific signage requests were made regarding new or revised signage for the Subject Property, and as the proposal is speculative in nature, none were anticipated at time of submittal. The City is currently underway with an update to multiple City codes, including the Sign Code. Any signage will need to comply with the allowances as outlined in the adopted City signage regulations at time of submittal, and the Applicant will need to apply for and receive issuance of a sign permit prior to any installation.

Engineering Review

Mike Albers, City Engineer, reviewed the plans and provided a memorandum, dated June 17, 2022 (Exhibit C). Most of the comments pertain to the need for plan corrections and additional details relating to stormwater, sanitary sewer, watermains and hydrants, roads, trails, and sidewalks, and traffic. An MPCA NPDES permit is required as the total disturbed area would exceed one acre, and a Construction Management Plan and Agreement, and Utility Facilities Easement Agreement shall be submitted to the City in advance of any permit release. The Applicant will also require a watershed plan review and conform to watershed rules. It should be noted that the Watershed Commission project review is currently

underway.

A stormwater report, completed by Kimley-Horn, dated February 11, 2022, and revised May 24, 2022, and a copy of the traffic memo, last revised June 9, 2022, were provided as part of the submittal.

Building Review
Building Official Dan Grinsteinner conducted a cursory review of the submitted plan sets and provided a memorandum dated June 21, 2022 (Exhibit F). Pending approval of the requests, the Applicant will need to submit full construction plans, including but not limited to: architectural, structural, mechanical, plumbing, electrical, civil, landscaping, and photometric plans to the City for review. A fire sprinkler and monitoring system is required for installation and is to be maintained at all times, and sufficient fire hydrants shall be provided.

The Applicant will also need to meet any minimum ADA requirements with regard to the building and site improvements, and prior to issuance of any building permits, a SAC determination shall be submitted to the Metropolitan Council and any associated fees shall be paid at time of permit issuance.

All building plans are subject to review and approval by the Building Official with respect to applicable codes prior to the issuance of permits.

CPTED Review
City staff requests that as part of any construction set review, a CPTED (Crime Prevention through Environmental Design) review be completed by City staff.

External Reviews
The submitted plan sets were forwarded on to contacts at Hennepin County, the Minnesota Department of Transportation (MnDOT), and the Watershed Commission review. Any approval of Planning Commission Application No. 2022-004 is subject to the Applicant complying with any requested revisions or recommendations as outlined by the aforementioned authorities.

Based on the above noted findings, City staff recommends the Planning Commission recommend City Council approval of the requested site and building plans for the proposed redevelopment of the approximately 15-acre former Sears property, located at 1297 Shingle Creek, subject to the Applicant complying with the outlined Conditions of Approval, and approval of the related preliminary and final plat, Planned Unit Development/re-zoning, Zoning Code, and Comprehensive Plan Amendment requests.

APPROVAL CONDITIONS | ANTICIPATED PERMITTING
Staff recommends the following conditions be attached to any positive recommendation on the approval of Planning Commission Application No. 2022-004 for the Subject Property located at 1297 Shingle Creek Crossing:

1. The building plans are subject to review and approval by the Building Official as noted in the memorandum dated June 21, 2022, and 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.

b. The building plans are subject to review and approval by the Building Official with respect to applicable codes prior to the issuance of permits.

c. The Applicant shall work to ensure all applicable Minnesota Fire Code requirements have been met as part of any site plan approval.

d. A fire sprinkler system is required to be installed and shall be maintained on a consistent basis per City Code requirements.

e. A SAC Determination shall be submitted by the Applicant to the Metropolitan Council and any associated feeds paid at time of any permit issuance.

f. The Applicant shall provide any final site and building plans to City staff for a CPTED review and make alterations as necessary prior to permit release.

g. The submitted landscape plans shall be revised to meet City's minimum Landscape Point System policy requirements and an identified "office/industrial" use.

h. The Applicant shall install irrigation systems where necessary to facilitate maintenance of site landscaping and green areas, and irrigation shop drawings for review and approval prior to installation.

i. The Applicant shall revise the submitted photometric plan to reflect minimum, maximum, and average foot-candles per fixture, and clearly identify all property lines.

i. The Applicant shall work with the adjacent property owner for Shingle Creek Crossing to ensure consistency in lighting and landscaping along the north drive between the Subject Property and Shingle Creek Crossing.

ii. Photometric plans shall be revised as needed to incorporate additional pedestrian-level lighting for main building entrance points and sidewalk connections.

j. Any outside trash disposal facilities and rooftop or ground mechanical equipment shall be appropriately screened from view per City Code requirements and with materials complementary to the principal building, and an updated details sheet provided.

k. The Applicant shall submit a Sign Permit Application for any proposed signage (e.g., wall, freestanding) and receive issuance of a permit prior to any installation. All signage shall conform to City requirements.

2. The Applicant agrees to comply with all conditions or provisions noted in the City Engineer's review memorandum, dated June 17, 2022.

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.

b. Any requirements as outlined in reviews conducted by Hennepin County, the Minnesota Department of Transportation (MnDOT), and the Watershed Commission.

3. Agreements:

a. The Applicant shall enter into a PUD agreement with the City of Brooklyn Center. This agreement is to be reviewed and approved by the City Attorney prior to the issuance of building permits. The agreement shall further assure compliance with the development plans submitted with this application.

i. No outdoor storage or display of materials, equipment, or products accessory and necessary to a principal and permitted use is permitted.

ii. Warehousing and wholesaling shall not exceed 80-percent of the total floor area. The remaining 20-percent of the total floor area shall be non-warehouse uses,

such as a combination of uses including, but not limited to: office, manufacturing, production, research and development, and lab and/or showroom.

iii. Distribution facilities are not a permitted use. For the purposes of this Planned Unit Development (PUD), a distribution facility is defined as a business that receives packages, sorts, and delivers them without product storage. Distribution as an accessory use is permitted only when it occurs from a manufacturing facility or a warehouse where a product is made or packaged on-site.

b. A Performance Agreement with supporting financial guarantee approved by the City shall be executed upon any approval of the to-be submitted building permit for site improvements, which ensures the Subject Property will be constructed, developed, and maintained in conformance with the plans, specifications, and standards.

c. The Developer shall submit an as-built survey of the property, improvements, and utility service lines prior to release of any Performance Agreement financial guarantee.

d. A Utility Facilities Easement Agreement is required for submittal to the City prior to issuance of any permits.

e. A Construction Management Plan and Agreement and associated escrow are required for submittal prior to the City prior to issuance of any permits.

f. The Applicant shall coordinate with adjacent property owners and the City to execute any cross access and parking agreements for the proposed site improvements. No building permits shall be issued until such determination is made and any agreements are recorded with Hennepin County.

g. The Applicant shall work with the City for dedication of the proposed trail easement and provision of trail profile and plans.

4. Platting:

a. Approval of the preliminary and final plat for NORTH 100 BUSINESS PARK ADDITION are contingent upon the addressing of comments by City Engineer Mike Albers in the memorandum dated June 17, 2022.

i. A 10-foot drainage and utility easement shall be dedicated on the plat around the entire perimeter of the Subject Property and centered on other lot lines.

ii. All utilities and storm water management facilities to be located within said drainage and utility easement.

iii. Additional dedication of a utility easement is requested on the plat for the private water main and sanitary to allow for maintenance access per the Utility Facilities Easement Agreement.

b. Final plat and mylar shall be subject to the provisions of Chapter 15 of the City Code of Ordinances (*Platting).*

c. Any final plat comments and/or requirements as provided by Hennepin County.

d. Any final plat comments and/or requirements from the City Attorney's office, and specifically regarding an updated certified abstract of title.

e. The successful recording of said plat (mylar) with Hennepin County.

RECOMMENDATION

Based on the above-noted findings, staff recommends the following motion:

*Motion to approve a Resolution recommending that the City Council approve **(1)** preliminary and final plat*

for the NORTH 100 BUSINESS PARK ADDITION, ***(2)*** *the submitted site and building plan,* ***(3)*** *re-zoning and establishment of a Planned Unit Development,* ***(4)*** *an amendment to the Zoning Code and associated Map to remove the Subject Property located at 1297 Shingle Creek Crossing from the Central Commerce Overlay District, and* ***(5)*** *an amendment to the City's 2040 Comprehensive Plan to allow for a re-designation of the Subject Property from Transit-Oriented Development (TOD) to Business Mixed-Use (B-MU), based on the submitted plans and findings of fact, as amended by the Conditions of Approval in the June 23, 2022 Planning Commission Report, and subject to final approval by the Metropolitan Council for the requested Comprehensive Plan Amendment.*

ATTACHMENTS

Exhibit A – Planning Commission Application No. 2022-004 Plans and Documents, submitted May 24, 2022.
Exhibit B – Public Hearing Notice Ad Proof, submitted for publication in the Brooklyn Center Sun Post, and dated June 16, 2022.
Exhibit C – City Council Concept Plan Review Memos, dated May 24, 2021, and November 22, 2021.
Exhibit D – City Council Resolution No. 2011-128 (*Resolution Regarding the Disposition of Planning Commission Application No. 2011-015 Submitted by Sears, Roebuck and Co.).*
Exhibit E – Review Memorandum, prepared by City Engineer Mike Albers, and dated June 17, 2022, and provided redlined civil and plat sets.
Exhibit F – Review Memorandum, prepared by Building Official Dan Grinsteinner, and dated June 21, 2022.

Exhibit A

SCANNELL
PROPERTIES

Scannell Properties
294 Grove Lane East
Suite 140
Wayzata, MN 55391
(763) 331-8850
www.scannellproperties.com

February 16, 2022

City of Brooklyn Center
6301 Shingle Creek Parkway
Brooklyn Center, MN 55430-2199

RE: Application for Planning Consideration
North 100 Business Park, a planned redevelopment of the former Sears site
1297 Shingle Creek Crossing, Brooklyn Center, MN 55430

Dear Planning Commission & City Council:

Scannell Properties is requesting Site & Building Plan Approval, Preliminary Plat, Final Plat, and a PUD Amendment at the former Sears site near the intersection of Brooklyn Boulevard and Highway 100. We are proposing construction of two single-story business park buildings on +/-15.3 acres. totaling 228,750 square feet, including one 120,000 square foot building and one 108,750 square foot building. The proposed buildings are speculative in nature with no pre-lease tenants identified at this time and will each accommodate between one and four businesses.

The buildings will be constructed of pre-cast panels with reveals and painted for a pleasing composition of color and geometries. They will have interior clear heights of 28' to attract businesses in need of modern, Class A, space to operate and grow. The buildings will be accented with glass window systems providing a two-story perspective, steps in the precast system both in plan and elevation, decorative metal panels, and entry canopies.

The primary site access will be from 55th Avenue and Xerxes Avenue to the west and will include connections to the surrounding access drives shared with the adjacent properties. The proposed plan includes pedestrian ways throughout the project with connections to the surrounding sidewalks and trails. The shared truck court between the buildings will be screened with a berm and landscaping along the south edge and ample landscaping within strategically aligned islands on the north side. The project architect is Mohagen Hansen out of Wayzata, MN, and the civil engineer is Kimley-Horn out of St. Paul, MN.

As discussed in previous work sessions with City Council, several uses have been explored for this site over the last year and beyond. Ultimately, we have concluded the highest and best use that can be supported by the market is an employment-based use. A business park setting will achieve several objectives, including:

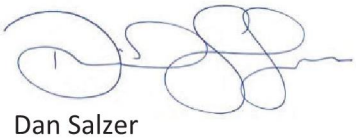
- Provide growth opportunities for local businesses looking to expand and/or modernize
- Attract new employers to the City of Brooklyn Center
- Create quality jobs for local residence (projected to be between 230 to 300+)

- Drastically increase the current tax base for the site
- Increase the local employment base to support local retailers in the vicinity of the project

Typical uses for these types of buildings include office, warehouse, manufacturing, production, lab, and R&D. Subject to approval, our goal is to proceed with demo and construction in 2022 to allow for occupancy in 2023.

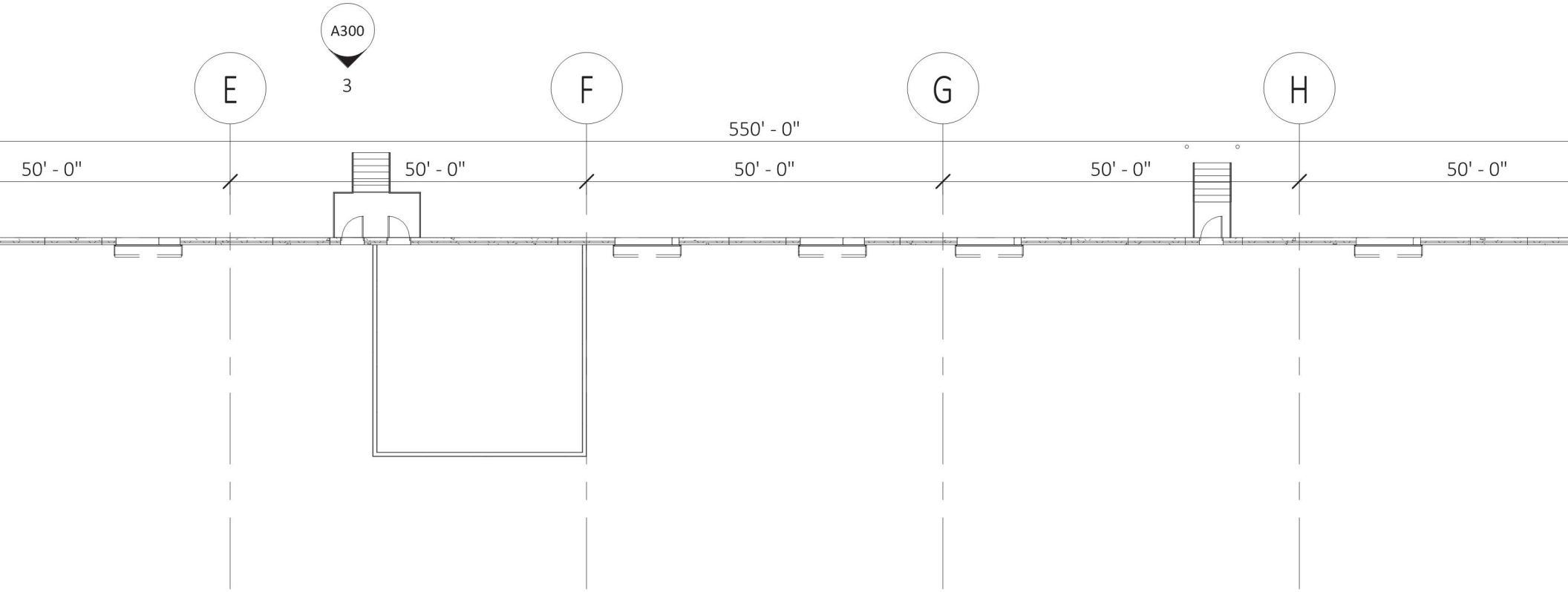
We appreciate your consideration and all of the time, effort, and input from you, staff, and the community over the last year. We are incredibly excited to move this project forward and believe it will be of tremendous value to the community as a whole. If you have any questions, please contact me by phone or at dans@scannellproperties.com.

SCANNELL PROPERTIES

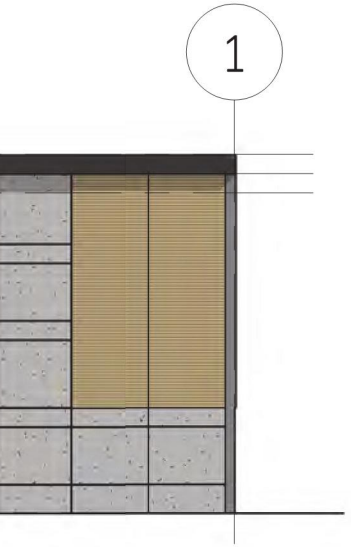


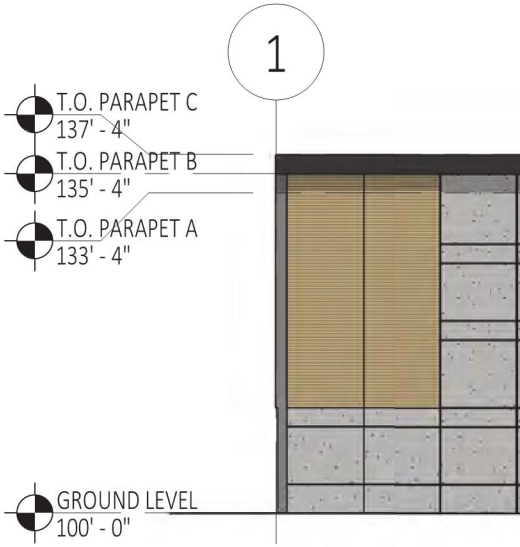
Dan Salzer
Senior Development Manager

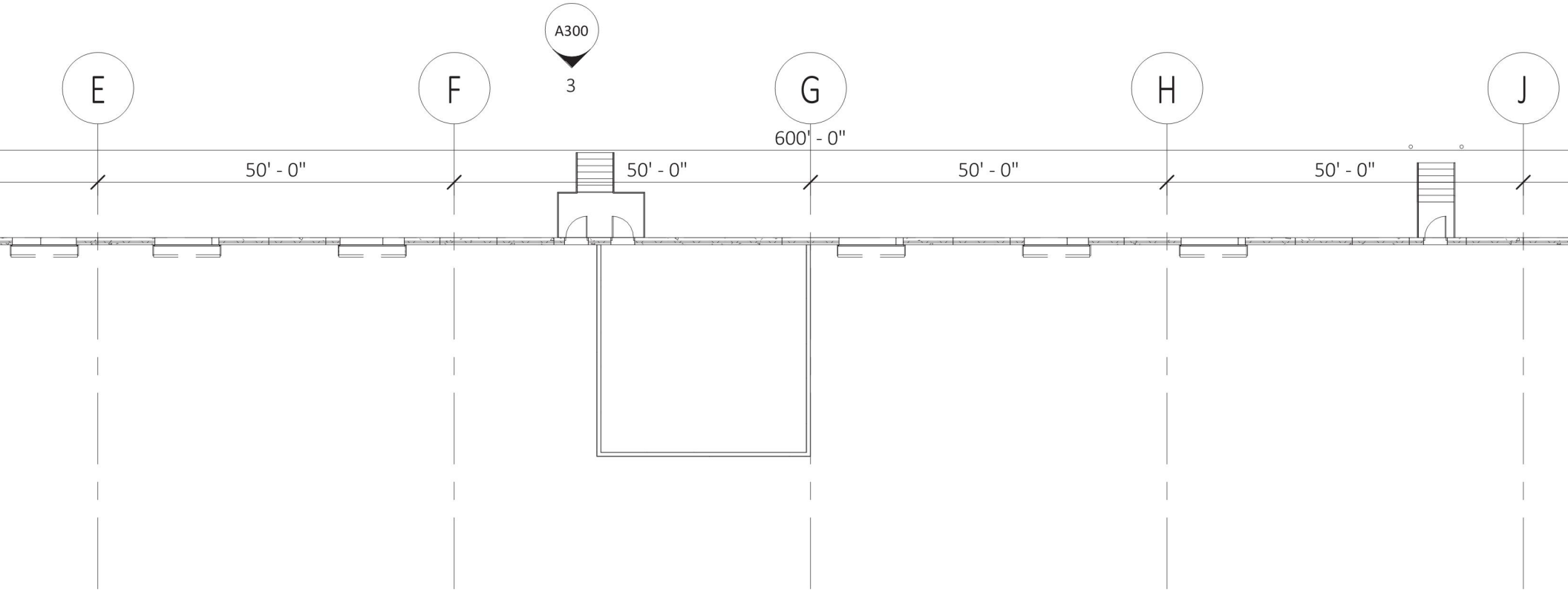
cc: Joe David, Transformco

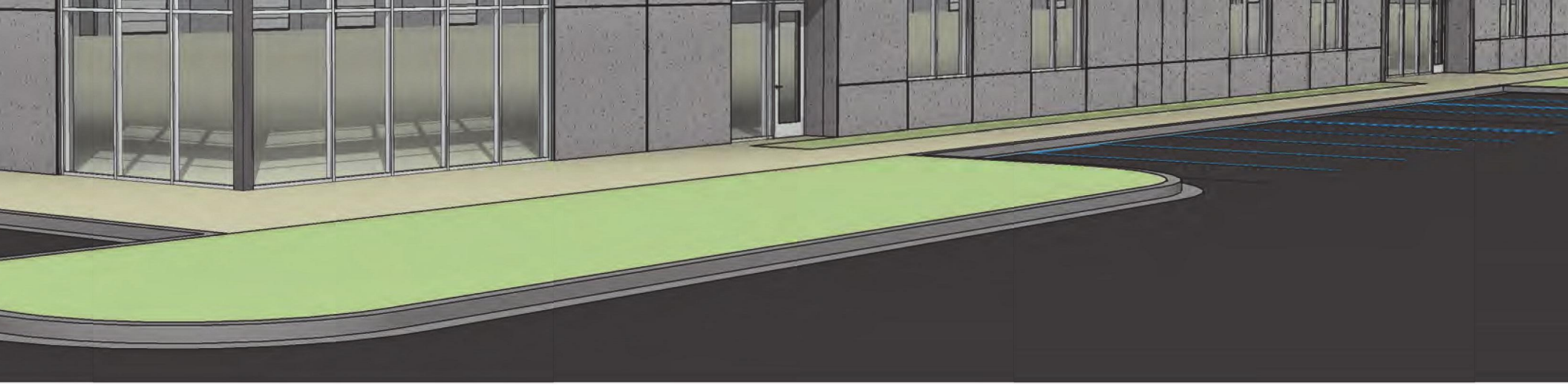

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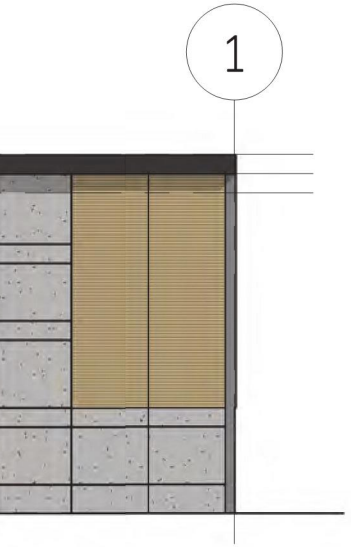


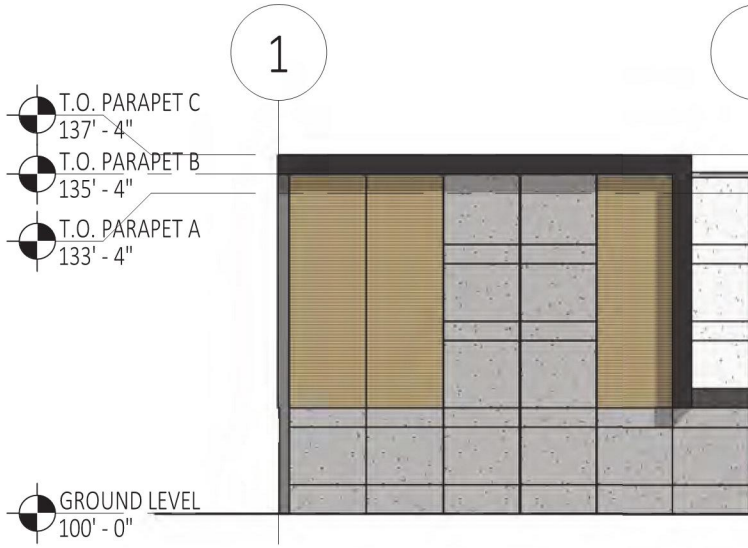

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T.O. PARAPET A
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GROUND LEVEL
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T.O. PARAPET C
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T.O. PARAPET B
135' - 4"
T.O. PARAPET A
133' - 4"
GROUND LEVEL
100' - 0"



VICINITY
N.T.S.

R TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED ALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF HARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

N PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS

KPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT VATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THESE AREAS WITH WILL BE NECESSARY.

PONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH CTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES N CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OR SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS TED TO) EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, ND LUBRICANT OIL, PESTICIDES, AND ANY SOLID WASTE MATERIALS.

SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF ON THE PROJECT.

ES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND ROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE TY OF BROOKLYN CENTER ENGINEERING DIVISION.

L PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE ROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR OL DEVICES WILL BE REQUIRED ON SITE. ANY REVISIONS TO THE EROSION CONTRACTOR MUST BE APPROVED BY THE ENGINEER.

IPING NOTES

, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY TH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY

NGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL OL DEVICES (M.U.T.C.D) AND CITY STANDARDS.

H ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING

9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAIN SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUC POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE RE THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEE EXCAVATION.

11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCA AGENCY OR TO MN/DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCU JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST S GOVERN.

12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER P SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCH MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREA ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEED AS SHOWN ON THE LANDSCAPING PLAN.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRIN SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO P SEDIMENTATION OR TURBID DISCHARGES.

15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CO ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SI AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER RECOMMENDATIONS AND MN/DOT SPECIFICATION.

17. ALL CONCRETE/ASPHALT SHALL BE INSTALLED PER GEOTECH REPORT, CITY OF BROO MN/DOT SPECIFICATIONS.

18. SPOT ELEVATIONS ARE TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED.

19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED

20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL AND CONSTRUCTION DOCUMENTS.

21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTIL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTR COMPENSATION.

22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.

23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICAT

4. BIO ROLLS WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE CONCRETE BARRIERS.
5. INLET PROTECTION DEVICES WILL BE INSPECTED FOR DEPTH OF SEDIMENT AND FREE OF ANY TEARS. DEVICES SHALL BE INSPECTED TO ENSURE THEY ARE SECURELY IN PLACE.
6. SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, FABRIC ATTACHMENT TO POSTS, AND THAT POSTS AND FABRIC BOTTOM ARE FIRMLY IN THE GROUND.
7. BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE.

L PREVENTION

OD HOUSEKEEPING:

HE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

1. DESIGNATE AREAS FOR EQUIPMENT MAINTENANCE AND REPAIR, TAKING STEPS TO MINIMIZE SPILLS AND CONTROL THE RUNOFF FROM THESE AREAS;
2. PROVIDE WASTE RECEPTACLES AT CONVENIENT LOCATIONS. THE RECEPTACLES SHOULD BE COVERED AND THE WASTE SHOULD BE REGULARLY COLLECTED;
3. PROVIDE APPROPRIATE CONTROL OF EQUIPMENT WASH WATERS, SUCH AS CONCRETE WASHOUTS, TO PREVENT UNAUTHORIZED DRY WEATHER DISCHARGES AND AVOID MIXING THE WASH WATER WITH STORM WATER;
4. PROVIDE PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, GASOLINE, AND OTHER POTENTIALLY TOXIC MATERIALS. THESE AREAS SHOULD PROVIDE CONTAINMENT TO PREVENT STORM WATER FROM ENTERING THE CHEMICAL STORAGE AREA AND PREVENT LEAKS FROM LEAVING THE CHEMICAL STORAGE AREA; AND
5. PROVIDE ADEQUATELY MAINTAINED SANITARY FACILITIES.

ARDOUS PRODUCTS:

HESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

1. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS IT CANNOT BE RESEALED.
2. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS WILL BE RETAINED ON SITE AND ACCESSIBLE AT ALL TIMES; THEY CONTAIN IMPORTANT PRODUCT AND SAFETY INFORMATION.
3. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS' OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

L CONTROL PRACTICES:

N ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS LAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

1. MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN A MATERIAL STORAGE AREA LOCATED ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
3. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
4. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
5. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE. IN ADDITION TO REPORTING TO LOCAL AUTHORITIES, REPORT SPILLS TO THE MINNESOTA POLLUTION CONTROL AGENCY (STATE DUTY OFFICER: 800-422-0798 OR 651-297-8610). ANY SPILLS ABOVE THE REPORTABLE QUANTITIES LIMITS IN THE CODE OF FEDERAL REGULATIONS (CFR), TITLE 40, PART 302 SHALL BE REPORTED TO THE EPA NATIONAL RESPONSE CENTER (800-424-8802). THE REPORT WILL INCLUDE MEASURES TO PREVENT SPILLS FROM REOCCURRING AND INFORMATION REGARDING HOW TO REMEDIATE SPILLS IF A SIMILAR OCCURRENCE HAPPENS. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
6. THE CONTRACTOR'S EROSION CONTROL SUPERVISOR SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
7. SPILLS WILL BE STUDIED TO UNDERSTAND WHY THEY OCCURRED AND PREVENTIVE METHODS WILL BE CREATED TO ENSURE SIMILAR SPILLS DO NOT OCCUR IN THE FUTURE.

UCT SPECIFIC PRACTICES

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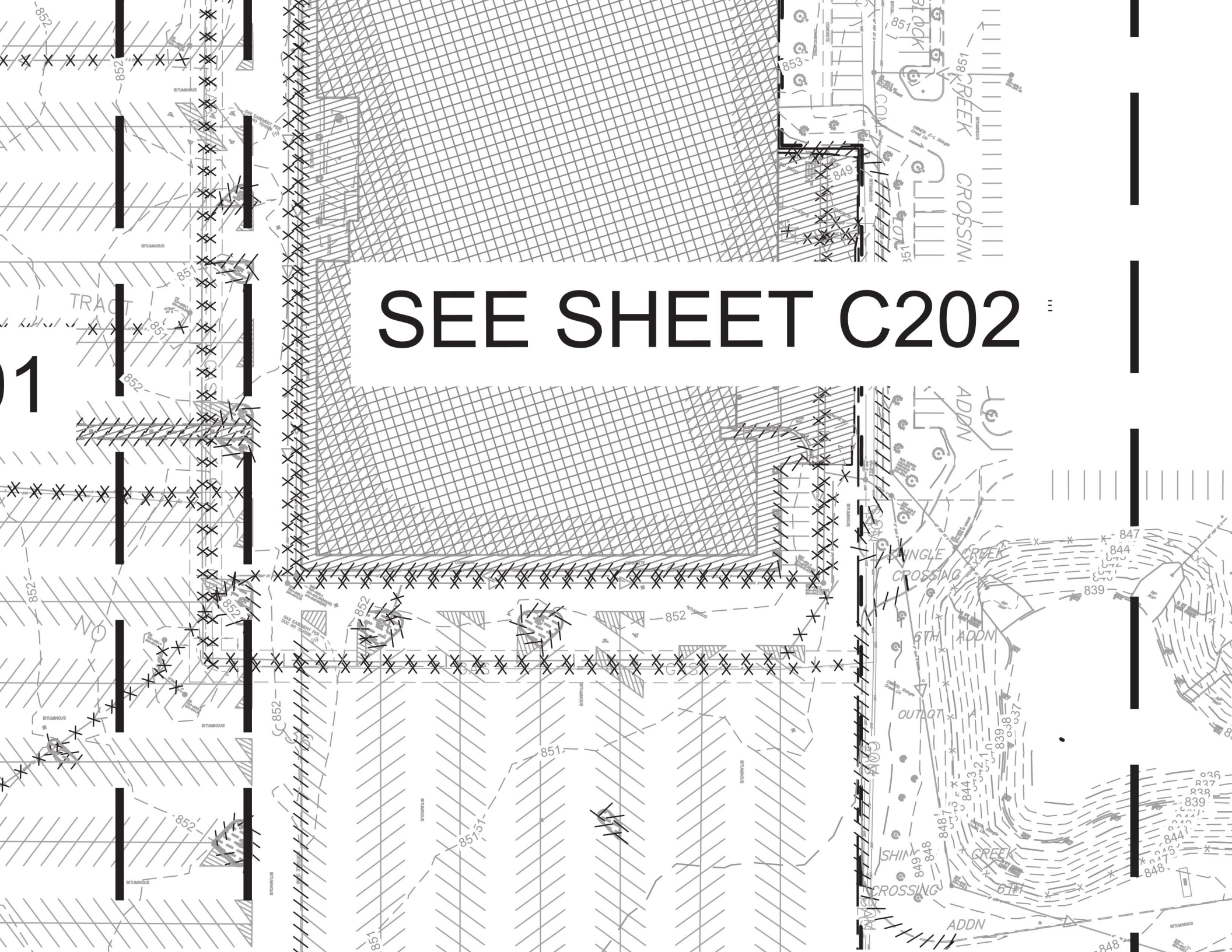
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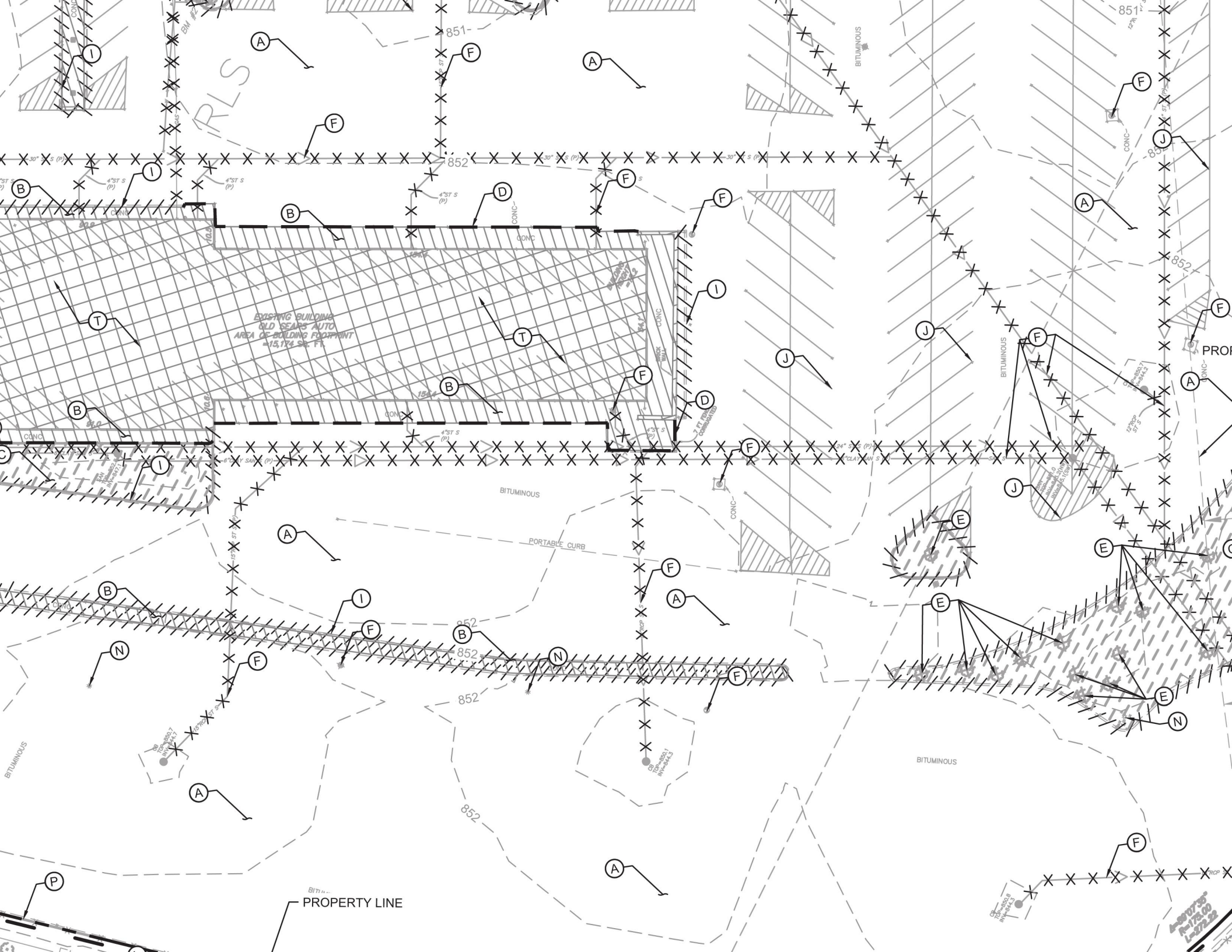
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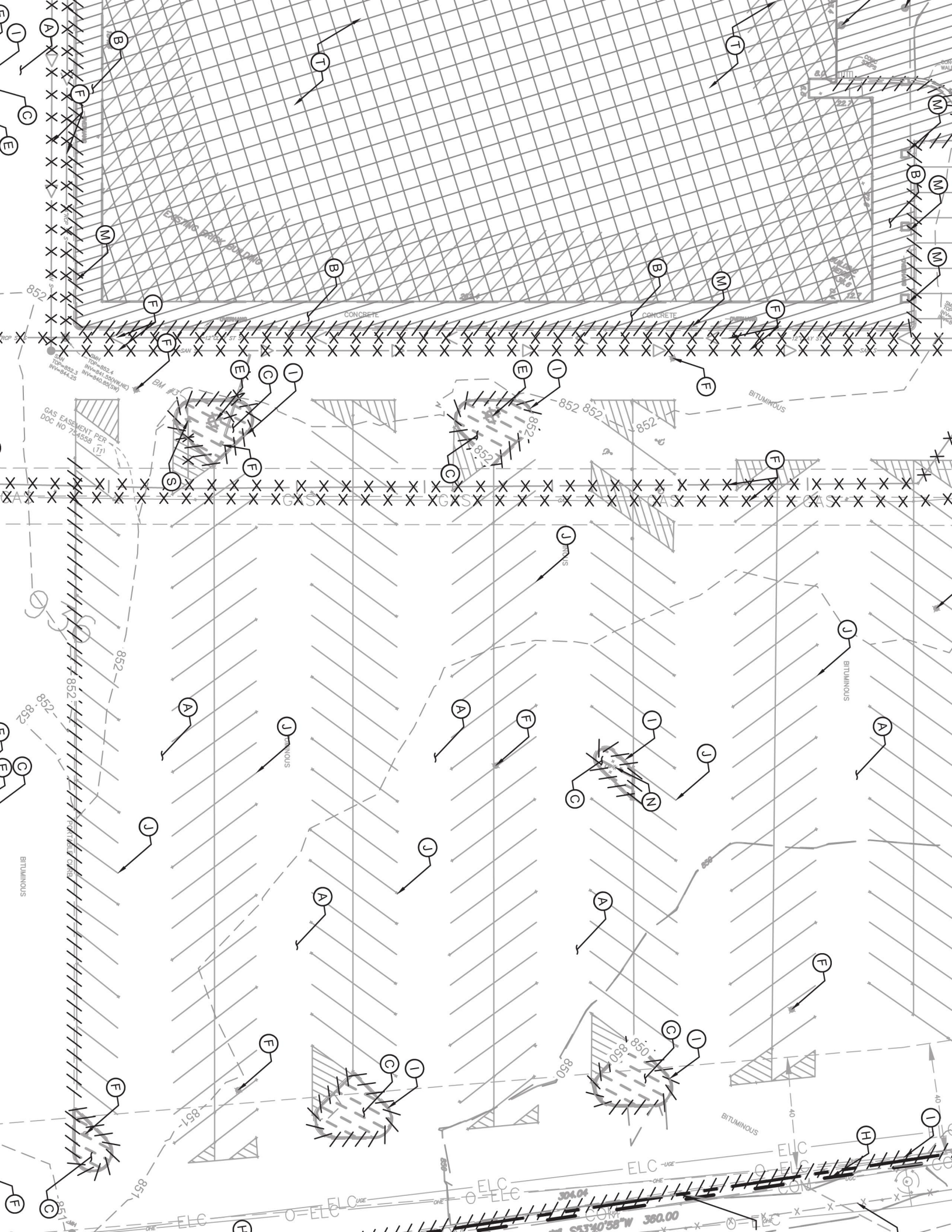
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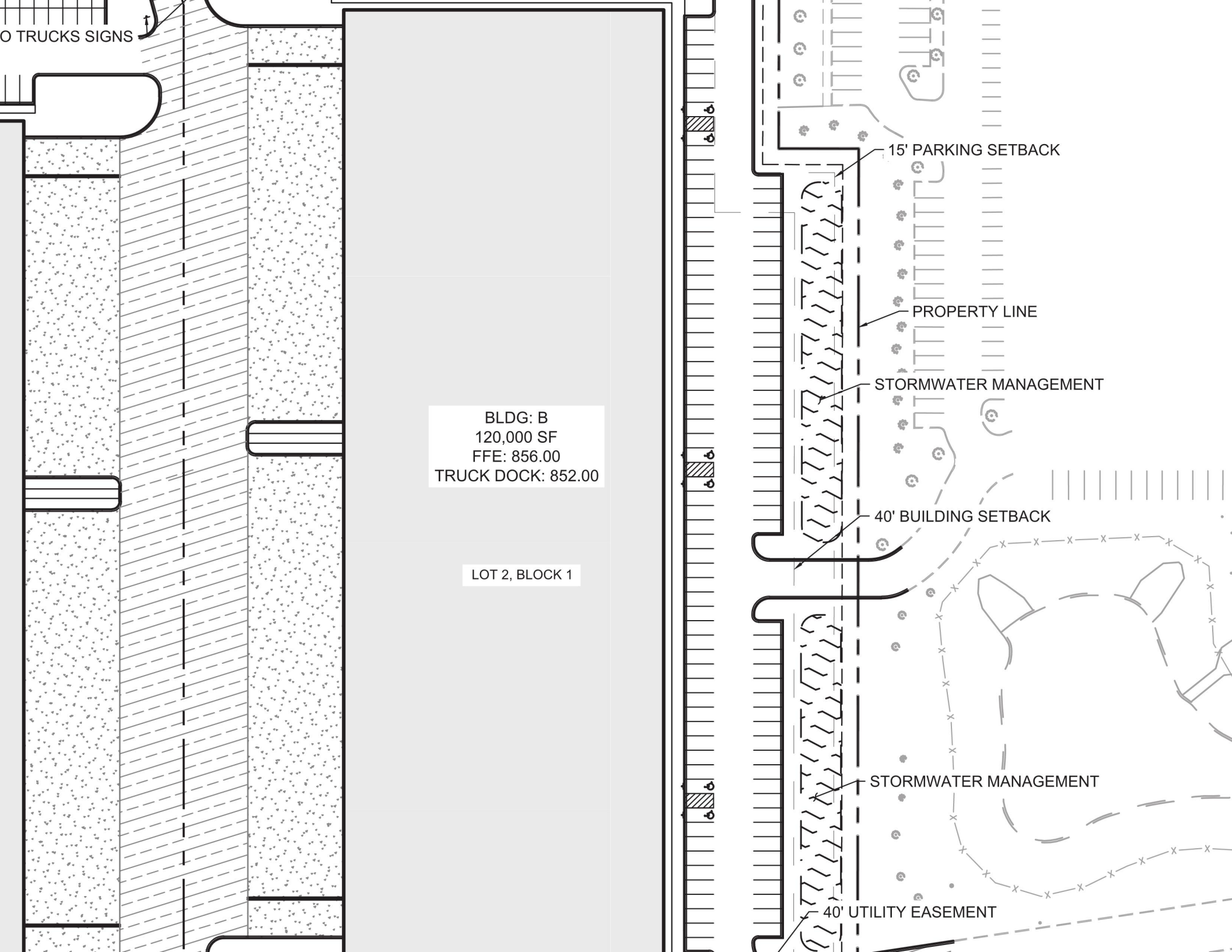
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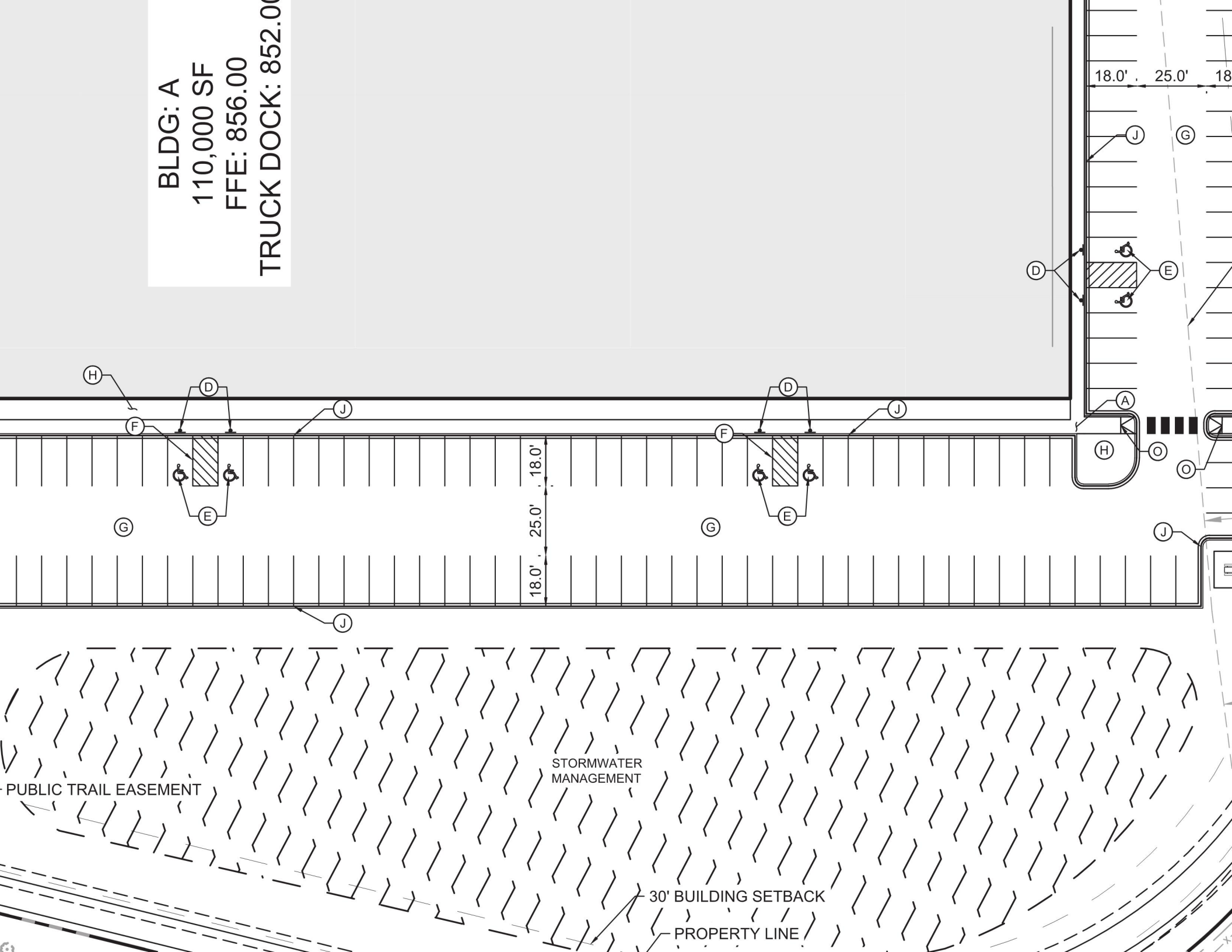
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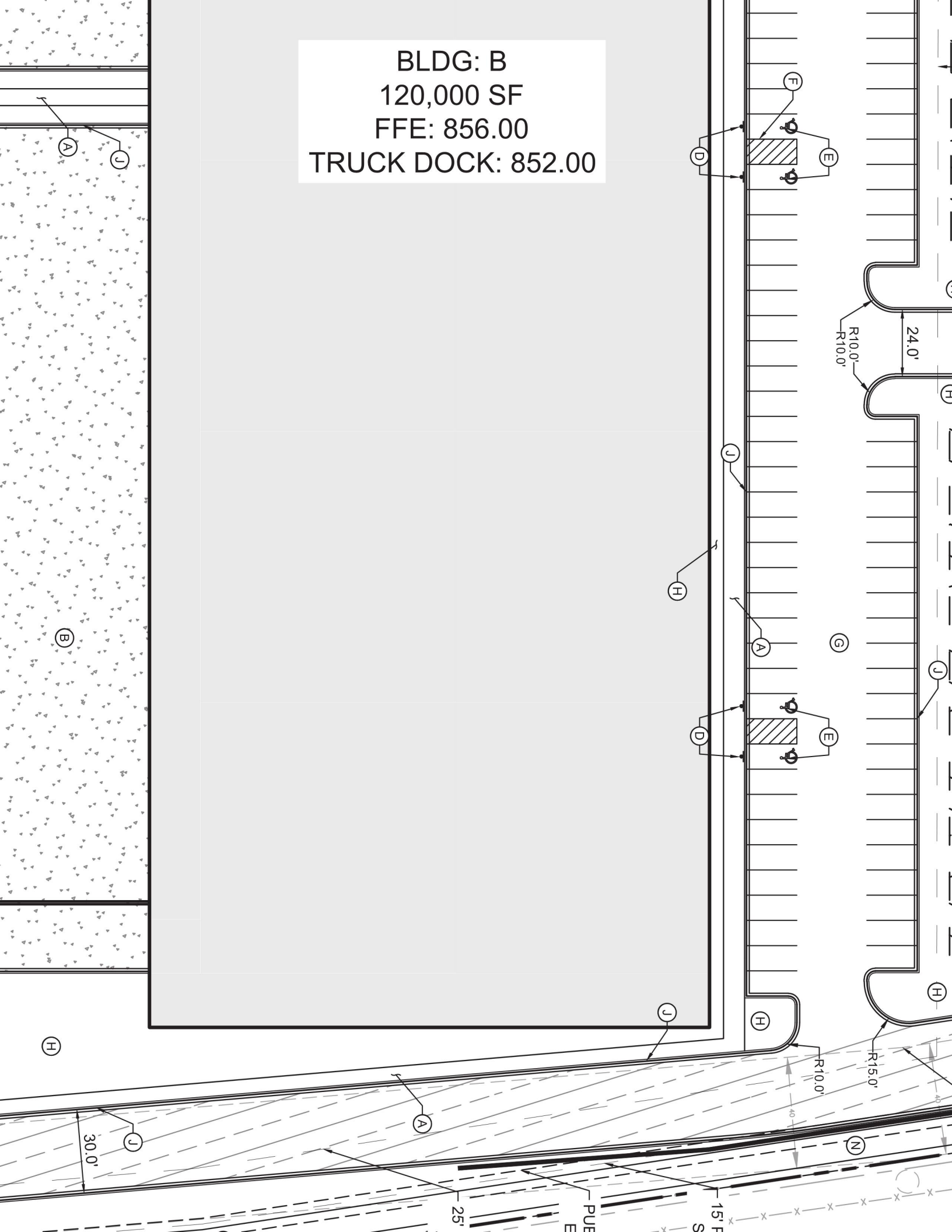

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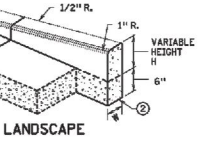

O TRUCKS SIGNS
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120,000 SF
FFE: 856.00
TRUCK DOCK: 852.00
LOT 2, BLOCK 1
15' PARKING SETBACK
PROPERTY LINE
STORMWATER MANAGEMENT
40' BUILDING SETBACK
STORMWATER MANAGEMENT
40' UTILITY EASEMENT


BLDG: A
110,000 SF
FFE: 856.00
TRUCK DOCK: 852.00
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PUBLIC TRAIL EASEMENT
STORMWATER MANAGEMENT
30' BUILDING SETBACK
PROPERTY LINE

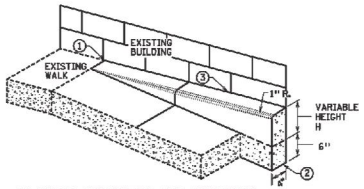

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TO LANDSCAPE
WALK LIMITS

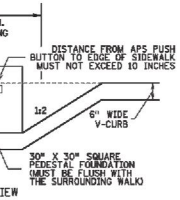


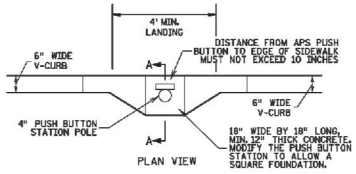
LANDSCAPE
K LIMITS



V CURB ADJACENT TO BUILDING OR BARRIER

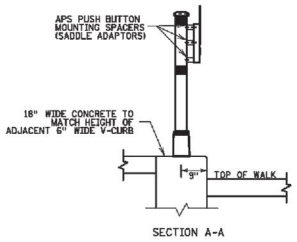
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
<6"	4"
≥6"	6"



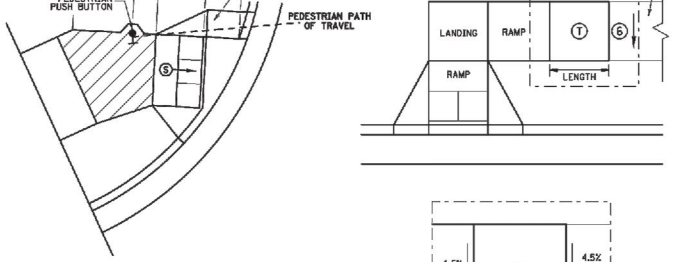




B-B
USH BUTTON (V-CURB)



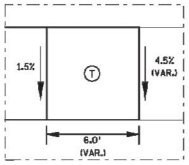
SECTION A-A
PUSH BUTTON STATION (V-CURB)



SEMI-DIRECTIONAL RAMP (3,4,9)

3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB

PRIMARILY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)



TRANSITION PANEL ④⑤

NOTES:

A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

① END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
② ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
③ EDGE BETWEEN NEW V CURB AND INPLACE STRUCTURE SHALL BE SEALED AND BOND BREAKER SHALL BE USED BETWEEN EXISTING STRUCTURE AND PLACED V-CURB.
④ THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.
⑤ TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).
⑥ EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

Ⓢ INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA – 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

Ⓣ TRANSITION PANEL(S) – TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

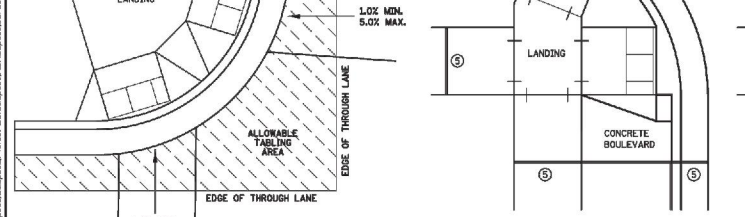
REVISED:

APPROVED: 1-23-2017

STATE DESIGN ENGINEER

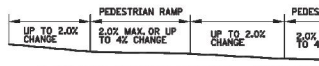
PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 5 OF 6

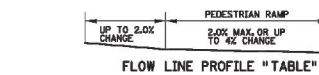


CURB LINE AND ROAD CROSSING ADJUSTMENTS

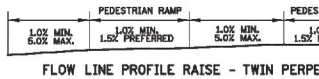
EXPANSION MATERIAL PLACEMENT FOR CONCRETE AND BITUMINOUS ROADWAYS



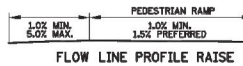
FLOW LINE PROFILE "TABLE" - TWIN PER



FLOW LINE PROFILE "TABLE"



FLOW LINE PROFILE RAISE - TWIN PERPE



FLOW LINE PROFILE RAISE

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2% WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:
1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

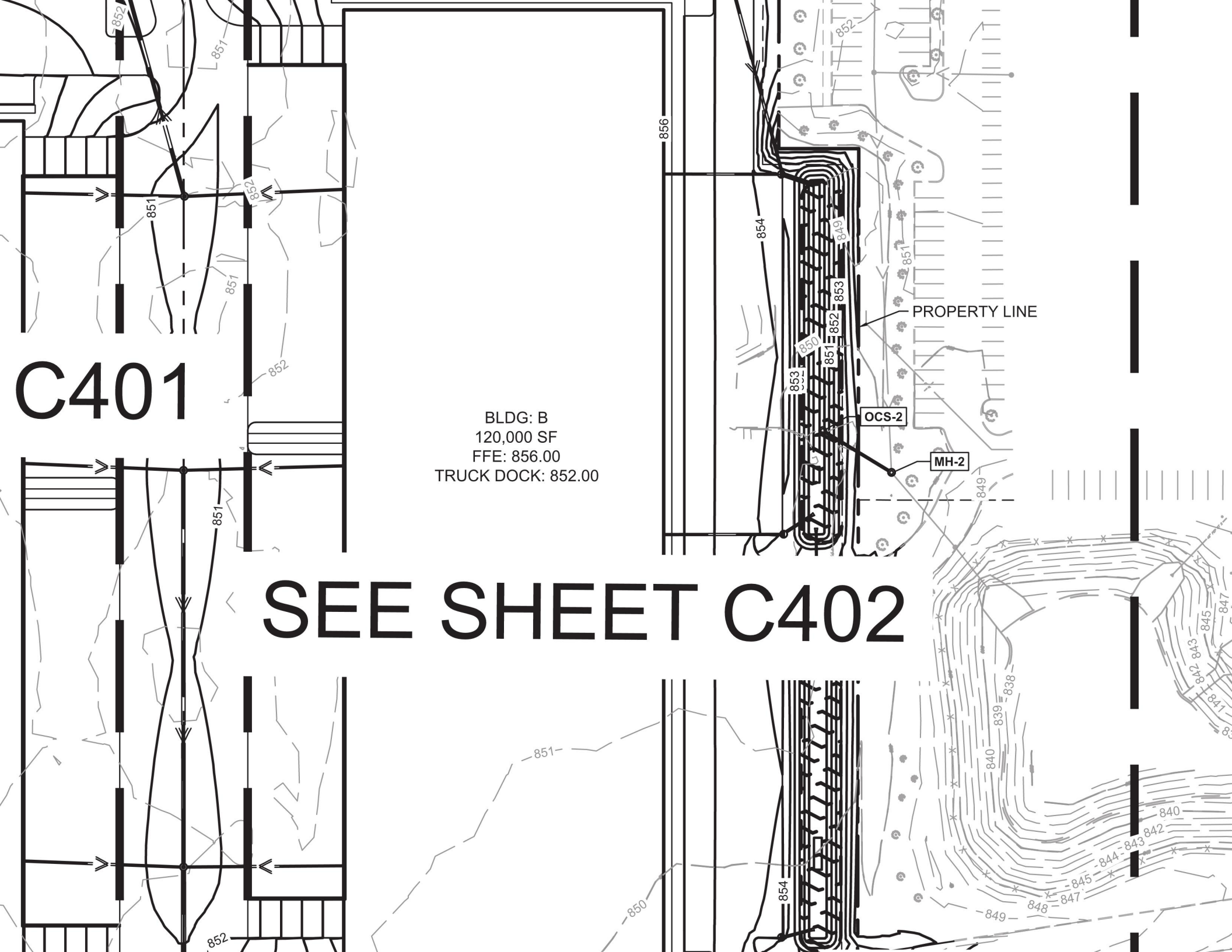
RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:
1) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 5.0% RECOMMENDED MAX. FLOW LINE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

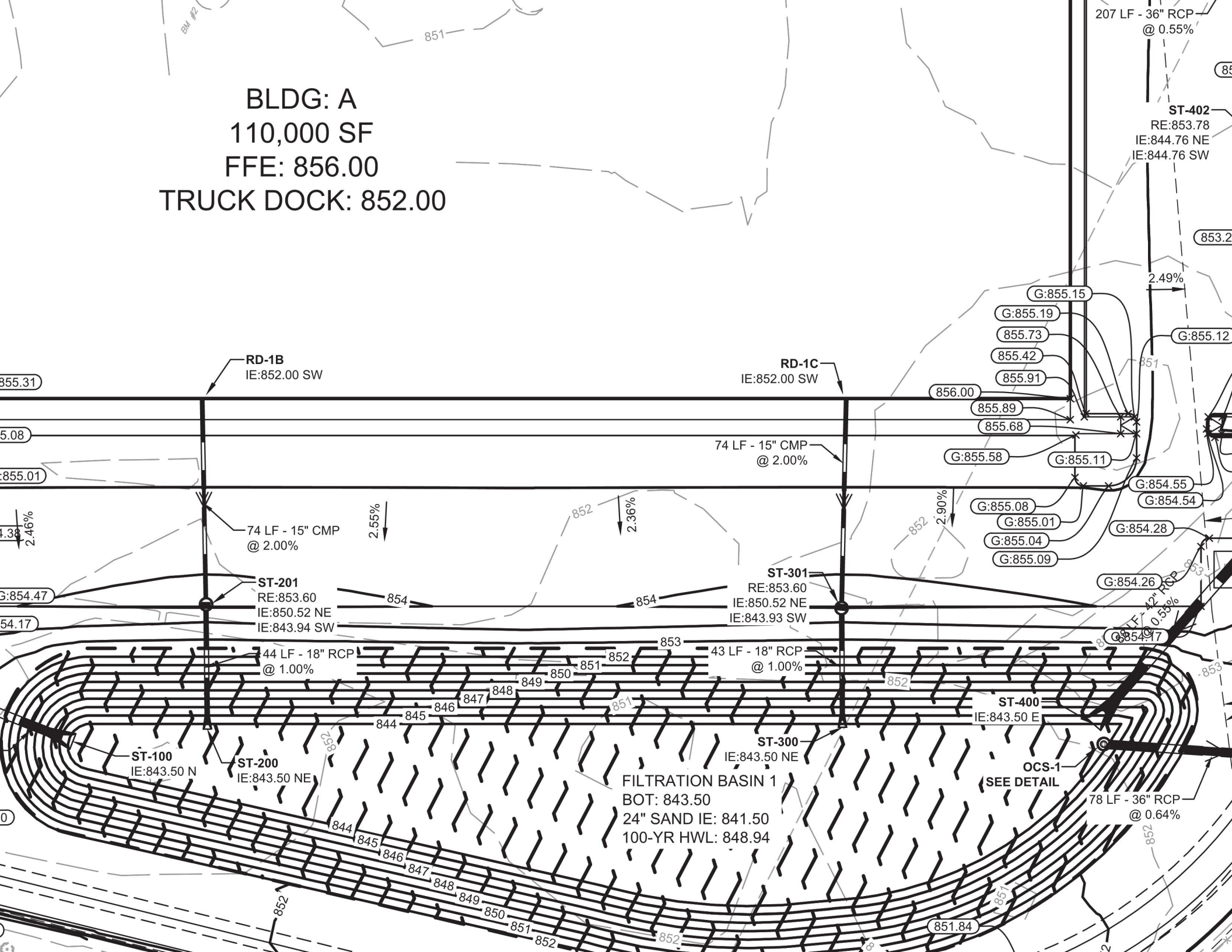
REVISION:

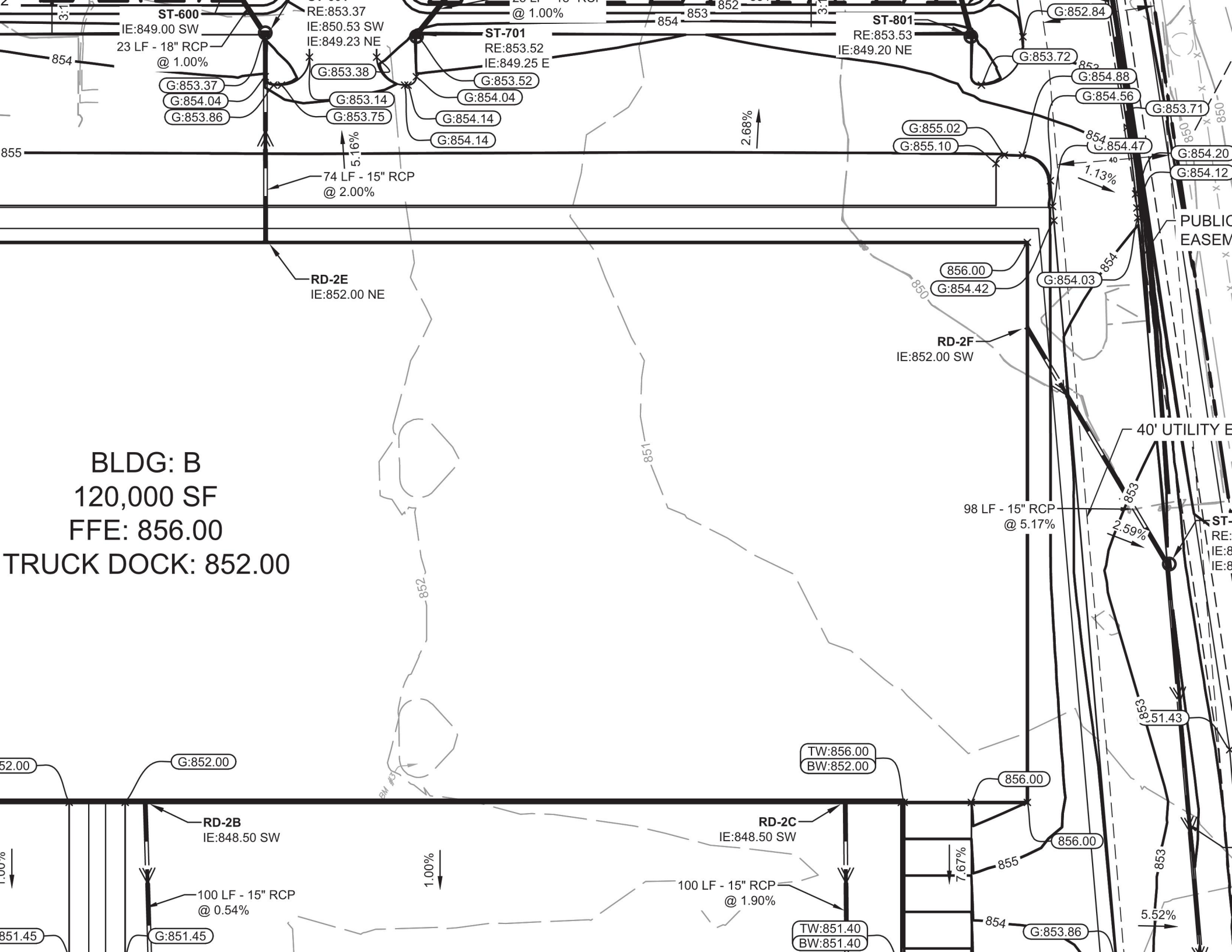
APPROVED: JANUARY 23, 2017

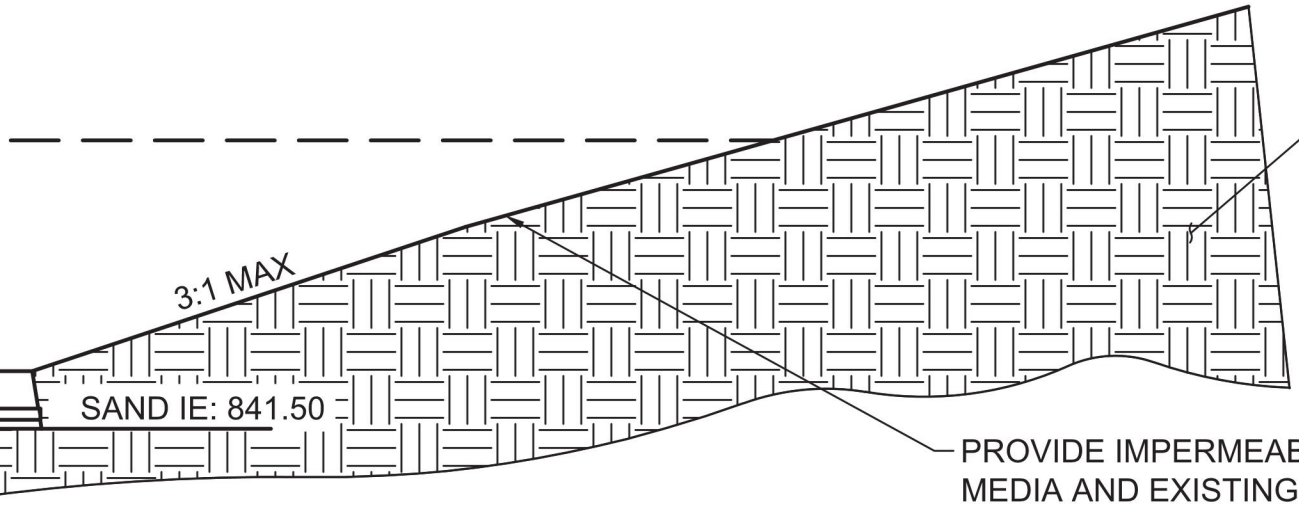
OPERATIONS ENGINEER

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C401
BLDG: B
120,000 SF
FFE: 856.00
TRUCK DOCK: 852.00
PROPERTY LINE
OCS-2
MH-2
SEE SHEET C402


BLDG: A
110,000 SF
FFE: 856.00
TRUCK DOCK: 852.00
RD-1B
IE:852.00 SW
RD-1C
IE:852.00 SW
74 LF - 15" CMP
@ 2.00%
74 LF - 15" CMP
@ 2.00%
207 LF - 36" RCP
@ 0.55%
ST-402
RE:853.78
IE:844.76 NE
IE:844.76 SW
2.49%
G:855.15
G:855.19
855.73
855.42
855.91
856.00
855.89
855.68
G:855.58
G:855.11
G:855.12
G:854.55
G:854.54
G:854.28
G:855.08
G:855.01
G:855.04
G:855.09
G:854.26
ST-201
RE:853.60
IE:850.52 NE
IE:843.94 SW
ST-301
RE:853.60
IE:850.52 NE
IE:843.93 SW
144 LF - 18" RCP
@ 1.00%
43 LF - 18" RCP
@ 1.00%
68 LF - 42" RCP
@ 0.55%
G:854.17
ST-400
IE:843.50 E
ST-100
IE:843.50 N
ST-200
IE:843.50 NE
ST-300
IE:843.50 NE
OCS-1
SEE DETAIL
78 LF - 36" RCP
@ 0.64%
FILTRATION BASIN 1
BOT: 843.50
24" SAND IE: 841.50
100-YR HWL: 848.94
2.46%
2.55%
2.36%
2.90%
851.84
BM #2

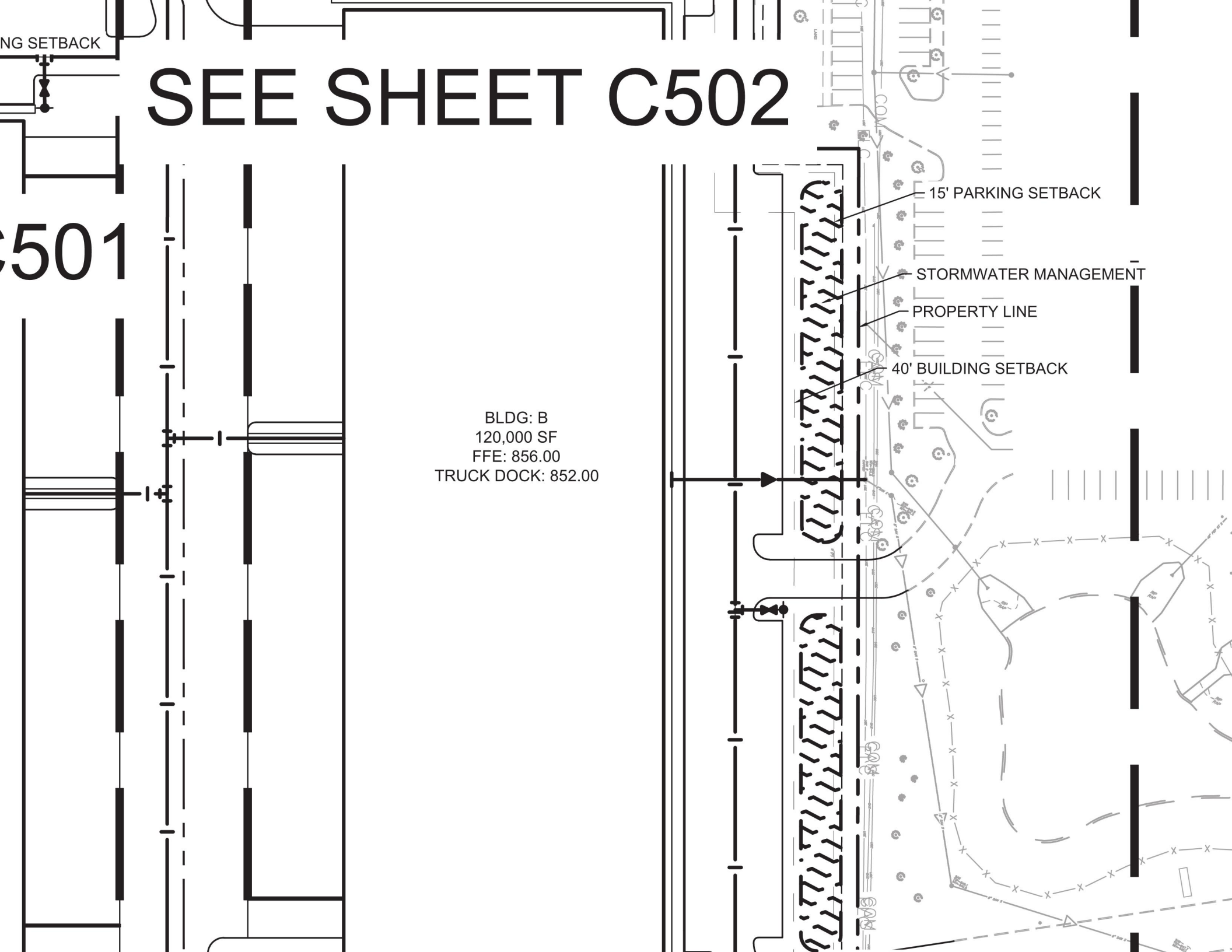

ST-600
IE:849.00 SW
23 LF - 18" RCP
@ 1.00%
RE:853.37
IE:850.53 SW
IE:849.23 NE
ST-701
RE:853.52
IE:849.25 E
@ 1.00%
ST-801
RE:853.53
IE:849.20 NE
G:853.37
G:854.04
G:853.86
G:853.38
G:853.14
G:853.75
G:853.52
G:854.04
G:854.14
G:854.14
G:852.84
G:853.72
G:854.88
G:854.56
G:853.71
G:855.02
G:855.10
G:854.47
G:854.20
G:854.12
5.16%
2.68%
1.13%
74 LF - 15" RCP
@ 2.00%
RD-2E
IE:852.00 NE
856.00
G:854.42
G:854.03
RD-2F
IE:852.00 SW
PUBLIC
EASEM
40' UTILITY E
BLDG: B
120,000 SF
FFE: 856.00
TRUCK DOCK: 852.00
98 LF - 15" RCP
@ 5.17%
2.59%
G:852.00
TW:856.00
BW:852.00
856.00
RD-2B
IE:848.50 SW
RD-2C
IE:848.50 SW
1.00%
100 LF - 15" RCP
@ 0.54%
100 LF - 15" RCP
@ 1.90%
7.67%
855
856.00
853
51.43
5.52%
854
G:853.86
TW:851.40
BW:851.40
G:851.45
851.45
850
851
852
853
854

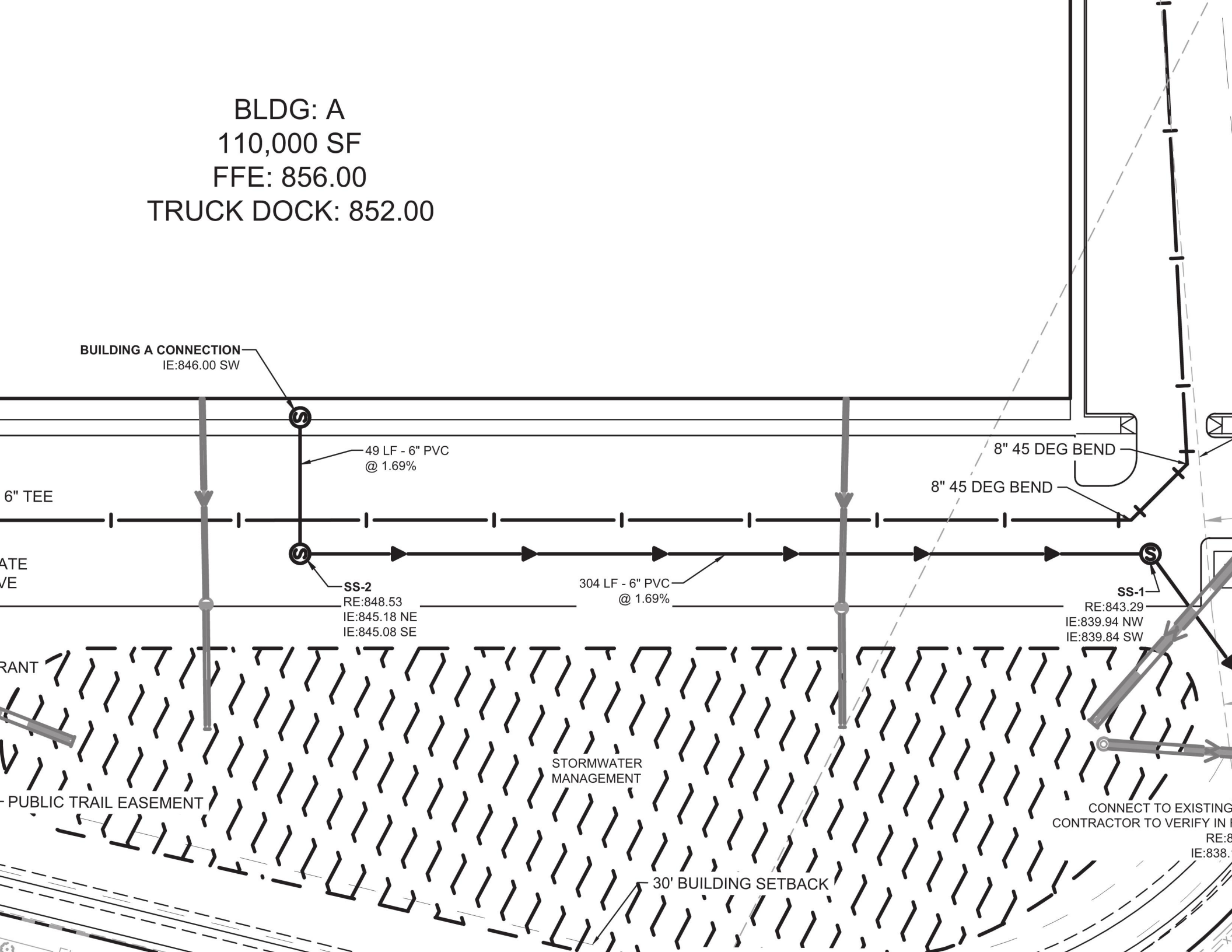


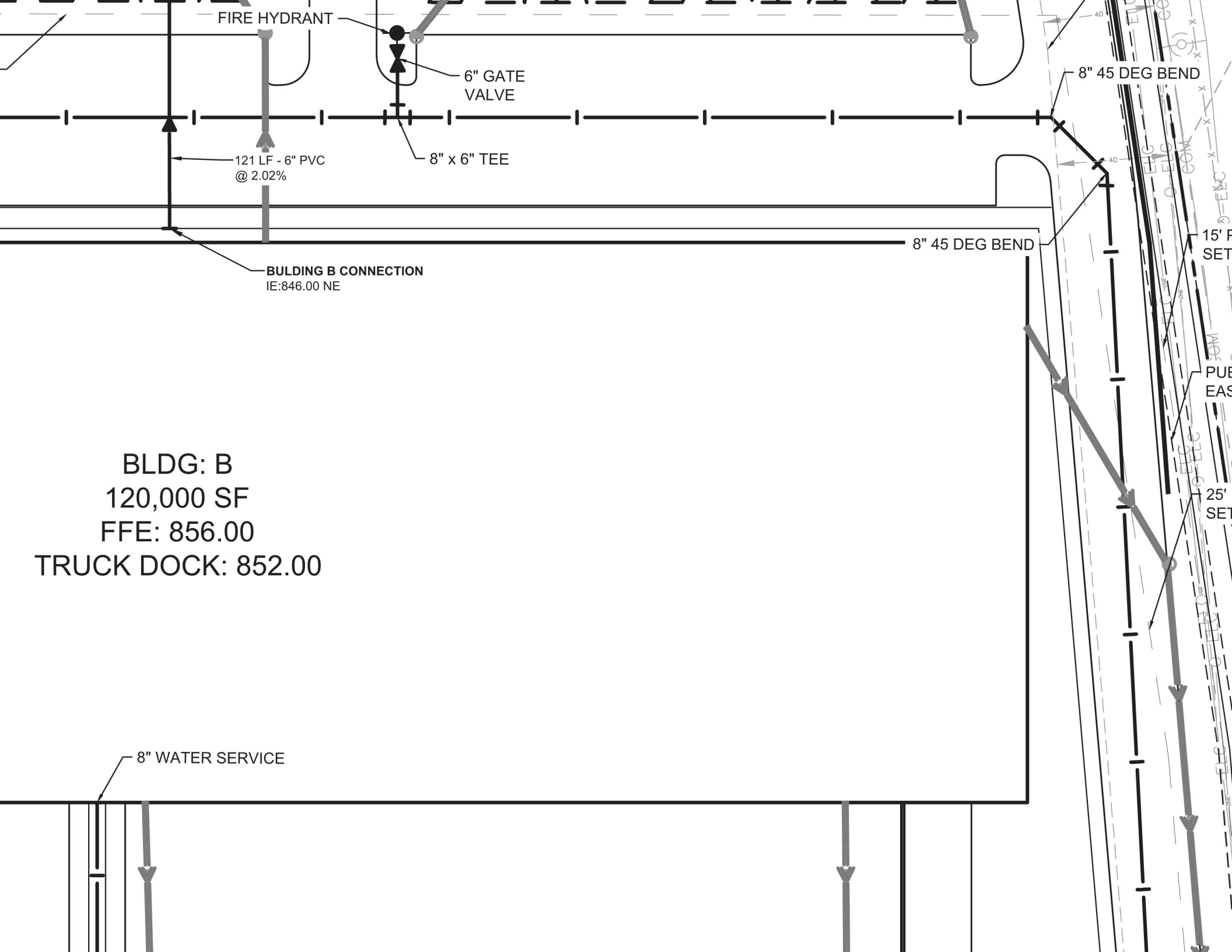
PROVIDE IMPERMEABLE LINER SEPARATION FROM SAND MEDIA AND EXISTING SUBGRADE/GROUNDWATER, LINER TO BE 30 MIL AND MEET ASTM D-4833, ASTM D-412, AND ASTM D-624; PROVIDE GEOTEXTILE FABRIC TO PROTECT LINER FROM PUNCTURE.

ENGINEERED SOIL MEDIA. FILTER TOPSOIL BORROW, DIFIED TO HAVE A MIXTURE BY VOLUME OF 80% SAND VER "FINE AGGREGATE FOR PORTLAND CEMENT NCRETE" AND 20% COMPOST. CONTRACTOR IS TO NOT MPACT FILTRATION BASIN.

CE DRAINTILE 6" ABOVE BOTTOM ENGINEERED MEDIA SECTION


NG SETBACK
SEE SHEET C502
C501
15' PARKING SETBACK
STORMWATER MANAGEMENT
PROPERTY LINE
40' BUILDING SETBACK
BLDG: B
120,000 SF
FFE: 856.00
TRUCK DOCK: 852.00


BLDG: A
110,000 SF
FFE: 856.00
TRUCK DOCK: 852.00
BUILDING A CONNECTION
IE:846.00 SW
49 LF - 6" PVC
@ 1.69%
8" 45 DEG BEND
8" 45 DEG BEND
6" TEE
ATE
VE
SS-2
RE:848.53
IE:845.18 NE
IE:845.08 SE
304 LF - 6" PVC
@ 1.69%
SS-1
RE:843.29
IE:839.94 NW
IE:839.84 SW
RANT
STORMWATER
MANAGEMENT
- PUBLIC TRAIL EASEMENT
CONNECT TO EXISTING
CONTRACTOR TO VERIFY IN
RE:8
IE:838.
30' BUILDING SETBACK


FIRE HYDRANT
6" GATE
VALVE
8" 45 DEG BEND
121 LF - 6" PVC
@ 2.02%
8" x 6" TEE
8" 45 DEG BEND
BULDING B CONNECTION
IE:846.00 NE
BLDG: B
120,000 SF
FFE: 856.00
TRUCK DOCK: 852.00
8" WATER SERVICE

POLY WRAP

TRANSITION TO SPECIFIED DEPTH (TYPICAL). INSTALL VERTICAL BENDS AS REQUIRED.

NOTES:
APPLIES WHERE VERTICAL SEPARATION IS LESS THAN 36" FOR STORM SEWER. PROVIDE A MINIMUM OF 18" SEPARATION BETWEEN WATERMAIN AND SEWER PIPE.

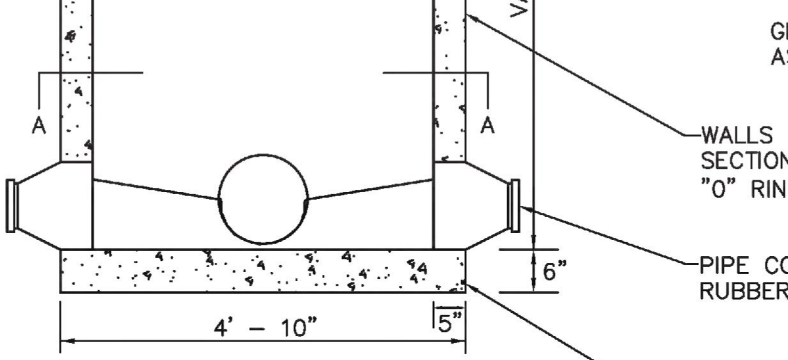
WATER MAIN–STORM SEWER CROSSING INSULATION

REV. 03/2018

Michael Albert

APPROVED: CITY ENGINEER

STANDARD PLATE 104



WALLS
SECTION
"O" RIN

PIPE CO
RUBBER

BOTTOM
BE INTE
FOR AA
PLUS D

MATCH INVERT OF MAINLINE SEWER AND LATERAL BRANCH UNLESS OTHERWISE SPECIFIED

CENTER

PUBLIC WORKS DEPARTMENT

MANHOLE (SANITARY

Michael Albert

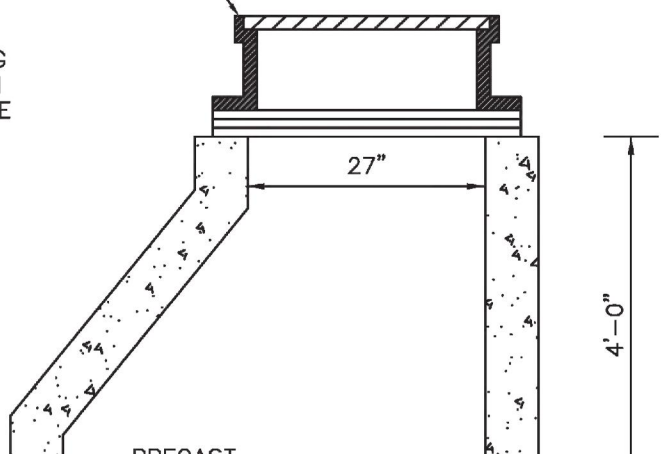
APPROVED: CITY ENGI

G NEENAH R–1733 SOLID COVER
D PICK HOLES AND LUG. COVER TO
M SEWER. ADJUST CASTING TO ¼" TO
D GRADE, TYPICAL FOR ALL CASTING

RINGS MUST BE USED WITH A
ND A MAXIMUM OF 12" ADJUSTMENT.
G RINGS MUST BE USED AS
NIMIZE THE NUMBER OF JOINTS.
" RING IMMEDIATELY UNDER THE
PERED RINGERS TO MATCH CASTING
. APPLY BUTYL SEALANT BETWEEN
PPROVED EXTERNAL SEAL MUST BE
JUNCTION WITH ADJUSTING RINGS

HALL BE CRETEX TYPE II
UAL, DESIGNED FOR
IGHWAY LOADING

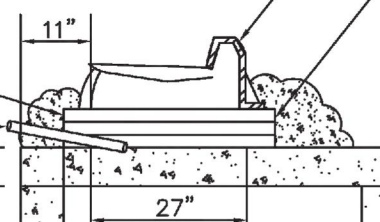
HALL BE INSTALLED
SECTION



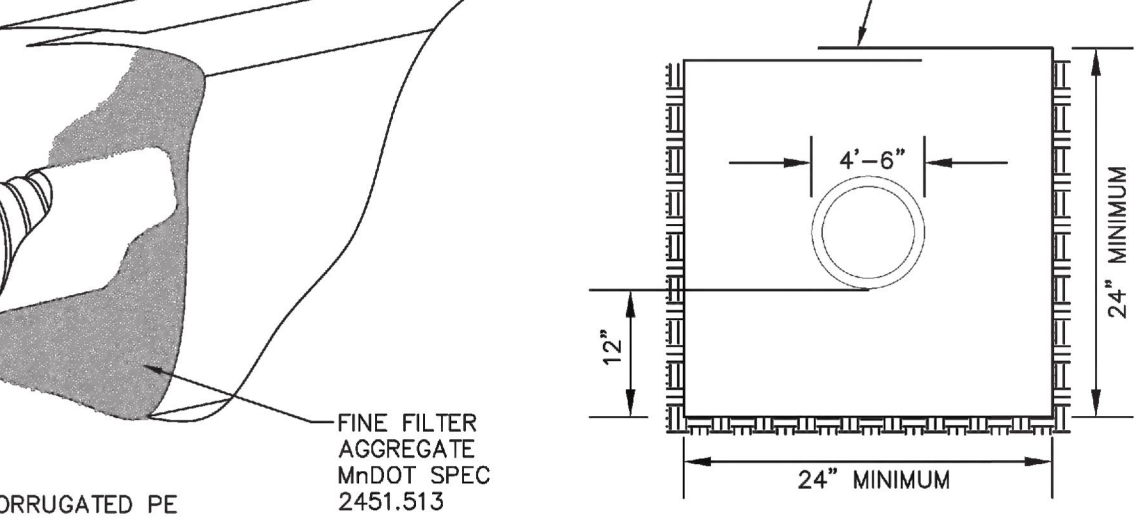
BAC

B–618 CONCRETE CURB & GUTTER

CONCRETE ADJUSTING RINGS, MINIMUM 3, MAXIMUM 6–2" RINGS. CASTING AND PRECAST CONCRETE RINGS MUST BE SET ON FULL MORTAR BEDS. MORTAR MUST BE WIPED CLEAN ON THE INSIDE AND SMOOTH ON THE OUTSIDE OF THE CASTING AND RINGS. ANY CRACKED ADJUSTING RINGS WILL BE REJECTED AND ARE NOT ACCEPTABLE. SHIMS ARE NOT ALLOWED, NEITHER PLASTIC, BLOCK NOR WOOD.



TEMPORARY DRAINAGE DURING CONSTRUCTION – PROVIDE TEMPORARY



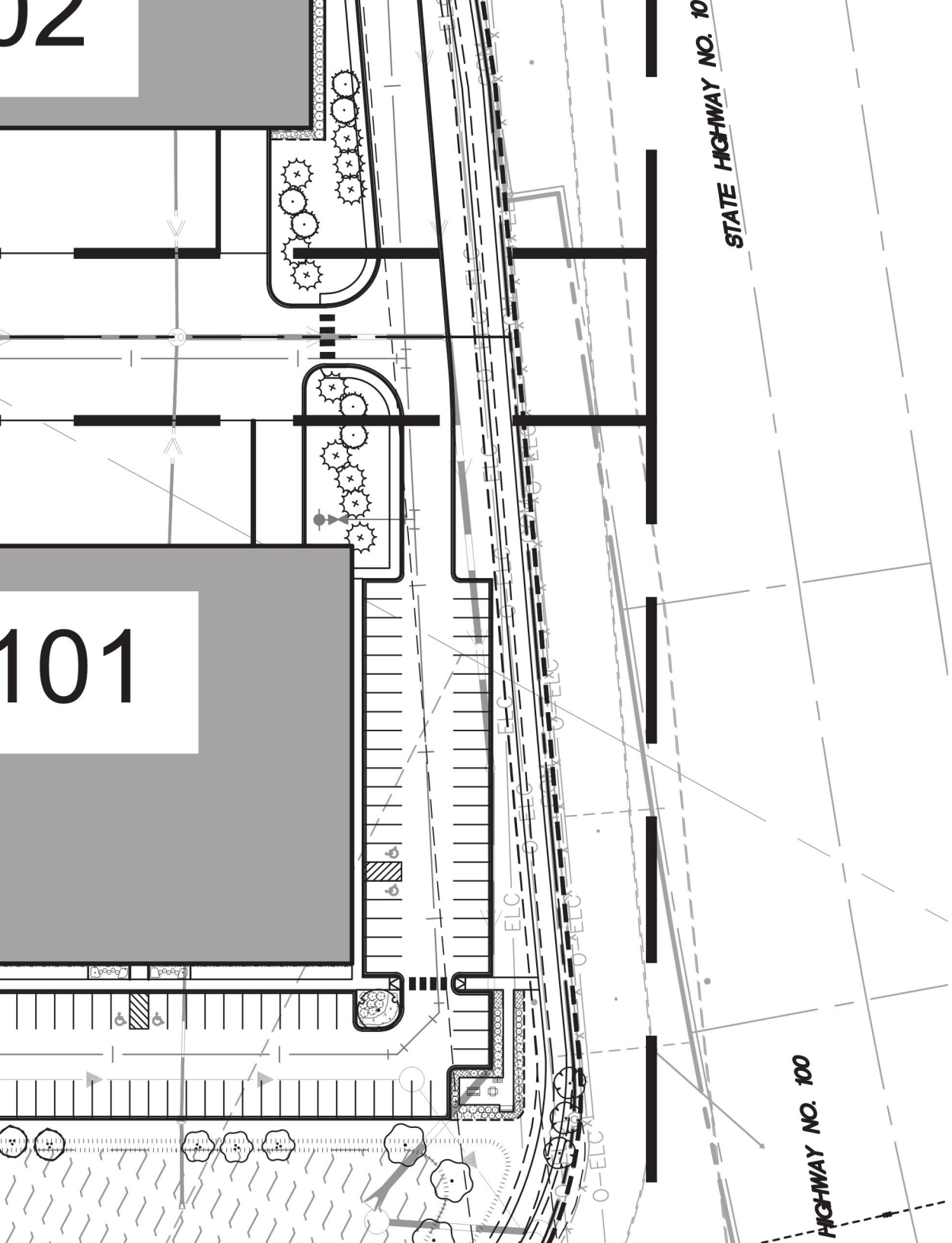
ORRUGATED PE
RAINAGE TUBING
DRAIN TILE) WITH SOCK
AMETER AS PER PLAN

S	DRAIN TILE INSTALLATION APPROVED: CITY ENGINEER	REV. 03/2018 STANDARD PLATE 311

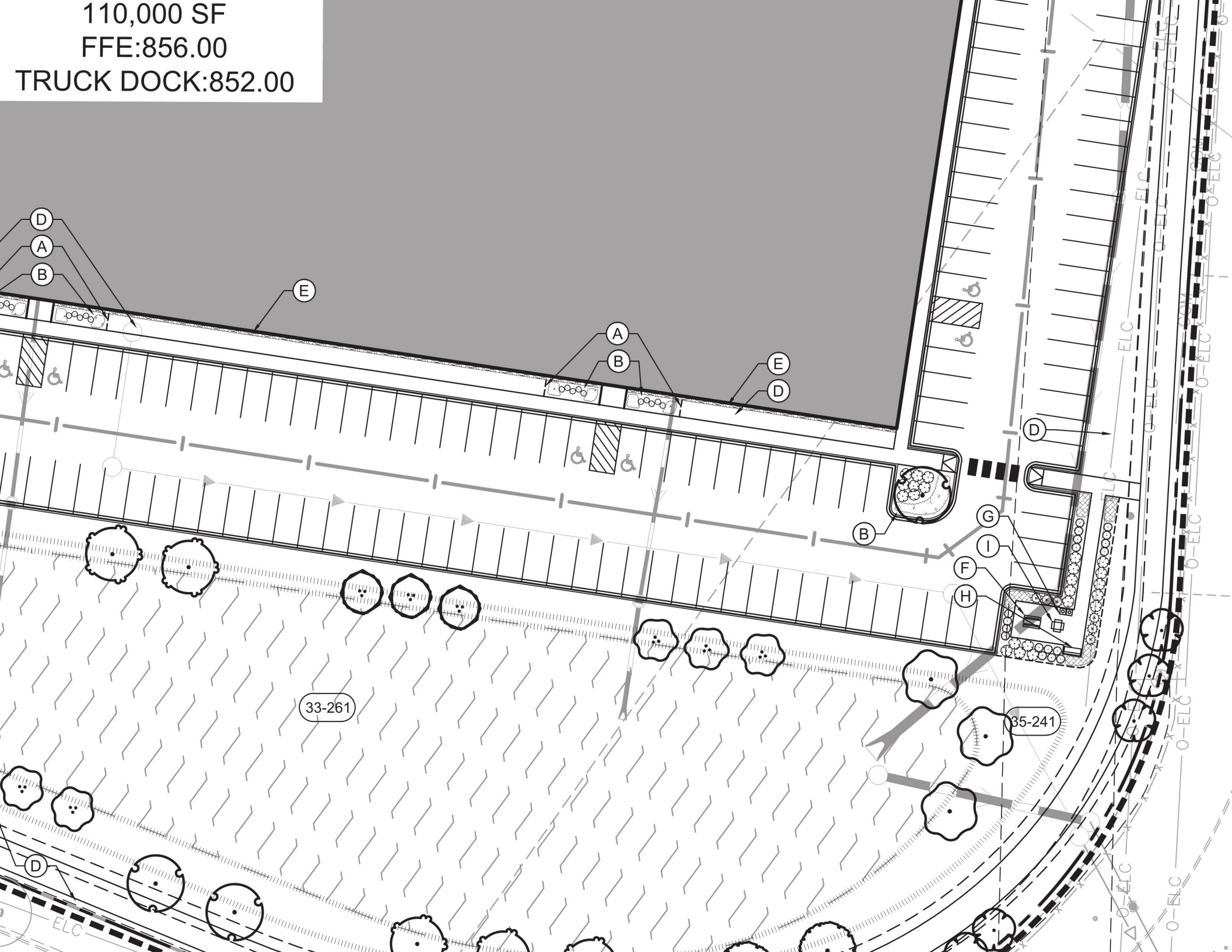
(A)

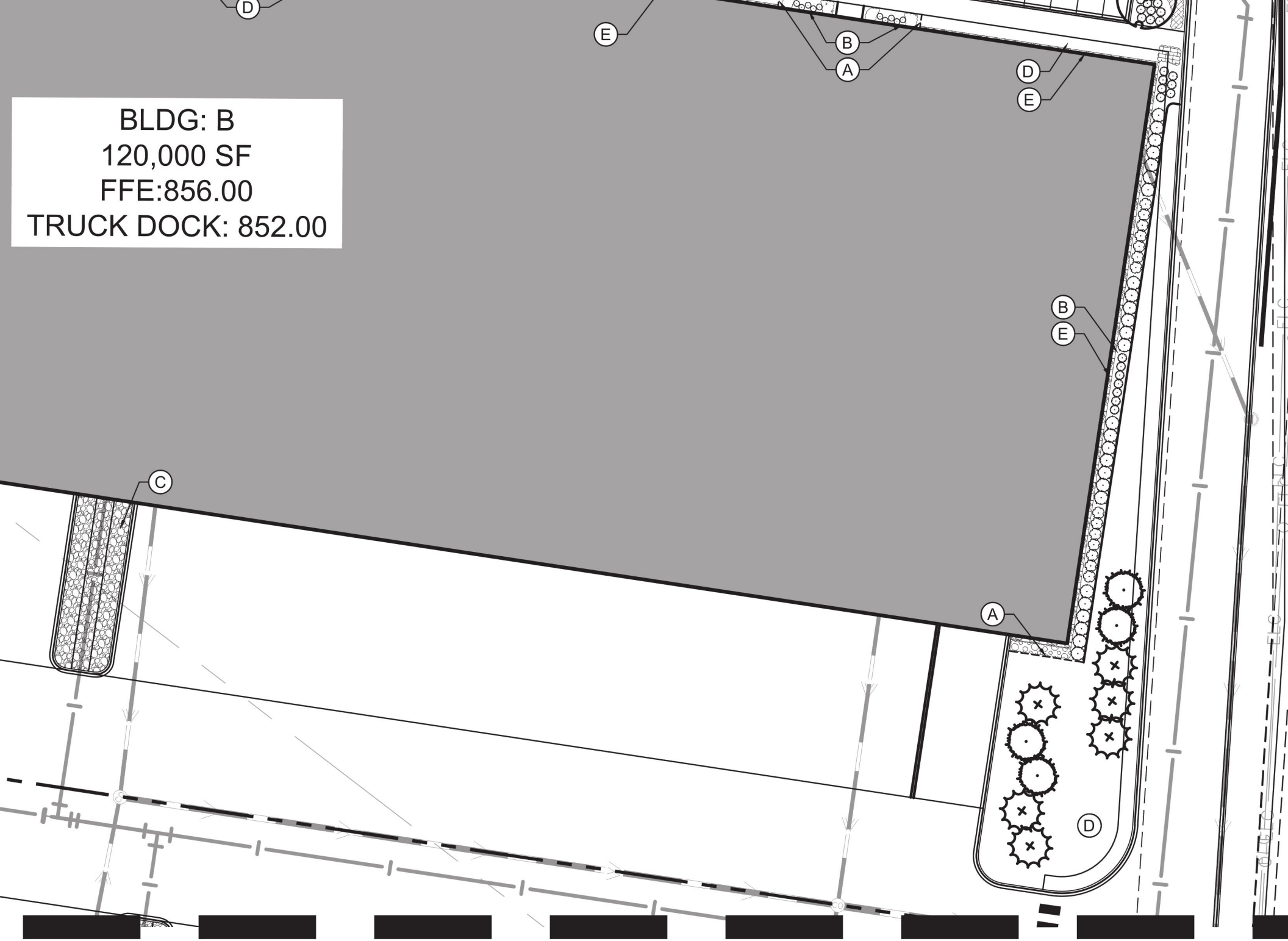
NOTE: POSITION/ROTATE 4020 STRUCTURE TO MAXIMIZE SEPARATION BETWEEN STORM SEWER PIP AND SANITARY OR WATER MAIN. IF THE ADJACEN UTILITY SEPARATION IS ADEQUATE, THE LARGE PORTION OF THE STRUCTURE SHOULD BE LOCATED BEHIND THE CURB AT THE OUTSIDE OF THE ROADWAY.

PUBLIC WORKS DEPARTMENT	STAKING DETAIL – XX APPROVED: CI



	BHS	19	PIC
	WHP	19	PIN
ORNAMENTAL TREE	CODE	QTY	BO
	PRC	29	MA
	QUA	8	PO
	RVB	13	BE
OVERSTORY TREE	CODE	QTY	BO
	ABM	11	AC
	CHB	10	CE
	NAH	9	GL
	SWO	14	QU
CONIFEROUS SHRUBS	CODE	QTY	BO
	SGJ	51	JUI
	TTY	24	TA
DECIDUOUS SHRUBS	CODE	QTY	BO
	ABH	44	HY
	AFD	14	CO


110,000 SF
FFE:856.00
TRUCK DOCK:852.00
D
A
B
E
A
B
E
D
D
B
G
I
F
H
33-261
35-241
D
ELC
O-ELC



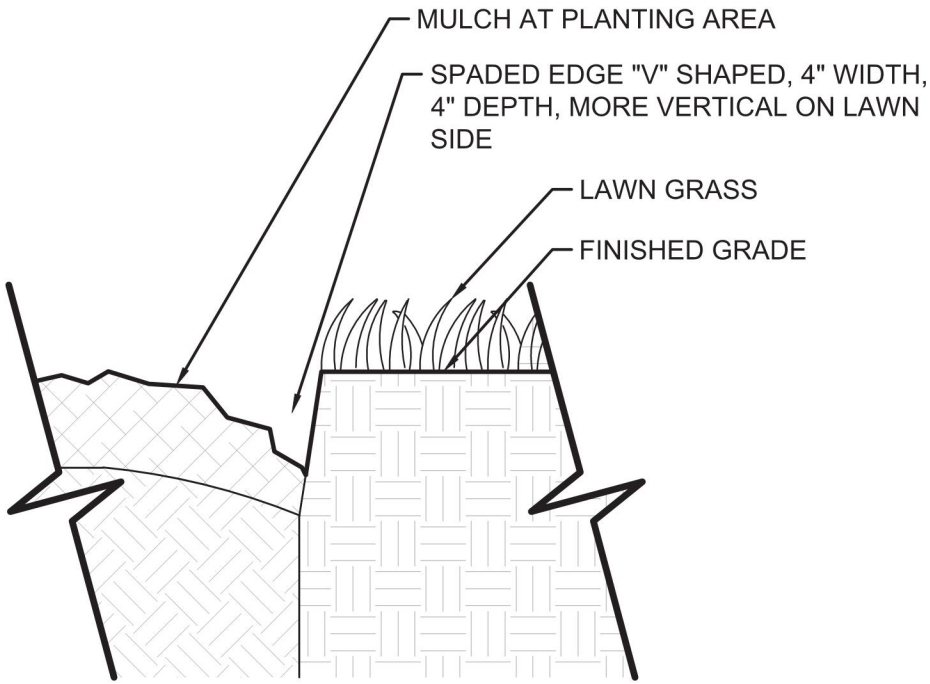
EE SHEET L101

AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.

4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. L103



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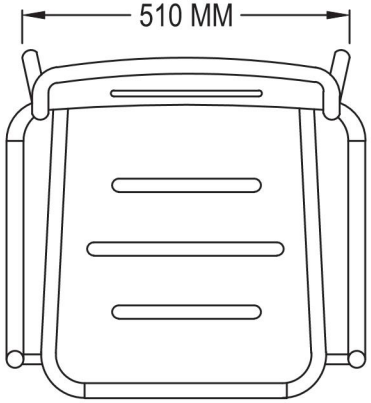
FRONT ELEVATION

SIDE ELEVATION

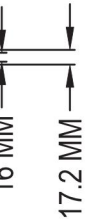
2 ANOVA - WAINWRIGHT 45 GALLON TRASH RECEPTACLE

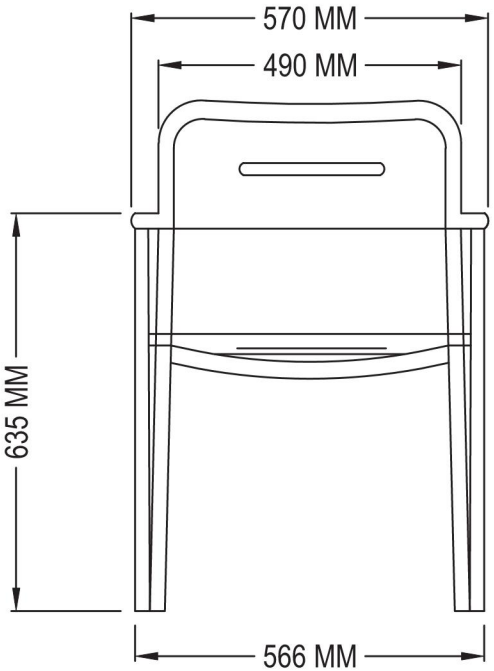
SCALE: N.T.S.

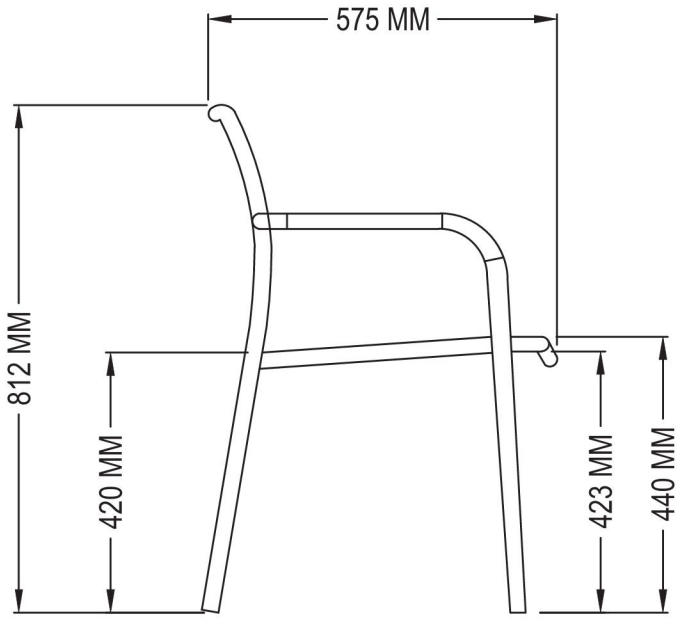
3



TOP VIEW

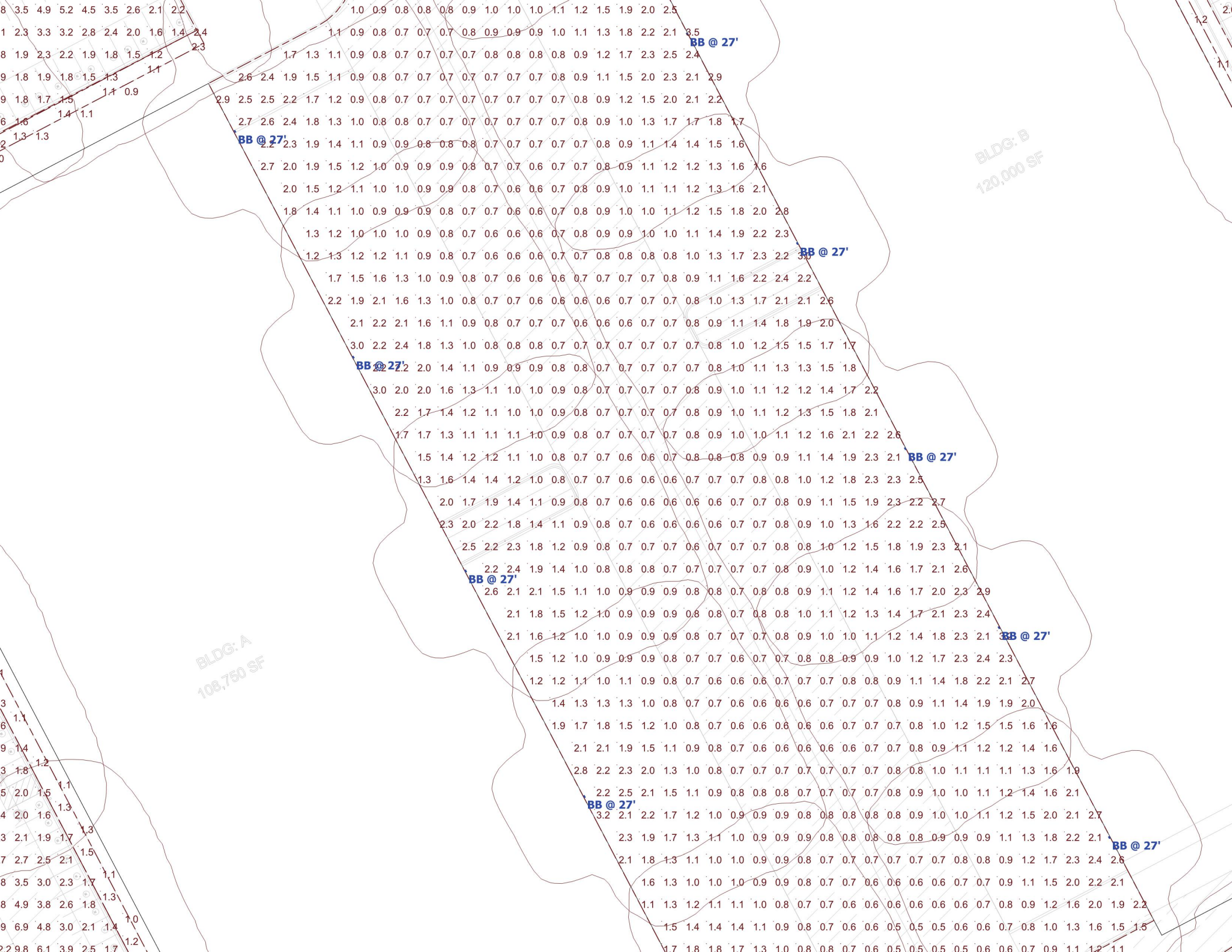


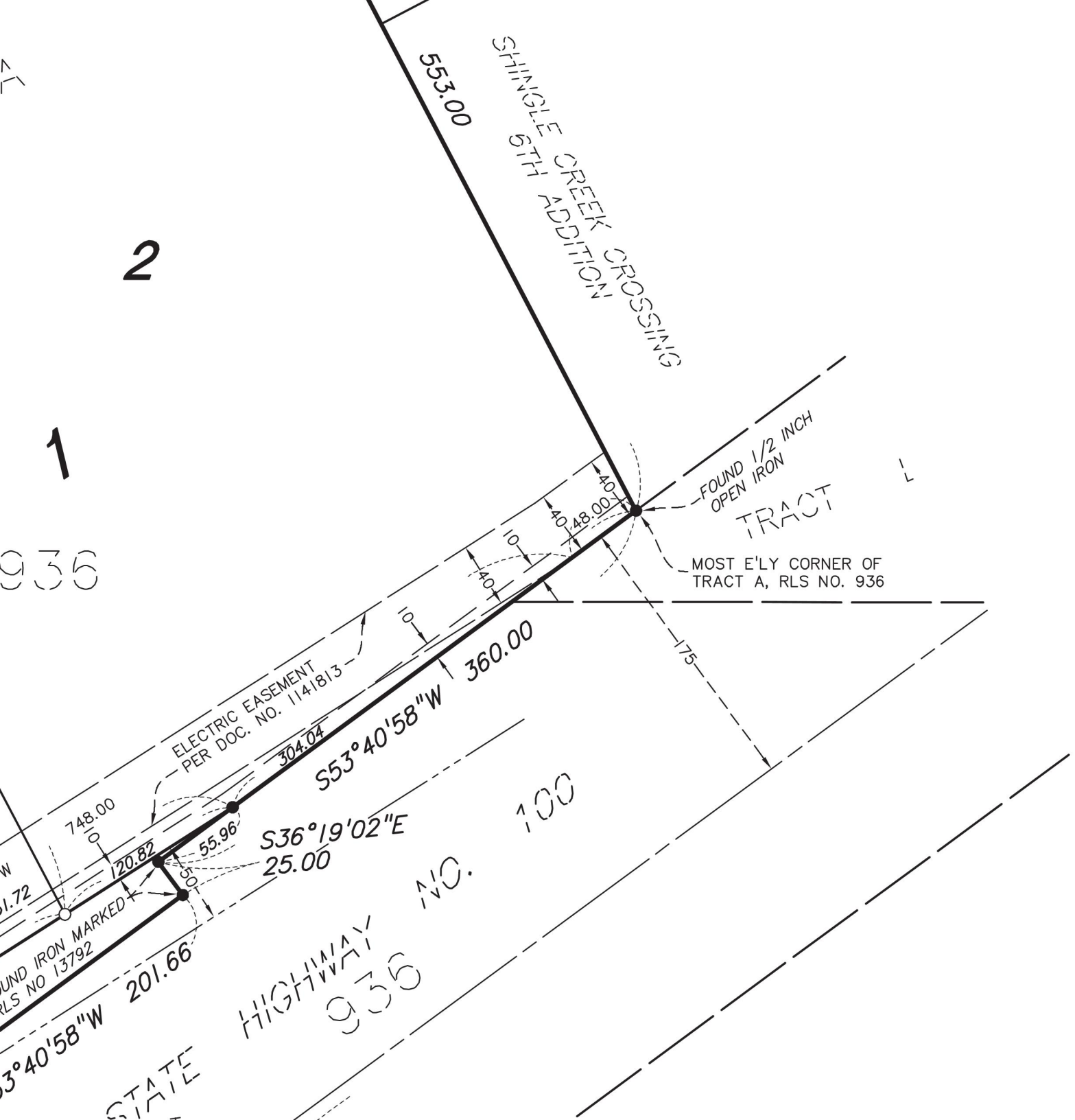




NOTES:

1. BISTRO CHAIRS TO BE COLOR SILVER GRAY
2. PROVIDE FOUR CHAIRS PER MANUFACTURER'S SPECIFICATIONS.
3. SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
4. FIELD LOCATE FURNISHINGS PER PLAN WITH APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.


BB @ 27'
BB @ 27'
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BLDG: A
108,750 SF
BLDG: B
120,000 SF



I, Leonard F. Carlson, do her
the State of Minnesota; that
on this plat; that all monum
defined in Minnesota Statute
shown and labeled on this p

Dated this _____ day of _

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowl

CITY COUNCIL, CITY OF BROO

This plat of NORTH 100 BUS
meeting thereof held this __
505.03. Subd. 2.

CITY COUNCIL, CITY OF BROO

BY: _____

BY:

Kimley»Horn

MEMORANDUM

To: Ginny McIntosh
City of Brooklyn Center

CC: Scannell Properties

From: Jacob Rojer, P.E., PTOE
Brian Wurdeman, P.E.
Kimley-Horn and Associates, Inc.

Date: June 9, 2022

Subject: Trip Generation Comparison Memo – Sears Site Redevelopment
Brooklyn Center, MN

INTRODUCTION

Scannell Properties is proposing to redevelop the vacant Sears site at Shingle Creek Crossing in Brooklyn Center, Minnesota. The redevelopment will remove the existing approximately 110,000 square foot Sears building and 15,000 square foot auto center and build two office/industrial buildings totaling 230,000 square feet.

This memorandum documents the anticipated trip generation of the previous land uses compared to the proposed land use.

TRIP GENERATION COMPARISON

The trip generation for the vacant Sears site was calculated based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. For the existing land uses, ITE Land Use Code (LUC) 875 (Department Store) and LUC 943 (Automobile Parts and Service Center) were used to calculate the trip generation. **Table 1** provides the trip generation of the existing land uses. When operational, the existing site generated an estimated 93 trips in the AM peak hour, 246 trips in the PM peak hour, and 2,766 daily trips.

Table 1 – Existing Site Trip Generation

Land Use Description	ITE Code	Intensity / Units	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Sears	875	110,000 Sq. Ft.	2,517	41	23	64	107	108	215
Auto Center	943	15,000 Sq. Ft.	249	21	8	29	12	19	31
Total Existing Trip Generation			**2,766**	**62**	**31**	**93**	**119**	**127**	**246**

The proposed office/industrial development will maintain the same site access as the existing conditions. The site will consist of a 110,000 square foot building and a 120,000 square foot building. It is assumed that the buildings will be 20% office and 80% industrial. The proposed site plan is attached. ITE LUC 110 (General Light Industrial) and ITE LUC 720 (General Office) were used to calculate the anticipated trip generation of the site. **Table 2** provides the trip generation of the proposed development. The industrial development is anticipated to generate 206 AM peak hour trips, 186 PM peak hour trips, and 1,396 daily trips.

Table 2 – Proposed Development Trip Generation

Land Use Description	ITE Code	Intensity / Units	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Industrial	110	184,000 Sq. Ft.	896	120	16	136	17	103	120
Office	720	46,000 Sq. Ft.	500	62	8	70	11	55	66
TOTAL			**1,396**	**182**	**24**	**206**	**28**	**158**	**186**

Comparing the trip generation results in Tables 1 & 2, it is anticipated that the redevelopment of the site will generate 113 more trips in the AM peak hour, 60 less trips in the PM peak hour, and 1,370 less daily trips than the previous land uses. Therefore, the redevelopment of the site is not anticipated to have a significant impact on traffic operations in the area.

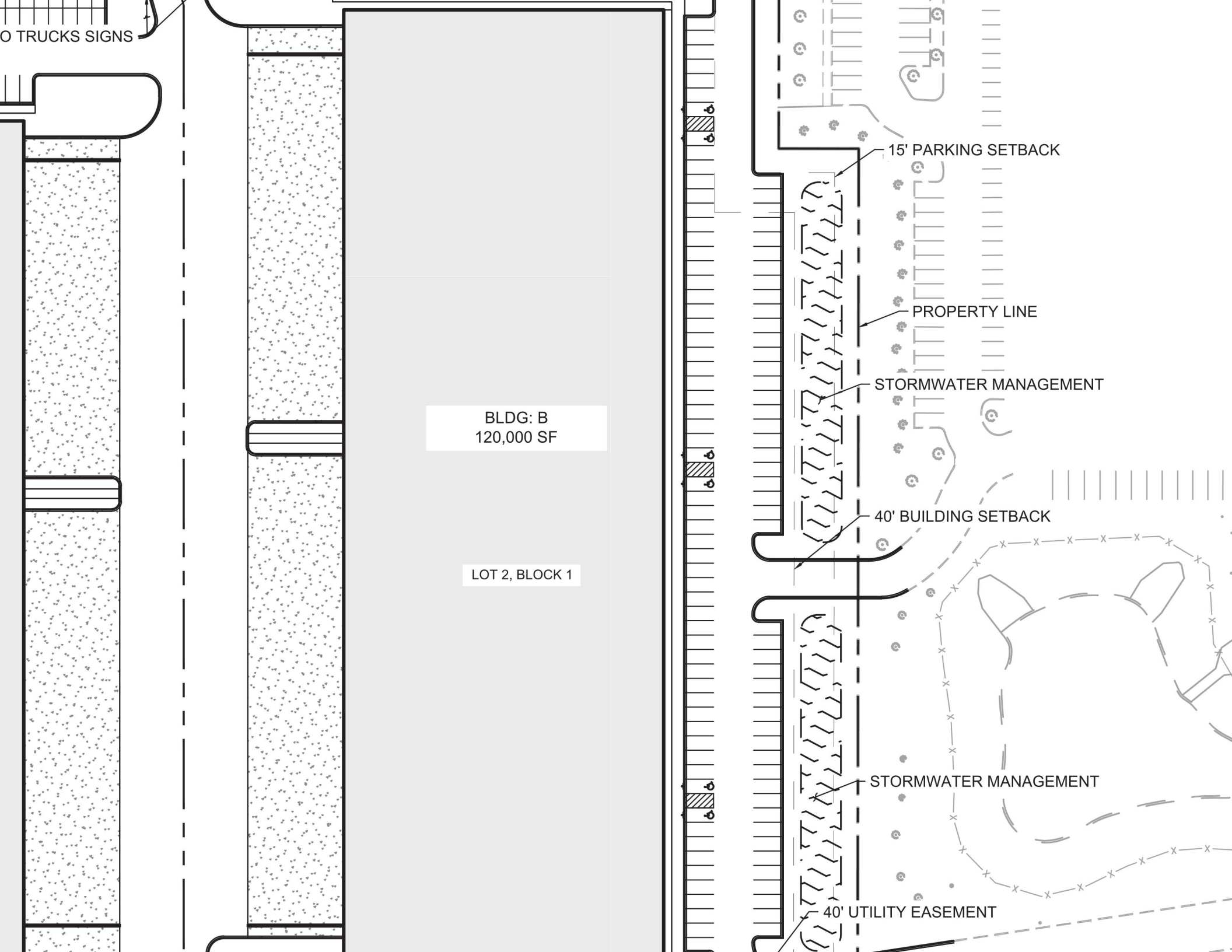

O TRUCKS SIGNS
BLDG: B
120,000 SF
LOT 2, BLOCK 1
15' PARKING SETBACK
PROPERTY LINE
STORMWATER MANAGEMENT
40' BUILDING SETBACK
STORMWATER MANAGEMENT
40' UTILITY EASEMENT

Exhibit B

Ad Proof

Not Actual Size

APG
EAST CENTRAL MINNESOTA

-Public Notice Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully. If changes are needed, please contact us prior to deadline at
Cambridge (763) 691-6000 or email at publicnotice@apgecm.com

Date:	06/02/22
Account #:	413069
Customer:	CITY OF BROOKLYN CENTER ~
Address:	6301 SHINGLE CREEK BROOKLYN CENTER
Telephone:	(612) 569-3440
Fax:	(763) 569-3494

Ad ID:	1234846
Copy LIne:	June 23 PH Scannell Properties
PO Number:	
Start:	06/09/22
Stop:	06/09/2022
Total Cost:	
# of Lines:	88
Total Depth:	9.778
# of Inserts:	1
Ad Class:	150
Phone #	(763) 691-6000
Email:	publicnotice@apgecm.com
Rep No:	SE700

Contract-Gross

Publications:
SP Brooklyn Ctr/Brooklyn Park

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 in-person public hearing on **Thursday, June 23, 2022**, at approximately 7:00 p.m. Meeting materials can be accessed by visiting the City of Brooklyn Center's website at: https://www.ci.brooklyn-center.mn.us/. 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: Rezoning/ Establishment of a Planned Unit Development, Site and Building Plan, Preliminary and Final Plat, and 2040 Comprehensive Plan Amendment

APPLICANT: Scannell Properties, on behalf of Transformco

PROPERTY OWNER: Sears Roebuck and Company

PROPERTY ADDRESS / PID: 1297 Shingle Creek Crossing, Brooklyn Center, MN 55430 / 03-118-21-44-0026

BRIEF STATEMENT OF CONTENTS OF PETITION: The Applicant is requesting review of a proposal to re-plat and re-develop the approximately 15-acre acre former Sears site, located at 1297 Shingle Creek Crossing. With the closure of Sears and the adjacent Sears Auto Center in late 2018, the Applicant is proposing the construction of two single-story business park buildings totaling approximately 230,000-square feet and related site improvements.

Comments and questions may be forwarded to gmcintosh@ci.brooklyn-center.mn.us up until 4:30 pm on the day of the meeting, or by contacting 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):
2455 009 7527
Password: BCPC06232022
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 and Zoning
Administrator

Published in the
Sun Post
June 9, 2022
1234846

Exhibit C

Council/EDA Work Session

DATE: 5/24/2021

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

SUBJECT: Concept Review from Scannell Proper es Regarding the Former Sears Site

Requested Council Ac on:

Background:

The concept review process is an opportunity for the City Council to review a development concept prior to a formal proposal from an applicant, and provide comments, ask ques ons, and indicate whether or not the City would be open to the project. They are also helpful as it provides insight to staff and the developer as to any specific concerns the Council may have related to a project. Concept reviews are helpful for projects that would involve diver ng from the City's established land use policy.

A concept review is considered advisory and is nonbinding to the City and the applicant. No formal ac on can be taken at a work session, and the Council is not being asked to vote on the proposal. If the developer chooses to submit a formal applica on to the City to proceed, it would be subject to the full review process, as with any other development applica on.

The former Sears site has been vacant since 2018. Sears is the owner of the site and in late 2020, ini ated a process to solicit offers from private par es to acquire and redevelop the site. Scannell Proper es was the winning bidder and they have now entered into an op on agreement with Sears for the site. Scannell has begun their due diligence on the site, which has required substan al environmental assessment. As part of that assessment they have iden fied significant asbestos in the exis ng structures which will need to be remediated before demoli on can take place. The total es mated cost to remediate the asbestos in the former Sears building is nearly a million dollars. This work will be required prior to demoli on of the exis ng structures.

On April 28, 2021, the City Council authorized an applica on to the Metropolitan Council's Tax Base Revitaliza on Account for funding to assist with environmental remedia on of the site.

Scannell Proper es is a developer of primarily industrial and commercial business centers. They have most recently completed projects in Brooklyn Park and Maple Grove. Examples of their projects are a ached to this report. Scannell Proper es is s ll very much in the due diligence phase of their project and have not yet determined a site layout or concept plan for this par cular site. They will complete the environmental assessment prior to determining the best layout and use for the site. That said, they are contempla ng a commercial business center at this loca on, similar to those they have done in other communi es.

Scannell is seeking direc on from the Council on whether their proposed land use would be favorable to the Council. They are prepared to discuss the environmental condi ons of the site and to talk about their approach as developers and to their projects if the Council so wishes. T

The former Sears site is currently zoned PUD-C2. This zoning is specific to the former Brookdale Mall, and any reuse of the property would require a rezoning to a new PUD. However, the underlying zoning is that of C2, Commerce, which primarily allows retail and service uses. Scannell's proposed use would require a rezoning to PUD-BMU, which aligns more closely with the City's I-1 - Light Industrial zoning district.

The property is guided TOD in the 2040 Comprehensive Plan. At the me that the Comprehensive Plan was adopted, it was not clear with the future for the former Sears site would be. The site is near a BRT transit stop, and TOD allows a broad mix of land use op ons, including housing. The 2040 Comprehensive Plan recognized that not all of the proper es guided for TOD would be appropriate housing sites, and indicated that areas such as the Opportunity Site, would focus more on housing, while other sites around Xerxes and Brooklyn Boulevard would focus more on commercial land uses, providing a jobs base.

That said, the 2040 Comprehensive Plan did not contemplate light industrial and business mixed use for the former Sears site, and as such, a Comprehensive Plan Amendment would be required if this development were to move forward.

Policy Discussion

a balanced approach to future redevelopment, including addi onal employment centers and tax base enhancing development projects, in addi on to the communi es needs for housing stabiliza on. A resilient economic future for the community necessitates a balanced approach to development which includes both developments that produce jobs and taxes as well as those which meet broader community goals.

It is also not likely that the site will be a rac ve for addi onal retail uses, as the City is over retailed, from a market perspec ve. While office uses would be a rac ve for the site and a posi ve outcome for the community in terms of jobs and tax base, the office market is currently extremely oversaturated, and the likelihood of a rac ng an office user very low.

Scannell has not yet indicated whether they will request Tax Increment Financing or not. Any required for TIF will be required to meet the City's Public Subsidy Policy and go through formal review.

Policy Issues:

- Does the Council have any comments or direc on related to the proposed land use concept?
- Is the Council comfortable with a light industrial/business mixed use project, knowing it will require a rezoning and Comprehensive Plan Amendment?
- Does the City Council have any ques ons for Scannell proper es related to their project proposal?

Next Steps

Based on the discussion with the Council, Scannell proper es will work on a site concept, which will be brought back to the City Council for further considera on before they prepare a final land use applica on.

Budget Issues:

There are no budget issues regarding this item at this me.

An racist/Equity Policy Effect:

Strategic Priori es and Values:

Targeted Redevelopment

ATTACHMENTS:

Descrip on	Upload Date	Type
Examples of Scannell Proper es Projects	4/19/2021	Backup Material
Statement of Community Impact	4/19/2021	Backup Material
Example of Scannell Proper es Project	4/19/2021	Backup Material

Council/EDA Work Session

DATE: 11/22/2021

TO: City Council
FROM: Dr. Reggie Edwards, City Manager
THROUGH: N/A
BY: Meg Beekman, Community Development Director

SUBJECT: Concept Review Follow-up Discussion Regarding the Former Sears Site

Requested Council Ac on:

Background:

A concept review is considered advisory and is nonbinding to the City and the applicant. No formal ac on can be taken at a work session, and the Council is not being asked to vote on the proposal. If the developer chooses to submit a formal applica on to the City to proceed, it would be subject to the full review process, as with any other development applica on.

The former Sears site has been vacant since 2018. The Brooklyn Center site, along with mul ple other former Sears sites were purchased by TransformCo, with the inten on of redeveloping the sites. TransformCo has been exploring redevelopment op ons on the site for the last year and a half. This process has included conduc ng their own market studies and working with local brokers to iden fy a feasible reuse for the site. They ini ated an RFP process in late 2020 to iden fy a redevelopment partner. Through that process, Scannell Proper es was selected, and they have now entered into an op on agreement with TransformCo for the site.

Scannell Proper es is a developer of primarily light industrial and commercial business centers. They have most recently completed projects in Brooklyn Park and Maple Grove. At a Council work session In May 2021, Scannell presented a concept plan for a redevelopment to an office/warehouse use which would classify under the City's current light industrial (I1) zoning district and the 2040 Comprehensive Plan's future land use designa on of Business Mixed Use. The office/warehouse product type is in high demand in the market and is not a product that is readily available in the Brooklyn Center market. Office/warehouse buildings typically provide a 24-28 foot clear ceiling height, which offer the most flexibility for businesses.

Scannell began their due diligence of the site and completed an environmental assessment of the property, which iden fied significant amounts of asbestos in the exis ng buildings, which will need to be remediated before demoli on can take place. The total es mated cost to remediate the asbestos in the former Sears building is nearly a million dollars. This work will be required prior to demoli on of the exis ng structures.

At their May work session the Council provided feedback on the concept plan, and indicated that the proposed concept was not sa sfactory. Councilmembers provided direc on to the developer to go back and rework their concept. The Council's feedback on the plan fell into four main areas:

- Provide a greater mix of uses, primarily a desire to see more retail/entertainment uses on the site
- Provide an overall high finish level on any buildings, with four-sided architecture, and a focus on enhancing the Hwy 100 frontage
- Provide a site layout and design that adds value to the adjacent Shingle Creek Crossing shopping center
- Provide community benefit though opportuni es for space for local businesses or local hiring goals

Scannell and TransformCo have been exploring the regional market, seeking opportuni es to provide a greater mix of retail and entertainment uses. They have been working with a local broker, and have not had any interest in the site for this type of use. They have also focused on enhancing the architectural design and finish level of the building, as well as the layout to be er consider the adjacent shopping area. They area also exploring ways to provide greater community benefits from the site.

TransformCo and their partner developer Scannell, have requested a work session to discuss the site, their revised concept plan, and how they intend to more closely align with the City's goals. The Staff have asked Julie Kimble, with KimbleCo, to also par cipate in the discussion on behalf of the City to ensure a collec ve understanding of the City's goals as well as the market reali es and constraints on the site.

TransformCo is reques ng this discussion now as they are at a decision point around whether to proceed with a project in Brooklyn Center, or to begin to focus on other sites, and are seeking direc on on their development concept.

The former Sears site is currently zoned PUD-C2. This zoning is specific to the former Brookdale Mall, and any reuse of the property would require a rezoning to a new PUD. However, the underlying zoning is that of C2, Commerce, which primarily allows retail and service uses. Scannell's proposed use would require a rezoning to PUD-BMU, which aligns more closely with the City's I-1 - Light Industrial zoning district.

The property is guided TOD in the 2040 Comprehensive Plan. At the me that the Comprehensive Plan was adopted, it was not clear what the future for the former Sears site would be, nor had a market study been completed. The site is near a BRT transit stop, and TOD allows a broad mix of land use op ons, including housing. The 2040 Comprehensive Plan recognized that not all of the proper es guided for TOD would be appropriate housing sites, and indicated that

areas such as the Opportunity Site, would focus more on housing, while other sites around Xerxes and Brooklyn Boulevard would focus more on commercial land uses, providing a jobs base.

That said, the 2040 Comprehensive Plan did not contemplate light industrial and business mixed use for the former Sears site, and as such, a Comprehensive Plan Amendment would be required if this development were to move forward.

Policy Discussion
A resilient community includes a balanced approach to land use and redevelopment. This means iden fying opportuni es for adding jobs and tax base enhancing development projects, as well as promo ng housing stabiliza on, a diverse housing stock, and mee ng broader community goals.

Scannell has not yet indicated whether they will request Tax Increment Financing or not. Any request for TIF will be required to meet the City's Public Subsidy Policy and go through formal review.

Policy Issues:

- Does the Council have any comments or direc on related to the proposed land use concept?
- Is the Council comfortable with a light industrial/business mixed use project, knowing it will require a rezoning and Comprehensive Plan Amendment?
- Does the City Council have any ques ons for Scannell proper es related to their project proposal?

Next Steps
Based on the discussion with the Council, Scannell proper es will work on a site concept, which will be brought back to the City Council for further considera on before they prepare a final land use applica on.

Budget Issues:

There are no budget issues regarding this item at this me.

An racist/Equity Policy Effect:

Strategic Priori es and Values:

Targeted Redevelopment

ATTACHMENTS:

Descrip on	Upload Date	Type
presenta on	11/22/2021	Presenta on

Member Kay Lasman introduced the following resolution and moved its adoption:

RESOLUTION NO. 2011-128

RESOLUTION REGARDING THE DISPOSITION OF PLANNING COMMISSION APPLICATION NO. 2011-015 SUBMITTED BY SEARS, ROEBUCK AND CO.

WHEREAS, the City of Brooklyn Center, Minnesota (City) received and considered Planning Commission Application No. 2011-015 submitted by Sears, Roebuck and Co. (Sears), which proposes a Planned Unit Development (PUD) Amendment to the existing 1999 Brookdale Regional Shopping Center Mall redevelopment plan; and

WHEREAS, Sears is the owner of the property generally located at the northeast corner of Xerxes Avenue North and T.H. 100 in Brooklyn Center; addressed as 1297 Brookdale Center; PID No. 03-118-21-44-0026, and legally described as follows:

Registered Land Survey No. 0936, Hennepin County, Minnesota, EX HWY TRACT A (the Subject Property); and

WHEREAS, on March 8, 1999, the City adopted Resolution No. 99-37, which approved Planning Commission Application No. 99001, submitted by Talisman Brookdale, LLC, and which comprehended and approved the rezoning from C-2 (Commerce) to PUD/C-2 (Planned Unit Development/Commerce) of the Brookdale Regional Shopping Center property, which is bounded on the north by County Road 10, on the east and south by T. H. 100 and on the west by Xerxes Avenue North (the Brookdale Property); and

WHEREAS, on March 8, 1999, the City also considered and approved a new planned unit development proposal and plan of the Brookdale Properties (1999 PUD Plan), which comprehended new site and building plan approvals for the expansion, redevelopment and rejuvenation of the Brookdale Regional Shopping Center, and which included the following improvements:

1. The reconfiguration of the west end of the mall including an 89,650 sq. ft. second floor to include a 20 screen, 4,252 seat theater;
2. An approximate 13,200 sq. ft. addition to the north entrance to the mall for two restaurant sites;
3. An approximate 13,000 sq. ft. addition for general retail use and revised mall entry way along the southerly side of the complex adjacent to Dayton's;

4. A 4,650 sq. ft. freestanding Applebee's restaurant building along Xerxes Avenue North, northerly of the 56th Avenue entrance to the Brookdale Center; and

5. Conceptual approval, subject to further Planning Commission and City Council review and approval, of four additional freestanding restaurant and/or retail buildings to be located around the perimeter of the shopping center.

WHEREAS, the City considered and approved the following variations from the underlying zoning, which were considered reasonable standards to apply to the 1999 PUD Plan proposal:

A. Allow 5 ft. rather than 15 ft. green-strips at certain locations where an appropriate 3 to 3-½ ft. high decorative masonry wall shall be installed to offset negative effects (this standard has been allowed in other areas within the city).

B. Allow a 35 ft., or non-major thoroughfare setback for certain out building locations based on variances that have been allowed for other commercial buildings along major thoroughfares and seem appropriate in this location as well.

C. Allow a 4.5 parking spaces per 1,000 sq. ft. of gross leasable area rather than the 5.5 parking spaces per 1,000 sq. ft. of gross floor area required based on the shared parking analysis provided and on Urban Land Institute Methodology indicating a maximum of 5,133 parking spaces as being needed for the Brookdale Mall given the mix of uses and square footages proposed in order to meet the maximum weekday and weekend hourly demand, which is also in keeping with at least two major regional malls in the area.

D. Allow the 60 ft. wide parking dimension standard for 90 degree parking rather than the 63 ft. required separation based on the fact that Brookdale has previously been allowed to have the 60 ft. parking standard and it appears that it would work in this situation.

E. Allow two freestanding signs up to 320 sq. ft. in area along T. H. 100 based on the uniqueness of the size, diversity of uses and significance of Brookdale Mall.

F. Allow an increase from 15 percent to 20 percent of the allowable restaurant use without requiring additional parking at Brookdale based on the uniqueness of Brookdale, the mix of uses and dynamics of multiple stops per person at the Center.

RESOLUTION NO. 2011-128

WHEREAS, on December 9, 1999, the City approved and entered into a Declaration of Covenants and Restrictions agreement (1999 PUD Agreement) with Talisman Brookdale LLC, which established the new 1999 Brookdale Regional Shopping Center Planned Unit Development and redevelopment plan on the Brookdale Property, and included the Subject Property; and

WHEREAS, on June 13, 2011, the City adopted Resolution No. 2011-85, which approved Planning Commission Application No. 2011-009, submitted by Gatlin Development Company, and which approved the 2011 Shingle Creek Crossing Planned Unit Development plan for the redevelopment of Brookdale Mall, and which approval comprehended additional adjustments not approved under the 1999 PUD Agreement and included the following variations from the zoning ordinance:

A. Allow a 5 ft. rather than 15 ft. green strips at certain locations where an appropriate 3 to 3-½ ft. high decorative masonry wall shall be installed to offset negative effects along Xerxes Avenue.

B. Allow a reduction in the 15 foot parking setback and 35 foot building setback along Bass Lake Road to offset the dedication of additional right of way for the trail improvements to replace the current trail easements.

C. Allow 4.5 parking spaces per 1,000 sq. ft. of gross leasable retail area and 10 per 1,000 sq. ft. of restaurant area rather than the 5.5 parking spaces per 1,000 sq. ft. of gross floor area and one per two seats and employee on a major shift for restaurants.

D. Allow the 60 ft. wide parking dimension standard for 90 degree parking rather than the 63 ft. and a 52.5 ft wide parking dimension for 60 degree parking rather than the 57 ft.

E. Allow two freestanding signs up to 320 sq. ft. in area along T. H. 100 and two Town Center identification signs (one additional) along Bass Lake Road and one Town Center identification sign on Xerxes Avenue.

F. Allow an increase from 15 percent to 20 percent of the allowable restaurant use without requiring additional parking at Brookdale based on the uniqueness of Brookdale, the mix of uses and dynamics of multiple stops per person at the Center.

RESOLUTION NO. 2011-128

WHEREAS, Sears also requested additional adjustments not approved under the 1999 PUD Agreement, and furthermore requested and desires to have extended to their own separate property the same or similar adjustments approved to Gatlin Development Company under their approved Shingle Creek Crossing Planned Unit Development, and which variations were adjusted or re-worded accordingly by city staff to match Sears' own property; and

WHEREAS, the City's Planning Commission held a duly called public hearing on July 14, 2011, whereby a staff report and public testimony regarding the Planned Unit Development Amendment were received and considered by the Planning Commission; the Planning Commission considered the Planned Unit Development Amendment request in light of all testimony received, including the guidelines for evaluating such amendments as contained in Section 35-355 of the City's Zoning Ordinance and the City's Comprehensive Plan; the public hearing was closed; and the matter was tabled to a later date; and

WHEREAS, the City's Planning Commission tabled this matter to the August 25, 2011 regular meeting, where a follow-up staff report was presented regarding this Planned Unit Development Amendment; the variations requested by Sears were revised and presented; and this matter was given further consideration by the Planning Commission.

WHEREAS, the Planning Commission recommended approval of Application No. 2011-015 by adopting Planning Commission Resolution No. 2011-11 on August 25, 2011; and

WHEREAS, the City Council considered Application No. 2011-015 at its September 12, 2011 regular meeting and in light of all testimony received the Planning Commission' s recommendations.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center that Application No. 2011-015 submitted by Sears Roebuck and Co. is approved based upon the following considerations:

1. The Planned Unit Development Amendment is compatible with the standards, purposes and intent of the Planned Unit Development section of the City' s Zoning Ordinance.

2. The Planned Unit Development Amendment 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 Planned Unit Development Amendment proposal is considered consistent with the recommendations of the City' s Comprehensive Plan for this area of the city.

The Planned Unit Development Amendment proposal appears to be a good long range use of the existing land and this development can be considered an asset to the community.

4. Based upon the above considerations, it is believed that the guidelines for evaluating Planned Unit Development Amendment as contained in Section 35-355 of the City' s Zoning Ordinance are met and the proposal is, therefore, in the best interest of the community.

5. The Planned Unit Development Amendment as comprehended by Sears, and the allowance of certain variations to the underlying zoning, will create a unified and harmonious development between the existing and future development site of Sears with the new and future development plans of the adjacent Shingle Creek Crossing development site.

BE IT FURTHER RESOLVED by the City Council that approval of the proposed planned unit development amendment referenced under Application No. 2011-015 be approved and subject to the following conditions and considerations:

1. The utilization of the Subject Property shall receive the benefit of and conform to the approved 1999 Planned Unit Development plan, with the exception of the additional variations from the 1999 PUD Agreement noted in the 2011 Sears Declaration of Covenants and Restrictions Agreement contained herein:

   A. Required parking for a retail use is reduced from 5.5 spaces per 1000 square feet of gross floor area to 4.5 spaces per 1000 square feet of gross leasable retail area.

   B. Required parking for a restaurant use is reduced from one space per two seats and one space for each employee on a major shift to 10 parking stalls per 1,000 sq. ft. of restaurant area.

   C. The space between rows of 90 degree parking stalls is reduced from 63 feet to 60 feet; and the space between rows of 60 degree parking is reduced from 57 feet to 52.5 feet.

   D. The zero foot (0') lot line setback at the northeast corner of the Sears store building (measured as 163.6 feet) and which exists today shall remain, and the zero-lot line for the 140+ feet of the existing screening wall for the loading dock area shall also remain. Applicant shall have the right to rebuild, extend or install a similar screening wall with zero-lot line setbacks along the property line in certain areas.

RESOLUTION NO. 2011-128

2. The Applicant shall execute and deliver a Declaration of Covenants and Restrictions Agreement in the form submitted to the Council, subject to such changes, not affecting the substance of the Declaration, as are approved by the City Attorney and the City Manager.

September 12, 2011
Date

Tim Willson
Mayor

ATTEST: Sharon Knutson
City Clerk

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

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

Tim Willson, Carol Kleven, Kay Lasman, and Dan Ryan;

and the following voted against the same: none;

whereupon said resolution was declared duly passed and adopted.

M E M O R A N D U M

DATE: June 17, 2022

TO: Ginny McIntosh, City Planner/Zoning Administrator

FROM: Mike Albers, P.E., City Engineer

SUBJECT: Preliminary Site Plan & Preliminary Plat Review – North 100 Business Park

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Public Works staff reviewed the following documents submitted for review for the proposed North 100 Business Park:

- Preliminary Plans dated May 24, 2022

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.

Stormwater:

1. On Grading Plan sheets, the Legend has two different lines for "Proposed Storm Sewer". What is the difference between the two storm sewer lines?
2. Verify approval from Shingle Creek Watershed Management Commission.
3. The proposed discharge rates to the Existing SE basin increase substantially for the 100-year event (4.4 times higher). The existing and proposed hydraulic conditions at the SE basin should be verified. The aggregate outflow is substantially reduced. However, impacts to the SE pond should be calculated.
4. OCS-2 detail shows rim elevation = 852.0. Proposed Conditions HydroCAD model shows East Infiltration Basin outlet rim = 851.50.
5. An erosion control plan must be submitted, rather than just having the narrative on the SWPPP.

Sanitary Sewer:

6. Some of the sanitary sewer has 3.5' of cover. Additional cover should be provided to prevent freezing issues.
7. Check all rim elevations for structures. Many of the rim elevations on the utility plan sheets do not match the grading plan elevations.

Watermain:

8. Add City hydrant detail. Hydrants and gate valves within the project should be consistent with the City detail.
9. Show any watermain offset locations.
10. Verify that there are no utility crossing conflicts.

Roads/Trails/Sidewalks:

11. Ensure that Clearview Triangles are met at all street intersections (City Ordinance Section 25-802).
12. A trail plan & profile sheet should be provided.
13. Provide detailed vehicle turning and tracking movement diagrams for delivery vehicles and garbage trucks demonstrating specific and actual routes.

14. Goal of the city is to have truck traffic concentrated to the south access road.
    a. Recommend the following signage to direct most users to preferred routes:
        i. Add "DO NOT ENTER" signage plus "EXCEPT DELIVERIES" signage to the accesses on the west, north and east of the buildings to the roadway.
        ii. Opposite direction from where trucks and deliveries are supposed to occur add "DO NOT ENTER" plus "NO TRUCKS" signage to direct trucks to not use other routes.
        iii. On the east end of the curve east of Walmart and near Hom Furniture – Add "PRIVATE ROAD" and "DELIVERIES ONLY" sign.
        iv. This may be in addition to or replacement of "TRUCK ENTRANCE" signage.
    b. Sidewalks: Recommend extension of sidewalks and walkways to the east to Walmart sidewalk (NE corner of site) and the north (NE and NW corners of site) to enable pedestrian access from this development to nearby restaurants and retail for increased pedestrian safety and reduction in vehicle trips.

Traffic:

15. Trip Generation Memo is deemed to be acceptable. Applicant must meet requirements from the MnDOT traffic review.

Photometric Plan, February 11, 2022:

16. Lighting coverage is acceptable on the parking and drive areas.

General Comments

17. See redlines for additional comments.
18. The City has submitted the plans to Minnesota Department of Transportation (MnDOT) for review. Applicant must meet requirements from the MnDOT review.
19. The City has submitted the plans to Hennepin County for review. Applicant must meet requirements from the Hennepin County review.
20. Provide a copy of the irrigation plan.
21. The applicant shall be responsible for coordinating site development plans with all private utility companies (Xcel Energy, CenterPoint Energy, CenturyLink Communications, Comcast, etc.). 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.
22. Utility Facilities Easement Agreement is required.
23. A 10' drainage and utility easement must be dedicated on the plat around the entire perimeter of the site and centered on other lot lines. All utilities and storm water management facilities to be within a drainage & utility easement. An additional utility easement must be dedicated on the plat for the private water main and sanitary to allow for maintenance access per the Utility Facilities Easement Agreement.
24. 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.

25. 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. 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).
26. Provide share access agreements with adjacent properties.
27. Applicant must apply for a Land Disturbance permit.

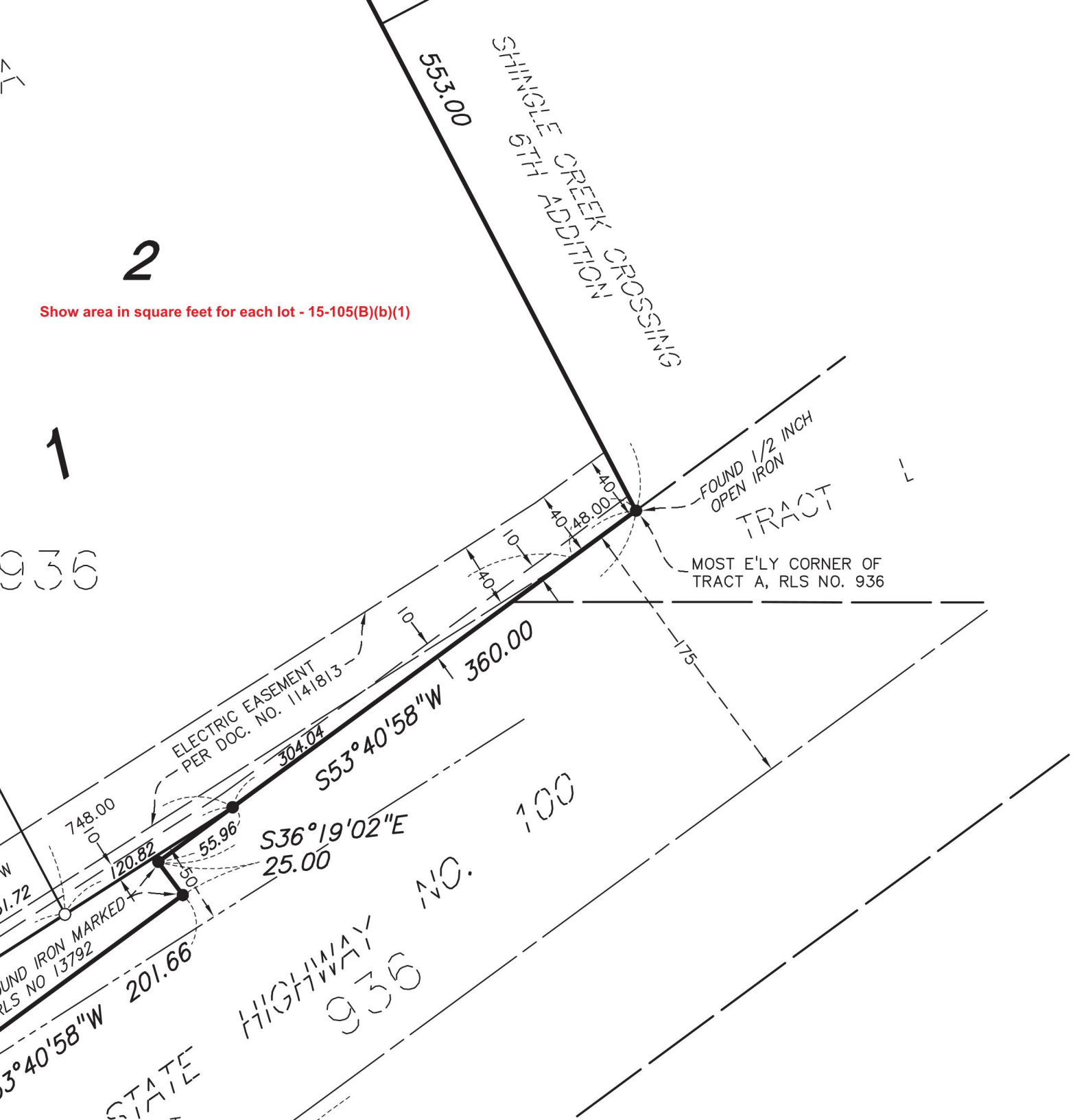
Prior to Issuance of a Land Alteration

28. 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, as required by the City Engineer.
29. The construction of project will require an encroachment on an adjacent property. Documentation must be submitted showing authorization for this activity.
30. 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.
31. 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

32. A City Land Disturbance permit is required.
33. A Watershed plan review and approval is required.
34. A Minnesota Pollution Control Agency (MPCA) NPDES storm water construction permit is required.
35. Other permits not listed may be required and is the responsibility of the developer to obtain and warrant.
36. Copies of all required permits must be provided to the City prior to issuance of applicable building and land disturbance permits.
37. 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.



I, Leonard F. Carlson, do her
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on this plat; that all monum
defined in Minnesota Statute
shown and labeled on this p

Dated this _____ day of _

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowl

CITY COUNCIL, CITY OF BROO

This plat of NORTH 100 BUS
meeting thereof held this __
505.03. Subd. 2.

CITY COUNCIL, CITY OF BROO

BY: _____

BY:



VICINITY
N.T.S.

R TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED ALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF HARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

N PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS

KPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT VATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THESE AREAS WITH WILL BE NECESSARY.

PONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH CTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES N CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OR SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS TED TO) EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, ND LUBRICANT OIL, PESTICIDES, AND ANY SOLID WASTE MATERIALS.

SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF ON THE PROJECT.

ES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND ROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE TY OF BROOKLYN CENTER ENGINEERING DIVISION.

L PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE ROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR OL DEVICES WILL BE REQUIRED ON SITE. ANY REVISIONS TO THE EROSION CONTRACTOR MUST BE APPROVED BY THE ENGINEER.

IPING NOTES

, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY TH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY

NGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL OL DEVICES (M.U.T.C.D) AND CITY STANDARDS.

H ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING

9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAIN SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUC POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE RE THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEE EXCAVATION.

11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCA AGENCY OR TO MN/DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCU JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST S GOVERN.

12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER P SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCH MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREA ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEED AS SHOWN ON THE LANDSCAPING PLAN.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRIN SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO P SEDIMENTATION OR TURBID DISCHARGES.

15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CO ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SI AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER RECOMMENDATIONS AND MN/DOT SPECIFICATION.

17. ALL CONCRETE/ASPHALT SHALL BE INSTALLED PER GEOTECH REPORT, CITY OF BROO MN/DOT SPECIFICATIONS.

18. SPOT ELEVATIONS ARE TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED.

19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED

20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL AND CONSTRUCTION DOCUMENTS.

21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTIL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTR COMPENSATION.

22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.

23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICAT

4. BIO ROLLS WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE CONCRETE BARRIERS.
5. INLET PROTECTION DEVICES WILL BE INSPECTED FOR DEPTH OF SEDIMENT AND FREE OF ANY TEARS. DEVICES SHALL BE INSPECTED TO ENSURE THEY ARE SECURELY IN PLACE.
6. SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, FABRIC ATTACHMENT TO POSTS, AND THAT POSTS AND FABRIC BOTTOM ARE FIRMLY IN THE GROUND.
7. BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE.

L PREVENTION

OD HOUSEKEEPING:

HE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

1. DESIGNATE AREAS FOR EQUIPMENT MAINTENANCE AND REPAIR, TAKING STEPS TO MINIMIZE SPILLS AND CONTROL THE RUNOFF FROM THESE AREAS;
2. PROVIDE WASTE RECEPTACLES AT CONVENIENT LOCATIONS. THE RECEPTACLES SHOULD BE COVERED AND THE WASTE SHOULD BE REGULARLY COLLECTED;
3. PROVIDE APPROPRIATE CONTROL OF EQUIPMENT WASH WATERS, SUCH AS CONCRETE WASHOUTS, TO PREVENT UNAUTHORIZED DRY WEATHER DISCHARGES AND AVOID MIXING THE WASH WATER WITH STORM WATER;
4. PROVIDE PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, GASOLINE, AND OTHER POTENTIALLY TOXIC MATERIALS. THESE AREAS SHOULD PROVIDE CONTAINMENT TO PREVENT STORM WATER FROM ENTERING THE CHEMICAL STORAGE AREA AND PREVENT LEAKS FROM LEAVING THE CHEMICAL STORAGE AREA; AND
5. PROVIDE ADEQUATELY MAINTAINED SANITARY FACILITIES.

ARDOUS PRODUCTS:

HESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

1. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS IT CANNOT BE RESEALED.
2. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS WILL BE RETAINED ON SITE AND ACCESSIBLE AT ALL TIMES; THEY CONTAIN IMPORTANT PRODUCT AND SAFETY INFORMATION.
3. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS' OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

L CONTROL PRACTICES:

N ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS LAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

1. MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN A MATERIAL STORAGE AREA LOCATED ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
3. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
4. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
5. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE. IN ADDITION TO REPORTING TO LOCAL AUTHORITIES, REPORT SPILLS TO THE MINNESOTA POLLUTION CONTROL AGENCY (STATE DUTY OFFICER: 800-422-0798 OR 651-297-8610). ANY SPILLS ABOVE THE REPORTABLE QUANTITIES LIMITS IN THE CODE OF FEDERAL REGULATIONS (CFR), TITLE 40, PART 302 SHALL BE REPORTED TO THE EPA NATIONAL RESPONSE CENTER (800-424-8802). THE REPORT WILL INCLUDE MEASURES TO PREVENT SPILLS FROM REOCCURRING AND INFORMATION REGARDING HOW TO REMEDIATE SPILLS IF A SIMILAR OCCURRENCE HAPPENS. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
6. THE CONTRACTOR'S EROSION CONTROL SUPERVISOR SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
7. SPILLS WILL BE STUDIED TO UNDERSTAND WHY THEY OCCURRED AND PREVENTIVE METHODS WILL BE CREATED TO ENSURE SIMILAR SPILLS DO NOT OCCUR IN THE FUTURE.

UCT SPECIFIC PRACTICES

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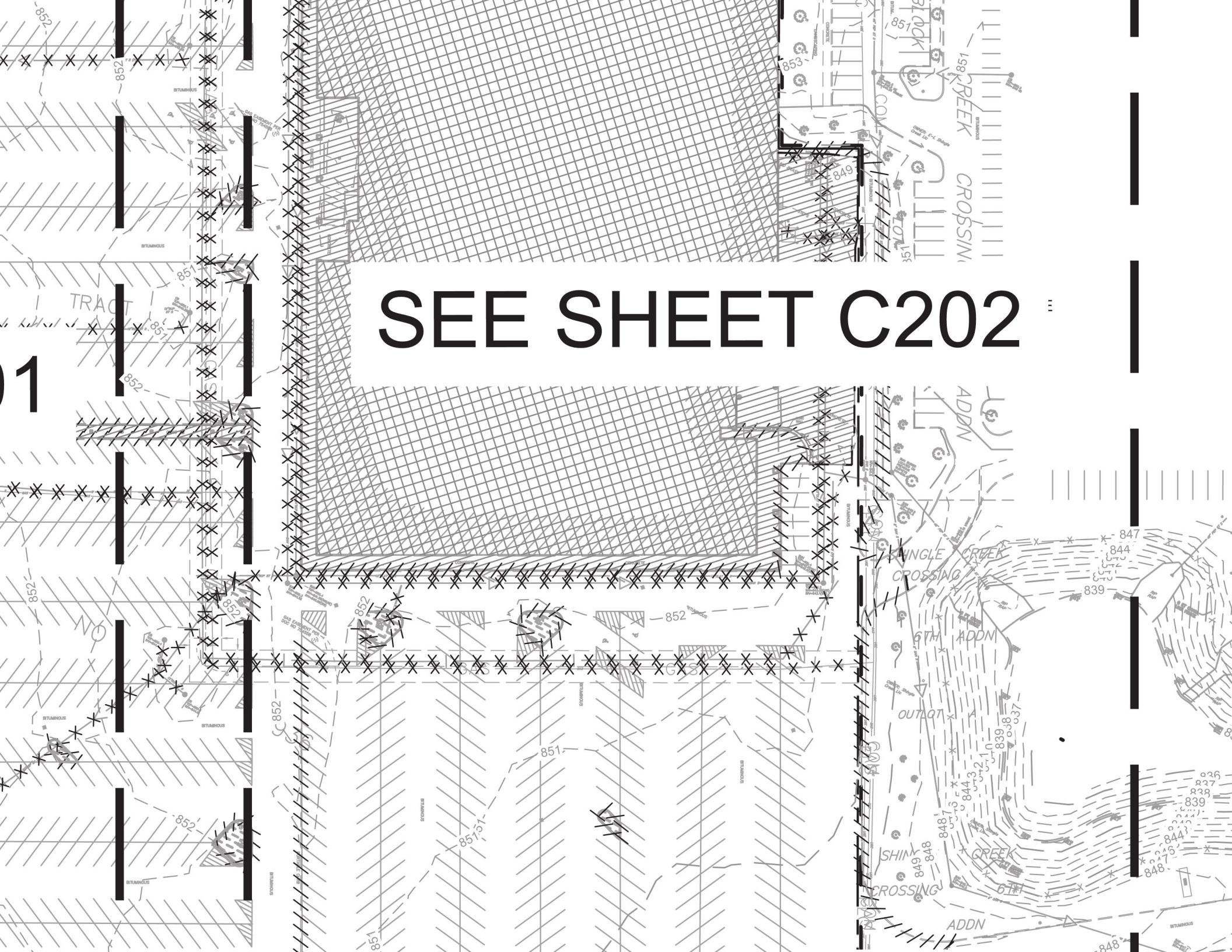
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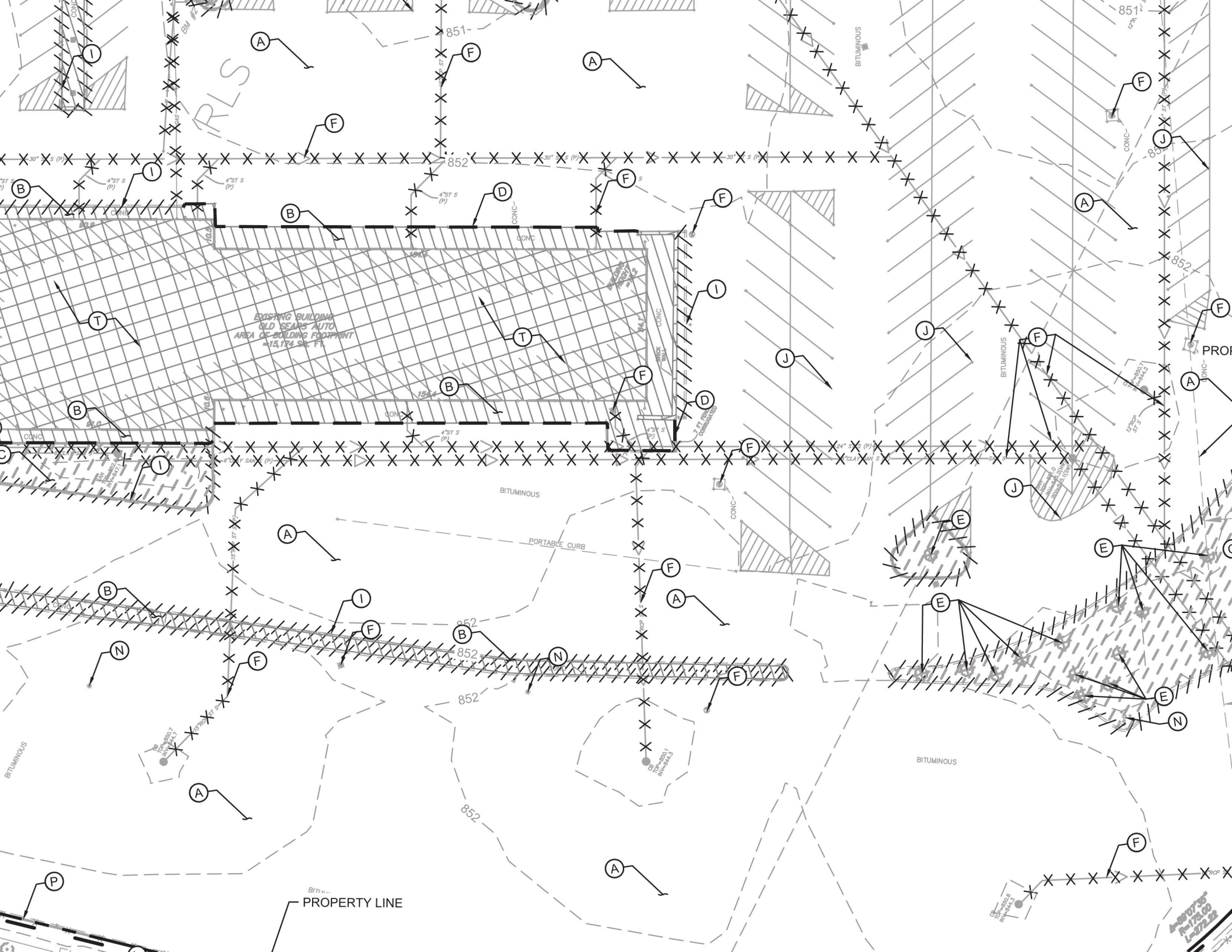
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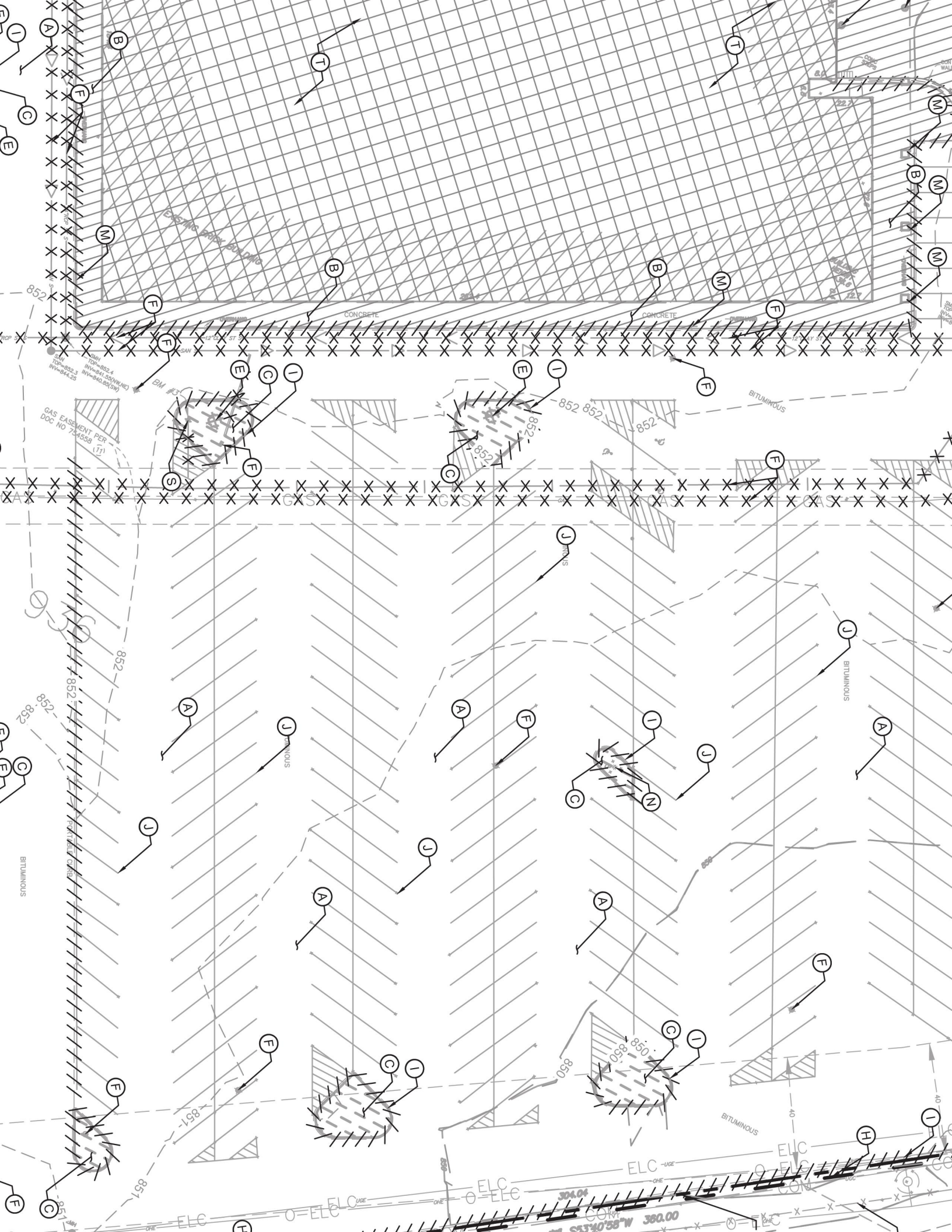
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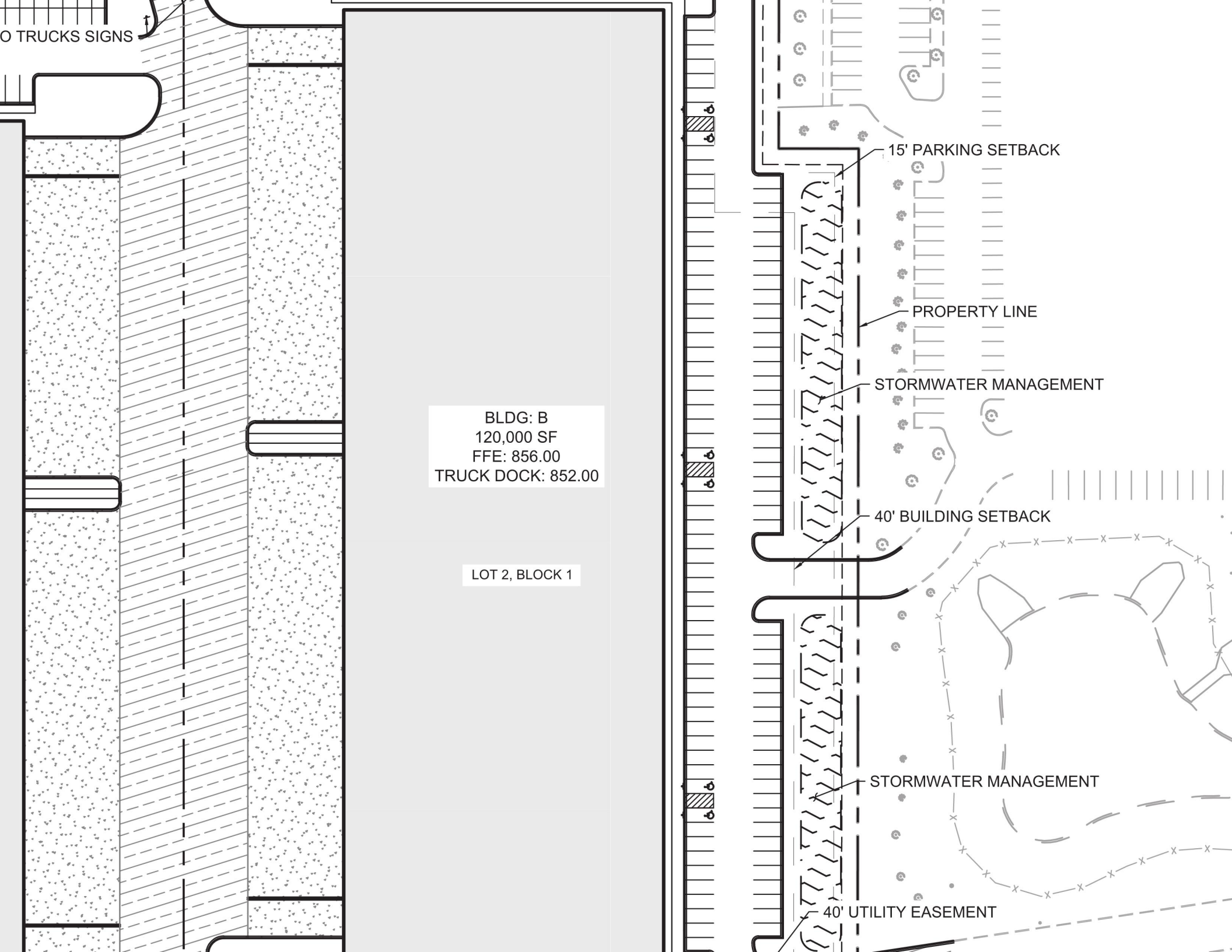
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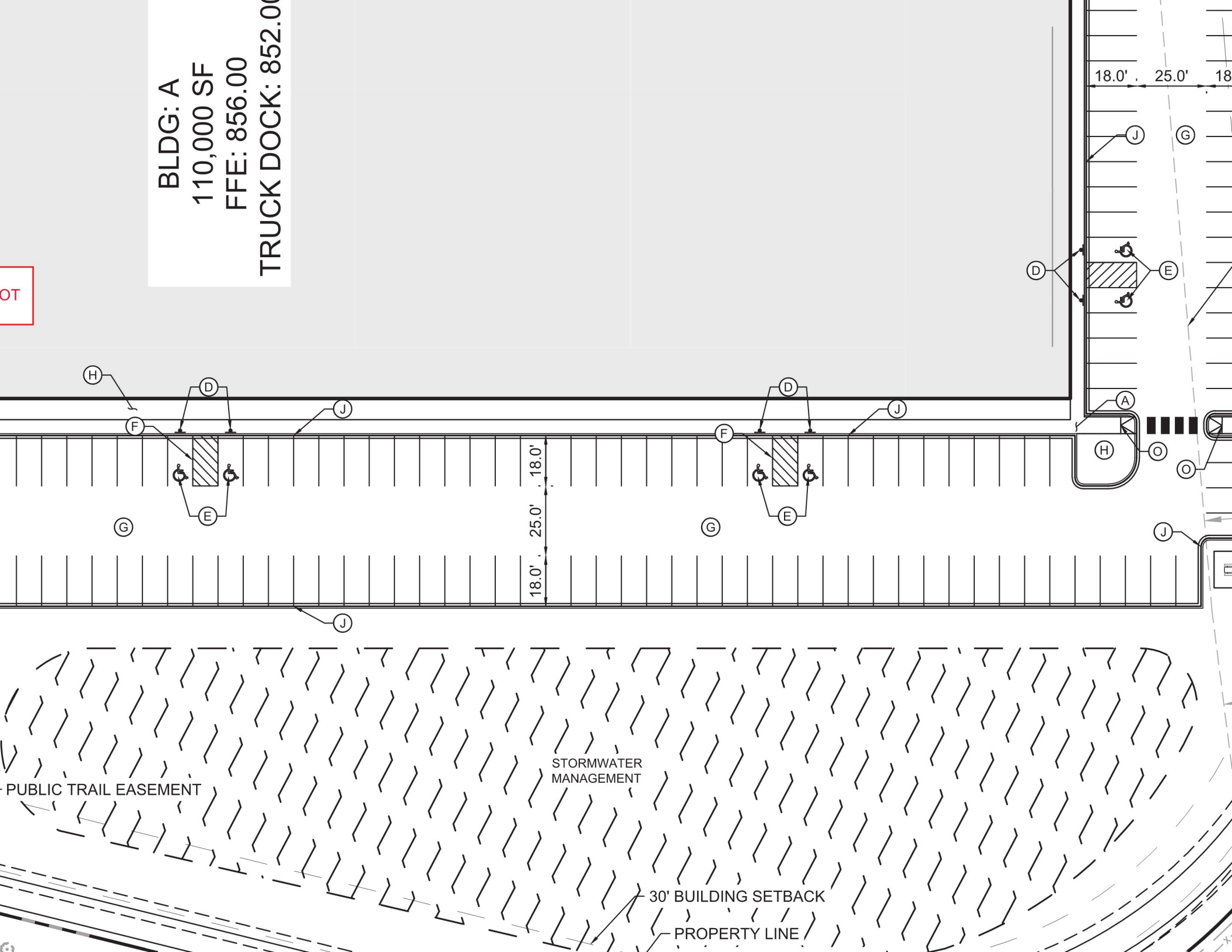
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LOT 2
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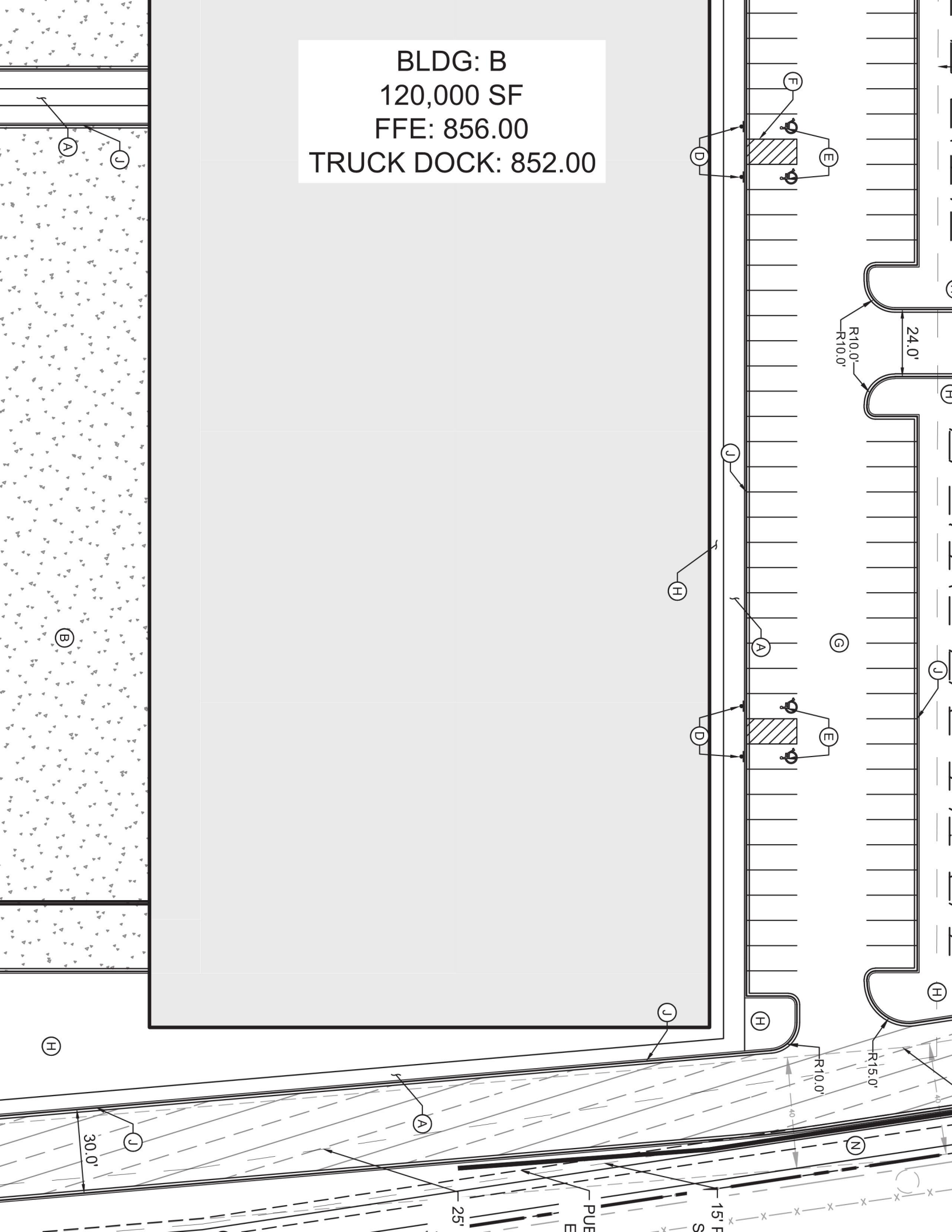

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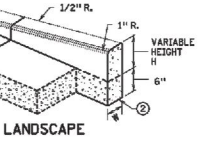

O TRUCKS SIGNS
BLDG: B
120,000 SF
FFE: 856.00
TRUCK DOCK: 852.00
LOT 2, BLOCK 1
15' PARKING SETBACK
PROPERTY LINE
STORMWATER MANAGEMENT
40' BUILDING SETBACK
STORMWATER MANAGEMENT
40' UTILITY EASEMENT


BLDG: A
110,000 SF
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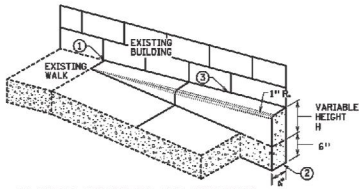

BLDG: B
120,000 SF
FFE: 856.00
TRUCK DOCK: 852.00
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TO LANDSCAPE
WALK LIMITS

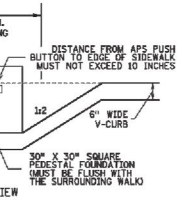


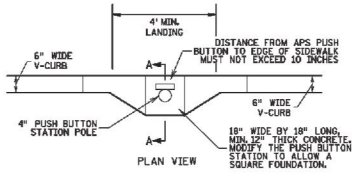
LANDSCAPE
K LIMITS



V CURB ADJACENT TO BUILDING OR BARRIER

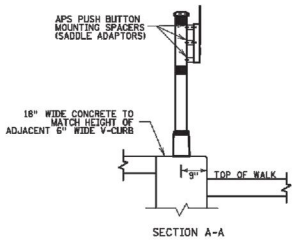
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
<6"	4"
≥6"	6"



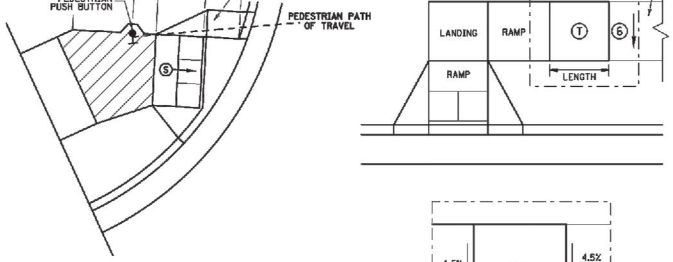




B-B
USH BUTTON (V-CURB)



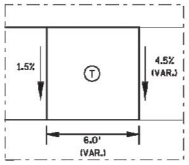
SECTION A-A
PUSH BUTTON STATION (V-CURB)



SEMI-DIRECTIONAL RAMP (3,4,9)

3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB

PRIMARILY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)



TRANSITION PANEL ④⑤

NOTES:

A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

① END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
② ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
③ EDGE BETWEEN NEW V CURB AND INPLACE STRUCTURE SHALL BE SEALED AND BOND BREAKER SHALL BE USED BETWEEN EXISTING STRUCTURE AND PLACED V-CURB.
④ THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.
⑤ TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).
⑥ EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

Ⓢ INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA – 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

Ⓣ TRANSITION PANEL(S) – TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

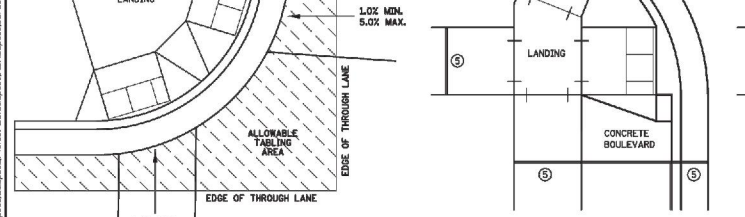
REVISED:

APPROVED: 1-23-2017

STATE DESIGN ENGINEER

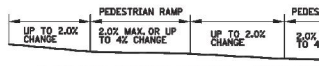
PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 5 OF 6

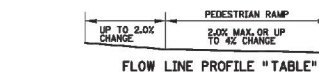


CURB LINE AND ROAD CROSSING ADJUSTMENTS

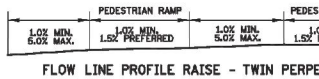
EXPANSION MATERIAL PLACEMENT FOR CONCRETE AND BITUMINOUS ROADWAYS



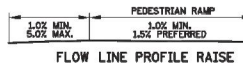
FLOW LINE PROFILE "TABLE" - TWIN PER



FLOW LINE PROFILE "TABLE"



FLOW LINE PROFILE RAISE - TWIN PERPE



FLOW LINE PROFILE RAISE

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2% WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:
1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

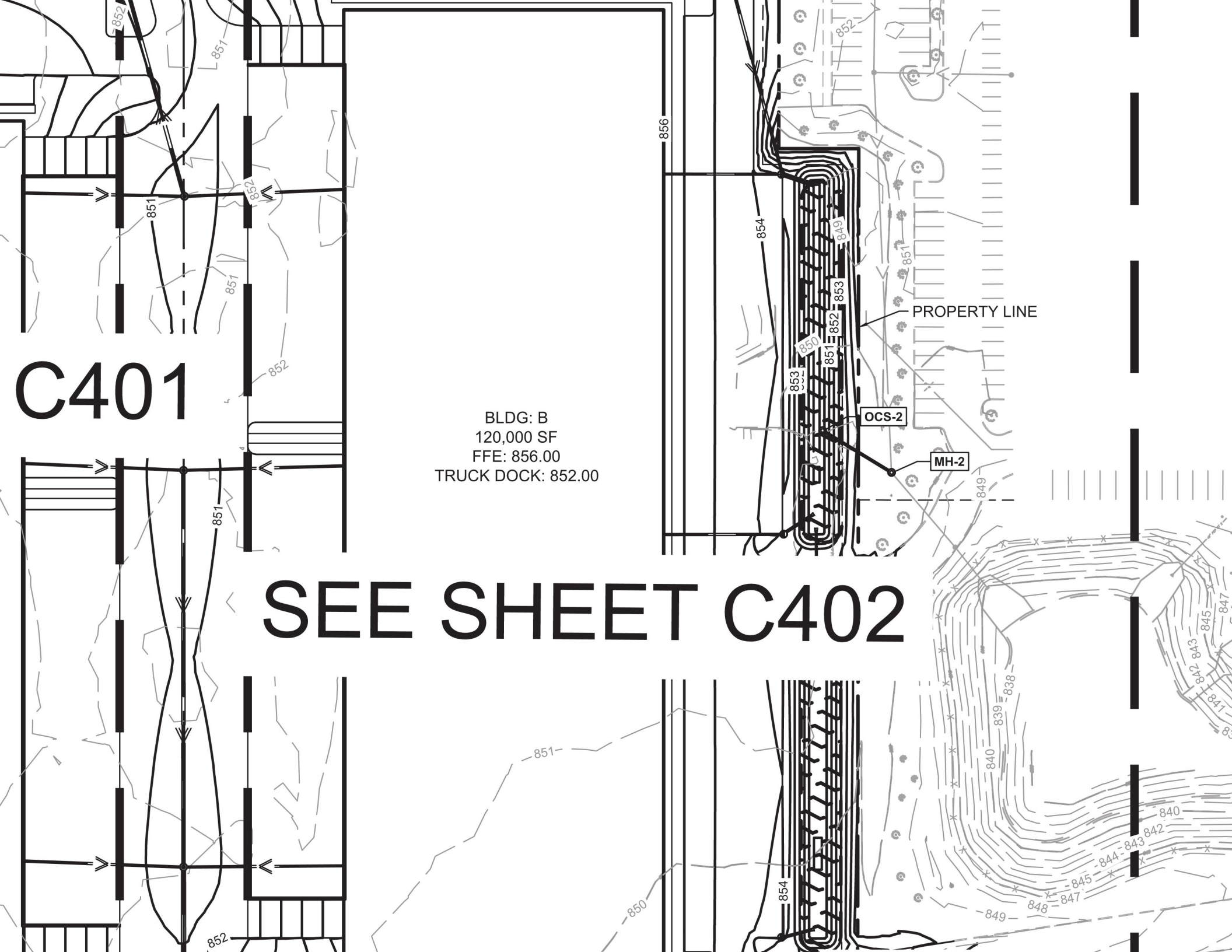
RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:
1) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 5.0% RECOMMENDED MAX. FLOW LINE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

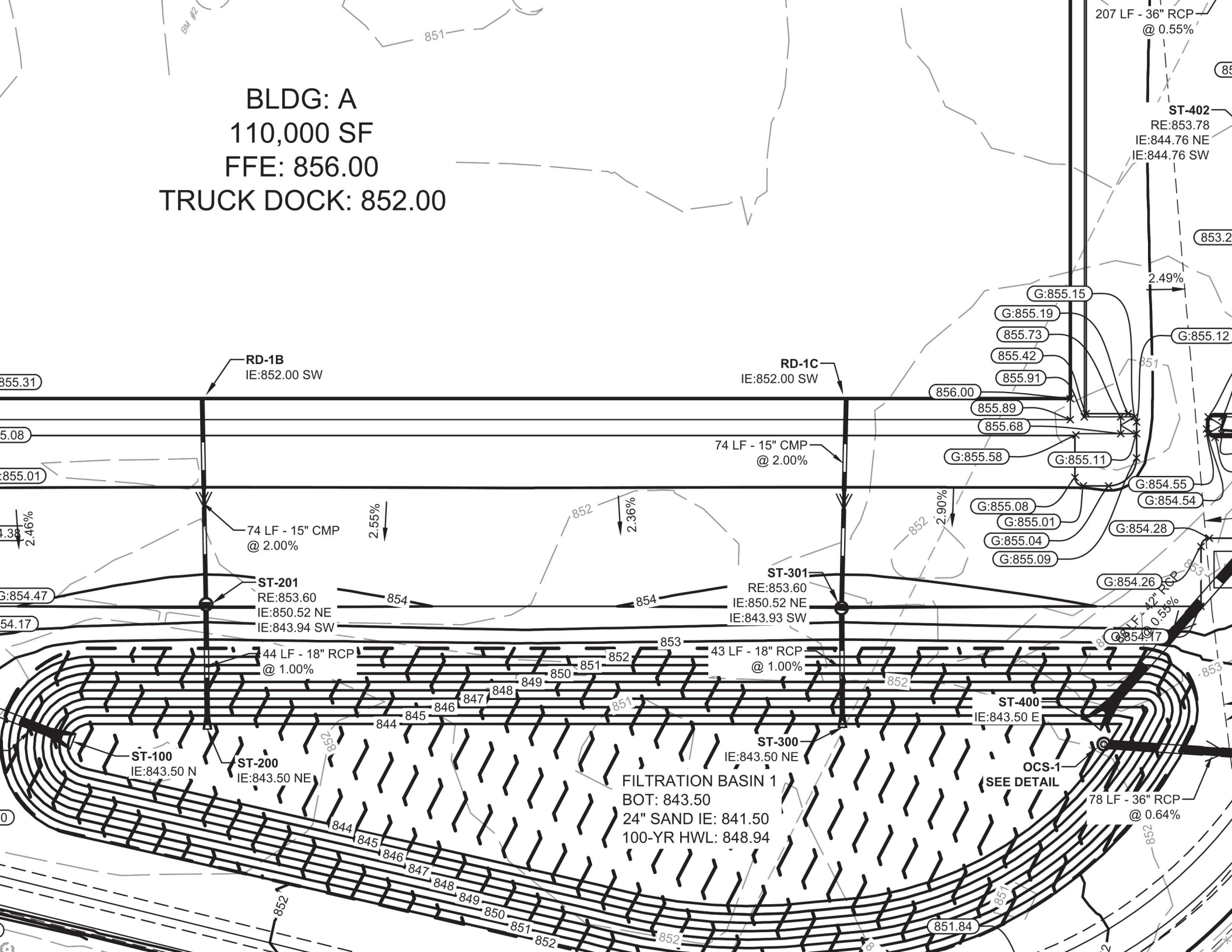
REVISION:

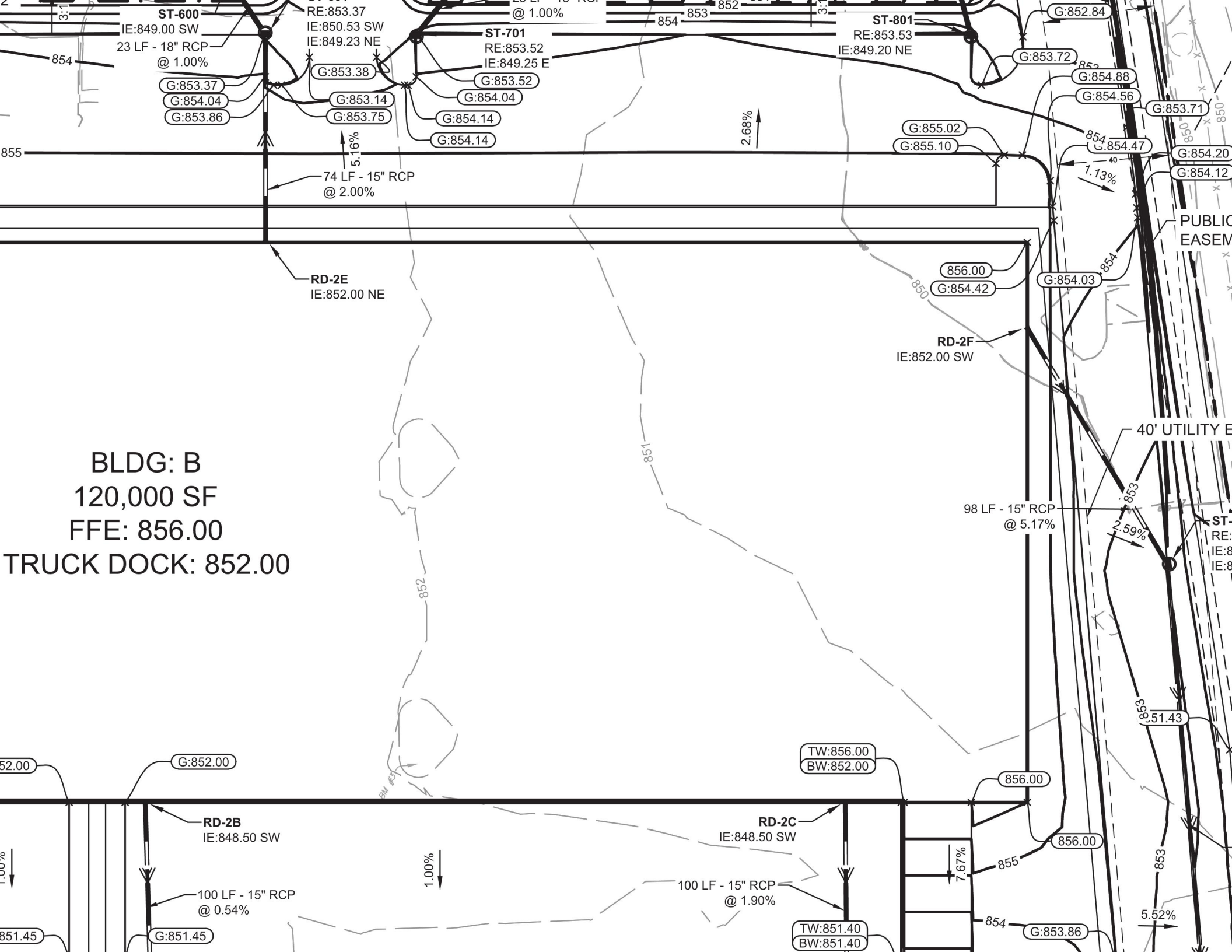
APPROVED: JANUARY 23, 2017

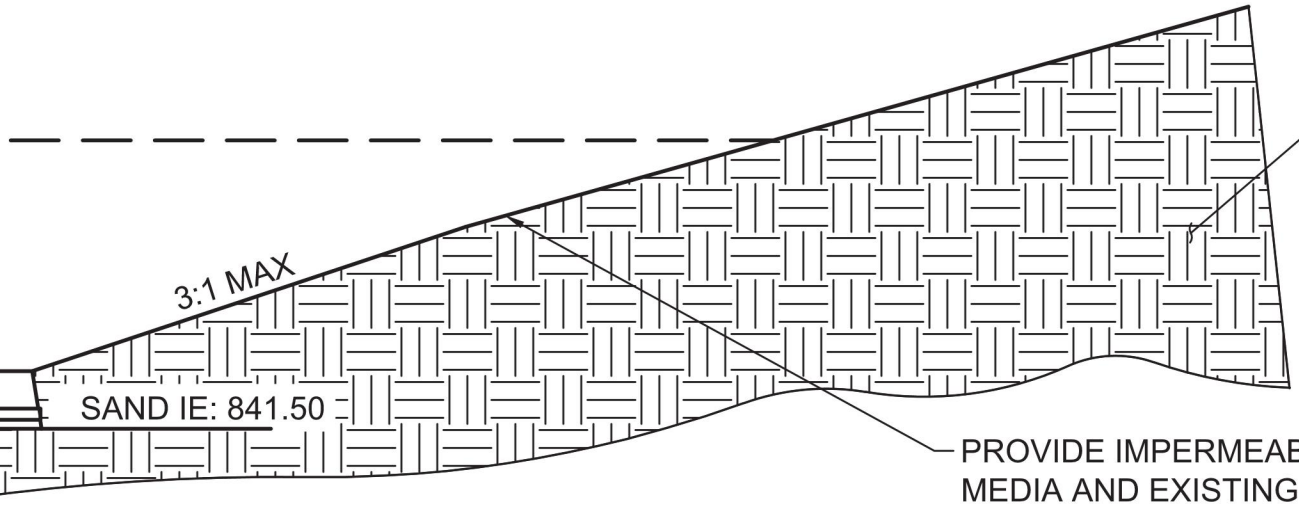
OPERATIONS ENGINEER

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C401
BLDG: B
120,000 SF
FFE: 856.00
TRUCK DOCK: 852.00
PROPERTY LINE
OCS-2
MH-2
SEE SHEET C402


BLDG: A
110,000 SF
FFE: 856.00
TRUCK DOCK: 852.00
RD-1B
IE:852.00 SW
RD-1C
IE:852.00 SW
74 LF - 15" CMP
@ 2.00%
74 LF - 15" CMP
@ 2.00%
207 LF - 36" RCP
@ 0.55%
ST-402
RE:853.78
IE:844.76 NE
IE:844.76 SW
2.49%
G:855.15
G:855.19
855.73
855.42
855.91
856.00
855.89
855.68
G:855.58
G:855.11
G:855.12
G:854.55
G:854.54
G:854.28
G:855.08
G:855.01
G:855.04
G:855.09
G:854.26
ST-201
RE:853.60
IE:850.52 NE
IE:843.94 SW
ST-301
RE:853.60
IE:850.52 NE
IE:843.93 SW
144 LF - 18" RCP
@ 1.00%
43 LF - 18" RCP
@ 1.00%
68 LF - 42" RCP
@ 0.55%
G:854.17
ST-400
IE:843.50 E
ST-100
IE:843.50 N
ST-200
IE:843.50 NE
ST-300
IE:843.50 NE
OCS-1
SEE DETAIL
78 LF - 36" RCP
@ 0.64%
FILTRATION BASIN 1
BOT: 843.50
24" SAND IE: 841.50
100-YR HWL: 848.94
2.46%
2.55%
2.36%
2.90%
851.84
BM #2

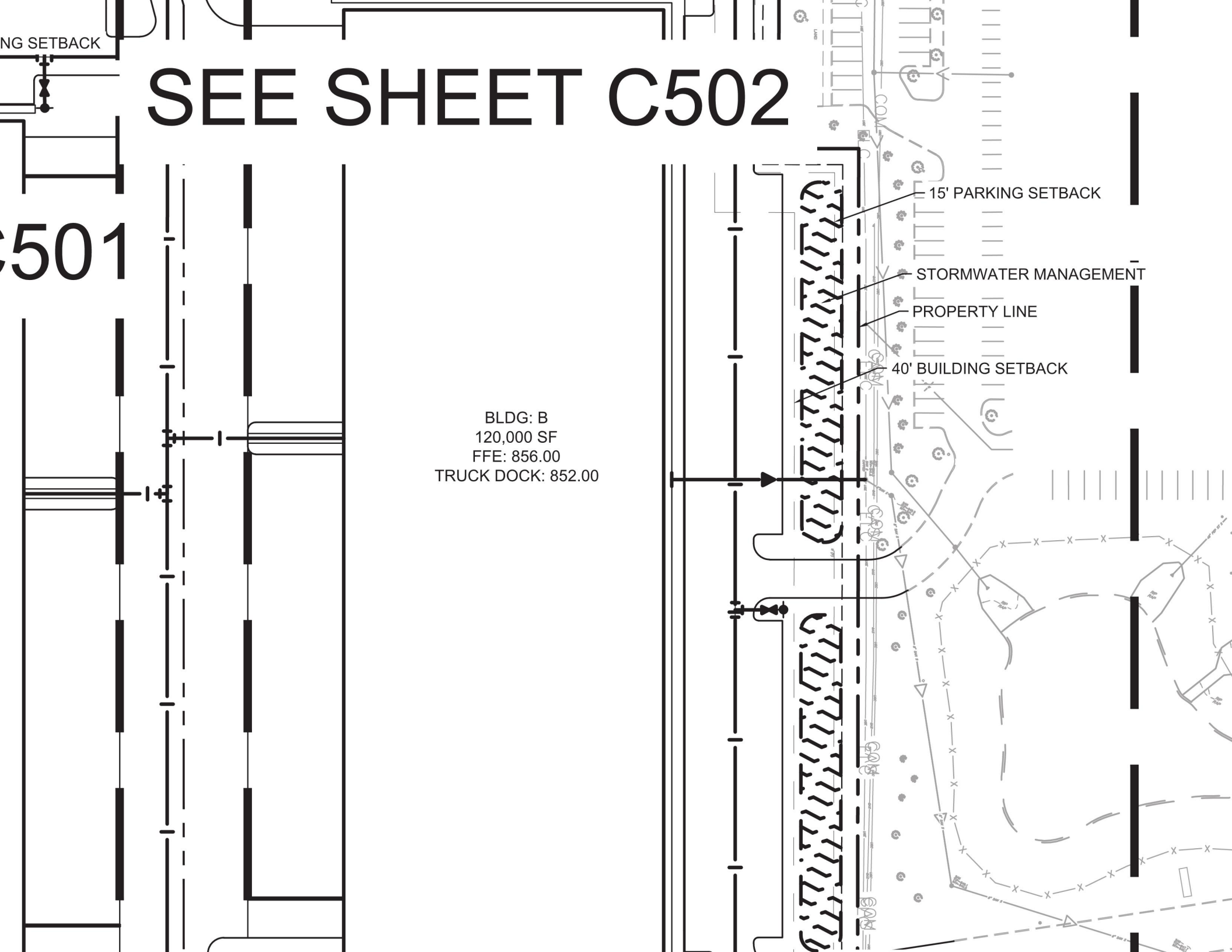

ST-600
IE:849.00 SW
23 LF - 18" RCP
@ 1.00%
RE:853.37
IE:850.53 SW
IE:849.23 NE
ST-701
RE:853.52
IE:849.25 E
@ 1.00%
ST-801
RE:853.53
IE:849.20 NE
G:853.37
G:854.04
G:853.86
G:853.38
G:853.14
G:853.75
G:853.52
G:854.04
G:854.14
G:854.14
G:852.84
G:853.72
G:854.88
G:854.56
G:853.71
G:855.02
G:855.10
G:854.47
G:854.20
G:854.12
5.16%
2.68%
1.13%
74 LF - 15" RCP
@ 2.00%
RD-2E
IE:852.00 NE
856.00
G:854.42
G:854.03
RD-2F
IE:852.00 SW
PUBLIC
EASEM
40' UTILITY E
BLDG: B
120,000 SF
FFE: 856.00
TRUCK DOCK: 852.00
98 LF - 15" RCP
@ 5.17%
2.59%
G:852.00
TW:856.00
BW:852.00
856.00
RD-2B
IE:848.50 SW
RD-2C
IE:848.50 SW
1.00%
100 LF - 15" RCP
@ 0.54%
100 LF - 15" RCP
@ 1.90%
7.67%
855
856.00
853
51.43
5.52%
854
G:853.86
TW:851.40
BW:851.40
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850
851
852
853
854

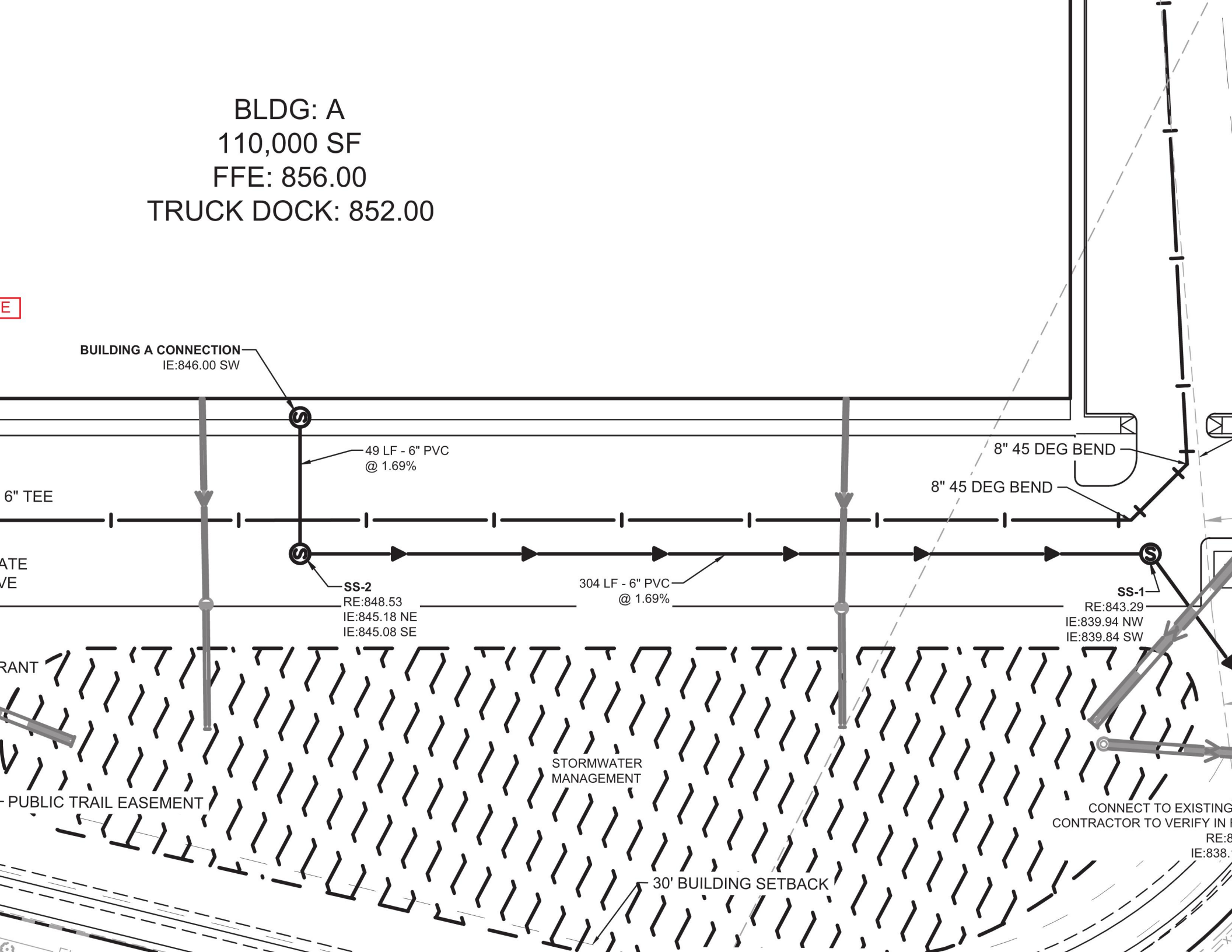


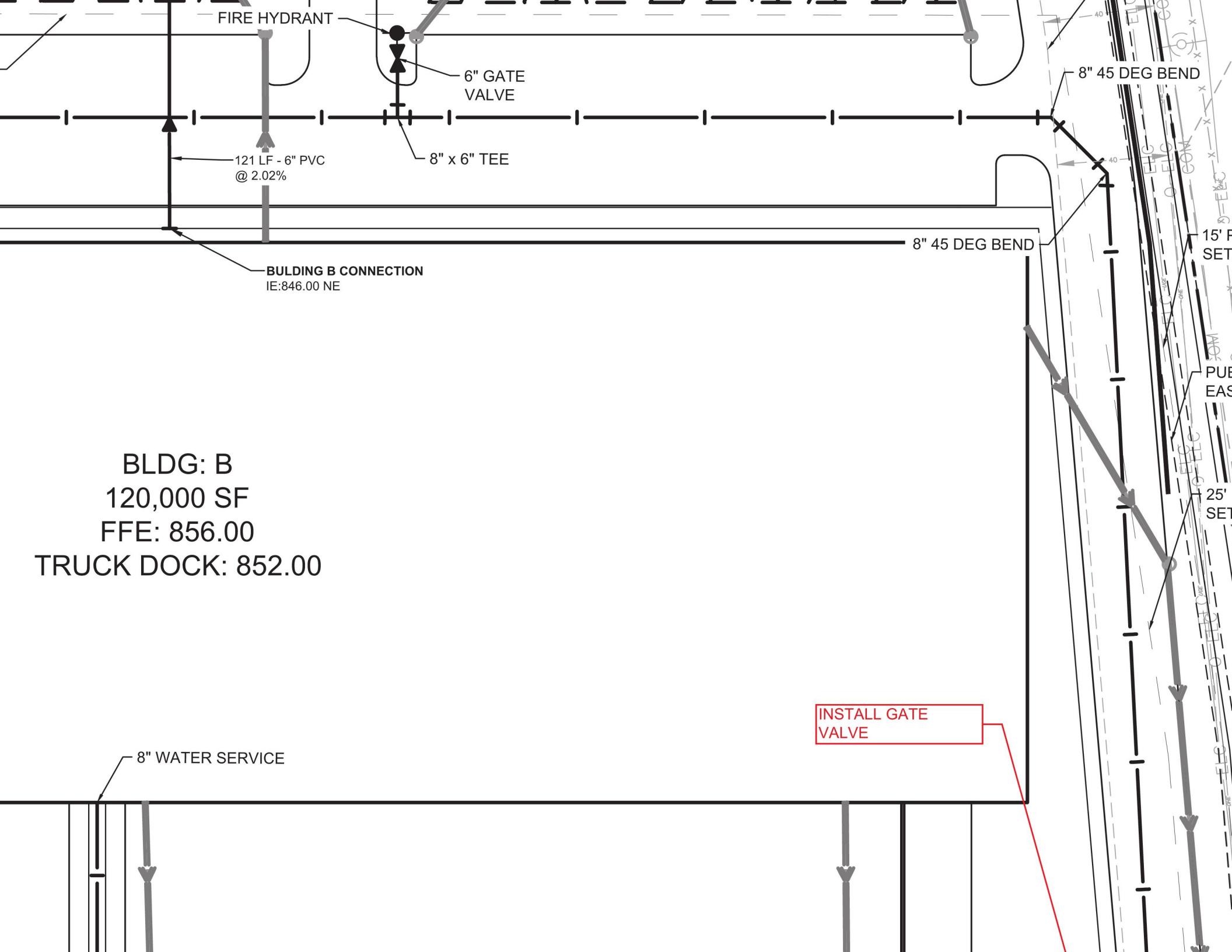
PROVIDE IMPERMEABLE LINER SEPARATION FROM SAND MEDIA AND EXISTING SUBGRADE/GROUNDWATER, LINER TO BE 30 MIL AND MEET ASTM D-4833, ASTM D-412, AND ASTM D-624; PROVIDE GEOTEXTILE FABRIC TO PROTECT LINER FROM PUNCTURE.

ENGINEERED SOIL MEDIA. FILTER TOPSOIL BORROW, DIFIED TO HAVE A MIXTURE BY VOLUME OF 80% SAND VER "FINE AGGREGATE FOR PORTLAND CEMENT NCRETE" AND 20% COMPOST. CONTRACTOR IS TO NOT MPACT FILTRATION BASIN.

CE DRAINTILE 6" ABOVE BOTTOM ENGINEERED MEDIA SECTION


NG SETBACK
SEE SHEET C502
C501
15' PARKING SETBACK
STORMWATER MANAGEMENT
PROPERTY LINE
40' BUILDING SETBACK
BLDG: B
120,000 SF
FFE: 856.00
TRUCK DOCK: 852.00


BLDG: A
110,000 SF
FFE: 856.00
TRUCK DOCK: 852.00
E
BUILDING A CONNECTION
IE:846.00 SW
49 LF - 6" PVC
@ 1.69%
8" 45 DEG BEND
8" 45 DEG BEND
6" TEE
ATE
VE
SS-2
RE:848.53
IE:845.18 NE
IE:845.08 SE
304 LF - 6" PVC
@ 1.69%
SS-1
RE:843.29
IE:839.94 NW
IE:839.84 SW
RANT
STORMWATER
MANAGEMENT
- PUBLIC TRAIL EASEMENT
CONNECT TO EXISTING
CONTRACTOR TO VERIFY IN
RE:8
IE:838.
30' BUILDING SETBACK


FIRE HYDRANT
6" GATE VALVE
8" 45 DEG BEND
121 LF - 6" PVC @ 2.02%
8" x 6" TEE
8" 45 DEG BEND
BULDING B CONNECTION
IE:846.00 NE
BLDG: B
120,000 SF
FFE: 856.00
TRUCK DOCK: 852.00
INSTALL GATE VALVE
8" WATER SERVICE

POLY WRAP

TRANSITION TO SPECIFIED DEPTH (TYPICAL). INSTALL VERTICAL BENDS AS REQUIRED.

NOTES:
APPLIES WHERE VERTICAL SEPARATION IS LESS THAN 36" FOR STORM SEWER. PROVIDE A MINIMUM OF 18" SEPARATION BETWEEN WATERMAIN AND SEWER PIPE.

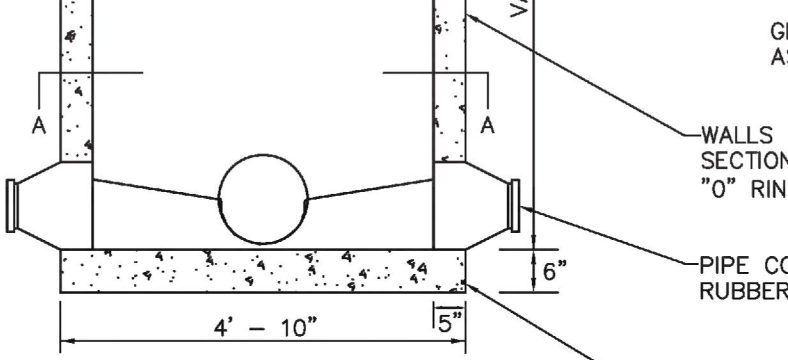
WATER MAIN–STORM SEWER CROSSING INSULATION

REV. 03/2018

Michael Albert

APPROVED: CITY ENGINEER

STANDARD PLATE 104



WALLS
SECTION
"O" RIN

PIPE CO
RUBBER

BOTTOM
BE INTE
FOR AA
PLUS D

MATCH INVERT OF MAINLINE SEWER AND LATERAL BRANCH UNLESS OTHERWISE SPECIFIED

CENTER

PUBLIC WORKS DEPARTMENT

MANHOLE (SANITARY

Michael Albert

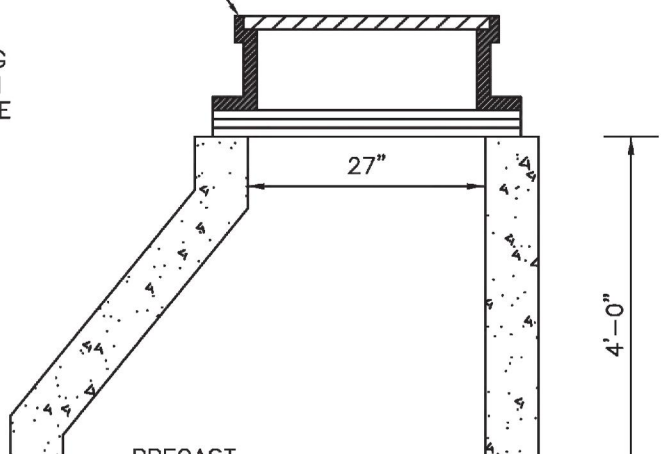
APPROVED: CITY ENGI

G NEENAH R–1733 SOLID COVER
D PICK HOLES AND LUG. COVER TO
M SEWER. ADJUST CASTING TO ¼" TO
D GRADE, TYPICAL FOR ALL CASTING

RINGS MUST BE USED WITH A
ND A MAXIMUM OF 12" ADJUSTMENT.
G RINGS MUST BE USED AS
NIMIZE THE NUMBER OF JOINTS.
" RING IMMEDIATELY UNDER THE
PERED RINGERS TO MATCH CASTING
. APPLY BUTYL SEALANT BETWEEN
PPROVED EXTERNAL SEAL MUST BE
JUNCTION WITH ADJUSTING RINGS

HALL BE CRETEX TYPE II
UAL, DESIGNED FOR
IGHWAY LOADING

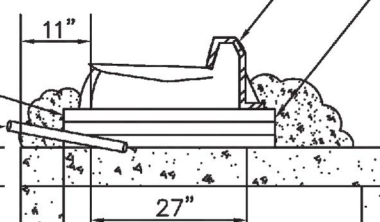
HALL BE INSTALLED
SECTION



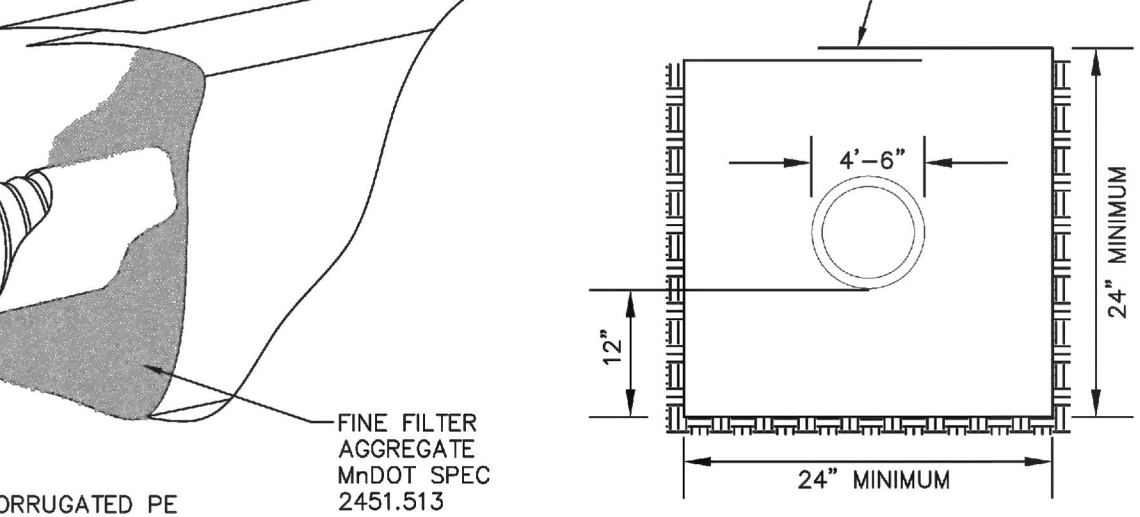
BAC

B–618 CONCRETE CURB & GUTTER

CONCRETE ADJUSTING RINGS, MINIMUM 3, MAXIMUM 6–2" RINGS. CASTING AND PRECAST CONCRETE RINGS MUST BE SET ON FULL MORTAR BEDS. MORTAR MUST BE WIPED CLEAN ON THE INSIDE AND SMOOTH ON THE OUTSIDE OF THE CASTING AND RINGS. ANY CRACKED ADJUSTING RINGS WILL BE REJECTED AND ARE NOT ACCEPTABLE. SHIMS ARE NOT ALLOWED, NEITHER PLASTIC, BLOCK NOR WOOD.



TEMPORARY DRAINAGE DURING CONSTRUCTION – PROVIDE TEMPORARY



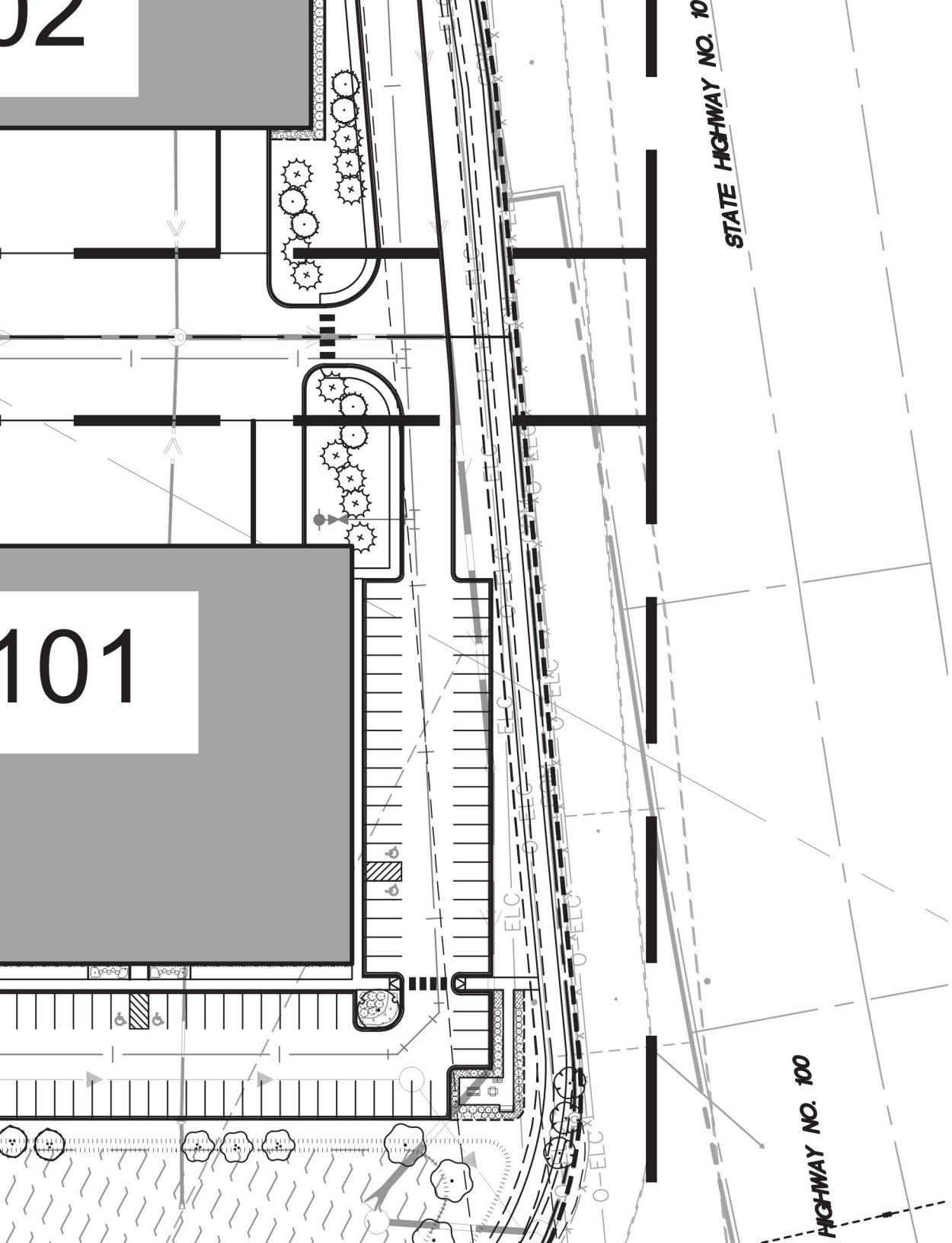
ORRUGATED PE
RAINAGE TUBING
DRAIN TILE) WITH SOCK
AMETER AS PER PLAN

S	DRAIN TILE INSTALLATION APPROVED: CITY ENGINEER	REV. 03/2018 STANDARD PLATE 311

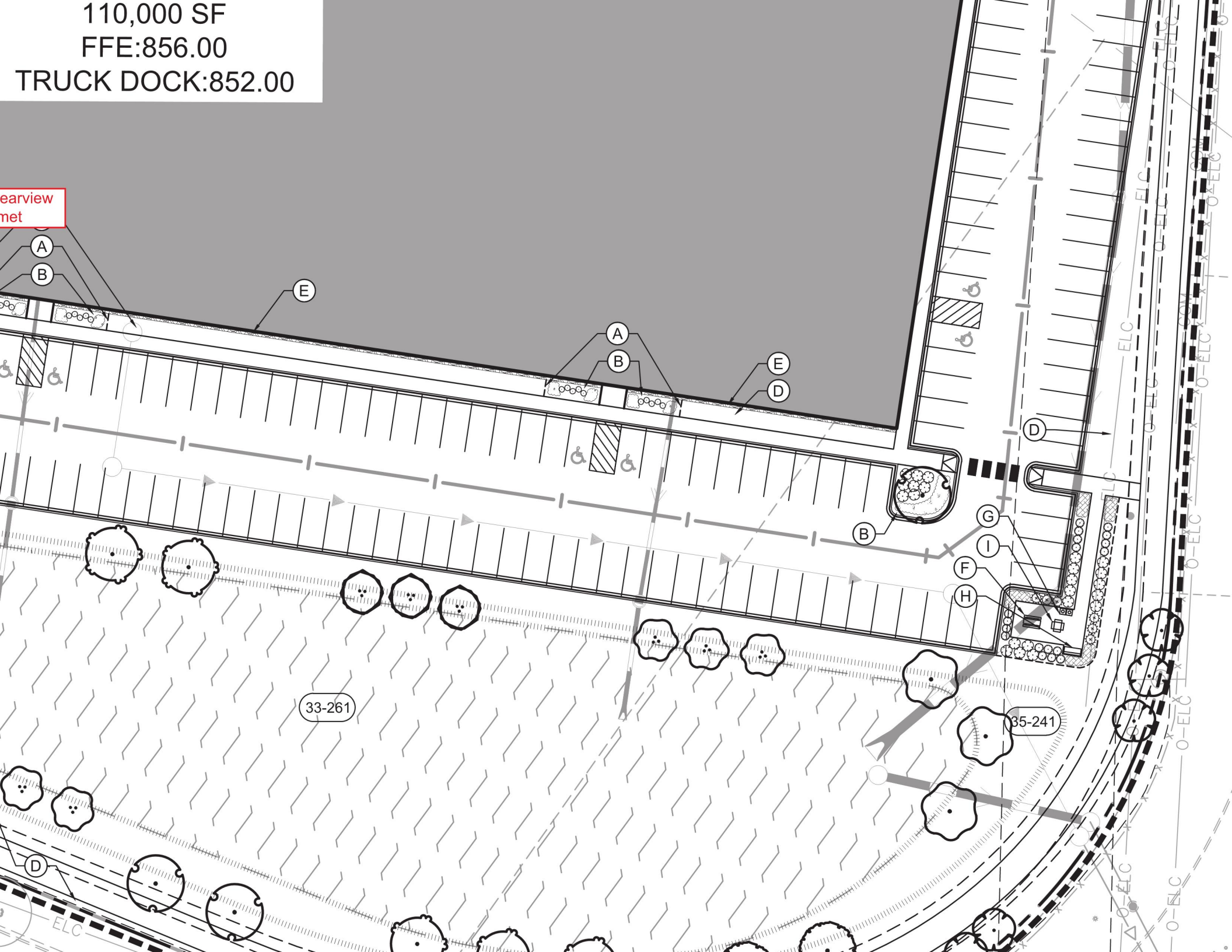
(A)

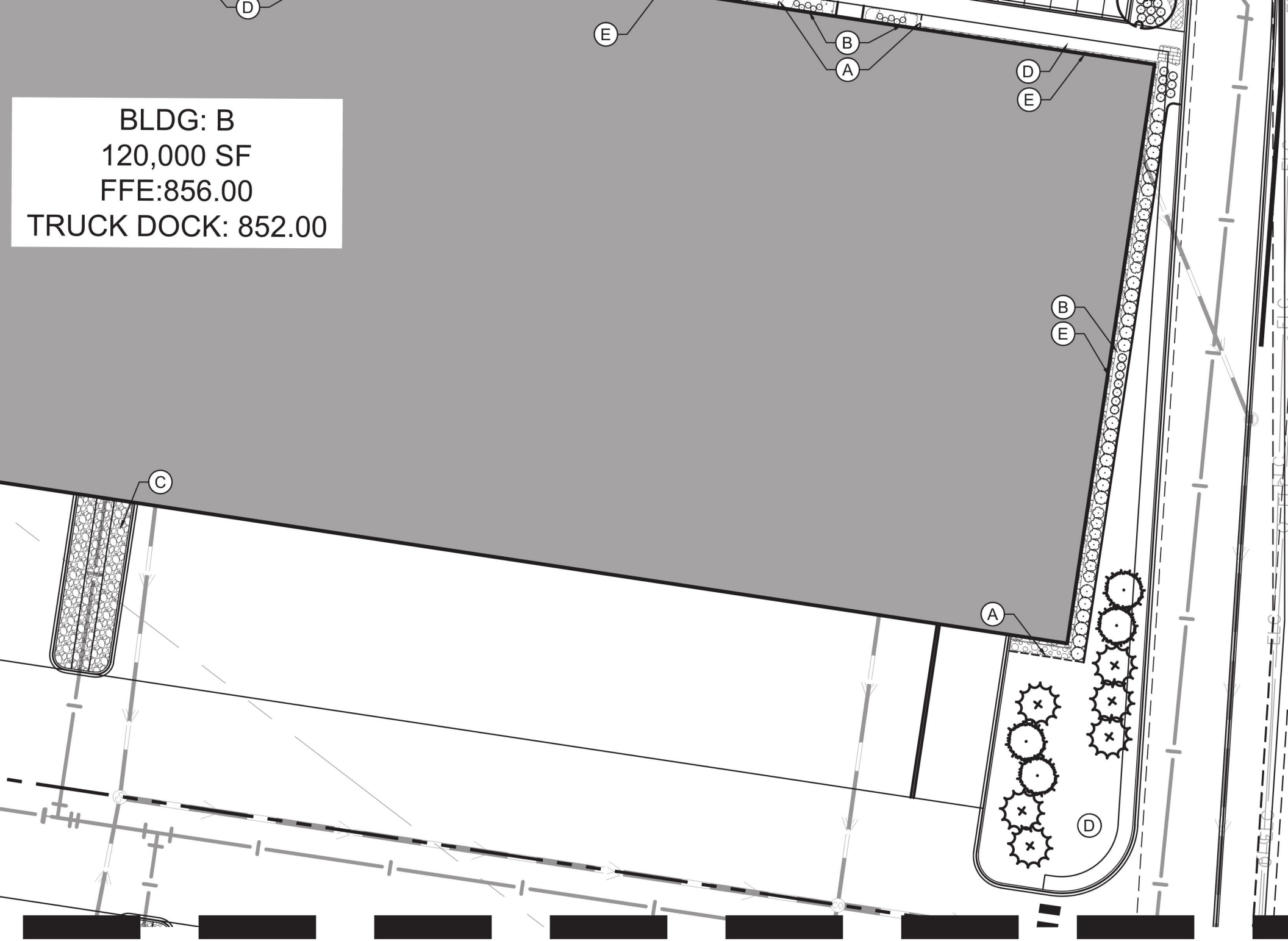
NOTE: POSITION/ROTATE 4020 STRUCTURE TO MAXIMIZE SEPARATION BETWEEN STORM SEWER PIP AND SANITARY OR WATER MAIN. IF THE ADJACEN UTILITY SEPARATION IS ADEQUATE, THE LARGE PORTION OF THE STRUCTURE SHOULD BE LOCATED BEHIND THE CURB AT THE OUTSIDE OF THE ROADWAY.

PUBLIC WORKS DEPARTMENT	STAKING DETAIL – XX APPROVED: CI



	BHS	19	PIC
	WHP	19	PIN
ORNAMENTAL TREE	CODE	QTY	BO
	PRC	29	MA
	QUA	8	PO
	RVB	13	BE
OVERSTORY TREE	CODE	QTY	BO
	ABM	11	AC
	CHB	10	CE
	NAH	9	GL
	SWO	14	QU
CONIFEROUS SHRUBS	CODE	QTY	BO
	SGJ	51	JUI
	TTY	24	TA
DECIDUOUS SHRUBS	CODE	QTY	BO
	ABH	44	HY
	AFD	14	CO


110,000 SF
FFE:856.00
TRUCK DOCK:852.00
earview
met
A
B
E
A
B
E
D
D
B
G
I
F
H
33-261
35-241
D
ELC
O-ELC



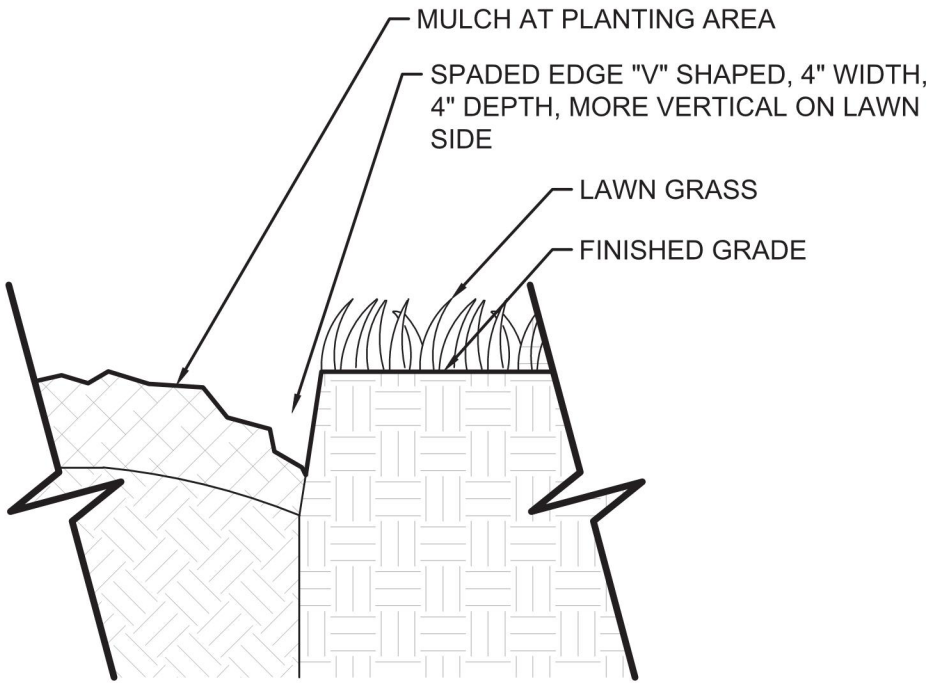
EE SHEET L101

AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.

4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. L103



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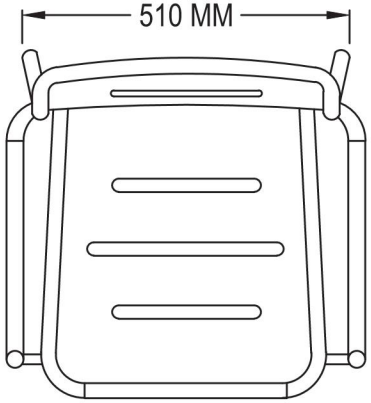
FRONT ELEVATION

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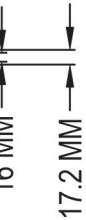
2 ANOVA - WAINWRIGHT 45 GALLON TRASH RECEPTACLE

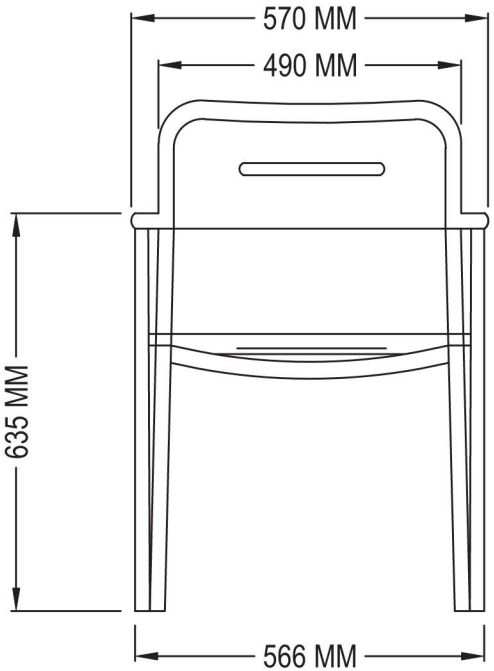
SCALE: N.T.S.

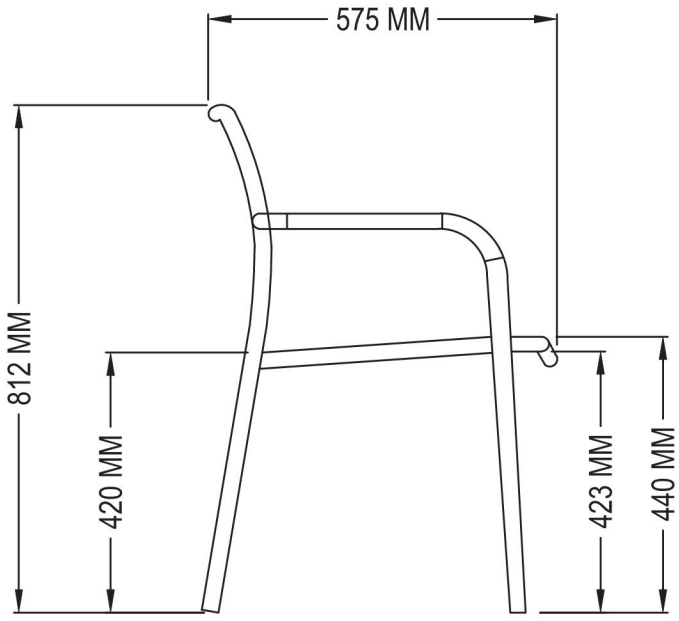
3



TOP VIEW







NOTES:

1. BISTRO CHAIRS TO BE COLOR SILVER GRAY
2. PROVIDE FOUR CHAIRS PER MANUFACTURER'S SPECIFICATIONS.
3. SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
4. FIELD LOCATE FURNISHINGS PER PLAN WITH APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

Exhibit F

Community Development
763-569-3300

June 21, 2022

1297 Shingle Creek Crossing
Brooklyn Center Sears Site

Building review comments for newly proposed Flex office building to be located at 6440 James Circle.

1. A SAC Demo determination letter and review by MET Council is required prior to a building Demolition permit being issued.

2. The building will be required to have a sprinkler system installed. City of Brooklyn Center ordinance 3-101 B. (2) as adopted by the Minnesota State Building code 1306 Special Fire Protection system 1306.0020 Subp. 2, Existing and New buildings.

3. Fire Hydrants shall be provided for buildings constructed within the Jurisdiction as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. For buildings equipped throughout with an approved automatic sprinkler system, the threshold for requiring on site fire hydrants and mains shall be increased to 400 feet. Per MNFC 507.5.1.

4. An approved fire apparatus access road shall be provided for every facility, building or portion of a building. Fire Apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. Turning radius of a fire apparatus access road shall be determined by the Fire Code Official per MNFC 503.

5. Prior to a Building permit being issued. A SAC determination for the new buildings will need to be done by MET Council and SAC determination letter received.

6. Approved signed plans and permits for Building, Mechanical, Electrical, Plumbing and Fire Sprinkler system shall be provided.

Sincerely,
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 _____, 2022, at 7:00 p.m. or as soon thereafter as the matter may be heard at City Hall, 6301 Shingle Creek Parkway, to consider an Ordinance amending Chapter 35 of the City Ordinances regarding the zoning classification of certain land located at 1297 Shingle Creek Crossing.

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. 2022-__

AN ORDINANCE AMENDING CHAPTER 35 OF THE CITY CODE OF ORDINANCES REGARDING THE ZONING CLASSIFICATION OF LAND LOCATED AT 1297 SHINGLE CREEK CROSSING

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

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

Section 35-2240. CENTRAL COMMERCE OVERLAY DISTRICT (CC). The following property is hereby removed from the (CC) Central Commerce Overlay District zoning classification:

~~Tract A, Registered Land Survey No. 936, Hennepin County, Minnesota.~~

Section 35-1240. PLANNED UNIT DEVELOPMENT DISTRICT (PUD). The following property is hereby re-designated from Planned Unit Development/C2 (Planned Unit Development/Commerce) District to the following:

14. The following properties are designated as PUD/MX-B (Planned Unit Development/Business Mixed-Use) District:

Tract A, Registered Land Survey No. 936, Hennepin County, Minnesota.

Section 2. Effective Date. This ordinance shall become effective after adoption and upon thirty days following this ordinance's legal publication.

Adopted this _____ day of _____, 2022.

_____
Mayor

ATTEST:_____
City Clerk

Date of Publication _____

Effective Date _____

(Note: (~~Strikeout~~ text indicates matter to be delete, while underline indicates new matter.

Member introduced the following resolution and moved its adoption:

RESOLUTION NO.

RESOLUTION REGARDING THE RECOMMENDED DISPOSITION OF PLANNING COMMISSION APPLICATION NO. 2022-004 FOR A RE-PLAT, REZONING, AND ESTABLISHMENT OF A PLANNED UNIT DEVELOPMENT AND AMENDMENTS TO THE ZONING CODE AND 2040 COMPREHENSIVE PLAN TO ALLOW FOR REDEVELOPMENT OF THE FORMER SEARS SITE AND CONSTRUCTION OF TWO BUSINESS PARK BUILDINGS OF APPROXIMATELY 230,000-SQUARE FEET COMBINED AND RELATED SITE IMPROVEMENTS (1297 SHINGLE CREEK CROSSING)

WHEREAS, Planning Commission Application No. 2022-004, submitted by Scannell Properties, Inc. and on behalf of Transformco ("the Applicant") requests review and consideration for the re-plat, re-zoning, and establishment of a Planned Unit Development and an amendment to the City's Zoning Code that would allow for redevelopment of the former Sears site located at 1297 Shingle Creek Crossing ("the Subject Property") and subsequent construction of two business park buildings of approximately 110,000 and 120,000-square feet, respectively (230,000-square feet combined), and related site improvements; and

WHEREAS, the Subject Property is situated in the Central Commerce Overlay District and pursuant to a determination by City staff, the proposed use is not clearly defined as a use within the District; and

WHEREAS, on June 23, 2022, the Planning Commission of the City of Brooklyn Center, Minnesota received and reviewed a planning report on the requested re-plat, site and building plan, re-zoning, and establishment of a Planned Unit Development, which would re-zone the Subject Property from PUD/C2 (Planned Unit Development/Commerce) District to a new Planned Unit Development with an underlying Business Mixed-Use District designation (PUD/MX-B), and an amendment to the Zoning Code to remove the Subject Property from the Central Commerce Overlay District for the proposed new construction and related site improvements on the approximately 15-acre Subject Property; and

WHEREAS, said Planning Commission Application No. 2022-004 also addresses a request to re-designate the Subject Property under the City's 2040 Comprehensive Plan future land use designation from "Transit-Oriented Development (TOD)," which the Subject Property is currently designated as, to "Business-Mixed Use (B-MU)," which guides for a mix of business, light industrial, and supporting retail/service uses, and is intended to create a more dynamic and connected experience for potential workers in these areas; and

WHEREAS, this request is made in light of the fact that the Subject Property was still in operation as a department store and auto center when the 2040 Comprehensive Plan process was initiated, had been in continuous operation since around 1962, and upon closure of the aforementioned businesses, the City of Brooklyn Center was nearing completion of its

RESOLUTION NO.

Comprehensive Plan update with no clear direction on a potential re-use of the Subject Property, nor guidance in the form of a market study; and

WHEREAS, given these uncertainties, the City of Brooklyn Center designated the Subject Property to its current TOD future land use designation provided its proximity to Bus Rapid Transit, and its ability to offer a broader mix of land use options; and

WHEREAS, the Applicant conducted a market analysis for a feasible re-use of the Subject Property, held concept reviews with the City Council in May and November 2021, as well as a virtual community meeting to gauge interest in the potential re-development of the Subject Property to accommodate an office/warehouse (business park) use; and

WHEREAS, the Planning Commission of the City of Brooklyn Center, Minnesota held a duly noticed and called public hearing on June 23, 2022, whereby a planning report was presented and public testimony regarding the proposal were received, and notice of such public hearing was published in the official newspaper and mailed to the Applicant and adjacent property owners as required by the City and Minnesota State Statutes, and development proposal signage was installed on the Subject Property by the City; and

WHEREAS, the Planning Commission of the City of Brooklyn Center, Minnesota considered the application requests in light of all testimony received, and the guidelines and standards as outlined under Sections 15 (*Platting*), 35-202 (*Comprehensive Planning*) 35-208 (*Rezoning Evaluation Policy and Review Guidelines*), 35-210 (*Rezoning Application Procedures and Reconsideration*), 35-230 (*Plan Approval*), and 35-355 (*Planned Unit Development*) of the City's Zoning Ordinance, and draft provisions of the Business-Mixed Use (MX-B) District, as contemplated in the City's draft Zoning Code update and forthcoming Unified Development Ordinance, and the request complies with the general goals and objectives of the City's 2040 Comprehensive Plan, with exception to the requested amendment to the Comprehensive Plan to re-designate the Subject Property to move the project forward, and of which requires final determination by the Metropolitan Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota to recommend that Planning Commission Application No. 2022-004, submitted by Scannell Properties, LLC, and on behalf of Transformco, be approved based upon the findings of fact in the June 23, 2022, planning report, and submitted documents and plans as amended by the following conditions of approval:

1. The building plans are subject to review and approval by the Building Official as noted in the memorandum dated June 21, 2022, and 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.

b. The building plans are subject to review and approval by the Building Official with respect to applicable codes prior to the issuance of permits.
c. The Applicant shall work to ensure all applicable Minnesota Fire Code requirements have been met as part of any site plan approval.
d. A fire sprinkler system is required to be installed and shall be maintained on a consistent basis per City Code requirements.
e. A SAC Determination shall be submitted by the Applicant to the Metropolitan Council and any associated feeds paid at time of any permit issuance.
f. The Applicant shall provide any final site and building plans to City staff for a CPTED review and make alterations as necessary prior to permit release.
g. The submitted landscape plans shall be revised to meet City's minimum Landscape Point System policy requirements and an identified "office/industrial" use.
h. The Applicant shall install irrigation systems where necessary to facilitate maintenance of site landscaping and green areas, and irrigation shop drawings shall be provided for review and approval prior to installation.
i. The Applicant shall revise the submitted photometric plan to reflect minimum, maximum, and average foot-candles per fixture, and clearly identify all property lines.
    i. The Applicant shall work with the adjacent Shingle Creek Crossing property owner to ensure consistency in lighting and landscaping along the north drive between the Subject Property and Shingle Creek Crossing.
    ii. Photometric plans shall be revised as needed to incorporate additional pedestrian-level lighting for main building entrance points and sidewalk connections.
j. Any outside trash disposal facilities and rooftop or ground mechanical equipment shall be appropriately screened from view per City Code requirements and with materials complementary to the principal building, and an updated details sheet provided.
k. The Applicant shall submit a Sign Permit Application for any proposed signage and receive issuance of a permit prior to any installation. All signage shall conform to City requirements.

2. The Applicant agrees to comply with all conditions or provisions noted in the City Engineer's review memorandum, dated June 17, 2022.
    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.
    b. Any requirements as outlined in reviews conducted by Hennepin County, the Minnesota Department of Transportation (MnDOT), and the Watershed Commission.

3. Agreements:
    a. The Applicant shall enter into a PUD agreement with the City of Brooklyn Center. This agreement is to be reviewed and approved by the City Attorney prior to the issuance of building permits. The agreement shall further assure compliance with the development plans submitted with this application.
        i. No outdoor storage or display of materials, equipment, or products accessory and necessary to a principal and permitted use is permitted;
        ii. Warehousing and wholesaling shall not exceed 80-percent of the total floor area. The remaining 20-percent of the total floor area shall be non-warehouse uses, such as a combination of uses including, but not limited to: office, manufacturing, production, research and development, and lab and/or showroom; and
        iii. Distribution facilities are not a permitted use. For the purposes of this Planned Unit Development (PUD), a distribution facility is defined as a business that receives packages, sorts, and delivers them without product storage. Distribution as an accessory use is permitted only when it occurs from a manufacturing facility or a warehouse where a product is made or packaged on-site.
    b. A Performance Agreement with supporting financial guarantee approved by the City shall be executed upon any approval of the to-be submitted building permit for site improvements, which ensures the Subject Property will be constructed, developed, and maintained in conformance with the plans, specifications, and standards.
    c. The Developer shall submit an as-built survey of the property, improvements, and utility service lines prior to release of any Performance Agreement financial guarantee.
    d. A Utility Facilities Easement Agreement is required for submittal to the City prior to issuance of any permits.
    e. A Construction Management Plan and Agreement and associated escrow are required for submittal prior to the City prior to issuance of any permits.
    f. The Applicant shall coordinate with adjacent property owners and the City to execute any cross access and parking agreements for the proposed site improvements. No building permits shall be issued until such determination is made and any agreements are recorded with Hennepin County.
    g. The Applicant shall work with the City for dedication of the proposed trail easement and provision of trail profile and plans.

4. Platting:
    a. Approval of the preliminary and final plat for NORTH 100 BUSINESS PARK ADDITION are contingent upon the addressing of comments by City Engineer Mike Albers in the memorandum dated June 17, 2022.
        i. A 10-foot drainage and utility easement shall be dedicated on the plat around the entire perimeter of the Subject Property and centered on other

lot lines.

ii. All utilities and storm water management facilities to be located within said drainage and utility easement.

iii. Additional dedication of a utility easement is requested on the plat for the private water main and sanitary to allow for maintenance access per the Utility Facilities Easement Agreement.

b. Final plat and mylar shall be subject to the provisions of Chapter 15 of the City Code of Ordinances (*Platting).*

c. Any final plat comments and/or requirements as provided by Hennepin County.

d. Any final plat comments and/or requirements from the City Attorney's office, and specifically regarding an updated certified abstract of title.

e. The successful recording of said plat (mylar) with Hennepin County.

August 8, 2022
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.

Council Regular Meeting

DATE: 8/8/2022

TO: City Council
FROM: Dr. Reggie Edwards, City Manager
THROUGH: N/A
BY: Barb Suciu, City Clerk/Interim Assistant City Manager

SUBJECT: Certification of Results of Citizen Petition for Charter Amendment

Requested Council Action:

- motion to accept Certification of Results of Citizen Petition for Charter Amendment

Background:

On July 12, 2022, the group Citizens for a Full-Time Mayor submitted a petition to amend the city charter to provide for a strong-mayor form of government in Brooklyn Center. Under Minnesota Statues, section 410.12, the petition must be transmitted from the Charter Commission to the City Council. The Charter Commission transmitted the petition to the City Council and it was received by the City Clerk on Wednesday, July 27, 2022.

Once the petition is transmitted by the Charter Commission and received by the City Clerk, the City Clerk is required to determine whether each paper of the petition is properly attested and whether the petition is signed by a sufficient number of voters. The attached certification provides that the petition does not include two statutorily required components – a list of the five registered voters who are the "committee of petitioners" and a required affidavit on each petition page – and also notes that there is no evidence that the entire 27-page amendment was circulated with petition as is required by law.

Minnesota Statutes, section 410.12, subdivision 3, requires that the City Clerk certify the results of the examination to the City Council. This memo and attached certification complete this required step. There is no City Council action related to the certification.

The petitioners will have 10 days to submit a supplementary petition that must include 886 valid signatures that are collection on a form that includes the names of the five registered voters who are the committee of the petitioners, and which includes the required affidavit on each page of the petition and all other statutory requirements. The attached certification was provided to the committee on August 4, 2022, which is when the 10-day period begin. The 10-day period would end on Sunday, August 14, 2022, but because statutory deadlines generally cannot end on a Sunday, the petitioners will have until August 15, 2022. If the petitioners submit a supplementary petition, I will have five days to review a supplementary to determine sufficiency.

The process for verifying the petition involves both a review of whether the signatures were collected according to the law as well as determining if a sufficient number of signatures from registered voters were collected. While I began the review of the petition to determine whether the signatures were collected properly, two teams of reviewers began comparing the signatures to voter registration information to

determine if the signatures were from registered voters in Brooklyn Center. Each team found that an insufficient number of potentially valid signatures were collected. Team 1 found that 622 signatures were potentially valid, and Team 2 found that 628 signatures were potentially valid. Once I determined that those signatures were collected on forms not meeting the statutory requirements, and were therefore invalid, the process for making final determinations on each signature was stopped. This information illustrates that even if the signatures had been collected on a valid form, it seems clear that the petition lacks the required number of valid signatures.

Budget Issues:

- None

Inclusive Community Engagement:

- None

Antiracist/Equity Policy Effect:

- None

Strategic Priorities and Values:

Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
Certification	8/4/2022	Backup Material

Office of City Clerk

Barbara Suciu, MMMC
763-569-3300
bsuciu@ci.brooklyn-center.mn.us

CITY OF BROOKLYN CENTER
PETITION CERTIFICATION

State of Minnesota
County of Hennepin
City of Brooklyn Center } ss.

I, Barbara Suciu, City Clerk for the City of Brooklyn Center, in the County of Hennepin, State of Minnesota, certify that pursuant to Minnesota Statutes, section 410.12, subdivisions 1, 2, and 3 and Minnesota Rules, part 8205.1010, I have examined the petition for a proposed amendment to the Brooklyn Center City Charter submitted by Citizens for a Full-Time Mayor and that, having carefully reviewed said petition against the requirements in the Minnesota Statutes, section 410.12 and Minnesota Rules, part 8205.1010, I do find and deem the petition to be insufficient in complying with pertinent statutory requirements. As required by the statute, the defects I identified are as indicated below:

- All submitted pages of the petition are missing the required names and addresses of the Committee of Petitioners as required by Minnesota Statutes, section 410.12, subdivision 2.

- All submitted pages of the petition are missing the notarized affidavit of the circulator on each page of the petition as required by Minnesota Statutes, section 410.12, subdivision 3.

Additionally, the proposed amendment is over 1,000 words and no summary was approved by the Charter Commission as provided in Minnesota Statutes, section 410.12, subdivision 1. When no summary is approved by the Charter Commission, petitioners are required to attach the full text of the proposed amendment to the petition. The City has no confirmation that all 27 pages containing the full text of the proposed amendments were attached to the petition. If they were not, the signatures collected without the full text available would not be valid.

Each of these items alone require my finding that the petition is insufficient under Minnesota Statutes, section 410.12. Based on my findings, I am required by Minnesota Statues, section 410.12, subd. 3 to declare any petition paper invalid that is not attested to as described in Minnesota Statutes, section 410.12. All signatures were collected on petition papers that are invalid and, therefore, I cannot determine whether the petition was signed by a sufficient number of voters.

The process for reviewing a citizen petition involves two processes that occurred simultaneously. The first is to determine whether the petition is properly attested and in the proper form. The second is to determine whether the petition is signed by a sufficient number of voters. As described above, the

petition is not properly attested to, and all petition pages are invalid. Therefore, I did not complete the second process to certify the actual number of voters to sign the petition. However, when the petition was received by the City, two teams reviewed the petition concurrently with the review of the petition's form. An initial review of the signatures on the petition was completed by two review teams prior to the determination of insufficiency, but the counting process was not finalized once I made the determination the petition papers were invalid as described above.

While not the official determination of whether a sufficient number of voters signed the petition, I did want to point out that both teams found the petition lacked a sufficient number of signatures. The number of signatures that is equal to 5% of the total votes cast in the last general election in Brooklyn Center is 886. The preliminary review by the teams had valid signatures of 622 and 628. These are not the final, certified numbers, but this information illustrates that even if the signatures had been collected on a valid form with proper attestation and required information, it seems clear the petition lacked the required number of valid signatures.

The petitioners are afforded an opportunity under the law to amend the original petition by filing a supplementary petition within a ten-day period. Ten days from today is August 15. If the petitioners do file a supplementary petition by August 15, then I am required to validate the supplementary petition within a five-day period of receipt to determine if the petition for a proposed amendment to the city charter proceeds to the City Council for the determination of potential ballot language to submit to the electorate.

The Certificate of the City Clerk, together with the original petition are on file in the Office of the City Clerk.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed the seal of the City on this the fourth day of August

Barbara Suciu, City Clerk

Transmitted

August 4 – Emailed to citizens4afulltimemayor@gmail.com
August 4 – Mailed to Committee of Petitioners: Joe Mason, Stefanie Nelson, Tuoquellie Niagawoe, Susan Warner, and Ashartu Stubblefield

Council Regular Meeting

DATE: 8/8/2022

TO: City Council
FROM: Dr. Reggie Edwards, City Manager
THROUGH: N/A
BY: Meg McMahan, Community Development Director

SUBJECT: Resolution Identifying the Need for Livable Communities Demonstration Account (LCDA) Funding and Authorizing Application for Grant Funds

Requested Council Action:

- Motion to approve the resolution identifying the need for Livable Communities Demonstration Account (LCDA) funding and authorizing the
submission of application for grant funds.

Background:

Livable Communities Act (LCA) grants are awarded to communities that participate in the Livable Communities Program in the seven-county metro
region. Through four different grant programs, LCA grants help communities achieve development goals that create more housing choice, support
living wage job creation, and connect jobs, housing, and regional amenities to create a more equitable region.

Each of the four LCA programs have a different focus.

- Livable Communities Demonstration Account (LCDA) supports development and redevelopment projects that link housing, jobs and services, and use community and regional infrastructure efficiently
- LCDA - Transit Oriented Development (LCDA-TOD) grants are focused on high density projects that contribute to a mix of uses in TOD-eligible
areas.
- The Tax Base Revitalization Account (TBRA) helps clean up contaminated land and buildings for subsequent development. These grants are intended to provide the greatest public benefit for the money spent, strengthen the local tax base, and create and preserve jobs and/or affordable housing. TBRA has three different funding opportunities: Contamination Cleanup, Site Investigation, and SEED.
- The Local Housing Incentives Account (LHIA) helps expand and preserve lifecycle and affordable housing, both rented and owned. LHIA applications are submitted through the Minnesota Housing Super RFP, as opposed to directly to Met Council.

For this funding round, staff is seeking authorization to apply on behalf of to projects, both located within the Opportunity Site - Phase I development area:

- Project for Pride in Living and Resurrecting Faith World Ministries seek to apply for LCDA-TOD funds

to support the Opportunity Site Phase I development. Specifically, funds would be used to off set physical infrastructure costs associated with the event center and affordable housing components of the project. Any funds awarded would help offset any financial gap that the project is facing, thus reducing the need for tax increment financing.

- Alatus and the EDA seek to apply for LCDA funds to support the Entrepreneurial Market Plaza (EMP), which is being planned as part of the market-rate apartment building, but will ultimately be owned and operated by the EDA. Grant funds would offset capital costs associated with the public plaza and flex street. Any grant funds received would reduce the financial gap of the project, and thus reducing the need for tax increment financing.

Both projects are eligible for LCDA funding, and staff believes they will make competitive applications.

Budget Issues:

There are no budget issues to consider.

Inclusive Community Engagement:

Antiracist/Equity Policy Effect:

The Metropolitan Council has developed new scoring criteria, which heavily focuses on equity and anti-racist outcomes for projects which are to
receive funding. Criteria includes demonstrated outreach to impacted and underrepresented communities, identification of specific residential
and/or workforce development community needs addressed by the project, project teams which reflect and are responsive to those most impacted
by the project. These projects will likely to score well in these criteria relative to others they will compete against.

Strategic Priorities and Values:

Targeted Redevelopment

ATTACHMENTS:

Description	Upload Date	Type
Resolution	8/3/2022	Resolution Letter

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. 2022- ___

RESOLUTION IDENTIFYING THE NEED FOR LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT ("LCDA") FUNDING AND AUTHORIZING AN APPLICATION FOR GRANT FUNDS

WHEREAS, the City of Brooklyn Center is a participant in the Metropolitan Livable Communities Act ("LCA") Local Housing Incentives Program for 2022 as determined by the Metropolitan Council, and is therefore eligible to apply for LCA Livable Communities Demonstration Account and Tax Base Revitalization Account Transit Oriented Development (Collectively, "TOD") funds; and

WHEREAS, the City has identified proposed projects within the City that meet LCDA purposes and criteria and is consistent with and promotes the purposes of the Metropolitan Livable Communities Act and the policies of the Metropolitan Council's adopted metropolitan development guide; and

WHEREAS, the City has the institutional, managerial and financial capability to adequately manage an LCDA grant; and

WHEREAS, the City certifies that it will comply with all applicable laws and regulations as stated in the grant agreement; and

WHEREAS, the City acknowledges LCDA grants are intended to fund projects or project components that can serve as models, examples or prototypes for LCDA development or redevelopment elsewhere in the Region, and therefore represents that the proposed project or key components of the proposed project can be replicated in other metropolitan-area communities; and

WHERES, only a limited amount of grant funding is available through the Metropolitan Council's Livable Communities LCDA initiative during each funding cycle and the Metropolitan Council has determined it is appropriate to allocate those scarce grant funds only to eligible projects that would not occur without the availability of LCDA grant funding.

NOW, THEREFORE, BE IT RESOLVED that, after appropriate examination and due consideration, the governing body of the City:

1. Finds that it is in the best interests of the City's development goals and priorities for the following proposed LCDA projects to occur at this particular site at this particular time:

   Opportunity Site – Phase I
   Opportunity Site – Entrepreneurial Market

2. Finds that that LCDA Project component(s) for which Livable Communities LCDA funding is sought:
    a. Will not occur solely through private or other public investment within the reasonable foreseeable future; and
    b. Will occur within the term of the grant award (two years for Pre-Development grants, and three years for Development grants,) only if Livable Communities LCDA funding is made available for this project at this time.

3. Authorizes the City Manger to submit on behalf of the City an application for Metropolitan Council Livable Communities LCDA grant funds for the LCDA project components identified in the application, and to execute such agreements as may be necessary to implement the LCDA Project on behalf of the City.

August 8, 2022
Date

Mayor

ATTEST: _____
City Clerk

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

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.

Council Regular Meeting

DATE: 8/8/2022

TO: City Council
FROM: Dr. Reggie Edwards, City Manager
THROUGH: N/A
BY: Meg McMahan, Community Development Director

SUBJECT: Presentation from MPLS Regional Chamber

Requested Council Action:

Staff is requesting that the City Council hear and accept a presentation by the MPLS Regional Chamber regarding the role they play in working with the City on advocacy issues at the state legislature.

Background:

Brooklyn Center businesses have historically been represented by the Twin West Chamber of Commerce. Recently the Minneapolis Chamber and Twin West combined to create the MPLS Regional Chamber of Commerce.

The City has been working with the Chamber to expand business outreach and engagement and they have assisted staff with several site visits to businesses. In addition, the Chamber plays a role in advancing the City's efforts related to economic development.

Hannah Zinn is the Public Policy Manager with the Chamber and has requested an opportunity to briefly share with the Council the role they play in working with the City on advocacy issues at the state legislature.

She will also be available for any questions Councilmembers may have related to the Chamber's work.

Budget Issues:

Inclusive Community Engagement:

Antiracist/Equity Policy Effect:

Strategic Priorities and Values:

Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
presentation	8/2/2022	Presentation



MEMBERSHIP BENEFITS

Our Vision
We seek to build a high-quality, globally competitive and thriving region where businesses flourish, and everyone has the opportunity to succeed through economic prosperity and jobs.

Our Mission
The Minneapolis Regional Chamber engages with members to advocate for a positive business environment, enhance economic prosperity and build partnerships that help to advance our region's interests.

What membership with the Minneapolis Regional Chamber provides:

ACCESS

When you join the chamber, you become part of a strong community of business, civic and elected leaders who care deeply about the long-term thriving of our region. Your membership connects you to a network of over 1,700 members who are all eager to build and strengthen their business networks. We are conveners and connectors, and we believe we are stronger together.

ADVOCACY

We are the trusted voice of the business community. Over the past 140 years, we have built strong relationships with our elected and appointed city, regional, state and federal officials. We are a policy advocate that supports the business community at City Hall, the County Board, the State Capitol and in Washington D.C.. We create opportunities for your voice to be heard on important topics impacting our region.

RESOURCES

You have questions? We have answers. We are your regional resource hub. We provide up-to-date information on regional issues that impact us all, such as workforce development, transportation, housing, and key economic indicators of our region. Throughout the year, we produce and promote engaging programming to provide you with the tools you need to help your business succeed.

VISIBILITY

Members of the chamber are recognized as community builders and consumers are more likely to do business with trusted chamber members. By becoming a member, you create opportunities to increase your brand awareness and grow your business by attending events, celebrating grand openings and ribbon cutting ceremonies, investing in our programs and services, and by joining our enhanced business directory listing.

Megan Krohn, Vice President of Member Services, mkrohn@mplschamber.com
www.mplschamber.com | @MplsChamber

Council Regular Meeting

DATE: 8/8/2022

TO: City Council
FROM: Dr. Reggie Edwards, City Manager
THROUGH: N/A
BY: Elizabeth Heyman - Director of Public Works

SUBJECT: Beautification and Environmental Stewardship Update

Requested Council Action:

- *Motion to accept the presentation*

Background:

At the June 13, 2022 City Council meeting, Council asked staff to prepare an update on City efforts regarding City Beautification and Stewardship (Litter). Over the past few years, the residents and the City have expressed concerns about litter and trash scattered throughout business areas in the City. City staff for multiple departments are working on many efforts to address litter, as well as foster City beautification and stewardship on both public and private property. This presentation will provide an update to the Council on these efforts.

Going forward staff will continue to implement a three-prong approach to this issue including:

1. Creating value based spaces (sense of pride and value)
2. Developing of litter and trash prevention measures (incentives for people to dispose of litter and trash prior to or instead tossing them on the ground)
3. Employing clean-up actions (should litter and trash occur, design means to quickly address the poor environment)

We believe that the solutions to addressing litter in the City rest on the environmental stewardship of residents, visitors, business owners, and the City. Environmental Stewardship is everyone's responsibility.

Budget Issues:

There are no budget issues to consider.

Inclusive Community Engagement:

Efforts going forward will include participation and engagement in the following ways:

- Information and education
- Idea generation for solution activities
- Active involvement in solution activities

Antiracist/Equity Policy Effect:

N/A

Strategic Priorities and Values:

Enhanced Community Image

ATTACHMENTS:

Description	Upload Date	Type
Beautification and Stewardship Presentation	8/2/2022	Presentation

Brooklyn Center Beautification & Environmental Stewardship

er the past few years, the dents and the City have ressed concerns about er and trash scattered oughout business areas in City.



Current City Clean-Up Actions

Brooklyn Center Beautification & Environmental Stewardship

ent Situation City Clean-Up Actions

klyn Center staff

- aily runs of the Madvac
- aily street sweeping
- aily rain garden maintenance
- tter pick up: 2-3 days per week at bus ops and parks
- art collection: 3 days per week
- ost 4th of July clean up
- ark shelter deposits



ent Situation City Clean-Up Actions

Contracts

- Once a week Bass Lake Road and Brooklyn Boulevard landscaping
- STS: Once a week litter pick up

Community Partnerships

- Adopt-a-Park
- Adopt-a-Garden
- Shingle Creek Clean up



ty Clean-Up Actions

021 & 2022 microgrants to businesses

- Exterior property maintenance and beautification
- Enhancing safety and security
- 15 grants awarded to businesses

ne-on-one meetings with commercial property managers and business
wners to discuss both their needs as well as the city's concern regardin
ter and clean-up.

eetings with Walmart, Cub Foods, and Sun Foods to discuss cart storag
nd clean-up.

rrent Situation City Clean-Up Actions

ormwater Drain Art itiative

- Educate, raise awareness and bring attention to the impacts of littering,
- Reduce litter in the business district
- Beautify the community.



oving Forward

ıtegies

- Creating value based spaces
  - Sense of pride and value
- Developing of litter and trash prevention measures
  - Incentives for people to dispose of litter and trash prior to or instead tossing them on the ground
- Employing clean-up actions

ironmental Stewardship is everyone’s responsibility.

Questions?

Council Regular Meeting

DATE: 8/8/2022

TO: City Council
FROM: Dr. Reggie Edwards, City Manager
THROUGH: Meg McMahan, Community Development Director
BY: Ginny McIntosh, City Planner and Zoning Administrator

SUBJECT: Planning Commission Application No. 2022-003, Submitted by Alatus LLC, Project for Pride in Living, and Resurrecting Faith World Ministries, for a Re-plat, Zoning Code Amendment, Re-zoning and Establishment of a Planned Unit Development to Allow for a Phase I Redevelopment of the City's Opportunity Site (2500 County Road 10 and 5900 Shingle Creek Parkway)

Requested Council Action:

(i) Motion to adopt resolution regarding Planning Commission Application No. 2022-003, for approval of a preliminary and final plat, Zoning Code amendment, re-zoning and establishment of a Planned Unit Development, and site and building plan approvals for Sites 1A, 2, 3, and 4, as contemplated in the submitted plan sets, for the Subject Property located at 2500 County Road 10 and 5900 Shingle Creek Parkway, based on the findings of fact and submitted plans, and as amended by the conditions of approval outlined in the related Council resolution.

(ii) Motion to approve a first reading of an ordinance amending Chapter 35 of the Zoning Code of Ordinances regarding the zoning classification of the Subject Property located at 2500 County Road 10 and 5900 Shingle Creek Parkway, and set the second reading and public hearing for August 22, 2022.

Background:

Alatus LLC, Project for Pride in Living, and Resurrecting Faith World Ministries (Collectively, "the Applicant"), is requesting review and consideration of a proposal to re-develop property owned by the Economic Development Authority (EDA) of the City of Brooklyn Center and part of the City's larger 80-acre "Opportunity Site." The property under consideration for a Phase I redevelopment is located at the northeast corner of Shingle Creek Parkway and Bass Lake Road (County Road 10), and is a largely vacant and impervious site, with the exception of a standalone restaurant, Ocean Buffet, that has an existing lease with the EDA of Brooklyn Center and a Relocation Assistance Agreement in place with the City, pending approval of Planning Commission Application No. 2022-003.

The Subject Property was formerly home to Brookdale Ford auto dealership (2500 County Road 10), an approximately 185,000-square foot Brookdale Square retail center, and movie theater (Brookdale 8 Cinema), and the existing Ocean Buffet restaurant, located on the parcel identified as 5900 Shingle Creek Parkway, and encompasses approximately 32-acres in total. As is contemplated under this application, the overarching 32-acres would be re-platted to accommodate an approximately 16-acre initial (Phase I) redevelopment, with the remaining acreage earmarked to accommodate necessary infrastructure and phasing and the ultimate buildout of the overall Opportunity Site.

Due to the overall complexity and intertwining aspects of the project in its buildout and financing, approvals of all requests—the preliminary and final plat, amendment to the City's Zoning Code to remove the Subject Property from the Central Commerce Overlay District, rezoning and establishment of a Planned Unit Development, and four site and building plans, identified as Sites 1A (278 unit multi-family residential building, Alatus), 2 (approximately 27,000-square foot event center with attached 24-hour childcare center, wellness and barber suites, Resurrecting Faith World Ministries), 3 (205 unit multi-family residential building, Alatus), and 4 (60 unit multi-family residential building, Project for Pride in Living and Resurrecting Faith World Ministries), are required.

The Applicant originally submitted an application for review on May 10, 2022; however, City staff determined the submittal to be incomplete. A letter of incomplete was issued to the Applicant on May 23, 2022, along with a detailed checklist outlining missing submittals and documentation. An application was re-submitted on June 14, 2022, for consideration and deemed complete. A public hearing notice was published in the Brooklyn Center *Sun Post* on June 30, 2022, mail notifications were mailed to nearby taxpayers, residents, and businesses per Code and Minnesota state statute requirements, and development proposal signage was installed on the Subject Property by the City; however, the Planning Commission failed to meet quorum on July 14, 2022, and therefore a public hearing was not held, and no recommendation could be provided.

In order to keep the application progressing and within the review requirements under state statute, a 60-day review extension letter was provided to the Applicant on July 21, 2022, and a new public hearing notice was published in the *Sun Post* on July 28, 2022, for the August 8, 2022, City Council meeting.

A copy of the Planning Commission Report for Planning Commission Application No. 2022-003, originally dated July 14, 2022, and revised to August 8, 2022, to reflect the above information, is included with this memorandum. Per the Applicant's request, individual resolutions contemplating the four individual site and building plan requests, as well as the preliminary and final plat, Zoning Code amendment, rezoning and PUD establishment requests are included as well.

Due to the request to re-zone the Subject Property from the C2 (Commerce) District to PUD/TOD (Planned Unit Development/Transit-Oriented Development) District, and remove the property from the Overlay District, City Code dictates that the City Zoning Ordinance be amended to reflect the re-zoning and removal. A draft copy of the ordinance language is included for review. Should the City Council proceed with the amendment, a motion to approve a first reading of an ordinance amending Chapter 35 of the Zoning Code of Ordinances regarding the Subject Property located 2500 County Road 10 and 5900 Shingle Creek Parkway would be required. In order to keep within Minnesota state statute requirements relating to review timelines and Applicant goals surrounding the construction phasing of individual sites and infrastructure, the related ordinance amendment was submitted for publication to the *Sun Post*, setting the second reading and public hearing to August 22, 2022.

Budget Issues:

None to consider at this time; however, future City approval of TIF (Tax Increment Financing) will be required for the project to come to fruition due to the integration of certain community benefits requested as part of the years-long community engagement process and as part of the Phase I development, and the proposed construction of crucial public infrastructure that will service not only the Phase I development, but future Opportunity Site phasing to the north (e.g. semi-regional stormwater ponding, a roadway extension running from Shingle Creek Parkway to John Martin Drive).

TIF District No. 7 was established for the purpose of re-developing the Opportunity Site and has already been certified. Per the five-year rule, the Phase I project, as contemplated under Planning Commission Application No. 2022-003 must be initiated and construction begun by April 2023.

Inclusive Community Engagement:

The City of Brooklyn Center and the Applicant have been committed in engaging with the local community and organizations. Although the Opportunity Site has been the subject of master planning dating back to the early 2000s, the City embarked on a new master plan process for the Opportunity Site in 2018, and as part of the City's selection of a master developer for an initial redevelopment of the site.

It has been through an iterative process over these past years that Alatus' vision has evolved through work with the City and community partners through an extensive community engagement process, meetings with City staff and City Council, and an ultimate partnership with Project for Pride in Living (PPL) and Resurrecting Faith World Ministries (RFWM).

The first phase of engagement, beginning in 2019, worked to establish core values, goals, and priorities for the development of the Opportunity Site and through this process, a series of community workshops were held by the Twin Cities LISC Corridor Development Initiative (CDI) that were summarized in the Opportunity Site Corridor Development Initiative Summary Report, and informed a separate set of Development Guidelines for the Opportunity Site development.

For the second phase of engagement, still on-going in 2022, and initiated through approval of a resolution authorizing the execution of a community engagement pilot program with community partners for the Opportunity Site and the commitment of funding to advance the pilot program (City Council Resolution No. 2021-84), the City partnered with community-based organizations and leaders to dive deeper into conversations with community, particularly in communities that have historically been overlooked by traditional engagement efforts. This work focused on deeper conversations about community benefits, public safety, and wealth building, and how the development can support those goals.

A summary of the community engagement process is included within the staff report (Exhibit F).

Antiracist/Equity Policy Effect:

As the Economic Development Authority of the City of Brooklyn Center owns the Subject Property, it has leveraged this ownership to design the project through an equity lens that mitigates the unintended effects of gentrification and produce positive outcomes in community in an equitable way. This is reflected in the multi-year community engagement efforts and documentation, some of which is included as reference within the exhibits attached to the July 14, 2022 staff report, and last updated for the August 8, 2022 Council meeting.

Strategic Priorities and Values:

Enhanced Community Image, Resident Economic Stability, Inclusive Community Engagement, Targeted Redevelopment, Safe, Secure, Stable Community, Key Transportation Investments

ATTACHMENTS:

Description	Upload Date	Type
Staff Report-Opportunity Site Phase I (08.08.2022)	8/3/2022	Backup Material
Exhibit A1-Opportunity Site Phase I-Background	8/3/2022	Backup Material
Exhibit A2-Opportunity Site Phase I-PUD Plans	8/3/2022	Backup Material
Exhibit A3-Opportunity Site Phase I-Site 1A Plans	8/3/2022	Backup Material
Exhibit A4-Opportunity Site Phase I-Site 2 Plans	8/3/2022	Backup Material

Exhibit A5-Opportunity Site Phase I-Site 3 Plans	8/3/2022	Backup Material
Exhibit A6-Opportunity Site Phase I-Site 4 Plans	8/3/2022	Backup Material
Exhibit B-Opportunity Site Phase I	8/3/2022	Backup Material
Exhibit C-Opportunity Site Phase I	8/3/2022	Backup Material
Exhibit D-Opportunity Site Phase I	8/3/2022	Backup Material
Exhibit E-Opportunity Site Phase I	8/3/2022	Backup Material
Exhibit F-Opportunity Site Phase I	8/3/2022	Backup Material
Exhibit G-Opportunity Site Phase I	8/3/2022	Backup Material
Exhibit H1-Opportunity Site Phase I-City Engineer Memo	8/3/2022	Backup Material
Exhibit H2-Opportunity Site Phase I-Redline Set 1	8/3/2022	Backup Material
Exhibit H3-Opportunity Site Phase I-Redline Set 2	8/3/2022	Backup Material
Exhibit H4-Opportunity Site Phase I-Redline Set 3	8/3/2022	Backup Material
Exhibit H5-Opportunity Site Phase I-Webb Memo-Redline Set 4	8/3/2022	Backup Material
Exhibit H6-Opportunity Site Phase I-BMI Traffic Review	8/3/2022	Backup Material
Exhibit H7-Opportunity Site Phase I-BMI Traffic Analysis	8/3/2022	Backup Material
Exhibit I-Opportunity Site Phase I	8/3/2022	Backup Material
Exhibit J-Opportunity Site Phase I	8/3/2022	Backup Material
Resolution - Opportunity Site Phase I-PC Application No. 2022-003	8/4/2022	Resolution Letter
Ordinance Amendment - Opportunity Site Phase I (1st Reading)	8/3/2022	Ordinance

Planning Commission Report
Meeting Date: July 14, 2022
Updated: August 8, 2022

- Application Filed: 06/14/2022
- Review Period (60-day) Deadline: 08/13/2022
- Extension Declared: 07/21/2022
- Extended Review Period Deadline: 10/12/2022

Application No.	2022-003
Applicant:	Alatus LLC, Project for Pride in Living (PPL), and Resurrecting Faith World Ministries (RFWM)
Property Owner:	Economic Development Authority (EDA) of the City of Brooklyn Center
Location:	2500 County Road 10 and 5900 Shingle Creek Parkway
Requests:	Preliminary and Final Plat, Zoning Code Amendment to Remove Subject Property from Central Commerce Overlay District, Rezoning and Establishment of a Planned Unit Development, and Site and Building Plan Approvals (4)



Map 1. Subject Property Location.

Requested Action

Alatus, Project for Pride in Living, and Resurrecting Faith World Ministries ("The Applicant") is requesting review and consideration of a proposal to re-develop approximately 16 acres of property owned by the Economic Development Authority (EDA) of the City of Brooklyn Center and part of the City's larger 80-acre "Opportunity Site." The property under consideration is located at the northeast corner of Shingle Creek Parkway and Bass Lake Road (County Road 10), and is a largely vacant and impervious site, with the exception of a standalone restaurant (Ocean Buffet) that has an existing lease with the EDA of Brooklyn Center. In order to carry out the approximately 16-acre redevelopment contemplated under Planning Commission Application No. 2022-003, a re-plat of approximately 32 acres is also necessary to accommodate the full build-out of certain public infrastructure, including an approximately 1,800-foot new multi-modal roadway, semi-regional

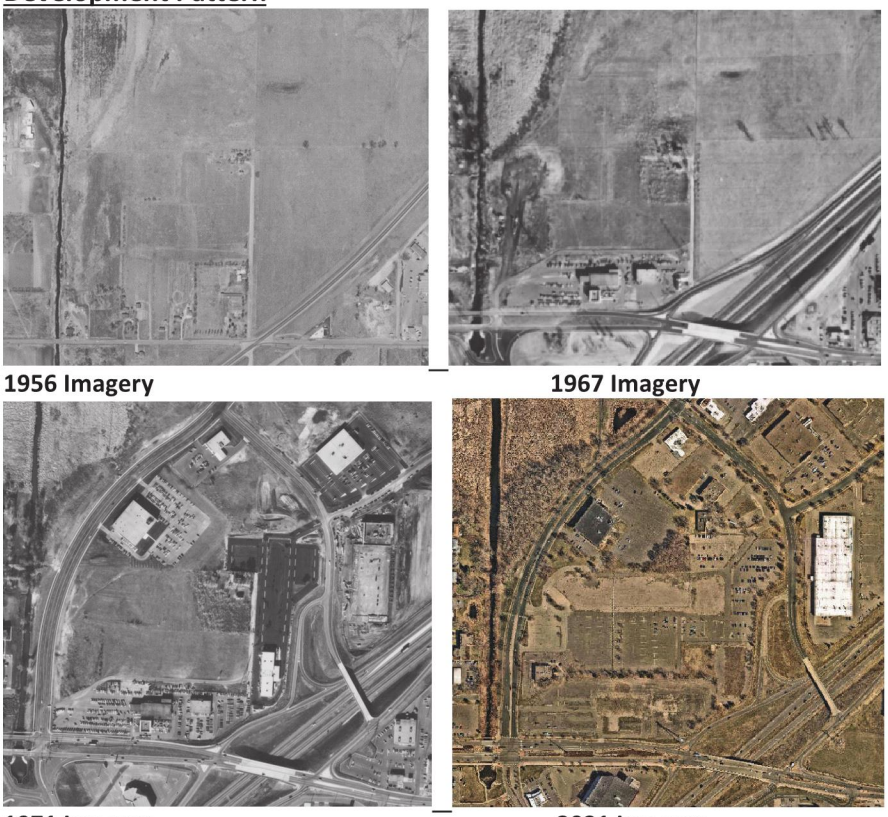
stormwater system and ponding, and replacement and upgrading of water, sewer, and storm utilities.

The Applicant is requesting full approvals for the construction of 543 dwelling units across three multi-family residential buildings (278, 205, and 60 units, respectively), an event center, 24-hour childcare center, and wellness and barber suites. The submittal would also contemplates plaza and gathering space, a flex street, trail and sidewalk connections to existing community assets, and other related site improvements, and approve the platting and flexibilities necessary to advance a proposed entrepreneurial market, three smaller multi-family residential buildings (70, 60, and 70 units, respectively, for a total of 200 units), an approximately 3.5-acre regional park (Three Rivers Park District), and future phasing on the Opportunity Site (Exhibit A).

The Applicant originally submitted Planning Commission Application No. 2022-003 on May 10, 2022; however, City staff determined the submittal to be incomplete. A letter of incomplete was issued to the Applicant on May 23, 2022, along with a detailed checklist outlining missing submittals and documentation. An application was re-submitted on June 14, 2022 for consideration and deemed complete. A public hearing notice was published in the Brooklyn Center *Sun Post* on June 30, 2022, mail notifications were mailed to nearby taxpayers, residents, and businesses per Code requirements, and development proposal signage installed on the property by the City; however, the Planning Commission failed to meet quorum on July 14, 2022, and therefore a public hearing was not held, and no recommendation could be provided.

In order to keep the application progressing and within the review requirements under state statute, a 60-day review extension letter was provided to the Applicant on July 21, 2022, and a new public hearing notice was published in the *Sun Post* on July 28, 2022, for the August 8 2022, City Council meeting (Exhibit B).

Development Pattern



1956 Imagery **1967 Imagery**

1971 Imagery **2021 Imagery**

Image 1. Historical and Current Imagery of Opportunity Site-Phase I Area (Courtesy: MHAPO, Hennepin County).

Existing Conditions



Image 2. Existing Site Conditions at Subject Property.

Site Data:

2040 Land Use Plan:	TOD (31.01-130 Dwelling Units per Acre)
Neighborhood:	Centennial
Current Zoning:	C2 (Commerce) District | Central Commerce Overlay District
Site Area:	Approximately 16 Acres (Redevelopment) | 32 Acres (Re-Plat)

Surrounding Area:

Direction	2040 Land Use Plan	Zoning	Existing Land Use
North	TOD (31.01-130 DU/Ac.)	C2 (Commerce) District |Central Commerce Overlay District	Commercial | Office | Undeveloped
South	ROW | TOD	ROW (Bass Lake Road/County Road 10) | PUD/C2 (Planned Unit Development/Commerce) District | Central Commerce Overlay District	(ROW) | Commercial
East	ROW | C-MU (10.01-25 DU/Ac.)	ROW (John Martin Drive) | C2 (Commerce) District | Central Commerce Overlay District	(ROW) | Commercial
West	ROW | TOD, and Parks, Recreation, Open Space	C2 (Commerce) District and Central Commerce Overlay District | Central Commerce Overlay District	(ROW) | Apartments | Commercial | Park, Recreational, or Preserve

BACKGROUND

The Opportunity Site is an approximately 80-acre area west of Highway 100 and east of Shingle Creek Parkway, and bounded on the south by Bass Lake Road (County Road 10) and north by Summit Drive.

The City first began planning for redevelopment of this area in the early 2000s. In partnership with the Metropolitan Council, the area was included in a regional study designed to examine how aging retail centers could redevelop to better serve the communities they are in. The resulting 2002 Calthorpe Study introduced the concept of a mixed-use, walkable town center as a vision for the area.

The Subject Property under consideration for redevelopment was formerly home to Brookdale Ford auto dealership (2500 County Road 10), an approximately 185,000-square foot Brookdale Square retail center and movie theater (Brookdale 8 Cinema), and an existing, standalone restaurant (Ocean Buffet) located at 5900 Shingle Creek Parkway, and encompasses approximately 32-acres located at the northeast junction of Bass Lake Road (County Road 10) and Shingle Creek Parkway. The aforementioned properties are just two of the key properties located within the larger 80-acre area known as the City of Brooklyn Center's "Opportunity Site." As contemplated under this application, approximately 32-acres would be re-platted to accommodate an approximately 16-acre initial (Phase I) development, with the remaining acreage earmarked to accommodate necessary infrastructure and phasing and the ultimate buildout of the overall Opportunity Site.

In 2008, the City of Brooklyn Center's Economic Development Authority (EDA) began proactively acquiring property within the identified Opportunity Site, including the Subject Property, and in 2013, the EDA purchased the approximately 23-acre Brookdale Square site (5900 Shingle Creek Parkway). All buildings were subsequently demolished with the exception of Ocean Buffet, who leases from the Economic

Development Authority of the City of Brooklyn Center and has a Relocation Assistance Agreement in place with the City pending approval of Planning Commission Application No. 2022-003. In April 2018, the EDA entered into an agreement with Alatus, LLC to master develop 35 acres of EDA-owned land within the Opportunity Site, and conduct due diligence on an initial phase of development.

The City has solicited interest from numerous developers over the years, all who offered a vision for the Opportunity Site, but whose proposals never became a reality. It was in late 2017 and early 2018 that three developers came forward with concept plans for the master planning and redevelopment of the Opportunity Site. Following a meeting in February 2018, the City Council selected Alatus, as their vision aligned well with past planning efforts and the vision created under the City's 2006 master plan (Damon Farber & Associates) for the site, and addressed the concept of a walkable town center area with mixed-use development that was most likely to benefit the community and its residents. In April 2018, the EDA entered into an agreement with Alatus, LLC to master develop 35 acres of EDA-owned land within the Opportunity Site, and conduct due diligence on an initial phase of development.

By early 2019, Alatus had refined their overall concept for the site and were moving forward with early planning for an initial phase of development that would include approximately 300-units of housing and a mix of commercial space on the ground floor. The concept was presented to the City Council and direction was given to renew the Preliminary Development Agreement (PDA) with Alatus.

It has been through an iterative process over these past years that Alatus' vision has evolved following work with the City and community partners through an extensive community engagement process, meetings with City staff and City Council, and an ultimate partnership with Resurrecting Faith World Ministries (RFWM), and Project for Pride in Living (PPL).

The Applicant (Alatus, Resurrecting Faith World Ministries, and Project for Pride in Living) proposal for the Phase I development of the Opportunity Site, as it stands today, contemplates the re-platting of approximately 32 acres and the framework and plan approvals necessary to re-develop approximately 16-acres of the Opportunity Site. The current Phase I proposal would accommodate: 743 multifamily housing rental units (342 rental units with designated affordability at or below 80% AMI), at least 20,000 square feet of commercial space as a dedicated Entrepreneurial Market (EMP), an event center and social care facility (including a 24-hour childcare center, barber and wellness suites—of which include therapy and counseling offices).

It is important to note that the Phase I development of the Opportunity Site contemplates the implementation of ***significant*** infrastructure improvements and investments, including the construction of large, semi-regional stormwater facilities that will not only serve the Phase I development (anticipated to require 20-percent of the total system), but future phased development to the north, the creation of a new street and pedestrian network to serve the immediate Phase I development, as well as a crucial public roadway extension outlined in the Opportunity Site Infrastructure Framework, and adopted by City Council on July 12, 2021 under City Council Resolution No. 2021-90. This roadway extension would run east to west along the north end of the Phase I development from Shingle Creek Parkway to John Martin Drive. As contemplated within the submittal, the Applicant intends to construct approximately 1,800-feet of the extension as part of this development (Exhibit C).

A more in-depth summary of the planning that has occurred regarding the Opportunity Site and in advance of the submittal as contemplated under Planning Commission Application No. 2022-003, is attached as Exhibit D.

Community Engagement Process

In 2019, Alatus LLC, in partnership with the City of Brooklyn Center, enlisted Twin Cities LISC Corridor Development Initiative (CDI) to facilitate a series of community workshops. The goal of the workshops was to identify development guidelines for Phase I of the Opportunity Site, and specifically the Subject Property. The development guidelines and final recommendations were summarized in the Opportunity Site Corridor Development Initiative Summary Report, and presented before City Council in June 2019.

Engaging the community in the Opportunity Site planning and development has been a priority of the City and development team, and an integral part of this process. The scale and reach of community engagement on this proposed project have exceeded that of any past effort in the City's history, and the intent is to ensure that the outcomes truly benefit the residents of Brooklyn Center, which necessitates a much deeper, more thorough, and more inclusive engagement strategy.

The first phase of engagement, beginning in 2019, worked to establish core values, goals, and priorities for the development of the Opportunity Site and through this process, LISC created Development Guidelines for future Opportunity Site development (Exhibit E).

For the second phase, still on-going in 2022, and initiated through approval of a resolution authorizing execution of a community engagement pilot program with community partners for the Opportunity Site and the commitment of funding to advance the pilot program (City Council Resolution No. 2021-84), the City partnered with community-based organizations and leaders to dive deeper into conversations with community, particularly in communities that have historically been overlooked by engagement efforts. This work focused on deeper conversations about community benefits, public safety, and wealth building, and how the development can support these goals.

The wide range and reach of the involved community partners have led to a variety of community engagement activities to gather the feedback and input necessary to inform and shape the proposed development in a way that is authentically inclusive and representative of local community voices in Brooklyn Center. The engagement work has also informed and shaped the community benefits requested from future public and private investments and the creation of a Community Benefits Plan for the Opportunity Site.

For full details of the Community Engagement process, please refer to Exhibit F.

Environmental Review Process

Projects that meet or exceed a threshold as set in Minnesota Rules Part 4410.4300 are mandated to complete an Environmental Assessment Worksheet (EAW). The size (i.e. square footage) of the proposed buildings contemplated under the application submittal, and the multi-use nature of the project as a whole, meet or exceed the thresholds, which necessitated the completion of an EAW.

An EAW is a document designed to review and evaluate a proposed project and ultimately determine whether an Environmental Impact Statement (EIS) is needed. The EAW provides information necessary to determine if the project will have significant environmental impacts, informs the public about the project, provides permitting information, and identifies ways to protect the environment.

In the spring of 2022, the draft EAW was submitted to the City of Brooklyn Center, and the City initiated a preliminary review for completion. The EAW was then published and made public, and distributed to other affected regional jurisdictions for a 30-day public review and comment period. During this time, a

noticed virtual public meeting was held to provide an opportunity for public comment. Comments were collected and included in an additional supplemental document and were responded to accordingly. No comments requested an EIS or additional analysis or specific impacts. On June 13, 2022 City Council approved City Council Resolution No. 2022-061, declaring there was no need for an Environmental Impact Statement for the Opportunity Site Phase I development (i.e. Record of Negative Decision), and the EAW was made final. No further environmental review is therefore required for the proposed project (Exhibit G).

COMPREHENSIVE PLAN

The Subject Property currently has a future land use designation of Transit-Oriented Development (TOD), which allows for a range of 31.01 to 130 dwelling units per acre, and is a new land use designation under the 2040 Comprehensive Plan. Given previous studies and planning efforts, proximity to transit, and in consideration of the renewed efforts to redevelop the Opportunity Site during the undertaking of the 2040 Comprehensive Plan, the Subject Property was guided with the TOD designation.

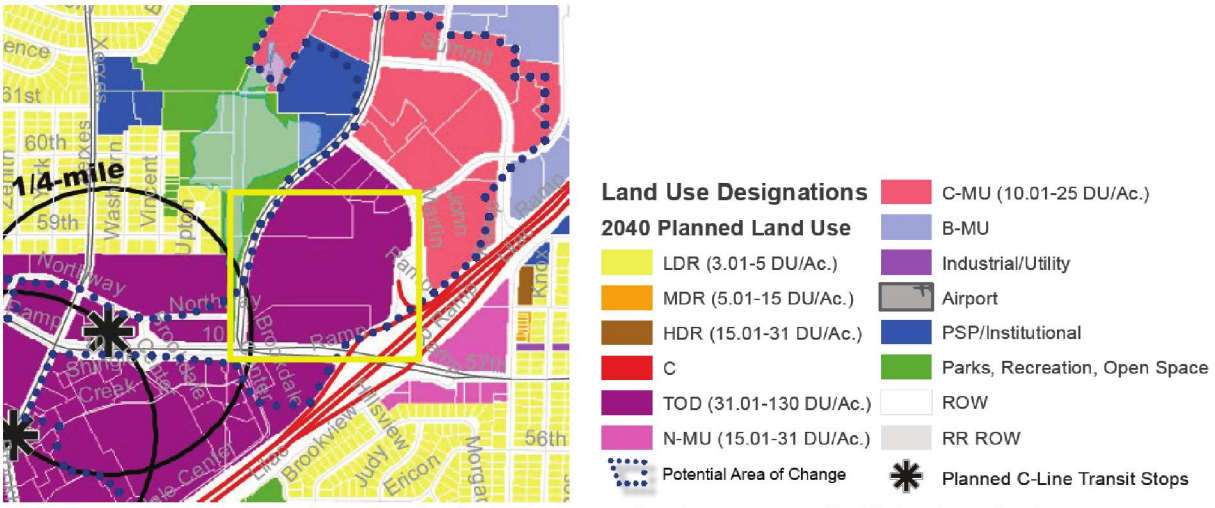
Mixed-Use Designations

Map Designation	Residential Density	Description
Transit Oriented Development (TOD)	31.01-130 Dwelling Units per Acre	TOD is a new land use designation that is planned for a mix of residential, commercial, office and retail uses. Land is generally within a ½-mile of the Brooklyn Center Transit Station (Transit Station) is designated as TOD to capitalize on the proximity of redevelopment sites to the transit stops. The planned Bus Rapid Transit C-Line has two stops within the area designated as TOD (the Transit Station is last northerly stop) that will provide access to adjacent land uses with frequent, and efficient bus/transit services providing connections to the area and broader region. A minimum of 75% of the land within this designation is planned to be developed with high-density residential use and the remaining land developed with supporting retail, office and commercial uses. Redevelopment will focus on connecting to the Transit Station and C-Line stops, future D-Line stops, as well as creating a walkable, bikeable, vibrant core in the City.

Image 3. Transit-Oriented Development (TOD) Description as Outlined in the 2040 Comprehensive Plan.

The 2040 Comprehensive Plan notes that the City has experienced significant change in the past decade with respect to its changing demographics and land use patterns. With the closure of the Brookdale Mall and numerous supporting retailers and service providers, and the major shifts and changes to bricks and mortar retail, the City's core economic engine effectively fizzled out, leaving a large contiguous area of vacant and underutilized land in the core of the City.

The 2040 Comprehensive Plan clearly indicates the Subject Property and full 80-acre Opportunity Site as a "potential area of change" (Refer to Map 2 below). As the 2040 Comprehensive Plan was the first comprehensive plan in the City's history to incorporate mixed-use land use designations (i.e. Neighborhood Mixed-Use, Commercial Mixed-Use, Business Mixed-Use, and Transit-Oriented Development), considerable time and effort was spent in detailing the integrating of uses, vision, and goals of these land use designations.



Map 2. 2040 Future Land Use Plan and Redevelopment Areas with Subject Property (highlighted in yellow).

The TOD land use designation was specifically created as previous planning efforts were historically silent on the "utilization of transit as a means to organize redevelopment efforts." Transit and accessibility have always been a consideration of the City's Comprehensive Plan, but as noted previously, have not served as a physical organizing feature of the Land Use Plan. The Comprehensive Plan notes that while previous efforts have simply addressed transit and mode choice such as walking or biking as part of its Transportation Chapter, current trends suggest that transit and mode choice are one of the principal components of a desirable, amenity rich community.

The City has the opportunity to capitalize on this shift in what can be considered the heart of Brooklyn Center given its current transit system (i.e. proximity to Metro Transit Center Station, multiple bus stops, and access to Bus Rapid Transit) and the availability of redevelopment land. The designated Opportunity Site likely serves as the City's greatest opportunity to address a desire to regain Brooklyn Center's competitive edge, and a carefully considered plan for redevelopment would likely drive traffic, be it in the form of residents, visitors, or workers, back to the City's core.

Chapter 3 (*Land Use and Redevelopment*) of the 2040 Comprehensive Plan also specifies that the TOD land use designation, "encourage a vibrant, integrated mix of uses in this area, which means the City is willing to let the market help shape how the area is developed," and that, "paramount to the success, regardless of density, is that the mix of uses includes more households of a variety of types, at various levels of affordability," which were reinforced during the community engagement process for the Opportunity Site and reiterated by the Applicant in their submitted narrative and summary of housing and community comment integration diagrams. These documents highlight the need for a "housing spectrum more representative of community standards" and references the draft Opportunity Site Master Plan's Housing Goals.

Table 3-6 within the 2040 Comprehensive Plan (noted as Table 1 below) anticipates the construction of 1,922 new residential units within the Transit-Oriented Development future land use designation by 2040, with the overwhelming majority of units projected for completion between 2021 and 2030.

Table 3-6. Anticipated Developable Acres and Residential Units by Decade

Future Land Use	2019-2020			2021-2030			2031-2040			2019-2040
	Est. Total Acres[a]	Residential Acres[a]	HH (Min)	Est. Total Acres[a]	Residential Acres[a]	HH (Min)	Est. Total Acres[a]	Residential Acres[a]	HH (Min)	Total New HH
Transit Orient Development 31.01-130 DU/A	12	9	279	48	36	1,116	22	17	527	1,922

Table 1. 2040 Comprehensive Plan – Anticipated Developable Acres and Residential Units within TOD Designation by Decade.

Of central theme to transit-oriented developments are the parking policies implemented that ultimately shape travel behavior, community design, and the economics of a development. While some cities have eliminated minimum parking requirements entirely, it is recognized that the City of Brooklyn Center is a first ring suburb that was overwhelmingly developed in a pattern that has been for the most part, auto-dependent.

The 2040 Comprehensive Plan further references the Institute for Transportation and Development Policy in outlining the elements unique to a transit-oriented development (TOD)—refer to Image 4 below.

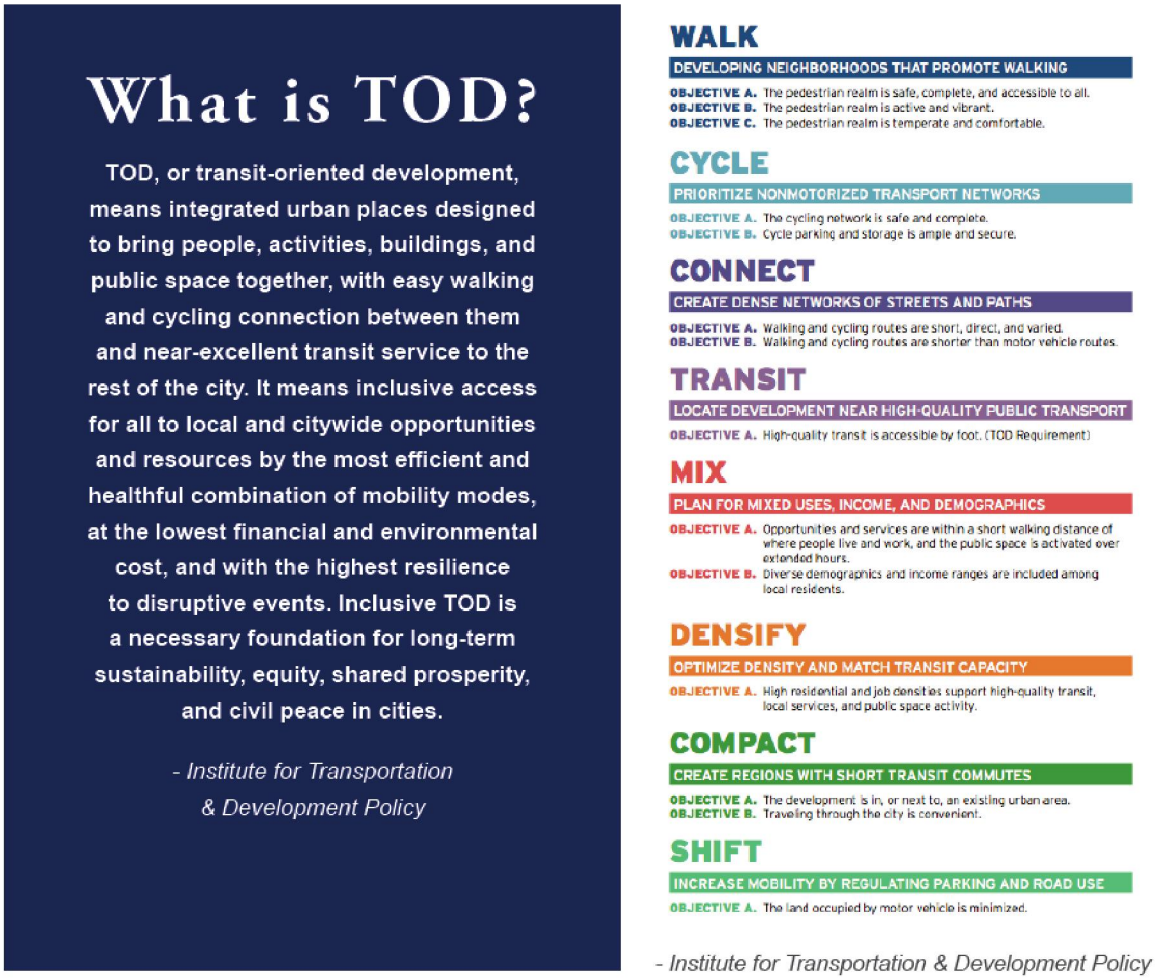


Image 4. 2040 Comprehensive Plan-Chapter 3 Land Use (TOD).

REQUESTS

PRELIMINARY AND FINAL PLAT

As proposed, the Applicant intends to re-plat the Subject Property to accommodate the creation of separate lots for the multiple proposed buildings, including outlots intended to accommodate necessary public infrastructure, amenities, and future phasing. The re-platting of the Subject Property aligns with the greater Opportunity Site Infrastructure Framework, and accounts for lands necessary to build out an approximately 1,800 feet public roadway extension, future 3.5-acre urban-regional park (Three Rivers Park District), semi-regional stormwater ponding intended to serve the Phase I development and future phasing to the north, and other developable lands contemplated for future phasing and buildout of the Opportunity Site, which would be retained by the City/Economic Development Authority of Brooklyn Center until otherwise determined.

City staff conducted a review of the submitted preliminary and final plat against City Code requirements, and specifically Section 15 (*Platting*) of the City Code of Ordinances. City Engineer Mike Albers and Webb Surveying conducted a review of the application submittal documentation and plats (Exhibit A). Comments regarding the preliminary and final plat can be found in the memorandums dated July 8, 2022 and June 28, 2022 (Exhibit H).

It is noted in the attached memorandum that the City recommends providing exhibits reflecting the vacation of certain easements that will be rededicated on the new plat. An easement vacation application is required for separate submittal to the Engineering Division of Public Works and approval by City Council in advance of any plat recording.

Further review is recommended for the lot line located between Lots 1 and 2, Block 4, as portions of proposed building (Site 4) courtyard and other site features appear to encroach across the proposed lot line, and the Applicant will need to consider access easement provisions with regard to the proposed structured parking between Sites 4 and 5, which will straddle the proposed lot line. Additional comments addressed inquiries on the anticipated ownership model and necessity of further separation for Lot 1, Block 1 (Site 1) as this area is contemplated for construction of an approximately 278-unit multi-family residential building (Site 1A), entrepreneurial market (Site 1B), and common plaza and amenity space. As Site 1B is still underway in its design and community engagement process, separate site and building approvals are required prior to any construction, and City staff will know at that point whether approval of a separate vertical subdivision/Registered Land Survey (RLS) or Common Interest Community (CIC) plat is the path for separating the Site 1 uses and ownership.

Other minor corrections on the proposed graphics and dedication pages are noted in the referenced memo from Webb Surveying, dated June 28, 2022.

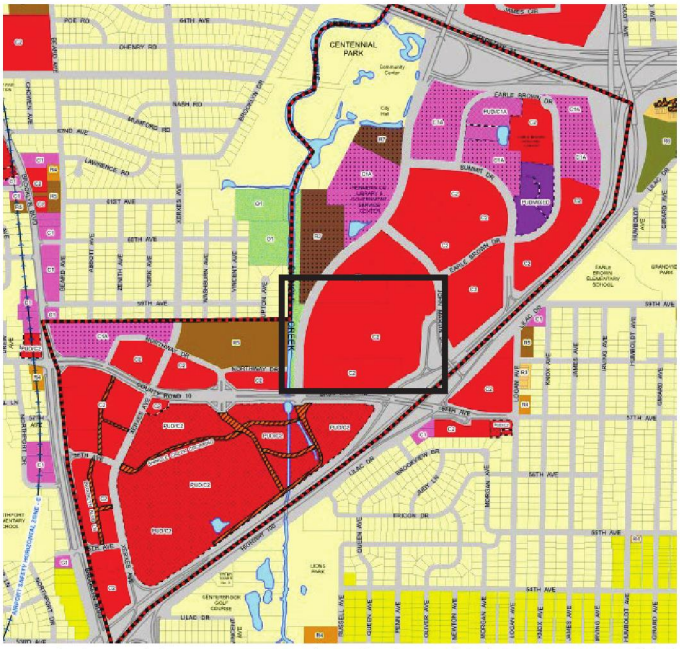
Per preliminary comments provided to the City by Hennepin County on July 5, 2022, comments were outlined addressing the dedication of certain right-of-way (e.g. sidewalks, clear view triangle), and a recommendation to add curb work at the northeast intersection of Bass Lake Road (County Road 10) and Shingle Creek Parkway, which would extend the sidewalk space by tightening the roadway radii to slow right-turning vehicles as they cross through the intersection. Any final plat comments or requirements will have to be addressed as a condition of approval prior to any recording with Hennepin County.

The Applicant will also need to provide an updated certified abstract of the title or registered property report to the City Planner and City Attorney for review.

Based on the above noted findings, City staff recommends approval of the requested preliminary and final plat for the OPPORTUNITY SITE ADDITION, subject to the Applicant complying with the outlined Conditions of Approval, and approval of the related amendment to the City's Zoning Code to remove the Subject Property from the Central Commerce Overlay District, rezoning and Establishment of a Planned Unit Development, and site and building plans (4).

ZONING CODE AMENDMENT

Overlay districts generally apply an extra level of regulations or development criteria above the standard underlying zoning district. The Central Commerce Overlay District is an area roughly bounded by I-694 on the north, Highway 100 on the south and east, Brooklyn Boulevard on the west, and Shingle Creek on the north, and includes a specific list of permitted and prohibited uses.



Map 3. Central Commerce Overlay District and Subject Property (highlighted in black).

The Applicant is requesting an amendment to the Zoning Code and associated map (refer to Map 3 above) to remove the Subject Property from the Central Commerce Overlay District, and whose uses are outlined in Section 35-2240 (*CC Central Commerce Overlay District*), as residential uses are not currently permitted within the Overlay District.

As part of the ongoing Zoning Code update, the Central Commerce Overlay District is slated for removal; however, as that work is not yet complete, the submitted proposal requests the removal of this property from the Overlay District. In 2019, a similar request was made and approved by City Council as part of the redevelopment of the former Jerry's Foods site (5801 and 5803 Xerxes Avenue North) into a combined 270-units of housing across two multi-family residential buildings, and approval of the Crest Apartments expansion in 2021 (6221 Shingle Creek Parkway) required removal from the Overlay District as well. Other existing residential properties located within the Central Commerce Overlay District that pre-date the establishment of the Central Commerce Overlay District include the Lux Apartments (6100 Summit Drive North), Gateway Commons (2850 Northway Drive), and Ecumen Prairie Lodge (6001 Earle Brown Drive).

None of the uses contemplated within the Phase I Development are uses explicitly prohibited under

Section 35-2240.4 (*CC Central Commerce Overlay District*), of which include: sauna and massage establishments, currency exchanges, pawn shops, secondhand goods dealers, auto repair establishments, gas stations, truck and trailer establishments, and indoor storage establishments.

Based on the above noted findings, City staff recommends approval of the requested amendment to the City's Zoning Code to allow for the removal of the Subject Property, located at 2500 County Road 10 and 5900 Shingle Creek Parkway, from the City's Central Commerce Overlay District, subject to the Applicant complying with the outlined Conditions of Approval, and approval of the related preliminary and final plat, rezoning and Establishment of a Planned Unit Development, and site and building plans (4).

REZONING | PLANNED UNIT DEVELOPMENT

The Applicant requests approvals to re-zone and establish a Planned Unit Development (PUD) for the Subject Property located at the northeast intersection of Bass Lake Road (County Road 10) and Shingle Creek Parkway. These requests are integral to the submitted application requests to facilitate the Applicant's plans to subdivide and re-develop the Subject Property into a mixed use, commercial and residential Transit-Oriented Development (TOD). Prior to approval of the 2040 Comprehensive Plan, the City of Brooklyn Center had largely developed out through Euclidean zoning or "single use" zoning, which divides a municipality up by a set of permitted uses and ultimately "zoning districts."

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 standards, 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, stormwater, erosion control, and wetlands requirements.

Presently, the Subject Property is zoned C2 (Commerce) District, which generally allows for various retail uses, service/office uses, medical and health uses, construction and contractor uses, and non-residential educational uses. The Applicant's proposed residential uses across three multi-family residential buildings and future multi-family residential phasing across three additional lots is not a permitted use in the existing C2 District. Additionally, group day care (childcare) facilities and event centers are only permitted in the C2 zoning district through issuance of a Special Use Permit, and are subject to special requirements per Section 35-412 (*Special Requirements in C2 Districts*) of the Zoning Code.

As stated above, the request to re-zone and establish a PUD would allow for the redevelopment of the Subject Property into a mixed-use, Transit-Oriented Development (TOD) that would incorporate approximately 743 housing units, a 24-hour childcare center, event center, commercial space, open and amenity spaces in a format that is not currently contemplated within the City's existing 1960s-era Zoning Code. The re-zoning to an underlying TOD District designation is in line with the City's adopted 2040 Comprehensive Plan, which designates the Subject Property as TOD (31.01-130 Dwelling Units per Acre) and the draft Zoning Code Update and forthcoming Unified Development Ordinance, which intends to designate the Subject Property as TOD.

Section 35-355 (*Planned Unit Development*) of the City's 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 (PUD/C2) or a new classification (PUD/TOD). 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 to a TOD. This allows for flexibility within the Zoning Code for developments which are either not defined or outlined as a use under the existing regulations. PUDs are often used to achieve a higher quality development, or achieve other City goals, in exchange for zoning flexibility from the City Code.

The plans submitted under Planning Commission Application No. 2022-003 would require certain flexibilities to account for the mixed-use nature of the four proposed buildings in the initial phase, additional housing developments and entrepreneurial market contemplated in future phasing, and infrastructure needs. As the current Zoning Code does not contemplate mixed-use transit-oriented developments or mixed-use developments in general, the establishment of a Planned Unit Development is requested to provide parameters in granting these and other flexibilities.

In conjunction with the proposed redevelopment application process, the City, community partners and stakeholders, and the Applicant completed a thorough and extensive community engagement process, which identified community priorities and desires for the future of the Opportunity Site development as a whole. The Phase I development intends to incorporate many community benefits and amenities that align with City goals, the Opportunity Site Master Plan, and community feedback received to date, and outlined community amenities and benefits, some of which are noted below in Table 2 below.

In return, the Applicant requests for certain deviations from the existing Zoning Code and other design standards to forward this proposal. Where possible, City staff has referenced the draft Unified Development Ordinance (UDO) and Zoning Code update provisions, and specifically, those provisions drafted for the Transit-Oriented Development District, in its review of Planning Commission Application No. 2022-003.

The integration of the above-referenced community benefits, and how they align with community input and City goals, is demonstrated in Table 2 below:

Community Feedback	Project Community Amenity/Benefit	Opportunity Site Master Plan and City Goals
Inclusive gathering places and open spaces	Trail and sidewalk connections to existing community assets, including a new park developed by Three Rivers Park District. Flex street that can be easily closed off for pedestrian friendly events, located between the Entrepreneurial Market Place and Event Center. Privately-owned and maintained plaza adjacent to the Entrepreneurial Market Place. Integration of public art into development and buildings.	The pedestrian network in Downtown Brooklyn Center is designed to provide access to daily needs within walking distance of all residents and visitors. By connecting to regional trails and providing safe streets and appropriate support facilities, cycling can be an efficient, healthy, and environmentally friendly means of transportation.
A housing spectrum that is more representative of Community	A mix of multi-family housing developments with shared amenities	Promote a diverse housing stock that provides safe, stable, and accessible

standards	and providing a spectrum of affordability levels and types (i.e. market, mixed-income, affordable, family-sized units), including 260 affordable housing units, 205 Mixed Income Units (40% of units at between 60-80% AMI, 60% Market Rate), 278 Market Rate Units.	housing options to all residents, including a mix of incomes with affordability integrated. Housing near amenities (health and social services, transportation, education, and quality job opportunities) that promote walkability, livability, and community.
Local Community business focus and integration of underserved residents	Entrepreneurial Market Place to be owned and programmed via community stakeholders and the City of Brooklyn Center. Barber, beautification, and wellness suites—including therapy and counseling offices for development by RFWM.	Downtown will feature several areas of commercial, retail, and civic activity that residents of the community and throughout the region will help activate throughout the week and year. The City also has multiple Economic Development and Employment goals that will be engaged through this development.
Need for more childcare options	24-hour childcare center	Downtown will feature several areas of commercial, retail, and civic activity that residents of the community and throughout the region will help activate throughout the week and year.
Innovative stormwater management strategies and alternative energy strategies	Sustainable stormwater strategies that are intended to be experienced through integrated landscape design, trails and places to gather. Stormwater system to be tied into the greater regional system, and with capacity to integrate future phasing and build-out of the Opportunity Site to the north. On-site renewable and alternative energy sources and high efficiency building systems, supplementing electricity and utility usage with 30% +/- reduction of utility bills for occupants.	Downtown will feature a stormwater system that manages rainwater throughout the Opportunity Site and district while also serving as a health, recreational, and aesthetic amenity for residents and visitors.

Table 2. Community Engagement Integration within Application Submittal.

The proposed Planned Unit Development would ultimately approve the framework necessary for the Phase I redevelopment of the City's Opportunity Site, which contemplates site and building plan approvals for three (3) separate multi-family developments (278-units, 205-units, and 60-units, respectively) across a spectrum of affordability levels, an approximately 27,000-square foot development containing an event center (approximately 6,600-square feet) with 24-hour childcare center (approximately 5,254-square feet), wellness and barber suites, and shared public amenities and infrastructure to support development of the project, including plaza space, a community flex street, on-street/shared parking, semi-regional ponding, sidewalks and trails.

Approval of the re-zoning, PUD, and plat requests would also provide the framework necessary for a proposed City-owned entrepreneurial market (Site 1B), which would be constructed adjacent to the 278-

unit multi-family development (Site 1A), and three future phases of smaller-scale multi-family affordable housing developments proposed by Project for Pride in Living and Resurrecting Faith World Ministries (Sites 5, 6, and 7).

It should be emphasized that approval of the Phase I Opportunity Site development, as contemplated under Planning Commission Application No. 2022-003, would frontload a substantial portion of public infrastructure work necessary to build out and expedite future phases of the overall 80-acre Opportunity Site.

The creation of a transit-oriented development on the Subject Property incorporates mixed housing and commercial uses with densities that can support public and alternative transit opportunities and is in proximity to an existing transit center with Bus Rapid Transit (C-Line, and proposed D-Line service). The development at this location also provides an opportunity for reduced automobile dependency with the Subject Property's adjacency to the Shingle Creek Crossing shopping center and grocery options and services nearby. With this said, the intensity of a transit-oriented development requires certain increased densities, reduced building setbacks, and parking ratios, in order to bring people, activities, buildings, and public space together in a format conducive to walking and cycling, and with a mix of uses that will activate a place.

The Applicant would also require certain flexibility to incorporate signage for the proposed buildings at each development, and referenced on Sheet G005 of the overall PUD set. The existing Sign Code, which is also underway with an update, currently restricts multi-family buildings to no more than one (1) wall sign per building, not to exceed 10-square feet in area, and cluster developments with more than 36-units are entitled to either one (1) freestanding sign no greater than 36-square feet in area and no more than 10-feet above ground level, or two (2) identical freestanding signs located at opposite sides of the entrance not greater than 18-square feet in area and each not more than five (5) feet above ground level. The existing sign code is also not conducive to more current design standards for signage (e.g. blade signage).

Although considered perhaps early in the planning phase, City staff recommended that the Applicant provide a signage schedule to address proposed locations and maximum square footage of each respective monument, wall, or wayfinding sign on the Phase I Opportunity Site, and particularly due to the constraints posed currently for multi-family residential. In review of the proposed signage locations, City staff noted that the proposed ground-mounted signage (i.e. monument, wayfinding) would require further reviewed to ensure sight-lines are maintained and to verify that no easements will be encroached upon. Sign locations would be subject to final City review for overall scaling, placement, and approval conditions, and subject to separate City sign permit approvals. The new sign code provisions, currently underway, intend to provide greater flexibilities for multi-family residential users than currently permitted.

As approval of any development plan for the Subject Property shall constitute a re-zoning to PUD, approvals to establish a PUD require the City Council to base its actions on the re-zoning 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.

With regard to the intended rezoning, Section 35-208 (*Rezoning Evaluation Policy and Review Guidelines*), outline that it is the City's policy that:

- **a.** Zoning classifications must be consistent with the Comprehensive Plan; and
- **b.** Rezoning proposals shall 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.

Furthermore, requests for re-zonings should be assessed against a series of guidelines outlined under the City's Zoning Code:

- **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?

Based on the above noted findings, City staff recommends approval of the requested re-zoning of the Subject Property from C2 (Commerce) District to establish a Planned Unit Development (Planned Unit Development/Transit-Oriented Development District) for the Subject Property located at 2500 County Road 10 and 5900 Shingle Creek Parkway, subject to the Applicant complying with the outlined Conditions of Approval, and approval of the related requests for an amendment to the City's Zoning Code to remove the Subject Property from the Central Commerce Overlay District, preliminary and final plat, and site and building plans (4).

SITE AND BUILDING PLANS (4)

The Phase I Opportunity Site, as contemplated under Planning Commission Application No. 2022-003, will encompass a significant area of land located at 2500 County Road 10 (PID: 02-118-21-24-0019) and 5900 Shingle Creek Parkway (PID: 02-118-21-24-0020), which are both currently owned by the City of Brooklyn Center's Economic Development Authority (EDA). The approximately 16-acre redevelopment, as proposed, contemplates full site and building plan approvals for four buildings (Sites 1A, 2, 3, and 4) with their respective site and Phase I improvements, and the PUD approvals and flexibilities necessary to effectively placeholder additional phasing within the Phase I development.

Sites 1B, 5, 6, and 7 are reflected in the submitted requests to re-plat, re-zone, and establish a Planned Unit Development, but will require separate site and building plan approvals, due to project timing. While the proposed Entrepreneurial Market (Site 1B) will require site and building plan approvals in the near term given its adjacency to the proposed 278-unit multi-family building (Site 1A) and anticipated

construction by Alatus (the Applicant), Sites 5, 6, and 7 are affordable multi-family residential developments that will seek outside funding to further the proposals (e.g. LIHTC credits). The submitted PUD plan set provides a breakout of the potential project phasing and interim site conditions (e.g. sodding/seeding). Refer to Table 3 below.

Site	Building Name	Stories	Gross Area	Dwelling Units	Acres	Phase
1A	Alatus | Multi-Family Housing 1	6	415,100	278	2.61	1A
1B	Entrepreneurial Market	2	19,110	0	0.71	1A
2	RWFM | Event Center	1	26,500	0	1.87	1A
3	Alatus | Multi-Family Housing 2	6	300,100	205	2.48	1C
4	PPL + RFWM | Family Housing	5	72,000	60	0.87	1B
5	PPL + RFWM | Workforce Housing	4	79,000	70	0.78	1D
6	Family Housing	4	72,000	60	0.72	1E
7	Family Housing	4	72,000	70	0.86	1F
A	Outlot A	-	-	0	5.02	1A – 1E
TOTALS				**743**	**15.92**	

	Full Approvals: (1) Site and Building Plan, **(2)** Removal from Central Commerce Overlay District, **(3)** Rezoning and Establishment of a Planned Unit Development, and **(4)** Re-plat
	Partial Approvals: (1) Removal from Central Commerce Overlay District, **(2)** Rezoning and Establishment of a Planned Unit Development, and **(3)** Re-plat | ***Separate Approvals Required for Site/Building Plan***

Table 3. Opportunity Site-Phase I Project-Specific and Phasing Information.

Site Design



Image 4. Submitted Overall PUD Site Plan for Subject Property.



Image 5. Submitted Rendering of Overall Phase I Opportunity Site Development.

The submitted Phase I development of the Opportunity Site would encompass approximately 16-acres and provide primary vehicular access off Shingle Creek Parkway, with future access and connection via an extension to John Martin Drive. As proposed, no access would be provided for off Bass Lake Road (County Road 10) and an existing driveway would be removed. Preliminary comments received back from Hennepin County indicate support for the removal of the existing driveway, proposed internal sidewalk additions, and recommended additional connectivity to the existing sidewalk running along Bass Lake Road.

The Applicant worked through multiple iterations of the project proposal between 2018 and today. As the proposal stands today, the Phase I development would eventually be bounded on two edges by a proposed, approximately 3.5-acre urban-regional park, to be owned and maintained by Three Rivers Park District, and a semi-regional stormwater park, complete with sidewalk and trail connections to the existing Shingle Creek and Twin Lakes Regional Trails, which are conveniently located at the intersections of Bass Lake Road (County Road 10) and Shingle Creek Parkway. Pending approval and construction of the Three Rivers Park District park, contemplated for construction just north of Site 1, a regional trail re-alignment would likely take place to provide direct access to this amenity.

The Applicant notes in their narrative that the development, as submitted, is intended to provide a series of interactive, outdoor spaces and amenity spaces to allow for people to connect with one another and their surroundings. It is with guidance from the 2040 Comprehensive Plan, previous planning efforts and studies of the Opportunity Site, extensive community engagement, and a major Zoning Code update currently underway, which would re-zone the Subject Property from its existing C2 (Commerce) District designation to TOD (Transit-Oriented Development), that the Applicant has re-envisioned the Subject Property to the proposal as submitted.

Additionally, the site plans were reviewed against the Active Living Guidelines established for the Opportunity Site under City Council Resolution No. 2015-154, (Exhibit I), which approved an Opportunity Site specific Planning and Development Application, and provides a checklist that addresses building design standards, and provision of pedestrian-level infrastructure and elements.

Per the checklist, proposed buildings should be located near the front street (ROW) line wherever

possible, with entrances located off this front edge, and sited in ways to make entries or intended uses clear and convenient to pedestrians. Further, entrances should be well-lit for user security, and parking lots are encouraged to be underground, in parking structures, or located behind buildings if possible, and designed to facilitate shared parking between uses. Proposed building locations and site connectivity decisions should be informed using CPTED (Crime Prevention Through Environmental Design) principles, including connections to well-lit sidewalks buffered by street trees or other amenities.

At the core of the Phase I Opportunity Site's design are the community benefits outlined within a series of exhibits, diagrams, and schedules, which the development has oriented itself around (Exhibit A).

Setbacks | District Requirements

As proposed, the Subject Property would be re-platted. The following building setbacks are indicated on the newly proposed lots to serve the Phase I development:

Minimum Setbacks (Feet)	TOD District-Draft	Site 1(A) Multi-Family (Alatus)	Site 2 Event |Suites (RFWM)	Site 3 Multi-Family (Alatus)	Site 4 Multi-Family (PPL +RFWM)
Front Build-to	0-10	13	12	12	4
Front (Interior)	N/A	-	-	-	-
Secondary Front (Corner)	0-10	-	-	-	-
Side (Interior)	10-50	40 +/- (varies)	21 | 17	36	10
Rear	10-50 5 (alley)	13	108	52	30-60 (varies)

Table 3. Existing and Proposed Setbacks for the Submitted Site and Building Plans (Subject Property).

Sites 1 (Multi-family, Alatus), 2 (Event Center, RFWM) and Site 3 (Multi-family, Alatus) are all proposed with building setbacks that slightly exceed the building setback provisions as outlined in the draft TOD District requirements; therefore, a request is made to deviate from these provisions as part of the PUD approval request. Per City staff review, some of the deviations are due to the architectural projections on Sites 1A and 3, which result in a deeper setback requirement for the building, as building setbacks are measured from a wall. In the case of the proposed event center (Site 2), greater setbacks are provided in order to incorporate on-site surface parking, a proposed playground for the 24-hour childcare center, and some spacing requirements for the outlined flex street (Outlot A), to be located between the event center (Site 2) and the proposed entrepreneurial market (Site 1B).

The maximum outlined impervious coverage as outlined in the draft TOD provisions is 85-percent. The existing Subject Property is approximately 90-percent impervious and comprised almost entirely of remnant parking lot. The Applicant worked with City staff to reduce the impervious coverage down to the outlined maximum 85-percent coverage.

The draft TOD requirements specify that any new blocks established are between 300 and 500 feet in length as a means to address pedestrian-oriented design and to maximize overall walkability within a development. Maximum block perimeters shall be no greater than 2,000 feet. The new blocks contemplated as part of the application submittal meet these requirements.

Furthermore, the draft TOD District density provisions specify a range of 31 to 130 dwelling units per acre, which is in alignment with the future land use designation provisions for the TOD as outlined within the

City's adopted 2040 Comprehensive Plan. Based on a review of the submittal, the overall densities within the residential components of the development range from between 68 and 107 dwelling units per acre and therefore comply with this standard. Refer to Table 4 below.

Site	Building Name	Stories	Gross Area	Dwelling Units	Acres	Phase	Density (DU / Acre)
1A	Alatus | Multi-Family Housing 1	6	415,100	278	2.61	1A	107
1B	Entrepreneurial Market	2	19,110	0	0.71	1A	-
2	RWFM | Event Center	1	26,500	0	1.87	1A	-
3	Alatus | Multi-Family Housing 2	6	300,100	205	2.48	1C	82.7
4	PPL + RFWM | Family Housing	5	72,000	60	0.87	1B	68.9
5	PPL + RFWM | Workforce Housing	4	79,000	70	0.78	1D	89.7
6	Family Housing	4	72,000	60	0.72	1E	83.3
7	Family Housing	4	72,000	70	0.86	1F	81.4
A	Outlot A	-	-	0	5.02	1A – 1E	-
TOTALS				**743**	**15.92**		

Table 4. Showing Gross Areas, Units and Density for Proposed Phase I Opportunity Site Development.

Architectural Design

City staff reviewed the four developments requesting full site and building approvals (Sites 1A, 2, 3, and 4) against the draft provisions outlined within the draft Zoning Code update and Unified Development Ordinance (UDO) underway, as well as the City's existing Architectural Design Guidelines, which require at least 50-percent of each elevation (face) of a building to be constructed of Class I materials, with the remainder constructed of Class II materials.

Material Breakdown	Site 1 Multi-Family (Alatus)	Site 2 Event Center | Childcare |Suites (RFWM)	Site 3 Multi-Family (Alatus)	Site 4 Multifamily (PPL + RFWM)
North Elevation				
Class I (%)	**45%**	72%	62%	50%
Class II (%)	55%	28%	38%	50%
South Elevation				
Class I (%)	53%	77%	52%	**34%**
Class II (%)	47%	23%	48%	66%
East Elevation				
Class I (%)	**45%**	65%	66%	**46%**
Class II (%)	55%	35%	34%	54%
West Elevation				
Class I (%)	**45%**	68%	60%	51%
Class II (%)	55%	65%	40%	33%

Table 5. Proposed Building Material Breakdown per Building (Subject Property).

An elevation by elevation breakdown of Class I and Class II building materials for each of the prospective developments contemplated under Planning Commission Application No. 2022-003 were provided by the Applicant per City staff request and have undergone multiple revisions and tweaks following City staff and community input. Refer to Table 5 above for a building-by-building breakdown of materials.

Each of the buildings is unique in its massing, articulations, materials, and amenities. For Alatus' developments, Site 1A proposes a primary Class I composition of Low-E glass, brick face, aluminum composite, and select public wall art; whereas a mix of Low-E glass, dark brick, light-colored stone, aluminum composite, and public wall art would be combined to satisfy the Class I requirements for Site 3.

Sites 2 (Resurrecting Faith World Ministries) and 4 (Project for Pride in Living and Resurrecting Faith World Ministries) propose a majority of Low-E glass and dark brick for each elevation. While Site 2 appears to meet the minimum 50-percent Class I threshold, Site 4 appears to reflect slight deficiencies on the south and east elevations.

In earlier conversations with the Applicant and Applicant Architect, it was determined that at least two of the proposed multi-family buildings (namely Sites 1 and 3) had set aside sections of wall space for the integration of public art and had earmarked it as a "Class II" material. It was through these conversations that City staff determined that public art, as determined through selection of an artist for originally-commissioned work, as opposed to the application of commercially available graphics, could request consideration for Class I determination. The submitted plans appear to now identify these areas as "Class I." Refer to Image 6 below.



NORTH ELEVATION

MATERIAL	DESC.	CLASS	%
GLASS	LOW-E GLASS	I	32%
FBK-1	DARK BRICK	I	6%
FBK-2	LIGHT STONE	I	0%
			38%
MTL-1	ALUMINUM COMPOSITE MATERIAL (BLACK)	I*	28%
MTL-2	ALUMINUM COMPOSITE MATERIAL (BLUE)	I*	19%
MTL-3	ALUMINUM COMPOSITE MATERIAL (METALLIC)	I*	3%
MTL-4	ALUMINUM COMPOSITE MATERIAL (WHITE)	I*	0%
MTL-5	ALUMINUM COMPOSITE MATERIAL (METALLIC GRAY)	I*	6%
MTL-6	ALUMINUM COMPOSITE MATERIAL (CORTEN APPEARANCE)	I*	1%
MTL-7	CUSTOM METAL MATERIAL MURAL	I*	5%
			62%

Image 6. Example of Public Art Application as Class I Material (Site 3).

While some sets reflect breakdowns of both Class I and Class II materials (i.e. Sites 2 and 4), other sets only reflect Class I materials (i.e. Sites 1A and 3). City staff requests that the Applicant revise the elevation-

by-elevation renderings to reflect not only a Class I breakdown of materials, but Class II as well. Furthermore, any deficiencies in minimum Class I materials shall be corrected to meet the 50-percent threshold or Class II materials interpreted to be Class I (i.e. public wall art).

Traffic | Access | Parking | Circulation | Connection

Traffic | Access

As proposed, no access would be provided for along Bass Lake Road (County Road 10) and an existing driveway would be removed. Primary access to the Phase I development would be gained via an existing signalized intersection located on Shingle Creek Parkway, with northbound traffic utilizing a dedicated right turn lane into the development, and southbound traffic utilizing an existing dedicated left turn lane at the signal. Said access is proposed for extension to John Martin Drive, and the Applicant has incorporated plans for the construction of approximately 1,800-feet of roadway, intended for acceptance as public right-of-way post construction, as part of this submittal.

Northbound traffic on Shingle Creek Parkway would also have the option of utilizing an access point to the south of the existing traffic signal. It is from these access points that residents and visitors would gain access to the network of private streets. For clarity's sake, the Applicant should provide an exhibit displaying parking and street/drive aisle dimensions with respect to direction of traffic, and any proposed directional or street signage.

Refer to the Opportunity Site Traffic Report (dated February 8, 2021) by Bolton & Menk, and memo dated June 28, 2022, and provided by Bryan Nemeth (Bolton & Menk), in review of the submittal as contemplated under Planning Commission Application no. 2022-003 and with respect to Opportunity Site Traffic Report (Exhibit H).

The 2021 Opportunity Site Traffic Report notes that the existing traffic capacities noted along Shingle Creek Parkway and Bass Lake Road (County Road 10) provide for between 26,900 and 32,200 vehicles per day based upon the existing roadway typical section and outline a volume to capacity ratio of less than 0.85, which is considered of acceptable capacity.

Per City Engineer's Mike Alber's memorandum, dated July 8, 2022 (Exhibit H),

"The submitted PUD is slightly different than the Opportunity Site Traffic and Transportation Analysis, but similar to the Environmental Assessment Worksheet (EAW) with minor revisions to the development mix sizes. The review provided by Bolton & Menk indicated no major changes in comparison to the Opportunity Site Analysis and the EAW, especially in the critical evening (PM) peak hour.

It is not likely that the difference will result in unacceptable traffic operations for the area. The proposed access to Bass Lake Road as identified in the Opportunity Site Analysis is now *not* included as part of the project. The traffic results from the Opportunity Site Analysis should be updated for the change in trip distribution and access use with this and other development changes in the area in comparison to the original study, especially as it relates to the roadway lane needs into and out of the area, and to verify that safety and operations are not negatively impacted."

A loading exhibit was provided with the overall PUD submittal set (Sheet G006), indicating the proposed locations of interior trash rooms, loading docks, trash staging, and designated delivery areas. City staff

requests that the Applicant provide detailed exhibits outlining proposed garbage truck, delivery truck, and fire truck routing and turn radiuses.

As part of the review, City staff requested a review by the City of Brooklyn Center Fire Department of the proposed community flex street, which indicates two one-way drive aisles of approximately 16.5 feet in width and angled parking on either side. Per Fire Inspector Brandon Gautsch's review, it is requested that the Applicant refine the drive aisle widths as necessary to accommodate the City's fire truck equipment. With regard to the Fire Code and specifically Appendix D (*Aerial Apparatus Access*), the Applicant will need to ensure sufficient fire protection coverage and street widths wide enough to accommodate the extension of the outriggers on the City's tower apparatus. In addition, the Applicant will need to ensure adequate clearance of overhead obstructions and a ground clearance of just under 50 feet for the truck. It is further requested that the Applicant provide an exhibit that demonstrates a turning radius of approximately 36.5 feet to accommodate the fire truck.

Parking

The purpose of the TOD (Transit Oriented Development) District is to support opportunities for dense, transit-supportive and transit-oriented development. The TOD district therefore requires intensities and patterns of development that support vibrant pedestrian activity, and discourages land uses and development patterns that could decrease walkability or interfere with the future growth of transit-oriented development and transit ridership. While it is not uncommon in TOD-designated areas to completely eliminate parking minimums, City staff is cognizant of the City's primarily auto-dependent development pattern as a first ring suburb overwhelmingly built out between the 1950s and 1970s.

One of the primary goals of a transit-oriented development is to minimize the land occupied by motor vehicles so as to provide higher quality amenities and services within said development. The City's transit center, which is one of the busiest boarding locations in the Metro Transit system, and providing Bus Rapid Transit (BRT) service, is located between ¼ and ½ mile of the Subject Property, depending on one's location. Even with transit as a consideration, it is hoped that residents and visitors will access the shopping off Bass Lake Road (County Road 10) and on-site amenities via alternative forms of transportation.

The Applicant provides a rationale for the parking provided in their narrative (Exhibit A) and indicates that while the progressive components of a TOD should be considered, it is also "crucially important to consider current transit and vehicular considerations."

The Applicant provided a breakdown of the parking contemplated as part of the Phase I development of the Opportunity Site in Table 6 below; however, City staff noted discrepancies in the total parking provisions and submitted plan sets—indicated in Table 7 below. The Applicant shall work with City staff to ensure all narratives and plan sets provide a clear and consistent application of parking throughout the Subject Property and as a flexibility granted within the requested PUD.

City staff reviewed the submitted plan sets against the Opportunity Site Traffic Report (dated February 8, 2021) by Bolton & Menk, and traffic review memo dated June 28, 2022 provided by Bryan Nemeth (Bolton & Menk), and in response to the plans submitted as part of the Phase I redevelopment of the Opportunity Site. It should be noted that the aforementioned reports and memos and trip generation estimates were determined utilizing a combination of historical traffic data, in conjunction with provided development strategies, and methods provided by the Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Edition.

Site	Phase	Building Name	Parking Spaces	Type of Parking
1A	1A	Alatus | Multi-Family Housing 1	395	Structured
1B	1A	Entrepreneurial Market	60	Street
2	1A	RWFM | Event Center	104	Surface Lot
3	1C	Alatus | Multi-Family Housing 2	294	Structured
4	1B	PPL + RFWM | Family Housing	43	Structured
5	1D	PPL + RFWM | Workforce Housing	41	Structured
6	1E	Family Housing	38	Structured
7	1F	Family Housing	38	Structured
A	1A – 1E	Outlot A	154	Street
TOTALS			**1,167**	

Table 6. Breakdown of Parking Types and Spaces Allocated for Opportunity Site-Phase I.

Parking Use	Required Parking Spaces (Draft TOD)	Provided Parking Spaces (in bold)	Parking Ratio
Site 1A-Multi-Family Housing with Site 1B-Entrepreneurial Market Space	2 Spaces per Dwelling Unit Max 278 units x 2 = **556 Spaces Max** Entrepreneurial Market: Assumes 4 spaces per 1,000 SF (Spaces 10,000 SF+) @ approximately 20,000 SF for "retail development" = **80 spaces**	Structured Parking: **395** **Note:** Site 1B- Entrepreneurial Market indicates **60** on-street parking spaces, which are accounted for in shared parking count column below. **(Minimum parking to be further evaluated as part of future site and building plan submittal.)**	1.4
Site 3-Multi-Family Building (Alatus)	2 spaces per unit max 205 units x 2 = **410 spaces Max**	Structured Parking: **294 (Noted as 290 elsewhere)**	1.43
Site 4-Multi-Family Building (PPL + RFWM)	2 spaces per unit max 60 units x 2 = **120 Spaces Max**	Structured Parking: **51 (Verify total parking and construction of proposed structured parking with Site 5/project timing).** Future shared site buildout with Site 5 to provide additional parking)	1.18
Site 2-Event Center | 24-Hour Daycare | Wellness + Barber Suites (RFWM)	Assembly: 300 attendants + assumed 10% or 30 staff (Catering TBD | 7 Non-Event Staff Max/Daytime) = 330 @ 1 space per 3 people = ~**110 Spaces** Childcare: based on max staff on shift (indicated 7 staff | 3 pick-up/drop-off) Retail (Barber | Wellness): Less than 10,000 SF = 3 spaces per 1,000 SF - 3,124 SF /1,000 SF x 3: **10 Spaces** **TBD but assumption of 120+ spaces total**	Surface Lot: **104** **(Anticipates necessity of overflow parking along private streets depending on event center needs—see below)**	0.86
Shared Parking + Private Streets		**41 + 38 + 38 (Future Housing/Site 4+5 to be verified)** + 154 Unassigned (Street) + 60 (Entrepreneurial Market-Street) = **331 Spaces**	--
ADA	***TBD***	TBD per MN Accessibility Code	
Total Required Parking			
Total Provided Parking		**1,175 Spaces**	

Table 7. Minimum and Provided Parking.

The review of parking contemplated below is with respect to the above report and memo, data and plan sets provided as part of the application submittal, the parking and Transit-Oriented Development provisions outlined in the draft Unified Development Ordinance (UDO) currently underway, existing Zoning Code provisions outlined under Section 35-704 (*Minimum Parking Spaces Required*), and the 2040 Comprehensive Plan.

At first glance, and if taking a purely mathematical review, it may appear that the parking is insufficient; however, a parking reduction of 10-percent was applied per the provided traffic memo due to the Subject Property's proximity to transit stops, reducing the overall parking need to a minimum of 1,881 spaces (2,090 spaces, as identified in traffic review memo x 0.90). Even with this reduction, the proposed 1,167 spaces do not appear to be consistent with City Code, as there is an identified deficiency. However, the proximity of shopping in the area could be considered for further an additional reduction of 10-percent (for a total of 20-percent), or 505 parking spaces, as outlined through the site.

With that said, City staff has additional considerations to in terms of the minimum of 2,090 parking spaces outlined within the traffic review memo provided by Bolton & Menk that should be addressed. The provided traffic review memo assumes the following:

- Multi-family residential requires two (2) parking spaces per dwelling unit plus 0.5 for each unit for guest parking
    - ***City Staff Response:*** *The draft parking provisions as contemplated under the draft Unified Development Ordinance assume* ***up to*** *two (2) parking spaces maximum per dwelling unit, not minimum, for multi-family residential buildings. Assuming construction of all 743 units as contemplated under the Phase I development (Sites 1A, 3, 4, 5, 6, and 7), and staff interpretation of parking, to be provided within structured parking garages, a parking ratio of 1.15 spaces per unit would be achieved. Alatus indicates an average of 1.4 parking spaces per dwelling unit within its two multi-family residential developments (Sites 1A and 3), which encompasses 65-percent of the total proposed multi-family residential units contained in Phase I.*

- Retail development is one (1) space per 200-square feet
    - ***City Staff Response:*** *Parking minimums for the proposed entrepreneurial market (Site 1B) will be determined by the final programming and usage, which is wrapping up. For planning purposes, City staff reviewed the completed Brooklyn Center Entrepreneurship Market Strategy, prepared by ACER Inc. and NEOO Partners, Inc. which outlines the anticipation of "office space and supporting uses (conference rooms, phone/breakout areas), two to three food service areas, and small footprints of retail space" in the Facility and Infrastructure Needs portion of the document (Exhibit D).*

      Although the Entrepreneurial Market (Site 1B) is contemplated for platting, re-zoning and PUD approvals, which would outline a flexibility in terms of project size of 20 to 30,000-square feet (currently proposed at approximately 20,000-square feet in submitted plans), Site 1B will require formal site and building plan approvals from the City under a separate application submittal. With this in mind, City staff utilized calculated potential parking needs utilizing the drafted "other retail stores or centers," which would require four (4) parking spaces per every 1,000-square feet in developments greater than 10,000-square feet in size. This is as opposed to the minimum of one (1) parking space per every 200-square feet as outlined in the traffic review memo, which would require a minimum of 100

spaces. Assuming 20,000-square feet and a 100-percent of the space calculated with a "retail store" designation, which seems unlikely, a minimum of 80 parking spaces would be required (60 are currently proposed).

- Office areas are required to have from 5 to 5.5 spaces per 1,000 SF
    - ***City Staff Response:*** *The draft provisions for "office buildings, exclusive of those uses otherwise listed" requires a minimum of three (3) parking spaces for every 1,000-square feet. This would apply to the limited ancillary space within the proposed event center and a designated therapy office (Site 2) and Entrepreneurial Market (Site 1B). Per City staff review of the proposed Entrepreneurial Market, it is likely that some of the outlined office spaces will serve existing users and staff of the respective buildings in the form of meeting rooms and workspace. Further analysis of the minimum parking needs for the Entrepreneurial Market would take place as part of a forthcoming site and building plan application, and pending approval of this application.*

- Event centers likely fit into the category of one space for every 2.5 seats, but seats are unknown
    - ***City Staff Response:*** *Per City staff discussions with the Applicant and Applicant Architect, the main gathering space identified within the event center was designed to seat 300 occupants, and the identified pre-event and outdoor event spaces are intended to serve said gathering space, rather than for separate reservation. Assuming a calculation of 1 space for every 3 seats, which is the City's current and proposed calculation for "assembly" type uses, a minimum of 100 parking spaces would be required to serve the main event space within the event center, along with additional parking spaces reserved for some identified office space and the 24-hour childcare center. As 104 on-site parking spaces are currently contemplated for Site 2, there is an expectation that some visitors would utilize the parallel parking located along the private streets surrounding the site.*

      Although there are proposed wellness and barber suites within Site 2 (event center building), which are proposed to occupy approximately 3,124-square feet of the Site 2 building, the entrance is oriented towards the flex and private streets, and it is likely that these spaces would be the most desirable for serving parking needs. As proposed, the therapy office would be open from 8 a.m. to 8 p.m. and the barber suites would operate from 6 a.m. to 6 p.m. A maximum of 7 non-event center staff are proposed to work from 7 a.m. to 5 p.m., Monday through Friday, and any event or catering staff would likely utilize the on-site or adjacent private street parking. As proposed and outlined below, the parking for the childcare center staff and parents/guardians (maximum of 7 staff and 3 pick-up/drop-off spaces), would be dedicated.

- For childcare centers, it is assumed that, "1 space per employee plus one space per seven children" is required
    - ***City Staff Response:*** *Current City Code provisions do not specifically outline childcare centers (or schools for that matter) as a use for parking purposes, and historically, minimum parking needs have been through allocation of sufficient parking to serve maximum staff levels on shift, as well as sufficient pick-up and drop-off spaces. City staff relayed to the Applicant and Applicant Architect an expectation that parking in proximity to the center be dedicated for childcare center staff and those picking up or dropping off children, particularly given the adjacent event center and hours of operation.*

As is indicated in the submitted narrative, the Applicant assumed a maximum of 7 staff at any one time for the proposed 24-hour childcare center, and would be open Monday through Saturday. Seven (7) parking spaces would be dedicated for childcare center staff and an additional three (3) spaces dedicated for pick up and drop off.

As PUDs allow for a certain deviation or flexibility of standards, a parking reduction (deficit) is acceptable to create a less automobile-dependent project. Most importantly, parking requirements for multi-family residential developments are outlined in the draft provisions of the Zoning Code update are not **Minimums**, but rather **Maximums** in order to further this multi-modal objective. In previous reviews of existing multi-family developments throughout the City, it was determined that there was not necessarily a shortage of parking, but that rather it came down to the overall management and maintenance of quality parking (e.g. designated parking spaces, snow removal) and the location of spaces (e.g. proximity to building, overall sense of safety and adequate lighting). Thus, having a parking deficit for the housing portion of this PUD/TOD development is acceptable, although City staff will require that the Applicant work through a CPTED (Crime Prevention Through Environmental Design) review. City staff believes that despite less parking in the multi-family developments, the parking number will be more reliable given the structured (protected) parking format.

As noted above, City staff requested dedicated parking in close proximity to the proposed 24-hour childcare center, and specifically for staff and pick-up/drop-off, and with respect to the adjacent event center. Per discussions with the Applicant, and provided the orientation of the proposed wellness/barber suites, whose access fronts along the proposed flex street, it is assumed that visitors and staff are more likely to utilize the street parking (10 parking spaces minimum). City staff worked with Applicant to provide additional on-site parking for event center use. The original submittal contemplated 87 on-site, surface lot spaces; whereas, the submitted plan set provides for 104 spaces (+ 17 spaces added). It should be noted that maximum usage of Site 2 is dependent upon the scheduling of events, and is therefore fluid in its use. The mix of uses on Site 2 appear to provide enough flexibility and compatibility (e.g. hours of operation, access to building) that City staff do not foresee a major conflict in the demand for parking.

The proposed event center, 24-hour childcare center, and barber/wellness suites (Site 2) provide for 104 on-site surface lot spaces, which would result in a deficiency of 16 spaces, although it should be noted that customers and staff for the proposed barber and wellness suites are more likely to utilize on-street parking, which would leave Site 2 deficient by 6 parking spaces, assuming a minimum of 120 spaces. As noted previously, on-street, parallel parking is proposed for install on all frontages abutting Site 2.

Of the 1,167 parking spaces identified in the Applicant's narrative for the Phase I development, 773 are located in an enclosed, structured parking garage and would be of high value during the winter months (e.g. no snow removal, constraints to parking, snow storage).

City staff further reviewed the outlined the proposed on-street parking, structured parking, drive aisles and widths with respect to existing City Code requirements. In reviewing the on-street parking, the drive aisles appear to meet the minimum requirements with respect to Fire Code and specifically fire access roads. City staff requests that the dimensions provided along the eastern portion of the Phase I development be revised to address overlap between the indicated drive aisle widths and proposed parallel (0 degree) parking. The Applicant shall work with City Fire and Building to address potential revisions to the outlined community flex street and turning radius requirements for the proposed private streets.

The parallel on-street parking (private) meets the minimum dimensional requirements outlined under Section 35-702 (*Parking Space Standards*) of 8-feet in width by 24-feet in length, although the drive aisles are reduced assuming two-way traffic. Similarly, the angled parking indicated along the proposed community flex street appears to meet minimum dimensional standards, although plan sets should denote the angle of parking. For the Site 2 surface lot, the minimum two-way drive aisle requirement of 24-feet in width is met, as well as the minimum parking space dimensional standards for perpendicular 90-degree parking of 8.6-feet in width by 18-feet in length.

The structured parking contemplated for the multi-family residential buildings contemplates the provision of select compact parking along the outer perimeters of the parking garage with a reduced space depth of between 16 and 17-feet, and drive aisle widths of 22-feet. The parking plans should be revised to reflect minimum dimensions for proposed ADA parking and loading spaces, as the typical standards presented in the submittal indicate 9-foot widths and 5-foot loading stalls, and the circulation of traffic within the garage (e.g. one-way vs. two-way).

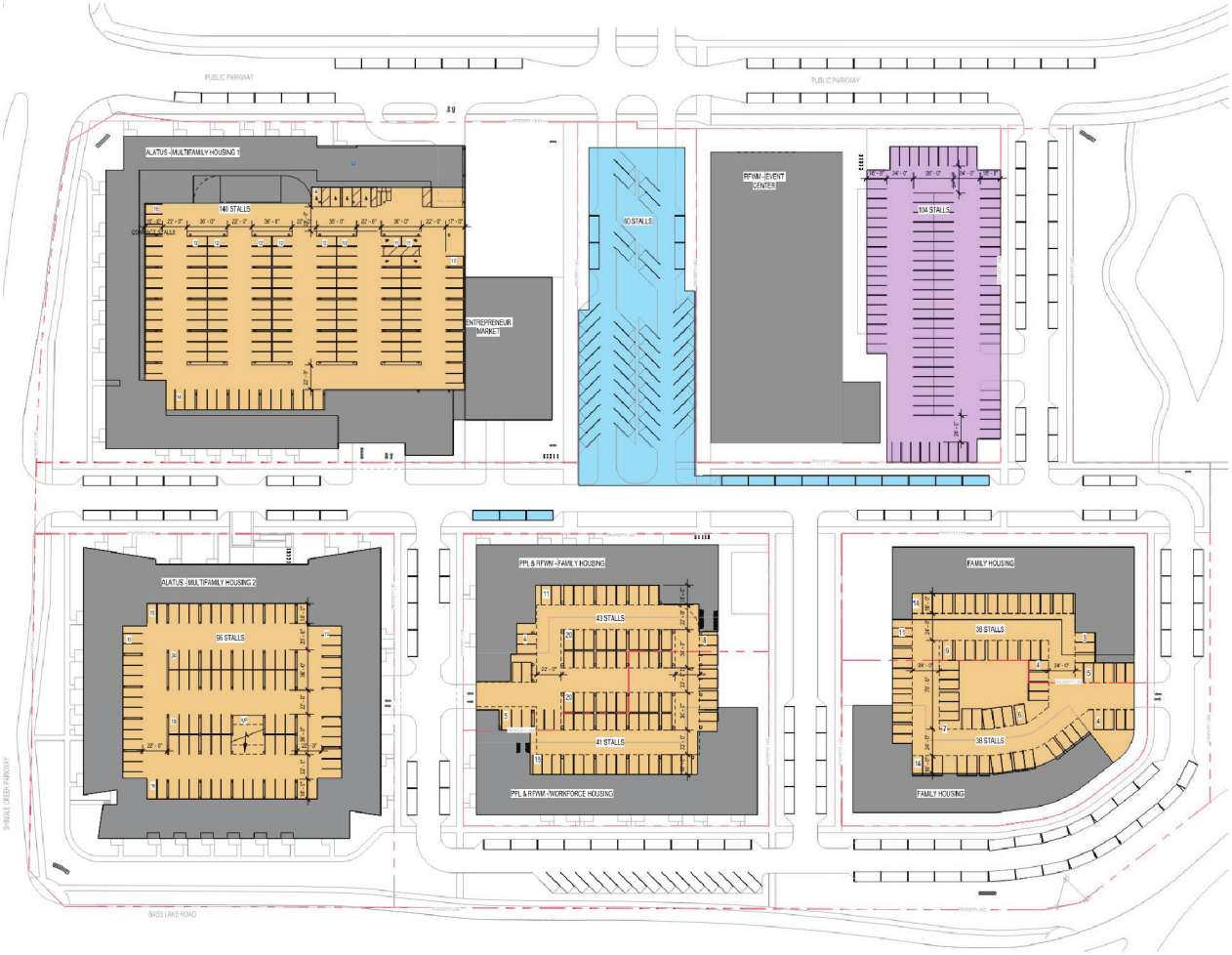


Image 7. Phase I Overall Structured, Surface, and Street Parking at Main/Lower Levels.

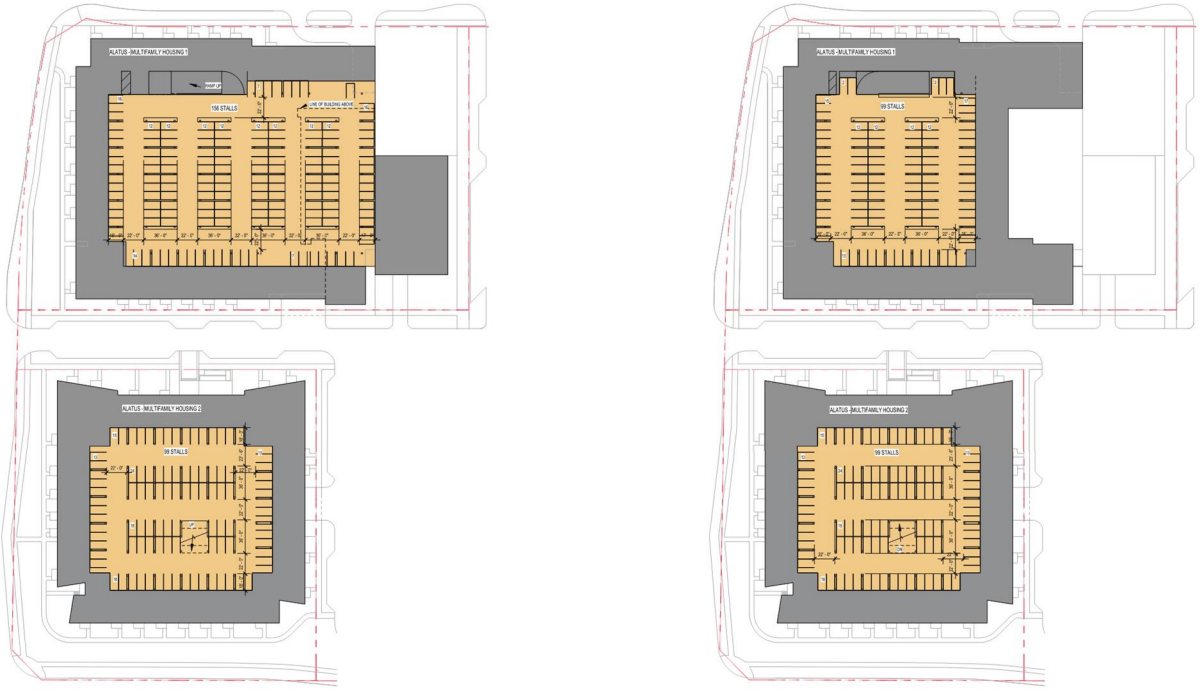


Image 8. Phase I Overall Structured, Surface, and Street Parking at Upper Levels.

Connections | Circulation

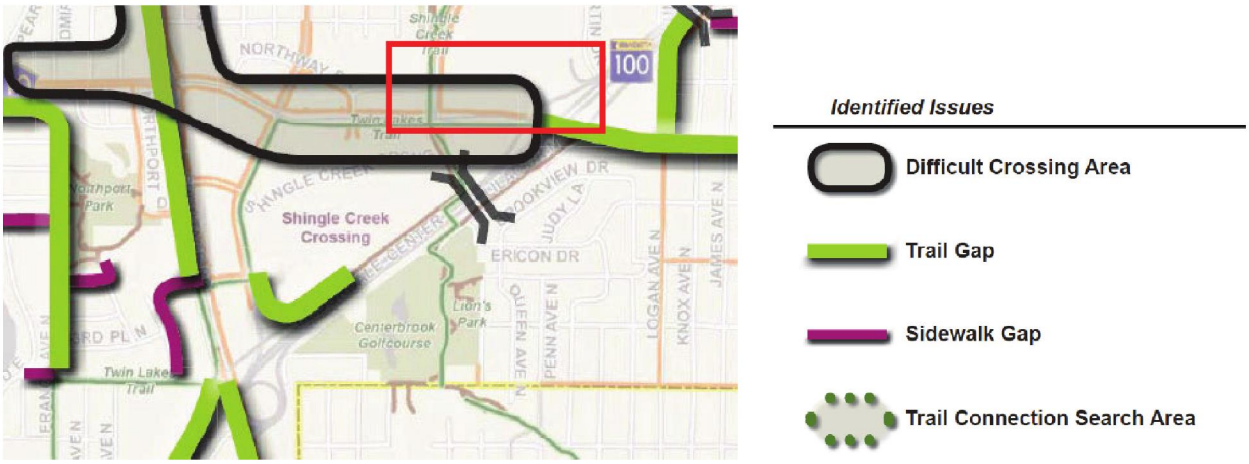
Supporting the central purpose of a PUD is proximity to transit, prioritization of non-motorized transport networks, and the development of neighborhoods that promote walking through a dense network of streets and paths in a mixed-use development. Bus access is readily accessible to the south along Bass Lake Road for Routes 22 and 801, which also has an existing regional bike trail (Twin Lakes Regional Trail, which leads to North Mississippi Regional Park) and sidewalk, while Shingle Creek Parkway, which also has an existing sidewalk and regional bike trail (Shingle Creek Regional Trail) and the nearby transit center, serve Route 722. The transit center also provides existing Bus Rapid Transit service (existing C-Line, with proposed D-Line), and service to Routes 5, 717, 721, 723, and 724.

Per City Code, bicycle and pedestrian facilities shall be constructed and connected to existing adjacent bicycle and pedestrian infrastructure, including the provision of bicycle parking. Following a review of the submittal, City staff requests that the Applicant provide a detailed exhibit noting all marked crosswalks and connections.

City staff recommends that the Applicant re-visit proposed pedestrian and trail connections to account for additional crosswalks and pathways for access to on-site amenities, existing nature trails, bike trails and sidewalks. Refer to Image 9 below. This will be of greater importance with the approximately 3.5-acre Three Rivers Park District park proposed just north of Site 1, as there will likely be re-alignments to existing regional trails to provide direct access to the park site. Refer also to Map 4 below, which outlines existing trail gaps under the 2014 Brooklyn Center Bicycle and Pedestrian Plan.



Image 9. Proposed connections within Phase I Opportunity Site to existing trails and sidewalks.



Map 4. 2014 Brooklyn Center Bicycle and Pedestrian Plan, as outlined in the 2040 Comprehensive Plan (highlighted in red).

The Applicant shall also conform to the Active Living Guidelines established for the Opportunity Site under City Council Resolution No. 2015-154, which approved an Opportunity Site specific Planning and Development Application and checklist with various Active Living components and/or improvements to be incorporated as part of any proposals within the Opportunity Site, and through a Statewide Health Improvement Program (SHIP) Grant with Hennepin County. The principles outlined under this application outline the following principles:

1. The planning, design, and redevelopment of tracts within the City's Opportunity Site should be in the form of complete and integrated communities, which may contain a mix of new housing, shops, workplaces, parks, and civic facilities essential to the daily life of residents.
2. New plans and developments within the City's Opportunity Site should be designed so that housing, jobs, daily needs and other activities are within easy walking and bicycling distance of each other.
3. New development should contain as many active living elements and improvements as possible, especially new trails, bike lanes, and sidewalks, which are interconnected and located within easy walking distance of transit stops and trails connecting to major metropolitan destinations.

Further, developers should address the following for projects located within the Opportunity Site:

- Locate a mix of uses in close proximity to encourage fewer automobile trips;
- Build the pedestrian and bicycle infrastructure that accommodates these forms of transportation; and
- Assure that residents have access to recreational areas and mass transit.

A series of requested pedestrian and bicycle connections are further broken out to address sidewalk and cross walk connections of parking to building entrances, provision of benches and seating, crosswalk striping and signage, and outdoor seating and sales areas incorporated to foster placemaking, where possible. Exterior bicycle parking should be provided in close proximity to building entrances and indoor bicycle racks and controlled access storage rooms provided as an option for longer term bicycle parking.

As proposed, the Applicant intends to install outdoor bike racks at Sites 1A and 1B, 2 and 4. The Applicant should consider opportunities to relocate the bike rack proposed to the southeast of the Entrepreneurial Market (Site 1B) near main building entry points. Further, the Applicant should explore opportunities to provide dedicated bike parking and storage *within* the proposed structured parking for the multi-family residential developments and in consideration of Minnesota's winter season. Additional opportunities should be explored to expand upon bike parking opportunities—for instance, Site 4, which is intended for larger, family-style units, seems to only provide enough parking for 10 bikes.

Sites 1A, 3, and 4 propose main level walk-up units with patios with direct access to private sidewalks that will link to public sidewalk and trail connections. Site 2 will provide entrances on three sides of the building to serve all the uses, with direct access to sidewalks.

Hennepin County provided an initial review and comments on July 5, 2022, and expressed appreciation for the removal of an existing mid-block driveway along Bass Lake Road (County Road 10), as it promotes a more bicycle and pedestrian friendly environment with reduced points of conflict and safer overall vehicle operations. Hennepin County further indicated support of the proposed new sidewalk connections within the Phase I development and recommended additional connectivity between the proposed internal private sidewalks and existing sidewalks along Bass Lake Road (County Road 10).

Lighting

Given the intent to re-zone the Subject Property to Transit-Oriented Development (TOD), City staff reviewed the submittal against the draft lighting requirements as contemplated in the City's draft Zoning Code update that will ultimately be incorporated into a Unified Development Ordinance (UDO), as well as

the existing Zoning Code lighting requirements (Section 35-712, *Lighting*), which are fairly minimal. The Applicant shall work with City Staff through a CPTED (Crime Prevention Through Environmental Design) review for all exterior building and site lighting, but also internal lighting (e.g. structured parking garages, stairwells, trash areas), public/private streets and connections (e.g. sidewalks, trails), gathering spaces (e.g. plazas), and other amenities (e.g. playgrounds for proposed 24-hour childcare center, Site 4/5 playground).

The Applicant should ensure sufficient lighting is provided and distributed over all entrances and exits, walkways, and within structured parking garages, and consistent lighting provided along all sidewalk, trail, and bike path connection points within and along the outer perimeter of the Subject Property and fronting along Shingle Creek Parkway, Bass Lake Road (County Road 10), and the proposed roadway extension between Shingle Creek Parkway and John Martin Drive.

In reviewing the draft lighting requirements, "mitigative measures shall be employed to limit glare and spill light to protect neighboring parcels and to maintain traffic and pedestrian safety on public streets and sidewalks. Illumination cast from lighting of the subject parcel shall not exceed one (1) foot-candle as measured from the centerline of a public street or residential property line." For comparison, the lighting provisions outlined under the existing Zoning Code allow for a maximum three (3) foot-candles when abutting residential properties, or a maximum of ten (10) foot-candles when abutting on-residential or City Right-of-Way (ROW).

In terms of proposed lighting, the draft lighting provisions note that, "light poles located within landscaped areas and plazas shall have a maximum height of 20 feet, measured from grade," and that "poles within these areas may be set on pedestals no more than eight (8) inches in height." Additionally, "poles in parking lots shall have a maximum height of 24 feet measured from finished grade." Wall packs are to be used only in areas intended for loading or service (e.g. trash); however, lighting fixtures mounted directly on structures shall be permitted when utilized to enhance specific architectural elements (e.g. public art), or to help establish scale or provide visual interest (e.g. above entrances or landscape features).

An overall photometric (lighting) plan was provided with the submitted application, as well as photometric plans for each site requesting site and building plan approvals (Sites 1, 2, 3, and 4). Refer to Image 10 below.

As proposed, the Applicant intends to install a cohesive set of 11 wall sconces at approximately 10-feet in height on buildings across all four sites. As these sconces provide up-down lighting, the Applicant shall ensure that the up-portion of lighting is shielded sufficiently so as not disperse light towards the sky (e.g. shielding/cut offs). 73, 12-foot high light poles on a 6-inch base are proposed for installation throughout the Phase I development along the new streets and pedestrian ways. 37 single head light poles, 20-feet in height with a 6-inch base are also proposed for installation along the new streets and pedestrian ways, as well as 7 double head light poles, 20-feet in height with a 3-inch base, intended for install in the middle of the proposed flex street.

The aforementioned light poles are LED-style lighting that are minimalist in design and integrate a backlit shield to concentrate light towards the ground in outdoor areas. They are also sustainable in design in that only the components require replacement, rather than the full luminaire. 7 wall-packs are also proposed for installation over proposed entrances and exits to the structured parking garages and loading areas, at approximately 10-feet in height.

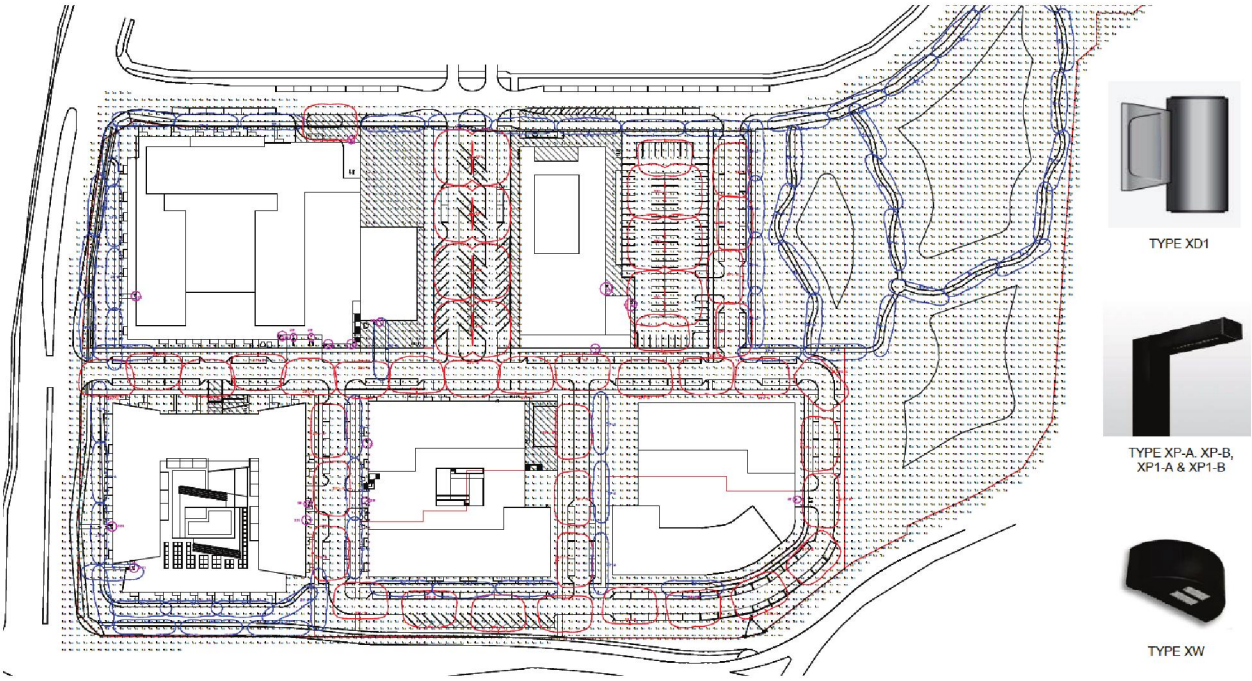


Image 10. Submitted Overall Photometric Plan with Proposed Lighting.

Although early in the process, the Applicant may want to explore opportunities to highlight public art features proposed in certain locations using light. As the City intends to establish streetscape and lighting standards as part the overall master plan for the Opportunity Site, the Applicant should coordinate street lighting with the City's proposed standards.

Provided the above information and the submitted photometric sets, City staff has the following comments:

1. Revise overall PUD photometric plan to clearly note property lines on the overall PUD plans, and indicated on Sheet E015 (*Electrical Site Photometrics*). Minimum, maximum, and average foot-candles are presented in a table format and indicate maximum foot-candles at the property lines of between 0.01 to 2.8 foot-candles, which may require adjustment.

2. The Applicant shall coordinate with the City, as the City intends to establish streetscape and lighting standards as part the overall master plan for the Opportunity Site.

3. Provide individual (site) photometric plans as part of any sets submitted for permit review.

4. Coordinate with City staff for CPTED review, including incorporation of lighting that aligns with Illuminating Engineering Society (IES) standards for sidewalks, parking lots, parking ramps, etc. Uniformity in lighting throughout these areas should be considered as well as the use of wall packs or alternative methods at entrances or areas where sufficient lighting is difficult to achieve by way of a light pole.

Trash | Screening

All ground mounted equipment (e.g., transformers, mechanical) shall be effectively screened from adjacent public 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. 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.

In reviewing the proposed trash facilities, it appears the multi-family residential buildings (Sites 1A, 3, and 4) intend to store their trash within the structured parking areas of their respective buildings. Each submitted site plan indicates dedicated concrete pads for the rollout of trash containers on pickup days to the sides of parking garage entrances and exits. Site 2 indicates a trash and loading area just north of the proposed playground for the 24-hour childcare center and an entry door on the east side of the property. It is to City staff's understanding that this trash area would be shared between all users of Site 2 (i.e. event center, childcare center, barber/wellness suites).

City staff requests additional detailing that clearly displays how trash pickup would be handled as it is in proximity to ADA parking and loading spaces and the entrance to the childcare center. Should it be determined an exterior trash enclosure is required, the Applicant will need to work with City staff to provide a revised site plan with detailing sheet for construction of the enclosure.

The Applicant shall revise plan sets as necessary to provide sufficient screening for all ground-mounted equipment, as the submitted PUD plan set (Sheet A001) indicates some areas with screening (i.e. Site 1A, which outlines an "architectural metal screen with gate" for a proposed generator and transformer); whereas other areas of the sheet indicate transformers without any apparent plans for screening (e.g. Site 2 on Sheet A002 and Site 3 on Sheet A003).

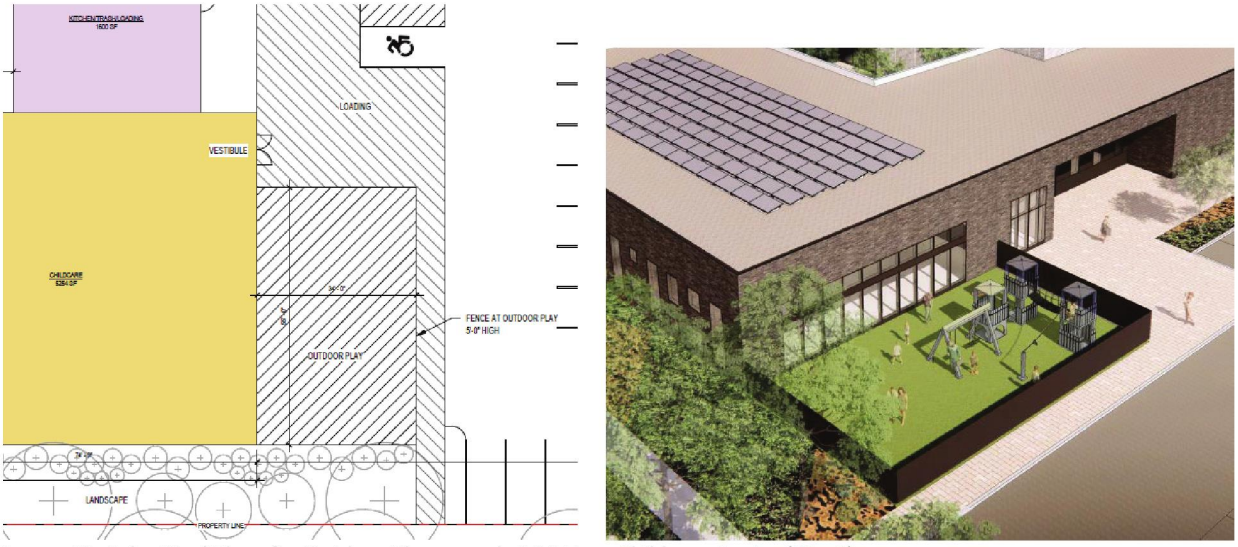


Image 11. Submitted Plans for Outdoor Playground at 24-Hour Childcare Center (Site 2).

As proposed, the 24-hour childcare center (Site 2) indicates installation of an approximately 5-foot high fence. Per existing Zoning Code requirements, outside recreational facilities shall be appropriately separated from the parking and driving areas by a wood fence not less than four (4) feet in height, shall be contiguous to the daycare facility, and not located in any yard abutting a major thoroughfare, unless buffered appropriately. No more than half (50-percent) of the playground area shall be of impervious

surfacing, and shall be bounded on no more than two sides by parking and driving areas.

A second playground area is proposed for Sites 4 and 5, as outlined Image 12 below. As is indicated in the submittal plans, Site 4 proposes construction of a 60-unit multi-family residential building that would be catered to family-style units, with 75-percent of the units committed to units two-bedrooms and above. A second multi-family residential building (Site 5) to be constructed in the future, would ultimately share parking and select site improvements and amenities. The Applicant shall provide detailing that demonstrates fencing provisions given proximity to the street, as well as sidewalk connections to the playground from the building. It should be noted that an approximately 1,000-square foot interior play area is proposed for Site 4 as well.

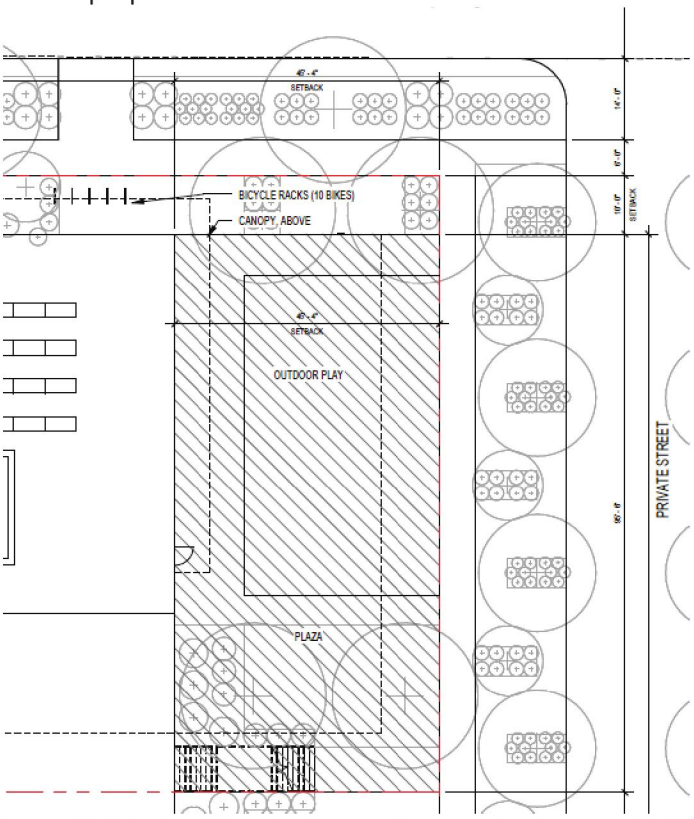


Image 12. Submitted Plans for Outdoor Playground at Sites 4 and 5 (Multi-Family Residential).

Landscaping | Green and Amenity Spaces

As proposed, the landscaping demonstrates commitments to streetscaping, public art, and/or placemaking elements, in addition to connections to existing trails and sidewalks. This generally meets City Code and Active Living requirements outlined and intended to promote social interaction, leisure opportunities, public gathering and activities, and the provision of focal points and activity notes within the development, although there are opportunities to improve.

As is outlined in the project narrative (Exhibit A), the Applicant approached the outlined landscaping, green and amenity spaces proposed for within this application with the recognition that the redevelopment was intended to serve a larger overall re-development of the City's designated Opportunity Site, which encompasses approximately 80-acres of Brooklyn Center's core. A semi-regional "stormwater park," located to the eastern edge of the proposed Phase I redevelopment, is contemplated under this application submittal. Additionally, the Phase I development was designed knowing that an

approximately 3.5-acre park, to be owned and managed by Three Rivers Park District, is forthcoming and slated for certain property located to the north of Site 1.

Portions of Outlot B, as outlined in the OPPORTUNITY SITE ADDITION and Lot 2 of BCCS 5910 SHINGLE CREEK ADDITION, recently approved for under Planning Commission Application No. 2022-002 and a portion of which is intended for purchase by the City, would provide the lands necessary to accommodate future phasing (including the proposed Three Rivers Park District park), developable lands, and infrastructure needs.

The Applicant's narrative outlines a Green Sustainability Plan and integration of district and semi-regional stormwater systems (minimum of 20 percent to serve Phase I development with remaining 80 percent to serve future phasing), plazas, and pavilions. Playground spaces are contemplated as part of the 24-hour childcare center (RFWM/PPL), as well as the first phase of the 60-unit affordable multi-family development (PPL), which would focus on providing family-oriented units of up to four (4) bedrooms.

The project submittal includes two (2) two site-specific landscape plans with planting schedules for Sites 2 and 4, as well as an overall landscape plan (Sheet L-000) as part of the PUD submittal set. The site-specific landscape plans for Sites 1A and 3 appear to be missing and require submittal to City staff for review. The aforementioned PUD landscape plan provides detailing on proposed public and private amenity spaces, including public plazas, private courtyards, and proposed seed mixes for the semi-regional stormwater park; however, a Phase I-wide landscape planting schedule is absent. A provided phasing plan also outlines plans to sod/seed certain future phasing (i.e. Sites 5, 6, and 7) in the interim.

For the purposes of this review, City staff reviewed the submittal against the City's existing Landscape Point System Policy guidelines, as well as the draft landscaping provisions contemplated under the Zoning Code update currently underway, and specifically for the underlying TOD District. Although City Code does not have any specific requirements on the species of 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 and type of development. In discussions with the Applicant, and in consideration of the draft landscaping requirements outlined within the City's draft Unified Development Ordinance (UDO), City staff requested that the Applicant explore opportunities to diversify the landscaping and provide native and resilient plant types where possible.

The Landscape Point System outlines requirements for uses such as "multi-family residential," and "restaurant/retail/service/entertainment/hotels," and requires a specific amount or number of landscaping units based on the maximum percentage of certain materials (i.e., 50% shade trees; 40% coniferous trees; 35% decorative trees; and 25% shrubs). City staff reviewed landscaping for the two submitted site-specific landscape plans (Sites 2 and 4), as well as the proposed overall PUD landscape plan, which incorporate future phasing as part of the PUD.

The overall PUD landscape plans should provide for a consistent character within the site, contemplating not only project scale, but cohesion in landscape character provided the adjacent developments and open spaces. No more than 40-percent of the total number of trees provided shall be of the same species in order to promote species diversity and resilience, and landscape vegetation should use native and resilient plant types where possible as a mitigative approach in promoting landscape resiliency and reducing on-going site maintenance requirements.

The outlined draft provisions for Transit-Oriented Development (TOD) Districts also contemplate the

following minimum landscape requirements and are based on project valuation:

Project Value	Landscape Minimums
Below $1,000,000.00	2 percent
$1,000,000.00—$3,000,000.00	$20,000.00 + 1 percent of total project value
$4,000,000.00—$5,000,000.00	$40,000.00 + .50 percent of total project value
Over $5,000,000.00 value	1 percent + .25 percent of total project value

Table 8. Minimum TOD District Provisions for Landscaping (based on valuation).

The Applicant should revise the overall PUD landscape plan (Sheet L-000) to provide a comprehensive plantings schedule for the Phase I development, as contemplated under Planning Commission Application No. 2022-003. The individually-submitted landscape plans shall have their schedules revised as necessary and provide clear representation of the specific locations for plantings.

As has been addressed in earlier sections, City staff requested the Applicant go through a CPTED review to identify opportunities to increase the overall safety of the development and keeping eyes on the street by ensuring sight lines are maintained through the selection of more decorative trees, and incorporation of certain vegetation along building walls, entrances, and windows.

The Applicant should ensure adequate Clearview Triangles are provided at all street intersections per City Code Section 25-802, and the Applicant should verify the placement of trees and other landscaping within proximity to proposed utilities. The Applicant should also consider stepping certain landscaping back at and near intersections and pedestrian crossings to provide adequate visibility for both motorists and pedestrians.

Engineering Review

Mike Albers, City Engineer, reviewed the plans and provided a memorandum, dated July 8, 2022 (Exhibit H). His review summarizes comments and requested revisions with respect to the submitted civil and PUD plan sets, including: storm sewer, sanitary sewer, watermains, SWPPP and erosion control, roads, trails, and sidewalks, traffic, lighting, platting, and overall comments. In addition, a set of redlined sheets are included for the Applicant to address.

Building| Fire Review

Building Official Dan Grinsteinner conducted a cursory review of the submitted plan sets and provided a memorandum dated July 8, 2022 (Exhibit J). Pending approval of the requests, the Applicant will need to submit full construction plans, including but not limited to: architectural, structural, mechanical, plumbing, electrical, civil, landscaping, and photometric plans to the City for review.

A fire sprinkler and monitoring system is required for installation and is to be maintained at all times for each of the buildings, and sufficient fire hydrants and shall be provided. It is requested that the Applicant provide an exhibit noting the minimum clearance around each of the development's hydrants, and as outlined in the Fire Code. Any construction sets shall reflect any proposed fire riser rooms or ground/wall mounted fire access connections (e.g. wall PIV, OS & Y).

Building Official Dan Grinsteinner and Fire Inspector Brandon Gautsch request an exhibit noting an approximately 36.5-foot turning radius for the City's fire truck for all private streets within the Phase I Opportunity Site development and request revisions to the proposed flex street to ensure adequate drive aisle widths for the outrigger.

The Applicant will also need to meet any minimum ADA requirements with regard to the building and site improvements, and prior to issuance of any building permits, a SAC determination shall be submitted to the Metropolitan Council and any associated fees shall be paid at time of permit issuance.

All building plans are subject to review and approval by the Building Official with respect to applicable codes prior to the issuance of permits.

CPTED Review
City staff requests that as part of any construction set review, a CPTED (Crime Prevention Through Environmental Design) review be completed by City staff. High-level commentary was provided by Housing and Community Standards Supervisor, Xiong Thao. It is requested that the Applicant address potential improvements to lighting, landscaping (and specifically foundational plantings), traffic measures (e.g. install of speed tables in ramps or select streets), signage, fencing, bicycle facilities, and playgrounds. Additional considerations should be contemplated for the on-going maintenance of the development, including but not limited to litter, landscaping, etc.

External Reviews
The submitted plan sets were forwarded on to contacts at Hennepin County, the Minnesota Department of Transportation (MnDOT), and the Watershed Commission review. Any approval of Planning Commission Application No. 2022-003 is subject to the Applicant complying with any requested revisions or recommendations as outlined by the aforementioned authorities.

The Watershed Commission anticipates review of the Phase I Opportunity Site submittal, as contemplated under Planning Commission Application No. 2022-003, at their August 11, 2022 Watershed Commission meeting.

Based on the above noted findings, City staff recommends approval of the four (4) submitted site and building plans provided for Sites 1A, 2, 3, and 4 , as outlined in the proposed redevelopment of the approximately 16-acre Subject Property located at 2500 County Road 10 and 5900 Shingle Creek Parkway, subject to the Applicant complying with the outlined Conditions of Approval, and approvals of the related preliminary and final plat, amendment to the City's Zoning Code to remove the Subject Property from the Central Commerce Overlay District, re-zoning and Establishment of a Planned Unit Development.

APPROVAL CONDITIONS | ANTICIPATED PERMITTING
Staff recommends the following conditions be attached to any positive recommendation on the approval of Planning Commission Application No. 2022-003 for the Subject Property located at 2500 County Road 10 and 5900 Shingle Creek Parkway, and commonly identified as the Phase I Opportunity Site:

1. The building plans are subject to review and approval by the Building Official as noted in the memorandum dated July 8, 2022, and with respect to applicable codes prior to the issuance of permits; and the final location or placement of 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 the approved site and building plans and overall PUD plan can only be made by an amendment to the approved site and building plan as approved by the City Council.
        i. Revise plan sets to address comments and requirements as outlined by the Building Official, Fire Inspector, City Planner, and City Engineer. All plan sets shall

be consistent in the information provided (e.g. number of units, parking provisions), and to address/remove inaccurate information (e.g. easements to be vacated but reflected on submitted site and building plans, revisions to drive lane widths along eastern edge of Phase I development).

b. The Applicant shall work to ensure all applicable Minnesota Fire Code requirements have been met as part of any site plan approval.
   i. Fire sprinkler system are required to be installed for all buildings and shall be maintained on a consistent basis per City Code requirements.
   ii. A clearance exhibit is to be provided for all proposed fire hydrants.
   iii. A turning exhibit shall be provided to reflect minimum turning radius for fire apparatus on private streets outlined in Phase I Opportunity Site development.

c. SAC Determinations shall be submitted by the Applicant to the Metropolitan Council and any associated feeds paid at time of any permit issuance.

d. A cursory CPTED review was provided for the submittal; however, the Applicant shall work with City to address any outstanding comments and revisions to site and building plans prior to permit release.

e. The Applicant shall revise the submitted overall PUD landscape plan per City staff comment to incorporate Phase I planting schedule, and provide site-specific landscape plans for review and approval in advance of permit release.

f. The Applicant shall install irrigation systems where necessary to facilitate maintenance of site landscaping and green areas, and irrigation shop drawings shall be submitted for review and approval prior to installation.

g. The Applicant shall revise the submitted overall PUD photometric plan to clearly identify all property lines, revise illumination levels, and address provisions of additional lighting, as necessary. Site-specific photometrics are required for submittal in advance of permit release.
   i. The Applicant shall coordinate street lighting with the City's proposed standards for lighting and streetscaping.

h. Any outside trash disposal facilities and rooftop or ground mechanical equipment shall be appropriately screened from view per City Code requirements and with materials complementary to the principal building, and a revised site plan and details sheet provided.
   i. Provide additional detailing for trash pickup for Site 2.
   ii. Adequate spacing of trash staging area from building.

i. The Applicant shall submit a Sign Permit Application for any proposed signage (e.g., wall, freestanding) and receive issuance of a permit prior to any installation. All signage shall comply with the City's Sign Code provisions.

2. The Applicant agrees to comply with all conditions or provisions noted in the City Engineer's review memorandum and redline comments, and dated July 8, 2022.

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.

b. Approval and issuance of an MPCA NPDES permit.

c. Approval and issuance of a Hennepin County Right-of-Way (ROW) permit.

3. The Applicant shall address any comments and requirements as outlined by Hennepin County, the Minnesota Department of Transportation (MnDOT), and Shingle Creek and West Mississippi

Watershed Management Commission.

4. Agreements:
    a. 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 any building permits.
        i. Provision of a Community Benefits Plan.
        ii. Financial guarantee, to be approved by the City and executed in advance of any building permit release, to ensure the Phase I Opportunity Site development will be constructed, developed, and maintained in conformance with the plans, specifications, and standards.
    b. The Applicant shall enter into a PUD agreement with the City of Brooklyn Center. This agreement is to be reviewed and approved by the City Attorney prior to the issuance of any building permits. The agreement shall further assure compliance with the development plans submitted with this application, and future phasing contemplated within the Phase I Opportunity Site development. Said agreement shall acknowledge the various modifications to City ordinances, the framework of the PUD (Development Plans and Exhibits), cross parking, access, and encroachment agreements, responsibilities for private and public infrastructure, improvements, and their continued maintenance, and any conditions of approval to assure compliance with the approved development plans.
        i. The Applicant is allowed flexibility in the future development of Site 1B to accommodate a proposed entrepreneurial market of between 20,000 and 30,000-square feet, subject to separate site and building plan approvals by the City.
        ii. Administrative approval to address any necessary revisions and alterations to proposed design and implementation of public infrastructure, including, but not limited to: proposed semi-regional stormwater ponding, roadway extension, sidewalk and trail connections and alignments, etc.
        iii. Public wall art shall be reviewed on a case-by-case basis by City staff for consideration as a Class I building material. In these cases, the Applicant shall work with the City's public art consultant, or other, through selection of an artist to implement said artwork.
    c. The Developer shall submit an as-built survey of the property, improvements, and utility service lines prior to release of any Performance Agreement financial guarantee.
    d. A Utility Facilities Easement Agreement is required for submittal to the City prior to issuance of any permits.
    e. A Construction Management Plan and Agreement and associated escrow are required for submittal prior to the City prior to issuance of any permits.

5. Platting:
    a. Approval of the preliminary and final plat for the OPPORTUNITY SITE ADDITION are contingent upon the addressing of comments by City Engineer Mike Albers in the memorandum dated July 8, 2022, by Charles Webb, Webb Surveying LLC, in a memorandum dated June 28, 2022, and any comments or requirements provided by the City Attorney's office, and Hennepin County.
    b. The successful recording of said plat (mylar) with Hennepin County.

RECOMMENDATION

Based on the above-noted findings, City staff recommends the following:

*Motion to approve resolutions for the **(1)** the preliminary and final plat for the OPPORTUNITY SITE ADDITION, **(2)** the submitted site and building plans for Sites 1A, 2, 3, and 4, as contemplated under Planning Commission Application No. 2022-003, **(3)** an amendment to the City's Zoning Code to remove the Subject Property, located at 2500 County Road 10 and 5900 Shingle Creek Parkway, from the Central Commerce Overlay District, and **(4)** a re-zoning of the Subject Property from C2 (Commerce) District to establish a Planned Unit Development (Planned Unit Development/Transit-Oriented Development District), based on the submitted plans and findings of fact, as amended by the Conditions of Approval in the July 14, 2022 Planning Commission Report, and last updated for the August 8, 2022 City Council meeting.*

ATTACHMENTS

Exhibit A – Planning Commission Application No. 2022-003 Plans and Documents, originally submitted May 10, 2022, and re-submitted June 14, 2022.

Exhibit B – Public Hearing Notice, as published in the Brooklyn Center *Sun Post*, and dated June 30, 2022.

Exhibit C – City Council Resolution No. 2021-90, dated July 12, 2021, and Opportunity Site Infrastructure Framework.

Exhibit D – Opportunity Site Summary of Planning Activities.

Exhibit E – LISC Development Guidelines for Future Opportunity Site Development.

Exhibit F – City Council Resolution No. 2021-84, dated June 28, 2021, and Community Engagement Process.

Exhibit G – City Council Resolution No. 2022-61 (A Resolution Making a *Negative Declaration of the Need for an Environmental Impact Statement for the Brooklyn Center Opportunity Site #1)*, and dated June 13, 2022.

Exhibit H – Traffic and Engineering Reports/Memos: Review Memorandum and redlined set, prepared by City Engineer Mike Albers, dated July 8, 2022, Opportunity Site Traffic Review Memo, prepared by Bolton & Menk, and dated June 28, 2022, and Opportunity Site Traffic and Transportation Analysis Summary Report, prepared by Bolton & Menk, dated February 8, 2021.

Exhibit I – City Council Resolution No. 2015-154 (*Resolution Establishing Active Living Guidelines for the Opportunity Site)*, dated October 12, 2015.

Exhibit J – Review Memorandum, prepared by Building Official Dan Grinsteinner, and dated July 8, 2022.

ALATUS LLC

Updated June 14, 2022

City of Brooklyn Center
Community Development Director
Attn: Ms. Meg McMahan
6301 Shingle Creek Parkway
Brooklyn Center, MN 55430

Ms. Meg McMahan,

Alatus LLC ("Alatus"), Project for Pride in Living ("PPL"), and Resurrecting Faith World Ministries ("RFWM"), together the Development Sponsors, are pleased to present the following formal land use approval package application for the proposed redevelopment parcels located at 2500 CO and 5900 Shingle Creek Parkway, Brooklyn Center, MN 55430. The proposed project, Opportunity Site – Phase #1, will encompass a significant area of the land on tax parcels PID #0211821240019 and PID #0211821240019, both currently owned by the City of Brooklyn Center Economic Development Authority. More specifically, the total size of this Phase #1 is approximately 16 acres divided as follows:

Alatus Market Rate & Mixed Use Multi-family – 5.09 acres
PPL and RFWM Family & Workforce Housing – 3.09 acres
Entrepreneur Market Plaza - .71 acres
Resurrecting Faith World Ministries Event Center – 1.87 acres
Outlot – 5.02 acres

A tremendous amount of work by various stakeholders in the community and region have participated in creating this proposed development concept and we are all excited to be moving this revolutionary project forward - thus far the outcomes have been outstanding.

In order to fulfill the established criteria for such a substantial submission, the applicant will discuss nine components related to the entire scope of the Opportunity Site – Phase #1 development proposal:

IDS Center
80 South 8th Street
Suite 4155
Minneapolis, MN 55402
Phone 612.455.0700
Fax 612.455.0740

www.alatusllc.com

Infrastructure Plan:

Opportunity Site – Phase #1 has significant infrastructure improvements and investments that will be occurring in and around the area. Due to unique engineering circumstances of the Shingle Creek & West Mississippi Watershed Management District, the creation of large volumed stormwater facilities is required in order to adequately provide drainage services for the to-be developed parcels. These facilities will generally rest to the east of the proposed housing and commercial development footprint and will be integrated with pedestrian and way-finding improvements to improve the beautification of these parcels in general. When the project is completed, Opportunity Site – Phase #1 will occupy approximately 20% of the value of the to-be-built stormwater retention facility, with the other approximately 80% coming from to-be-developed Opportunity Site Phases.

The proposed development will also require an outlot, Outlot A, to be established, constructed, and maintained by the Development Sponsors and affiliated entities. This outlot, that will be approximately 5.02 acres in size, will encompass the interior site circulation for vehicles, pedestrians, and bicyclists, as well as any other shared multi-modal experiences, and will also serve to construct shared parking facilities for guests and residents alike in the form of on-street parking. Beneath these various transit ways will also be various utilities including stormwater, sewer, electricity, and fiber utilities. Various easements will need to be established in order to appropriately integrate these spaces into the larger community and ensure that adequate maintenance is completed at all times.

While Opportunity Site – Phase #1 contemplates the progressive components of a transit oriented development site ("TOD"), it is also crucially important to consider current transit and vehicular considerations. Below is a brief parking analysis based on the estimated residential use rates and the contemplated demand for the commercial and retail spaces. On the whole, the proposed development has a slight surplus of parking which will be available in the event of significant need for overflow parking:

IDS Center
80 South 8th Street
Suite 4155
Minneapolis, MN 55402
Phone 612.455.0700
Fax 612.455.0740
www.alatusllc.com

Opportunity Site - Phase #1

Parking Infrastructure Analysis

1.4	Parking stalls/unit Alatus
2.50%	Guest parking as % of units
1	Parking stalls/unit PPL
3	Per 1,000 sf of office space
5	Per 1,000 sf of retail space

Building	Units or SF	Goal Parking	Actual Parking per plan	Notes	+/- goal
A - Market Rate (Site 1)	278	389	395	structured	6
Site 1 guest parking		7	-	2.5% of unit count	(7)
BC - Ent Market (Site 1)	20,000	60	60	blue shaded parking	-
BC - Event Center (Site 2)	26,478	132	104	purple shaded parking	(28)
A - Mixed Rate (Site 3)	205	287	294	structured	7
Site 2 guest parking		5	-	2.5% of unit count	(5)
PPL Housing - Site 4	60	60	84	structured	(46)
PPL Housing - Site 5	70	70	-		
PPL Housing - Site 6	60	60	76	structured	(54)
PPL Housing - Site 7	70	70	-		
Unassigned surface			154		154
		1,141	1,167		**26**

Stormwater:

The proposed Opportunity Site – Phase #1 stormwater management systems will consist of man-made infrastructure collecting and routing stormwater volumes into a to-be-constructed regional stormwater park that will be located on the east side of the proposed development (as seen below and in attached slides). This regional stormwater park will be handling rate control and water quality, among other things, in order to meet the stated criteria of both the City of Brooklyn Center and Shingle Creek and West Mississippi Watershed District. The to-be-constructed regional system, that will be a part of the infrastructure development for this master project, will also handle future stormwater management needs as the remainder of the Opportunity Site continues to be redeveloped from its existing uses. Stormwater plans are attached for each site as a whole with appropriate calculations for integration into the larger regional stormwater system this is being created.

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Minneapolis, MN 55402
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Phased Plan & Housing Plan:

As the Opportunity Site – Phase #1 is currently considered, it would consist of six phases (A, B, C, D, E and F), with the first phase to commence being larger than the second through sixth phases. The first phase, A, would consist of Alatus – Multifamily Housing 1 (Site 1), Entrepreneur Market (Site 1), and RFWM – Event Center (Site 2), and a significant component of the site's infrastructure components, as previously discussed.

The first phase of development: Opportunity Site – Phase #1A will consist of:

- 278 market-rate rental units – Alatus Multifamily Housing 1 (Site 1) with 395 structured parking stalls (1.42 parking stall/unit ratio)
    - This will consist of studios, alcoves, 1 BDR, 2 BDR, 3 BDR, and 4 BDR units, some furnished and with co-living amenities and lease structures for more affordable, urban living options
- 20,012 sqft – Entrepreneur Marketplace ("EMP") (part of Site 1)– Owned by the City of Brooklyn Center (discussed further in the Commercial & Retail Plan section)
- 26,478 sqft – RFWM – Event Center & Social Care Facility (Site 2) (discussed further in the Commercial & Retail Plan section)

It is anticipated that the first phase (A) development component will encompass approximately 50% of the total development activities and costs that will take place. It should be noted that Phases #1A, Phase #1B, and Phase #1C will consist of a blend of rental housing opportunities for a diverse spectrum of community members, much of the infrastructure for the development, and also will incorporate public spaces for inclusive business organization and growth training, as facilitated by the City of Brooklyn Center's EMP.

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The second phase of development: Opportunity Site – Phase #1B will consist of:

- 60 Low Income Housing Tax Credit ("LIHTC") units – PPL & RFWM – Family Housing (Site 4)
  - This will consist of studios, alcoves, 1 BDR, 2 BDR, 3 BDR, and 4 BDR units; 75% of the total units will be greater than or equal to 2 BDR units
  - 16 units at 30% AMI (27% of units)
  - 44 units at 50% AMI (73% of units)

In this second phase, all of the rental housing developed, will be affordable to those at or below 50% AMI and with generally unit types greater than or equal to 2 BDRs.

The third phase of development: Opportunity Site – Phase #1C will consist of:

- 205 mixed-income rental units – Alatus Multifamily Housing 2 (Site 3) with 290 structured parking stalls (1.41 parking stall/unit ratio)
  - This will consist of studios, alcoves, 1 BDR, 2 BDR, 3 BDR, and 4 BDR units, some furnished and with co-living amenities and lease structures for more affordable, urban living options
  - 41 units at 60% area median income ("AMI") (20% of units)
  - 41 units at 80% AMI (20% of units)

Note that 40% of the housing in this phase will be at or below 80%. It is anticipated that from commencement of Phase #1A to the completion of Phase #1C will take approximately 3 years.

The fourth phase of development: Opportunity Site – Phase #1D will consist of:

- 70 LIHTC rental units – PPL & RFWM – Family & Workforce Housing (Site 5)
  - This will consist of studios, alcoves, 1 BDR, 2 BDR, 3 BDR, and 4 BDR units; 50% of the total units will be greater than or equal to 2 BDR units
  - 19 units at 30% AMI (27% of units)
  - 51 units at 50% AMI (73% of units)

In this fourth phase, once again, all of the rental housing developed, will be affordable to those at or below 50% AMI and with generally unit types greater than or equal to 2 BDRs.

The fifth phase and sixth phase of development: Opportunity Site – Phases 1E and 1F will consist of another 130 LIHTC rental units with details to be decided at a later date.

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In summary, the first six (A – F) phases of the Opportunity Site – Phase #1 will consist of:

- 743 multifamily housing rental units
- 342 multifamily housing rental units which will have a designated affordability at or below 80% AMI or 56% of the total proposed multifamily housing development for the Opportunity Site – Phase #1
- 260 of those 342 multifamily housing rental units will have a designated affordability at or below 50% AMI or 42% of the total proposed multifamily housing development for the Opportunity Site – Phase #1
- 20,012 sqft – Entrepreneur Market – Owned by the City of Brooklyn Center (discussed further in the Commercial & Retail plan section)
- 26,478 sqft – RFWM – Event Center & Social Care Facility (discussed further in the Commercial & Retail plan section)
- Various public infrastructure facilities, plazas, pavilions, walking trails and spaces, and integration with existing transit infrastructure
- Every phase will include components beneficial to the community – the total monetary value of those community benefits equates to approximately $22.6 million.

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Commercial & Retail Plan:

The Opportunity Site – Phase #1 has been carefully crafted and through a diverse set of engagement efforts throughout the Brooklyn Center community, a thoughtful and impactful preliminary retail and commercial plan has been included for the proposed development. It will consist of two major offerings:

- **RFWM Event Center & Social Care Facility** – the Opportunity Site – Phase #1A will contain a full service, locally owned, Event Center that will exist to host events and services within the community.

    - The vison for the RFWM Event Center & Social Care Facility Center is to, "[. . .] *exceed the expectations of our clients and diverse community by giving them a beautiful Culturally Based Gathering experience as well as Event Space for all their types of Special Events. In order to achieve our vision we will have the required coordination and planning expertise for all types of events, with professional and competent staff that will help make the events of our clients a memorable one."*

    - Furthermore, the RFWM Event Center & Social Care Facility has been established with a Campus Style Development, encompassing the following features:

        - Affordable Housing – sponsored by RFWM, PPL, and Alatus
        - Event Center – The Gathering Place
        - 24-Hour Child Care Facility
        - Barber / Beautification Suites
        - Therapy & Counseling Offices (Serving All Mental Health Clients)

    - A brief overview of the businesses residing within the RFWM Event Center and Social Care Facility are as follows:
        - <u>The Gathering Place</u>
          The Gathering Place is an event center that offers unique and personalized services to all our clients, domestic and corporate. Our event hours of operation are from 7am to 1am. Our non-event staff work hours are from 7am to 5pm Monday through Friday. We will have a max of 7 employees during our office hours and require one parking space for each employee. As for catering and various event services, street parking will be available, and the designated Event Center staff spots will be available outside of working hours.

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- Faith Academy (24-Hour Childcare Center)
  Faith Academy is a 24-hour childcare facility and will be open Monday through Saturday. The center will have a max of 7 staff within the 24-hour time frame, with seven spots designated to those staff during working hours. In addition, we will have three spots designated for parent pickup and drop-off.

- Lewis Family Wellness and Barber Suites
  Lewis Family Wellness, a therapy office, will have operating hours from 8am to 8pm. Our Barber Suites will have working hours from 6am to 6pm. Both businesses will have available street parking that surrounds the building.

  - The outcomes of the RFWM Event Center & Social Care Facility are as such:
    - To gather a diverse community together in a safe and pleasurable environment.
    - To unify a diversified community with services and entertainment.
    - To meet the affordable housing needs of the Brooklyn Center community.
    - To provide an affordable and excellent 24-hour child care facility for the Brooklyn Center community.
    - To provide affordable services in the campus style community development.

- **Brooklyn Center Entrepreneurship Market Strategy – Entrepreneur Market Plaza**
  - Acer Inc. and NEOO Partners Inc. have completed a significant amount of strategic diligence, engagement and review in crafting a business plan for the proposed Entrepreneur Market Plaza.

  - Entrepreneur Market Plaza ("EMP") Space Description:
    "*The Entrepreneur Market Plaza space is a community-led vibrant global marketplace that provides an immersive experience for communities to discover and support BIPOC business in the community. We create different economic opportunities for entrepreneurs to seed their businesses in a thriving environment that is progressive and sustainable. Our mission is to provide local BIPOC businesses the opportunity to create a cultural experience that is innovative, supportive, and inclusive to the communities. Our Entrepreneur Market Plaza marketplace is located at the intersection of Hwy 10 & Shingle Creek in Brooklyn Center.*" – pg. #8 – City of Brooklyn Center Entrepreneur Market Project

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- Three significant take-aways from the City of Brooklyn Center EMP document which was completed on May 31st, 2021 – pg. #5 – 6 of reference document:
  - "*By investing in small minority-owned businesses and entrepreneurs, the Entrepreneurship Market Plaza could positively impact job creation for BIPOC residents.*"
  - "*There is a robust innovation and small business support ecosystem in the region that could support the Entrepreneurship Market Plaza.*"
  - "*A general incubator format that provides a variety of services ranging from ideation to intensive incubation is the best approach for Brooklyn Center businesses.*"
- The Development Sponsors, as well as NEOO Partners, Acer Inc. and Design by Melo are still pursuing the proper and final execution of this building and its business plan and there will be forthcoming engagement with stakeholders to bring this business plan to fruition.

Green Sustainability Plan:

- Integration of District & Regional Stormwater Systems – Opportunity Site – Phase #1 will feature a fully integrated sustainable stormwater system tied into the greater Shingle Creek & West Mississippi Watershed Management District using both natural resources and man-made infrastructure to facilitate stormwater management and stormwater runoff. The site, once demolished and redeveloped, will be a dramatic improvement in overall permeability.
- Sustainable HVAC Systems – Each residential building in the proposed development will feature a fully centralized heating and cooling system known as a variable refrigerant flow ("VRF") heat pump system. VRF systems balance heating and cooling needs throughout the building, versus a residential unit-only system – this results in an approximately 30% reduction in electricity consumption, minimal natural gas consumption, and an overall reduction in resident utility billings for a given period by about 30%.
- Exploring Integration of Geothermal Heating Sources – In addition to a centralized VRF heating and cooling system, the Development Sponsors will be exploring the possibility of geothermal water sourced heating and cooling that would be used to provide the input to the heating and cooling systems – this would virtually reduce the consumption of all natural gases and fossil fuels to an extremely small amount, if any, when paired with other sustainable building systems that are proposed

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- Installation of Rooftop Solar Array Systems – all residential and commercial buildings with feasible rooftop surface areas will install commercial rooftop solar arrays for on-site electricity generation. For the multi-family residential buildings, most rooftop solar array installations will power approximately 50% of the electricity consumed on-site.
- Installation of Wireless Home Monitoring Systems for Residents – the installation of wireless thermostats and in-unit home monitoring systems will further reduce power consumption in units and allow for residents to balance their heating and cooling needs more appropriately when at, and away from, home.
- Installation of Real Time Energy Monitoring Systems – Reduce Power Usage & Water Usage – a majority of the residential multifamily units will have real time energy consumption monitoring happening on-site which will reduce spikes in electricity consumption and inform decisions regarding on-site potable water use as well as recognize if any water is being lost through leaks in municipal water utility systems
- Integration of Transit & Shared Multi-Modal Systems – the location of the Opportunity Site – Phase #1 and its adjacency to a major retail center with grocer and retail offerings allows residents of the proposed development to conveniently eliminate many last-mile trips with the help of shared multi-modal offerings on-site and other shared offerings. The Development Sponsors will be actively working to integrate autonomous circulator vehicles to allow for easy to-and-from to Shingle Creek Crossings free of charge. Additionally, a majority of the structured parking stalls in all multifamily residential buildings will have or be readied for electric vehicle charging.

Planned Social Impact / Social Benefits Plan & Community Benefits Agreement:

The Development Sponsors, the City of Brooklyn Center, and other stakeholders assisting with the Opportunity Site – Phase #1 have engaged in extensive community discussions and have especially focused on speaking with segments of the community that are often left under-represented in large community real estate development discussions. As a result of the thorough processes and procedures that were utilized, the development plan and proposal has seen significant advances and improvements consisting of a more diverse and representative development sponsor team, re-orientation of the proposed housing units and EMP, and additional event, health, and wellness offerings for the entire community of Brooklyn Center and the residents of this community. Please see the attached enclosure labeled "Community Benefits Schedule", in addition to the materials submitted in the applicants PUD application, which outline the additional various community benefit components of the master plan that are planned.

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Additionally, the submission of these materials for the project Land Use Application materials will kickoff a process with the Citizen Advisory Task force, culminating in the agreement of development components for this proposed master development that will be memorialized in a development agreement or similar document that will live with the project. For further engagement efforts and discussion, please refer to the enclosed "Pilot Opportunity Site Engagement Report" that was completed in the first quarter of 2022.

Plans for Parks & Greenspace:

We recognize that what will set this place apart and make it a place unique to Brooklyn Center are the public spaces that weave everything together. This is true at a broader scale as the larger overall redevelopment becomes a regional center for living, working, and playing and it's true all the way down to a hyper local scale in the spaces we create within the first phase of development. At the edge of our site are 2 unique larger parks with varied emphases on stormwater and/or recreation and play while within our site there are numerous opportunities to create moments within the landscape, places to stop and rest and interact with the outdoors.

Three Rivers Park District:
Just north of this Opportunity Site Phase #1 will be a 3.5 acre park owned and managed by the Three Rivers Park District. With over 27,000 acres under it's control in the Twin Cities Metro, this organization's mission is to promote environmental stewardship through recreation and education in a natural resources-based park system. Since 1957, this organization has provided places for communities to be active and provides wonderful programs to promote interaction and learning about our natural surroundings. This will be one of Three Rivers Park Districts first investments into Brooklyn Center as well as one of their first investments into a first ring metropolitan suburb.

Our belief is that each of these interactive, outdoor spaces are unique opportunities to help people stop and connect with each other and with their surroundings and that no detail is not worthy of this task. It's these moments and the materials that create the unique spaces that will make important places while this part of the world is transformed into its next important version of itself.

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Public & Private Financing:

The Development Sponsors have been working hand-in-hand with local agencies, private lenders, construction companies, architects, engineers, and other real estate stakeholders to developing a preliminary project financing model and proforma encompassing all of the items enumerated above. Here is a brief roll-up that can be discussed in more detail as the project progresses through the necessary approvals. It should be noted that due to the current inflationary environment, partnered with tremendous volatility in financial markets, we expect these values to change but this is our reasonable estimate of project costs and subsidy at this time.

Opportunity Site - Phase #1			
Estimated Macro Sources & Uses - Draft			
Land Acquisition Costs	$	7,635,000	3.2%
Hard Costs		195,734,376	81.2%
Soft Costs		27,117,525	11.3%
Financing Costs		10,535,758	4.4%
Total Project Uses	**$**	**241,022,659**	
Debt	$	113,976,984	47.3%
Equity		79,163,523	32.8%
Grant Proceeds / Deferred Loans / NMTC - Various Sources		18,406,152	7.6%
Gap Financing / Tax Increment Financing		29,476,000	12.2%
Total Project Sources	**$**	**241,022,659**	

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The Development Sponsors, as well as the additional stakeholders, and all affiliated parties are looking forward to kicking off the formal entitlement process, further engaging in efforts to make the EMP a tangible asset for the City of Brooklyn Center, and ultimately providing a spectrum of residential and commercial development that is inclusive and accessible for a wide range of people from various walks of life.

Lastly, we appreciate the City of Brooklyn Center's reconsideration of this application and we have also enclosed a memo from BKV Group addressing each of the previously transmitted comments related to the incomplete application filed on May 10th, 2022.

Sincerely,

Chris Osmundson
Director of Development – Alatus LLC
(C): 612.201.8487
cbosmundson@alatusllc.com

Enclosures:

- Community Benefits Schedule
- BKV Group – City Staff Memo Response
- Community Comment Integration Diagrams
- "*Brooklyn Center Entreneurship Market Strategy – Opportunity Site – Phase I*" – completed by NEOO Partners and Acer Inc.
- "*Pilot Opportunity Site Engagement Report*" – completed by NEOO Partners

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WHAT WE HEARD FROM COMMUNITY: Inclusive gathering places and open spaces

Pilot Site Program Includes:

- Entrepreneur Market Plaza
- Flex Street
- Stormwater Park
- Three Rivers Park
- RFWM Event Center
- Trail & Sidewalk Connections to existing community assets.

Opportunity Site Master Plan

Downtown will celebrate the diversity of the community with a series of accessible public spaces in which all residents of Brooklyn Center are welcome to participate in the social life of the City - to meet both familiar faces and strangers.





WHAT WE HEARD FROM COMMUNITY: Inclusive gathering places and open spaces

Pilot Site Program Includes:

- Trail & Sidewalk Connections to existing community assets.



Opportunity Site Master Plan

By connecting to regional trails and providing safe streets and appropriate support facilities, cycling can be an efficient, healthy, and environmentally friendly means of transportation for many people.



The pedestrian network in Downtown Brooklyn Center is designed to provide access to daily needs within walking distance of all residents and visitors.



WHAT WE HEARD FROM COMMUNITY: A housing spectrum that is more representative of Community standards.

Pilot Site Program Includes:

- 250 Affordable Housing Units
- 205 Mixed Income Units
- 278 Market Rate Units



Opportunity Site Master Plan

Housing Goals

- Promote a diverse housing stock that provides safe, stable, and accessible housing options to all of Brooklyn Center's residents.
- Housing unit affordability is prioritized for long-term unit accessibility to low income households, including multigenerational views of family housing needs.
- Housing is energy efficient and free from environmental hazards.
- Housing is near amenities (health and social services, transportation, education, and quality job opportunities) that promote walkability, livability, and community.
- Housing includes a mix of incomes, with different levels of affordability integrated.
- Explore and implement best practices towards mitigating negative impacts from gentrification and resulting forced displacement.
- Housing unit type reflects community's need, based on household type, size, and life stage (to be determined through housing study)
- 20%-30% of the total number of housing units are affordable. The final amount will be based on a housing study, specific community needs, and financial/market feasibility. In order to achieve this goal a housing implementation plan will be developed

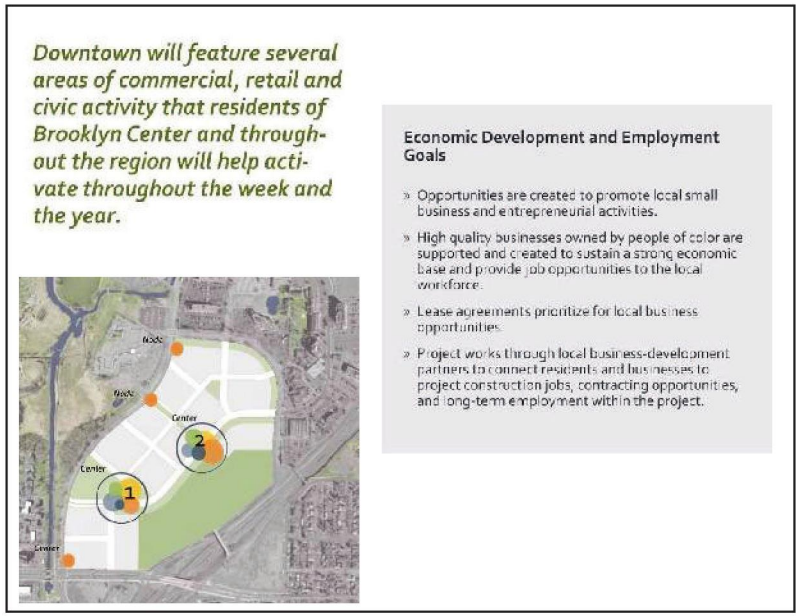
WHAT WE HEARD FROM COMMUNITY: Local Community business focus and integration of underserved residents.

Pilot Site Includes:

- Entrepreneur Market to be owned and programmed via community stakeholders, City of Brooklyn Center and Citizen Advisory Task Force.



Opportunity Site Master Plan



WHAT WE HEARD FROM COMMUNITY: Need for more childcare options.

Pilot Site Program Includes:

- 24-hour childcare center.



Opportunity Site Master Plan

Downtown will feature several areas of commercial, retail and civic activity that residents of Brooklyn Center and throughout the region will help activate throughout the week and the year.



WHAT WE HEARD FROM COMMUNITY: What is the stormwater management strategy and alternative energy strategies?

Pilot Site Includes:

- Stormwater strategies that are intended to be experienced through integrated landscape design, trails and places to gather.
- Onsite renewable and alternative energy sources.
- High efficiency building systems.

Opportunity Site Master Plan

Downtown will feature a stormwater system that manages rainwater throughout the District while also serving as a health, recreational, and aesthetic amenity for residents and visitors.

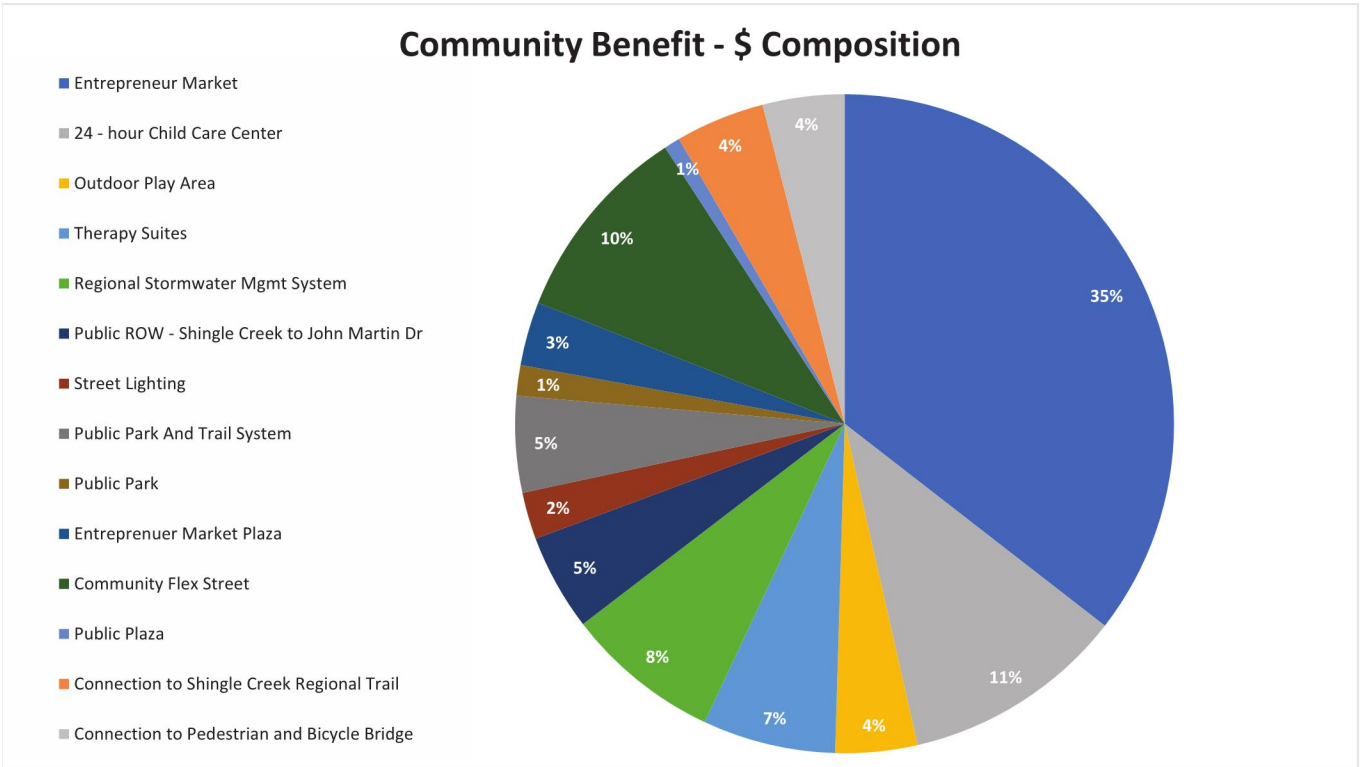




Opportunity Site - Phase #1 (A, B, C, D, E, F)

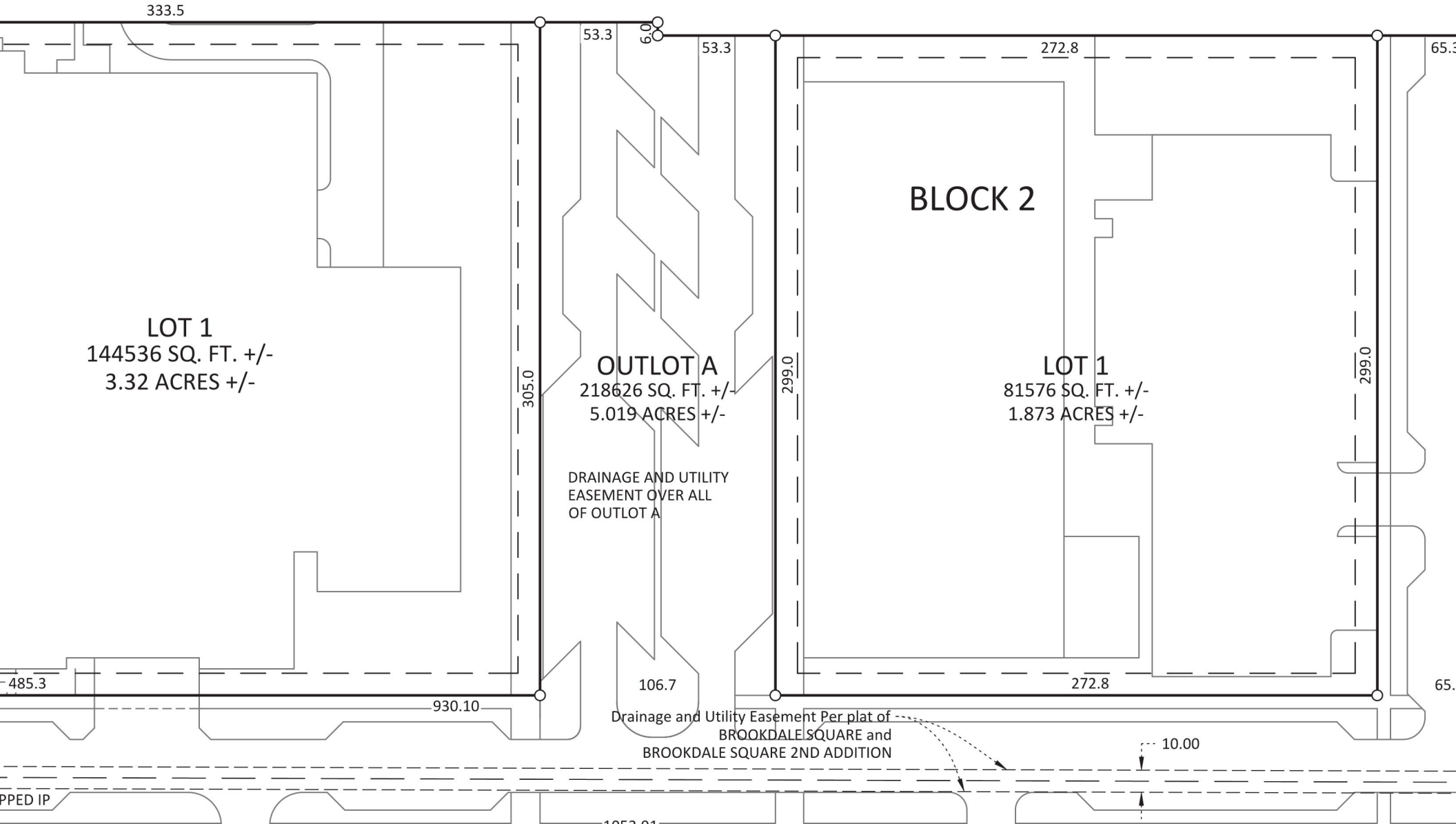
Community Benefits Schedule (Per PUD Application)

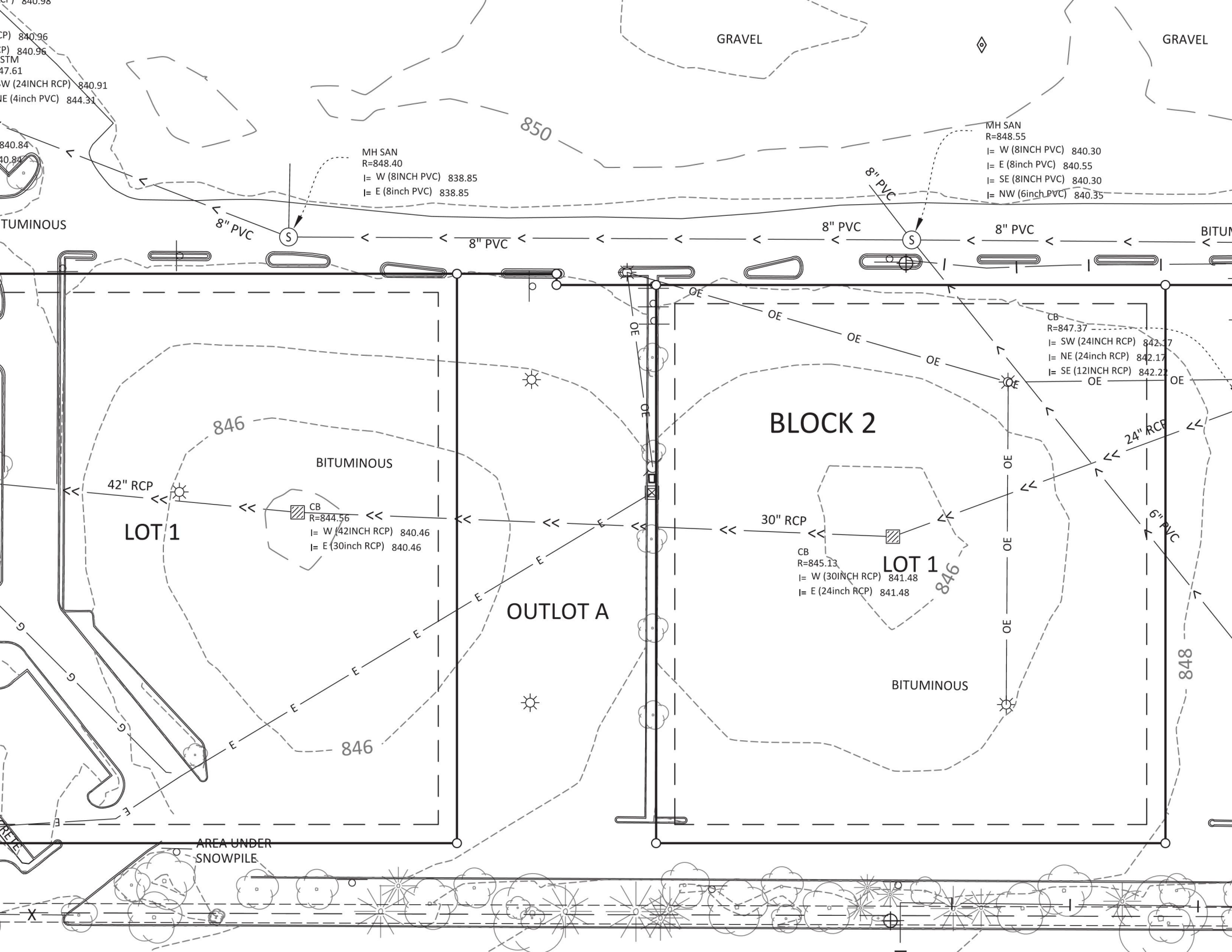
Code	Name (Per Legend)	SF	Total Costs	Costs PSF or Unit	Costs %
CG-1	Entrepreneur Market	20,000	$ 7,500,000	$ 375.00	33.1%
CG-3	24 - hour Child Care Center	5,200	$ 2,314,651	$ 445.13	10.2%
CG-4	Outdoor Play Area	1,900	$ 845,738	$ 445.13	3.7%
CG-5	Therapy Suites	3,100	$ 1,379,888	$ 445.13	6.1%
CG-6	Regional Stormwater Mgmt System	74,200	$ 1,611,000	$ 21.71	7.1%
CG-7	Public ROW - Shingle Creek to John Martin Dr	68,400	$ 1,000,000	$ 14.62	4.4%
CG-8	Street Lighting	65 total lights	$ 485,500	$ 7,469.23	2.1%
GS-1	Public Park And Trail System	222,900	$ 1,000,000	$ 4.49	4.4%
GS-2	Public Park	7,000	$ 315,000	$ 45.00	1.4%
GS-3	Entreprenuer Market Plaza	12,000	$ 660,000	$ 55.00	2.9%
GS-4	Community Flex Street	34,700	$ 2,082,000	$ 60.00	9.2%
GS-5	Public Plaza	3,700	$ 166,500	$ 45.00	0.7%
HS-1	60 Affordable Housing Units	-	NA		
HS-2	70 Affordable Housing Units	-	NA		
HS-3	287 Market Housing Units	-	NA		
HS-4	200 Mixed-Income Units	-	NA		
PA-1	Public Art Opportunity	-	$ 1,500,000		
TR-1	Connection to Shingle Creek Regional Trail	12,300	$ 922,500	$ 75.00	4.1%
TR-2	Connection to Pedestrian and Bicycle Bridge	11,300	$ 847,500	$ 75.00	3.7%
TR-3	Access to Public Transit	-	$ -		
TR-4	Public Bike Parking	-	$ -		
	Total		$ 22,630,277		100.0%



ECONOMIC DEVELOPMENT AUTHORITY OF
BROOKLYN CENTER
PID: 0211821240020

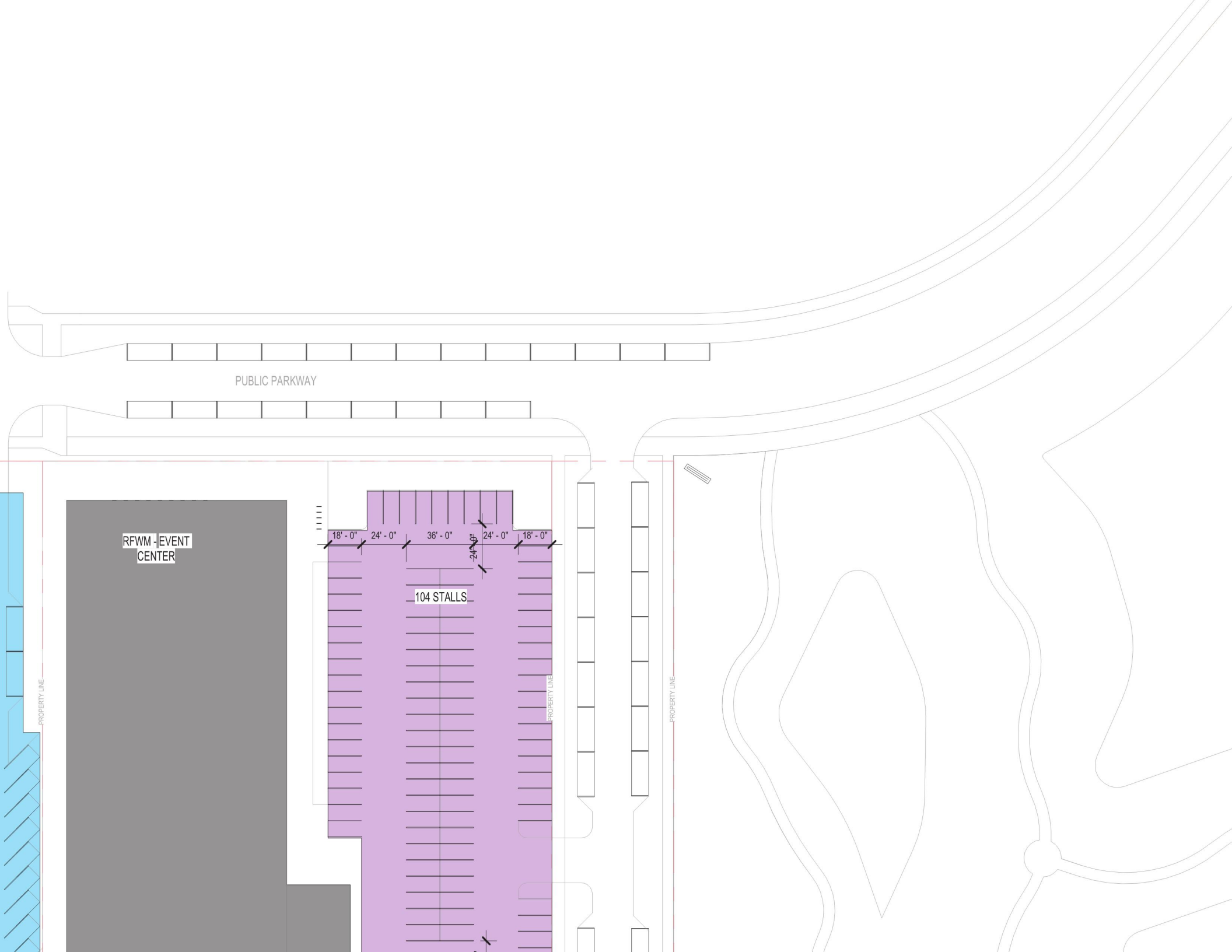
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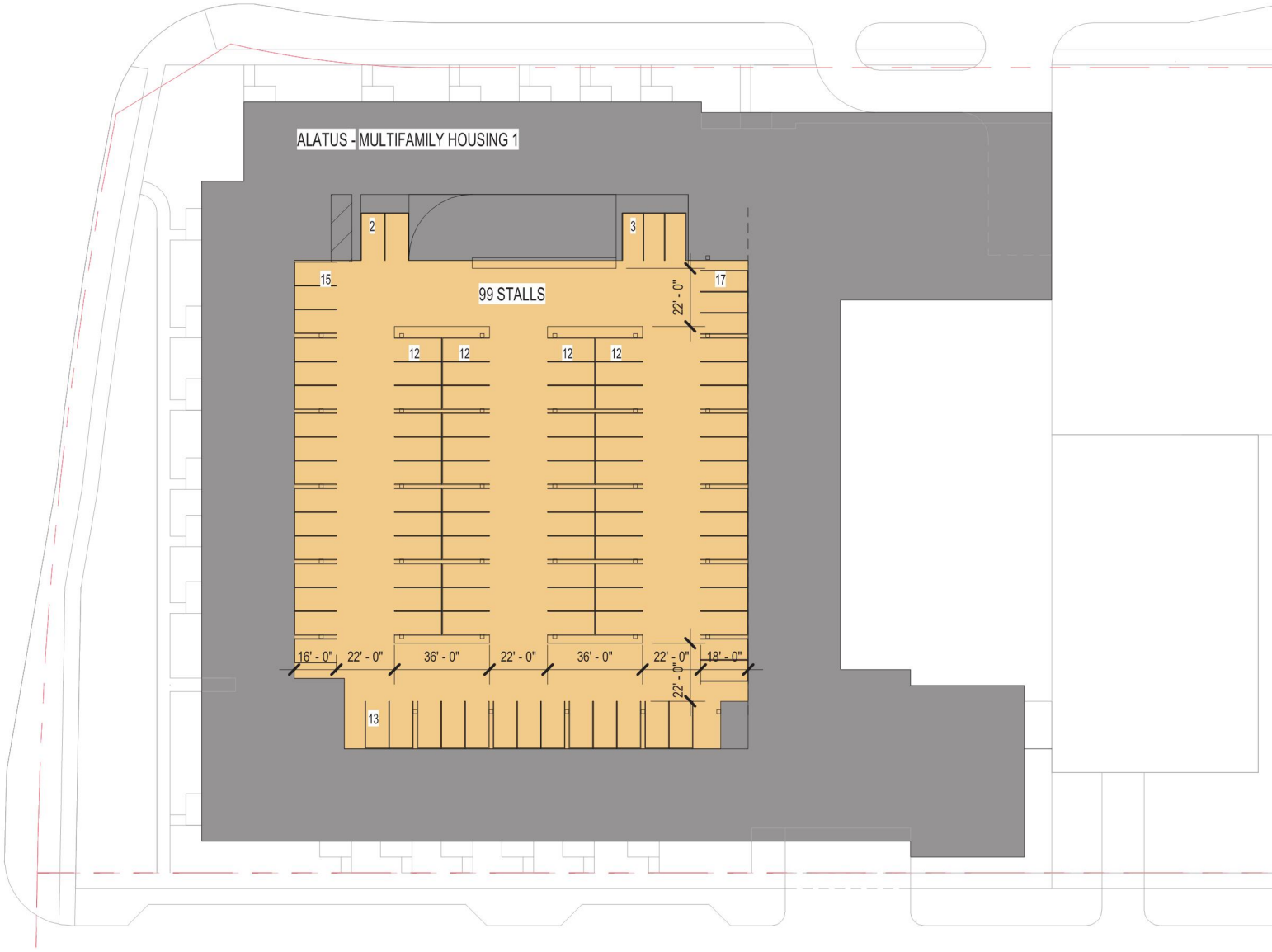



GRAVEL
GRAVEL
850
MH SAN
R=848.40
I= W (8INCH PVC) 838.85
I= E (8inch PVC) 838.85
MH SAN
R=848.55
I= W (8INCH PVC) 840.30
I= E (8inch PVC) 840.55
I= SE (8INCH PVC) 840.30
I= NW (6inch PVC) 840.35
8" PVC
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8" PVC
BITUMINOUS
BLOCK 2
LOT 1
OUTLOT A
LOT 1
BITUMINOUS
BITUMINOUS
42" RCP
30" RCP
24" RCP
6" PVC
CB
R=844.56
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I= E (30inch RCP) 840.46
CB
R=845.13
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I= E (24inch RCP) 841.48
CB
R=847.37
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I= NE (24inch RCP) 842.17
I= SE (12INCH RCP) 842.22
OE
E
G
846
846
846
848
AREA UNDER
SNOWPILE






PUBLIC PARKWAY
RFWM - EVENT CENTER
18' - 0"
24' - 0"
36' - 0"
24' - 0"
18' - 0"
24' - 0"
104 STALLS
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE


ALATUS - MULTIFAMILY HOUSING 1
99 STALLS
2
3
15
17
22' - 0"
12
12
12
12
16' - 0"
22' - 0"
36' - 0"
22' - 0"
36' - 0"
22' - 0"
18' - 0"
22' - 0"
13


TR-2
CG-7
CG-8
TR-4
CG-2
RFWM - EVENT
CENTER
(SITE 2)
GS-4
CG-6
CG-5
CG-3
PA-1
TR-4

SE 1B START DATE: Q3 2020



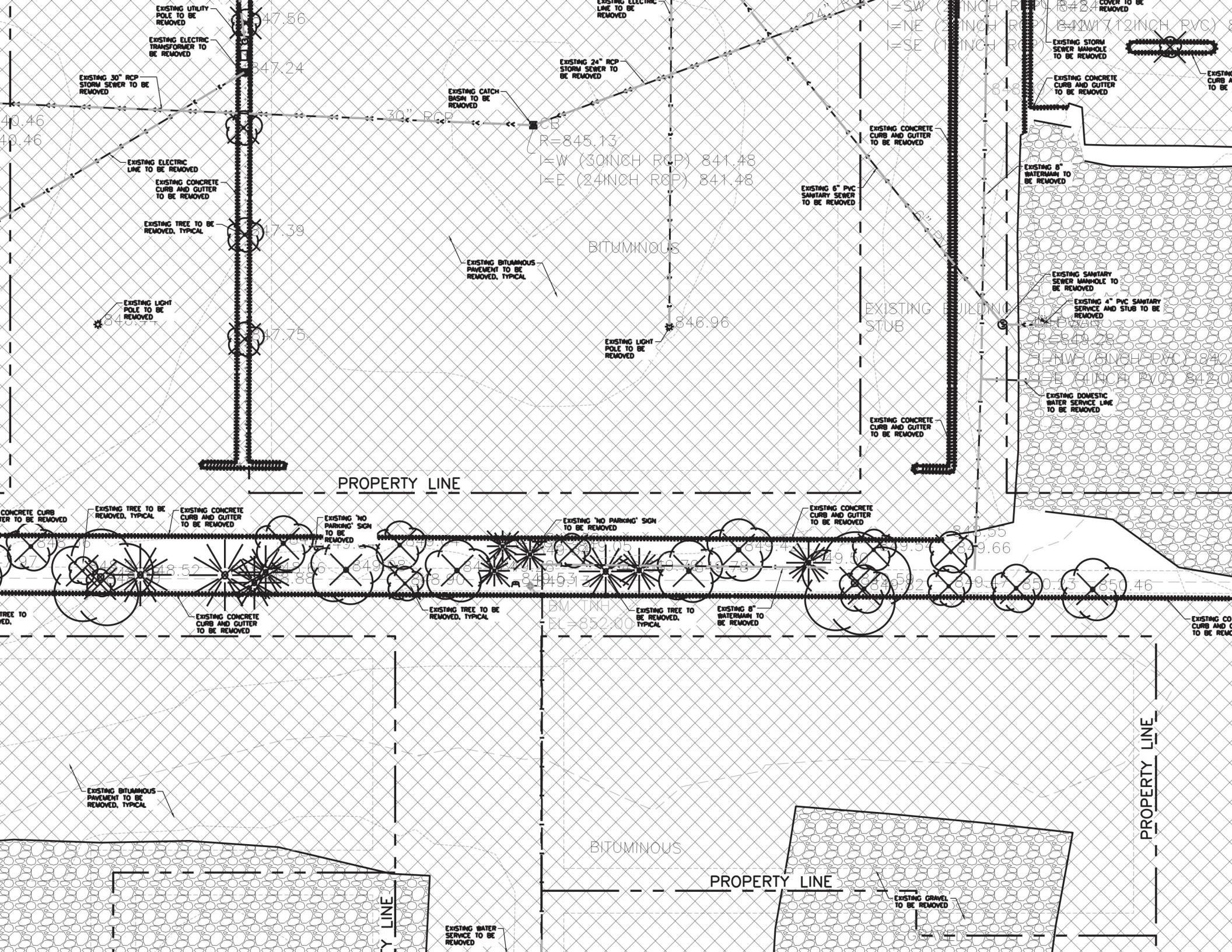
RTUNITY SITE - PHASE 1B

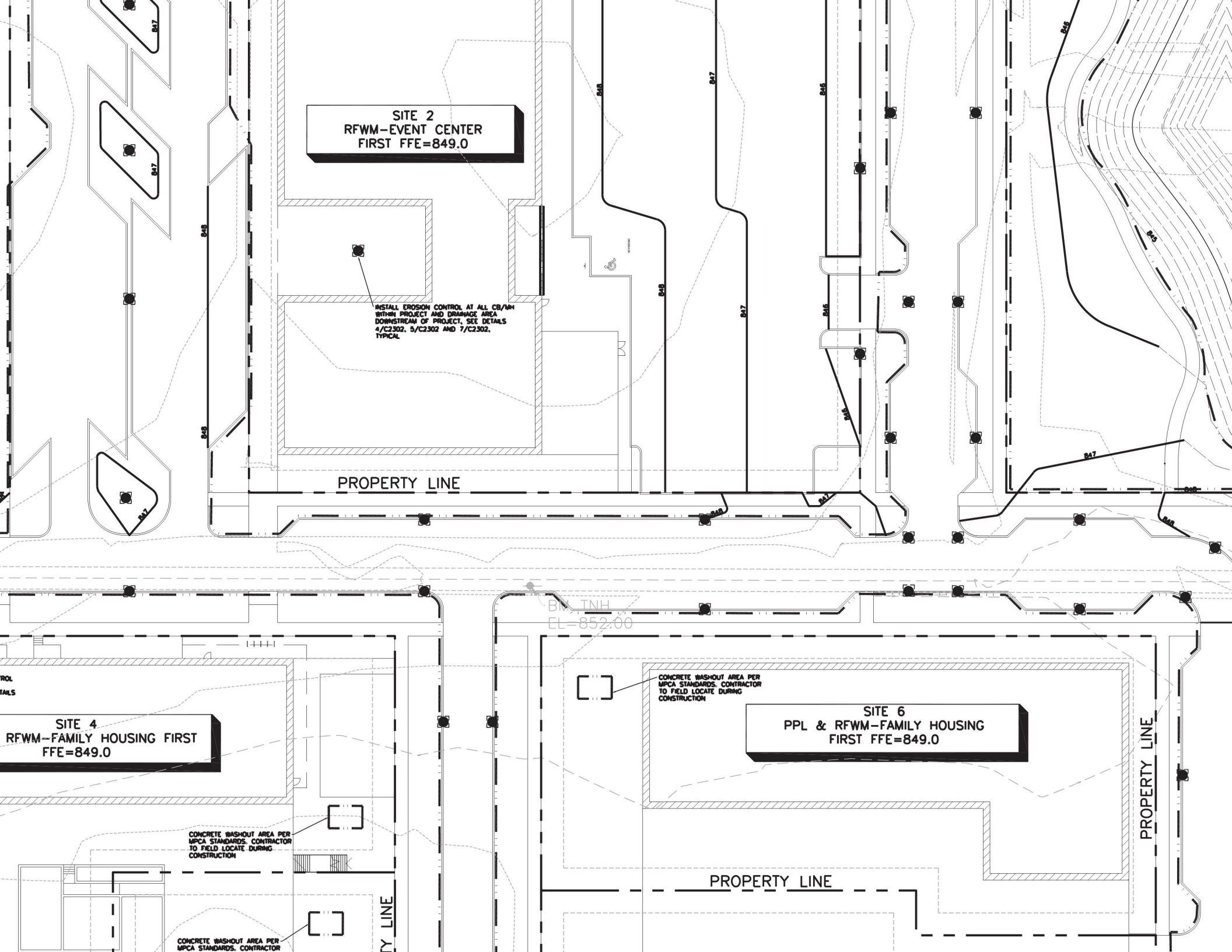
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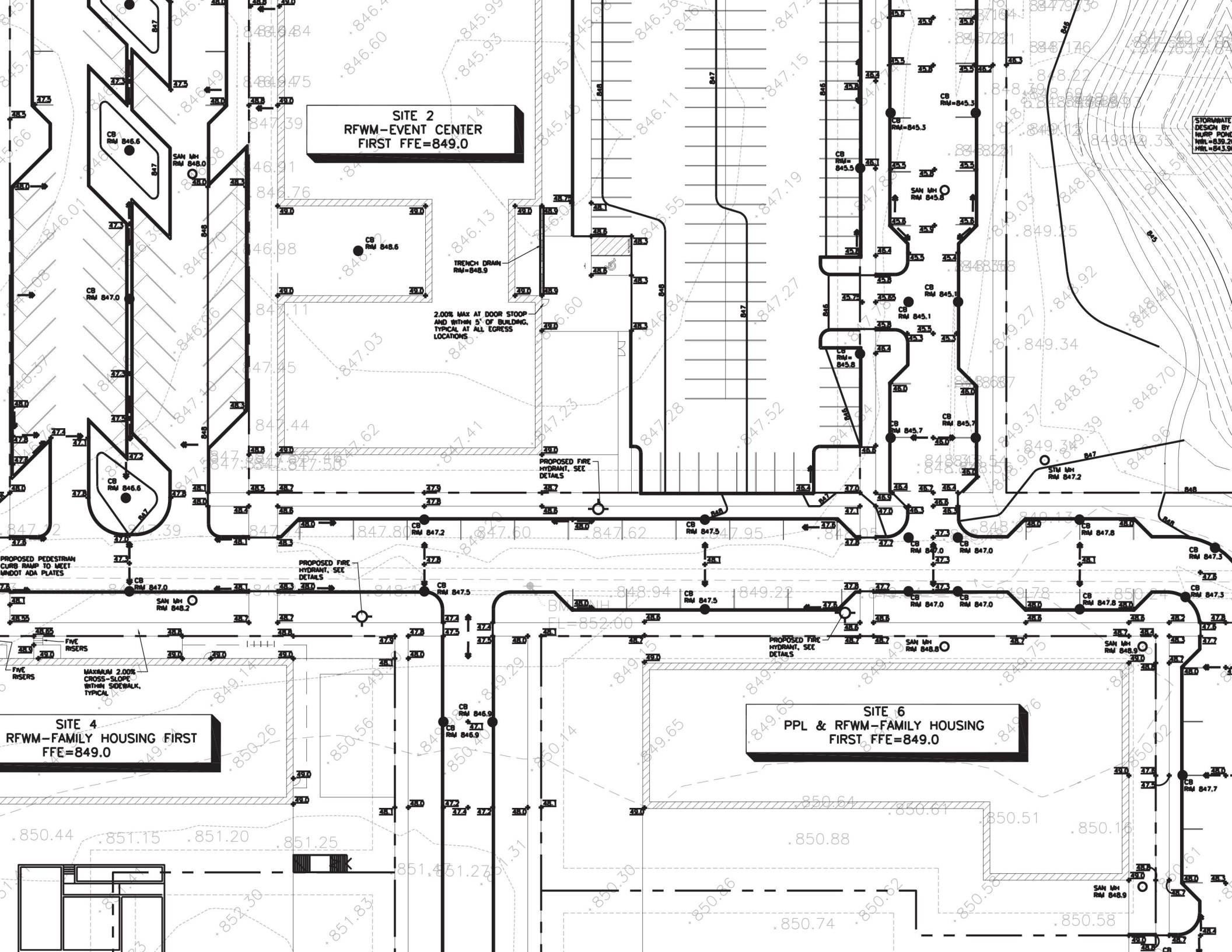
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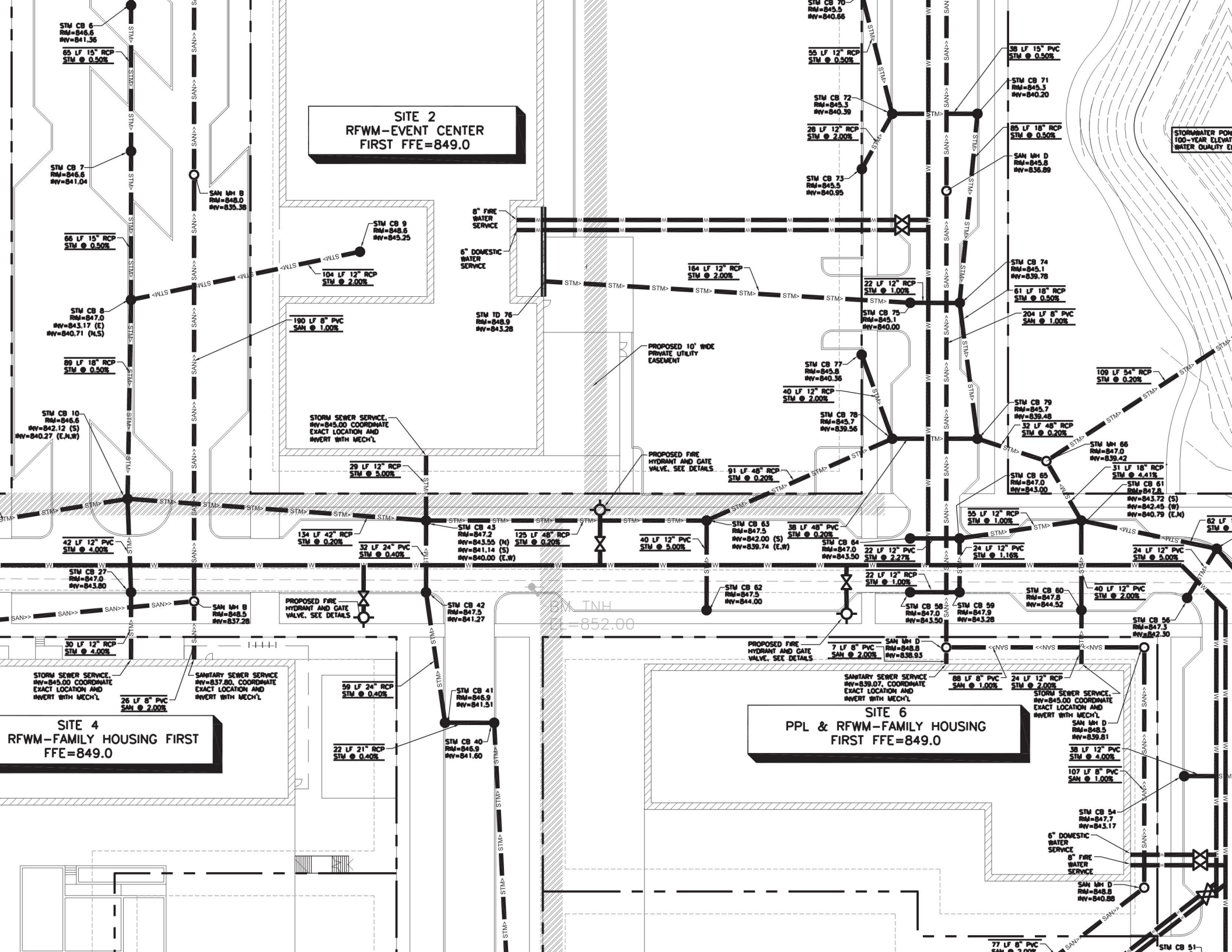

MS-5
SN-6
MS-3
SN-4
RFWM - EVENT
CENTER
(SITE 2)
SN-7
SN-3
SN-5
SN-15
MS-6
SN-10
SN-13
MS-6

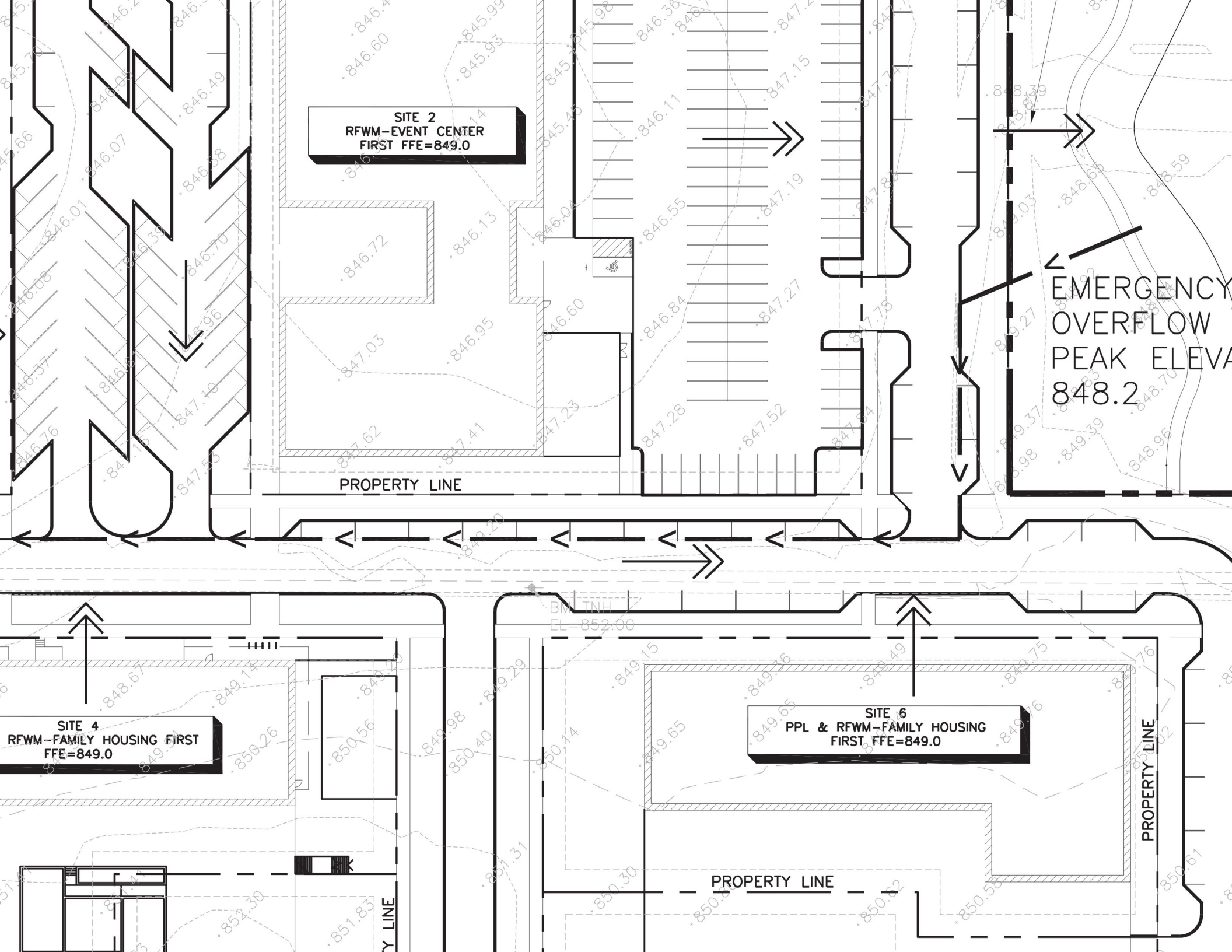

RFWM - EVENT
CENTER
(SITE 2)

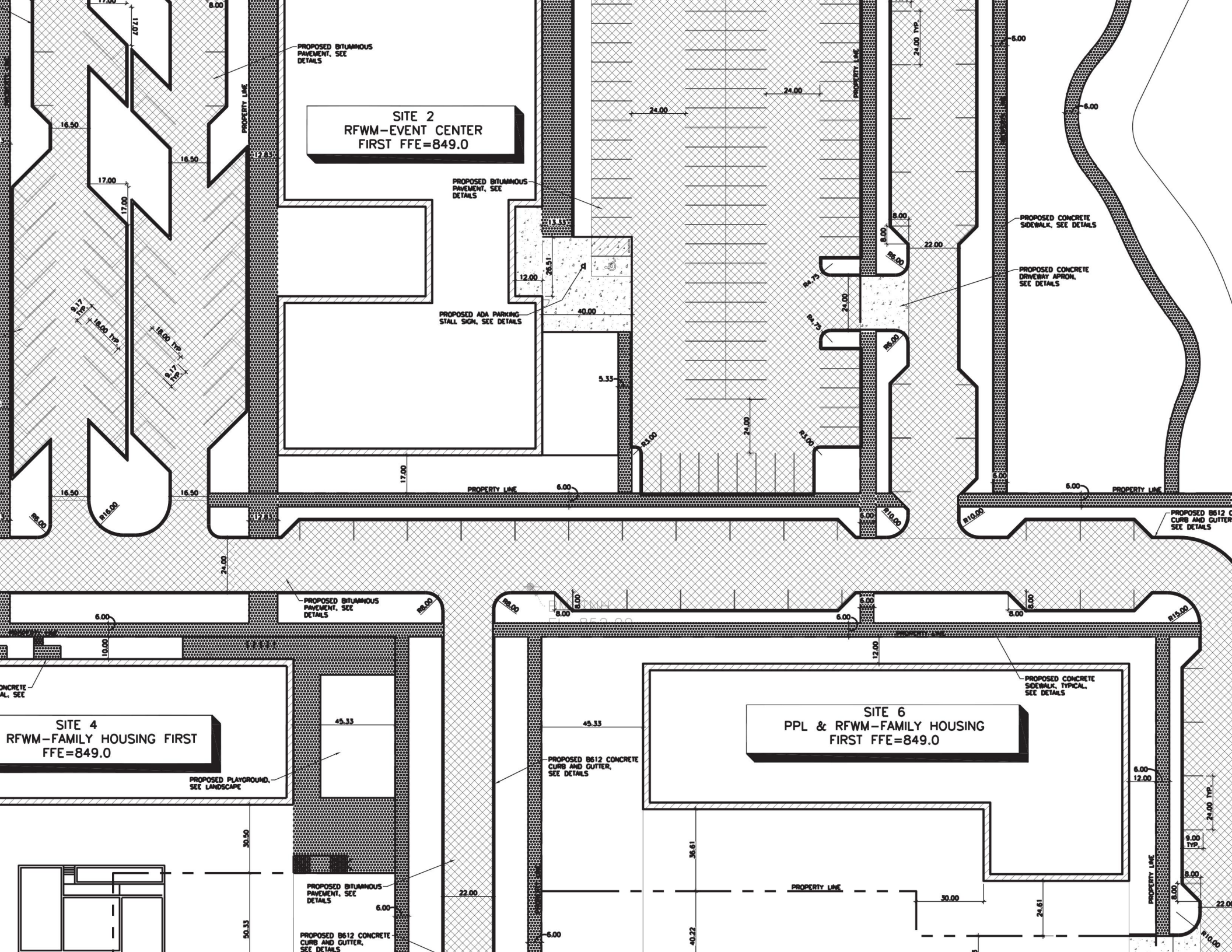

EXISTING UTILITY POLE TO BE REMOVED
EXISTING ELECTRIC TRANSFORMER TO BE REMOVED
EXISTING 30" RCP STORM SEWER TO BE REMOVED
EXISTING ELECTRIC LINE TO BE REMOVED
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
EXISTING TREE TO BE REMOVED, TYPICAL
EXISTING LIGHT POLE TO BE REMOVED
EXISTING ELECTRIC LINE TO BE REMOVED
EXISTING 24" RCP STORM SEWER TO BE REMOVED
EXISTING CATCH BASIN TO BE REMOVED
30" RCP
CB
R=845.13
I=W (30INCH RCP) 841.48
I=E (24INCH RCP) 841.48
EXISTING BITUMINOUS PAVEMENT TO BE REMOVED, TYPICAL
BITUMINOUS
EXISTING LIGHT POLE TO BE REMOVED
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
EXISTING 6" PVC SANITARY SEWER TO BE REMOVED
EXISTING 8" WATERMAIN TO BE REMOVED
EXISTING STORM SEWER MANHOLE TO BE REMOVED
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
EXISTING SANITARY SEWER MANHOLE TO BE REMOVED
EXISTING 4" PVC SANITARY SERVICE AND STUB TO BE REMOVED
EXISTING BUILDING
STUB
EXISTING DOMESTIC WATER SERVICE LINE TO BE REMOVED
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
PROPERTY LINE
EXISTING TREE TO BE REMOVED, TYPICAL
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
EXISTING 'NO PARKING' SIGN TO BE REMOVED
EXISTING 'NO PARKING' SIGN TO BE REMOVED
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
EXISTING TREE TO BE REMOVED, TYPICAL
EXISTING TREE TO BE REMOVED, TYPICAL
EXISTING 8" WATERMAIN TO BE REMOVED
BM TNH
EL=852.00
EXISTING BITUMINOUS PAVEMENT TO BE REMOVED, TYPICAL
BITUMINOUS
PROPERTY LINE
PROPERTY LINE
EXISTING GRAVEL TO BE REMOVED
EXISTING WATER SERVICE TO BE REMOVED

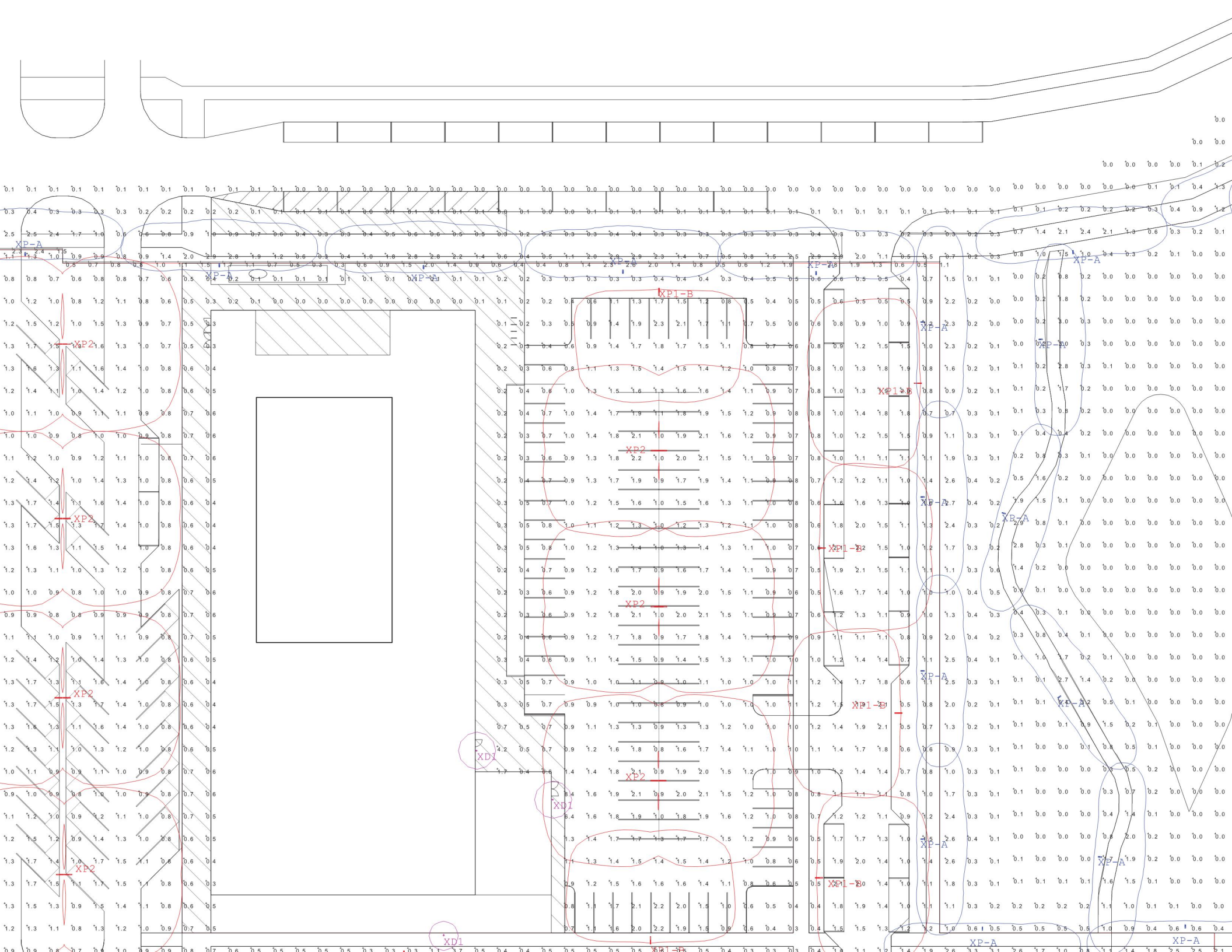

SITE 2
RFWM–EVENT CENTER
FIRST FFE=849.0
INSTALL EROSION CONTROL AT ALL CB/MH WITHIN PROJECT AND DRAINAGE AREA DOWNSTREAM OF PROJECT, SEE DETAILS 4/C2302, 5/C2302 AND 7/C2302, TYPICAL
PROPERTY LINE
BM TNH
EL=852.00
SITE 4
RFWM–FAMILY HOUSING FIRST
FFE=849.0
CONCRETE WASHOUT AREA PER MPCA STANDARDS. CONTRACTOR TO FIELD LOCATE DURING CONSTRUCTION
CONCRETE WASHOUT AREA PER MPCA STANDARDS. CONTRACTOR
SITE 6
PPL & RFWM–FAMILY HOUSING
FIRST FFE=849.0
CONCRETE WASHOUT AREA PER MPCA STANDARDS. CONTRACTOR TO FIELD LOCATE DURING CONSTRUCTION
PROPERTY LINE
PROPERTY LINE

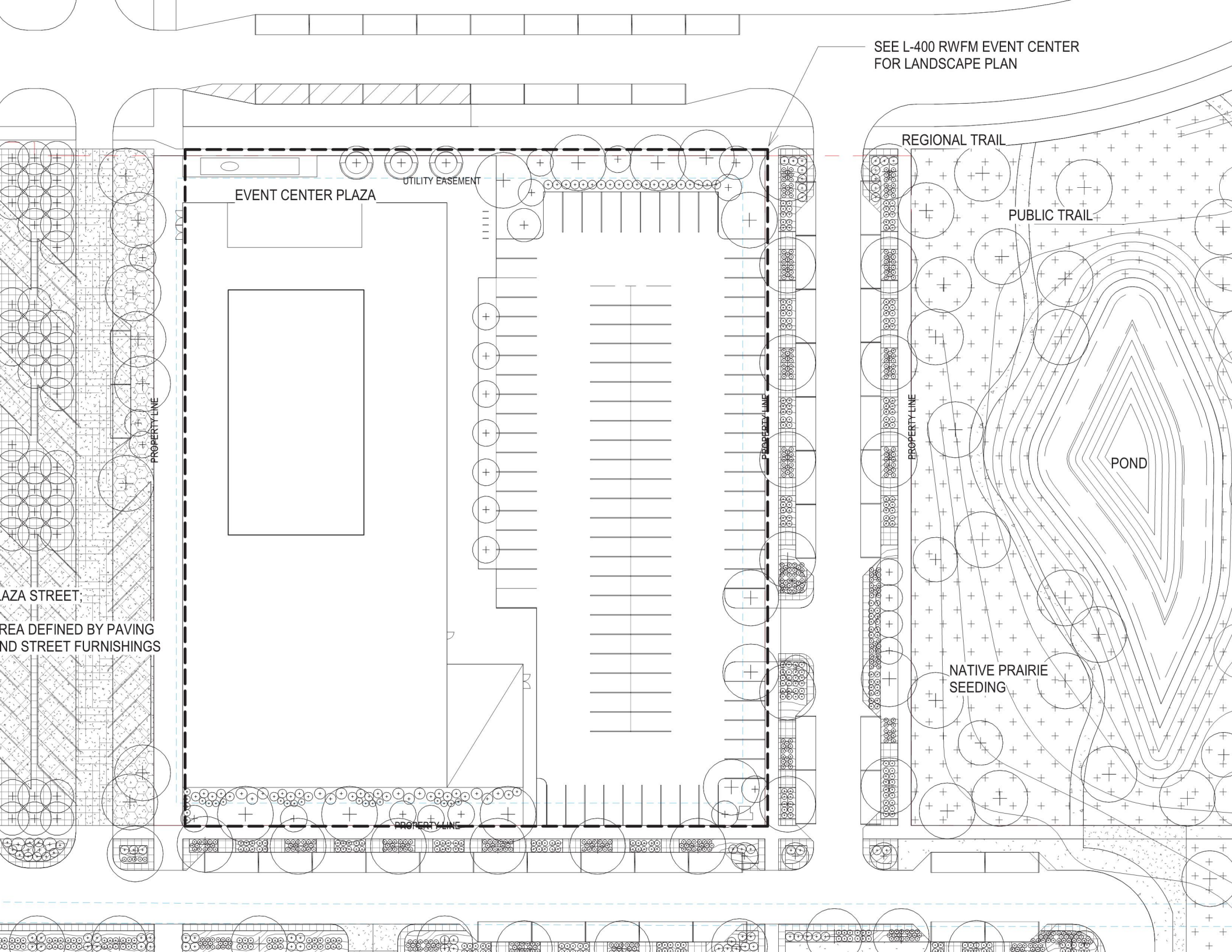

SITE 2
RFWM-EVENT CENTER
FIRST FFE=849.0
SITE 4
RFWM-FAMILY HOUSING FIRST
FFE=849.0
SITE 6
PPL & RFWM-FAMILY HOUSING
FIRST FFE=849.0
CB RIM 846.6
SAN MH RIM 848.0
CB RIM 848.6
TRENCH DRAIN RIM=848.9
2.00% MAX AT DOOR STOOP AND WITHIN 5' OF BUILDING, TYPICAL AT ALL EGRESS LOCATIONS
CB RIM 847.0
PROPOSED FIRE HYDRANT, SEE DETAILS
CB RIM 847.2
CB RIM 847.5
CB RIM 845.3
CB RIM 845.5
SAN MH RIM 845.8
CB RIM 845.1
CB RIM 845.8
CB RIM 845.7
STM MH RIM 847.2
CB RIM 847.8
CB RIM 847.3
PROPOSED PEDESTRIAN CURB RAMP TO MEET WINDOT ADA PLATES
SAN MH RIM 848.2
FIVE RISERS
MAXIMUM 2.00% CROSS-SLOPE WITHIN SIDEWALK, TYPICAL
CB RIM 846.9
BM=MH FL=852.00
SAN MH RIM 848.8
SAN MH RIM 848.9
CB RIM 847.7
STORMWATER DESIGN BY NURP POND
WW=839.2
HW=843.9

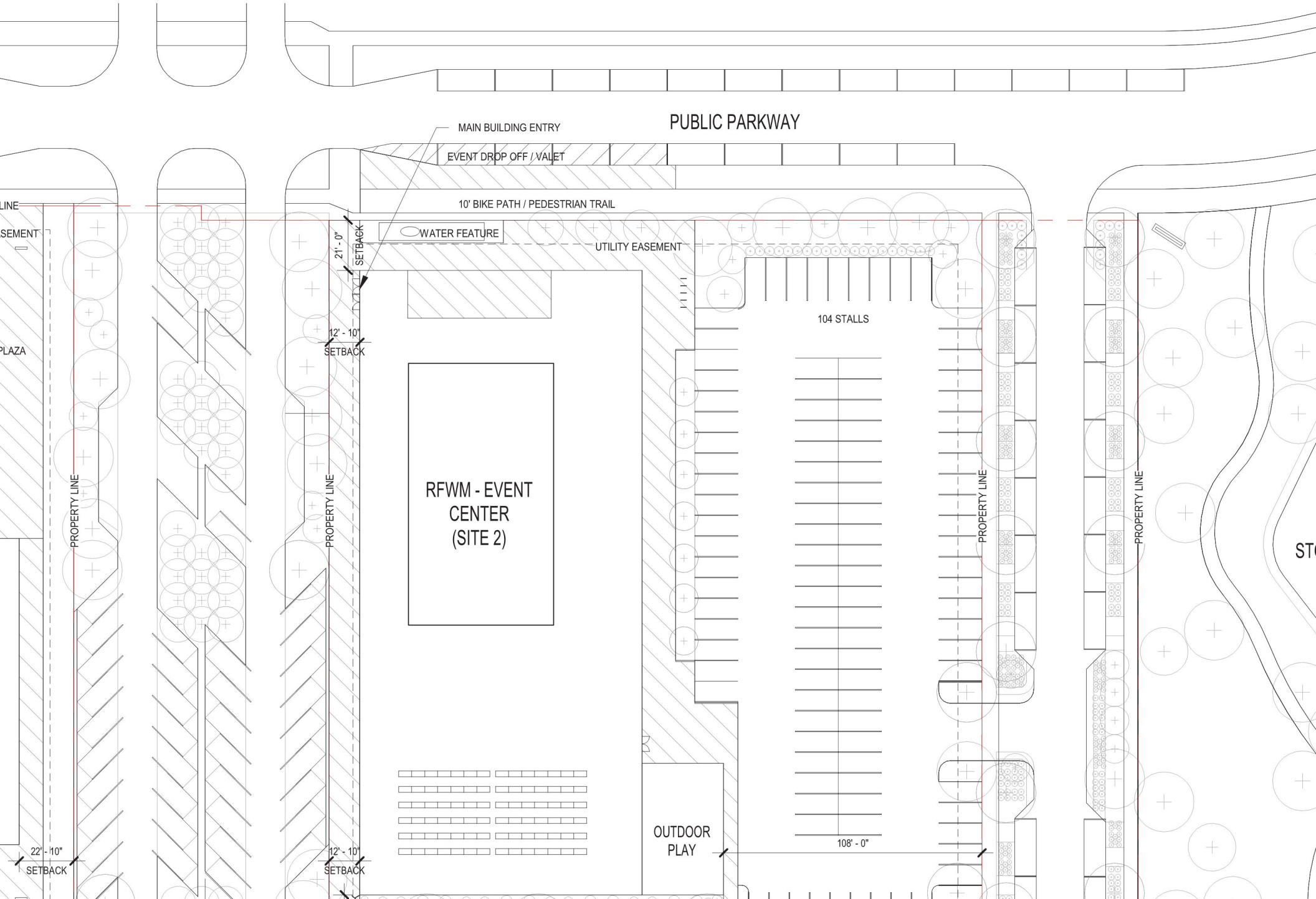

SITE 2
RFWM–EVENT CENTER
FIRST FFE=849.0
SITE 4
RFWM–FAMILY HOUSING FIRST
FFE=849.0
SITE 6
PPL & RFWM–FAMILY HOUSING
FIRST FFE=849.0
BM TNH
EL=852.00
STM CB 6
RIM=846.6
INV=841.36
65 LF 15" RCP
STM @ 0.50%
STM CB 7
RIM=846.6
INV=841.04
SAN MH B
RIM=848.0
INV=835.38
66 LF 15" RCP
STM @ 0.50%
STM CB 8
RIM=847.0
INV=843.17 (E)
INV=840.71 (N,S)
89 LF 18" RCP
STM @ 0.50%
STM CB 10
RIM=846.6
INV=842.12 (S)
INV=840.27 (E,N,W)
STM CB 9
RIM=848.6
INV=845.25
104 LF 12" RCP
STM @ 2.00%
190 LF 8" PVC
SAN @ 1.00%
STORM SEWER SERVICE,
INV=845.00 COORDINATE
EXACT LOCATION AND
INVERT WITH MECH'L
29 LF 12" RCP
STM @ 5.00%
134 LF 42" RCP
STM @ 0.20%
STM CB 43
RIM=847.2
INV=843.55 (N)
INV=841.14 (S)
INV=840.00 (E,W)
32 LF 24" PVC
STM @ 0.40%
42 LF 12" PVC
STM @ 4.00%
STM CB 27
RIM=847.0
INV=843.80
SAN MH B
RIM=848.5
INV=837.28
PROPOSED FIRE
HYDRANT AND GATE
VALVE, SEE DETAILS
STM CB 42
RIM=847.5
INV=841.27
30 LF 12" RCP
STM @ 4.00%
STORM SEWER SERVICE,
INV=845.00 COORDINATE
EXACT LOCATION AND
INVERT WITH MECH'L
SANITARY SEWER SERVICE
INV=837.80, COORDINATE
EXACT LOCATION AND
INVERT WITH MECH'L
26 LF 8" PVC
SAN @ 2.00%
59 LF 24" RCP
STM @ 0.40%
22 LF 21" RCP
STM @ 0.40%
STM CB 41
RIM=846.9
INV=841.51
STM CB 40
RIM=846.9
INV=841.60
8" FIRE
WATER
SERVICE
6" DOMESTIC
WATER
SERVICE
STM ID 76
RIM=848.9
INV=843.28
PROPOSED 10' WIDE
PRIVATE UTILITY
EASEMENT
164 LF 12" RCP
STM @ 2.00%
STM CB 70
RIM=845.5
INV=840.66
55 LF 12" RCP
STM @ 0.50%
STM CB 72
RIM=845.3
INV=840.39
28 LF 12" RCP
STM @ 2.00%
STM CB 73
RIM=845.5
INV=840.95
22 LF 12" RCP
STM @ 1.00%
STM CB 75
RIM=845.1
INV=840.00
STM CB 77
RIM=845.8
INV=840.36
40 LF 12" RCP
STM @ 2.00%
STM CB 78
RIM=845.7
INV=839.56
91 LF 48" RCP
STM @ 0.20%
STM CB 65
RIM=847.5
INV=842.00 (S)
INV=839.74 (E,W)
38 LF 48" PVC
STM @ 0.20%
40 LF 12" PVC
STM @ 5.00%
STM CB 64
RIM=847.0
INV=843.50
22 LF 12" PVC
STM @ 2.27%
22 LF 12" RCP
STM @ 1.00%
STM CB 62
RIM=847.5
INV=844.00
STM CB 58
RIM=847.0
INV=843.50
STM CB 59
RIM=847.9
INV=843.26
PROPOSED FIRE
HYDRANT AND GATE
VALVE, SEE DETAILS
7 LF 8" PVC
SAN @ 2.00%
SAN MH D
RIM=848.8
INV=838.93
SANITARY SEWER SERVICE
INV=839.07, COORDINATE
EXACT LOCATION AND
INVERT WITH MECH'L
88 LF 8" PVC
SAN @ 1.00%
24 LF 12" RCP
STM @ 2.00%
STORM SEWER SERVICE,
INV=845.00 COORDINATE
EXACT LOCATION AND
INVERT WITH MECH'L
SAN MH D
RIM=848.5
INV=839.81
38 LF 12" PVC
STM @ 4.00%
107 LF 8" PVC
SAN @ 1.00%
STM CB 54
RIM=847.7
INV=843.17
6" DOMESTIC
WATER
SERVICE
8" FIRE
WATER
SERVICE
SAN MH D
RIM=848.8
INV=840.88
77 LF 8" PVC
SAN @ 2.00%
STM CB 51
38 LF 15" PVC
STM @ 0.50%
STM CB 71
RIM=845.3
INV=840.20
85 LF 18" RCP
STM @ 0.50%
SAN MH D
RIM=845.8
INV=836.89
STM CB 74
RIM=845.1
INV=839.78
61 LF 18" RCP
STM @ 0.50%
204 LF 8" PVC
SAN @ 1.00%
109 LF 54" RCP
STM @ 0.20%
STM CB 79
RIM=845.7
INV=839.48
32 LF 48" RCP
STM @ 0.20%
STM MH 66
RIM=847.0
INV=839.42
31 LF 18" RCP
STM @ 4.41%
STM CB 61
RIM=847.8
INV=843.72 (S)
INV=842.45 (W)
INV=840.79 (E,N)
STM CB 65
RIM=847.0
INV=843.00
55 LF 12" RCP
STM @ 1.00%
24 LF 12" PVC
STM @ 1.16%
24 LF 12" PVC
STM @ 5.00%
STM CB 60
RIM=847.8
INV=844.52
40 LF 12" PVC
STM @ 2.00%
STM CB 56
RIM=847.3
INV=842.30
STORMWATER PON
100-YEAR ELEVAT
WATER QUALITY E

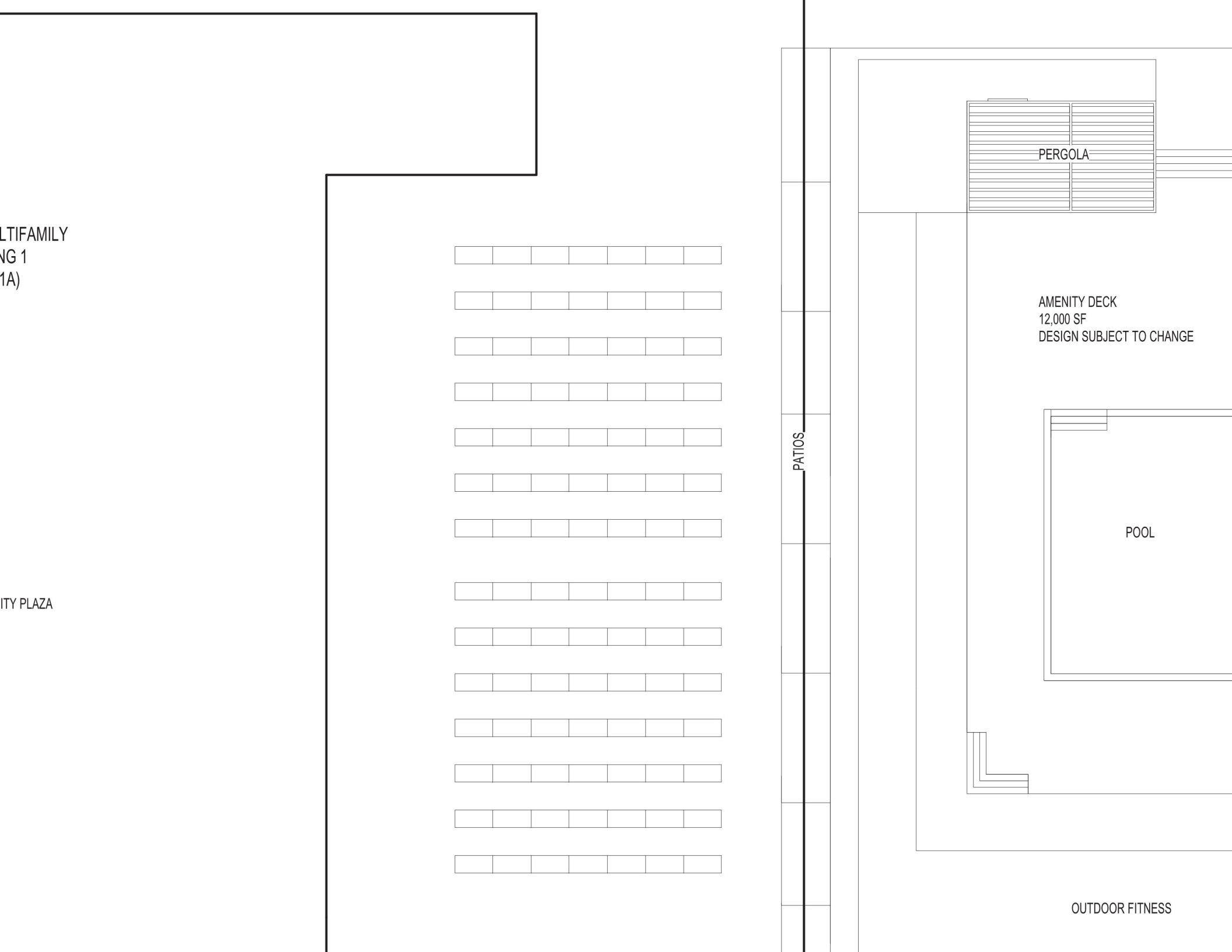

SITE 2
RFWM-EVENT CENTER
FIRST FFE=849.0
PROPERTY LINE
EMERGENCY
OVERFLOW
PEAK ELEVA
848.2
BM INH
EL=852.00
SITE 4
RFWM-FAMILY HOUSING FIRST
FFE=849.0
SITE 6
PPL & RFWM-FAMILY HOUSING
FIRST FFE=849.0
PROPERTY LINE
PROPERTY LINE

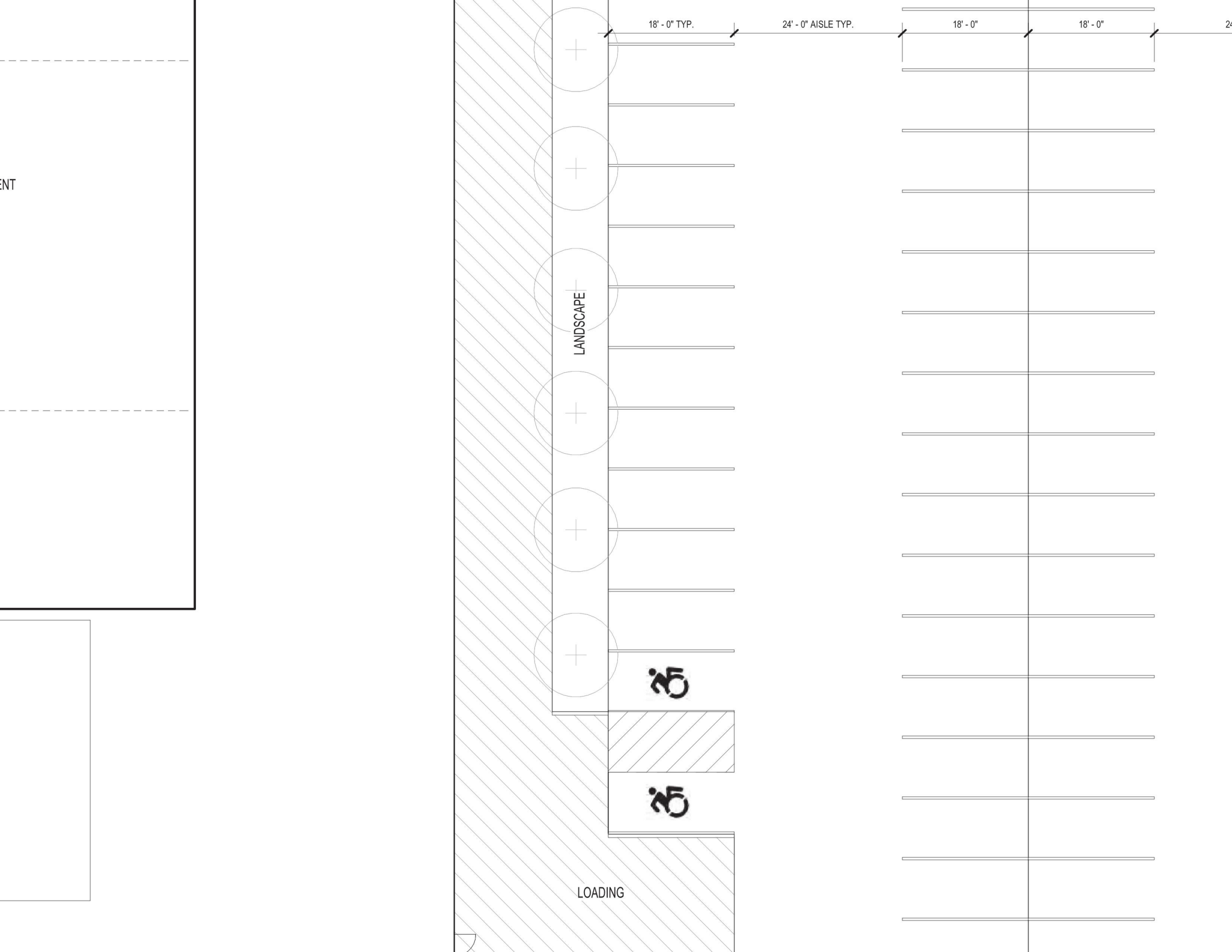

SITE 2
RFWM–EVENT CENTER
FIRST FFE=849.0
SITE 4
RFWM–FAMILY HOUSING FIRST
FFE=849.0
SITE 6
PPL & RFWM–FAMILY HOUSING
FIRST FFE=849.0
PROPOSED BITUMINOUS PAVEMENT, SEE DETAILS
PROPOSED ADA PARKING STALL SIGN, SEE DETAILS
PROPOSED CONCRETE SIDEWALK, SEE DETAILS
PROPOSED CONCRETE DRIVEWAY APRON, SEE DETAILS
PROPOSED CONCRETE SIDEWALK, TYPICAL, SEE DETAILS
PROPOSED B612 CONCRETE CURB AND GUTTER, SEE DETAILS
PROPOSED PLAYGROUND, SEE LANDSCAPE
PROPERTY LINE

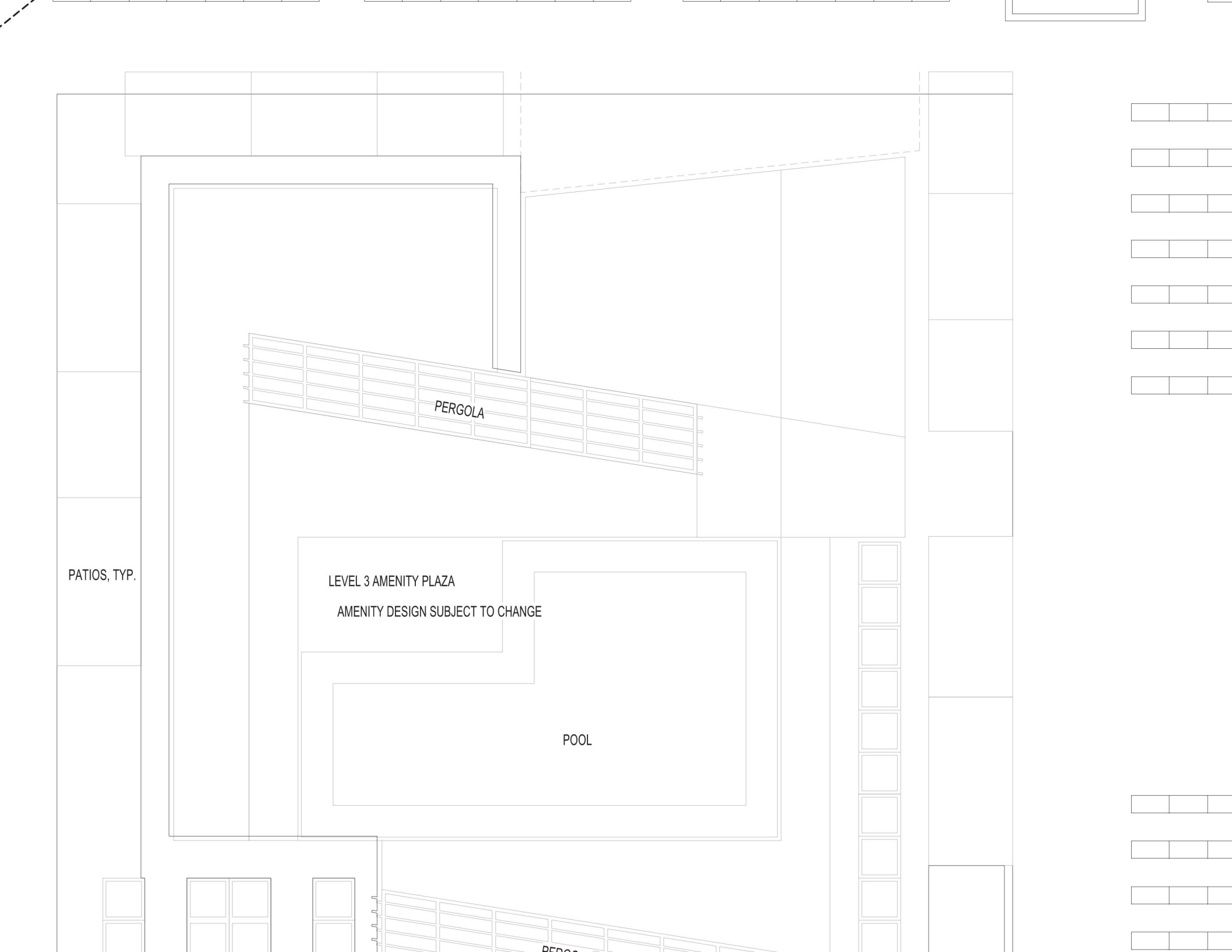

XP-A
XP2
XP1-B
XD1

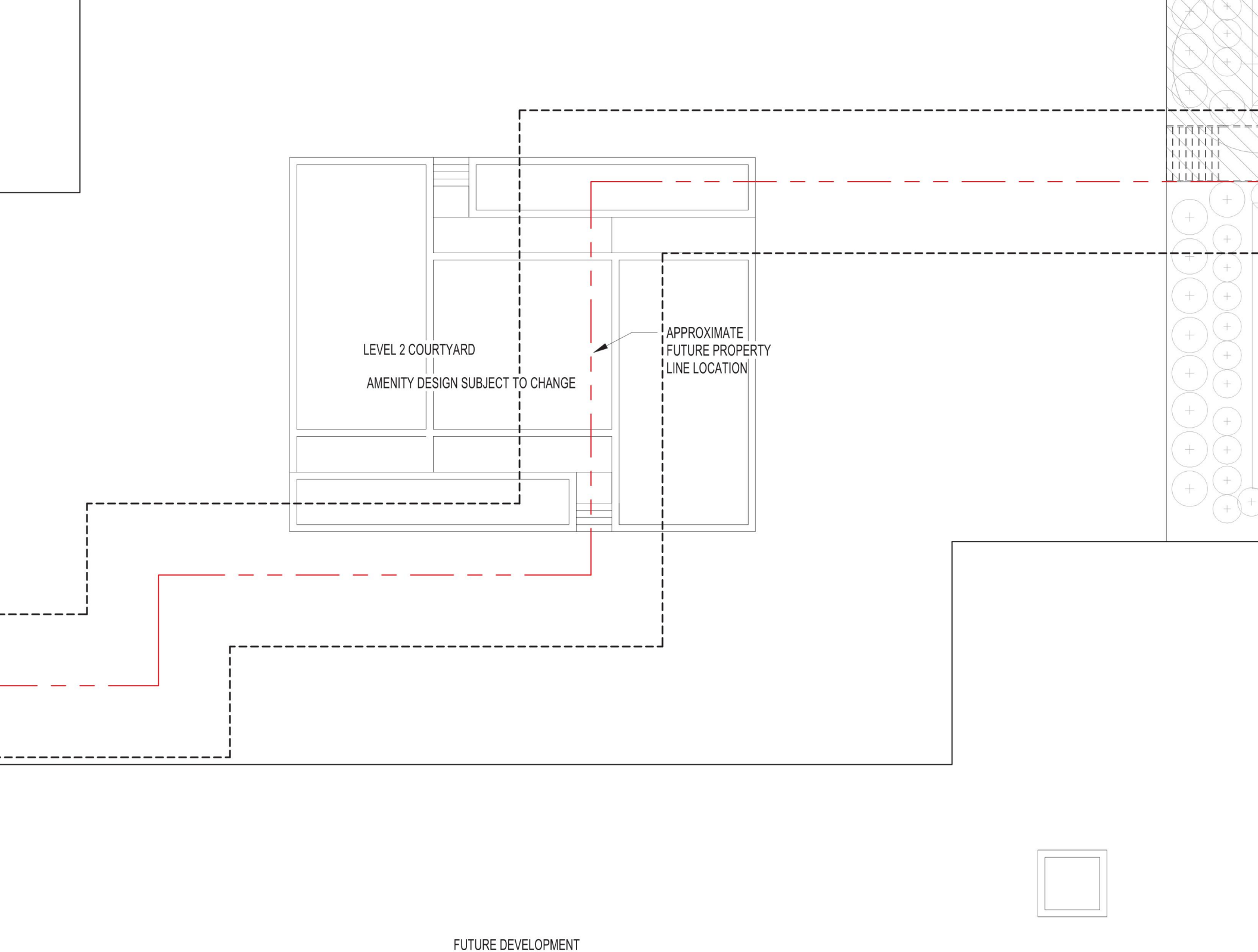

SEE L-400 RWFM EVENT CENTER
FOR LANDSCAPE PLAN
REGIONAL TRAIL
PUBLIC TRAIL
UTILITY EASEMENT
EVENT CENTER PLAZA
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
POND
NATIVE PRAIRIE
SEEDING
AZA STREET;
REA DEFINED BY PAVING
ND STREET FURNISHINGS

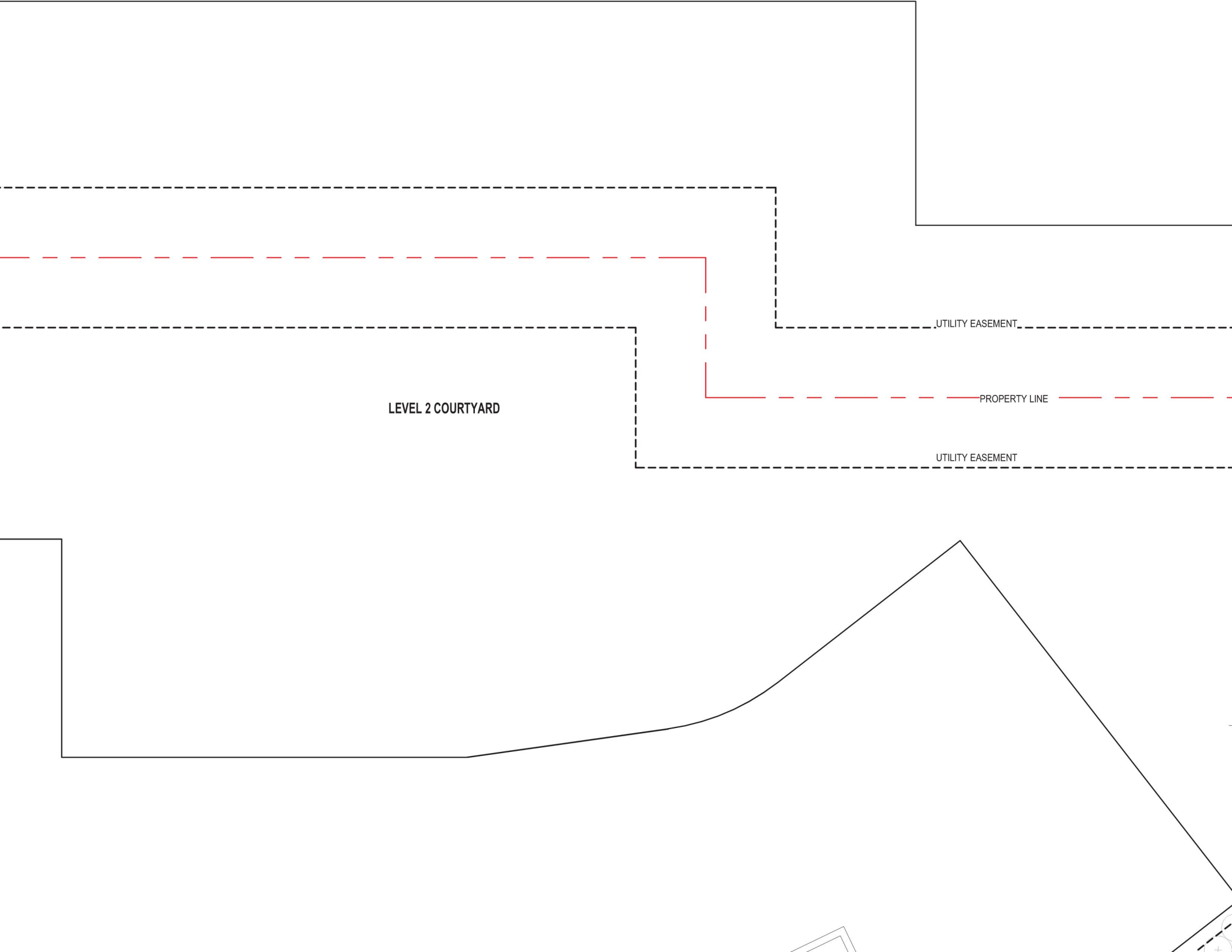

PUBLIC PARKWAY
MAIN BUILDING ENTRY
EVENT DROP OFF / VALET
10' BIKE PATH / PEDESTRIAN TRAIL
WATER FEATURE
UTILITY EASEMENT
21' - 0"
SETBACK
12' - 10"
SETBACK
104 STALLS
RFWM - EVENT CENTER (SITE 2)
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
OUTDOOR PLAY
108' - 0"
22' - 10"
SETBACK
12' - 10"
SETBACK
PLAZA


LTIFAMILY
NG 1
1A)
ITY PLAZA
PATIOS
PERGOLA
AMENITY DECK
12,000 SF
DESIGN SUBJECT TO CHANGE
POOL
OUTDOOR FITNESS

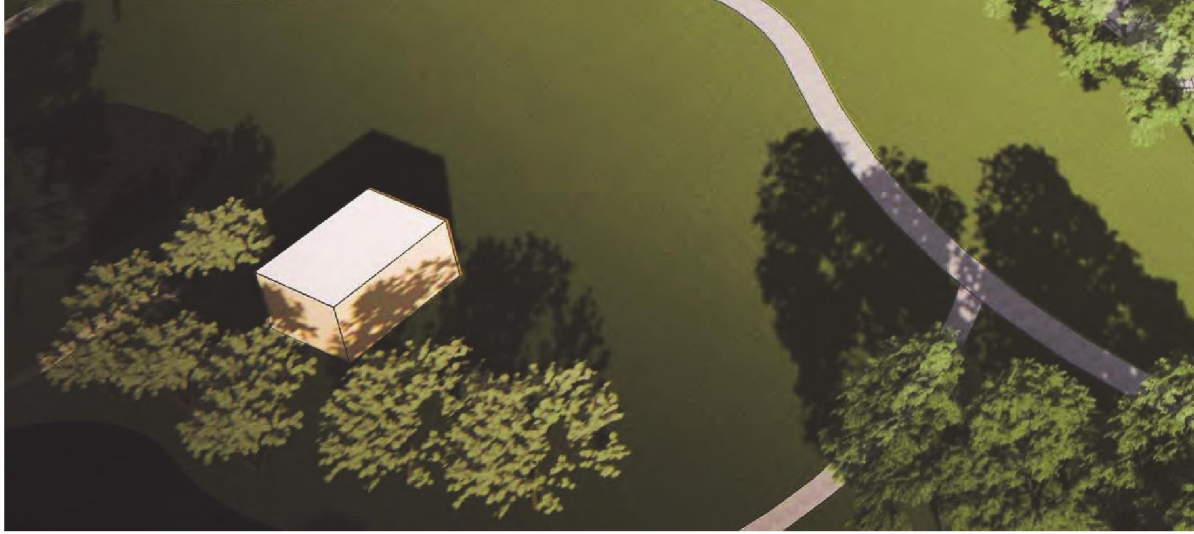

18' - 0" TYP.
24' - 0" AISLE TYP.
18' - 0"
18' - 0"
LANDSCAPE
LOADING

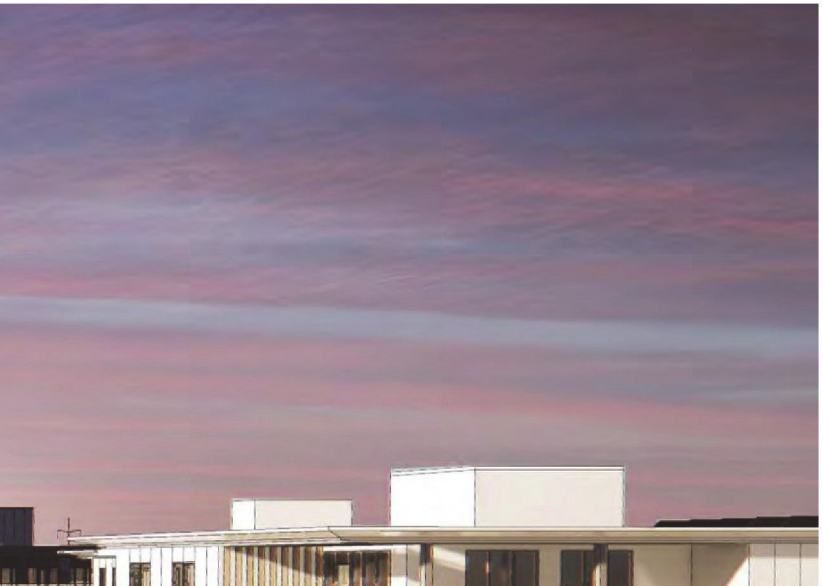

PERGOLA
PATIOS, TYP.
LEVEL 3 AMENITY PLAZA
AMENITY DESIGN SUBJECT TO CHANGE
POOL


LEVEL 2 COURTYARD
AMENITY DESIGN SUBJECT TO CHANGE
APPROXIMATE
FUTURE PROPERTY
LINE LOCATION
FUTURE DEVELOPMENT


UTILITY EASEMENT
PROPERTY LINE
LEVEL 2 COURTYARD
UTILITY EASEMENT



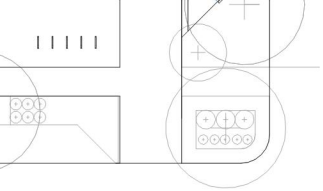


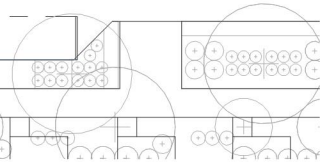






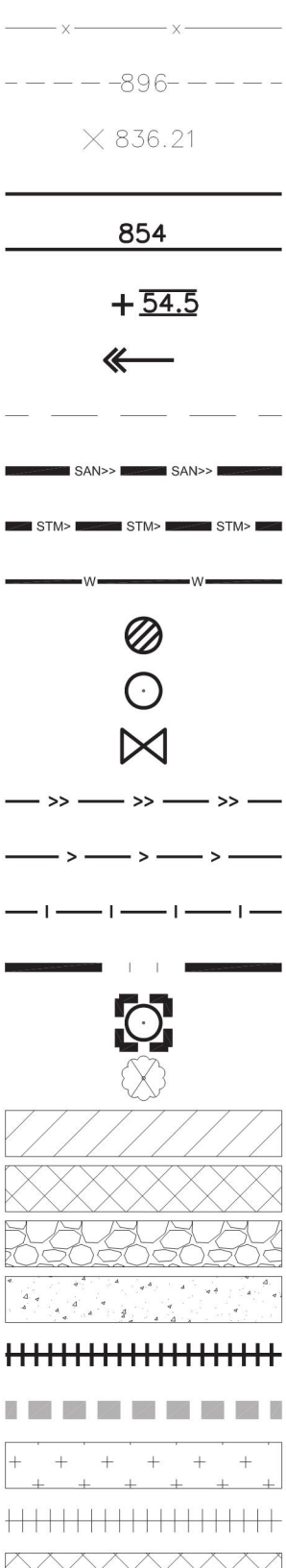


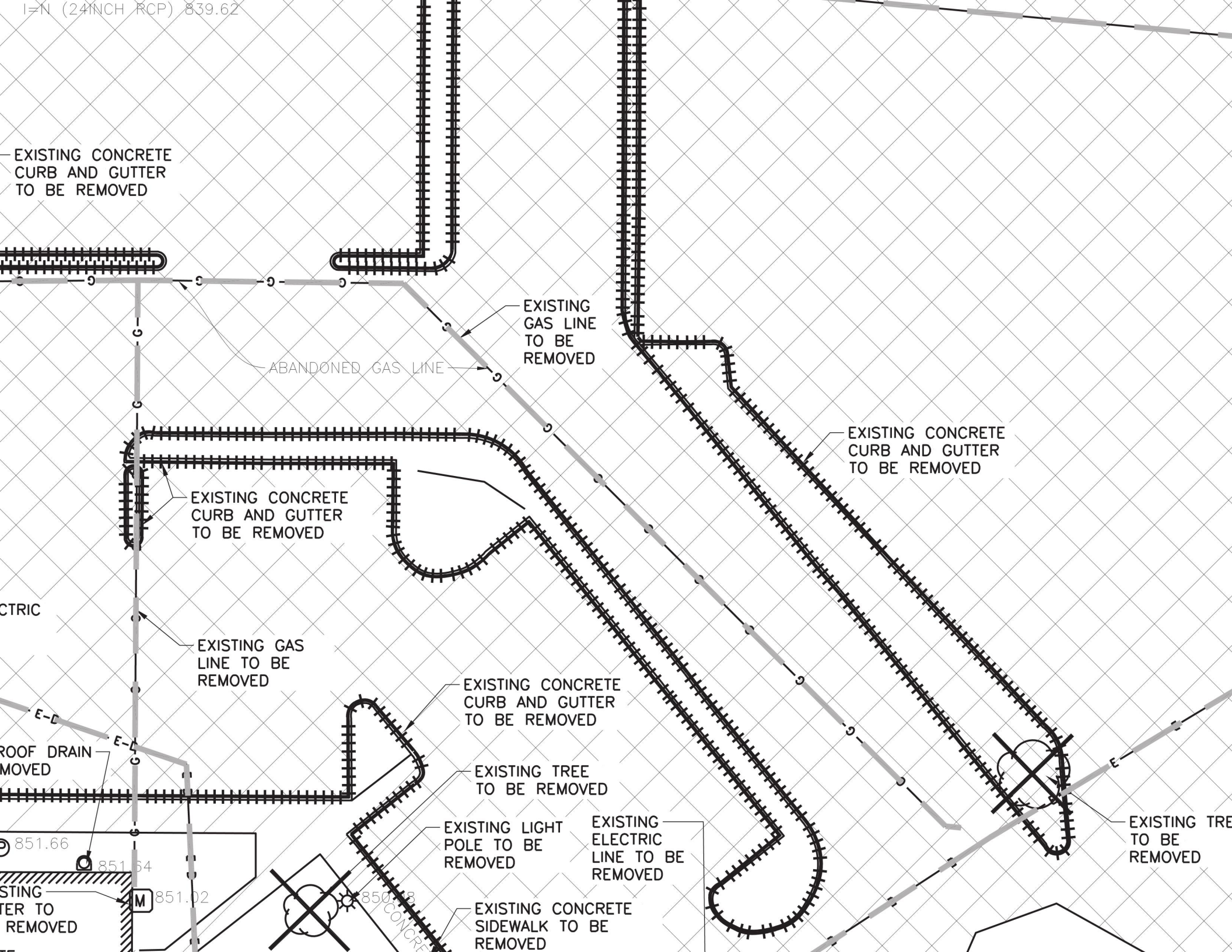




ALATUS - MULTIFAMILY HOUSING 1 - PARKING SCHEDULE		
Type	Level	Count
ALATUS - MULTIFAMILY 1 - ACCESSIBLE	LEVEL 1	8
ALATUS - MULTIFAMILY 1 - COMPACT	LEVEL 1	28
ALATUS - MULTIFAMILY 1 - STANDARD	LEVEL 1	104
LEVEL 1: 140		
ALATUS - MULTIFAMILY 1 - COMPACT	LEVEL 1.5	35
ALATUS - MULTIFAMILY 1 - STANDARD	LEVEL 1.5	121
LEVEL 1.5: 156		
ALATUS - MULTIFAMILY 1 - COMPACT	LEVEL 2	22
ALATUS - MULTIFAMILY 1 - STANDARD	LEVEL 2	77
LEVEL 2: 99		
Grand total: 395		




EXISTING CHAIN LINK FENCE
EXISTING CONTOUR
836.21
EXISTING SPOT ELEVATIONS
PROPERTY LINE
854
PROPOSED CONTOUR
+ 54.5
PROPOSED SPOT ELEVATION
DENOTES SURFACE DRAINAGE
PROPOSED SAWCUT LINE
SAN>>
PROPOSED SANITARY SEWER
STM>
PROPOSED STORM SEWER
W
PROPOSED WATERMAIN
PROPOSED CATCH BASIN
PROPOSED MANHOLE
PROPOSED GATE VALVE
PROPOSED STORM SEWER BY OTHERS
PROPOSED SANITARY SEWER BY OTHERS
PROPOSED WATERMAIN BY OTHERS
SILT FENCE
EROSION CONTROL AT CB/MH
EXISTING TREE TO BE REMOVED
EXISTING CONCRETE SIDEWALK TO BE REMOVED
EXISTING BITUMINOUS PAVEMENT TO BE REMOVED
EXISTING GRAVEL TO BE REMOVED
EXISTING CONCRETE PAVEMENT TO BE REMOVED
EXISTING CURB AND GUTTER TO BE REMOVED
EXISTING UTILITY TO BE REMOVED
EXISTING CONCRETE PAVEMENT TO BE REMOVED BY OTHERS
EXISTING CURB AND GUTTER TO BE REMOVED BY OTHERS
PROPOSED BITUMINOUS PAVEMENT


I=N (24INCH RCP) 839.62
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
EXISTING GAS LINE TO BE REMOVED
ABANDONED GAS LINE
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
CTRIC
EXISTING GAS LINE TO BE REMOVED
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
ROOF DRAIN MOVED
EXISTING TREE TO BE REMOVED
EXISTING LIGHT POLE TO BE REMOVED
EXISTING ELECTRIC LINE TO BE REMOVED
EXISTING TRE TO BE REMOVED
851.66
851.64
STING TER TO REMOVED
M
851.02
EXISTING CONCRETE SIDEWALK TO BE REMOVED

QUEST A FINAL INSPECTION FROM THE CITY OF BROOKLYN CENTER PRIOR TO

RDANCE WITH MPCA POLICY.

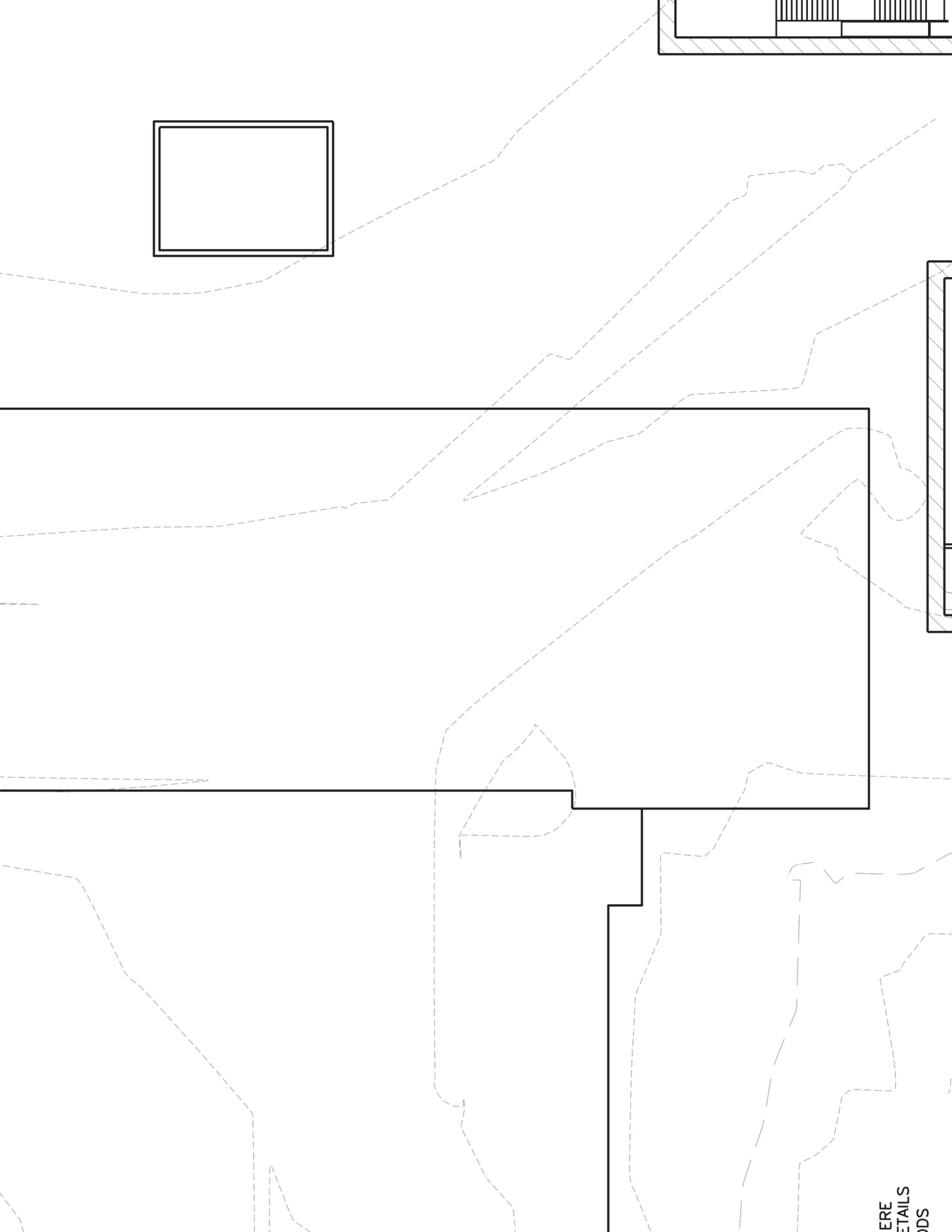
TE AND DOWNGRADIENT ADJACENT SITES/AREAS, INCLUDING THE FOLLOWING:
DING DRAINAGE DITCHES, AND OFF-SITE PROPERTIES FOR SIGNS OF EROSION

HICLE EXIT LOCATIONS FOR EVIDENCE OF TRACKING ONTO PAVED SURFACES.
SIGNS OF SEDIMENT DEPOSITION AND COMPACTION, AND TO ENSURE
INTO THE AREA.
ALL WATER QUALITY MANAGEMENT, EROSION PREVENTION AND SEDIMENT

POLLUTION PREVENTION BMPS.
TRACTOR SHALL CONDUCT A SITE STORMWATER INSPECTION A MINIMUM OF
VE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER
ECTIONS MAY BE SUSPENDED DUE TO FROZEN GROUND CONDITIONS UNTIL
ON ACTIVITIES RESUME, WHICHEVER COMES FIRST. GENERAL CONTRACTOR
PECTION PRIOR TO WINTER SUSPENSION AND FIRST DATE WHEN
AL CONTRACTOR IS RESPONSIBLE FOR INSPECTIONS UNTIL THE SITE HAS
THE NOT HAS BEEN SUBMITTED TO THE MPCA, OR UNTIL PERMIT COVERAGE
PERMITTEE.
E AND CORRECTIVE ACTIONS CONDUCTED DURING CONSTRUCTION ON A
HOURS OF THE ACTION. DATE AND INITIAL THE ON-SITE SWPPP WITH ANY
ONS. COPIES OF ALL SHALL BE SUBMITTED TO THE CIVIL ENGINEER.
T BE INSTALLED AND MAINTAINED BY GENERAL CONTRACTOR ACCORDING TO
UCTION DOCUMENTS AND IN ACCORDANCE WITH THE PRODUCT
MPS MUST BE OPERATIONALLY FUNCTIONAL AND ADEQUATE. ALL
RED OR REPLACED WITHIN 24 HOURS OF DISCOVERY OR THEREAFTER AS

POND TO CHANGING SITE CONDITIONS AND IMPLEMENT/SUPPLEMENT EROSION
EASURES UTILIZED TO PROVIDE ADEQUATE PROTECTION OF DISTURBED SOILS
NT TRANSPORT OFF-SITE. UPDATE SWPPP DOCUMENTS WHEN CHANGES ARE

PREVENTION AND SEDIMENT CONTROL BMPS THAT ARE NONFUNCTIONAL OR
S MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS
R THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW. THE GENERAL
ADDITIONAL EROSION CONTROL MEASURES DEEMED NECESSARY BY THE CITY
24 HOURS OF NOTICE.
NTROLS ARE OVERLOADED, THE GENERAL CONTRACTOR MUST INSTALL
T CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE OVERLOADING.
TO IDENTIFY THESES ADDITIONAL PRACTICES.
DEVICES WHEN THEY BECOME NONFUNCTIONAL OR SEDIMENT REACHES
SITE INLETS REMOVED IN RESPONSE TO A PUBLIC SAFETY CONCERN MUST
S THE THREAT (EG. FLOODING) HAS RECEDED.
IMETER CONTROL DEVICES WHEN THEY BECOME NON-FUNCTIONAL OR THE
GHT OF THE DEVICE. GENERAL CONTRACTOR SHALL REPAIR OR REPLACE
E END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR THEREAFTER AS
RIMETER CONTROL DEVICES REMOVED IN RESPONSE TO A PUBLIC SAFETY


ERE
ETAILS
ODS

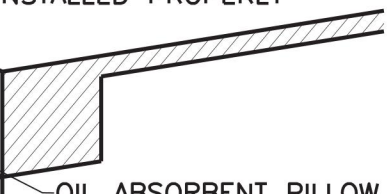
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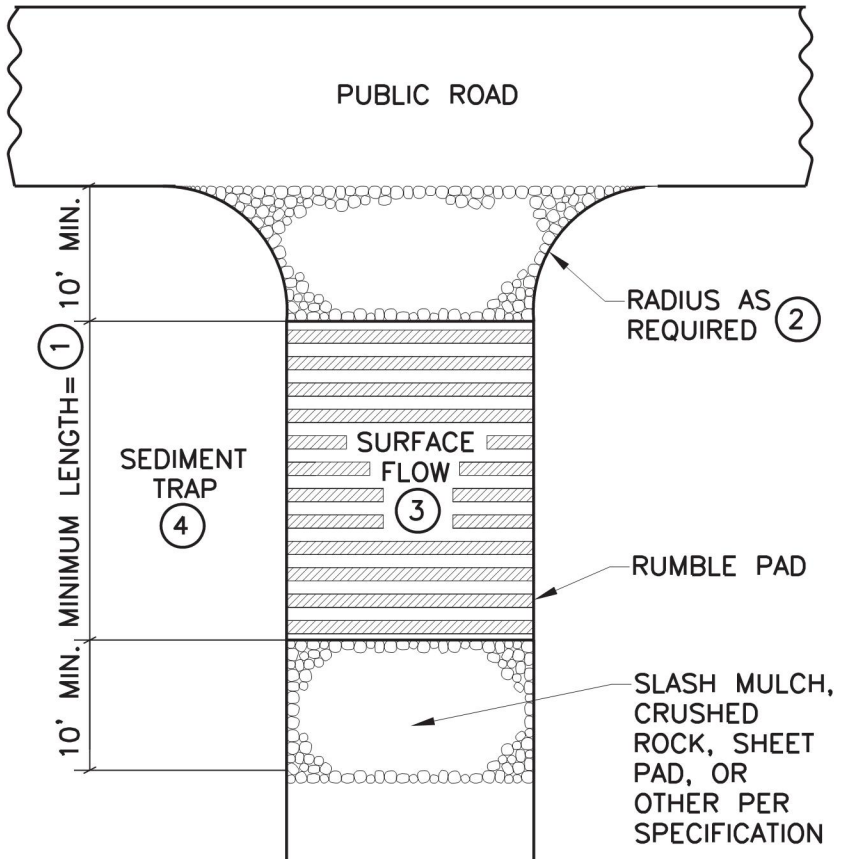
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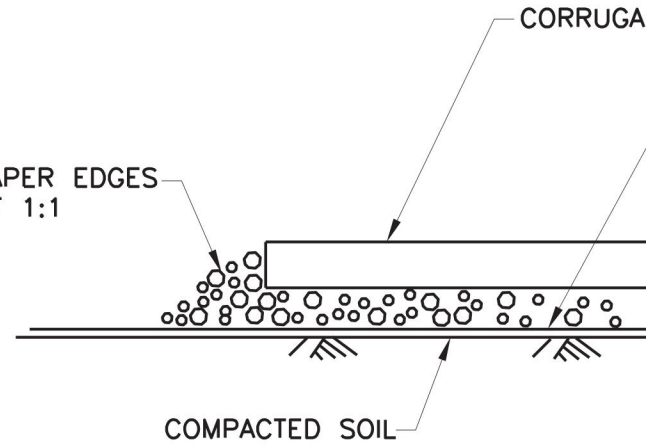
E
NEAR

FACTURED

SORBENT PILLOW
D BE PARTIALLY
NG THE CURB HOOD
NSTALLED PROPERLY







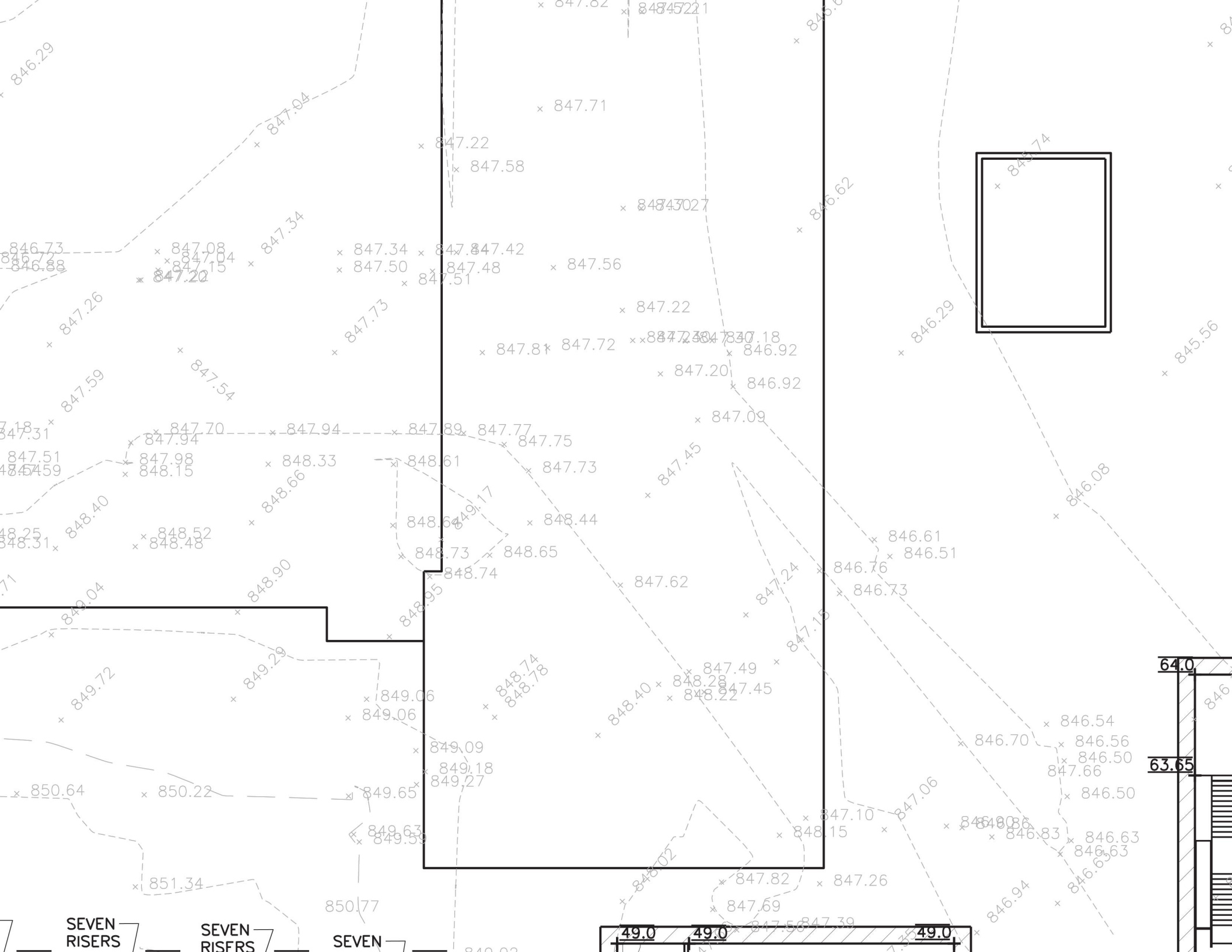
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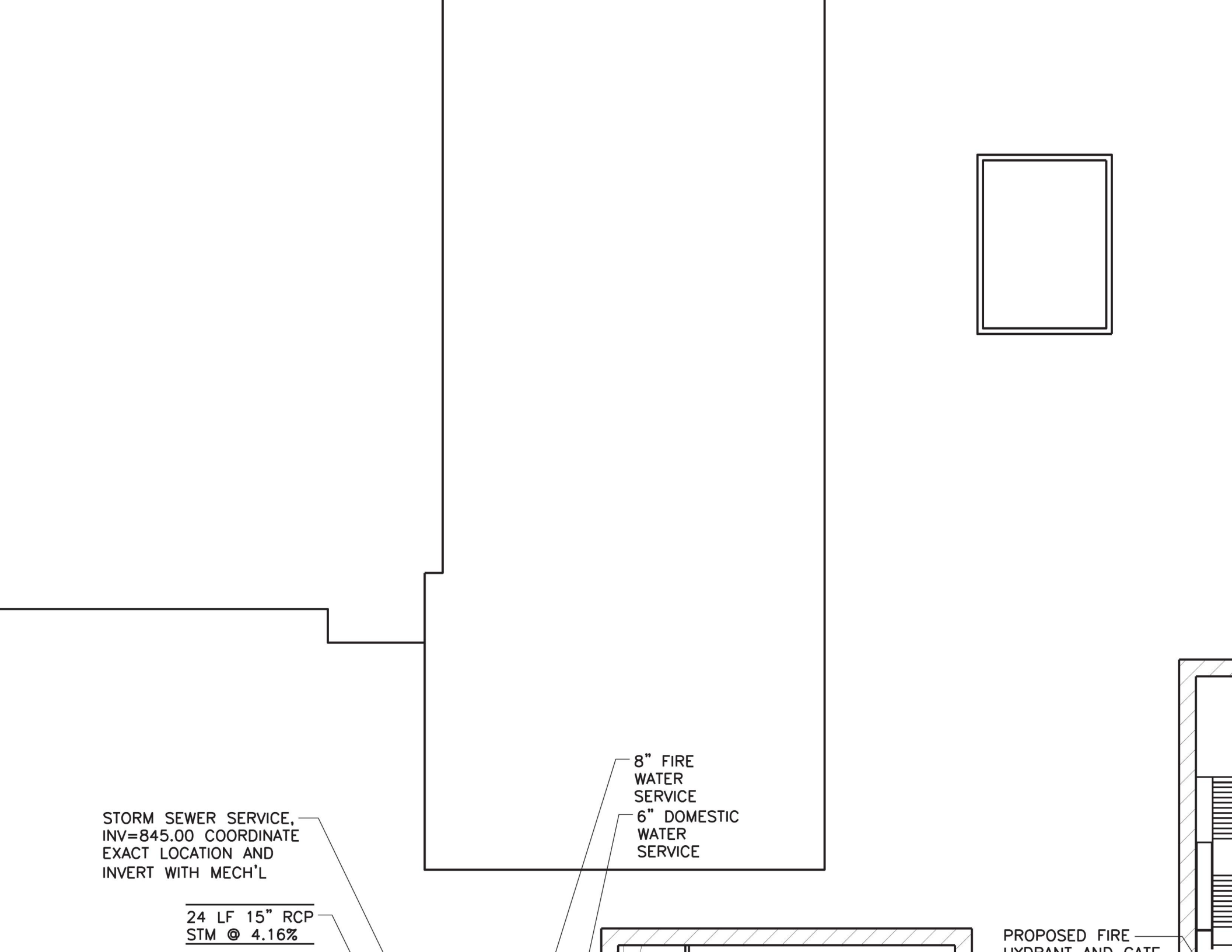
1. MINIMUM LENGTH OF RUMBLE P
REMOVE SEDIMENT FROM TIRES
THE SITE, THE RUMBLE PAD SI
MODIFIED TO PROVIDE ADDITION
AS REQUIRED TO EFFECTIVELY
VEHICLE TIRES.

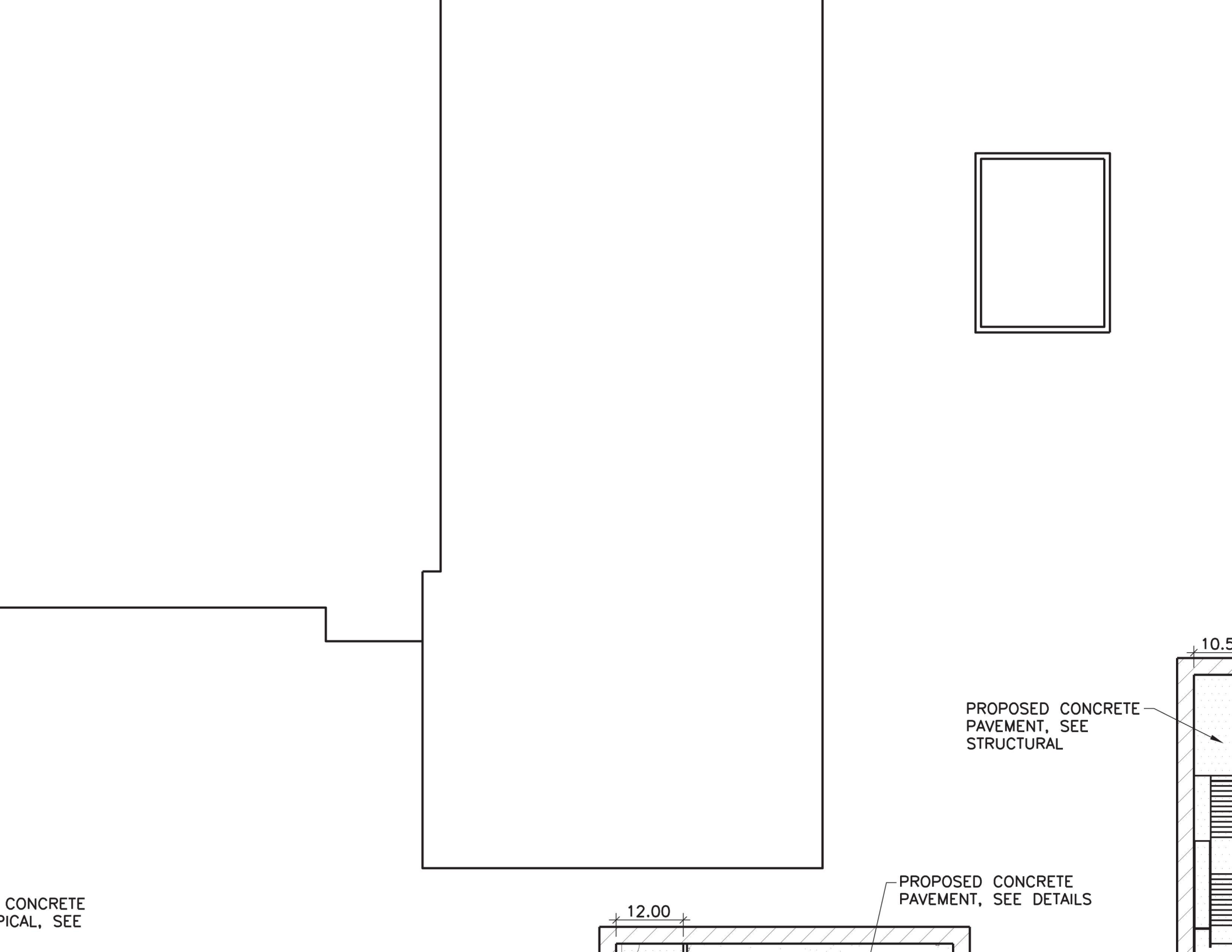
2. PROVIDE RADIUS OR WIDEN PA
FROM TRACKING OFF OF PAD W

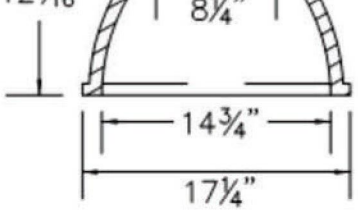
3. IF RUNOFF FROM DISTURBED A
PREVENT RUNOFF FROM DRAINI
CONSTRUCTION EXIT BY CROWN
SURFACE GRADING IS INSUFFICI
RUNOFF.

4. IF RUNOFF FROM CONSTRUCTIO
PROVIDE SEDIMENT TRAP WITH


SEVEN RISERS
SEVEN RISERS
SEVEN
49.0
49.0
49.0
64.0
63.65


8" FIRE
WATER
SERVICE
6" DOMESTIC
WATER
SERVICE
STORM SEWER SERVICE,
INV=845.00 COORDINATE
EXACT LOCATION AND
INVERT WITH MECH'L
24 LF 15" RCP
STM @ 4.16%
PROPOSED FIRE


PROPOSED CONCRETE
PAVEMENT, SEE
STRUCTURAL
CONCRETE
PICAL, SEE
12.00
PROPOSED CONCRETE
PAVEMENT, SEE DETAILS



NO. 6
ROUND BASE

GATE VALVES SHALL BE
CLOW F-6100, MUELLER
A-2361 OR EQUAL

CONCRETE BLOCK
15⅝"x11⅝"x7⅝"

CENTER AT THE CENTER UBLIC WORKS DEPARTMENT	GATE VALVE AND BOX Michael Albert APPROVED: CITY ENGINEER	REV. 03/2019 STANDARD PLATE 102

CLASS C PIPE BEDDING

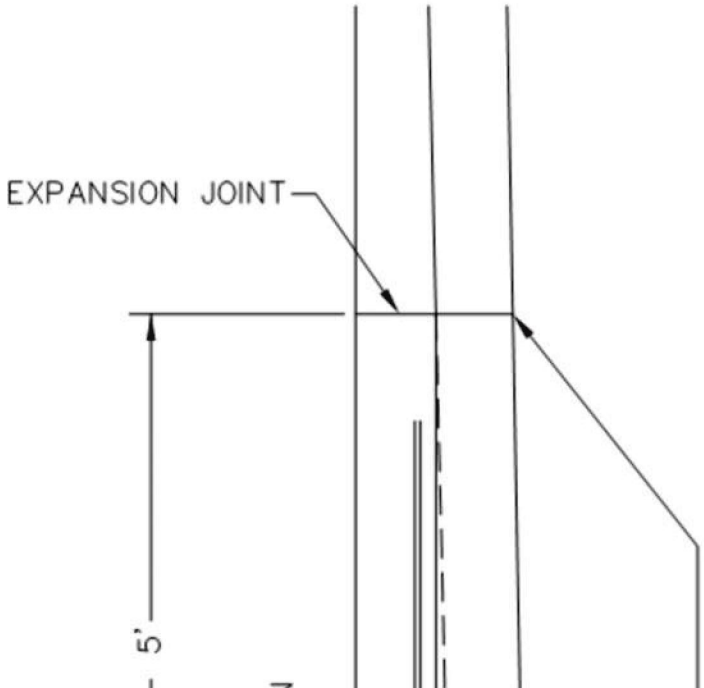
4' – 10"

5"

BOTTOM MANHOLE SECTION SHALL
BE INTEGRAL PRECAST BASE DESIGNED
FOR AASHTO HS HIGHWAY LOADING
PLUS DEAD LOAD

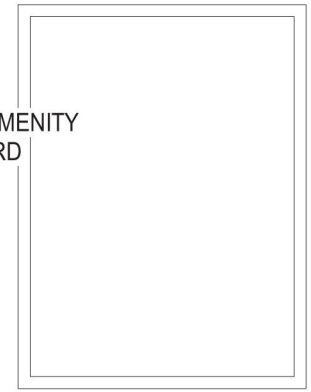
MATCH INVERT OF MAINLINE SEWER AND
LATERAL BRANCH UNLESS OTHERWISE
SPECIFIED

CENTER AT THE CENTER UBLIC WORKS EPARTMENT	MANHOLE (SANITARY SEWER) Michael Albert APPROVED: CITY ENGINEER	REV. 03/2018 STANDARD PLATE 201



ESSION

OURTYARD



STAIR CONNECTION TO AMENITY DECK

LTIFAMILY
NG 1
1A)

ITY PLAZA

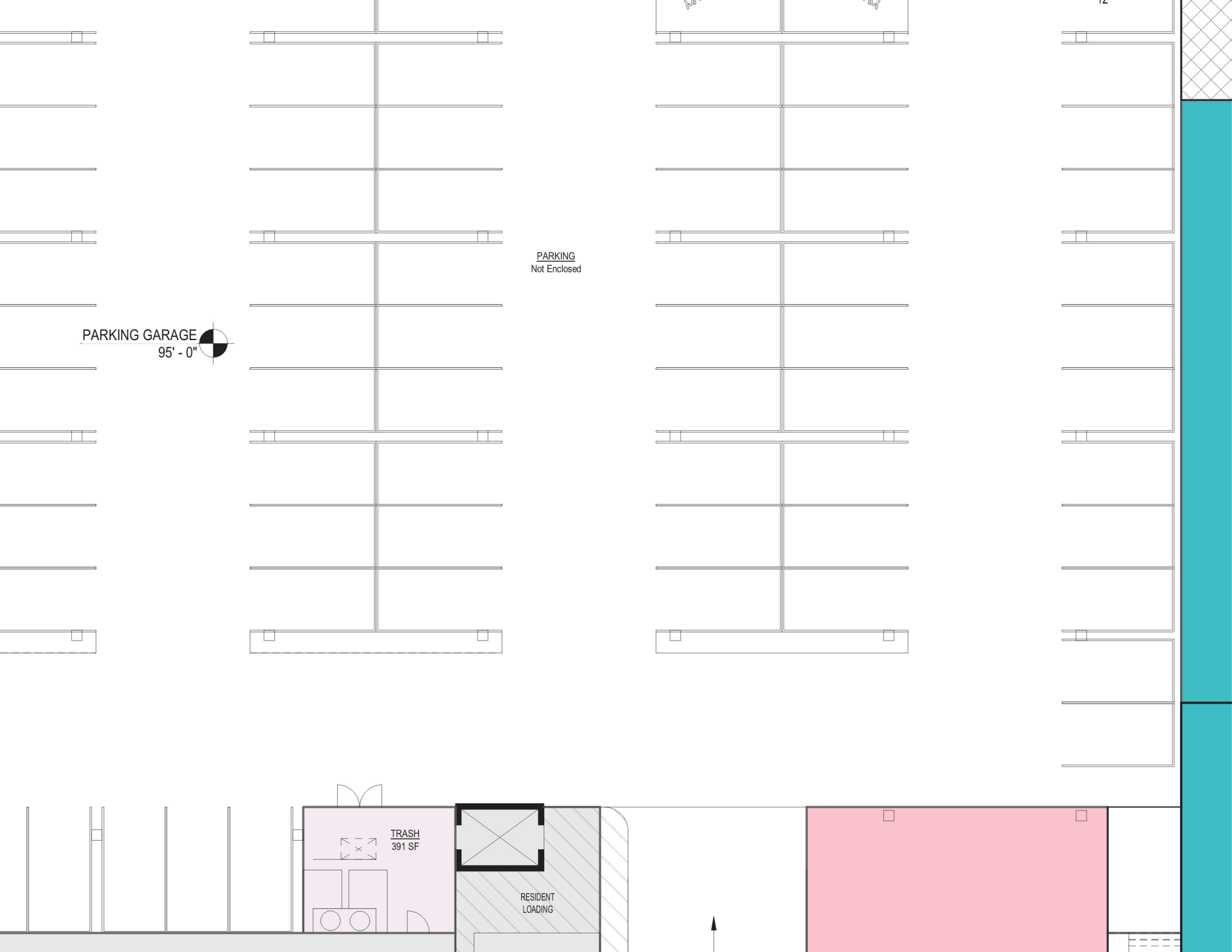
PERGOLA

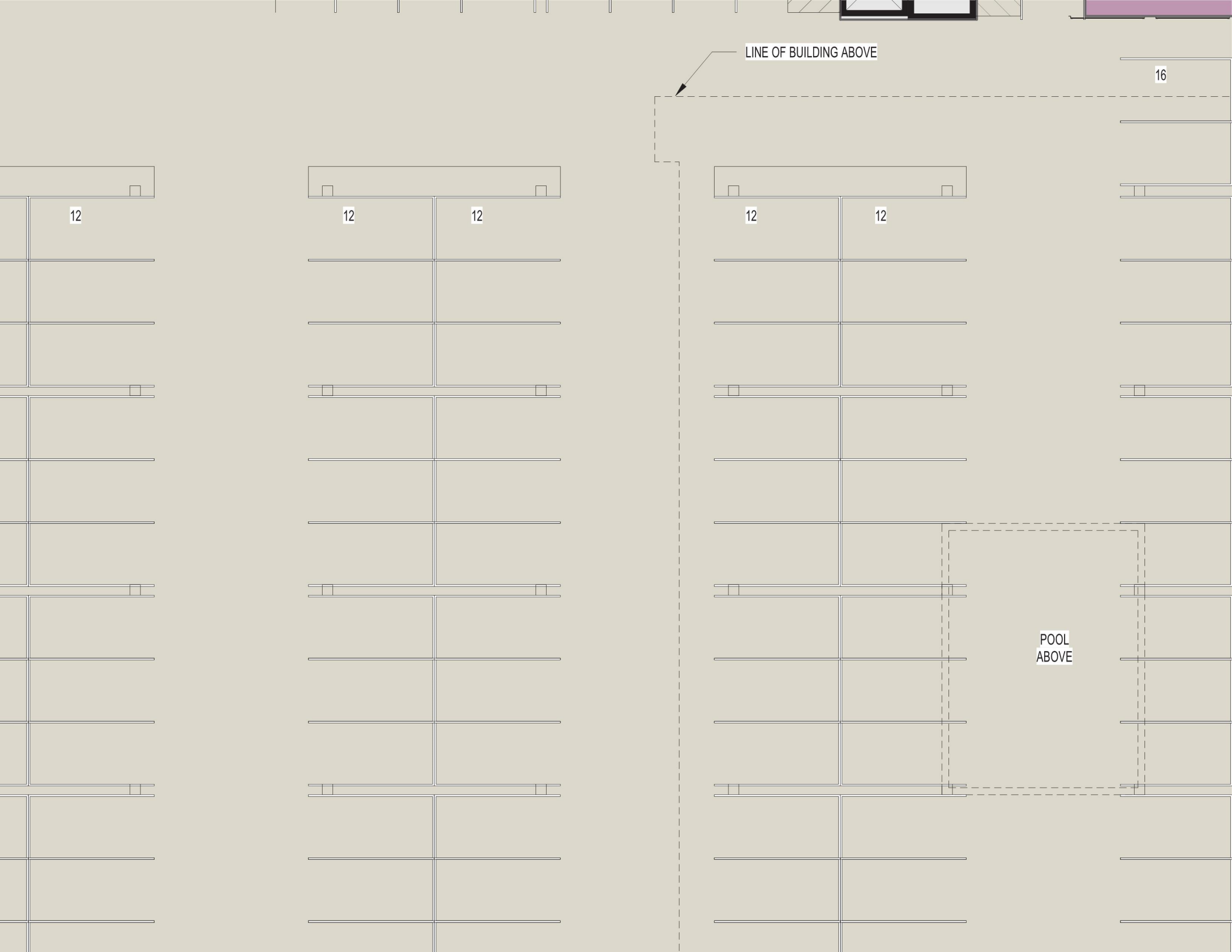
AMENITY DECK
12,000 SF
DESIGN SUBJECT TO CHANGE

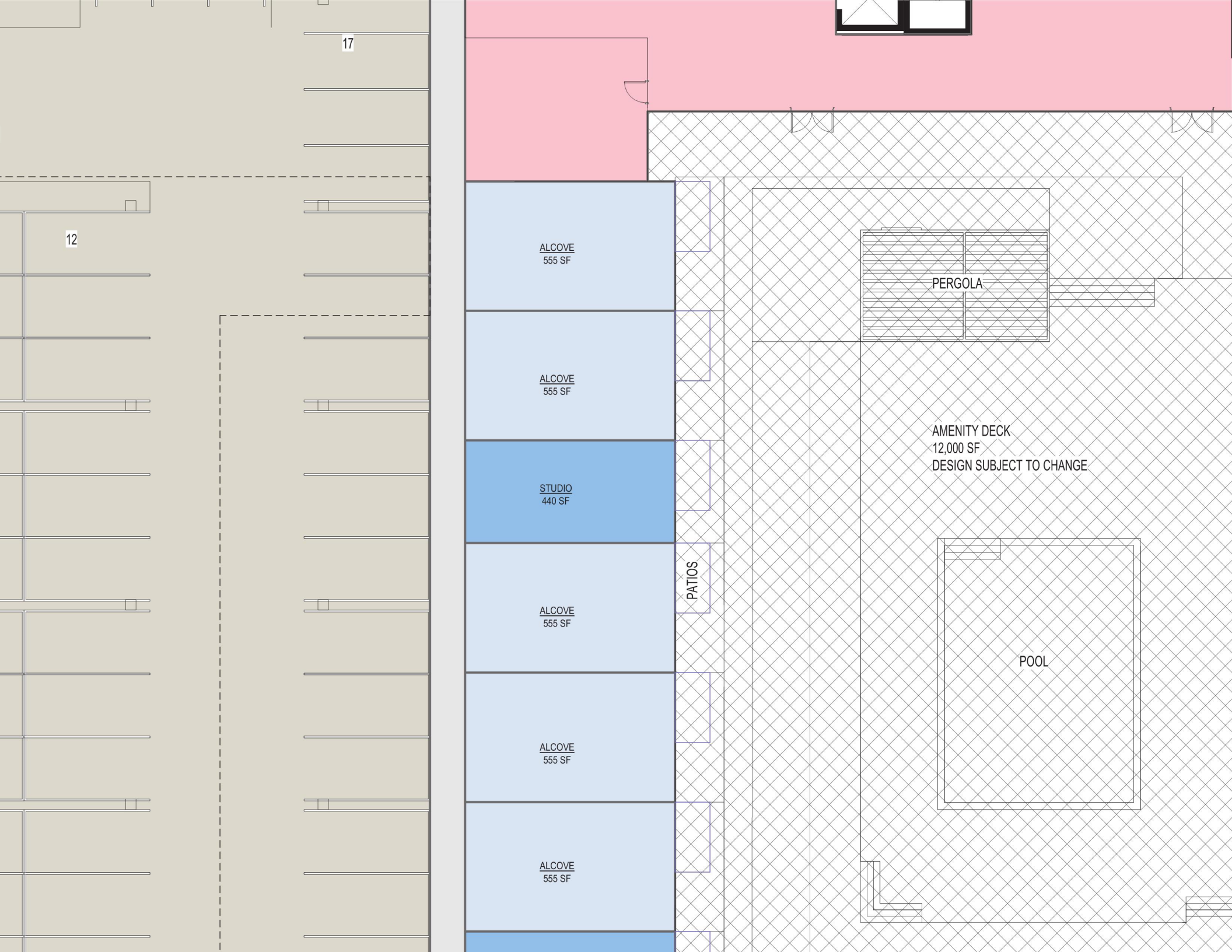
PATIOS

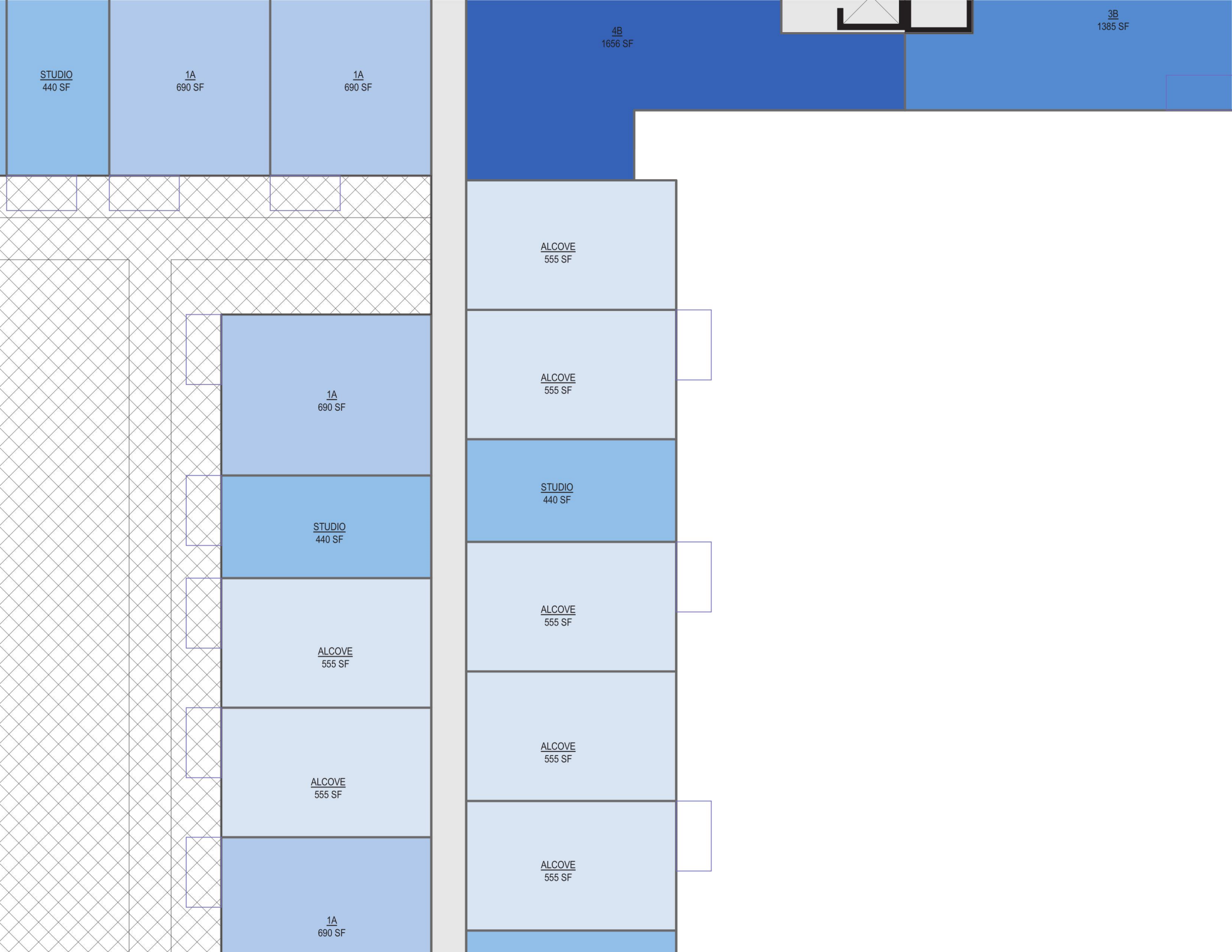
POOL

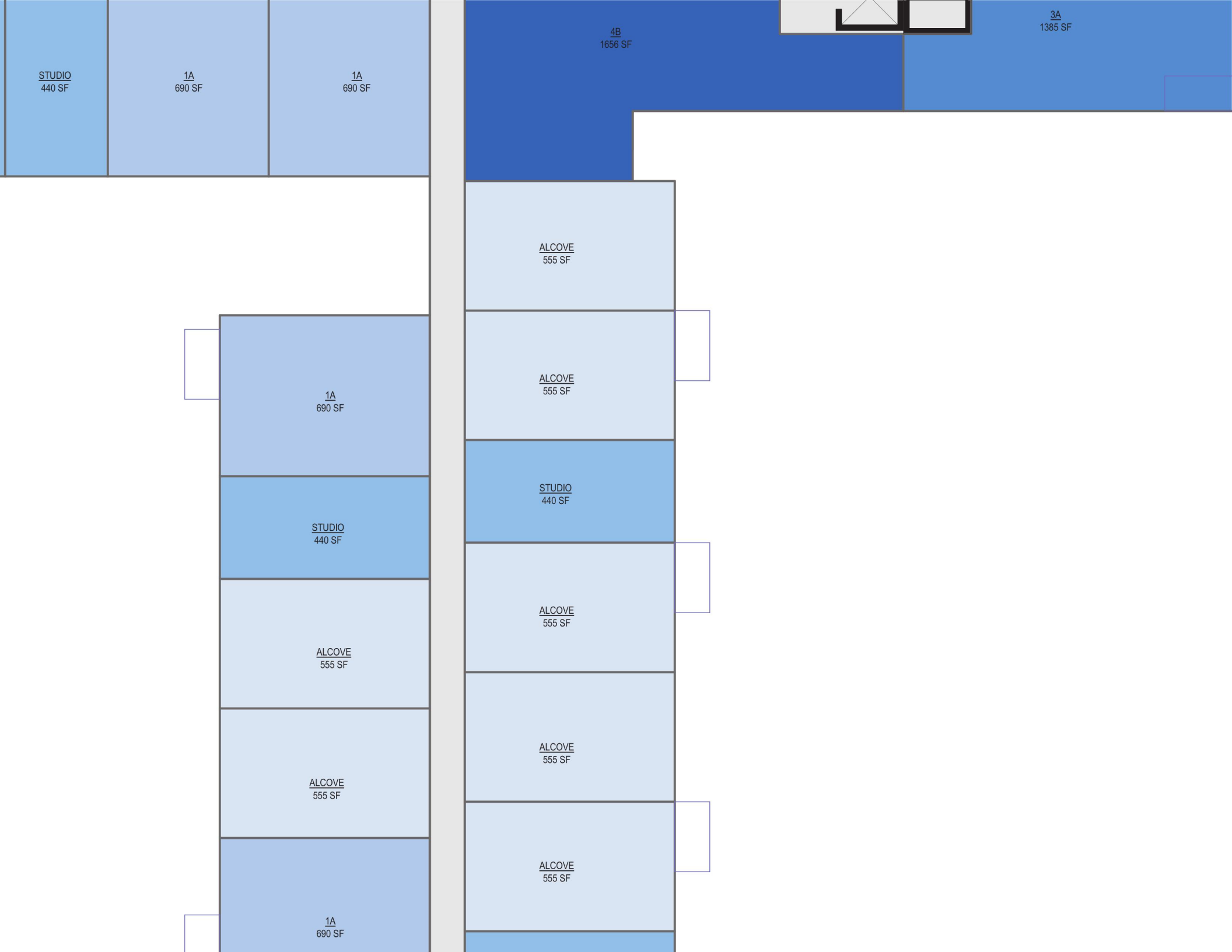
OUTDOOR FITNESS

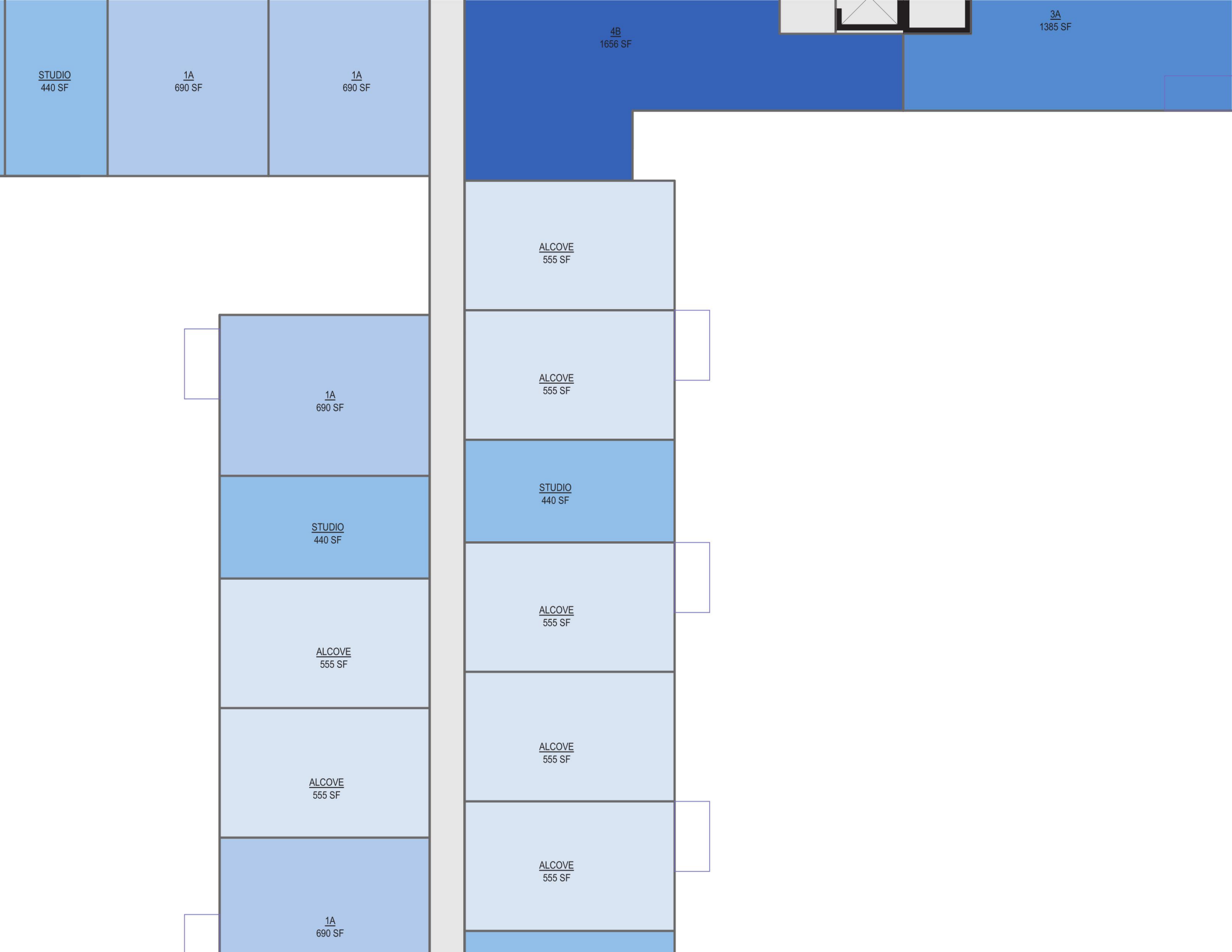

PARKING
Not Enclosed
PARKING GARAGE
95' - 0"
TRASH
391 SF
RESIDENT
LOADING

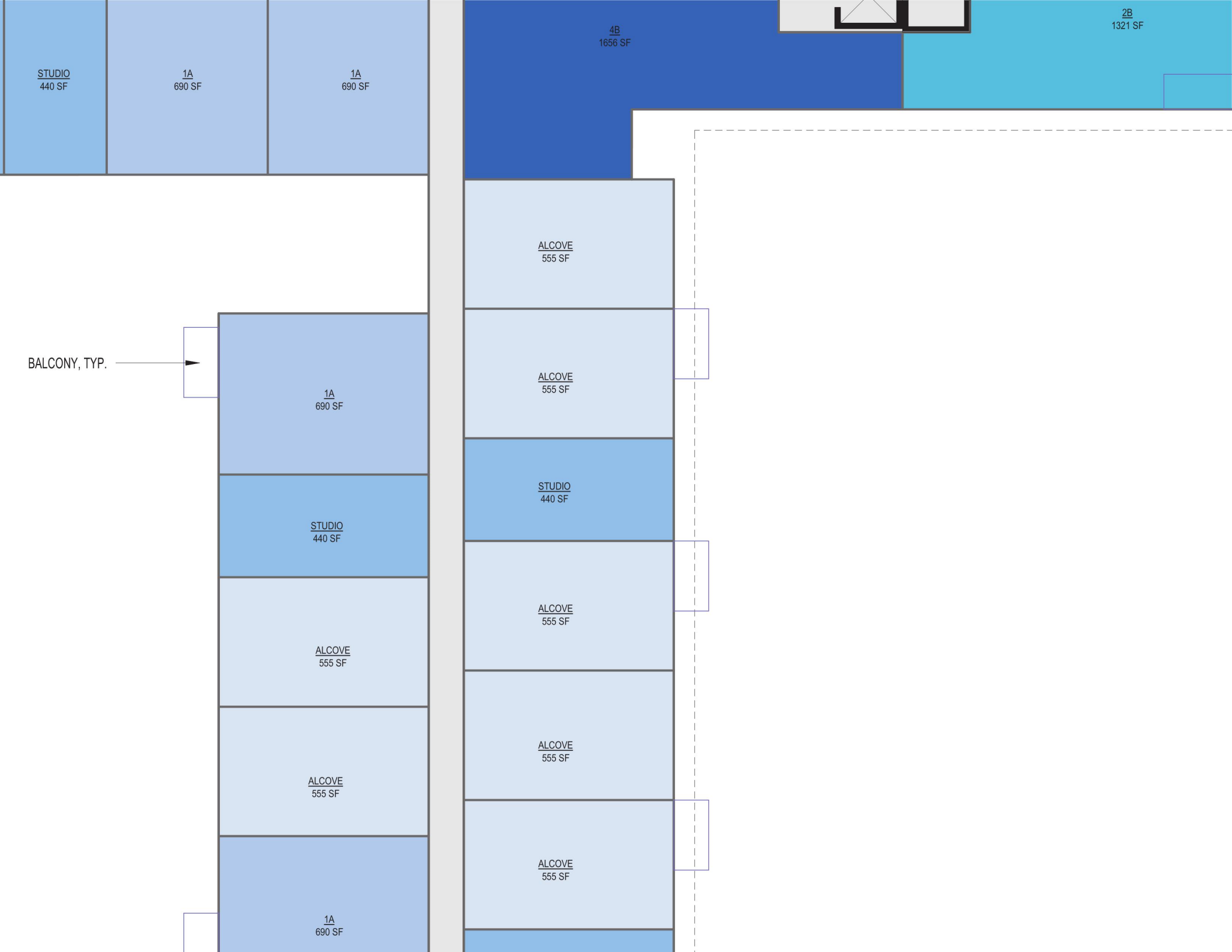

LINE OF BUILDING ABOVE
16
12
12
12
12
12
POOL
ABOVE

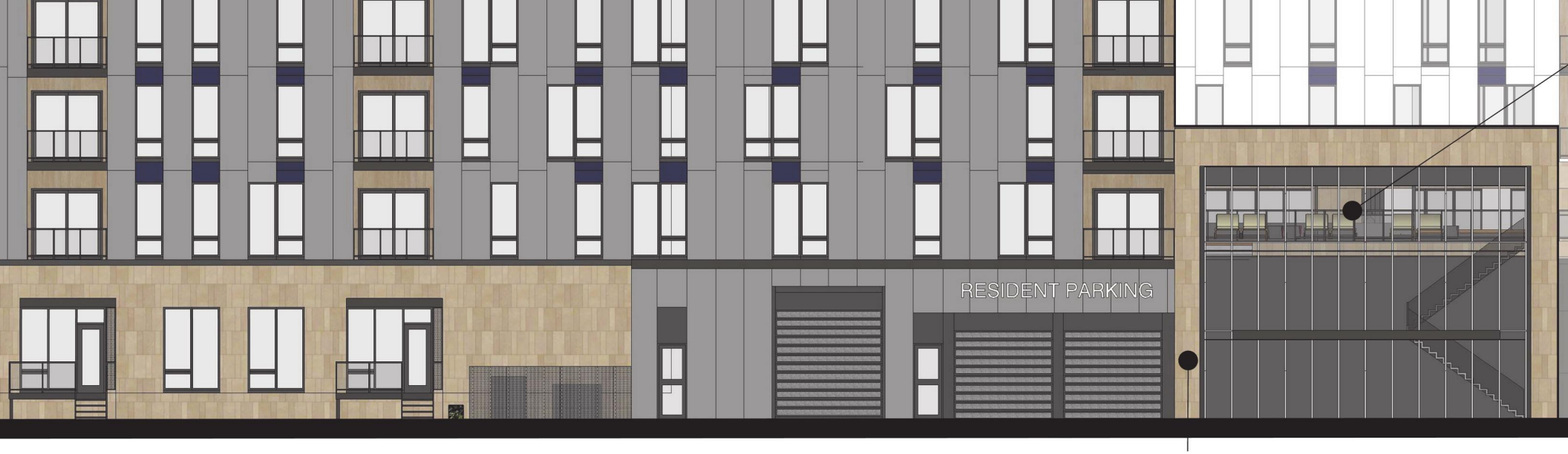

17
12
ALCOVE
555 SF
ALCOVE
555 SF
STUDIO
440 SF
ALCOVE
555 SF
ALCOVE
555 SF
ALCOVE
555 SF
PATIOS
PERGOLA
AMENITY DECK
12,000 SF
DESIGN SUBJECT TO CHANGE
POOL

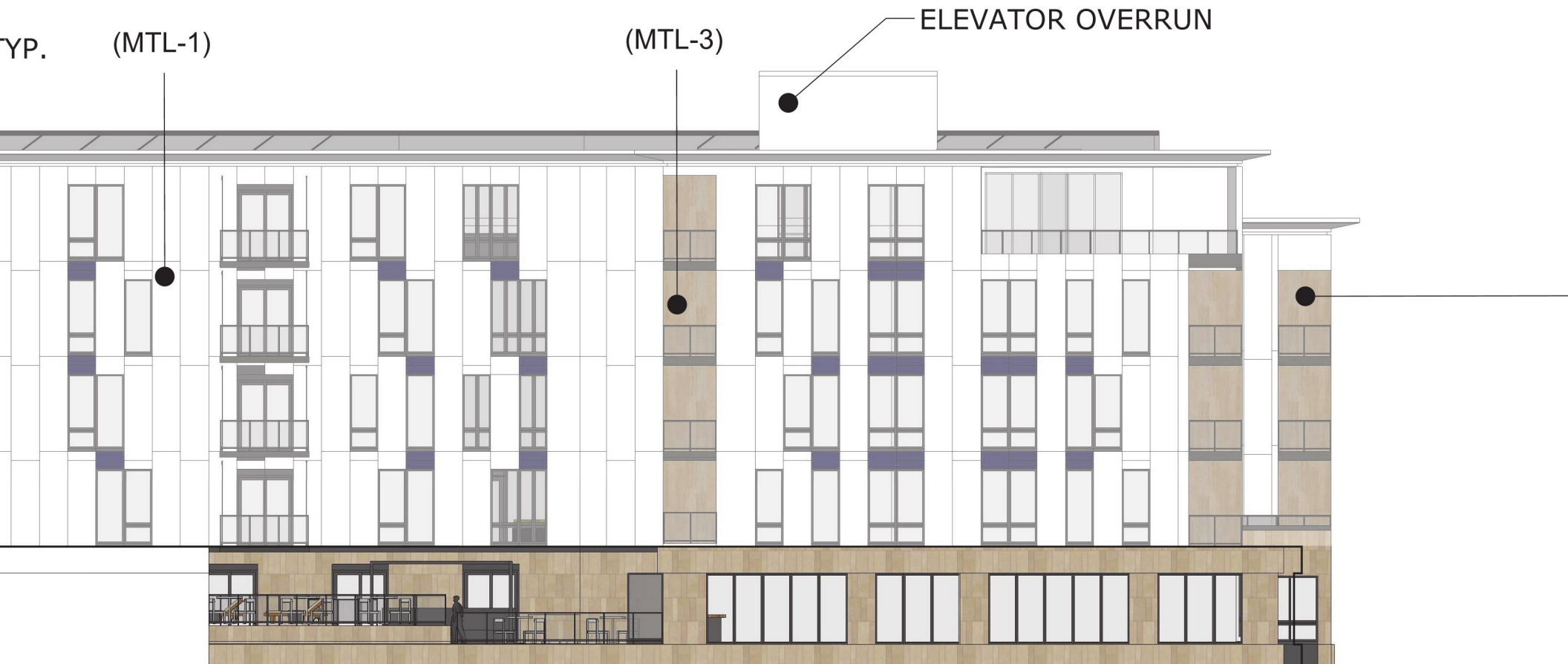

STUDIO
440 SF
1A
690 SF
1A
690 SF
4B
1656 SF
3B
1385 SF
ALCOVE
555 SF
ALCOVE
555 SF
1A
690 SF
STUDIO
440 SF
STUDIO
440 SF
ALCOVE
555 SF
ALCOVE
555 SF
ALCOVE
555 SF
ALCOVE
555 SF
ALCOVE
555 SF
1A
690 SF

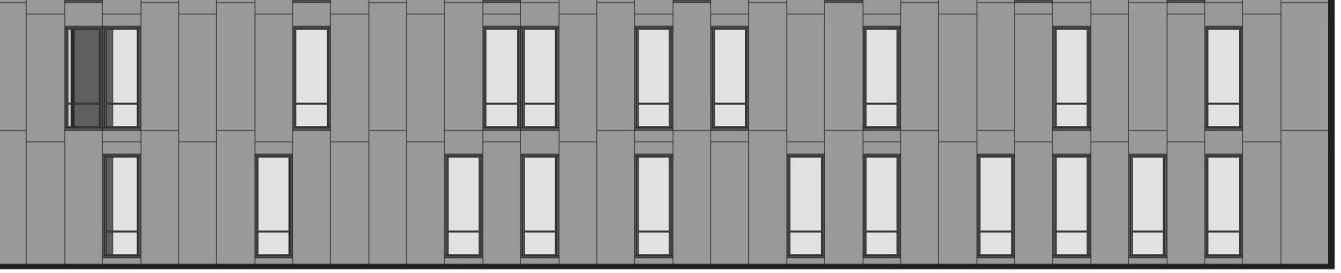

STUDIO
440 SF
1A
690 SF
1A
690 SF
4B
1656 SF
3A
1385 SF
ALCOVE
555 SF
ALCOVE
555 SF
1A
690 SF
STUDIO
440 SF
STUDIO
440 SF
ALCOVE
555 SF
ALCOVE
555 SF
ALCOVE
555 SF
ALCOVE
555 SF
ALCOVE
555 SF
1A
690 SF


STUDIO
440 SF
1A
690 SF
1A
690 SF
4B
1656 SF
3A
1385 SF
ALCOVE
555 SF
ALCOVE
555 SF
1A
690 SF
STUDIO
440 SF
STUDIO
440 SF
ALCOVE
555 SF
ALCOVE
555 SF
ALCOVE
555 SF
ALCOVE
555 SF
ALCOVE
555 SF
1A
690 SF


STUDIO
440 SF
1A
690 SF
1A
690 SF
4B
1656 SF
2B
1321 SF
ALCOVE
555 SF
BALCONY, TYP.
1A
690 SF
ALCOVE
555 SF
STUDIO
440 SF
STUDIO
440 SF
ALCOVE
555 SF
ALCOVE
555 SF
ALCOVE
555 SF
ALCOVE
555 SF
ALCOVE
555 SF
1A
690 SF


RESIDENT PARKING
(FBK-1)


TYP.
(MTL-1)
(MTL-3)
ELEVATOR OVERRUN

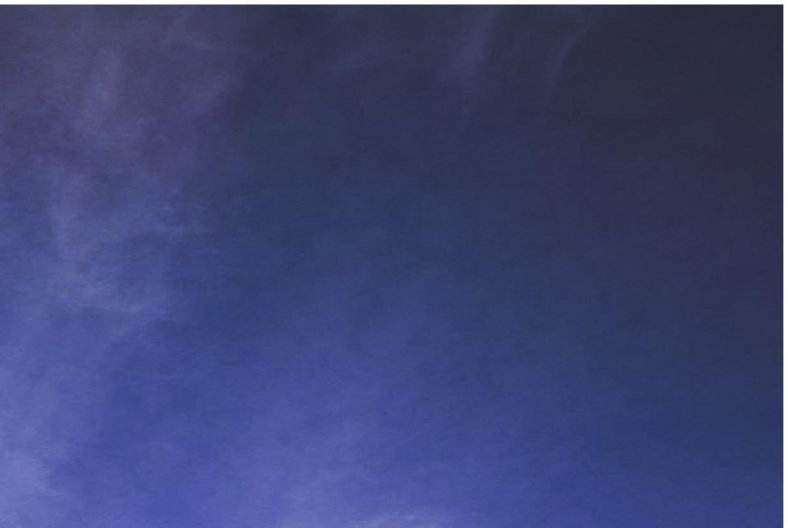




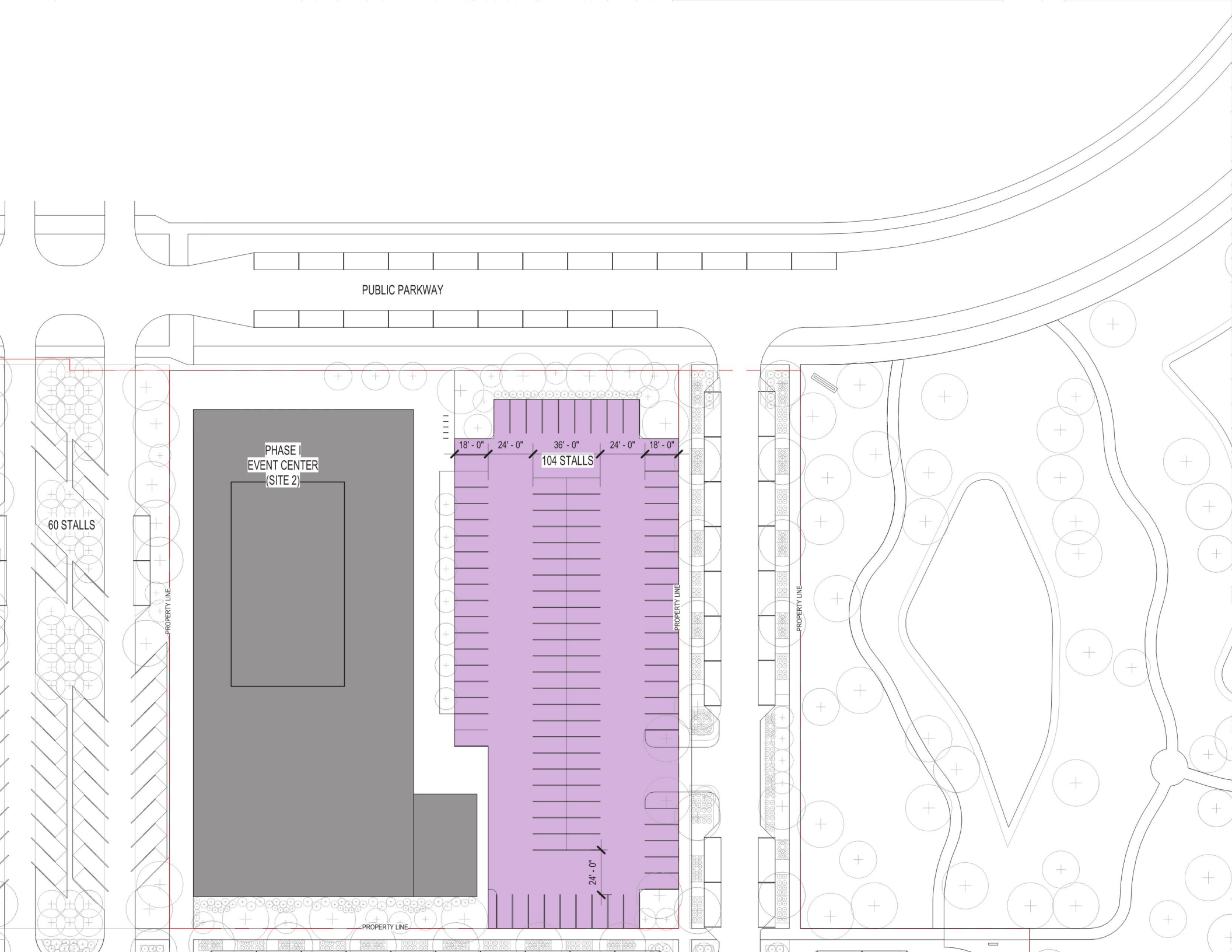

LOW-E WINDOWS, TYP.
(MTL-1)

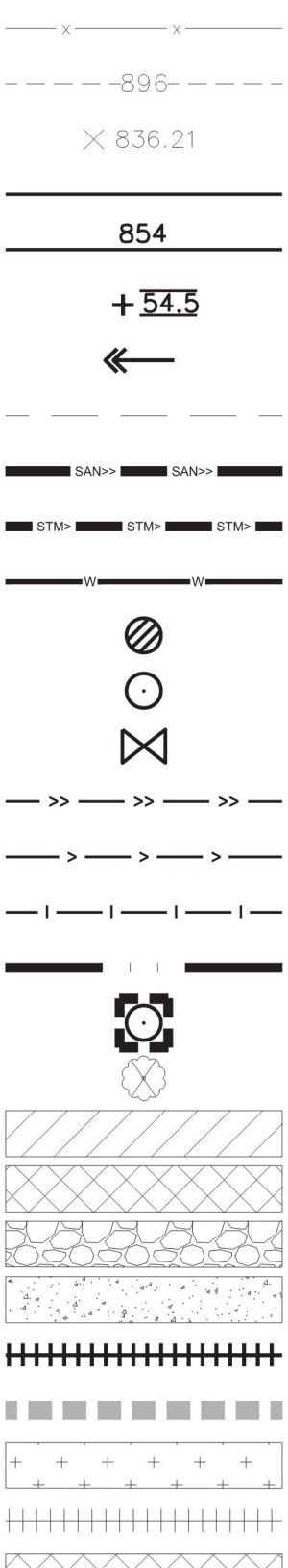


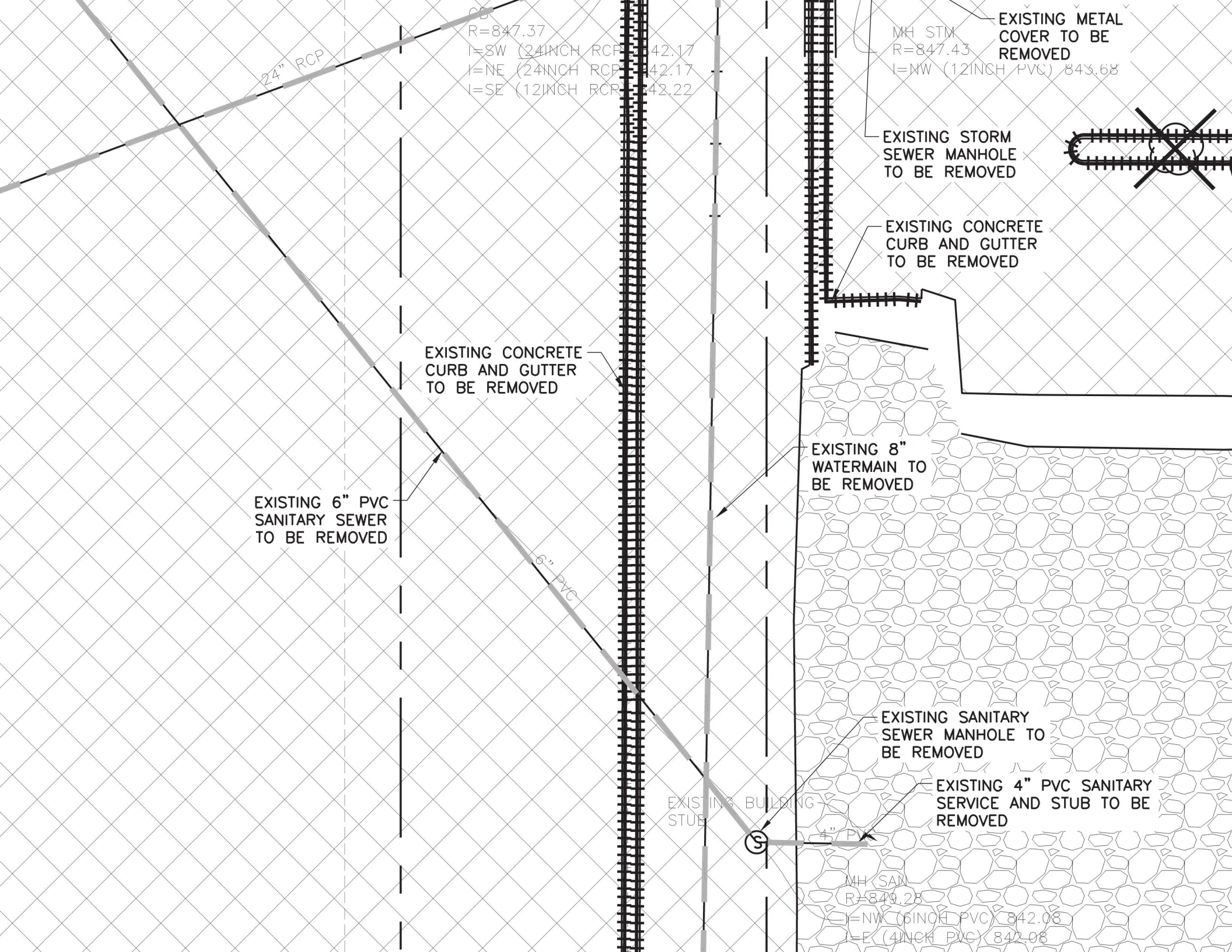







PUBLIC PARKWAY
PHASE I
EVENT CENTER
(SITE 2)
60 STALLS
104 STALLS
18' - 0"
24' - 0"
36' - 0"
24' - 0"
18' - 0"
24' - 0"
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE


EXISTING CHAIN LINK FENCE
EXISTING CONTOUR
836.21
EXISTING SPOT ELEVATIONS
PROPERTY LINE
854
PROPOSED CONTOUR
+ 54.5
PROPOSED SPOT ELEVATION
DENOTES SURFACE DRAINAGE
PROPOSED SAWCUT LINE
SAN>>
SAN>>
PROPOSED SANITARY SEWER
STM>
STM>
STM>
PROPOSED STORM SEWER
W
W
PROPOSED WATERMAIN
PROPOSED CATCH BASIN
PROPOSED MANHOLE
PROPOSED GATE VALVE
PROPOSED STORM SEWER BY OTHERS
PROPOSED SANITARY SEWER BY OTHERS
PROPOSED WATERMAIN BY OTHERS
SILT FENCE
EROSION CONTROL AT CB/MH
EXISTING TREE TO BE REMOVED
EXISTING CONCRETE SIDEWALK TO BE REMOVED
EXISTING BITUMINOUS PAVEMENT TO BE REMOVED
EXISTING GRAVEL TO BE REMOVED
EXISTING CONCRETE PAVEMENT TO BE REMOVED
EXISTING CURB AND GUTTER TO BE REMOVED
EXISTING UTILITY TO BE REMOVED
EXISTING CONCRETE PAVEMENT TO BE REMOVED BY OTHERS
EXISTING CURB AND GUTTER TO BE REMOVED BY OTHERS


R=847.37
I=SW (24INCH RCP) 842.17
I=NE (24INCH RCP) 842.17
I=SE (12INCH RCP) 842.22
24" RCP
MH STM
R=847.43
I=NW (12INCH PVC) 843.68
EXISTING METAL COVER TO BE REMOVED
EXISTING STORM SEWER MANHOLE TO BE REMOVED
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
EXISTING 8" WATERMAIN TO BE REMOVED
EXISTING 6" PVC SANITARY SEWER TO BE REMOVED
6" PVC
EXISTING SANITARY SEWER MANHOLE TO BE REMOVED
EXISTING 4" PVC SANITARY SERVICE AND STUB TO BE REMOVED
EXISTING BUILDING STUB
4" PVC
MH SAN
R=849.28
I=NW (6INCH PVC) 842.08
I=E (4INCH PVC) 842.08

RDANCE WITH MPCA POLICY.

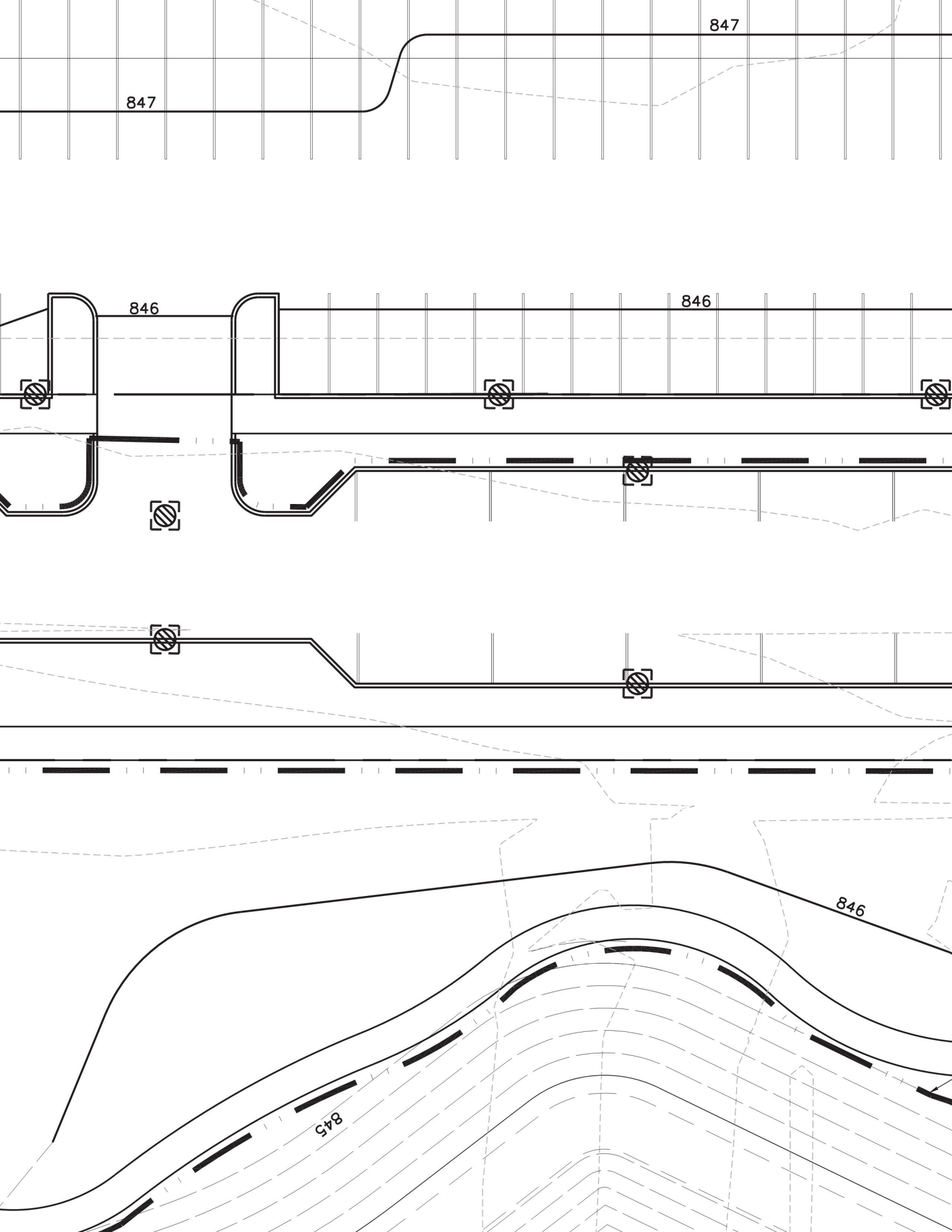
TE AND DOWNGRADIENT ADJACENT SITES/AREAS, INCLUDING THE FOLLOWING:
DING DRAINAGE DITCHES, AND OFF-SITE PROPERTIES FOR SIGNS OF EROSION

HICLE EXIT LOCATIONS FOR EVIDENCE OF TRACKING ONTO PAVED SURFACES.
SIGNS OF SEDIMENT DEPOSITION AND COMPACTION, AND TO ENSURE
INTO THE AREA.
ALL WATER QUALITY MANAGEMENT, EROSION PREVENTION AND SEDIMENT

POLLUTION PREVENTION BMPS.
TRACTOR SHALL CONDUCT A SITE STORMWATER INSPECTION A MINIMUM OF
VE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER
ECTIONS MAY BE SUSPENDED DUE TO FROZEN GROUND CONDITIONS UNTIL
ON ACTIVITIES RESUME, WHICHEVER COMES FIRST. GENERAL CONTRACTOR
PECTION PRIOR TO WINTER SUSPENSION AND FIRST DATE WHEN
AL CONTRACTOR IS RESPONSIBLE FOR INSPECTIONS UNTIL THE SITE HAS
THE NOT HAS BEEN SUBMITTED TO THE MPCA, OR UNTIL PERMIT COVERAGE
PERMITTEE.
E AND CORRECTIVE ACTIONS CONDUCTED DURING CONSTRUCTION ON A
HOURS OF THE ACTION. DATE AND INITIAL THE ON-SITE SWPPP WITH ANY
ONS. COPIES OF ALL SHALL BE SUBMITTED TO THE CIVIL ENGINEER.
T BE INSTALLED AND MAINTAINED BY GENERAL CONTRACTOR ACCORDING TO
UCTION DOCUMENTS AND IN ACCORDANCE WITH THE PRODUCT
MPS MUST BE OPERATIONALLY FUNCTIONAL AND ADEQUATE. ALL
RED OR REPLACED WITHIN 24 HOURS OF DISCOVERY OR THEREAFTER AS

POND TO CHANGING SITE CONDITIONS AND IMPLEMENT/SUPPLEMENT EROSION
EASURES UTILIZED TO PROVIDE ADEQUATE PROTECTION OF DISTURBED SOILS
NT TRANSPORT OFF-SITE. UPDATE SWPPP DOCUMENTS WHEN CHANGES ARE

PREVENTION AND SEDIMENT CONTROL BMPS THAT ARE NONFUNCTIONAL OR
S MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS
R THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW. THE GENERAL
ADDITIONAL EROSION CONTROL MEASURES DEEMED NECESSARY BY THE CITY
24 HOURS OF NOTICE.
NTROLS ARE OVERLOADED, THE GENERAL CONTRACTOR MUST INSTALL
T CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE OVERLOADING.
TO IDENTIFY THESES ADDITIONAL PRACTICES.
DEVICES WHEN THEY BECOME NONFUNCTIONAL OR SEDIMENT REACHES
SITE INLETS REMOVED IN RESPONSE TO A PUBLIC SAFETY CONCERN MUST
S THE THREAT (EG. FLOODING) HAS RECEDED.
IMETER CONTROL DEVICES WHEN THEY BECOME NON-FUNCTIONAL OR THE
GHT OF THE DEVICE. GENERAL CONTRACTOR SHALL REPAIR OR REPLACE
E END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR THEREAFTER AS
RIMETER CONTROL DEVICES REMOVED IN RESPONSE TO A PUBLIC SAFETY
VICE AS SOON AS THE THREAT HAS RECEDED.


847
847
846
846
846
845

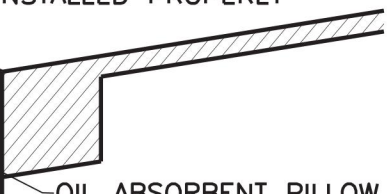
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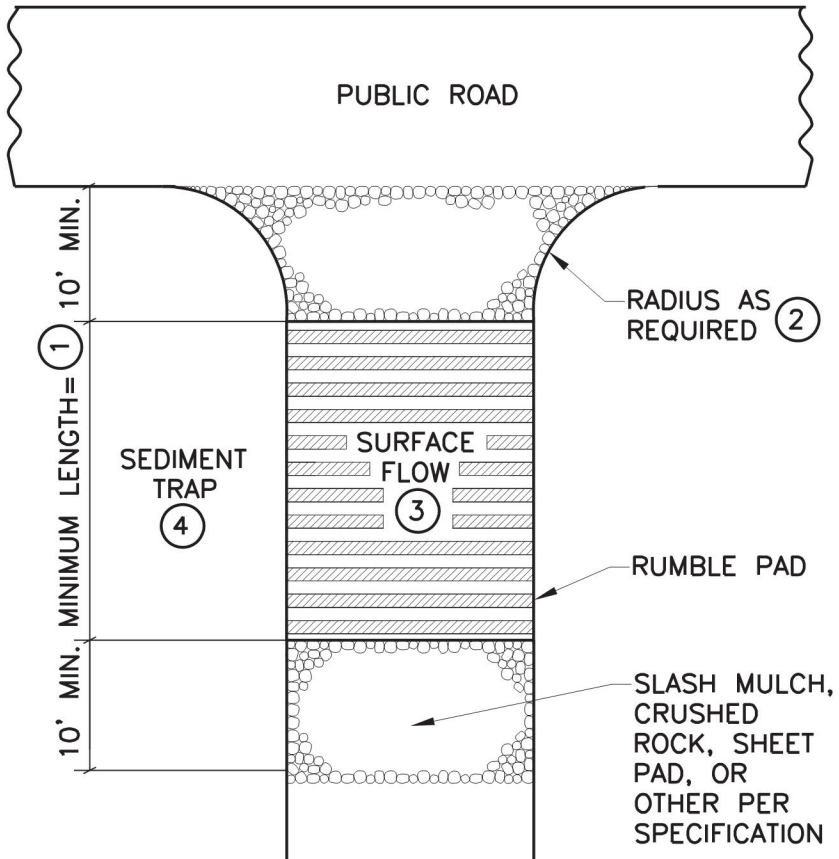
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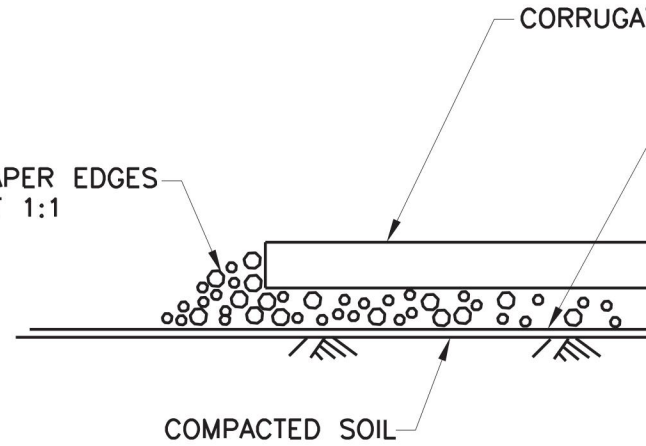
E
NEAR

FACTURED

SORBENT PILLOW
D BE PARTIALLY
NG THE CURB HOOD
NSTALLED PROPERLY







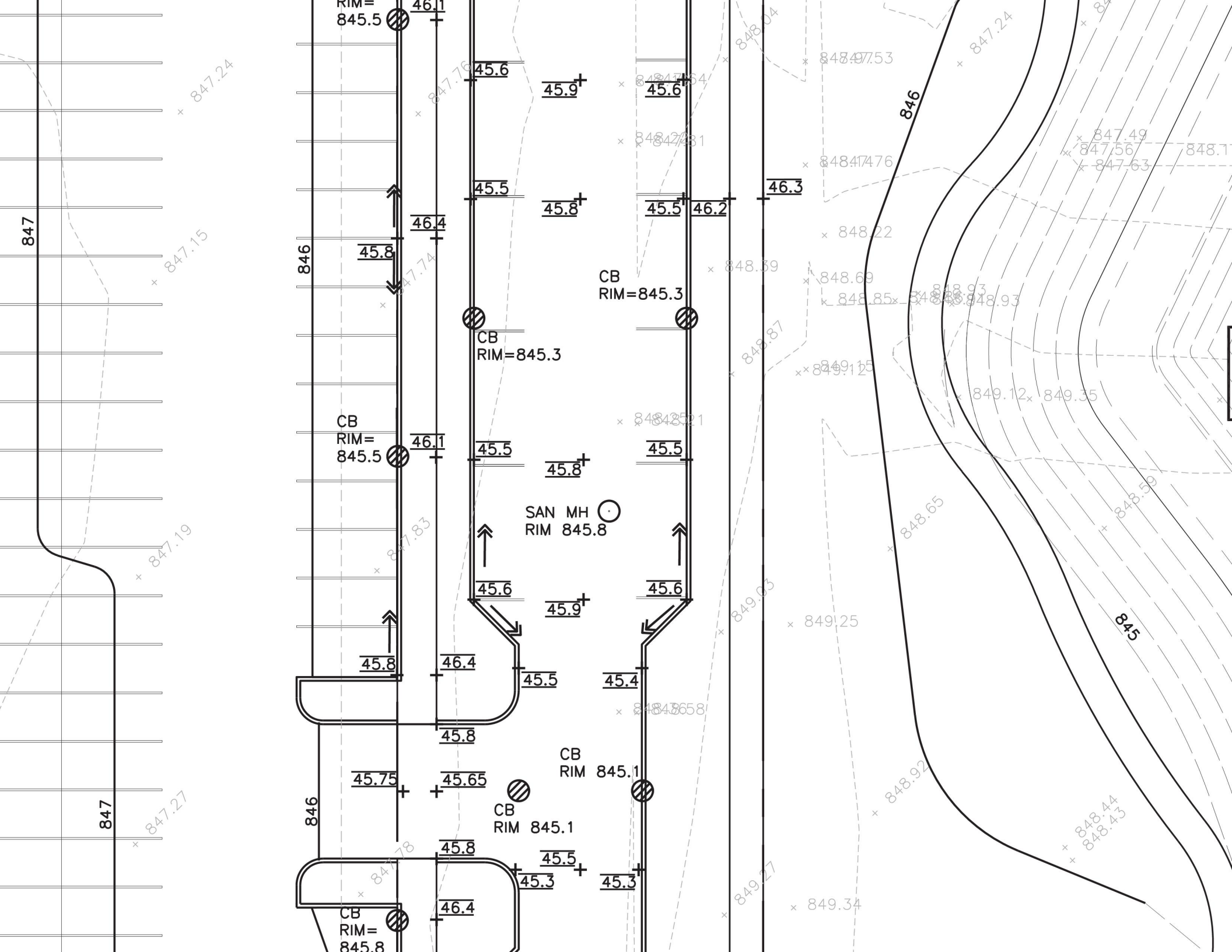
NOTES:

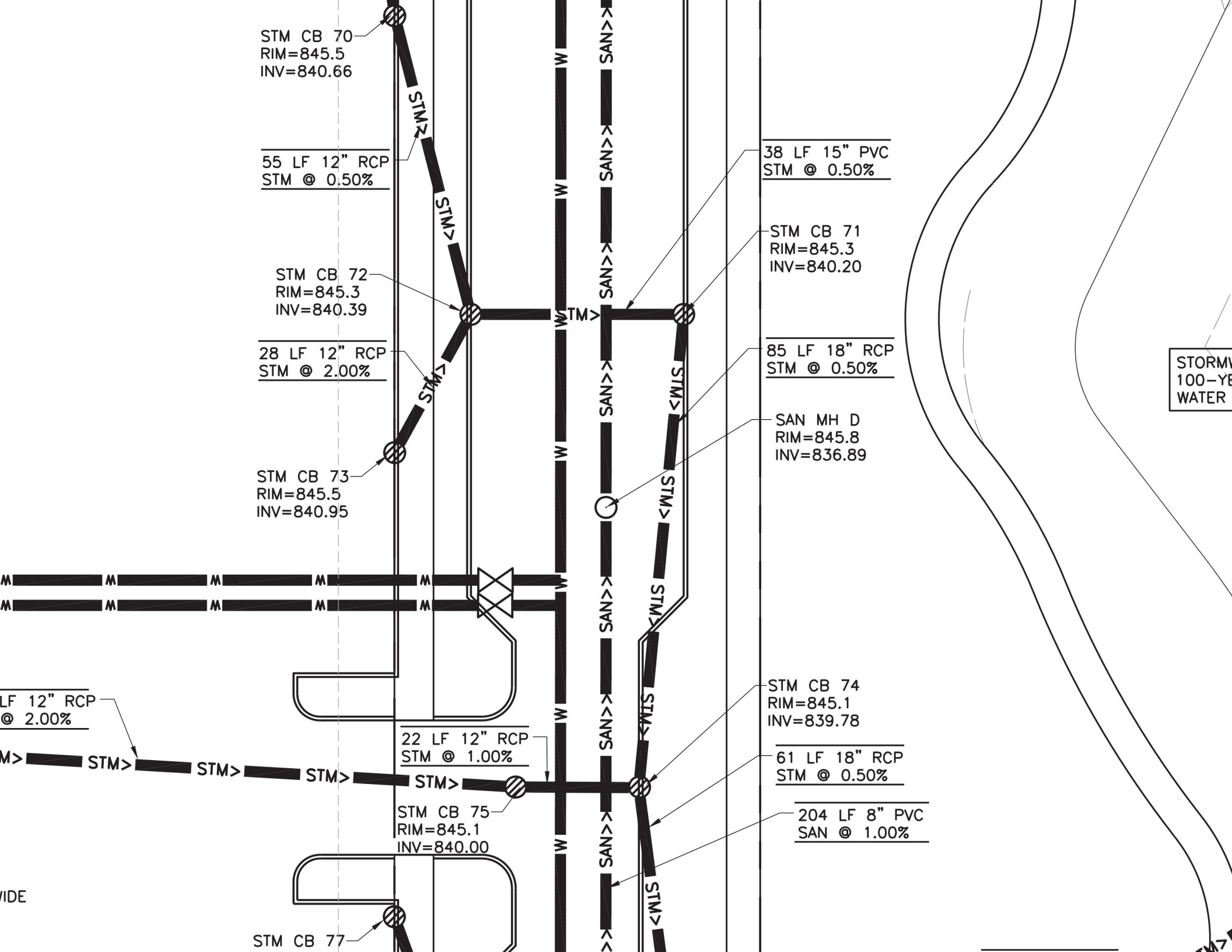
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REMOVE SEDIMENT FROM TIRES
THE SITE, THE RUMBLE PAD SI
MODIFIED TO PROVIDE ADDITION
AS REQUIRED TO EFFECTIVELY
VEHICLE TIRES.

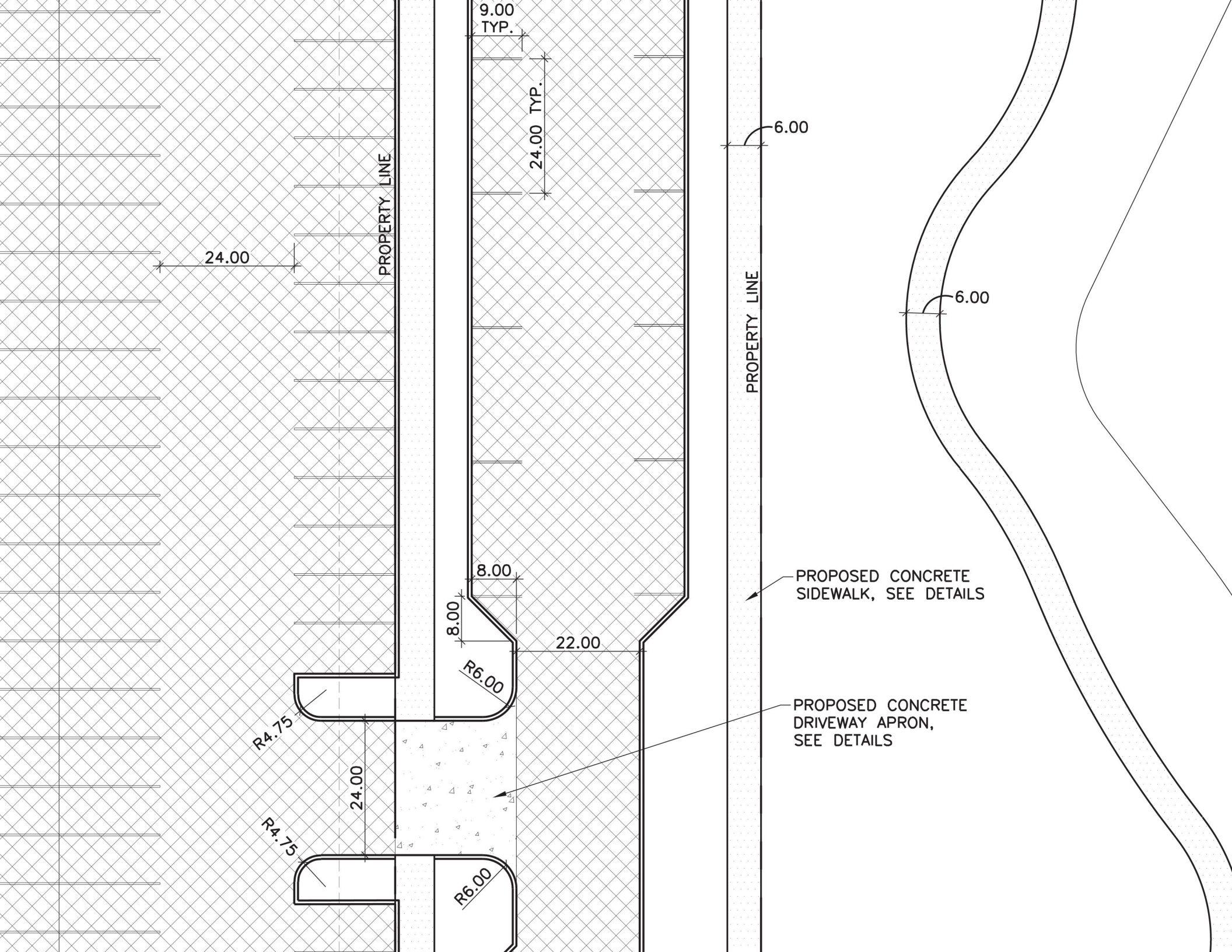
2. PROVIDE RADIUS OR WIDEN PA
FROM TRACKING OFF OF PAD W

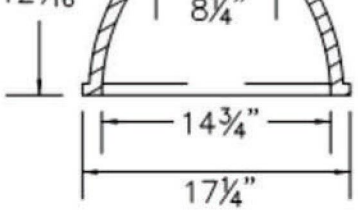
3. IF RUNOFF FROM DISTURBED A
PREVENT RUNOFF FROM DRAINI
CONSTRUCTION EXIT BY CROWN
SURFACE GRADING IS INSUFFICI
RUNOFF.

4. IF RUNOFF FROM CONSTRUCTIO
PROVIDE SEDIMENT TRAP WITH


CB
RIM=
845.5
46.1
45.6
45.9
45.6
45.5
45.8
45.5
46.2
46.3
46.4
45.8
846
CB
RIM=845.3
CB
RIM=845.3
CB
RIM=
845.5
46.1
45.5
45.8
45.5
SAN MH
RIM 845.8
45.6
45.9
45.6
45.8
46.4
45.5
45.4
45.8
CB
RIM 845.1
45.75
45.65
846
CB
RIM 845.1
45.8
45.5
45.3
45.3
CB
RIM=
845.8
46.4
847
847
846
845
847.24
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847.19
847.27
847.78
847.83
847.74
847.76
848.04
847.53
847.24
847.49
847.56
847.63
848.1
848.22
848.39
848.69
848.85
848.93
849.12
849.35
849.87
848.65
848.59
849.03
849.25
848.92
848.44
848.43
849.27
849.34


STM CB 70
RIM=845.5
INV=840.66
55 LF 12" RCP
STM @ 0.50%
STM CB 72
RIM=845.3
INV=840.39
28 LF 12" RCP
STM @ 2.00%
STM CB 73
RIM=845.5
INV=840.95
38 LF 15" PVC
STM @ 0.50%
STM CB 71
RIM=845.3
INV=840.20
85 LF 18" RCP
STM @ 0.50%
SAN MH D
RIM=845.8
INV=836.89
STM CB 74
RIM=845.1
INV=839.78
61 LF 18" RCP
STM @ 0.50%
204 LF 8" PVC
SAN @ 1.00%
22 LF 12" RCP
STM @ 1.00%
STM CB 75
RIM=845.1
INV=840.00
STM CB 77
STORMW
100-YE
WATER


9.00
TYP.
24.00 TYP.
6.00
PROPERTY LINE
24.00
6.00
PROPERTY LINE
8.00
8.00
22.00
R6.00
PROPOSED CONCRETE
SIDEWALK, SEE DETAILS
PROPOSED CONCRETE
DRIVEWAY APRON,
SEE DETAILS
R4.75
24.00
R4.75
R6.00



NO. 6
ROUND BASE

GATE VALVES SHALL BE
CLOW F-6100, MUELLER
A-2361 OR EQUAL

CONCRETE BLOCK
15⅝"x11⅝"x7⅝"

CENTER AT THE CENTER UBLIC WORKS DEPARTMENT	GATE VALVE AND BOX Michael Albert APPROVED: CITY ENGINEER	REV. 03/2019 STANDARD PLATE 102

CLASS C PIPE BEDDING

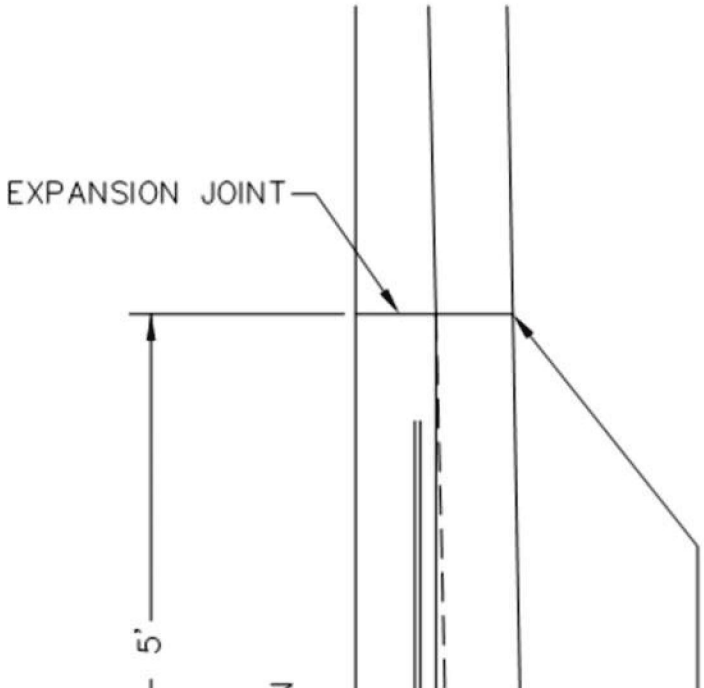
4' – 10"

5"

BOTTOM MANHOLE SECTION SHALL
BE INTEGRAL PRECAST BASE DESIGNED
FOR AASHTO HS HIGHWAY LOADING
PLUS DEAD LOAD

MATCH INVERT OF MAINLINE SEWER AND
LATERAL BRANCH UNLESS OTHERWISE
SPECIFIED

CENTER AT THE CENTER UBLIC WORKS EPARTMENT	MANHOLE (SANITARY SEWER) Michael Albert APPROVED: CITY ENGINEER	REV. 03/2018 STANDARD PLATE 201



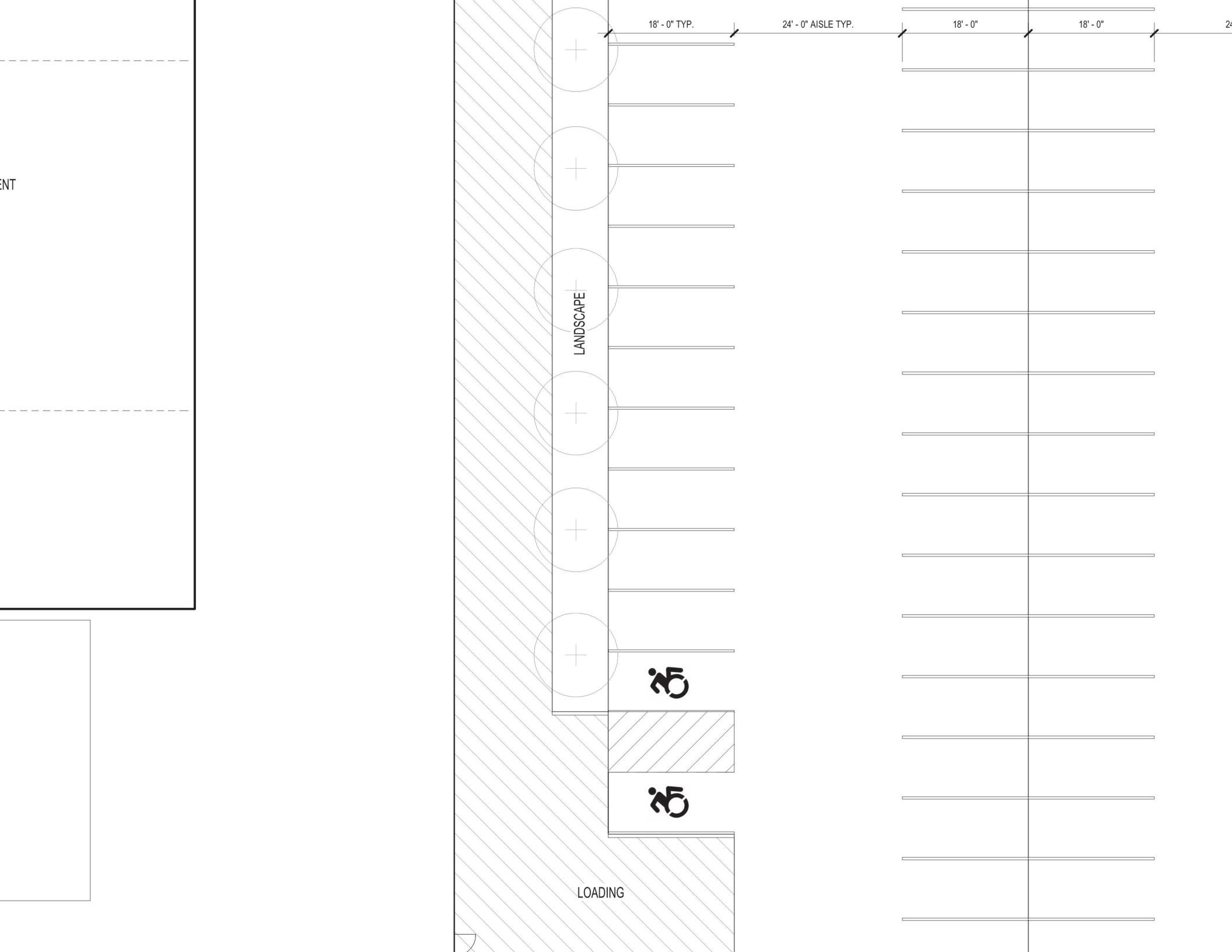
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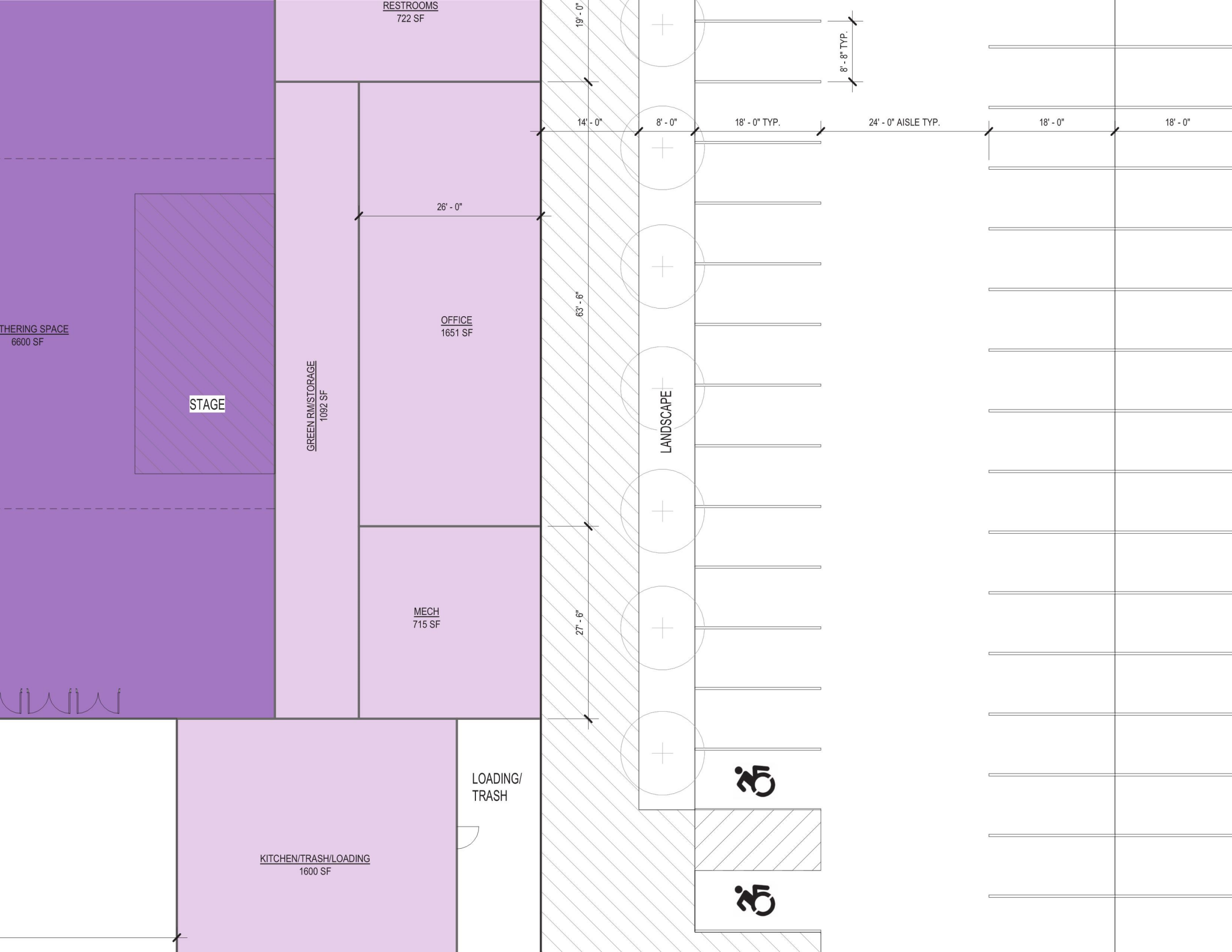
PROPERTY LI

PARKING

ING ENTRY

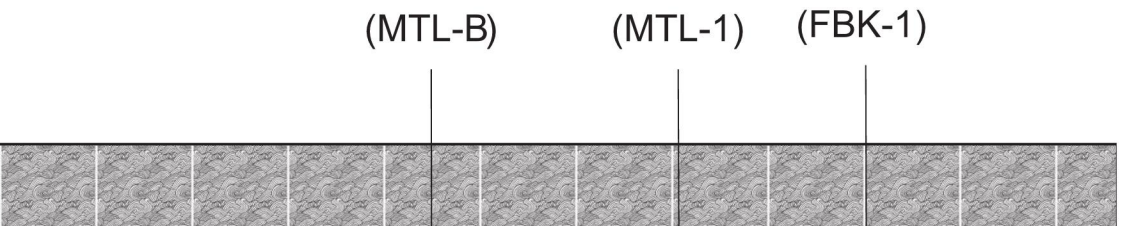
NG


18' - 0" TYP.
24' - 0" AISLE TYP.
18' - 0"
18' - 0"
LANDSCAPE
LOADING

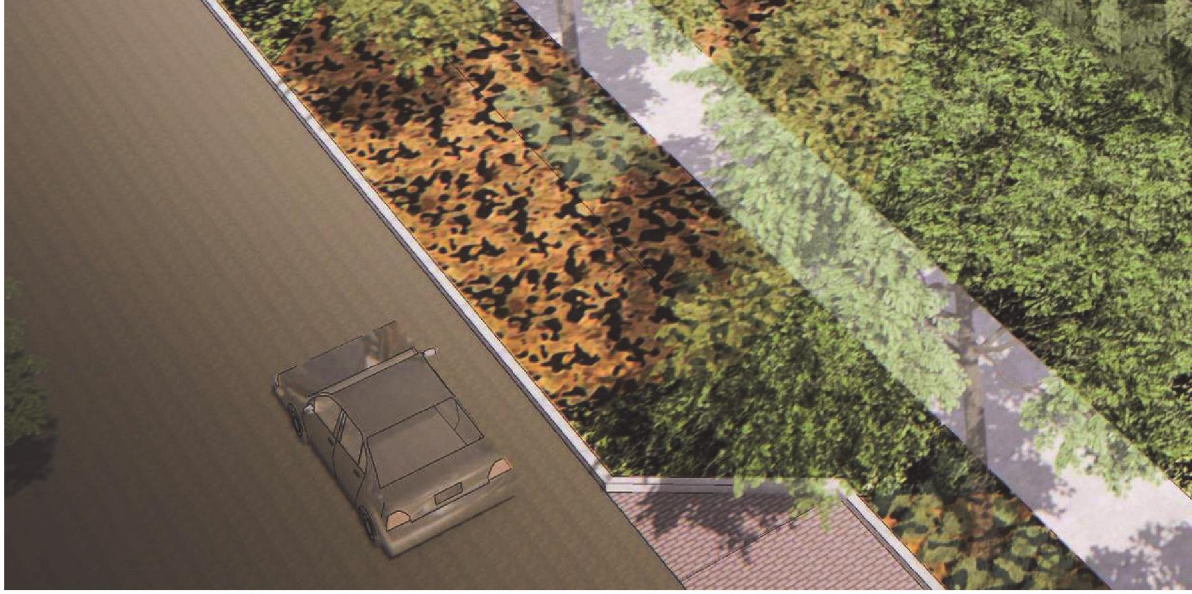

RESTROOMS
722 SF
19' - 0"
8' - 8" TYP.
14' - 0"
8' - 0"
18' - 0" TYP.
24' - 0" AISLE TYP.
18' - 0"
18' - 0"
26' - 0"
63' - 6"
THERING SPACE
6600 SF
STAGE
GREEN RM/STORAGE
1092 SF
OFFICE
1651 SF
LANDSCAPE
MECH
715 SF
27' - 6"
LOADING/
TRASH
KITCHEN/TRASH/LOADING
1600 SF

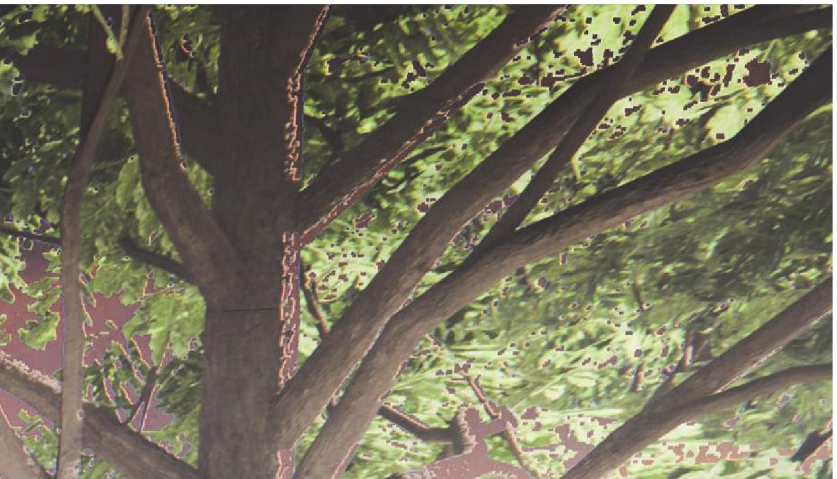
FENAE AT
OUTDOOR
PLAY

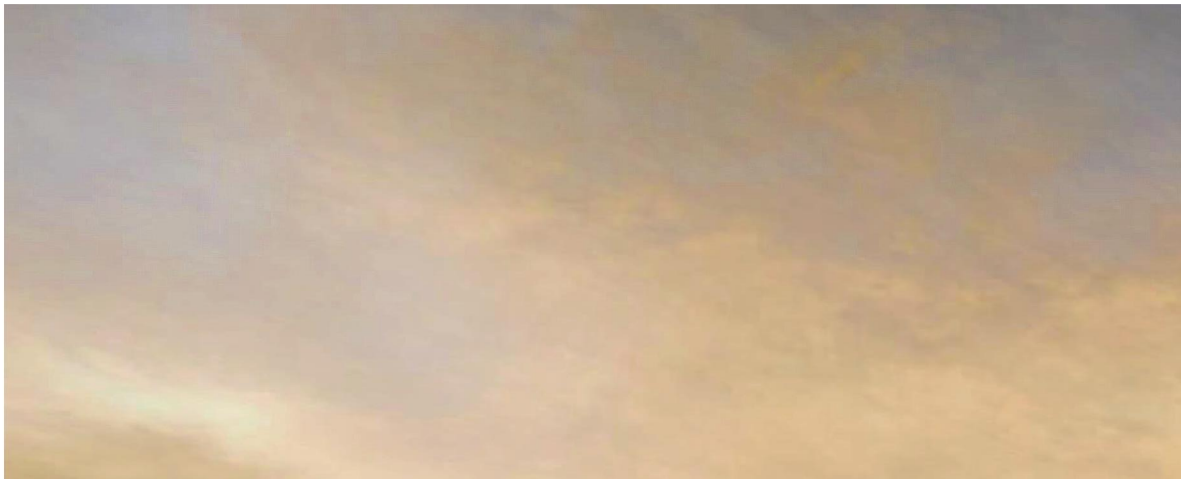








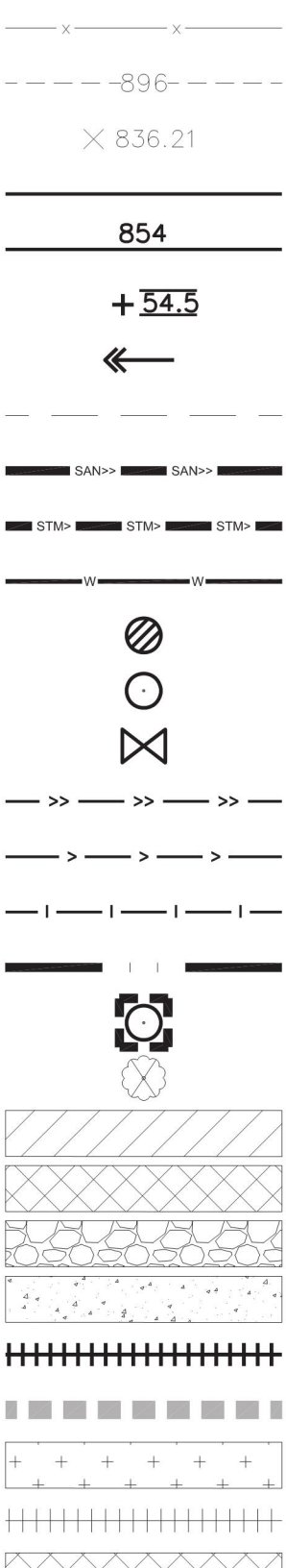


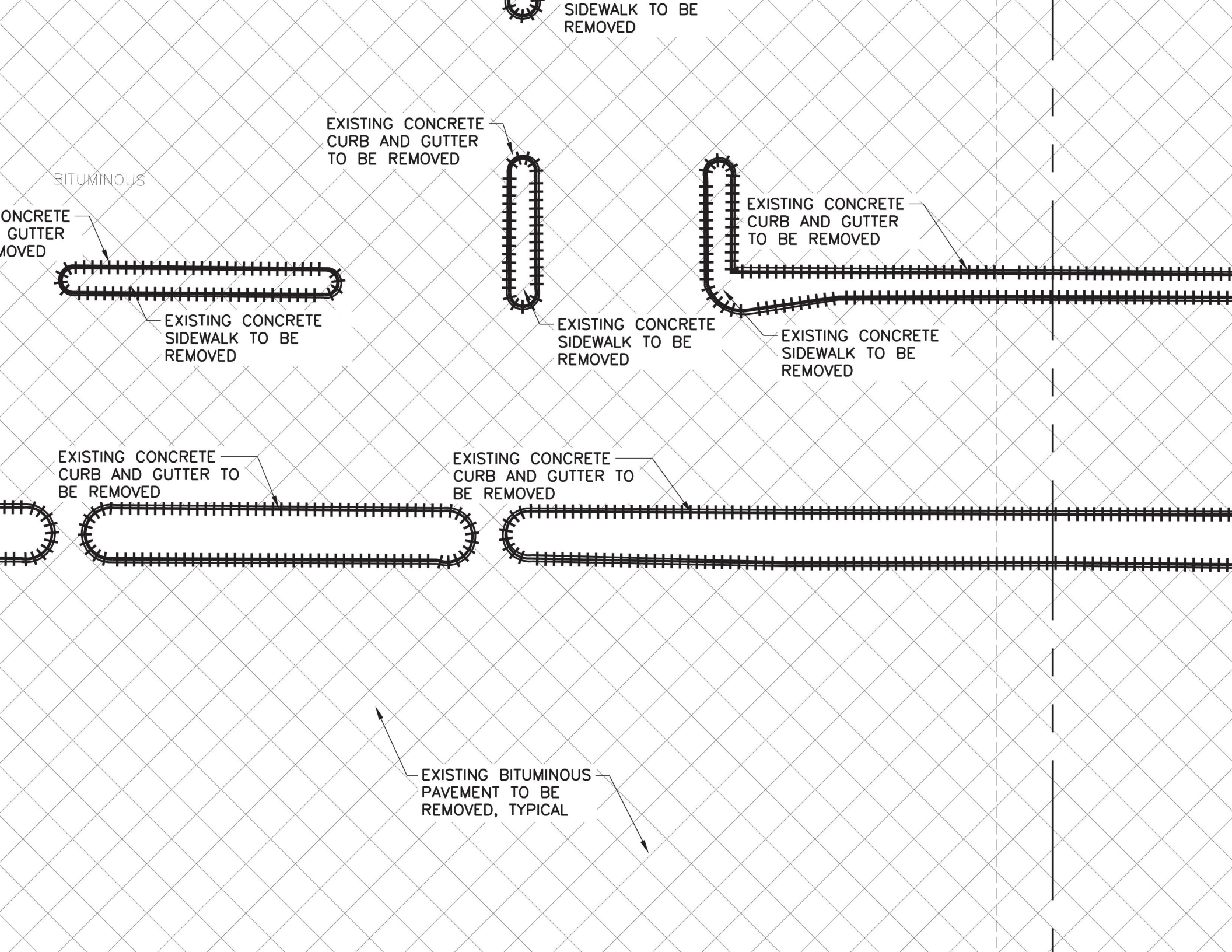



NAGE



ALATUS - MULTIFAMILY HOUSING 2 - PA	
Type	
ALATUS - MULTIFAMILY 2 - STANDARD	LEVE
LEVEL 1: 96	
ALATUS - MULTIFAMILY 2 - STANDARD	LEVE
LEVEL 1.5: 99	
ALATUS - MULTIFAMILY 2 - STANDARD	LEVE
LEVEL 2: 99	
Grand total: 294	


EXISTING CHAIN LINK FENCE
EXISTING CONTOUR
836.21
EXISTING SPOT ELEVATIONS
PROPERTY LINE
854
PROPOSED CONTOUR
54.5
PROPOSED SPOT ELEVATION
DENOTES SURFACE DRAINAGE
PROPOSED SAWCUT LINE
SAN>>
PROPOSED SANITARY SEWER
STM>
PROPOSED STORM SEWER
W
PROPOSED WATERMAIN
PROPOSED CATCH BASIN
PROPOSED MANHOLE
PROPOSED GATE VALVE
PROPOSED STORM SEWER BY OTHERS
PROPOSED SANITARY SEWER BY OTHERS
PROPOSED WATERMAIN BY OTHERS
SILT FENCE
EROSION CONTROL AT CB/MH
EXISTING TREE TO BE REMOVED
EXISTING CONCRETE SIDEWALK TO BE REMOVED
EXISTING BITUMINOUS PAVEMENT TO BE REMOVED
EXISTING GRAVEL TO BE REMOVED
EXISTING CONCRETE PAVEMENT TO BE REMOVED
EXISTING CURB AND GUTTER TO BE REMOVED
EXISTING UTILITY TO BE REMOVED
EXISTING CONCRETE PAVEMENT TO BE REMOVED BY OTHERS
EXISTING CURB AND GUTTER TO BE REMOVED BY OTHERS
PROPOSED BITUMINOUS PAVEMENT


SIDEWALK TO BE
REMOVED
EXISTING CONCRETE
CURB AND GUTTER
TO BE REMOVED
BITUMINOUS
ONCRETE
GUTTER
MOVED
EXISTING CONCRETE
SIDEWALK TO BE
REMOVED
EXISTING CONCRETE
SIDEWALK TO BE
REMOVED
EXISTING CONCRETE
CURB AND GUTTER
TO BE REMOVED
EXISTING CONCRETE
SIDEWALK TO BE
REMOVED
EXISTING CONCRETE
CURB AND GUTTER TO
BE REMOVED
EXISTING CONCRETE
CURB AND GUTTER TO
BE REMOVED
EXISTING BITUMINOUS
PAVEMENT TO BE
REMOVED, TYPICAL

RDANCE WITH MPCA POLICY.

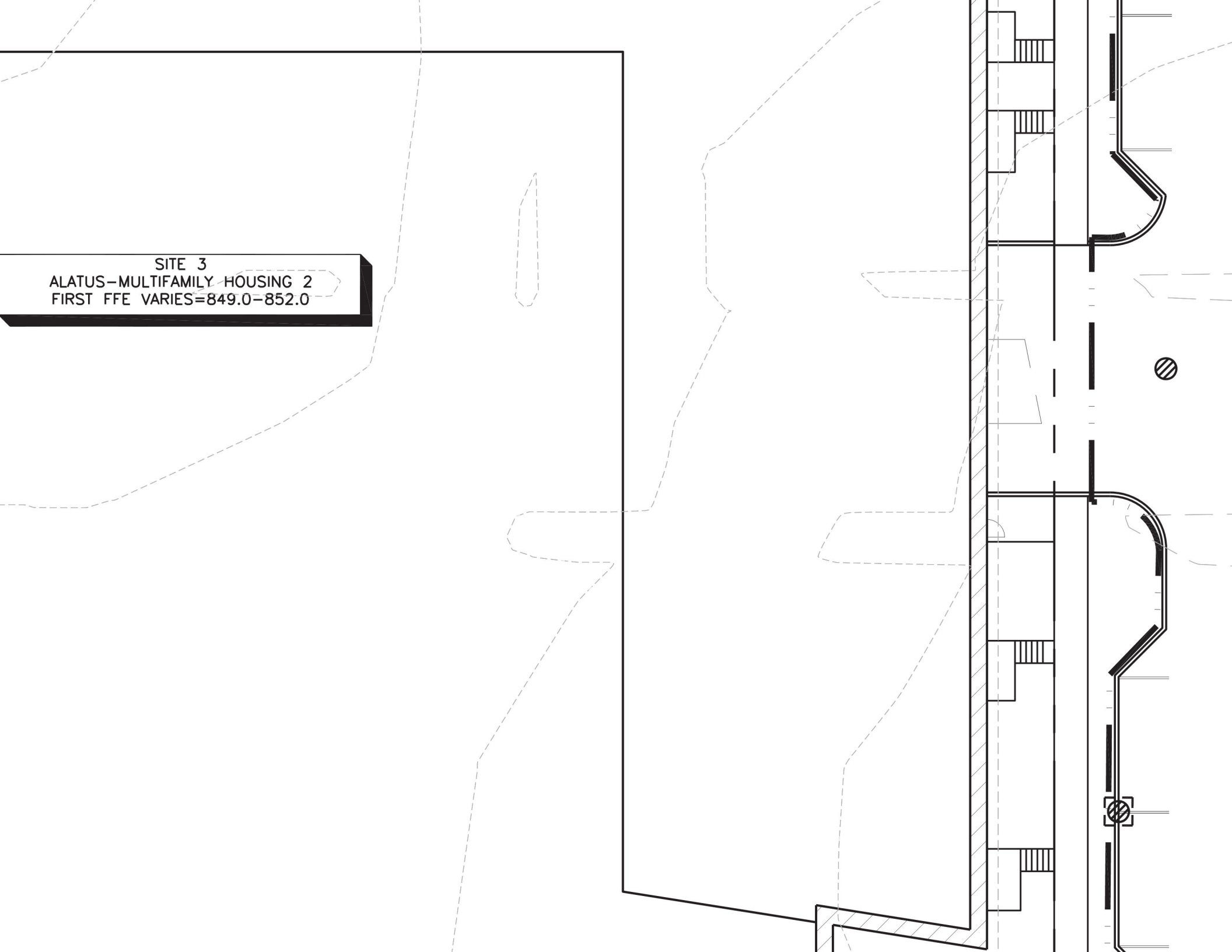
TE AND DOWNGRADIENT ADJACENT SITES/AREAS, INCLUDING THE FOLLOWING:
DING DRAINAGE DITCHES, AND OFF-SITE PROPERTIES FOR SIGNS OF EROSION

HICLE EXIT LOCATIONS FOR EVIDENCE OF TRACKING ONTO PAVED SURFACES.
SIGNS OF SEDIMENT DEPOSITION AND COMPACTION, AND TO ENSURE
INTO THE AREA.
ALL WATER QUALITY MANAGEMENT, EROSION PREVENTION AND SEDIMENT

POLLUTION PREVENTION BMPS.
TRACTOR SHALL CONDUCT A SITE STORMWATER INSPECTION A MINIMUM OF
VE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER
ECTIONS MAY BE SUSPENDED DUE TO FROZEN GROUND CONDITIONS UNTIL
ON ACTIVITIES RESUME, WHICHEVER COMES FIRST. GENERAL CONTRACTOR
PECTION PRIOR TO WINTER SUSPENSION AND FIRST DATE WHEN
AL CONTRACTOR IS RESPONSIBLE FOR INSPECTIONS UNTIL THE SITE HAS
THE NOT HAS BEEN SUBMITTED TO THE MPCA, OR UNTIL PERMIT COVERAGE
PERMITTEE.
E AND CORRECTIVE ACTIONS CONDUCTED DURING CONSTRUCTION ON A
HOURS OF THE ACTION. DATE AND INITIAL THE ON-SITE SWPPP WITH ANY
ONS. COPIES OF ALL SHALL BE SUBMITTED TO THE CIVIL ENGINEER.
T BE INSTALLED AND MAINTAINED BY GENERAL CONTRACTOR ACCORDING TO
UCTION DOCUMENTS AND IN ACCORDANCE WITH THE PRODUCT
MPS MUST BE OPERATIONALLY FUNCTIONAL AND ADEQUATE. ALL
RED OR REPLACED WITHIN 24 HOURS OF DISCOVERY OR THEREAFTER AS

POND TO CHANGING SITE CONDITIONS AND IMPLEMENT/SUPPLEMENT EROSION
EASURES UTILIZED TO PROVIDE ADEQUATE PROTECTION OF DISTURBED SOILS
NT TRANSPORT OFF-SITE. UPDATE SWPPP DOCUMENTS WHEN CHANGES ARE

PREVENTION AND SEDIMENT CONTROL BMPS THAT ARE NONFUNCTIONAL OR
S MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS
R THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW. THE GENERAL
ADDITIONAL EROSION CONTROL MEASURES DEEMED NECESSARY BY THE CITY
24 HOURS OF NOTICE.
NTROLS ARE OVERLOADED, THE GENERAL CONTRACTOR MUST INSTALL
T CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE OVERLOADING.
TO IDENTIFY THESES ADDITIONAL PRACTICES.
DEVICES WHEN THEY BECOME NONFUNCTIONAL OR SEDIMENT REACHES
SITE INLETS REMOVED IN RESPONSE TO A PUBLIC SAFETY CONCERN MUST
S THE THREAT (EG. FLOODING) HAS RECEDED.
IMETER CONTROL DEVICES WHEN THEY BECOME NON-FUNCTIONAL OR THE
GHT OF THE DEVICE. GENERAL CONTRACTOR SHALL REPAIR OR REPLACE
E END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR THEREAFTER AS
RIMETER CONTROL DEVICES REMOVED IN RESPONSE TO A PUBLIC SAFETY
VICE AS SOON AS THE THREAT HAS RECEDED.


SITE 3
ALATUS-MULTIFAMILY HOUSING 2
FIRST FFE VARIES=849.0-852.0

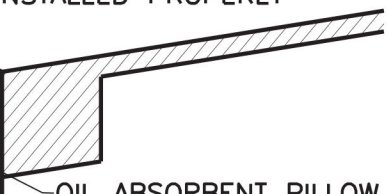
NO SCALE

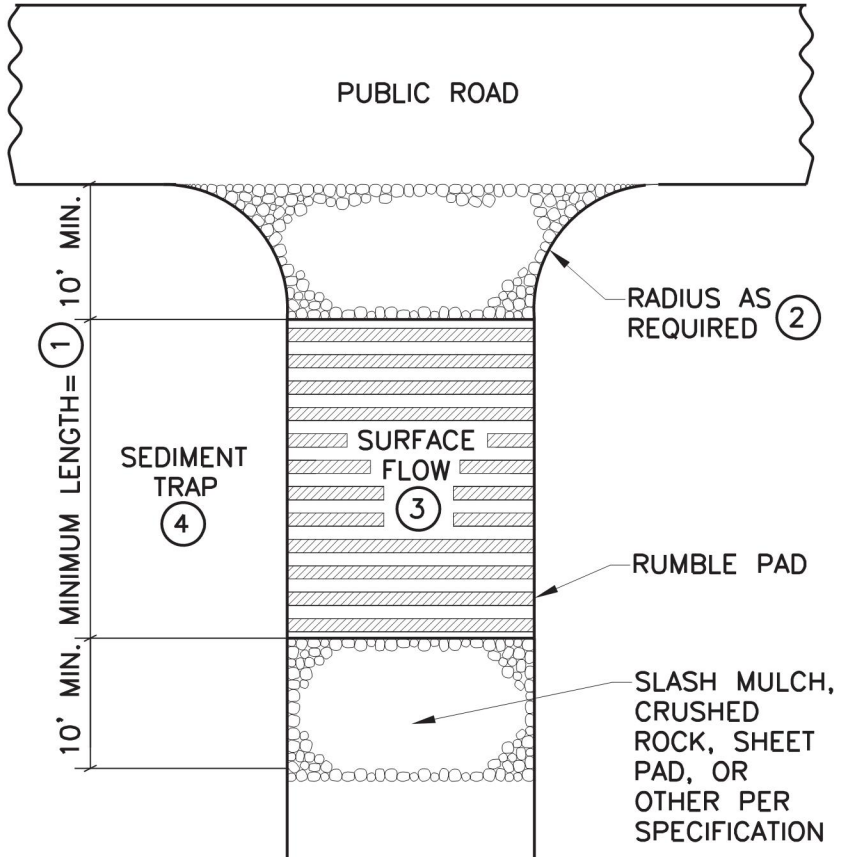
C232

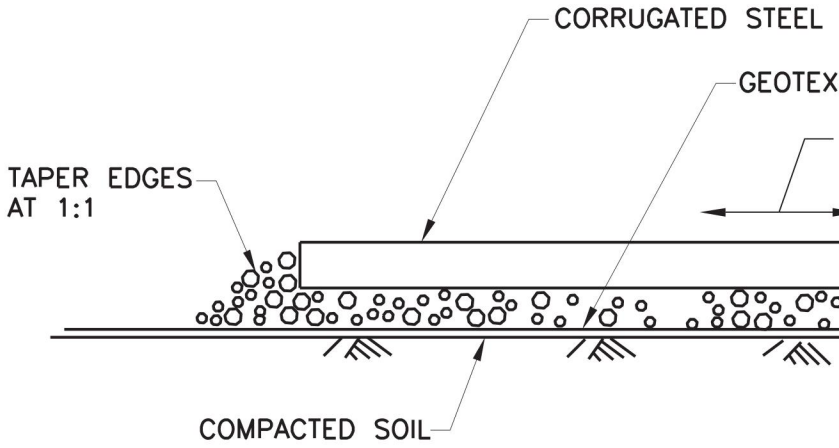
E
NEAR

FACTURED

SORBENT PILLOW
D BE PARTIALLY
NG THE CURB HOOD
NSTALLED PROPERLY







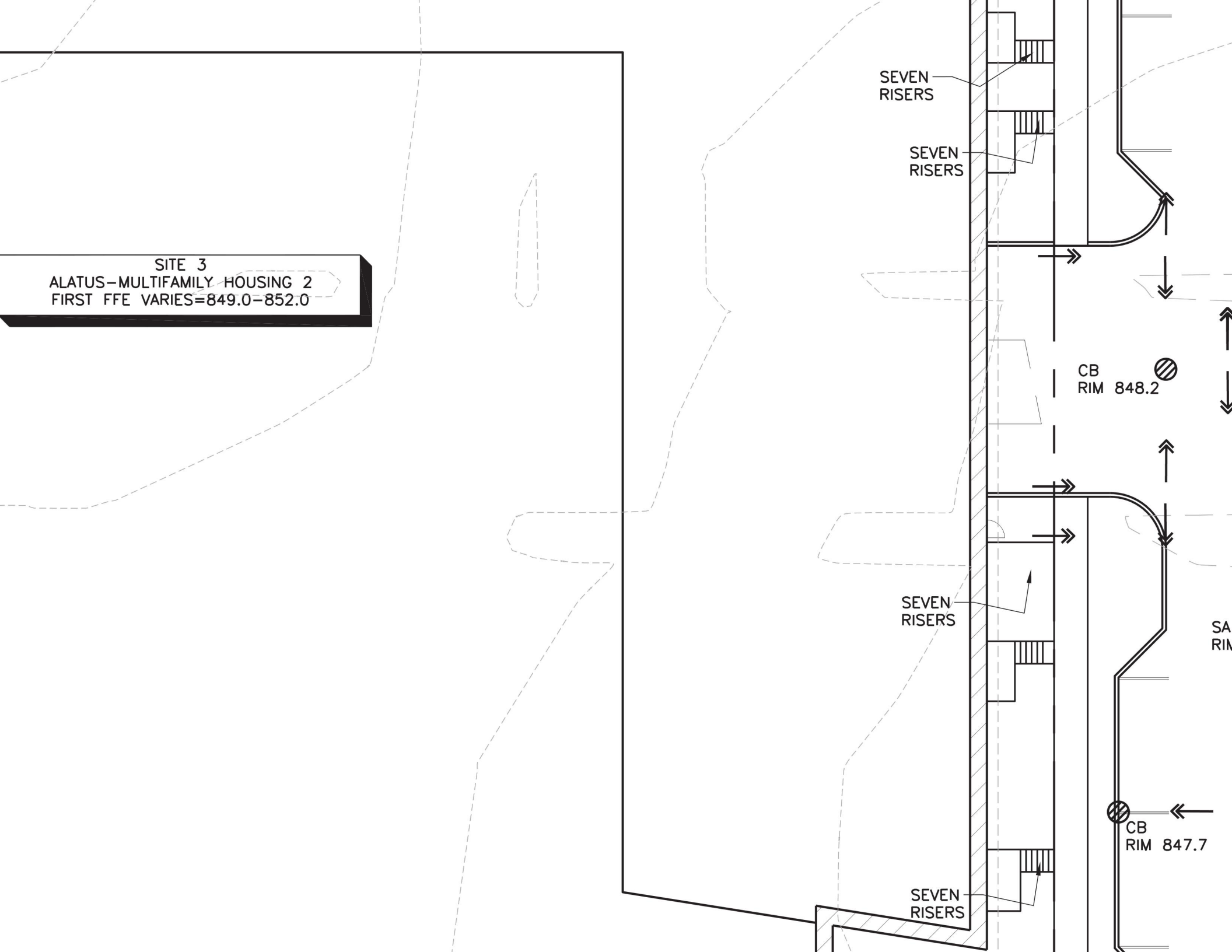
NOTES:

1. MINIMUM LENGTH OF RUMBLE PAD SHALL
REMOVE SEDIMENT FROM TIRES. IF SIGNIF
THE SITE, THE RUMBLE PAD SHALL BE LE
MODIFIED TO PROVIDE ADDITIONAL VIBRATIO
AS REQUIRED TO EFFECTIVELY REMOVE CO
VEHICLE TIRES.

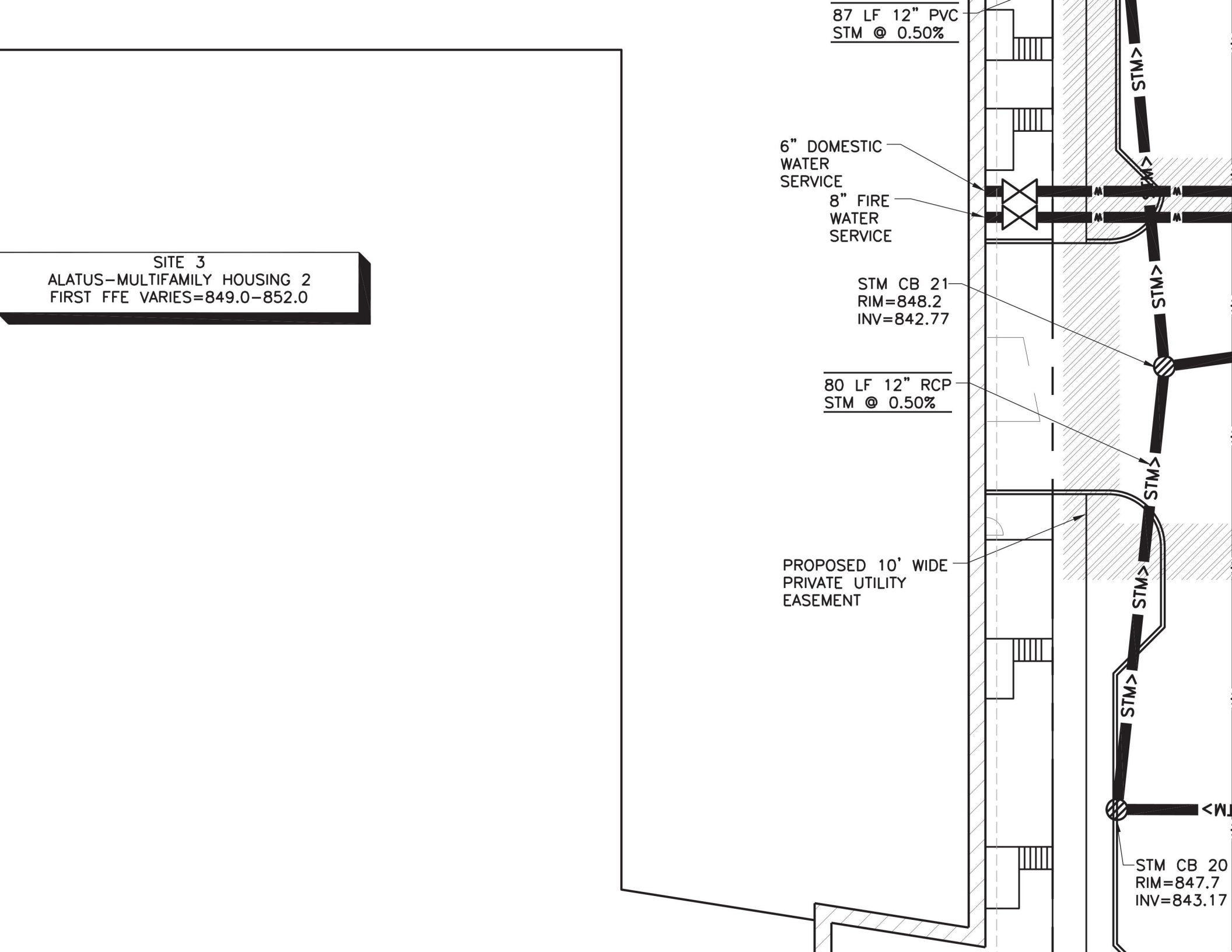
2. PROVIDE RADIUS OR WIDEN PAD SUFFICIEN
FROM TRACKING OFF OF PAD WHEN LEAVI

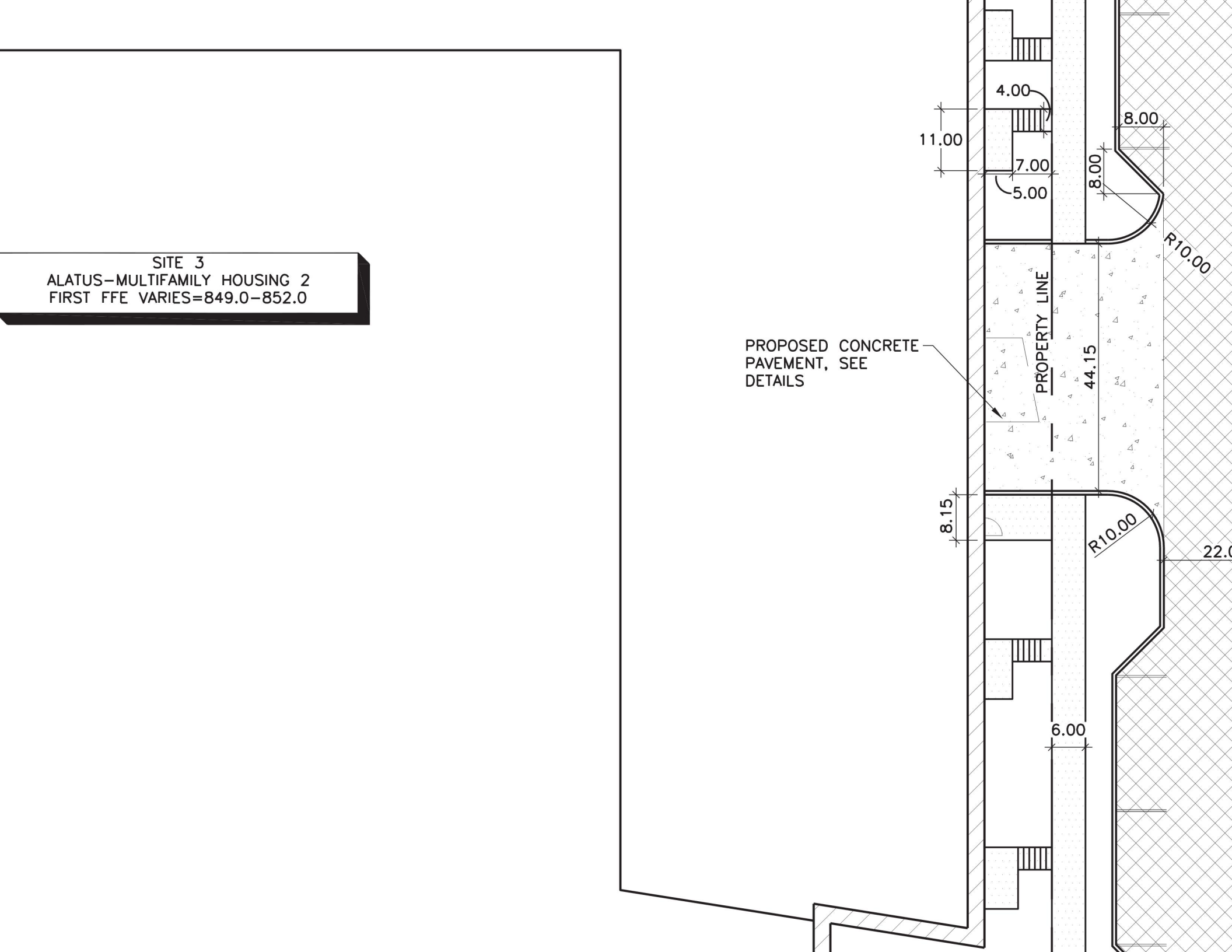
3. IF RUNOFF FROM DISTURBED AREAS FLOWS
PREVENT RUNOFF FROM DRAINING DIRECTL
CONSTRUCTION EXIT BY CROWNING THE EX
SURFACE GRADING IS INSUFFICIENT, PROVI
RUNOFF.

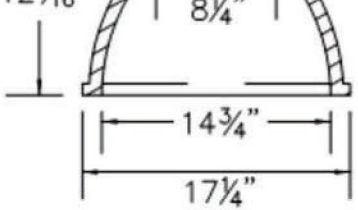
4. IF RUNOFF FROM CONSTRUCTION EXITS WI
PROVIDE SEDIMENT TRAP WITH STABILIZED


SITE 3
ALATUS-MULTIFAMILY HOUSING 2
FIRST FFE VARIES=849.0-852.0
SEVEN RISERS
SEVEN RISERS
CB RIM 848.2
SEVEN RISERS
CB RIM 847.7
SEVEN RISERS

48.0
48.4
48.6
48.4
CB
RIM 848.2
48.4
48.6
48.0
48.0
CB
RIM 847.7
48.0
849
849


SITE 3
ALATUS–MULTIFAMILY HOUSING 2
FIRST FFE VARIES=849.0–852.0
87 LF 12" PVC
STM @ 0.50%
6" DOMESTIC
WATER
SERVICE
8" FIRE
WATER
SERVICE
STM CB 21
RIM=848.2
INV=842.77
80 LF 12" RCP
STM @ 0.50%
PROPOSED 10' WIDE
PRIVATE UTILITY
EASEMENT
STM CB 20
RIM=847.7
INV=843.17


SITE 3
ALATUS–MULTIFAMILY HOUSING 2
FIRST FFE VARIES=849.0–852.0
PROPOSED CONCRETE PAVEMENT, SEE DETAILS
PROPERTY LINE
4.00
11.00
7.00
5.00
8.00
8.00
R10.00
44.15
8.15
R10.00
6.00



NO. 6
ROUND BASE

GATE VALVES SHALL BE
CLOW F-6100, MUELLER
A-2361 OR EQUAL

CONCRETE BLOCK
15⅝"x11⅝"x7⅝"

CENTER AT THE CENTER UBLIC WORKS DEPARTMENT	GATE VALVE AND BOX Michael Albert APPROVED: CITY ENGINEER	REV. 03/2019 STANDARD PLATE 102

CLASS C PIPE BEDDING

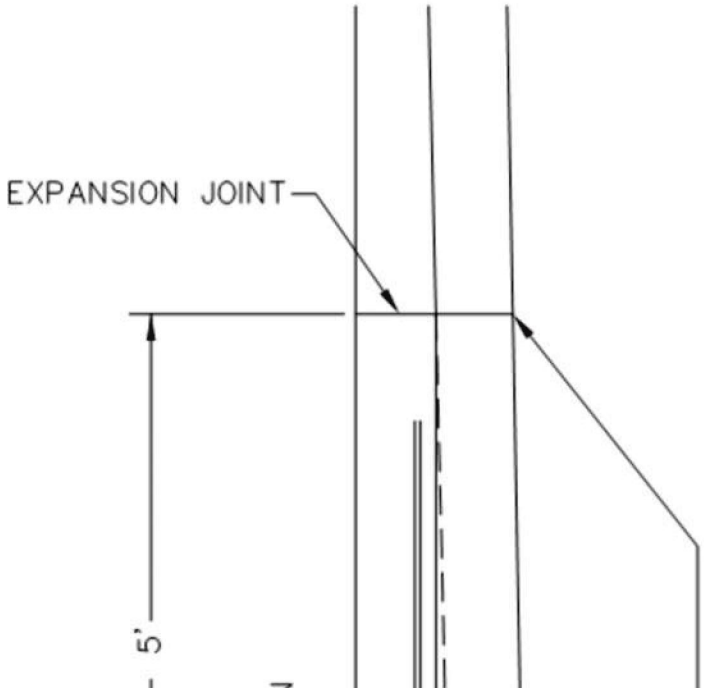
4' – 10"

5"

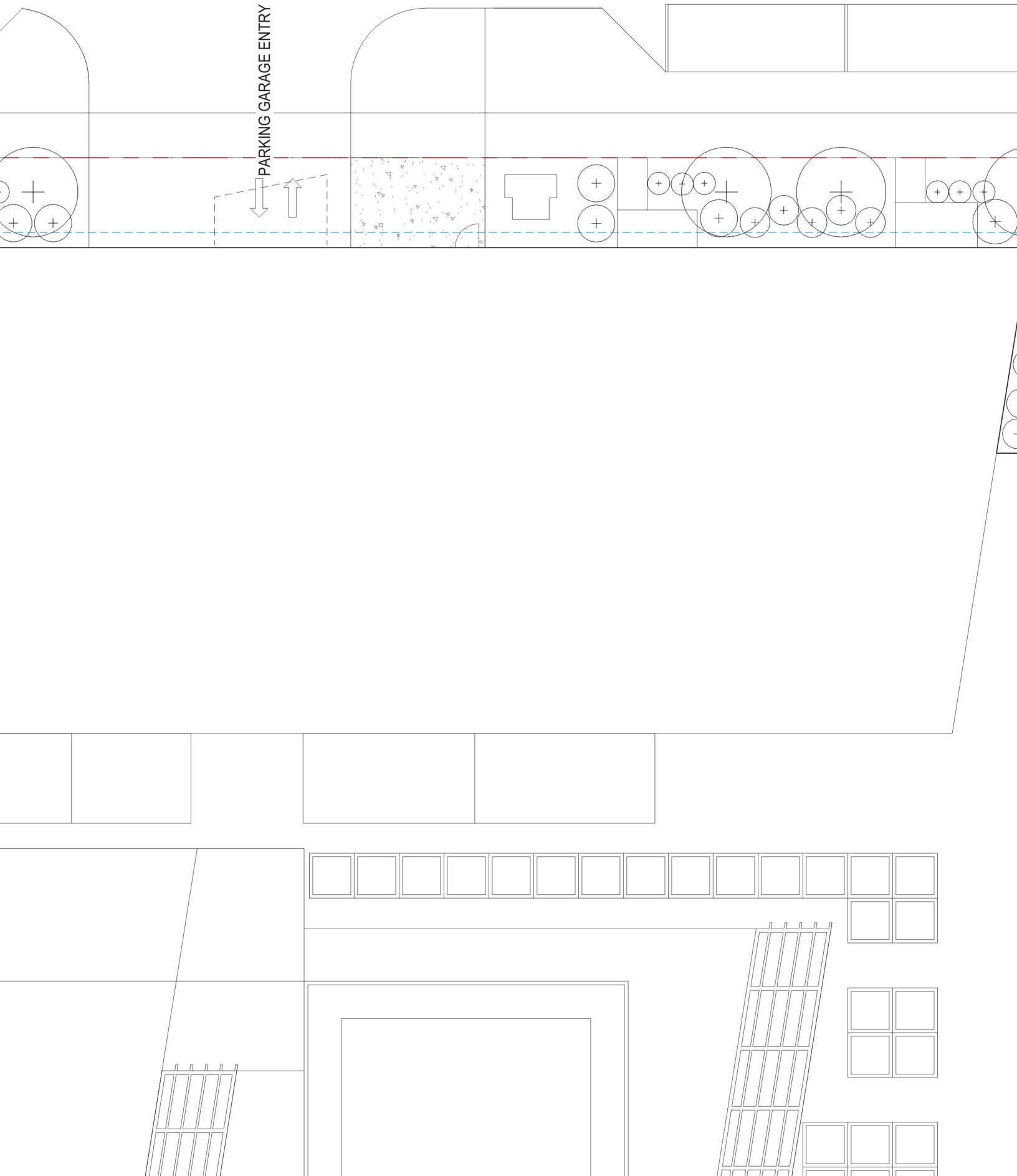
BOTTOM MANHOLE SECTION SHALL
BE INTEGRAL PRECAST BASE DESIGNED
FOR AASHTO HS HIGHWAY LOADING
PLUS DEAD LOAD

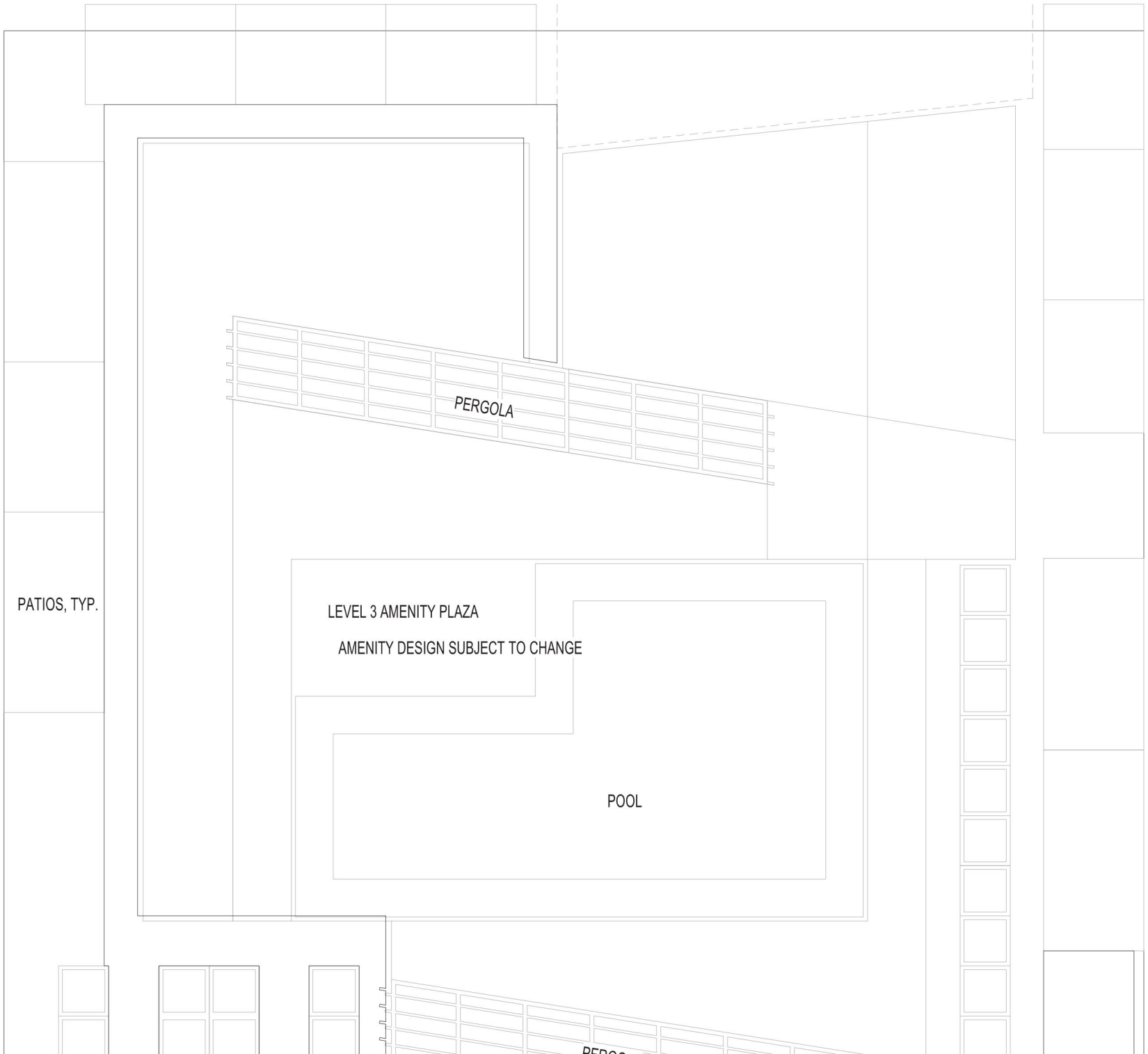
MATCH INVERT OF MAINLINE SEWER AND
LATERAL BRANCH UNLESS OTHERWISE
SPECIFIED

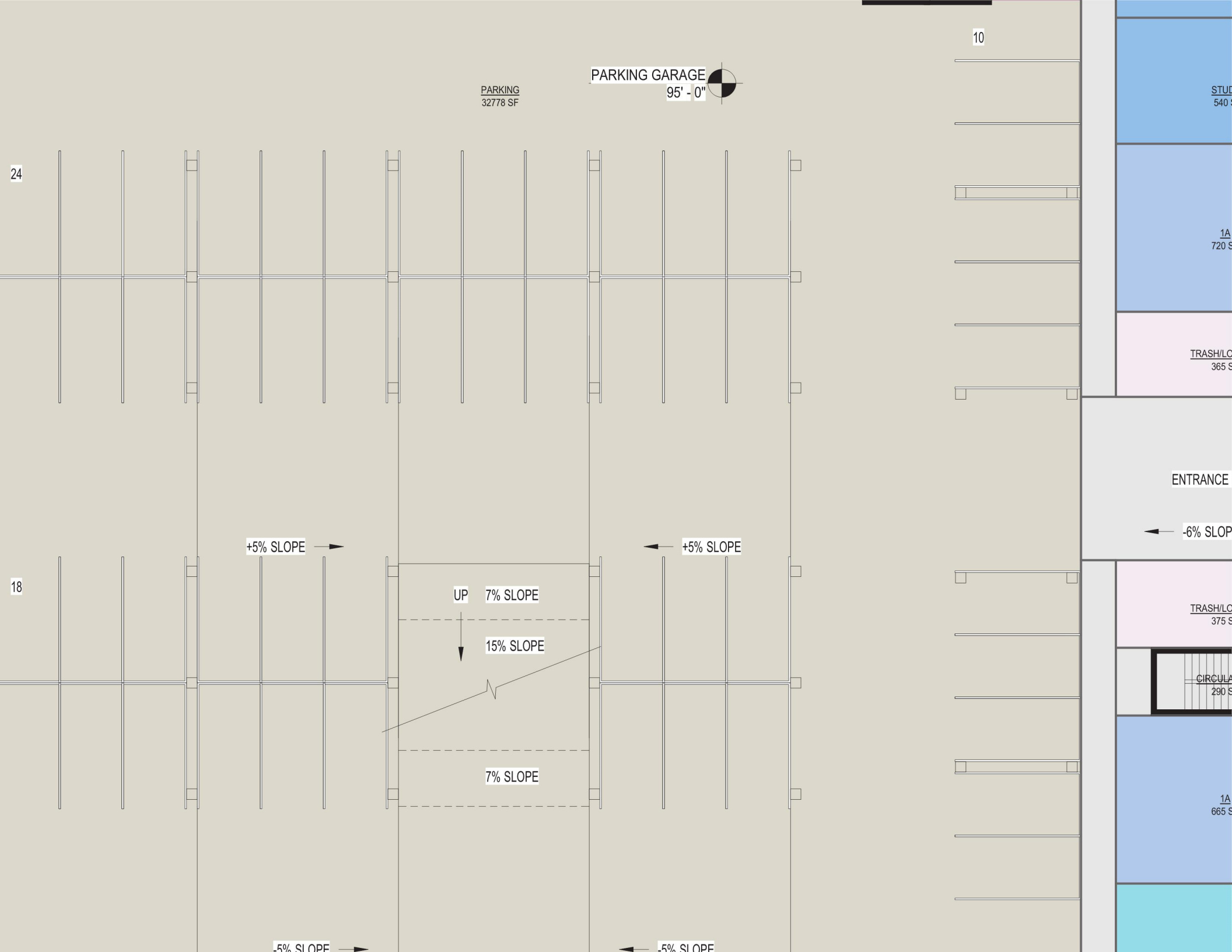
CENTER AT THE CENTER UBLIC WORKS EPARTMENT	MANHOLE (SANITARY SEWER) Michael Albert APPROVED: CITY ENGINEER	REV. 03/2018 STANDARD PLATE 201

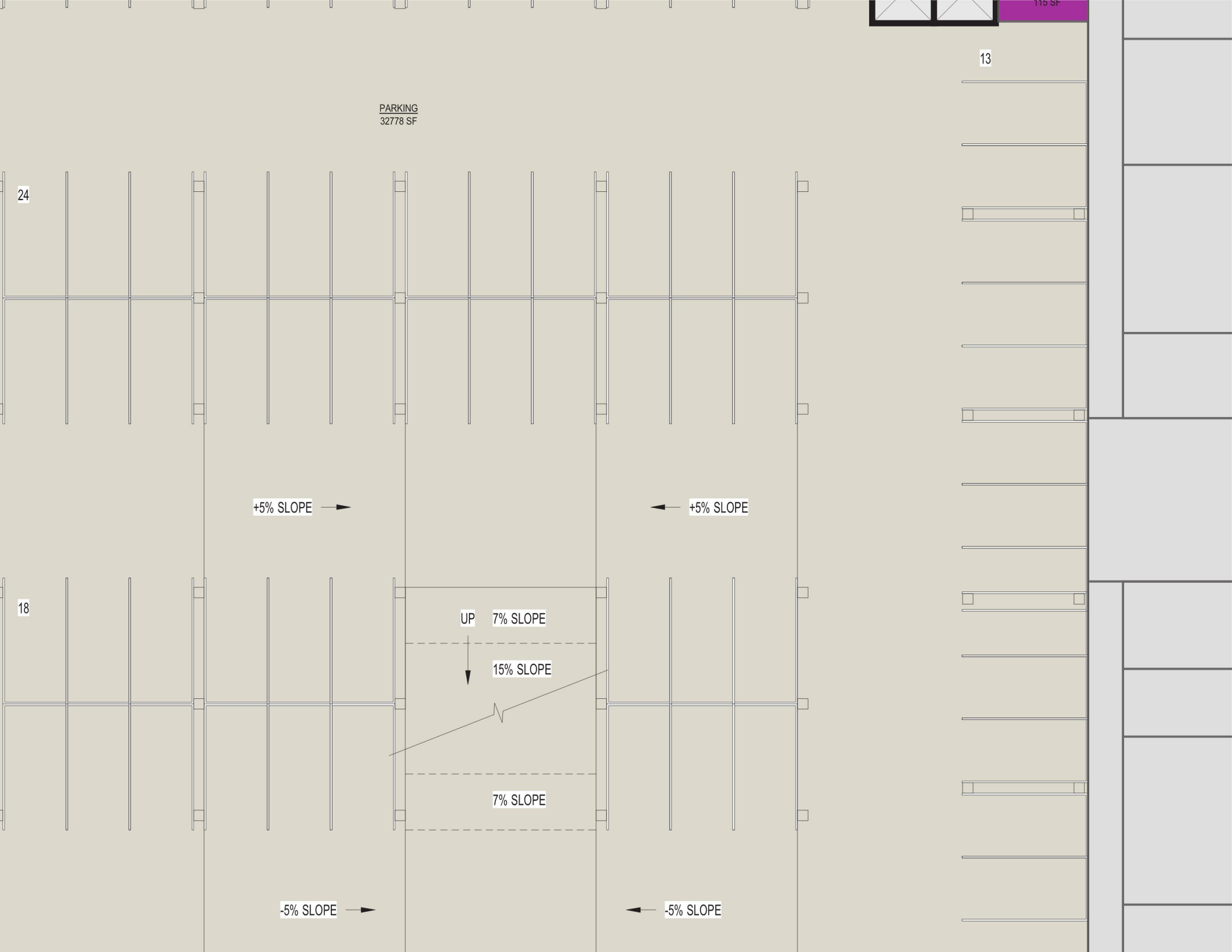


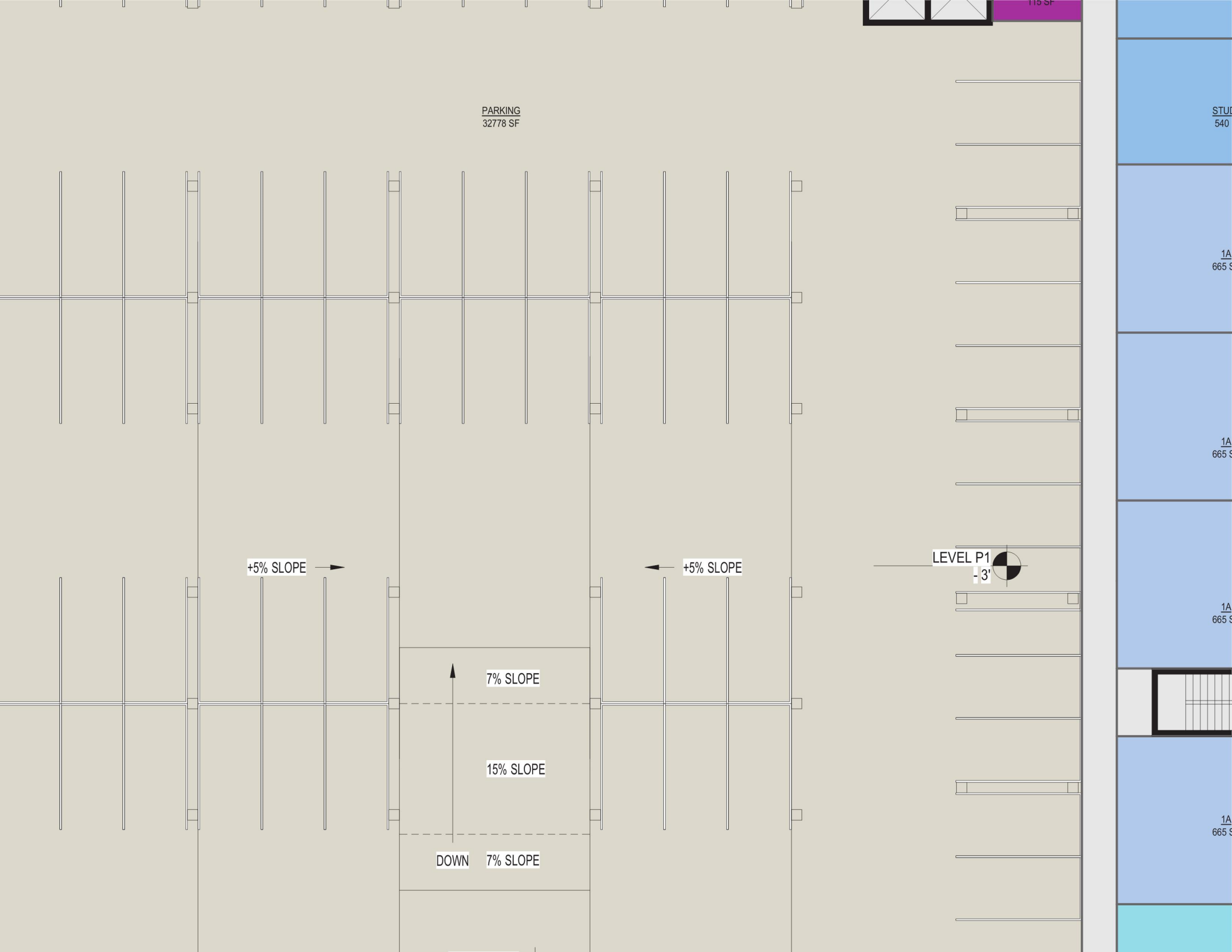
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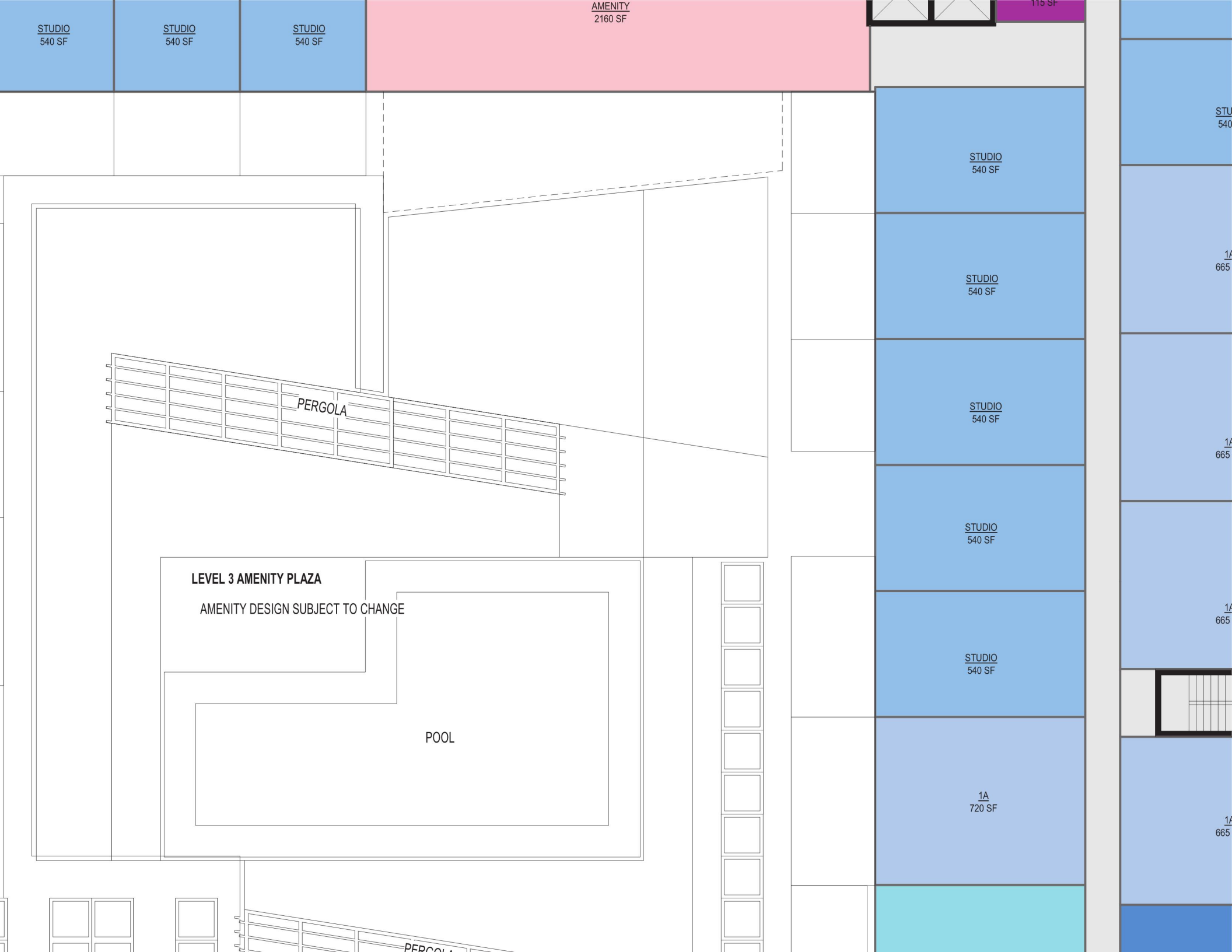

PARKING GARAGE ENTRY

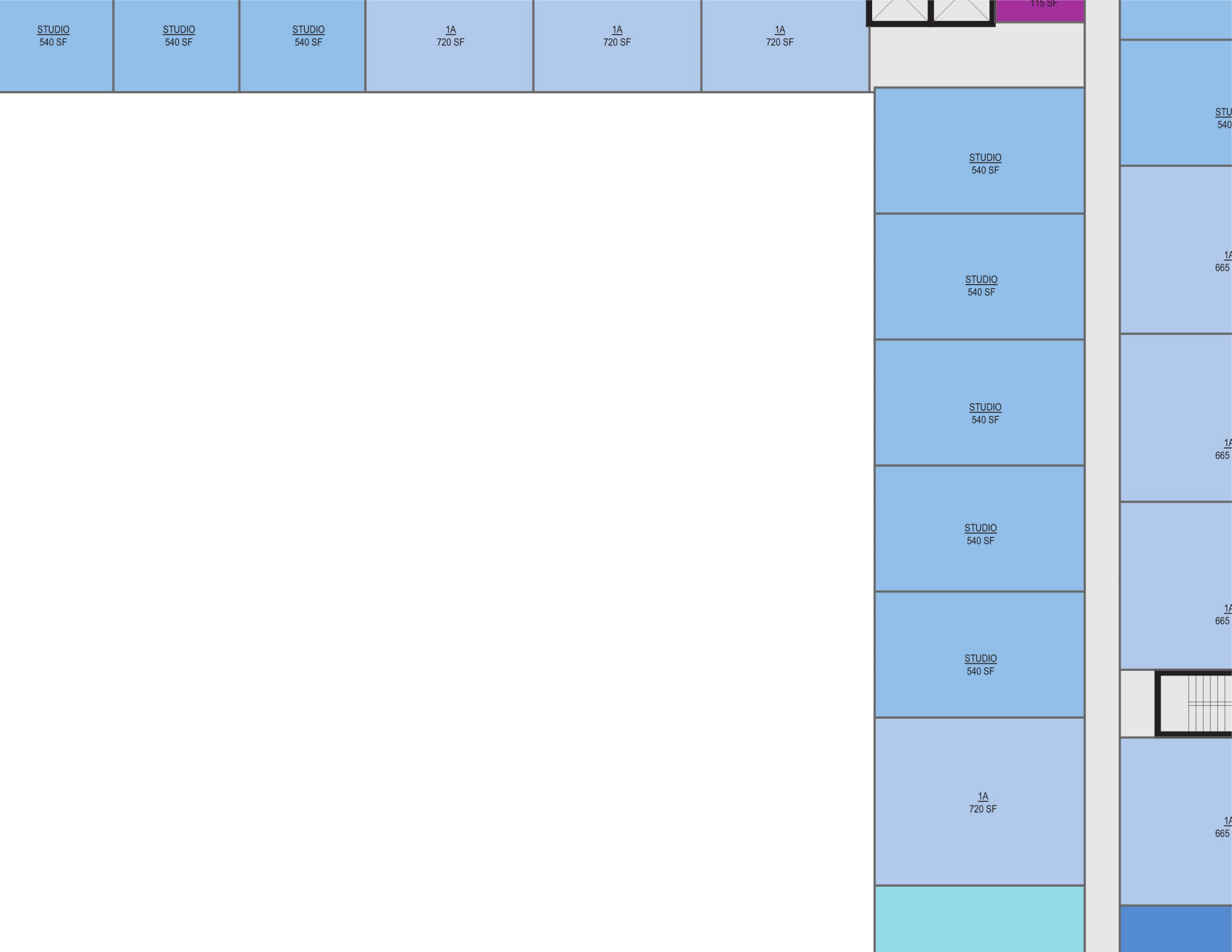

PERGOLA
PATIOS, TYP.
LEVEL 3 AMENITY PLAZA
AMENITY DESIGN SUBJECT TO CHANGE
POOL

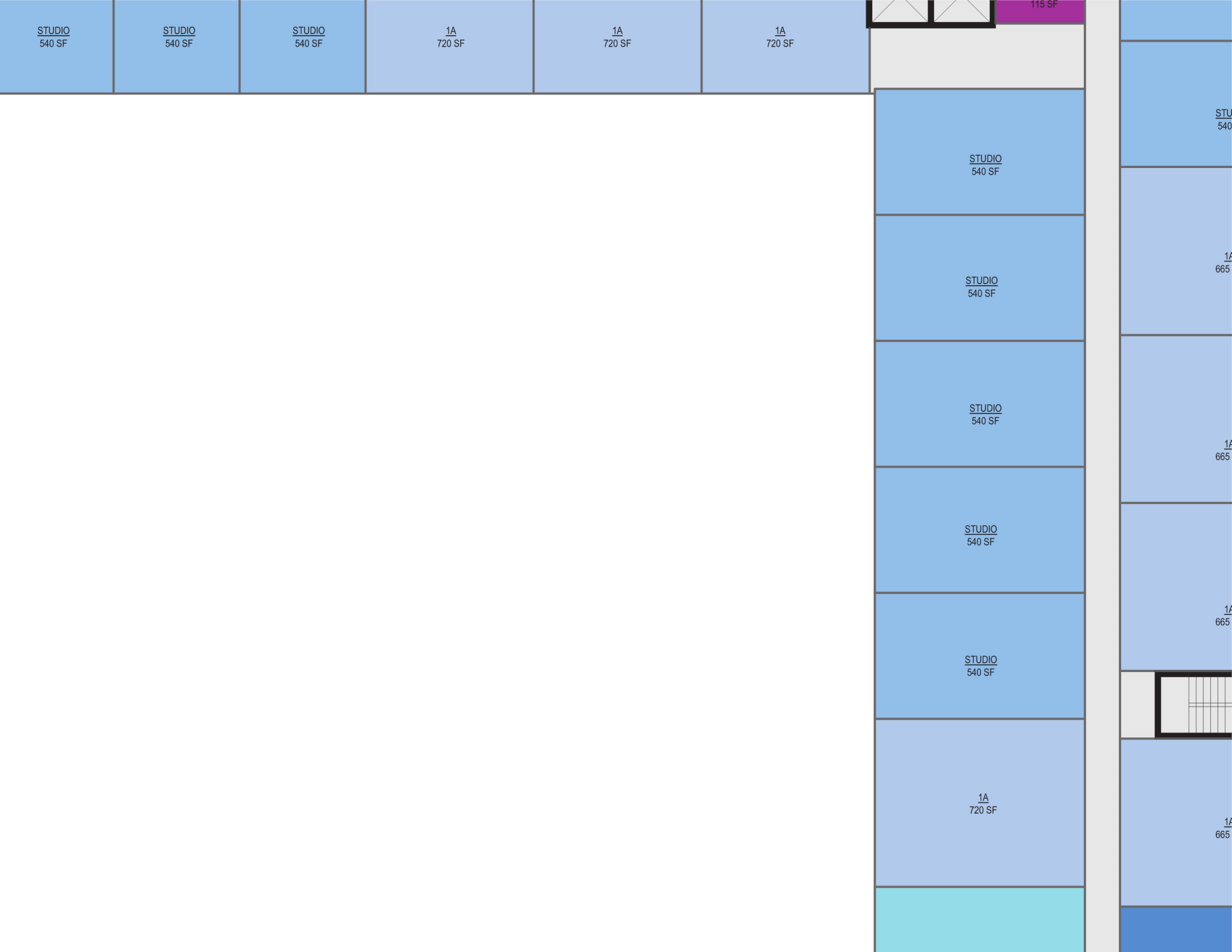

PARKING
32778 SF
PARKING GARAGE
95' - 0"
10
24
18
+5% SLOPE
+5% SLOPE
UP
7% SLOPE
15% SLOPE
7% SLOPE
-5% SLOPE
-5% SLOPE
STUD
540
1A
720
TRASH/LO
365
ENTRANCE
-6% SLOP
TRASH/LO
375
CIRCULA
290
1A
665

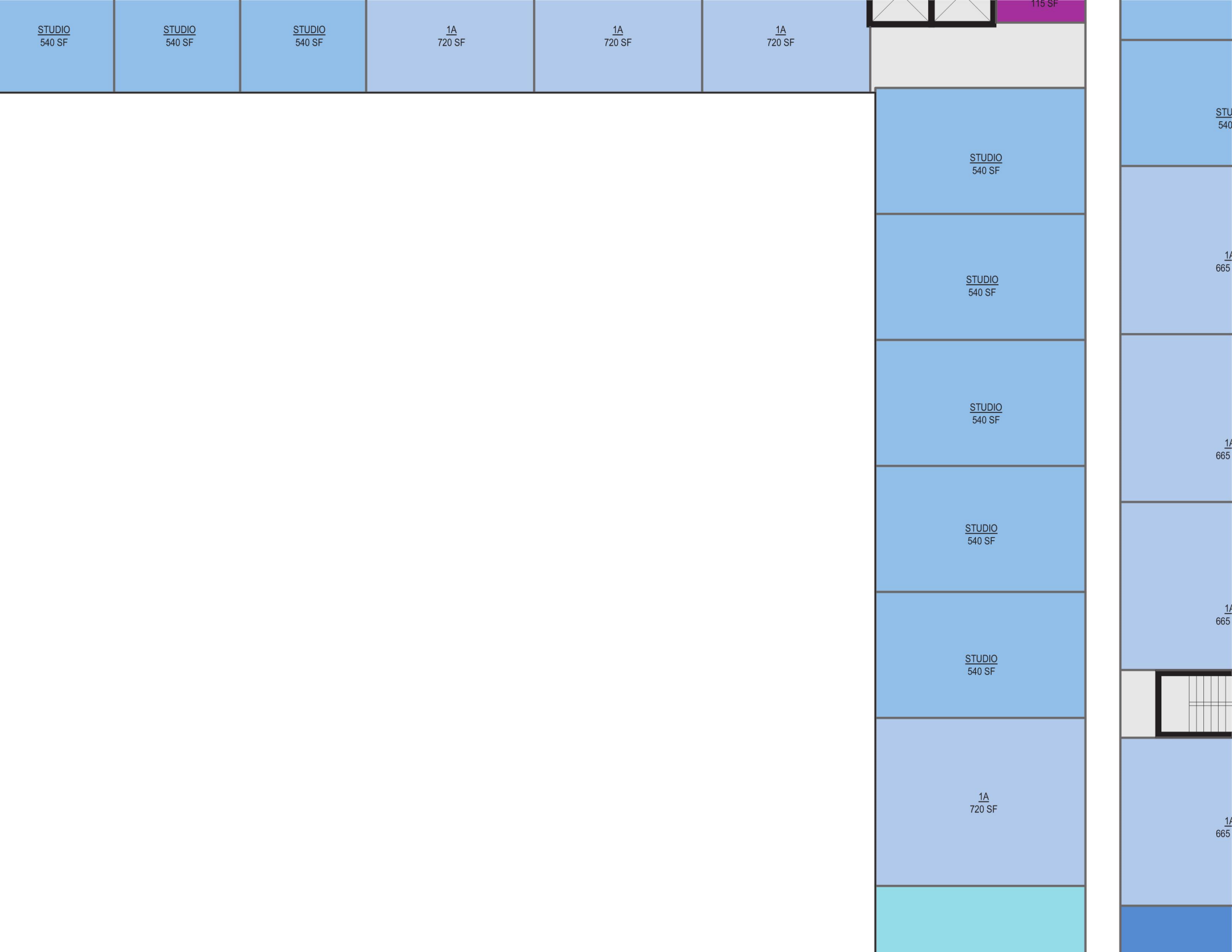

115 SF
13
PARKING
32778 SF
24
+5% SLOPE
+5% SLOPE
18
UP
7% SLOPE
15% SLOPE
7% SLOPE
-5% SLOPE
-5% SLOPE


PARKING
32778 SF
+5% SLOPE
+5% SLOPE
7% SLOPE
15% SLOPE
DOWN
7% SLOPE
LEVEL P1
- 3'
115 SF
STU
540
1A
665 S
1A
665 S
1A
665 S
1A
665 S


STUDIO
540 SF
STUDIO
540 SF
STUDIO
540 SF
AMENITY
2160 SF
115 SF
STUDIO
540 SF
STUDIO
540 SF
STUDIO
540 SF
STUDIO
540 SF
STUDIO
540 SF
1A
720 SF
PERGOLA
LEVEL 3 AMENITY PLAZA
AMENITY DESIGN SUBJECT TO CHANGE
POOL
PERGOLA


STUDIO
540 SF
STUDIO
540 SF
STUDIO
540 SF
1A
720 SF
1A
720 SF
1A
720 SF
115 SF
STUDIO
540 SF
STUDIO
540 SF
STUDIO
540 SF
STUDIO
540 SF
STUDIO
540 SF
1A
720 SF
STU
540
1A
665
1A
665
1A
665
1A
665


STUDIO
540 SF
STUDIO
540 SF
STUDIO
540 SF
1A
720 SF
1A
720 SF
1A
720 SF
115 SF
STUDIO
540 SF
STUDIO
540 SF
STUDIO
540 SF
STUDIO
540 SF
STUDIO
540 SF
1A
720 SF
STU
540
1A
665
1A
665
1A
665
1A
665


STUDIO
540 SF
STUDIO
540 SF
STUDIO
540 SF
1A
720 SF
1A
720 SF
1A
720 SF
115 SF
STUDIO
540 SF
STUDIO
540 SF
STUDIO
540 SF
STUDIO
540 SF
STUDIO
540 SF
1A
720 SF
STU
540
1A
665
1A
665
1A
665
1A
665


YR UR A,STS,AI
"P. RS R. RP
(FKK-2B


SRRAR
,. V -SAV UR0. V " FAPU
(F ML-2B
(F ML-4B
SPY, ASR



YR UR A,STS,AI

S,STYP. RA TSRRAR

,. V -SAV UR0. V " FAPU

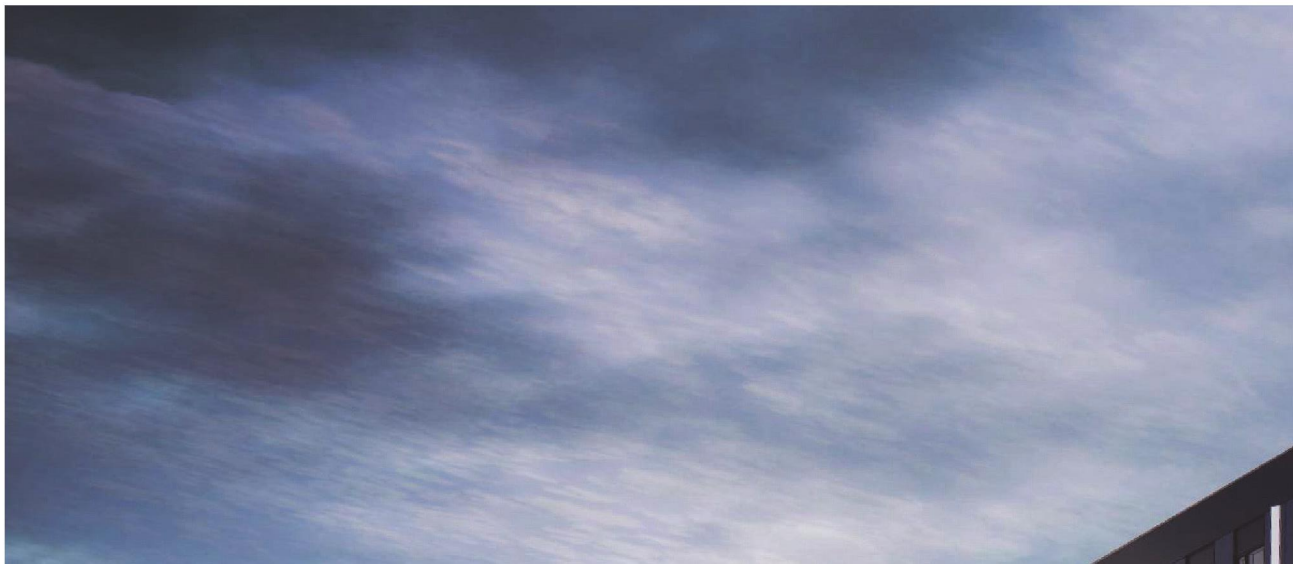
(MTL-1)

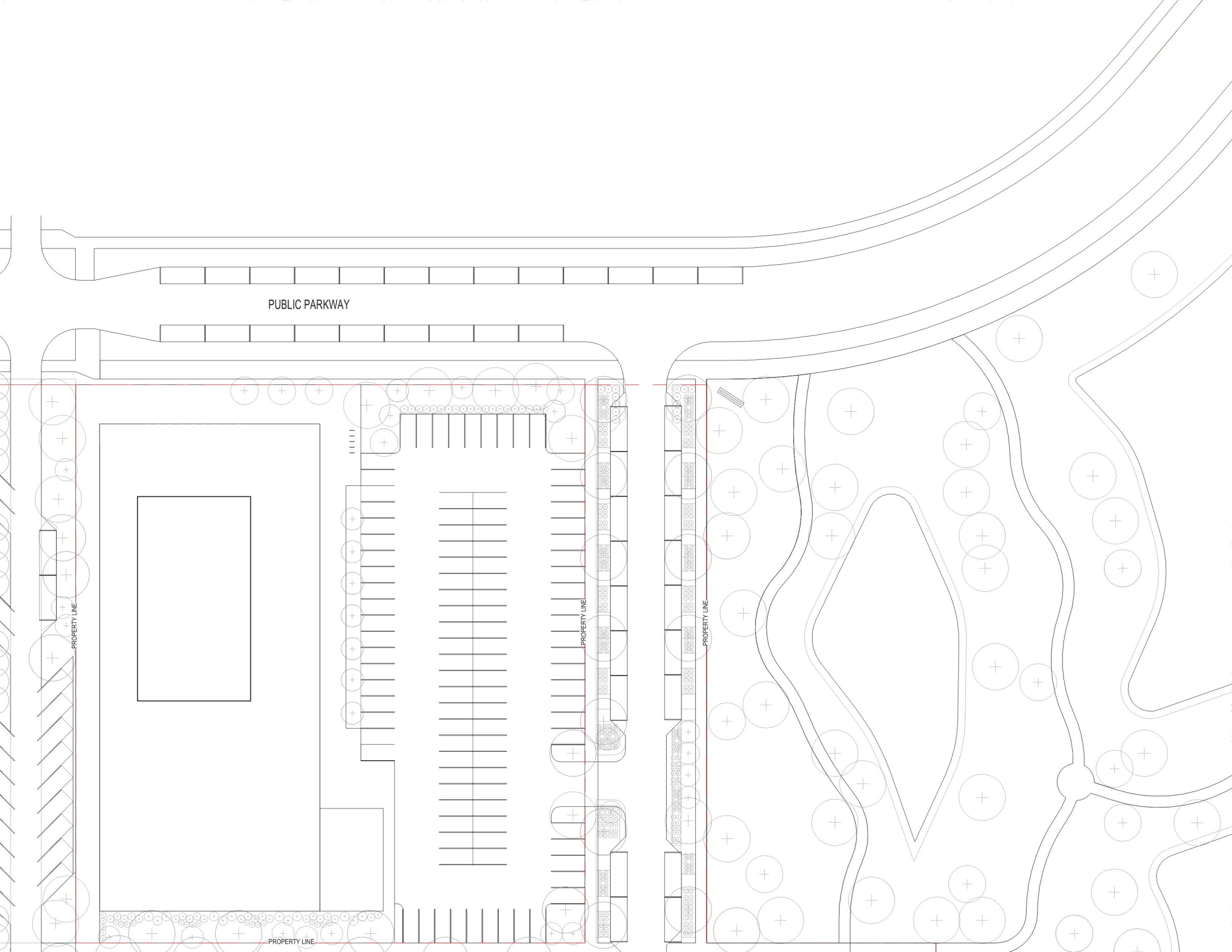
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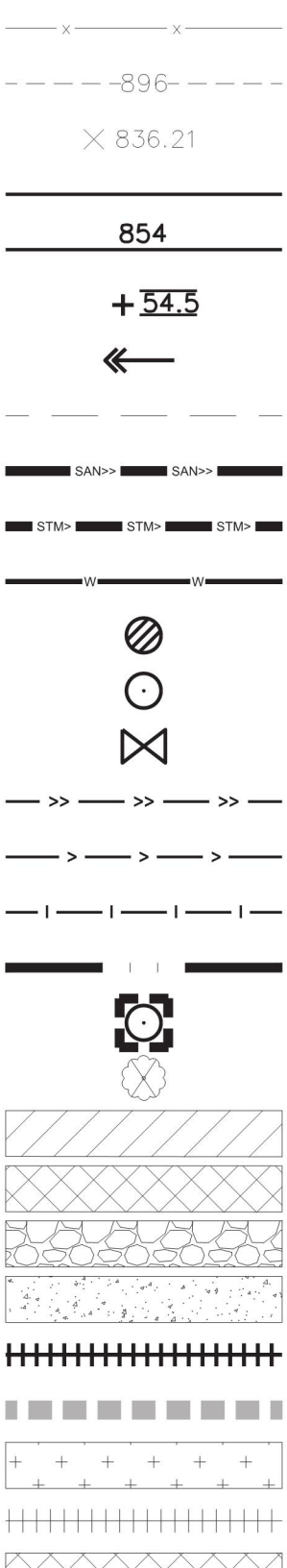


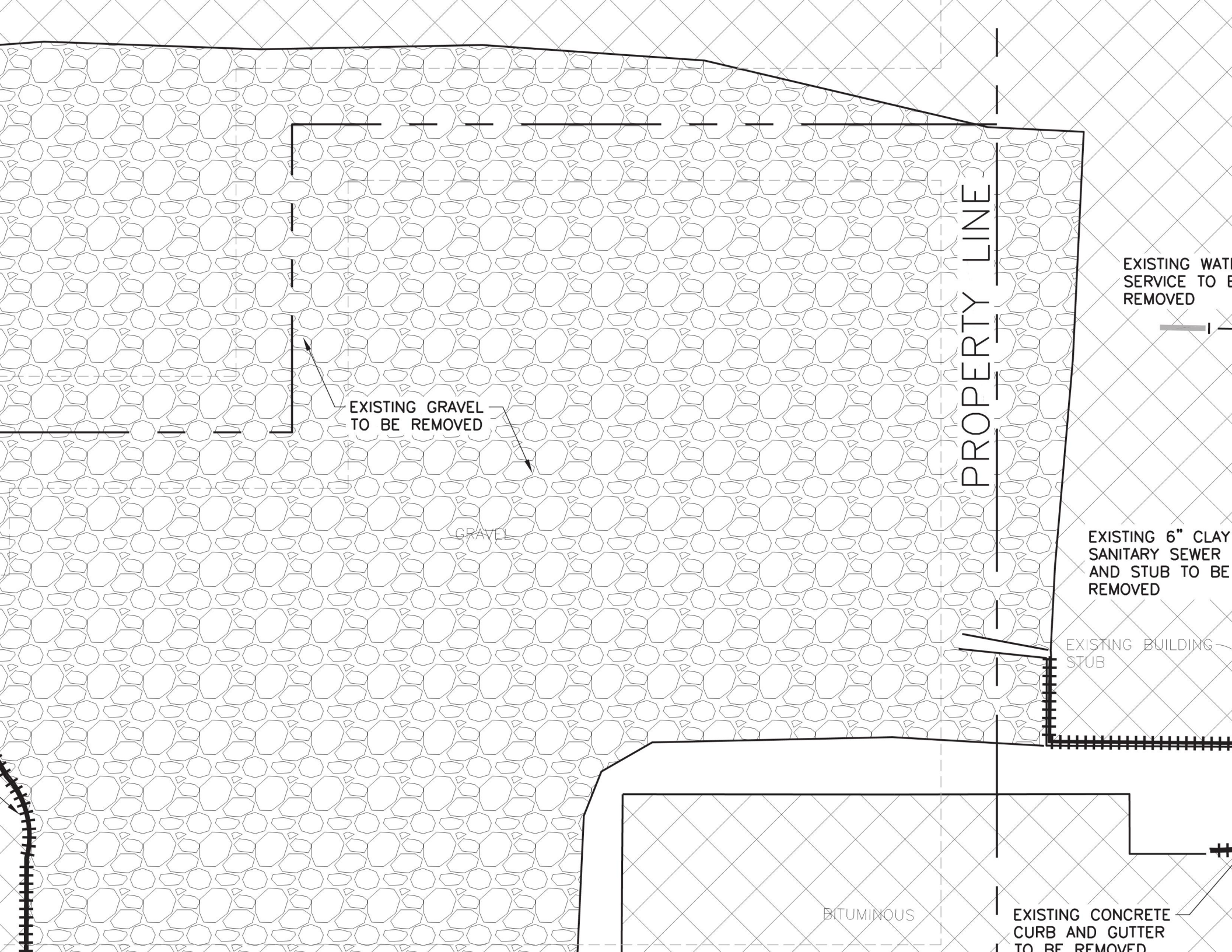







PUBLIC PARKWAY
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE


EXISTING CHAIN LINK FENCE
EXISTING CONTOUR
836.21
EXISTING SPOT ELEVATIONS
PROPERTY LINE
854
PROPOSED CONTOUR
+ 54.5
PROPOSED SPOT ELEVATION
DENOTES SURFACE DRAINAGE
PROPOSED SAWCUT LINE
SAN>>
PROPOSED SANITARY SEWER
STM>
PROPOSED STORM SEWER
W
PROPOSED WATERMAIN
PROPOSED CATCH BASIN
PROPOSED MANHOLE
PROPOSED GATE VALVE
PROPOSED STORM SEWER BY OTHERS
PROPOSED SANITARY SEWER BY OTHERS
PROPOSED WATERMAIN BY OTHERS
SILT FENCE
EROSION CONTROL AT CB/MH
EXISTING TREE TO BE REMOVED
EXISTING CONCRETE SIDEWALK TO BE REMOVED
EXISTING BITUMINOUS PAVEMENT TO BE REMOVED
EXISTING GRAVEL TO BE REMOVED
EXISTING CONCRETE PAVEMENT TO BE REMOVED
EXISTING CURB AND GUTTER TO BE REMOVED
EXISTING UTILITY TO BE REMOVED
EXISTING CONCRETE PAVEMENT TO BE REMOVED BY OTHERS
EXISTING CURB AND GUTTER TO BE REMOVED BY OTHERS
PROPOSED BITUMINOUS PAVEMENT


PROPERTY LINE
EXISTING GRAVEL TO BE REMOVED
GRAVEL
EXISTING WATE
SERVICE TO B
REMOVED
EXISTING 6" CLAY
SANITARY SEWER
AND STUB TO BE
REMOVED
EXISTING BUILDING
STUB
BITUMINOUS
EXISTING CONCRETE
CURB AND GUTTER
TO BE REMOVED

RDANCE WITH MPCA POLICY.

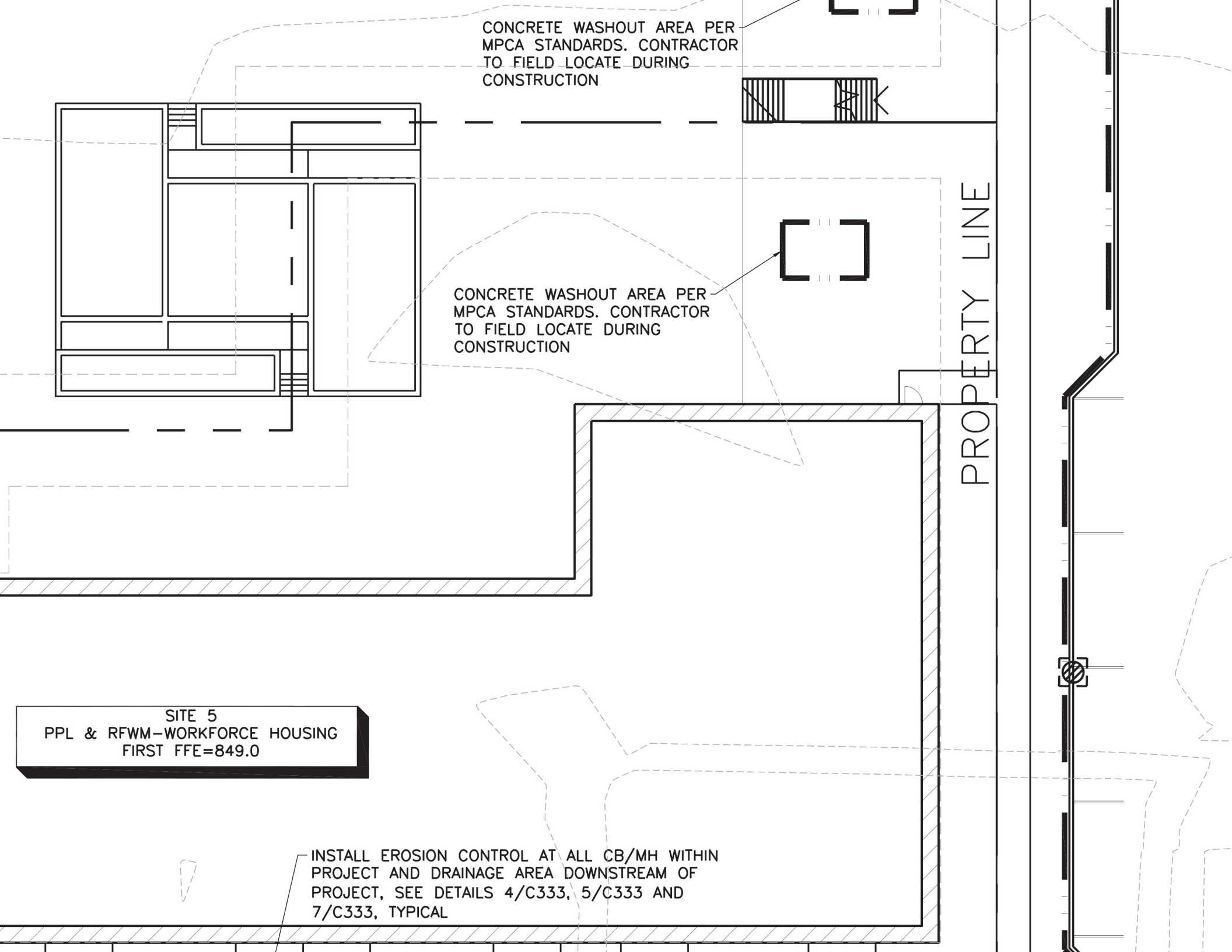
TE AND DOWNGRADIENT ADJACENT SITES/AREAS, INCLUDING THE FOLLOWING:
DING DRAINAGE DITCHES, AND OFF-SITE PROPERTIES FOR SIGNS OF EROSION

HICLE EXIT LOCATIONS FOR EVIDENCE OF TRACKING ONTO PAVED SURFACES.
SIGNS OF SEDIMENT DEPOSITION AND COMPACTION, AND TO ENSURE
INTO THE AREA.
ALL WATER QUALITY MANAGEMENT, EROSION PREVENTION AND SEDIMENT

POLLUTION PREVENTION BMPS.
TRACTOR SHALL CONDUCT A SITE STORMWATER INSPECTION A MINIMUM OF
VE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER
ECTIONS MAY BE SUSPENDED DUE TO FROZEN GROUND CONDITIONS UNTIL
ON ACTIVITIES RESUME, WHICHEVER COMES FIRST. GENERAL CONTRACTOR
PECTION PRIOR TO WINTER SUSPENSION AND FIRST DATE WHEN
AL CONTRACTOR IS RESPONSIBLE FOR INSPECTIONS UNTIL THE SITE HAS
THE NOT HAS BEEN SUBMITTED TO THE MPCA, OR UNTIL PERMIT COVERAGE
PERMITTEE.
E AND CORRECTIVE ACTIONS CONDUCTED DURING CONSTRUCTION ON A
HOURS OF THE ACTION. DATE AND INITIAL THE ON-SITE SWPPP WITH ANY
ONS. COPIES OF ALL SHALL BE SUBMITTED TO THE CIVIL ENGINEER.
T BE INSTALLED AND MAINTAINED BY GENERAL CONTRACTOR ACCORDING TO
UCTION DOCUMENTS AND IN ACCORDANCE WITH THE PRODUCT
MPS MUST BE OPERATIONALLY FUNCTIONAL AND ADEQUATE. ALL
RED OR REPLACED WITHIN 24 HOURS OF DISCOVERY OR THEREAFTER AS

POND TO CHANGING SITE CONDITIONS AND IMPLEMENT/SUPPLEMENT EROSION
EASURES UTILIZED TO PROVIDE ADEQUATE PROTECTION OF DISTURBED SOILS
NT TRANSPORT OFF-SITE. UPDATE SWPPP DOCUMENTS WHEN CHANGES ARE

PREVENTION AND SEDIMENT CONTROL BMPS THAT ARE NONFUNCTIONAL OR
S MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS
R THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW. THE GENERAL
ADDITIONAL EROSION CONTROL MEASURES DEEMED NECESSARY BY THE CITY
24 HOURS OF NOTICE.
NTROLS ARE OVERLOADED, THE GENERAL CONTRACTOR MUST INSTALL
T CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE OVERLOADING.
TO IDENTIFY THESES ADDITIONAL PRACTICES.
DEVICES WHEN THEY BECOME NONFUNCTIONAL OR SEDIMENT REACHES
SITE INLETS REMOVED IN RESPONSE TO A PUBLIC SAFETY CONCERN MUST
S THE THREAT (EG. FLOODING) HAS RECEDED.
IMETER CONTROL DEVICES WHEN THEY BECOME NON-FUNCTIONAL OR THE
GHT OF THE DEVICE. GENERAL CONTRACTOR SHALL REPAIR OR REPLACE
E END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR THEREAFTER AS
RIMETER CONTROL DEVICES REMOVED IN RESPONSE TO A PUBLIC SAFETY
VICE AS SOON AS THE THREAT HAS RECEDED.


CONCRETE WASHOUT AREA PER MPCA STANDARDS. CONTRACTOR TO FIELD LOCATE DURING CONSTRUCTION
CONCRETE WASHOUT AREA PER MPCA STANDARDS. CONTRACTOR TO FIELD LOCATE DURING CONSTRUCTION
PROPERTY LINE
SITE 5
PPL & RFWM-WORKFORCE HOUSING
FIRST FFE=849.0
INSTALL EROSION CONTROL AT ALL CB/MH WITHIN PROJECT AND DRAINAGE AREA DOWNSTREAM OF PROJECT, SEE DETAILS 4/C333, 5/C333 AND 7/C333, TYPICAL

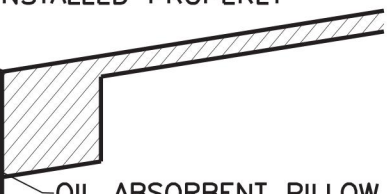
NO SCALE

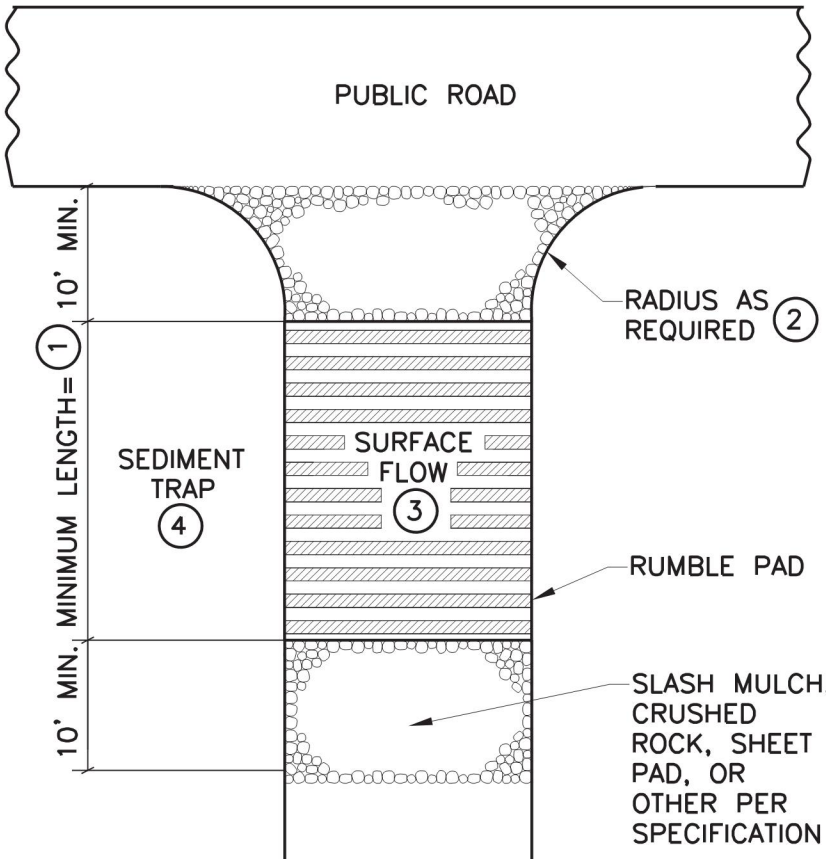
C333

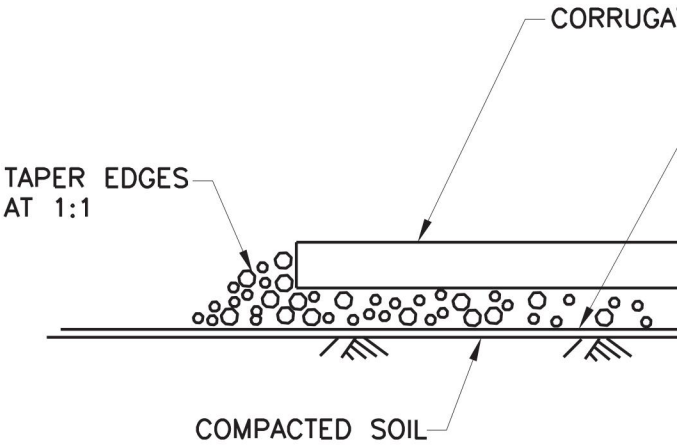
E
NEAR

FACTURED

SORBENT PILLOW
D BE PARTIALLY
NG THE CURB HOOD
NSTALLED PROPERLY







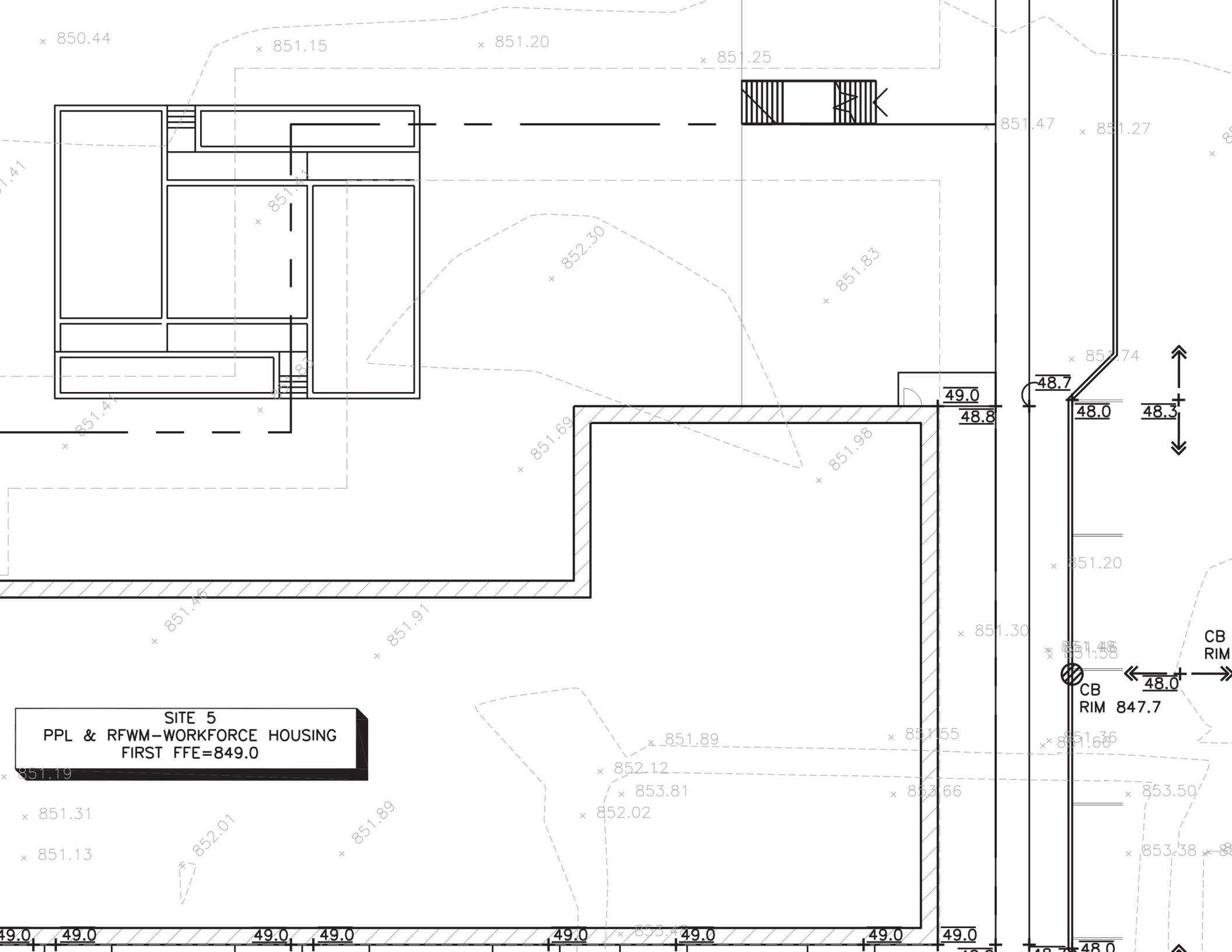
NOTES:

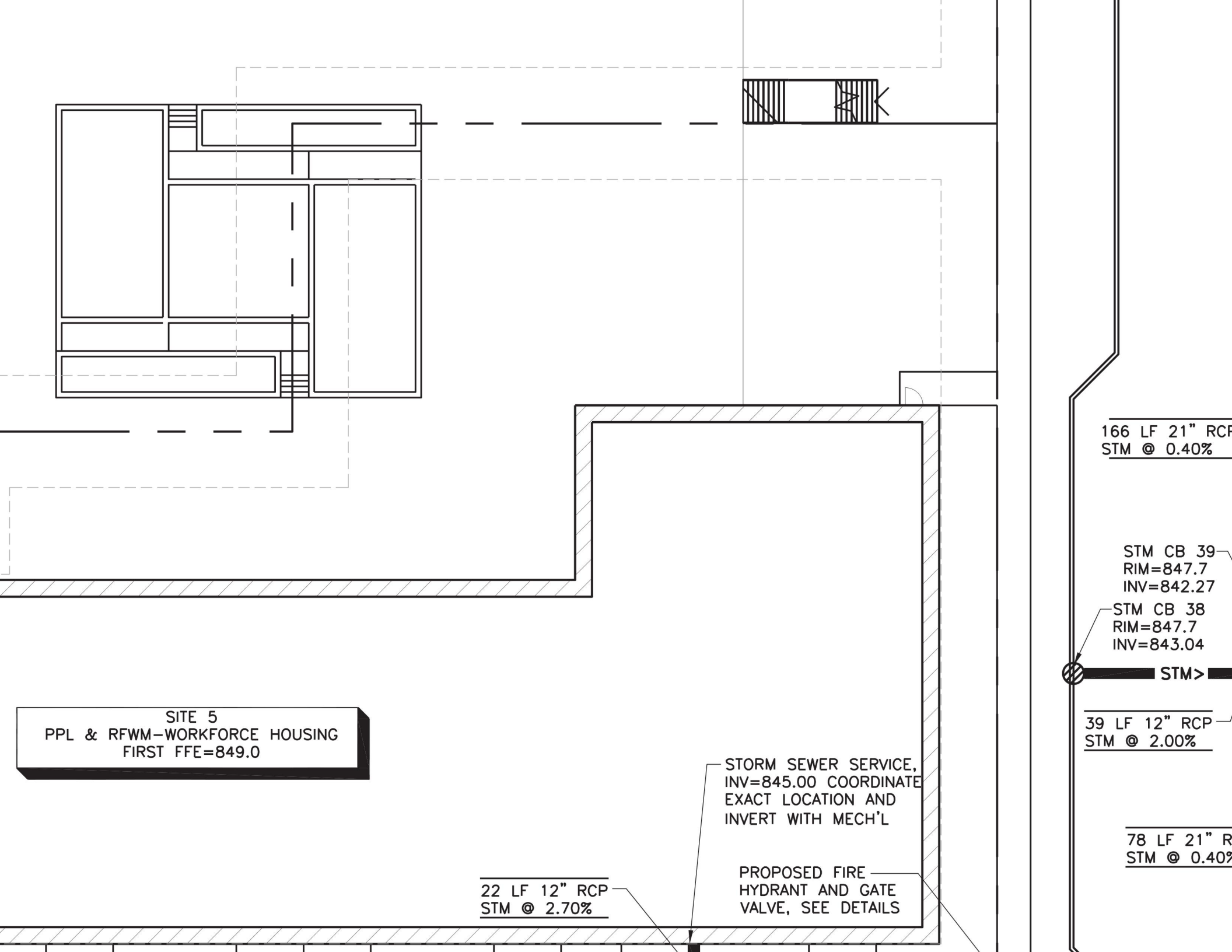
1. MINIMUM LENGTH OF RUMBLE P
REMOVE SEDIMENT FROM TIRES
THE SITE, THE RUMBLE PAD SI
MODIFIED TO PROVIDE ADDITION
AS REQUIRED TO EFFECTIVELY
VEHICLE TIRES.

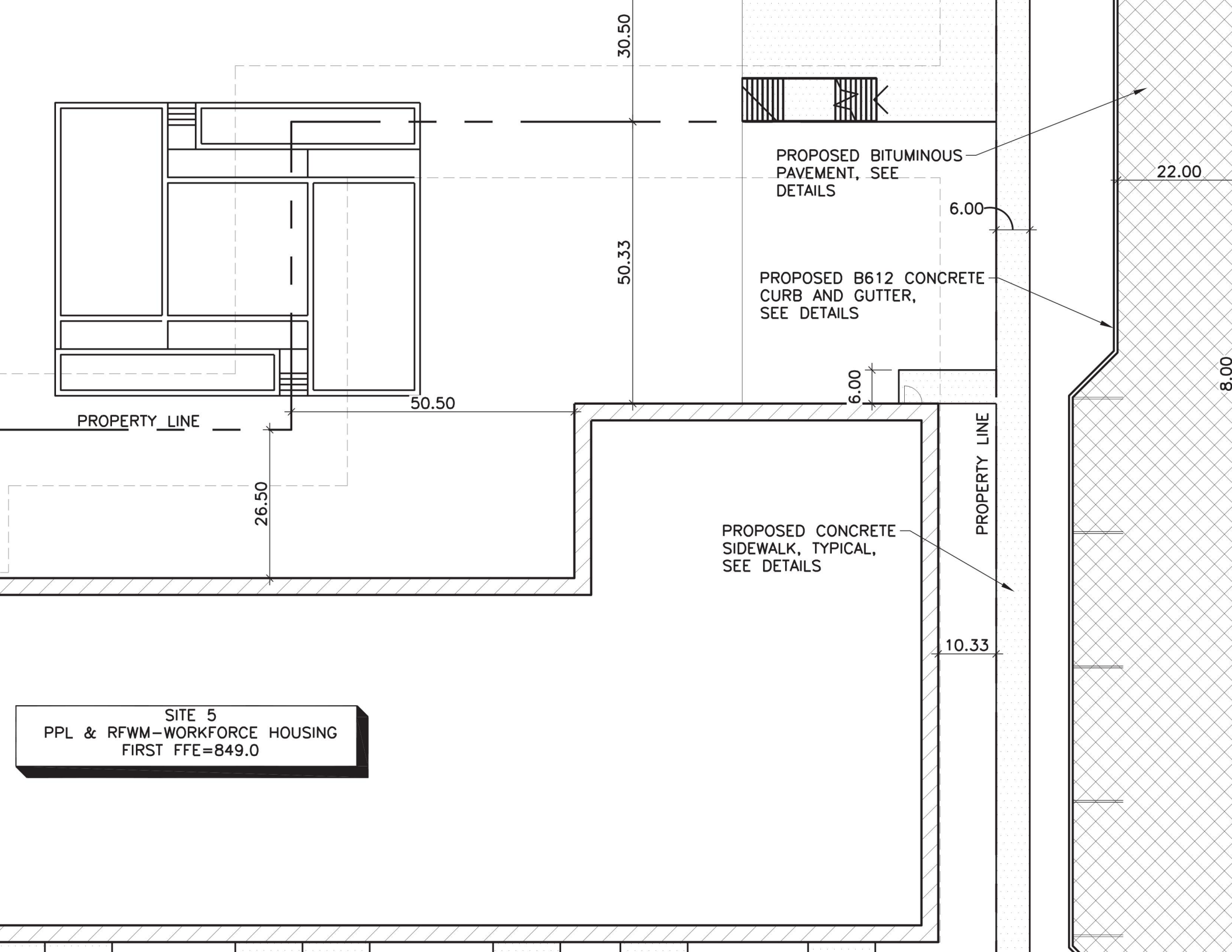
2. PROVIDE RADIUS OR WIDEN PA
FROM TRACKING OFF OF PAD W

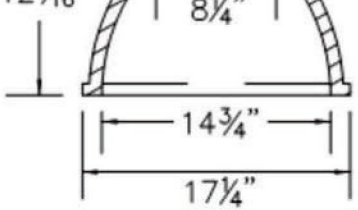
3. IF RUNOFF FROM DISTURBED A
PREVENT RUNOFF FROM DRAINI
CONSTRUCTION EXIT BY CROWN
SURFACE GRADING IS INSUFFICI
RUNOFF.

4. IF RUNOFF FROM CONSTRUCTIO
PROVIDE SEDIMENT TRAP WITH


SITE 5
PPL & RFWM-WORKFORCE HOUSING
FIRST FFE=849.0
CB
RIM 847.7
CB
RIM
48.7
48.0
48.3
49.0
48.8
48.0
850.44
851.15
851.20
851.25
851.47
851.27
852.30
851.83
851.74
851.20
851.30
851.89
851.55
852.12
853.81
853.66
853.50
852.02
851.31
851.13
852.01
851.89
853.38
851.19


SITE 5
PPL & RFWM-WORKFORCE HOUSING
FIRST FFE=849.0
STORM SEWER SERVICE, INV=845.00 COORDINATE EXACT LOCATION AND INVERT WITH MECH'L
PROPOSED FIRE HYDRANT AND GATE VALVE, SEE DETAILS
22 LF 12" RCP
STM @ 2.70%
166 LF 21" RCP
STM @ 0.40%
STM CB 39
RIM=847.7
INV=842.27
STM CB 38
RIM=847.7
INV=843.04
STM>
39 LF 12" RCP
STM @ 2.00%
78 LF 21" R
STM @ 0.40%


30.50
50.33
PROPOSED BITUMINOUS PAVEMENT, SEE DETAILS
22.00
6.00
PROPOSED B612 CONCRETE CURB AND GUTTER, SEE DETAILS
8.00
6.00
50.50
PROPERTY LINE
26.50
PROPOSED CONCRETE SIDEWALK, TYPICAL, SEE DETAILS
PROPERTY LINE
10.33
SITE 5
PPL & RFWM-WORKFORCE HOUSING
FIRST FFE=849.0



NO. 6
ROUND BASE

GATE VALVES SHALL BE
CLOW F-6100, MUELLER
A-2361 OR EQUAL

CONCRETE BLOCK
15⅝"x11⅝"x7⅝"

CENTER AT THE CENTER UBLIC WORKS DEPARTMENT	GATE VALVE AND BOX Michael Albert APPROVED: CITY ENGINEER	REV. 03/2019 STANDARD PLATE 102

CLASS C PIPE BEDDING

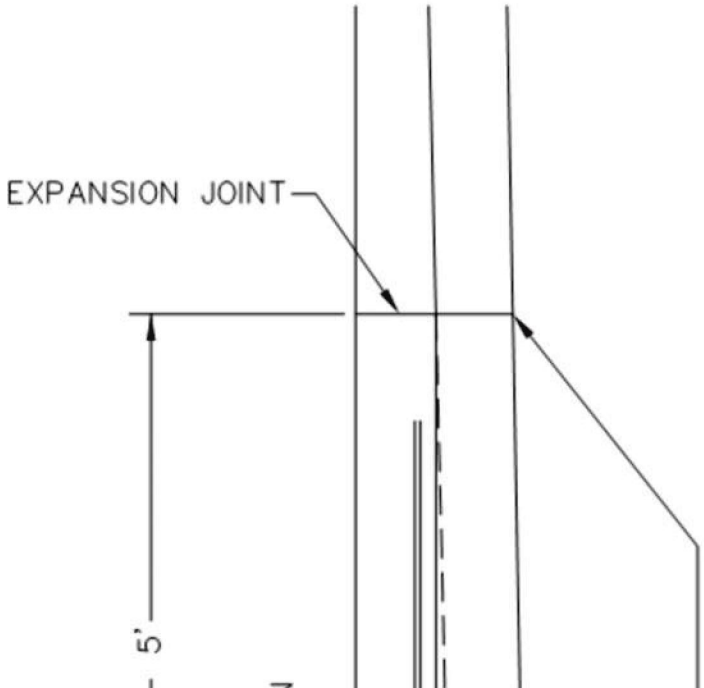
4' – 10"

5"

BOTTOM MANHOLE SECTION SHALL
BE INTEGRAL PRECAST BASE DESIGNED
FOR AASHTO HS HIGHWAY LOADING
PLUS DEAD LOAD

MATCH INVERT OF MAINLINE SEWER AND
LATERAL BRANCH UNLESS OTHERWISE
SPECIFIED

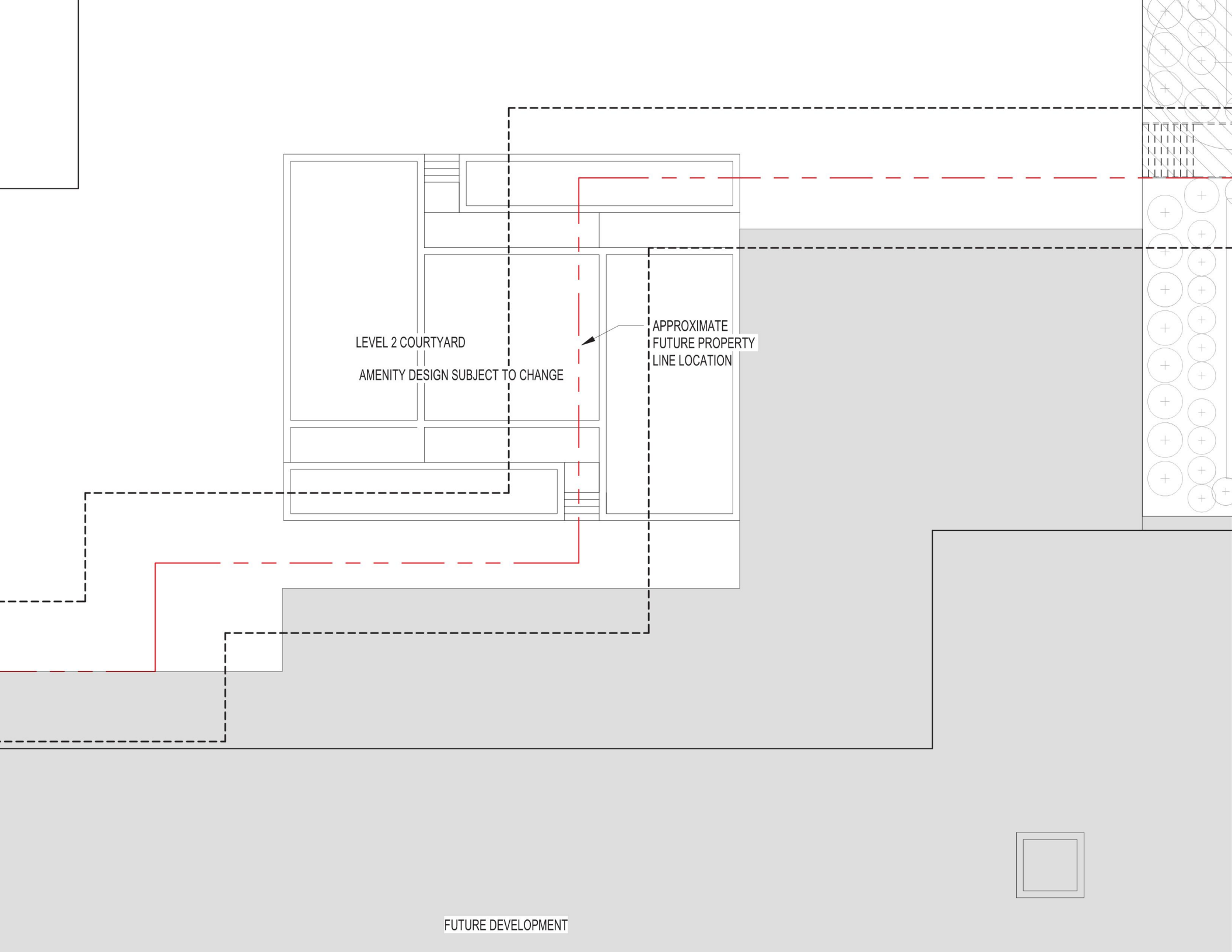
CENTER AT THE CENTER UBLIC WORKS EPARTMENT	MANHOLE (SANITARY SEWER) Michael Albert APPROVED: CITY ENGINEER	REV. 03/2018 STANDARD PLATE 201

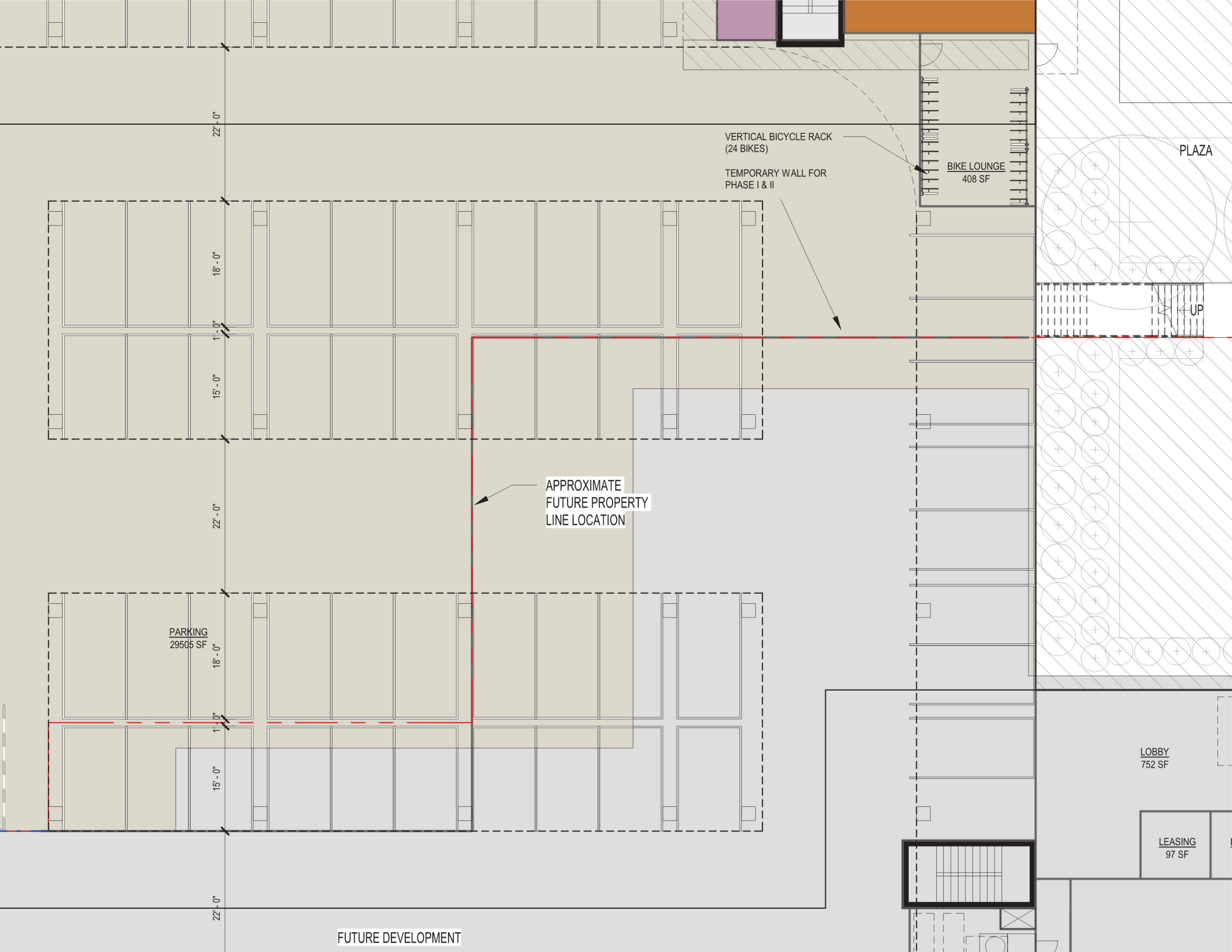


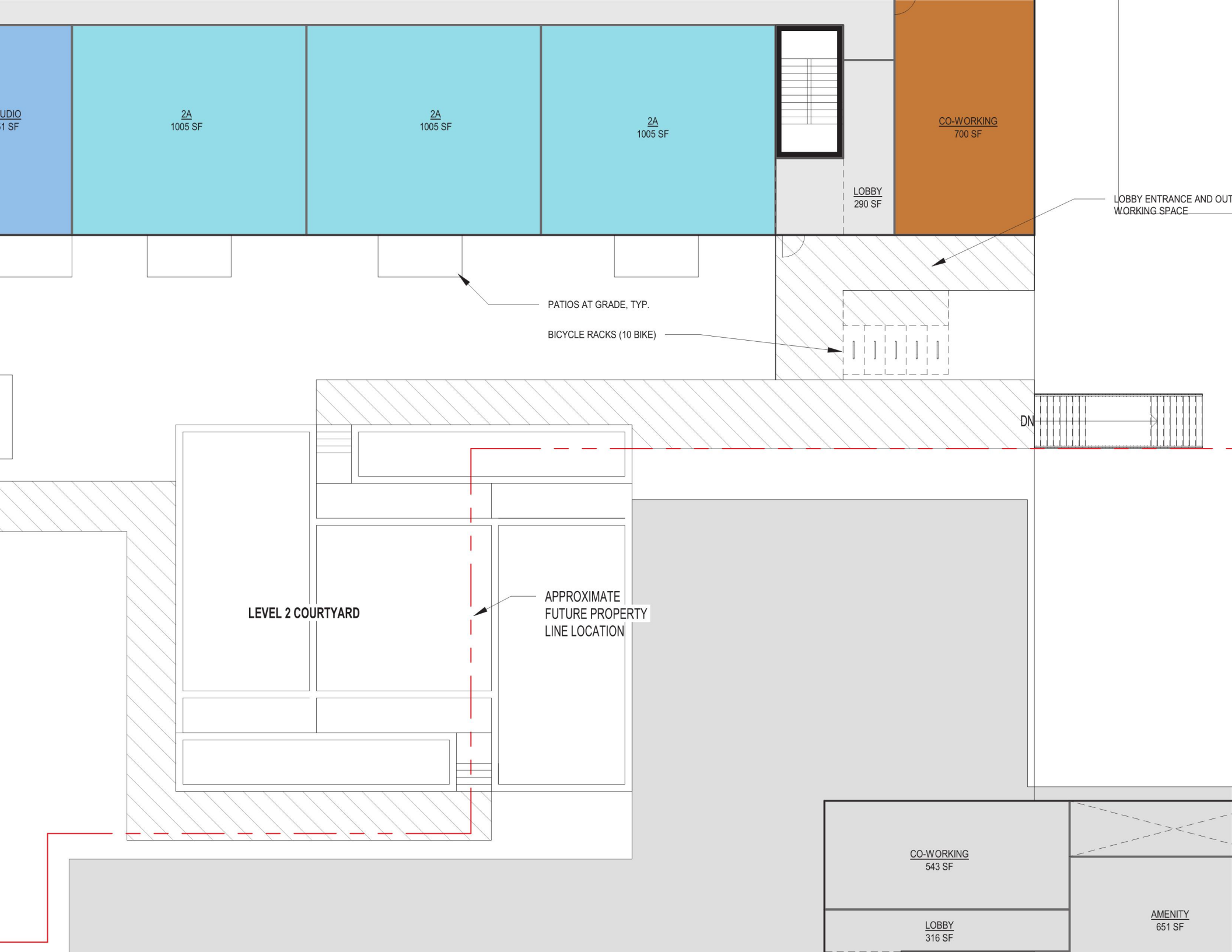
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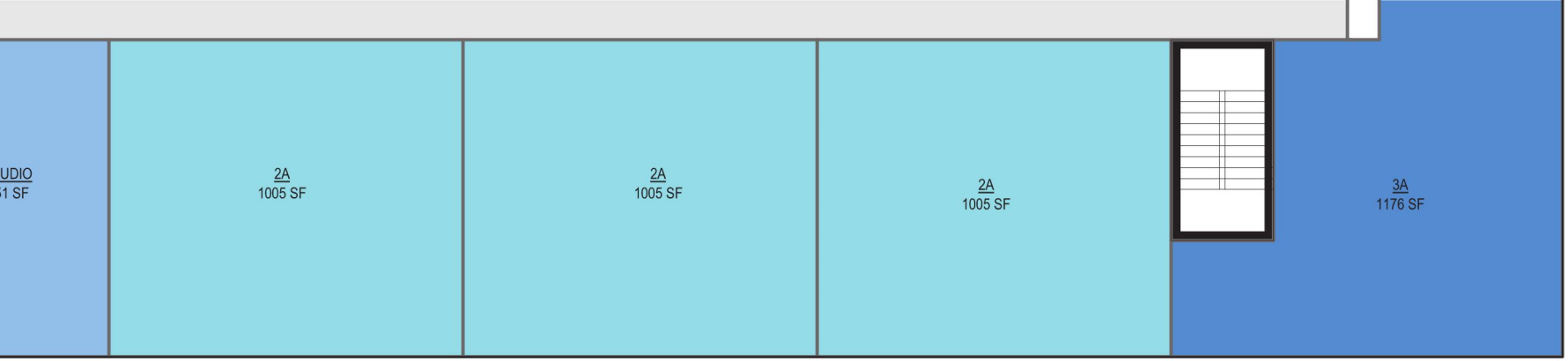
PROPERTY LINE

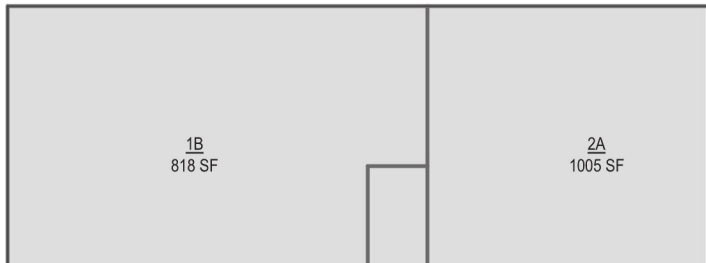



LEVEL 2 COURTYARD
AMENITY DESIGN SUBJECT TO CHANGE
APPROXIMATE
FUTURE PROPERTY
LINE LOCATION
FUTURE DEVELOPMENT


VERTICAL BICYCLE RACK
(24 BIKES)
TEMPORARY WALL FOR
PHASE I & II
BIKE LOUNGE
408 SF
PLAZA
UP
APPROXIMATE
FUTURE PROPERTY
LINE LOCATION
PARKING
29505 SF
LOBBY
752 SF
LEASING
97 SF
FUTURE DEVELOPMENT
22' - 0"
18' - 0"
1' - 0"
15' - 0"
22' - 0"
18' - 0"
1' - 0"
15' - 0"
22' - 0"


UDIO
1 SF
2A
1005 SF
2A
1005 SF
2A
1005 SF
CO-WORKING
700 SF
LOBBY
290 SF
LOBBY ENTRANCE AND OUT
WORKING SPACE
PATIOS AT GRADE, TYP.
BICYCLE RACKS (10 BIKE)
DN
LEVEL 2 COURTYARD
APPROXIMATE
FUTURE PROPERTY
LINE LOCATION
CO-WORKING
543 SF
LOBBY
316 SF
AMENITY
651 SF


UDIO
1 SF
2A
1005 SF
2A
1005 SF
2A
1005 SF
3A
1176 SF

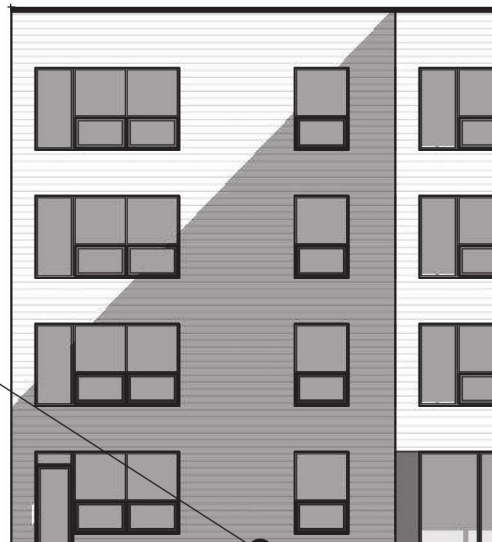

1B
818 SF
2A
1005 SF

TAA .U00, RR.RFUAT

0U" A

0A" 0T, F, .RFUAT

S, TY, P.RAAR





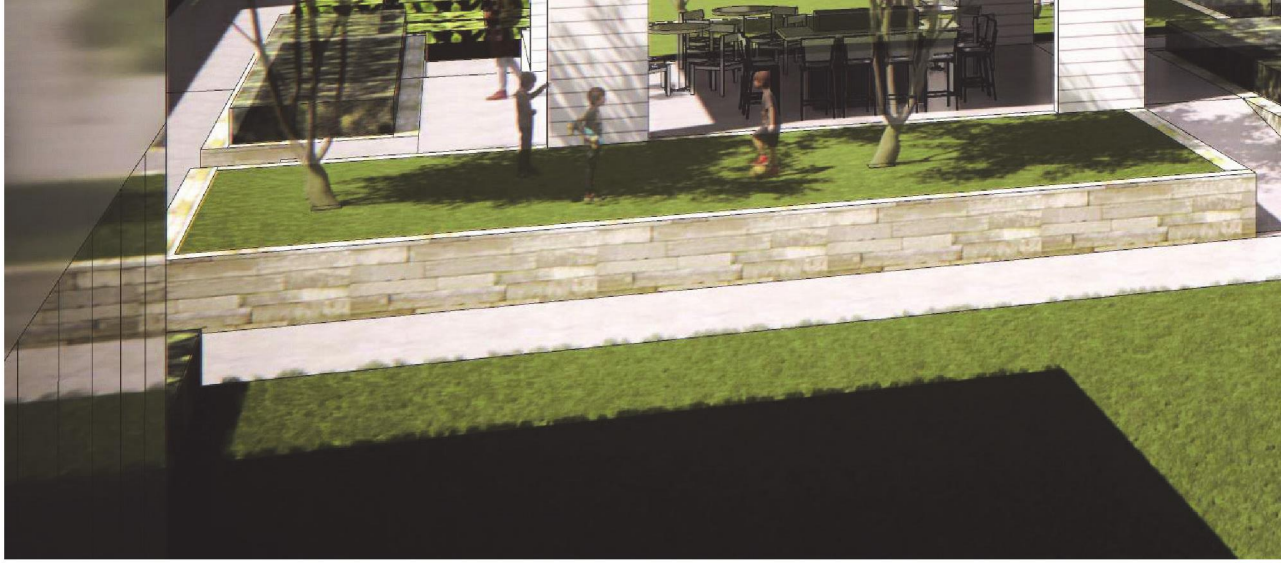






Exhibit B

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 in-person public hearing on **Thursday, July 14, 2022**, at approximately 7:00 p.m. Meeting materials can be accessed by visiting the City of Brooklyn Center's website at: https://www.ci.brooklyn-center.mn.us/. 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:
Preliminary and Final Plat, Re-zoning and Establishment of a Planned Unit Development (PUD), Zoning Code Amendment, and Site and Building Plans

APPLICANTS: Alatus LLC, Project for Pride in Living, and Resurrecting Faith World Ministries

PROPERTY OWNER:
Economic Development Authority of the City of Brooklyn Center

PROPERTY ADDRESSES:
2500 County Road 10 and 5900 Shingle Creek Parkway, Brooklyn Center, Minnesota 55430

PROPERTY IDS:
02-118-21-24-0019 and 02-118-21-24-0020

BRIEF STATEMENT OF CONTENTS OF PETITION: The Applicant is requesting review and consideration of a proposal to re-develop approximately 16-acres of property owned by the Economic Development Authority of the City of Brooklyn Center and part of the City's larger 80-acre "Opportunity Site." The property under consideration is located at the northeast corner of Shingle Creek Parkway and Bass Lake Road (County Road 10), and is a largely vacant and impervious site. The Phase I development under consideration would require the re-plat of over 30 acres to accommodate the full build-out of certain public infrastructure, including an approximately 1,800-foot new multi-modal roadway, regional stormwater system and ponds, and replacement and upgrading of water, sewer, and storm utilities. As contemplated within this submittal, the Applicant would be requesting approvals for the construction of more than 600 dwelling units across three apartment buildings, an event center, 24-hour childcare facility, and wellness and barber suites. The submittal also would provide public plaza space, a flex street, trail and sidewalk connections to existing community assets, and other related site improvements, and approve the platting and flexibilities necessary to advance a proposed entrepreneurial market plaza, regional park, and future phasing on the Opportunity Site.

Public comment can be submitted to gmcintosh@ci.brooklyn-center.mn.us or by phone at (763) 569-3319 up until 4:30 p.m. on July 14, 2022. Your comments will be included in the record and addressed as part of the meeting. Alternatively, you may participate virtually in the meeting via Webex at: logis.webex.com

Meeting Number (Access Code): 2452 739 4662
Password: BCPC07142022
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 30, 2022
1239556

CITY OF BROOKLYN CENTER NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

Please take notice that the City Council of the City of Brooklyn Center will hold a public hearing on Monday, **August 8, 2022** at approximately 7:00 p.m. at Brooklyn Center City Hall, located at 6301 Shingle Creek Parkway, Brooklyn Center, Minnesota. Meeting materials can be accessed by visiting the City of Brooklyn Center's website at: https://www.ci.brooklyn-center.mn.us/. 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: Preliminary and Final Plat, Zoning Code Amendment, Re-zoning and Establishment of a Planned Unit Development (PUD), and Site and Building Plans

APPLICANT:
Alatus LLC, Project for Pride in Living, and Resurrecting Faith World Ministries

PROPERTY OWNER:
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PROPERTY ADDRESSES:
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Public comment can be submitted to Ginny McIntosh, City Planner and Zoning Administrator, at gmcintosh@ci.brooklyn-center.mn.us or by phone at (763) 569-3319 up until 4:30 p.m. on the day of the meeting. Your comments will be included in the record and addressed as part of the meeting.

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.

Mike Elliott
Mayor

ATTEST: Barb Sucha
City Clerk

Published in the
Sun Post
July 28, 2022
1245615

July 21, 2022

Alatus LLC
Attn: Chris Osmundson, Director of Development
IDS Center
80 South 8th Street, Suite 4155
Minneapolis, MN 55402

RE: City of Brooklyn Center, MN Planning Commission Application No. 2022-003
Requests for Approval of a Preliminary and Final Plat, Zoning Code Amendment, Re-zoning and PUD Establishment, and Site and Building Plans (4)

Mr. Osmundson,

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 complete documentation on June 14, 2022, which means the City's 60-day time limit would expire on August 13, 2022.

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 review and consideration of the aforementioned application, and a public hearing to held, by City Council. The new deadline for completing the review and final action on this application is now October 12, 2022.

A public hearing has been noticed and scheduled to go before the City of Brooklyn Center City Council on **Monday, August 8, 2022**. Representation from the Applicants (Alatus LLC, Project for Pride in Living, and Resurrecting Faith World Ministries) is requested should there be questions.

If you have any questions or concerns, please feel free to contact me at (763) 569-3319 or by email at: gmcintosh@ci.brooklyn-center.mn.us.

Sincerely,

Ginny McIntosh
City Planner and Zoning Administrator

vater, utilities, and related elem

work that identifies how the ph
d to achieve. This component
ncial feasibility, zoning regulat

Site Infrastructure Framework
Opportunity Site Master Plan pr
public space network, and stor

e Framework is critical for pres
cess because:
ite-wide policy guidance severe

rtunity Site Infrastructure Fram
nd;

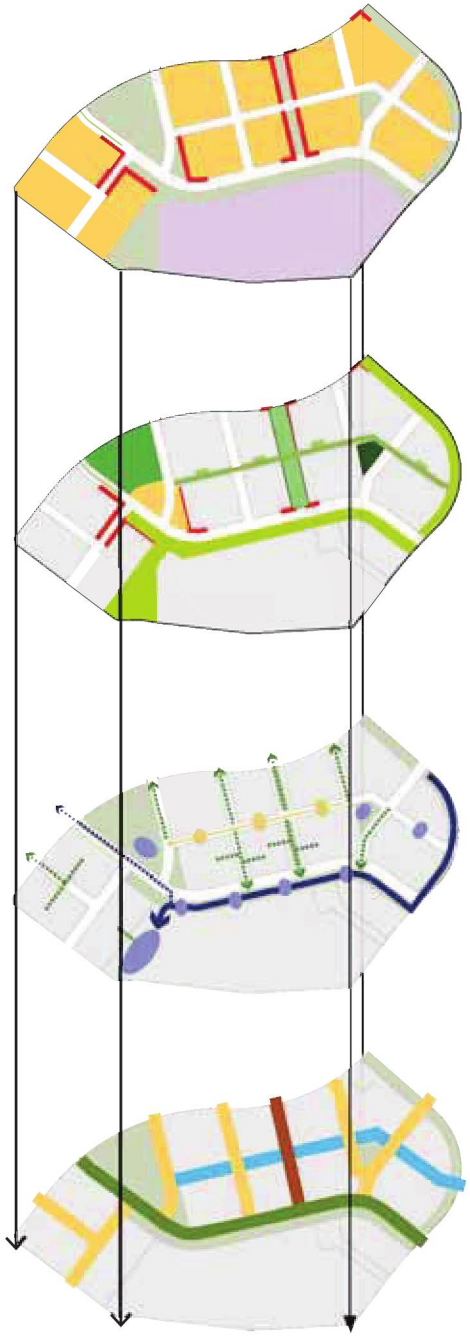
klyn Center affirms and commi
portunity Site Master Plan, whi
enefits, financial feasibility, zo

RESOLVED, by the City Cou

ter Plan Infrastructure Framew
which to progress planning eff







Downtown Brookly
Framework Plan

Brooklyn Center, MN

Draft Report as of July 6, 2021

Prepared for:
City of Brooklyn Center

Prepared by:
Cuningham Group Architecture, Inc.

Cuningham

BOLTON & MENK

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The City recognizes that historically, de
patterns have resulted in disparate imp
larly on communities of color. These dis
resulted in harm; such as displacement
from the benefits of new investment. Th
ors to reverse these disparities and enh
outcomes by working towards a more re
means of advancing development



1. Introduction

City of the Future.

versity from around the world. The large
n will be future leaders in the years to

trengths from its past. Its location is
d people still value its stock of affordable
ess to jobs, shopping and services.

o future is not without challenges. For the
paces and places built for a previous era,
needs. For the people, it means addressing
at exclude some people from benefitting
ty, particularly people of color, people with
is includes addressing the potential for
on in the city.

can't meet every need. But it can help. For
a new place that strives to meet the needs
ls value to the community, and becomes
For the people, this means creating
addresses past problems and provides
and benefit to existing residents of the



This document sets clear high level directi
for redevelopment and how the physical st
change in order to enable this change.

This Framework Plan has two sections :

1. Background and Vision for Redevelopm
2. Four Frameworks

This document is not a full Master Plan. Ac
this document sets the direction for a fully
it allows City Staff and officials to have disc
property owners while a full Master Plan is

ne Plan

y and inclusivity

ility

nd Wellness

esponsibility

ty

ty Pride

nental Sustainability

nefit

cting Displacement

Four guiding principles emerged from the community workshops that reinforce a sense of community pride in Brooklyn Center



Brooklyn Center

Downtown Brooklyn Center...

- Will be a place that represents all of wha become.
- People will choose to invest their time a Brooklyn Center as much for what it is a
- It will contain a mix of uses that appeal t residents, entrepreneurs, and visitors of
- It will have a significant amount of new housing that helps diversify the City's ho residents to stay in Brooklyn Center and residents.
- It will be a place that nurtures local busi new businesses that appeal locally and r
- It will generate value to the City by lever - proximity to the park and civic building it's people, and access to the region.

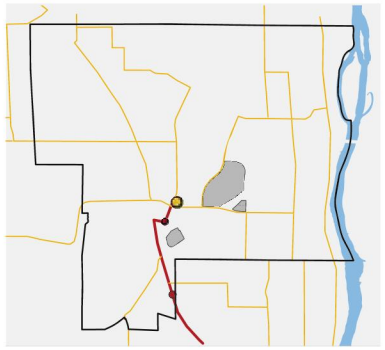
nter in the Region





Highways

The Opportunity Site is located along major freeways and highways. It is easily accessible from throughout the region. This Plan recommends a combination of local and regional attractions that benefit from the Sites location and access.



Transit

Metro Transit recently opened the C and D Bus Rapid Transit (BRT) Lines - both which terminate at a charging and layover station adjacent to the Opportunity Site. This Plan recommends relocating the station in the Opportunity Site and making it part of a mobility hub that serves the area.

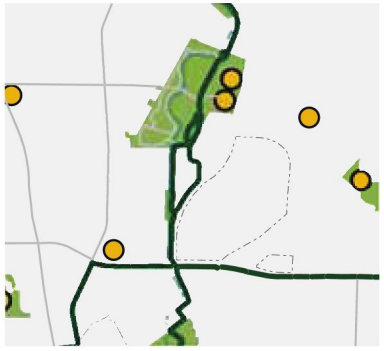
The Opportunity Site in Brooklyn Center





Neighborhoods

The area was developed in the 1960's when land uses were strictly separated. As a result, the site is separated from neighborhood by large parks and highways.



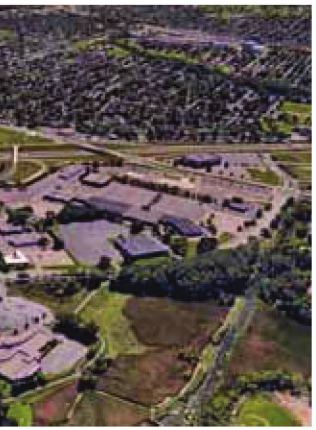
Trails

The Site is located at the junction of two regional trails which connect to the Mississippi River to the east, and large parks and lakes tot he west north and south. The Plan recommends leveraging these assets and routing the trail through the Site.

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Organize The Site

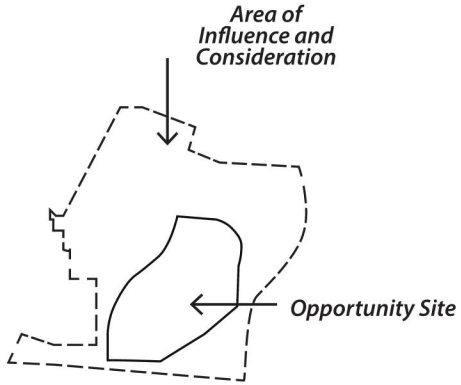




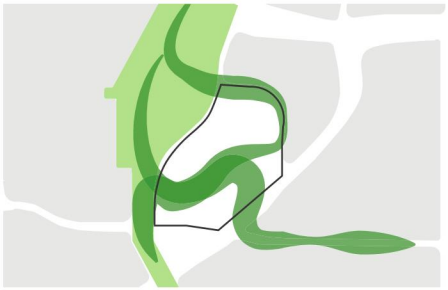
With approximately 40% of the Opportunity Site publicly owned, the City can leverage its influence on future redevelopment. By undertaking a public engagement the City can guide redevelopment in a manner that reflects the wishes, desires, and needs of the Community.

As property owner and driver of the Master Plan, redevelopment of the Opportunity Site can deliver substantially more public benefits than if the redevelopment was exclusively privately driven.

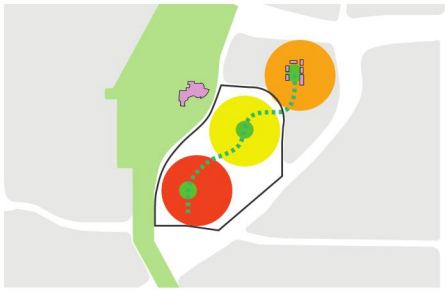
Publicly Owned Properties



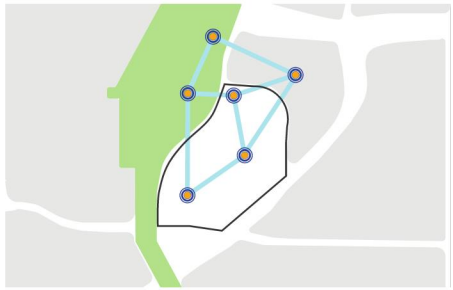
The Opportunity Site is approximately 100 acres. Approximately 40% (shown in red) of it is publicly owned. While this study focuses on the Opportunity Site, it took into consideration a significantly larger area because of its close relationship to the Opportunity Site.



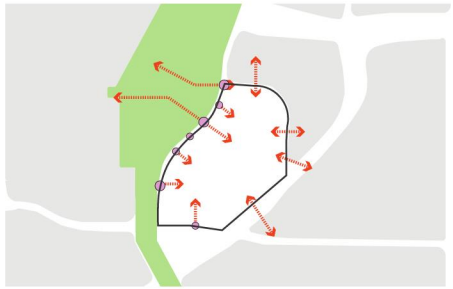
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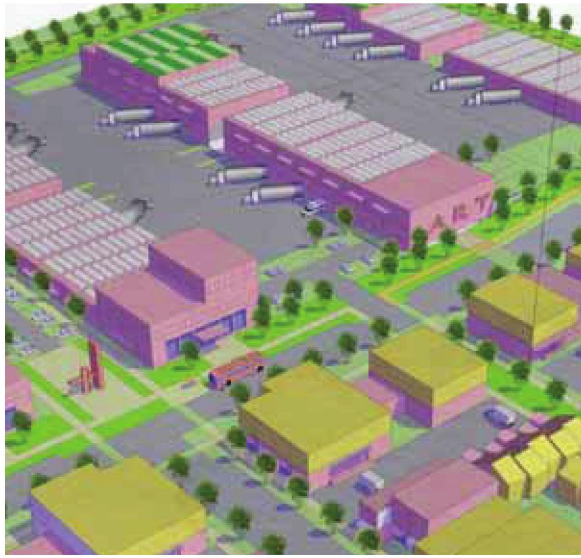
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Four Frameworks

TOMORROW

former retail district that is
collection of uses that don't
meaningful way. Much of the
used

Downtown Brooklyn Center will feature building and development patterns that are mixed, sustainable, and connective - creating nodes of mixed use activity and neighborhoods for people to live and enjoy at any stage of life.

djacent to regional trails, as
however there are no parks
nnections to regional trail
ite

Open Space

Downtown Brooklyn Center will feature system of open spaces, streets, trails and pedestrian areas that promotes healthy living, gathering, social gathering, and environmental responsibility.

lmost completely
s and parking
needed to ensure
local, regional, and

Stormwater

A green and active stormwater system that provides health, and environmental benefits to all

asy to get to due to its strong
it lacks an internal street
ections, and bike facilities to
nt.

Transportation

Downtown Brooklyn Center will have a transportation system that encourages walking and biking, is well connected to the region and reduces the need to own a car by providing safe, affordable, convenient and accessible options.



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Parks & Open Space

Parks and open spaces throughout the Opportunity Site will prioritize connecting all people with high-quality parks and public spaces that are designed in a manner that is reflective of the rich cultural diversity in Brooklyn Center and welcoming to all people. The Opportunity Site Infrastructure Framework promotes Park & Open Space equity by:

- Providing accessible, free, quality green and open spaces that offer active and passive recreation, as well as community gathering spaces, for all ages and abilities.
- Promoting health benefits for residents including opportunities for physical activity, stress reduction, and social connections.
- Offering amenities that are designed to reflect the cultural diversity of Brooklyn Center, communicating that all area welcome to use the park and open space network.
- Prioritizing environmental justice through restoration of natural spaces for communities that have historically shouldered the brunt of environmental degradation.
- Presenting the City a tool in which to further develop multi-jurisdictional partnerships around equity promotion in park and open space design and management.

Stormwater

BIPOC and low-income communities have historically faced disinvestment infrastructure, further resulting in environmental and health disparities. As both floods and droughts become an increasing reality, ensuring resilient infrastructure to proactively management stormwater must be a priority for the Opportunity Site. Towards this end the Opportunity Site Infrastructure Framework promotes Stormwater equity by:

- Instituting a district-wide stormwater system to reduce project lifecycle costs, thus reducing the fiscal burden on city residents.
- Proactively planning for and instituting a stormwater plan that promotes environmental sustainability and resiliency in the face of ever-changing climate changes, that disproportionately impact BIPOC and socioeconomically disadvantaged populations
- Instituting high-quality best management practices (BMPs) such as bioswales, green streets, and retention ponds, that mitigate negative stormwater impacts while providing additional aesthetic and livability benefits.
- Cleansing and purifying stormwater before it re-enters Shingle Creek and other natural sources, reducing pollutants.

Access & Mobility

Of the four frameworks,
consequential to equity
Transportation availabil
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Communities without a
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Site, nor should they no
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The Opportunity Site In
promotes access and m

- Utilizing a framing le
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- Prioritizing safe and
especially for those w
taking transit.
- Ensuring safe, eviden
are utilized, and that
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- Creating a plan that i
multimodal transport
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mobility options for r
visitors.
- Seeking environment
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ooklyn Center will feature building and development patterns that tainable, and connective - creating nodes of mixed use activity and s for people to live and enjoy at any stage of life.

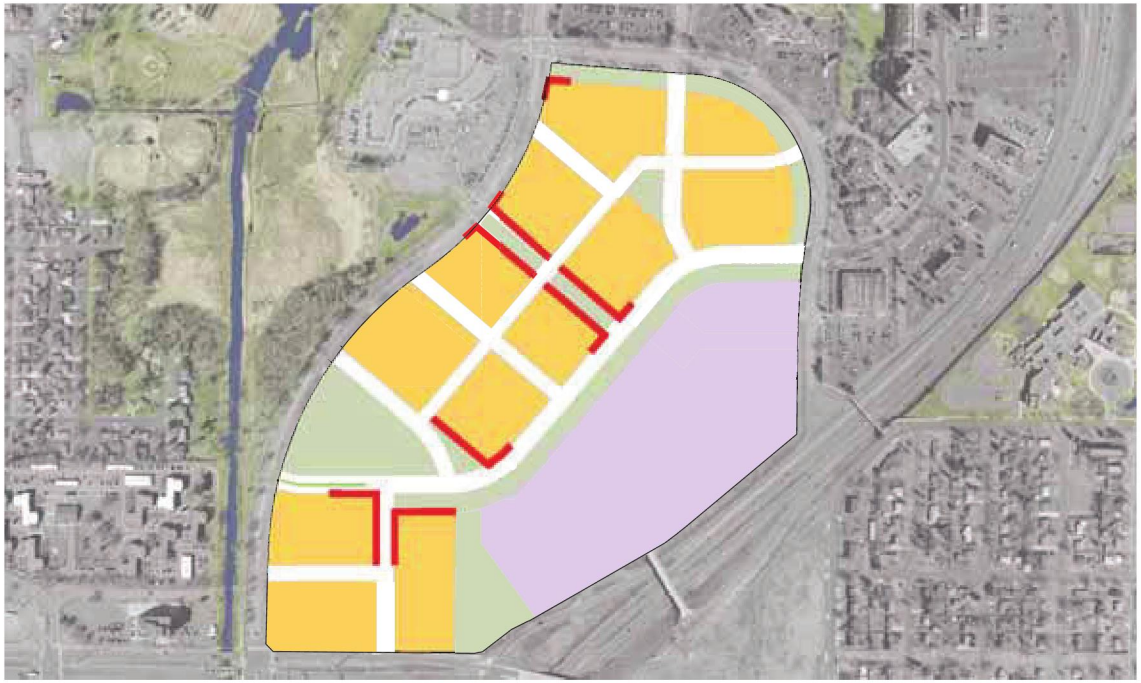
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Framework



Transit Oriented Development

Business Mixed Use

Active Uses Such as Retail

descriptions on following pages

Land uses allow for developments supportive of or oriented around transit, pedestrian and bicycle facilities, and that support local job creation and business growth. Land uses of this nature were informed by the 2040 Brooklyn Center Comprehensive Plan, and community input on the need for living-wage jobs, increasing the City's tax base, and providing opportunities to diversify Brooklyn Center's economy and housing. The final land use policy direction will be supported by an implementation plan, which will be imbedded within the final Opportunity Site Master Plan as well as with new zoning districts in an updated City zoning code.

Features

Buildings and Spaces for an Entrepreneurial Downtown



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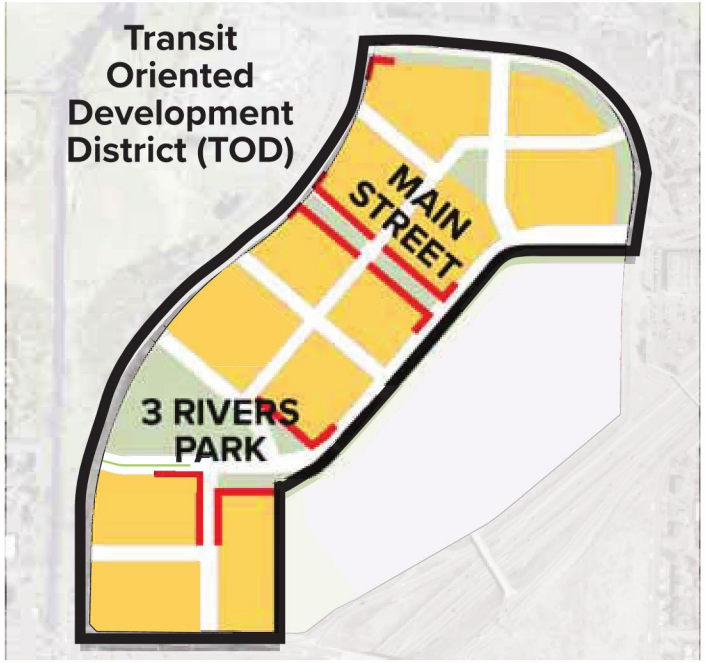
Housing for all Stages of Life



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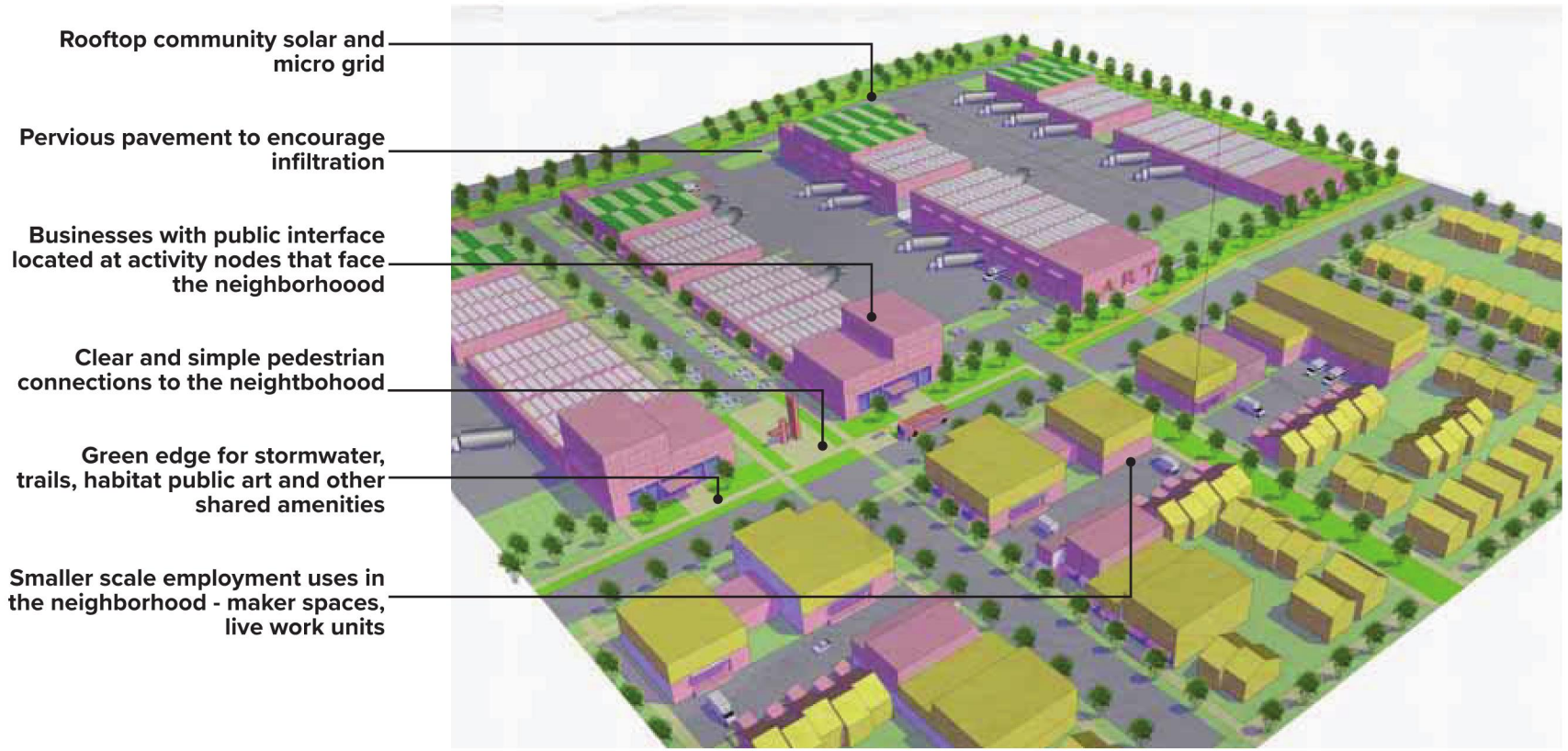


Main Street



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Benefits

- » Living wage
- » Jobs that a neighborho
- » Higher than 25 jobs/acre
- » Local hiring
- » Incubator / for small bu
- » Net Positive
- » Workforce
- » Local and d share resou
- » Businesses industrial b
- » Employee b restaurants
- » Back room retail
- » Potential ev gathering









ooklyn Center will feature system of open spaces, streets, trails and as that promotes healthy living, gathering, social gathering, and responsibility.

Framework



- Parklets
- Neighborhood Parks
- Plaza
- Three Rivers Park
- Greenway
- Regional Recreational Attraction

- A Three Rivers "Bridging" Park
- B Parklets and Garden Street
- C BC Plaza
- D Neighborhood Park
- E Stormwater Greenway

Features

Three Rivers Urban Bridging Park



The Three River
their first "urba
Center. in an ef
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An "Inside Out" City



The Framework
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ctive stormwater system that provides health, nd environmental benefits to all

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Framework



- Urban Green Streets
- Greenway and treatment train
- Neighborhood Rain Gardens
- Larger detention areas

A Green Streets with Urban Stormwater

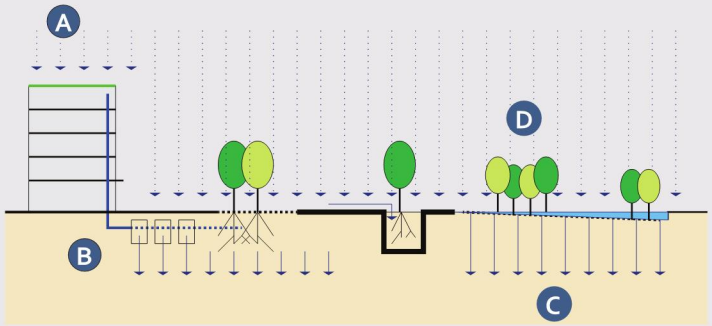
B A Garden Street with Rain gardens and Parklets

C Linear Stormwater parks and greenways along the edge of the large greenspace

D Ponding areas

Features

District Stormwater System



Shared Stacked Green infrastructure

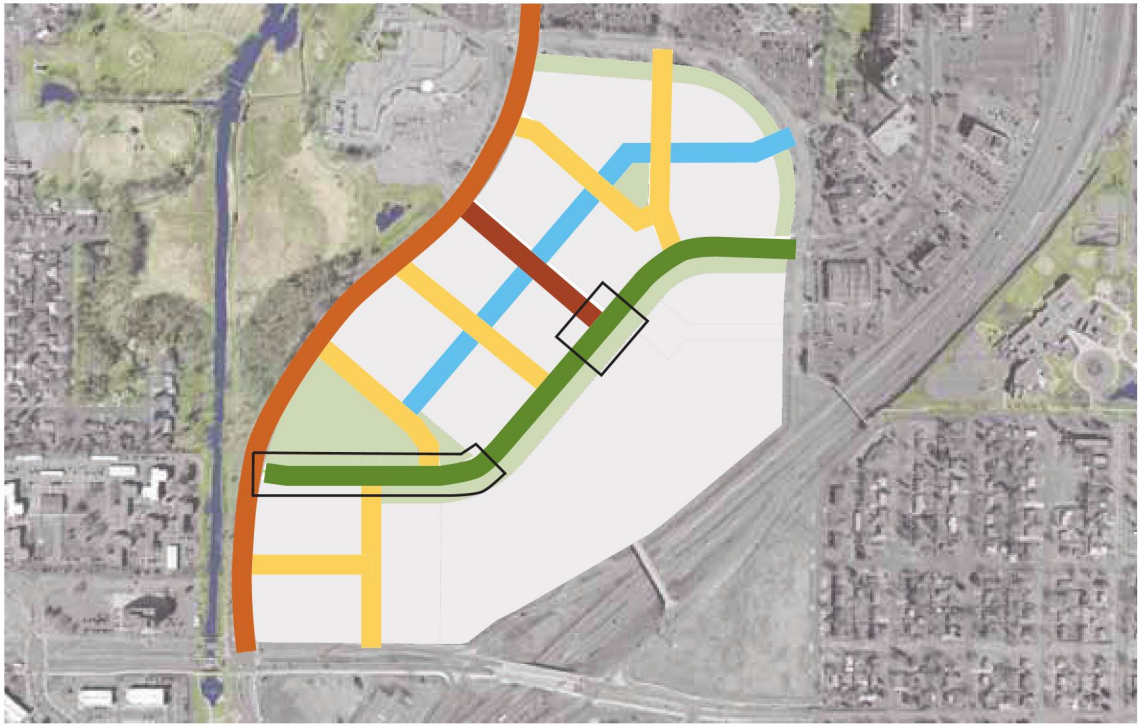


Stormwater wil of the area so it of relyingon exp to move rainwa rainwater will b resource. For e filters water be will als serve as

In areas where will be stored a excess returnin

ooklyn Center will have a transportation system that encourages
king, is well connected to the region and reduces the need to own a
g safe, affordable, convenient and accessible options.

Framework



- Shingle Creek Parkway
- Main Street
- Garden Street
- Parkway
- Neighborhood Street
- "Slow Zones"

descriptions on following pages

Features

Garden Street

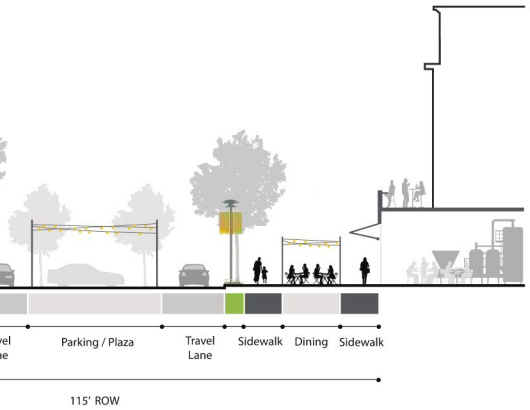


A "Garden Stre
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Street will be a
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amenities.

Slow Zones



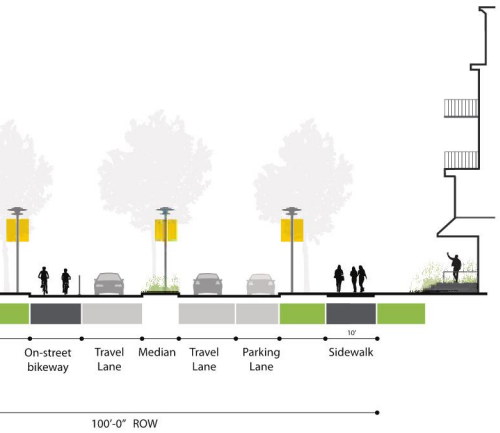
Slow Zones are
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Main Street

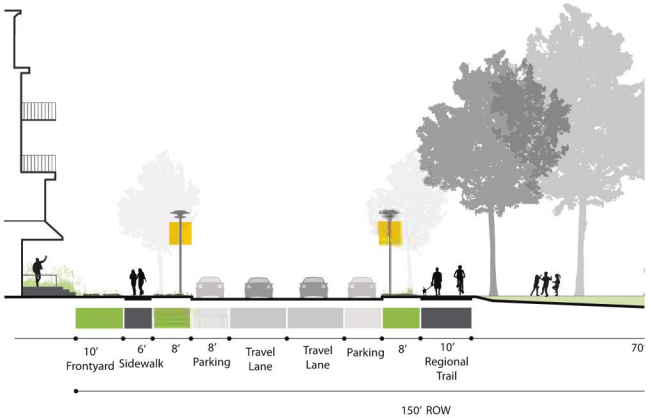
Main Street/John Martin Drive will be designed as a pedestrian oriented street where cars are considered guests. The sidewalks are extra wide, and the center median can be used for kiosks, food trucks, or short term parking. Amenities such as public art, bike racks, fixed and moveable seating, and ample shade trees will create an environment that is pleasant for businesses and residents and visitors

Shingle Creek Parkway
Main Street
Garden Street
Connector Parkway
Neighborhood Street



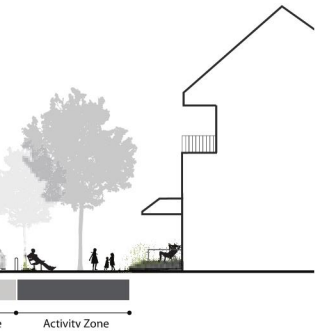
Shingle Creek Parkway

Shingle Creek Parkway is proposed to be narrowed to a three lane road. The northbound outside lane can be converted to a parking lane and the southbound outside lane can be converted to a two way on street commuter bike lane (allowing Shingle Creek Trail to be recreational and multi-use).



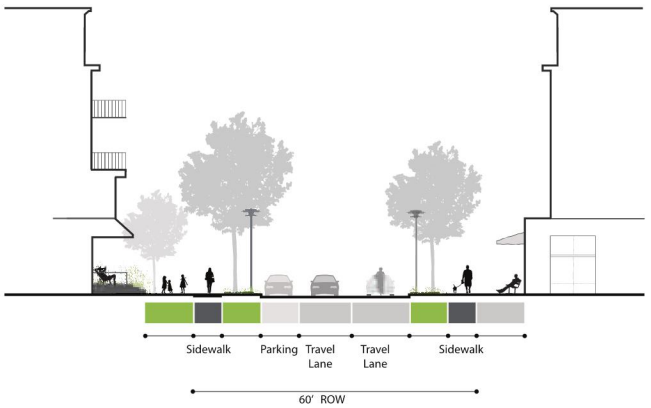
Parkway

The Connector Parkway will l
west road through the new d
a primary address for both ho
The Plan recommends a 70' g
retention and light recreation



Garden Street

The north south street in between Earl Brown Drive and Shingle Creek Parkway will be a "shared street" or "woonerf" . It will be a slow speed, pedestrian priority street that is lined by townhouses and live work buildings. The laneway for vehicles will be serpentine to make room for greenspace, rain gardens, and parklets.



Typical Residential Stree

Residential streets will be
and safe streets whose pr
be a comfortable and sha
pedestrians, bicyclists, ar
to curb area will be progr
traffic, parking on one sid
Beyond the curb, street t
5' sidewalk. Buildings wil
of the sidewalk with patio
to create a comfortable p
Typical Residential street
of two curb cuts per block

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Real People. Real Solutions.

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Minneapolis, MN 55401

Ph: (612) 416-0220
Fax: (612) 416-0222
Bolton-Menk.com

January 26, 2021

TO: Meg Beekman, Community Development Director

FROM: Haila Maze, Principal Urban Planner

RE: Brooklyn Center Opportunity Site Engagement Summary to Date

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Background and Purpose



Pre-2018 Opportunity Site Planning

The Opportunity Site is an approximately 80-acre area west of Hwy 100 and east of Shingle Creek Parkway, between Bass Lake Road and Summit Drive.

The City first began planning for redevelopment of this area in the early 2000s. In partnership with the Metropolitan Council, the area was included in a regional study designed to examine how aging retail centers could redevelop to better serve the communities they are in. The resulting study introduced the concept of a mixed-use, walkable, town center as a vision for the area.

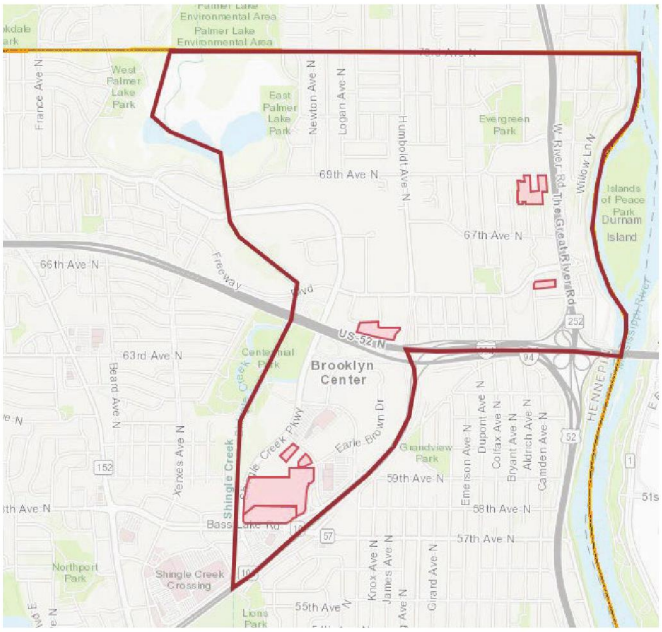
In 2006, the City commissioned Damon Farber and Associates to prepare a master plan for the area that is now known as the "Opportunity Site". The plan identified a series of redevelopment concepts as well as created design guidelines for the new development. The 2006 plan continued to support the vision of the area as a cohesive mixed-use neighborhood and city center and proposed a mix of housing types and densities as well as new commercial development.

The Great Recession stalled the City's redevelopment plans; however, reduced property values allowed the City's EDA to acquire 31 acres of property within the Opportunity Site between 2008 and 2013.

Additional acquisitions occurred after that and by 2018, the City's EDA owned approximately 35 acres of the 80-acre Opportunity Site area. The rest of the parcels are privately owned by various entities.

In early 2018, the Treasury Department rolled out the Opportunity Zone program, asking Governors of each state to submit census tracts into the program. The program was designed to provide capital gains tax relief on investment capital that supported development within

Brooklyn Center Opportunity Zone



designated Opportunity Zones. Minnesota Counties were tasked with identifying eligible census tracts for the program and submitting them to the Governor's office. Hennepin County provided eligibility criteria to its municipalities, which included low-moderate income census tracts with redevelopment opportunities. Brooklyn Center submitted two census tracts, but only one was selected. The selected census tract includes much of the northeast quadrant of the City as well as the area the City had been referring to as the "Opportunity Site". In May 2018, the Governor's office submitted the selected census tracts to the Treasury Department.

Alatus Development Plan

In April 2018, the City entered into a Preliminary Development Agreement with developer Alatus that would allow them time to develop a master plan for the EDA-owned 35 acres within the Opportunity Site and to conduct due diligence on an initial phase of that development.

Prior to this, the City Council had solicited interest from developers to propose their vision for the site. Three developers came forward with concepts and after meeting with two of them, the Council selected Alatus because their vision aligned with the City's 2006 master plan vision to create a mixed use, walkable town center that existing residents could benefit from and utilize.

By early 2019, Alatus had refined their overall concept for the site and were moving forward with early planning for an initial phase of development that would include approximately 300 units of housing and a mix of commercial on the ground floor. The concept was presented to Council and direction was made to renew the Preliminary Development Agreement with Alatus.

City-Led Master Plan

This agreement redirected control of the vision for the city, with the City taking the lead on master planning for the site, in partnership with Alatus, and incorporating the larger 80-acre Opportunity Site into the master plan. Alatus for their part in the agreement was tasked with implementing an initial phase of development and continuing their work to bring a development forward.

Throughout 2019, the City, along with its consultant team, worked to develop the Opportunity Site Master Plan. This was a multi-phased approach that involved a combination of technical assessment, initial community engagement, feasibility analysis, and further community engagement to continue to refine the plan.

In November 2019, the City purchased the 9-acre former Target site, within the Opportunity Site master planning area. The property was purchased soon after the store's closure, in order to hold it for redevelopment that aligned with the master plan.

Approach to Engagement

The scale and reach of community engagement on this project has exceeded that of any past effort in the City's history; however, the intent with this project is to ensure that the outcomes truly benefitted the residents of Brooklyn Center, and this necessitates a much deeper, more inclusive engagement strategy.

From the beginning, the engagement approach was intended to support this vision through an in-depth, inclusive process that connected with diverse groups and views throughout the city. Principles guiding this approach included:

- Consistency with city goals and policies, including the new city comprehensive plan.
- Ensuring the development provided direct access and benefits for city residents.
- Authentic engagement to connect people with the decision-making process.
- Meaningful opportunities to influence outcomes for the plan and the site.
- Transparency in decision making, to build trust and accountability.

While these principles have remained, the approach to engagement has evolved and changed since then, in response to feedback on effectiveness, and changes in external conditions.

Initial Engagement Plan: Spring-Fall 2019

Approach

With the many topics and issues to be considered, it was decided that an in-depth learning experience would be an appropriate way to bring the public into the planning process. As a result, the engagement process began with a series of hands-on workshops facilitated by LISC, which educated participants on the development process and explored options for the site. The outcomes of this process included a list of recommended community priorities and benefits to be included in the project. The final report, which was produced through a consensus-building process by the community, is attached to this summary.

Subsequent events, outlined in an engagement plan developed in Spring 2019, built upon this work by sharing out these ideas for review, input, and further comment.

Communicating About Opportunities

Strategies to communicate about opportunities for engagement included:

- Event flyers and mailed postcards
- Social media updates
- Website postings
- Media advisories and press releases
- Information shared through community-based groups
- Email updates via City systems and lists
- Information available in public buildings
- Updates shared through neighborhood association networks and meetings
- On-site signage
- Joint communications with other partners working in the area
- Direct invitations to key stakeholders

In-Person Engagement Activities

A focus of the engagement approach was to provide multiple opportunities for people who may not otherwise know about this project to participate, learn, and provide input. This included:

- Corridor Development Initiative Workshops, March 20, April 3, April 17, and May 1, 2019

- Brooklyn Center Health Fair Pop-up, April 27, 2019
- Multicultural Advisory Committee Workshop, May 28, 2019
- Earle Brown Days Pop-up, June 22, 2019
- City Council Presentation, July 1, 2019
- Second Saturday Market Pop-up, July 13, 2019
- APA Minnesota Brown Bag Lunch, July 16, 2019
- Youth in Governance Day with Brooklynk Interns, July 22, 2019
- National Night Out with Brooklynk Interns, August 6, 2019
- Second Saturday Market Pop-up, September 14, 2019
- Empire Media Podcast, Voice of Hope with Pastor Loveth, September 17, 2019
- Becoming Brooklyn Center Open House, Opportunity Site focus, September 19, 2019
- CEAP Farm Fresh Fest, September 20, 2019
- Community Band & BBQ, September 21, 2019

Online Engagement

In addition to the events, an online poll was circulated on the City's Polco survey platform throughout July 2019. Project information was shared via a newly developed project website and social media. This resulted in numerous online social media postings (on both city and neighborhood social media accounts), and an additional 80+ people signing up for project updates.

Youth Engagement

The city's Brooklynk interns, a cohort of local high school students paired with city departments, were used at several events to both provide input and collect input from others. The hiring of a temporary intern, also focusing on youth outreach, followed the conclusion of these internships. This involvement resulted in the recruitment and participation of youth in engagement, including their perspectives about what is important for the project.

Results of Engagement

By the end of this stage, there were over 1,000 direct engagements with residents and other community stakeholders. While participants were not asked to identify themselves directly, around one third to one half of participants were estimated to be people of color. By comparison, approximately 57% of the total population in Brooklyn Center, and 45% of the adult (18+) population, are people of color (Source: US Census 2013-2017 American Community Survey).

How This Impacted Plan

The following general themes have emerged from the engagement to date. More specifics are available in individual event summaries. Below is a summary of these themes and how they are addressed in the master plan.

- **Create indoor and outdoor spaces for community activities.** The plan envisions a series of attractive and inviting public spaces and facilities that would be available to all residents for formal and informal activities. This includes walkable downtown area district and a connected series of parks and open space amenities.
- **Make housing options and small business spaces accessible and affordable to the public.** The plan provides for a range of housing and small business spaces, with a focus on affordability. This includes specific goals for housing affordability, as well as prioritizing accommodation of small local businesses via an entrepreneurial market.
- **Build upon the asset of the city's cultural, ethnic, and racial diversity.** The plan envisions open, accessible, safe, and welcoming spaces that include elements reflecting diverse identities. Multicultural event spaces, markets, and public art were also identified as priorities.

- **Counteract disinvestment to strengthen the city's economic and tax base.** The plan is designed to be economically feasible, to attract and leverage private investment on the condition it is consistent with other project goals.
- **Connect this to the community, physically and socially.** The site design in the master plan includes connectivity to existing area sidewalks, trails, and transit networks, to make it part of the larger community. The plan also supported a vision of a site in which all residents could take pride.
- **Support environmental sustainability.** Improvements to the site consistent with the plan would create a much greener, more sustainable space. This includes more trees and landscaping, district stormwater amenities, a walkable neighborhood area, and mix of uses.

Feedback on Process

While effort was made to ensure a diverse representation of participants in the engagement process, concerns were raised that the engagement process had not been extensive or inclusive enough. The city wished to go further to ensure that all voices are heard. To this end, the City and its partners met to develop a subsequent stage of public engagement for the Opportunity Site, described below.

Revised Engagement Approach: Winter 2019- Spring 2020

Approach

This stage of engagement was designed not only to broaden outreach but to put more control of the process in the hands of the community. The intent was to ensure the plan was designed to be truly accountable to the public in terms of delivering on benefits.

To provide more focused guidance for this effort, the Opportunity Site Working Committee was formed. Comprised of a range of community partners (including ACER, CAPI, OLM, LIBA, Alliance for Metropolitan Stability, Brooklyn Bridge Alliance, and others), this group was focused on informing and facilitating the public engagement process. These groups were chosen to reflect the broad diversity of the city, via groups that work directly in the community.

Working Committee Outcomes

This group met regularly – as frequently as weekly – from September 2019 to February 2020, advising on both the plan itself and the engagement process. Needs identified by the working group, and how they were addressed by the process, included:

- **The need for clear understanding of the impacts of the project, particularly potential for gentrification and displacement**. Based on this, the project added a new housing study process to inform the plan and broader city policy on a range of housing policies and priorities. This is currently underway, along with studies of traffic, stormwater, and financial impacts.
- **The need to communicate information about the plan to the community clearly and consistently, so people can understand what they are engaging about**. This was addressed through the development of plan summary documents to help explain plan concepts to the public. A "meeting in a box" tool was designed to put this in a format that was useful to community partners in sharing about the project.
- **The need to ensure the language of the plan is inclusive and reflects community values**. The working group reviewed the plan together, section by section, via a series of facilitated workshops. This resulted in numerous changes to plan language and direction – particularly focused on identified desired community benefits.

- **The need for an ongoing accountability framework through plan implementation.** This was addressed through the development of a community benefits section of the plan, and the initiation of a plan to develop an equity checklist (described further below).
- **The need for more and deeper engagement.** It was determined that partners who know the community best were the ones situated most ideally to do community-based engagement. This resulted in the proposed approach described below.

Partner-Led Engagement

To refocus and expand engagement, an offer was extended to working committee participants to facilitate community-based engagement activities. The format of this was designed to be flexible, so that they could be customized to the specific style that was most accessible, welcoming, and relevant to the targeted populations. As identified by the Working Committee, these populations included youth, renters, communities of color, and low-income communities – including West African, Latinx, African American/Black, and Hmong/Lao communities.

City staff extended an invitation to lead community engagement to all organizations in the working committee. While not all were positioned to do this work, the City contracted with several of them to assist with deepening the community engagement work and reaching out to residents who have historically been marginalized in planning and development processes. Results included:

- Brooklyn Bridge Alliance for Youth completed engagement work with young people in the community and presented their findings to the City Council. Engagement method included a series of facilitated small group focus groups, which included 81 youth. Participants ranged from 14-18 years of age, and reflected the broad diversity of the community's youth and were predominantly people of color.
- Paadio Consulting/Jude Nnadi elected to engage with African-born former and current residents of Brooklyn Center. The purpose was to outreach to various African ethnic and country-specific groups, attend in-person events to connect with residents in their own spaces and places, and administer a survey to gather input. Jude Nnadi attended 15 meetings/events and engaged with 300 participants; 127 participants filled out a survey.
- An OLM representative organized two in-person focus group sessions with renters in the community that allowed staff to have deep and meaningful dialogue with people currently residing in Brooklyn Center. All participants were people of color, with a significant proportion identifying as African.

Other community partner organizations, such as ACER, CAPI and LIBA, also entered into engagement contracts, but their work was largely disrupted by the COVID-19 pandemic and unable to be completed.

Equity Development Scorecard

Through their conversations, the Working Committee recommended that the City utilize the Equity Development Scorecard to evaluate future development projects on the site. The scorecard is a tool that can be customized for each community and is designed to evaluate and score development. The tool could be customized to reflect the values and goals of the master plan, thus creating a method of accountability to the master plan that would last into the future.

When the Working Committee completed its meetings in February 2020, the intention was to transition that group to an Equity Development Scorecard Taskforce, which would be facilitated by the Alliance for Metropolitan Stability, focused on developing the Equity Scorecard.

Pandemic Era Engagement: Spring-Winter 2020

Impact of COVID-19

By January 2020, a draft Master Plan was completed based on the community engagement that had been done, along with the technical assessment work. An engagement strategy to evaluate the draft plan was developed, the beginnings of which began to be implemented.

Just at the time the partner-led engagement was getting started in February-March 2020, the COVID-19 pandemic hit. This disrupted planned events significantly due to the crisis state it brought upon many city residents – and the readjusted priorities of both the city and community partners as they sought to address urgent needs.

As a result, much of the originally planned engagement was cancelled or modified. Working committee partners individually met with City staff in Spring 2020, discussing the need to extend the engagement period to accommodate the fact that people were unavailable to engage in the short term. As a result, while the original intention had been to complete the master planning work by Summer 2020, it became clear that this was no longer possible. The timeline for completing the work has been extended and now a final draft is anticipated no sooner than Spring 2021.

Likewise, the transition into the equity scorecard process was delayed. The Alliance stated that it was no longer able to lead the process, and the City began a search for a suitable replacement to lead the effort so that it could continue based on the Working Committee's recommendation. Brooklyn Bridge Alliance was initially identified as an alternative to serve in this role, though that is currently on hold given the need to further consider options (as described below).

Engagement Results

Due to the pandemic, 2020 engagement was significantly scaled back from the original plan. All in-person engagement attempts were halted for safety reasons. Regardless, some limited engagement continued, including:

- Partner-led engagement identified above via BBA, Paadio, and OLM – largely based on what was achievable when in-person meetings were still feasible
- An expanded visual story map website, to make the plan's online presence more accessible and inviting for comments
- An online comment map hosted on the website, allowing people to review and add comments to various plan elements
- Development of online surveys and meeting in a box tools, for people to review and engage remotely on their own time
- Communications about online engagement opportunities, distributed via direct mailers to residents, social media updates, emails to the community and project partners, and flyer distribution – including at a drive-in movie night.

The project website received significant traffic during this time, resulting around 140,000 total visits. While it was not possible to track all the people who participated during this phase, those who were identifiable brought the total involvement to over 2,500 individuals though the end of this period. This estimate is likely low, because it does not account for anonymous web visitors and those interacting on social media or via informal networks.

Feedback on Process

As heard at the January 4, 2021 City Council meeting, there were significant concerns about the engagement process raised. This included the extensiveness, quality, and validity of the engagement done to date – and the need to refocus the approach going forward. Given this critique, the city is now pursuing plans for a refocused approach to engagement.

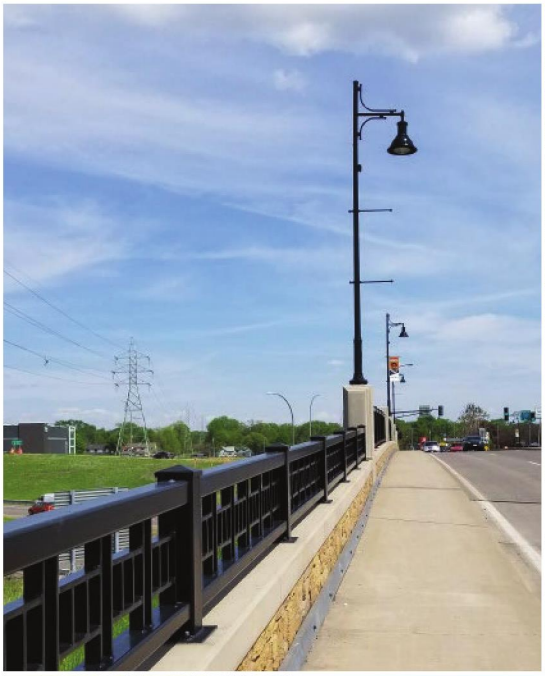
Next Steps

City staff has been in communication with the community-based organizations that were involved with the Engagement Working Committee. The intent has been to determine what a community engagement strategy might look like moving forward and when the appropriate time to initiate it would be.

Major considerations identified at this point include:

- **Determining community-based leadership for next stage engagement.** As noted above, the process to do this has been challenged both by lack of capacity for some organizations to take on the role, as well as by the much-larger impact of the pandemic. Community-based engagement leadership has been identified repeatedly as a priority however, so the city will continue to explore options. This will likely be a team effort, since different groups have unique advantages in reaching specific populations.
- **Building and maintaining trust in the city as a partner with community.** Feedback and critiques throughout the planning process point to a stark reality: there are many in the community who do not trust power structures, including the City itself. While there are many justifiable reasons for this distrust, it should not be accepted as a matter of course. Inclusive, transparent, and accountable processes are needed to help build and maintain this – including accountability that extends well into the implementation phase.
- **Building community capacity to understand and influence the plan and future city actions.** This process has pointed to the need to build up the community's capacity to understand and engage effectively in decision-making processes. As with the lack of trust, this reflects the impact of historic and structural issues that extend well beyond the scope of this specific project. While not all of this can be solved in the short term, this should be kept in mind and worked towards.
- **Keeping the project moving forward.** Without some forward momentum in terms of developing the site (including approval of future private development projects), no benefits will be achieved for the community if the site remains empty. Indeed, the result will be worse than zero, as the site's vacancy, blight, and absence from the tax rolls means it is a drain on the city's financial resources and community fabric. While this does not mean the process should be rushed, it also means that delaying the project indefinitely is an undesirable option.

Exhibit E







ALATUS / BROOKLYN CENTER
DEVELOPMENT GUIDELINES

Sponsored by:

ALATUS LLC

BROOKLYN CENTER AT THE CENTER



OVERVIEW

The former Brookdale Ford and Brookdale Square sites at Bass Lake Road and Shingle Creek are two key properties within a larger 81-acre area known as the Opportunity Site. This area has long been a key opportunity for the City of Brooklyn Center. The size of the site, central location, and easy freeway and trail access offers great potential in two important ways:

1.) To create a downtown center and signature destination that offers green space, is well maintained, and has appropriate amenities that will drive our future economic growth, and

2.) Serves the entire community that calls Brooklyn Center home, which is diverse, evolving, and entrepreneurial.

Previous studies and assessments (2002 Calthorpe Study, 2006 Damon Farber Associates' Master Plan, and the 2030 Comprehensive Plan Update) all point to the great potential of the site as a mixed use, walkable town center. Yet the vision has not been realized due to the fiscal challenges of site assembly and struggling market conditions during the Great Recession. In response, the City of Brooklyn Center's Economic Development Authority (EDA) began proactively acquiring property within the Opportunity Site in 2008. This includes the former Brookdale Ford site and former Brookdale Square site, as well as two other smaller parcels. In total the EDA has acquired approximately 35 acres of the total redevelopment area. In March 2018 the EDA entered into an agreement with Alatus, LLC to master develop the site.









Above: Existing conditions on the Opportunity Site.

As master developer for the Brookdale sites, Alatus is committed to building elements that will benefit the community. To achieve that goal they have partnered with the City of Brooklyn Center and LISC's Corridor Development Initiative to listen to and engage the community through a series of public workshops. These recommendations will inform Alatus and the City of Brooklyn Center as they refine their concepts for the site. The input gathered will also inform other development sites throughout the City of Brooklyn Center as they unfold.

In addition, the City is working with consultants Bolton & Menk, Cuningham Group, and KimbleCo to update the 2006 Master Plan and complete an implementation strategy in cooperation with Alatus.



Demographic Update:

WHO IS BROOKLYN CENTER TODAY?

Highlights of current Brooklyn Center demographic, economic, and housing stats include:

- Nearly 60% of Brooklyn Center residents are people of color or non-white
- Unlike the broader metro region, which is aging, Brooklyn Center's population grew younger between 2000 and 2010 (Median age is 32.8), and 40% of the households have children
- Brooklyn Center's median household income was $44,855 in 2015
- Brooklyn Center residents use transit at higher rates, and over 19% of residents are below the poverty level ($24,563 for a family of four in 2016)
- 21% of residents were born outside of the United States (highest percentage of foreign born residents in the Metro Area)
- Of the 11,603 housing units in Brooklyn Center, 37% are rental units (single family and multifamily residential)
- 71% of housing units are single-family, and 29% are multifamily (most of which was constructed in the 60s and 70s)
- 2019 median home values for Brooklyn Center are $198,000
- Average monthly rent in Brooklyn Center is $981 (2017)
- 93% of housing units are considered affordable, largely due to their age and condition. Only 5% of housing is publicly subsidized for long-term affordability
- Housing stock is fairly homogenous which results in lack of choice (e.g. most are less than 1,500 SF)
- The Metropolitan Council projects a demand of 2,258 new housing units in Brooklyn Center by 2040.



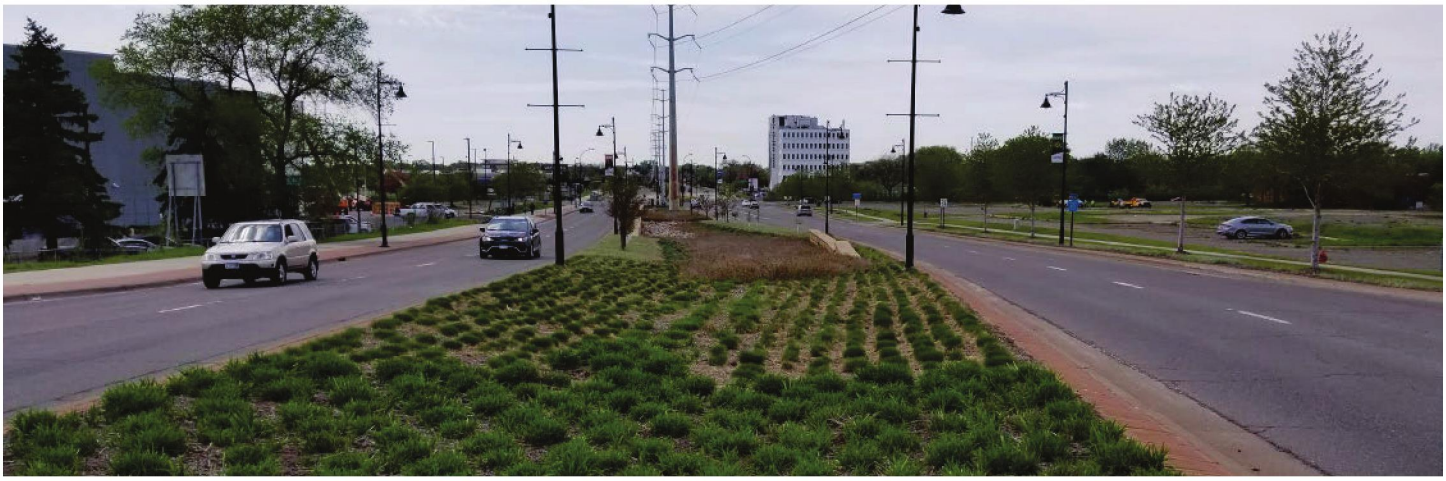
DESCRIPTION OF THE REDEVELOPMENT SITE:

The larger Opportunity Site Study Area – approx. 81 acres – is located north of Bass Lake Road, east of Shingle Creek Parkway, south of Summit Drive and west of State Highway 100. Within the larger site lies the 35 acre city-owned redevelopment site, currently assigned to Alatus LLC who will serve as Master Developer, bordered by Shingle Creek Parkway, Bass Lake Road, and John Martin Drive.

The City's vision for the site is to be an inviting, attractive, walkable, mixed use and vibrant downtown which:

- **Provides for a variety of housing types to assist with the diversifying the City's housing stock,**
- **Produces places for people to gather together and recreate,**
- **Leverages nearby amenities,**
- **Allows local businesses to thrive, and**
- **Benefits existing and future residents**

Alatus is excited about the potential of the redevelopment site, and intends to make it a distinctive and loved location. With multiple job opportunities in the area, new housing options will allow people to live near their jobs. Who would have imagined that Topgolf would be the success that it is? But it would benefit from a walkable area that is connected and vibrant. Housing will likely be the driver of the development, and will include smaller retail spaces for local businesses – a great way to support emerging entrepreneurs from the community's diverse cultural backgrounds. Alatus is working closely with the City, Hennepin County, Three Rivers Park District, Metro Transit, MnDOT, and the Metropolitan Council to deliver on what the community wants. Their objective is to leave a legacy for the community.



DEVELOPMENT GUIDELINE RECOMMENDATIONS

Four guiding principles emerged from the community workshops that reinforce a sense of community pride in Brooklyn Center:

- **Embrace the growing diversity of the community**
- **Produce places that bring the community together**
- **Create a vibrant and distinctive destination for the community and the region**
- **Consider sustainability in the design of the development (Emergy)**

These principles are incorporated into these areas of investment:

I. Economic Vitality

A. The growing diversity of the community is a strength that should be nurtured through culturally focused businesses and ethnic cuisine, retail, and services.

B. Consider a co-working and/or business incubator space similar to the Midtown Global Market to support local entrepreneurs and small businesses.

C. Prioritize spaces for local businesses over national retail chains.

D. Build an entertainment district that enhances other surrounding uses, such as Topgolf entertainment complex (e.g. sports themed).

E. Explore options for arts related spaces, such as theater, music, movies, dance, etc. (entertainment uses that will do well in the market or fill an existing gap).

F. Prioritize businesses that provide living wage jobs.

G. Thrift stores and reuse centers.

H. Cooperative food stores or grocery stores.

I. Create things for people to do (e.g. theaters, nightlife, restaurants, bowling, etc.).

J. Consider a downtown main street (e.g. Excelsior and Grand in St. Louis Park).

K. Consider a campus for health related businesses and services.

L. Event center with lodging that is youth friendly/sports complex.

M. Regional destination for entertainment.

N. Consider a corporate campus or prestigious office space.

O. Embrace a green footprint and green economy (e.g. solar, green energy)







Above: Existing land-uses near the Opportunity Site.

II. Housing

A. Increase the opportunity for people to live and work in the area.

B. Include housing options that support a range of household incomes and sizes, and are accessible

C. Consider live/work space.

D. Provide a mix of ownership and rental housing options.

E. Include higher-end rental housing products geared to young urban professionals (potential to be future long term residents).

F. Promote quality craftsmanship and design that enlists unique architectural styles and sustainable and recyclable materials.

G. Consider affordable and market rate senior and accessible housing.

H. Work to ensure well-managed and maintained multifamily housing.

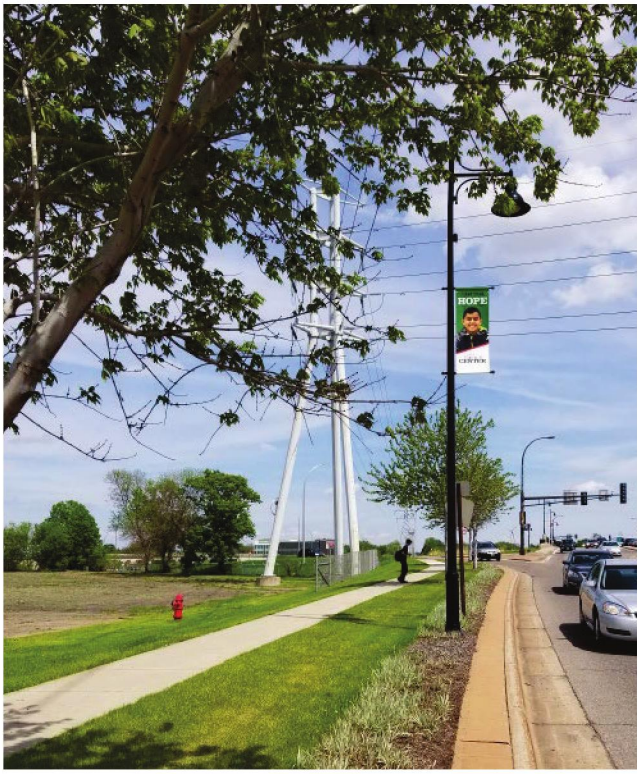
I. Consider townhomes or condominiums for affordable homeownership options.

J. Greater housing density should be encouraged on the site

K. Proactively address the concerns over gentrification by anticipating and planning to prevent it.

L. Address housing for veterans and homeless.





Above: Existing transit & landscaping near the Opportunity Site.

III. Public Spaces and Connections

A. Consider spaces for youth and young families, such as community centers.

B. Create a multicultural center that could be used for events, classes and training, celebrations, and other activities.

C. Consider education-focused elements (i.e. trade schools, higher education, schools, daycares, etc.)

D. A downtown center that serves as a center of gravity for the City of Brooklyn Center.

E. Gathering places with outdoor seating, places for children and family reunions, open air market, and multi-purpose area.

F. Connect trail systems to encourage multi-modal access (including pedestrians, bikes, mechanized vehicles, etc.) and create a flow to the district.

G. Utilize landscaping and streetscape amenities to create stronger pedestrian and bike district.

H. Civic center (e.g. recreation center, fun zone, skate-park, bowling alley, etc.).

I. Improve transit areas to safer, pedestrian friendly, and desirable to use.

J. Add green space, landscaping, or pocket parks to soften the built environment.

K. Consider a hotel and indoor aquatic park for children and families.

L. Create a botanical garden as a way of generating revenue for green space.

M. A dog park.



FOR FURTHER INFORMATION, CONTACT:

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Member Graves introduced the following resolution and moved its adoption:

RESOLUTION NO. 2021-84

RESOLUTION AUTHORIZING A COMMUNITY ENGAGEMENT PILOT PROGRAM WITH COMMUNITY PARTNERS FOR THE OPPORTUNITY SITE

WHEREAS, in 2018 the City of Brooklyn Center ("City") entered into a preliminary development agreement with Alatus regarding the development of the 35 acre Opportunity Site and in 2019 the focus of the agreement was narrowed to a 15 acre area known as Blocks 11, 12, and 13 ("Reduced Development Area"); and

WHEREAS, the City of Brooklyn Center ("City") has also been engaged in a process to update the 2006 Opportunity Site Master Plan ("Plan") originally developed for the entire 80 acre Opportunity Site; and

WHEREAS, the process to update the Plan involved community engagement, but the City Council determined that additional public engagement was needed before moving forward with the development of this critical community asset; and

WHEREAS, the City formed a engagement working group among various community groups to co-create an engagement strategy with greater community representation; and

WHEREAS, an updated engagement strategy was presented to the City Council in March 2021; and

WHEREAS, the City sought interest from community organizations to provide assistance in implementing the revised engagement strategy and several organizations responded with proposals; and

WHEREAS, the City would like to move forward with a pilot project to engage up to 10 organizations that would serve as community partners to assist the City in its enhanced community engagement process, particularly with respect to the Reduced Development Area, with a budget for this pilot project not to exceed $300,000; and

WHEREAS, the City Council is committed to having a more inclusive and transparent process to gather community input regarding the development of the Opportunity Site and determines the proposed pilot project to contract with community partners to carry out a more effective community engagement process is in the best interests of the community.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Brooklyn Center as follows:

1. The proposed pilot project to contract with community partners to carry out an enhanced community engagement strategy for development of the Opportunity Site is approved.

RESOLUTION NO. 2021-84

2. The City Council approves a not to exceed budget for the pilot project of $300,000.

3. The Acting City Manager is authorized and directed to enter into contracts with community partners to undertake the enhanced community engagement process and to take such other actions, and to execute such additional documents as may be needed, to carry out the pilot project on behalf of the City.

June 28, 2021
Date

Mayor

ATTEST:
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member
Butler
and upon vote being taken thereon, the following voted in favor thereof:
Butler, Graves, Lawrence-Anderson, Ryan
and the following voted against the same: None
whereupon said resolution was declared duly passed and adopted.

PILOT OPPORTUNITY SITE ENGAGEMENT *REPORT*











BECOMING
BROOKLYN CENTER

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BROOKLYN CENTER OPPORTUNITY SITE

The Brooklyn Center Opportunity Site is an approximately 80-acre area the City of Brooklyn Center ("the City") has identified for redevelopment as part of the Becoming Brooklyn Center Initiative—a collection of related activities that make progress toward the City's vision of a thriving, diverse, safe, and inclusive community.

The goals of the Opportunity Site are to create a downtown center and signature destination that offers green space, is well maintained, and has appropriate amenities that will drive the City's future economic growth, serving the entire community that calls Brooklyn Center home.

Additional benefits are intended to include:

- Increased tax base
- Benefit to community schools
- New parks and recreation amenities
- Increased shopping, dining, and entertainment options
- More housing options
- Spaces for local businesses
- Water quality improvements to Shingle Creek

The City elected to implement the Becoming Brooklyn Center Initiative through the development of the Opportunity Site Pilot Project. The project consists of a proposed development for approximately 15 acres of the Opportunity Site. The Pilot Project's Development Team is led by Alatus, the development company working in partnership with Project for Pride in Living and Resurrecting Faith World Ministries. The proposed plan for the Pilot Project includes a mix of housing, small business incubator space, and community amenities such as an event center, public plaza, and public art.

The City created a pool of qualified Community Partners to lead and implement a variety of community engagement activities that will gather feedback and participation from target demographic groups in the Brooklyn Center community to respond to the Pilot Development Project in the City's Opportunity Site.

Community Partners have led a wide variety of community engagement activities. The community feedback gathered through the engagement work led by the selected Community Partners will inform and shape the Pilot Project in a way that is authentically inclusive and representative of local community voices in the City. This engagement work around the Pilot Project will also inform and shape the community benefits requested from future public and private investments and a Community Benefits Plan, which will outline how the Opportunity Site as a whole can achieve identified metrics that will support local community thriving.

COMMUNITY ENGAGEMENT MANAGEMENT



NEOO Partners was selected to manage the community engagement process for the Brooklyn Center Pilot Opportunity Site. NEOO was tasked with developing an engagement process that was inclusive, representative of community voices, and collaborative, with a goal to interweave community inputs into the final development program and design. NEOO Partners was also tasked with identifying qualified community partners to carry out engagement activities for the Brooklyn Center Opportunity Site, outlining and coordinating the engagement process and providing guidance on best practices. Additionally, NEOO Partners was charged with managing the budget and other administrative duties.

As a firm that understands the intricacies of diverse communities combined with barriers that may exist due to culture, language, trust, and accessibility, NEOO Partners sought to develop a process that removed barriers and opened opportunities to learn from each other.

The premise was to identify community organizations in the Brooklyn Center community with a history of engaging the public in various issues that are affecting the community. From previous engagement attempts, NEOO learned that there was a level of distrust among certain community members due to misunderstandings, miscommunication, and a lack of engagement. To reverse the apathy in previous engagements, NEOO Partners and the City felt it necessary to have a process led by trusted community leaders.

Process of Selection

NEOO Partners worked with the City to develop a Request for Qualifications (RFQ) to solicit community partners to participate in the engagement process. Working with the client, NEOO Partners identified more than 20 community groups in the Brooklyn Center community and reached out directly to solicit participation. The RFQ was distributed on the City's website, on social media pages, and to local places of worship and schools.

The RFQ included information about the 15-acre pilot site, a description of community and engagement services needed, consulting services, reporting and presentation, key dates, and evaluation criteria.

Community Outreach and Engagement Services

The ideal Community Partner was required to have the skills, experience, and existing relationships to help build relationships between the City and the most impacted target groups that have been historically marginalized and left out of traditional community engagement and public planning processes. In their role, the Community Partners were responsible for gathering input and feedback from a variety of community, public, private, and nonprofit voices and stakeholders through methods such as the following:

- Organizing, hosting, and facilitating community conversations
- Convening interviews and focus groups
- Conducting online, paper, and in-person surveys
- Using translation and/or interpretive services in targeted languages such as Spanish, Somali, Hmong, and West Africa Pidgin

Consulting Services

The selected Community Partner was tasked with developing specific community engagement strategies that are culturally appropriate for the group being represented, including the following:

- Create an engagement plan that can be effectively executed and documented
- Oversee and implement the community engagement plan related to the specific target group
- Record and analyze community input and recommendations and develop a report of findings
- Develop and support communication plans by creating key messaging; developing flyers, mailers, and other written communications; and advertising using print, social media, press, radio, and other outlets

Reporting and Presentation

The Community Partner was required to provide regular updates to City staff, the City's Community Engagement Manager, and the Pilot Project Development Team through periodic check-in meetings, and provide reports and summary information related to the nature, timing, and methods of engagement as requested. The Community Partner will also deliver summaries of the stakeholder feedback it gathers from meetings, interviews, surveys, or other methods of community engagement.

The RFQ was released in spring 2021. Approximately 15 community organizations submitted their qualifications. NEOO Partners reviewed each submission and interviewed each community member to better understand their qualifications.

The results of reviewing the submissions and interviews revealed that a number of organizations were heavily skilled in one or more of the areas and lacked engagement skills in another area. NEOO released a second proposal that encouraged combining teams that met the necessary criteria in order to carry out complete engagement activities. Teams were to be skilled in door-knocking, facilitating town halls and focus groups, and distributing and collecting surveys. The teams were asked to submit a budget that was equivalent to the engagement tasks they were to perform. Many of the community organizations combined into teams. There were seven submittals and represented communities across the African diaspora, the Hmong community, business groups, and youth groups. The cumulative budget request was $423,000. Working with the community partners, NEOO Partners was able to right size the cumulative budget to $300,000. Each community group was tasked with engagement activities that represented the skills of their teams. Some of the community partners only performed door-knocking, while others did a combination of town hall meetings, focus groups, and door-knocking. The average size of the contract was approximately $33,000.

Engagement Strategy

Community Partners were selected to lead and implement a variety of community engagement activities that resulted in feedback and participation from target demographic groups in the Brooklyn Center community regarding the Opportunity Site Pilot Project. Community Partners were given the autonomy to carry out engagement activities that best fit the needs of their communities. For example, some community partners were tasked with door-knocking. The approach to door-knocking varied greatly among community partners. Some community partners set up one-on-one meetings with community members to discuss the survey and then completed it on their behalf, sometimes virtually and other times face to face. Others canvassed neighborhoods and randomly knocked on doors. The goal was to not create a one-size-fits-all engagement activity. Below is a chart that describes the activities, outcomes, and hours allocated for each Community Partner.



Description of Community Partners' Activities Outcomes and Objectives

#	Community Partner Name	Activities	Docket Number	# of Hours Allocated for Staff & Leadership
1	MN Zen Zog	1. Door-knocking (200) 2. Material translation services 3. Town hall session (3) 4. Cultural event tagalongs (3) 5. Social media post and ads (12) 6. Asian business focus group (50)	1. Reach 200 addresses door to door 2. Translate all public materials into Hmong 3. Host three culturally specific town hall sessions 4. Attend up to three cultural events to share information about the project 5. Reach 50,000 through social media targeted ads 6. Conduct business focus group interviews with 25 Asian businesses 7. Translation 8. Food	500
2	LIBA	1. Business roundtable – town hall session (2) 2. Business technical assistance (10) (prep for opportunities)	1. Convene 50 business leaders to discuss the Opportunity Site and engage in ways for them to be included economically (3) 2. Provide technical assistance (preparation) to 10 businesses (30 hours each) for opportunities with the Opportunity Site	350
3	MAC	1. Door-knocking (1,000) 2. Town hall session (4) 3. Culturally specific community meetings (6)	1. Reach 1,000 people door to door 2. Conduct 4 large cross-cultural town hall meetings 3. Conduct 8 culturally specific focus groups 4. Reach 50,000 through social media	500
4	MAU	Focus groups (12)	Conduct 12 focus groups in the MAU community	95

5	ACER	1. Door-knocking (200) 2. Material translation services 3. Town hall session (3) 4. Cultural event tagalongs (3) 5. Social media post and ads (12) 6. Asian business focus group (50)	1. Manage the day-to-day of the Community Task Force 2. Select Community Task Force 3. Provide written report for all engagement to City Council 4. Provide written community benefits plan back to City Council	350
6	BBA	1. Business roundtable – town hall session (2) 2. Business technical assistance (10) (prep for opportunities)	1. Conduct 20 youth focus groups with high school students who live in Brooklyn Center 2. Reach 400 youth who live in the City of Brooklyn Center	350
7	Task Force	1. Door-knocking (1,000) 2. Town hall session (4) 3. Culturally specific community meetings (6)	1. Task force to review community engagement materials collected 2. Provide recommendations and framework for community benefits agreement	355
8	NEOO	1. Engagement manager of entire framework 2. Quality control 3. Technical assistance to community partners 4. General community engagement city-wide	1. General supervision 2. Door-knocking 300 residents 3. Project meeting attendance across all community partners 4. Finalize graphic report for council approval 5. Negotiate community benefits agreement with Development Team 6. Reach 100,000 people on social media	65
	Total			2565
	Total sans NEOO			2500

Project Management Meeting Type

Community Partner Meeting

Representatives from each of the seven community organizations met collectively with the Project Engagement Manager and the City Planning Director. While only one member from each community group was required to attend the meetings, the meetings were often made up of the leaders and support staff. The average meeting had 25 participants. The meetings were held monthly and served as an opportunity for community partners to provide feedback on their engagement activities. During the Community Partners' meetings, each community organization reported their successes and challenges. Those with challenges were provided with advice from the engagement manager and other community partners on how to address the challenges they faced.

The most requested assistance was for how to increase community participation. COVID-19 impacted traditional engagement activities such as in-person meetings. Suggestions included increasing the use of social media to advertise for events, posting on the City's website, sending email blasts to existing list serves, and partnering with other community events. Virtual meetings were the leading type of engagement activities. However, organizations such as MN Zeg Zo held cultural and social events they felt would garner more engagement than virtual meetings. At these events they set up tables to collect surveys as part of the sign-in process or to receive event swag. Food and gift cards were also used to incentivize attendance among many of the groups.

As the project progressed, two recurring themes arose that Community Partners were hearing in the community. Community members across the City had concerns regarding safety and ownership of assets in the final development, particularly around the incubator space.

During the September 2021 community meeting, the Brooklyn Center Chief of Police and a community police officer joined the Community Partners' meetings to solicit concerns about safety. Many of the Community Partners expressed that having a closer relationship with the police department could help curtail criminal activity and called for a safety plan to address installing more lighting and cameras and promoting relationship building between the community and the police department.

During the October 2021 Community Partners' meeting, a discussion was held on the need for the incubator space and interest in owning space. The Community Partners wanted to better understand how they could own space. Representatives from the Alatus team were present to hear their interests, but no discussion was held regarding next steps. However, a second phase of engagement activities has been planned that will solicit comments from Community Partners on the design of the space. The incubator engagement process for design will begin in February 2022.

Meeting with Task Force

The Task Force was devised to develop a community benefits plan utilizing the input gathered during the community partner engagement activities. The community benefits plan is an agreement between the City and the community that reflects what the community and City government mutually desire to see developed at the Opportunity Site. The plan is meant to serve as not only a policy document for future development but also a contractual agreement between the citizens and the City government to ensure that the plan does not deviate from its original intent.

The Task Force is made up of 12 members from the community. Applications to serve on the Task Force went through ACER, a local community-centered organization that worked hand-in-hand with the Task Force.



Meeting with the Development Team

Alatus is the chosen developer for the first phase of the Opportunity Site. As a priority for the City, input from community engagement activities would be used to inform the program and design of the Opportunity Site. The Development Team met monthly with the Community Partners to hear feedback received from engagement activities and demonstrate how their input was being used in the development.

Input from community engagement informed the development in several ways. The development will provide opportunities for new, affordable housing for Brooklyn Center residents so they won't be displaced. In our selection for a general contractor (GC), the utilization of BIPOC GCs, subs, and labor is a high priority for us, and our track record in this regard is very good. Our residents frequently don't have access to cars and certainly don't have multiple cars, so public transit and walkability are high priorities for us as well. The proximity and availability of child- and family-friendly amenity spaces are also of value, and the design includes many of those, including multiple opportunities for public art. That said, ownership and the wealth-building opportunity that presents should probably be incorporated into the next phase of the development. We are listening.

The original plan for affordable housing was affordable housing.

Resources Provided

The community engagement technique that was employed was designed to gather feedback from the community using trusted community leaders who already had existing relationships with the community. In a community as diverse as Brooklyn Center with more than xxx ethnic groups, it was important to the City to remove any barriers that could have prevented input gathered, including barriers regarding information about the Opportunity Site, lack of real estate development knowledge among the community partners, and technical assistance. The community engagement manager worked hand-in-hand to provide assistance through the following:

- One-on-one meetings
- Guides of what to focus on
- Background information about the project
- Meetings with the Development Team
- Depository with examples
- Peer-to-peer support (community partners were encouraged to share their best practices with each other, and many used what was shared).

Summary of Community Engagement Activities

The Community Partners took part in various engagement activities, including door-knocking, focus groups, virtual and in-person town hall meetings, and surveys. Despite the engagement technique, a recurring theme was found throughout the community. Each community expressed a high level of need for affordable housing, home ownership opportunities, safety, incubator space, cultural and outdoor space, more international market spaces particularly for food, and art reflective of their diverse community. Collectively, the Community Partners engaged nearly 2,000 Brooklyn Center residents and more than 60 businesses. The following report details their engagement activities and provides community feedback regarding desired community benefits, concerns, and opportunities.

ABOUT OUR COMMUNITY PARTNERS

MN Zej Zog

MN Zej Zog empowers the Hmong community by nurturing the Hmong language, healing through the arts and wellness, and education across generations.

What We Do at MN Zej Zog

MN Zej Zog grew out of extended grassroots efforts over the last decade and finally turned our passionate work into a nonprofit in 2020. The board at MN Zej Zog is 90% Hmong-led, made up of dedicated educators, parents, and youth leaders. Our grassroots network has more than 200 Hmong professionals and has impacted more than 10,000 Hmong people across the United States for the last decade. Our collaborations among six primarily volunteer-based programs emerged in response to direct calls from Hmong youth, parents, and educators for resources related to Hmong language revitalization through Hmong language and culture education (National Coalition of Hmong Language Educators), Hmong arts and cultural education (Voice and Power with the Arts), Hmong youth leadership and power-building (C.L.I.M.B. Youth Program), Hmong community mental health and wellness education (Project Tshav Ntuj), Hmong MN Educators Support (MN Hmong Educators Coalition), and our most recent initiative (Making the Brooklyns Our Home). The thread that connects these efforts is recognition of the power and impact of Hmong language and culture revitalization and sustainability in recognizing and healing the mental and emotional impacts of intergenerational traumas experienced by the Hmong community's survival of genocide, family separations through refugee displacements, and socioeconomic and racial barriers experienced as multilingual immigrant people of color in the United States.

MN Zej Zog's primary concern is bringing Hmong community visions for social transformation to life by supporting community-driven initiatives and leveraging the extensive social fabric of the Hmong community to organize, communicate, teach, and strengthen in ways that support Hmong language and cultural knowledge, hope, healing, and mental-emotional wellness.

Some of our 2021 activities to create social transformational changes this year include national and local initiatives—arts and healing sessions, virtual Hmong film showing, healthy eating at the Brooklyn Center Thursday Farmers' Market, virtual kwv txhiaj/lug txhaj class, national professional development training on Hmong Ethnic Studies and Hmong Leng/Ntsuab curriculum, collaboration with the City of Brooklyn Center and Brooklyn Park to make the Brooklyns more like home to the Hmong people, Hmong New Year celebration in Brooklyn Park, QPR training, a virtual mental health concert, and more.

Furthermore, MN Zej Zog's community organizing efforts leverage the commitments shown across the community, led by Hmong community member leaders who have long-standing relationships with and investment from youth, parents, and educators to shift narratives and make changes to the fabric of inequality and harms the Hmong community has experienced since being settled as refugees in the United States. Nonetheless, the connecting thread of these is the role of language revitalization and reclaiming cultural knowledge. Not only is bilingualism and intercultural knowledge kept strong in the community, they also create space to recognize the mental health impacts of intergenerational trauma in the community because Hmong educators and parents are the first line for identifying warning signs and efforts to self-medicate.

Our Whys

When MN Zej Zog was approached with the task of taking on this project, our hearts knew it was the right thing. With the large number of our board living in the Brooklyns or having made Brooklyn Center their homes in the past, we had a strong commitment with ties to the City and knew the rich assets of the Hmong-American and Asian-American communities that reside in Brooklyn Center.

MIND

Minnesota Institute for Nigerian Development

The Minnesota Institute for Nigerian Development (MIND) represents all Nigerians in the state of Minnesota. While it is common to see other organizations in the Nigerian community, they represent different ethnic groups. The country of Nigeria is made up of more than 250 languages and dialects, so it is not surprising to see organizations represent some of those ethnic groups. However, MIND is the umbrella organization that represents all Nigerians with all its ethnic groups. It is estimated that 15,000–20,000 Nigerians call Minnesota home. About a third of this population live, work, play, or have businesses in Brooklyn Center and Brooklyn Park. We as a community interact with both cities due to their proximity.

Because of the number of Nigerians who reside in Brooklyn Center and Brooklyn Park, many activities are hosted there, be it sports tournaments, parties, or shopping. Our culture, tradition, and way of life dictate that we gravitate to where our people are. The Brooks, as we call Brooklyn Park and Brooklyn Center, have a vibrant Nigerian community. Perhaps this is one reason we partnered with Brooklyn Center to facilitate and engage our Nigerian community in the development of the proposed Opportunity Site. With this new development, we believe that more of our Nigerian families will move to live, work, or have a business in Brooklyn Center.

MIND's Objectives and Reasons for Participating in the Opportunity Site Project

Nigeria is a country of cultural, ethnic, and religious complexities. It is the harem of natural and human resources with vegetation that is very diverse and inhabitants who number more than 200 million and speak well over 500 languages and dialects. Abroad, it seems as though the only thing connecting people of this great country is their common passport as Nigerians. It became very apparent, therefore, that these people must connect in this foreign land, especially because others (governments and other parastatals) see us as one people from the same continent, same country, and same race. We also noticed that many Nigerian organizations were springing up based on their ethnic or tribal lineage, making it almost impossible for us as people from the same country to come together as one.

Further, this division was causing a rift between us, a rift that was defined by ethnic and religious undertones. Nigerians were getting further and further apart as the need for us to come together became more and more imperative. At the start of the 1980s, a group of well-meaning Nigerians who were eager to bring all Nigerians of different creeds and languages under one umbrella in Minnesota came together to form what is now known as the Minnesota Institute for Nigerian Development (MIND). The organization became the great connector and unifier of all Nigerians, friends of Nigerians, and their affiliates in Minnesota. Giving the organization a name like "institute" for development makes it all the more important to see it also as a learning institution where we learn more about one another, our language, our cultures, our norms, and our traditions, and to support the growth and development of all Nigerians.

This umbrella organization for all Nigerians then became the unifier and also the clearing house for everything Nigerian. MIND is a 501(c)(3) nonprofit organization established in 1988 and officially registered with the state of Minnesota in 1994. The organization now draws its membership from all Nigerian ethnic and cultural groups living in Minnesota. Membership could be individual or representative of other subcultural organizations. Although membership is open to every Nigerian in Minnesota, the organization draws from the community that comprises academia, educators, physicians, nurses, entrepreneurs, administrators, and, of course, college students, to mention a few. The organization's members have laudable human capital and experiences they pull together to tackle community challenges as they arise.

Its purpose is defined through its mission and vision statements. Its mission is to provide a platform that allows Nigerians and other groups to become productive citizens culturally and economically. Its vision is to be the umbrella organization for Nigerians in Minnesota that fosters unity through social, educational, and economic development.

Minnesota Africans United

Minnesota Africans United was started in 2017 after several years of seeing that support, education, and empowerment were needed in the African immigrant community in Minnesota. Our first meeting brought leaders from 26 African countries to discuss the importance of an umbrella organization that would work to represent the needs of the 54 countries represented in Minnesota and strengthen their communities. These leaders brought knowledge and energy to help build this organization for Africans who now call Minnesota home.

Soon after, Minnesota Africans United was created. It is an umbrella organization for African immigrants in the state. As the organization has grown, it has become a unifying force for African immigrants, centering on closing the many racial inequity gaps that burden the state such as housing stability, workforce, and economic development, which is the engine of wealth building for our community. Our work is simple: we create opportunities for African immigrants to succeed in life through local and national partnerships. It is our goal to unite and bring prosperity to African immigrants in Minnesota by helping close the opportunity gap, provide small business development opportunities, cultivate and develop African leaders in the community, maintain cultural traditions, and leverage resources to improve Minnesota as a whole.

We are interested in working on the Opportunity Site because we know there are thousands of African immigrants who live in Brooklyn Center, and we want to make sure their voices are heard. Our ultimate goal is to engage the community so everyone will understand there will be a place that will offer opportunity in Brooklyn Center that may lead to jobs, business startups, housing development, enjoyment, and networking.

Minnesota African Coalition (MAC)

We started the Minnesota African Coalition to close the communication and resource gap between our community and the rest of Americans. We believe that building the capacity of African immigrant businesses and nonprofit organizations will position our community to utilize the opportunities available to them to live the American dream.

Our mission is to:

- Become the development and empowerment tool for every Minnesotan, especially African immigrants, to live a fulfilling and satisfying life in the United States.
- Represent a collection of various minority as well as immigrant-owned enterprises from the African diaspora.
- Support African organizations in Minnesota through the Africa Resource Center (ARC), improve the life of every African in this great state, and empower us to contribute our full potential to the community development where we reside.

MAC has evolved to be a reliable partner with the City of Brooklyn Center and a fierce advocate of the marginalized communities in the city. MAC has hands-on experience working with African immigrant community groups that have been historically marginalized and left out of traditional community engagement and public planning processes. We have built trust with these communities through continuous collaboration and interactions with community organizations, businesses, individuals, troubled youths, concerned mothers, single moms, leaders, and involvement in small and big community-based projects.

We have partnered with church leaders, community-based group leaders, and other nonprofit organization leaders in the African immigrant communities to reach out to the underserved and underprivileged members of these communities. In this project, MAC collaborated with OLM, Mwanyagetinge, and Paadio for the deliverables.

We have participated in volunteering for the Opportunity Site in the past two years. We volunteered extensively in the drafting of the Master Plan and made considerable input to shape the outcomes. We believe that underrepresented communities should have adequate access and opportunity to participate in life-changing developments such as the Opportunity Site. We not only participated in the project but also were instrumental in bringing in other organizations to team up and do this project. That helped the City reduce duplication and redundancy.

LIBA

The Liberian Business Association in the diaspora was founded to aid, counsel, assist, and protect the interests of small and micro businesses while working to preserve free competitive enterprise. We engage in advocacy, partnerships, and projects that promote entrepreneurship, build business capacities, and foster dialogues on economic development and private sector issues and challenges with the goal of promoting solutions and best practices that lead to sustained economic growth and private sector empowerment.

LIBA works with minority businesses, especially African immigrant small and micro businesses nationwide. The African immigrant community is an emerging community in the northwest suburbs, and many LIBA members are African immigrant businesses. Brooklyn Center is home to many of these businesses. For example, the 3300 building on County Road 10, the 5701 building, and the 5901 building are host to most of the African immigrant businesses. Apart from the businesses with office spaces, the retail businesses stand to benefit from the Opportunity Site Project since most of the spaces in those buildings were not meant for the kind of retail currently there.

LIBA was started in 2007 in Maryland. The Liberian immigrant population began to increase in both the DMV area and Minnesota. A small group of Liberian business owners came together to form an association to do three things: identify all Liberian-owned businesses in the diaspora, share resources and best practices among members, and leverage the collective potential.

From 2007 to 2015, the association struggled to identify resources to carry on its work. In 2016, the leadership decided to reconvene and reestablish its headquarters in Minneapolis, Minnesota, with the same objectives and focus. The difference this time was that Minnesota hosted the largest concentration of Liberians in the diaspora.

Although Liberians were the largest African immigrant community in the northwest suburb, LIBA recognized the need to open its doors to other African immigrant and minority business communities. Though LIBA still maintains the name, the association is open to all minority businesses in the country.

The mission of LIBA is to aid, counsel, assist, and protect the interests of small and micro businesses while working to preserve free competitive enterprise. We engage in advocacy, partnerships, and projects that promote entrepreneurship; build business capacities; and foster dialogues on economic development and private sector issues and challenges, with the goal of promoting solutions and best practices that lead to sustained economic growth and private sector empowerment.

LIBA's goal of working with the City of Brooklyn Center regarding the Opportunity Site is simple: LIBA believes in the process and understands the benefits this opportunity brings to both the City and the business community. When asked by the City to do the promotional video, LIBA Executive Director Jackson George agreed and produced what is now the video the City is using to promote the project.

LIBA enjoys a partnership with the City and sees the City as the fair and equitable partner. This project is rich with LIBA participation.

Brooklyn Bridge Youth Alliance

The Brooklyn Bridge Alliance for Youth (BBAY) is a quasi-governmental intermediary organization formed in 2013 by nine public partners that serve youth in Brooklyn Park and Brooklyn Center. Much of our youth engagement work is shaped by your Youth and Community Engagement Policy and our efforts in assessing and evaluating the needs of young people in Brooklyn Center and Brooklyn Park. Our interest in this work stems from the large potential impact that development can have for youth in our communities. We were also invited by the City of Brooklyn Center to engage with youth populations within Brooklyn Center to further inform the development of the proposed Brooklyn Center Downtown Masterplan.

This work was a direct continuation from previous engagement efforts completed by the BBAY during the Fall of 2019 where we asked the central question, "What do you want to see in Brooklyn Center in 2040 that would help you reach your fullest potential, stay in Brooklyn Center and build an awesome city?" The following list below were four major themes that emerged from those initial efforts.

2019 Themes:

- Investing more funds into schools and education
- Expanded Retail and Entertainment Options
- Affordable housing opportunities and expanded housing
- Community Spaces for Youth and Families to bond

During our time with these students, we silently noticed a disconnect between their uninhibited desire for development that included retail and corporate eating options and their strong importance around affordable and expanded housing for community members. We realized that these students were uninformed around the potential housing inequities that can arise from development. To address this potential issue for this iteration of engagement, we shifted our approach to focus on community- and relationship-building with the youth we were engaging with. This was partly so we could have more time with youth to inform students on the potential impacts of development (both negative and positive), but also to understand our youth community-members at a deeper level beyond going to them and asking about their opinions on the proposed masterplan. We wanted to be able to build a foundation of trust and belonging as it was important to us that they felt received, seen, and comfortable.

Our engagement with youth was made possible through strong partnerships with Brooklyn Center Community Schools Independent School District 286. Special thanks to Dr. Constance Robinson, Longkee Vang, Megan Custer, Andrea Guinn, Lauren Fairlie, Angel Smaller, Jacqueline Hayden, Choua Lee, and other staff at both the Brooklyn Center Early College Academy and Brooklyn Center Secondary School for enabling us to do successful outreach. Alongside that strong partnership was the strong work from our summer youth interns, Shreya Bika (Champlin Park Senior High), Kai Johnson (Brooklyn Center Secondary School), Joana Enriquez Lopez (Brooklyn Center Secondary School), and Mercy Nyamao (Osseo Senior High) who helped with initial outreach and designof the engagement approach. Lastly, special thanks to Community Mediation and Restorative Services (CMRS) for providing meaningful training in healing and community circles.

COMMUNITY MAKE-UP

The Hmong in Brooklyn Center

In the mid-1970s to the late 1980s, several hundred Hmong families settled in Minnesota throughout the St. Paul and Minneapolis areas. The Hmong families who settled in Minneapolis primarily lived in North Minneapolis in the projects or Section 8 housing. Many Hmong households consisted of multi-generational members along with both immediate and extended families. They did this to help save money and help each other get ahead. Over the last two decades, many Hmong families were in search of better neighborhoods to raise their families as families moved up in socioeconomic status and/or the City of Minneapolis no longer met their social and community needs. These needs caused many families to move into the Brooklyn Center and Brooklyn Park areas in the late 1990s since the homes were affordable and rambler homes met the needs of one-level living spaces. Today many families who moved to the area more than 20 years ago still reside in Brooklyn Center. Currently, the City of Brooklyn Center has an Asian population of 16%; we believe Hmong is the majority ethnicity represented in that total population.

MIND

The approximately 15,000–20,000 Nigerians in Minnesota seem to be gravitating to the Brooks as a viable option for housing, shopping, and business destination. As a result, it is our humble ambition to be part of this wonderful and potentially rewarding endeavor to work on the Opportunity Site. It will not only be beneficial for Nigerians in Brooklyn Center but it will also draw more Nigerians to this very warm, welcoming City that many are already calling home.



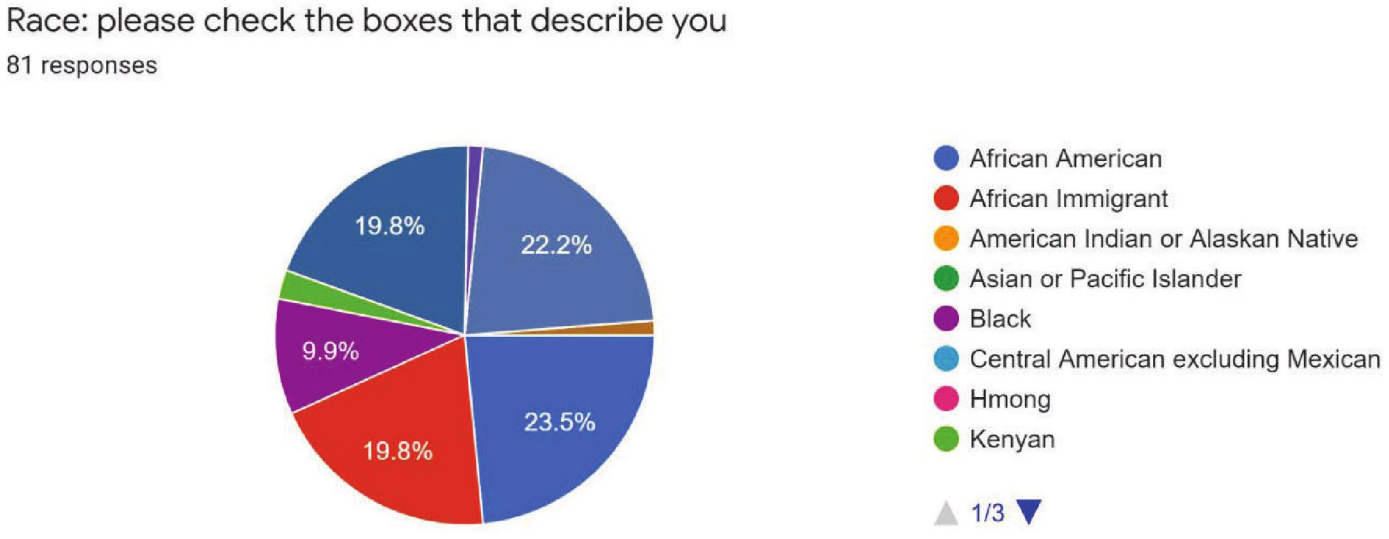
Minnesota Africans United

Minnesota Africans United is focused on engagement with the African immigrant community in Brooklyn Center. According to national data, there are roughly 8,700 black or African American residents who live in Brooklyn Center; we expect a third of those are African immigrants. Liberians, Kenyans, Nigerians, Somalis, Guineas, Ethiopians, Ghanians, and Gambians are the most represented African countries in Brooklyn Center. These individuals are well-established in Brooklyn Center, and many own their homes, small businesses, and restaurants. Many are devoted to their religion, representing Catholics, Muslims, Pentecostals, and non-denominational groups. Many work in healthcare and hold a variety of positions. Others are entrepreneurs. They like to socialize and attend or host events focused on their traditional cultures through food, dance, and entertainment. Many speak their African dialect in their households and in public among themselves. Many speak broken English, thus creating a language barrier with other cultures in the community. Many enjoy sharing about their lives on social media. Their preferred social media app is WhatsApp, and they have many friends and family groups on the app. They are proud of their children. They value family, eating together, and sharing with one another. It is often known that these communities engage and support each other first. Children call those who are older their aunties and uncles, whether they are blood related or not.

Minnesota African Coalition

Our Opportunity Site engagement in Brooklyn Center focused on the African immigrant community. According to Census.gov, blacks make up almost a third of the entire population of the City at 29%. Although we do not have an exact number of African immigrant population in this mix, we believe it is substantial.

In our remarkable survey for the Opportunity Site, out of 85 respondents, 23.5% identified as African American, 22.2% as whites, 20% as African immigrants, 20% as Liberians, and 10% as blacks.



African immigrants like to socialize and use any opportunity to throw parties such as birthdays, naming ceremonies, baby showers, wake keeping, and weddings. They send for parents who visit from Africa, fundraise, and plan anything you can think of. That is why there was strong interest in the Opportunity Site.

The average income of blacks in the City is $36,000, which is substantially less than white income in the City. From the work of NEOO Partners and ACER Inc. on the Brooklyn Center Entrepreneurship Market Strategy, "more than 50% of the occupied units paying rent in Brooklyn Center pay 30% or greater of their housing income on rent." That is why the Opportunity Site is so important since it will provide housing choices that are affordable and accessible to low-income renters. Another important characteristic of African immigrants is the desire to own houses. From our online survey, door-knocking, focus groups, and town hall meetings, it was a recurring theme—how to own a house in the Opportunity Site. Although the Opportunity Site Pilot Project does not include housing development for ownership, it is important for the City to incorporate a home ownership model in the context of the development plan in the Opportunity Site.

LIBRA

The Liberian community has over 40,000 Liberians in the state of Minnesota and approximately 150 businesses in the LIBA network. Within the LIBA network Africans speak over 300 languages including 16 Liberian languages, Over 78 Nigerian languages, Cameroon, Ivory Coast, Sierra Leone, Ghana, Togo, Guinea.

Brooklyn Bridge Youth Alliance

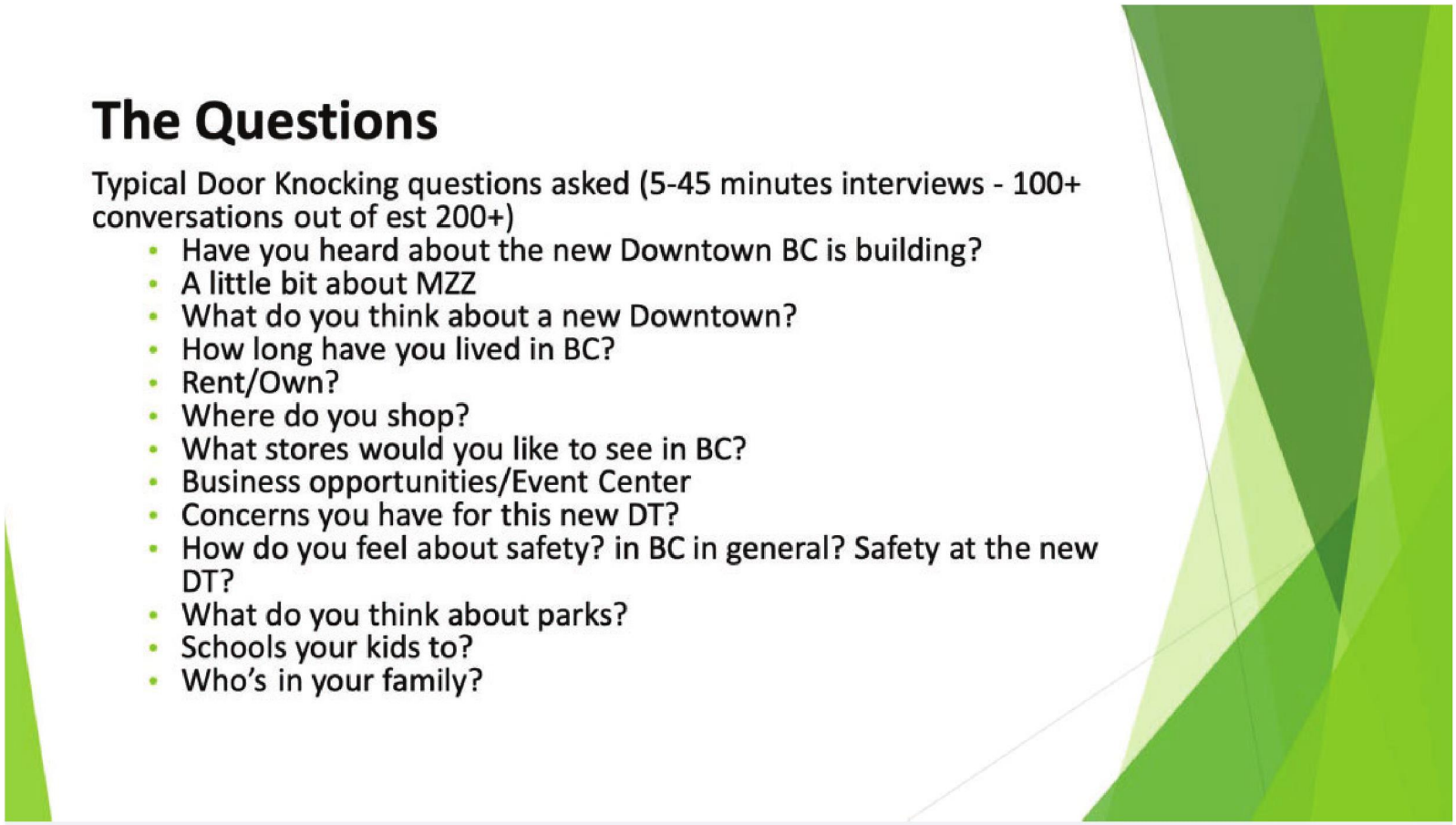
Brooklyn Center is rich in diversity especially amongst cities in the state of Minnesota, with more than 55% of its population of 33,700 comprised of residents of Color (US Census, 2020). This is enriched further with the youth population of 9,700, where 70% of youth under the ages of 18 are youth of Color (American Community Survey, 2014). Many of these youth are first-generation or second-generation students who may also speak other languages at home such as Oromo, Swahili, Somali, Spanish, Hmong, Lao, Vietnamese

ENGAGEMENT ACTIVITIES AND FEEDBACK

MN ZEG ZOG

Door Knocking

From October 16 to November 6, 2021, from the fall weather to colder November temperatures, our team of three staff walked through the streets of Brooklyn Center to speak to 216 Hmong households, with a 60% success rate of speaking to residents. We had strategies in place to ensure that we hit the numbers needed in the time frame given. We learned that the majority of Hmong resided in the Brooklyn Boulevard and 63rd corridor of Brooklyn Center. Here's what we asked adults we spoke to who ranged in age from their 20s to their 60s:



In homes that did not open doors but were home to residents who were not home, we left Opportunity Site materials with translations and information on how they can follow up with our organization if needed. With COVID-19, we know that some families are hesitant to open doors to strangers who are wearing masks.

Responses – Door-Knocking

- 99% of residents have not heard about the Opportunity Site (OS)
- 95% positive feedback about the OS; excitement for the new development
- Some worry about:
    1. Safety in the City and how to keep up with safety with the new downtown
    2. Affordable housing may increase possible rise in crimes from inner city
    3. Traffic control – residents were worried that the streets are currently not big enough to sustain the projected traffic and wondered what the City's plans are for this
- Excitement about:
    1. The opportunities for home business owners to thrive and own their own business. How will the OS impact current businesses?
    2. Event center – needs of the diverse community in a space large enough to fit friends, families, and community; love the idea of allowing caterers from the community
    3. Opportunities for the Hmong in St. Paul who need affordable housing so they can move to Brooklyn Center
    4. Possible new and more diverse retail shops and restaurants that are more representative of the residents of Brooklyn Center
- **Retirement:** Hard for working class parents to see when they can retire, but most likely they will retire near their children or in the South where the temperatures are warmer.
- Many are long-time residents who are going nowhere because Brooklyn Center is home; however, they would like the City to make improvements and investments by developing and having opportunities for engagement, including:
    1. Positive relationships with law enforcement
    2. Workshops offered by the City to help homeowners with programs, loans, and potential hazards (mold, asbestos, etc.)
    3. A large percentage of elementary age students in Hmong charter schools and their parents would like local school districts to offer Hmong language programming from K–12 to meet their needs
    4. Senior housing specific for cultural groups, whether they are different cultural groups in different corners of the same level space or different levels with specific cultural groups, then a multi-cultural space for all to convene and share their similarities to build community
    5. Asks: 99% of residents ask for an international market square where diverse food and cultural vendors are welcomed and supported

Translated OS Documents

Please feel free to share both of these translated OS documents. It took a lot of hard work to translate academic vocabulary that did not exist in the Hmong language. As always, when sending out translated materials, make sure to include both language documents. Here's the link to the Hmong OS translated documents: Hmong final: Meeting in a Box and Hmong final: OS One-Pager



Culturally Specific Events

With more than two decades of engaging with the community, we knew we had to be strategic about how to engage the Hmong community at events. With the help of our Hmong youths and artists from the community, we were able to bring out 300+ people to two events we created to bring the community together and inform the Hmong community about the Opportunity Site. We also were part of two other events to share the OS with the community: Arts in Autumn, the Hmong New Year at the Brooklyn Park Community Activities Center; and the Opportunity Site Community Meeting. Pictures speak a thousand words.





Our first event in the community was the Arts in Autumn where we tabled at Palmer Lake Park to share about our organization and spread important information about the OS project. We met local community members who did not know much about the OS and were interested in learning more.

The Center Mash Up was to kick off the excitement of introducing the Opportunity Site to the Hmong Community. Lilly Vue, our youth intern, shared her experience that cold, fall evening, talking to local folks about the Opportunity Site. Lilly remembers that day like it was yesterday. It was an amazing turnout. Many students and their families arrived even though it was extremely cold. Lilly was nervous, but the more she spoke about the Opportunity Site, the more excited she became. Although the evening was cold, Lilly felt warm talking to folks. The amazed expression on people's faces when Lilly mentioned the Opportunity Site was rewarding. Lilly recalls asking a family who stopped by the booth if they were from Brooklyn Center. The Family replied yes. After explaining the Opportunity Site, the family was extremely shocked and amazed. The family stated, "Wow! We live in Brooklyn Center and haven't even heard about this place. We are excited to see the outcome. Thank you for the information." Lilly felt incredible that day as she educated the Brooklyn Center Hmong community about the Opportunity Site.

The event showcase started with an Opportunity Site excitement over a book release and a hip-hop break dance show performance with out-of-state and local performances all in one. CCX News stopped by to capture the excitement.

Our next stop was the Hmong New Year in Brooklyn Park, hosted by MN Zej Zog and the City of Brooklyn Park. We had a table for attendees to stop by to learn more about the Opportunity Site. Lilly Vue remembers a memorable conversation with a Hmong man. Every time someone came up to Lilly, they asked, "What is the Opportunity Site?" But this man said, "It's wonderful what you guys are doing." Lilly asked him, "Are you from Brooklyn Center? Have you heard about the Opportunity Site?" The man answered yes and then showed Lilly his work badge. He worked for the City of Brooklyn Center. Lilly was amazed and surprised to see someone from the City supporting MNZZ. Lilly felt even more confident seeing how much support MNZZ has.





It was a fun-filled night to remember. In addition to the tabling, the Hmong New Year show lineup featured 279ONLINE students who narrated a skit in the Hmong language, weaving in a Hmong family speaking to Lilly about the OS and later fatality battles from COVID-19 inspired by true stories. Four days after the Hmong New Year, MN Zej Zog hosted a Thanksgiving Bingo afternoon with a chance to engage about the OS. Although it was a smaller turnout compared to the other events, there was time for deeper discussions that were meaningful and fruitful. When asked what is missing from Brooklyn Center that could potentially be included in the OS, participants shared the importance of having great diverse food that is easily accessible instead of driving to St. Paul.



One participant expressed, "It's important we not only have a Hmong village similar to St. Paul but something more diverse to meet the needs of the city." The importance of having senior living spaces that reflect the community also surfaced as a need to prepare for the elders and make them feel at home instead of going all the way to St. Paul for the senior day programs. Donations of gift prizes were made possible by private donations.



Finally, we invited residents to a community OS event on December 8 at the Brooklyn Center Community Center. One local business entrepreneur learned how that could impact her business and the potential to grow her business with the new OS development. Unfortunately, we were not able to host our last community event due to multiple postponements and cancellations at the last minute.



In response to the need of the Hmong community to get information about the OS in various formats, we worked with the developers in collaboration with 3HmongTV to carry out a segment about the OS so the Hmong community can learn more about it. Hmong elders are more engaged via YouTube, so this platform also works for them.

An article will be published in the Sahan Journal about MN Zej Zog's experience, along with other perspectives on the OS by Katelyn Vang, a journalism student at the University of Minnesota. Look for it in the near future.

Social Media Outreach

Though the goal was to reach 50,000 in a targeted audience through our social media outreach, we have reached about 15,000 people. Note that this was during the height of the Facebook ad interruption. We struggled with figuring out why some ads were not posted or did not reach as many audiences.

Business Interviews

With the busyness of the fall, we found it hard to conduct focus groups with local Asian businesses. Instead, we strategized to do what will work for the community. Our first set of businesses was local farmers. On a brisk Saturday morning, our team headed to the Saturday farmers' market to speak to vendors, many of whom are elders who farm for their mental health and live locally in Brooklyn Center. Some come from as far as St. Paul to do business. Some of the vendors have been there since the opening of the market, while others are newer there.

When asked by more than a dozen Hmong farmers to see if they have heard of the Opportunity Site, the farmers said it was all new to them. While some were excited about the Opportunity Site and what potential it could mean for business opportunities, others were more concerned about the financial impact on their businesses. One farmer shared how he and many others left the Minneapolis Farmers' Market because of multiple costs associated with parking, space fees, bathrooms, and so on. It wasn't feasible anymore, so he came to do business at the Sun Foods Farmers' Market instead. If the OS has a farmers' market space, the fees must be low so the farmers can make ends meet. In addition, bathrooms are a must. Furthermore, an all-season farmers' market is a must to provide fresh farm produce to local residents.

We spoke to a dozen local Asian businesses in Brooklyn Center. A vast majority of the business owners were interested in what OS could bring to their business and wondered if existing businesses would get the first chance at new opportunities that come from the new developments. They felt that OS could drive more business for them, which would, in turn, increase revenue and possibly bring new brick-and-mortar opportunities as well. As exciting as that may sound to business owners, the price point was also a major concern. They felt the new development would mean automatic increases in taxes, along with increased cost of goods. Nonetheless, businesses felt the new development is an exciting opportunity and is greatly needed since the City currently feels run down.

Observations/Closing Comments

Participating in the OS community engagement was a rewarding project that MN Zej Zog is proud to be part of. Engaging with community members through grassroots efforts such as door-knocking required a lot of planning and boots-to-the-ground work. The direct contact with local residents was both refreshing and very eye-opening, particularly in how residents truly feel about living in Brooklyn Center and their desires to see the City evolve so they can continue to remain residents of Brooklyn Center. Residents are vested in this City and are eager to see the City grow.

MN Zej Zog is honored to have been selected as a partner with the City of Brooklyn Center to serve and engage the Hmong community about the upcoming changes and new developments. We felt that the City's willingness, desire, and commitment to connect with community members shows their good faith in truly creating something that represents the voices of the different and unique residents of Brooklyn Center. We believe the efforts put into this initiative by the City as well as other local agencies will make the Opportunity Site a success if plans are followed through on as promised.

Attendance at events:

- MN Zeg Zog
    1. Mash Up with OS: 310 people
    2. Hmong BINGO with OS: 8 people
    3. Dec Parent Meeting at New Millennium Academy Hmong Charter School was canceled twice (in Nov and Dec)
- Other Community Events
    1. Arts in Autumn: 35 people
    2. Hmong New Year: 250 people
    3. OS Meeting in BP: 3 people

MIND

Focus Group

Focus group discussions and community engagement were adopted for the gathering of data collection. First, two focus groups were held virtually. For each one there was a PowerPoint presentation detailing what the Brooklyn Center Opportunity Site is all about and what the participants were expected to do. After each presentation, participants asked some questions and made some comments, ranging from what the Opportunity Site is all about to how affordable the housing project will be to concerns about the fate of small businesses. A link to the online questionnaire was posted, requesting participants to click, respond to the items to the best of their ability and knowledge, and summit. Eleven and seven people, respectively, participated in the first and second focus group discussion activities. Eight participants completed and submitted their questionnaires.

Due to the low turnout in the focus group discussion events, we decided to focus on community engagement events. Fortunately, the Brooklyn Center community had a Halloween celebration event at the time of this study. As a result, we subscribed to a stand during this event. With a synopsis of the Opportunity Site and a flyer with QR code, we made a series of "curbside" presentations to small groups and individuals as they visited our stand or as we intercepted them at the main event registration tables. After the short presentations, participants were advised to scan the code, follow the link, complete it, and submit the survey. With evidence of submission displayed on the participants' phone screen, they were instantly rewarded with a gift card. There were two of these events—on Halloween and Black Friday.

Survey Responses

A total of 101 participants completed and submitted the questionnaire. Among the respondents, 75.1% stated that they live in Brooklyn Center compared to 26.9% who said they do not live in the City. On the other hand, 79.6% said they do not have a business in the City compared to 20.4% who said otherwise. Also, 63.4% were black or African American, 23.8% were white, 8.9% were Asian, 3% were American Indian or Alaskan, and 1% indicated six other categories.

In responding to items relating to the residential needs of the community, 35 (34.7%), 42 (42.6%), and 24 (23.8%) indicated that their household size is between 1–2, 3–4, and 5and above, respectively. Also, 37 (36.6%), 60 (59.4%), and 4 (4%) further indicated that the number of bedrooms that will meet their needs are 1–2 bedroom, 3–5 bedrooms, and 5 and above, respectively. An overwhelming majority, 83, (82.2%), stated that it is important that every member of their household has his or her own bedroom. Among the respondents, 48.5% agreed that the present cost of housing in Brooklyn Center is affordable as opposed to 30.7% who disagreed and 20.8% who were undecided. In contrast, 59.4% agreed that the housing cost in the City was expensive, while 22.8% disagreed, and 20.8% had no opinion on that.

For the issue relating to the economic developmental needs of the community, among other things, 50 (49.5%) said there is enough places to shop for everyday needs, while 30 (29.7%) said there is hardly enough, and 21 (20.8%) said there is not enough places to shop for everyday needs. On how the Opportunity Site can support local businesses, 52 (51.5%), 46 (45.5%), and 39 (38.6%) said the City can support small businesses by creating small business opportunities, providing small business soft loans, and providing affordable stalls, respectively. Also, the overwhelming majority, 84 (83.2%) prefer childcare facilities to be located in their neighborhood.

On parks and open space needs, 76 (75.2%), 23 (22.8%), and 6 (5.9%) said it is very important, important, and not important, respectively, to have parks in their neighborhood. The overwhelming majority agreed that is important to have a space for their pets as well as community gardens.

On community benefit, 92 (91.1%) of the respondents considered it very important or important to establish a unique cultural identity. Similarly, 97 (96%) of the respondents consider it very important or important to have ethnic businesses in the City. The same number, 97 (96%), of respondents had the same opinion about having a cultural center in Brooklyn Center. Finally, the overwhelming majority of the respondents agreed that there is enough transportation in the City and also agree that it is very important or important to residents of the City.

Minnesota Africans United

The work we did for the project started with a WhatsApp group. We created it for individuals, families, and businesses of African immigrants who live in Brooklyn Center. We uploaded updates about meetings and activities, and collected opinions and feedback on the project. It was also through this group that we sent out surveys. We used this group as a way to engage others to join the Opportunity Site Project.

Focus Groups

On October 18, our subcontractors Off the Blue Couch and Peace Global Health Foundation hosted a Facebook Live event for all who live, work, worship, and play in Brooklyn Center to discuss the Opportunity Site. There were 24 attendees, and the feedback we received was that African businesses in Brooklyn Center deserve an opportunity to prosper, and the site is that opportunity.
https://www.facebook.com/111109707258226/videos/466851021706200/

On October 26, our subcontractor Ignite Business Investment Groups hosted a Zoom virtual information session to discuss the site. The session was informational based on how the project may support small business owners. We discussed how our community could help fulfill the City's mission to address everyone's needs. The group meeting was so large (25 attendees) and the time so limited that not everyone had a chance to speak. Those who were able to speak gave feedback on supporting financial literacy and planning, as well as home ownership opportunities that this project may be able to offer. Moving forward, Ignite Business Investment Groups will work with ACER (African Career, Education, and Resources) to develop a survey for all attendees.

On October 27, our subcontractor Triumph Graphics hosted an in-person event at the Brooklyn Center Community Center. This event focused on entrepreneurs, small business owners, residents of the city, and children—all who love or are connected to the arts. There were four attendees at our October event. We discussed opportunities for arts at the site. Feedback we received is that the City should build an area where people of all ages can engage in different forms of art at a reasonable cost. The pictures and images represented at the site should be diverse and include African immigrants. Art is an important component in the lives of African immigrants, so ways to partner with the community are welcomed. We also discussed a co-area for entrepreneurs and artists to work together for economic development. From this event, we realized that hosting in-person events is still challenging for our community due to COVID-19 and safety measures. However, we will create a survey to send to those who did not show up and provide more information about the new site.

On November 6, our subcontractor, a Brooklyn Center community member, hosted a virtual Zoom information session to discuss the site. Eleven business members joined the group and discussed how financial literacy and cash flow can help businesses grow through the use of the incubator. We also discussed that the incubator should provide opportunities to teach and train those who do not have financial literacy and are struggling with their finances.

This messaging is important for city members and should not be focused only on businesspeople but rather on the whole community so everyone can benefit. African community members could provide cultural insurance by putting their own shares in people's businesses, which will take African immigrants to come to this space. We also discussed how people can grow their assets without running a business; therefore, this space should be open for all. We learned that a challenge for community members is that grandparents are not great at being involved in the community, but this space may allow generations to come together. Another challenge is that we should try to refrain from hosting events on the weekends because these are holy days for various African cultures. One of our guests was from KJTV and shared that we can use KJTV to promote this project so other residents of Brooklyn Center can voice their opinions on this project. It was also brought up that the development site can be used as a place to heal and improve mental health for our community. Also, large and small spaces for the building were recommended so a variety of organizations and people can utilize the correct space. Attached is the marketing flyer for the event.

On November 11, our subcontractor Peace Global Health Foundation hosted a Facebook Live event for all who live, work, worship, and play in Brooklyn Center to discuss the Opportunity Site. There were XXX attendees. (attach Facebook link).

On November 13, our subcontractor Multicultural Kids Network hosted a virtual information session about the Opportunity Site. There were nine attendees, and the feedback we heard was that kids should have a place they call home that teaches them their culture.

In December and January, a group of nine African immigrants associated with the Opportunity Site Project took some time to go door-knocking in the community. COVID-19 and Omicron made this difficult as people were hesitant to have in-person conversations, regardless of mask protection. We were still able to connect with more than 100 homes. We did door-knocking in apartment complexes, individual homes, commercial homes, and businesses. During our conversations, we discussed the Opportunity Site and asked for feedback. We also hung flyers around our community and on doors of apartment complexes and businesses to share information about the project.

The feedback we received from attendees and the number of attendees were mostly outlined in the description of each event above. Additional feedback we received from door-knocking was that there were several refugees who are hopeful that there will be healing through the arts represented in the Opportunity Site. This is important to them because of their past trauma and difficult life they lived prior to coming to Brooklyn Center. Responses also included the need of family homes to accommodate larger-sized families (4–6 bedrooms). Health and wellness were big components discussed; families were hoping for a gym and weight room that would be available for all ages, including those with disabilities. Because some of these families are already living in poverty or depressed communities, this Opportunity Site would be a place where they could come to get fulfilled and be safe. Finally, feedback was given that this was the first time in many families' histories in Brooklyn Center that they felt heard and cared about, and that their opinions and interests were valid in the decision-making process. They hope to continue to be involved as the project moves forward.

Minnesota African Coalition

The channels we used to solicit feedback were focus groups, surveys, town hall meetings, door-knocking, and social media. At the beginning of the project, organization leaders and contractors gathered together to discuss their individual plans on how to execute the job as contained in the contract. Our target was community members who would not usually show up at City-organized meetings or events. Our drive was to give every resident of the City a chance for their voice to be heard. Our strategy was to target church services, church events, and other activities to locate those who are associated with the City of Brooklyn Center and engage them.

Getting members familiarized with the Brooklyn Center Opportunity Site Project was important in order to get direct feedback from the community about what they want to see developed in the project. That also helped us connect better with more community members.

Door-knocking provided us the opportunity to physically go out into the Brooklyn Center community and speak directly to residents. People were encouraged to attend town hall meetings to gain more insight and actively participate in the development project. Door-knocking essentially served the same purpose as town hall meetings except it was a one-on-one experience that was personal and enriching.

We created and posted social media flyers regarding the Brooklyn Center Opportunity Site via MAC's Facebook, community WhatsApp pages, MAC's website, and Community Instagram platforms. The Opportunity Site Explainer Video ad ran on Facebook, WhatsApp, Instagram, MAC's website, Paadio website, and community social media platforms.

We engaged the residents of Brooklyn Center through:

- Door-knocking
- Focus group meetings (in person and virtual)
- Town hall meeting (in person and virtual)
- Online survey
- Social media

We understand that other organizations contracted for the same projects are doing some of the same things we are doing, so we decided to engage and ask different questions that will provide more value to the overall engagement efforts. The Opportunity Site resulted from tax incentives provided to investors who will invest their capital gains and hold them for more than 10 years without paying taxes on them to the IRS. The Brooklyn Center Opportunity Zone qualifies as one of the economically distressed communities designed to attract new investments, which, under certain conditions, receive this preferential tax treatment. On this premise, we focused on how low-income residents can directly and indirectly benefit from investments in the Opportunity Site.

Door-Knocking

We knocked on the doors of 1,205 residents and shared information about the Opportunity Site and specifically the Pilot Project. For those who were willing, we asked their feedback and encouraged them to attend our town hall meetings. We also encouraged them to attend City Council meetings and engage with the City's actions and policies, which will enhance citizen education, enlightenment, and participation.

We printed photo-quality flyers with a QR code for them to keep and scan anytime to:

- Participate in the Opportunity Site survey
- Get updates on Opportunity Site engagement



Outcomes from Door-Knocking

- A greater number of those who live in apartments indicated interest in buying from the Opportunity Site, and others generally indicated interest to rent from the development.
- The general consensus from renters show that rents are increasing beyond their incomes based on their responses to the questions we asked them.
- In some neighborhoods, a good number of those we visited have not heard about the Opportunity Site development plan. It gave us the opportunity to get to the basics of the Opportunity Site and the value it will bring to the City and residents alike.
- They were enthusiastic about the Opportunity Site, and a good number of them indicated they would participate in town hall meetings.
- They were excited to hear that the Opportunity Site would provide affordable apartments.
- They were concerned about whether low-income families will be given first priority to apply for affordable apartments.
- They were concerned about having access to the business incubator center since they may need financial and other resources to start a business or scale.

Focus Groups



We conducted six focus group meetings. Four were in person, and two were virtual.
Almost half of them had not heard about the Opportunity Site development plan.

We focused on their understanding of the Opportunity Site and how they can be involved from the planning stage to occupancy, emphasizing the short, mid, and long terms of the project.

We asked participants what change they want to see in their community. We wanted to make sure these groups' voices are heard since they make up a substantial part of the City's population. Participants wanted to see rent-to-own opportunities and access to different spaces and resources in their community rather than having to commute to other cities for their needs. People wanted communal spaces for kids and families such as parks, community centers, daycares, small businesses, education, and affordable housing, which were just some of their interests in the Opportunity Site development.

Meeting Outcome

- For those who are not familiar with the Opportunity Site planning, there is a need for ongoing education and discussions to bring them up to date with the Site planning and development.
- Generally, there was enthusiasm from attendees about learning which ways residents and community members could actively and directly participate in contributing to the Opportunity Site development.
- There was a strong desire to have a piece of ownership of some kind in the Opportunity Site development:

    1. They were concerned that a lot of immigrants and BIPOC community members may not have the resources to pursue the kind of ownership the Opportunity Site provides.
    2. There were suggestions of better career opportunities and strong support for small businesses so they can develop the resources needed for property ownership.
    3. There is a strong need to educate the residents on property ownership and resources available for them to prepare ahead of time.



- There was a desire among attendees to continue widespread awareness about the Opportunity Site development, as well as increasing community participation in the early stages of development. Some of them called themselves Opportunity Site Ambassadors.
- Some participants shared the lack of black contractors and handymen in Brooklyn Center who could provide their services in developing the Opportunity Site and voiced the urgency to train those who are willing to fill in the gaps.

Town Hall Meetings



The goal of the town hall meeting was to share information on the Opportunity Site development and the current pilot development. We conducted three town hall meetings in person with a total of 108 attendees. We conducted a virtual meeting with a 1,600-person reach. The attendees were highly engaged and interactive and asked a lot of questions.

Some of the themes we discussed include:

- **Home ownership or renting in the Opportunity Site – which do you prefer?**

  For those who live in apartments, they have a strong desire to buy houses in the new development, although some of them asked if there would be support for them as houses are becoming less affordable.

- **What does having a community gathering space mean to you?**

  There is great enthusiasm for the community event center. Some wanted to know if they could bring in their own food and even alcohol. There was a lot of excitement and energy around the event center.

- **How can the Opportunity Site support local businesses?**

  There is strong support from attendees for local businesses, and many of them advocated for equity to support BIPOC businesses to grow in the incubator space in order to start reducing the wealth gaps.

A highlight in one of the meetings was three men who said they are real estate investors and asked questions about how they can directly invest in the Opportunity Site. We referred them to EDA and the council for direct conversation on investing in Opportunity Site development or City properties.

- There was a wide concern among attendees about understanding how Brooklyn Center residents will be directly affected and/or benefit from the Opportunity Site development.
    1. Participants were skeptical that the sentiments of immigrant and BIPOC members of the community would be considered.
    2. Participants were concerned about how immigrant and BIPOC members of the City would be impacted by this huge development that will redefine Brooklyn Center.
- Attendees asked about elaborate plans that would ensure that a safe, comfortable, and friendly environment would be established for the community and its residents.
- Some of the questions were:
    1. How will the City continue to engage the residents when this current engagement ends?
    2. For self-driven individuals, how and where do they plug in to actively participate in the development of the Site?
    3. What is in it for me?

Social Media Report

We created and posted social media flyers regarding the Brooklyn Center Opportunity Site via MAC's Facebook, Community WhatsApp pages, MAC and Community Instagram platforms.

The Opportunity Site Explainer Video ad ran on Facebook, WhatsApp, Instagram, MAC's website, Paadio website, and community social media platforms. We reached 70,000+ for the duration of the engagement from Facebook ads targeting Brooklyn Center and the surrounding communities.

We created two variations of explainer videos that aired on MAC's website and partner's website for the duration of the engagement and throughout the engagement period. The video has a voice-over by African immigrant youths and young adults highlighting the importance of the Opportunity Site for the multiple generations of the African immigrant community in Brooklyn Center and surrounding communities. The explainer is also inviting the African immigrant population to participate in the decision-making process of the Brooklyn Center Opportunity Site.

We also did a Facebook Live broadcast with a panel discussing the benefits of the Brooklyn Center Opportunity Site. The broadcast will feature members of the African immigrant communities who educated the rest of the communities on the benefits of the Opportunity Site. Facebook Live broadcasts were featured on several partners' social media pages. It reached 1,600 on the MAC Facebook page.
We updated our partners' websites with the explainer videos, which will keep running even after the engagement contract has ended.

Opportunity Site Video Link

LIBA

Focus Group

LIBA conducted four focus group meetings with the intent to share, distribute, and gather information and feedback. Three of those meetings were held at the Brooklyn Center Community Center at 6301 Shingle Creek Parkway on November 3, 10, and 17, 2021, and the fourth was held at the LIBA office at 6248 Lakeland Avenue North in Brooklyn Park at its general meeting on November 18, 2021.

LIBA used three approaches to gather information and feedback from small and micro businesses. The strategy employed included town hall style meetings, door-knocking, and one-on-one technical assistance and education on the impact the project will have on small and micro businesses, especially for the immigrant community.

Surveys are not the best way to gather information from the African immigrant community. Notwithstanding, some members of the community did participate. There is still a lot of work to be done to educate and share information about the project.

LIBA conducted four focus group meetings to inform, share, and gather information from business owners. Presenters at the meetings included Alatus, Project for Pride in Living (PPL), and Resurrecting Faith World Ministries. The City of Brooklyn Park staff was there to answer questions. Many of the questions and concerns included:

- What is the Opportunity Site Project?
- What are the benefits this project brings to small and micro businesses?
- How was selection conducted in bringing the parties to the table?
- How was the initial survey conducted, and how was it conducted around small and micro businesses?
- How much is the project going to cost?
- Who is paying for the project?
- Will the retail and business areas be affordable?
- Would businesses be able to own commercial space in the Opportunity Site?
- Will the structure of residential be inclusive of retail spaces?
- How many spaces will be created for small and micro businesses?
- How will the selection be made as to who qualifies to be in that space?
- Will funds be provided to businesses to prepare them to acquire these spaces?
- Will the developers contract with minority businesses in the project?
- Is the City putting money into this project?

- How much does the project cost?
- Is the City going to manage the property or outsource the management of the property?

Technical Assistance Activities

The businesses listed below were provided technical assistance in micro loans and were informed about the Opportunity Site. They were provided all the necessary information.

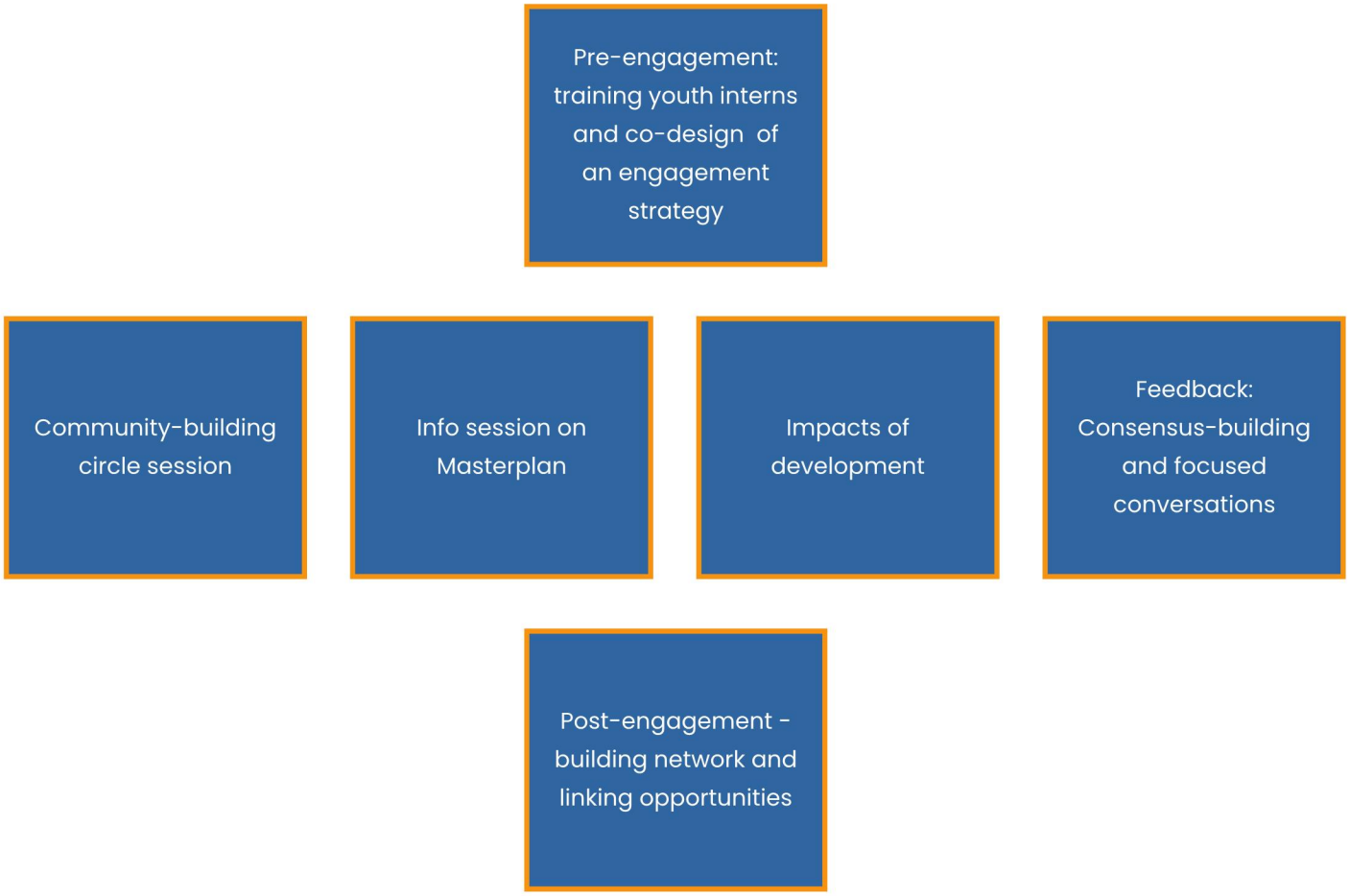
#	BUSINESS NAME	BUSINESS ADDRESS	BUSINESS TYPE
1	IFRI, LLC	5615 Brooklyn Blvd. #200, Brooklyn Center, MN 5542	S-Corp
2	More of Liberia, LLC	3300 County Rd 10 #201 Brooklyn Center, MN 55429	Sole Proprietorship
3	House Royals D'Afrique Boutique	5901 Brooklyn Blvd. # 1146, Brooklyn Center, MN 55430	Sole Proprietorship
4	Moneyline Group Corp.	5901 Brooklyn Blvd. # 207, Brooklyn Center, MN 55430	C-Corp
5	Cavalla Travel & Tour	5701 Shingle Creek Parkway #325 Brooklyn Center, MN 55428	Limited Liability Company
6	Vee Event Décor	1400 57th Ave. N. Brooklyn Center, MN 55430	Sole Proprietorship
7	Taye Service Corporation	5901 Brooklyn Blvd. # 207, Brooklyn Center, MN 55430	C-Corp
8	Car World, LLC	6500 Brooklyn Blvd. #207, Brooklyn Center, MN 55429	S-Corp
9	SA & Associates, LLC	3300 County Rd 10 Ste. 512i Brooklyn Center, MN 55429	S-Corp
10	Nissi Investment Group	5901 Brooklyn Blvd. #114B Brooklyn Center, MN 55429	Sole Proprietorship
11	Nuda Distributors LLC	3300 County Rd 10 STE. 500 I, Brooklyn Center	Limited Liability Company
12	0127739	98-10 577A	12/28/2001
13	0205067	00-01 704	5/24/2002
14	0206057	98-17 217	6/10/2002
15	0218110	99-23 094	12/16/2002
16	0308538	94-22 139	5/6/2003

#	DESCRIPTION OF ACTIVITIES	# OF PARTICIPANTS
1	1st Focus Group Meeting	15 Participants
2	2nd Focus Group Meeting	18 Participants
3	3rd Focus Group Meeting	20 Participants
	LIBA Monthly Business Meeting	19 Participants
4	3 Flyers Developed	750 Flyers distributed
5	WhatsApp Information Distribution	250 Contacts 10 times distributed
6	Constant Contact Information Sharing	1,000 Contacts 3 times distributed
7	LIBA Newsletter Electronic	1,000 Contacts
8	LIBA Newsletter Hard Copy	500 Contacts
9	LIBA Internal Email Distribution	250 Distributed 3 times
10	Door-Knocking to Businesses	Over 100

Brooklyn Bridge Youth Alliance

From our history of engagement and partnership with community, we have learned that the best work comes in partnership with those that we are engaging with. To this effort, we hired four youth interns from the community to help in designing our outreach and engagement plan as well as the delivery of information based on their experience on understanding and learning about the proposed Brooklyn Center Downtown Masterplan.

Interns studied the proposed masterplan and created a collaborative presentation to report back how they understood the plan and would explain it to others. Then we prepared a curriculum of learning on the historical impacts that development has had on Black and Brown communities in MN and the greater United States. This included learnings on gentrification and displacement and the strength of community engagement to bring about renewal, healing, and progress. From that, we designed an iterative engagement model that was about being able to deliver information to youth and learning from them while simultaneously building relationships with cohorts of students that were recruited at Brooklyn Center Highschool and Brooklyn Center Early College Academy. Ultimately, we wanted youth to be able to provide feedback on the proposed Masterplan while also understanding their values as it relates to their community at present and in the future.



Engagement model for Brooklyn Center Community Development Youth Engagement

The interns were also trained in a facilitation method called Youth-as-Facilitative-Leaders Training (YFL) that teaches on how to facilitate focused conversations and large group consensus-building. This training was given with the anticipation of having them assist in facilitating engagement sessions with youth in the schools, but due to numerous challenges that resulted in conflicting schedules, school workload, and other activities, this was not possible. To finish off their internship at the BBAY, they helped initiate recruitment for the first cohort of students.

Overall, recruitment and outreach involved extensive partnership from Brooklyn Center Community Schools (BCCS). Brooklyn Center Highschool allowed our Youth Engagement Specialist to regularly teach an extra-curricular class to the first cohort of students. From there, we were also able to recruit students during after-school programming to form a second and third cohort of mostly ninth graders to participate in virtual sessions. A fourth cohort was formed with the aid of Brooklyn Center Early College Academy (ECA), which is the alternative-learning center for BCCS. We were able to do hybrid sessions for the fourth cohort allowing for in-person and virtual engagement. Cohorts 1 and 4 underwent a consensus-building workshop, while cohorts 2 and 3 shared their feedback through a facilitated focused conversation. In total fifty-three students across four cohorts were recruited across different modes and mediums. Each cohort experienced the aforementioned engagement model split up into a multitude of sessions based on the amount of time we had available with each group. For example, the first cohort that was taught during class was only available on Tuesdays and Thursdays for one hour each day.

We were committed to meeting with them at least one of those days each week from October – December. Because we knew we had more time with this cohort, we were intentional with spreading out the material. For other cohorts, these students were recruited and voluntarily participated rather than being enrolled in a class. This meant that we had less time with them, and we needed to be concise and intentional with the sessions we had. We did not want to start a cohort with the intention of having youth undergo a multiple-week long curriculum only to see students unable to attend each consecutive week. Instead, we had fewer overall sessions that were longer in length to capture the attention of students while also allowing us to continue to build relationships and learn what we needed to learn.

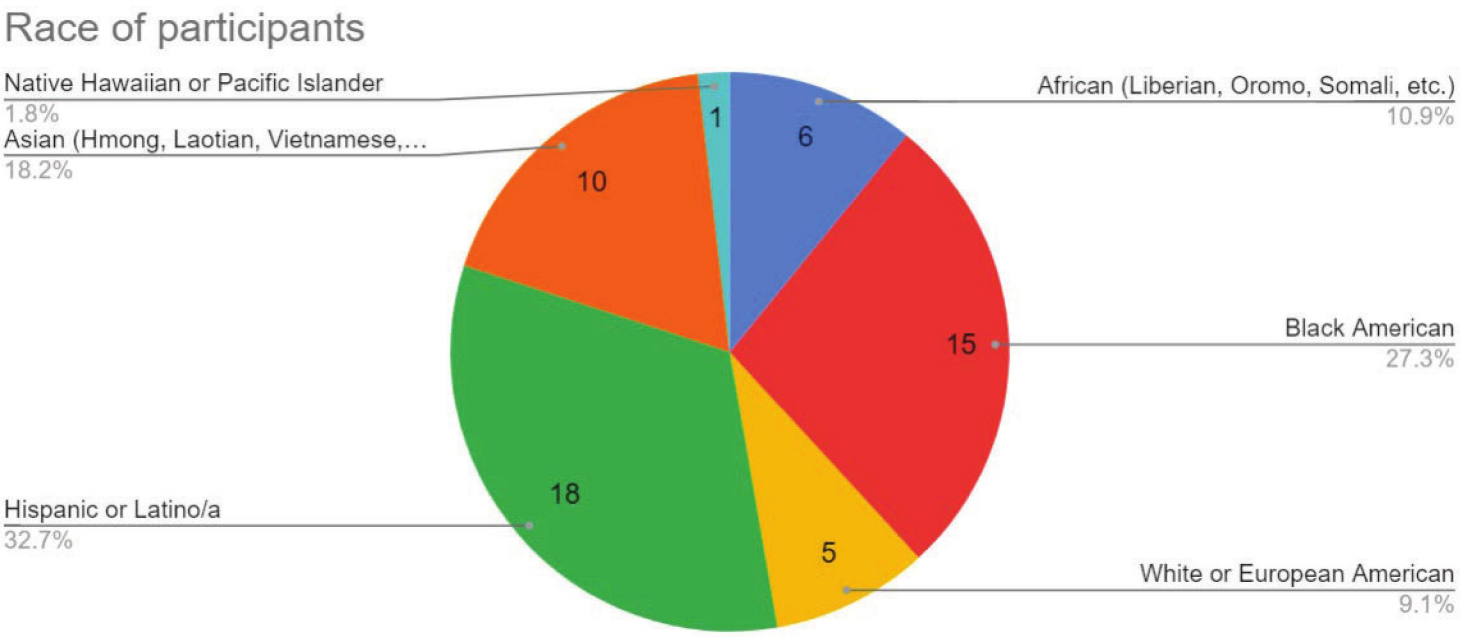
Overall, the process for outreach relational in nature. It was important to us that we went directly to where we knew students were. As we recruited, we focused on learning about who each individual student was and for them to get a glimpse of who we were so that when they entered the larger shared spaces, they would be able to make meaningful connections to us as facilitators and the content that we wanted to share. This was key to the success in engagement.

For the engagement model listed above, much of the level-setting and community-building happened during the loose community-circles where we were able to build relationships with the young people in the space and learn about how they viewed their community and their city. From that, students were given a high-level presentation on the proposed Brooklyn Center Downtown Masterplan and an overview of the first phase of development. We also taught students about gentrification, displacement, and the impacts of development so they could fairly participate in providing feedback. The finale of each cohort session was gathering feedback either through building consensus or having focused conversations on the overall information using the YFL method. To present the findings, we consolidated common themes from the feedback gathered across four different cohorts.

Community Involved

Fifty-three students from Brooklyn Center Community School District were engaged. Below are the demographic data.

Brooklyn Center High School		Brooklyn Center Early College Academy	
31		22	
9th Grade	10th Grade	11th Grade	12th Grade
18	6	9	20
Male		Female	
22		31	
Live in Brooklyn Center		Live outside of Brooklyn Center	
36		17	



This is a representative visualization of race across all cohorts. The total number listed in the above pie chart exceeds the total number of participants because some youth identified as mixed race.

Youth Feedback

In total, thirteen engagement sessions were conducted across four different cohorts with fifty-three students. Below is the consolidated feedback from building consensus with groups and facilitating focused conversations as well as some feedback youth provided during the initial community-building sessions on their overall feelings towards living in Brooklyn Center. Note that consensus building workshops are designed to intentionally capture all voices, thoughts, and opinions. While some findings may appear contradictory, they represent a variety of youth and their current realities and future aspirations.

Student Relationship to the City

We began the session with building community, which involves understanding how youth felt in relation to themselves and their city. This was done to level-set with each cohort while simultaneously building a relationship with them. Each group was asked these questions during their community-building circle session and encouraged to have free-flowing conversations. Below are some specific quotes from youth who contributed responses that seemed shared amongst members of their cohorts.

1. What does it feel like to be seen or heard?
    - "It makes you feel like you're something and not nothing."
    - "It's sometimes scary but when you're seen or heard, it feels validating."
    - "It feels like you actually matter to people and your opinions matter."
    - "Being seen or heard is one thing, but accountability matters."

2. What do you like about your city?
    - "I like the diversity of different people in Brooklyn Center."
    - "I like that I see people take action when change is needed."
    - "I really like the community and the people in Brooklyn Center. It feels like a tight-knit community."
    - "When one of us succeeds, it feels like we all succeed."
    - "This school (referring to the BC Early College Academy) is a great impression for what Brooklyn Center is all about. It feels like one close community."

3. What do you not like or want to see changed?
    - "I want to see people and things – like live music – happen in the streets."
    - "I don't like the crime. How do we invest in community to reduce crime rates?"
    - "Roads are crappy"
    - "There are a lot of empty spaces and lots"
    - "Everything is so far from where we want to be (when asked to clarify, they mentioned stores, entertainment, movies, sports)."

- "No spaces or activities to hang-out with friends or family"
- "We are always pit as the underdog in comparison to other youth in other cities."

4. Do you see Brooklyn Center as a place you want to stay in or have a career?
    - "Yes, I can see myself living here as an adult, but I don't see myself having a career here. It's never been shown to us how we can do that."
    - "Yes, my family is here and I would want to stay close to them."
    - "No, I am leaving Brooklyn Center as soon as I can."
    - "I don't have any attachment to this city so I don't see myself staying here as an adult."

5. What would make you stay in this city to feel like you belong?
    - "More activities for youth and families."
    - "Recreational and community center to play sports and do other activities."
    - "Natural green spaces to study and be at peace."
    - "More stuff to do inside even during winter."
    - "Cultural exhibitions of the diversity in the city."
    - "Festivals, live-music, community get-togethers"
    - "Help students get good jobs."
    - "Student-life is dominated by schools. If teachers and schools don't make personal connections or promote positive environments to their students, this will reflect on how students view their community."

Overall Strengths of Proposed Downtown Masterplan

Consensus-building and focused-conversations feedback was gathered between what youth felt were strengths of the plan and what they feel like was missing/what they want to see added.

1. **Community-centered approached designed to bring people and families together.**

By far the aspect of the masterplan that was identified as a strength most frequently was the community-centered design that was illustrated in the document. One phrase that often came up was that this, "will bring community together." Youth believe this will encourage community-members to engage with each other and build relationships in ways that were not available before and especially now during the ongoing COVID-19 Pandemic. We were fully transparent on the City's decision to involve community partners to engage with Brooklyn Center residents as an extension to this plan. As reflected in some of the individual answers, youth were appreciative that they were being involved as community members in helping inform direction of development.

2. **Walkable and bikeable area with activities replace space that currently has no use.**

Youth took notice at the intention to create larger physical spaces for people to be able get from one place to another. They specifically cited and mentioned larger sidewalks, crosswalks, bike lanes and trails, and hubs of transportation for people to be able to access the proposed Downtown area. An attraction to them was the potential of having a circulator constantly running through the downtown area. Alongside that, students identified that this central area could boost the value of surrounding areas that include their schools. Youth in Brooklyn Center are not ignorant of the large empty lots that occupy much of the spaces in their city and think that this downtown area will make their city look better while adding some much-needed services and entertainment.

3. **Emphasis on small-business development for economic growth of local business owners with the potential for job creation for youth and adults.**

Youth identified the incubation and development of small businesses as a strength. They see this as an opportunity for teens and young adults to get easier access to jobs with many of them excited at the possibility of being future entrepreneurs.

4. **Centralized services makes it more accessible for folks with transportation barriers and reduces financial burden attached with commuting.**

Many youth that were engaged do not have a car or a license. They also recognize that Brooklyn Center has less than surrounding cities, and when they want to do something, they need to go outside the city. Youth mentioned that the added Downtown area would allow them to stay in the city if they needed certain services or wanted to hang out, and with the added transportation options, it will be easier for them to get there. One student mentioned that this will save their parents money on gas because they will no longer have to go out of the city to go to the store or see a movie.

5. **Expanded housing for affordable living.**

Many youth appreciated the intentionality of the masterplan in recognizing the diverse family units and households that exists in Brooklyn Center. They liked that 30% of new housing will be allocated as affordable for any prospective family or individual.

6. **Green spaces and added parks for youth and families to enjoy.**

Youth were impressed and fascinated by the potential expansion of green spaces and recreational activities that would be available to them should the developers and City go forward with what has been proposed. Youth liked the idea of being able to kayak and swim outside locally. Alongside the added park benefits were the potential for winter activities for residents during the winter season. These potential features interested youth who owned pets.

Other strengths that were listed individually include the stormwater draining system, more accessibility for pet owners.

"What is missing?" from the proposed Downtown Masterplan

We recognize that some of the feedback from youth listed below may already be represented in the Downtown Masterplan but may not have been clear or may be work in other city departments. This feedback suggests that these items should be included in master plans and will ultimately impact the success of the development.

1. **An intentional plan focused on the public safety of residents and their well-being.**

In an age of social media, youth are fully aware of the instances of police brutality that have happened within the Twin Cities and in their City of Brooklyn Center. They want to feel seen and safe, not criminalized. They want community to be engaged in the public safety discussions. For some cohorts, we asked them, "what is the single-most important thing you would want the city and developers to consider when implementing this masterplan?" and many of them pointed to having a safer city so they could go outside and hang out with friends. Some identified the uncertain feelings of safety during the protests following the police killing of Daunte Wright in April 2021.

2. **Essential businesses and spaces related to health, basic needs, and other specialized services for people from all backgrounds.**

Alongside this notion of public safety is the well-being of community as a whole. They want to see clinics that focus on teen health and wellbeing. Youth specifically cited the Teen Annex Clinic as an example. Other spaces they would like to see are spaces for youth who are part of the LGBTQIA community where youth and individuals can go for support or additional resources. Youth also specifically point at the population of people who are homeless. They would like to see a shelter here in Brooklyn Center or some added supports that address root issues to the problem of homelessness.

3. **Strong efforts by the city to prevent gentrification and displacement of current residents.**

Many youth that we engaged with were not familiar with the terms, "displacement," or "gentrification," but were familiar with the impacts that Top Golf had on surrounding areas. Some youths were residents at Melrose Gates Apartments and saw rent prices increase when the adjacent Top Golf came into town. While most youth saw the intentional allotment of 30% of all housing to be affordable as a strength to the masterplan, some were also concerned with the use of area median income to exaggerate the real affordability for current Brooklyn Center residents. Youth want to see clear effort and communication by the city that shows that current residents will still have a place in Brooklyn Center when development happens near their neighborhoods.

4. **Affordable recreation, entertainment, and public art.**

Youth love sports and art. They want to see a community and recreation center where they can play basketball, volleyball, and other activities. This is something that isn't always available to them when the winter season comes. Alongside that, youth want to see art and they want to have access to more activities that allow them to explore their creative side. Youth would also like to see color in the streets. This may mean more public art installations that may include murals and wall-paintings. They want live music and other recreational options that are not just limited to shopping and restaurants.

5. **Environmentally friendly plan that focuses on clean building, clean streets, and clean water.**

Youth were receptive to the added infrastructure for intentional stormwater draining, but they want to see the city development also incorporate sustainable building practices when it comes to construction. They want added efforts to prevent littering from residents, and they especially want to see efforts to clean current water sources in Brooklyn Center such as Shingle Creek, especially if the proposed aquatic activities such as swimming and kayaking are to be implemented in the city development.

6. **Development that leads to improved community education.**

Youth are aware of the differences in academic experiences that they have in comparison to their peers in other cities. They hope that this new development will change that. They want to see their school district be engaged more in the direction of development. They hope that this leads to improved community education via more school funding to allow for more opportunities for young people.

Other Concerns include wondering how this will be paid for? How will this impact the physical location of our school?



CHALLENGES

MN ZEG ZOG

There were several challenges we faced in order to meet this objective. We realized that contacting 50,000 people is more than the population of Brooklyn Center. It also meant that in order to contact 50,000 people, we are targeting everyone who is not Hmong as well. As a result, we targeted our ads to reach the Hmong population in Brooklyn Center. Additionally, the lack of personnel, COVID-19 restrictions, and the cold weather played a factor in reaching our target audience. We believe that given additional resources and time, we could have made a bigger impact.

MIND

Like any other project, the organization faces some challenges in engaging the community in the survey and questionnaire. These can be categorized as follows: time, language barrier, how members and the participants should be adequately compensated, location where target population can be connected, and operational factors such as how many people can be mobilized to be part of the project and how members would be trained to approach the participants.

Time is important, and as the saying goes, time is money. The first obstacle is to find the time that would be convenient for many of our members to meet. Regular meetings are required instead of the normal monthly meetings. Since the project has to be completed within a given time, regular meetings are needed for strategic planning, proper discussion, and outstanding results. However, many of our members are working class, and most of them are professionals working different shifts at different locations.

To overcome this challenge, the executive members of the organization decided to meet online once a week prior to involving the general populace, usually in the evenings when most people are home from work. It was at these meetings that most of the decisions were made and the standard sets. An online engagement platform was used. Questionnaires were developed, and flyers were created and posted on various WhatsApp platforms specifying a date and time for the online survey. Members were paid, and every participant received a gift card.

We needed to overcome the language barrier. Apart from English, which is the official language, many of our members speak and understand other languages that are the same or similar to what many of the residents speak. Therefore, it's easy for our members and other participants to engage with the community without having to hire a third party to interpret for some segments of the society who are struggling with the English language. We addressed location and how target populations were connected.

To ensure that every segment of the society is reached, some members of the community were hired—young, old, students, professionals, and parents. Training on how to approach people and politely request them to complete the questionnaire was done, adequate monetary compensation was provided, and every participant was awarded a gift card. Members were encouraged to visit grocery stores, malls, and religious houses, preferably in the evenings and on weekends. These are the places where different people from different backgrounds, beliefs, and genders were engaged. With all the planning and arrangements in place, it was no surprise that the feedback was huge, and the project was very successful.

Minnesota African United

Over the course of the project, we ran into some challenges. The biggest challenge was around COVID-19. When meeting in person, it was important that we all wore masks and socially distanced. This was difficult to have conversations with these barriers. We also wanted to ensure cleanliness, so having hand sanitizer on hand was crucial. Another challenge was that we originally wanted to do door-knocking after each event; however, the weather played a huge factor in this (cold weather, volunteers not having proper outside gear, etc.). A final challenge was that the dates on which we were expecting to do some of our events conflicted with dates our community already had commitments on—whether for school, religion, work, or family. We were able to overcome all of them by pivoting and doing the best we could to meet the project goals and support our community.

Minnesota African Coalition

The biggest challenge was the COVID-19 pandemic that made it difficult for people to meet face to face. Traditionally, African immigrants like face-to-face meetings. The pandemic drastically reduced meetings in person and get-togethers for our constituents. We mitigated this by meeting residents at places such as churches and vaccination centers. We also braced the pandemic by conducting town hall meetings and focus group meetings in person, because not everyone has access to computers for online meetings.

Another issue was hesitancy by some residents who were skeptical that the engagement was a smokescreen and their opinions did not matter. We assured them that the City and the City Council were solidly behind this project. We encouraged them to sign up for updates on the Opportunity Site, reach out to EDA and the council, and attend other meetings the City will be organizing to keep the residents informed on the developments of the Site. It was also very challenging to bring together four organizations to execute a short-term project like this one. It impacted our speed and execution because we kept meeting and communicating to carry everyone along. Although it was difficult, the good side of it was a great opportunity to work together. Generally, African organizations do not bind together to execute a project like this, which we are working on to do better. We are celebrating this milestone of working successfully together.

Another challenge was COVID-19. All four group leaders were infected by the virus at some point during this engagement. Currently, one of the group leaders is down with COVID-19. We had other members helping out to get the work done.

LIBA

- Business owners were concerned that after the project is completed, big businesses will come from the outside and take over the spaces.
- Some were concerned that not enough information had been provided to the community concerning the project.
- Others were concerned that the project might displace their businesses.

Like any other community engagement, there were challenges in engaging the small and micro business community. Some of the challenges included but were not limited to the following:

- Many small and micro businesses are run by one or two persons. Those owners wear many caps in running the daily operations. Many of them did not have the time during business hours to chart or participate in surveys, although they were very interested in the process.
- The African immigrant business community is unique in that many of the owners are struggling to maintain their businesses, and many have evening or night jobs to help sustain their families and could not fully participate in focus groups meetings.
- Some of the businesses did not understand the Opportunity Site concept and needed more time to comprehend the concept. For many, it was the first time they had heard about the Opportunity Site Project in Brooklyn Center.
- The weather and COVID-19 presented some challenges in getting business owners to come to the meetings.

Brooklyn Bridge Youth Alliance

Stemming from work completed in 2019, the BBAY recognized a disconnect between what young people shared what they would like to see in future developments (such as expanded corporate retail and restaurant options), and the possible impacts of gentrification and displacement from those new additions to the city. For this iteration of engagement, we wanted to make sure that while we were sharing the proposed Masterplan, we were also teaching youth a high-level overview of the impacts that development has historically had on communities of color in Minnesota and the United States. Alongside that additional consideration was the intentional effort to create a space that promoted community-building to better understand how young people felt about the City of Brooklyn Center and their relationship to it. Important to note is the similarities that we found when engaging with youth that were reflected in this work and the work done in 2019.

To reiterate, the six major strengths on the Masterplan include:

- Community-centered approached designed to bring people and families together.
- Walkable and bikeable area with activities and space that otherwise have no use.
- Emphasis on small-business development for economic growth of local business owners with the potential for job creation for youth and adults.
- Centralized services make it more accessible for folks with transportation barriers and reduces financial burden attached with commuting.
- Expanded housing for affordable living.
- Green spaces and added parks for youth and families to enjoy

Below are the six major themes of what they felt was missing, needs clarification, or to be included:

- An intentional plan or consideration that focuses on the public safety of residents and their well-being.
- Essential businesses and spaces related to health, basic needs, and other specialized services for people from all backgrounds.
- Strong efforts by the city to prevent gentrification and displacement of current residents
- Affordable recreation, entertainment, and public art.
- Environmentally friendly plan that focuses on clean building, clean streets, and clean water.
- Development that leads to improved community education.

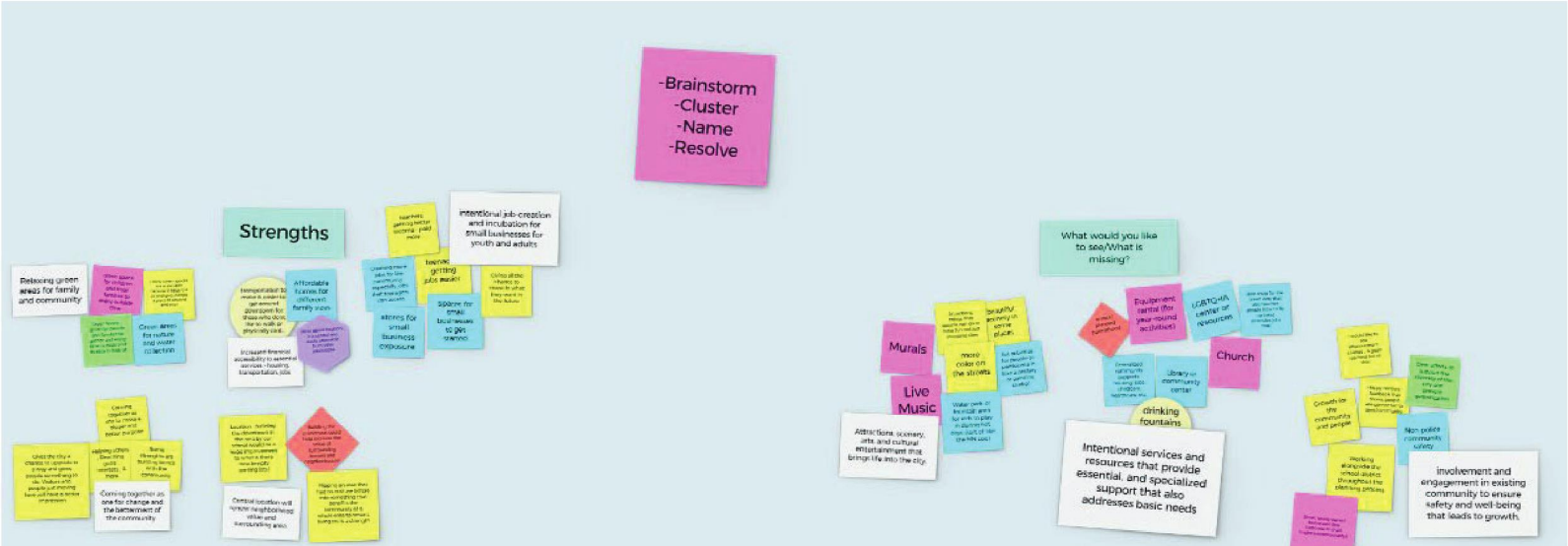
While we were able to receive a lot of strong feedback for the Downtown Masterplan, we also uncovered a lot of unanticipated learnings about how youth view, engage, and interact with their city and community as they provided holistic answers that were not addressed or considered during the drafting of the Masterplan. This includes identifying some root issues that the City will need to address. Below are some of those key findings and questions for consideration.

Moving the community forward and together: It was clear to us that youth were very excited by the potential development, and they were impressed by the overall presentation of the Masterplan. From our conversations with young people, we often heard that there were no spaces in Brooklyn Center for youth to be able to gather, hangout, and be themselves. They see this potential downtown area as a remedy to this problem that is so commonly felt amongst their peers. They identified a lot of the above strengths because young people want beautiful spaces that allow for cultural, artistic, and physical expression, not empty spaces and lots that remain unused. As they received this information, we challenged them to also view it as young adults who will soon be entering adulthood. From their responses, we could see how important community was to them as they all universally felt that this new downtown development was something that could truly bring people together in ways that they have not been able to experience in their time living in Brooklyn Center.

This was significant to us, because in our initial community-building sessions, we observed a polarizing dynamic of feelings that youth had towards Brooklyn Center. Youth came off as almost jaded about living in Brooklyn Center. They had little attachment to the city itself but were warm and appreciative towards the people who lived in this city. That was where their sense of pride lay. These young people saw the diversity of people in this city as a richness but also recognized the lack of opportunities and services that existed for them.

Gap in engagement between existing city-assets and community: The feeling of having less opportunities were partly since young people were just unaware of the services that were available to them. This first came apparent as we conducted community-building sessions and later as we gathered feedback on what was missing from the overall Master plan. Youth were telling us that they want to specifically see things like skate parks, bigger parks, trails, study spaces, and jobs for young people. This was something that occurred in all cohorts, and we asked them if they were aware of what was available to them. Most had no idea that Centennial Park even existed or what BrookLynk was, and many have never even stepped foot into Brookdale Library. Aside from the feedback youth were providing, young people were showing us that there were so many gaps of engagement between youth and families and the public institutions that serve them. This subliminal message kept emerging as we learned more about what they felt was missing from the overall Masterplan, and we saw it as a reflection to all the things that youth need but have not been receiving regardless of if they already exist in the community or not.

Public safety implementation into overall Masterplan: As we look at some of what young people identified as missing from the Masterplan, the most frequent concern was regarding public safety. Young people want to be able to freely be themselves in community gathering spaces and enjoy new services that were built for them and their families. They don't want to feel criminalized or profiled. With new development, there will most certainly be areas with more foot traffic from current residents, new residents, and visitors. Youth were concerned and want to see a public safety plan that focuses and centers the community, because they also want to feel safe. Additionally, youth identified the feelings of uncertainty due to instances of police brutality in Brooklyn Center and surrounding areas. Some mentioned how unsafe they felt during the protests and law enforcement response following the police killing of Daunte Wright in April 2021.



Direct and intentional efforts to prevent inequitable impacts of development: Youth also need reassurance from their city that they and their families still have a place here when this development finishes. What they want to see more of is stronger efforts to combat potential displacement of current residents. Youth feel pride in the people that live here, and we know that the city does too. They want the focus of development and expanded housing to be in the context of Brooklyn Center and not the regional Twin Cities.

School, city, and community partnership: Youth are also focused on how this impacts their schooling. One young person saw the downtown area super-imposed on the Opportunity Site and recognized that their school (BC Early College Academy) was in the middle of that area. They asked if it was going to be torn down, and we did not have an answer for them. Students want to see more partnership between their school district and the city, and if there is partnership, they want transparency on this partnership. We explained to them that this development can have potentially positive impacts to funding for their school district through increased tax base, but beyond that youth were not sure how this specifically benefits their schools or their families. This was crucial to them and was missing from the Masterplan. Perhaps this is something to be explored during the creation of the Community-Benefits Agreement on how current residents and students are directly benefited from this development.

As important as the feedback that was provided by young people, what was just as crucial that we learned from this work is the need for a community development approach that is also intentional in the investments of human and social capital. We recognize that the creation of a Masterplan is traditionally focused on considerations for a built environment, but to our understanding, it is also a dynamic guiding document that also considers how community and residents interact with the development that ensures the growth and development of the entire community. If the Masterplan is to be fully inclusive of what community wants, then this is specifically what young have shared that they need.

As we finish this iteration of work, we strongly encourage the city and the development team to address some of the key questions that we uncovered from this work.

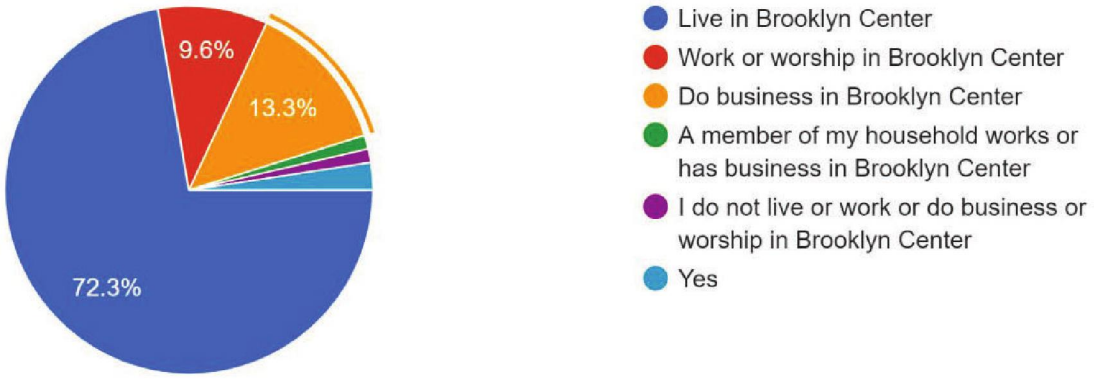
- Young people want to feel confident, safe, seen, and respected. What are ways the city can see this feedback as an opportunity to address public safety concerns that were expressed by young people now and how can this be implemented in the overall development later?
- How can we as public institutions change how we engage with each other and our families to ensure that they are aware that these parks, services, and career development supports exist for them and how do we make sure that these efforts are maintained when new services arise from development?
- Lastly, we want to express the importance in putting current residents first. As development is planned and implemented, how can we make sure that our current residents stay engaged, seen, cared for, so that they stay in the city and further enrich our community with their talents?

APPENDIX

MAC Engagement Online Survey Report

In the final report, 85 people filled out the survey. At the beginning of the survey, we asked only those who are connected to the City to fill out the survey.

Do you live or work or do business in Brooklyn Center?
83 responses

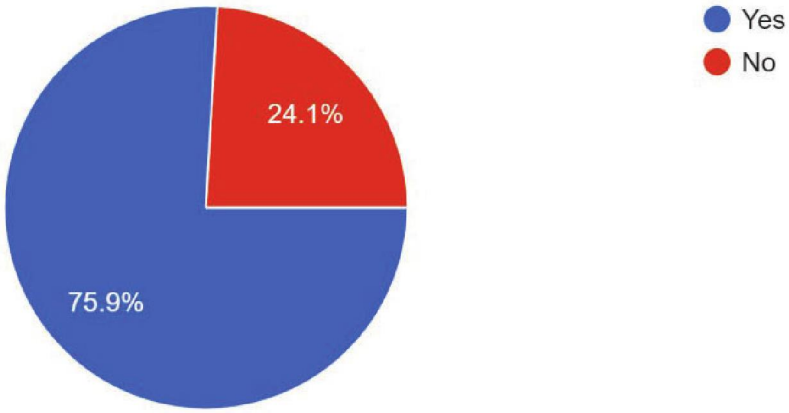


Only one person who did not live, work, or do business in Brooklyn Center filled out the form, which was excellent sampling.

More Outreach Needed to Inform All Residents about Opportunity Site Development

Based on the sample of those who filled out the survey, the results show that a quarter of them have not even heard about the Opportunity Site.

Have you heard about Brooklyn Center Opportunity Site?
83 responses



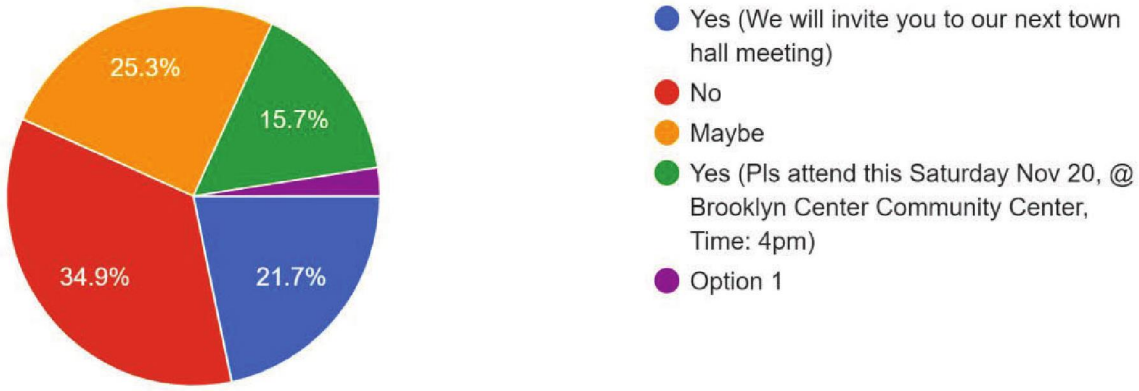
Engagement Enthusiasm Scale

We asked the respondents if they would attend Town Hall meetings.

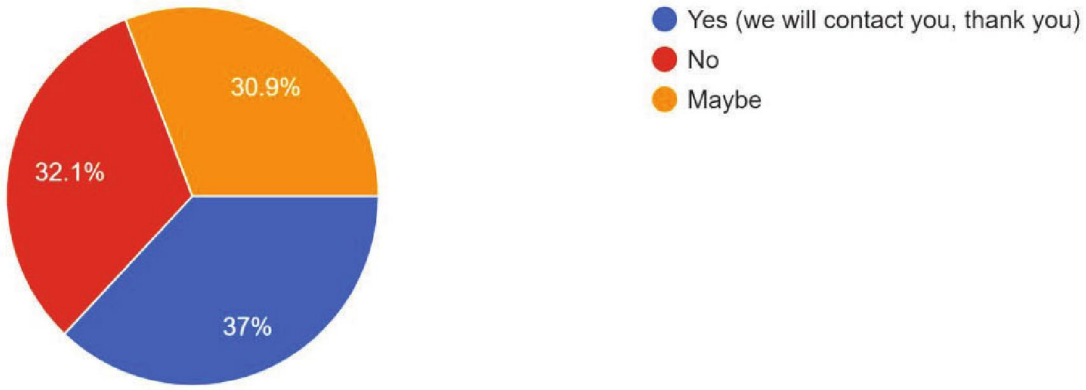
- 41% said yes
- 22% said maybe
- 35% said no

We got similar results when we asked if they would participate in a focus group meeting.
That shows the high level of enthusiasm of the sample of residents we asked to participate in the Opportunity Site discussion.

Do you want to attend Town Hall meeting to learn more about the Opportunity Site?
83 responses



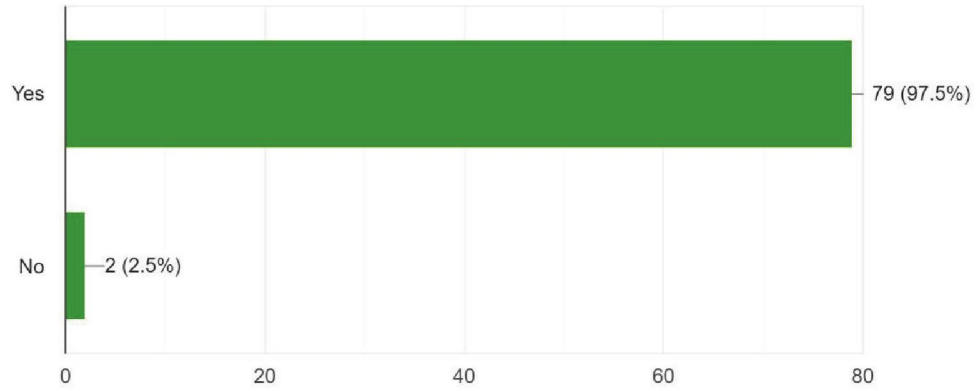
Do you want to attend Focus Group meeting for high value discussions on the Opportunity Site?
81 responses



The Value of the Community Center to the Residents

To measure the residents' interest on the community center and how valuable it is to them, we asked them, and 98% said it is valuable to them.

Is the community center valuable to you?
81 responses

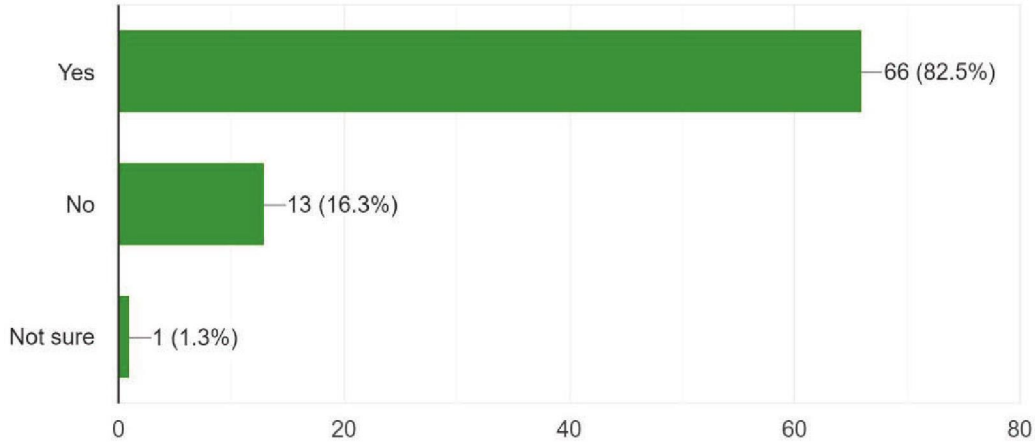


Resident's Desire to Own a Piece of the Opportunity Site

A strong theme that emerged throughout our engagement efforts with residents was property ownership. We decided to test this in our online survey, and below is the result. This is important information for the stakeholders in the Opportunity Site planning to consider.

- Explore ownership models that are feasible for those who are interested in participating.
- EDA, the City Council, and community-based organizations should intensify efforts to build a sustainable support system in order for residents to acquire resources to actively compete in the ownership piece of the Opportunity Site since this is a long-term development.
- It is noteworthy that 22% of the respondents had white European roots, yet they voted for the BIPOC ownership of the event center.

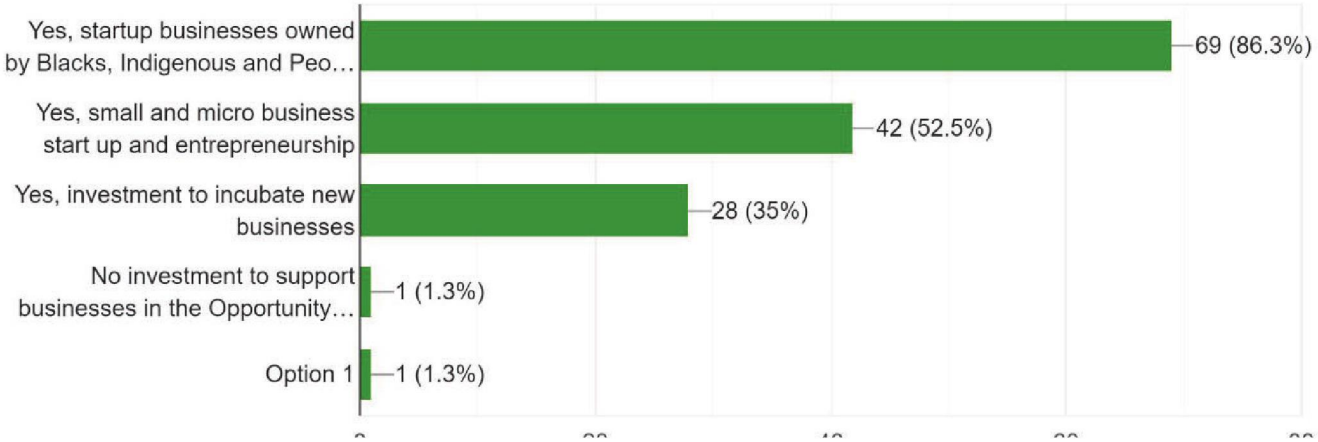
Do you want BIPOC community to own the proposed community center?
80 responses



About 99% of the respondents wanted the Opportunity Site to support the economic development of the City of Brooklyn Center. Only one voted no. Below is the result.

Do you want the Opportunity Site to support Economic Development of Brooklyn Center? Check as many as you want

80 responses

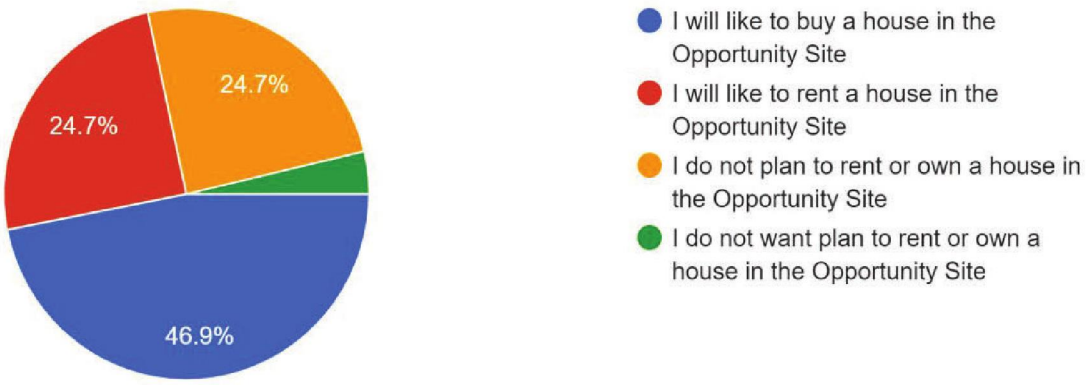


Property Ownership and the City's Resiliency

We gauged the interest of sampled residents in buying or renting in the Opportunity Site, and 47% indicated an interest to buy, 25% indicated an interest to rent, and 28% have no interest to buy or rent. That indicates a strong interest by the participants in continuing to call Brooklyn Center home.

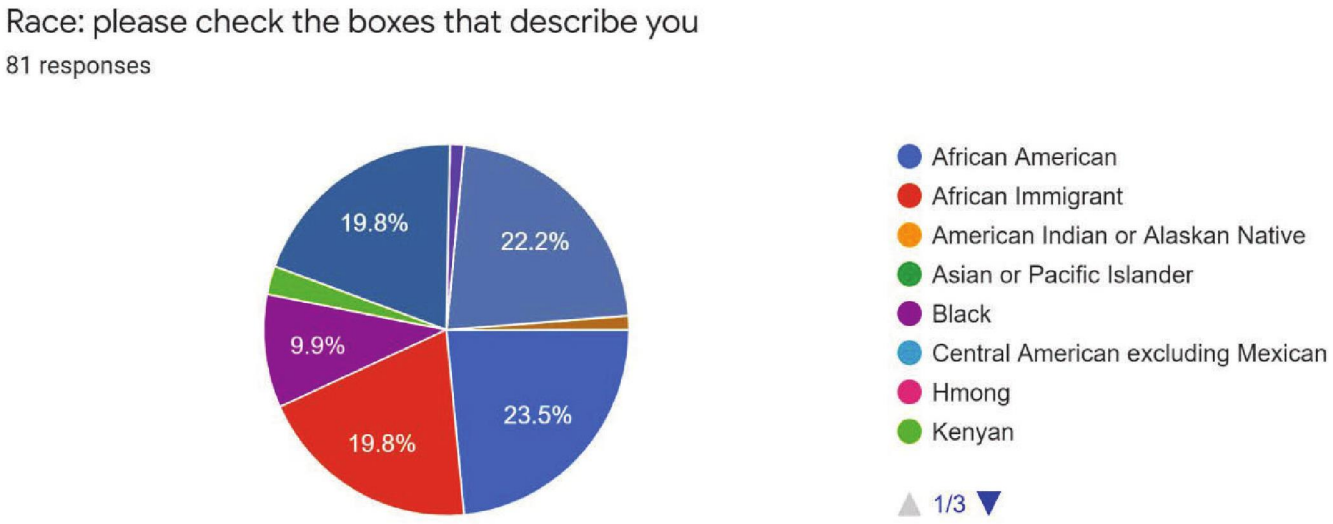
Housing Opportunities in the Opportunity Site, choose the one you prefer in the dropdown box

81 responses

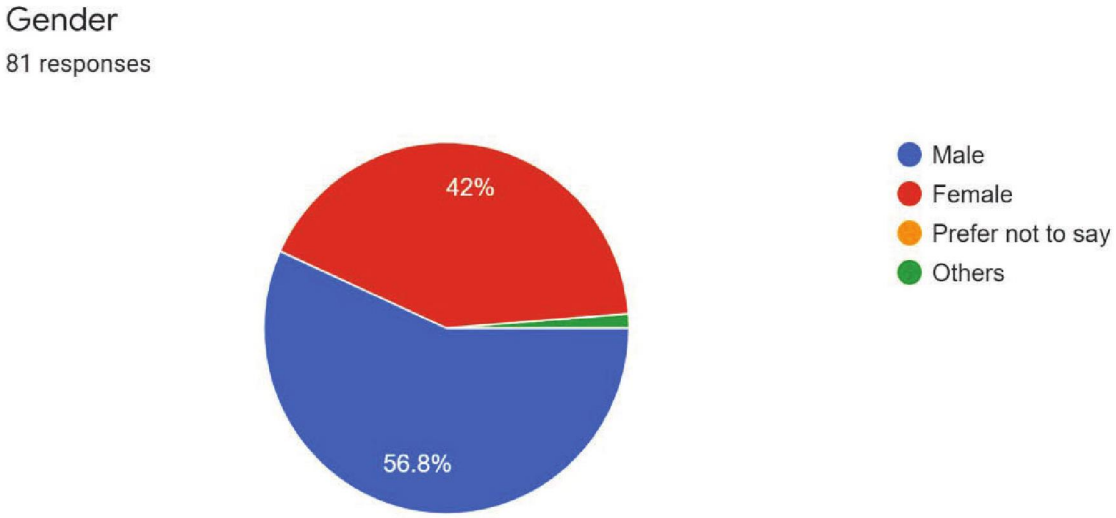


Distribution of Races Who Responded

- African Americans – 24%
- White Europeans – 22%
- African Immigrants – 20%
- Liberians – 20%
- Blacks – 9%
- Kenyans – 2.5%



Gender breakdown of those who took the survey.



OPPORTUNITY SITE MEETING



Date - November 6th and 20th

Time - 2PM

Hello residents!

MAU (Minnesota Africans United) is partnering with the City of Brooklyn Center in bettering our community with your help!

We invite you to a virtual meeting via Zoom on both Saturday, November 6th and 20th, 2021 to share special inputs, ideas, requests, etc. in regards to the construction of Brooklyn Center's Opportunity Site! Don't forget to spread the word, the more the merrier!

Email Us!

Bajuo@mnafricansunited.org

SandraSeeka1@gmail.com

For more info!

https://opportunitysite-bmi.hub.arcgis.com


Hwy 100
Park and Recreational Feature
Bass Lake Rd
South Neighborho
Main Street and Retail
Shingle Creek Pkwy
North Neighborhood
BROOKLYN CENTER
AT THE CENTER
MAU
Minnesota Africans United
FRIDAY
NOV 12
6PM
ARE YOU AN ENTREPRENEUR, SMALL BUSINESS OWNER, A RESIDENT OF BROOKLYN CENTER, OR HAVE CHILDREN THAT LOVE ARTS?
Join the BROOKLYN CENTER OPPORTUNITY SITE DISCUSSION with
City of Brooklyn Center, Minnesota Africans United & Triumphgraphics
BROOKLYN CENTER COMMUNITY CENTER
6301 SHINGLE CREEK PKWY, BROOKLYN CENTER, MN 55430
Contact: 612-465-9626

Peace Global Health Foundation & Off The Blue Couch in partnership with Minnesota Africans United Presents...

Brooklyn Center Opportunity Site Informational

It is open to ALL who Live, Work, Worship, & Play in Brooklyn Center

Join Us!

November 11th on Facebook Live from 6-7 pm

on the Peace Global Health Foundation Facebook Page





Made with PosterMyWall.com

ARE YOU AN ENTREPRENEUR, SMALL BUSINESS OWNER, A RESIDENT OF BROOKLYN CENTER, OR HAVE CHILDREN THAT LOVE ARTS?

PLEASE JOIN

CITY OF BROOKLYN CENTER
MINNESOTA AFRICANS UNITED & TRIUMPHGRAPHICS

WEDNESDAY
OCT 27, 2021
4PM-5PM

BROOKLYN CENTER OPPORTUNITY SITE DISCUSSION

BROOKLYN CENTER COMMUNITY CENTER, ROOM 221,
6301 SHINGLE CREEK PKWY, BROOKLYN CENTER, MN 55430



FIRST 15 PERSONS GETS A $20 GIFTCARD

REGISTER AT MNAFRICANSUNITED.ORG/CBC

CONTACT 612-465-9626

MAU
Minnesota Africans United

BROOKLYN CENTER
AT THE CENTER

MULTICULTURAL KIDS NETWORK
www.multiculturalkidsnetwork.org

FALLAW HEALTH FOUNDATION

AFRICAN COMMUNITY meeting

NOVEMBER 13TH,2021 2 PM - 4 PM

Topic Of Discussion:
Opportunity Site
Brooklyn Center, MN



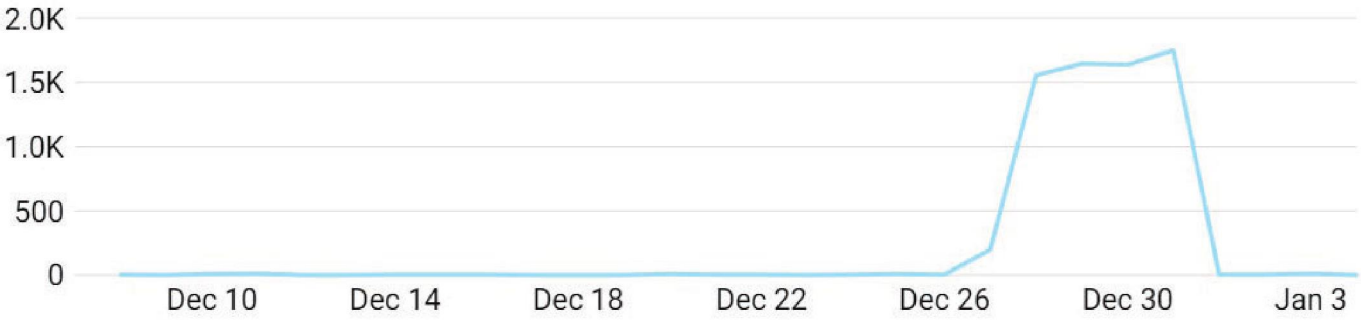


ZOOM MEETING ID: 862 1083 4985
https://us02web.zoom.us/j/86210834985

Results

Facebook Page Reach

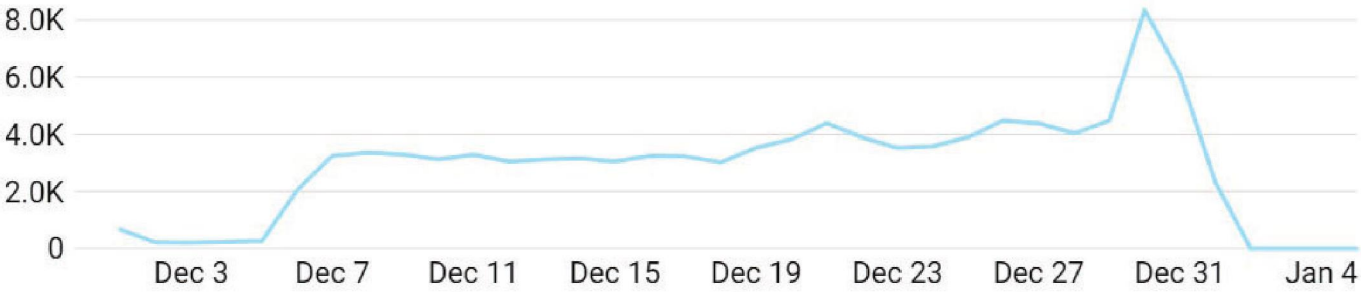
5,904 ↑ 15.0K%



Results

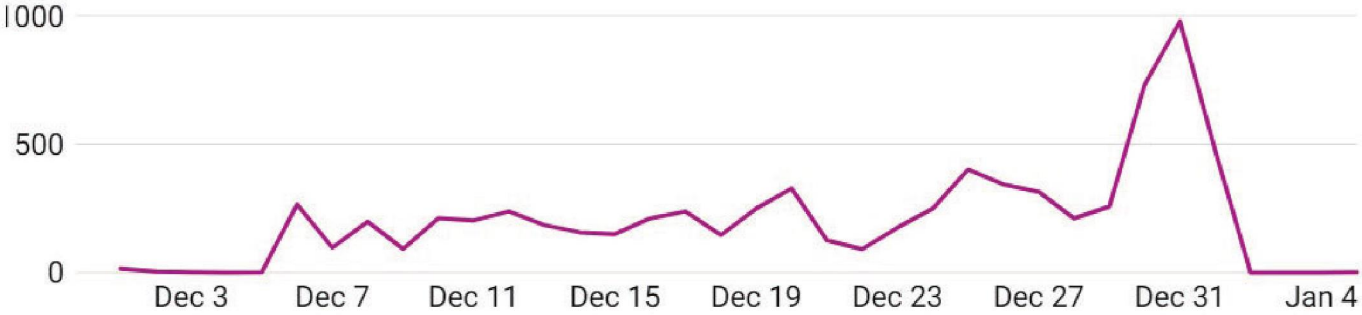
Facebook Page Reach

52,742 ↑ 2.7K%



Instagram Reach

5,181 ↑ 1.0K%




Community is being invested
A new spot for people to gather.
To improves sense of community
Accessible to the community
is next to Metro station
to bike paths, etc.
Access & Connectivity
I think it is well connected
(All roads lead together)
Easy to Navigate
Builds Community
Bringing together a bigger community that's people oriented and connects everyone to a central place
Accessibilities that center and focus the needs of the community
Opportunities for affordable housing
Affordable housing could potentially help homelessness.
Housing Opportunity's
Would help local businesses
local bussinesses & Start up's
Incubating economic development with community that focuses on local bussinesses
Sewer System will help roads and Sidewalks (considers roads)
Water pollution prevention w/ storm water drainage

Member Graves introduced the following resolution and moved its adoption:

RESOLUTION NO. 2022-61

CITY OF BROOKLYN CENTER, MINNESOTA

A RESOLUTION MAKING A NEGATIVE DECLARATION OF THE NEED FOR AN ENVIRONMENTAL IMPACT STATEMENT FOR THE BROOKLYN CENTER OPPORTUNITY SITE #1

WHEREAS, Alatus, LLC ("Proposer") is proposing a mixed-use site redevelopment in the City of Brooklyn Center, Minnesota (the "City"), including the removal of existing buildings/pavement and the construction of eight commercial and residential buildings, above-ground and underground parking, private and public roads and drives, a public plaza, a park area and stormwater ponds on the SE ¼ of the NW ¼ of Section 2, Township 118N, Range 21W (the "Project"); and

WHEREAS, in accordance with Minnesota Rules, part 4410.4300, subparts 1, 14 and 19, the City was required to prepare an environmental assessment worksheet ("EAW") as the Responsible Governmental Unit ("RGU"); and

WHEREAS, the City retained Braun Intertec ("Consultant") to assist the City in completing the EAW process; and

WHEREAS, on April 19, 2022, the City provided public notice of the EAW and distributed it to the Minnesota Environmental Quality Board (the "EQB") mailing list and to the Project mailing list; and

WHEREAS, the EQB published notice of availability in the EQB Monitor on April 19, 2022, and notice was also posted on the City's website and in the Sun Post. The published notice and notice posted by the City provided information on where copies of the EAW were available, notified the public of a virtual community meeting, and invited the public to provide comments during the 30-day comment period, which ended on May 19, 2022; and

WHEREAS, the EAW was ordered and submitted for review and comment as is required by law; and

WHEREAS, during the public comment period, six distinct comments were received from the public and agencies, including Hennepin County, the Minnesota Pollution Control Agency, the U.S. Army Corps of Engineers, Metropolitan Council and the Minnesota Department of National Resources; and

WHEREAS, the Consultant prepared a report titled Findings of Fact and Record of Decision ("Record of Decision"), which includes a list of all comments and responses to the comments as Appendix A and Appendix B, and is incorporated herein by reference; and

RESOLUTION NO. 2022-61

WHEREAS, the City Council considered the EAW and the Record of Decision at its regular meeting held on June 13, 2022; and

WHEREAS, the City Council, as the RGU, hereby finds and determines as follows:

1. Notice of availability of the EAW for public review for a 30-day comment period was published on the Town's website on April 19, 2022, in the Sun Post on April 19, 2022 and in the EQB Monitor on April 19, 2022;

2. The following factual discrepancies or impact issues were identified during the EAW process, either during its development or public review:

    a. The Project is listed in the incorrectly in the EAW as 25.7 acres. The total Project size is 19.45 acres.

    b. The EAW did not include the number of parking spaces for the Event Center portion of the Project. A total of 87 parking spaces are planned for the Event Center;

3. None of the comments received requested an environmental impact statement ("EIS") or additional analysis of specific impacts. The comments received are addressed in detail in the Record of Decision and did not result in any change to the text of the EAW; and

4. The City has compared the impacts that may be reasonably expected to occur from the Project with four criteria by which potential impacts must be evaluated in accordance with Minnesota Rules, part 4410.1700, subparts 6 and 7. The following is that comparison:

    a. Type, extent and reversibility of environmental effects.

    The City finds that the analysis completed during the EAW process is adequate to determine whether the Project has the potential for significant environmental effects. The EAW describes the type and extent of impacts anticipated to result from the Project. In addition to the information in the EAW, the public/agency comments received during the public comment period were taken into account in considering the type, extent and reversibility of Project impacts. None of the impacts considered raised to the level of significant and none of the environmental effects are irreversible.

    b. Cumulative effects of related or anticipated future projects.

Cumulative effects of related or anticipated future projects include the development of the rest of the Brooklyn Center Opportunity Site. An alternative urban areawide review ("AUAR") or individual EAWs would be required for future development.

c. Extent to which the environmental effects are subject to mitigation by ongoing public regularly authority.

The Proposer will acquire any required permit and approvals that may be required by federal, state and local agencies and implement any required conditions necessary, including those that will reduce impacts and further protect the environment. Table 9-1 in the EAW lists the permits or approvals that may be required for project construction and operation. Depending on final design, it is expected that not all these permits will be required.

The Proposer will be required to obtain a building permit from the City for the construction of the Project. The City would be able to access the property during construction to determine if conditions are being met.

As discussed in the EAW, the Project will also require a Construction Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES) program and develop a Stormwater Pollution Prevention Plan (SWPPP) before starting construction. The Project will adhere to the SWPPP to prevent stormwater runoff during construction of the Project including the implementation of erosion and sediment control best management practices.

Other permits may be required once the Project design is complete. These permits and approvals necessary to construct and operate the Project will require enforceable measures and conditions that will further reduce environmental effects.

d. Extent to which environmental effects can be anticipated and controlled as a result of other environmental studies undertaken by public agencies or the Project Proposer, or of environmental reviews previously prepared on similar projects.

Although not exhaustive, the City reviewed the following documents as part of the environmental analysis for the Project:

i. Data presented in the EAW and their associated references; and
ii. Permits and environmental review of similar projects.

The Project is not to the final design stage and Project elements would be reconsidered during further development to minimize impacts. The environmental effects of the Project have been assessed and the list of permits and approvals identified in Table 9-1 I in the EAW will require the Proposer to obtain approvals prior to construction. The Proposer would also be required to conform with regional and local plans. There are no elements of the Project that pose the potential for significant environmental effects.

NOW, THEREFORE, BE IT RESOLVED, based on the information and advice of the Consultant, the Record of Decision, and the findings contained herein, the City Council of the City of Brooklyn Center resolves as follows:

1. The City Council adopts the Record of Decision, including the responses to comments contained therein.

2. The EAW and the Record of Decision were prepared in compliance with the procedures of the Minnesota Environmental Policy Act and Minnesota Rules, parts 4410.1000 to 4410.1700.

3. The EAW and the Record of Decision have satisfactorily addressed all the issues for which existing information could have been reasonably obtained.

4. The Project does not have the potential for significant environmental effects based upon the above findings and the evaluation of the following four criteria, in accordance with Minnesota Rules, part 4410.1700, subpart 7:

a. Type, extent, and reversibility of environmental effects.
b. Cumulative effects of related or anticipated future projects.
c. Extent to which the environmental effects are subject to mitigation by ongoing public regulatory authority.
d. Extent to which environmental effects can be anticipated and controlled as a result of other environmental studies undertaken by public agencies or the Project Proposer, or of environmental reviews previously prepared on similar projects.

5. The City Council makes a negative declaration on the need for an EIS for the Project.

6. The City Council authorizes and directs the Consultant to distribute this Resolution and the Record of Decision as required by Minnesota Rule, part 4410.1700, subpart 5.

7. The City Council authorizes the Mayor, the City Manager, City staff and the City Attorney to take all necessary steps and actions, including the execution of necessary documents,

RESOLUTION NO. 2022-61

to otherwise complete the environmental review process and to accomplish the intent of this Resolution.

8. This Resolution is effective immediately.

June 13, 2022
Date

Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member
Lawrence-Anderson
and upon vote being taken thereon, the following voted in favor thereof:
Butler, Elliott, Graves, Lawrence-Anderson
and the following voted against the same: None
whereupon said resolution was declared duly passed and adopted.

M E M O R A N D U M

DATE: July 8, 2022

TO: Ginny McIntosh, City Planner/Zoning Administrator

FROM: Mike Albers, P.E., City Engineer

SUBJECT: PUD Submittal & Preliminary Plat Review – Opportunity Site Phase 1

Public Works staff reviewed the following documents submitted for review for the Opportunity Site Phase 1:

- Preliminary Plans dated June 14, 2022

Subject to final staff approval, the referenced plans must be revised in accordance with the following comments/revisions and approved prior to issuance of Land Alteration permit.

Storm:

1. All on-site storm sewer and sediment pretreatment facilities shall be considered private. All storm sewer lines and facilities must be specifically labeled "private sewer".
2. Submit to the watershed district for a site-specific watershed permit.
3. The City anticipates that Bolton & Menk, Inc. (BMI) will be completing a regional storm memo in the next couple weeks, as BMI is modifying the regional ponds due to additional Opportunity Site Phase 1 areas draining to the regional system. Coordinate with BMI as necessary to ensure that the Opportunity Site Phase 1 site is complaint with the regional system, its water quality capacity, and the regional models that show rate control overall.
4. The Stormwater calculations appear to be adequate, and the HydroCAD information provided is sufficient.
5. The Stormwater report discusses WQV requirements under NURP standards equal to 87,734 cubic feet. The storm sewer system discharges into the downstream-most, and smallest, pond in the stormwater park. This pond only has 16,000 cubic feet of dead storage, as currently graded. All ponds are hydraulic connected and can share their dead storage overall. However, it would be prudent to discharge the storm sewer from the Opportunity Site Phase 1 site into the southern-most pond.
6. Provide a sediment pretreatment facilities (sump manhole with a SAFL Baffle or a grit chamber) prior to discharging into the regional system.

Sanitary Sewer:

7. All sanitary sewer other than the existing public sanitary sewer shall be considered private. All sanitary sewer lines must be specifically labeled "private sewer" or "public sewer" as determined by the City Engineer.
8. Elevations appear to be corrected from the first review. All inverts to rim elevations meet minimum cover.
9. All sanitary lines connect to the proposed 8" city sanitary sewer main on the new roadway north of the site. These connections to the proposed 8" city sewer make sense. The elevations of the proposed 8" city sewer line running East-West should be verified with BMI to ensure that the proposed connection inverts for the Opportunity Site Phase 1 plans are adequate.

Watermain:

10. All watermain line other than the existing public watermain shall be considered private. All watermain lines must be specifically labeled "private watermain" or "public watermain" on all final plans as determined by the City Engineer.
11. Label watermain sizes on all utility sheets. Also label all tees, reducers and bends.
    a. The 16" line adjacent to Bass Lake Road & proposed 12" pipe connection at the new roadway north of the site are labeled, but all other watermain pipes within the site are not labeled. Watermain from the 16" DIP to the proposed 12" DIP connection at the new roadway north of the site should be 12" pipe. The remaining watermain should be sized for fire flow and distribution needs.
12. Show any watermain off set locations.
13. Verify that there are no utility crossing conflicts since no profiles were shown.

SWPPP & Erosion Control:

14. Proved an overall SWPPP & Erosion Control plan sheet that cover all work needed to serve the site including the Opportunity Site Phase 1 area, the new roadway north of the site and the regional pond area.
15. SWPPP & Erosion Control sheets were provided for the Phase 1 sites, except for sites 6 & 7.
    a. The Opportunity Site PUD Application pdf shows the site plan for sites 6 & 7, but no further detailed plan sheets are provided. Is this because the buildings on this block will be built later? It is mentioned on the project phasing sheet that sites 6 & 7 will be left as impervious lots striped for overflow parking, until construction of the lots in 2025-2027.
16. Provide interim grading sheets for sites 5-7.

Roads/Trails/Sidewalks:

17. Provide street signage & striping plan. See additional comments on sheet G005.
18. Ensure that Clearview Triangles are met at all street intersections.
19. Provide detailed vehicle turning and tracking movement diagrams for delivery vehicles, garbage trucks and fire trucks demonstrating specific and actual routes.
20. Provide sidewalk easements for all public sidewalks or trail that are outside of the ROW along Shingle Creek Parkway or the new roadway north of the site
21. Sign locations must be further reviewed to ensure sight-lines are maintained and there is no encroachment on any easement. Sign locations will be subject to final City review and approval conditions of the preliminary plan and independent sign approvals.

Traffic:

22. The PUD is slightly different than the Opportunity Site Traffic and Transportation Analysis but similar to the EAW with minor revisions to development mix sizes. BMI' review indicates no major changes in comparison to the Opportunity Site Analysis and the EAW, especially in the critical PM peak hour. It is not likely that the difference will result in unacceptable traffic operations for the area. The proposed access to Bass Lake Road as identified in the Opportunity Site Analysis is now not included as part of the project. The traffic results from the Opportunity Site Analysis should be updated for the change in trip distribution and access use with this and other development changes in the area in comparison to the original study, especially as it relates to roadway lane needs into and out of the area, and to verify that safety and operations are not negatively impacted.

Lighting:

23. The City will be establishing streetscape and lighting standards are part of the overall master plan for the area. Coordinate street lighting with City's proposed standards.

Preliminary Plat:

24. See attached letter from Webb Surveying for comments related to the preliminary plat.
25. Review the lot line between Lots 1 and 2, Block 4. It appears that portions of building 4 courtyard and site features cross over the property line.
26. Lot 1, Block 1 lists Site 1A multi-family housing, Site 1B entrepreneurial market, and a future plaza area. How are these areas owned and maintained? Review with City Planner if this need to be something other than a single lot.
27. Provide exhibits reflecting Vacation of Easements that will be rededicated on the new plat and submit easement vacation application to Public Works.

General Comments

28. See redlines for additional comments.
29. Provide an exhibit delineating areas, utilities and improvements by public vs private.
30. The City has submitted the plans to Minnesota Department of Transportation (MnDOT) for review. Applicant must meet requirements from the MnDOT review.
31. The City has submitted the plans to Hennepin County for review. Applicant must meet requirements from the Hennepin County review.
32. Provide a copy of the irrigation plans.
33. The applicant shall be responsible for coordinating site development plans and utility relocation plans with all private utility companies (Xcel Energy, CenterPoint Energy, CenturyLink Communications, Comcast, etc.). 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.
34. Utility Facilities Easement Agreement is required.
35. A 10' drainage and utility easement must be dedicated on the plat around the entire perimeter of the site and on other lot lines. All utilities and storm water management facilities to be within a drainage & utility easement. An additional utility easement must be dedicated on the plat for the private water main and sanitary to allow for maintenance access per the Utility Facilities Easement Agreement.
36. 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.
37. 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. 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).

38. Provide share access agreements with adjacent properties.
    a. Cross access, parking and utility agreements are required between all necessary parcels.
39. Applicant must apply for a Land Disturbance permit.

Prior to Issuance of a Land Alteration

40. 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, as required by the City Engineer.
41. The construction of project will require an encroachment on an adjacent property. Documentation must be submitted showing authorization for this activity.
42. 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. A deposit for each lot will be required that the City can draw upon on a monthly basis. The deposit amount will be determined during the Land Disturbance permit review.
43. 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 deposit in an amount approved by the City staff for each lot will be required as part of the non-compliance provision.

Anticipated Permitting

44. A City Land Disturbance permit is required.
45. A Watershed plan review and approval is required.
46. A Hennepin County Right of Way permit is required.
47. A Minnesota Pollution Control Agency (MPCA) NPDES storm water construction permit is required.
48. Other permits not listed may be required and is the responsibility of the developer to obtain and warrant.
49. Copies of all required permits must be provided to the City prior to issuance of applicable building and land disturbance permits.
50. 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.






TR-2
CG-7
CG-8
TR-4
CG-2
RFWM - EVENT
CENTER
(SITE 2)
GS-4
CG-6
CG-5
CG-3
PA-1
TR-4

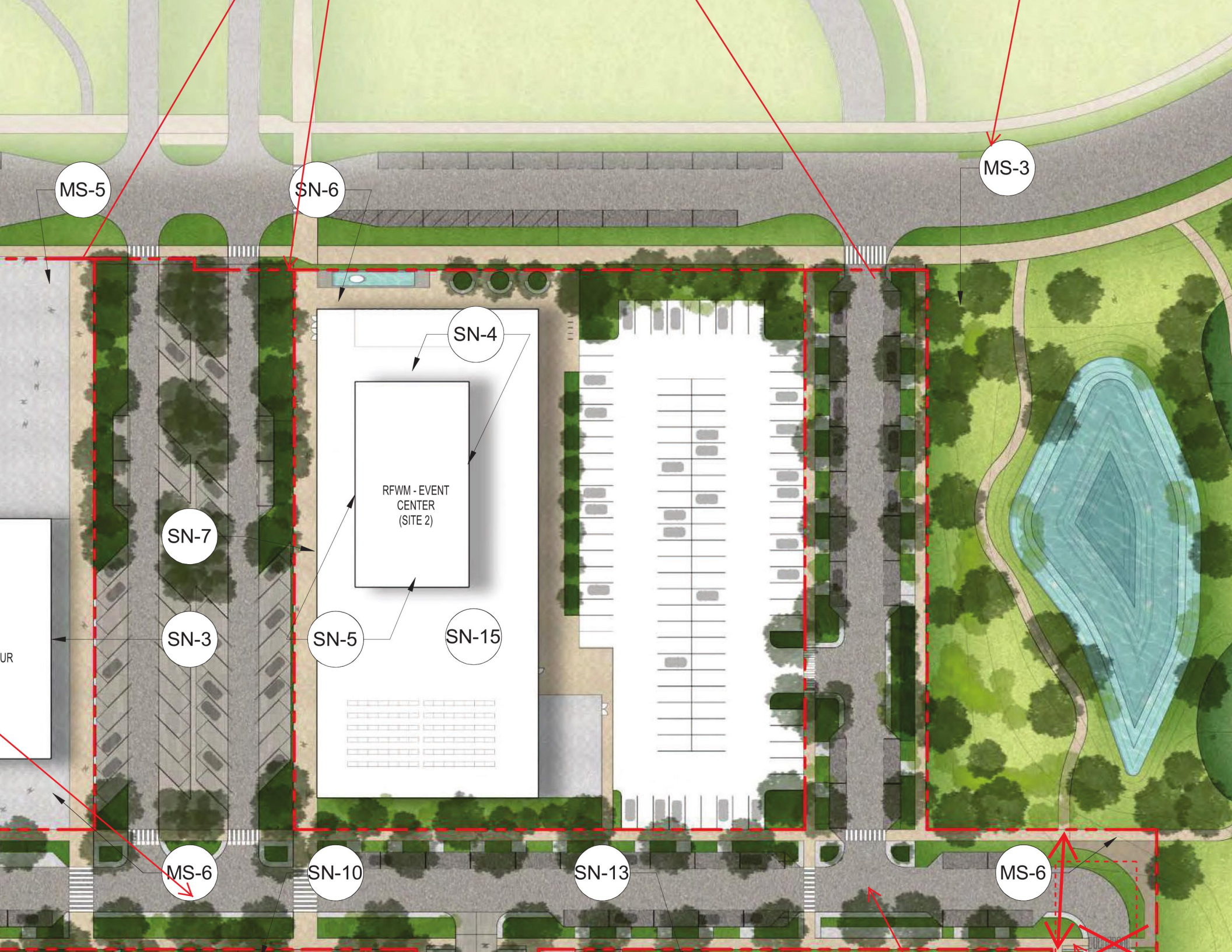
SE 1B START DATE: Q3 2020



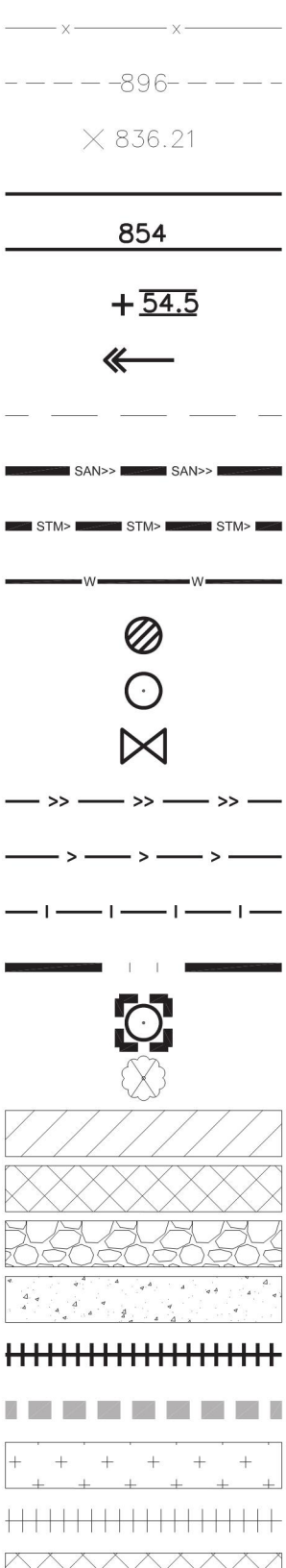
RTUNITY SITE - PHASE 1B

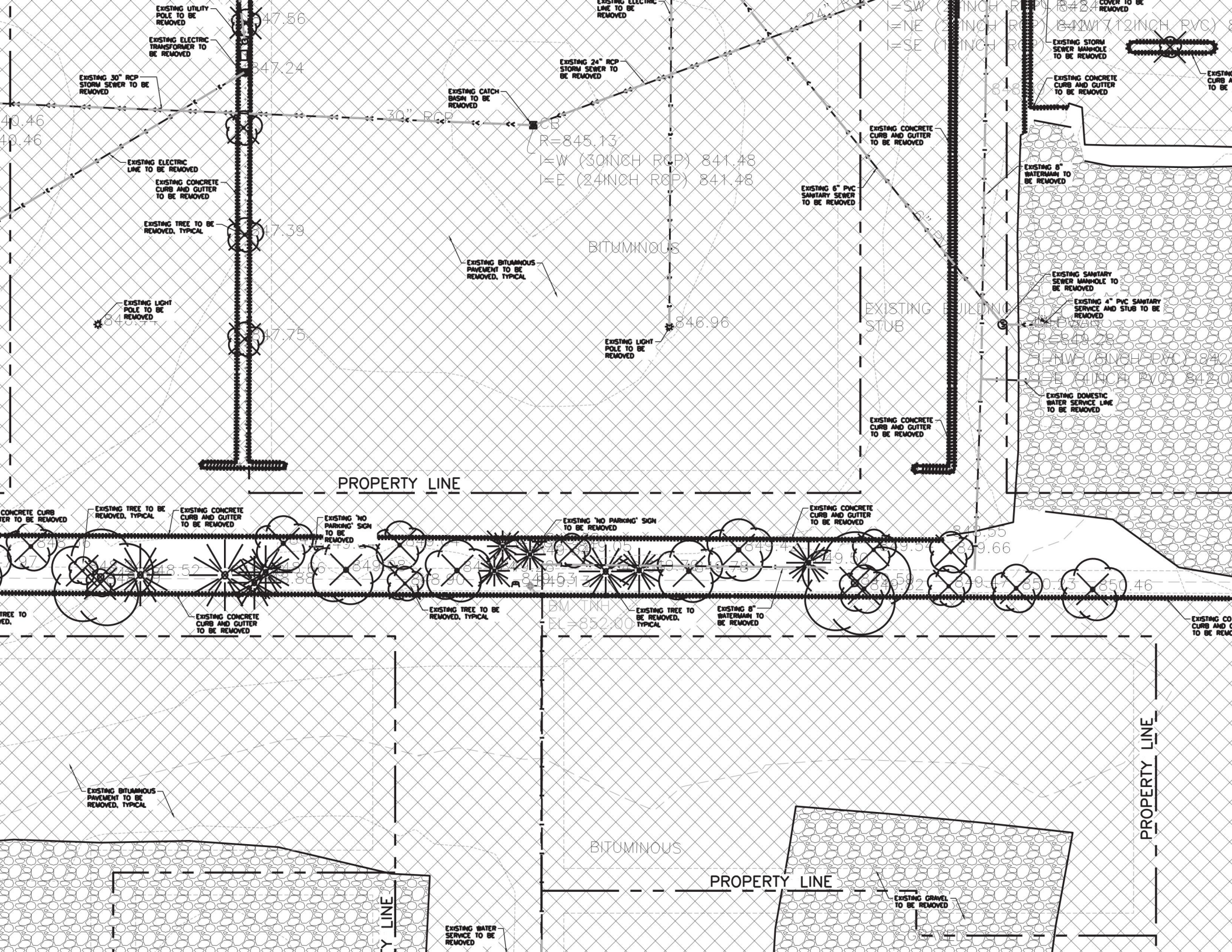
1C
G004

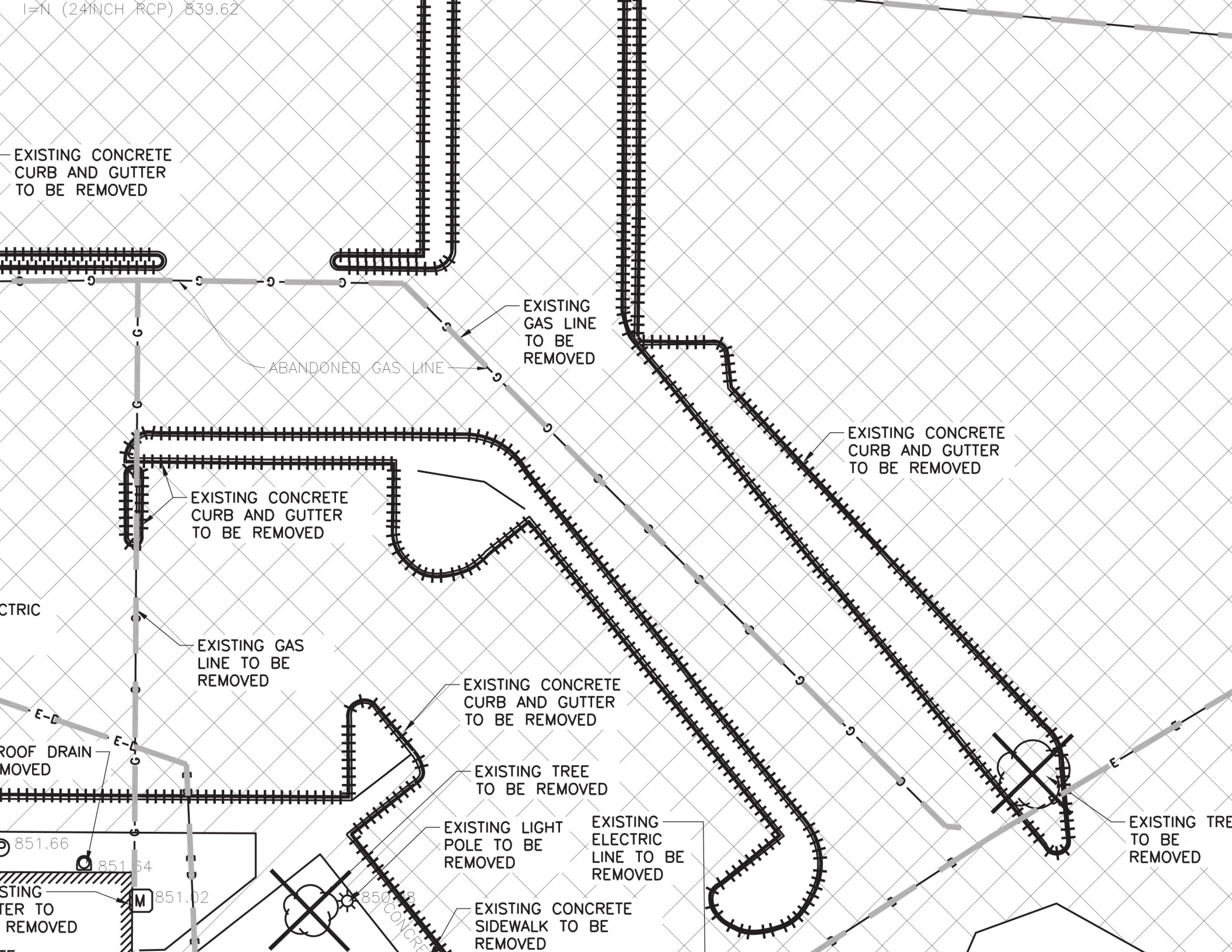
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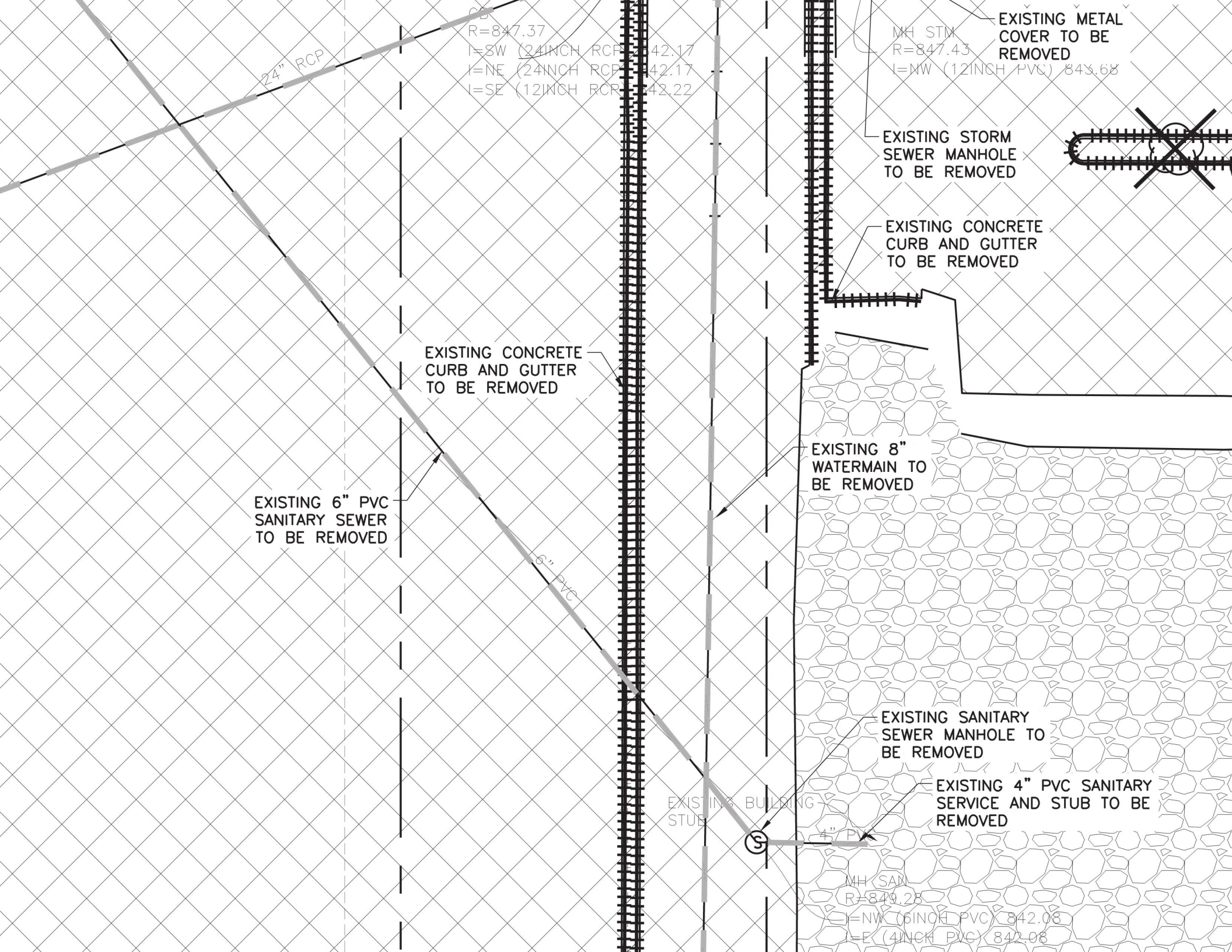

MS-5
SN-6
MS-3
SN-4
RFWM - EVENT
CENTER
(SITE 2)
SN-7
SN-3
SN-5
SN-15
MS-6
SN-10
SN-13
MS-6

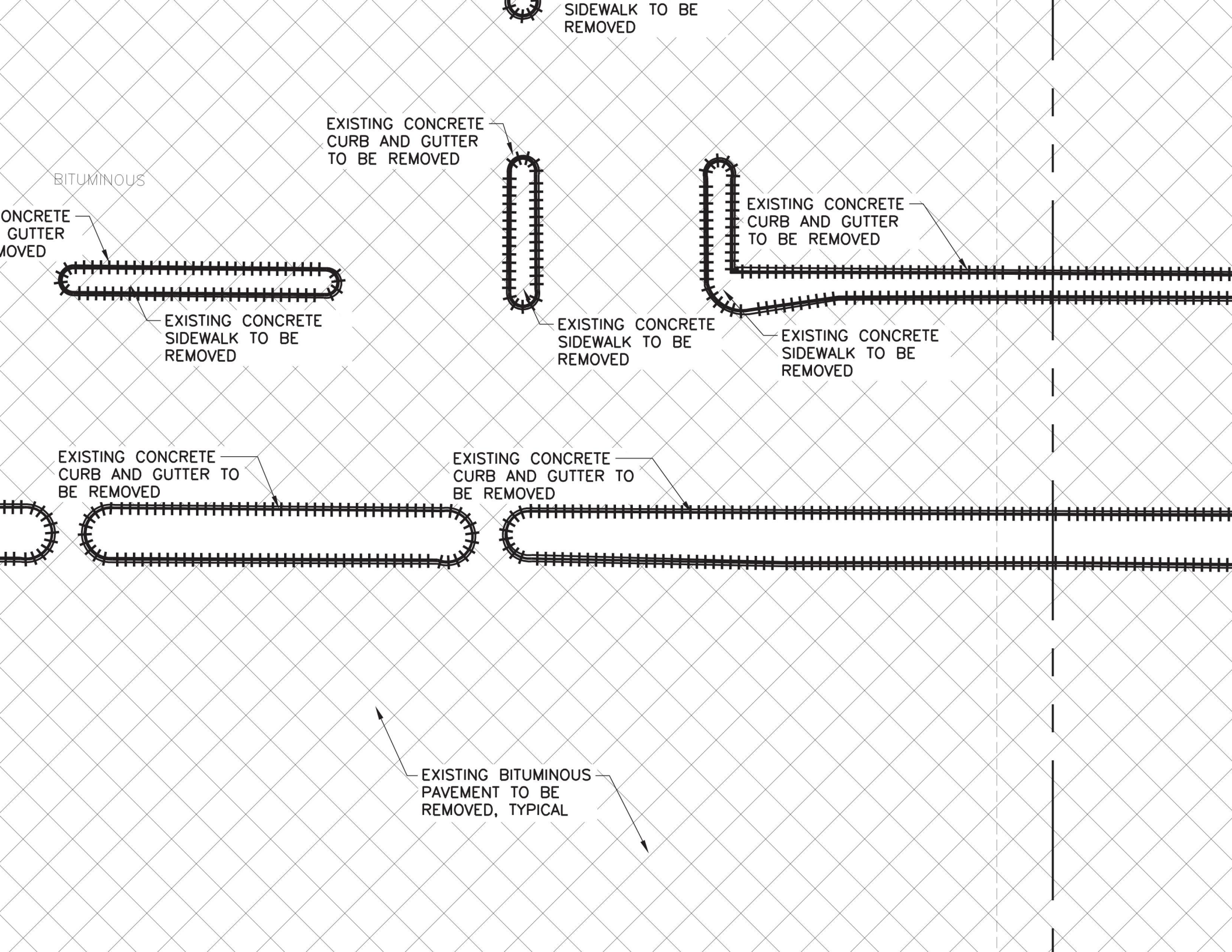

RFWM - EVENT
CENTER
(SITE 2)

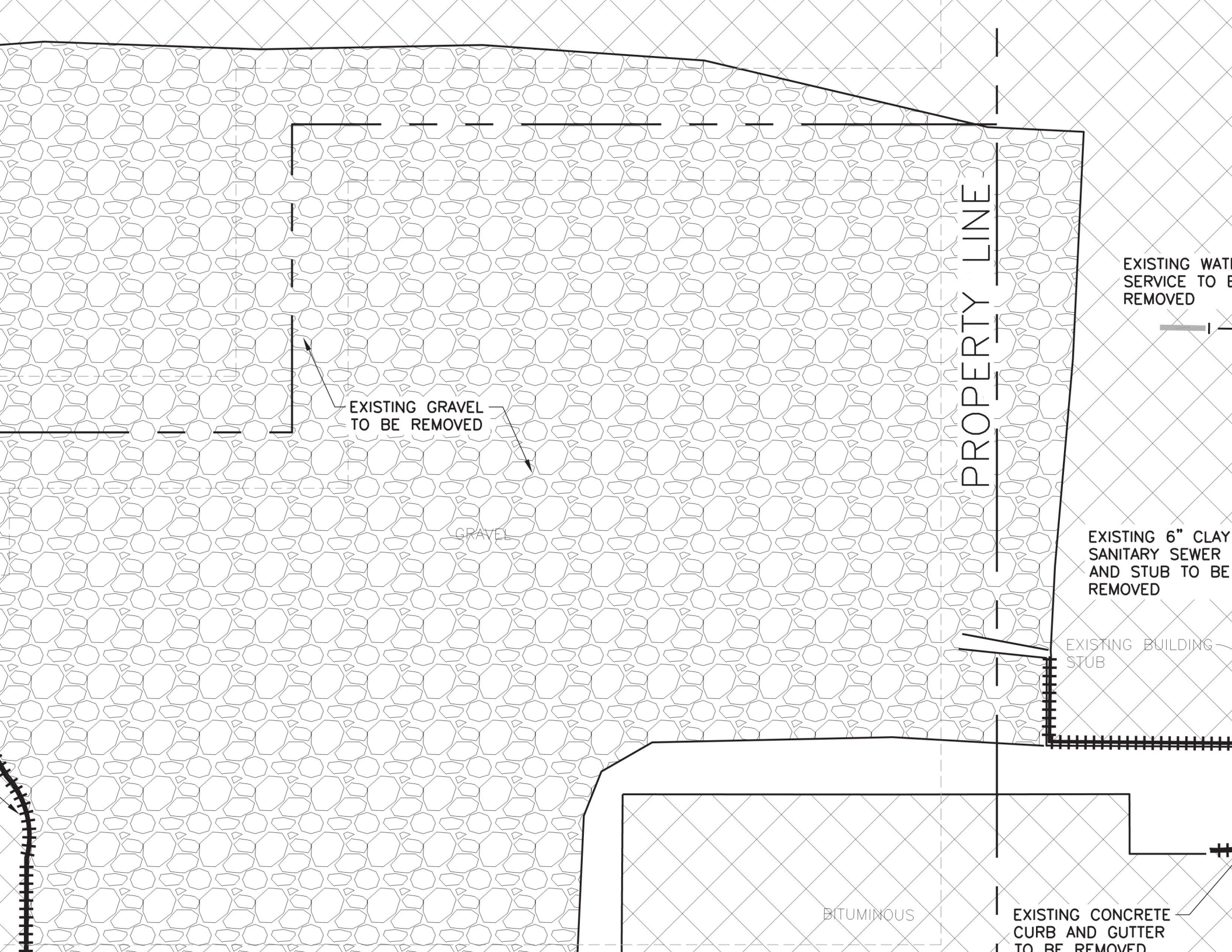

EXISTING CHAIN LINK FENCE
EXISTING CONTOUR
836.21
EXISTING SPOT ELEVATIONS
PROPERTY LINE
854
PROPOSED CONTOUR
54.5
PROPOSED SPOT ELEVATION
DENOTES SURFACE DRAINAGE
PROPOSED SAWCUT LINE
SAN>>
PROPOSED SANITARY SEWER
STM>
PROPOSED STORM SEWER
W
PROPOSED WATERMAIN
PROPOSED CATCH BASIN
PROPOSED MANHOLE
PROPOSED GATE VALVE
PROPOSED STORM SEWER BY OTHERS
PROPOSED SANITARY SEWER BY OTHERS
PROPOSED WATERMAIN BY OTHERS
SILT FENCE
EROSION CONTROL AT CB/MH
EXISTING TREE TO BE REMOVED
EXISTING CONCRETE SIDEWALK TO BE REMOVED
EXISTING BITUMINOUS PAVEMENT TO BE REMOVED
EXISTING GRAVEL TO BE REMOVED
EXISTING CONCRETE PAVEMENT TO BE REMOVED
EXISTING CURB AND GUTTER TO BE REMOVED
EXISTING UTILITY TO BE REMOVED
EXISTING CONCRETE PAVEMENT TO BE REMOVED BY OTHERS
EXISTING CURB AND GUTTER TO BE REMOVED BY OTHERS

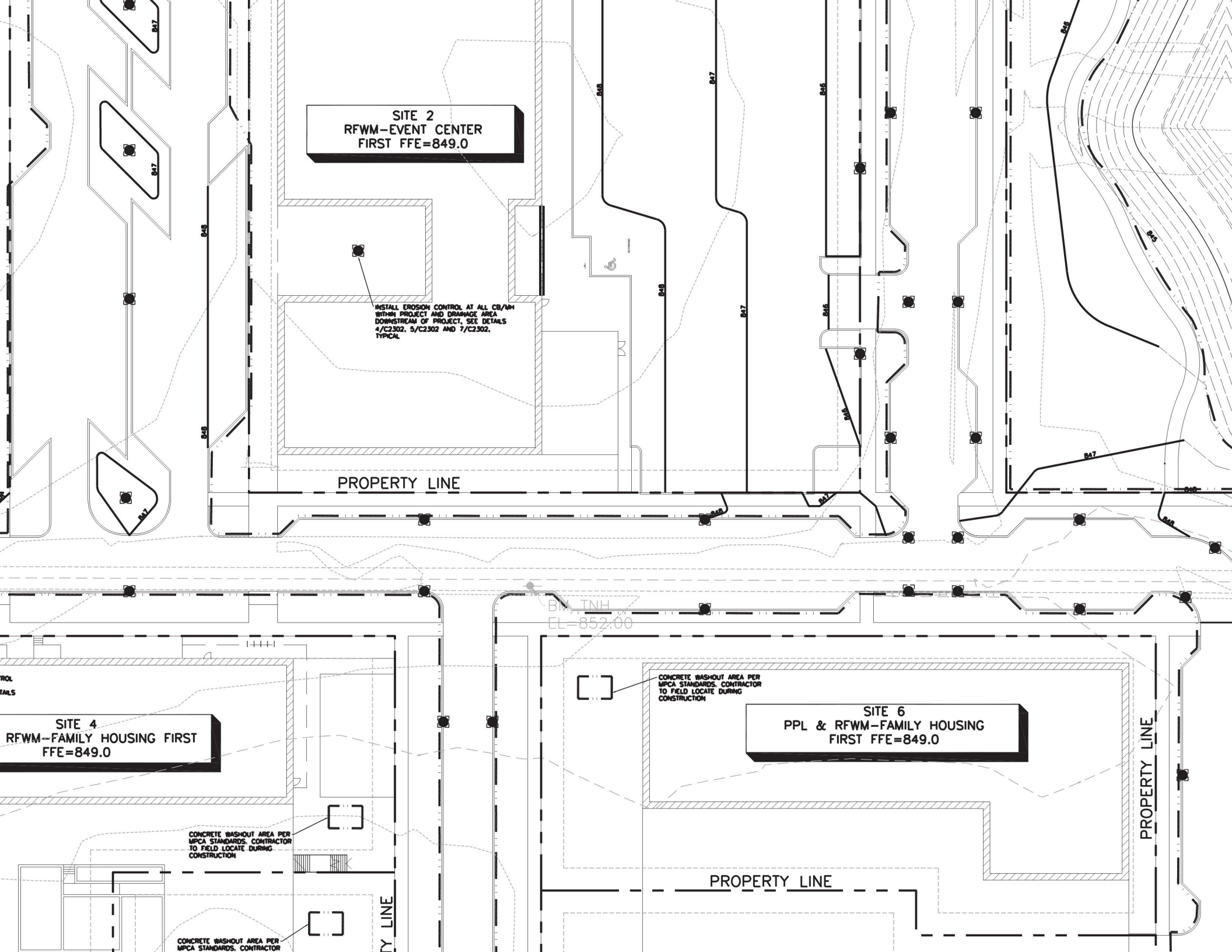

EXISTING UTILITY POLE TO BE REMOVED
EXISTING ELECTRIC TRANSFORMER TO BE REMOVED
EXISTING 30" RCP STORM SEWER TO BE REMOVED
EXISTING ELECTRIC LINE TO BE REMOVED
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
EXISTING TREE TO BE REMOVED, TYPICAL
EXISTING LIGHT POLE TO BE REMOVED
EXISTING BITUMINOUS PAVEMENT TO BE REMOVED, TYPICAL
EXISTING CATCH BASIN TO BE REMOVED
EXISTING 24" RCP STORM SEWER TO BE REMOVED
EXISTING ELECTRIC LINE TO BE REMOVED
EXISTING LIGHT POLE TO BE REMOVED
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
EXISTING 6" PVC SANITARY SEWER TO BE REMOVED
EXISTING 8" WATERMAIN TO BE REMOVED
EXISTING STORM SEWER MANHOLE TO BE REMOVED
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
EXISTING SANITARY SEWER MANHOLE TO BE REMOVED
EXISTING 4" PVC SANITARY SERVICE AND STUB TO BE REMOVED
EXISTING DOMESTIC WATER SERVICE LINE TO BE REMOVED
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
EXISTING BUILDING
STUB
30" RCP
CB
R=845.13
I=W (30INCH RCP) 841.48
I=E (24INCH RCP) 841.48
BITUMINOUS
PROPERTY LINE
EXISTING TREE TO BE REMOVED, TYPICAL
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
EXISTING 'NO PARKING' SIGN TO BE REMOVED
EXISTING 'NO PARKING' SIGN TO BE REMOVED
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
EXISTING TREE TO BE REMOVED, TYPICAL
EXISTING TREE TO BE REMOVED, TYPICAL
EXISTING 8" WATERMAIN TO BE REMOVED
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
BM TNH
EL=852.00
EXISTING BITUMINOUS PAVEMENT TO BE REMOVED, TYPICAL
BITUMINOUS
PROPERTY LINE
PROPERTY LINE
EXISTING GRAVEL TO BE REMOVED
EXISTING WATER SERVICE TO BE REMOVED


I=N (24INCH RCP) 839.62
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
EXISTING GAS LINE TO BE REMOVED
ABANDONED GAS LINE
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
CTRIC
EXISTING GAS LINE TO BE REMOVED
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
ROOF DRAIN MOVED
EXISTING TREE TO BE REMOVED
EXISTING LIGHT POLE TO BE REMOVED
EXISTING ELECTRIC LINE TO BE REMOVED
EXISTING TRE TO BE REMOVED
851.66
851.64
STING TER TO REMOVED
851.02
EXISTING CONCRETE SIDEWALK TO BE REMOVED


24" RCP
R=847.37
I=SW (24INCH RCP) 842.17
I=NE (24INCH RCP) 842.17
I=SE (12INCH RCP) 842.22
MH STM
R=847.43
I=NW (12INCH PVC) 843.68
EXISTING METAL COVER TO BE REMOVED
EXISTING STORM SEWER MANHOLE TO BE REMOVED
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
EXISTING 8" WATERMAIN TO BE REMOVED
EXISTING 6" PVC SANITARY SEWER TO BE REMOVED
6" PVC
EXISTING SANITARY SEWER MANHOLE TO BE REMOVED
EXISTING 4" PVC SANITARY SERVICE AND STUB TO BE REMOVED
EXISTING BUILDING STUB
4" PVC
MH SAN
R=849.28
I=NW (6INCH PVC) 842.08
I=E (4INCH PVC) 842.08


SIDEWALK TO BE
REMOVED
EXISTING CONCRETE
CURB AND GUTTER
TO BE REMOVED
BITUMINOUS
ONCRETE
GUTTER
MOVED
EXISTING CONCRETE
SIDEWALK TO BE
REMOVED
EXISTING CONCRETE
SIDEWALK TO BE
REMOVED
EXISTING CONCRETE
CURB AND GUTTER
TO BE REMOVED
EXISTING CONCRETE
SIDEWALK TO BE
REMOVED
EXISTING CONCRETE
CURB AND GUTTER TO
BE REMOVED
EXISTING CONCRETE
CURB AND GUTTER TO
BE REMOVED
EXISTING BITUMINOUS
PAVEMENT TO BE
REMOVED, TYPICAL


PROPERTY LINE
EXISTING GRAVEL TO BE REMOVED
GRAVEL
EXISTING WATE
SERVICE TO B
REMOVED
EXISTING 6" CLAY
SANITARY SEWER
AND STUB TO BE
REMOVED
EXISTING BUILDING
STUB
BITUMINOUS
EXISTING CONCRETE
CURB AND GUTTER
TO BE REMOVED


SITE 2
RFWM–EVENT CENTER
FIRST FFE=849.0
INSTALL EROSION CONTROL AT ALL CB/MH WITHIN PROJECT AND DRAINAGE AREA DOWNSTREAM OF PROJECT, SEE DETAILS 4/C2302, 5/C2302 AND 7/C2302, TYPICAL
PROPERTY LINE
BM TNH
EL=852.00
SITE 4
RFWM–FAMILY HOUSING FIRST
FFE=849.0
CONCRETE WASHOUT AREA PER MPCA STANDARDS. CONTRACTOR TO FIELD LOCATE DURING CONSTRUCTION
CONCRETE WASHOUT AREA PER MPCA STANDARDS. CONTRACTOR
SITE 6
PPL & RFWM–FAMILY HOUSING
FIRST FFE=849.0
CONCRETE WASHOUT AREA PER MPCA STANDARDS. CONTRACTOR TO FIELD LOCATE DURING CONSTRUCTION
PROPERTY LINE
PROPERTY LINE

QUEST A FINAL INSPECTION FROM THE CITY OF BROOKLYN CENTER PRIOR TO

RDANCE WITH MPCA POLICY.

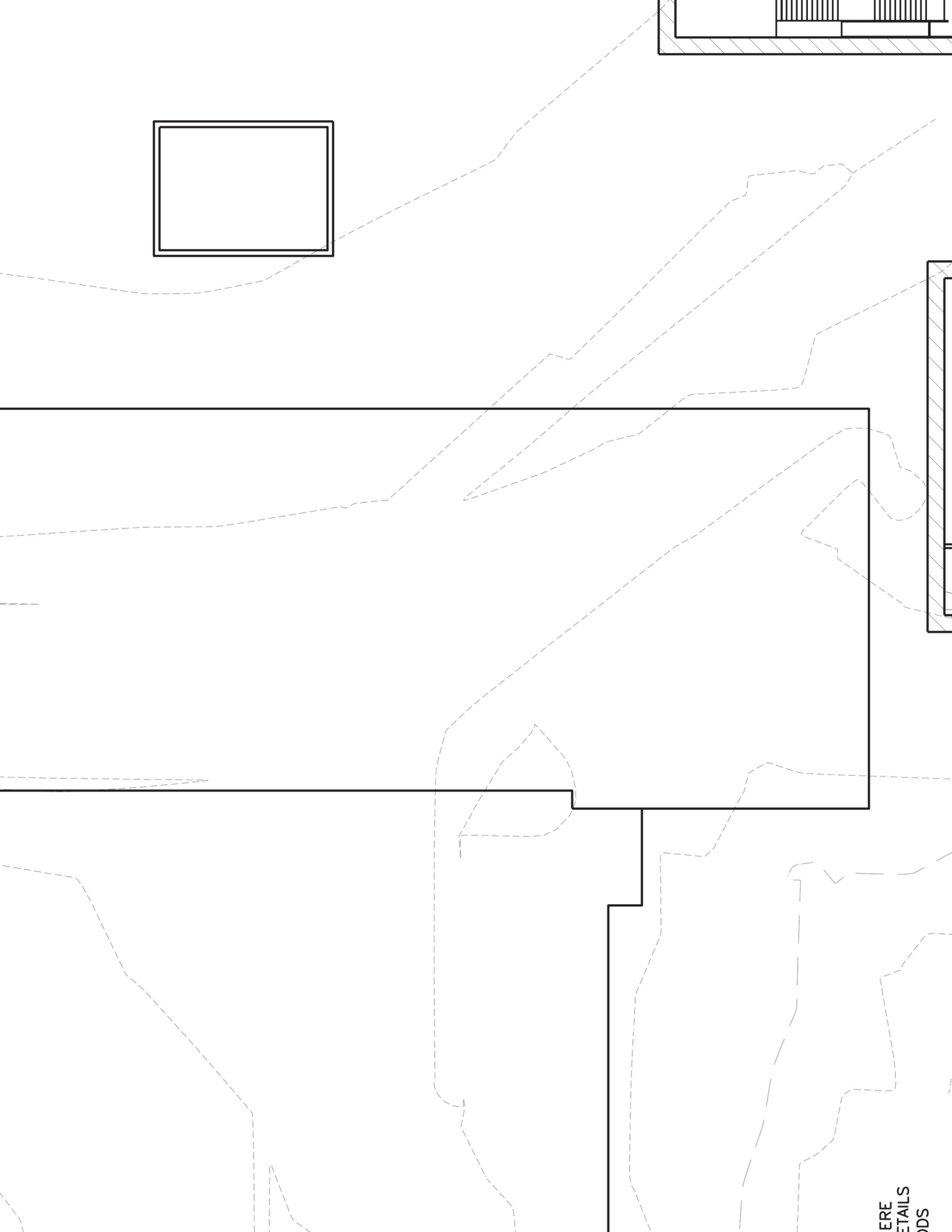
TE AND DOWNGRADIENT ADJACENT SITES/AREAS, INCLUDING THE FOLLOWING:
DING DRAINAGE DITCHES, AND OFF-SITE PROPERTIES FOR SIGNS OF EROSION

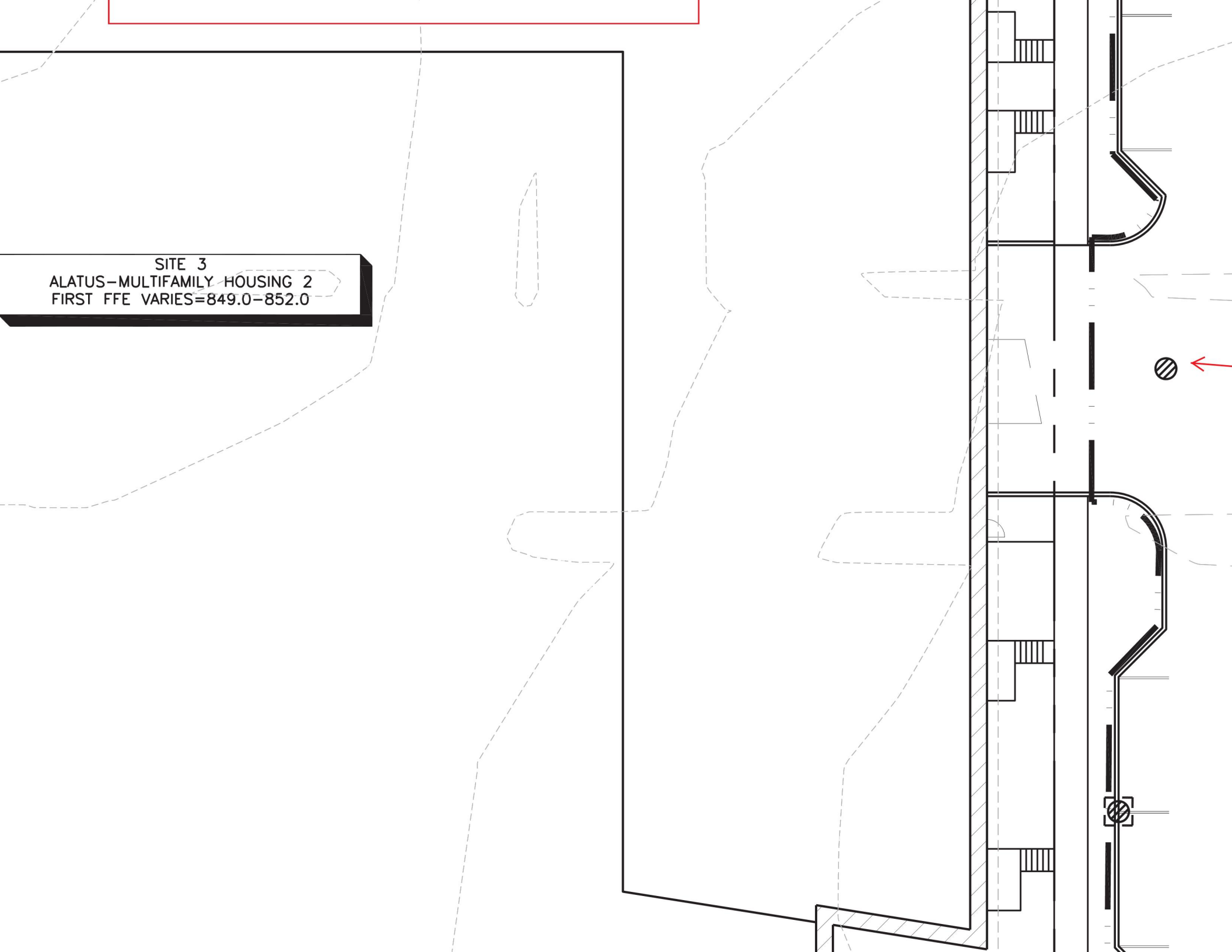
HICLE EXIT LOCATIONS FOR EVIDENCE OF TRACKING ONTO PAVED SURFACES.
SIGNS OF SEDIMENT DEPOSITION AND COMPACTION, AND TO ENSURE
INTO THE AREA.
ALL WATER QUALITY MANAGEMENT, EROSION PREVENTION AND SEDIMENT

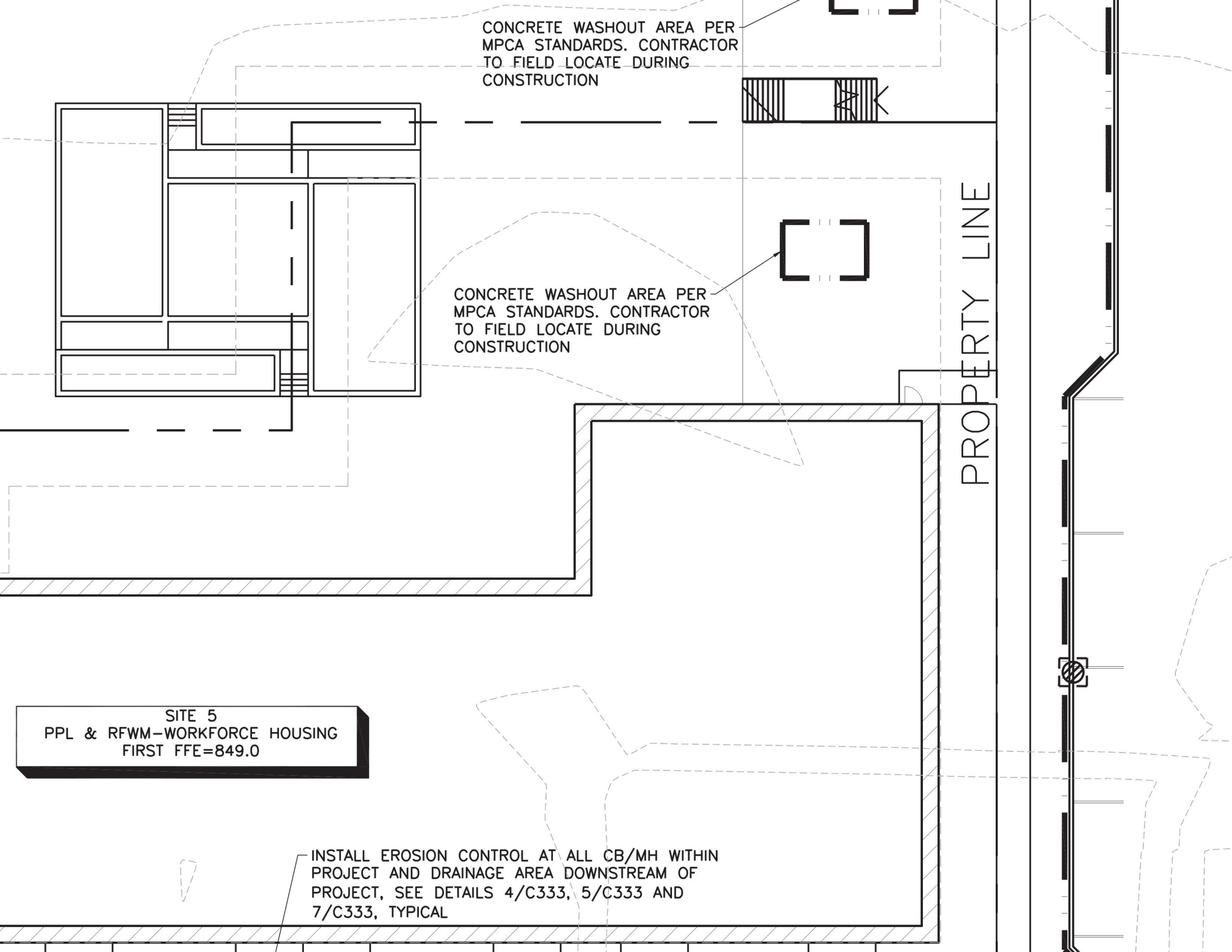
POLLUTION PREVENTION BMPS.
TRACTOR SHALL CONDUCT A SITE STORMWATER INSPECTION A MINIMUM OF
VE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER
ECTIONS MAY BE SUSPENDED DUE TO FROZEN GROUND CONDITIONS UNTIL
ON ACTIVITIES RESUME, WHICHEVER COMES FIRST. GENERAL CONTRACTOR
PECTION PRIOR TO WINTER SUSPENSION AND FIRST DATE WHEN
AL CONTRACTOR IS RESPONSIBLE FOR INSPECTIONS UNTIL THE SITE HAS
THE NOT HAS BEEN SUBMITTED TO THE MPCA, OR UNTIL PERMIT COVERAGE
PERMITTEE.
E AND CORRECTIVE ACTIONS CONDUCTED DURING CONSTRUCTION ON A
HOURS OF THE ACTION. DATE AND INITIAL THE ON-SITE SWPPP WITH ANY
ONS. COPIES OF ALL SHALL BE SUBMITTED TO THE CIVIL ENGINEER.
T BE INSTALLED AND MAINTAINED BY GENERAL CONTRACTOR ACCORDING TO
UCTION DOCUMENTS AND IN ACCORDANCE WITH THE PRODUCT
MPS MUST BE OPERATIONALLY FUNCTIONAL AND ADEQUATE. ALL
RED OR REPLACED WITHIN 24 HOURS OF DISCOVERY OR THEREAFTER AS

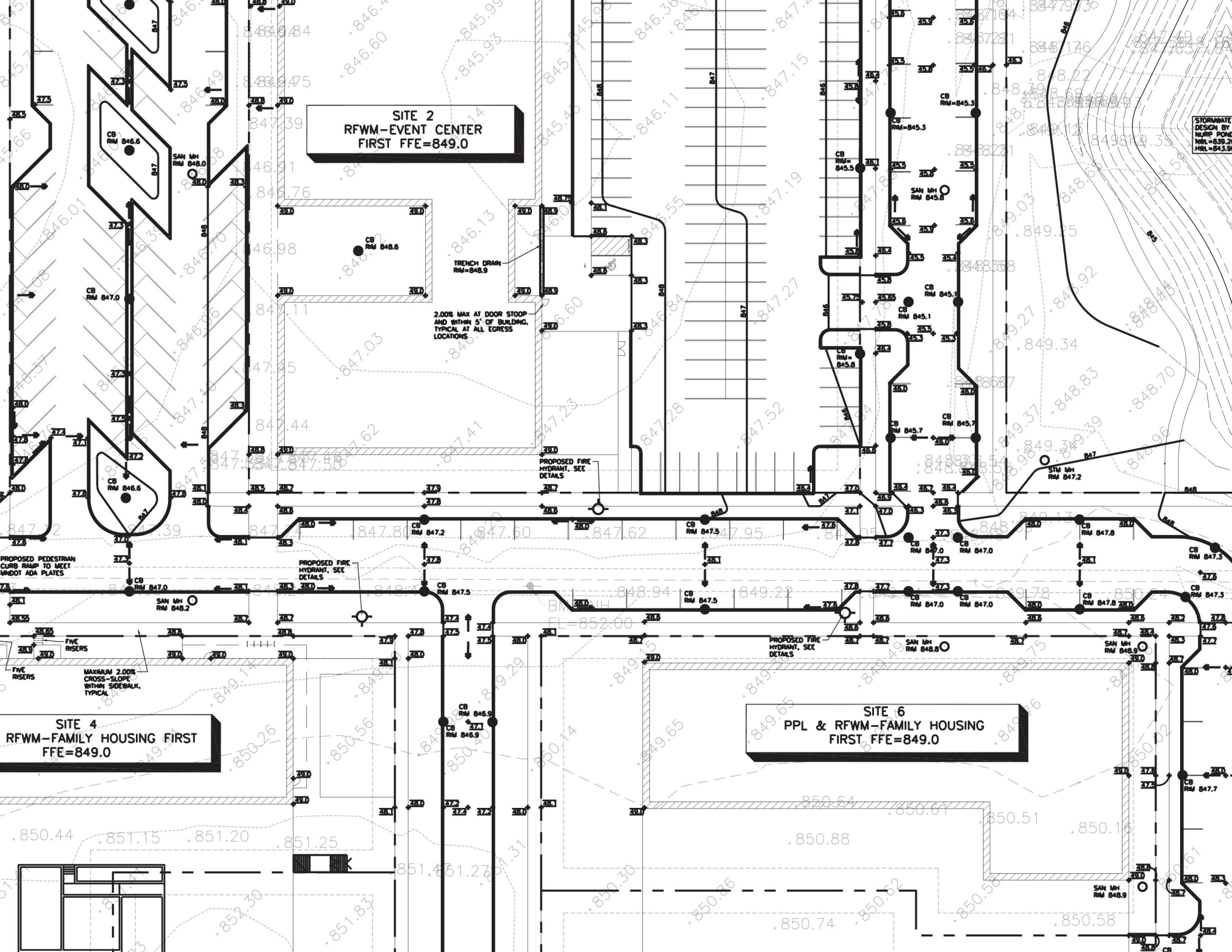
POND TO CHANGING SITE CONDITIONS AND IMPLEMENT/SUPPLEMENT EROSION
EASURES UTILIZED TO PROVIDE ADEQUATE PROTECTION OF DISTURBED SOILS
NT TRANSPORT OFF-SITE. UPDATE SWPPP DOCUMENTS WHEN CHANGES ARE

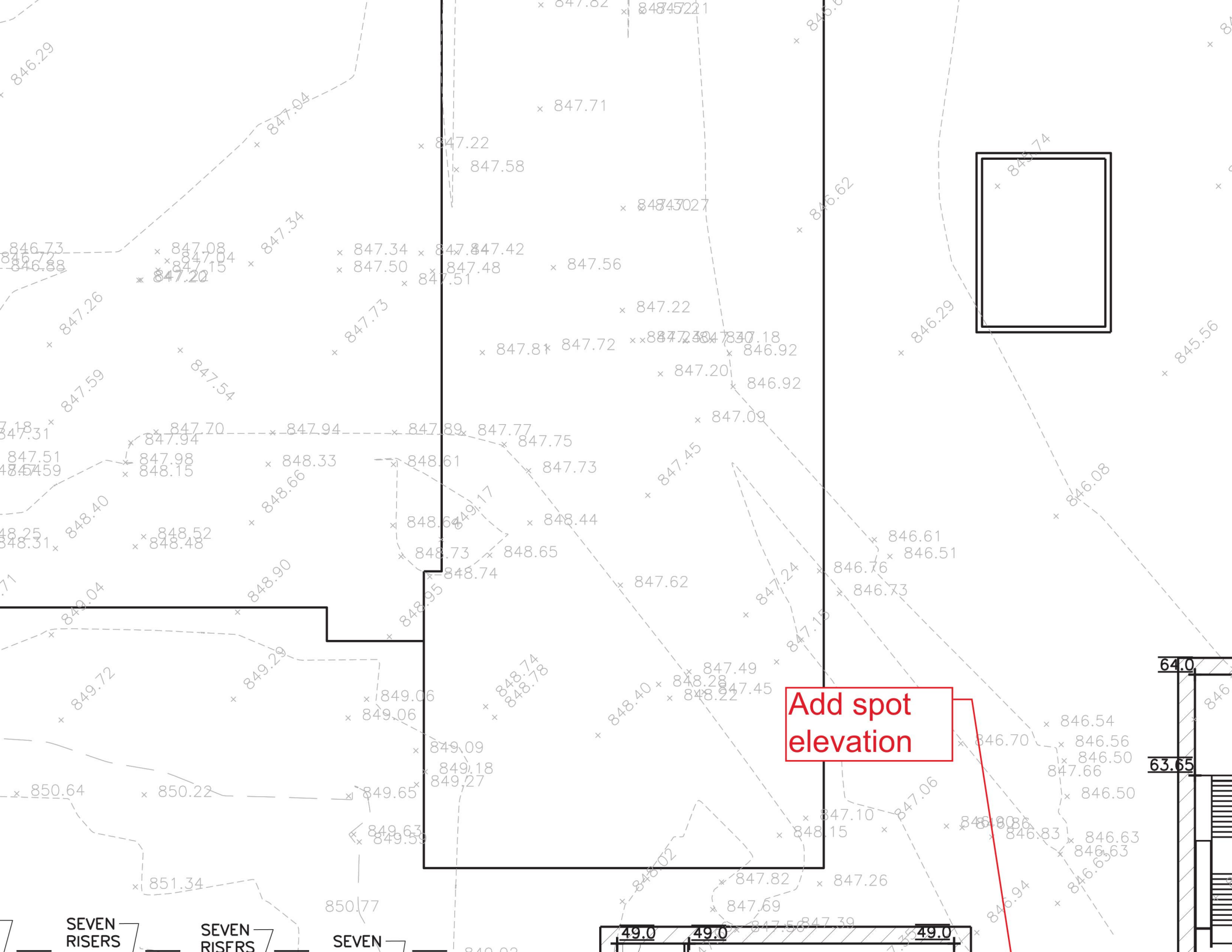
PREVENTION AND SEDIMENT CONTROL BMPS THAT ARE NONFUNCTIONAL OR
S MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS
R THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW. THE GENERAL
ADDITIONAL EROSION CONTROL MEASURES DEEMED NECESSARY BY THE CITY
24 HOURS OF NOTICE.
NTROLS ARE OVERLOADED, THE GENERAL CONTRACTOR MUST INSTALL
T CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE OVERLOADING.
TO IDENTIFY THESES ADDITIONAL PRACTICES.
DEVICES WHEN THEY BECOME NONFUNCTIONAL OR SEDIMENT REACHES
SITE INLETS REMOVED IN RESPONSE TO A PUBLIC SAFETY CONCERN MUST
S THE THREAT (EG. FLOODING) HAS RECEDED.
IMETER CONTROL DEVICES WHEN THEY BECOME NON-FUNCTIONAL OR THE
GHT OF THE DEVICE. GENERAL CONTRACTOR SHALL REPAIR OR REPLACE
E END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR THEREAFTER AS
RIMETER CONTROL DEVICES REMOVED IN RESPONSE TO A PUBLIC SAFETY

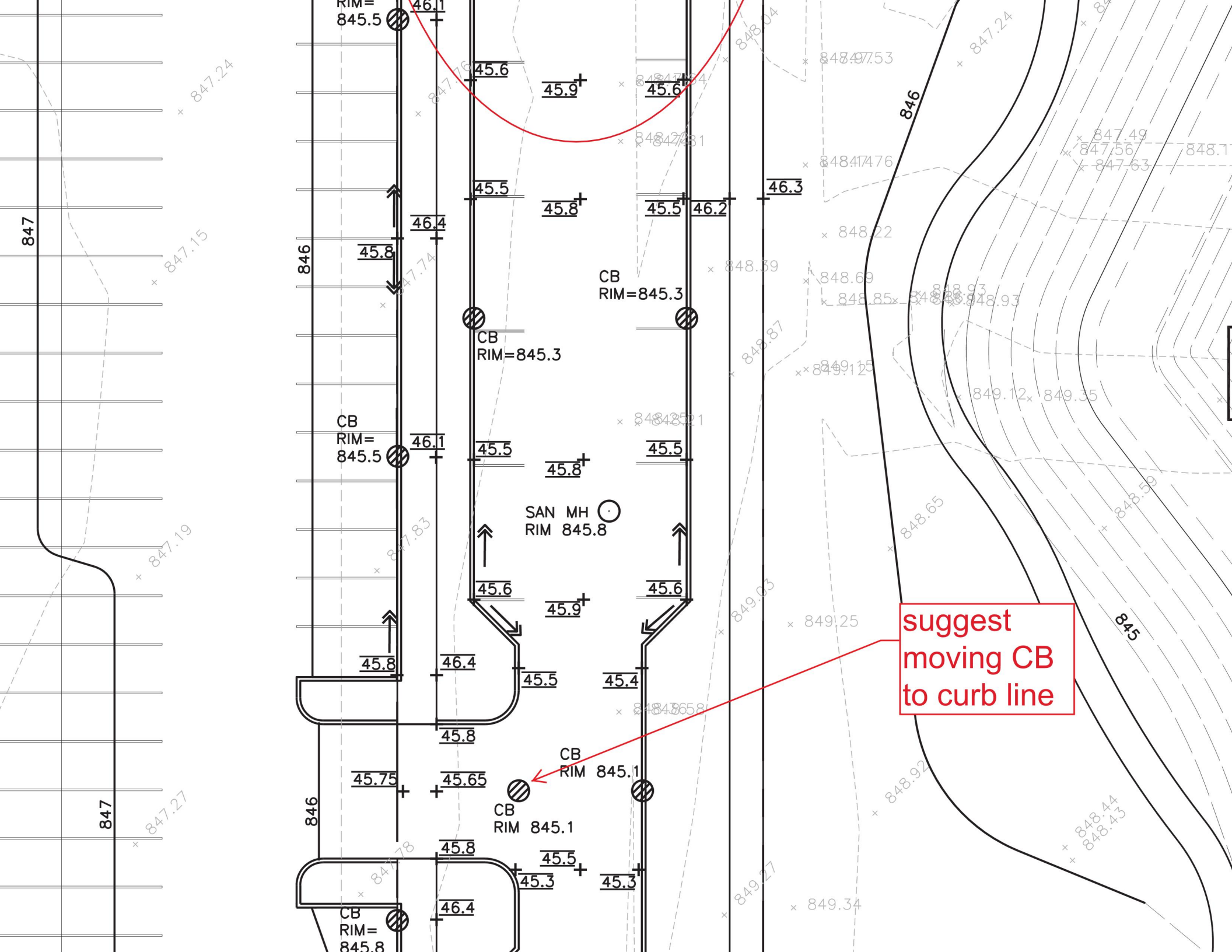

ERE
ETAILS
ODS

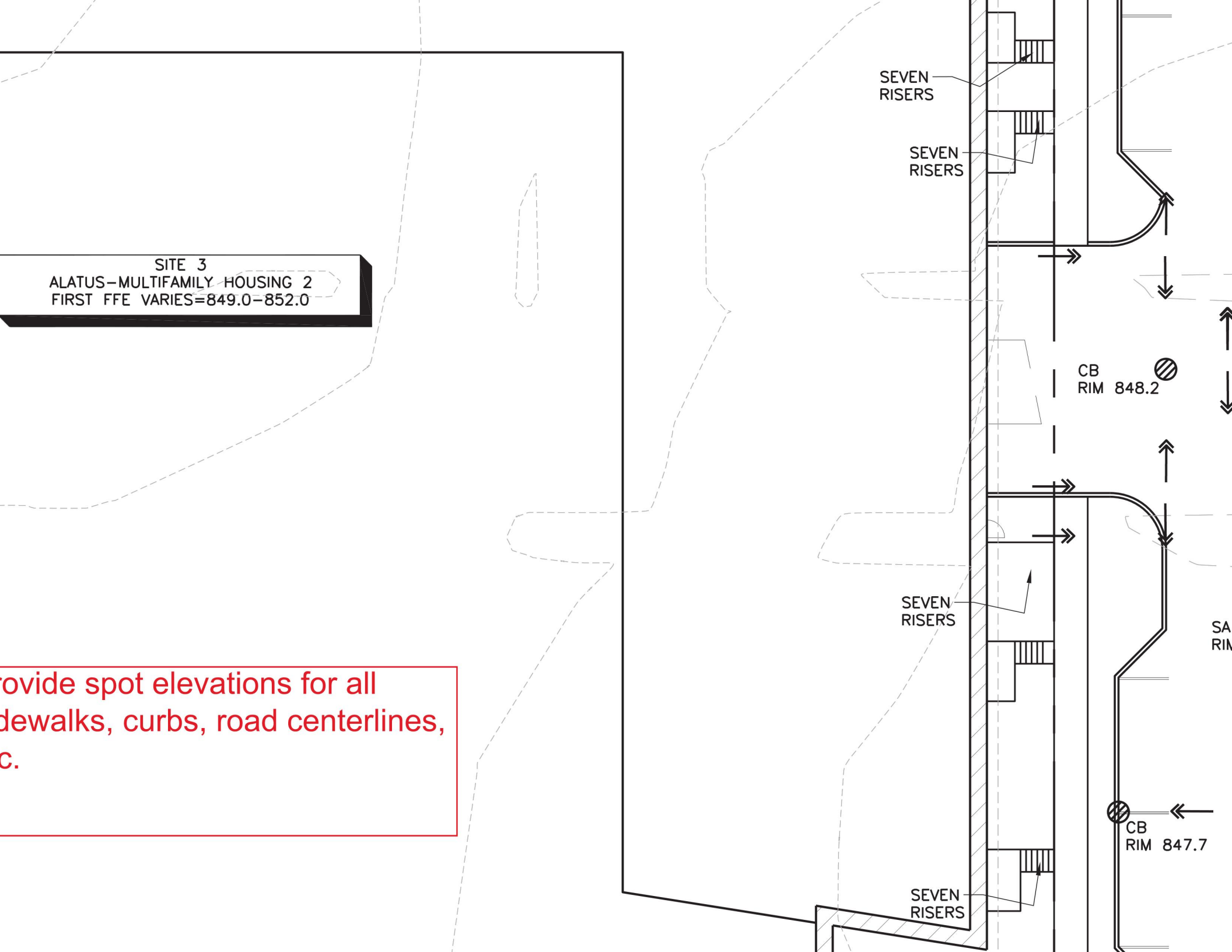

SITE 3
ALATUS–MULTIFAMILY HOUSING 2
FIRST FFE VARIES=849.0–852.0


CONCRETE WASHOUT AREA PER MPCA STANDARDS. CONTRACTOR TO FIELD LOCATE DURING CONSTRUCTION
CONCRETE WASHOUT AREA PER MPCA STANDARDS. CONTRACTOR TO FIELD LOCATE DURING CONSTRUCTION
PROPERTY LINE
SITE 5
PPL & RFWM-WORKFORCE HOUSING
FIRST FFE=849.0
INSTALL EROSION CONTROL AT ALL CB/MH WITHIN PROJECT AND DRAINAGE AREA DOWNSTREAM OF PROJECT, SEE DETAILS 4/C333, 5/C333 AND 7/C333, TYPICAL

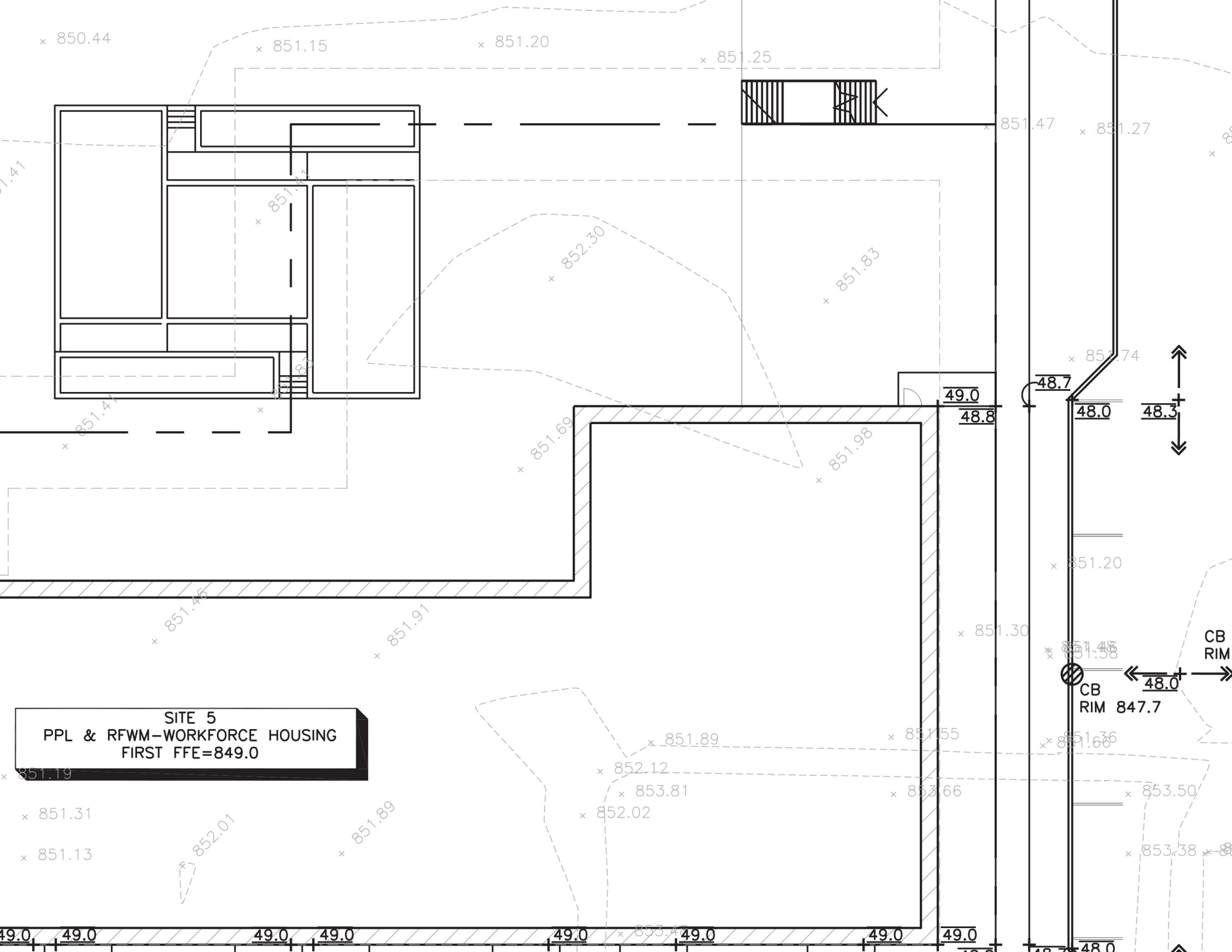

SITE 2
RFWM-EVENT CENTER
FIRST FFE=849.0
SITE 4
RFWM-FAMILY HOUSING FIRST
FFE=849.0
SITE 6
PPL & RFWM-FAMILY HOUSING
FIRST FFE=849.0
CB RIM 846.6
SAN MH RIM 848.0
CB RIM 848.6
TRENCH DRAIN RIM=848.9
2.00% MAX AT DOOR STOOP AND WITHIN 5' OF BUILDING, TYPICAL AT ALL EGRESS LOCATIONS
CB RIM 847.0
PROPOSED FIRE HYDRANT, SEE DETAILS
CB RIM 847.2
CB RIM 847.5
CB RIM 845.3
CB RIM 845.5
SAN MH RIM 845.8
CB RIM 845.1
CB RIM 845.8
CB RIM 845.7
STM MH RIM 847.2
CB RIM 847.8
CB RIM 847.3
PROPOSED PEDESTRIAN CURB RAMP TO MEET WINDOT ADA PLATES
SAN MH RIM 848.2
FIVE RISERS
MAXIMUM 2.00% CROSS-SLOPE WITHIN SIDEWALK, TYPICAL
CB RIM 846.9
PROPOSED FIRE HYDRANT, SEE DETAILS
SAN MH RIM 848.8
SAN MH RIM 848.9
CB RIM 847.7
BM=MH FL=852.00
STORMWATER DESIGN BY NURP POND
WW=839.2
HW=843.9

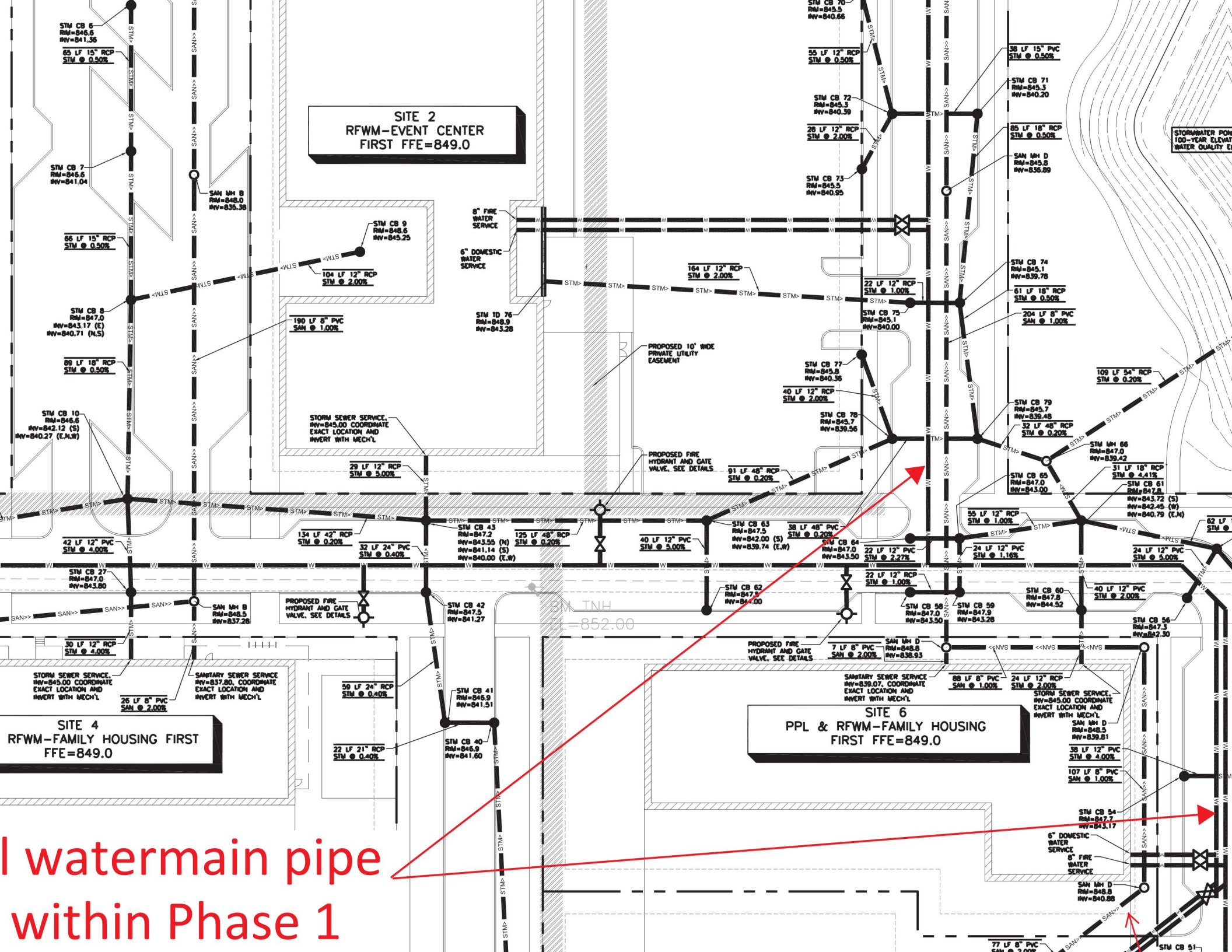

Add spot elevation
SEVEN RISERS
SEVEN RISERS
SEVEN
49.0
49.0
49.0
64.0
63.65

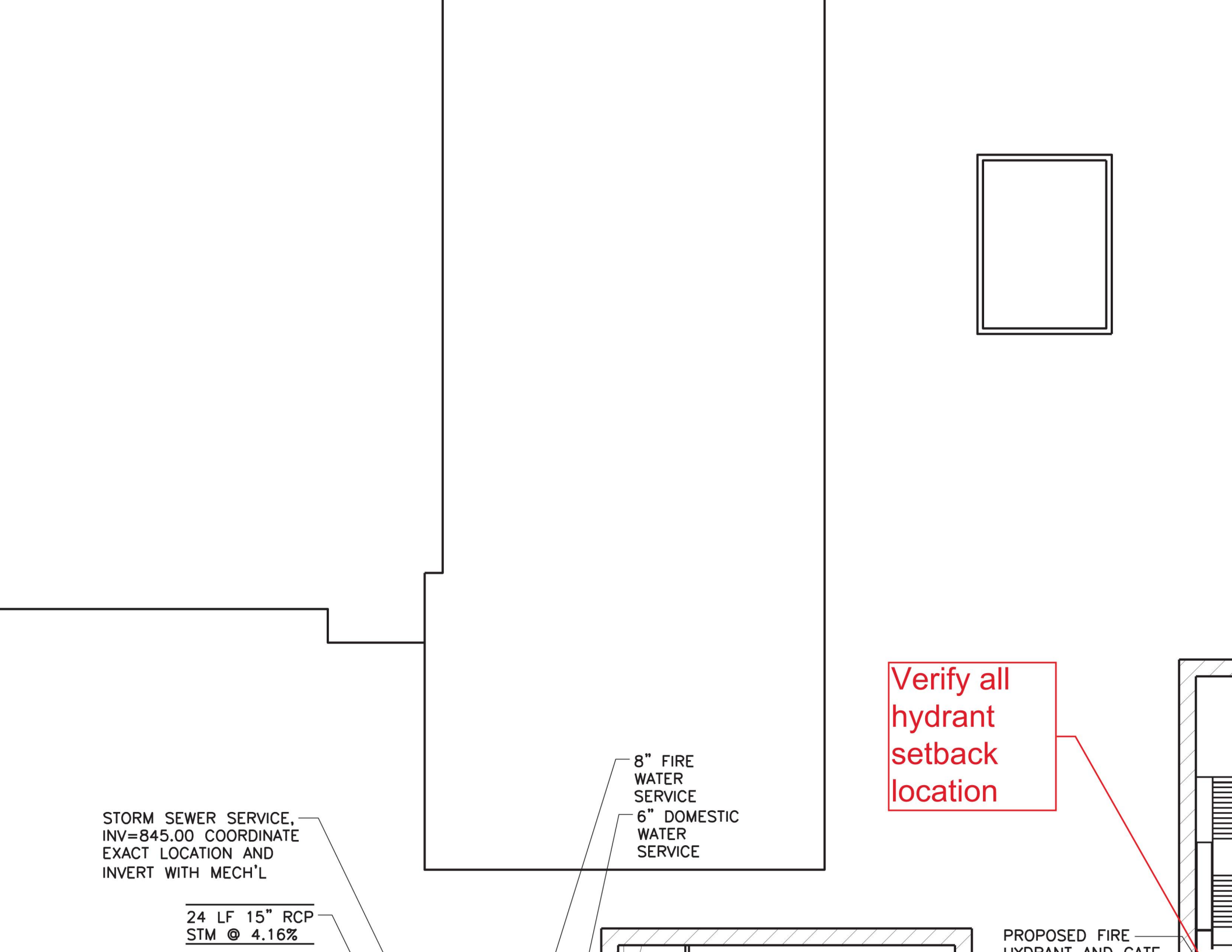

CB
RIM=
845.5
46.1
45.6
45.9
45.6
45.5
45.8
45.5
46.2
46.3
46.4
45.8
846
CB
RIM=845.3
CB
RIM=845.3
CB
RIM=
845.5
46.1
45.5
45.8
45.5
SAN MH
RIM 845.8
45.6
45.9
45.6
45.8
46.4
45.5
45.4
45.8
45.75
45.65
CB
RIM 845.1
CB
RIM 845.1
846
45.8
45.5
45.3
45.3
CB
RIM=
845.8
46.4
847
847
846
845
suggest
moving CB
to curb line

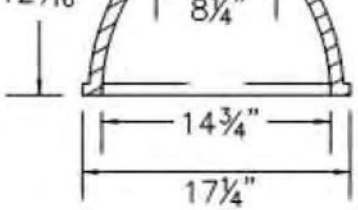

SITE 3
ALATUS-MULTIFAMILY HOUSING 2
FIRST FFE VARIES=849.0-852.0
SEVEN RISERS
SEVEN RISERS
CB RIM 848.2
SEVEN RISERS
CB RIM 847.7
SEVEN RISERS
rovide spot elevations for all
dewalks, curbs, road centerlines,
c.

48.0
48.4
48.6
48.4
CB
RIM 848.2
48.4
48.6
48.0
48.0
CB
RIM 847.7
48.0
849
849


SITE 5
PPL & RFWM-WORKFORCE HOUSING
FIRST FFE=849.0
CB
RIM 847.7
CB
RIM
48.7
48.0
48.3
49.0
48.8
48.0


SITE 2
RFWM–EVENT CENTER
FIRST FFE=849.0
SITE 4
RFWM–FAMILY HOUSING FIRST
FFE=849.0
SITE 6
PPL & RFWM–FAMILY HOUSING
FIRST FFE=849.0
BM TNH
EL=852.00
l watermain pipe
within Phase 1


Verify all hydrant setback location
8" FIRE WATER SERVICE
6" DOMESTIC WATER SERVICE
STORM SEWER SERVICE, INV=845.00 COORDINATE EXACT LOCATION AND INVERT WITH MECH'L
24 LF 15" RCP STM @ 4.16%
PROPOSED FIRE



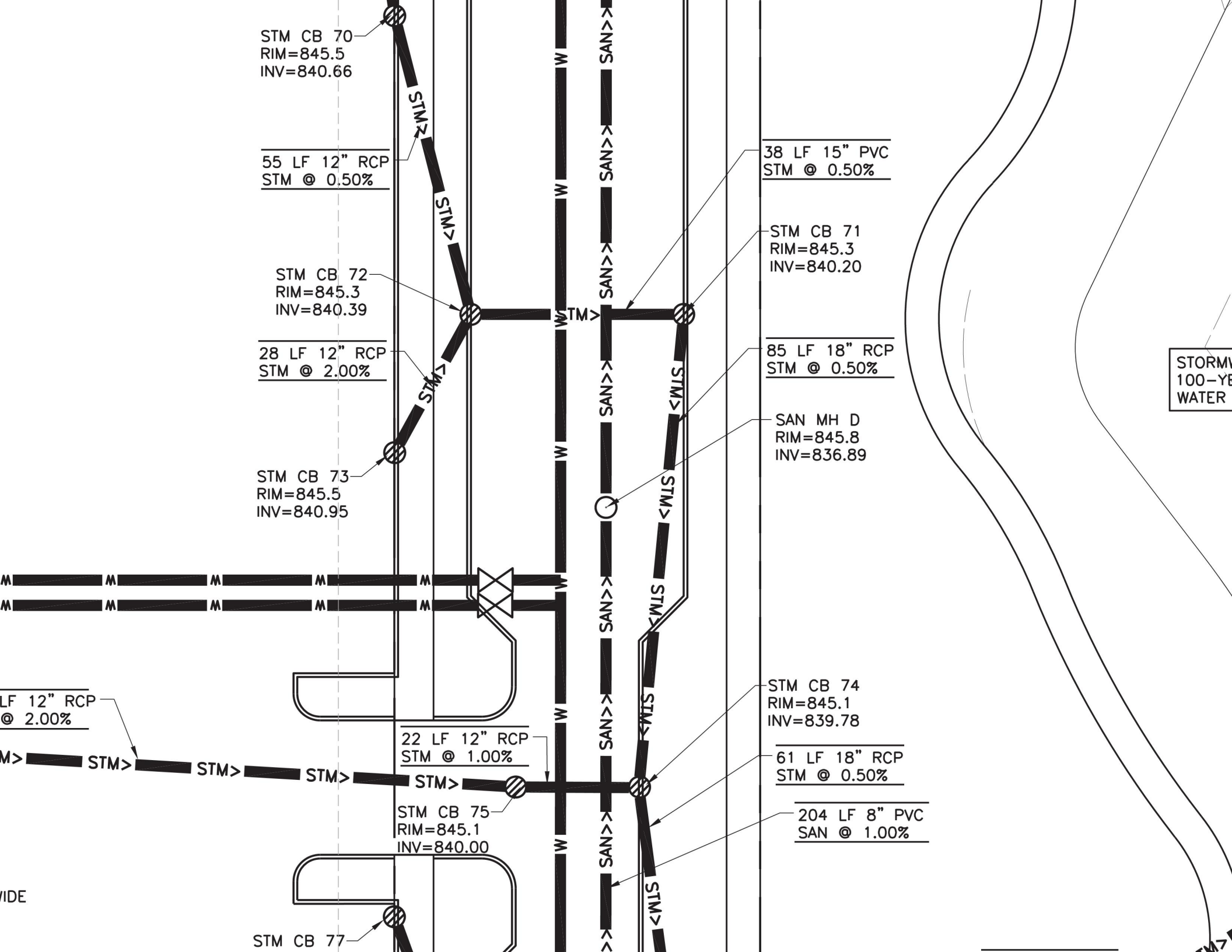
NO. 6
ROUND BASE

GATE VALVES SHALL BE
CLOW F-6100, MUELLER
A-2361 OR EQUAL

CONCRETE BLOCK
15⅝"x11⅝"x7⅝"

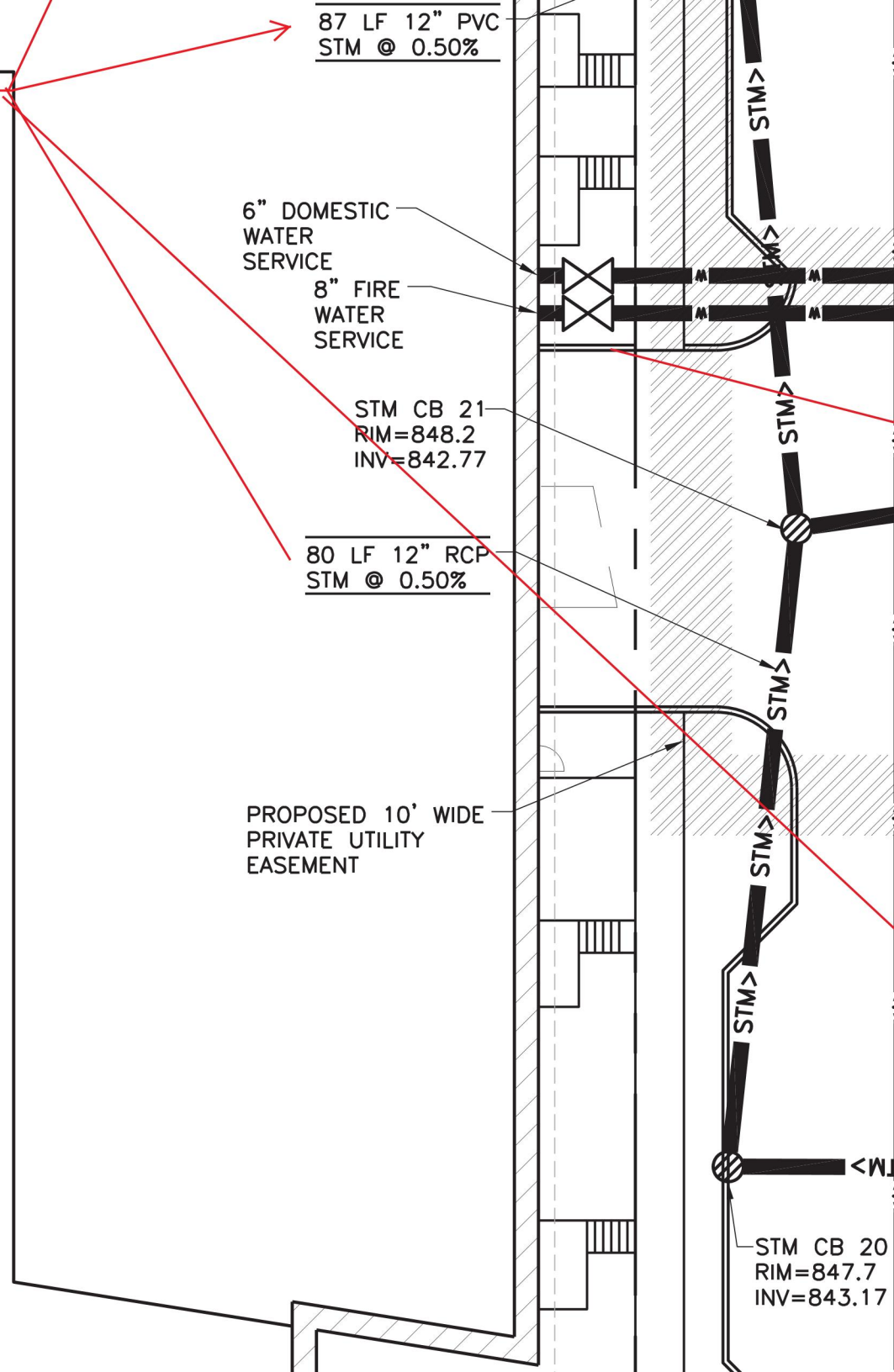
CENTER AT THE CENTER UBLIC WORKS DEPARTMENT	GATE VALVE AND BOX Michael Albert APPROVED: CITY ENGINEER	REV. 03/2019 STANDARD PLATE 102

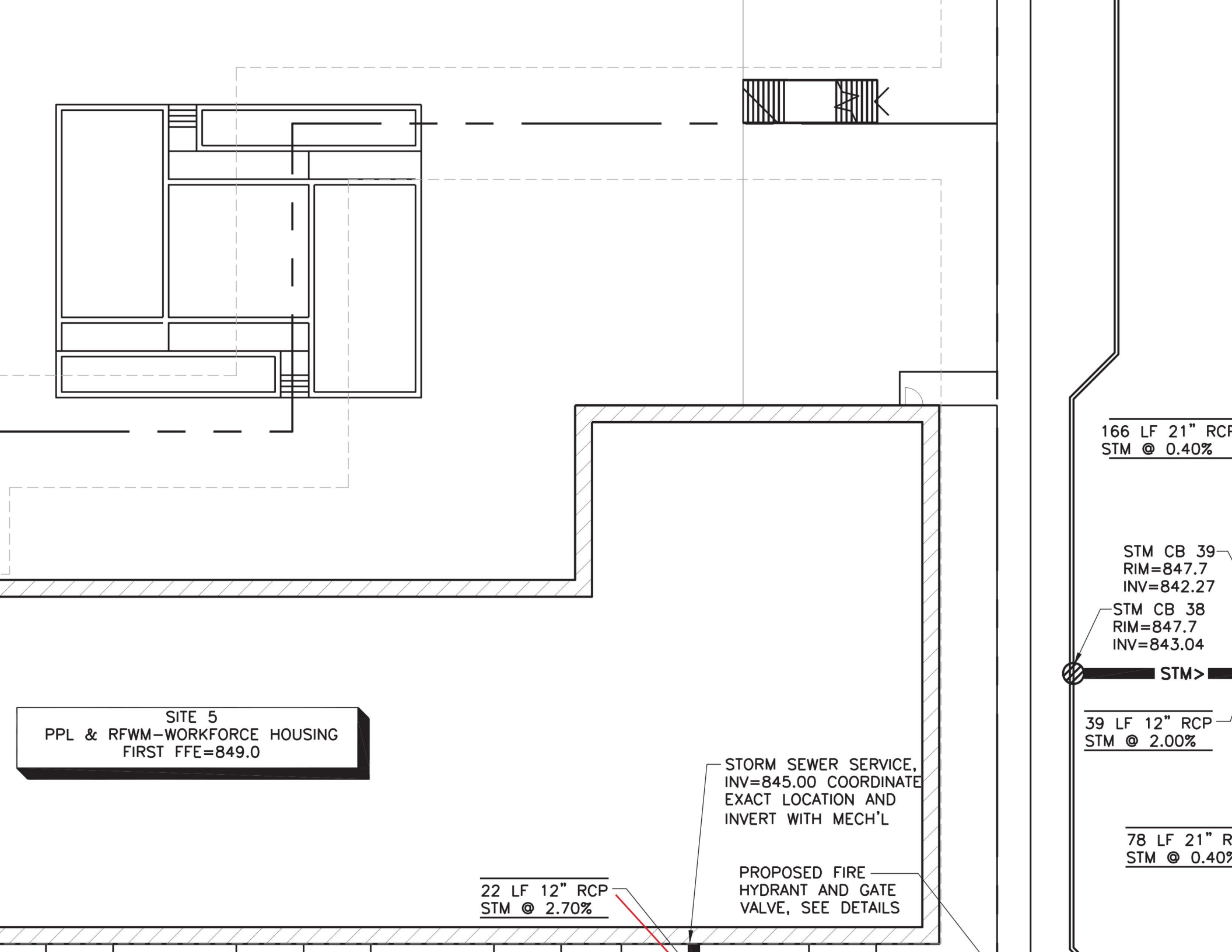
CLASS C PIPE BEDDING

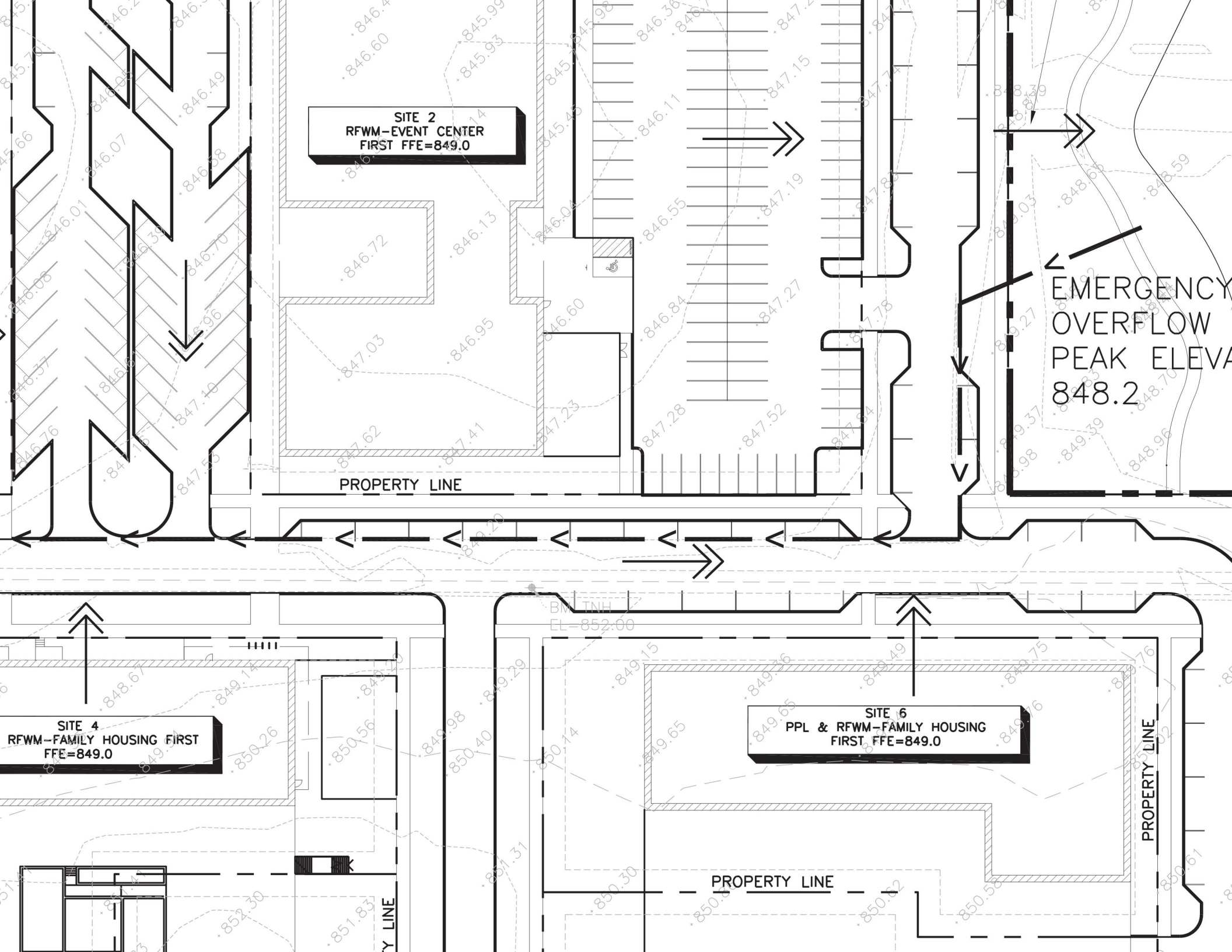

STM CB 70
RIM=845.5
INV=840.66
55 LF 12" RCP
STM @ 0.50%
STM CB 72
RIM=845.3
INV=840.39
28 LF 12" RCP
STM @ 2.00%
STM CB 73
RIM=845.5
INV=840.95
38 LF 15" PVC
STM @ 0.50%
STM CB 71
RIM=845.3
INV=840.20
85 LF 18" RCP
STM @ 0.50%
SAN MH D
RIM=845.8
INV=836.89
STM CB 74
RIM=845.1
INV=839.78
61 LF 18" RCP
STM @ 0.50%
204 LF 8" PVC
SAN @ 1.00%
22 LF 12" RCP
STM @ 1.00%
STM CB 75
RIM=845.1
INV=840.00
STM CB 77
STORMW
100-YE
WATER
STM
SAN
W
M

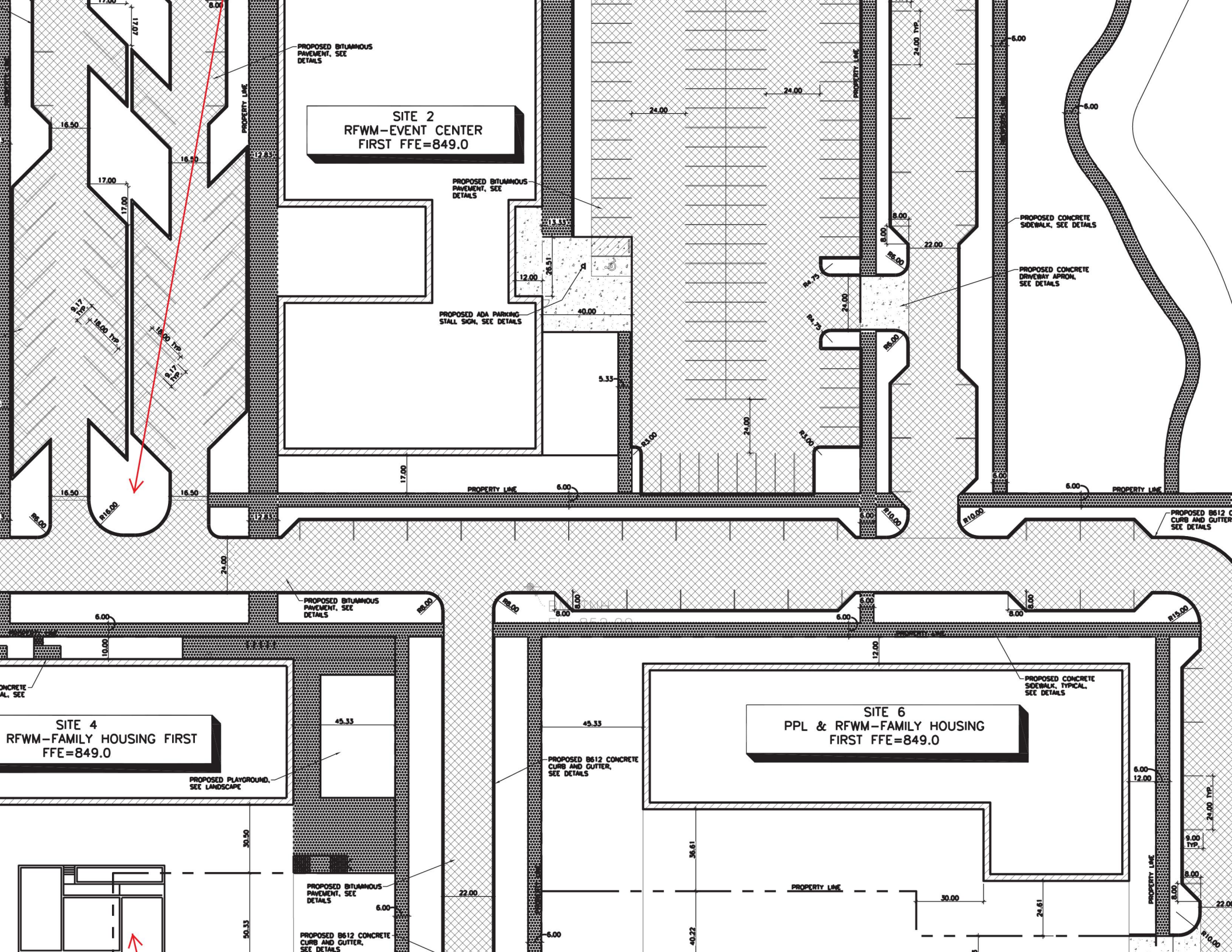
Review pipe material labels. Storm pipe switches from RCP to PVC multiple times

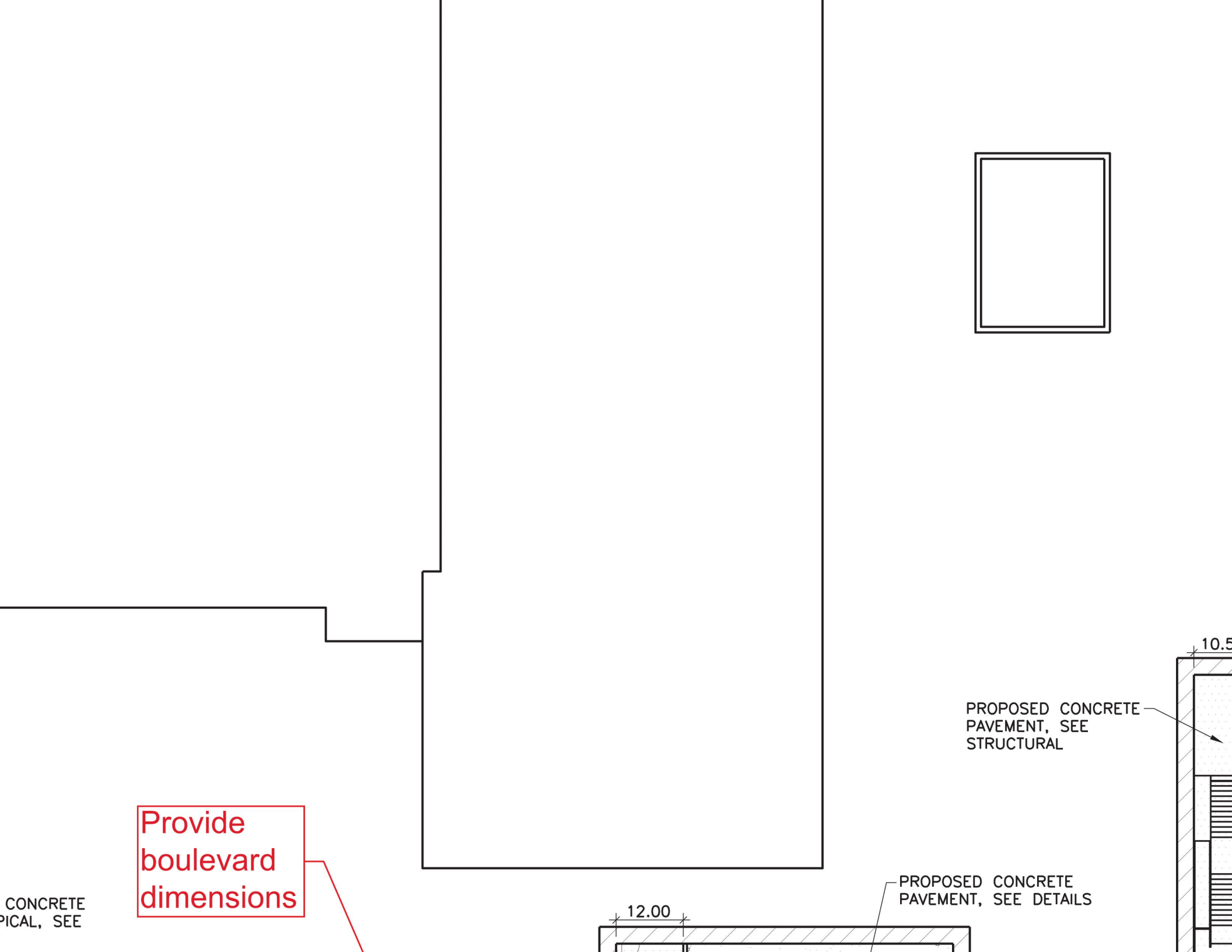
SITE 3
ALATUS–MULTIFAMILY HOUSING 2
FIRST FFE VARIES=849.0–852.0

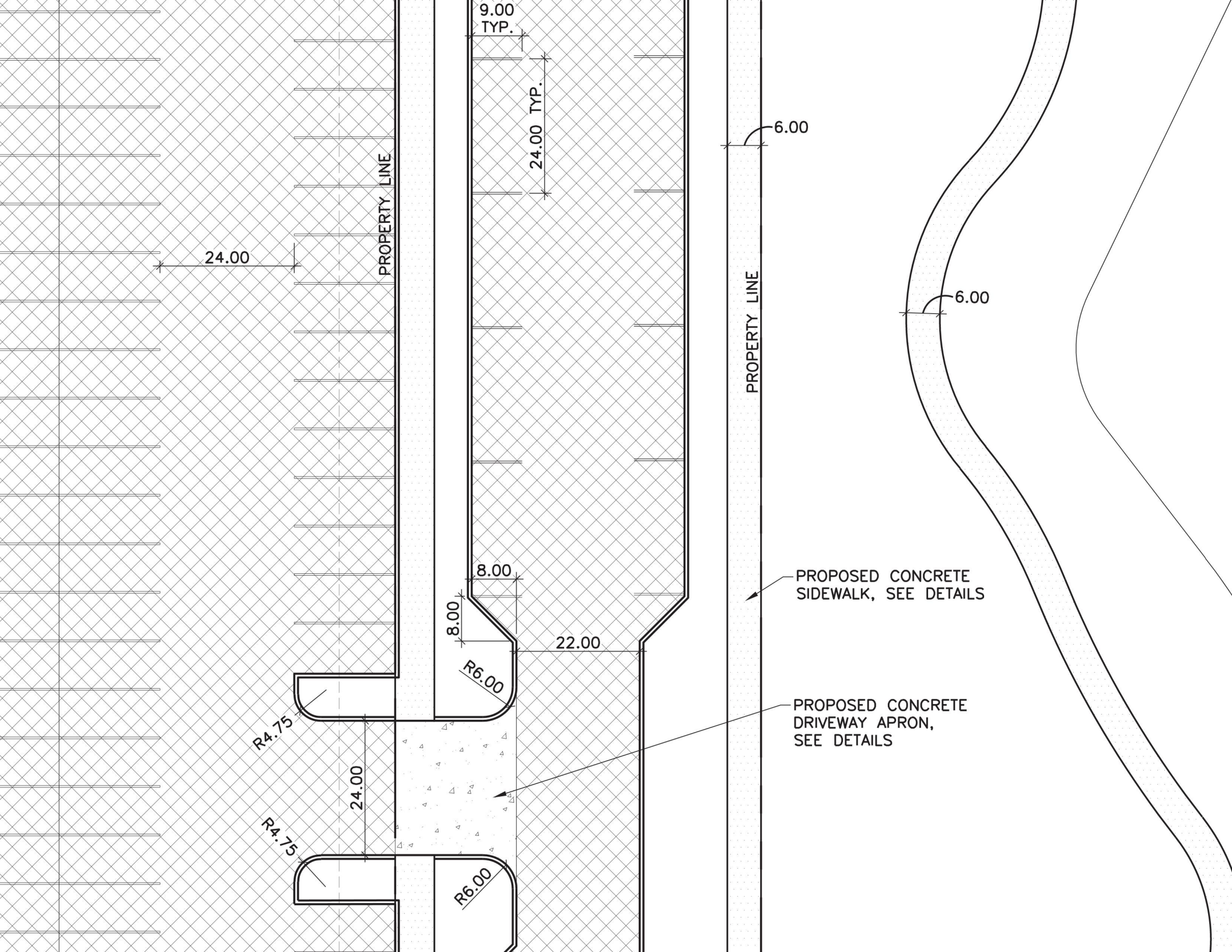


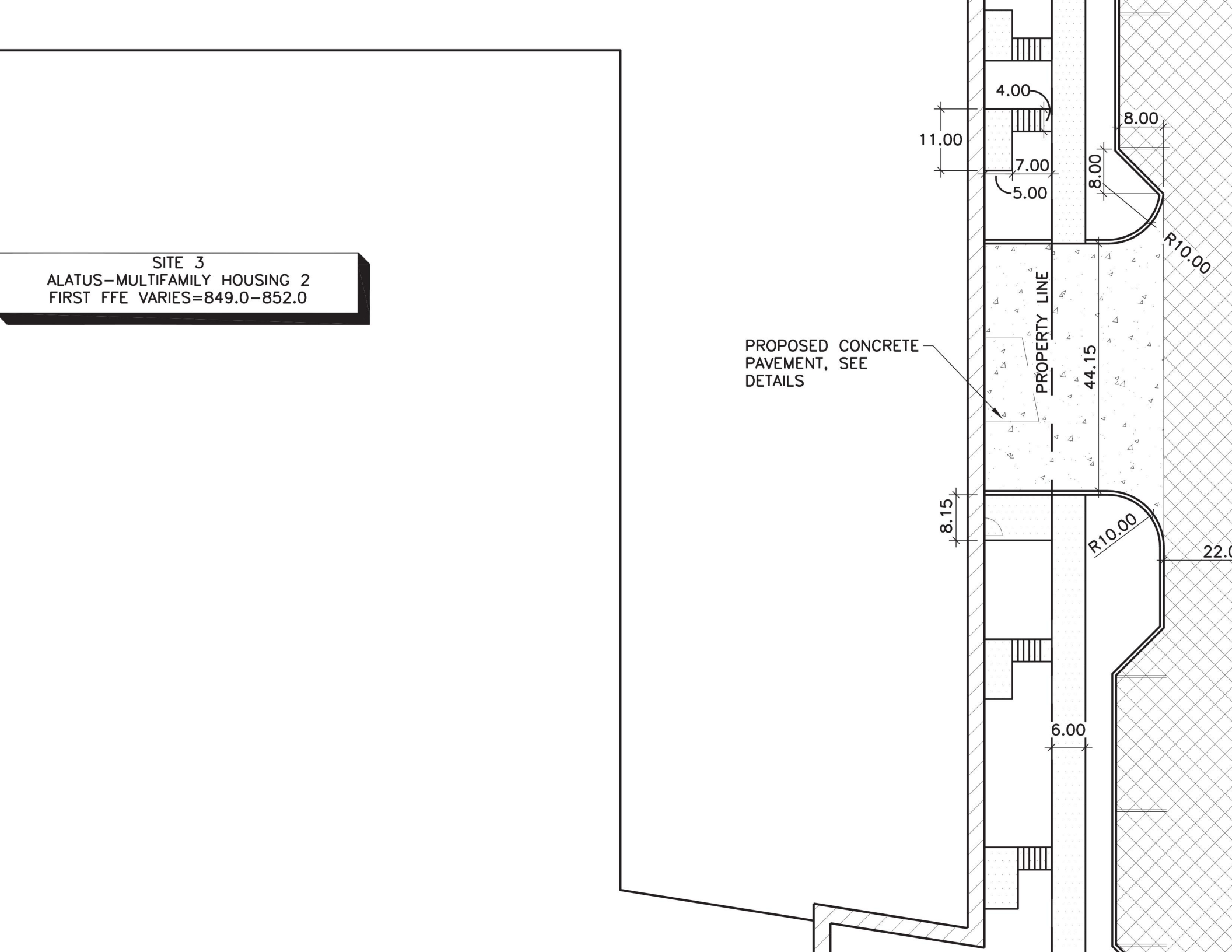

166 LF 21" RCP
STM @ 0.40%
STM CB 39
RIM=847.7
INV=842.27
STM CB 38
RIM=847.7
INV=843.04
STM>
39 LF 12" RCP
STM @ 2.00%
78 LF 21" R
STM @ 0.40%
SITE 5
PPL & RFWM-WORKFORCE HOUSING
FIRST FFE=849.0
STORM SEWER SERVICE,
INV=845.00 COORDINATE
EXACT LOCATION AND
INVERT WITH MECH'L
PROPOSED FIRE
HYDRANT AND GATE
VALVE, SEE DETAILS
22 LF 12" RCP
STM @ 2.70%

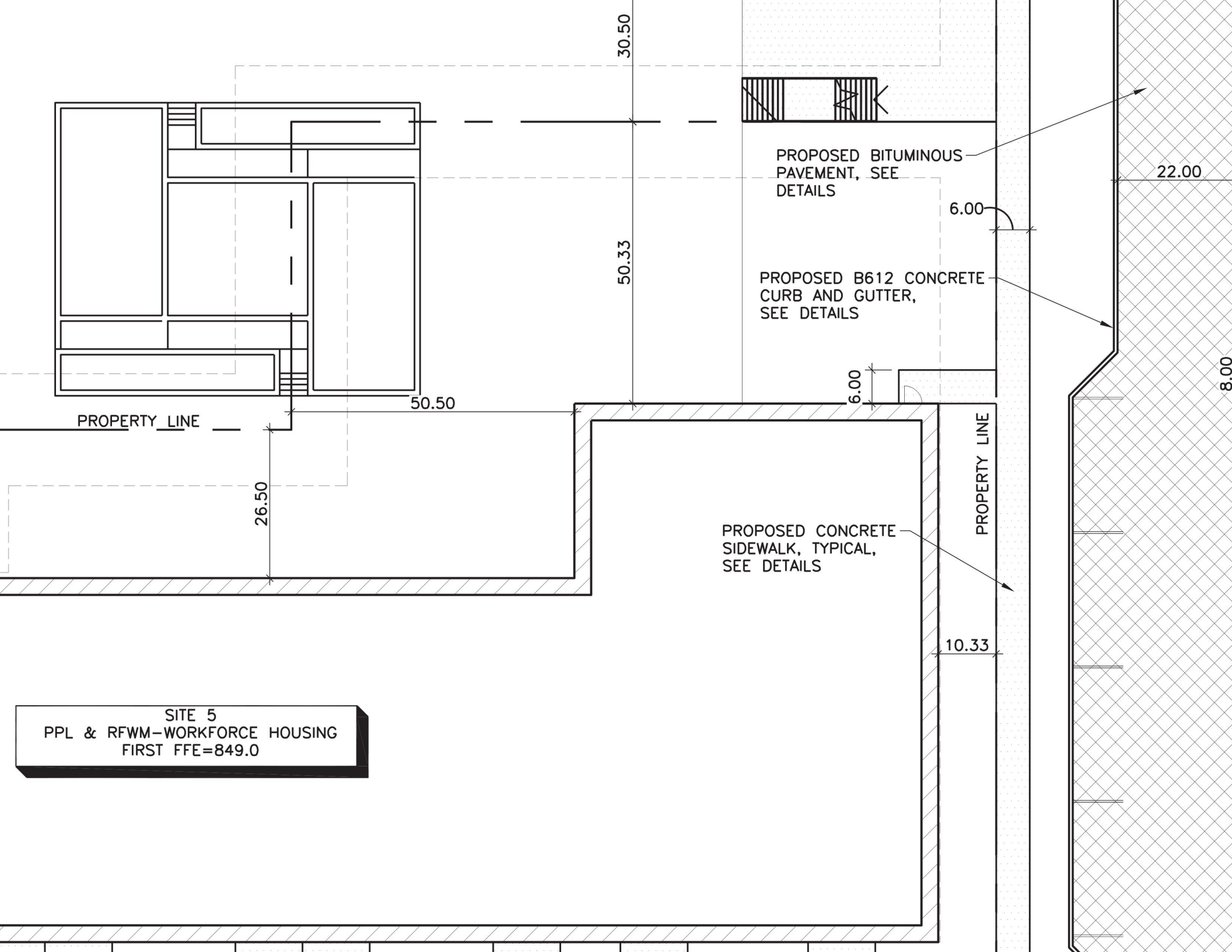

SITE 2
RFWM-EVENT CENTER
FIRST FFE=849.0
EMERGENCY
OVERFLOW
PEAK ELEVA
848.2
PROPERTY LINE
BM TNH
EL=852.00
SITE 4
RFWM-FAMILY HOUSING FIRST
FFE=849.0
SITE 6
PPL & RFWM-FAMILY HOUSING
FIRST FFE=849.0
PROPERTY LINE
PROPERTY LINE

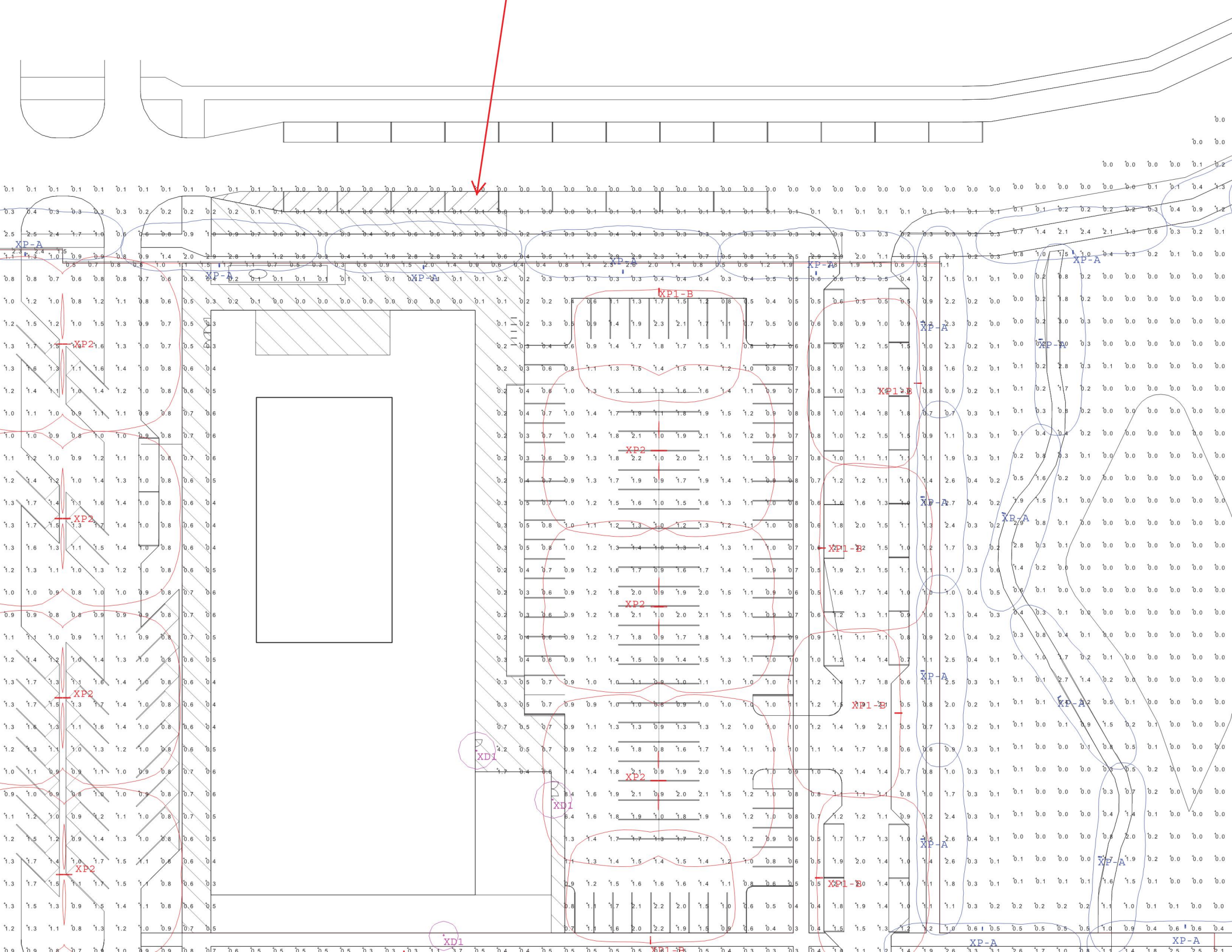

SITE 2
RFWM–EVENT CENTER
FIRST FFE=849.0
SITE 4
RFWM–FAMILY HOUSING FIRST
FFE=849.0
SITE 6
PPL & RFWM–FAMILY HOUSING
FIRST FFE=849.0
PROPOSED BITUMINOUS PAVEMENT, SEE DETAILS
PROPOSED ADA PARKING STALL SIGN, SEE DETAILS
PROPOSED CONCRETE SIDEWALK, SEE DETAILS
PROPOSED CONCRETE DRIVEWAY APRON, SEE DETAILS
PROPOSED CONCRETE SIDEWALK, TYPICAL, SEE DETAILS
PROPOSED B612 CONCRETE CURB AND GUTTER, SEE DETAILS
PROPOSED PLAYGROUND, SEE LANDSCAPE
PROPERTY LINE


Provide boulevard dimensions
PROPOSED CONCRETE PAVEMENT, SEE STRUCTURAL
PROPOSED CONCRETE PAVEMENT, SEE DETAILS
12.00
CONCRETE
PICAL, SEE


9.00
TYP.
24.00 TYP.
6.00
PROPERTY LINE
24.00
6.00
PROPERTY LINE
8.00
8.00
22.00
R6.00
PROPOSED CONCRETE
SIDEWALK, SEE DETAILS
PROPOSED CONCRETE
DRIVEWAY APRON,
SEE DETAILS
R4.75
24.00
R4.75
R6.00

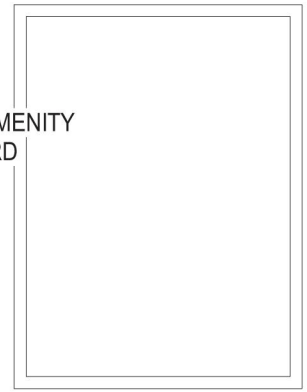

SITE 3
ALATUS–MULTIFAMILY HOUSING 2
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11.00
7.00
5.00
8.00
8.00
R10.00
44.15
8.15
R10.00
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30.50
50.33
PROPOSED BITUMINOUS PAVEMENT, SEE DETAILS
22.00
6.00
PROPOSED B612 CONCRETE CURB AND GUTTER, SEE DETAILS
8.00
6.00
50.50
PROPERTY LINE
26.50
PROPOSED CONCRETE SIDEWALK, TYPICAL, SEE DETAILS
PROPERTY LINE
10.33
SITE 5
PPL & RFWM-WORKFORCE HOUSING
FIRST FFE=849.0


XP-A
XP1-B
XP2
XD1

OURTYARD

PRIVATE AMENITY
COURTYARD



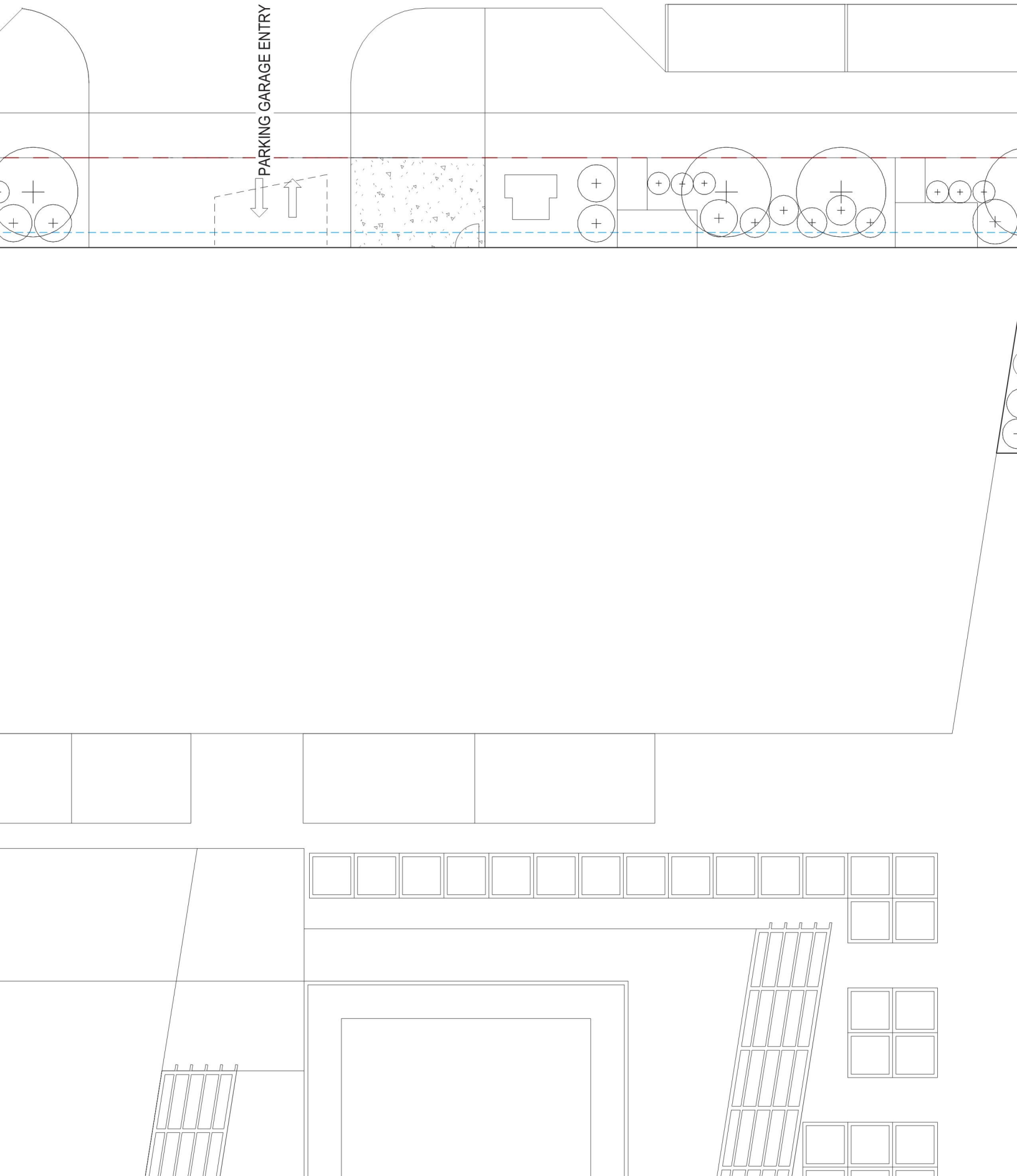
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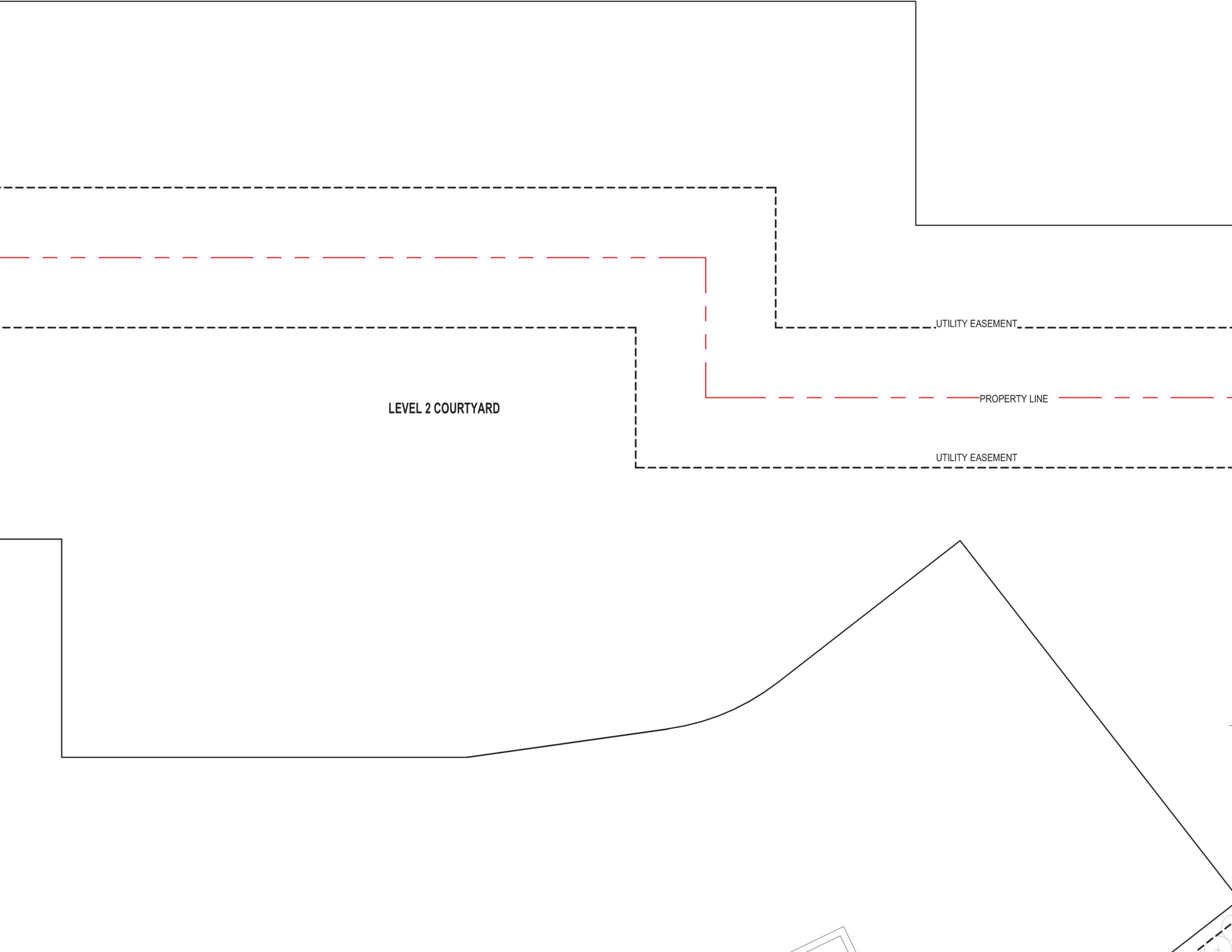
PROPERTY LI

PARKING

ING ENTRY

NG


PARKING GARAGE ENTRY


UTILITY EASEMENT
PROPERTY LINE
LEVEL 2 COURTYARD
UTILITY EASEMENT

WEBB SURVEYING LLC

June 28, 2022

Andy Hill, L.S.
Bolton & Menk, Inc.
7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303

Dear Andy,

I reviewed the plat of OPPORTUNITY SITE ADDITION and have the following comments:

1. The drainage and utility easements are a bit confusing. The city could vacate the easements and they could be rededicated on the new plat.

2. The easements shown that are not typical should be dimensioned.

3. There are other small corrections on the graphics page (See attached redlines).

4. The dedication page has minor corrections (See attached).

Sincerely,

WEBB SURVEYING LLC

Charles E. Webb, Jr.

Charles E. Webb, L.S.
Owner / Vice President

CEW / daw

P.O. Box 323 Maple Lake, MN 55358
Phone: 320.401.1118 Email: cew@webbsurveying.net

lennepin County, Minnesota.

ORTUNITY SITE ADDITION and does hereby dedicate to the public for public use public way and the drainage and utility

thority of Brooklyn Center, a public body corporate under the laws of the State of Minnesota, have caused these

N CENTER

ager

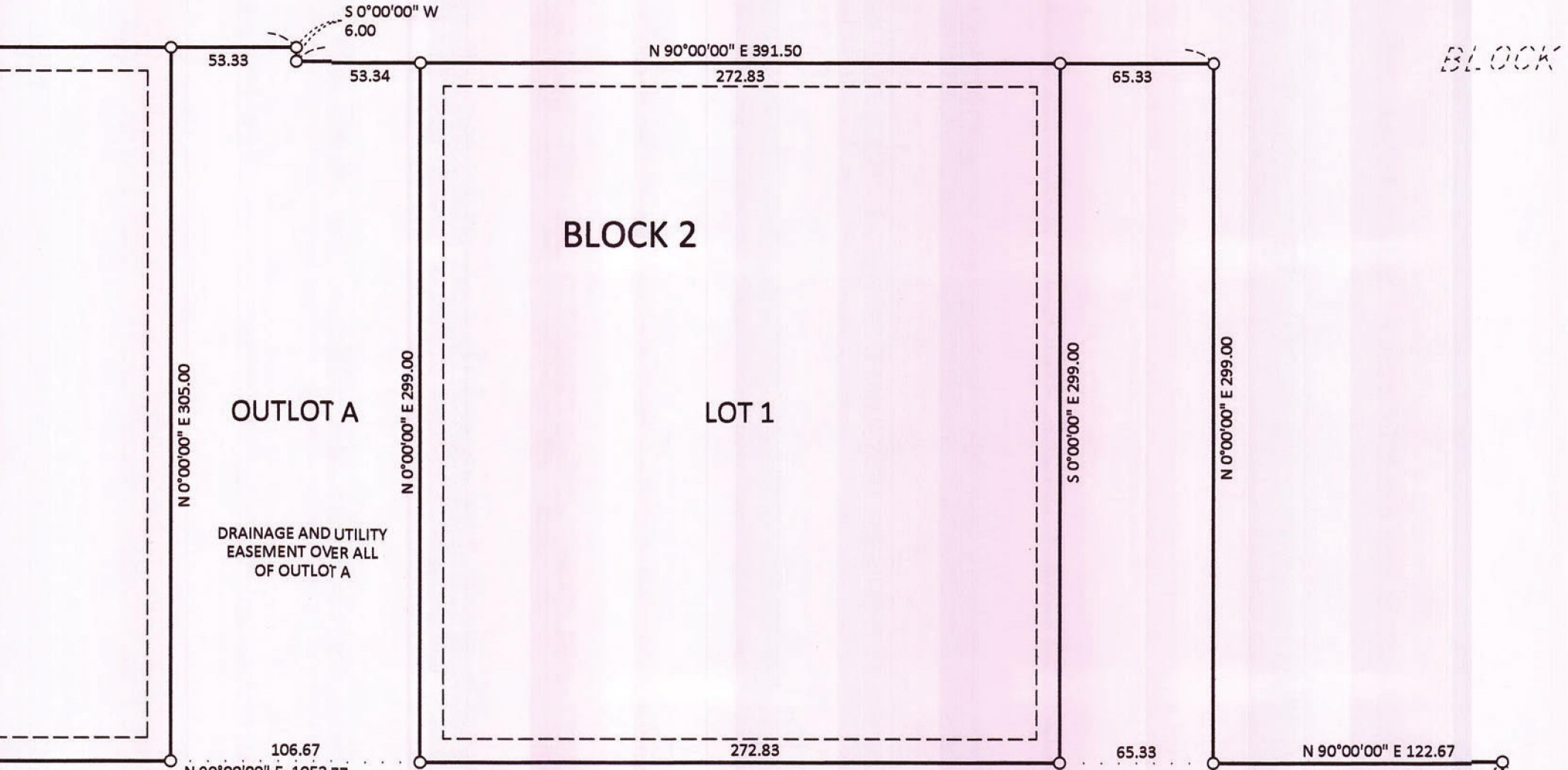
__ day of _____, 20____ by Dr. Reginald Edwards, City Manager of Brooklyn Center, on behalf of
nter .

linnesota

ared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this
ey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat
at all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this
public ways are shown and labeled on this plat.

BROOKDALE SQUARE 2ND ADDITION

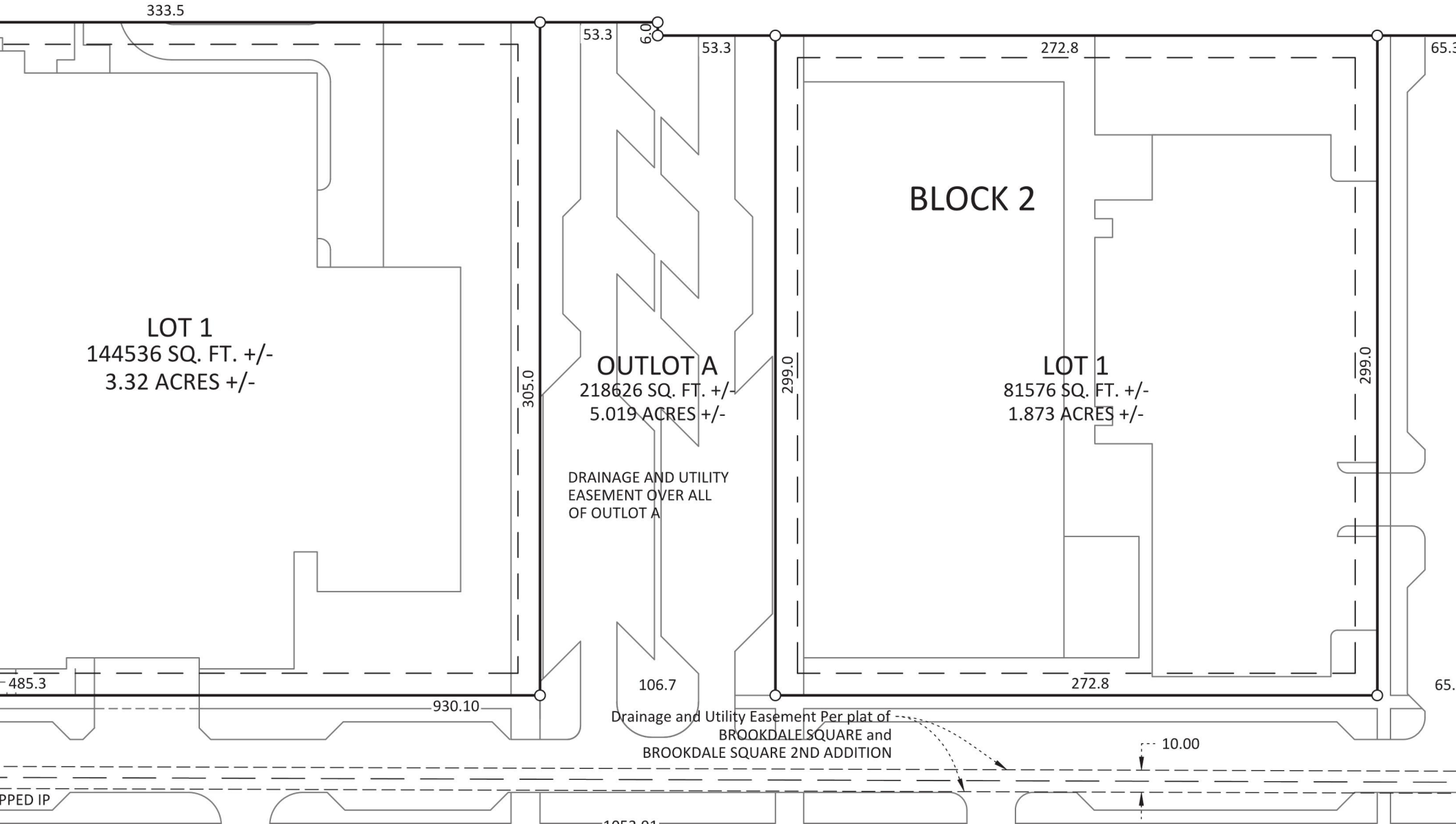
LOT 1



ECONOMIC DEVELOPMENT AUTHORITY OF
BROOKLYN CENTER
PID: 0211821240020

LOT 1

alk



BOLTON & MENK
Real People. Real Solutions.

111 Washington Avenue S
Suite 650
Minneapolis, MN 55401

Ph: (612) 416-0220
Fax: (612) 416-0222
Bolton-Menk.com

MEMORANDUM

Date: June 28, 2022

To:

From: Bryan T. Nemeth, P.E., PTOE

Subject: Brooklyn Center - Opportunity Site – Phase 1: Alatus, LLC – Traffic Review

City of Brooklyn Center

Project No.: 0R1.127481

The PUD Submittal was reviewed for traffic impacts.

Parking

The proposed development includes 104 surface parking stalls, 849 structured parking stalls, and 214 street parking stalls. This will allow for 104 stalls for the RFWM event center, 60 street parking stalls for the Entrepreneur Market, 689 stalls for multifamily housing, 119 stalls for family housing, 41 stalls for workforce housing, and 154 unassigned surface stalls (1,167 total stalls). The street stalls are street parking, so total off-street parking proposed is 953. The street parking along opportunity Drive accounts for 35 parking spaces (15 on the south side and 20 on the north side), only of which the ones on the south side should be accounted for with this site.

The PUD states that there are 483 multifamily housing units, 70 workforce housing units, and 180 family housing units, a housing unit reduction of 10 from what is indicated in the intro Land Use Application (LUA) documentation. These are split between different housing unit types.

- 278 market-rate rentals – Phase 1A, Site 1
- 60 low-income housing tax credit units (16 @ 30% AMI, 44 @50% AMI) – Phase 1B, Site 4
- 205 mixed-income rental units (41 @ 60% AMI, 41 @ 80% AMI) – Phase 1C, Site 3
- 70 low-income family and workforce housing (19 @ 30% AMI, 51 @ 50% AMI) – Phase 1D, Site 5
- 130 low-income rental units – Phases 1E and 1F

The Entrepreneur Market is 20,012 s.f (Site 1) while the Event Center is 26,478 s.f. (Site 2). The event center includes a 24-hour childcare center (approx. 5,200 s.f.) and therapy suites (approx. 3,100 s.f.) within.

City Code specifies the number of required off street parking spaces. Multi-family residential requires two parking spaces per dwelling unit plus 0.5 for each unit for guest parking. Retail development is one space per 200 s.f. Office areas are required to have from five to 5.5 spaces per 1,000 square feet. Event centers likely fit into the category of one space for every 2.5 seats, but number of seats are unknown. Childcare centers require 1 space per employee plus one space per seven children. For this review, the

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ITE Parking Generation Manual or similar land uses nearby (Earle Brown Center) will be used to determine parking need for those not explicitly able to be identified.

There are two methods to determine parking need, classify each type of use differently or lump all but the residential as commercial property. Both methods are provided below. For this review the LUA documentation was followed to be on the conservative side.

Use	Measurement	Parking Spaces Required
Residential	743 units	1,858
Commercial/Retail (Entrepreneur Market + Event Center)	46,490 s.f.	232
Option 1 Total		2,090
OR		
Residential	743 units	1,858
Therapy Suites/Retail	3,100 s.f.	16
Entrepreneur Market/Retail	20,012 s.f.	100
Childcare Center*	5,200 s.f./7 staff and 49 children*	14
Event Center	18,178 s.f.	Approx. 218
Option 2 Total		2,206

*MN requires ratio of 1: 4 baby, 1:7 toddler, 1:10 preschooler (assume 1:7 ratio average)

The documentation provided indicates that the daycare will be provided one space per staff (max 7) plus three spaces for pick-up/drop-off. This is deemed to be inadequate compared to code and other sites of this use throughout the Twin Cities Metro region where many parents will come to drop off and pick up children at similar times (before work, after work). This needs to better match the number required by city code.

Due to the uses, the on-street and off-street parking within the development area on the south side of the centerline of Opportunity Drive is considered to be acceptable for the overall site. A parking reduction of 10% is applied due to the site within close proximity of a transit stop, reducing parking need to a minimum of 1,881 spaces (2,090 x 0.90). With the reduction, the development as proposed (1,147 spaces) does not appear to be consistent with City Code, with a deficit of 734 parking stalls.

The close proximity of shopping in the area could be considered for further reduction so reduction in total is 20%. This would indicate a deficit of 525 total parking spaces within the site.

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Trip Generation

The proposed development and traffic impacts in the PUD was compared to the development previously proposed in the Opportunity Site Traffic and Transportation Analysis (January 27, 2021) and the Summary Report (February 8, 2021) or "Opportunity Site Analysis".

The Opportunity Site Analysis identified the southwest corner of the site as Group C, which directly equates to the PUD location. Group C consists of mid-rise residential with 1st floor commercial.

Opportunity Site Analysis (OSA)



Pilot Site EAW (EAW)



The PUD proposes a total of 743 dwelling units (278 market rate units, 205 mixed-income units, and 260 affordable units). It additionally proposes 46,490 square feet of commercial property (20,012 s.f. entrepreneur market and 26,478 s.f. mix of event center, childcare center, therapy suites, and barber suites). The previously completed EAW included one less dwelling unit but more commercial property.

Trip generation analysis was completed using ITE Trip Generation for the identified PUD/LUA uses and comparison of the event center to similar facilities. The PUD/LUA trip results and the previous EAW results in the following vehicle trip comparison to the Opportunity Site Analysis.

Scenario	AM In	AM Out	PM In	PM Out	Daily In	Daily Out
OSA	120	180	359	321	2791	2791
EAW	231	332	304	293	2587	2587
PUD	267	242	240	293	2493	2493

The PUD is slightly different than the OSA but similar to the EAW with minor revisions to development mix sizes. Review indicates no major changes in comparison to the Opportunity Site Analysis and the EAW, especially in the critical PM peak hour. It is not likely that the difference will result in unacceptable traffic operations for the area. The locations of biggest concern related to this specific site are the accesses surrounding the site, including Shingle Creek Parkway, since the proposed access to Bass Lake Road as identified in the Opportunity Site Analysis is now not included due to safety impacts. The traffic results from the Opportunity Site Analysis should be updated for the change in trip distribution and access use with this and other development changes in the area in comparison to the original study, especially as it relates to roadway lane needs into and out of the area, and to verify that safety and operations are not negatively impacted.

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BOLTON & MENK

Real People. Real Solutions.

Opportunity Site

Traffic and Transportation Analysis – SUMMARY REPORT

City of Brooklyn Center, MN

February 8, 2021

Submitted by:
Bolton & Menk, Inc.
12224 Nicollet Avenue
Burnsville, MN 55337
P: 952-890-0509
F: 952-890-8065

Opportunity Site
Traffic and Transportation Analysis
Summary Report

I. Study Introduction

The City of Brooklyn Center is in the process of planning for the redevelopment of the Opportunity Site, including establishing a master plan for the area. The Opportunity Site includes approximately 81 acres and is located in the City of Brooklyn Center. See Figure 1 for study area, study roadways, and study intersections.

This summary version of the full report is intended to convey the key elements of the full Traffic and Transportation Analysis Report.

The purpose of this study is to analyze the traffic and transportation impacts associated with the development of the Opportunity Site. For this analysis, the following scenarios were evaluated:

- 2020 Existing Conditions,
- 2022 Opening Year No Build,
- 2042 Future Year No Build,
- 2022 Opening Year Phase 1,
- 2022 Opening Year Full Development, and
- 2042 Future Year Full Development.

II. Study Observations

The following pages and attached exhibits summarize the findings of the analysis. Some general observations were made while performing the analysis and reviewing the results.

General

The modeling software considers all intersections and adjusts signal timing and signal operations based on the strategy that allows the entire network to operate at the highest level. This can vary from scenario to scenario, which can result in operational characteristics which may not appear to be intuitive.

Based on historic and projected traffic levels in the area, the proposed development activities appear to result in bringing traffic in the area back to pre-recession levels.

The Phase 1 development uses are less intense than previously considered. As a result, Bass Lake Road and the south portion of Shingle Creek Parkway operate efficiently, including the intersection of the two roadways.

Specific

Summit Drive, immediately east of TH 100, has approximately 700 feet of stacking distance between TH 100 and the stop controlled intersection at Earle Brown Drive. Modeling indicates the longest queue length is 75 feet during the AM peak hour and 100 feet during the PM peak hour.

2020 Existing Conditions to 2022 No Build. Improvements to Brooklyn Boulevard, combined with signal timing adjustments, improve conditions throughout the study area.

2022 No Build to 2042 No Build. By 2042, the intersection at TH 100 and Brooklyn Boulevard will begin to experience stress. Shingle Creek Parkway and Bass Lake Road will continue to operate

efficiently, with some individual movements becoming difficult in the PM peak hour.

2022 Opening Year Phase 1. The Earle Brown Drive and Summit Drive intersection is shown to experience stress during the PM peak hour. This clears up in later scenarios, as better operations occur on the surrounding roadways.

2022 Opening Year Phase 1 to 2022 Opening Year Full Development. Operations adjustments to traffic signals indicate Bass Lake Road has a better coordinated system. The more intense development-related traffic generators have shifted to the north based on the current master plan documents, adding stress to the intersections on the northern portion of the site.

2022 Opening Year Full Development to 2042 Future Year Full Development. The south portion of Shingle Creek Parkway and Bass lake Road operate efficiently. The background growth, combined with the development on the north portion of the site, will cause delays along the north portion of Shingle Creek Parkway.

2022 Full Development Mitigation 1. Allows the internal and external roadways to operate efficiently.

2042 Full Development Mitigation 1. Adding the background growth begins to stress individual movements throughout the roadway network. All intersections continue to operate at LOS D or better.

III. Existing Conditions

Existing Roadway Capacity

An analysis was performed to review the existing roadway capacities for Shingle Creek Parkway and Bass Lake Road. These are two critical roadways which will provide access to the site. Our findings are as follows:

- The existing traffic capacity along Shingle Creek Parkway is between 26,900 and 32,200 vehicles per day based upon the existing roadway typical section. The volume to capacity ratio is 0.28 to 0.33.
- The existing traffic capacity along Bass Lake Road is between 26,900 and 32,200 vehicles per day based upon the existing roadway typical section. The volume to capacity ratio is 0.50 to 0.60.

A volume to capacity ratio less than 0.85 is considered acceptable. Each of these roadways currently has an acceptable capacity.

Traffic Counts

Twenty-four hour turning movement counts were completed in February and March of 2020 at 17 intersections.

During initial meetings with Hennepin County, MnDOT and the City of Brooklyn Center, it was decided that the Brooklyn Boulevard/TH 100 NB ramps and the 57th Ave N/Logan Avenue intersections be added to the study. Due to the atypical traffic patterns associated with COVID-19, traffic count collection ceased, and these intersections were not included in the study.

Crash Analysis

State crash data for the last three complete years (2017-2019) was reviewed.

- No fatal collisions occurred over the 3-year period at any of the studied intersections.
- There were 5 serious injury collisions.
- Two intersections have an observed crash rate greater than the critical rate:
    - Brooklyn Boulevard & Bass Lake Road, and
    - Humboldt Avenue North & Freeway Boulevard.
- The remaining intersections are operating within the expected range.

Based on the data, this appears to be more of a local road issue. If the total crashes would be reduced by 4 over a three-year period, they would fall back into the normal range. We recommend monitoring the crashes and performing additional analyses if the crash rate remains high. Sight lines, gaps, and lighting should be reviewed.

See Figure 2 for crash related information.

Existing Traffic Operations Analysis

Operational analysis results are described as a Level of Service (LOS) ranging from A to F. LOS A through D is commonly taken as an acceptable design year LOS. LOS F indicates an intersection where demand exceeds capacity and drivers experience substantial delay.

The control delay was modeled using Synchro and SimTraffic, a traffic analysis software program designed by Trafficware.

The Existing Conditions traffic operations analysis models the 2020 roadway geometry, including the TH 100 southbound ramp to John Martin Drive with the existing traffic volumes.

All the intersections in the existing conditions operate at an acceptable LOS. Some individual movements reach LOS E and LOS F, however, the intersections only reach LOS C. See Figure 3.

NOTE: The 2020 existing conditions model utilizes the Hennepin County signal timing plans provided. Signal timings are “optimized” in the 2022 and 2042 scenario models for the coordinated systems using Trafficware Synchro methodology to improve overall traffic operations. Individual movements (left turn, right turn, and thru) and overall intersection delays may be shown to increase or decrease as a result of the optimization. Additionally, traffic forecasts developed for the study area are influenced by historical growth rates and planned development. Area growth is distributed within the roadway network based upon trip patterns identified in the study report. This distribution will occur unevenly throughout the study area, further impacting each individual intersection.

IV. Traffic Forecast

To obtain a historical view of the traffic volumes on Shingle Creek Parkway and Bass Lake Road, the previous years’ traffic count volumes according to the MnDOT were compared.

The daily traffic volumes have decreased on Shingle Creek Parkway from 1997 to 2019. During the same period, the daily traffic volumes on Bass Lake Road initially decreased, but by 2019 there was an overall slight increase. See Figure 4 for traffic volume information.

For the future scenarios (other than existing), the John Martin Drive ramp was assumed to be closed. The John Martin Drive closure included the southbound TH 100 exit, along with the bridge crossing over TH 100. In the model, the southbound TH 100 traffic was routed to Bass Lake Road.

The February 2020 Brooklyn Boulevard conditions were used for the existing conditions model. All other scenarios include the Brooklyn Boulevard geometrics as depicted in the Layout found at: http://www.cityofbrooklyncenter.org/DocumentCenter/View/8038

There is a proposed low volume right-in/right-out access proposed along Shingle Creek Parkway, approximately 400 feet north of Bass Lake Road. We recommend a right turn lane be added for the right-in/right out, along with modifying the right turn lane for the signalized intersection north of Bass Lake Road. See Figure 5, Phase 1 Recommended Construction.

Background Traffic Growth

The Hennepin County growth factor and historical AADT traffic data provided by MnDOT were used to determine growth rates. The expected growth rates range from 0.50% to 1.16%, with the largest increase anticipated on Brooklyn Boulevard.

No Build Traffic Operations Analysis

The No Build traffic operations models considers only the background traffic growth without any development traffic.

The roadway geometry for the opening year 2022 and design year 2042 no build models assume the southbound TH 100 ramp at John Martin Drive is closed. This places additional stress on Bass Lake Road and Shingle Creek Parkway, as motorists attempt to access the Opportunity site by alternate routes. While the ramp may remain open if no development occurs, the ramp was closed for comparison to the development scenarios.

All intersections in the opening year 2022 No Build analysis operate within an acceptable LOS. See Figure 6 for 2022 No Build information.

All intersections in the future year 2042 No Build analysis operate within an acceptable LOS.

- The Brooklyn Boulevard and TH 100 intersection reaches LOS D in the PM peak hour.
- The Brooklyn Boulevard and TH 100 southbound thru movement reaches LOS F during the PM peak hour.
- Several other movements reach LOS E during the PM peak hour.

See Figure 7 for 2042 No Build information.

Opportunity Site Trip Generation

The Opportunity site is anticipated to have multiple access points to the existing roadway network, much like the current site.

Trip generation estimates for the Opportunity Site were determined using historical traffic data, in conjunction with the provided development strategies, and methods provided by the Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Edition.

Development trips were distributed based on current traffic patterns in the area along with expected traffic distribution to the site.

V. Opportunity Site Development Traffic Operations Analysis

The following development models use the forecasted traffic volumes, combined with the estimated trip generation volumes, to analyze future traffic operations. All of the future traffic modeling scenarios assume the southbound TH 100 and John Martin Ramp is closed. The modeling also assumes traffic signal systems are optimized.

2022 Opening Year Phase 1

All intersections operate within acceptable LOS, with several individual movements reaching LOS E. The modeling indicates the eastbound movement for internal site intersection of Summit Drive and Earl Brown Drive becomes difficult during the PM peak hour. This will most likely result in vehicles using alternative access locations. See Figure 8.

2022 Opening Year Full Development

The Shingle Creek Parkway and Summit Drive North intersection operates at LOS D during the PM peak hour. The PM peak hour northbound thru and westbound right movements reach LOS E.

The Summit Drive North and Earle Brown Drive intersection (east of Shingle Creek Parkway) operates at LOS F during the PM peak hour. The PM peak northbound and southbound left/thru/right movements reach LOS F, as they have difficulty accessing Summit Drive. During the PM peak hour, traffic backs up on Summit Drive N from Shingle Creek Parkway to the Earle Brown Drive/ Target Access. The large westbound right movement from Summit Drive N to Shingle Creek Parkway backs into the large southbound right from Earle Brown Drive/Target Access to Summit Drive N. See Figure 9.

2042 Future Year Full Development

The Shingle Creek Parkway and Summit Drive N intersection operates at LOS E during the PM peak hour. The eastbound thru movement and westbound right turn movement operate at LOS E, while the northbound thru and right movements operate at LOS F during the PM peak hour. Traffic on Summit Drive N backs from Shingle Creek Parkway into the adjacent Summit Drive N and Earle Brown Drive intersection, east of Shingle Creek Parkway. Extended queues from the westbound right turn movement at the Summit Drive N and Shingle Creek Parkway intersection back into and perpetuate the southbound right turn delays and queuing at the Summit Drive N and Earle Brown Drive intersection. The Summit Drive N and Earle Brown Drive intersection operates at LOS F during the PM peak hour.

While surrounding intersections operate at LOS D or better, some individual movements reach LOS E and F. See Figure 10.

VI. Mitigation

Roadway improvement options to mitigate the impacts associated with the proposed development are recommended. The traffic operations analysis identifies intersections that operate outside of the acceptable level of service, primarily during the PM peak hour.

The mitigation strategies will be required at some point between complete Phase 1 development and full build out of the site. See Figure 11 for a depiction of the improvements.

Mitigation 1

Mitigation 1 is recommended once development begins occurring beyond the Phase 1 improvements.

1) Construct a westbound channelized right turn lane at the Shingle Creek Parkway and Summit Drive N intersection. Construct an acceleration lane that continues into the existing northbound right turn lane to I94 eastbound ramp.
2) Install a traffic control signal at the Summit Drive N and Earle Brown Drive intersection, east of Shingle Creek Parkway.

The construction of a westbound channelized right turn lane on Summit Drive N at Shingle Creek Parkway will decrease the westbound queue and allow more signal time to be given to the northbound and southbound movements at the intersection. The additional acceleration lane will match into the existing northbound right turn lane to the I-94 entrance ramp. The channelized right turn with acceleration lane moves the merging point of northbound thru and westbound right traffic north of the intersection and keeps traffic flowing. Installation of a traffic signal at the Summit Drive N and Earle Brown Drive intersection will allow the side street traffic from Earle Brown Drive and the future development access to enter Summit Drive N.

Figures 12 and 13 show the intersection Levels of Service based on implementation of the Mitigation 1 strategies for 2022 and 2042. In 2022, with the improvements constructed, all intersections operate at Level of Service C or better. In 2042, Summit Drive begins to see stress, but all intersections operate at LOS C or better, while the TH 100 and I 94 ramps have LOS D in the PM peak hour.

Appendix
Opportunity Site – City of Brooklyn Center, MN
Traffic and Transportation Analysis
Summary Report Figures

FIGURE 1

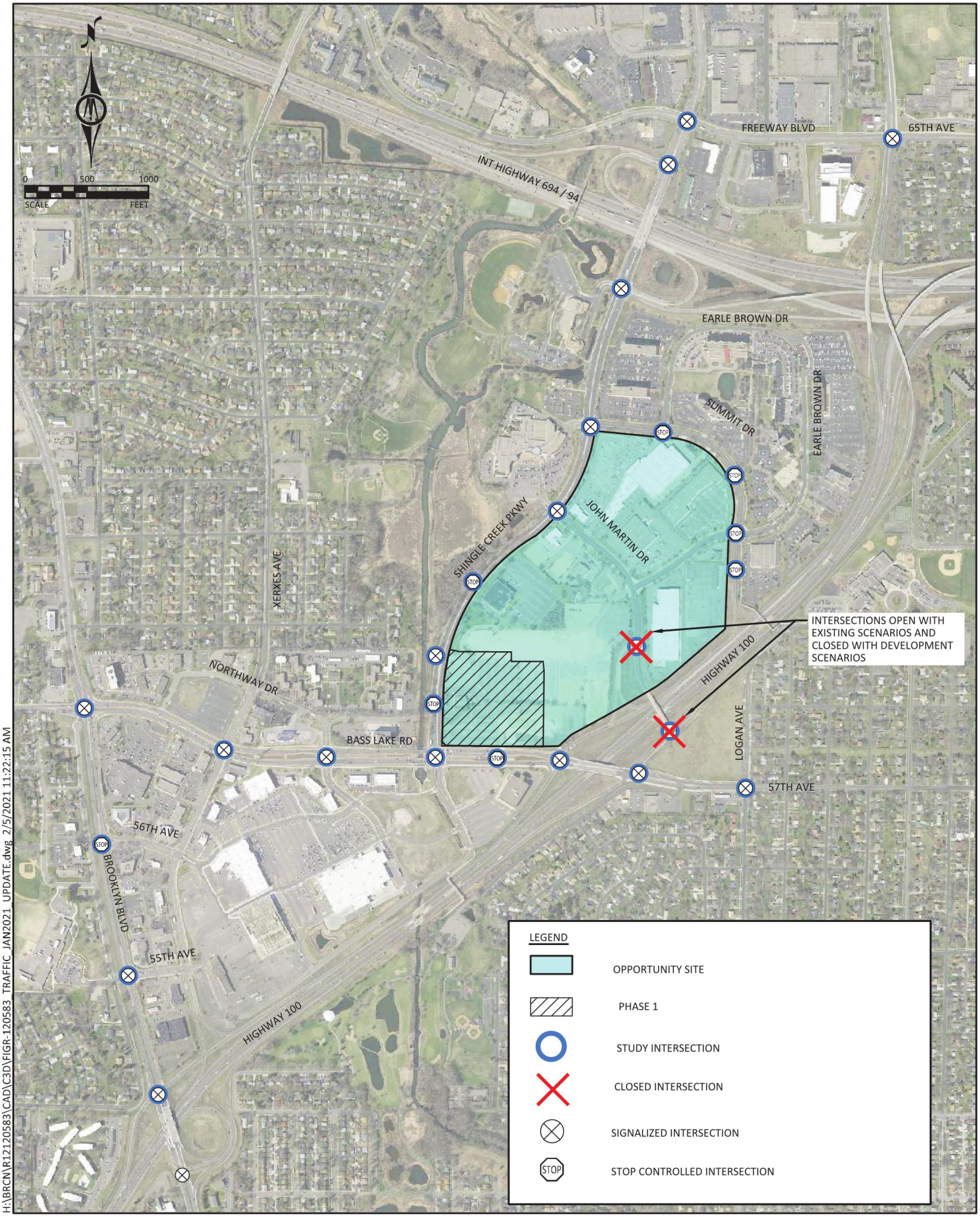
OPPORTUNITY SITE

CITY OF BROOKLYN CENTER

STUDY INTERSECTIONS

JAN 2021

BOLTON & MENK



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FIGURE 2

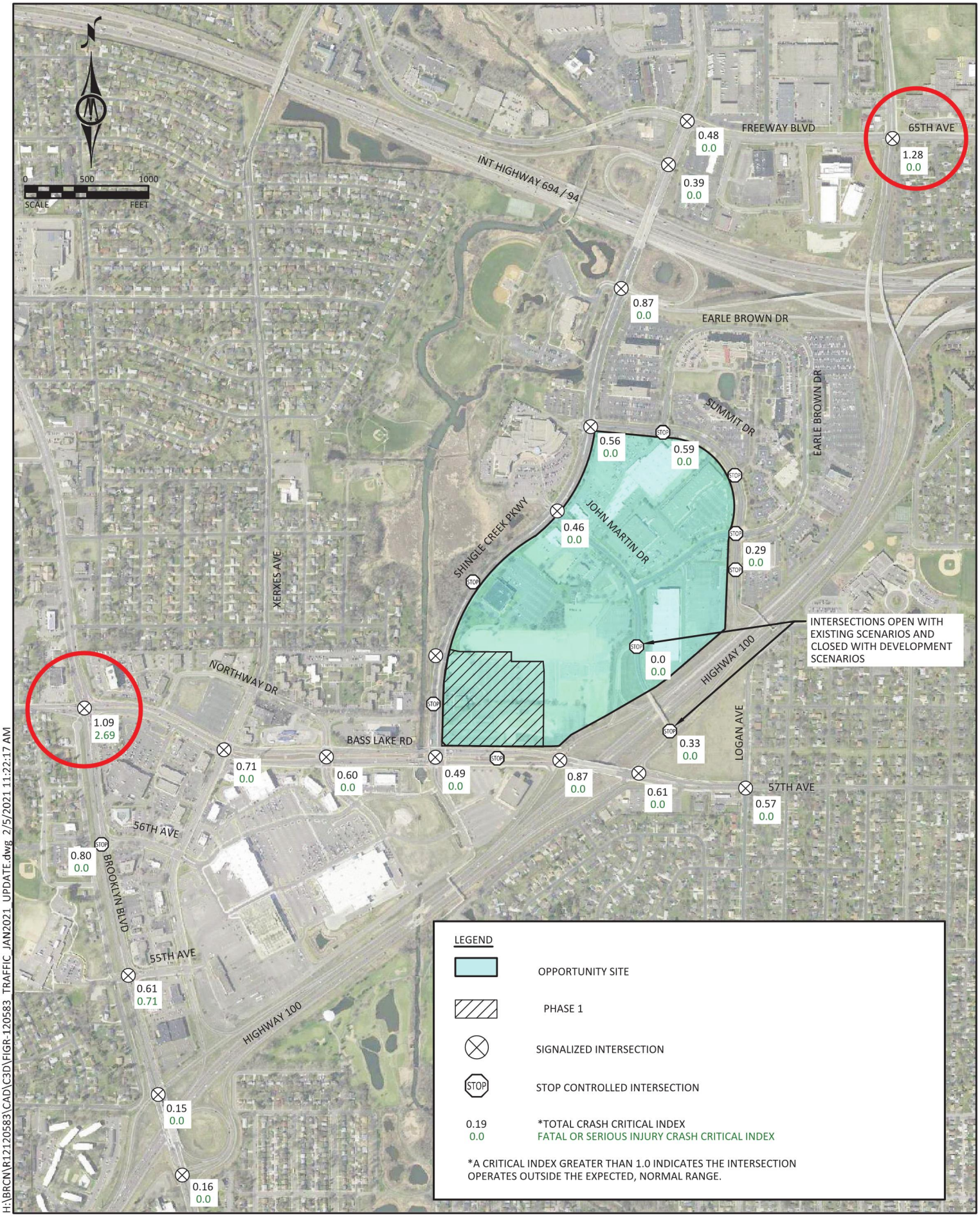
OPPORTUNITY SITE

CITY OF BROOKLYN CENTER

INTERSECTION CRASH DATA

JAN 2021

BOLTON & MENK



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FIGURE 3

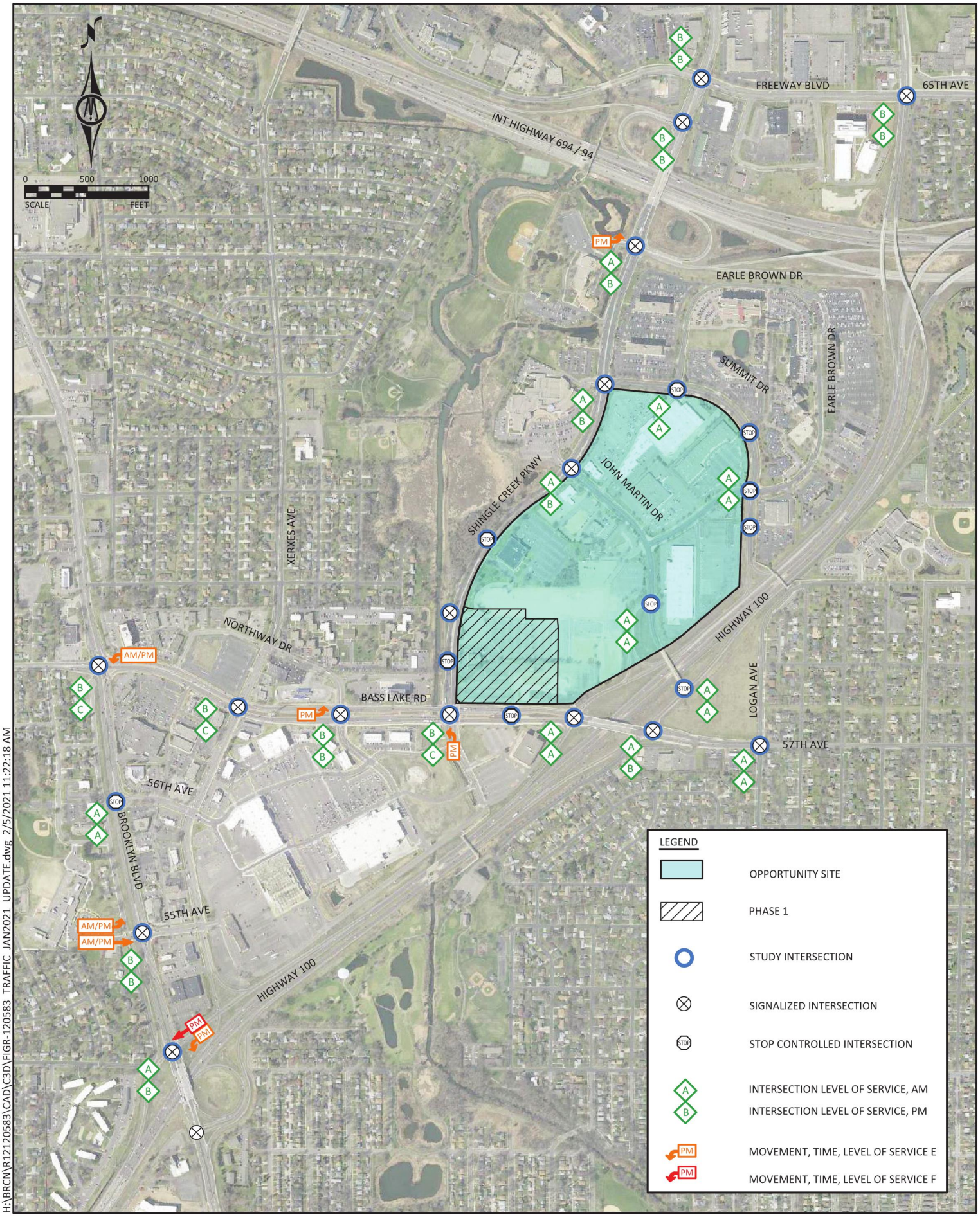
OPPORTUNITY SITE

2020 EXISTING CONDITIONS

CITY OF BROOKLYN CENTER

JAN 2021

BOLTON & MENK



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FIGURE 4

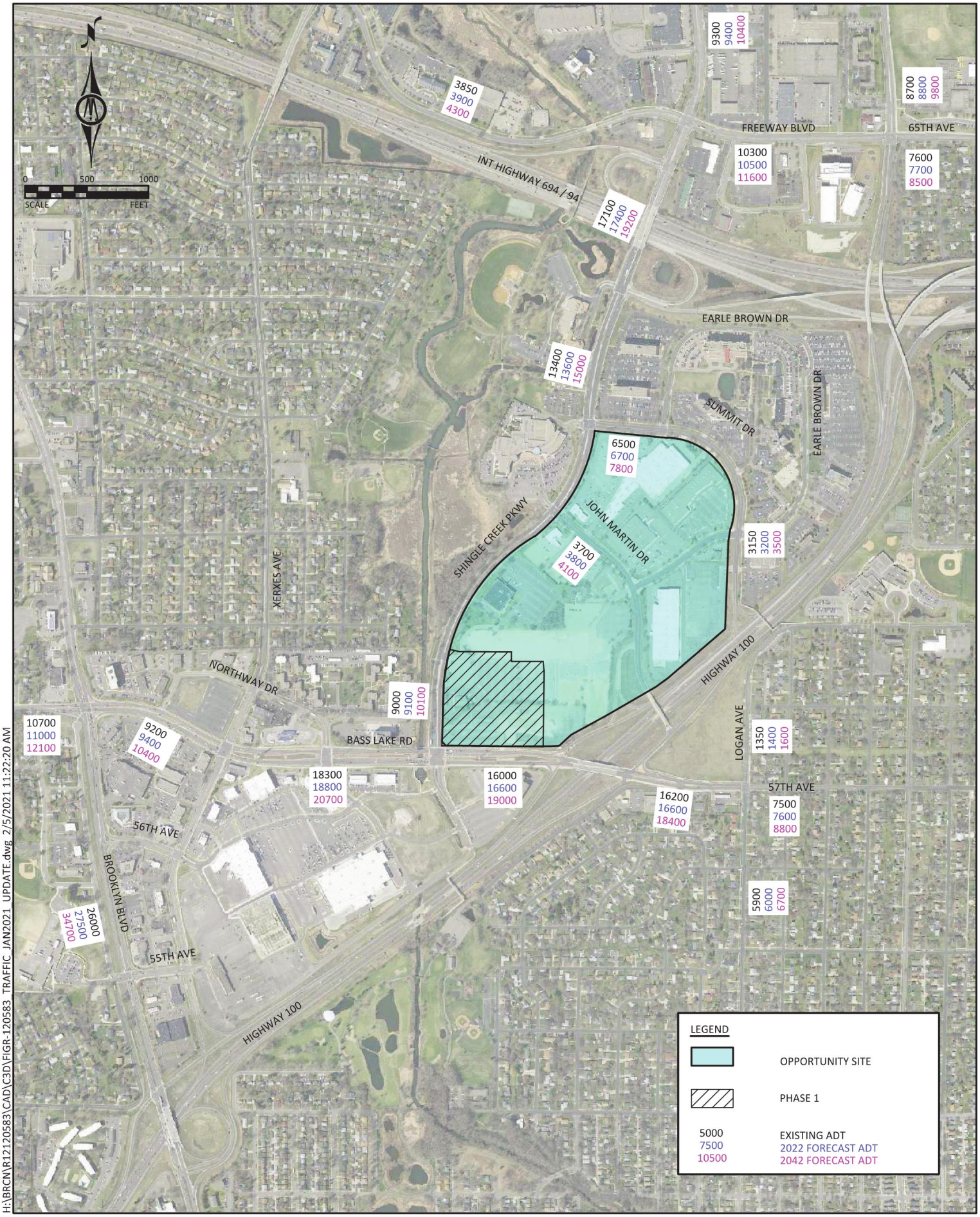
OPPORTUNITY SITE

CITY OF BROOKLYN CENTER

AVERAGE DAILY TRAFFIC FORECAST

JAN 2021

BOLTON & MENK



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FIGURE 5

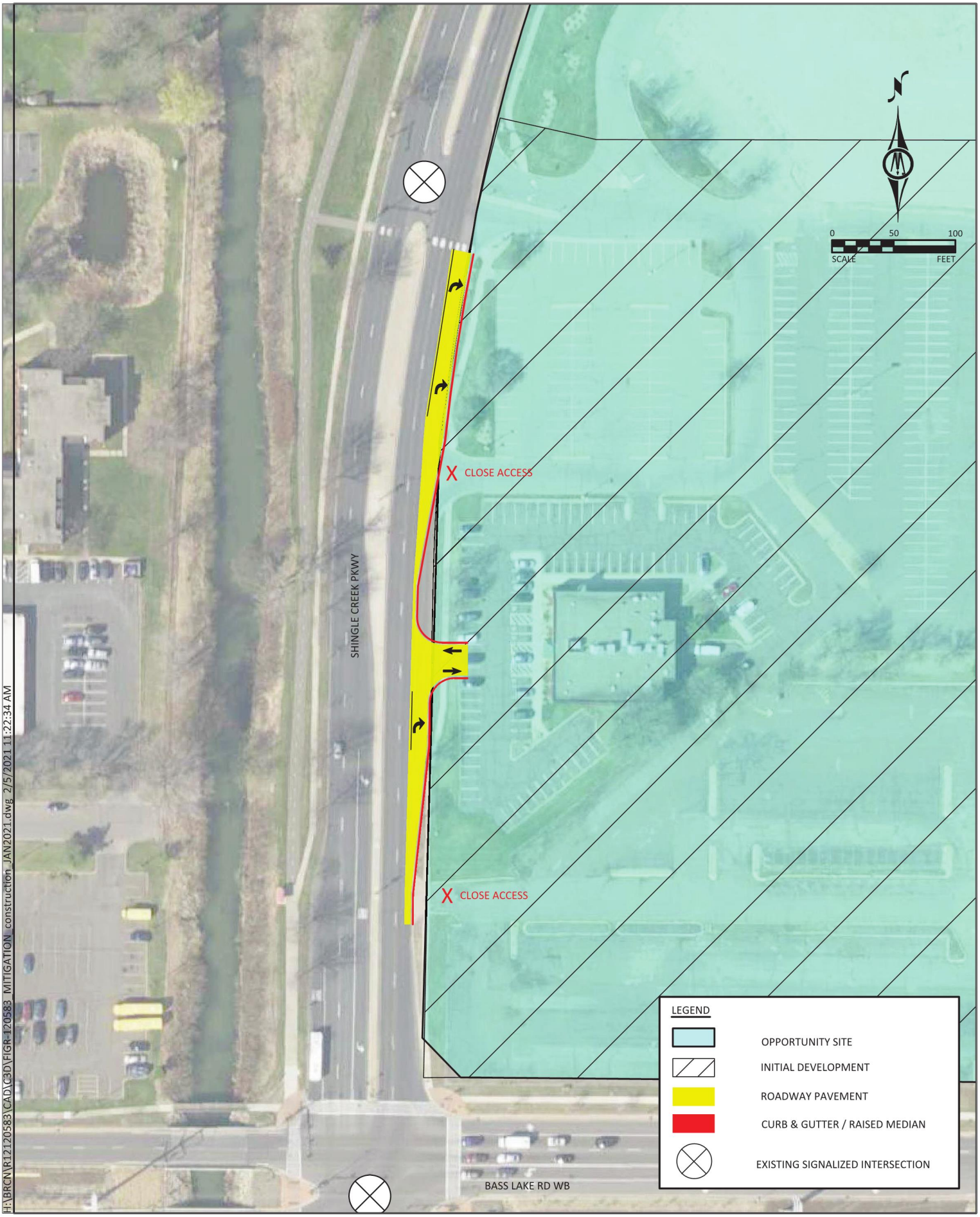
OPPORTUNITY SITE

CITY OF BROOKLYN CENTER

PHASE 1 RECOMMENDED CONSTRUCTION

JAN 2021

BOLTON & MENK



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FIGURE 6

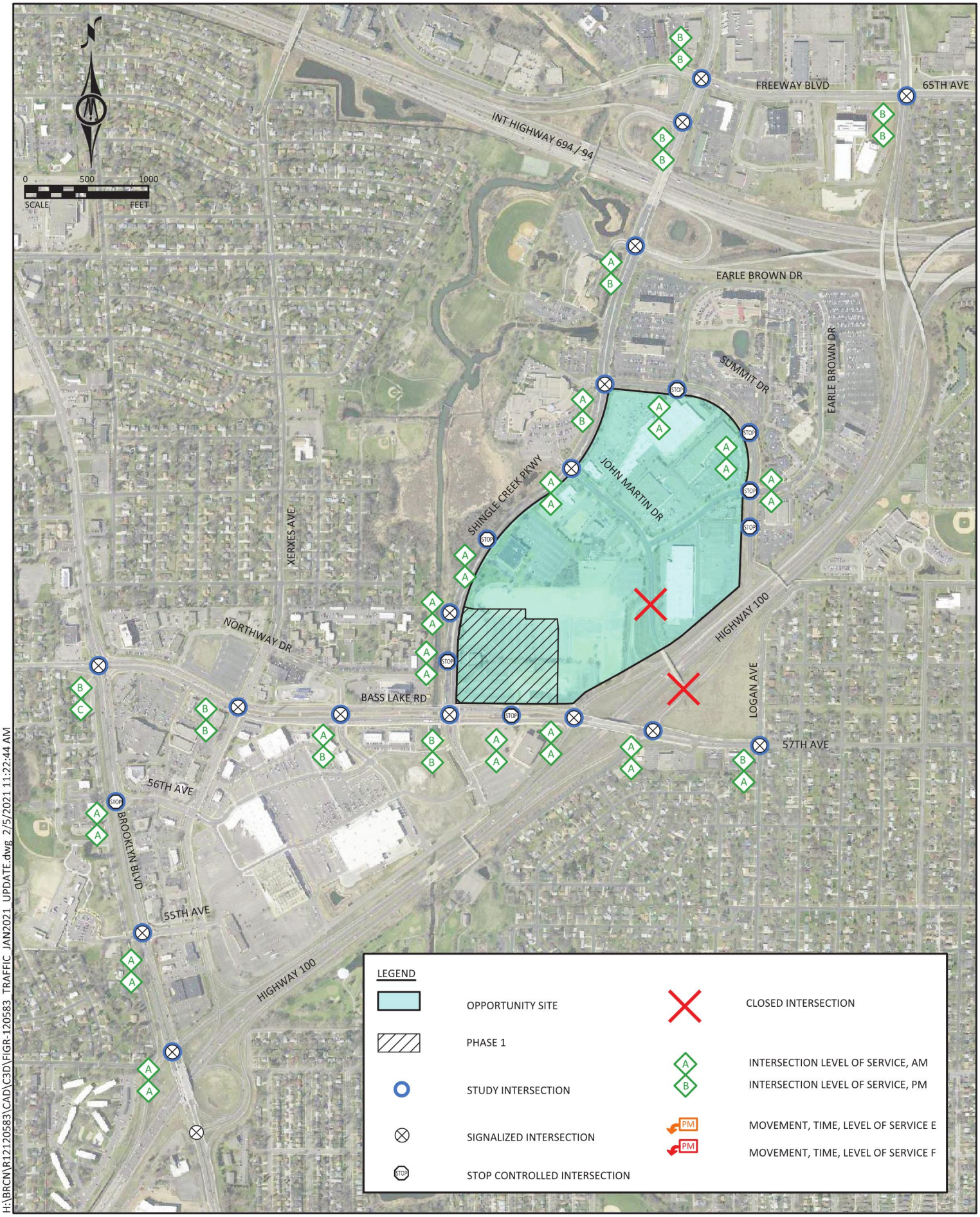
OPPORTUNITY SITE

CITY OF BROOKLYN CENTER

2022 NO BUILD

JAN 2021

BOLTON & MENK



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FIGURE 7

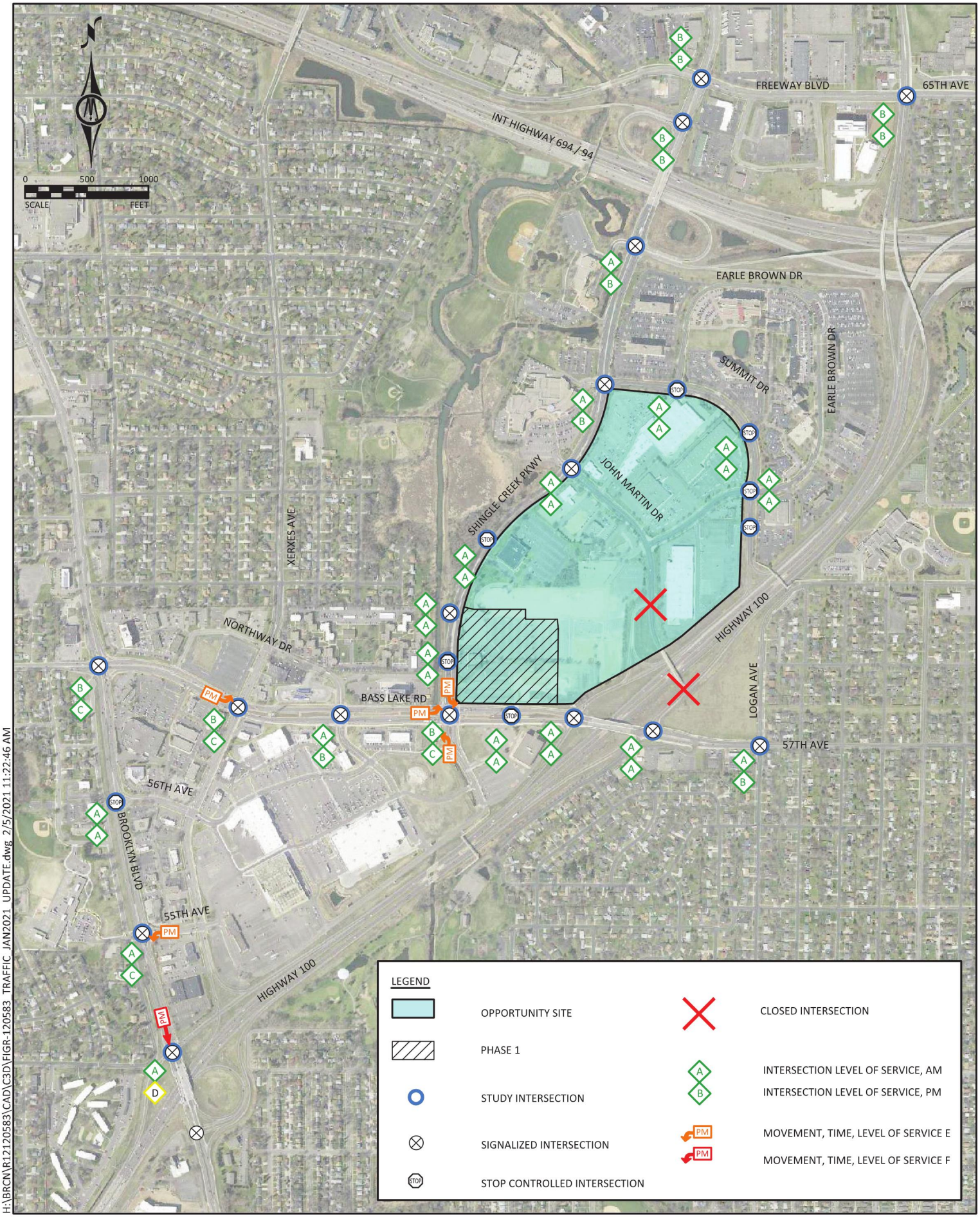
OPPORTUNITY SITE

CITY OF BROOKLYN CENTER

2042 FUTURE YEAR NO BUILD

JAN 2021

BOLTON & MENK



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FIGURE 8

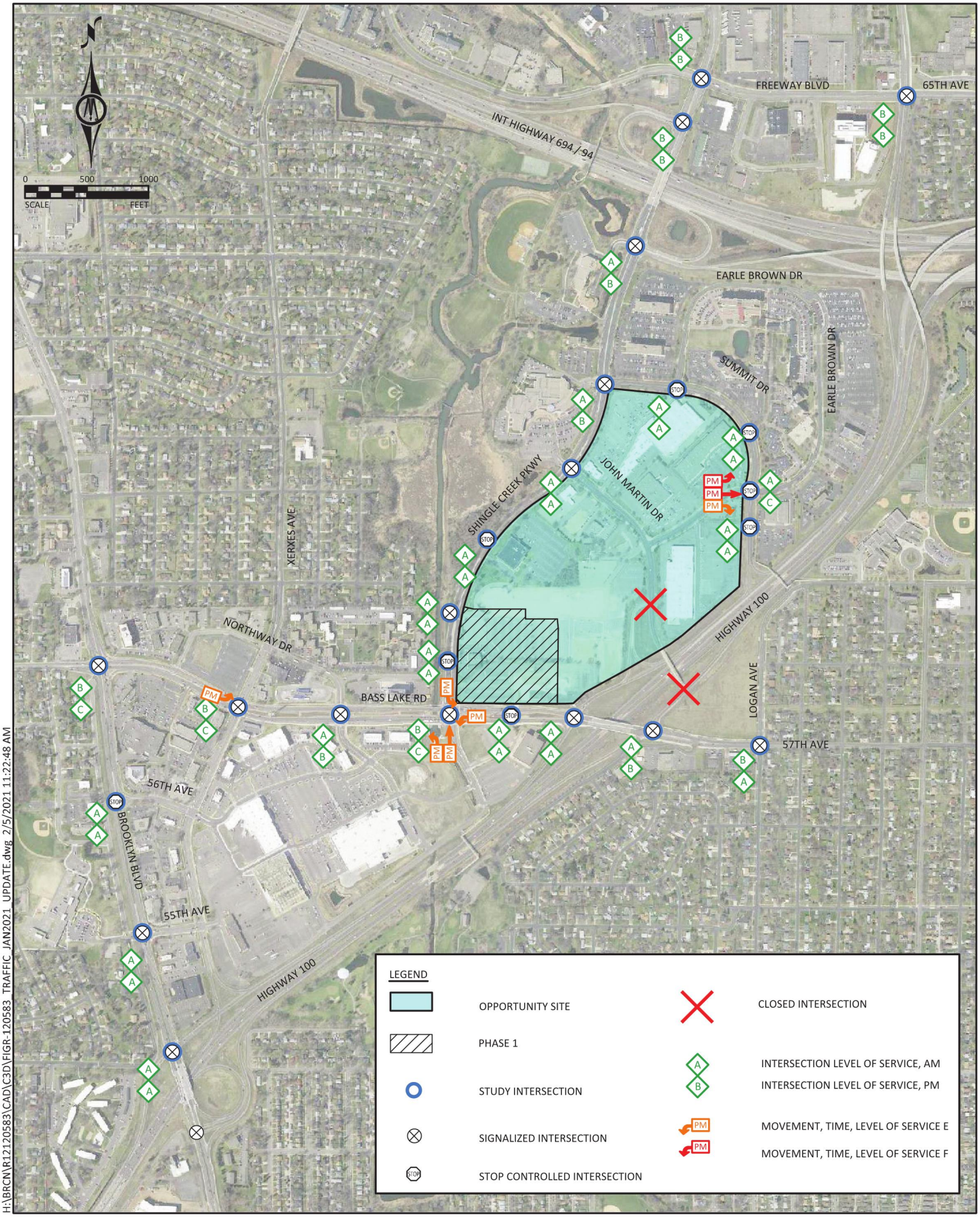
OPPORTUNITY SITE

CITY OF BROOKLYN CENTER

2022 OPENING YEAR PHASE 1

JAN 2021

BOLTON & MENK



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FIGURE 9

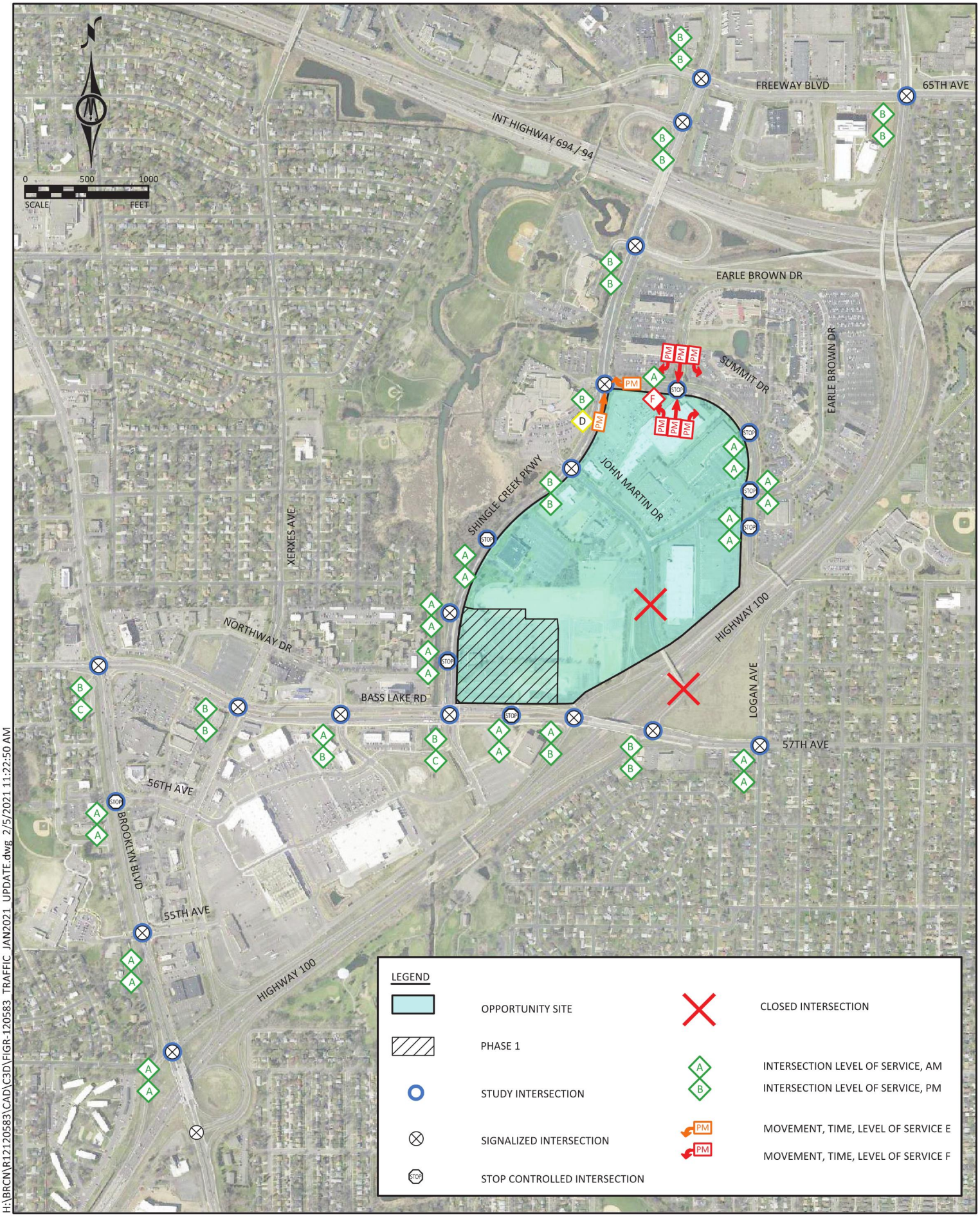
OPPORTUNITY SITE

CITY OF BROOKLYN CENTER

2022 OPENING YEAR FULL DEVELOPMENT

JAN 2021

BOLTON & MENK



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FIGURE 10

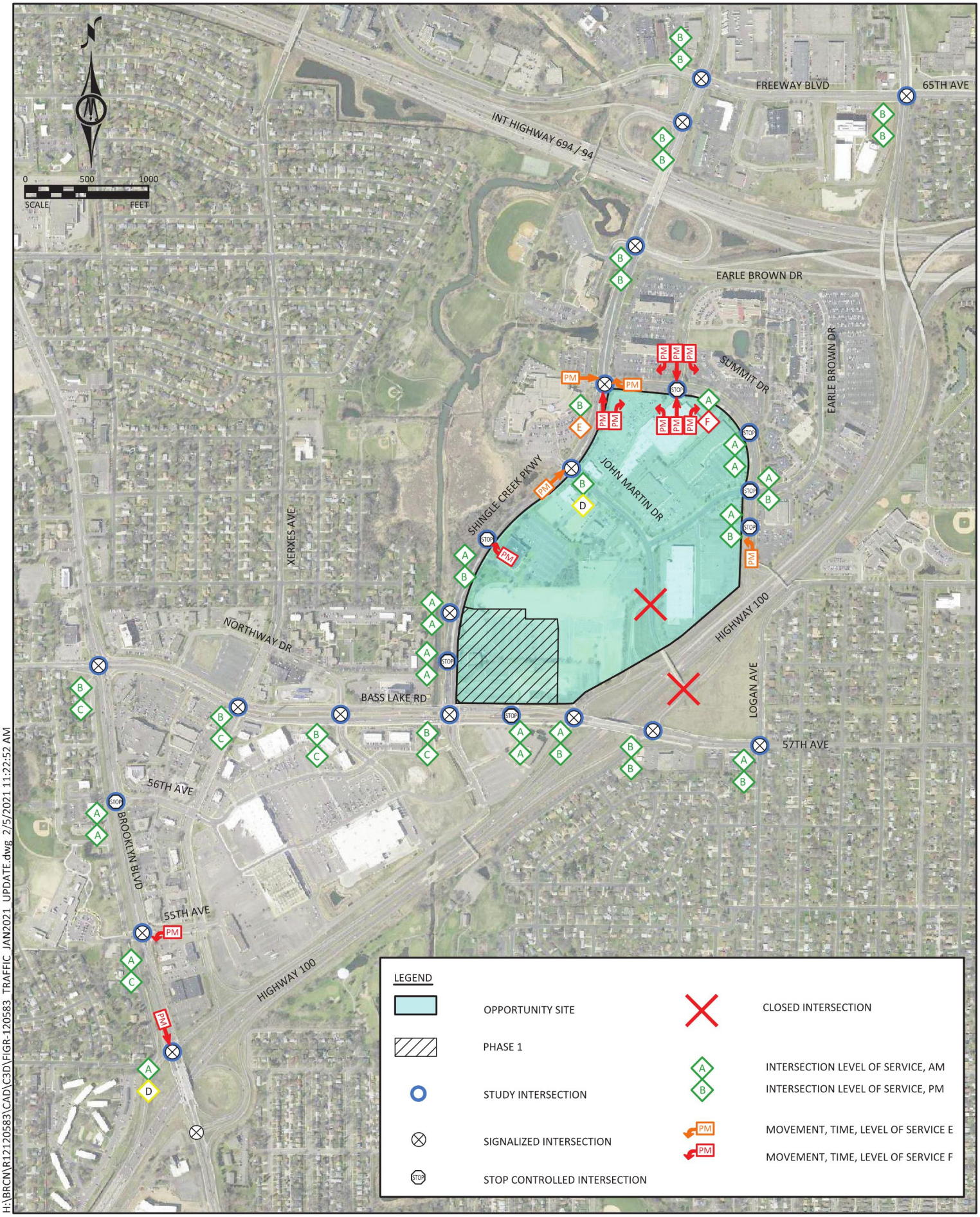
OPPORTUNITY SITE

CITY OF BROOKLYN CENTER

2042 FUTURE YEAR FULL DEVELOPMENT

JAN 2021

BOLTON & MENK



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FIGURE 11

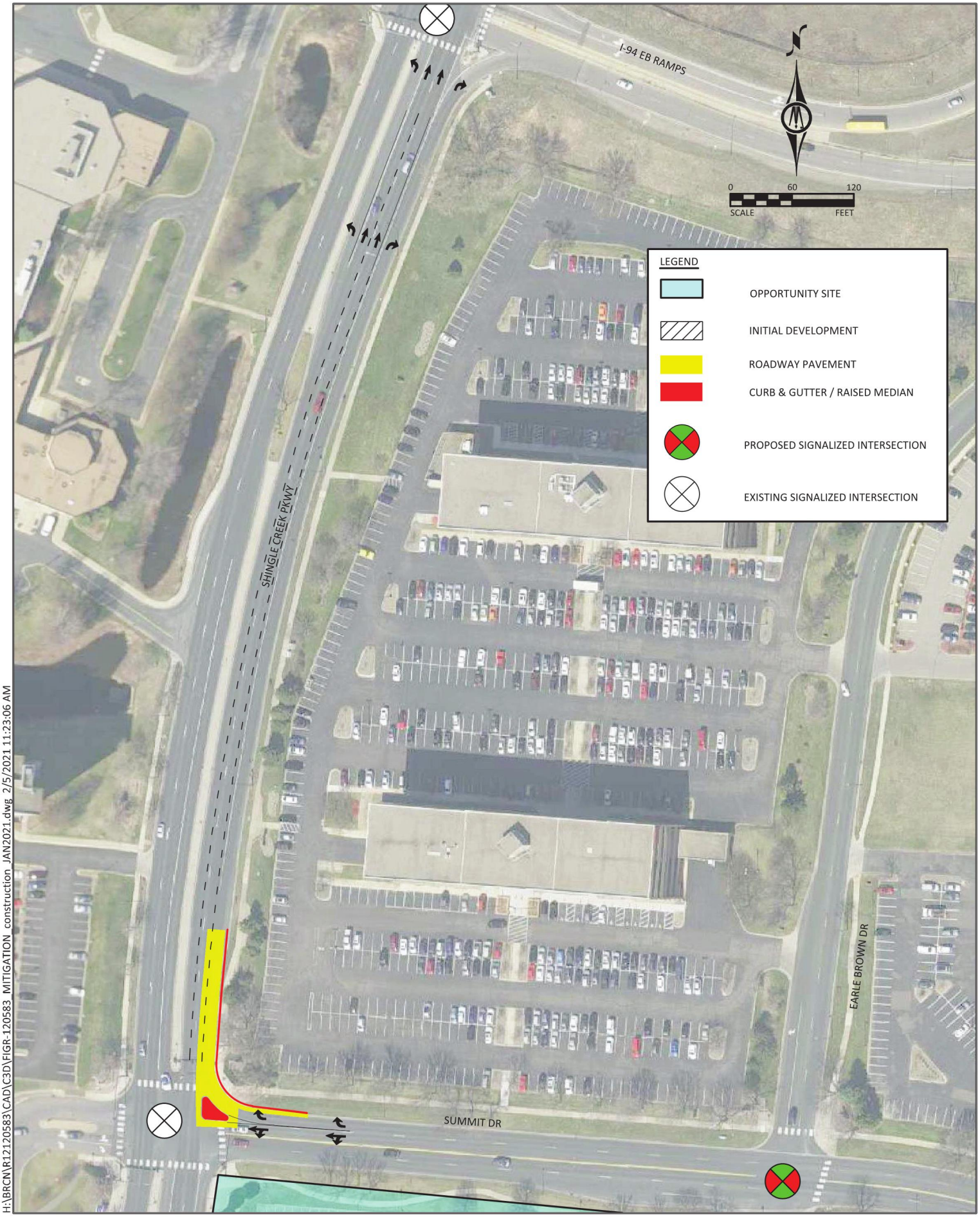
OPPORTUNITY SITE

CITY OF BROOKLYN CENTER

MITIGATION 1 CONSTRUCTION

JAN 2021

BOLTON & MENK



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FIGURE 12

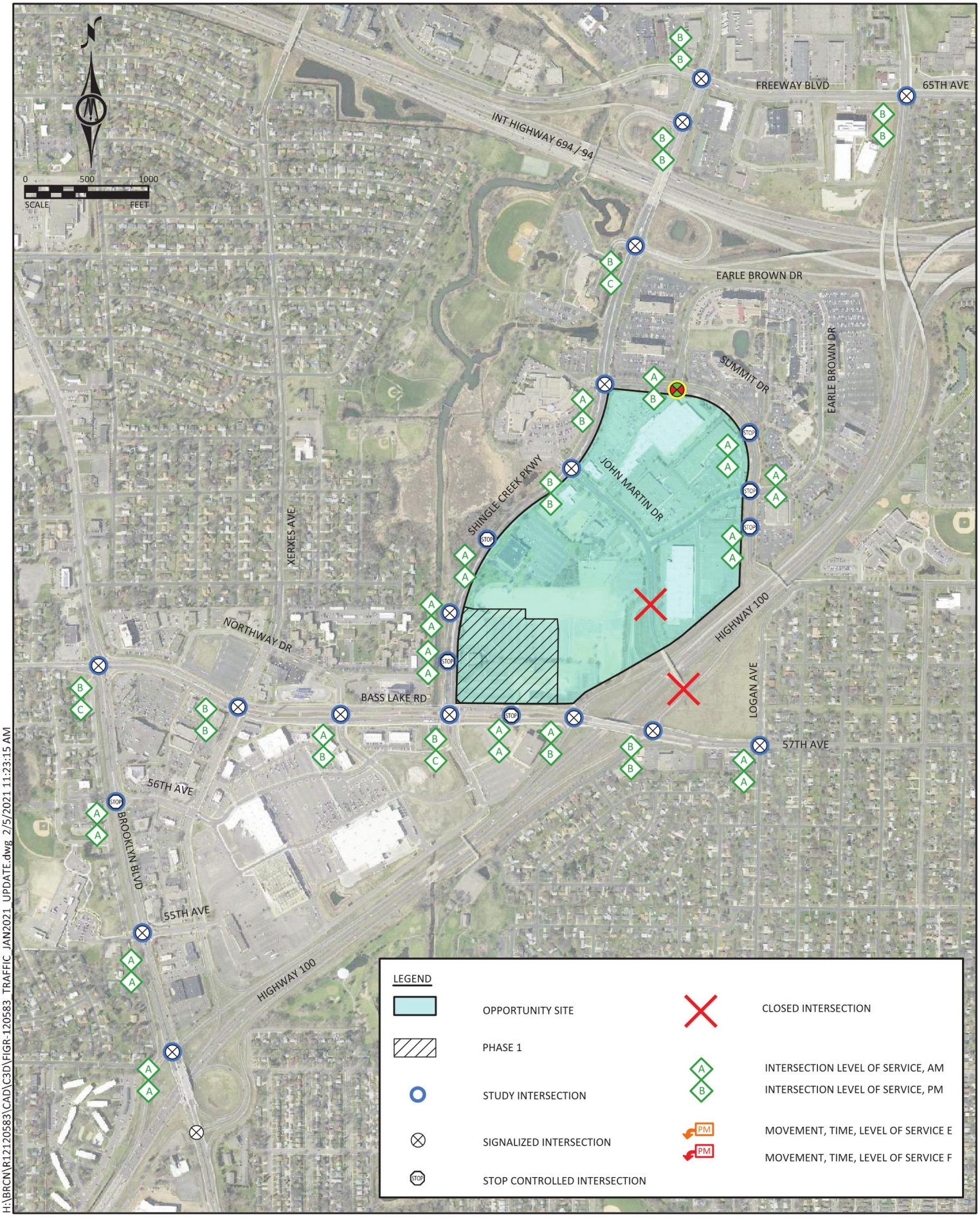
OPPORTUNITY SITE

CITY OF BROOKLYN CENTER

2022 FULL DEVELOPMENT MITIGATION 1

JAN 2021

BOLTON & MENK



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FIGURE 13

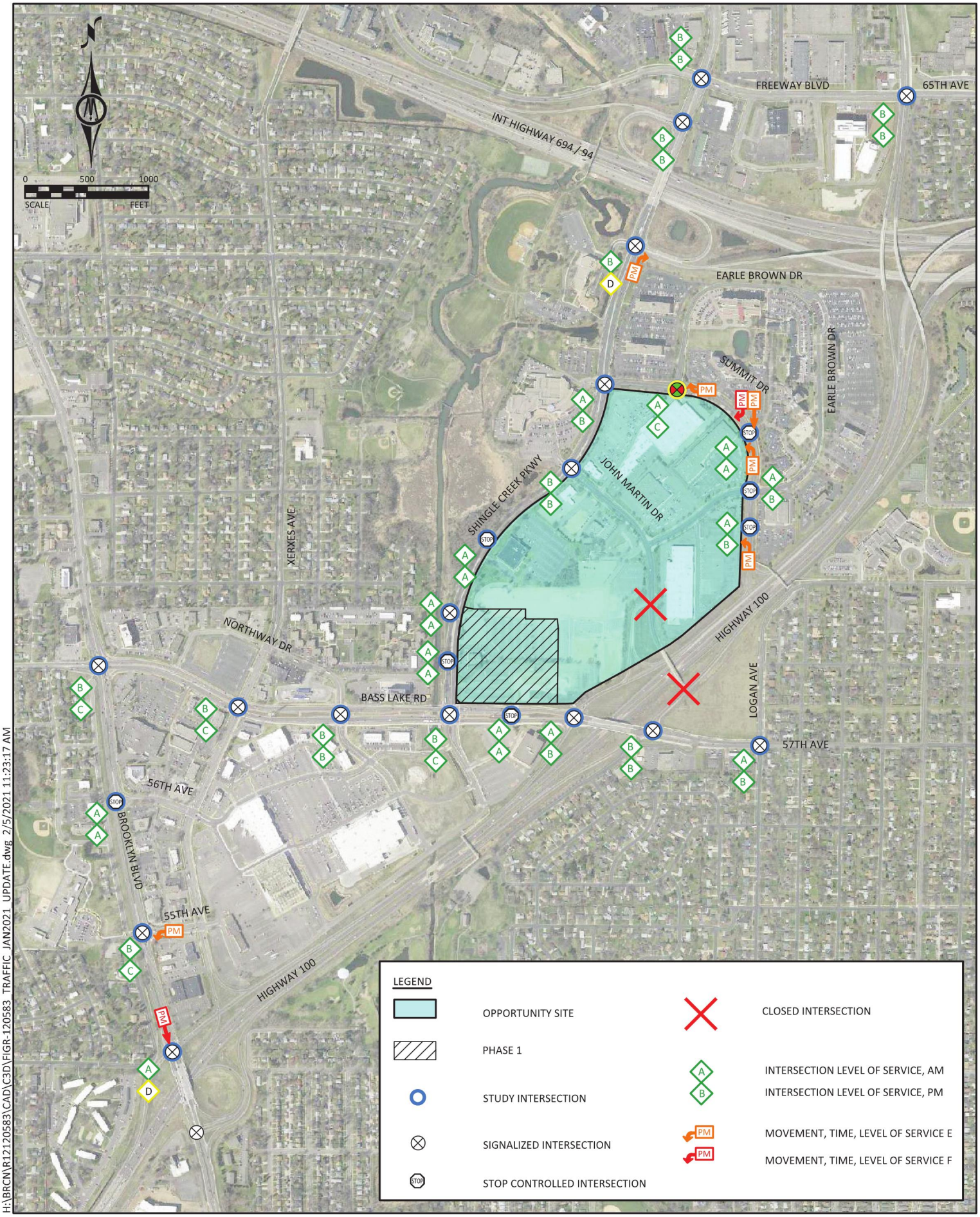
OPPORTUNITY SITE

CITY OF BROOKLYN CENTER

2042 FULL DEVELOPMENT MITIGATION 1

JAN 2021

BOLTON & MENK



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Member Dan Ryan introduced the following resolution and moved its adoption:

RESOLUTION NO. 2015-154

RESOLUTION ESTABLISHING ACTIVE LIVING GUIDELINES FOR THE OPPORTUNITY SITE

WHEREAS, the City of Brooklyn Center is the owner of approximately 32+ acres of commercial zoned lands generally located in the area bounded by Shingle Creek Parkway to the west, Bass Lake Road to the south; and John Martin Drive to the east, all of which are available for redevelopment and generally referred to as the "Opportunity Site"; and

WHEREAS, the City of Brooklyn Center, as part of the cooperative work in the Statewide Health Improvement Program (SHIP) Grant program through Hennepin County, is committed to encouraging and identifying certain guidelines for establishing Active Living elements and principles for the Opportunity Site in the City; and

WHEREAS, on September 14, 2015, the City Council Work Session included an overview presentation by city staff of a proposed "Planning and Development Application for the Opportunity Site," in which said application is intended to encourage and identify certain Active Living Guidelines for the Opportunity Site, and which also includes a check-list with various Active Living components and/or improvements, which will be determined under new development proposals inside the Opportunity Site area, and

WHEREAS, this new planning and development application was completed by the City of Brooklyn Center as part of the fulfillment of the Statewide Health Improvement Program (SHIP) Grant through Hennepin County; and

WHEREAS, on October 1, 2015, the Planning Commission for the City of Brooklyn Center met and discussed at its regular meeting the proposed planning and development application and its check-list, and upon full consideration of this item, the Planning Commission did thereby recommend to the City Council to approve Planning and Development Application for the Opportunity Site," in which said application is intended to encourage and identify certain Active Living Guidelines for the Opportunity Site, and said recommendation is noted in the minutes of this October 1, 2015 meeting.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Brooklyn Center hereby accepts the unanimous recommendation offered by the Planning Commission; and has determined this application to be an effective tool in which to encourage Active Living elements within the Opportunity Site; and said application shall provide ideal guidelines which may be used to implement and guide future land use developments and projects in the Opportunity Site; and hereby approves the new "Planning and Development Application for the Opportunity Site," to be used in the City of Brooklyn Center.

RESOLUTION NO. 2015-154

October 12, 2015
Date

Tim Willson
Mayor

ATTEST: Sharon Knutson
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member
Lin Myszkowski
and upon vote being taken thereon, the following voted in favor thereof:
Tim Willson, April Graves, Kris Lawrence-Anderson, Lin Myszkowski, Dan Ryan
and the following voted against the same:
whereupon said resolution was declared duly passed and adopted.

Exhibit J

Community Development
763-569-3330

July 8, 2022

Alatus Multifamily and Event Center Site Review
Brooklyn Center

Building review comments for newly proposed Multifamily buildings & Event center to be located at the Opportunity Site in Brooklyn Center.

1. A SAC determination letter and review by MET Council is required for all buildings prior to a building permit being issued.

2. The buildings will be required to have a sprinkler system installed. City of Brooklyn Center zoning ordinance 3-101 B. (2) as adopted by the Minnesota State Building code 1306 Special Fire Protection system 1306.0020 Subp. 2, Existing and New buildings and MNBC 903.2.8.

3. Fire Hydrants shall be provided for buildings constructed within the Jurisdiction as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. For buildings equipped throughout with an approved automatic sprinkler system, the threshold for requiring on site fire hydrants and mains shall be increased to 400 feet. Per MNFC 507.5.1.

4. City of Brooklyn Center ordinance Section 5-206; No person shall park any vehicle such a way as to obstruct a fire hydrant. The stopping or parking of a vehicle within 20 feet of a fire hydrant shall be deemed an unlawful obstruction of such hydrant. Verify that all hydrants on site have a 20-foot clear radius around to buildings and parked vehicles.

5. An approved fire apparatus access road shall be provided with an unobstructed width of not less than 20 feet as measured between curbs and as measured between approved stripped parallel parking stalls. Turning radius of a fire apparatus access road shall be determined by the Fire Code Official per MNFC 503. Dead end fire apparatus access roads are permitted to be increased up to 300 feet with an approved sprinkler system before providing an approved turn around.

6. Fire riser rooms located in buildings without direct access to inside the room from the exterior shall have a ground or wall PIV or OS&Y valve installed per City of Brooklyn Center Fire.

7. Trash staging area in Site 1 located next to building shall not be placed within 5 feet of building per MNFC 304.3. Containment /enclosure shall be provided to prevent obstruction of exit discharge to pubic way per MNBC 1028.5.

8. Buildings shall have an accessible route to an accessible entrance; at least 60% of all public entrances to each building shall be accessible per MN Accessibility 1105.1.

Sincerely,

Dan Grinsteinner
Building Official
City of Brooklyn Center
763-569-3313

Member introduced the following resolution and moved its adoption:

RESOLUTION NO.

RESOLUTION REGARDING THE RECOMMENDED DISPOSITION OF PLANNING COMMISSION APPLICATION NO. 2022-003 FOR A RE-PLAT, AMENDMENT TO THE CITY'S ZONING CODE TO REMOVE THE SUBJECT PROPERTY FROM THE CENTRAL COMMERCE OVERLAY DISTRICT, REZONING, AND ESTABLISHMENT OF A PLANNED UNIT DEVELOPMENT TO ALLOW FOR A PHASE I REDEVELOPMENT OF THE CITY'S OPPORTUNITY SITE (2500 COUNTY ROAD 10 AND 5900 SHINGLE CREEK PARKWAY)

WHEREAS, Planning Commission Application No. 2022-003, submitted by Alatus, LLC, Project for Pride in Living, and Resurrecting Faith World Ministries (Collectively, "the Applicant"), requests review and consideration of requests relating to certain property under the ownership of the Economic Development Authority (EDA) of the City of Brooklyn Center, and located at 2500 County Road 10 and 5900 Shingle Creek Parkway; and

WHEREAS, said requests as contemplated under Planning Commission Application No. 2022-003 include a re-plat of approximately 32 acres, an amendment to the City's Zoning Code to remove the Subject Property from the Central Commerce Overlay District, and the re-zoning and establishment of a Planned Unit Development, which would allow for an approximately 16-acre Phase I redevelopment of the City's larger 80-acre Opportunity Site; and

WHEREAS, the Subject Property is situated in the Central Commerce Overlay District and pursuant to a determination by City staff, the proposed mixed-use development, and specifically the residential component of the project, is not a defined use within the District; and

WHEREAS, given the Zoning Code update currently underway, and guidance from the City's 2040 Comprehensive Plan, a request is made to remove said property from the Central Commerce Overlay District; and

WHEREAS, additional requests are made to re-zone the existing Subject Property, which is currently located within the C2 (Commerce) District, and establish a Planned Unit Development with an underlying designation of Transit-Oriented Development (Planned Unit Development/Transit-Oriented Development), which is in alignment with the identified future land use designation of the Subject Property as outlined in the City's 2040 Comprehensive Plan, and falls within the allowable density range of 31 to 130 dwelling units per acre; and

WHEREAS, the requests, as contemplated under Planning Commission Application No. 2022-003 would provide the full site and building plan approvals necessary to construct a 278-unit multi-family residential building (Site 1A), approximately 27,000-square foot event center with 24-hour childcare center, wellness and barber suites (Site 2), a 205-unit multi-family residential building (Site 3), and a 60-unit multi-family residential building (Site 4), along with their respective site improvements and infrastructure necessary to forward the project; and

RESOLUTION NO.

WHEREAS, the requests contemplated under the application also account for the lots and flexibilities necessary as part of the re-plat and Planned Unit Development requests to place holder future development and site improvements under the Phase I Opportunity Site redevelopment, including an entrepreneurial market (Site 1B), and three additional phases of multi-family residential on Sites 5 (70-units), 6 (60-units), and 7 (70-units), but of which will require site and building plan approvals under separate application from the City of Brooklyn Center to advance; and

WHEREAS, projects that meet or exceed a threshold as set in Minnesota Rules Part 4410.4300 are mandated to complete an Environmental Assessment Worksheet (EAW), and the size of the proposed project, as contemplated under Planning Commission Application No. 2022-003, and multi-use nature of the project, meets or exceeds these thresholds, which necessitated the completion of an EAW; and

WHEREAS, a draft EAW was submitted to the City of Brooklyn Center for preliminary review and consideration, published, and distributed to affected regional jurisdictions for a 30-day public review and comment period, and a virtual public meeting held; and

WHEREAS, on June 13, 2022, the City Council of the City of Brooklyn Center approved City Council Resolution No. 2022-061, declaring no need for an Environmental Impact Statement (EIS) for the Opportunity Site Phase I development, which finalized said EAW; and

WHEREAS, a public hearing notice was published in the Brooklyn Center *Sun Post* on June 30, 2022, notifications were mailed to property owners and residents within the identified area of notification, as outlined in Minnesota State Statute and City Code requirements, and development proposal signage was installed on the Subject Property by the City of Brooklyn Center; and

WHEREAS, the Planning Commission of the City of Brooklyn Center, Minnesota failed to meet quorum at the meeting scheduled for July 14, 2022, the public hearing was not held, and a recommendation was unable to be provided; and

WHEREAS, a new public hearing notice was submitted to the Brooklyn Center *Sun Post* for publication on July 28, 2022, and updated notifications were mailed to property owners and residents within the identified area of notification; and

WHEREAS, by allowances granted under Minnesota Statutes Section 15.99, Subd.3(f), a 60-day letter of extension was provided to the Applicant on July 21, 2022, to allow for the additional time necessary for review and consideration of the application, and to conduct the public hearing; and

WHEREAS, on August 8, 2022, the City Council of the City of Brooklyn Center, Minnesota received and reviewed a planning report on the requested re-plat, Zoning Code

amendment, re-zoning, and establishment of a Planned Unit Development, and site and building plan requests for identified Sites 1A, 2, 3, and 4, and related Phase I site improvements, as contemplated within the submittal documentation; and

WHEREAS, the City Council of the City of Brooklyn Center, Minnesota held a duly noticed and called public hearing on August 8, 2022, whereby a planning report was presented and public testimony regarding the proposal were received; and

WHEREAS, the City Council of the City of Brooklyn Center, Minnesota considered the application requests in light of all testimony received, and the guidelines and standards as outlined under Sections 15 (*Platting*), 35-202 (*Comprehensive Planning*) 35-208 (*Rezoning Evaluation Policy and Review Guidelines*), 35-210 (*Rezoning Application Procedures and Reconsideration*), 35-230 (*Plan Approval*), and 35-355 (*Planned Unit Development*) of the City's Zoning Ordinance, draft provisions City's Zoning Code update and forthcoming Unified Development Ordinance, and specifically the district requirements for Transit-Oriented Development (TOD), and the Opportunity Site Active Living guidelines and associated checklist as approved by City Council Resolution No. 2015-154; and

WHEREAS, the submitted application was further reviewed against the adopted Opportunity Site Infrastructure Framework, approved under City Council Resolution No. 2021-90, and the draft Opportunity Site Master Plan, and the request complies with the general goals and objectives of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota to recommend that Planning Commission Application No. 2022-003, submitted by Alatus, LLC, Project for Pride in Living, and Resurrecting Faith World Ministries, be approved based upon the findings of fact in the July 14, 2022, planning report, last revised for August 8, 2022, and the submitted documents and plans as amended by the following conditions of approval:

1. The building plans for Sites 1A (278-unit multi-family residential building), 2 (approximately 27,000-square foot event center with 24-hour childcare center, wellness, and barber suites), 3 (205-unit multi-family residential building), and 4 (60-unit multi-family residential building), are subject to review and approval by the Building Official as noted in the memorandum dated July 8, 2022, and with respect to applicable codes prior to the issuance of permits; and the final location or placement of 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 the approved site and building plans and overall PUD plan can only be made by an amendment to the approved site and building plan as approved by the City Council.
    b. Revise plan sets to address comments and requirements as outlined by the Building Official, Fire Inspector, City Planner, and City Engineer. All plan sets shall be consistent in the information provided.

c. The Applicant shall work to ensure all applicable Minnesota Fire Code requirements have been met as part of any site plan approval.
    a. Fire sprinkler systems are required to be installed for all buildings and shall be maintained on a consistent basis per City Code requirements.
    ii. A clearance exhibit is to be provided for all proposed fire hydrants.
d. Turning exhibits shall be provided prior to permit issuance to reflect minimum turning radius for fire, garbage, and delivery trucks on private streets outlined in the Phase I Opportunity Site development.
e. SAC Determinations shall be submitted by the Applicant to the Metropolitan Council and any associated fees paid at time of any permit issuance.
f. A cursory CPTED review was provided for the submittal; however, the Applicant shall work with City to address any outstanding comments and revisions to individual site and building plans prior to permit release.
g. The Applicant shall revise the submitted overall PUD landscape plan per City staff comment to incorporate a Phase I planting schedule, and provide site-specific landscape plans for review and approval in advance of permit release.
h. The Applicant shall install irrigation systems where necessary to facilitate maintenance of site landscaping and green areas, and irrigation shop drawings shall be submitted for review and approval prior to installation.
i. The Applicant shall revise the submitted overall PUD photometric plan to clearly identify all property lines, revise illumination levels, and address provisions of additional lighting, as necessary. Site-specific photometrics are required for submittal in advance of permit release.
    i. The Applicant shall coordinate street lighting for the Phase I development with the City's proposed standards for lighting and streetscaping.
j. Any outside trash disposal facilities and rooftop or ground mechanical equipment shall be appropriately screened from view per City Code requirements and with materials complementary to the principal building, and a revised site plan and details sheet provided.
    a. Provide additional detailing for trash pickup for Site 2.
    b. Adequate spacing of trash staging area from all buildings.
k. The Applicant shall submit a Sign Permit Application for any proposed signage (e.g., wall, freestanding) and receive issuance of a permit prior to any installation. All signage shall comply with the City's Sign Code provisions.

2. The Applicant agrees to comply with all conditions or provisions noted in the City Engineer's review memorandum and redline comments, and dated July 8, 2022.
    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.
    b. Approval and issuance of an MPCA NPDES permit.
    c. Approval and issuance of a Hennepin County Right-of-Way (ROW) permit.

3. The Applicant shall address any comments and requirements as outlined by Hennepin County, the Minnesota Department of Transportation (MnDOT), and Shingle Creek and West Mississippi Watershed Management Commission.

4. 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 any building permits.
    a. The development agreement shall include provisions for community benefits, based on recommendations by the Citizen Advisory Taskforce. The community benefits shall be incorporated into the Development Agreement as legally enforceable and shall be recorded against the property.
    b. Financial guarantee, to be approved by the City and executed in advance of any building permit release, to ensure the Phase I Opportunity Site development will be constructed, developed, and maintained in conformance with the plans, specifications, and standards.

5. The Applicant shall enter into a PUD agreement with the City of Brooklyn Center. This agreement is to be reviewed and approved by the City Attorney prior to the issuance of any building permits. The agreement shall further assure compliance with the development plans submitted with this application, and future phasing contemplated within the Phase I Opportunity Site development. Said agreement shall acknowledge the various modifications to City ordinances, the framework of the PUD (Development Plans and Exhibits), cross parking, access, easement, and encroachment agreements, responsibilities for private and public infrastructure, improvements, and their continued maintenance, and any conditions of approval to assure compliance with the approved development plans.
    a. Administrative approval to address any necessary revisions and alterations to proposed design and implementation of public infrastructure, including, but not limited to: proposed semi-regional stormwater ponding, roadway extension, sidewalk and trail connections, and alignments, etc.
    b. Public wall art shall be reviewed on a case-by-case basis by City staff for consideration as a Class I building material. In these cases, the Applicant shall work with the City's public art consultant, or other, through selection of an artist to implement said artwork.
    c. Sites 1B, 5, 6, and 7, as identified in the submittal documentation, shall be subject to separate site and building plan approvals by the City.
        1. The Applicant is allowed flexibility in the future development of Site 1B to accommodate a proposed entrepreneurial market of between 20,000 and 30,000-square feet, subject to separate site and building plan approvals by the City.

6. The Developer shall submit an as-built survey of the property, improvements, and utility service lines prior to release of any Performance Agreement financial guarantee.
7. A Utility Facilities Easement Agreement is required for submittal to the City prior to issuance of any permits.
8. A Construction Management Plan and Agreement and associated escrow are required for submittal prior to the City prior to issuance of any permits.
9. Approval of the preliminary and final plat for the OPPORTUNITY SITE ADDITION are contingent upon the addressing of comments by City Engineer Mike Albers in the memorandum dated July 8, 2022, by Charles Webb, Webb Surveying LLC, in a memorandum dated June 28, 2022, and any comments or requirements provided by the City Attorney's office, and Hennepin County.
    a. The successful recording of said plat (mylar) with Hennepin County.

August 8, 2022
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.

CITY OF BROOKLYN CENTER

Notice is hereby given that a public hearing will be held on the 22nd day of August, 2022, at 7:00 p.m. or as soon thereafter as the matter may be heard at City Hall, 6301 Shingle Creek Parkway, Brooklyn Center, Minnesota, to consider an Ordinance amending Chapter 35 of the City Ordinances regarding the zoning classification of certain lands located at 2500 County Road 10 and 5900 Shingle Creek Parkway.

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. 2022-__

AN ORDINANCE AMENDING CHAPTER 35 OF THE CITY CODE OF ORDINANCES REGARDING THE ZONING CLASSIFICATION OF LANDS LOCATED AT 2500 COUNTY ROAD 10 AND 5900 SHINGLE CREEK PARKWAY

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

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

Section 35-2240. CC CENTRAL COMMERCE OVERLAY DISTRICT. The following properties are hereby removed from the (CC) Central Commerce Overlay District zoning classification:

~~Lot 2, Block 2, Brookdale Square Addition, Hennepin County, Minnesota.~~

~~Lot 1, Block 1, Brookdale Square 2nd Addition, Hennepin County, Minnesota.~~

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

11. The following properties are designated as PUD/TOD (Planned Unit Development/Transit Oriented Development) District:

Lot 2, Block 2, Brookdale Square Addition, Hennepin County, Minnesota.

Lot 1, Block 1, Brookdale Square 2nd Addition, Hennepin County, Minnesota.

Section 2. Effective Date. This ordinance shall become effective after adoption and upon thirty days following this ordinance's legal publication.

Adopted this _____ day of _____, 2022.

_____
Mayor

ATTEST:_____
City Clerk

Date of Publication _____

Effective Date _____

(Note: (~~Strikeout~~ text indicates matter to be delete, while underline indicates new matter.