Council Study Session
City Hall Council Chambers
June 10, 2019

AGENDA

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 entrance of the council chambers.

1. **City Council Discussion of Agenda Items and Questions - 6 p.m.**
2. **Miscellaneous**
   a. Highway 252 Update Meeting
      - Select a date for a Highway 252 Update meeting
   b. Youth In Government
      - Discussion of Youth in Government on July 22.
3. **Discussion of Work Session Agenda Item as Time Permits**
4. **Adjourn**

CITY COUNCIL MEETING
City Hall Council Chambers
June 10, 2019

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.

2. Invocation - 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 entrance of the council chambers.

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:

- *May 28, 2019 Study Session*
- *May 28, 2019 Regular Session*
- *May 28, 2019 Work Session*

b. Approval of Licenses

- Motion to approve licenses as presented

c. MN Internet Crimes Against Children Task Force Joint Powers Agreement

- Motion to approve the renewal of the Joint Powers Agreement (JPA) between the Brooklyn Center Police Department and the State of MN to combat internet related crimes against children

d. MN Financial Crimes Task Force Joint Powers Agreement

- Motion to approve the MN Financial Crimes Task Force Joint Powers Agreement (JPA) with the Brooklyn Center Police Department

e. MN Human Trafficking Investigators Task Force

- Motion to approve the Joint Powers Agreement between the Brooklyn Center Police Department and the State of MN to investigate and prosecute human trafficking and sexual exploitation of children

f. Resolution Accepting Bid and Awarding a Contract, Improvement Project Nos. 2019-01, 02, 03 and 04, Interstate Area Street, Storm Drainage and Utility Improvements

- Motion to approve the resolution accepting the lowest responsible bid and award a contract to S.R. Weidema, Inc., for Improvement Project Nos. 2019-01, 02, 03 and 04, Interstate Area Street, Storm Drainage and Utility Improvements.

g. Resolution Adopting Comprehensive Annual Financial Report of the City of Brooklyn Center for the Calendar Year Ended December 31, 2018

- Motion to approve a resolution adopting the comprehensive annual financial report of the City of Brooklyn Center for the calendar year ended December 31, 2018.

7. Presentations/Proclamations/Recognitions/Donations

a. Presentation of Opportunity Site Corridor Development Initiative Summary Report and Final Recommendations

- Motion to Accept the Opportunity Site Corridor Development Initiative Summary Report and Final Recommendations Submitted by Gretchen Nicholls, Twin Cities LISC

8. Public Hearings

a. An Ordinance Amending Chapter 35 of the City Code of Ordinances Regarding the Zoning Classification of 5801 Xerxes Avenue N.

- Motion to approve a second reading and adopt an ordinance amending Chapter 35 of the Zoning Code of Ordinances regarding the zoning classification of 5801 Xerxes Avenue North

- Motion to approve the PUD Agreement Between the City and Real Estate Equities, LLC

b. Resolution Authorizing the Issuance, Sale, and Delivery of a Multifamily Housing Revenue Note Under Minnesota Statutes, Chapter 462C; Authorizing the Loan of the Proceeds of the Revenue Note to Brooklyn Center AH I, LLLP (REE Xerxes Avenue Workforce Housing Project); Approving the Form of and Authorizing the Execution and Delivery of the Note and Related Documents; and Approving Joint Powers Agreement

- Motion to Approve Resolution Authorizing the Issuance, Sale, and Delivery of a Multifamily Housing Revenue Note Under Minnesota Statutes, Chapter 462C; Authorizing the Loan of the Proceeds of the Revenue Note to Brooklyn Center AH I, LLLP (REE Xerxes Avenue Workforce Housing Project); Approving the Form of and Authorizing the Execution and Delivery of the Note and Related Documents; and Approving Joint Powers Agreement

9. **Planning Commission Items**

10. **Council Consideration Items**

    a. Commission Appointments to the Financial Commission
       - Motion to appoint two residents to the Financial Commission

    b. Commission Appointment to the Planning Commission
       - Motion to appoint one resident to the Planning Commission

11. **Council Report**

12. **Adjournment**

COUNCIL ITEM MEMORANDUM

DATE: 6/10/2019

TO: Curt Boganey, City Manager

THROUGH: Dr. Reggie Edwards, Deputy City Manager

FROM: Barb Suciu, City Clerk

SUBJECT: Approval of Minutes

Requested Council Action:

- Motion to approve the following minutes:

- *May 28, 2019 Study Session*
- *May 28, 2019 Regular Session*
- *May 28, 2019 Work Session*

Background:

In accordance with MN Statute 15.17 and MN Statute 412.151, subd.1, attached for your approval are the minutes from the study session, regular session and work session.

Budget Issues:

None

Strategic Priorities and Values:

Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
5-28 Study Session	6/4/2019	Backup Material
5-28 Regular Session	6/4/2019	Backup Material
5-28 Work Session	6/4/2019	Backup Material

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

STUDY SESSION
MAY 28, 2019
CITY HALL – COUNCIL CHAMBERS

CALL TO ORDER

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

ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, and Dan Ryan. Councilmember Kris Lawrence-Anderson was absent and excused. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, Police Chief Tim Gannon, City Attorney Troy Gilchrist, and Mary Mullen, TimeSaver Off Site Secretarial, Inc.

CITY COUNCIL DISCUSSION OF AGENDA ITEMS AND QUESTIONS

Mayor Elliott requested that Consent Agenda Item G, Resolution No. 2019-079 Approving Americans With Disabilities Act (ADA) Transition Plan – Public Right-Of-Way, be moved to the Regular Session Agenda as Item 10a under Council Consideration. The City Council agreed.

MISCELLANEOUS

Councilmember Butler requested an update on recent protests at Gateway Commons, and whether the City Council or City Staff can work with residents to resolve issues.

City Manager Curt Boganey stated City Staff is responsive to residents and requests from the media. He added Gateway Commons' management staff are aware of the protestor's complaints and have corrected violations. He noted most of the protestors may not be Gateway Commons residents. He agreed to provide the facts for City Council review.

Councilmember Butler asked who residents should call when they have comments or complaints. Mr. Boganey stated housing-related issues or questions should be directed to the Community Development Department.

Mayor Elliott stated he understood there was a police presence at the protests.

Police Chief Tim Gannon stated a small-scale protest on Gateway Commons' property was restricted to residents only. He added non-residents were asked to remain in the public right-of-

way. He noted he was given advanced notice by the protest coordinator, and there was no conflict that he is aware of.

Councilmember Butler requested that City Staff work with residents and management at Gateway Commons and other residential complexes to ensure healthy dialogue and cooperation. She asked whether renewal of rental licenses can be denied if there are violations. Mr. Boganey agreed that non-renewal is a last resort, and existing tenants would not be directly affected. He added there are other actions that can be taken to rectify violations and ensure Code compliance.

Councilmember Graves stated the inspection process could include talking tenants, as their rights are affected. Mr. Boganey stated tenants are not consulted during inspections but we do provide information to tenants regarding their rights and who to contact with concerns.

Mayor Elliott asked whether City Staff addressed tenant complaints about the heat being shut off at Lake Pointe Apartments. Mr. Boganey confirmed, and the property owner corrected the situation.

DISCUSSION OF WORK SESSION AGENDA ITEMS AS TIME PERMITS

BEAUTIFICATION AND PUBLIC ART TASK FORCE

Deputy City Manager Reggie Edwards gave a presentation on the City's Beautification and Public Art Task Force, consisting of approximately 12 residents who have met to review the City's requirements. He added the Task Force and consultants would meet over the next few months to shape the City's Public Art Policy. The proposed dates are June 24, August 12, and September 23. He noted the meetings would be held from 5:15-6:15 p.m. at City Hall.

There was a majority consensus from the City Council to meet with the Beautification and Public Art Task Force on June 24, August 12, and September 23, 2019, at City Hall from 5:15 – 6:15 p.m.

Councilmember Butler stated she is not available on June 24, 2019, as she will be at a wedding. She added she will be arriving home from London on August 12, 2019, and may not be able to make the 5:15 p.m. start time. She added she would email Dr. Edwards with additional details.

Mayor Elliott stressed the importance of creating a meaningful and informative process. Mr. Edwards agreed to have the facilitator provide an agenda closer to the meeting dates. He added the important outcome is to tap into the City Council's insights and perspectives about the City.

Mayor Elliott suggested the Task Force meetings could be held outside if possible, in nearby Centennial Park.

Councilmember Graves requested that Councilmember Lawrence-Anderson be kept informed of the meeting dates. Mr. Boganey agreed.

ADJOURN STUDY SESSION TO INFORMAL OPEN FORUM WITH CITY COUNCIL

The Study Session adjourned to Informal Open Forum at 6:45 p.m.

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

REGULAR SESSION
MAY 28, 2019
CITY HALL – COUNCIL CHAMBERS

1. INFORMAL OPEN FORUM WITH CITY COUNCIL

CALL TO ORDER INFORMAL OPEN FORUM

The Brooklyn Center City Council met in Informal Open Forum called to order by Mayor Mike Elliott at 6:45 p.m.

ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, and Dan Ryan. Councilmember Kris Lawrence-Anderson was absent and excused. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, Director of Fiscal & Support Services Nate Reinhardt, Director of Public Works Doran Cote, Business and Work Force Development Coordinator Brett Angell, Police Chief Tim Gannon, Housing and Code Enforcement Inspector Joe Hartmann, City Attorney Troy Gilchrist, and Mary Mullen, TimeSaver Off Site Secretarial, Inc.

Mayor Mike Elliott opened the meeting for Informal Open Forum.

Paula Champagne, 6436 Kyle Avenue N, expressed her opposition to the proposal for development from Real Estate Equities. She added there is already affordable housing in Brooklyn Center. She noted the location would be a good place for a pet store.

Carol Kleven, 5835 Zenith Avenue N, stated the proposed development would not have enough parking. She expressed concern that the combination of workforce housing and senior living will not mix well together. She added there would be a lot of children living in the development, and she is concerned for their safety.

Mayor Elliott stated Ms. Kleven is a former Brooklyn Center City Councilmember. He thanked her for her years of service and dedication.

John Solomon, 6819 Emerson Avenue, stated he is excited about businesses opening in Brooklyn Center. He urged the City Council to be vigilant in their assessment. He added he feels there has been some negligence on the part of local businesses, who do not keep their property clean and are not well run. He expressed concern about the placement of gas stations in areas near rental properties and transit. He noted he appreciates all the efforts of the City Council and City Staff in creating opportunities to make the City great.

Ben Dossman, 6007 Girard Avenue No., stated he had owned this rental property in Brooklyn Center for 15 years, and recently lost communication with the City after moving offices. He added he had incurred fines up to $1,700. He noted his final inspection is Thursday, May 30, 2019. He requested consideration of assistance from the City with the high fee. Mr. Boganey requested that Mr. Dossman contact the City's Community Development Department to obtain assistance with the appropriate appeal procedure.

Diane Sannes, 7006 Willow Lane, stated the C Line would open on Saturday, June 8, 2019. She added three Brooklyn Center students entered and won a "Name a Bus" contest. She noted a crew worked to clean up the Transit Station on Saturday, May 25, 2019.

City Manager Boganey stated information would be available soon on "Becoming Brooklyn Center."

Councilmember Graves moved, and Councilmember Butler seconded to close the Informal Open Forum at 7:11 p.m.

Motion passed unanimously.

2. INVOCATION

Councilmember Ryan gave an Invocation in commemoration of Memorial Day. He read from a poem, "In Flanders Fields," written in 1915 by World War I soldier and Canadian author John McCrae.

3. CALL TO ORDER REGULAR BUSINESS MEETING

The Brooklyn Center City Council met in Regular Session called to order by Mayor Mike Elliott at 7:11 p.m.

4. ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, and Dan Ryan. Councilmember Kris Lawrence-Anderson was absent and excused. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, Director of Fiscal & Support Services Nate Reinhardt, Director of Public Works Doran Cote, Business and Work Force Development Coordinator Brett Angell, Police Chief Tim Gannon, Housing and Code Enforcement Inspector Joe Hartmann, City Attorney Troy Gilchrist, and Mary Mullen, TimeSaver Off Site Secretarial, Inc.

5. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

6. APPROVAL OF AGENDA AND CONSENT AGENDA

Councilmember Graves moved, and Councilmember Ryan seconded to approve the Agenda and Consent Agenda, as amended, to remove Item 6g, Resolution No. 2019-079 Approving Americans with Disabilities Act (ADA) Transition Plan – Public Right-of-Way, for consideration as Item 10a, and the following consent items were approved:

6a. APPROVAL OF MINUTES

1. May 13, 2019 – Study Session
2. May 13, 2019 – Regular Session
3. May 13, 2019 – Work Session

6b. LICENSES

AMUSEMENT DEVICES LICENSES

Theisen Vending Company	2590 Freeway Boulevard Brooklyn Center, MN
Theisen Vending Company	6211 Brooklyn Boulevard Brooklyn Center, MN
Theisen Vending Company	2105 57th Avenue N Brooklyn Center, MN

FIREWORKS PERMIT

City of Brooklyn Center	6301 Shingle Creek Parkway Brooklyn Center, MN

MECHANICAL LICENSES

Air Rite Heating & A/C	6935 146th Street W #3 Apple Valley, MN 55124
Boy's Mechanical Inc.	490 Villaume Avenue #300 South St. Paul, MN 55075
Candor Companies	8919 176th Avenue NE Columbus, MN 55025
Linn Star Transfer Inc.	9440 Wright Bros. Ct. SW Cedar Rapids, IA 52404
Mag Mechanical, LLC	7100 Medicine Lake Road New Hope, MN 55427
Professional Mechanical Services LLC	18983 York Street, New Suite C Elk River, MN 5533
Ray Welter Heating Co.	4637 Chicago Avenue S Minneapolis, MN 55407
Vito Mechanical Inc.	1320 Tower View Road Eagan, MN 55121
Weld & Sons Plumbing Co.	3410 Kilmer Lane N Plymouth, MN 55441

RENTAL

INITIAL (TYPE IV – six-month license)

4000 61st Avenue N	Adegbola Fola Ogundipe

RENEWAL (TYPE III – one-year license)

3328 49th Avenue N	Sherman Yih Feng Kho
3307 63r Avenue N	Rosemond Coleman
6618 Camden Drive	Hussain Khan
5524 Logan Avenue N	Avalon Home Investment LLC
6807 Quail Avenue N	Paul Pham

RENEWAL (TYPE I – three-year license)

4112 61st Avenue N	Christine Duong
1612 69th Avenue N	Prosperous Property LLC
7208 Dallas Road	Neng Xi Zhang
6816 Fremont Place N	Ali Saijad / 786 Homes LLC (Met Action Plan)
6418 Major Avenue N	Jessica & Vernantius Summers

6c. ORDINANCE NO. 2019-02 AMENDING ORDINANCE NO. 2003-22, EXHIBIT A; XCEL ENERGY ELECTRIC FRANCHISE FEE FROM XCEL ENERGY

6d. ORDINANCE NO. 2019-03 AMENDING ORDINANCE NO. 2003-23, EXHIBIT A CENTERPOINT ENERGY OPERATIONS WITHIN THE CITY OF BROOKLYN CENTER FROM CENTERPOINT ENERGY

6e. RESOLUTION NO. 2019-077 AUTHORIZING THE SUBMISSION OF A TRANSIT-ORIENTED DEVELOPMENT GRANT APPLICATION TO HENNEPIN COUNTY

6f. RESOLUTION NO. 2019-078 AUTHORIZING THE USE OF EDA-OWNED PROPERTY FOR THE SATURDAY MARKET AND APPROVING THE LAYOUT PLAN FOR THE MARKET

6g. RESOLUTION NO. 2019 APPROVING AMERICANS WITH DISABILITIES ACT (ADA) TRANSITION PLAN – PUBLIC RIGHT-OF-WAY (This item was considered as Agenda Item 10a)

6h. POLICY 2.06 REQUEST FOR OUT OF STATE CONFERENCE APPROVAL

Motion passed unanimously.

7. PRESENTATIONS/PROCLAMATIONS/RECOGNITIONS/DONATIONS

7a. CENSUS 2020 UPDATE

Deputy City Manager Reggie Edwards gave a brief presentation on the "Complete Count" Committee, a partnership between Brooklyn Park and Brooklyn Center to prepare for the 2020 Census. He added the Committee hopes to engage residents of both cities to participate in the 2020 Census, which is a Constitutional mandate. He noted the Census determines federal funding, political representation by district, and community empowerment and accountability.

Mr. Edwards stated the Complete Count Committee hopes to communicate its message to the public regarding the importance of being counted. He added 2020 Census day is April 1, 2020. He noted meetings are scheduled for summer 2019 to come up with action plans and strategies.

Mayor Elliott asked how residents can get involved in the 2020 Census. Mr. Edwards stated City Staff would be distributing information about hiring opportunities for residents who want to be Census workers.

Councilmember Ryan moved, and Councilmember Graves seconded to receive the Census 2020 Update.

Motion passed unanimously.

8. PUBLIC HEARINGS

None.

9. PLANNING COMMISSION ITEMS

9a. RESOLUTION NO. 2019-080 REGARDING DISPOSITION OF PLANNING COMMISSION APPLICATION NO. 2019-007 FOR REVIEW AND CONSIDERATION OF A SITE AND BUILDING PLAN APPROVAL AT 1350 SHINGLE CREEK CROSSING

Housing and Code Enforcement Inspector Joe Hartman reviewed a request for review and consideration of a site and building plan for construction of a new municipal liquor store. The current Liquor Store #1 is located at 5625 Xerxes Avenue and would relocate to 1350 Shingle Creek Crossing. The City Council approved a purchase agreement for the property at a recent work session. The development would include a 9,650 square foot liquor store with 4,000 additional square feet for lease to another tenant for possible future expansion. The development, as proposed, is consistent with the Planned Unit Development (PUD).

The Planning Commission reviewed the request and unanimously recommended City Council approval on Thursday, May 16, 2019. City Staff recommends City Council approval of site and building plan review for a municipal liquor store at 1350 Shingle Creek Parkway.

Councilmember Ryan stated he is in favor of the relocation of Liquor Store #1 to 1350 Shingle Creek Parkway. He added it is a good idea overall, and a good deal for the City. He noted the current lease is running out, and leases tend to go up.

Councilmember Graves stated she is also in favor of moving forward with the application.

Councilmember Butler stated she is not in favor of having a liquor store at this location as it will contribute to the deterioration of the neighborhood. She added the amount of traffic congestion makes it unsafe for pedestrians and customers. She added, however, she will support the motion as the City Council expressed a consensus in moving forward with the development at its recent work session.

Mayor Elliott stated he has reservations about putting a liquor store in this area, so close to the transit center. He added he had seen trash in and around the transit center, including liquor bottles. He noted police calls are higher in areas where a transit center and liquor store are close to each other.

Mayor Elliott stated one of the City Council's goals is a safe, secure and stable community. He added he believes this is not an ideal location for a liquor store. He noted there are many problems in this area already and moving the liquor store there will further exacerbate these problems.

Councilmember Ryan stated the new liquor store would be farther from the transit hub than the current liquor store. He added he agrees there is a lot of garbage in the area, but that is an issue to address regardless of where the liquor store is built. He noted the City's municipal liquor stores gives a measure of control over liquor operations and allows the City to have fewer liquor stores. He expressed his belief that putting the liquor store in this location will not contribute to declining issues.

Councilmember Butler asked whether Liquor Store #1 will be able to extend its lease if the proposal does not pass. Mr. Boganey stated the lease could be extended, but probably at an increased price. He added the City has already purchased the land and would need to dispose of it. He noted it would not be possible to purchase a new site as the funds are tied up in the site that has already been purchased.

Mayor Elliott stated he is concerned about public safety issues and is unable to support the Resolution.

Councilmember Ryan stated the advantages to this site have been well explained, and the purchase agreement was already approved. He added the City Council should move forward with the current course as it would be difficult and problematic to abandon the development plan.

Councilmember Graves stated the site is secure and safety is not an issue. She added the store is out in the open and will be well-lit, faces the street, and is not hidden behind other structures. She added revenue would probably increase at the new location.

Councilmember Graves expressed her hope that the additional 4,000 square foot space could be used for programs that promote and support small businesses within Brooklyn Center. She added this had been discussed by the City Council.

City Attorney Troy Gilchrist stated the purchase agreement had been finalized and the close date is May 29, 2019.

Councilmember Ryan moved, and Councilmember Graves seconded to adopt RESOLUTION NO. 2019-080 Regarding Disposition of Planning Commission Application No. 2019-007 for Review and Consideration of a Site and Building Plan Approval at 1350 Shingle Creek Crossing.

Mayor Elliott voted against the same. Motion passed.

Councilmember Butler reiterated that her vote in favor of the development is based on majority support expressed by the City Council. She added she supports funding for the City's parks.

9b. RESOLUTION NO. 2019-081 REGARDING PLANNING COMMISSION APPLICATION NO. 2019-006 FOR A DEVELOPMENT PROPOSAL AT 5801 XERXES AVENUE N. AND FIRST READING OF AN ORDINANCE AMENDING CHAPTER 35 OF THE ZONING CODE OF ORDINANCE REGARDING THE ZONING CLASSIFICATION OF 5801 XERXES AVENUE N. AND SET THE SECOND READING AND PUBLIC HEARING FOR JUNE 10, 2019.

Mr. Boganey introduced Jane Kanzier, Senior Planner with Bolton & Menk, working with City Staff while City Planner Ginny McIntosh is on leave.

Ms. Kanzier reviewed a proposed zoning amendment and PUD application from Real Estate Equities (REE) for a residential development at 5801 Xerxes Avenue. The property requires a zoning amendment as its location is in the Central Commerce Overlay District, which does not allow residential use. The developer is requesting a PUD to allow flexibility to develop the site with 270 units in 2 buildings.

Ms. Kanzier stated City Staff recommends City Council approval of a Resolution approving the PUD application, and a motion to approve the first reading of an Ordinance amending Zoning Code Chapter 35related to zoning classification.

Alex Bisanz, representing REE, gave an overview of his company and presented depictions of the proposed site plan. He added REE are long-term owners and managers with several similar communities throughout the Twin Cities. He noted market research indicates high demand for this type of housing as there is a notable shortfall of affordable housing units.

Mr. Bisanz stated the development would have outdoor amenities, including a tot lot, grilling area, and dog run to create a sense of community. He added this area will be elevated above pavement level and will have a 4-foot safety fence. He noted there would be a full-time on-site management team, and an on-site security guard is being considered, along with the potential for fencing.

Councilmember stated Mr. Bisanz has met with Brooklyn Center Police Chief Tim Gannon. She asked whether there are concerns regarding safety for the residents of the proposed development. Mr. Bisanz stated safety is always a factor in any community. He stressed the importance of security cameras, hiring excellent staff, and other security measures. He added Police Chief Gannon supports the idea of a full-time security guard, so that has become a priority component.

Councilmember Graves asked whether REE might be willing to host community events to include residents who may not use the outdoor amenities regularly. Mr. Bisanz confirmed this, adding REE has hosted similar events at some of their larger properties, for the company and residents.

Councilmember Ryan asked whether REE has compared their rent projections with rates at other rental properties in Brooklyn Center, as they do not look any lower. Mr. Bisanz stated this development would be workforce affordable, but it would be extremely difficult to complete the project without subsidy.

Councilmember Butler expressed concern about the amount and speed of traffic at the intersection of Xerxes Avenue N and Bass Lake Road. She added the building frontage is very close to the road. She asked what will be done to mitigate traffic noise in the apartments

REE Architect Patrick Olson stated a higher standard window is used in green communities with an increased thermal standard and reduced air penetration. He added this also addresses acoustics.

Councilmember Butler stated she is concerned that the nearest park is Northport park, and families will have to cross Bass Lake Road. She added she understands there is a need for this type of housing, but the location makes her uneasy.

Mayor Elliott opened the public hearing at 8:55 p.m.

Carol Kleven, 5835 Zenith Avenue N, stated there is a lot of traffic, both cars, and buses, on Bass Lake Road. She added the buildings as proposed will be beautiful. She noted the traffic in this area is bad, and it will get even worse. She believes the old Brookdale Ford site would be more appropriate for this development.

Judy Thorbus, 6265 Brooklyn Drive, stated she believes there are too many residents for the amount of space proposed in this development. She added there would be too many children at this location. She noted she does not believe parking allocations will be sufficient. She asked how the project would be financed. She asked whether the developer can legally sell the property and whether the City has recourse if the developer changes or sells the property.

Ms. Thorbus stated she is not against the development, but she feels it is too big for the location. She noted she would prefer garden-style townhomes for sale.

Harlan Daud, 6000 York Avenue, stated he is opposed to the development. He added a tall apartment building with lots of children will cause traffic safety concerns. He noted he lives at 60th Avenue N and York Avenue, which is a cut-through from Brooklyn Boulevard to Xerxes Avenue.

Paula Champagne, 6436 Kyle Avenue N, stated the traffic congestion is bad, and children who want to cross the street will not go to the crosswalk, and there will be an accident. She added the development should have only one access point for cars and pedestrians. She noted the logical place for this development is the Drug Emporium site.

Ms. Champagne asked whether there is a limit on the number of children that can live in an apartment. Mr. Olson stated the standard based on the number of bedrooms is two occupants per bedroom.

Ms. Champagne stated she agrees with Ms. Kleven that the most logical place for this development is the Brookdale Ford site. She stated the traffic study should not have been done in February.

Mayor Elliott closed the public hearing.

Mr. Olson stated the site is ideal because of its proximity to transit and amenities. He added it is within the transit-oriented overlay site, which is becoming a popular zoning type in the Twin Cities and encourages high-density developments close to transportation.

Mr. Olson stated there is another apartment complex on Bass Lake Road that has not had any problems with pedestrians crossing the road

Mr. Olson stated the development would have 325 parking stalls, which exceed requirements. He added the surrounding infrastructure would not need to be changed or upgraded because of

this development, and an increase in traffic will not be significant. He noted the traffic study surveyed the amount of traffic generated by the property and estimated traffic demand, which is not affected by the weather.

Mr. Olson stated the Northdale Ford site was considered, but that intersection has higher traffic congestion than what is typical at the proposed location.

Councilmember Ryan stated this neighborhood has historically had a variety of amenities and businesses for many years, including Jerry's Foods and Dayton's Home Store, and Brookdale Shopping Center was still in operation. He added any development would increase traffic somewhat, but families and individuals can make a choice for themselves about whether they want to live there.

Mayor Elliott stated there are aspects of the development that he likes. He added he is concerned about traffic safety and pedestrians crossing the road. He added the City needs both senior living and workforce housing, and he likes the combination of the two into one development. He noted he likes the green aspects that have been added such as green building standards and potential solar panels.

Mr. Olson stated it is a highly commercial area, which is a benefit to the project. He added the building itself provides its buffer against the busy roadway.

Councilmember Graves stated she lives on Brooklyn Boulevard, and her family walks to Centennial Park. She added that it would be the most accessible park for families in this development.

Councilmember Graves asked whether the developer reviewed the Planning Commission's recommendations. Mr. Bisanz stated a number of the Commission's ideas had been integrated into the plans, including the herb garden and grill area, and a full-time security employee.

Councilmember Graves moved, and Councilmember Ryan seconded to adopt RESOLUTION NO. 2019-081 Regarding Planning Commission Application No. 2019-006 for a Planned Unit Development (PUD) with zoning classification of PUD-TOD and development site plan for a proposed development at 5801 Xerxes Avenue N, based on the findings of fact and submitted plans, as amended by the conditions of approval in the resolution.

Motion passed unanimously.

Councilmember Ryan stated he supports the development proposal, which is consistent with the goals and objectives of the Comprehensive Plan. The development will add to the local economy with a projected $5.3 annual consumer spending. He added a mix of commercial and residential uses is already being planned for the Brookdale Ford site, including potential for a main street district.

Councilmember Butler thanked the developers for incorporating the City Council's ideas and implementing feedback from the Planning Commission. She added it would be a beautiful building.

Mayor Elliott stated he too appreciates that the developers listened to the comments made by the City Council and Planning Commission. He added he is supportive of the senior living and workforce housing units that the developer will bring to the community. He added it is a tight space for so many people, especially so close to commercial areas and busy roadways. He noted he feels that there are still some concerns that need to be addressed.

Councilmember Graves moved, and Councilmember Ryan seconded to approve the First Reading of ORDINANCE 2019-04 amending Chapter 35 of the Zoning Code of Ordinances Regarding the Zoning Classification of 5801 Xerxes Avenue North and Set the Second Reading and Public Hearing for June 10, 2019.

Mayor Elliott voted against the same. Motion passed.

10. COUNCIL CONSIDERATION ITEMS

10a. RESOLUTION NO. 2019-079 APPROVING AMERICANS WITH DISABILITIES ACT (ADA) TRANSITION PLAN – PUBLIC RIGHT-OF-WAY

Director of Public Works Doran Cote gave a presentation on the City's Americans with Disabilities Act (ADA) compliance transition plan. He added City Staff intends to upgrade public rights of way to ADA standards as part of the 15-year Capital Improvement Plan. He noted routine maintenance would allow Public Works to address some sidewalk compliance issues and incorporate accessibility guidelines.

Mayor Elliott requested clarification regarding participation in recent public workshops. Mr. Cotes stated there had been low turn-out despite City Staff's best efforts. He added notice was published in the City newsletter, advocacy groups and state agencies were contacted for feedback, and meeting information was posted on the City website and cable tv channel.

Mayor Elliott stated disabled people are some of the most vulnerable members of our community. He expressed his desire to be intentional about the ADA transition plan. He asked City Staff whether they believe it is adequate. Mr. Cotes confirmed this.

Mayor Elliott asked whether there should be a formal process for members of the community to become involved in the discussion, so we can take into consideration how they are impacted.

Councilmember Ryan moved, and Councilmember Butler seconded to adopt RESOLUTION NO. 2019-079 Approving Americans With Disabilities Act (ADA) Transition Plan – Public Right-Of-Way.

Motion passed unanimously.

11. COUNCIL REPORT

Councilmembers Ryan and Butler and Mayor Elliott agreed to forego their reports in the interests of time.

Commissioner Graves stated she would be participating in the Women's Leadership Institute as a Faculty-In-Residence Mentor. She added the program, to be held May 29 – June 2, 2019, in North Dakota, inspires women from under-represented and marginalized communities to take on leadership roles.

12. ADJOURNMENT

Councilmember Graves moved, and Councilmember Ryan seconded adjournment of the City Council meeting at 10:05 p.m.

Motion passed unanimously.

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
MAY 28, 2019
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/President Mike Elliott at 10:15 p.m.

ROLL CALL

Mayor/President Mike Elliott and Councilmembers/Commissioners Marquita Butler, April Graves, and Dan Ryan. Councilmember/Commissioner Kris Lawrence-Anderson was absent and excused. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, Director of Fiscal & Support Services Nate Reinhardt, Community Development Director Meg Beekman, Business and Work Force Development Coordinator Brett Angell, Director of Community Activities, City Attorney Troy Gilchrist, and Mary Mullen, TimeSaver Off Site Secretarial, Inc.

LIQUOR LICENSE VIOLATION PENALTY DISCUSSION

Mayor/President Elliott requested to table the remainder of the Work Session due to the late hour. The Councilmembers/Commissioners agreed.

ADJOURNMENT

Councilmember/Commissioner Graves moved, and Councilmember/Commissioner Ryan seconded adjournment of the City Council/Economic Development Authority Work Session at 10:15 p.m.

Motion passed unanimously.

COUNCIL ITEM MEMORANDUM

DATE: 6/10/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Alix Bentrud, Deputy City Clerk

SUBJECT: Approval of Licenses

Requested Council Action:

- Motion to approve 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.

The liquor license renewals are based on past practices of distance requirements and may require an amendment in the future.

AMUSEMENT DEVICES LICENSES

Metro Coin of Minnesota	6301 Shingle Creek Parkway Brooklyn Center, MN

FIREWORKS LICENSE TEMPORARY

TNT Fireworks / Cub Foods	3245 County Road 10 Brooklyn Center MN

GARBAGE HAULERS

Curbside Waste	4025 85th Ave N Brooklyn Park MN 55443
Walz Brothers Sanitation	17 3rd Ave Osseo 55369

MECHANICAL LICENSES

Anderson's Residential Heating & A/C	1628 County Rd 10 #34 Spring Lake Park, 55432
Airics Heating & Air Conditioning Inc	9124 Grand Ave S Bloomington, 55378

Atwood Electric, Inc	23124 Highway 149, P.O. Box 311 Sigourney, IA, 52591
Heating & Cooling Two Inc.	18550 County Rd 81 Maple Grove, 55369
Knott Mechanical Inc	3961 Quebec Ave N New Hope, 55427
Marsh Heating & A/C	6248 Lakeland Ave N Brooklyn Park, 55428
Premier Heating & AC Inc	128 E 70th St Richfield, 55423
Stafford Homes Service	6225 Cambridge St. #30 St. Louis Park, 55416

SIGN HANGER LICENSES

Veo Sign LLC	6353 Martin Ave SE Otsego, 55301

Strategic Priorities and Values:

Safe, Secure, Stable Community

ATTACHMENTS:

Description	Upload Date	Type
Rental Criteria	5/22/2019	Backup Material
6-10-2019 Rentals	6/5/2019	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. <u>Police Service Calls.</u>

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

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

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

Rental Licenses for Council Approval on June 10, 2019								
Property Address	Dwelling Type	Renewal or Initial	Owner	Property Code Violations	License Type	Police CFS *	Final License Type **	Previous License Type ***
3800 66th Ave N	Single	Initial	Nancy Yang / Kayo Investment	15	IV	N/A	IV	
7206-12 West River Rd	Two Family 2Units	Renewal	Jason Ingebretson	5	II	0	II	II
3912 58th Ave N	Single	Renewal	Prosperous Property LLC	0	I	0	I	II
1316 68th Ln N	Single	Renewal	Valerie Blount McKissack	11	IV	0	IV	IV
1316 68th Ln N	Single	Renewal	Valerie Blount McKissack	6	III	0	III	IV
2925 69th Ln N	Single	Renewal	Svetlana Tsurkan	6	III	0	III	I
6807 Aldrich Ave N	Single	Renewal	Proseperous Property LLC	0	I	1 valid, 3/202/19 auto	I	I
6712 Beard Ave N	Single	Renewal	Morris Matthews (met mitigation plan)	6	III	0	III	IV
5415 Emerson Ave N	Single	Renewal	MNSF II, LLC (Met action plan)	9	III	0	III	III
5556 Emerson Ave N	Single	Renewal	John Reider	14	IV	0	IV	II
5420 Girard Ave N	Single	Renewal	Scott Sorum (Met Action Plan)	8	III	1 valid, 8/14/18 theft		III
1507 Humboldt Ave N	Single	Renewal	Kyan Hui	3	II	0	II	II
4724 Lakeview Ave	Single	Renewal	Rebecca Hernandez	2	I	0	I	I
3318 Mumford	Single	Renewal	Beng Thao	0	I	0	I	II

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

** License Type Being Issued

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

All properties are current on City utilities and property taxes

COUNCIL ITEM MEMORANDUM

DATE: 6/10/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Tim Gannon, Chief of Police

SUBJECT: MN Internet Crimes Against Children Task Force Joint Powers Agreement

Requested Council Action:

- Motion to approve the renewal of the Joint Powers Agreement (JPA) between the Brooklyn Center Police Department and the State of MN to combat internet related crimes against children

Background:

On September 16, 2013, the Minnesota Department of Public Safety received a grant award of $347,101 from the Office of Justice Programs for funding to address internet crimes against children. In May of 2014, the Minnesota Department of Public Safety identified the Brooklyn Center Police department as a law enforcement agency with staff who had demonstrated advanced skills in fighting internet related crimes against children. The State followed that recognition with an invitation to join their Internet Crimes Against Children Task Force (ICAC).

There are ICAC task forces in every state in the US and all rely on the partnerships with key law enforcement agencies. As part of joining the MN ICAC task force, the Brooklyn Center Police Department will receive advanced computer forensic software and training all paid for by a grant issued from the Office of Justice Programs. There will be no increase in Brooklyn Center Police staff needed to accommodate the requirements of this Joint Powers Agreement.

Brooklyn Center Police Department has been an ICAC member since 2015, this is intended to renew that existing partnership if approved by Council action.

Budget Issues:

No budget consideration necessary.

Strategic Priorities and Values:

Safe, Secure, Stable Community

ATTACHMENTS:

Description	Upload Date	Type
JPA for ICAC	5/28/2019	Cover Memo
ICAC resolution	5/28/2019	Cover Memo

STATE OF MINNESOTA

JOINT POWERS AGREEMENT
MINNESOTA INTERNET CRIMES AGAINST CHILDREN TASK FORCE

This Joint Powers Agreement ("Agreement") is between the State of Minnesota, acting through its Commissioner of Public Safety on behalf of the Bureau of Criminal Apprehension ("BCA"), and the "City of Brooklyn Center on behalf of its Police Department, 6645 Humboldt Avenue North, Brooklyn Center, MN 55430" ("Governmental Unit").

Recitals

Under Minnesota Statutes, § 471.59, the BCA and the Governmental Unit are empowered to engage in agreements that are necessary to exercise their powers. The parties wish to work together to investigate and prosecute crimes committed against children and the criminal exploitation of children that is committed and/or facilitated by or through the use of computers, and to disrupt and dismantle organizations engaging in these activities. The Governmental Unit wants to participate in the Minnesota Internet Crimes Against Children (ICAC) Task Force and be provided reimbursement of the following: equipment, training, and expenses (including travel and overtime) as are incurred by law enforcement as a result of ongoing investigations.

Agreement

1. Term of Agreement

1.1 Effective Date. This Agreement is effective on the date BCA obtains all required signatures pursuant to Minnesota Statutes, § 16C.05, subdivision 2.

1.2 Expiration Date. This Agreement expires five years from the date it is effective unless terminated earlier pursuant to clause 12.

2. Purpose

The Governmental Unit and BCA enter into this Agreement to implement a three-pronged approach of prevention, education and enforcement to combat internet crimes against children. This Agreement provides the mechanism to reimburse the Governmental Unit for equipment, training and expenses (including travel and overtime), which are incurred by law enforcement as a result of these investigations.

3. Standards

The Governmental Unit will adhere to the ICAC Program standards identified below.

3.1 Investigate activities related to internet crimes and the exploitation of children through the use of computers.

3.2 Investigate organizations to disrupt and dismantle crimes committed against children.

3.3 Investigators will follow appropriate state and/or federal laws in obtaining arrest warrants, search warrants and civil and criminal forfeitures. Investigators will follow proper legal procedures in securing evidence, including electronic devices.

3.4 Investigators will understand and use appropriate legal procedures in the use of informants including documentation of identity, monitoring of activities, and use and recordation of payments.

3.5 Investigators will use, as appropriate, the most current investigative technologies and techniques.
3.6 Investigators must be licensed Minnesota peace officers.
3.7 Investigators will comply with the guidelines of the Department of Justice Internet Crimes Against Children Program Operational and Investigative Standards.

4. Responsibilities of the Governmental Unit and the BCA

4.1 The Governmental Unit will:

4.1.1 Assign a Governmental Unit point of contact to act as the liaison between it and the BCA ICAC Project Commander to assist in reimbursement deadlines.
4.1.2 Submit an ICAC reimbursement request for pre-approval of funds. This request shall include a description of the item requested for reimbursement and an explanation of how it qualifies under the required criteria in Clauses **3.1** and **3.2** and an operational plan.
4.1.3 Conduct investigations in accordance with provisions of the ICAC Operational and Investigative Standards, identified in Clause 3.7 above, and conclude the investigations in a timely manner.
4.1.4 Allow BCA to inform participating agencies of potential case connections based on data submitted to BCA through the ICAC Program.
4.1.5 Not comingle ICAC funds with any other existing federal or state grant funded overtime or additional local Governmental Unit funding.

4.2 The BCA will:

4.2.1 Provide a Senior Special Agent who will serve as the Commander of the Task Force.
4.2.2 Review and approve or decline reimbursement requests under clause 4.1.2 within seven (7) business days of the reimbursement request.

4.3 Nothing in this Agreement shall otherwise limit the jurisdiction, powers, and responsibilities normally possessed by a Governmental Unit acting through its employees.

5. Payment

5.1 To receive reimbursement for an expense, Governmental Unit must make a request for reimbursement to the BCA Authorized Representative under the required criteria for operational and investigative standards.
5.2 To receive approved reimbursement, Governmental Unit must submit an expense form no later than 15 business days after the end of the month during which the expense is incurred.
5.3 The BCA will pay the Governmental Unit within thirty (30) calendar days of the submission of the expense form.
5.4 In the event Governmental Unit breaches this Agreement, it will not be eligible to receive reimbursement for any expenses.

6. Authorized Representatives

The BCA's Authorized Representative is the following person or his successor:

Name:	Donald Cheung, Senior Special Agent/Commander of MN ICAC
Address:	Department of Public Safety; Bureau of Criminal Apprehension 1430 Maryland Street East Saint Paul, MN 55106
Telephone:	651.793.7000
E-mail Address:	donald.cheung@state.mn.us

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

Name	Tim Gannon
Address:	6645 Humboldt Avenue North Brooklyn Center, MN 55430
Telephone:	763-503-3201
E-mail Address:	tgannon@ci.brooklyn-center.mn.us

If the Governmental Unit's Authorized Representative changes at any time during this Agreement, the Governmental

Unit must immediately notify the BCA.

7. Assignment, Amendments, Waiver, and Agreement Complete

7.1 Assignment. The Governmental Unit may neither assign nor transfer any rights or obligations under this Agreement.

7.2 Amendments. Any amendment to this Agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original Agreement, or their successors in office.

7.3 Waiver. If the BCA fails to enforce any provision of this Agreement, that failure does not waive the provision or its right to enforce it.

7.4 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.

8. Liability

The BCA and the Governmental Unit agree 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. The BCA's liability shall be governed by provisions of the Minnesota Tort Claims Act, Minnesota Statutes, § 3.736, and other applicable law. The Governmental Unit's liability shall be governed by provisions of the Municipal Tort Claims Act, Minnesota Statutes, §§ 466.01-466.15, and other applicable law.

9. Audits

Under Minnesota Statutes, § 16C.05, subdivision 5, the Governmental Unit's books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by the BCA and/or the State Auditor and/or Legislative Auditor, as appropriate, for a minimum of six (6) years from the end of this Agreement.

10. Government Data Practices

The Governmental Unit and the BCA must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13 and other applicable law, as it applies to all data provided by the BCA 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 civil remedies of Minnesota Statutes § 13.08 apply to the release of the data referred to in this clause by either the Governmental Unit or the BCA.

If the Governmental Unit receives a request to release the data referred to in this Clause, the Governmental Unit must immediately notify the State. The State will give the Governmental Unit instructions concerning the release of the data to the requesting party before the data is released.

11. Venue

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

12. Expiration and Termination

12.1 Either party may terminate this Agreement at any time, with or without cause, upon 30 days written notice to the other party. To the extent funds are available, the Governmental Unit shall receive reimbursement in accordance with the terms of this Agreement through the date of termination.

12.2 In the event that federal funding is no longer available, the BCA will email the Governmental Unit's Authorized Representative and terminate the Agreement. The termination will be effective two (2) business days after email notification to the Governmental Unit; and the Governmental Unit shall receive reimbursement in accordance with the terms of this Agreement through the date of termination.

13. Continuing Obligations

The following clauses survive the expiration or cancellation of this Agreement: 8, Liability; 9, Audits; 10, Government Data Practices; and 11, Venue.

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

GOVERNMENTAL UNIT

Governmental Unit certifies that the appropriate person(s) has(have) executed this Agreement on behalf of the Governmental Unit and its jurisdictional government entity as required by applicable articles, laws, by-laws, resolutions, or ordinances.

By and Title: _____ _____
Governmental Unit Date

By and Title: _____ _____
Governmental Unit Date

By and Title: _____ _____
Governmental Unit Date

By and Title: _____ _____
Governmental Unit Date

By and Title: _____ _____
Governmental Unit Date

DEPARTMENT OF PUBLIC SAFETY, BUREAU OF CRIMINAL APPREHENSION

By and Title: _____ _____
(with delegated authority) Date

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 THE STATE OF MINNESOTA JOINT POWERS AGREEMENTS WITH THE CITY OF BROOKLYN CENTER ON BEHALF OF ITS POLICE DEPARTMENT REGARDING THE MINNESOTA INTERNET CRIMES AGAINST CHILDREN TASK FORCE ("ICAC")

WHEREAS, it has been proposed that the City on behalf of its Police Department desires to enter into Joint Powers Agreements with the State of Minnesota, Department of Public Safety, Bureau of Criminal Apprehension to utilize applicable state and federal laws to investigate and prosecute crimes committed against children and the criminal exploitation on children that is committed and/or facilitated by or through the use of computers; and

WHEREAS, Minnesota Internet Crimes Against Children Task Force officers collaborate with and obtain information from other agencies to improve the safety of the City of Brooklyn Center; and

WHEREAS, Minnesota Internet Crimes Against Children Task Force officers can extend the range of intelligence to better prevent internet related crime against children; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Brooklyn Center that the City Manager and Police Chief, are designated as the Authorized Representatives of the Police Department be and hereby are authorized to accept and implement the proposed Minnesota Internet Crimes Against Children Task Force Joint Powers Agreement. The Authorized Representatives are 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.

_____ _____

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 ITEM MEMORANDUM

DATE: 6/10/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Tim Gannon, Chief of Police

SUBJECT: MN Financial Crimes Task Force Joint Powers Agreement

Requested Council Action:

- Motion to approve the MN Financial Crimes Task Force Joint Powers Agreement (JPA) with the Brooklyn Center Police Department

Background:

This Multiple-Agency Law Enforcement Joint Powers Agreement, and amendments and supplements thereto, ("Agreement") is between the State of Minnesota, acting through its Commissioner of Public Safety on behalf of the Bureau of Criminal Apprehension ("State" or "BCA"), empowered to enter into this Agreement pursuant to Minnesota Statutes § 471.59, subdivisions 10 and 12, and City of Brooklyn Center acting on behalf of its Police Department, 6645 Humboldt Ave N, Brooklyn Center, MN 55430 ("Governmental Unit"), empowered to enter into this Agreement pursuant to Minnesota Statutes § 471.59, subdivision 10.

The Brooklyn Center Police Department approves, authorizes, and enters into this Agreement with the purpose of implementing a three-pronged approach to combat financial crimes: **prevention, education and enforcement.**

Budget Issues:

There are no budget issues to consider.

Strategic Priorities and Values:

Safe, Secure, Stable Community

ATTACHMENTS:

Description	Upload Date	Type
MNFCTF	5/28/2019	Cover Memo
Resolution	5/28/2019	Cover Memo

STATE OF MINNESOTA
FINANCIAL CRIMES TASK FORCE
MULTIPLE-AGENCY LAW ENFORCEMENT JOINT POWERS AGREEMENT

This Multiple-Agency Law Enforcement Joint Powers Agreement, and amendments and supplements thereto, ("Agreement") is between the State of Minnesota, acting through its Commissioner of Public Safety on behalf of the Bureau of Criminal Apprehension ("State" or "BCA"), empowered to enter into this Agreement pursuant to Minnesota Statutes § 471.59, subdivisions 10 and 12, and City of Brooklyn Center acting on behalf of its Police Department, 6645 Humboldt Ave N, Brooklyn Center, MN 55430 ("Governmental Unit"), empowered to enter into this Agreement pursuant to Minnesota Statutes § 471.59, subdivision 10.

WHEREAS, the Governmental Unit wishes to participate in the Minnesota Financial Crimes Task Force ("MNFCTF") established to investigate and prosecute identity theft and related financial crimes;

NOW THEREFORE, the parties agree as follows:

1. **Term**
   - **1.1 Effective Date.** This Agreement is effective on the date State obtains all required signatures pursuant to Minnesota Statutes § 16C.05, subdivision 2.
   - **1.2 Expiration Date.** This Agreement expires five (5) years from the Effective Date unless terminated earlier pursuant to clause 12.

2. **Purpose**
   The Governmental Unit approves, authorizes, and enters into this Agreement with the purpose of implementing a three-pronged approach to combat financial crimes: **prevention, education and enforcement**.

3. **Standards**
   The Governmental Unit will adhere to the Minnesota Financial Crimes Task Force Standards identified below:
   - **3.1** Provide and assign only licensed peace officers for services pursuant to this Agreement.
   - **3.2** Investigate major financial crimes by organized groups or individuals related to identity theft, e.g. bank fraud, wire fraud, access device fraud, commercial fraud, retail fraud and other similar economically-related forms of fraud (as defined in Minnesota Statutes § 609.52).
   - **3.3** Prepare an investigative plan for each case assigned which will include: the identification of witnesses and witness statements; and obtaining and analyzing appropriate bank and business records.
   - **3.4** Prepare a case synopsis which will include witness lists and relevant evidence for presentation to state and/or federal prosecutors for prosecution.
   - **3.5** Comply with state and/or federal laws in obtaining arrest warrants, search warrants and civil and criminal forfeitures including compliance with proper legal procedures in securing evidence and, when applicable, recovery of computers.
   - **3.6** Understand and use appropriate legal procedures in the handling of informants including documentation of identity, monitoring of activities, use and recordation of payments.

3.7 Use, as appropriate, a comprehensive portfolio of investigative technologies and techniques including surveillance, covert technologies and undercover assignments.

3.8 Interview and prepare reports on the victims of financial crimes, directing those victims to appropriate public and private resources to assist them in the recovery of their identities.

3.9 Investigate cases involving cross-jurisdictional and/or organized financial crime and high value theft schemes. [Note: An assignment may require travel throughout Greater Minnesota in addition to the seven county metropolitan area as investigations expand or as assigned by the task force commander.]

4. Responsibilities of the Governmental Unit and the BCA

4.1 The Governmental Unit will:

4.1.1 Conduct investigations in accordance with provisions of the Minnesota Financial Crimes Task Force Standards, identified in clause 3 above, and conclude such investigations in a timely manner.

4.1.2 Maintain accurate records pertaining to prevention, education, and enforcement activities, to be collected and forwarded quarterly to the MNFCTF Commander, or the Commander's designee, for statistical reporting purposes.

4.1.3 Assign one or more employees of the Governmental Unit as members to the MNFCTF. All employees of the Governmental Unit assigned as members, and while performing MNFCTF assignments, shall continue to be employed and directly supervised by the same Governmental Unit currently employing that member. All services, duties, acts or omissions performed by the MNFCTF member will be within the course and duty of the member's employment and therefore covered by the Workers Compensation and other compensation programs of the Governmental Unit including fringe benefits.

4.1.4 Make a reasonable good faith attempt to be represented at all scheduled MNFCTF meetings in order to share information and resources among the MN FCTF members.

4.1.5 Participate fully in any audits required by the Minnesota Financial Crimes Task Force.

4.2 The parties mutually agree that any investigators assigned to the MNFCTF by the Governmental Unit will be provided an undercover vehicle and basic equipment, e.g. gun, handcuffs, vest, etc., by the Governmental Unit.

4.3 Nothing in this Agreement shall otherwise limit the jurisdiction, powers, and responsibilities normally possessed by a member as an employee of the Governmental Unit.

5. Reimbursement Requests and Payments

5.1 Upon the Effective Date of this Agreement, the Governmental Unit will be entitled to reimbursements in accordance with clause 5.3.

5.2 The Governmental Unit will submit a written request to the MNFCTF Commander prior to receiving a reimbursement from the BCA in accordance with clause 5.3. All requests will be submitted using the **Financial Crimes Task Force Outside Agency Reimbursement** form which will be provided by the BCA upon request from the Governmental Unit.

5.3 The Governmental Unit will only be reimbursed by the BCA for the following expenses which must be **pre-approved** by the MNFCTF Commander: 1) overtime salary including fringe benefits; 2) equipment; 3) training and training-related expenses directly incurred and relating to performance of MNFCTF assignments.

5.4 Reimbursement by the BCA to the Governmental Unit will be made until all designated member funds have been expended.

5.5 BCA shall reimburse Governmental Unit an amount not to exceed Fifty Thousand and 00/100 Dollars ($50,000.00) during the Term of this Agreement.

5.6 The Governmental Unit shall submit original receipts when seeking reimbursement on pre-approved requests. Approved reimbursements will be paid directly by the BCA to the Governmental Unit within thirty (30) days after the BCA receives reimbursement request. Reimbursement to the Governmental Unit will be paid to Brooklyn Center Police Department, 6645 Humboldt Ave N, Brooklyn Center, MN 55430.

6. Authorized Representatives

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

Name:	Scott D. Mueller, MNFCTF Commander
Address:	Department of Public Safety; Bureau of Criminal Apprehension 1430 Maryland Street East Saint Paul, MN 55106
Telephone:	651.793.1129
E-mail Address:	scott.d.mueller@state.mn.us

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

Name:	Tim Gannon, Chief
Address:	Brooklyn Center Police Department 6645 Humboldt Ave N Brooklyn Center, MN 55430
Telephone:	763.569.3333
E-mail Address:	tgannon@ci.brooklyn-center.mn.us

7. Assignment, Amendments, Waiver, and Agreement Complete

7.1 Assignment. The Governmental Unit may neither assign nor transfer any rights or obligations under this Agreement.

7.2 Amendments. Any amendment to this Agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original Agreement, or their successors in office.

7.3 Waiver. If the State fails to enforce any provision of this Agreement, that failure does not waive the provision or its right to enforce it.

7.4 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.

8. Liability

The BCA and the Governmental Unit agree 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. The BCA's liability shall be governed by provisions of the Minnesota Tort Claims Act, Minnesota Statutes § 3.736, and other applicable law. The Governmental Unit's liability shall be governed by provisions of the Municipal Tort Claims Act, Minnesota Statutes §§ 466.01-466.15, and other applicable law.

9. Audits

Under Minnesota Statutes § 16C.05, subdivision 5, the Governmental Unit's books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by the State and/or the State Auditor and/or Legislative Auditor, as appropriate, for a minimum of six (6) years from the end of this Agreement.

10. Government Data Practices

The Governmental Unit and the BCA must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by the BCA 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 civil remedies of Minnesota Statutes § 13.08 apply to the release of the data referred to in this clause by either the Governmental Unit or the BCA.

If the Governmental Unit receives a request to release the data referred to in this clause, the

Governmental Unit must immediately notify the BCA. The BCA will give the Governmental Unit instructions concerning the release of the data to the requesting party before the data is released.

11. Venue

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

12. Expiration and Termination

12.1 Either party may terminate this Agreement at any time, with or without cause, upon 30 days written notice to the other party. To the extent funds are available, the Governmental Unit shall receive reimbursement in accordance with the terms of this Agreement through the date of termination.

12.2 Upon expiration or earlier termination of this Agreement, the Governmental Unit shall provide the MNFCTF Commander, in a timely manner, all investigative equipment that was acquired with funding received under this Agreement.

13. E-Verify Certification (In accordance with Minnesota Statutes § 16C.075)

For services valued in excess of $50,000, the Governmental Unit certifies that as of the date of services performed on behalf of the BCA, the Governmental Unit and all its subcontractors will have implemented or be in the process of implementing the federal E-Verify program for all newly hired employees in the United States who will perform work on behalf of the BCA. The Governmental Unit is responsible for collecting all subcontractor certifications and may do so utilizing the E-Verify Subcontractor Certification Form available at http://www.mmd.admin.state.mn.us/doc/EverifySubCertForm.doc. All subcontractor certifications must be kept on file with the Governmental Unit and made available to the BCA upon request.

14. Continuing Obligations

The following clauses survive the expiration or cancellation of this Agreement: 8, Liability; 9, Audits; 10, Government Data Practices; and 11, Venue.

THE BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK

The State and the Governmental Unit indicate their agreement and authority to execute this Agreement by signing below.

GOVERNMENTAL UNIT

Governmental Unit certifies that the appropriate persons have executed this Agreement on behalf of the Governmental Unit and its jurisdictional

government entity as required by applicable articles, laws, by-laws, resolutions, or ordinances.

_____ _____

By and Title: _____ Date
Governmental Unit

_____ _____
Governmental Unit Title: Date

_____ _____
Governmental Unit Title: Date

DEPARTMENT OF PUBLIC SAFETY, BUREAU OF CRIMINAL APPREHENSION

_____ _____
Superintendent Date

COMMISSIONER OF ADMINISTRATION
As delegated to the Office of State Procurement

_____ _____

By and Title: _____ Date

STATE ENCUMBRANCE VERIFICATION
Individual certifies that funds have been encumbered as required by Minnesota Statutes §§ 16A.15 and 16C.05.

_____ _____
Date

SWIFT P.O. Number: 3-59016

Member introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION APPROVING THE STATE OF MINNESOTA JOINT POWERS AGREEMENTS WITH THE CITY OF BROOKLYN CENTER ON BEHALF OF ITS POLICE DEPARTMENT REGARDING THE MINNESOTA FININCIAL CRIMES TASK FORCE ("MNFCTF")

WHEREAS, it has been proposed that the City on behalf of its Police Department desires to enter into Joint Powers Agreements with the State of Minnesota, Department of Public Safety, and Bureau of Criminal Apprehension to utilize applicable state and federal laws to investigate and prosecute identity theft and related financial crimes.

WHEREAS, Minnesota Financial Crimes Task Force officers collaborate with and obtain information from other agencies to improve the safety of the City of Brooklyn Center; and

WHEREAS, Minnesota Financial Crimes Task Force can extend the range of intelligence to better prevent financial crimes; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Brooklyn Center that the City Manager and Police Chief, are designated as the Authorized Representatives of the Police Department be and hereby are authorized to accept and implement the proposed Minnesota Financial Crimes Task Force Joint Powers Agreement. The Authorized Representatives are 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.

_____ _____

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 ITEM MEMORANDUM

DATE: 6/10/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Tim Gannon, Chief of Police

SUBJECT: MN Human Trafficking Investigators Task Force

Requested Council Action:

- Motion to approve the Joint Powers Agreement between the Brooklyn Center Police Department and the State of MN to investigate and prosecute human trafficking and sexual exploitation of children

Background:

Under Minnesota Statutes, § 471.59, the BCA and the Governmental Unit are empowered to engage in agreements that are necessary to exercise their powers. The parties wish to work together to investigate and prosecute human trafficking and sexual exploitation of children. The Governmental Unit wants to participate in the Minnesota Human Trafficking Investigators Task Force ("MNHITF") as an affiliate member.

The Brooklyn Center Police Department and BCA enter into this Agreement to make the Police Department part of the Minnesota Human Trafficking Investigators Task Force that will use a three-pronged approach to combat human trafficking and the sexual exploitation of children: **prevention, education and enforcement.** The BCA will provide a Senior Special Agent who will serve as the Commander of the task force.

Budget Issues:

There are no budget issues to consider.

ATTACHMENTS:

Description	Upload Date	Type
Human Trafficking JPA	5/28/2019	Cover Memo
Resolution	5/28/2019	Cover Memo

STATE OF MINNESOTA
HUMAN TRAFFICKING INVESTIGATORS TASK FORCE
JOINT POWERS AGREEMENT

This Joint Powers Agreement ("Agreement") is between the State of Minnesota, acting through its Commissioner of Public Safety on behalf of the Bureau of Criminal Apprehension ("BCA"), and the City of Brooklyn Center on behalf of its Police Department ("Governmental Unit"),

Recitals

Under Minnesota Statutes, § 471.59, the BCA and the Governmental Unit are empowered to engage in agreements that are necessary to exercise their powers. The parties wish to work together to investigate and prosecute human trafficking and sexual exploitation of children. The Governmental Unit wants to participate in the Minnesota Human Trafficking Investigators Task Force ("MNHITF") as an affiliate member.

Agreement

1. **Term of Agreement**
   - **1.1 Effective Date.** This Agreement is effective on the date BCA obtains all required signatures pursuant to Minnesota Statutes,§ 16C.05, subdivision 2.
   - **1.2 Expiration Date.** This Agreement expires December 31, 2019, unless terminated earlier pursuant to clause 12.

2. **Purpose**
   The Governmental Unit and BCA enter into this Agreement to make the Governmental Unit part of the Minnesota Human Trafficking Investigators Task Force that will use a three-pronged approach to combat human trafficking and the sexual exploitation of children: **prevention, education and enforcement.** The BCA will provide a Senior Special Agent who will serve as the Commander of the task force.

3. **Standards**
   The Governmental Unit will adhere to the MNHITF Standards identified below.
   - **3.1** Investigate human trafficking crimes committed by organized groups or individuals related to child sexual exploitation, sex trafficking with a focus on minors being trafficked, and labor trafficking.
   - **3.2** Investigators will follow appropriate state and/or federal laws in obtaining arrest warrants, search warrants and civil and criminal forfeitures. Investigators will follow proper legal procedures in securing evidence, including electronic devices.
   - **3.3** Investigators will understand and use appropriate legal procedures in the use of informants including documentation of identity, monitoring of activities, and use and recordation of payments.
   - **3.4** Investigators will use, as appropriate, a broad array of investigative technologies and techniques.
   - **3.5** Investigators will interview and prepare reports of victim rescues and be able to direct those victims to appropriate public and private resources to help ensure their safety and integration back into society.
   - **3.6** Affiliate Task Force members must be able to dedicate sufficient time to the task force to

complete their assigned duties for the duration of the term of this Agreement.
3.7 Investigators must be licensed peace officers.
3.8 Affiliate members will investigate cases involving cross-jurisdictional, high impact and/or organized groups involving human trafficking. The assignment may require investigators to travel to neighboring jurisdictions as investigations expand or as assigned by the task force commander.
3.9 Affiliate members will be asked to participate in pro-active operations deterring sexual exploitation of children and rescuing victims of human trafficking primarily focused on minors with the goal of identifying their traffickers.
3.10 Affiliate Task Force members will prepare an operational briefing sheet for each active operation, to be approved by the task force commander.
3.11 Affiliate Task Force members will prepare investigative reports to be submitted to the task force commander. Affiliate members must submit statistics to the task force commander on a monthly basis.
3.12 Affiliate members are assigned to their home agencies and may request assistance and resources on a case-by-case basis as approved by the task force commander.
3.13 Affiliate members must deconflict case investigations with the MNHITF deconfliction system.

4. Responsibilities of the Governmental Unit and the BCA

4.1 The Governmental Unit will:

- **4.1.1** Conduct investigations in accordance with provisions of the MNHITF Standards, identified in clause 3 above, and conclude such investigations in a timely manner.
- **4.1.2** Maintain accurate records of prevention, education, and enforcement activities, to be collected and forwarded quarterly to the BCA for statistical reporting purposes.
- **4.1.3** Assign, on a part-time basis, one or more employees of the Governmental Unit as members to the MNHITF. All employees of the Governmental Unit assigned as members, and while performing MNHITF assignments, shall continue to be employed and directly supervised by the same Governmental Unit currently employing that member. All services, duties, acts or omissions performed by the MNHITF member will be within the course and duty of the member's employment and therefore covered by the Workers Compensation and other compensation programs of the Governmental Unit including fringe benefits.
- **4.1.4** Make a reasonable good faith attempt to be represented at all scheduled MNHITF meetings in order to share information and resources among the MNHITF members.
- **4.1.5** Participate fully in any audits required by the Minnesota Human Trafficking Task Force.

4.2 Nothing in this Agreement shall otherwise limit the jurisdiction, powers, and responsibilities normally possessed by a member as an employee of the Governmental Unit.

5. Payment

5.1 Governmental Unit must first submit a written request for funds and receive approval for the funds from SCA
5.2 Governmental Unit must supply original receipts to be reimbursed on pre-approved requests. Approved reimbursement will be paid directly by the SCA to the Governmental Unit within thirty (30) calendar days of the date of the invoice with payment made to the address listed above.

6. Authorized Representatives

The BCA's Authorized Representative is:

Name:	Jeffrey Hansen, Deputy Superintendent
Address:	Department of Public Safety; Bureau of Criminal Apprehension 1430 Maryland Street East Saint Paul, MN 55106
Telephone:	651.793.7000
E-mail Address:	jeff.hansen@state.mn.us

The Governmental Unit's Authorized Representative is:

Name	Tim Gannon, Chief
Address:	6645 Humboldt Ave N Brooklyn Center, MN 55430
Telephone:	763.569.3333
E-mail Address:	tgannon@ci. brooklyn-center.mn .us

7. Assignment, Amendments, Waiver, and Agreement Complete

7.1 Assignment. The Governmental Unit may neither assign nor transfer any rights or obligations under this Agreement.

7.2 Amendments. Any amendment to this Agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original Agreement, or their successors in office.

7.3 Waiver. If the BCA fails to enforce any provision of this Agreement, that failure does not waive the provision or its right to enforce it.

7.4 Agr eement 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.

8. Liability

The BCA and the Governmental Unit agree 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. The BCA's liability shall be governed by provisions of the Minnesota Tort Claims Act, Minnesota Statutes,§ 3.736, and other applicable law. The Governmental Unit's liability shall be governed by provisions of the Municipal Tort Claims Act, Minnesota Statutes, §§ 466.01-466.15, and other applicable law.

9. Audits

Under Minnesota Statutes, § 16C.05, subdivision 5, the Governmental Unit's books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by the BCA and/or the State Auditor and/or Legislative Auditor, as appropriate, for a minimum of six (6) years from the end of this Agreement.

10. Government Data Practices

The Governmental Unit and the BCA must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13 and other applicable law, as it applies to all data provided by the BCA 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 civil remedies of Minnesota Statutes § 13.08 apply to the release of the data referred to in this clause by either the Governmental Unit or the BCA.

11. Venue

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

12. Expiration and Termination

12.1 Either party may terminate this Agreement at any time, with or without cause, upon 30 days written notice to the other party. To the extent funds are available, the Governmental Unit shall receive reimbursement in accordance with the terms of this Agreement through the date of termination.

12.2 Upon expiration or earlier termination of this Agreement, the Governmental Unit shall provide the MNHITF Commander all investigative equipment that was acquired under this Agreement.

13. Continuing Obligations

The following clauses survive the expiration or cancellation of this Agreement: 8, Liability; 9, Audits; 10, Government Data Practices; and 11, Venue.

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

1. GOVERNMENTAL UNIT

Name: _____

(PRINTED)

Signed: _____

Title: _____

Date: _____

Name: _____

(PRINTED)

Signed: _____

Title: _____

(with delegated authority)

Date: _____

2. DEPARTMENT OF PUBLIC SAFETY, BUREAU OF CRIMINAL APPREHENSION

Name: _____

(PRINTED)

Signed: _____

Title: _____

(with delegated authority)

Date: _____

4. COMMISSIONER OF ADMINISTRATION

delegated to Materials Management Division

By:

Date: _____

Member introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION APPROVING THE STATE OF MINNESOTA JOINT POWERS AGREEMENTS WITH THE CITY OF BROOKLYN CENTER ON BEHALF OF ITS POLICE DEPARTMENT REGARDING THE MINNESOTA HUMAN TRAFFICKING INVESTIGATORS TASK FORCE (MNHITF")

WHEREAS, it has been proposed that the City on behalf of its Police Department desires to enter into Joint Powers Agreements with the State of Minnesota, Department of Public Safety, and Bureau of Criminal Apprehension to utilize applicable state and federal laws to investigate and prosecute human trafficking and sexual exploitation.

WHEREAS, Minnesota Human Trafficking Investigators Task Force officers collaborate with and obtain information from other agencies to improve the safety of the City of Brooklyn Center; and

WHEREAS, Minnesota Human Trafficking Investigators Task Force can extend the range of intelligence to better prevent sexual exploitation and violence; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Brooklyn Center that the City Manager and Police Chief, are designated as the Authorized Representatives of the Police Department be and hereby are authorized to accept and implement the proposed Minnesota Human Trafficking Investigators Task Force Joint Powers Agreement. The Authorized Representatives are 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.

_____ _____

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 ITEM MEMORANDUM

DATE: 6/10/2019

TO: Curt Boganey, City Manager

THROUGH: Doran Cote, Public Works Director

FROM: Mike Albers, City Engineer

SUBJECT: Resolution Accepting Bid and Awarding a Contract, Improvement Project Nos. 2019-01, 02, 03 and 04, Interstate Area Street, Storm Drainage and Utility Improvements

Requested Council Action:

- Motion to approve the resolution accepting the lowest responsible bid and award a contract to S.R. Weidema, Inc., for Improvement Project Nos. 2019-01, 02, 03 and 04, Interstate Area Street, Storm Drainage and Utility Improvements.

Background:

Bids for the Interstate Area Street, Storm Drainage and Utility Improvements, Project Nos. 2019-01, 02, 03 and 04, were received and opened on May 31, 2019. The bidding results are tabulated below:

BIDDER	TOTAL BASE BID
S.R. Weidema, Inc.	**$9,667,269.33**
Ryan Contracting Co.	$9,982,210.03
Northern Lines Contracting	$10,404,728.30
R.L. Larson Excavating, Inc.	$11,179,432.33

Of the four (4) bids received, the lowest bid of $9,667,269.33 was submitted by S.R. Weidema, Inc. of Maple Grove, Minnesota. S.R. Weidema, Inc. has the experience, equipment and capacity to qualify as the lowest responsible bidder for the project.

Budget Issues:

The bid amount of $9,667,269.33 was higher than the revised estimated construction amount of $9,499,754.50. The total estimated budget including contingencies, administration, engineering and legal was $10,490,000 and is amended to $10,857,514.33 (see attached Resolution – Costs and Revenues tables). The overall project cost reflects a 3.5 percent increase to the originally budgeted amount.

The 3.5 percent increase was a result of miscellaneous bid items escalating in price more than expected from previous construction years. These items specifically increase the budgets and needed funding from the Storm Drainage and Sanitary Sewer Funds (see attached Resolution-Costs and Revenues table).

Additionally, $175,776.00 of work was added to the project for the removal of the existing CenterPoint Energy gas main, which they plan to replace concurrently with the City's project. CenterPoint Energy will reimburse the City for this work that is included in the Contract.

Strategic Priorities and Values:

Key Transportation Investments

ATTACHMENTS:

Description	Upload Date	Type
Resolution	6/3/2019	Resolution Letter
Project Area Map	6/3/2019	Backup Material

Member introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION ACCEPTING BID AND AWARDING A CONTRACT, IMPROVEMENT PROJECT NOS. 2019-01, 02, 03 AND 04, INTERSTATE AREA STREET, STORM DRAINAGE AND UTILITY IMPROVEMENTS

WHEREAS, pursuant to an advertisement for bids for Improvement Project Nos. 2019-01, 02, 03 and 04, bids were received, opened and tabulated by the City Clerk and Engineer on the 31th day of May, 2019. Said bids were as follows:

Bidder	Total Base Bid
S.R. Weidema, Inc.	**$9,667,269.33**
Ryan Contracting Co.	$9,982,210.03
Northern Lines Contracting	$10,404,728.30
R.L. Larson Excavating, Inc.	$11,179,432.33

WHEREAS, it appears that S.R. Weidema, Inc. of Maple Grove, Minnesota is the lowest responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota, that

1. The Mayor and City Manager are hereby authorized and directed to enter into a contract with S.R. Weidema, Inc. of Maple Grove, Minnesota in the name of the City of Brooklyn Center, for Improvement Project Nos. 2019-01, 02, 03 and 04, according to the plans and specifications therefore approved by the City Council and on file in the office of the City Engineer.

2. The estimated project costs and revenues are as follows:

COSTS	Estimated	Amended per Low Bid
Contract	$ 8,674,000.00	$ 9,667,269.33
Lighting	$ 75,000.00	$ 33,945.00
Contingency	$ 875,500.00	$ 290,800.00
Subtotal Construction Cost	$ 9,624,500.00	$ 9,992,014.33
Admin/Legal/Engr.	$ 865,500.00	$ 865,500.00
Total Estimated Project Cost	$10,490,000.00	$10,857,514.33

RESOLUTION NO. _____

REVENUES	Estimated	Amended per Low Bid
Street Assessment	$ 1,123,389.00	$ 1,123,389.00
Storm Drainage Assessment	$ 337,041.00	$ 337,041.00
Sanitary Sewer Utility	$ 1,750,000.00	$ 2,233,962.91
Water Utility Fund	$ 2,100,000.00	$ 1,829,668.50
Storm Drainage Utility Fund	$ 1,662,959.00	$ 1,890,198.55
Street Light Utility	$ 90,000.00	$ 41,945.00
Street Reconstruction Fund	$ 3,426,611.00	$ 3,224,633.37
CenterPoint Energy	$ -0-	$ 175,776.00
Miscellaneous (plan sales)	$ -0-	$ 900.00
Total Estimated Revenue	$10,490,000.00	$10,857,514.33

June 10, 2019
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.

Project Area
Interstate Area Street and Utility Improvements

Figure 1

COUNCIL ITEM MEMORANDUM

DATE: 6/10/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Nate Reinhardt, Finance Director

SUBJECT: Resolution Adopting Comprehensive Annual Financial Report of the City of Brooklyn Center for the Calendar Year Ended December 31, 2018

Requested Council Action:

- Motion to approve a resolution adopting the comprehensive annual financial report of the City of Brooklyn Center for the calendar year ended December 31, 2018.

Background:

On June 3, 2019 the City Council and Financial Commission met in a joint work session to hear from Jim Eichten and Jackie Huegel of Malloy, Montague, Karnowski, Radosevich & Co. (MMKR), the City's auditors, about the results of their audit of the City's financial statements for the period ended December 31, 2018. During the session Mr. Eichten reviewed the purpose of the audit process and the results of his firm's audit of the 2018 Comprehensive Annual Financial Report (CAFR).

Most importantly, the City received an unmodified opinion, which is commonly referred to as a "clean audit opinion". This means that, in the auditor's opinion, the financial statements conform with applicable accounting standards. In addition to formulating an opinion on the City's financial statements, the auditors reviewed the City's internal controls, legal compliance and financial management practices. Those results were included in the Special Purpose Report which is issued under a separate cover.

Overall, the information in the 2018 CAFR continues to show the City is in excellent financial condition and should continue to monitor itself to ensure its continued fiscal good health.

The attached resolution ratifies the work done by City staff and accepts the CAFR, Audit Opinion and related materials.

Budget Issues:

The 2018 CAFR conveys the fiscal condition of the City as of December 31, 2018 and lays the groundwork for understanding the financial resources available to the City when planning for the future.

Strategic Priorities and Values:

Safe, Secure, Stable Community

ATTACHMENTS:

Description	Upload Date	Type
Resolution Adopting 2018 CAFR	6/4/2019	Resolution Letter

Member introduced the following resolution and moved its adoption:

RESOLUTION NO._____

RESOLUTION ADOPTING COMPREHENSIVE ANNUAL FINANCIAL REPORT OF THE CITY OF BROOKLYN CENTER FOR THE CALENDAR YEAR ENDED DECEMBER 31, 2018

WHEREAS, the City of Brooklyn Center is required by State Statute and City Charter to annually produce financial statements for submission to the Office of the State Auditor by June 30 each year; and

WHEREAS, the City of Brooklyn Center is required to provide an auditor's opinion as to the representations in the annual financial statements; and

WHEREAS, the financial statements have been audited by the independent CPA firm of Malloy, Montague, Karnowski, Radosevich & Co., P.A. as required; and

WHEREAS, Malloy, Montague, Karnowski, Radosevich & Co., P.A. opined that the general purpose financial statements present fairly, in all material respects, the financial position of the City of Brooklyn Center as of December 31, 2018.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center that the Comprehensive Annual Financial Report for the City of Brooklyn Center for the calendar year ended December 31, 2018, and all supporting documentation, is hereby adopted as the official financial record for the 2018 fiscal year.

June 10, 2019 _____
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 ITEM MEMORANDUM

DATE: 6/10/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Meg Beekman, Community Development Director

SUBJECT: Presentation of Opportunity Site Corridor Development Initiative Summary Report and Final Recommendations

Requested Council Action:

- Motion to Accept the Opportunity Site Corridor Development Initiative Summary Report and Final Recommendations Submitted by Gretchen Nicholls, Twin Cities LISC

Background:

Alatus, in partnership with the City of Brooklyn Center, enlisted Twin Cities Local Initiative Support Corporation's (LISC) Corridor Development Initiative (CDI) to facilitate a series of community workshops from March to May, 2019 to identify development guidelines for the Brookdale Ford/ Brookdale Square redevelopment site.

The Corridor Development Initiative offers an opportunity for the community to help guide future development rather than simply react to specific development proposals. Alatus and the City of Brooklyn Center identified the CDI process as a way to proactively engage residents and local businesses to identify what would benefit the community.

The Corridor Development Initiative consisted of four community workshops held at the Brookdale Library. Over 150 community members attended the workshops, aimed at gathering input on community values and concerns, and assessing likely development scenarios that could meet those values. Attendance increased over the four sessions, due to a continued push by city staff and officials to recruit broad participation from the diverse community. The process involved a technical team composed of Alatus staff, a facilitator, designers, and city staff to inform and support participants as they explored ideas. Participants considered a range of development options for the 35-acre site, and identified ways that redevelopment could enhance the area for future and current residents and businesses.

The purpose of the CDI process is to identify community values and benefits that will guide the redevelopment and provide a lens through which to evaluate the master plan. The final development will also need to respond to market forces, and so a component of the workshop series is to educate the public about the development process and financial feasibility which can constrain a project.

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 must be incorporated into strategies for economic vitality, housing, and public spaces and connections as the project moves ahead.

As part of the community workshops, the community was informed of past planning efforts, and provided with a context for the current vision for the site. The master planning work isn't starting from scratch, but rather the City is working with a consultant team in partnership with Alatus to update a 2006 Opportunity Site master plan. Alatus was selected as the City's master developer because their vision for the site aligned with that of past planning efforts on the part of the City. Specifically, the vision for the site is to create an inviting, attractive, walkable, mixed use a 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

Gretchen Nicholls, with Twin Cities LISC has provided a full summary report of the workshop series (Attached). As part of their report, LISC provides an overview of the engagement strategy and process. They noted that attendance at the workshops grew over each workshop, and was significantly higher than they have seen in other communities. They also make suggestions in their report for ways to improve outreach to communities of color, and provide some meaningful recommendations for next steps on how to deepen relationships with these communities and increase their engagement in this process.

The summary report includes overviews of each workshop, presentations given, as well as detailed community feedback received at each. Evaluation forms were provided at each workshop, and the results are also included in the report.

The final workshop was dedicated to a consensus-driven process of developing community-based recommendations for the redevelopment. The recommendations were formed based on feedback received at the first three workshops, and then further honed and revised during the fourth workshop. The final recommendations are attached to this report. This document will be used to guide the master planning efforts of the site, and will also inform redevelopment efforts elsewhere in the City.

Next Steps

A draft master plan, which identifies a framework for roads, stormwater, and city blocks has been conceptualized by the City's consultant team. It will be presented to the City Council at a work session for discussion and input. A community-wide open house is then planned to gather further input on the draft plan and assist with honing it further.

While the master plan provides the framework for the development, much of the community input received at the workshops was at a more refined scale, which will take more time to work through and incorporate into the plan as the process moves forward. That being said, the project team are evaluating and exploring many of the recommendations which came out of the community workshops in order to determine their feasibility. This work will require additional community engagement to identify what opportunities are most beneficial.

As recommendations for specific community benefits emerge from the engagement process, it may be appropriate for the City to lead additional analysis into feasibility. For example, the recommendation for a multi-cultural center for events and arts has been raised in multiple engagement forums. Rather than waiting for a private entity to come forward to propose this use, it may be valuable for the City to work with a consultant to expand the community conversation around this specific need and conduct a feasibility analysis to help determine next steps.

Budget Issues:

There are no budget issues to consider.

Strategic Priorities and Values:

Inclusive Community Engagement

ATTACHMENTS:

Description	Upload Date	Type
Summary Report	6/3/2019	Backup Material
Final Recommendations	6/3/2019	Backup Material

ALATUS:
BROOKDALE FORD/BROOKDALE SQUARE SITE
Corridor Development Initiative
Summary Report and Final Recommendations

Submitted by: Gretchen Nicholls, Twin Cities LISC

June 2019

Sponsored by:
City of Brooklyn Center
Alatus, LLC

INTRODUCTION

Alatus LLC in partnership with the City of Brooklyn Center enlisted Twin Cities LISC's Corridor Development Initiative (CDI) to facilitate a series of community workshops from March to May, 2019 to identify development guidelines for the Brookdale Ford/ Brookdale Square redevelopment site. The development guidelines were presented to the Brooklyn Center City Council on June 10, 2019 for their consideration.

The Corridor Development Initiative offers an opportunity for the community to help guide future development rather than simply react to specific development proposals. Alatus and the City of Brooklyn Center identified the CDI process as a way to engage residents and local businesses to identify what would benefit the community. With the potential of new investment, what would the community like to see happen?

COMMUNITY 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 must be incorporated into strategies for economic vitality, housing, and public spaces and connections. (See Attachment A: Development Guidelines for details on these three investment areas.)

OVERVIEW: BROOKDALE FORD/BROOKDALE SQUARE SITE

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 April 2018 the EDA entered into an agreement with Alatus, LLC to master develop the 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.

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, Metro Transit, MnDOT, and the Metropolitan Council to deliver on what the community wants. Their objective is to leave a legacy for the community.

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.

The **Corridor Development Initiative** pulls citizens out of the reactionary role that they play in community development decisions, and into a proactive role where they play an active part in directing development for their community. It models a new way to engage cities and communities by raising the level of dialogue around redevelopment issues, and setting the stage for future development.

OVERVIEW OF THE CORRIDOR DEVELOPMENT INITIATIVE PROCESS:

The Corridor Development Initiative consisted of four community workshops held at the Brookdale Library. Over 150 community members attended the workshops, aimed at gathering input on community values and concerns, and assessing likely development scenarios that could meet those values. Attendance increased over the four sessions, due to a continued push by city staff and officials to recruit broad participation from the diverse community. The process involved a technical team composed of Alatus staff, a facilitator, designers, and city staff to inform and support participants as they explored ideas. Participants considered a range of development options for the 35 acre site, and identified ways that redevelopment could enhance the area for future and current residents and businesses. The purpose of the CDI process is to identify guidelines or objectives for redevelopment that will advance community goals and respond to market forces.

ALATUS/BROOKLYN CENTER CDI ADVISORY GROUP

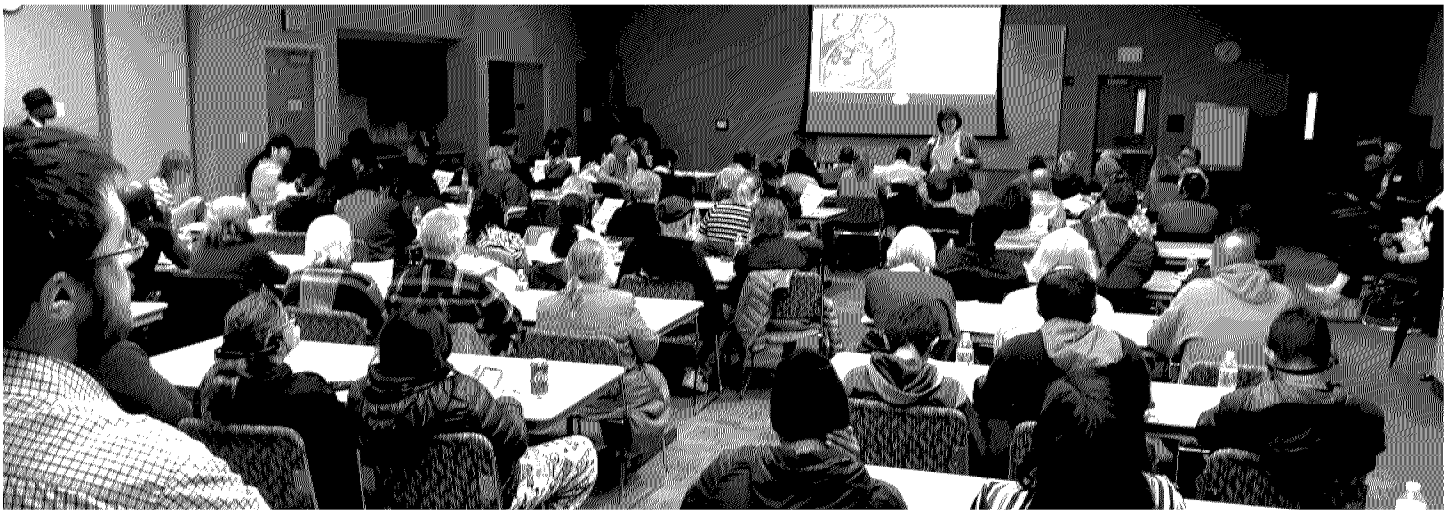
An advisory group provided guidance for the CDI process, forming outreach strategies, and supporting the design and content of the community workshops. Thank you to the Advisory Group members, who contributed greatly to the processes' success:

Advisory Group Members:

- Mark Allen, Allen Property
- Andrew Dresdner, Cuningham Group
- Haila Maze, Bolton-Menk
- Ashley Bisner, Alatus
- Barbara Raye, CDI facilitator
- Gretchen Nicholls, CDI coordinator

City representatives:

- Meg Beekman, Community Development Director
- Reggie Edwards, Deputy City Manager
- Ginny McIntosh, City Planning and Zoning Administrator
- Brett Angell, Business and Workforce Development
- Angel Smith, Communications and Community Engagement Manager



It was recognized through the CDI process that more was needed to provide better outreach to communities of color. Organizations such as African Career and Education Resources (ACER), CAPI USA, Organization of Liberians in Minnesota (OLM) and the Liberian Business Association in the Diaspora would be valuable partners for that work. However, more work was needed in advance to establish meaningful relationships with those critical partners.

Upon reflection, it would have been preferable to initiate relationships with key community partners in advance, giving them the ability to co-create, inform, design, and shape the engagement process. Some suggestions for improving in this area would be:

- Work with key community partners in the initial stages to help shape the engagement process.
- Clearly define roles and responsibilities through a memorandum of agreement, to create mutual accountability.
- Recognize the resources and capacities required for effective community outreach, which may result in the City providing financial supports (e.g. grants or fee-for-service agreements) to community partners. For example, an outreach agreement with Stella Sola resulted in translation services and higher participation from members of the Latino community.

Strategic community outreach is needed to ensure that diverse stakeholders are able to participate. Building on existing social networks (e.g. churches, associations, etc.) and trusted community partners is a key way to mobilize people to participate. Face to face relationships go much further than press releases. Finally, people are more willing to show up if they know their input will matter.

Above: Save the Date postcard that was mailed to residents.

COMMUNITY OUTREACH

A variety of methods were used to notify the community about the Alatus/Brooklyn Center CDI community workshops. Information about the community workshops was distributed through:

- Postcard mailings
- Fliers, posters, and email notices
- Facebook and other social media outlets
- The City of Brooklyn Center web site
- Individual outreach/word of mouth
- Outreach to civic and community organizations

Child care and translation services were available upon request to limit obstacles for participation. Food and beverages were also provided. All participants that signed in for any of the workshops were notified in advance about upcoming sessions by email.

City staff did extensive outreach to recruit participation, and Alatus staff also reached out to their networks to encourage people to attend.

CDI TECHNICAL TEAM

The LISC CDI technical team supported Alatus staff for the four community workshops. The CDI team includes:

- **Barbara Raye**, Center for Policy Planning and Performance (facilitator and evaluator)
- **Katie Thering,** (block exercise advisor)
- **Miranda Walker**, Aeon (financial analysis for the block exercise)
- **Gretchen Nicholls,** Twin Cities LISC (CDI Coordinator)

Alatus staff led the block exercise (workshop 2), providing table facilitation.

The series of CDI community workshops were held at the Brookdale Library. They included:

WORKSHOP I: GATHERING INFORMATION

Wednesday, March 20, 2019

Presentations were provided by:

- **Meg Beekman** (City of Brooklyn Center) to provide an overview of the site,
- **Bob Lux** (Alatus) to share their development expertise and examples of previous projects, and
- **Andrew Dresdner** (Cuningham Group) to orient participants on how to think about site planning.

Participants were asked to respond to four questions:

1.) What makes the Brookdale Ford/Brookdale Square site interesting or unique?

Themes: Regional access and central location, local amenities and adjacent uses such as parks and Shingle Creek, the potential of the site given its scale and acreage, the significance of the site for the city's economic development future, the opportunity to create new housing, and the diversity of the community which includes lots of youth and young families.

2.) What could be accomplished through development that would improve or enhance the area for the whole community?

Themes: Economic benefits such as jobs with living wages, small business incubators, gathering places and a new downtown for Brooklyn Center, quality housing (market rate, seniors, rental and ownership), bring in more residents and pride in the community, strengthen connections with trails and adjacent areas, and provide unique destinations.

3.) What concerns for the area do you have as future development occurs?

Themes: How schools will be impacted, parking and traffic flow, safety and reducing crime, that the city won't be "forward thinking enough", the development process will be slow and piece-meal, environmental concerns, encouraged more economical and sustainable development, lack of diversity in design, and whether there is any further demand for multi-family market rate housing.

4.) Are there specific types of uses that these sites could accommodate (e.g. housing, retail or commercial uses, public spaces, community destination, community pride, etc.)?

Themes: Mixed-use commercial spaces with retail and entertainment options, quality housing, a city center, connectivity, restaurants, theater, regional destination entertainment, grocery store, a global market to support cultural businesses, a brewery/ distillery, diverse types of housing including townhomes, and civic or public elements such as a "Centennial Lakes type" waterway, pedestrian retail areas, possible City Hall and public spaces, a community center, farmers market, and sports fields.

WORKSHOP II: DEVELOPMENT OPPORTUNITIES - BLOCK EXERCISE

Wednesday, April 3, 2019

Participants worked at three tables to explore different development scenarios for parts of the larger site. The scenarios were presented to the large group, and everyone discussed what they learned through the exercise. Participants did a good job of identifying scenarios that were financially feasible.

WORKSHOP III: PANEL DISCUSSION
Wednesday, April 17, 2019

Panelists include:

- **Bob Lux**, Alatus LLC
- **Lukas Van Sistine,** ESG
- **Michael Byrd,** WNC & Associates
- **Emma Kasiga,** African Development Center (ADC)
- **Edward Engler,** Upland Real Estate Group, Inc.

Panelists, representing a mix of expertise including development, design, finance, and small business assistance responded to questions from the community about what's possible for the opportunity site. Alatus wants to leave a legacy for the community and was grateful for the opportunity to hear what people would like to see. Housing will likely be the driver of the development, and will include smaller retail spaces (not big box retail). The goal is to make it a very walkable area with connections to trails and surrounding amenities. Interest was also expressed for a community or cultural center to serve as a resource for the community. Other ideas were around entertainment and local food (grocery stores and restaurants). Connecting jobs and housing given the number of employers in the area. Guarding against gentrification by supporting small local businesses and creating housing options for all incomes was another theme that came out of the discussion. Businesses will need customers, and more housing will increase economic vitality. For a full overview of the Panel Discussion, see attachment F.

WORKSHOP IV: FRAMING RECOMMENDATIONS
Wednesday, May 1, 2019

Draft development guidelines were reviewed and edited by participants to reach consensus for the final recommendations (Attachment A).

COMMUNITY PARTICIPATION

The four community workshops were well attended, with participation increasing over the course of the series. Participants were largely residents and business owners from the immediate and surrounding area. City officials, city staff, Alatus staff, and other project consultants also attended. Over 50% of attendees participated in 2 or more of the four workshops. A detailed list of attendees is provided in Attachment G.

Spanish translation services were provided for workshops 3 and 4, and Hmong translation services were available for workshop 4. The draft recommendations that were discussed at workshop 4 were available in Spanish and English.

EVALUATION SUMMARY OF THE CDI PROCESS

The process had four-sessions with different formats to engage people in different ways. Feedback forms were provided at the end of each of the four sessions. Not all participants completed an evaluation form and not all those that did return a form answered all of the questions. A total of 83 evaluation forms were submitted over the 4-session series.

A. Overall people were satisfied to very satisfied (26 responses satisfied and very satisfied; 1 response somewhat dissatisfied) with the overall project and felt that each session was either excellent or good in meeting its goals. The only area participants thought the process did not fully meet its goals was in "gaining information on the specific options developers were considering for the site" and "how to promote the vision of the city with developers. Each of these received two votes of "fair" but all other responses were "excellent" and "good."

Fifty-four of 54 respondents indicated they would recommend the process to other cities. They also supported the final recommendations with a vote of 24 of 26 saying "yes" and 2 responses indicating some support or support with caveats.

B. Questions were also asked to assess what participants saw as helpful/working well, and what could be improved.

For things that worked well, people mentioned:

- *Respectful process*
- *Open communication*
- *Engagement and input from community*
- *Small groups/table discussions*
- *Energy and creativeness*
- *Format*
- *Expertise of presenters*
- *Working together*
- *Good use and organization of time*
- *Including youth and Spanish interpreter*

For things that could be improved, people mentioned:

- Longer Q&A; more time
- Broader promotion and more people attending
- More people and more ideas
- More reality checks for some people
- Limit time for some people to speak
- Larger space (Note: The room for the first meeting was hot and crowded. A second space was opened during the second and subsequent sessions.)

C. People were also asked what they gained (if anything) from the process. They reported the following:

- *Better understanding of the grand process and future opportunities*
- *New information, ideas, understanding, relationships*
- *Ideas about possibilities*
- *Networking – neighboring relations*
- *Lots of opinion exist in what our community is and needs; many ideas*
- *Way more informed about the much work that goes into the relationship building between the developer and city residents and some of the many layers of this process*
- *Better understanding the development process*
- *A new outlook*
- *Understanding other people's points of view/Diversity of opinion*
- *Insight and understanding*
- *New information, a civic sense of pride, connection to developers who are in my area*
- *Input, ideas of what goes into planning and what may happen*

D. There was space on each form for additional comments. Sample comments included:

- Yeah! ☺, Terrific, great, thank you.
- When you "final report" things and if things get dropped from the list (due to ROI $$$) please proved as much "here's why" explanation as possible some go "oh yeah, that makes sense!"
- Thank you for creating this opportunity to be part of the process
- Great job! That was interesting – privilege to native speakers and the guide to speak.
- Great opportunity to be involved in the future of BC!
- Thanks to everyone who made it possible.
- Don't mind the complaints about are we here to "edit" the document. Yes, we are, according to the community input. It's not magic that builds buildings.
- Facilitation was good. Stayed on task and ended on time!
- The ideas within and group read out was great and very energizing.
- What I am hearing is we need affordable homes and a little better quality, appearance housing. Having upscale living next to midscale or lower income all mixed together is right on target.
- Good input, hope everyone is listening: entertainment housing mix all levels, destinations and community develop opportunities, vision, dine-in options.
- Great panel. Glad you included EMMA/African Development Corp!
- The food was amazing

CONCLUSION

The Corridor Development Initiative submits the attached Development Guideline recommendations to the Brooklyn Center Council and Planning Commission for your consideration regarding the Brookdale Ford/Brookdale Square redevelopment site, and other development sites throughout the City of Brooklyn Center as they unfold.

ATTACHMENTS

A. Alatus/Brooklyn Center CDI Development Guidelines
B. Map of the study area
C. Workshop I presentations (City of Brooklyn Center, Alatus, and Cuningham Group)
D. Small Group Discussion Notes (Workshop I)
E. Block Exercise Summary Sheets (Workshop II)
F. Panel Discussion Meeting Notes (Workshop III)
G. Attendance list for the Alatus/Brooklyn Center CDI workshops
H. Announcement/publicity flyer for the Alatus/Brooklyn Center CDI workshops

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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.

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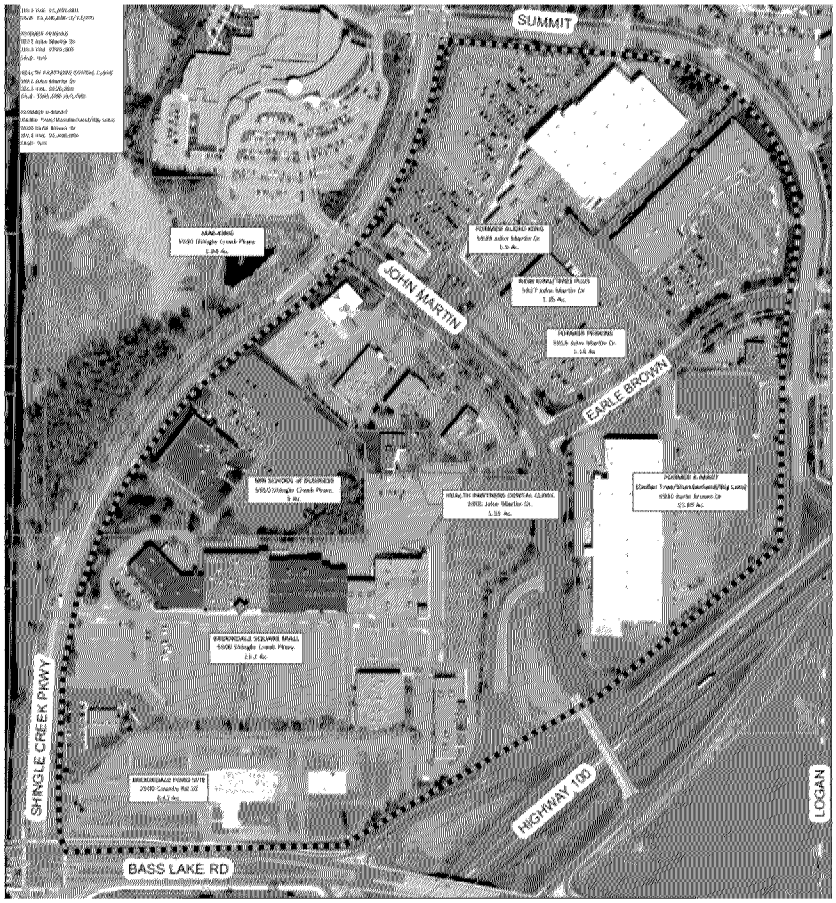

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DEVELOPMENT GUIDELINE RECOMMENDATIONS

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.

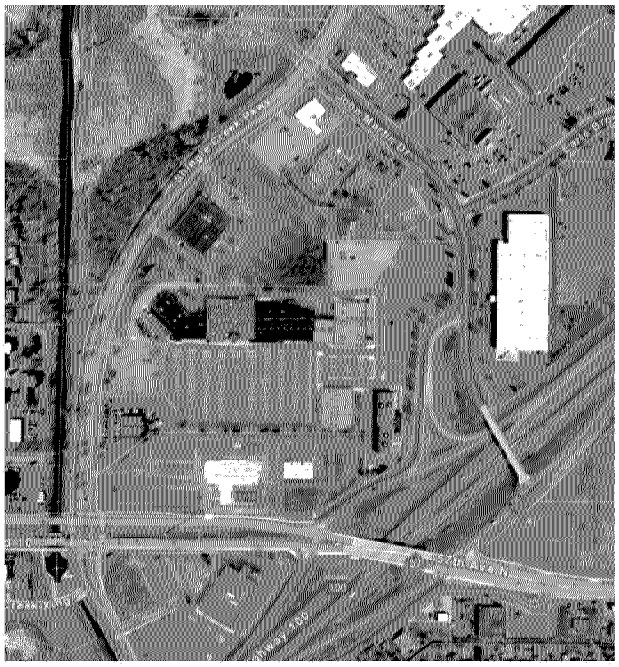
L. Create a botanical garden as a way of generating revenue for green space.

M. A dog park.

FOR FURTHER INFORMATION, CONTACT:

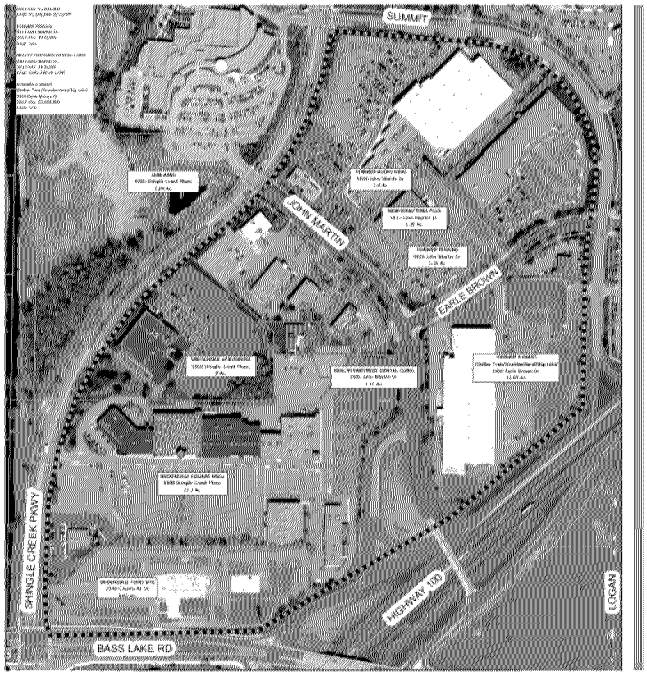
Meg Beekman
City of Brooklyn Center
763-569-3305
mbeekman@ci.brooklyn-center.mn.us

ATTACHMENT B. MAP OF THE STUDY AREA



Brookdale Ford and Brookdale Square Sites – Redevelopment Opportunities

Workshop #1 - March 20, 2019
Meg Beekman, Community Development Director



Opportunity Site

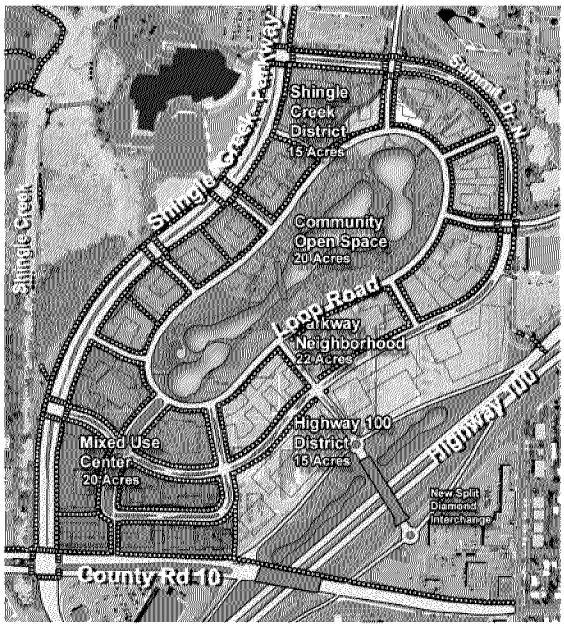
Opportunity Site Study Area - approx. 100 acres – lying north of Bass Lake Road, east of Shingle Creek Parkway, south of Summit Drive and west of State Highway 100.

2

Opportunity Site Background

Early 2000's – Met Council included this area in Regional Study – referred to as the "2002 Calthorpe Study" – The Study identified aging retail as a challenge for the community and introduced the concept of a mixed use, walkable, town center as a vision for the area

2006 Master Plan – City Commissioned Damon Farber Associates to prepare a master plan and a series of redevelopment concepts as well as design guidelines – The Plan continued to support the vision of the area as an opportunity for a cohesive mixed use neighborhood and city center



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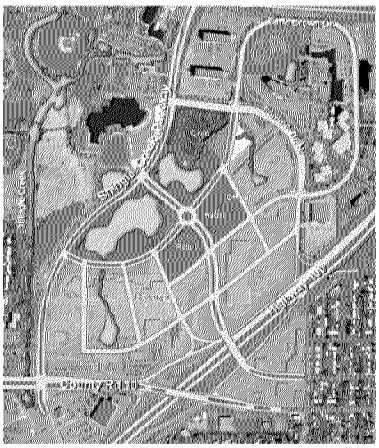
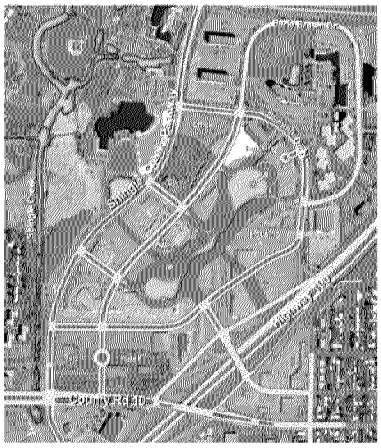
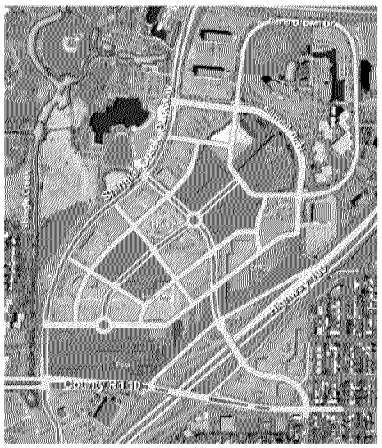
Opportunity Site
Master Plan & Development Guidelines



"The Village at Shingle Creek"

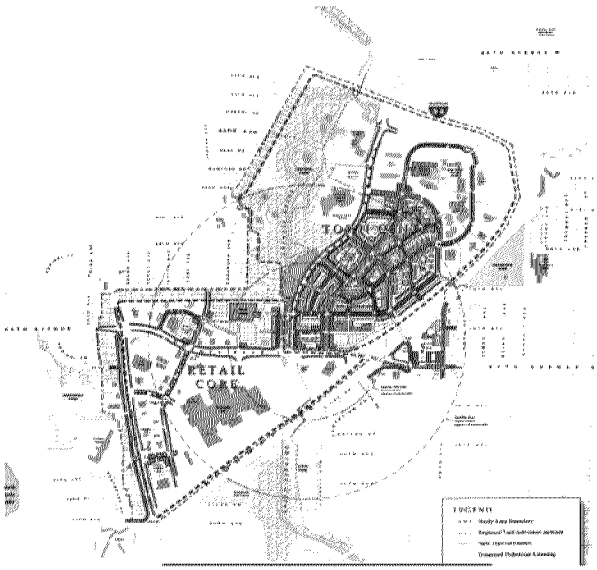


"The Backyard Green"



"Main Street"

4



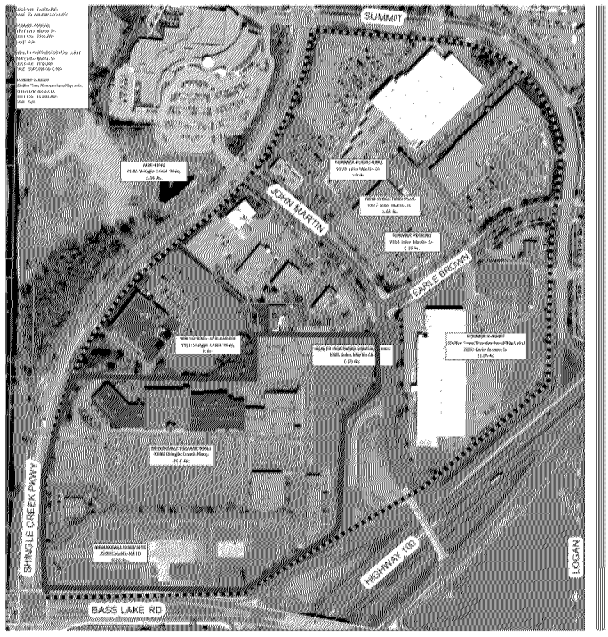
Opportunity Site Background

2007 – The 2030 Comprehensive Plan Update included Opportunity Site Master Plan and Development Guidelines; acknowledged the fiscal challenges of land assemblage and economic viability of implementing the plan given the current market conditions.

2008 - EDA acquires former 8.4 acre Brookdale Ford Site

2013 - EDA acquires 23.2 acre Brookdale Square site

5



Opportunity Site

- EDA has acquired approximately 35 acres of the Opportunity Site since 2008
- Several development concepts have been considered but for various reasons none have moved forward
- In April 2018, the City received proposal from two developers for the site, and selected Alatus

6

2040 Comprehensive Plan

What is TOD?

TOD, or transit-oriented development, means integrated urban places designed to bring people, activities, buildings, and public space together, with easy walking and cycling connection between them and near-excellent transit service to the rest of the city. It means inclusive access for all to local and citywide opportunities and resources by the most efficient and healthful combination of mobility modes, at the lowest financial and environmental cost, and with the highest resilience to disruptive events. Inclusive TOD is a necessary foundation for long-term sustainability, equity, shared prosperity, and civil peace in cities.

- *Institute for Transportation & Development Policy*

WALK

CYCLE

CONNECT

TRANSIT

MIX

DENSIFY

COMPACT

SHIFT

7

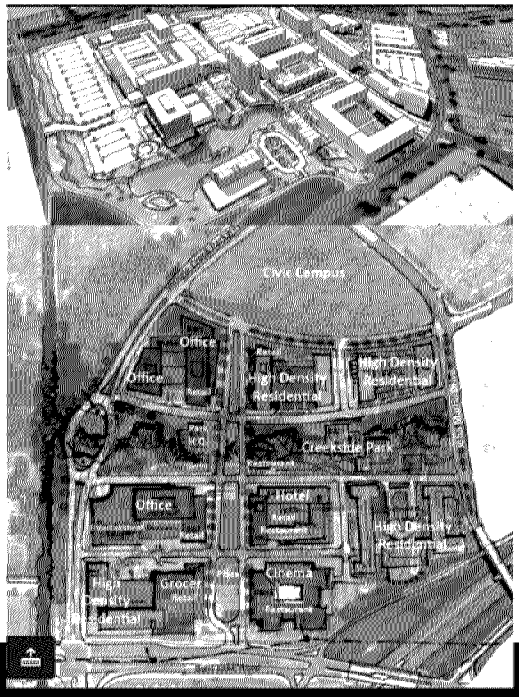
2019 Master Plan and Implementation

- The City is working with Bolton & Menk and Cuningham Group to update the 2006 Master Plan and complete an implementation strategy in cooperation with Alatus
- Work will also include:
  - Re-writing the City's zoning code: Accessible, functional, responsive
  - Create new mixed-use zoning districts that implement the newly created mixed use land use categories in the 2040 Comprehensive Plan
  - Create a Brooklyn Boulevard Overlay District: land use plan, regulatory framework, addresses transitions
  - Master development strategies for former Sears site and 57th and Logan site: development scenarios, market feasibility, and marketing materials

8

Development Master Plan

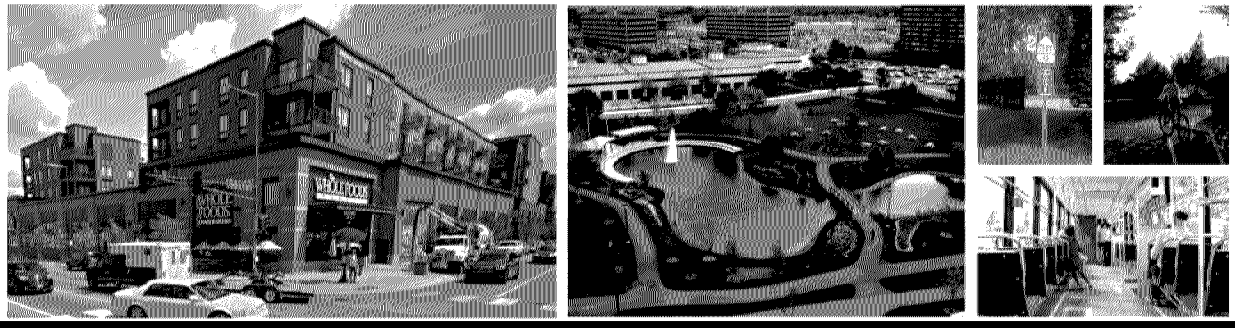
- Existing Conditions and Market Feasibility
  - Assess site conditions and market context
  - Feasible development types, with and without subsidy
- Master Development and Land Use Plan Concepts
  - Develop systems framework
  - Explore land use scenarios and identify preferred
- Infrastructure Assessment and Cost Estimates
  - Infrastructure needs to support development
  - High level cost estimates
  - Funding and phasing of improvements
- Development Implementation Framework
  - Action plan for City and partners
  - Will be coordinated with zoning update as needed



9

City's Vision for the Site

- An inviting, attractive, mixed use and vibrant development which provides for a variety of housing types to assist with diversifying the City's housing stock



10

ALATUS

Brooklyn Center – Master Plan Concepts

March 20, 2019

About Alatus

Numerous, award-winning, transformative urban and suburban projects.

Known for dedication to excellence - a leader in multi-family as well as mixed-use, commercial, and single-family residential real estate developments.

Our team of 20 professionals brings more than 30 years of real estate, design, construction, and management expertise.

Have proudly served clients and 60+ Twin Cities communities to date.

Quality

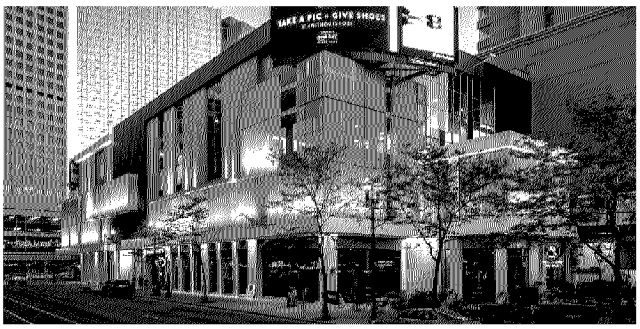
Integrity

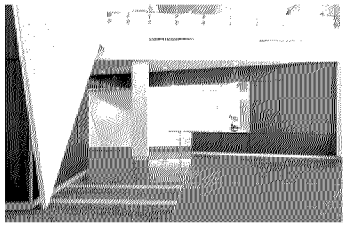
Foresight

ALATUS TEAM

PAST DEVELOPMENT – MAYO CLINIC SQUARE

- $60 million TDC: mixed-use redevelopment (2015)
- Located in the heart of downtown Minneapolis entertainment district
- 245,000 sq. ft.: Office, medical, sports facilities, restaurant, retail, public parking

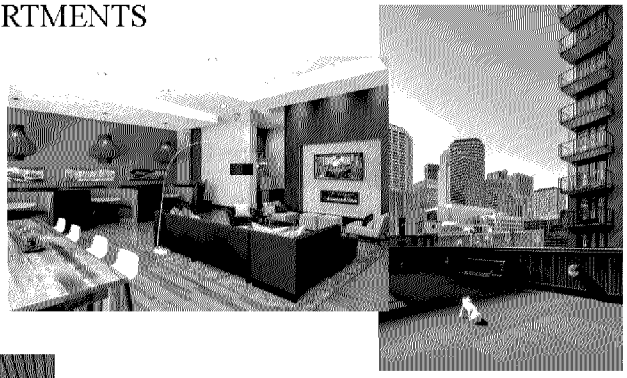




BROOKLYN CENTER MASTER PLAN | ABOUT ALATUS | CURRENT SITE | PROPOSED SITE | PRECEDENTS

PAST DEVELOPMENT – LATITUDE 45 APARTMENTS

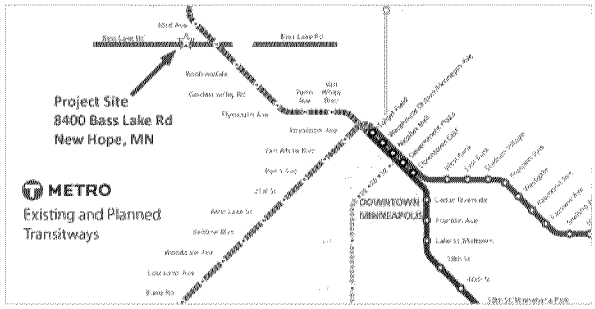
- $72 million TDC: mixed-use residential (2015)
- Mill District, East Town Neighborhoods; Skyway-connected, blocks from Mississippi River and St. Anthony Falls
- 318 Luxury Apartments, 10,000 sq. ft ground floor retail



BROOKLYN CENTER MASTER PLAN | ABOUT ALATUS | CURRENT SITE | PROPOSED SITE | PRECEDENTS

NOW LEASING – IRONWOOD APARTMENTS

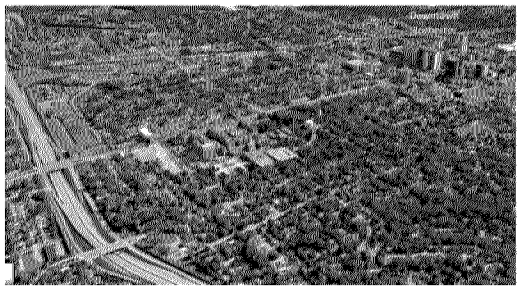
- $43 million TDC: mixed-use residential (opened January 2019)
- 182 Luxury Apartments, 4-Story structure adjacent to New Hope Village Golf Course
- Healthy-living community: VRF system, proximity to future LRT line extension



BROOKLYN CENTER MASTER PLAN | ABOUT ALATUS | CURRENT SITE | PROPOSED SITE | PRECEDENTS

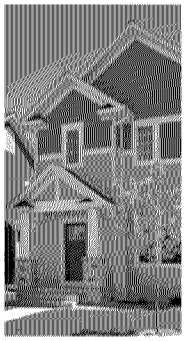
Under Construction – Berkman Mixed-Use, Rochester

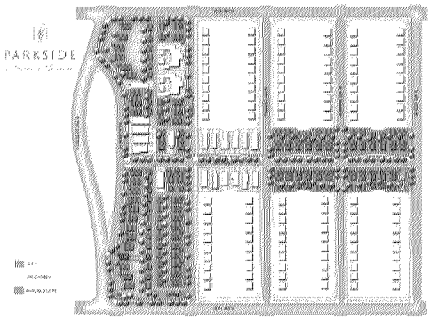
- $125 million TDC: mixed-use residential (first deliveries Q1 2020)
- 14-story world-class tower - 350 Luxury Apartments (including 6 Townhomes), 24k sq ft retail/commercial
- Proximity to 2nd St Transit Corridor, St Marys Hospital, downtown Rochester



Under Construction – Parkside at Humboldt Greenway

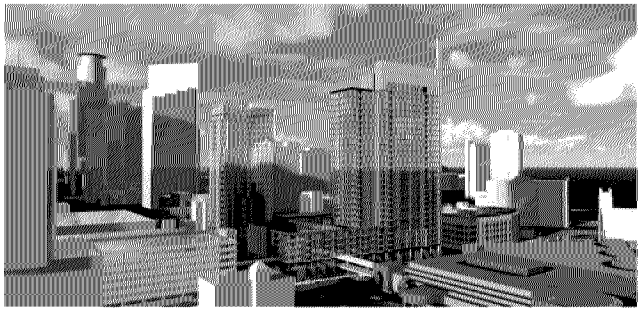
- 65 Single-Family Home sites in North Minneapolis
- Historic Lind-Bohanan and Shingle Creek neighborhoods, walking distance to Grand Rounds National Scenic Byway system
- Phase III complete in 2019. Semi-Custom new homes - prices starting at $299,900+

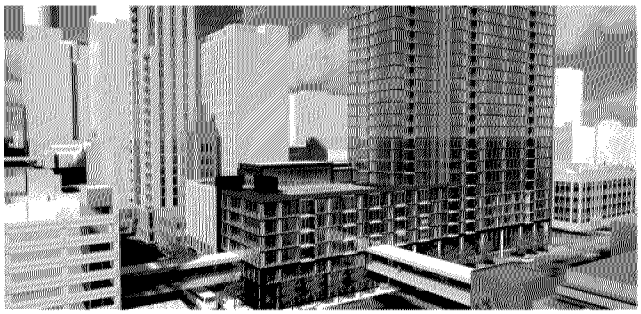




PIPELINE – 12TH ST TOWER

- ~$150+ million TDC: mixed-use residential (in design development)
- Downtown West / Convention Center and East Town Neighborhoods, skyway connected
- 360 Apartment homes, street-level commercial office and retail spaces

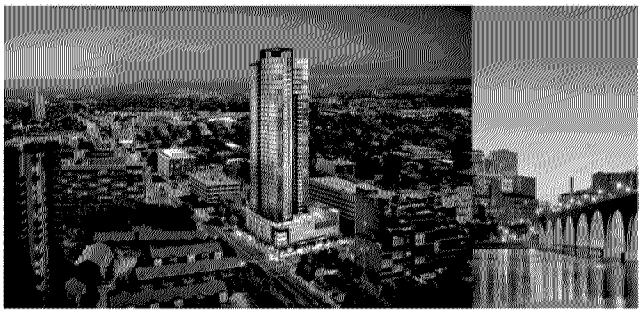




*Conceptual, subject to change

PIPELINE – ALIA

- ~$213+ million TDC: mixed-use 40-story point tower (in design development)
- Historic St Anthony Falls neighborhood
- 212 luxury condominiums, ground floor retail and restaurant to activate vibrant streetscape

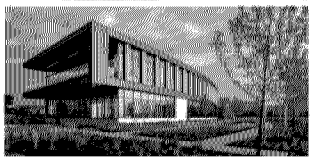


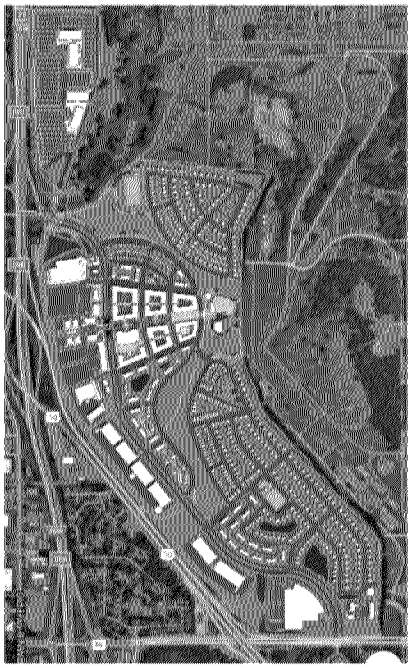
*Conceptual, subject to change

PIPELINE – ARDEN HILLS MASTER PLAN

- 427-Acre Master Planned Community 15 min from downtown Mpls & St Paul
  - 120 Acres: Single Family Housing
  - 45 Acres: Town Center (Mix of Housing, Retail, Entertainment, Civic uses)
  - 97 Acres: Commercial Mixed-Use (Office, Retail, Flex)
  - 40 Acres: Corporate Campus
  - 70 Acres: Green Spaces, Parks, Trails

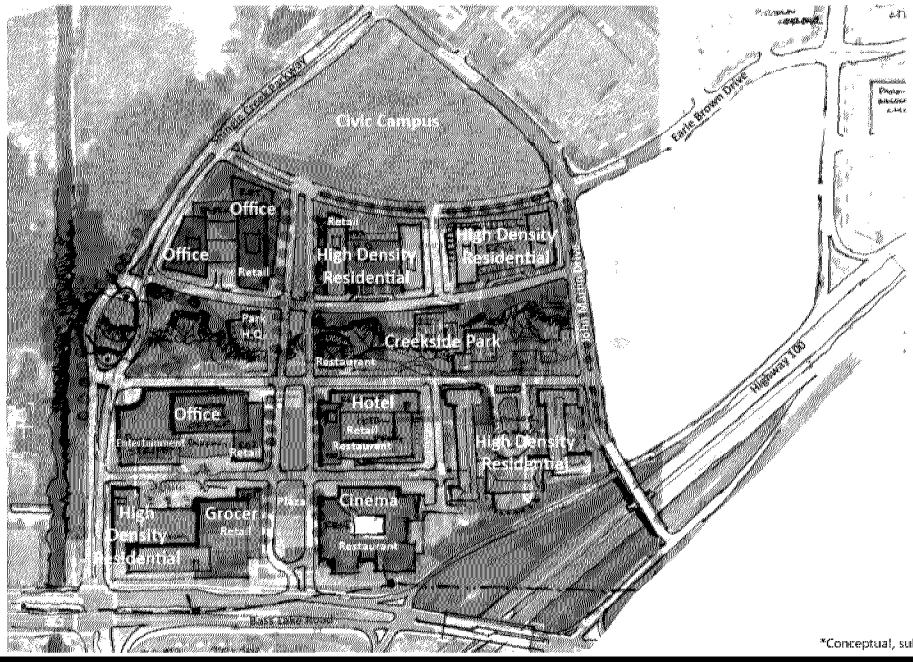
- Est $700 Million+ Value at Completion





CURRENT SITE – BROOKLYN CENTER

PROPOSED SITE CONCEPT – BROOKLYN CENTER



*Conceptual, subject to change

BROOKLYN CENTER MASTER PLAN | ABOUT ALATUS | CURRENT SITE | **PROPOSED SITE** | PRECEDENTS

PRECEDENTS – MULTI FAMILY

BROOKLYN CENTER MASTER PLAN | ABOUT ALATUS | CURRENT SITE | PROPOSED SITE | **PRECEDENTS**

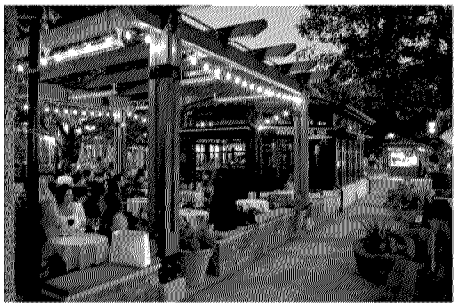
PRECEDENTS – MULTI FAMILY

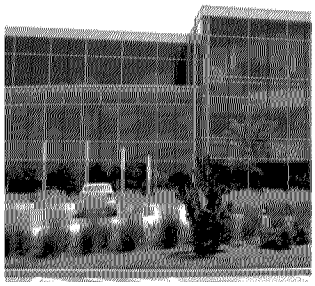
PRECEDENTS – MULTI FAMILY

PRECEDENTS - COMMERCIAL

BROOKLYN CENTER MASTER PLAN | ABOUT ALATUS | CURRENT SITE | PROPOSED SITE | **PRECEDENTS**

PRECEDENTS - COMMERCIAL



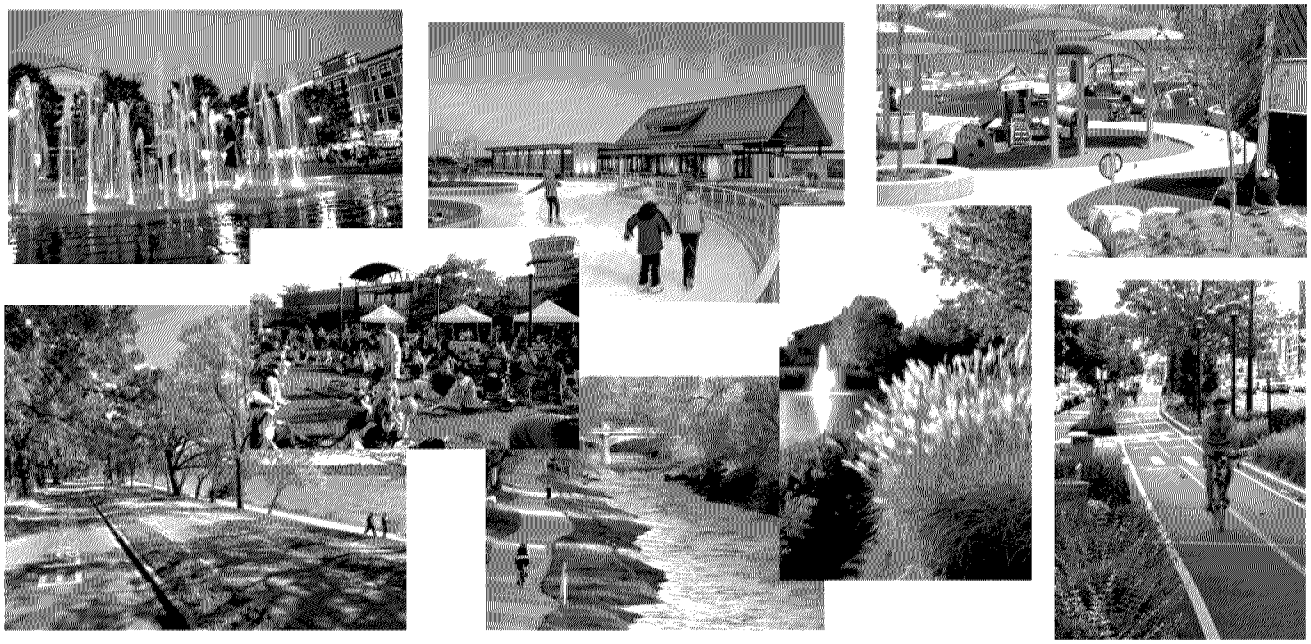


BROOKLYN CENTER MASTER PLAN | ABOUT ALATUS | CURRENT SITE | PROPOSED SITE | **PRECEDENTS**

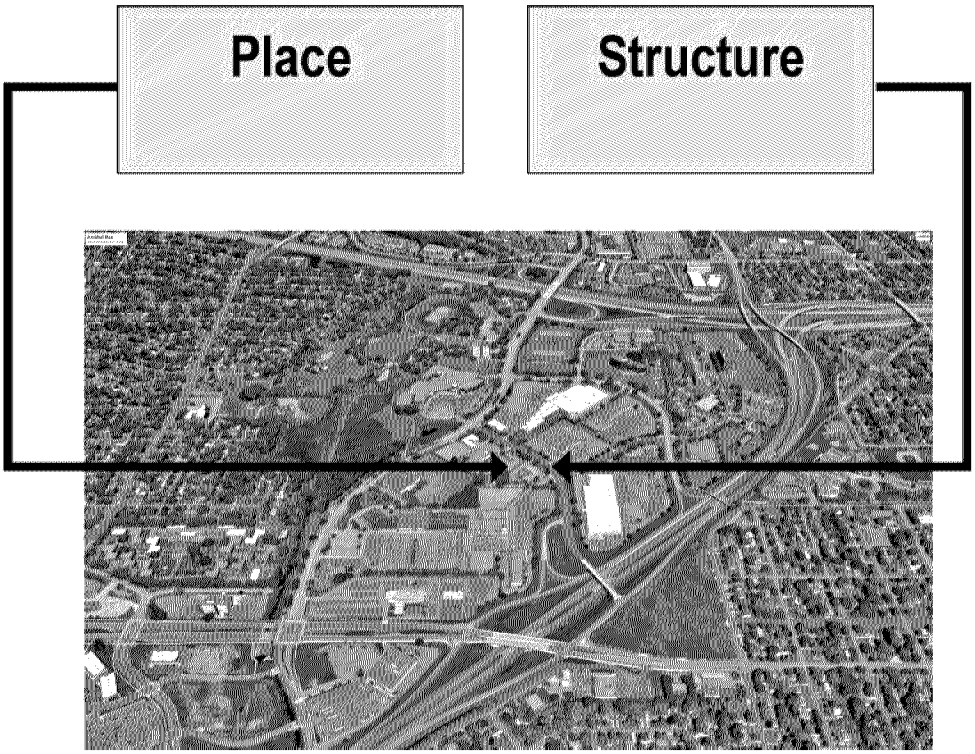
PRECEDENTS - COMMERCIAL

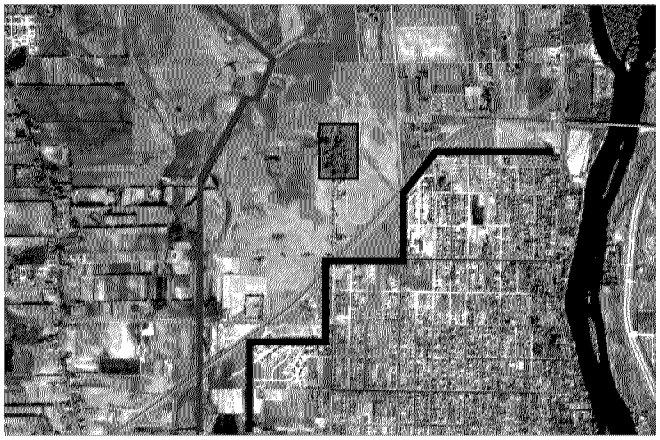
BROOKLYN CENTER MASTER PLAN ABOUT ALATUS CURRENT SITE PROPOSED SITE **PRECEDENTS**

PRECEDENTS – GREEN SPACE AND PARKS



BROOKLYN CENTER MASTER PLAN ABOUT ALATUS CURRENT SITE PROPOSED SITE **PRECEDENTS**

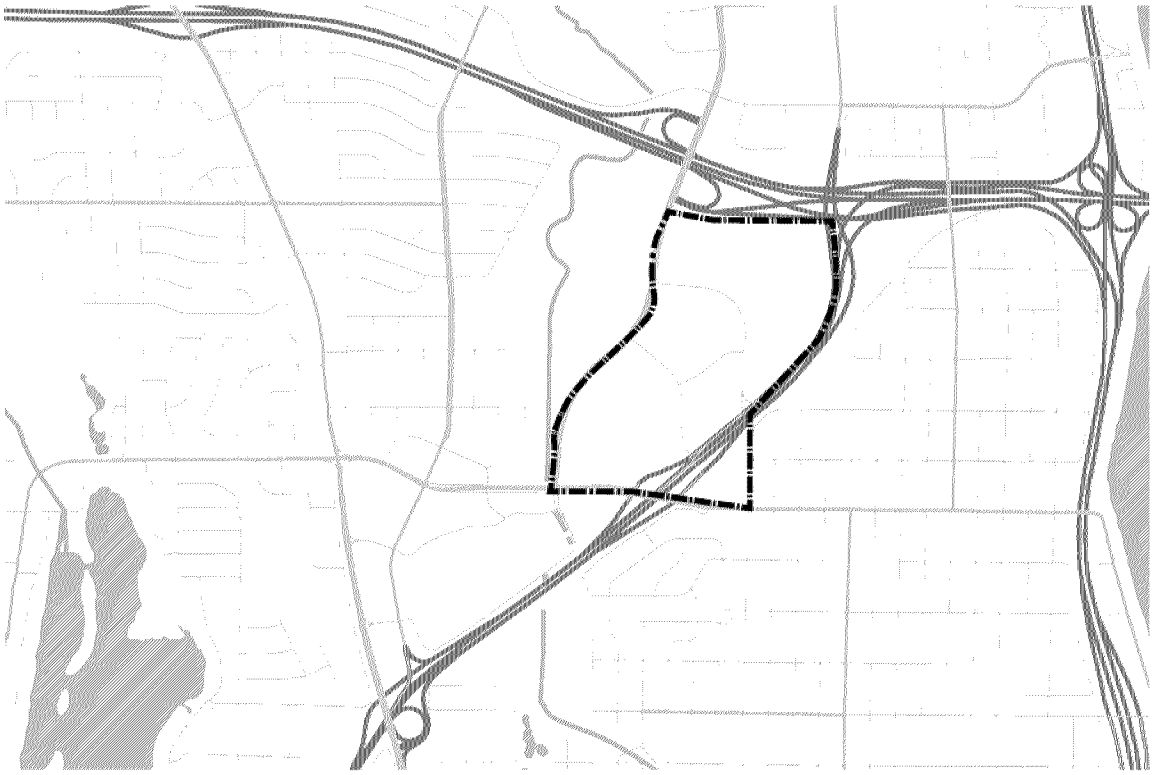




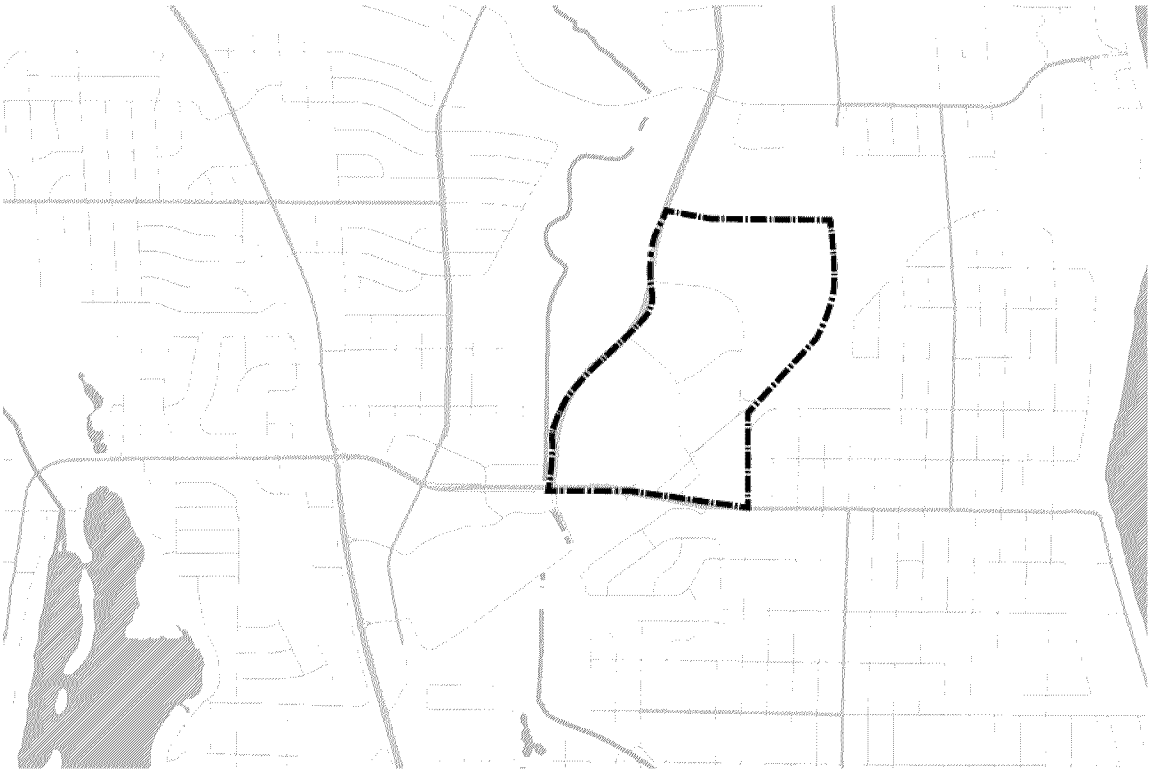
1953

Today

Overall

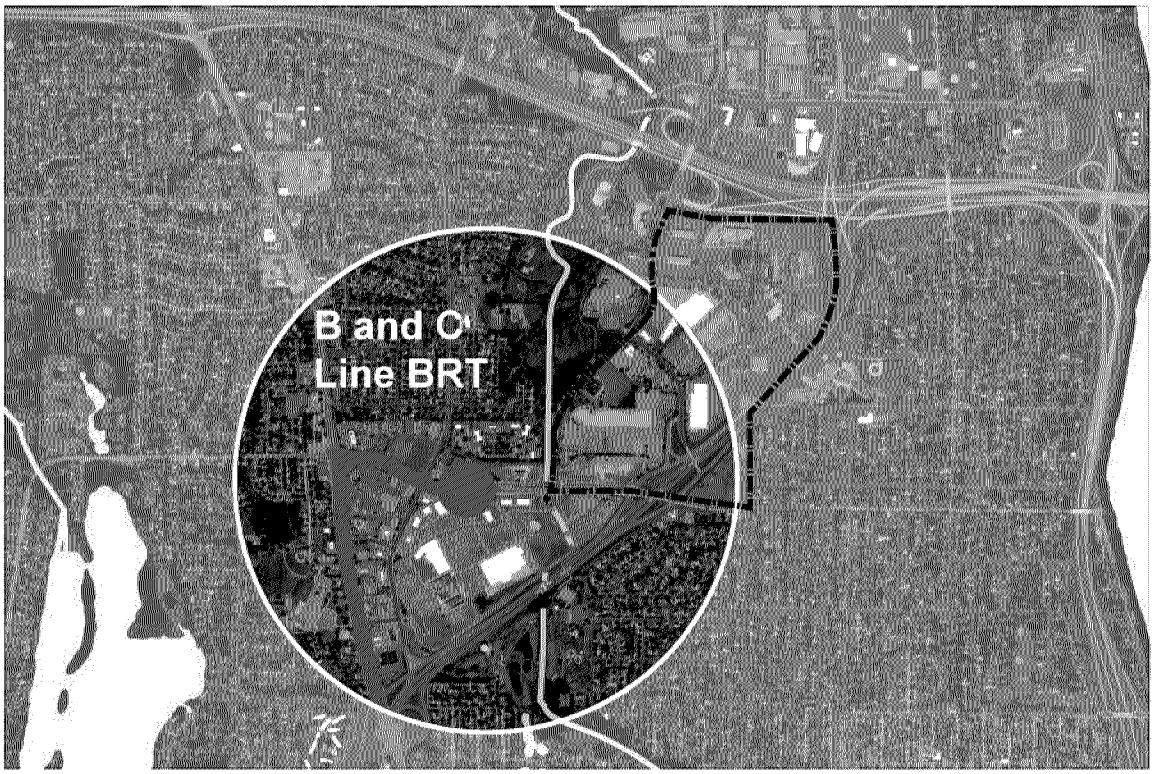


Roads (all)

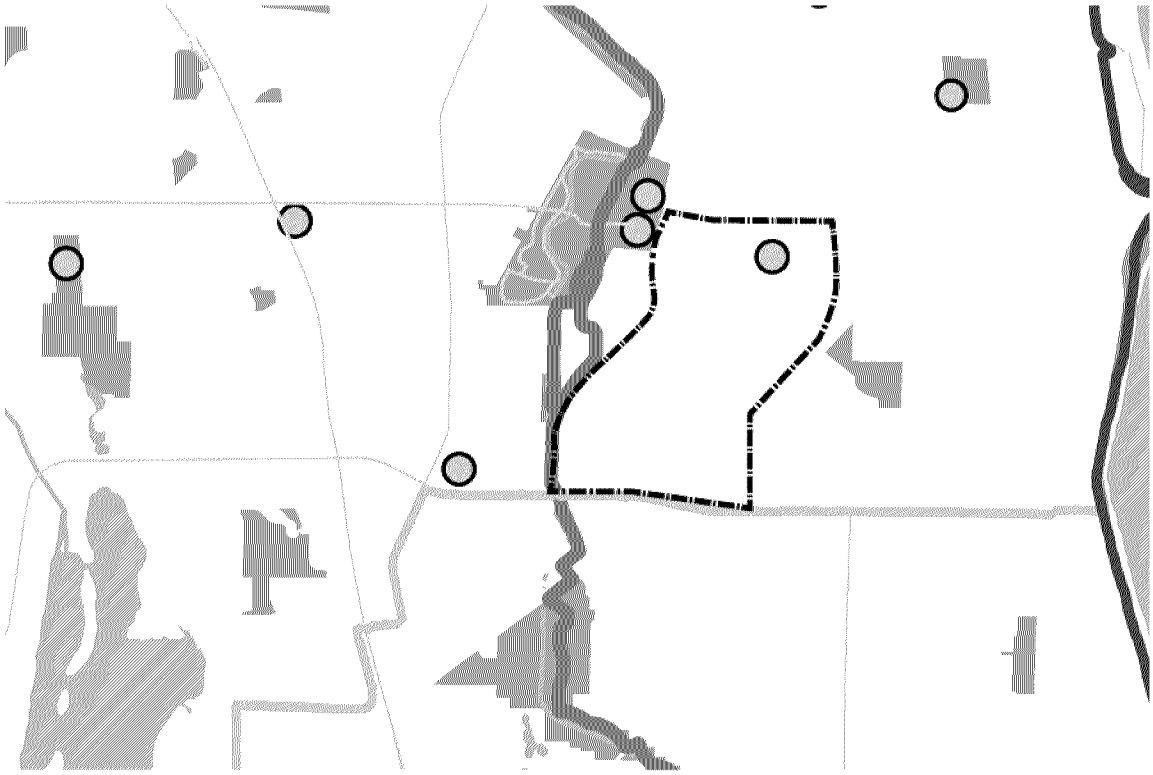


Local Roads

Highways



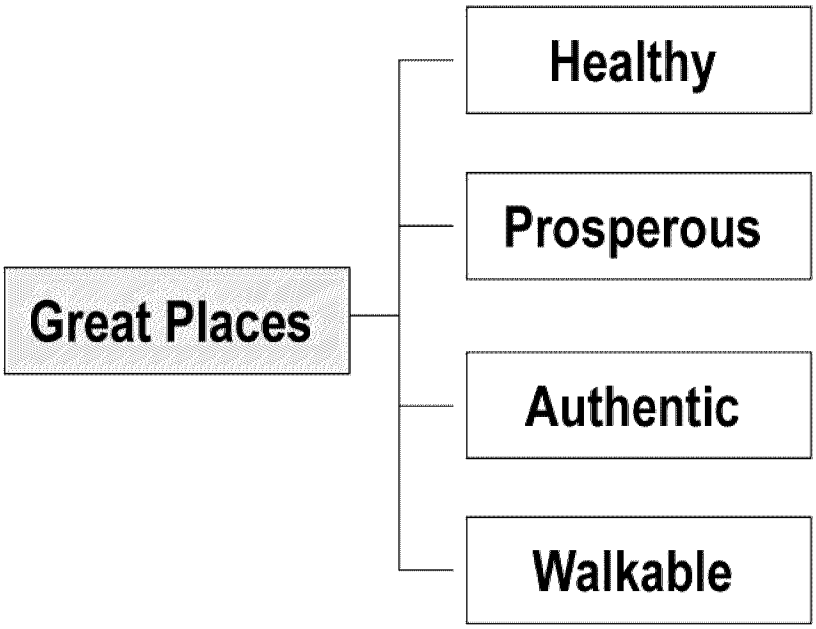
Transit



Parks and Public Amenities and Bikeways

Assets	Liabilities
Transit Open Land Centrally Located Access to Trails	Barriers Grey Big Roads and Blocks Not very walkable Not a mix of uses

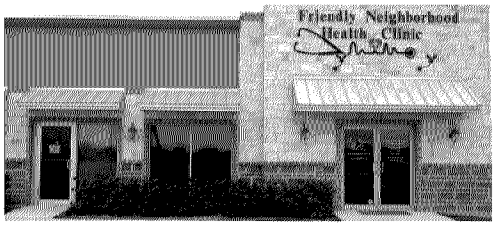
A lot of things come together here, but the structure is not supportive of creating a great place



Great Places

Healthy

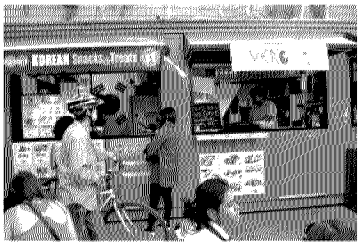
access to food
exercise
health services
clean air and water



Great Places

Prosperous

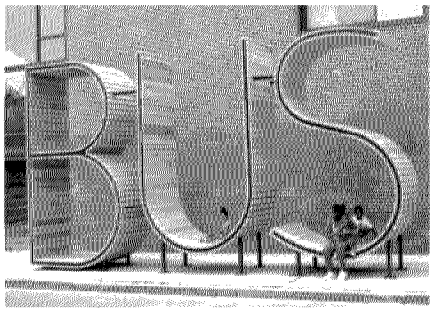
education & training
affordable start up
access to jobs
affordable housing
entrepreneurial support



Great Places

Authentic

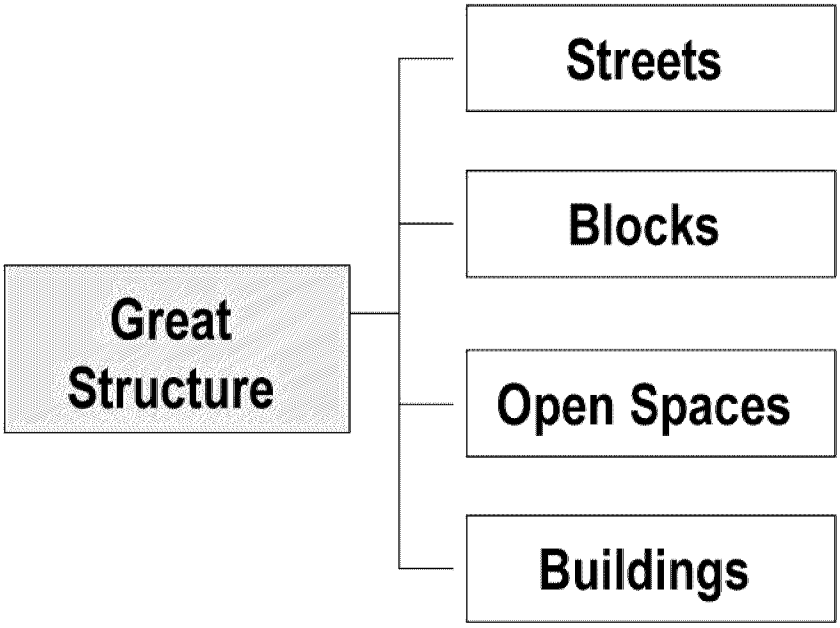
public art
local businesses
sociable
welcoming
tolerant



Great Places

Walkable

Diversity of uses
Density
Destinations
Comfort
Human Scaled
Balanced Parking



Great Structure

Streets

Beautiful
Well connected
Places to be
Support development

Great Structure

Blocks

Small
Clear front and back
Part of a pattern

Great Structure

Open Spaces

Variety
Designed to be used
Well Connected

Great Structure

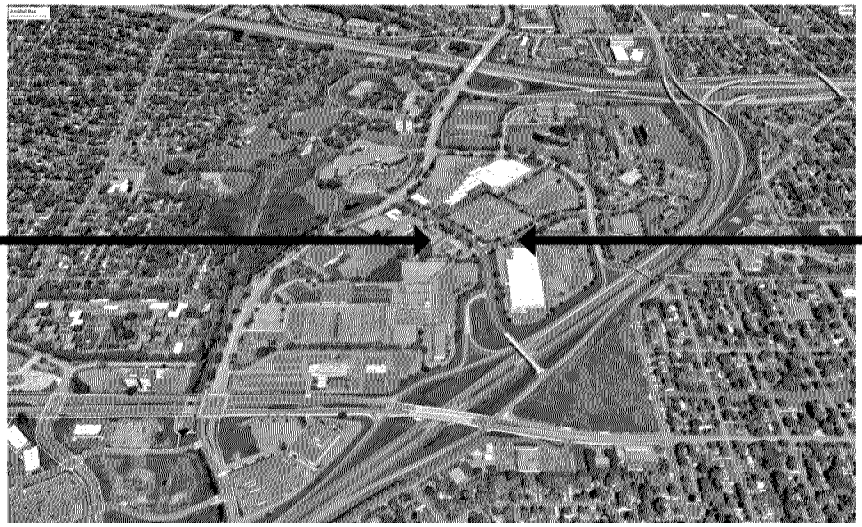
Buildings

Multiple Uses
Face the Street
Porches & Storefronts
Neighborly

Great Place

Great Structure

Healthy
Prosperous
Walkble
Authentic



Streets
Blocks
Open Space
Buildings

Alatus: Brookdale sites
Workshop 1: Small Group Discussion notes
March 20, 2019
Brookdale Library

1. What makes this area interesting or unique?

Regional Access – Central Location • Location – relative to the twin cities metro • Centrality to the City – parks, trails, road system, transit • Accessibility/location • One block from transit center • Easy access: Highways • Transit • Strength: regional access and visibility • Unique opportunity to pull people off Hwy 100 • "Halfway to everywhere" **Potential of site** • Significant scale and acreage • Grey site – source of future economic growth • Very significant to the City's economic development future • Potential walkability • 85 acres • Blank canvas • Blighted properties • Underserved with restaurants and nightlife • Opportunity of change • Size of site	**Local Amenities and Adjacent Uses** • Shingle Creek • Fully developed surrounding area • Cross roads to trails • Adjacent to Hennepin County Service Center • Near water ways • Earl Brown Farm • Many parks • New band shell • Community center • Trails • Top Golf • Many hotels with nice restaurants • Tie in to bike trails • Convenient to existing amenities (parks, library, shops, etc.) – resource rich **Housing** • Bring in a diversity of households and various incomes • Opportunity for mixed use housing **Demographic Composition** • Lots of youth • Diversity

1

2. What could be accomplished through development that would improve/enhance the area for the whole community?

Economic Benefits

- Economic development: jobs, living wages
- Economic development – additional disposable income
- Incubator/diverse work experience
- Help existing businesses
- Employment opportunities
- Diversity of income
- Small shops – an antique main street (like Robbinsdale)
- A "Target-type" store
- Economy/tax base (investment/reinvestment)

Housing Options

- Quality market rate housing
- Housing for seniors
- Housing – replacement
- Higher level housing

Vitality and Community Pride

- Bring in new residents
- Pride in our community!
- More people and diversity
- Diversity of experience
- Pride (sense of)
- Multi-culture (sense and place)

City/Civic Center

- A downtown: the future center of gravity for Brooklyn Center in the 21s Century
- Gathering places – restaurants with outdoor seating and trails
- A downtown/destination

Linkages and Connections

- Trail connections/web
- Ability to connect to neighborhoods
- Places for children and family reunions
- Civic center
- Contribute to Shingle Creek Crossing

Specific or Unique elements

- Movie theater
- A thrift store
- Tennis courts
- Music festivals (open mic, karaoke)
- Co-op
- More nightlife
- Things to do! Theater, restaurants

3. What concerns for the area do you have as future development occurs?

Impact on Tax Base and Services

- Not too much non-taxable space
- Impact on schools (future), not building to future population

Parking and Traffic

- Traffic issues (need good traffic flow)
- Parking
- Traffic/parking (off street from residents)

Capturing the Opportunity (aspirational)

- Can we change the perception of Brooklyn Center? (If we build it, will they come?)
- Not forward thinking enough
- That the opportunity site reflect the economic mix already represented in Brooklyn Center (starter housing, market rate, affordable, mixing with some higher end)

Crime and Safety • Crime at the transit station • Design includes safety • Panhandlers/crime • Crime increases – criminal activity moving in • Metro Transit station – negative **Development Pressures and Process** • Development too slow • Development in a silo • Takes too long to complete • Infrastructure that will bring further development to adjacent sites • Too little/too late/waiting too long	**Environmental Concerns** • Environmentally friendly (flooded trails, golf course) • Economical, sustainable development **Housing** • Multi-family market rate saturation **Commercial** • Walmart is an eyesore **Design** • Lack of diversity in design, building and development

4. Are there specific uses that these sites could accommodate (e.g. housing, retail, commercial uses, public spaces, community destination, community pride, etc.)?

Mixed Use • Mixed use, commercial uses, quality contemporary housing, retail and entertainment • All of these! – housing, retail, restaurants, transportation, connectivity, city center, schools, community!! • Be aware of other developments **Commercial and Entertainment** • Restaurants – not fast food • Something that keeps Top Golf customers in Brooklyn Center in the evening (food) • Theater • Regional destination entertainment, recreational destination • Restaurants – not fast food, high end • HyVee/Grocery store • Global market (representative of the community) • Brewery/distillery (and food)	**Housing** • Nicer townhomes • Diverse style of housing • Housing – medium or high end, small townhouses **Civic/Public** • Centennial Lakes type (Edina) waterway • Pearl Street (Boulder CO) pedestrian accessible • Community destination • Possible future City Hall/public spaces • Community arts center • Civic center • Create a walkable connectivity • Play up and tie in city identity • Farmers Market (flea market every weekend) • Build up Earl Brown days to include/interest more people • Sports court/fields

Activities and Events	Youth
• Activities that are complimentary to existing business/places (Top Golf) • Activity destination that would be unique to Brooklyn Center • Indoor water park • Leverage Top Golf • Gardens: both indoor and well-landscaped areas • Pet/dog park	• Don't forget the youth • Space for teens – with focused activities • More (top notch) outdoor play areas – especially for little ones

5. What additional information would you like to have in order to assess the redevelopment opportunities for the old Brookdale Ford/Brookdale Square area?

Request for studies/data	Questions
• Study on integrated transit improvement opportunity • Roadway enhancement into and out of site • Transit – BRT: improvement and use of transit station – does it work? • Trails and open space • How to support and incubate start-ups • Updates • Timetable and schedule • Hazmat mitigation • City costs	• Financing – how will it be structured? • Who will own the finished development? Who's liable if we build it and they don't come? • Do we have the depth to finish? • Timeline • Do we have the will to be aspirational? • How can we do this given the economic profile of the city? • Is there ability to attract investment from Hennepin County or the State of MN? • What has been successful in similar sized towns around the country?

BROOKLYN CENTER

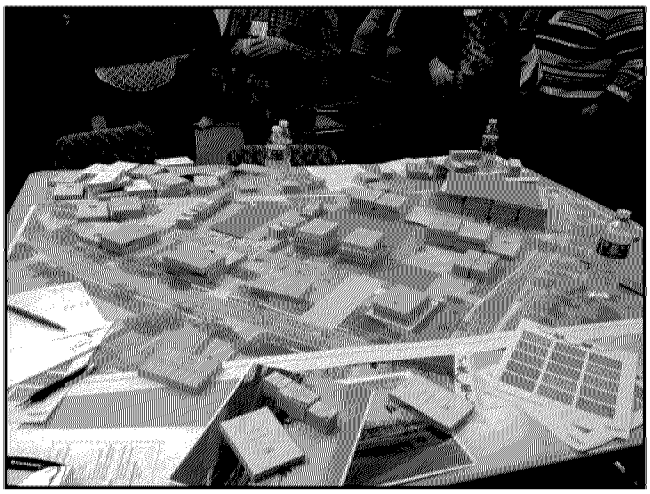
CORRIDOR DEVELOPMENT INITIATIVE / COMMUNITY ENGAGEMENT

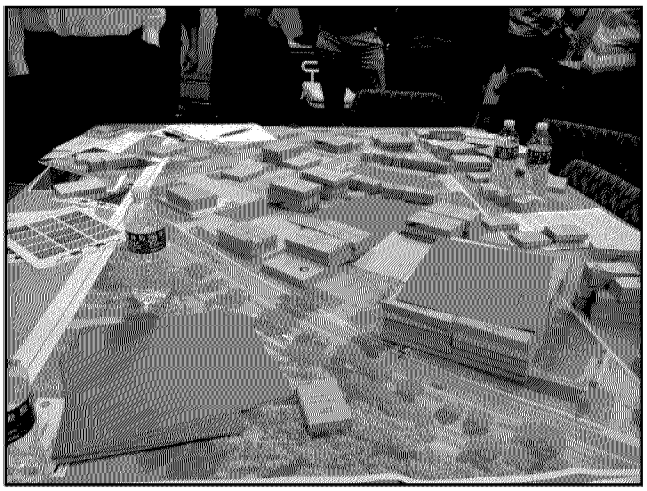
OPPORTUNITY SITE – 5900 SHINGLE CREEK PARKWAY

APRIL 3RD, 2019

Table One (1) / Facilitators: Carla Dunham and Vishal Dutt

SCENARIO 1: Top of the "Cone" / #1 – High School & Daycare





DETAILS:

86 Total Housing Units:

- 68 Market Rate rental units
- 18 Owner Occupied townhomes / single family homes

Average building heights – 3 to 4 Stories

255,000 square feet of commercial:

- 25,000 sq./ft. of retail
- 30,000 sq./ft. of office
- 200,000 sq./ft. of school (i.e. high school, daycare, etc.)

75 stalls structured parking (not underground)

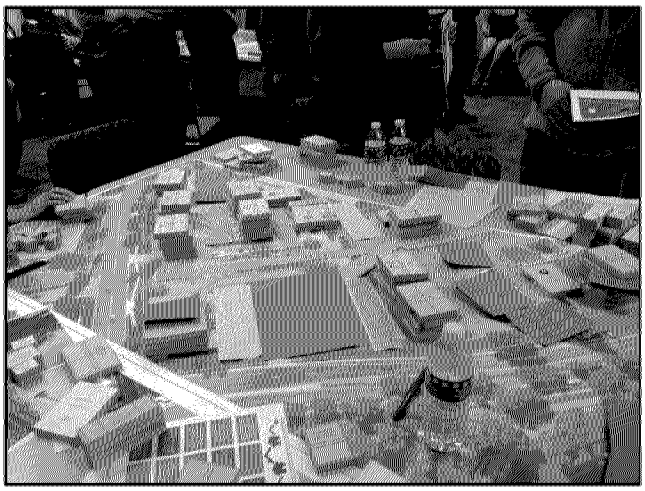
2 acres of green space (near the residential areas)

KEY IDEAS: high schools, daycare, lots of green space located near residential area

RESULTS:

- Huge gap of approximately $7MM+ (>20% financing gap, probably not feasible)
- Average cost of home ownership = ~$570,000
- The school provides some financial buffer in terms of guaranteed income (i.e. government funding); however, the large amount of green space leaves lots of development costs to be carried by the 86 housing units.

SCENARIO 2: Top of the "Cone" / #2 – Amphitheatre & Entertainment Zone



DETAILS:

124 Total Housing Units:

- 20 Affordable rental units
- 88 Market Rate rental units
- 16 Owner Occupied townhomes / single family homes

Average building heights – 4 Stories

100,000 square feet of commercial:

- 15,000 sq./ft. "trendy" restaurants
- 20,000 sq./ft. grocery (Trader Joe's)
- 25,000 sq./ft. of retail
- 25,000 sq./ft. of city center
- 15,000 sq./ft. of office

Parking:

- No below grade parking
- 100 stalls of surface parking

1 ½ acres of green space (near the residential areas)

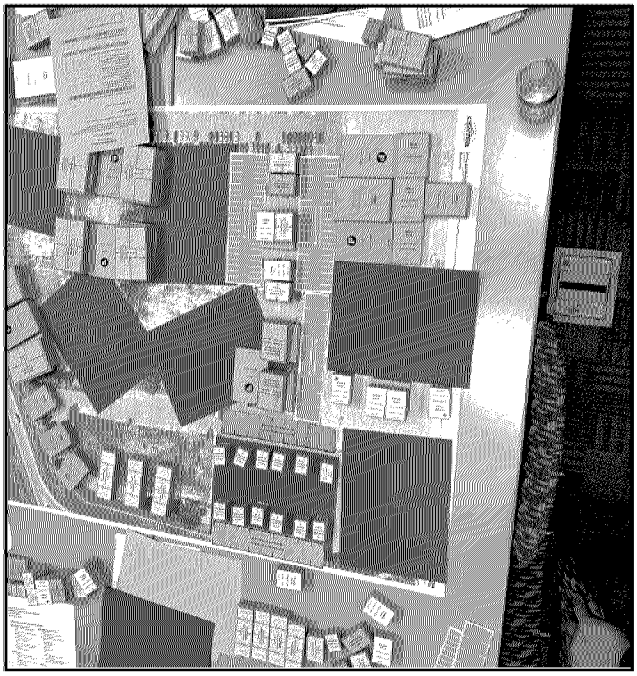
KEY IDEAS: trendy restaurants, entertainment zone, Amphitheatre, lots of green space, move city center & offices to "peak of cone", denser housing on north end of site (i.e. could be higher end, condos), amenities

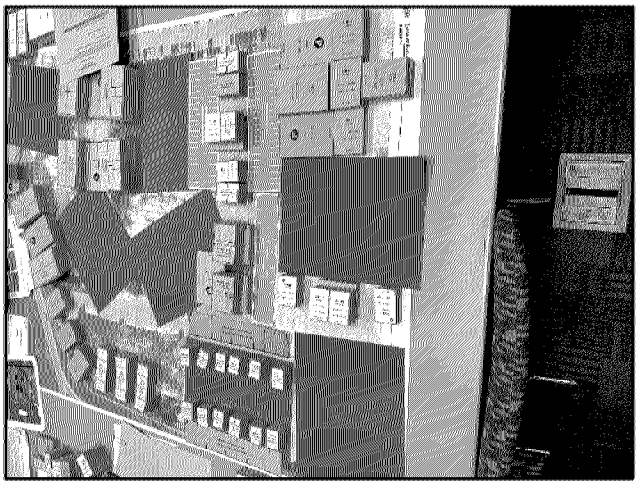
RESULTS:

- "Big" gap (>20% financing gap, probably not feasible)
- Average cost of home ownership = ~$500,000
- There's lots of green space, which requires the housing units to carry most of the development cost. Strength of retailers is key to making this work financially. No reason not to go to 8-9 stories.

Table Two (2) / Facilitators: Chris Osmundson and Barrett Corwin

SCENARIO 1: Southeast Corner #1





DETAILS:

130 Total Housing Units:

- 45 Affordable rental units
- 45 Market Rate rental units
- 40 Owner Occupied townhomes / single family homes

Average building heights – 2 to 3 Stories

50,000 square feet of commercial

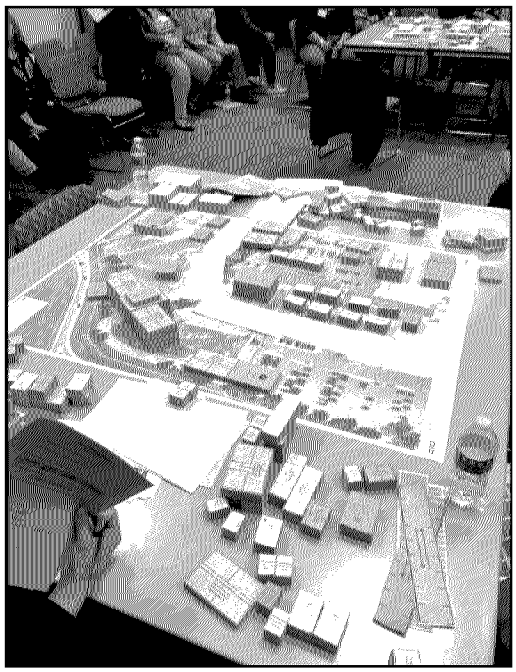
5 acres of green space

KEY IDEAS: more retail, more entertainment, some do & don't want to live next to office/retail, places for local concerts, green space, farmers market, Amphitheatre, walking, regionally connected bike paths, orient multifamily housing facing downtown, retail visible from main street

RESULTS:

- Huge gap (>20% financing gap, probably not feasible)
- Average cost of home ownership = ~$400,000+
- Most of the site is green space (i.e. over 75%), which would require the housing to carry most of development costs.

SCENARIO 2: Southeast Corner #2



DETAILS:

260 Total Housing Units:

- 100 Affordable rental units
- 120 Market Rate rental units
- 40 Owner Occupied townhomes / single family homes

Average building heights – 3 to 5 Stories

30,000 square feet of commercial:

- Includes (1) large office building @ 20,000 sq./ft.

No below grade parking

1 acre of green space

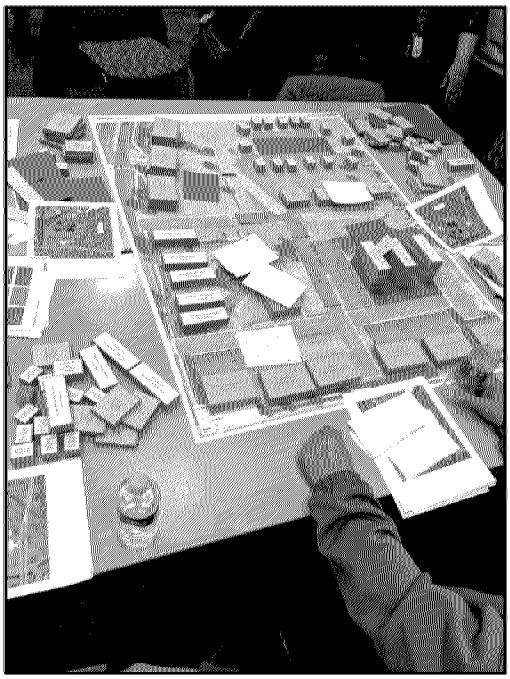
KEY IDEAS: high-rise buildings looking at downtown, retail along visible areas, $300k-$350k home purchase prices, entertainment (i.e. Tilt, Punchbowl Social, etc.), farmers market

RESULTS:

- Less than 20% financing gap, worth playing with a little more to make more financially feasible
- Home ownership slightly higher than scenario anticipates (i.e. roughly $400,000 vs. $300k-$350k)
- Good amount of green space

Table Three (3) / Facilitator: Ashley Bisner

SCENARIO 1: Southwest Corner #1



DETAILS:

456 Total Housing Units:

- 300 "high-end" Market Rate rental units
- 100 "regular" Market Rate rental units
- 40 Owner Occupied townhomes
- 16 Owner Occupied single-family homes

Average building heights – 2, 3, and 6 Stories

85,000 square feet of commercial:

- 60,000 sq./ft. of entertainment + retail
- 25,000 sq./ft. of office

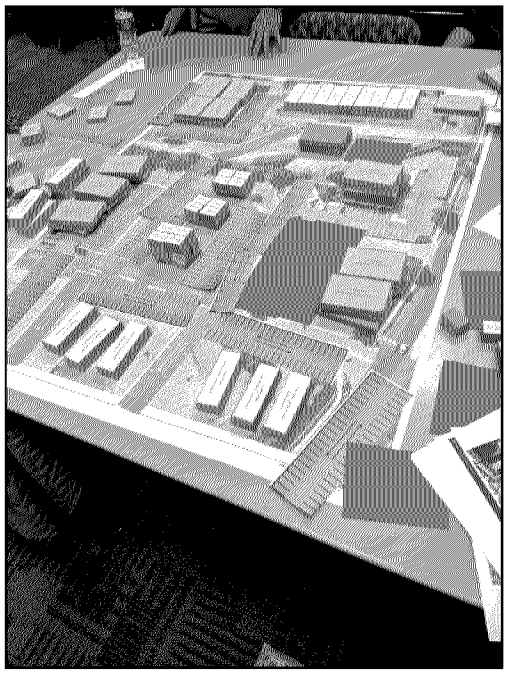
1 acre of green space (spread out over site)

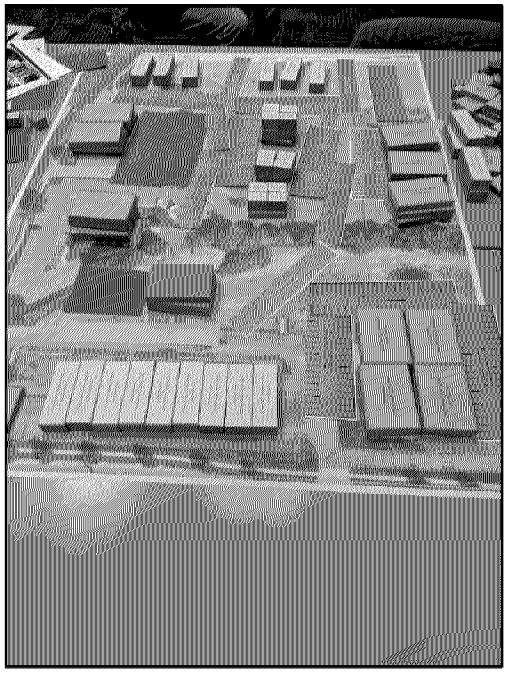
KEY IDEAS: less retail & more entertainment – visible along highway, office with housing on top, brew pub, walkable (like Centennial Lakes), corporate campus with parking in back, nice restaurants, Northloop / Warehouse district type areas, trails, walkways, movie theater

RESULTS:

- Less than 20% financing gap, worth playing with a little more to make more financially feasible
- Average cost of home ownership = ~$300k-320k
- Good amount of green space
- Strength of retailers is key to making this work financially.

SCENARIO 2: Southwest Corner #2





DETAILS:

360 Total Housing Units:

- 60 Affordable rental units
- 200 Market Rate rental units
- 100 Owner Occupied townhomes

Average building heights – 4 Stories

155,000 square feet of commercial:

- 90,000 sq./ft. large anchor store
- 20,000 sq./ft. of commercial
- 45,000 sq./ft. grocery

All Surface parking

1 acre of green space

KEY IDEAS: smaller 1 bedroom & micro units, "affordable" home ownership options @ $200,000 purchase price, theater, multicultural center, center for youth, paddle boating, trails, picnic areas, brewery with dogs allowed on patio, Trader Joe's

RESULTS:

- Less than 10% financing gap, worth playing with a little more to make more financially feasible
- Average cost of home ownership = ~$300k-320k
- Good amount of green space
- Strength of retailers is key to making this work financially.

BROOKLYN CENTER

OPPORTUNITY SITE – 5900 SHINGLE CREEK PARKWAY

Exhibit A – Comments Gathered from All Scenarios

- Food / Restaurants
  - Grocery
    - Co-op
    - Trader Joes
    - Whole Foods
  - Brewery
  - Farmers Market – Dedicated Space
- Job / Employment Opportunities
  - Training Center
  - Company training campus / job creation
  - Career Center
- Entertainment
  - Venue for Music
  - Movie Theatre
  - More Entertainment Less Retail
  - Amphitheatre
  - Skating
  - High visibility coming off Highway 100
- Recreation
  - Walking Trails – Centennial Lakes as Precedent
  - Water Features
  - Fitness shops (i.e. Alchemy)
  - Walkability, connect to existing roads & regional trails
  - Healthy living campus (i.e. live, work, play complex)
  - Continuous park land, but not too much as over 500 acres of park land already in Brooklyn Center
- Housing
  - Housing for Seniors – not senior housing
  - Townhomes
  - One step above affordable home ownership (i.e. $300,000 purchase prices)
- Vibrant Downtown
  - Excelsior Blvd. & Grand Ave. type atmosphere (i.e. functional, flexibility to accommodate many uses)
  - New Downtown for Brooklyn Center
  - Economic engine that financially creates opportunities, think big, rebrand the city
  - Transform current civic center into sports-oriented uses
    - Diversity of sports options, soccer, indoor track/dome for winter walking, mini athletic areas spread across areas of the site, etc.
- Concerns
  - Contamination of old Brookdale Ford site
  - Need to do Phase 1 correctly & set the stage for future development

Alatus: Brookdale Square/Brookdale Ford sites

CDI Community Workshop 3: Panel Discussion

April 17, 2019

Brookdale Library

Introduction: Meg Beekman, City of Brooklyn Center

- Intention for the site is to create a mixed-use downtown center
- Old Brookdale sites (35 acres) will be Phase I of the larger 85 acre redevelopment area
- Alatus LLC was selected as the master developer for the site

Question: What are the economic goals for the site?

- This process will help to better define the economic goals for the site (e.g. need for more jobs, tax base, local businesses, etc.)

Question: What's feasible for the site?

- For those options that aren't feasible for this site, other adjacent sites are also possible.

Panelists: *Facilitated by Barbara Raye, Center for Policy Planning and Performance*

- **Bob Lux,** Alatus LLC
- **Lukas Van Sistine,** ESG Architects
- **Michael Byrd,** WNC & Associates
- **Emma Kasiga,** African Development Center (ADC)
- **Edward Engler,** Upland Real Estate Group, Inc.

Introductions:

Bob Lux, Alatus LLC

- We are very excited about the potential of this site.
- Examples of our work:
  - Block E (Minneapolis) – Alatus reformatted the site to include the Timberwolves training center and Mayo Clinic
  - Rochester – 350 unit housing development near the Mayo Clinic
- Love to do difficult projects that others may not want to do.

- Alatus wants to leave a legacy for the community, which starts with this type of engagement. We want to listen to the community about what is needed. We always listen to the stakeholders to create a more meaningful project.
- Our desire is to make sure that gentrification doesn't happen. The diversity of the people and products will help guard against that.
- The Elliot Park neighborhood in Minneapolis underwent hardship when it was cut in half by freeways. Alatus created Grant Park (300 condominiums) which brought other new investments to the area.
- We have a great opportunity to make things happen – how do you attract a "there" there?
- Alatus does not do big box retail. The retail market is changing so drastically.
- Top Golf – no one would have imagined that would work in the past but it has been very successful. But it's not in a walkable area. The goal is to make an area that is walkable and connected by trails (build on the bike trails that already exist).
- Businesses that started in food trucks could have a space to move into a physical location.
- Housing will likely be the driver of the development, and will include smaller retail.
- Multifamily and senior housing could offer more housing options for people to live in the area.
- A theater group has expressed interest in coming to the site.
- Grocery store could be an option. Couldn't get Target to stay – need to listen to the market and look to where it's going.
- We are working closely with Hennepin County, Three Rivers Park, and the Metropolitan Council to deliver and inform exactly what the community wants.

Lukas Van Sistine, ESG Archiects

- As an architect, I've worked on various projects, including 40 – 400 unit multifamily residential, retail, hotels, office, restaurants, and places that people like to go.
- Important to create a sense of community, place, atmosphere where people want to be
- Ranging from individual buildings to master planning larger sites like this, we want to make a special place.
- Identify guiding principles for the site – what will we look for in the site?
    - Need a place to live – diversity of housing options. A 300 unit residential property often feels like a city within the building.
    - Businesses need a lot of people to use them (walkable and access by car)
    - More dense buildings that do not need to be taller than 5 – 6 stories
    - Home ownership options – townhomes will access to their own greenspace. For single family options, people want to be in areas where they can walk to things.
    - Mix of scale of buildings
    - Incorporate trees and greenspace
    - Connect to existing trails

- Business diversity can be a great asset for the community, providing a range of retail and restaurant experiences. Diversity can come from within the community.
- Create a central area (park, plaza) – a place where people want to go, walkable

Michael Byrd, WNC & Associates

- WNC & Associates specializes in financing affordable housing properties.
- Previously worked for affordable housing developers
- We have no direct connection to this property – here as a resource and will be glad to share my knowledge
- Developers don't create markets – developers respond to markets
- The community will play a big role in defining what is wanted for the redevelopment site.

Emma Kasiga, African Development Center

- African Development Center works with people, especially immigrants, who otherwise would not get access to capital (e.g. first time homeownership training, small business assistance, etc.)
- The challenge is to look at the community diversity. Brooklyn Center is one of the most diverse in the region. The challenges that these communities of color experience include:
  - Inability to access certain things
  - Concern over gentrification
  - Improvements can make things unaffordable
- It will be a complex project site. Hopeful that the community will be served by incorporating a range of opportunities.

Edward Engler, Upland Real Estate Group

- Upland Real Estate Group is a boutique company focused on commercial real estate and leasing.
- History of the Earl Brown Farm:
  - Converted to an commercial industrial park by the original developer (500 acres)
  - Earl Brown has no heirs, and left the property to the University of Minnesota. Because the site was too far away from the University, they sold it to Gustafson, the original developer.
  - The building were developed in the 70s and 80s. Originally Metronic was here, Venus Waterbeds, etc.
- I've been associated with Alatus for 15 years, bringing opportunity sites forward for consideration.
- Top Golf is one example that shows people will come here – didn't need to build it in Edina.
- Previously, foot traffic in the old Brookdale Mall was the highest of all the malls.
- Alatus is a visionary group, and have done great things in town:

- The Carlyle, located along the river at the site across from the downtown post office, was the first major residential project in the area. Now there is much more residential between the North Loop and East Downtown. The project incited much more development.

- The access of the site and ease of transportation is a big selling point for the location.

Discussion:

Myrna (previous Mayor of Brooklyn Center): This was a dream when I was Mayor. How do we prevent displacement when new development occurs?

BL Plan ahead for it. New development in this location will not displace anything. Make sure there is a range of housing options that serve various income levels. Alatus just completed 65 single family lots in north Minneapolis. It took 1.5 years to build, and now there is a diversity of people living in those homes. I also came from a small town and greatly prefer the diversity of this community. It's our future. We need to embrace it or we will be left behind.

MB We work with developers all over the country (over 1,500 apartment properties). The Twin Cities has some of the best affordable housing developers in the country, creating attractive projects that are accessible to very low income people. As you found through the block exercise at the last workshop, a mix of housing works. There is always a demand for affordable housing.

EK It's important for people to find communities where they can participate, be involved, ask questions, talk to the people that are making the plans, make sure their voices are heard. Ensure that the people in power will do what the community wants – and work together to find the solutions.

Question/Comment: I live in the north edge of Minneapolis and use the retail in Brooklyn Center regularly. The area serves a broader region (not contained by city borders). I noticed that an amphitheater was proposed in one of the block exercise development scenarios, and wanted to remind everyone that an amphitheater is already being planned at the Upper Harbor Terminal (Dowling/Hwy 94 exit) by someone affiliated with First Avenue. We won't need another one so close by.

Question/Comment: You mentioned that this will be a difficult project. What can't be done? We see the rebranding of the city. What structures will help it become more interactive?

BL Importance of having you here – to identify what people are hoping for. There's probably not room in the market for another amphitheater. The main idea is to listen and respond to the market. The site is difficult because it takes a lot of work – not impossible. We look forward to working through the challenges. A lot comes down to the infrastructure (roads, sidewalks, etc.). Where do we put parks, trails – that's why we hire good planners.

Question/comment: The 2040 Comprehensive planning process worked toward creating a mix of destinations and to serve the existing community. Almost all of the housing is affordable. Why do we need more?

BL There should be a diversity of housing – not all affordable housing. We will work to provide housing for a range of income levels (high/moderate/low) all in a similar area. It's not ideal to concentrate incomes, and isolate them from each other.

EE When the original developer (Gustafson) developed the 500 acres it leased up pretty quickly. The area still remains vibrant, providing lots of jobs. People like to live close to their jobs (e.g. Medtronic, MTC office). Adding residential will help it be more of a work-live area.

MB The Met Council controls the sewer and water infrastructure, and guide what types of things happen to maximize that infrastructure investment.

BR Most of the existing affordable housing is inexpensive because it is an older housing stock (does not receive public funding). New affordable housing will be in better condition, and will remain affordable if housing prices begin to rise. The rents of new affordable housing will be comparable to existing rents (approximately $1,000 per month), while rents in places like North Loop are rising to over $2,500 per month. These newer affordable options will provide a way to address concerns over gentrification.

Mayor: Currently only 5% of the city's affordable housing is legally binding (income restricted).

Question/comment: I am a housing coordinator for an affordable housing property and our waiting list is 3 – 5 years long. There is no availability. People have to go out of the area to find affordable housing. I pray to have more affordable housing options, especially for seniors that want to stay in the community. People want to be able to live in the area in housing they can afford.

MB New affordable housing can target very low rent levels. There is a strong market for this type of housing.

Question/comment: There is a growing population of African community members and businesses. Have you considered a community center to accommodate this growing African community, and providing more activities that bring more businesses to Brooklyn Center?

Question/comment: Student from BCA school – I support more housing, a recreation center, fun zone, skate park, and bowling alley.

Question/comment: Student from BCA school – When we asked our peers, there was interest in food dine-in options. Any thoughts on restaurants that could locate here?

Question/comment: Student from BCA school – Thank you for hearing our voices. Is it possible to include a multicultural center?

BL We are considering everything that is suggested. We'll need to figure out how to put the range of ideas into the plan – and make it financially viable. Our objective is to make this a unique location, which will need special restaurant options (not chains). The multicultural center and skate park would create destinations that would also provide jobs. Nothing is off the table.

Question/comment: I've been renting houses in Brooklyn Center for 30 years. We currently rent higher end housing products for $1,600 - $2,500 per month. I would recommend that you consider housing products for young urban professionals. There is a high demand by recent

graduates that like the centrality of this area. If you can give them a great first experience in Brooklyn Center then they will stay. I recommend that you build a nice product for that demographic.

BL That is consistent with our thought process – quality endures.

MB There is 0% vacancy rate in North Loop, with rents at $2,500 per month for a two bedroom unit.

Question/comment: My observation, having lived in Brooklyn Center for 15 years, and served as chair of the Brooklyn Center Housing Commission, is that a fair number of people do not have a positive image of what the community could be. We should not focus exclusively on one type of housing, and we need diversity (keep businesses vital). These types of developments are going on in many places. Brooklyn Center is behind. Don't be afraid of what we can do.

BR Businesses need customers – more housing will increase the economic vitality.

Question/comment: I drove metro transit. Apartments are what brought Brooklyn Center down. I would rather see a Costco that apartments. I don't see apartments increasing home values.

BL Any new investment has to improve the community – need to feel good about it. Substandard products and design will not be considered.

Question/comment: Two demographic statistics stood out to me: 1.) 90% of housing is affordable, and 2.) the younger population. Younger people are upwardly mobile, and end up moving out of Brooklyn Center. What can we do to attract them to stay?

BL Current apartments were built in the 60s and 70s. Nothing has been built since. If we build new apartments with amenities it might be a totally different situation. Past apartments were built for a different customer. Today's apartments attract a completely different market. The Ironwood in New Hope is a new apartment complex that shows the new age for apartment products. They have very professional management companies. A lot has changed.

EE More people are moving toward apartments than home ownership – not the same road to prosperity as in the past. Because there is more mobility now people aren't buying homes. Brooklyn Center actually doesn't have many apartment buildings.

LVS Growing up I always thought I needed to buy a house, and would get an apartment only if I need to. Now people rent by choice. Young professionals and empty nesters. People like the option to downsize. Reduced need for lawn care and home expenses, and increased ability to travel.

ATTACHMENT G. ATTENDANCE LIST FOR THE ALATUS/BROOKLYN CENTER CDI WORKSHOPS

Alatus: Brookdale Ford & Brookdale Square sites

CDI Workshop Attendance

First Name	Last Name	Organization	Address	City	Zip Code	Wksp 1	Wksp 2	Wksp 3	Wksp 4
Mark	Allen		5427 Twin Lake Blvd E		55429	1	1		1
Dorothea	Allen		5427 Twin Lake Blvd E		55429				1
Dickson	Alybe	American Family Home Corp	5901 Brooklyn Blvd, Suite 208				1	1	
Aoneth	Amayanua	American Family Home Corp	5901 Brooklyn Blvd, Suite 208	Brooklyn Center		1	1		
Kathie	Amdahl	Brooklyn Center Housing Commission	6909 Unity Ave N		55429		1	1	1
Brett	Angell	City of Brooklyn Center				1	1	1	1
Jose	Arriola			Brooklyn Center			1		
Julie	Basche		7130 Willow Lane	Brooklyn Center	55430				1
Meg	Beekman	City of Brooklyn Center				1	1	1	1
Judith	Bergeland		6430 Major Ave N				1	1	
Gary	Besch		3907 62nd Ave N	Brooklyn Center	55429				1
Judy	Besch		3907 62nd Ave N	Brooklyn Center	55429				1
Bill	Betzler		2020 53rd Ave N				1		
David	Bichanua	Re/Max Results					1	1	
Mike	Billings		6012 Camden Ave N				1		
Curt	Boganey	City of Brooklyn Center				1	1	1	1
Ann	Borseth		5700 Irving Ave N				1	1	1
Mike	Brady	Brady Red	6100 Utica Ave S				1	1	
Marqutia	Butler	Brooklyn Center City Council Member					1		1
Lisa	Butte		1012 72nd Ave N		55430		1		
Bryant	Carachure	ECA				1	1	1	1
Paul	Carey		3801 67th Land N	Brooklyn Center	55430		1		
Melissa	Carey		3801 67th Land N	Brooklyn Center	55430		1	1	
Ralph	Carlson	homeowner	6307 Lee Ave N	Brooklyn Center	554429	1	1	1	
Jean	Carlson	homeowner	6307 Lee Ave N	Brooklyn Center	55429		1		
Kevin	Cazales	ECA				1			1
Simone	Chambliss		1601 Freeway Blvd	Brooklyn Center	55430	1	1		1
Randy	Christensen	Brooklyn Center Planning Commission	7001 Regent Ave N				1	1	1
Sandy	Christensen		6803 Toledo Ave N	Brookly Center	55429		1	1	1
Ray	Christensen		6803 Toledo Ave N		55429		1		1
Wendy	Christensen		7001 Regent Ave N	Brooklyn Center	55429				1
Barrett	Corwin	Alatus	800 Nicollet Ave				1		
Elsa Olivare	Cruz					1	1		
Mauricio	Cruz		1121 67th Ave N	Brooklyn Center			1	1	
Ruth	Dalman		5549 Girard Ave N			1			
Jill	Dalton	Curves Owner	6417 Colfax Ave N				1		1
Harlan	Daudt		6000 York Ave N	Brooklyn Center	55429		1	1	1
Roger	Delmer		5549 Girard	Brooklyn Center			1	1	
Helen	Des Jardins		6201 Lilac Dr N, Apt 217	Brooklyn Center	55430				1
Dr. Paul	Dettling	Dettling Chiropractic	615 66th Ave N, Suite 2	Brooklyn Center	55430	1	1		
Cindy	Devonish	City of Brooklyn Center				1	1	1	
Allen	Dorthea		5427 Twin Lake Blvd E			1	1	1	
Carol	Edlund		5512 Fremont Ave						1
Reggie	Edwards	City of Brooklyn Center				1	1	1	1
Mike	Elliott	Mayor, Brooklyn Center				1	1	1	
Betty	Engdahl		5337 Knox Ave N				1		1
Randy	Engdahl		5337 Knox Ave N			1	1	1	
Luke	Everson		5434 Camden Ave N				1		
Megan	Everson		5434 Camden Ave N				1		
Erik	Falkman	Soderberg Apartments	6401 Camden Ave N	Brooklyn Center			1		1
Marie	Farngalo	Organization of Liberians in Minnesota	5919 Abbott Ave N	Brooklyn Center	55429	1			
Cindy	Farr		6014 Fremont N	Brooklyn Center		1			1
Howie	Farr		6014 Fremont N	Brooklyn Center			1		1
Sara	Franklin		5445 Camden Ave N	Brooklyn Center			1		
Teodozo	Garcia		5609 Girard Ave N	Brooklyn Center		1		1	1
Terry	Garcia					1			
John	Geske		5338 Emerson Ave N	Brooklyn Center		1	1	1	
Elise	Goodwin		6612 Dupont Ae N	Brooklyn Center	55430		1	1	1
April	Graves	Brooklyn Center City Council Member	6134 Brooklyn Blvd	Brooklyn Center	55429		1		1
Tim	Haroldson		1207 72nd Ave N		55430		1	1	1
Kristen	Havisto	Upper Twin Lake Assoc.		Crystal		1			
Erwin	Heisler	Lions	5918 Halifax Ave N			1	1		
Brett	Hildreath		6066 Shingle Creek Pkway, Box 116	Brooklyn Center	55430	1	1		
Michelle	Hudlow		6431 Major Ave			1		1	1
Farah	Ilmie	Coffee Unleashed	1300 50th Ave N	Minneapolis	55340		1		
Robert	Jacobs	Belisama Development	9191 Nantwick Ridge	Brooklyn Park	55443				1
Cheryl	Jechorek		5400 Morgan Ave S		55430		1	1	1
Dave	Johnson	Brooklyn Center Housing Commission	3500 Admiral Lane	Brooklyn Center	55429		1		
Pat	Johnson		3219 Quarles Rd	Brooklyn Center	55429	1	1		1
Bill	Johnson		4201 62nd Ave N						1
Ezell	Jones	5QIS, LLC	P.O. Box 16226						1
Barbara	Kane		6221 Shingle Creek Pkwy, Apt 1005	Brooklyn Center	55430	1	1	1	1
Carol	Kleven		5835 Zenith						1
Alexander	Koenig	Brooklyn Center Planning Commission	3601 Admiral Lane			1	1	1	1
Axel	Korsmoe		5354 Sailor Lane	Brooklyn Center	55429				1
Cindy	Korsmoe		5354 Sailor Lane		55429				1
Myrna	Kragness Kauth	Former Mayor	3401 63rd N		55429		1		1
Terry	L					1	1		
Steve	Landis	Former Chair, Brooklyn Center Housing Cor	7118 Grimes Ave N	Brooklyn Center	55429	1	1		1
Jim	Langevin	BCCS	6300 Shingle Creek Pkwy			1			
Teresa	Larce			Brooklyn Center		1	1		
Veronica	Lewis	OLM				1	1		
Jose O	Lopez Rivera		6401 Willow Lane, Apt 4	Brooklyn Center	55430	1			

Jack	MacMillan		6417 Colfax Ave N			1			1
Ed	Maki		5603 Halifax Ave N			1			
Donna	Maki		5603 Halifax Ave N				1		
Issa	Mansaray	The Africa Paper & AIIR				1	1		
Allen	Mark		5427 Twin Lake Blvd E				1		
Ruth	McAlindon		5925 Admiral Lane	Brooklyn Center					1
Ginny	McIntosh	City of Brooklyn Center				1	1	1	
Leslie	Mercer		7434 Aldrich Ct N	Brooklyn Park				1	
Andy	Meyer	Brooklyn Center Business Assoc	3200 61st Ave N	Brooklyn Center	55429			1	
Kevin	Miller	Sun Newspapers	33 2nd St	Osseo				1	1
Jessica	Milon		5006 65th Ave N	Brooklyn Center				1	
Carlos	Morgan		6221 Shingle Creek Pkwy					1	
Christy	Morrell-Stinson	Significant Advantage C/O LIBA Diaspora	Lakeland Ave N					1	
Dick	Morris		6911 Dallas Rd					1	
Mary Jo	Morris		6911 Dallas Rd					1	
Shawn	Ndobedi							1	
Rick	Nelson		5323 Dupont Ave N		554430			1	
Heidi	Nelson				554430			1	1
Neaserkah	Nuahn	Fish MLS Realty	5609 Xylon Ae N, #310					1	
Peggy	Oberg		4201 62nd Ave N						1
Susan	Olberding		721 Bellvue Ln	Brooklyn Center	55430			1	
Paul	Oman	Brooklyn Center Housing Commission						1	1
Collins	Oppons	American Family Home Corp	5901 Brooklyn Blvd, Suite 208					1	
Cliff	Orange		6612 Dupont Ae N	Brooklyn Center	55430			1	1
Karen	Ostenson							1	
Stephanie	Perry		5730 James Ave N		55430			1	1
Sharon	Peter		5512 Fremont Ave	Brooklyn Center					1
John	Peters							1	
Anastacio	Ponce		6910 Humbold Ave N	Brooklyn Center					1
Rochelle	Ralph		7100 Dallas Rd					1	
Arely	Real	ECA						1	1
John	Reimer		721 Bellvue Ln	Brooklyn Center	55430			1	
Nate	Reinhardt	City of Brooklyn Center						1	
Leonardo	Rivera		5617 Camdan Ave N					1	
Shawn	Rockwell		5355 Northport Dr					1	
Dan	Ryan	Brooklyn Center City Council Member						1	1
Nora	Ryan		6442 Indiana Ave	Brooklyn Center	55429			1	1
Jacob	Saffert	Brooklyn Cener Sister Cities Commission						1	1
Christine	Salokar	ECA						1	1
Tania	Sanchez		5906 Fremont Ave N	Brooklyn Center				1	
Jose	Sanchez		5906 Fremont Ave N	Brooklyn Center	55430			1	1
D	Sanmus							1	
Diane	Sarnes							1	1
Steve	Schonning	Brooklyn Center Planning Commission	5515 Fremont Ave N					1	1
Joan	Schonning	Brooklyn Center Housing Commission	5515 Fremont Ave N					1	1
Renee	Schumacher		5601 Aldrich N					1	
Tom	Shinnick	BC Lions Club	5324 Oliver Ave N	Brooklyn Center	55430			1	
Lorraine	Shinnick	BC Lions Club	5324 Oliver Ave N	Brooklyn Center	55430			1	
Steve	Shold		6606 Dupont Ave N	Brooklyn Center	55430			1	
Leo	Shultz								1
Angel	Smith	City of Brooklyn Center				1		1	1
Tayvion	Smith							1	
Jim	Soderberg	Soderberg Apartment Specialists	6401 Camden Ave N	Brooklyn Center	55430			1	1
Jena	Stanton	Cuningham Group						1	
Mamie	Stokes		2900 Mumford Rd					1	
Michael	Stokes		2900 Mumford Rd	Brooklyn Center	55430			1	
Linda	Swanson		5009 Wingard Place					1	
Rochelle	Sweeney	Brooklyn Center Planning Commission	2213 54th Ave N					1	
Brad	Swenson		5006 65th Ave N					1	
Susan	Tade	Brooklyn Center Planning Commission	7111 Parimer Luke Cir.					1	
Judy	Thorbus	Brooklyn Center Park and Rec	6265 Brooklyn Drive					1	
Lidia	Torres Flores								1
Phyllis	Umolac		5225 65th Ave N	Brooklyn Center	55429			1	
Laura	Vang		7004 Unity Ave N		55429			1	
Donna	Velasco		5613 Aldrich Ave N					1	
Alba Lucia	Velez		6807 Humboldt Ave N	Brooklyn Center	55430				1
Toungor	Vouleh	Organization of Liberians in Minnesota	5919 Abbott Ave N	Brooklyn Center	55429			1	
Fernando			6807 Humboldt Ave N		55430				1
					TOTAL	**40**	**64**	**85**	**69**

Panelists

Bob	Lux	Alatus, LLC						1	
Lukas	Van Sistine	ESG Architects						1	
Michael	Byrd	WNC & Associates						1	
Emma	Kasiga	African Development Center (ADC)						1	
Edward	Engler	Upland Real Estate Group, Inc.						1	

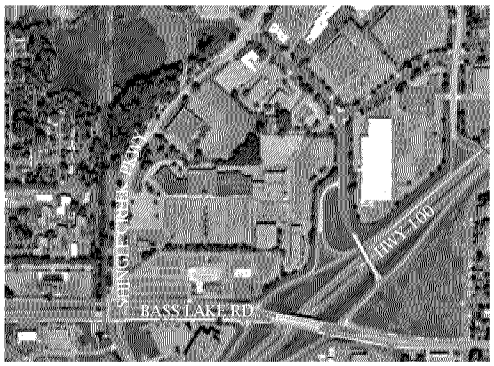
Alatus/CDI Tech Team

Barbara	Raye	Center for Policy Planning and Performance				1	1	1	1
Ashley	Bilsner	Alatus, LLC				1	1	1	1
Chris	Osmundson	Alatus, LLC				1	1	1	1
Mirand	Walker	Aeon						1	
Katie	Thering	Katie Thering Photography							
Gretchen	Nicholls	Twin Cities LISC				1	1	1	1

ATTACHMENT H. ANNOUNCEMENT / PUBLICITY FLYER FOR THE ALATUS/BROOKLYN CENTER CDI WORKSHOPS

Join us in guiding the future redevelopment of the

OLD BROOKDALE FORD AND BROOKDALE SQUARE SITE



The City of Brooklyn Center has partnered with developer Alatus to redevelop the old Brookdale Ford and Brookdale Square site at Bass Lake Road and Shingle Creek Parkway. You are invited to an exciting conversation to help guide the redevelopment. How can this investment benefit the community? Come explore what's possible for this important opportunity.

MARK YOUR CALENDARS!

We encourage participants to attend all four events. All events are free and open to the public and will be held at:

BROOKDALE LIBRARY

6125 Shingle Creek Pkwy, Brooklyn Center, MN 55430

WORKSHOP 1

GATHER INFORMATION

Wednesday, March 20, 2019
6:30 - 8:30 pm

What is important and unique about the old Brookdale Ford/Brookdale Square site? What are the concerns about future development, and what can be achieved?

WORKSHOP 2

DEVELOPMENT OPPORTUNITIES: THE BLOCK EXERCISE

Wednesday, April 3, 2019; 6:30 - 8:30 pm

Join your neighbors in an interactive workshop to create development scenarios for the old Brookdale Ford/Brookdale Square site. Alatus designers and developers will be on hand to share ideas and insights.

WORKSHOP 3

DEVELOPER DISCUSSION

Wednesday, April 17, 2019
6:30 - 8:30 pm

Explore the opportunities and challenges of the redevelopment site with Alatus representatives, and ways the investment could benefit the community.

WORKSHOP 4

FRAMING RECOMMENDATIONS

Wednesday, May 1, 2019
6:30 - 8:30 pm

Contribute to the creation of development recommendations for the old Brookdale Ford/ Brookdale Square site, which will be submitted to the Brooklyn Center City Council and Planning Commission.

~ A light meal will be provided at each workshop ~

FOR MORE INFORMATION, CONTACT:

Ashley Bisner, Alatus Development Analyst/Associate at (612) 455-0706 or albisner@alatusllc.com
Meg Beekman, City of Brooklyn Center at 763-569-3305 or mbeekman@ci.brooklyn-center.mn.us
Gretchen Nicholls at (651) 265-2280 or gnicholls@lisc.org

WWW.CI.BROOKLYN-CENTER.MN.US
HTTP://BIT.LY/LISC_CDI

Sponsored by:
ALATUS LLC & CITY OF BROOKLYN CENTER

Childcare will be provided by request only. Please RSVP to Gretchen Nicholls at 651-265-2280 one week in advance of each workshop if you would like to request childcare.

The Corridor Development Initiative is a program of Twin Cities LISC

LISC Twin Cities

BROOKLYN CENTER AT THE CENTER

ALATUS

ALATUS:
BROOKDALE FORD/BROOKDALE SQUARE SITE
Corridor Development Initiative
Summary Report and Final Recommendations

Submitted by: Gretchen Nicholls, Twin Cities LISC

June 2019

Sponsored by:
City of Brooklyn Center
Alatus, LLC

INTRODUCTION

Alatus LLC in partnership with the City of Brooklyn Center enlisted Twin Cities LISC's Corridor Development Initiative (CDI) to facilitate a series of community workshops from March to May, 2019 to identify development guidelines for the Brookdale Ford/ Brookdale Square redevelopment site. The development guidelines were presented to the Brooklyn Center City Council on June 10, 2019 for their consideration.

The Corridor Development Initiative offers an opportunity for the community to help guide future development rather than simply react to specific development proposals. Alatus and the City of Brooklyn Center identified the CDI process as a way to engage residents and local businesses to identify what would benefit the community. With the potential of new investment, what would the community like to see happen?

COMMUNITY 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 must be incorporated into strategies for economic vitality, housing, and public spaces and connections. (See Attachment A: Development Guidelines for details on these three investment areas.)

OVERVIEW: BROOKDALE FORD/BROOKDALE SQUARE SITE

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 April 2018 the EDA entered into an agreement with Alatus, LLC to master develop the 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.

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, Metro Transit, MnDOT, and the Metropolitan Council to deliver on what the community wants. Their objective is to leave a legacy for the community.

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.

The **Corridor Development Initiative** pulls citizens out of the reactionary role that they play in community development decisions, and into a proactive role where they play an active part in directing development for their community. It models a new way to engage cities and communities by raising the level of dialogue around redevelopment issues, and setting the stage for future development.

OVERVIEW OF THE CORRIDOR DEVELOPMENT INITIATIVE PROCESS:

The Corridor Development Initiative consisted of four community workshops held at the Brookdale Library. Over 150 community members attended the workshops, aimed at gathering input on community values and concerns, and assessing likely development scenarios that could meet those values. Attendance increased over the four sessions, due to a continued push by city staff and officials to recruit broad participation from the diverse community. The process involved a technical team composed of Alatus staff, a facilitator, designers, and city staff to inform and support participants as they explored ideas. Participants considered a range of development options for the 35 acre site, and identified ways that redevelopment could enhance the area for future and current residents and businesses. The purpose of the CDI process is to identify guidelines or objectives for redevelopment that will advance community goals and respond to market forces.

ALATUS/BROOKLYN CENTER CDI ADVISORY GROUP

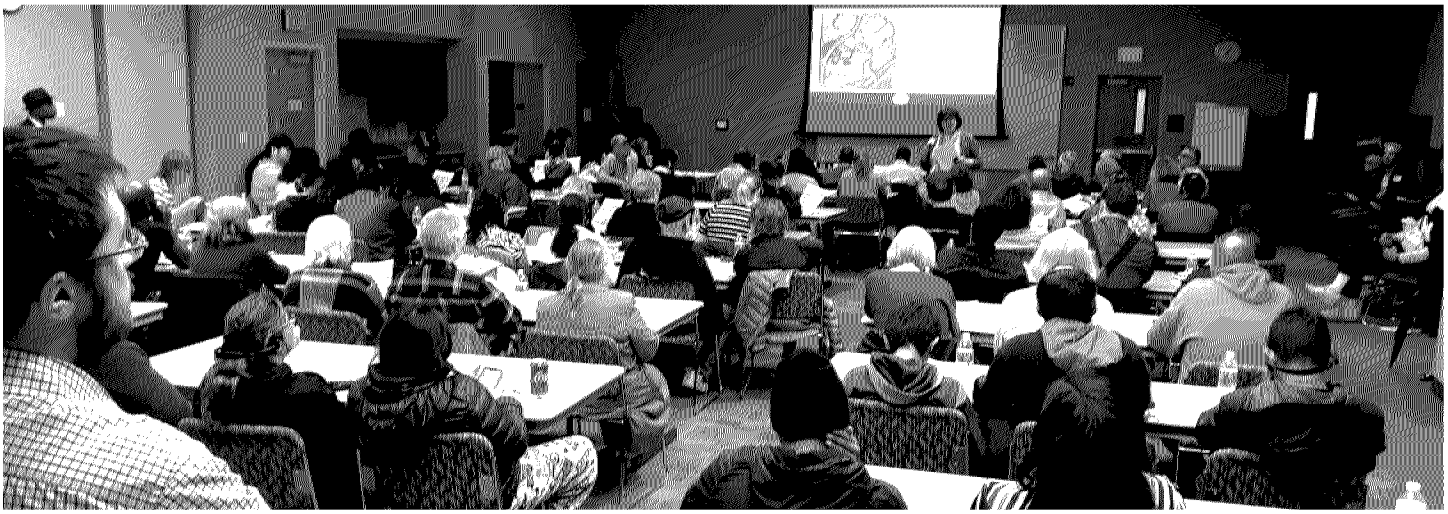
An advisory group provided guidance for the CDI process, forming outreach strategies, and supporting the design and content of the community workshops. Thank you to the Advisory Group members, who contributed greatly to the processes' success:

Advisory Group Members:

- Mark Allen, Allen Property
- Andrew Dresdner, Cuningham Group
- Haila Maze, Bolton-Menk
- Ashley Bisner, Alatus
- Barbara Raye, CDI facilitator
- Gretchen Nicholls, CDI coordinator

City representatives:

- Meg Beekman, Community Development Director
- Reggie Edwards, Deputy City Manager
- Ginny McIntosh, City Planning and Zoning Administrator
- Brett Angell, Business and Workforce Development
- Angel Smith, Communications and Community Engagement Manager



It was recognized through the CDI process that more was needed to provide better outreach to communities of color. Organizations such as African Career and Education Resources (ACER), CAPI USA, Organization of Liberians in Minnesota (OLM) and the Liberian Business Association in the Diaspora would be valuable partners for that work. However, more work was needed in advance to establish meaningful relationships with those critical partners.

Upon reflection, it would have been preferable to initiate relationships with key community partners in advance, giving them the ability to co-create, inform, design, and shape the engagement process. Some suggestions for improving in this area would be:

- Work with key community partners in the initial stages to help shape the engagement process.
- Clearly define roles and responsibilities through a memorandum of agreement, to create mutual accountability.
- Recognize the resources and capacities required for effective community outreach, which may result in the City providing financial supports (e.g. grants or fee-for-service agreements) to community partners. For example, an outreach agreement with Stella Sola resulted in translation services and higher participation from members of the Latino community.

Strategic community outreach is needed to ensure that diverse stakeholders are able to participate. Building on existing social networks (e.g. churches, associations, etc.) and trusted community partners is a key way to mobilize people to participate. Face to face relationships go much further than press releases. Finally, people are more willing to show up if they know their input will matter.

Above: Save the Date postcard that was mailed to residents.

COMMUNITY OUTREACH

A variety of methods were used to notify the community about the Alatus/Brooklyn Center CDI community workshops. Information about the community workshops was distributed through:

- Postcard mailings
- Fliers, posters, and email notices
- Facebook and other social media outlets
- The City of Brooklyn Center web site
- Individual outreach/word of mouth
- Outreach to civic and community organizations

Child care and translation services were available upon request to limit obstacles for participation. Food and beverages were also provided. All participants that signed in for any of the workshops were notified in advance about upcoming sessions by email.

City staff did extensive outreach to recruit participation, and Alatus staff also reached out to their networks to encourage people to attend.

CDI TECHNICAL TEAM

The LISC CDI technical team supported Alatus staff for the four community workshops. The CDI team includes:

- **Barbara Raye**, Center for Policy Planning and Performance (facilitator and evaluator)
- **Katie Thering,** (block exercise advisor)
- **Miranda Walker**, Aeon (financial analysis for the block exercise)
- **Gretchen Nicholls,** Twin Cities LISC (CDI Coordinator)

Alatus staff led the block exercise (workshop 2), providing table facilitation.

The series of CDI community workshops were held at the Brookdale Library. They included:

WORKSHOP I: GATHERING INFORMATION

Wednesday, March 20, 2019

Presentations were provided by:

- **Meg Beekman** (City of Brooklyn Center) to provide an overview of the site,
- **Bob Lux** (Alatus) to share their development expertise and examples of previous projects, and
- **Andrew Dresdner** (Cuningham Group) to orient participants on how to think about site planning.

Participants were asked to respond to four questions:

1.) What makes the Brookdale Ford/Brookdale Square site interesting or unique?

Themes: Regional access and central location, local amenities and adjacent uses such as parks and Shingle Creek, the potential of the site given its scale and acreage, the significance of the site for the city's economic development future, the opportunity to create new housing, and the diversity of the community which includes lots of youth and young families.

2.) What could be accomplished through development that would improve or enhance the area for the whole community?

Themes: Economic benefits such as jobs with living wages, small business incubators, gathering places and a new downtown for Brooklyn Center, quality housing (market rate, seniors, rental and ownership), bring in more residents and pride in the community, strengthen connections with trails and adjacent areas, and provide unique destinations.

3.) What concerns for the area do you have as future development occurs?

Themes: How schools will be impacted, parking and traffic flow, safety and reducing crime, that the city won't be "forward thinking enough", the development process will be slow and piece-meal, environmental concerns, encouraged more economical and sustainable development, lack of diversity in design, and whether there is any further demand for multi-family market rate housing.

4.) Are there specific types of uses that these sites could accommodate (e.g. housing, retail or commercial uses, public spaces, community destination, community pride, etc.)?

Themes: Mixed-use commercial spaces with retail and entertainment options, quality housing, a city center, connectivity, restaurants, theater, regional destination entertainment, grocery store, a global market to support cultural businesses, a brewery/ distillery, diverse types of housing including townhomes, and civic or public elements such as a "Centennial Lakes type" waterway, pedestrian retail areas, possible City Hall and public spaces, a community center, farmers market, and sports fields.

WORKSHOP II: DEVELOPMENT OPPORTUNITIES - BLOCK EXERCISE

Wednesday, April 3, 2019

Participants worked at three tables to explore different development scenarios for parts of the larger site. The scenarios were presented to the large group, and everyone discussed what they learned through the exercise. Participants did a good job of identifying scenarios that were financially feasible.

WORKSHOP III: PANEL DISCUSSION
Wednesday, April 17, 2019

Panelists include:

- **Bob Lux**, Alatus LLC
- **Lukas Van Sistine,** ESG
- **Michael Byrd,** WNC & Associates
- **Emma Kasiga,** African Development Center (ADC)
- **Edward Engler,** Upland Real Estate Group, Inc.

Panelists, representing a mix of expertise including development, design, finance, and small business assistance responded to questions from the community about what's possible for the opportunity site. Alatus wants to leave a legacy for the community and was grateful for the opportunity to hear what people would like to see. Housing will likely be the driver of the development, and will include smaller retail spaces (not big box retail). The goal is to make it a very walkable area with connections to trails and surrounding amenities. Interest was also expressed for a community or cultural center to serve as a resource for the community. Other ideas were around entertainment and local food (grocery stores and restaurants). Connecting jobs and housing given the number of employers in the area. Guarding against gentrification by supporting small local businesses and creating housing options for all incomes was another theme that came out of the discussion. Businesses will need customers, and more housing will increase economic vitality. For a full overview of the Panel Discussion, see attachment F.

WORKSHOP IV: FRAMING RECOMMENDATIONS
Wednesday, May 1, 2019

Draft development guidelines were reviewed and edited by participants to reach consensus for the final recommendations (Attachment A).

COMMUNITY PARTICIPATION

The four community workshops were well attended, with participation increasing over the course of the series. Participants were largely residents and business owners from the immediate and surrounding area. City officials, city staff, Alatus staff, and other project consultants also attended. Over 50% of attendees participated in 2 or more of the four workshops. A detailed list of attendees is provided in Attachment G.

Spanish translation services were provided for workshops 3 and 4, and Hmong translation services were available for workshop 4. The draft recommendations that were discussed at workshop 4 were available in Spanish and English.

EVALUATION SUMMARY OF THE CDI PROCESS

The process had four-sessions with different formats to engage people in different ways. Feedback forms were provided at the end of each of the four sessions. Not all participants completed an evaluation form and not all those that did return a form answered all of the questions. A total of 83 evaluation forms were submitted over the 4-session series.

A. Overall people were satisfied to very satisfied (26 responses satisfied and very satisfied; 1 response somewhat dissatisfied) with the overall project and felt that each session was either excellent or good in meeting its goals. The only area participants thought the process did not fully meet its goals was in "gaining information on the specific options developers were considering for the site" and "how to promote the vision of the city with developers. Each of these received two votes of "fair" but all other responses were "excellent" and "good."

Fifty-four of 54 respondents indicated they would recommend the process to other cities. They also supported the final recommendations with a vote of 24 of 26 saying "yes" and 2 responses indicating some support or support with caveats.

B. Questions were also asked to assess what participants saw as helpful/working well, and what could be improved.

For things that worked well, people mentioned:

- *Respectful process*
- *Open communication*
- *Engagement and input from community*
- *Small groups/table discussions*
- *Energy and creativeness*
- *Format*
- *Expertise of presenters*
- *Working together*
- *Good use and organization of time*
- *Including youth and Spanish interpreter*

For things that could be improved, people mentioned:

- Longer Q&A; more time
- Broader promotion and more people attending
- More people and more ideas
- More reality checks for some people
- Limit time for some people to speak
- Larger space (Note: The room for the first meeting was hot and crowded. A second space was opened during the second and subsequent sessions.)

C. People were also asked what they gained (if anything) from the process. They reported the following:

- *Better understanding of the grand process and future opportunities*
- *New information, ideas, understanding, relationships*
- *Ideas about possibilities*
- *Networking – neighboring relations*
- *Lots of opinion exist in what our community is and needs; many ideas*
- *Way more informed about the much work that goes into the relationship building between the developer and city residents and some of the many layers of this process*
- *Better understanding the development process*
- *A new outlook*
- *Understanding other people's points of view/Diversity of opinion*
- *Insight and understanding*
- *New information, a civic sense of pride, connection to developers who are in my area*
- *Input, ideas of what goes into planning and what may happen*

D. There was space on each form for additional comments. Sample comments included:

- Yeah! ☺, Terrific, great, thank you.
- When you "final report" things and if things get dropped from the list (due to ROI $$$) please proved as much "here's why" explanation as possible some go "oh yeah, that makes sense!"
- Thank you for creating this opportunity to be part of the process
- Great job! That was interesting – privilege to native speakers and the guide to speak.
- Great opportunity to be involved in the future of BC!
- Thanks to everyone who made it possible.
- Don't mind the complaints about are we here to "edit" the document. Yes, we are, according to the community input. It's not magic that builds buildings.
- Facilitation was good. Stayed on task and ended on time!
- The ideas within and group read out was great and very energizing.
- What I am hearing is we need affordable homes and a little better quality, appearance housing. Having upscale living next to midscale or lower income all mixed together is right on target.
- Good input, hope everyone is listening: entertainment housing mix all levels, destinations and community develop opportunities, vision, dine-in options.
- Great panel. Glad you included EMMA/African Development Corp!
- The food was amazing

CONCLUSION

The Corridor Development Initiative submits the attached Development Guideline recommendations to the Brooklyn Center Council and Planning Commission for your consideration regarding the Brookdale Ford/Brookdale Square redevelopment site, and other development sites throughout the City of Brooklyn Center as they unfold.

ATTACHMENTS

A. Alatus/Brooklyn Center CDI Development Guidelines
B. Map of the study area
C. Workshop I presentations (City of Brooklyn Center, Alatus, and Cuningham Group)
D. Small Group Discussion Notes (Workshop I)
E. Block Exercise Summary Sheets (Workshop II)
F. Panel Discussion Meeting Notes (Workshop III)
G. Attendance list for the Alatus/Brooklyn Center CDI workshops
H. Announcement/publicity flyer for the Alatus/Brooklyn Center CDI workshops

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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.

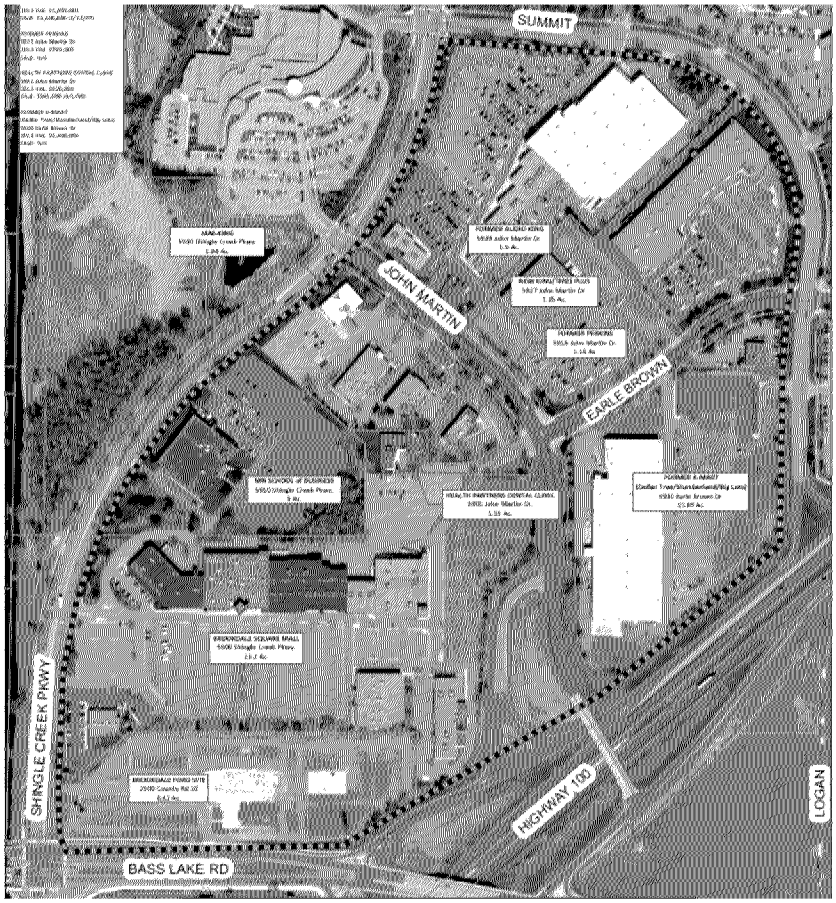
In addition, the City is working with consultants Bolton & Menk, Cuningham Group, and KimbleCo to update the 2006 Master Plan and complete an implementation strategy in cooperation with Alatus.

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.

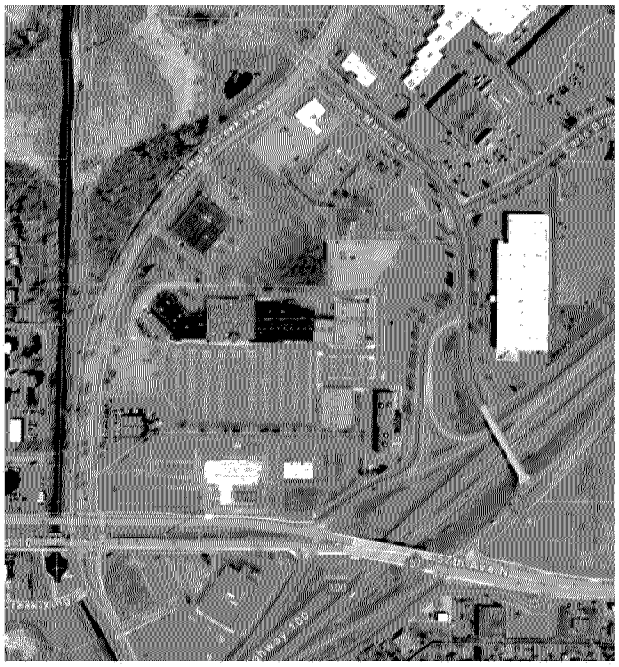
L. Create a botanical garden as a way of generating revenue for green space.

M. A dog park.

FOR FURTHER INFORMATION, CONTACT:

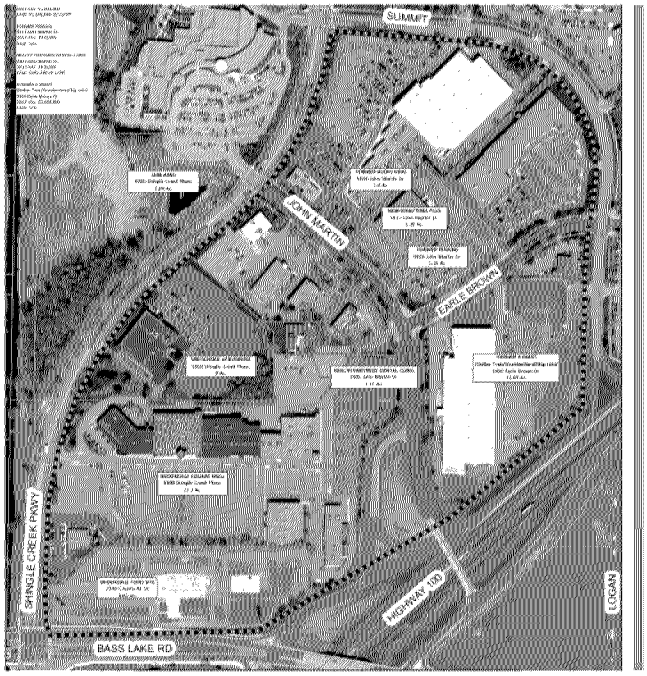
Meg Beekman
City of Brooklyn Center
763-569-3305
mbeekman@ci.brooklyn-center.mn.us

ATTACHMENT B. MAP OF THE STUDY AREA



Brookdale Ford and Brookdale Square Sites – Redevelopment Opportunities

Workshop #1 - March 20, 2019
Meg Beekman, Community Development Director



Opportunity Site

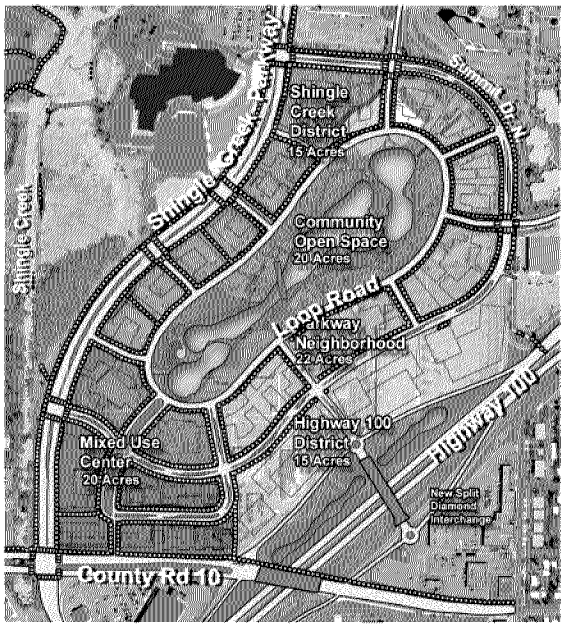
Opportunity Site Study Area - approx. 100 acres – lying north of Bass Lake Road, east of Shingle Creek Parkway, south of Summit Drive and west of State Highway 100.

2

Opportunity Site Background

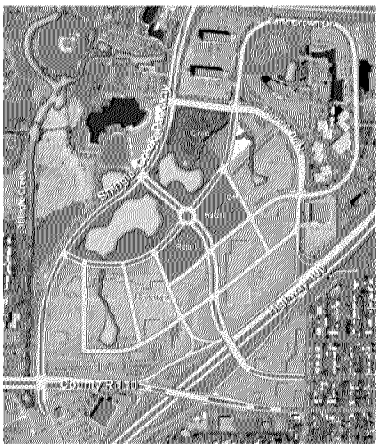
Early 2000's – Met Council included this area in Regional Study – referred to as the "2002 Calthorpe Study" – The Study identified aging retail as a challenge for the community and introduced the concept of a mixed use, walkable, town center as a vision for the area

2006 Master Plan – City Commissioned Damon Farber Associates to prepare a master plan and a series of redevelopment concepts as well as design guidelines – The Plan continued to support the vision of the area as an opportunity for a cohesive mixed use neighborhood and city center

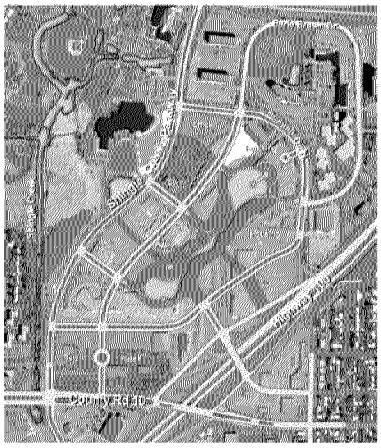


3

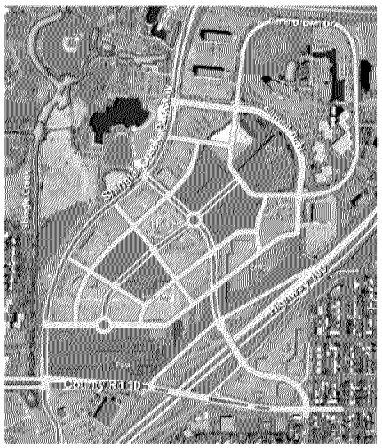
Opportunity Site
Master Plan & Development Guidelines



"The Village at Shingle Creek"

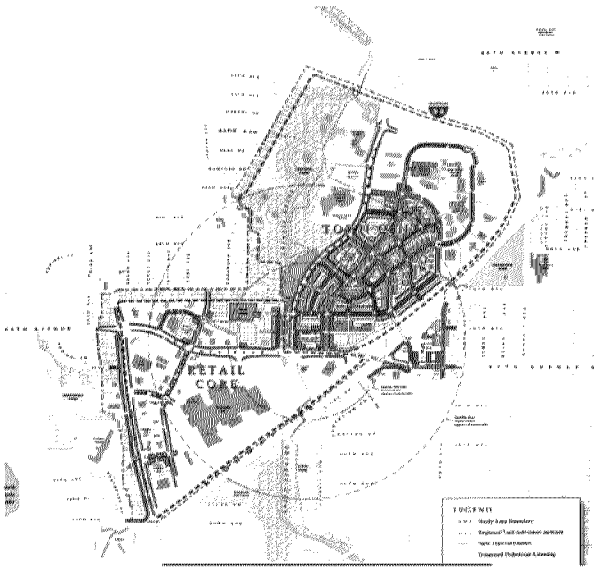


"The Backyard Green"



"Main Street"

4



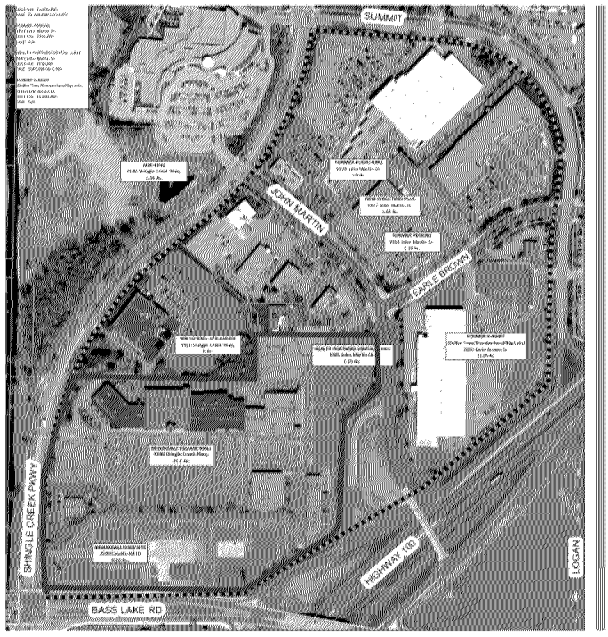
Opportunity Site Background

2007 – The 2030 Comprehensive Plan Update included Opportunity Site Master Plan and Development Guidelines; acknowledged the fiscal challenges of land assemblage and economic viability of implementing the plan given the current market conditions.

2008 - EDA acquires former 8.4 acre Brookdale Ford Site

2013 - EDA acquires 23.2 acre Brookdale Square site

5



Opportunity Site

- EDA has acquired approximately 35 acres of the Opportunity Site since 2008
- Several development concepts have been considered but for various reasons none have moved forward
- In April 2018, the City received proposal from two developers for the site, and selected Alatus

6

2040 Comprehensive Plan

What is TOD?

TOD, or transit-oriented development, means integrated urban places designed to bring people, activities, buildings, and public space together, with easy walking and cycling connection between them and near-excellent transit service to the rest of the city. It means inclusive access for all to local and citywide opportunities and resources by the most efficient and healthful combination of mobility modes, at the lowest financial and environmental cost, and with the highest resilience to disruptive events. Inclusive TOD is a necessary foundation for long-term sustainability, equity, shared prosperity, and civil peace in cities.

- *Institute for Transportation & Development Policy*

WALK

CYCLE

CONNECT

TRANSIT

MIX

DENSIFY

COMPACT

SHIFT

7

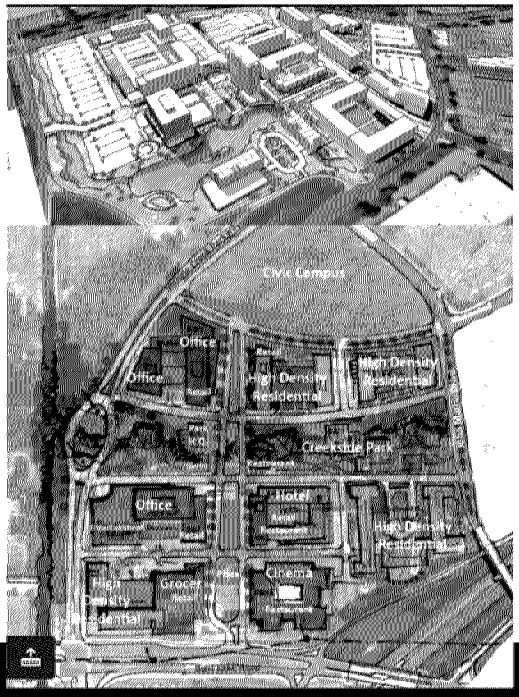
2019 Master Plan and Implementation

- The City is working with Bolton & Menk and Cuningham Group to update the 2006 Master Plan and complete an implementation strategy in cooperation with Alatus
- Work will also include:
  - Re-writing the City's zoning code: Accessible, functional, responsive
  - Create new mixed-use zoning districts that implement the newly created mixed use land use categories in the 2040 Comprehensive Plan
  - Create a Brooklyn Boulevard Overlay District: land use plan, regulatory framework, addresses transitions
  - Master development strategies for former Sears site and 57th and Logan site: development scenarios, market feasibility, and marketing materials

8

Development Master Plan

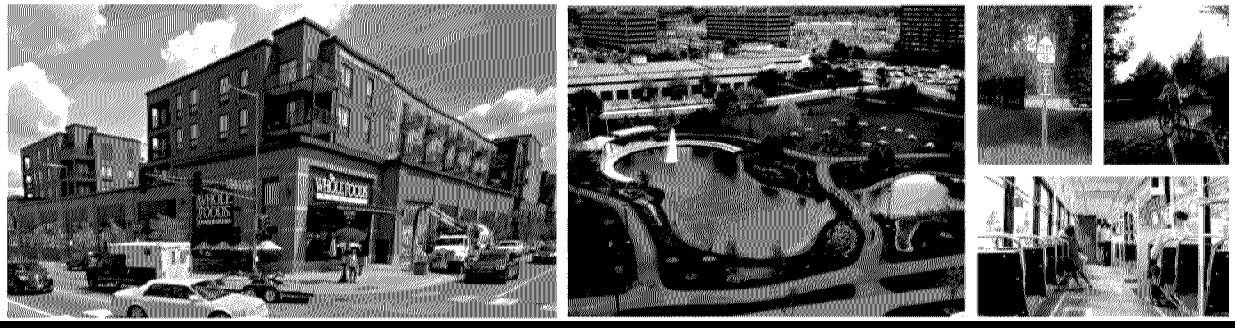
- Existing Conditions and Market Feasibility
  - Assess site conditions and market context
  - Feasible development types, with and without subsidy
- Master Development and Land Use Plan Concepts
  - Develop systems framework
  - Explore land use scenarios and identify preferred
- Infrastructure Assessment and Cost Estimates
  - Infrastructure needs to support development
  - High level cost estimates
  - Funding and phasing of improvements
- Development Implementation Framework
  - Action plan for City and partners
  - Will be coordinated with zoning update as needed



9

City's Vision for the Site

- An inviting, attractive, mixed use and vibrant development which provides for a variety of housing types to assist with diversifying the City's housing stock



10

ALATUS

Brooklyn Center – Master Plan Concepts

March 20, 2019

About Alatus

Numerous, award-winning, transformative urban and suburban projects.

Known for dedication to excellence - a leader in multi-family as well as mixed-use, commercial, and single-family residential real estate developments.

Our team of 20 professionals brings more than 30 years of real estate, design, construction, and management expertise.

Have proudly served clients and 60+ Twin Cities communities to date.

Quality

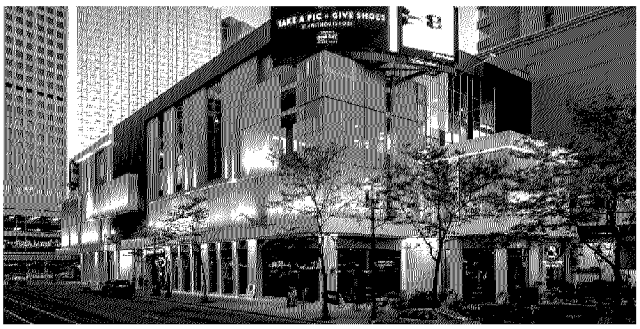
Integrity

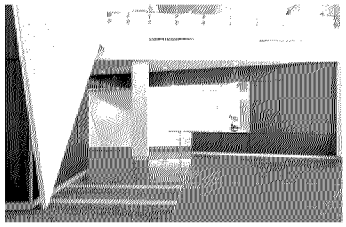
Foresight

ALATUS TEAM

PAST DEVELOPMENT – MAYO CLINIC SQUARE

- $60 million TDC: mixed-use redevelopment (2015)
- Located in the heart of downtown Minneapolis entertainment district
- 245,000 sq. ft.: Office, medical, sports facilities, restaurant, retail, public parking

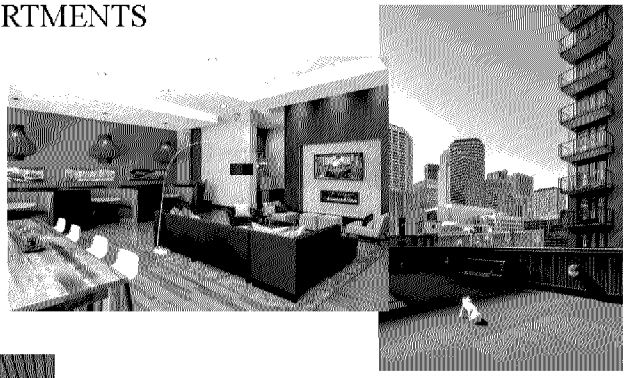




BROOKLYN CENTER MASTER PLAN | ABOUT ALATUS | CURRENT SITE | PROPOSED SITE | PRECEDENTS

PAST DEVELOPMENT – LATITUDE 45 APARTMENTS

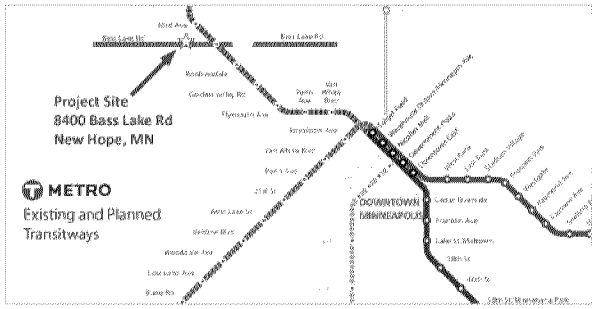
- $72 million TDC: mixed-use residential (2015)
- Mill District, East Town Neighborhoods; Skyway-connected, blocks from Mississippi River and St. Anthony Falls
- 318 Luxury Apartments, 10,000 sq. ft ground floor retail



BROOKLYN CENTER MASTER PLAN | ABOUT ALATUS | CURRENT SITE | PROPOSED SITE | PRECEDENTS

NOW LEASING – IRONWOOD APARTMENTS

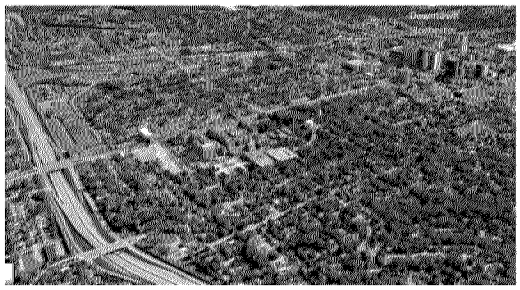
- $43 million TDC: mixed-use residential (opened January 2019)
- 182 Luxury Apartments, 4-Story structure adjacent to New Hope Village Golf Course
- Healthy-living community: VRF system, proximity to future LRT line extension



BROOKLYN CENTER MASTER PLAN | ABOUT ALATUS | CURRENT SITE | PROPOSED SITE | PRECEDENTS

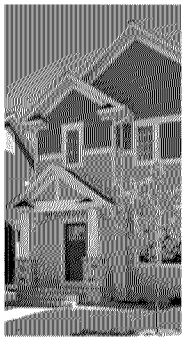
Under Construction – Berkman Mixed-Use, Rochester

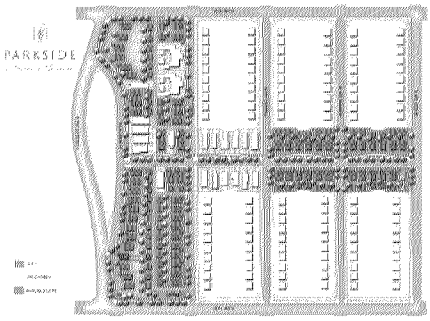
- $125 million TDC: mixed-use residential (first deliveries Q1 2020)
- 14-story world-class tower - 350 Luxury Apartments (including 6 Townhomes), 24k sq ft retail/commercial
- Proximity to 2nd St Transit Corridor, St Marys Hospital, downtown Rochester



Under Construction – Parkside at Humboldt Greenway

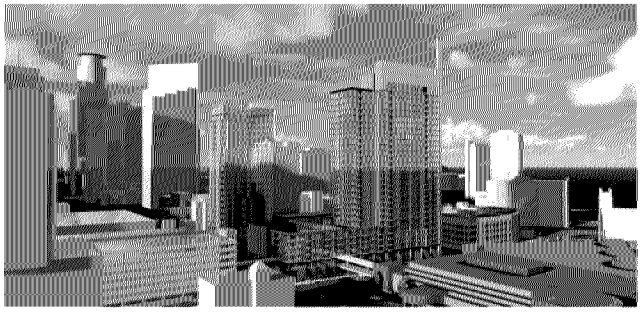
- 65 Single-Family Home sites in North Minneapolis
- Historic Lind-Bohanan and Shingle Creek neighborhoods, walking distance to Grand Rounds National Scenic Byway system
- Phase III complete in 2019. Semi-Custom new homes - prices starting at $299,900+

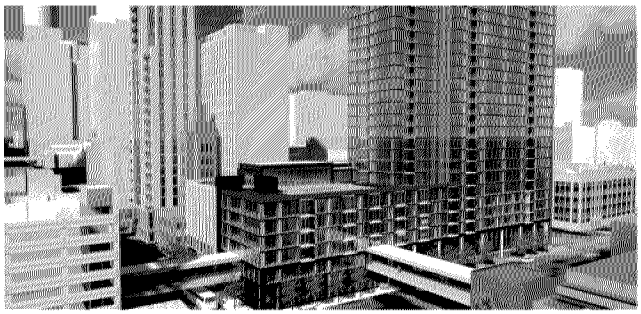




PIPELINE – 12TH ST TOWER

- ~$150+ million TDC: mixed-use residential (in design development)
- Downtown West / Convention Center and East Town Neighborhoods, skyway connected
- 360 Apartment homes, street-level commercial office and retail spaces

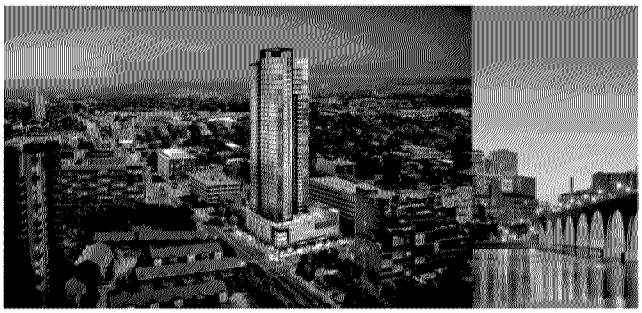




*Conceptual, subject to change

PIPELINE – ALIA

- ~$213+ million TDC: mixed-use 40-story point tower (in design development)
- Historic St Anthony Falls neighborhood
- 212 luxury condominiums, ground floor retail and restaurant to activate vibrant streetscape

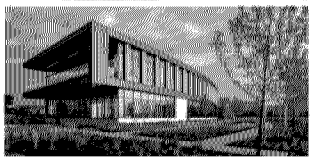


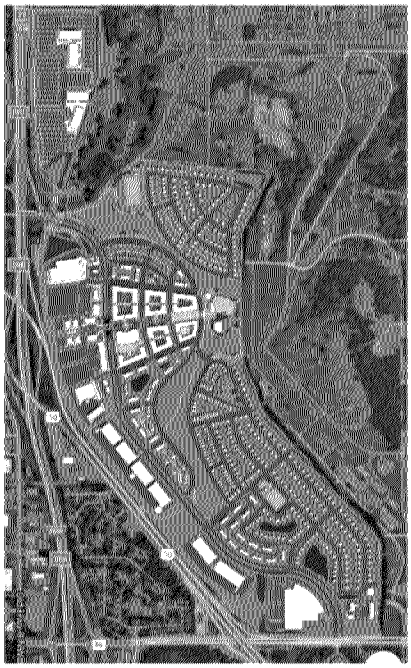
*Conceptual, subject to change

PIPELINE – ARDEN HILLS MASTER PLAN

- 427-Acre Master Planned Community 15 min from downtown Mpls & St Paul
  - 120 Acres: Single Family Housing
  - 45 Acres: Town Center (Mix of Housing, Retail, Entertainment, Civic uses)
  - 97 Acres: Commercial Mixed-Use (Office, Retail, Flex)
  - 40 Acres: Corporate Campus
  - 70 Acres: Green Spaces, Parks, Trails

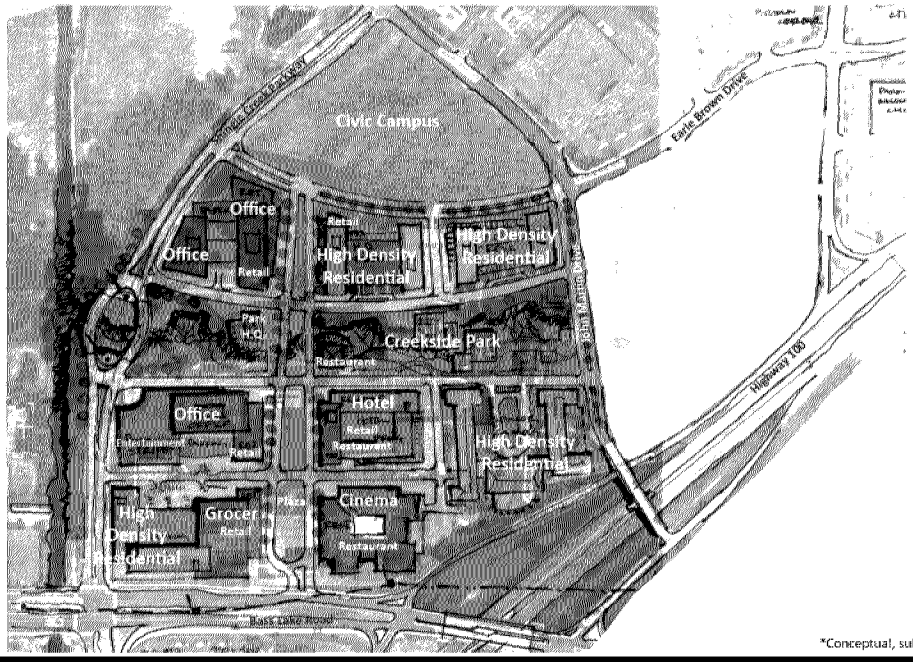
- Est $700 Million+ Value at Completion





CURRENT SITE – BROOKLYN CENTER

PROPOSED SITE CONCEPT – BROOKLYN CENTER



*Conceptual, subject to change

BROOKLYN CENTER MASTER PLAN | ABOUT ALATUS | CURRENT SITE | **PROPOSED SITE** | PRECEDENTS

PRECEDENTS – MULTI FAMILY

BROOKLYN CENTER MASTER PLAN | ABOUT ALATUS | CURRENT SITE | PROPOSED SITE | **PRECEDENTS**

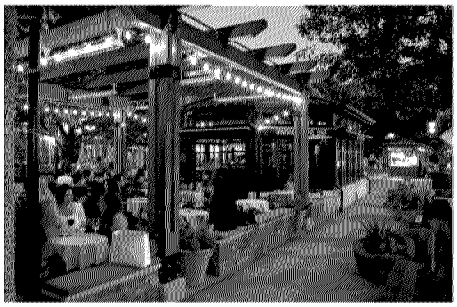
PRECEDENTS – MULTI FAMILY

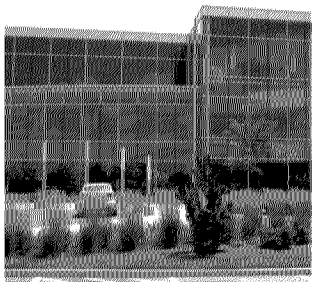
PRECEDENTS – MULTI FAMILY

PRECEDENTS - COMMERCIAL

BROOKLYN CENTER MASTER PLAN | ABOUT ALATUS | CURRENT SITE | PROPOSED SITE | **PRECEDENTS**

PRECEDENTS - COMMERCIAL



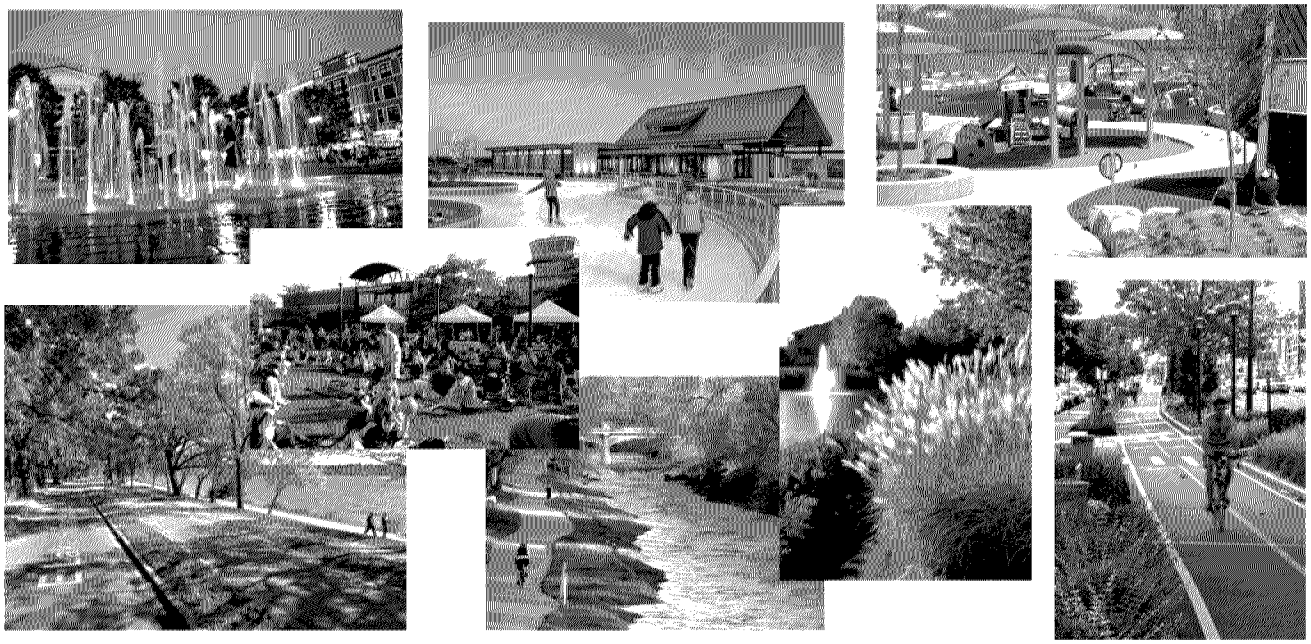


BROOKLYN CENTER MASTER PLAN | ABOUT ALATUS | CURRENT SITE | PROPOSED SITE | **PRECEDENTS**

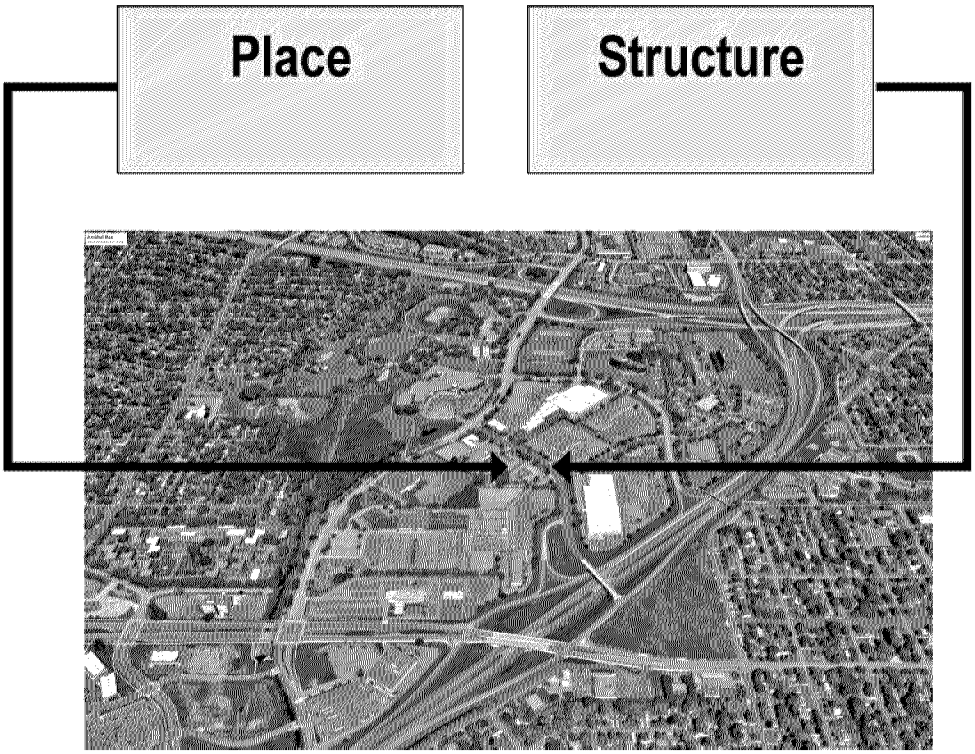
PRECEDENTS - COMMERCIAL

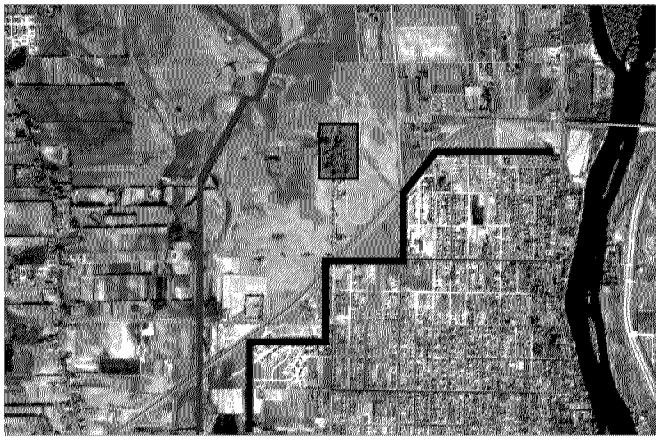
BROOKLYN CENTER MASTER PLAN ABOUT ALATUS CURRENT SITE PROPOSED SITE **PRECEDENTS**

PRECEDENTS – GREEN SPACE AND PARKS



BROOKLYN CENTER MASTER PLAN ABOUT ALATUS CURRENT SITE PROPOSED SITE **PRECEDENTS**

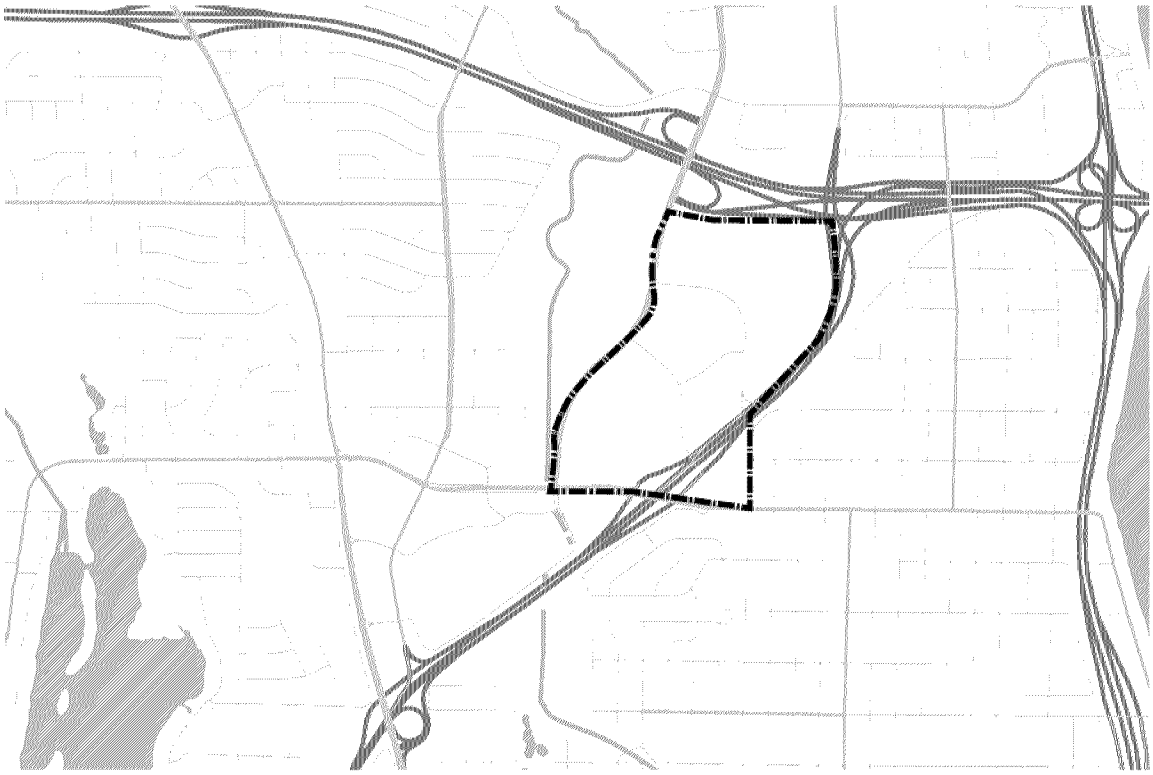




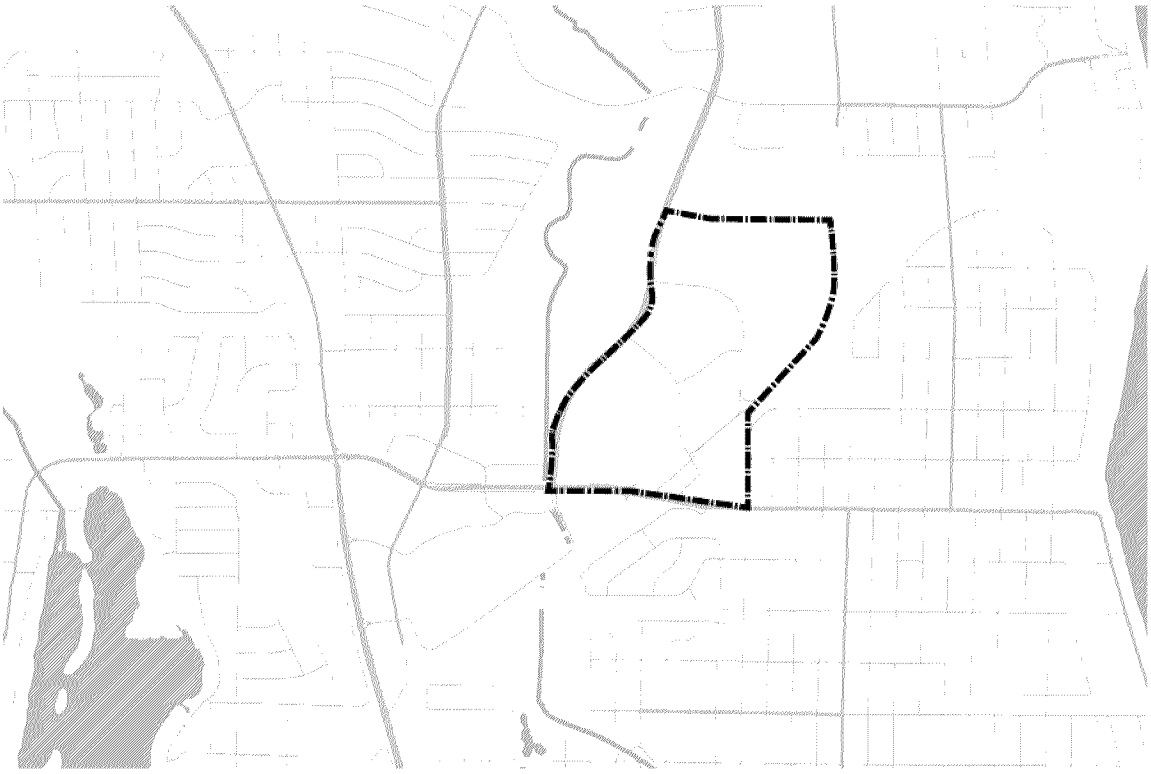
1953

Today

Overall

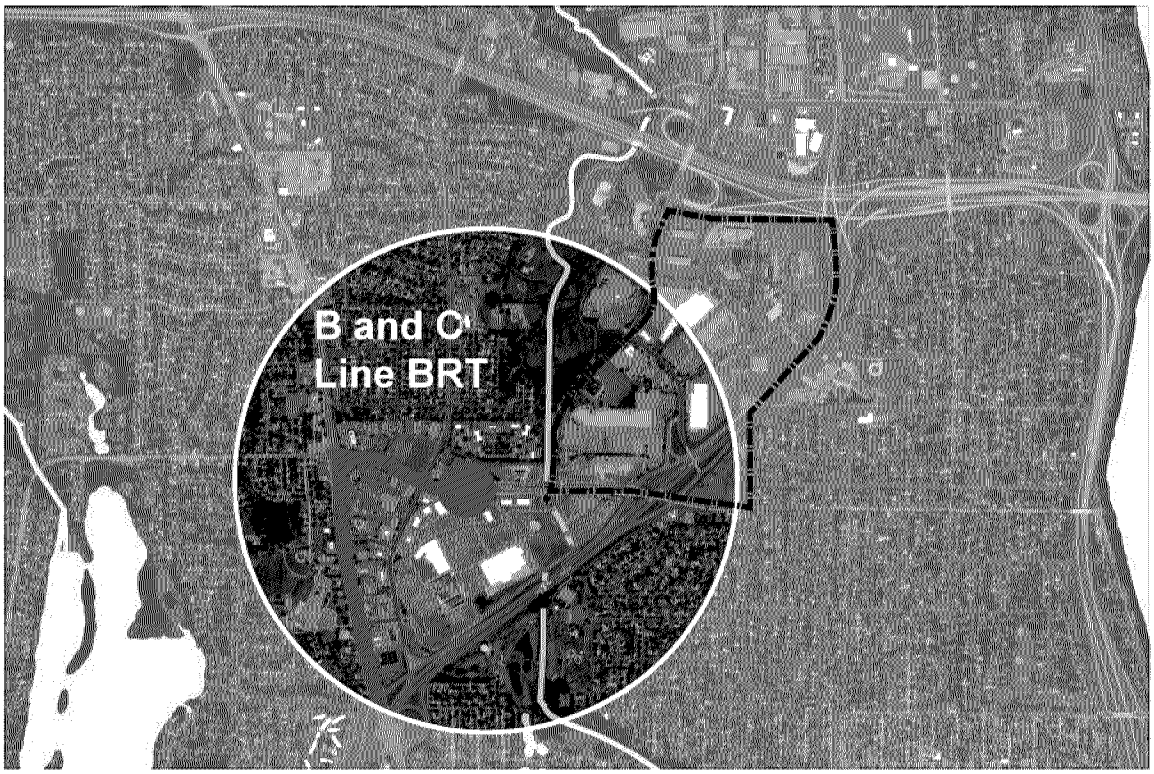


Roads (all)

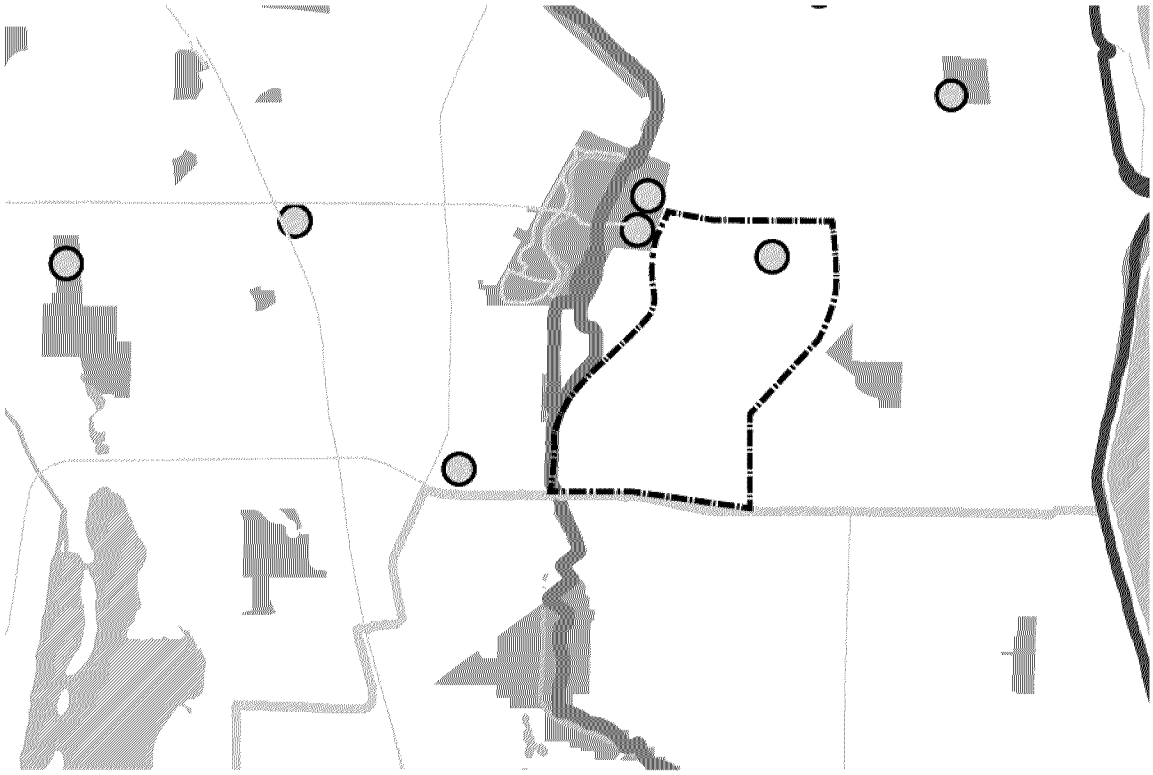


Local Roads

Highways



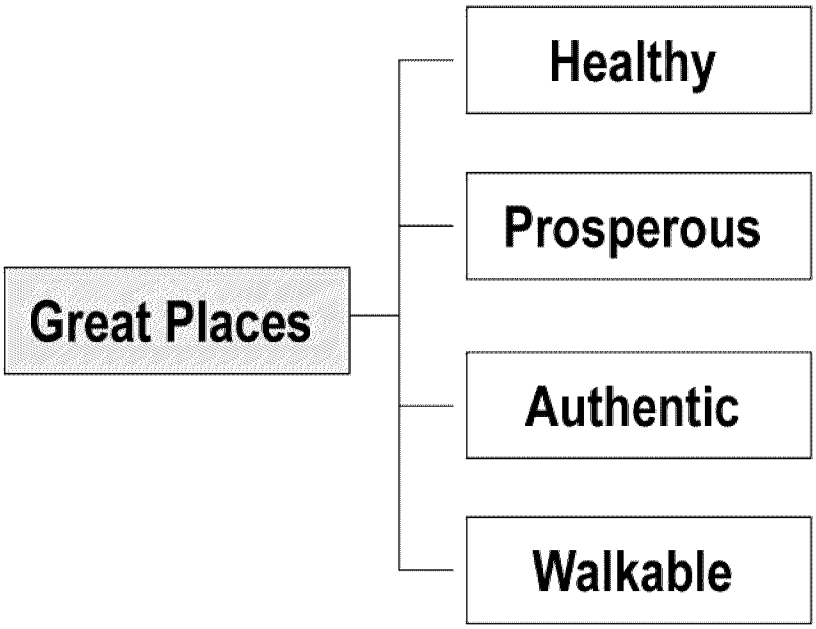
Transit



Parks and Public Amenities and Bikeways

Assets	Liabilities
Transit Open Land Centrally Located Access to Trails	Barriers Grey Big Roads and Blocks Not very walkable Not a mix of uses

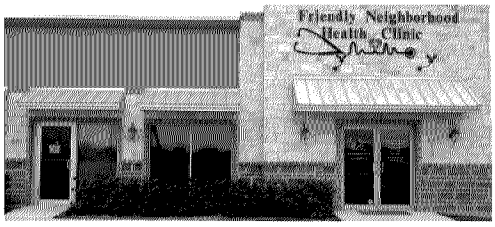
A lot of things come together here, but the structure is not supportive of creating a great place



Great Places

Healthy

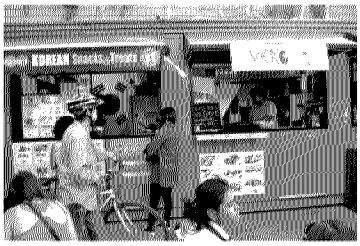
access to food
exercise
health services
clean air and water



Great Places

Prosperous

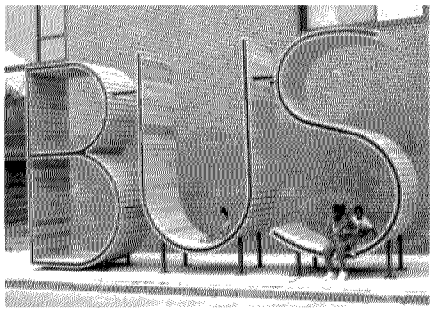
education & training
affordable start up
access to jobs
affordable housing
entrepreneurial support



Great Places

Authentic

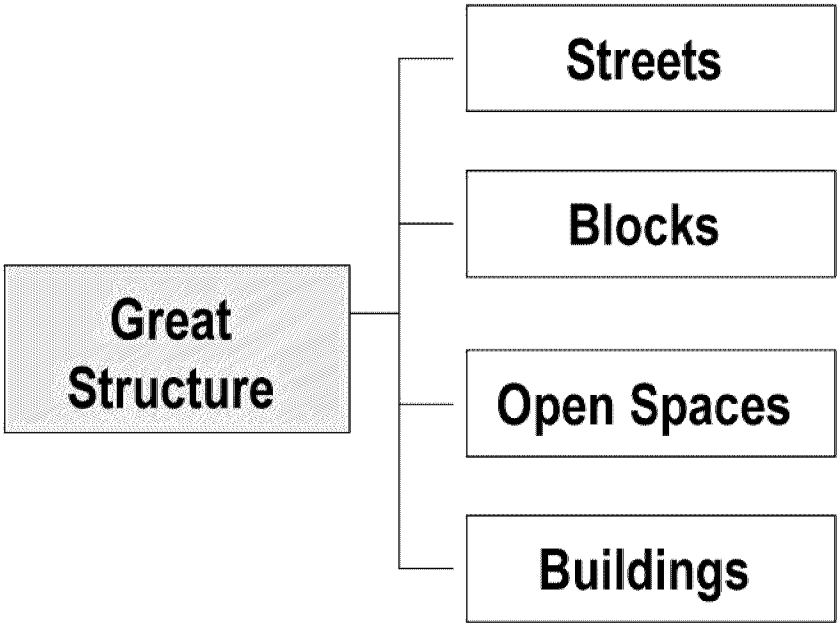
public art
local businesses
sociable
welcoming
tolerant



Great Places

Walkable

Diversity of uses
Density
Destinations
Comfort
Human Scaled
Balanced Parking



Great Structure

Streets

Beautiful
Well connected
Places to be
Support development

Great Structure

Blocks

Small
Clear front and back
Part of a pattern

Great Structure

Open Spaces

Variety
Designed to be used
Well Connected

Great Structure

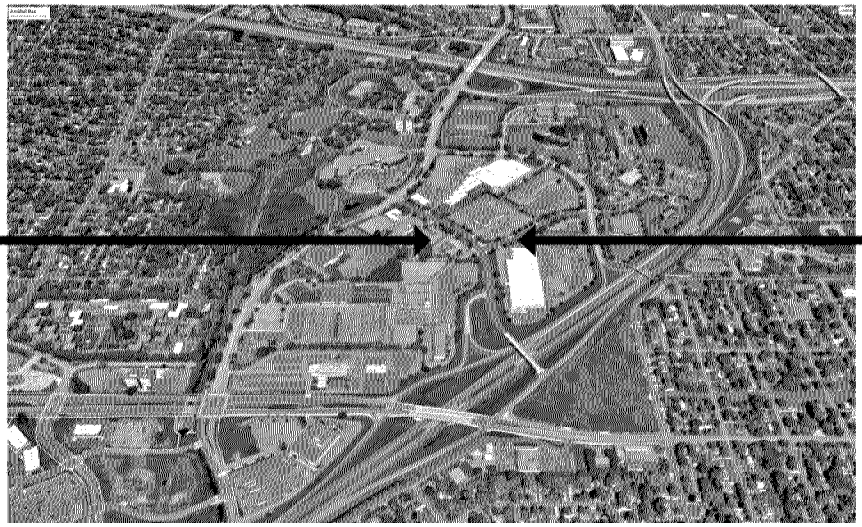
Buildings

Multiple Uses
Face the Street
Porches & Storefronts
Neighborly

Great Place

Great Structure

Healthy
Prosperous
Walkble
Authentic



Streets
Blocks
Open Space
Buildings

Alatus: Brookdale sites
Workshop 1: Small Group Discussion notes
March 20, 2019
Brookdale Library

1. What makes this area interesting or unique?

Regional Access – Central Location • Location – relative to the twin cities metro • Centrality to the City – parks, trails, road system, transit • Accessibility/location • One block from transit center • Easy access: Highways • Transit • Strength: regional access and visibility • Unique opportunity to pull people off Hwy 100 • "Halfway to everywhere" **Potential of site** • Significant scale and acreage • Grey site – source of future economic growth • Very significant to the City's economic development future • Potential walkability • 85 acres • Blank canvas • Blighted properties • Underserved with restaurants and nightlife • Opportunity of change • Size of site	**Local Amenities and Adjacent Uses** • Shingle Creek • Fully developed surrounding area • Cross roads to trails • Adjacent to Hennepin County Service Center • Near water ways • Earl Brown Farm • Many parks • New band shell • Community center • Trails • Top Golf • Many hotels with nice restaurants • Tie in to bike trails • Convenient to existing amenities (parks, library, shops, etc.) – resource rich **Housing** • Bring in a diversity of households and various incomes • Opportunity for mixed use housing **Demographic Composition** • Lots of youth • Diversity

1

2. What could be accomplished through development that would improve/enhance the area for the whole community?

Economic Benefits

- Economic development: jobs, living wages
- Economic development – additional disposable income
- Incubator/diverse work experience
- Help existing businesses
- Employment opportunities
- Diversity of income
- Small shops – an antique main street (like Robbinsdale)
- A "Target-type" store
- Economy/tax base (investment/reinvestment)

Housing Options

- Quality market rate housing
- Housing for seniors
- Housing – replacement
- Higher level housing

Vitality and Community Pride

- Bring in new residents
- Pride in our community!
- More people and diversity
- Diversity of experience
- Pride (sense of)
- Multi-culture (sense and place)

City/Civic Center

- A downtown: the future center of gravity for Brooklyn Center in the 21s Century
- Gathering places – restaurants with outdoor seating and trails
- A downtown/destination

Linkages and Connections

- Trail connections/web
- Ability to connect to neighborhoods
- Places for children and family reunions
- Civic center
- Contribute to Shingle Creek Crossing

Specific or Unique elements

- Movie theater
- A thrift store
- Tennis courts
- Music festivals (open mic, karaoke)
- Co-op
- More nightlife
- Things to do! Theater, restaurants

3. What concerns for the area do you have as future development occurs?

Impact on Tax Base and Services

- Not too much non-taxable space
- Impact on schools (future), not building to future population

Parking and Traffic

- Traffic issues (need good traffic flow)
- Parking
- Traffic/parking (off street from residents)

Capturing the Opportunity (aspirational)

- Can we change the perception of Brooklyn Center? (If we build it, will they come?)
- Not forward thinking enough
- That the opportunity site reflect the economic mix already represented in Brooklyn Center (starter housing, market rate, affordable, mixing with some higher end)

Crime and Safety • Crime at the transit station • Design includes safety • Panhandlers/crime • Crime increases – criminal activity moving in • Metro Transit station – negative **Development Pressures and Process** • Development too slow • Development in a silo • Takes too long to complete • Infrastructure that will bring further development to adjacent sites • Too little/too late/waiting too long	**Environmental Concerns** • Environmentally friendly (flooded trails, golf course) • Economical, sustainable development **Housing** • Multi-family market rate saturation **Commercial** • Walmart is an eyesore **Design** • Lack of diversity in design, building and development

4. Are there specific uses that these sites could accommodate (e.g. housing, retail, commercial uses, public spaces, community destination, community pride, etc.)?

Mixed Use • Mixed use, commercial uses, quality contemporary housing, retail and entertainment • All of these! – housing, retail, restaurants, transportation, connectivity, city center, schools, community!! • Be aware of other developments **Commercial and Entertainment** • Restaurants – not fast food • Something that keeps Top Golf customers in Brooklyn Center in the evening (food) • Theater • Regional destination entertainment, recreational destination • Restaurants – not fast food, high end • HyVee/Grocery store • Global market (representative of the community) • Brewery/distillery (and food)	**Housing** • Nicer townhomes • Diverse style of housing • Housing – medium or high end, small townhouses **Civic/Public** • Centennial Lakes type (Edina) waterway • Pearl Street (Boulder CO) pedestrian accessible • Community destination • Possible future City Hall/public spaces • Community arts center • Civic center • Create a walkable connectivity • Play up and tie in city identity • Farmers Market (flea market every weekend) • Build up Earl Brown days to include/interest more people • Sports court/fields

Activities and Events	Youth
• Activities that are complimentary to existing business/places (Top Golf) • Activity destination that would be unique to Brooklyn Center • Indoor water park • Leverage Top Golf • Gardens: both indoor and well-landscaped areas • Pet/dog park	• Don't forget the youth • Space for teens – with focused activities • More (top notch) outdoor play areas – especially for little ones

5. What additional information would you like to have in order to assess the redevelopment opportunities for the old Brookdale Ford/Brookdale Square area?

Request for studies/data	Questions
• Study on integrated transit improvement opportunity • Roadway enhancement into and out of site • Transit – BRT: improvement and use of transit station – does it work? • Trails and open space • How to support and incubate start-ups • Updates • Timetable and schedule • Hazmat mitigation • City costs	• Financing – how will it be structured? • Who will own the finished development? Who's liable if we build it and they don't come? • Do we have the depth to finish? • Timeline • Do we have the will to be aspirational? • How can we do this given the economic profile of the city? • Is there ability to attract investment from Hennepin County or the State of MN? • What has been successful in similar sized towns around the country?

BROOKLYN CENTER

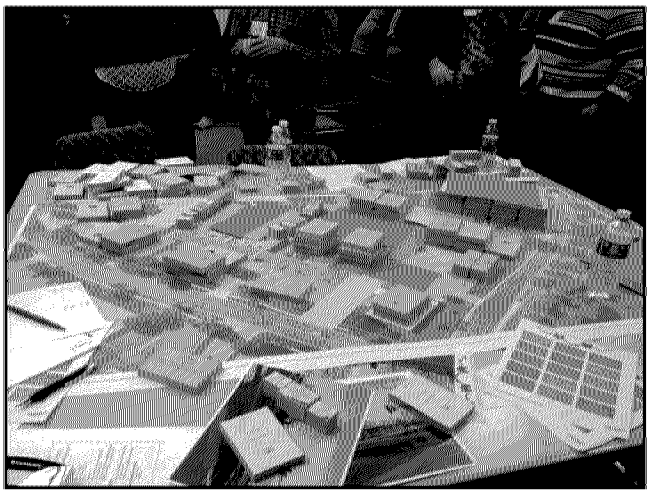
CORRIDOR DEVELOPMENT INITIATIVE / COMMUNITY ENGAGEMENT

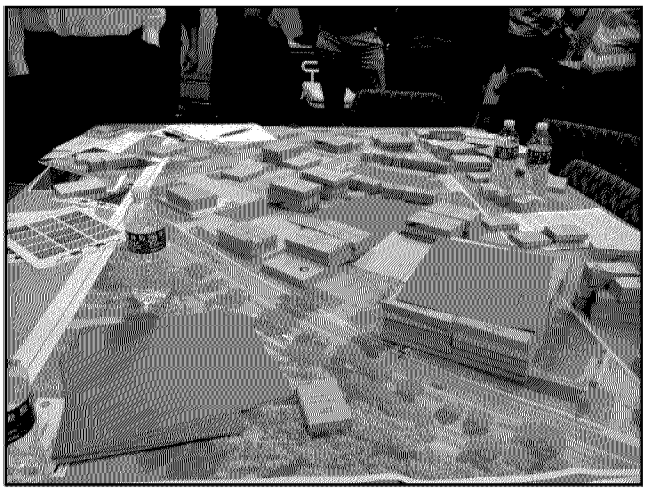
OPPORTUNITY SITE – 5900 SHINGLE CREEK PARKWAY

APRIL 3RD, 2019

Table One (1) / Facilitators: Carla Dunham and Vishal Dutt

SCENARIO 1: Top of the "Cone" / #1 – High School & Daycare





DETAILS:

86 Total Housing Units:

- 68 Market Rate rental units
- 18 Owner Occupied townhomes / single family homes

Average building heights – 3 to 4 Stories

255,000 square feet of commercial:

- 25,000 sq./ft. of retail
- 30,000 sq./ft. of office
- 200,000 sq./ft. of school (i.e. high school, daycare, etc.)

75 stalls structured parking (not underground)

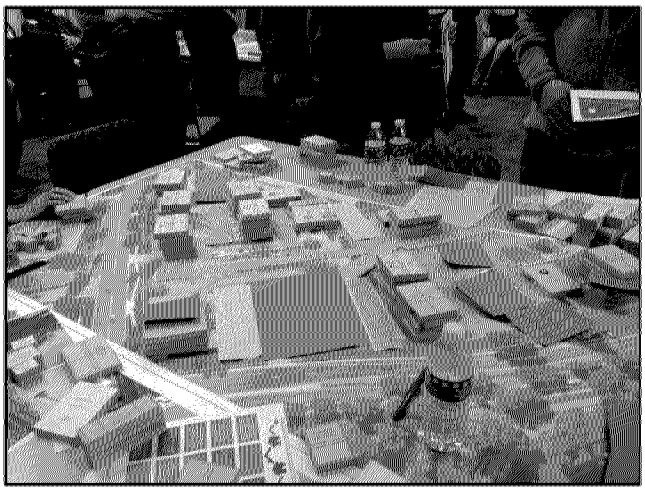
2 acres of green space (near the residential areas)

KEY IDEAS: high schools, daycare, lots of green space located near residential area

RESULTS:

- Huge gap of approximately $7MM+ (>20% financing gap, probably not feasible)
- Average cost of home ownership = ~$570,000
- The school provides some financial buffer in terms of guaranteed income (i.e. government funding); however, the large amount of green space leaves lots of development costs to be carried by the 86 housing units.

SCENARIO 2: Top of the "Cone" / #2 – Amphitheatre & Entertainment Zone



DETAILS:

124 Total Housing Units:

- 20 Affordable rental units
- 88 Market Rate rental units
- 16 Owner Occupied townhomes / single family homes

Average building heights – 4 Stories

100,000 square feet of commercial:

- 15,000 sq./ft. "trendy" restaurants
- 20,000 sq./ft. grocery (Trader Joe's)
- 25,000 sq./ft. of retail
- 25,000 sq./ft. of city center
- 15,000 sq./ft. of office

Parking:

- No below grade parking
- 100 stalls of surface parking

1 ½ acres of green space (near the residential areas)

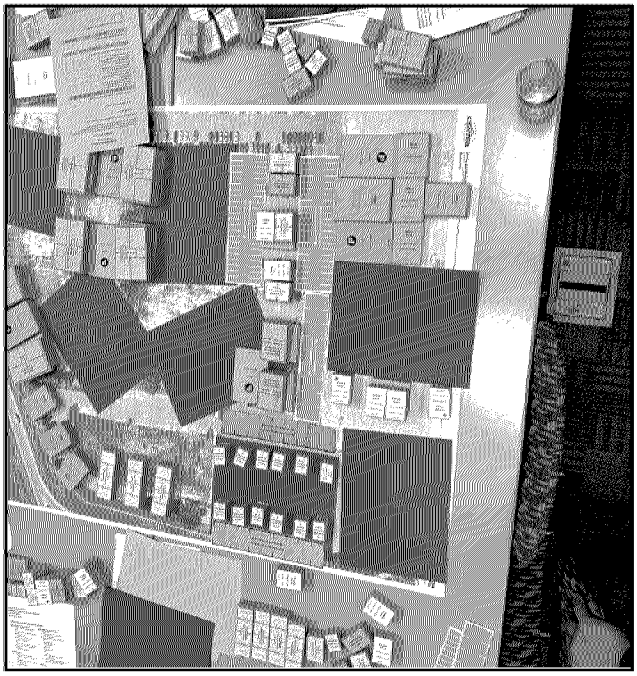
KEY IDEAS: trendy restaurants, entertainment zone, Amphitheatre, lots of green space, move city center & offices to "peak of cone", denser housing on north end of site (i.e. could be higher end, condos), amenities

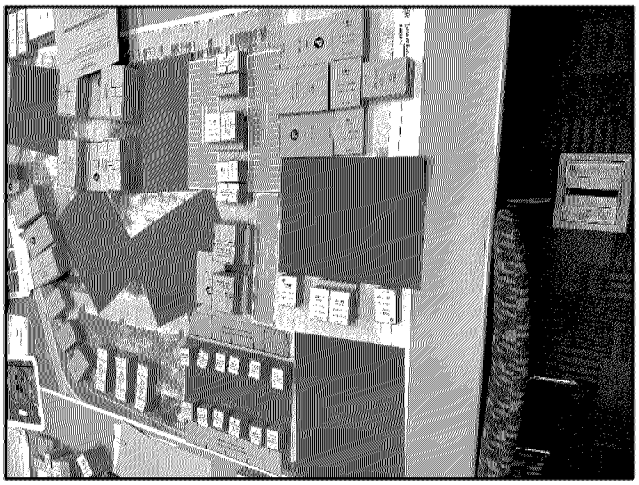
RESULTS:

- "Big" gap (>20% financing gap, probably not feasible)
- Average cost of home ownership = ~$500,000
- There's lots of green space, which requires the housing units to carry most of the development cost. Strength of retailers is key to making this work financially. No reason not to go to 8-9 stories.

Table Two (2) / Facilitators: Chris Osmundson and Barrett Corwin

SCENARIO 1: Southeast Corner #1





DETAILS:

130 Total Housing Units:

- 45 Affordable rental units
- 45 Market Rate rental units
- 40 Owner Occupied townhomes / single family homes

Average building heights – 2 to 3 Stories

50,000 square feet of commercial

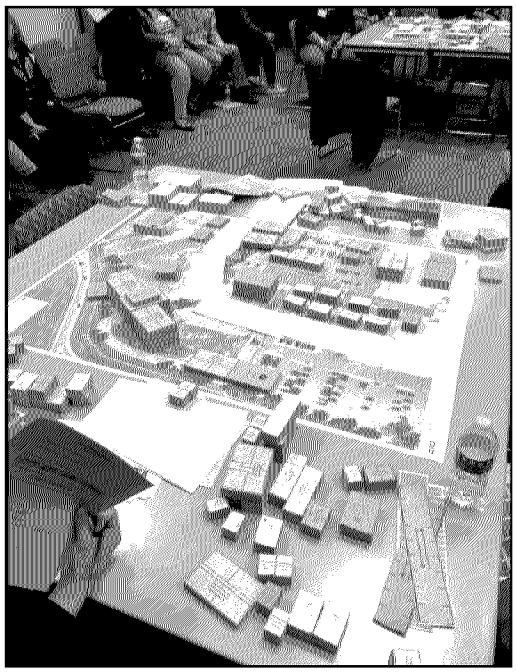
5 acres of green space

KEY IDEAS: more retail, more entertainment, some do & don't want to live next to office/retail, places for local concerts, green space, farmers market, Amphitheatre, walking, regionally connected bike paths, orient multifamily housing facing downtown, retail visible from main street

RESULTS:

- Huge gap (>20% financing gap, probably not feasible)
- Average cost of home ownership = ~$400,000+
- Most of the site is green space (i.e. over 75%), which would require the housing to carry most of development costs.

SCENARIO 2: Southeast Corner #2



DETAILS:

260 Total Housing Units:

- 100 Affordable rental units
- 120 Market Rate rental units
- 40 Owner Occupied townhomes / single family homes

Average building heights – 3 to 5 Stories

30,000 square feet of commercial:

- Includes (1) large office building @ 20,000 sq./ft.

No below grade parking

1 acre of green space

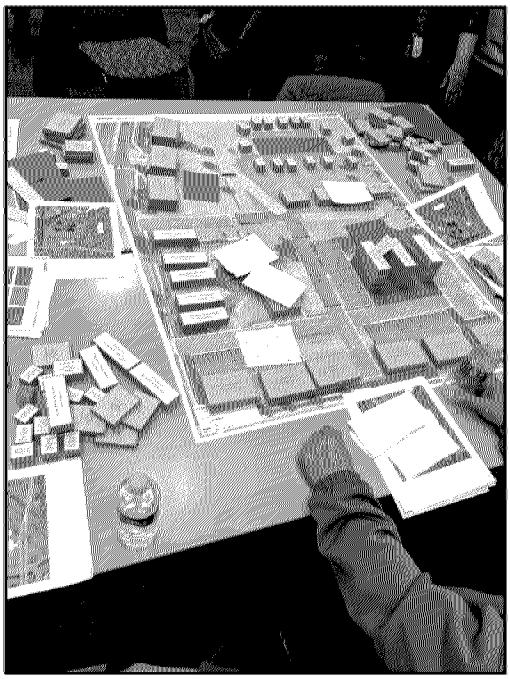
KEY IDEAS: high-rise buildings looking at downtown, retail along visible areas, $300k-$350k home purchase prices, entertainment (i.e. Tilt, Punchbowl Social, etc.), farmers market

RESULTS:

- Less than 20% financing gap, worth playing with a little more to make more financially feasible
- Home ownership slightly higher than scenario anticipates (i.e. roughly $400,000 vs. $300k-$350k)
- Good amount of green space

Table Three (3) / Facilitator: Ashley Bisner

SCENARIO 1: Southwest Corner #1



DETAILS:

456 Total Housing Units:

- 300 "high-end" Market Rate rental units
- 100 "regular" Market Rate rental units
- 40 Owner Occupied townhomes
- 16 Owner Occupied single-family homes

Average building heights – 2, 3, and 6 Stories

85,000 square feet of commercial:

- 60,000 sq./ft. of entertainment + retail
- 25,000 sq./ft. of office

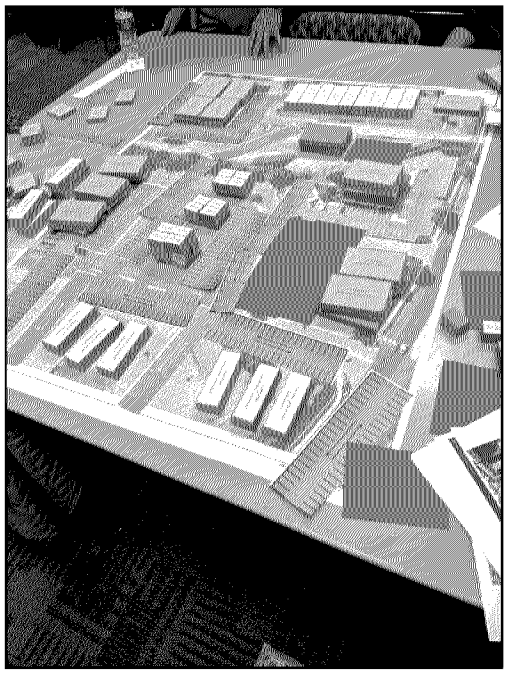
1 acre of green space (spread out over site)

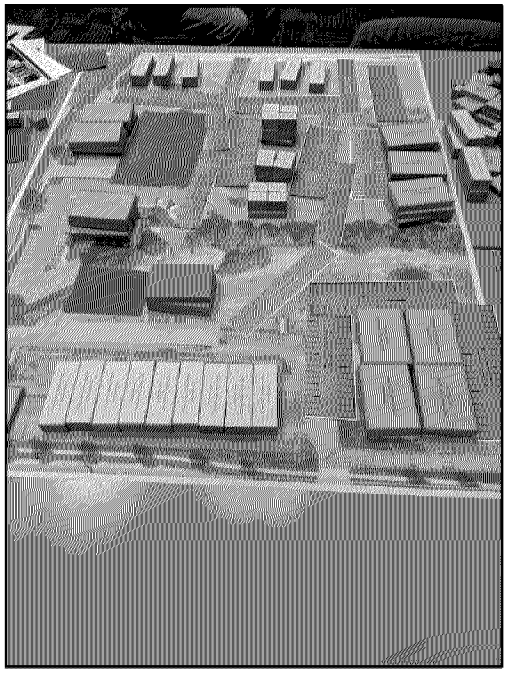
KEY IDEAS: less retail & more entertainment – visible along highway, office with housing on top, brew pub, walkable (like Centennial Lakes), corporate campus with parking in back, nice restaurants, Northloop / Warehouse district type areas, trails, walkways, movie theater

RESULTS:

- Less than 20% financing gap, worth playing with a little more to make more financially feasible
- Average cost of home ownership = ~$300k-320k
- Good amount of green space
- Strength of retailers is key to making this work financially.

SCENARIO 2: Southwest Corner #2





DETAILS:

360 Total Housing Units:

- 60 Affordable rental units
- 200 Market Rate rental units
- 100 Owner Occupied townhomes

Average building heights – 4 Stories

155,000 square feet of commercial:

- 90,000 sq./ft. large anchor store
- 20,000 sq./ft. of commercial
- 45,000 sq./ft. grocery

All Surface parking

1 acre of green space

KEY IDEAS: smaller 1 bedroom & micro units, "affordable" home ownership options @ $200,000 purchase price, theater, multicultural center, center for youth, paddle boating, trails, picnic areas, brewery with dogs allowed on patio, Trader Joe's

RESULTS:

- Less than 10% financing gap, worth playing with a little more to make more financially feasible
- Average cost of home ownership = ~$300k-320k
- Good amount of green space
- Strength of retailers is key to making this work financially.

BROOKLYN CENTER

OPPORTUNITY SITE – 5900 SHINGLE CREEK PARKWAY

Exhibit A – Comments Gathered from All Scenarios

- Food / Restaurants
  - Grocery
    - Co-op
    - Trader Joes
    - Whole Foods
  - Brewery
  - Farmers Market – Dedicated Space
- Job / Employment Opportunities
  - Training Center
  - Company training campus / job creation
  - Career Center
- Entertainment
  - Venue for Music
  - Movie Theatre
  - More Entertainment Less Retail
  - Amphitheatre
  - Skating
  - High visibility coming off Highway 100
- Recreation
  - Walking Trails – Centennial Lakes as Precedent
  - Water Features
  - Fitness shops (i.e. Alchemy)
  - Walkability, connect to existing roads & regional trails
  - Healthy living campus (i.e. live, work, play complex)
  - Continuous park land, but not too much as over 500 acres of park land already in Brooklyn Center
- Housing
  - Housing for Seniors – not senior housing
  - Townhomes
  - One step above affordable home ownership (i.e. $300,000 purchase prices)
- Vibrant Downtown
  - Excelsior Blvd. & Grand Ave. type atmosphere (i.e. functional, flexibility to accommodate many uses)
  - New Downtown for Brooklyn Center
  - Economic engine that financially creates opportunities, think big, rebrand the city
  - Transform current civic center into sports-oriented uses
    - Diversity of sports options, soccer, indoor track/dome for winter walking, mini athletic areas spread across areas of the site, etc.
- Concerns
  - Contamination of old Brookdale Ford site
  - Need to do Phase 1 correctly & set the stage for future development

Alatus: Brookdale Square/Brookdale Ford sites

CDI Community Workshop 3: Panel Discussion

April 17, 2019

Brookdale Library

Introduction: Meg Beekman, City of Brooklyn Center

- Intention for the site is to create a mixed-use downtown center
- Old Brookdale sites (35 acres) will be Phase I of the larger 85 acre redevelopment area
- Alatus LLC was selected as the master developer for the site

Question: What are the economic goals for the site?

- This process will help to better define the economic goals for the site (e.g. need for more jobs, tax base, local businesses, etc.)

Question: What's feasible for the site?

- For those options that aren't feasible for this site, other adjacent sites are also possible.

Panelists: *Facilitated by Barbara Raye, Center for Policy Planning and Performance*

- **Bob Lux,** Alatus LLC
- **Lukas Van Sistine,** ESG Architects
- **Michael Byrd,** WNC & Associates
- **Emma Kasiga,** African Development Center (ADC)
- **Edward Engler,** Upland Real Estate Group, Inc.

Introductions:

Bob Lux, Alatus LLC

- We are very excited about the potential of this site.
- Examples of our work:
  - Block E (Minneapolis) – Alatus reformatted the site to include the Timberwolves training center and Mayo Clinic
  - Rochester – 350 unit housing development near the Mayo Clinic
- Love to do difficult projects that others may not want to do.

- Alatus wants to leave a legacy for the community, which starts with this type of engagement. We want to listen to the community about what is needed. We always listen to the stakeholders to create a more meaningful project.
- Our desire is to make sure that gentrification doesn't happen. The diversity of the people and products will help guard against that.
- The Elliot Park neighborhood in Minneapolis underwent hardship when it was cut in half by freeways. Alatus created Grant Park (300 condominiums) which brought other new investments to the area.
- We have a great opportunity to make things happen – how do you attract a "there" there?
- Alatus does not do big box retail. The retail market is changing so drastically.
- Top Golf – no one would have imagined that would work in the past but it has been very successful. But it's not in a walkable area. The goal is to make an area that is walkable and connected by trails (build on the bike trails that already exist).
- Businesses that started in food trucks could have a space to move into a physical location.
- Housing will likely be the driver of the development, and will include smaller retail.
- Multifamily and senior housing could offer more housing options for people to live in the area.
- A theater group has expressed interest in coming to the site.
- Grocery store could be an option. Couldn't get Target to stay – need to listen to the market and look to where it's going.
- We are working closely with Hennepin County, Three Rivers Park, and the Metropolitan Council to deliver and inform exactly what the community wants.

Lukas Van Sistine, ESG Archiects

- As an architect, I've worked on various projects, including 40 – 400 unit multifamily residential, retail, hotels, office, restaurants, and places that people like to go.
- Important to create a sense of community, place, atmosphere where people want to be
- Ranging from individual buildings to master planning larger sites like this, we want to make a special place.
- Identify guiding principles for the site – what will we look for in the site?
    - Need a place to live – diversity of housing options. A 300 unit residential property often feels like a city within the building.
    - Businesses need a lot of people to use them (walkable and access by car)
    - More dense buildings that do not need to be taller than 5 – 6 stories
    - Home ownership options – townhomes will access to their own greenspace. For single family options, people want to be in areas where they can walk to things.
    - Mix of scale of buildings
    - Incorporate trees and greenspace
    - Connect to existing trails

- Business diversity can be a great asset for the community, providing a range of retail and restaurant experiences. Diversity can come from within the community.
- Create a central area (park, plaza) – a place where people want to go, walkable

Michael Byrd, WNC & Associates

- WNC & Associates specializes in financing affordable housing properties.
- Previously worked for affordable housing developers
- We have no direct connection to this property – here as a resource and will be glad to share my knowledge
- Developers don't create markets – developers respond to markets
- The community will play a big role in defining what is wanted for the redevelopment site.

Emma Kasiga, African Development Center

- African Development Center works with people, especially immigrants, who otherwise would not get access to capital (e.g. first time homeownership training, small business assistance, etc.)
- The challenge is to look at the community diversity. Brooklyn Center is one of the most diverse in the region. The challenges that these communities of color experience include:
  - Inability to access certain things
  - Concern over gentrification
  - Improvements can make things unaffordable
- It will be a complex project site. Hopeful that the community will be served by incorporating a range of opportunities.

Edward Engler, Upland Real Estate Group

- Upland Real Estate Group is a boutique company focused on commercial real estate and leasing.
- History of the Earl Brown Farm:
  - Converted to an commercial industrial park by the original developer (500 acres)
  - Earl Brown has no heirs, and left the property to the University of Minnesota. Because the site was too far away from the University, they sold it to Gustafson, the original developer.
  - The building were developed in the 70s and 80s. Originally Metronic was here, Venus Waterbeds, etc.
- I've been associated with Alatus for 15 years, bringing opportunity sites forward for consideration.
- Top Golf is one example that shows people will come here – didn't need to build it in Edina.
- Previously, foot traffic in the old Brookdale Mall was the highest of all the malls.
- Alatus is a visionary group, and have done great things in town:

- The Carlyle, located along the river at the site across from the downtown post office, was the first major residential project in the area. Now there is much more residential between the North Loop and East Downtown. The project incited much more development.

- The access of the site and ease of transportation is a big selling point for the location.

Discussion:

Myrna (previous Mayor of Brooklyn Center): This was a dream when I was Mayor. How do we prevent displacement when new development occurs?

BL Plan ahead for it. New development in this location will not displace anything. Make sure there is a range of housing options that serve various income levels. Alatus just completed 65 single family lots in north Minneapolis. It took 1.5 years to build, and now there is a diversity of people living in those homes. I also came from a small town and greatly prefer the diversity of this community. It's our future. We need to embrace it or we will be left behind.

MB We work with developers all over the country (over 1,500 apartment properties). The Twin Cities has some of the best affordable housing developers in the country, creating attractive projects that are accessible to very low income people. As you found through the block exercise at the last workshop, a mix of housing works. There is always a demand for affordable housing.

EK It's important for people to find communities where they can participate, be involved, ask questions, talk to the people that are making the plans, make sure their voices are heard. Ensure that the people in power will do what the community wants – and work together to find the solutions.

Question/Comment: I live in the north edge of Minneapolis and use the retail in Brooklyn Center regularly. The area serves a broader region (not contained by city borders). I noticed that an amphitheater was proposed in one of the block exercise development scenarios, and wanted to remind everyone that an amphitheater is already being planned at the Upper Harbor Terminal (Dowling/Hwy 94 exit) by someone affiliated with First Avenue. We won't need another one so close by.

Question/Comment: You mentioned that this will be a difficult project. What can't be done? We see the rebranding of the city. What structures will help it become more interactive?

BL Importance of having you here – to identify what people are hoping for. There's probably not room in the market for another amphitheater. The main idea is to listen and respond to the market. The site is difficult because it takes a lot of work – not impossible. We look forward to working through the challenges. A lot comes down to the infrastructure (roads, sidewalks, etc.). Where do we put parks, trails – that's why we hire good planners.

Question/comment: The 2040 Comprehensive planning process worked toward creating a mix of destinations and to serve the existing community. Almost all of the housing is affordable. Why do we need more?

BL There should be a diversity of housing – not all affordable housing. We will work to provide housing for a range of income levels (high/moderate/low) all in a similar area. It's not ideal to concentrate incomes, and isolate them from each other.

EE When the original developer (Gustafson) developed the 500 acres it leased up pretty quickly. The area still remains vibrant, providing lots of jobs. People like to live close to their jobs (e.g. Medtronic, MTC office). Adding residential will help it be more of a work-live area.

MB The Met Council controls the sewer and water infrastructure, and guide what types of things happen to maximize that infrastructure investment.

BR Most of the existing affordable housing is inexpensive because it is an older housing stock (does not receive public funding). New affordable housing will be in better condition, and will remain affordable if housing prices begin to rise. The rents of new affordable housing will be comparable to existing rents (approximately $1,000 per month), while rents in places like North Loop are rising to over $2,500 per month. These newer affordable options will provide a way to address concerns over gentrification.

Mayor: Currently only 5% of the city's affordable housing is legally binding (income restricted).

Question/comment: I am a housing coordinator for an affordable housing property and our waiting list is 3 – 5 years long. There is no availability. People have to go out of the area to find affordable housing. I pray to have more affordable housing options, especially for seniors that want to stay in the community. People want to be able to live in the area in housing they can afford.

MB New affordable housing can target very low rent levels. There is a strong market for this type of housing.

Question/comment: There is a growing population of African community members and businesses. Have you considered a community center to accommodate this growing African community, and providing more activities that bring more businesses to Brooklyn Center?

Question/comment: Student from BCA school – I support more housing, a recreation center, fun zone, skate park, and bowling alley.

Question/comment: Student from BCA school – When we asked our peers, there was interest in food dine-in options. Any thoughts on restaurants that could locate here?

Question/comment: Student from BCA school – Thank you for hearing our voices. Is it possible to include a multicultural center?

BL We are considering everything that is suggested. We'll need to figure out how to put the range of ideas into the plan – and make it financially viable. Our objective is to make this a unique location, which will need special restaurant options (not chains). The multicultural center and skate park would create destinations that would also provide jobs. Nothing is off the table.

Question/comment: I've been renting houses in Brooklyn Center for 30 years. We currently rent higher end housing products for $1,600 - $2,500 per month. I would recommend that you consider housing products for young urban professionals. There is a high demand by recent

graduates that like the centrality of this area. If you can give them a great first experience in Brooklyn Center then they will stay. I recommend that you build a nice product for that demographic.

BL That is consistent with our thought process – quality endures.

MB There is 0% vacancy rate in North Loop, with rents at $2,500 per month for a two bedroom unit.

Question/comment: My observation, having lived in Brooklyn Center for 15 years, and served as chair of the Brooklyn Center Housing Commission, is that a fair number of people do not have a positive image of what the community could be. We should not focus exclusively on one type of housing, and we need diversity (keep businesses vital). These types of developments are going on in many places. Brooklyn Center is behind. Don't be afraid of what we can do.

BR Businesses need customers – more housing will increase the economic vitality.

Question/comment: I drove metro transit. Apartments are what brought Brooklyn Center down. I would rather see a Costco that apartments. I don't see apartments increasing home values.

BL Any new investment has to improve the community – need to feel good about it. Substandard products and design will not be considered.

Question/comment: Two demographic statistics stood out to me: 1.) 90% of housing is affordable, and 2.) the younger population. Younger people are upwardly mobile, and end up moving out of Brooklyn Center. What can we do to attract them to stay?

BL Current apartments were built in the 60s and 70s. Nothing has been built since. If we build new apartments with amenities it might be a totally different situation. Past apartments were built for a different customer. Today's apartments attract a completely different market. The Ironwood in New Hope is a new apartment complex that shows the new age for apartment products. They have very professional management companies. A lot has changed.

EE More people are moving toward apartments than home ownership – not the same road to prosperity as in the past. Because there is more mobility now people aren't buying homes. Brooklyn Center actually doesn't have many apartment buildings.

LVS Growing up I always thought I needed to buy a house, and would get an apartment only if I need to. Now people rent by choice. Young professionals and empty nesters. People like the option to downsize. Reduced need for lawn care and home expenses, and increased ability to travel.

ATTACHMENT G. ATTENDANCE LIST FOR THE ALATUS/BROOKLYN CENTER CDI WORKSHOPS

Alatus: Brookdale Ford & Brookdale Square sites

CDI Workshop Attendance

First Name	Last Name	Organization	Address	City	Zip Code	Wksp 1	Wksp 2	Wksp 3	Wksp 4
Mark	Allen		5427 Twin Lake Blvd E		55429	1	1		1
Dorothea	Allen		5427 Twin Lake Blvd E		55429				1
Dickson	Alybe	American Family Home Corp	5901 Brooklyn Blvd, Suite 208				1	1	
Aoneth	Amayanua	American Family Home Corp	5901 Brooklyn Blvd, Suite 208	Brooklyn Center		1	1		
Kathie	Amdahl	Brooklyn Center Housing Commission	6909 Unity Ave N		55429		1	1	1
Brett	Angell	City of Brooklyn Center				1	1	1	1
Jose	Arriola			Brooklyn Center			1		
Julie	Basche		7130 Willow Lane	Brooklyn Center	55430				1
Meg	Beekman	City of Brooklyn Center				1	1	1	1
Judith	Bergeland		6430 Major Ave N				1	1	
Gary	Besch		3907 62nd Ave N	Brooklyn Center	55429				1
Judy	Besch		3907 62nd Ave N	Brooklyn Center	55429				1
Bill	Betzler		2020 53rd Ave N				1		
David	Bichanua	Re/Max Results					1	1	
Mike	Billings		6012 Camden Ave N				1		
Curt	Boganey	City of Brooklyn Center				1	1	1	1
Ann	Borseth		5700 Irving Ave N				1	1	1
Mike	Brady	Brady Red	6100 Utica Ave S				1	1	
Marqutia	Butler	Brooklyn Center City Council Member					1		1
Lisa	Butte		1012 72nd Ave N		55430		1		
Bryant	Carachure	ECA				1	1	1	1
Paul	Carey		3801 67th Land N	Brooklyn Center	55430		1		
Melissa	Carey		3801 67th Land N	Brooklyn Center	55430		1	1	
Ralph	Carlson	homeowner	6307 Lee Ave N	Brooklyn Center	554429	1	1	1	
Jean	Carlson	homeowner	6307 Lee Ave N	Brooklyn Center	55429		1		
Kevin	Cazales	ECA				1			1
Simone	Chambliss		1601 Freeway Blvd	Brooklyn Center	55430	1	1		1
Randy	Christensen	Brooklyn Center Planning Commission	7001 Regent Ave N				1	1	1
Sandy	Christensen		6803 Toledo Ave N	Brookly Center	55429		1	1	1
Ray	Christensen		6803 Toledo Ave N		55429		1		1
Wendy	Christensen		7001 Regent Ave N	Brooklyn Center	55429				1
Barrett	Corwin	Alatus	800 Nicollet Ave				1		
Elsa Olivare	Cruz					1	1		
Mauricio	Cruz		1121 67th Ave N	Brooklyn Center			1	1	
Ruth	Dalman		5549 Girard Ave N			1			
Jill	Dalton	Curves Owner	6417 Colfax Ave N				1		1
Harlan	Daudt		6000 York Ave N	Brooklyn Center	55429		1	1	1
Roger	Delmer		5549 Girard	Brooklyn Center			1	1	
Helen	Des Jardins		6201 Lilac Dr N, Apt 217	Brooklyn Center	55430				1
Dr. Paul	Dettling	Dettling Chiropractic	615 66th Ave N, Suite 2	Brooklyn Center	55430	1	1		
Cindy	Devonish	City of Brooklyn Center				1	1	1	
Allen	Dorthea		5427 Twin Lake Blvd E			1	1	1	
Carol	Edlund		5512 Fremont Ave						1
Reggie	Edwards	City of Brooklyn Center				1	1	1	1
Mike	Elliott	Mayor, Brooklyn Center				1	1	1	
Betty	Engdahl		5337 Knox Ave N				1		1
Randy	Engdahl		5337 Knox Ave N			1	1	1	
Luke	Everson		5434 Camden Ave N				1		
Megan	Everson		5434 Camden Ave N				1		
Erik	Falkman	Soderberg Apartments	6401 Camden Ave N	Brooklyn Center			1		1
Marie	Farngalo	Organization of Liberians in Minnesota	5919 Abbott Ave N	Brooklyn Center	55429	1			
Cindy	Farr		6014 Fremont N	Brooklyn Center		1			1
Howie	Farr		6014 Fremont N	Brooklyn Center			1		1
Sara	Franklin		5445 Camden Ave N	Brooklyn Center			1		
Teodozo	Garcia		5609 Girard Ave N	Brooklyn Center		1		1	1
Terry	Garcia					1			
John	Geske		5338 Emerson Ave N	Brooklyn Center		1	1	1	
Elise	Goodwin		6612 Dupont Ae N	Brooklyn Center	55430		1	1	1
April	Graves	Brooklyn Center City Council Member	6134 Brooklyn Blvd	Brooklyn Center	55429		1		1
Tim	Haroldson		1207 72nd Ave N		55430		1	1	1
Kristen	Havisto	Upper Twin Lake Assoc.		Crystal		1			
Erwin	Heisler	Lions	5918 Halifax Ave N			1	1		
Brett	Hildreath		6066 Shingle Creek Pkway, Box 116	Brooklyn Center	55430	1	1		
Michelle	Hudlow		6431 Major Ave			1		1	1
Farah	Ilmie	Coffee Unleashed	1300 50th Ave N	Minneapolis	55340		1		
Robert	Jacobs	Belisama Development	9191 Nantwick Ridge	Brooklyn Park	55443				1
Cheryl	Jechorek		5400 Morgan Ave S		55430		1	1	1
Dave	Johnson	Brooklyn Center Housing Commission	3500 Admiral Lane	Brooklyn Center	55429		1		
Pat	Johnson		3219 Quarles Rd	Brooklyn Center	55429	1	1		1
Bill	Johnson		4201 62nd Ave N						1
Ezell	Jones	5QIS, LLC	P.O. Box 16226						1
Barbara	Kane		6221 Shingle Creek Pkwy, Apt 1005	Brooklyn Center	55430	1	1	1	1
Carol	Kleven		5835 Zenith						1
Alexander	Koenig	Brooklyn Center Planning Commission	3601 Admiral Lane			1	1	1	1
Axel	Korsmoe		5354 Sailor Lane	Brooklyn Center	55429				1
Cindy	Korsmoe		5354 Sailor Lane		55429				1
Myrna	Kragness Kauth	Former Mayor	3401 63rd N		55429		1		1
Terry	L					1	1		
Steve	Landis	Former Chair, Brooklyn Center Housing Cor	7118 Grimes Ave N	Brooklyn Center	55429	1	1		1
Jim	Langevin	BCCS	6300 Shingle Creek Pkwy			1			
Teresa	Larce			Brooklyn Center		1	1		
Veronica	Lewis	OLM				1	1		
Jose O	Lopez Rivera		6401 Willow Lane, Apt 4	Brooklyn Center	55430	1			

Jack	MacMillan		6417 Colfax Ave N			1			1
Ed	Maki		5603 Halifax Ave N			1			
Donna	Maki		5603 Halifax Ave N				1		
Issa	Mansaray	The Africa Paper & AIIR				1	1		
Allen	Mark		5427 Twin Lake Blvd E				1		
Ruth	McAlindon		5925 Admiral Lane	Brooklyn Center					1
Ginny	McIntosh	City of Brooklyn Center				1	1	1	
Leslie	Mercer		7434 Aldrich Ct N	Brooklyn Park				1	
Andy	Meyer	Brooklyn Center Business Assoc	3200 61st Ave N	Brooklyn Center	55429			1	
Kevin	Miller	Sun Newspapers	33 2nd St	Osseo				1	1
Jessica	Milon		5006 65th Ave N	Brooklyn Center				1	
Carlos	Morgan		6221 Shingle Creek Pkwy					1	
Christy	Morrell-Stinson	Significant Advantage C/O LIBA Diaspora	Lakeland Ave N					1	
Dick	Morris		6911 Dallas Rd					1	
Mary Jo	Morris		6911 Dallas Rd					1	
Shawn	Ndobedi							1	
Rick	Nelson		5323 Dupont Ave N		554430			1	
Heidi	Nelson				554430			1	1
Neaserkah	Nuahn	Fish MLS Realty	5609 Xylon Ae N, #310					1	
Peggy	Oberg		4201 62nd Ave N						1
Susan	Olberding		721 Bellvue Ln	Brooklyn Center	55430			1	
Paul	Oman	Brooklyn Center Housing Commission						1	1
Collins	Oppons	American Family Home Corp	5901 Brooklyn Blvd, Suite 208					1	
Cliff	Orange		6612 Dupont Ae N	Brooklyn Center	55430			1	1
Karen	Ostenson							1	
Stephanie	Perry		5730 James Ave N		55430			1	1
Sharon	Peter		5512 Fremont Ave	Brooklyn Center					1
John	Peters							1	
Anastacio	Ponce		6910 Humbold Ave N	Brooklyn Center					1
Rochelle	Ralph		7100 Dallas Rd					1	
Arely	Real	ECA						1	1
John	Reimer		721 Bellvue Ln	Brooklyn Center	55430			1	
Nate	Reinhardt	City of Brooklyn Center						1	
Leonardo	Rivera		5617 Camdan Ave N					1	
Shawn	Rockwell		5355 Northport Dr					1	
Dan	Ryan	Brooklyn Center City Council Member						1	1
Nora	Ryan		6442 Indiana Ave	Brooklyn Center	55429			1	1
Jacob	Saffert	Brooklyn Cener Sister Cities Commission						1	1
Christine	Salokar	ECA						1	1
Tania	Sanchez		5906 Fremont Ave N	Brooklyn Center				1	
Jose	Sanchez		5906 Fremont Ave N	Brooklyn Center	55430			1	1
D	Sanmus							1	
Diane	Sarnes							1	1
Steve	Schonning	Brooklyn Center Planning Commission	5515 Fremont Ave N					1	1
Joan	Schonning	Brooklyn Center Housing Commission	5515 Fremont Ave N					1	1
Renee	Schumacher		5601 Aldrich N					1	
Tom	Shinnick	BC Lions Club	5324 Oliver Ave N	Brooklyn Center	55430			1	
Lorraine	Shinnick	BC Lions Club	5324 Oliver Ave N	Brooklyn Center	55430			1	
Steve	Shold		6606 Dupont Ave N	Brooklyn Center	55430			1	
Leo	Shultz								1
Angel	Smith	City of Brooklyn Center				1		1	1
Tayvion	Smith							1	
Jim	Soderberg	Soderberg Apartment Specialists	6401 Camden Ave N	Brooklyn Center	55430			1	1
Jena	Stanton	Cuningham Group						1	
Mamie	Stokes		2900 Mumford Rd					1	
Michael	Stokes		2900 Mumford Rd	Brooklyn Center	55430			1	
Linda	Swanson		5009 Wingard Place					1	
Rochelle	Sweeney	Brooklyn Center Planning Commission	2213 54th Ave N					1	
Brad	Swenson		5006 65th Ave N					1	
Susan	Tade	Brooklyn Center Planning Commission	7111 Parimer Luke Cir.					1	
Judy	Thorbus	Brooklyn Center Park and Rec	6265 Brooklyn Drive					1	
Lidia	Torres Flores								1
Phyllis	Umolac		5225 65th Ave N	Brooklyn Center	55429			1	
Laura	Vang		7004 Unity Ave N		55429			1	
Donna	Velasco		5613 Aldrich Ave N					1	
Alba Lucia	Velez		6807 Humboldt Ave N	Brooklyn Center	55430				1
Toungor	Vouleh	Organization of Liberians in Minnesota	5919 Abbott Ave N	Brooklyn Center	55429			1	
Fernando			6807 Humboldt Ave N		55430				1
					TOTAL	**40**	**64**	**85**	**69**

Panelists

Bob	Lux	Alatus, LLC						1	
Lukas	Van Sistine	ESG Architects						1	
Michael	Byrd	WNC & Associates						1	
Emma	Kasiga	African Development Center (ADC)						1	
Edward	Engler	Upland Real Estate Group, Inc.						1	

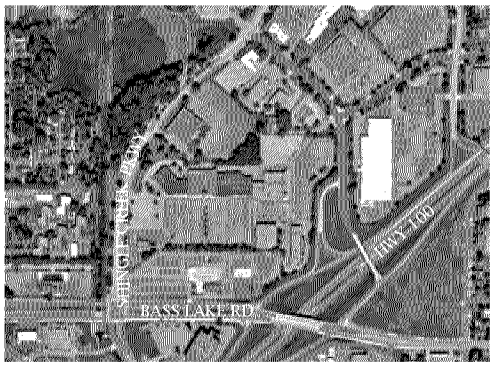
Alatus/CDI Tech Team

Barbara	Raye	Center for Policy Planning and Performance				1	1	1	1
Ashley	Bilsner	Alatus, LLC				1	1	1	1
Chris	Osmundson	Alatus, LLC				1	1	1	1
Mirand	Walker	Aeon						1	
Katie	Thering	Katie Thering Photography							
Gretchen	Nicholls	Twin Cities LISC				1	1	1	1

ATTACHMENT H. ANNOUNCEMENT / PUBLICITY FLYER FOR THE ALATUS/BROOKLYN CENTER CDI WORKSHOPS

Join us in guiding the future redevelopment of the

OLD BROOKDALE FORD AND BROOKDALE SQUARE SITE



The City of Brooklyn Center has partnered with developer Alatus to redevelop the old Brookdale Ford and Brookdale Square site at Bass Lake Road and Shingle Creek Parkway. You are invited to an exciting conversation to help guide the redevelopment. How can this investment benefit the community? Come explore what's possible for this important opportunity.

MARK YOUR CALENDARS!

We encourage participants to attend all four events. All events are free and open to the public and will be held at:

BROOKDALE LIBRARY

6125 Shingle Creek Pkwy, Brooklyn Center, MN 55430

WORKSHOP 1

GATHER INFORMATION

Wednesday, March 20, 2019
6:30 - 8:30 pm

What is important and unique about the old Brookdale Ford/Brookdale Square site? What are the concerns about future development, and what can be achieved?

WORKSHOP 2

DEVELOPMENT OPPORTUNITIES: THE BLOCK EXERCISE

Wednesday, April 3, 2019; 6:30 - 8:30 pm

Join your neighbors in an interactive workshop to create development scenarios for the old Brookdale Ford/Brookdale Square site. Alatus designers and developers will be on hand to share ideas and insights.

WORKSHOP 3

DEVELOPER DISCUSSION

Wednesday, April 17, 2019
6:30 - 8:30 pm

Explore the opportunities and challenges of the redevelopment site with Alatus representatives, and ways the investment could benefit the community.

WORKSHOP 4

FRAMING RECOMMENDATIONS

Wednesday, May 1, 2019
6:30 - 8:30 pm

Contribute to the creation of development recommendations for the old Brookdale Ford/ Brookdale Square site, which will be submitted to the Brooklyn Center City Council and Planning Commission.

~ A light meal will be provided at each workshop ~

FOR MORE INFORMATION, CONTACT:

Ashley Bisner, Alatus Development Analyst/Associate at (612) 455-0706 or albisner@alatusllc.com
Meg Beekman, City of Brooklyn Center at 763-569-3305 or mbeekman@ci.brooklyn-center.mn.us
Gretchen Nicholls at (651) 265-2280 or gnicholls@lisc.org

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ALATUS LLC & CITY OF BROOKLYN CENTER

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LISC Twin Cities

BROOKLYN CENTER AT THE CENTER

ALATUS

COUNCIL ITEM MEMORANDUM

DATE: 6/10/2019

TO: Curt Boganey, City Manager

THROUGH:

FROM: Meg Beekman, Community Development Director

SUBJECT: An Ordinance Amending Chapter 35 of the City Code of Ordinances Regarding the Zoning Classification of 5801 Xerxes Avenue N.

Requested Council Action:

- Motion to approve a second reading and adopt an ordinance amending Chapter 35 of the Zoning Code of Ordinances regarding the zoning classification of 5801 Xerxes Avenue North

- Motion to approve the PUD Agreement Between the City and Real Estate Equities, LLC

Background:

On May 16, 2019, the Planning Commission conducted a public hearing on Planning Commission Application No. 2019-006, submitted by Real Estate Equities, LLC ("REE"), for consideration of a Planned Unit Development (PUD) and site plan to allow the development of the property located at 5801 Xerxes Avenue North with two multifamily buildings for senior and workforce housing. The proposal also included an amendment to the Zoning Map to remove the site from the Central Commerce Overlay District.

Following the close of the public hearing, the Planning Commission deliberated on the project. After an in-depth discussion, the Planning Commission ultimately voted in the affirmative (4-2) to recommend City Council approval of the request. This recommendation was also subject to the Applicant complying with the conditions as outlined in the Planning Commission Report dated May 16th, 2019, and associated Planning Commission resolution (Attached).

The subject property is 4.79 acres in size and is currently owned by the ILEX Group Inc.. REE, the developer, plans to acquire the site and develop 270 independent affordable senior and workforce apartments. The development would consist of a mix of 143 affordable independent senior units with a mix of one and two bedrooms and 127 workforce units with a mix of one, two, and three-bedroom units. The project will have a full-time onsite management team to manage the property and service the tenants.

At the January 28, 2019, City Council work session, REE presented a concept development proposal for the subject property. The developer also presented a concept review for the site to the Planning Commission at its April 11, 2019 meeting. Both the City Council and the Planning Commission provided input on the project, including comments about sustainability, open space and community gathering space, and safety and security. The applicant incorporated those comments into their final application submmittal to the City.

At their May 28, 2019, meeting the City Council reviewed the project proposal. Following a review of the application, the Planning Commission's recommendation, staff's report, and additional comments received by the public, the City Council voted (3-1) to approve the PUD and first reading of the ordinance amending the zoning classification of the property.

Zoning Code Amendment
During the course of reviewing the request, City staff determined that residential uses are not listed under the Central Commerce Overlay District, which means they are not permitted within the district. As part of the ongoing Zoning Code update to bring it into conformance with the 2040 Comprehensive Plan, the Central Commerce Overlay District will be revised or removed; however, since that work is not yet complete, the proposal included the removal of this property from the overlay district.

In addition to the zoning code amendment to remove the subject property from the Central Commerce Overlay District, in order to establish a Planned Unit Development on the subject property, it must ultimately be rezoned from its current C2 (Commerce) zoning to a PUD District, per Section 35-355 of the City Code. An amendment to Chapter 35 of the City Zoning Code is required to reflect this change in zoning designation. While State Statute requires the Planning Commission to hold a public hearing for all municipal zoning code amendments, the City's Charter requires a first and second reading for all zoning code amendments, and past practice has been to hold a second public hearing as part of the second reading. The first reading took place on May 28, 2019, and the City Council set the second reading for June 10, 2019. A notice was published in the Brooklyn Center *Sun Post* on May 30, 2019. The ordinance is attached to this report.

PUD Agreement
As part of the conditions of approval, REE shall enter into a PUD agreement to be reviewed and approved by the City Attorney prior to issuance of building permits for the proposed development. A copy of the draft PUD agreement, which was prepared by the City Attorney, is attached to this memorandum.

Approval of the attached PUD Agreement is subject to minor revisions as determined by the Applicant and approval by the City Attorney.

Development Modification
In response to comments made at the May 28, 2019, City Council meeting, staff met with the applicant to discuss their site plan and review pedestrian and vehicle circulation. In addition, the applicant met with the City's public art consultant to discuss the incorporation of public art and creative placemaking as an element to the project with the goal of enhancing pedestrian safety and circulation patterns on the site.

As a result of these meetings, the applicant is requesting a modification to the conditions of approval, which would eliminate the southern pedestrian entry/exit from the building. This originally was a condition, added by staff, with the intention of increasing the ease of pedestrians to access the commercial area to the south; however, concerns raised over mid-block crossings resulted in additional review of the internal pedestrian circulation plan. Staff agrees that eliminating southern access from the building will mitigate concerns over mid-block crossings.

To further encourage pedestrians to utilize available sidewalks and crosswalk system at Xerxes and Bass Lake Road, the applicant proposes to make enhancements along that frontage with public art installations and additional sidewalk connections. A revised pedestrian circulation plan is attached to this report.

Budget Issues:

There are no budget issues to consider

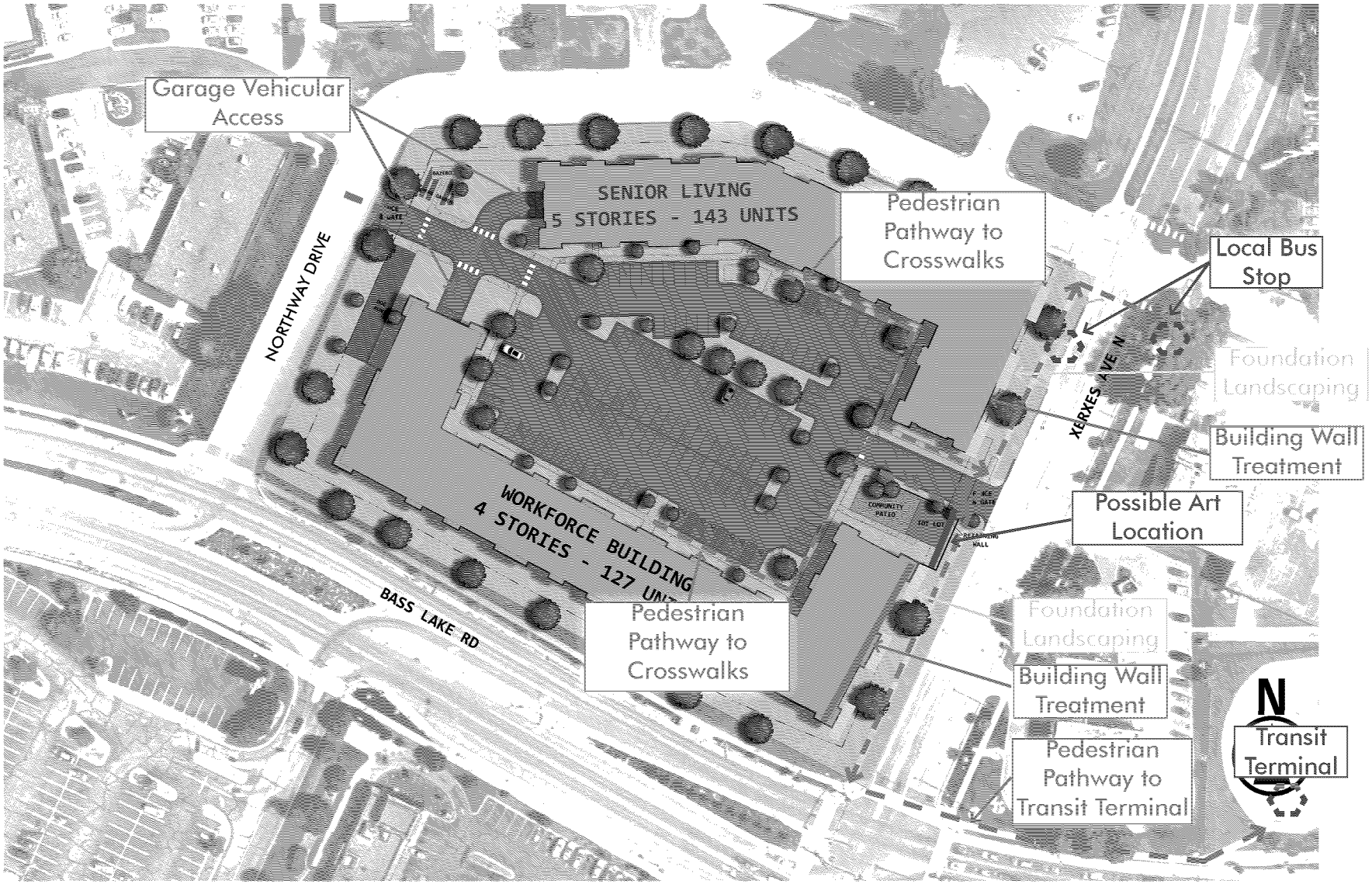
Strategic Priorities and Values:

Targeted Redevelopment

ATTACHMENTS:

Description	Upload Date	Type

Enhanced Pedestrian Circulation Plan	6/4/2019	Backup Material
Ordinance	6/3/2019	Ordinance
PUD Agreement	6/5/2019	Backup Material
May 16, 2019, Planning Commission Report	5/21/2019	Backup Material
May 16, 2019, Planning Commission Report - Plan Set 1	5/22/2019	Backup Material
May 16, 2019, Planning Commission Report	5/22/2019	Backup Material
May 16, 2019, Planning Commission Report	5/22/2019	Backup Material
May 16, 2019, Planning Commission Report	5/22/2019	Backup Material
May 16, 2019, Planning Commission Report	5/22/2019	Backup Material
May 16, 2019, Planning Commission Report	5/22/2019	Backup Material


Garage Vehicular Access
SENIOR LIVING
5 STORIES - 143 UNITS
Pedestrian Pathway to Crosswalks
Local Bus Stop
NORTHWAY DRIVE
XERXES AVE N
Foundation Landscaping
Building Wall Treatment
Possible Art Location
WORKFORCE BUILDING
4 STORIES - 127 UNI
BASS LAKE RD
Pedestrian Pathway to Crosswalks
Foundation Landscaping
Building Wall Treatment
Pedestrian Pathway to Transit Terminal
N
Transit Terminal

CITY OF BROOKLYN CENTER

Notice is hereby given that a public hearing will be held on the 10th day of June, 2019, 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 5801 Xerxes Avenue North

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. 2019-__

AN ORDINANCE AMENDING CHAPTER 35 OF THE CITY CODE OF ORDINANCES REGARDING THE ZONING CLASSIFICATION OF LAND LOCATED AT 5801 XERXES AVENUE NORTH

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 B, Registered Land Survey No. 1262.

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

11. The following properties are designated as PUD/TOD (Planned Unit Development/Transit Oriented Development):

Tract B, Registered Land Survey No. 1262.

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 _____, 2019.

_____
Mayor

ATTEST:_____
City Clerk

Date of Publication _____

Effective Date _____

(Note: (~~Strikeout~~ text indicates matter to be delete, while <u>underline</u> indicates new matter.

PLANNED UNIT
DEVELOPMENT AGREEMENT

THIS PLANNED UNIT DEVELOPMENT AGREEMENT ("**Agreement**") is made and entered into this ___ day of June, 2019 by and between Brooklyn Center AH I, LLLP, 579 Selby Ave., St. Paul, MN 55102-5510, (the "**Workforce Developer**"), Brooklyn Center AH II, LLLP (the "**Senior Developer**" and together with the Workforce Developer, the "**Developers**"), and the City of Brooklyn Center, a Minnesota municipal corporation ("**City**").

RECITALS

A. The Developers have entered into a Purchase Agreement to acquire approximately 4.79 acres of real property located at 5801 Xerxes Avenue North and which is legally described as Tract B, REGISTERED LAND SURVEY NO. 1262, Hennepin County, Minnesota ("**Property**");

B. The Developers propose to construct a total of 270 dwelling units in two multifamily buildings on the Property, one for senior housing and the other for workforce housing ("**Project**"). More specifically, the Project includes: (1) a northern building for senior independent living that is five stories in height and contains 143 dwelling units to be owned by the Senior Developer; and (2) a southern building for workforce housing that is four stories in height and contains 127 dwelling units to be owned by the Workforce Developer (collectively the "**Projects**");

C. The Developers requested the City rezone the Property to planned unit development ("**PUD**") and to amend the City's zoning map to remove the Property from the Central Commerce Overlay District;

D. As a result of the rezoning, the Property is now zoned PUD-TOD, which reflects the Transit Oriented Development District being established for this Property and the surrounding area; and

E. The City approved the requested PUD and amendment to the zoning map by Resolution No. 2019-____, which was adopted by the City Council on May 28, 2019 and is attached hereto as Exhibit A ("**Approval Resolution**").

AGREEMENT

In consideration of approval of the PUD rezoning, the parties hereto agree that the Property is, and shall be, held, transferred, sold, conveyed and occupied subject to the covenants, conditions, and restrictions, hereinafter set forth.

1. Authorized Use. The principal use of the Property shall be limited to the following:

   (a) One senior independent living multifamily building for seniors 55 years of age and older, is five stories in height, contains 143 dwelling units, and consists of one and two bedroom apartments to be owned by the Senior Developer; and

   (b) One multifamily building that is not age restricted, is four stories in height, contains 127 dwelling units, and consists of one, two, and three bedroom apartments to be owned by the Workforce Developer.

2. Requirements. Development of the Project on the Property with the respective Developers shall be consistent with the staff report dated May 16, 2019, which is incorporated herein by reference, and comply with all of the following:

   (a) The conditions placed on the Approval Resolution;

      (1) Condition #4 in the Approval Resolution related to pedestrian access to Bass Lake Road may be satisfied by providing sufficient enhanced pedestrian connections to the Xerxes Avenue sidewalk and crosswalk system, as approved by the City's Community Development Director as achieving the goals of requiring such access;

   (b) The terms and conditions of the Performance Agreement to be entered into between the respective Developers and the City regarding construction of each of the Projects, respectively;

   (c) The City's Architectural Design Guidelines;

   (d) The City Engineer's memo dated May 10, 2019; and

   (e) Applicable federal, state, and local laws, rules, regulations and ordinances, except to the extent regulatory flexibility to local zoning standards are set out in this Agreement;

3. Substantial Compliance; Changes. In addition to the requirements identified above, the individual Projects shall be constructed in substantial compliance with the development plans approved for the Property. Pursuant to City Code, Section 35-355, subd. 5(d), "substantial compliance" shall mean that buildings, parking areas and roads are in essentially the same location as previously approved; the number of dwelling units, if any, has not increased or decreased by more than 5 percent; the floor area of nonresidential areas has not been increased or decreased by more than 5 percent; no building has been increased in the number

of floors; open space has not been substantially decreased or altered from its original design or use, and lot coverage of any individual building has not been increased or decreased by more than 10 percent."

(a) Immaterial Change. An immaterial change does not alter the approved plans for the Project in any significant way as determined by the Community Development Director. Such immaterial changes may be approved administratively by the Community Development Director, who shall keep a written record of all such approved changes.

(b) Minor Change. A minor change is a proposed change that constitutes more than an immaterial change, but falls within the substantial compliance flexibility described above. In accordance with City Code, Section 35-355, subd. 5(i), a proposed minor change must be approved by the Planning Commission, which may elect to provide notice and conduct a public hearing on the matter before taking action.

(c) Major Change. A major change is a proposed change that exceeds the substantial compliance flexibility described above. A major change can only be approved by the City Council after providing notice and conducting a public hearing.

4. Regulatory Flexibility. The City grants the following flexibility to its current zoning standards for the Project:

   (a) Parking. Despite the current parking standard requiring two parking spaces per dwelling unit, the Project may be constructed with 1.26 parking spaces per dwelling unit, for a total of no fewer than 340 parking spaces on the Property (130 spaces related to the Project owned by the Senior Developer and 210 spaces related to the Project owned by the Workforce Developer).

5. Changed Use. The Property may only be used in accordance with the terms and conditions of this Agreement unless the owner of the Property first secures approval of the City Council for an amendment to this Agreement.

6. Amendments. This Agreement may be amended from time to time by a written amendment executed by the City and the owner(s) of the Property.

7. Condition Precedent; Termination. The Approval Resolution and provisions in this Agreement are conditioned on the Developer becoming the fee title owner of the Property. If the Developer does not become the owner of the Property within six months of the date of this Agreement, this Agreement and the approvals granted for the Property shall, unless the City grants an extension, terminate, and use of the Property shall be limited to only those uses allowed in the underlying primary zoning district.

8. Binding. The restrictions of this Agreement run with the land of the Property and shall be enforceable against the Developer and its successors and assigns by the City acting through its City Council.

IN WITNESS WHEREOF, the undersigned as duly authorized agents, officials, officers, and representatives of the Developers and the City have hereunto set their hands and seals as of the day and year first above written.

BROOKLYN CENTER AH I, LLLP, a Minnesota limited liability limited partnership

By: Brooklyn Center AH I, LLC
Its: General Partner

By: REE Brookly Center AH I, LLC
Its: Manager

By: _____

Name: William R. Bisanz

Its: President

STATE OF MINNESOTA)
) ss
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged this ____ day of _____, 2019, by William R. Bisanz, the President of REE Brooklyn Center AH I, LLC, the manager of Brooklyn Center AH I, LLC, the general partner of Brooklyn Center AH I, LLLP, a Minnesota limited liability limited partnership, on behalf of the limited liability limited partnership.

_____
Notary Public

BROOKLYN CENTER AH II, LLLP, a Minnesota limited liability limited partnership

By: Brooklyn Center AH II, LLC
Its: General Partner

By: REE Brooklyn Center AH II, LLC
Its: Manager

By: _____

Name: William R. Bisanz

Its: President

STATE OF MINNESOTA)
) ss
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged this ____ day of _____, 2019, by William R. Bisanz, the President of REE Brooklyn Center AH II, LLC, the manager of Brooklyn Center AH II, LLC, the general partner of Brooklyn Center AH II, LLLP, a Minnesota limited liability limited partnership, on behalf of the limited liability limited partnership.

_____
Notary Public

APPROVED BY THE CITY OF BROOKLYN CENTER

By_____
Mike Elliott, Mayor

By_____
Cornelius Boganey, City Manager

STATE OF MINNESOTA)
) SS
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Mike Elliott and Cornelius Boganey, the Mayor and City Manager, respectively, of the City of Brooklyn Center, a municipal corporation under the laws of Minnesota, on behalf of the City.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Kennedy and Graven, Chartered (TJG)
470 U. S. Bank Plaza
200 South Sixth Street
Minneapolis, MN 55402
(612) 337-9300

EXHIBIT A

Approval Resolution

[attached hereto]

17424517v2

Planning Commission Report
Meeting Date: May 16, 2019

- Application Filed: 04/16/2019
- Review Period (60-day) Deadline: 06/14/2019
- Extension Declared: N/A
- Extended Review Period Deadline: N/A

Application No.	2019-006
Applicant:	Real Estate Equities
Location:	5801 Xerxes Avenue N (Former Jerry's Food Site)
Request:	Proposed Planned Unit Development (PUD) to allow multifamily residential in current C2 zoning district and Amendment to Zoning Map to Remove the Site from the Central Commerce Overlay District

Requested Action

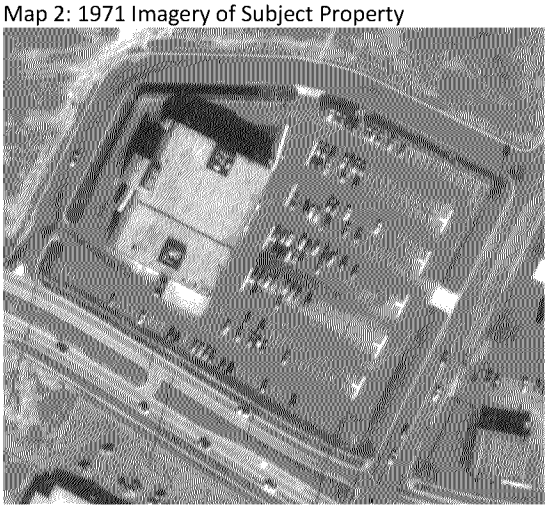
Real Estate Equities ("REE) is requesting review and consideration of Planned Unit Development (PUD) to allow the development of the property located at 5801 Xerxes Avenue North with two multifamily buildings for senior and workforce housing. The proposal also includes an amendment to the Zoning Map to remove the site from the Central Commerce Overlay District. Exhibit A includes a project narrative and plans.

As part of the application process, a public hearing notice was published in the Brooklyn Center *Sun Post* on May 2, 2019, and notices were mailed to owners of property within 350' of the site (Exhibit B). The City has received one written comment regarding the proposal, which is attached (Exhibit E).

Background

City staff has been meeting with REE to discuss the development of the former Jerry's Food site ("Subject Property") at the corner of County Road 10 and Xerxes Ave North. The Subject Property has been vacant since 2003. This location works well for the proposed housing due to its access to the Brooklyn Center Transit Station and the future C-Line BRT, and its proximity to retail and other services.

Map 2: 1971 Imagery of Subject Property



Source: MHAPO (Minnesota Historical Aerial Photographs Online).

The Subject Property is currently owned by the ILEX Group Inc., and REE, the developer, plans to acquire the site and develop 270 senior and workforce affordable apartments. The 270 affordable senior and workforce apartments will be 100% affordable and will consist of one, two, and three bedrooms apartments. The project will have a full-time onsite management team to manage the property and service the tenants to the best of their ability. Some of the amenities of the project will include: clubroom and fitness center, arts and crafts room, dedicated package storage, and underground parking. On top of these amenities each unit will be furnished with in-unit washer & dryer, solid surface countertops, nine-foot ceilings, and stainless-steel appliances.

At the January 28, 2019, City Council work session, REE presented a concept development proposal for the Subject Property. The developer also presented a concept review for the site to the Planning Commission at its April 11, 2019 meeting. Both the City Council and the Planning Commission provided input on the project, including comments about sustainability, open space and community gathering space, and safety and security.

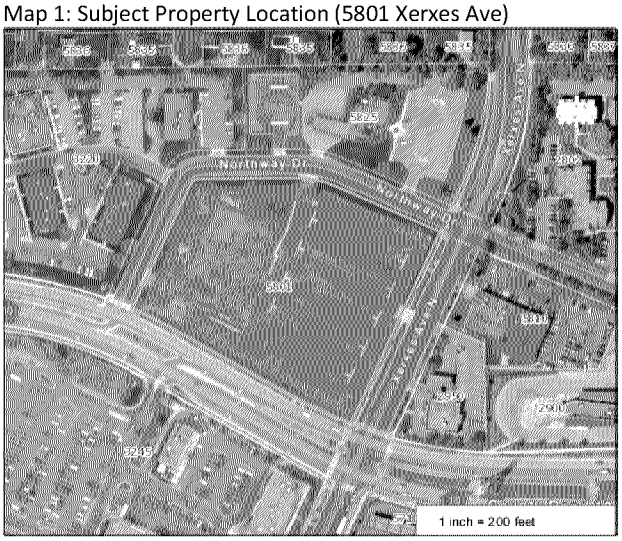
Site Data:

2040 Land Use Plan:	TOD (Transit Oriented District)
Neighborhood:	Centennial
Current Zoning:	C2 (Commerce) and Central Commerce Overlay
Site Area:	4.79 Acres

Surrounding Area:

Direction	2040 Land Use Plan	Zoning	Existing Land Use
North	TOD	C1A (Service Office) District and Central Commerce Overlay	Commercial
South	TOD	C2 (Commerce) District and Central Commerce Overlay	Commercial
East	TOD	C2 (Commerce) District and Central Commerce Overlay	Commercial
West	TOD	C1A (Service Office) District and Central Commerce Overlay	Office

Map 1: Subject Property Location (5801 Xerxes Ave)



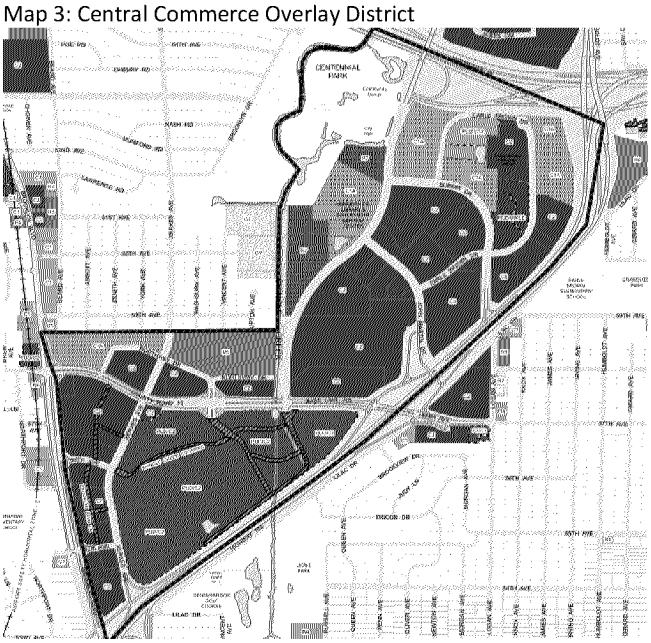
Source: Hennepin County GIS

Proposal Evaluation

Zoning Map Amendment:

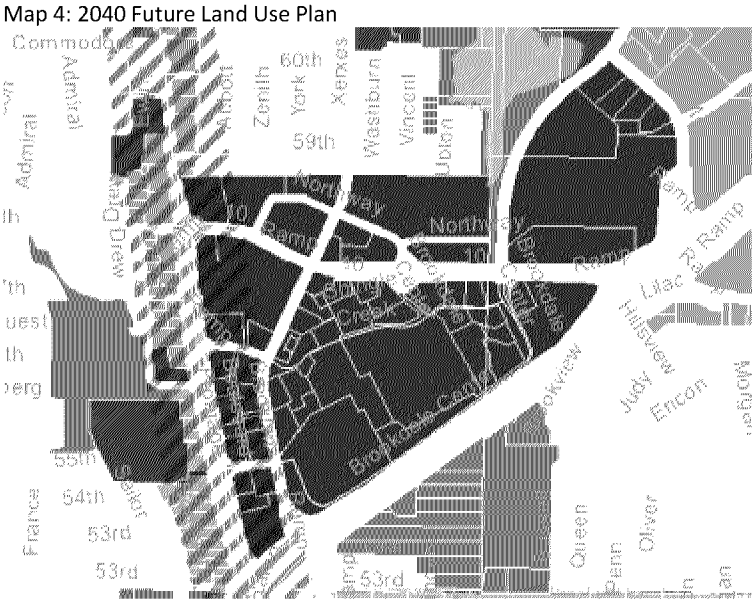
Overlay districts generally apply an extra level of regulations or development criteria above the standard underlying zoning district. The Central Commerce Overlay District is an area roughly bounded by I-694 on the north, Highway 100 on the south and east, Brooklyn Boulevard on the west, and Shingle Creek on the north. The Central Commerce Overlay District includes a specific list of permitted uses. Residential uses are not listed, which means they are not permitted within the overlay district. As part of the ongoing Zoning Code update, the Central Commerce Overlay District will be revised or removed; however, since that work is not yet complete, the proposal includes the removal of this property from the overlay district.

Map 3: Central Commerce Overlay District



The applicant is requesting an amendment to the Zoning Map to remove the Subject Property from the Central Commerce Overlay District. The 2040 Comprehensive Plan designates the Subject Property for Transit Oriented Development (TOD) uses.

Map 4: 2040 Future Land Use Plan

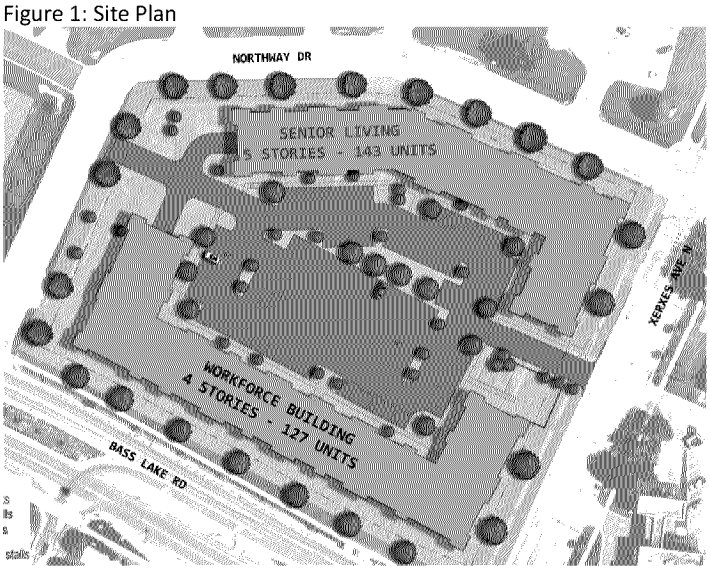


The TOD is a new land use designation, planned for a mix of residential, commercial, office and retail uses generally located within a ½-mile of the Brooklyn Center Transit Station. Density of new residential development in the TOD is expected to be between 31 and 130 units per acre. The proposed development of the Subject Property is consistent with the TOD designation.

Planned Unit Development:
As part of the ongoing Zoning Code update, new zoning districts will be created included one or more TOD districts, which will conform to the TOD future land use designation in the 2040 Comprehensive Plan. However, that work is not yet complete, and there is not an existing zoning district which this project fits within. As such, the Applicant is requesting a Planned Unit Development (PUD), which allows flexibility within the zoning code to allow for developments which would not be allowed under the existing regulations. PUDs are often used to achieve a higher quality development, or achieve other City goals, in exchange for zoning flexibility from the City Code.

Site Design
The proposed development includes two multifamily buildings, containing a total of 270 units. The buildings are arranged on the north and south side of the lots, with a parking lot in the center. There is a dog run, a tot lot, a community herb garden and a shared outdoor grilling area on the site.

Figure 1: Site Plan



The north building is planned for senior independent living, is 5 stories in height, and includes 143 units. The south building is planned for workforce housing, is 4 stories in height and includes 127 units. The buildings consist of a mixture of 1, 2 and 3-bedroom units. All units include washer/dryers, solid surface countertops, stainless steel appliances, and high-quality cabinets. Building amenities include community rooms, rooftop patios, fitness centers, and on-site management team and underground parking.

Setbacks

The proposed plan identifies a building setback of 15' on all four sides. At its closest point, the north building is located approximately 22' from the property line along Northway Drive, and 15' from the property line on Xerxes Avenue. The south building is located approximately 26' from the Bass Lake Road right-of-way.

Architectural Materials

The City' s Architectural Design Guidelines require at least 50-percent of each elevation (face) of the building be constructed of Class I materials, with the remainder constructed of Class II materials. Each of the buildings are designed with brick, prefinished metal siding and lap siding, which conforms to the Design Guidelines.

Access and Parking

The Subject Property is bounded by Xerxes Avenue on the east, Northway Drive on the north and west, and Bass Lake Road on the south. Driveway access to the property is proposed from Xerxes Avenue on the west and Northway Drive on the east. The driveways provide access to both the underground garage and surface parking. The driveways and parking aisles meet the minimum 24' width.

There are a total of 270 dwelling units in the two buildings. Section 35-704 of the Zoning Ordinance requires two parking spaces per dwelling unit, indicating the developer would ordinarily need to supply 540 parking spaces to satisfy the Zoning Ordinance. According to the site and floor plans submitted, a total of 340 parking spots, or 1.26 spaces per unit, are proposed.

A 2018 survey of available parking spaces at other multi-family rental properties by staff revealed few properties in the City meet the current requirement of two parking spaces per dwelling unit. The lack of

parking citations issued by the police at apartment complexes with fewer than two parking spaces per unit the City comparable to this proposed development seems to indicate theses complexes are not burdened by a lack of parking.

It is anticipated that residents will utilize the nearby transit center, with access to several high frequency lines as well as the new BRT C-Line, which opens on June 8, 2019. Sidewalks are located along Xerxes Avenue and Bass Lake Road, providing access to the transit station and to the retail area south of Bass Lake Road. The front entrance of the senior building, located on the north half of the site, is located on the south side of the building facing the parking lot. It is easily accessible to the adjacent sidewalks.

The front entrance to the south building also faces the parking lot, on the north side of the building. It would be beneficial to provide another entrance along the south side of the building, with a pedestrian access to the existing sidewalk on Bass Lake Road.

Lighting

The Zoning Code requires, "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." The submitted photometric plan notes lighting that will be downcast and identifies a total of 24 new fixture locations on the Subject Property. This includes the installation of 13, downcast, wall mounted or recessed lights, 3 bollard lights, and 8, 20' light poles.

Per the City Zoning Code, 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 consistent with the Zoning Code requirements.

Trash

Trash facilities will be located in the garage. Containers will be brought up to the drive on pick-up day and returned to the garage soon after pick-up.

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. Per Chapter 12 (Building Maintenance and Occupancy) of the City Code, roof-mounted equipment shall also be screened from view through use of parapets, wall/ fencing materials, or paint to match surrounding colors when visible from the public right-of-way.

Per Section 35-711 (Parking Lot Screening), "All open off-street parking areas having more than six spaces and all off-street loading and unloading spaces shall be effectively screened from any abutting residential lots by a solid wall or opaque fence six feet high, or by such other device as may be approved by the City Council." The proposed off-street parking is not adjacent to any residential lots.

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, and the City has operated under and held new and redeveloped areas to complying with the City's adopted Landscape Point System policy, which

assigns points to a given site based on the acreage of a development.

The point system requires multi-family residential sites to provide a specific amount or number of landscaping units, and is based on the maximum percentage of certain materials (i.e., 50% shade trees; 40% coniferous trees; 35% decorative trees; and 25% shrubs). Given a "Multi-Family Residential" use and assuming an approximately 4.79 acre parcel for the proposed development, the property would have to accrue 390 points. (2 acres * 90 + 2.79 acres * 75 = 389.25 points).

Planting Type	**Minimum Size**	**Points Per Planting**	**Maximum Points (%)**	**Points Accrued**
Shade (Deciduous) Trees	2 ½" diameter	10	50% or 195 points	190 (19 trees * 10 points)
Coniferous (Evergreen) Trees	5' height	6	40% or 156 points	126 (21 trees * 6 points)
Decorative (Ornamental) Trees	1" diameter	1.5	35% or 136.5 points	**25.5** (17 trees * 1.5 points)
Shrubs	12" diameter	0.5	25% or 97.5 points	49 (98 shrubs * .5 points)
Total				**390.5 points**

Based on a review of the Landscape Plan, dated April 16. 2019, the plan meets and exceeds the minimum requirements under the Landscape Point System Policy at 390.5 points achieved.

The City has engaged a consultant to develop a beautification and public art master plan. One of the outcomes of this work will be recommendations on the role of private development in contributing to public art. In collaboration with that process, and in consideration of flexibility in setbacks and reduced parking, the City's public art consultant reviewed the proposal and suggests a portion of the landscaping budget go towards creative placemaking that would enhance the pedestrian connection to transit. This could be done through public art or other methods that would enhance safety and walkability.

Engineering Review:
Andrew Hogg, Assistant City Engineer, reviewed plans and provided a comment memo, dated May 10, 2019 (Exhibit D). Most of the comments pertain to the need for plan corrections and additional details. The major comments require the need for sidewalk easements. These state,

- Provide a corner clip dedication of ROW at the intersection with Xerxes to preserve adequate sight distance for approaching vehicles at this intersection.
- Provide dedication of sidewalk easement along bass Lake Road 3' from existing sidewalk edge.

All engineering comments must be addressed prior to the issuance of any permits for land disturbing activity.

Fire Inspection/Building Review:
The plans are currently under review. Fire Inspection and Building review comments will be provided to the Planning Commission separately.

Police Review:
The Applicant met with the Police Chief and the Crime Prevention Officer on May 10, 2019. The Police stressed the need for safety equipment within the building, including access control on entry doors, on-

site cameras, and on-site security. According to the Police Chief, the presence of on-site security when the buildings first open sets the stage and expectations for the site. It may not be necessary to maintain this presence at all times.

The Police Department also recommended the outdoor gathering spaces be located along Northway Drive, or on the west side of the site, rather than along Xerxes Avenue, the busier street.

The Police Department also encouraged a perimeter barrier. This barrier could include wrought iron fencing or hostile landscaping (rose bushes or other thorny bushes).

SIGNS

There are no signs identified on the proposed plans. Any signage must comply with the Sign Code requirements for multiple family dwellings and cluster developments as outlined in Chapter 34 of the City Code. The Applicant will need to apply for and receive issuance of a sign permit to install any new signage.

Based on staff findings, staff recommends Planning Commission recommendation of the amendment to the Zoning Map removing the Subject Property from the Central Commerce Overlay District and approval of the anticipated site improvements for the Subject Property located at 5801 Xerxes Avenue North, subject to the Applicant complying with the Approval Conditions as noted below.

APPROVAL CONDITIONS

Staff recommends the following conditions be attached to any positive recommendation on the approval of Planning Commission Application No. 2019-006 for the Subject Property located at 5801 Xerxes Avenue N:

1. PUD / Site Improvement Review:
   All requested alterations will need to be approved by City staff with respect to applicable codes prior to the issuance of permits, and fire related building code items shall be reviewed and approved by the Fire Chief.
   a. Any significant changes or modifications made to this request can only be made by an amendment to the approved Planned Unit Development plans and documents as approved by the City Council.
      i. The site plan shall be revised to includes a main entry, or a more prominent entry on the south side of the south building. A sidewalk connection shall be provided to the sidewalk along Bass Lake Road.
      ii. The Applicant shall identify safety features ….
   b. The Applicant must revise the site and building plans to include a resident exit/entrance along the south side of the south building and a pedestrian access to the sidewalk along Bass Lake Road.
   c. The Applicant must submit separate applications for any sign permits to the City for review and permits.
2. Agreements:
   a. The Applicant must 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.
   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.

3. Engineering Review: The Applicant agrees to comply with all conditions or provisions noted in the City Engineer' s Review memorandums, dated May 10, 2019(Exhibit D).
    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. Provide a corner clip dedication of ROW at the intersection with Xerxes to preserve adequate sight distance for approaching vehicles at this intersection.
    c. Provide dedication of sidewalk easement along bass Lake Road 3' from existing sidewalk edge.
    d. Utility Facilities Easement Agreement is required.
4. Fire Inspector/ Building Official Review: The Applicant shall work to ensure all applicable 2015 Minnesota Fire Code requirements have been met as part of any site plan approval.
5. The building plans are subject to review and approval by the Building Official with respect to applicable codes prior to the issuance of permits.
6. Final grading, drainage, utility and erosion control plans and any other site engineering elated issues are subject to review and approval by the City Engineer prior to the issuance of permits.
7. Landscaping: All landscaped areas shall include approved irrigation systems to facilitate site maintenance.
    a. The contractor shall submit irrigation shop drawings for review and approval prior to installation.
    b. The Applicant shall work with the City's public art consultant, or similar, to provide a plan for creative placemaking to enhance the pedestrian access to transit.
8. Lighting: The Applicant shall provide a lighting plan that identifies all existing and proposed lighting for the parking lots and building. The lighting plan shall include a site wide photometric plan that is in conformance with the lighting provisions as noted under the City Zoning Ordinance and in consideration of the City' s Architectural Design Guidelines. Fixture specifications shall be provided prior to issuance of any building permits.
9. Signage: The Applicant shall submit a Sign Permit Application for any proposed signage (e.g., wall, freestanding).
    a. All signage is subject to Chapter 34 of the City Code of Ordinances and shall be approved under separate sign permits.

RECOMMENDATION

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

Motion to approve a Resolution recommending that the City Council approve the amendment to the Zoning Ordinance and Zoning Map removing the property at 5801 Xerxes Avenue North from the Central Commerce Overlay District, and approval of the Planned Unit Development plans and documents and approval of the anticipated site improvements for the Subject Property located at 5801 Xerxes Avenue North, based on the submitted plans and findings of fact, as amended by the Conditions of Approval in the May 16, 2019, Planning Commission Report.

Attachments

Exhibit A - City Submittal for 5801 Xerxes Avenue North by Real Estate Equities, LLC, dated April 16, 2019

Exhibit B- Public Hearing Notice for, published by Brooklyn Center Sun Post, dated May 2, 2019.

Exhibit C- Select City Council Work Session Minutes, dated January 28, 2019.

Exhibit D- Review Memorandum, prepared by Assistant City Engineer Andrew Hogg, dated May 10, 2019.

Exhibit E – Public Comments received.

EXHIBIT A

BROOKLYN CENTER
AT THE CENTER

For Office Use Only	
Date Received:	
Date Application Complete:	
Letter of Completeness:	
PC App No.	

2019 Planning Commission Application

Applicant Information:

Name: Real Estate Equities, LLC (or affiliate)

Address: 579 Selby Ave, Saint Paul, MN

Office Phone: 651-389-3801 Cell:

Email: abisanz@reeliving.com FAX:

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

Name: ILEX Group

Property Owner Address: 5101 Vernon Ave South, Edina, MN 55436

Office Phone: 612-259-7521 Cell:

Email: darcywin@aol.com FAX:

Project Information:

Provide a general description of your project and request(s): Two buildings on site. Workforce Housing building will be four stories above grade with underground parking. Senior Housing building will be five stories above grade with underground parking. The two buildings will share surface parking on site.

Address/Location of Property: 5801 Xerxes Ave N

Legal Description of Property: Land Commercial Preferred/Non-Homestead

Application Type (Mark all that Apply)

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

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

Application Fee: $1800 **Escrow Amount:** $ **Receipt No:**

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

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

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

2019 Application Schedule (*subject to change*)

Application Submittal Deadline (30-Days Prior to Meeting)	Planning Commission Meeting Dates	City Council Meeting Dates (for application review)
December 18 (2018)	**January 17**	January 28
January 15	**February 14**	February 25
February 12	**March 14**	March 25
March 12	**April 11**	April 22
April 16	**May 16**	May 28 (Tuesday)
May 14	**June 13**	June 24
June 11	**July 11**	July 22
July 16	**August 15**	August 26
August 13	**September 12**	September 23
September 17	**October 17**	October 28
October 15	**November 14**	November 25
November 12	**December 12**	January 13 (2020)

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

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

Acknowledgement and Signature:

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

Ben Schultes
VP-Finance

Property Owner Signature (Required)

4/15/2019
Date

Applicant Signature (If different than Property Owner)

4/15/2019
Date

Brooklyn Center Council Presentation

Rent Structure:

Unit Type	Set Aside	SF	Gross Rent	Utility Allowance	Net Rent
Senior					
1 Bed/1 Bath	60%	713	$1,125	$78	$1,047
2 Bed/2 Bath	60%	1,200	$1,350	$95	$1,255
Workforce					
1 Bed/1 Bath	60%	712	$1,125	$78	$1,047
2 Bed/2 Bath	60%	1,021	$1,350	$95	$1,255
3 Bed/2 Bath	60%	1,326	$1,560	$113	$1,447

- Residents can also pay $75 for parking stalls as well as an additional $15 for storage.

Project Summary:

- Continued communication with staff to identify overall project timelines.
- Updated project design/renderings.
- Braun Intertec completed Phase I, Phase II, and Geo Reports.
- Discussing terms with lenders and investors and ready to execute with them once we get approval on TIF to move forward with term sheets.
- Traffic Study completed; shows no traffic or parking issues with development.

Project Highlights/Amenities:

Unit Finishes/Amenities: In Unit washer/dryer, solid surface countertops, 9 ft ceilings, full stainless-steel appliance package, and high-quality cabinetry.

Building Amenities: Full on-site management team, secure entrance with Luxor package storage system, community room, rooftop patios, fitness centers, office/conference room, underground parking. As well as a resident community herb garden with gaszebo, dog run, tot lot, and shared outdoor grilling area.

Sustainable Aspects/Exterior Materials: Masonry, Concrete Fibor Board, Wood Look CFB, Metal Panel Accents. As well as, solar panels implemented on roof of building, Energy Star Windows, low-flow fixtures/LED lighting, and High Efficiency HVAC.

Safety/Security Provisions: REE plans to propose secure entrance/exits with controlled key FOB access. As well as, numerous security cameras, a highly visible/well lit parking area, and a full on-site management team.

Project Demand:

- Marquette Advisors Report projects 3,078 additional affordable housing units needed by 2020 in Minneapolis/St. Paul first ring suburb submarket.
- Vacancy rate in Brooklyn Center is 2.2%.
- Market research indicates that Brooklyn Center and surrounding Hennepin and Anoka areas have notable production shortfalls of affordable senior/workforce housing units.

Parking Data:

- REE West Saint Paul Senior Property (The Winslow)
  - Price: $65.00
- Senior Affordable Property (The Legends at Silver Lake)
  - Price: $80.00
- Senior Affordable Property (The Legends of Columbia Heights)
  - Price: $75.00

Project Investment:

• TIF Request	$4,601,450
• First Mortgage	$34,442,331
• Tax Credit Equity	$20,863,865
• Developer Equity (Deferred Developer Fee)	$5,579,785
• Total Development Cost	$60,885,982

EXHIBIT D

M E M O R A N D U M

DATE: May 9, 2019

TO: Jane Kansier, Senior Urban Planner

FROM: Andrew Hogg, Assistant City Engineer

SUBJECT: Preliminary Site Plan – Brooklyn Center Residential Development

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Public Works staff reviewed the following documents submitted for review for the proposed Brooklyn Center Residential Development, located at 5801 Xerxes Ave N:

- Preliminary Plans dated April 16, 2019

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.

C1-1 – Title Plan

1. Add title sheet.

C1-1 – Removals Plan

2. Show all removals needed for existing utilities.

C2-1 – Site Plan

3. Use City Detail for City driveway aprons.

C3 – Grading Plan

4. All roadway embankment material installed within pavement patching areas of existing roadways shall be placed in lifts not to exceed 8-inches and compacted to a minimum of 100 percent of maximum density regardless of depth below the final pavement surface. The Engineer shall take a minimum of three (3) compaction tests at varying elevations within the pavement patch area.

C4-1 – Utility Plan

5. Install sanitary manholes on main in Northway Drive and connect 8" sanitary service into manholes. Use City details.

C4-2 – Utility Plan

6. Stormwater from dog run drains directly into storm drain with no treatment. Address steps to prevent waste from entering the storm system.

C8-1, 8-2, 8-3 – Detail Sheets

7. All work performed and materials used for construction of utilities must conform to the City standard specifications and details. The City's standard details must be included in the plan.
8. Missing details.

Miscellaneous

9. See redlines for additional Site Plan comments.
10. Provide irrigation plan.
11. Provide detailed vehicle turning and tracking movement diagrams for delivery vehicles and garbage trucks demonstrating specific and actual routes.
12. Applicant should address the recommendations of the traffic study, conducted by Spack Consulting dated February 15, 2019.
13. 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.
14. 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).
15. The total disturbed area exceeds one acre, an NPDES permit is required. In addition, the total disturbed area is less than five acres; the City of Brooklyn Center will review site using Shingle Creek Watershed Commission rules for stormwater management. Stormwater management plan is incomplete; please submit sub-catchment DA-2p calculations to allow for complete review.
16. Provide a corner clip dedication of ROW at the intersection with Xerxes to preserve adequate sight distance for approaching vehicles at this intersection.
17. Provide dedication of sidewalk easement along bass Lake Road 3' from existing sidewalk edge.
18. Utility Facilities Easement Agreement is required.

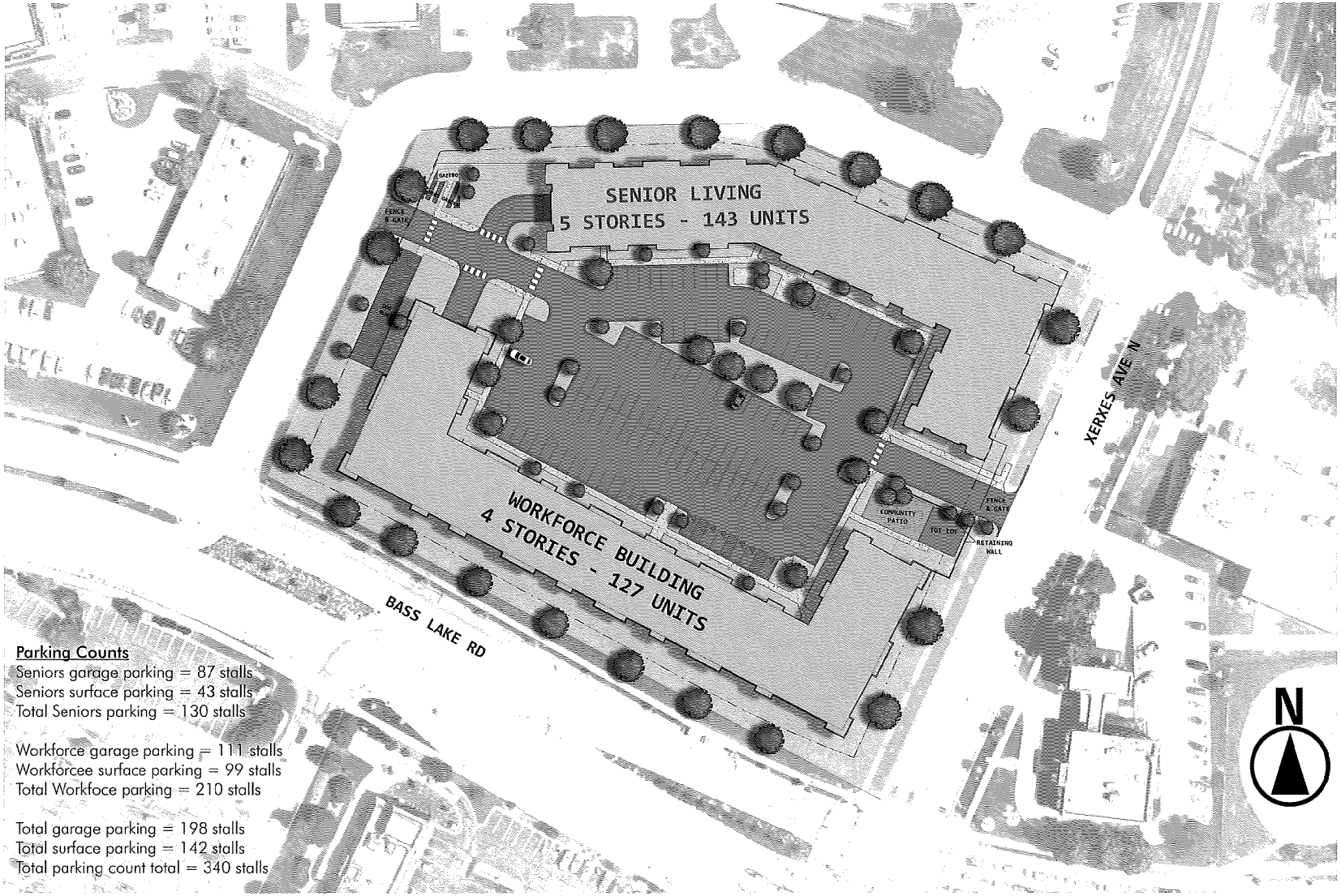
Prior to Issuance of a Land Alteration

19. 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.
20. A letter of credit or a cash escrow in the amount of 100 percent of the estimated cost as determined by City staff shall be deposited with the City.
21. 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.
22. 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

23. A City Land Disturbance permit is required.
24. A MPCA NPDES permit is required.
25. Other permits not listed may be required and is the responsibility of the developer to obtain and warrant.
26. Copies of all required permits must be provided to the City prior to issuance of applicable building and land disturbance permits.
27. 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.



Parking Counts

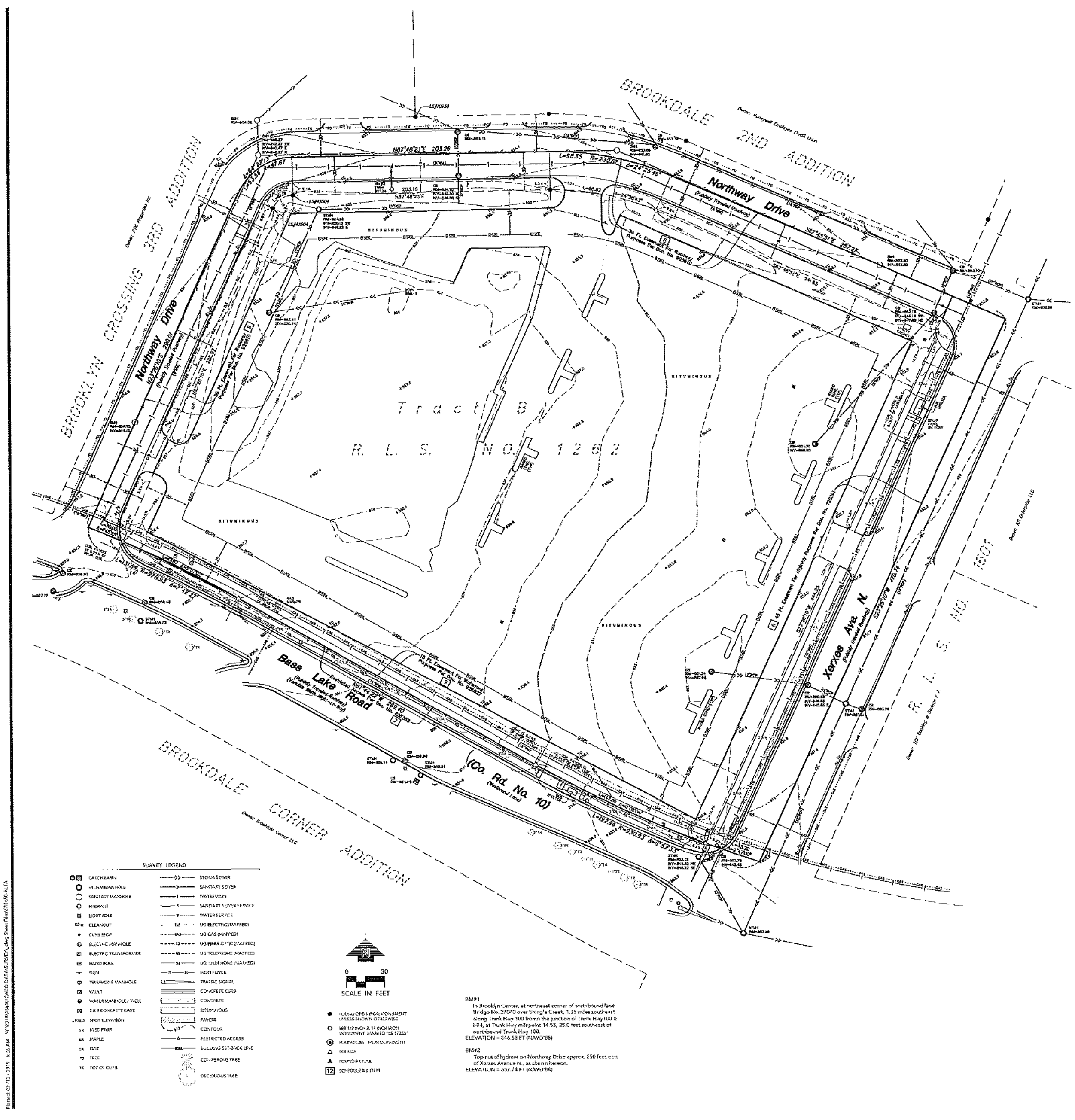
Seniors garage parking = 87 stalls
Seniors surface parking = 43 stalls
Total Seniors parking = 130 stalls

Workforce garage parking = 111 stalls
Workforcee surface parking = 99 stalls
Total Workfoce parking = 210 stalls

Total garage parking = 198 stalls
Total surface parking = 142 stalls
Total parking count total = 340 stalls

Workforce Housing - View from Bass Lake Road & Xerxes Avenue N.

Senior Housing - View from Southeast



5801 Xerxes Avenue No.

Brooklyn Center, MN

DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

Tract B, REGISTERED LAND SURVEY NO. 1262, Hennepin County, Minnesota.

Being Registered land as evidenced by Certificate of Title No. 1432398

TITLE COMMITMENT EXCEPTIONS
(Per Schedule B, Part II of the herein referenced Title Commitment)

The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by Guaranty Commercial Title, Inc., File No. 64592, effective date November 4, 2018. The numbers below correspond to those in the title commitment.

1 - 5 and 10 - 14 do not require comment.

6. Easement for highway purposes acquired by Village of Brooklyn Center over subject property, together with the right to construct and maintain temporary snow fences on lands adjacent thereto, as evidenced by Highway Easement, recorded as Document No. 720391.
   Easement rights to erect portable snow fences were released by Document No. 942638.
   Shown hereon.
7. Limited right of access exists from premises to County Road No. 10. Partial right of access was acquired by The County of Hennepin as evidenced by Document No. 855383.
   Shown hereon.
8. Roadway easement(s) over subject property in favor of City of Brooklyn Center, as created in Document No. 925610.
   Shown hereon.
9. Water main easement(s) over subject property in favor of City of Brooklyn Center, as created in Document No. 926027.
   Shown hereon.

ALTA/NSPS OPTIONAL TABLE A NOTES
(The following items refer to Table A optional survey responsibilities and specifications)

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.
2. The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 5801 Xerxes Avenue North, Brooklyn Park, Minnesota 55430.
3. This property is contained in Zone X (area of minimal flooding) per Flood Insurance Rate Map No. 27053C0212F, Community Panel No. 270151-012-F, effective date of November 4, 2016.
4. The Gross land area is 265,066 +/- square feet or 5.87 +/- acres.
6. (a) Any current zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, are per a report or letter provided to the surveyor by City of Brooklyn Center dated January 24, 2019, for the subject property are as follows:

   Zone C2 (Commerce District) and (Central Commerce Overlay District);
   Setbacks: Front 35 feet, Corner 20 feet, Interior 10 Feet; Rear 40 feet;
   Height: No restrictions;
7. (a) There are no observable buildings on this site.
8. Substantial features observed in the process of conducting fieldwork, are shown hereon.
9. There are no striped parking stalls on this site.
10. (a) There are no observable buildings on this site.
11. We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 183400005 and 183400007. The following utilities and municipalities were notified:

ARVIG	(218)346-5500	CITY OF BROOKLYN CENTER WATER	(763)585-7100
BROOKLYN CENTER SANITARY	(763)585-7100	BROOKLYN CENTER STORM	(763)585-7100
BROOKLYN CENTER TRAFFIC SIGNAL	(763)585-7100	BROOKLYN CENTER PARK ELECTRIC	(763)585-7100
BROOKLYN CENTER STREET LIGHTS	(763)585-7100	BROOKLYN CENTER IRRIGATION	(763)585-7100
COMCAST	(800)778-9140	CENTURYLINK - CTLQL	(855)742-6062
HENNEPIN COUNTY PUBLIC WORKS	(406)541-9571	MCI	(800)624-9675
MASTEC NORTH AMERICA, INC.	(800)778-9140	CENTER POINT ENERGY	(800)778-9140
XCEL ENERGY	(800)848-7558	ZAYO BANDWIDTH	(888)267-1063

   i. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.
   ii. Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.
13. The names of the adjoining owners, as shown hereon, are based on information obtained from current tax records.
16. We are not aware of any evidence of recent earth moving work, building construction or building additions observed in the process of conducting our field work.
17. We are not aware of any proposed changes in street right of way lines or evidence of recent street or sidewalk construction or repairs observed in the process of conducting our field work.
18. We have not been provided with any information on wetland delineation markers, as determined by a qualified specialist.
19. We are not aware of any plottable offsite (i.e., appurtenant) easements or servitudes for this site.

SURVEY REPORT

1. The Surveyor was not provided utility easement documents for the subject property except for those shown on the Survey.
2. Snow and ice conditions during winter months may obscure otherwise visible evidence of on site improvements and/or utilities.
3. The bearings for this survey are based on the REGISTERED LAND SURVEY NO. 1262.
4. Trees shown hereon are measured in inches at breast height.

CERTIFICATION

To Real Estate Equities, LLC, a Minnesota limited liability company; ILEX Group, Inc., a Minnesota corporation; Guaranty Commercial Title, Inc. and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 4, 6(a), 7(a), 8, 9, 10(a), 11, 13, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on December 19, 2018.

Date of Plat or Map: February 13, 2019

Henry D. Nelson, PLS Minnesota License No. 17255
hnelson@loucksinc.com

HENRY D. NELSON LICENSED LAND SURVEYOR 17255 STATE OF MINNESOTA

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

SUBMITTAL/REVISIONS

01/04/19	SURVEY ISSUED
02/13/19	ZONING LETTER

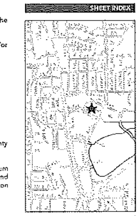
PROFESSIONAL SIGNATURE

License No. 17255
Date 01/04/19

QUALITY CONTROL

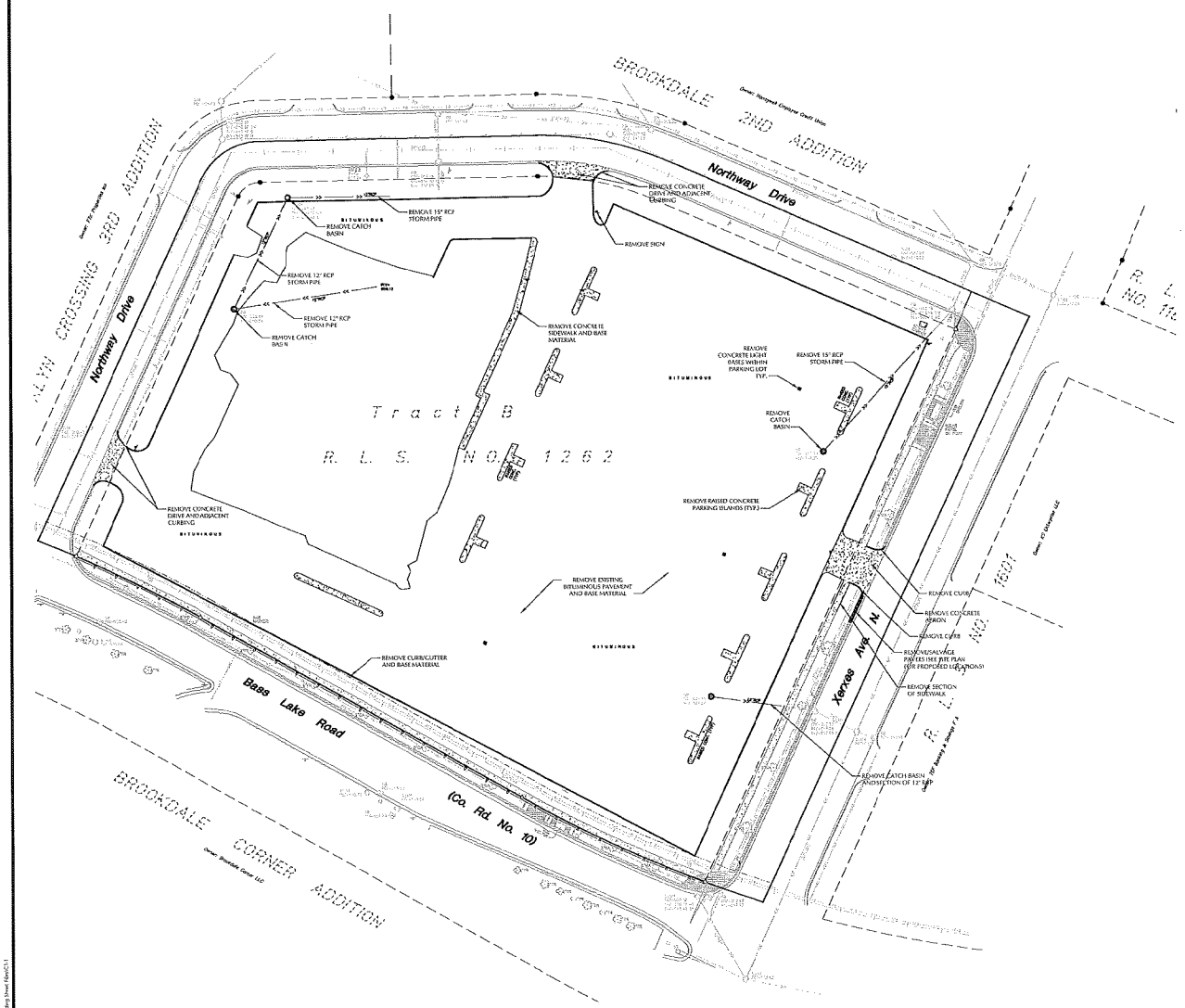
Loucks Project No.	18-650
Project Lead	HDN
Drawn By	SFM
Checked By	HDN
Field Crew	TRAVIS

SHEET INDEX



ALTA/NSPS Land Title Survey

1 of 1



SURVEY LEGEND

AS ASH	CATCH BASIN	STORM SEWER	
EL ELM	STORM MANHOLE	SANITARY SEWER	
LO LOCUST	SANITARY MANHOLE	WATERMAIN	
SP SPRUCE	HYDRANT	UNDERGROUND ELECTRIC	
THSD ELEV ⊕ THRESHOLD	GATE VALVE	UNDERGROUND GAS	
TC TOP OF CURB	POWER POLE	OVERHEAD UTILITY	
CC CURB CUT	LIGHT POLE	CHAIN LINK FENCE	
TW TOP OF WALL	GUY WIRE	CHAINSAW	
BW BOTTOM OF WALL	SIGN	WALL	
879.83 SPOT ELEVATION	ELECTRIC TRANSFORMER	CONCRETE CURB	
( ) PER MAP / RECORD	HAND HOLE	CONCRETE	
	ROOF DRAIN	CONTOUR	
	ELECTRIC OUTLET	CONIFEROUS TREE	
	FIRE CONNECTION		
	GUARD POST	DECIDUOUS TREE	
	FLAG POLE		

DEMOLITION LEGEND:

- REMOVE EXISTING BITUMINOUS PAVING
- REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.
- REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.

SITE DEMOLITION NOTES

1. CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
2. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL.
3. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS, STRIP TOP SOIL, AND STOCKPILE ON-SITE, PRIOR TO GRADING PLAN AND EROSION CONTROL PLAN FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
4. CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE REIMBURSED FOR THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE EROSION CONTROL PLAN.
5. CONTRACTOR SHALL REMOVE ALL SITE SURFACE FEATURES WITHIN REMOVAL LIMITS UNLESS OTHERWISE NOTED.

SCALE IN FEET: 0 30 60

PROJECT BENCHMARK

BM#1
In Brooklyn Center, at northeast corner of northbound line Bridge No. 27040 over Shingle Creek, 1.35 miles southeast along Trunk Hwy 100 from the junction of Trunk Hwy 100 & LRN, at Trunk Hwy milepost 14.95, 29.0 feet southeast of northbound Trunk Hwy 100.
ELEVATION = 844.58 FT (NAVD88)

BM#2
Top nut of hydrant on Northway Drive approx. 250 feet east of Xerxes Avenue N., as shown hereon.
ELEVATION = 857.24 FT (NAVD88)

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA 612-454-0002
TOLL FREE 1-800-252-1166

WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING FOR LOCATIONS OF ALL EXISTING UTILITIES THAT SHALL CONFLICT WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WATER, GAS, TELEPHONE, ELECTRIC, AND TELEVISION CABLE. ALL DAMAGED SERVICES MUST BE REPAIRED IMMEDIATELY AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ANY DAMAGES DUE TO CONSTRUCTION AT NO COST TO THE OWNER.

BROOKLYN CENTER APARTMENTS
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Maple Grove, MN 55369
763.424.5505
www.loucks.com

CADD QUALIFICATION

SUBMITTAL/REVISIONS

06/11/19	CHECK SET
06/16/19	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

License No.	21933
Date	-

QUALITY CONTROL

Loucks Project No.	12659
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	06/16/19

SHEET INDEX

C1-1	DEMOLITION PLAN
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C4-1	SWPPP
C4-2	SWPPP
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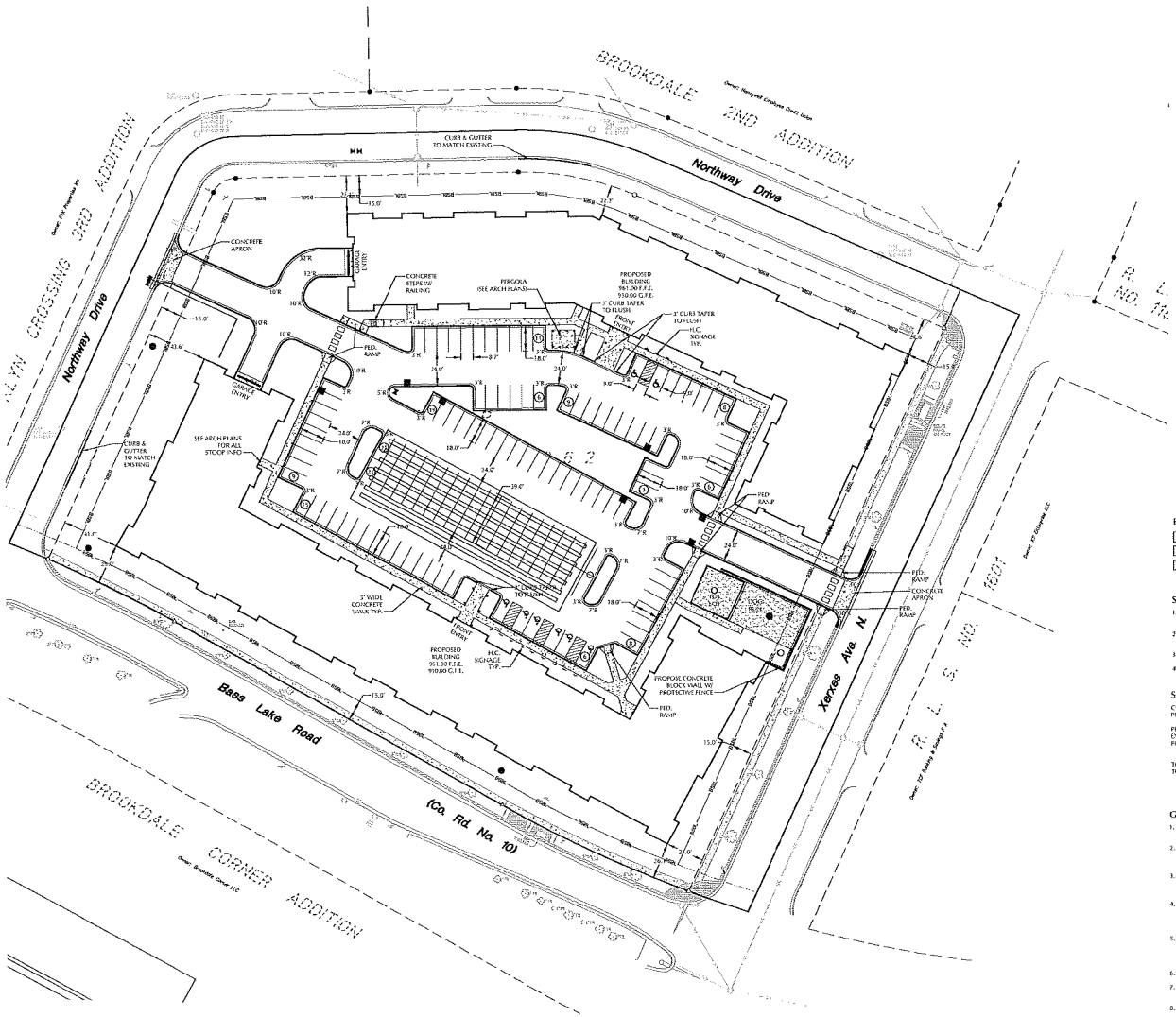
C6-1	STORM SEWER
C7-1	CIVIL DETAILS
L-1	LANDSCAPE PLAN

DEMOLITION PLAN

C1-1

Plotted: Fri, 7/12/2019 - 10:43 AM W:\2012\12659\CADD\DWG\C01_Demo Sheet Plan.C1-1



0 30 60
SCALE IN FEET

N

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BM#2
Top nut of hydrant on Northway Drive approx. 250 feet east of Xerxes Avenue N., as shown hereon.
ELEVATION = 857.74 FT (NAVD88)

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAINTILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
	CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREELINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

PAVEMENT LEGEND

- DENOTES LIGHT DUTY BITUMINOUS PAVEMENT
- DENOTES HEAVY DUTY BITUMINOUS PAVEMENT
- DENOTES CONCRETE PAVEMENT

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE UTILITY SHEETS AND STATE/LOCAL JURISDICTION REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.

SITE DATA

CURRENT ZONING: C2 (COMMERCE) DISTRICT
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT

PROPERTY AREA: 208,656 SF (4.796 AC)
EXISTING IMPERVIOUS AREA: 183,462 SF (4.212 AC) (87.8%)
PROPOSED IMPERVIOUS AREA: 135,156 SF (3.103 AC) (64.7%)

TOTAL ABOVE GROUND PARKING: 142 STALLS PROVIDED
TOTAL UNDERGROUND PARKING: SEE ARCHITECTURAL PLANS

GENERAL NOTES

1. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
7. ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
8. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLAGGERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.

CALL BEFORE YOU DIG!
Gopher State One Call
PROVIDER AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:
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THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATION OF ALL UNDERGROUND PIPES, CABLES, CONDUITS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO UTILITIES OR SERVICES AND SHALL REPAIR THE AREA WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

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CADD QUALIFICATION

SUBMITTAL/REVISIONS

04/11/19	CHECK SET
04/16/19	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

License No. 49935
Date

QUALITY CONTROL

Loucks Project No.	18669
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	04/16/19

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C6-1 ..... STORM SEWER
C6-2 ..... CIVIL DETAILS
L1-1 ..... LANDSCAPE PLAN

SITE PLAN
C2-1

Plotted: Oct 16, 2017 10:45 AM W:\2018\18669\CADD DATA\C3D\L1-1.dwg [Pressed Plan\C2-1]

SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING AN APARTMENT BUILDING, SURFACE PAVEMENTS, AND UTILITIES.

2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

1. INSTALL VEHICLE TRACKING BMP
2. INSTALL PERIMETER EROSION CONTROL AROUND SITE
3. CLEAR AND GRUB SITE
4. STRIP AND STOCKPILE TOPSOIL
5. REMOVE PAVEMENTS AND UTILITIES
6. CONSTRUCT STORMWATER MANAGEMENT FACILITY/FACILITIES
7. ROUGH GRADE SITE
8. IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE
9. INSTALL UTILITIES
10. INSTALL BUILDING FOUNDATIONS
11. INSTALL CURB AND GUTTER
12. INSTALL PAVEMENTS AND WALKS
13. INSTALL MINOR UTILITIES
14. FINAL GRADE SITE
15. REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS
16. SEED AND MULCH
17. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED. REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

3. SITE DATA:

AREA OF DISTURBANCE:	5.0 AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	4.2 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	3.1AC

GENERAL SOIL TYPE: SEE GEOTECHNICAL EVALUATION REPORT

4. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

5. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

6. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.

7. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED. INLET PROTECTION WITH IN RIGHT OF WAY TO BE CONSISTANTLY MONITORED TO MAKE SURE INLET PROTECTION IS IN GOOD WORKING ORDER AND EMERGENCY OVERFLOWS ARE NOT BLOCKED BY DEBRIS.

8. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEPMT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

9. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

10. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

11. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.

12. NO ENGINE DEGREASING IS ALLOWED ON SITE.

13. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE FOR PARTS II.B., PART II.C, PART II.B-F, PART V, PART IV AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C, OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.

14. TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:

A. FINAL STABILIZATION, PER NPDES PERMIT PART IV.G. HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
B. TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.

15. INSPECTIONS
A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
C. STABILIZED AREAS: ONCE EVERY 30 DAYS

D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
E. INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.

16. MINIMUM MAINTENANCE
A. SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL; WITHIN 24 HOURS
B. SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME. REMOVAL MUST BE COMPLETE WITHIN 72 HOURS OF DISCOVERY.
C. SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7)SEVEN DAYS
D. CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITH 24 HOURS.
E. PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN ½" IN 24 HOURS
F. STREETS TO BE SWEPT AS NECESSARY TO LIMIT DEBRIS FROM REACHING STORM INLETS WITH IN RIGHT OF WAY.
G. CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT AND MAINTAIN INLET PROTECTION PLACED WITHIN THE PUBLIC RIGHT OF WAY UNTIL FINAL STABILIZATION IS ACHIEVED. CONTRACTOR SHALL CONSISTENTLY MAKE SURE INLET PROTECTION IS IN GOOD WORKING ORDER AND EMERGENCY OVERFLOWS ARE NOT BLOCKED OF DEBRIS.

17. THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITTEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE AS SITE CONDITIONS REQUIRE, OR AT THE DIRECTION OF THE CITY.

18. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.

19. SWPPP MUST BE AMENDED WHEN:
A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

19. CONCRETE WASHOUT AREA
A. CONTRACTOR TO PROVIDE PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN PROTECTION PER PLAN.
B. CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL".
C. CONCRETE WASHOUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASHOUT AREA.

20. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

21. PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

22. FINAL STABILIZATION
FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAYMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.

23. RESPONSIBILITIES
A. THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:

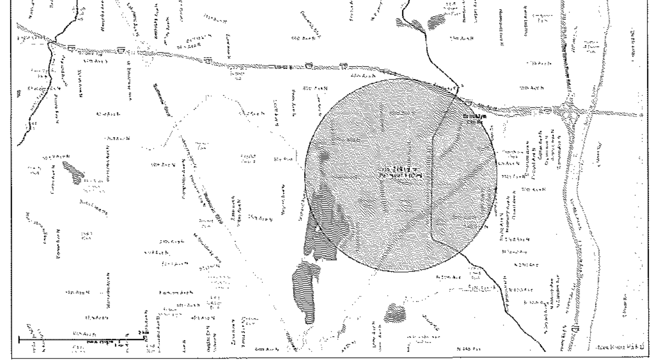
CONTACT: ________
COMPANY: ________
PHONE: ________

B. THE CITY REQUIRES THAT WSB & ASSOCIATES TO PREFORM NPDES INSPECTIONS DURING THE CONSTRUCTION PHASE. THE COST OF THE INSPECTIONS WILL BE PAID FOR BY THE OWNER. THIS IS A REQUIREMENT FOR RELEASE OF THE BUILDING PERMIT.

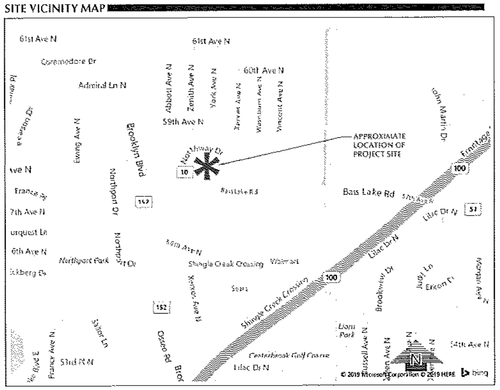
CONTACT: ________
COMPANY: WSB & ASSOCIATES
PHONE: ________

24. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMPS.

CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP



SITE VICINITY MAP



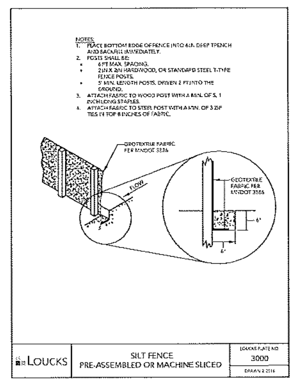
ESTIMATED QUANTITIES

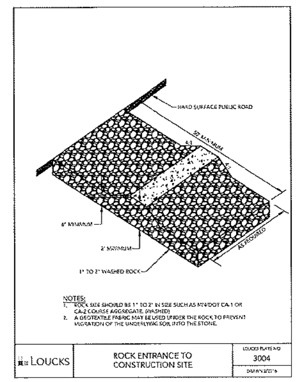
DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	1
EROSION CONTROL BLANKET	SF	-
SILT FENCE	LF	1,720
INLET PROTECTION	EA	18
BIO-ROLLS	LF	-

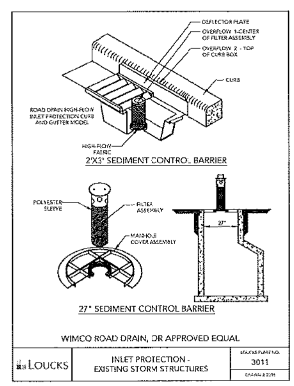
UNIVERSITY OF MINNESOTA

Samuel Trebesch

Design of Construction SWPPP (May 31 2021)







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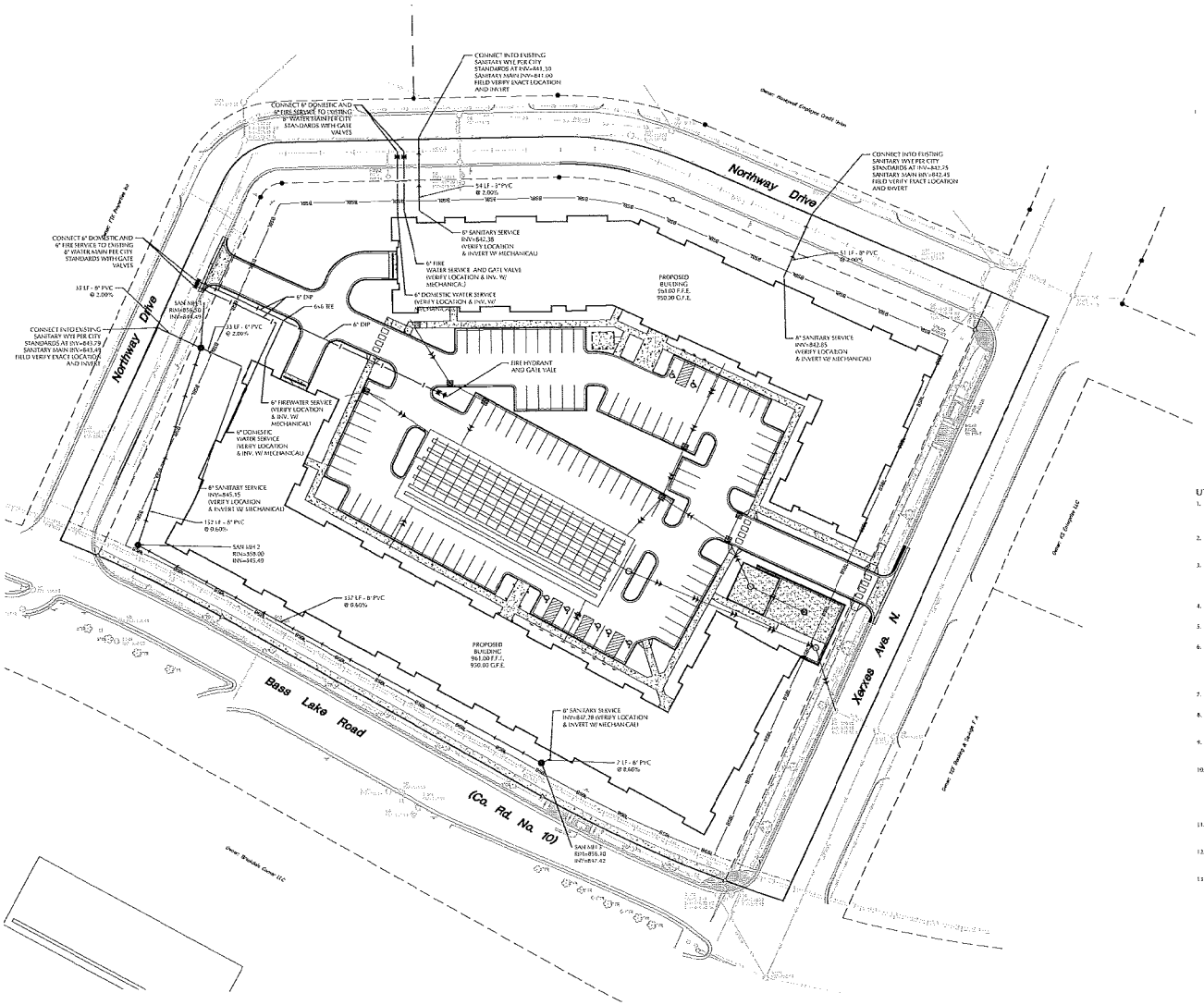
STORMWATER POLLUTION PREVENTION PLAN

C3-3



0 30 60
SCALE IN FEET

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LEGEND

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	HYDRANT	
	GATE VALVE	M
	POST INDICATOR VALVE	
	WATER MANHOLE/ WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAINTILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
957.5	CONTOUR	957.5
957.5	SPOT ELEVATION	957.5
	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	

UTILITY NOTES

1. ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT , AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CSAM, 2013 EDITION).
2. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CSAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
4. ALL STORM SEWER , SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
5. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
6. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 7.5 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER. STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATER AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 7.5 FEET MINIMUM DEPTH CANNOT BE ATTAINED.
7. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
8. PROPOSED PIPE MATERIALS:
   WATERMAIN — CL 52 DIP — 6" TO 8" DIAMETER
   SANITARY SEWER — PVC SDR 35 & SCH 40 — 6" TO 8" DIAMETER
9. CONTRACTOR AND MANHOLE FABRICATOR SHALL SUMP FLOWED ALL STORM SEWER CATCH BASIN CASTINGS WITHIN PAVED AREAS 0.16 FEET OR 2 INCHES BELOW THE RIM ELEVATION DEPICTED ON THE UTILITY PLAN.
10. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT THE EXPRESSED AUTHORITY OF OF THE CITY.
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13. TRENCH COMPACTION SHALL BE 95% STANDARD PROCTOR DENSITY IN THE AREA FROM THE PIPE ZONE TO WITHIN 3 FEET OF FINISHED GRADE AND 100% IN FINAL 3 FEET OF THE BACKFILL TO FINISH GRADE.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE LOCATIONS OF ALL EXISTING UTILITIES. THIS SHALL INCLUDE BUT NOT BE LIMITED TO ALL UTILITY COMPANIES TO MAINTAIN THEIR SERVICE AND/ OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND TRUNK CABLES, EQUIPMENT, PIPELINES, MANHOLES, VALVES AND OTHER FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE ABOVE WHICH OCCURS DUE TO HIS OPERATIONS, EVEN IF NOT SHOWN ON THE PLAN.

BROOKLYN CENTER APARTMENTS

BROOKLYN CENTER, MN

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 200
Maple Grove, MN 55369
763.424.5505
www.loucks.com

CADD QUALIFICATION

[illegible]

SUBMITTAL/REVISIONS

02/13/19	CHECK SET
02/16/19	CITY SUBMITTAL

PROFESSIONAL SIGNATURES

[illegible]

License No. 45933
Date -

QUALITY CONTROL

Loucks Project No.	16659
Project Lead	P.J.D
Drawn By	CDL
Checked By	P.J.D
Revision Date	02/16/19

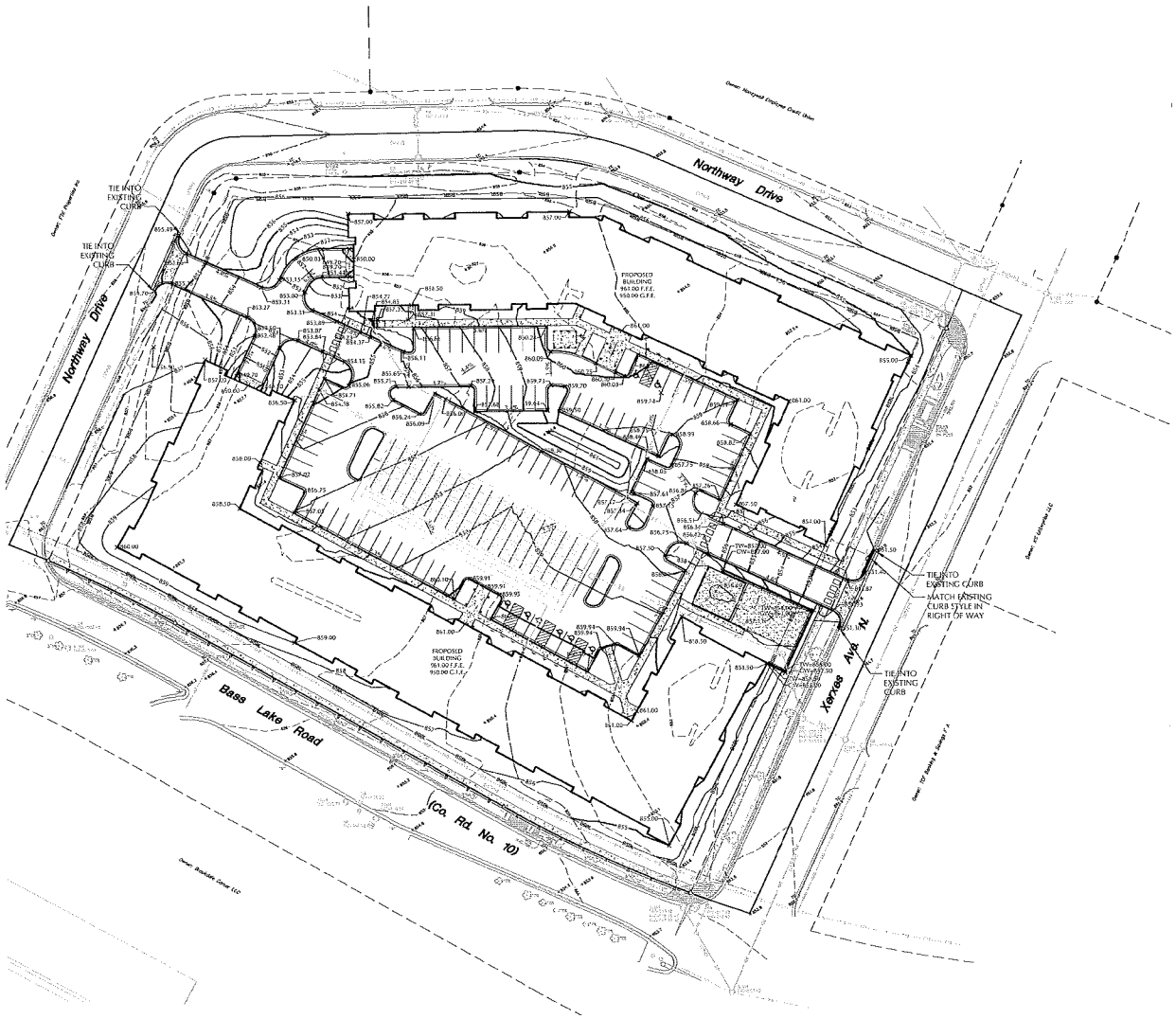
SHEET INDEX

C1-1 ..... EVACUATION PLAN
C2-1 ..... SITE PLAN
C3-1 ..... GRADING PLAN
C3-2 ..... SWPPP
C3-3 ..... SWPPP
C5-1 ..... SANITARY & WATERMAIN
C5-2 ..... STORM SEWER
C6-1 ..... CIVIL DETAILS
L1-1 ..... LANDSCAPE PLAN

SANITARY SEWER AND WATERMAIN PLAN

C4-1

Plotted: 04/16/2019 Plot# JOB: W:\2016\16659\CADD\DATA\CIVIL\Dwg Sheet Files\C4-1



0 30 60
SCALE IN FEET

N

PROJECT BENCHMARK

BM#1
In Brooklyn Center, at northeast corner of northbound lane Bridge No. 27010 over Shingle Creek, 1.25 miles southeast along Trunk Hwy 100 from the junction of Trunk Hwy 100 & I-94, at Trunk Hwy milepoint 14.55, 25.0 feet southeast of northbound Trunk Hwy 100.
ELEVATION = 846.58 FT (NAVD88)

BM#2
Top nut of hydrant on Northway Drive approx. 250 feet east of Xerxes Avenue N., as shown hereon.
ELEVATION = 857.74 FT (NAVD88)

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAINTILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
	CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

GRADING & DRAINAGE SPECIFICATIONS

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.10 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
3. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF PREMIUM TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. VERIFY WITH LANDSCAPE PLAN.
4. FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSE).
5. REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION AND REVIEW (REPORT NO. 16-61753.100), DATED 12/28/16 AS PREPARED BY NORTHERN TECHNOLOGIES INC. FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
6. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
7. SEE UTILITY PLAN FOR WATER, STORM AND SANITARY SEWER INFORMATION.
8. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
9. THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT FROM THE MPCA.
10. INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT POND(S) MAY BE INSTALLED AT GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
11. THE CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF THE MPCA NPDES PERMIT. THE AREA TO BE DISTURBED SHALL BE MAINTAINED AND TURF SHALL BE ESTABLISHED WITHIN THE TIME REQUIRED.
12. GRADES SHOWN ARE FINISHED GRADES.
13. FINAL GRADING TOLERANCES ARE +/-0.1 FEET TO FINISH GRADES.
14. UNDER PAVEMENTS COMPACT THE UPPER 3 FEET OF SUBGRADE TO 100% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT AND 95% STANDARD PROCTOR DENSITY BELOW THE UPPER 3 FEET OF SUBGRADE. OUTSIDE PAVEMENT AREAS COMPACT EMBANKMENTS TO 95% STANDARD PROCTOR DENSITY.
15. WORKING HOURS ARE 7:00 AM - 10:00 PM, MONDAY - SATURDAY. A 48 HOUR NOTICE IS REQUIRED FOR SATURDAY WORK.
16. THE CONTRACTOR MUST HAVE A CITY LICENSE.
17. A CITY RIGHT-OF-WAY PERMIT IS REQUIRED PRIOR TO WORKING WITHIN CITY ROW.
18. TURF REINFORCEMENT MAT (TRM) SHALL BE EARTHLOK 450, AS MANUFACTURED BY PROPEX GEOSOLUTIONS, OR APPROVED EQUAL. THE CONTRACTOR SHALL FOLLOW ALL OF THE MANUFACTURES INSTRUCTIONS FOR INSTALLATION.
19. STRUCTURAL RETAINING WALL, FENCING AND HANDRAIL DESIGN BY OTHERS. REFER TO ARCHITECTURAL PLANS.

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CADD QUALIFICATIONS

SUBMITTAL/REVISIONS

09/11/19	CHECK SET
02/16/19	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

License No. 41933
Date

QUALITY CONTROL

Loucks Project No.	10659
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	02/15/19

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C3-3 ..... SWPPP
C4-1 ..... SANITARY & WATERMAIN
C4-2 ..... STORM SEWER
C5-1 ..... CIVIL DETAILS
L-1 ..... LANDSCAPE PLAN

GRADING PLAN

C3-1

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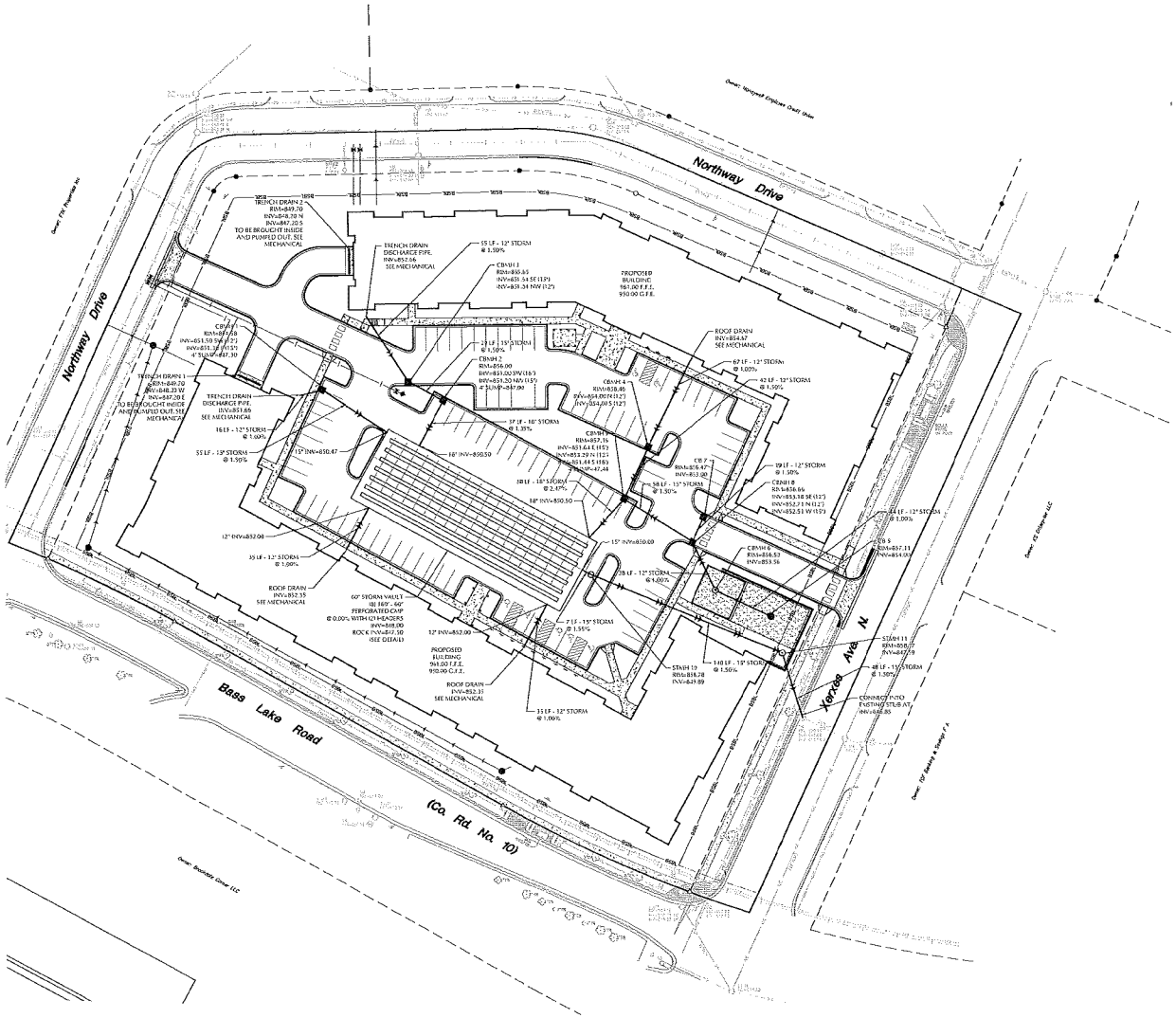

0 30 60
SCALE IN FEET

PROJECT BENCHMARK

BM#1
In Brooklyn Center, at northeast corner of northbound lane Bridge No. 27040 over Shingle Creek, 1.35 miles southeast along Trunk Hwy 100 from the junction of Trunk Hwy 100 & I-94 at Trunk Hwy intersection 14.55. 25.0 feet southeast of northbound Trunk Hwy 100.
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BM#2
Top nut of hydrant on Northway Drive approx. 250 feet east of Xerxes Avenue N., as shown hereon.
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	FORCEMAIN	
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	UNDERGROUND FIBER OPTIC	
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	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
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	RETAINING WALL	
	CONCRETE	
	HOT PAVING	
	BUILDING	
	CONTOUR	
419.4	SPOT ELEVATION	952.5
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	

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CADD DISCLAIMER

[illegible]

SUBMITTAL/REVISIONS

04/11/19	CHECK SET
04/16/19	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

[illegible]

License No. 47933
Date

QUALITY CONTROL

Loucks Project No.	18930
Project Lead	PJD
Drawn By	EDL
Checked By	PJD
Review Date	04/16/19

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C3-3 SWPPP
C4-1 SANITARY & WATERMAIN
C4-2 STORM SEWER
C5 CIVIL DETAILS
L1-1 LANDSCAPE PLAN

STORM SEWER PLAN
C4-2

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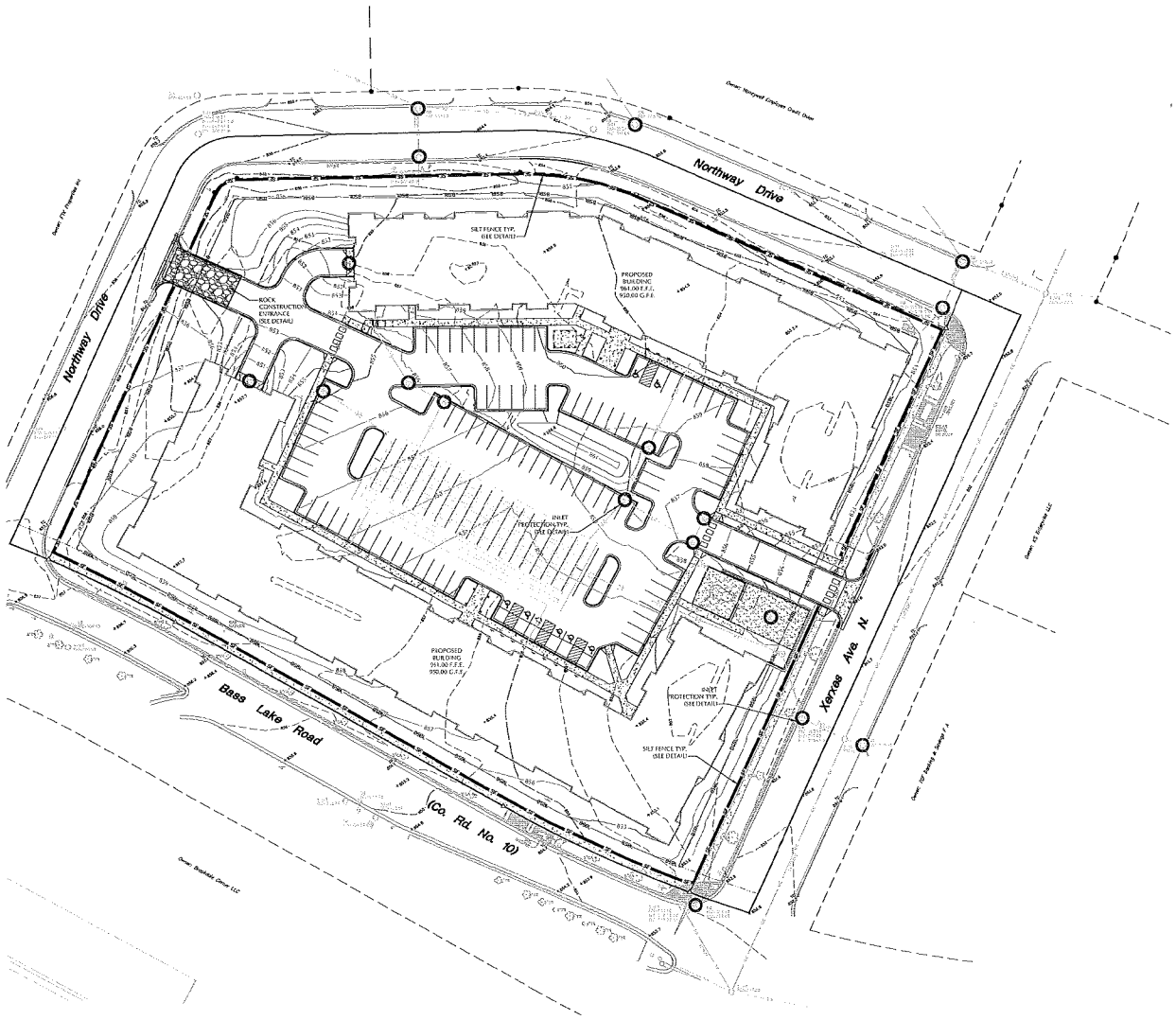

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAIN TILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONVEX LIE	
	NO PARKING	
	BUILDING	
	CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

SWPPP LEGEND

- SILT FENCE
- INLET PROTECTION
- ROCK CONSTRUCTION ENTRANCE

0 30 60
SCALE IN FEET

N

PROJECT BENCHMARK

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CADD QUALIFICATION

SUBMITTAL/REVISIONS

03/31/19	CHECK SET
04/16/19	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

04/16/19
License No. 49933
Date

QUALITY CONTROL

Loucks Project No.	17059
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Revise Date	04/16/19

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C5.1 ..... CIVIL DETAILS
L1.1 ..... LANDSCAPE PLAN

STORMWATER POLLUTION PREVENTION PLAN

C3-2

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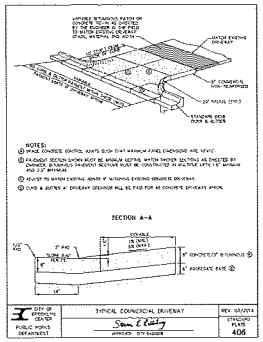

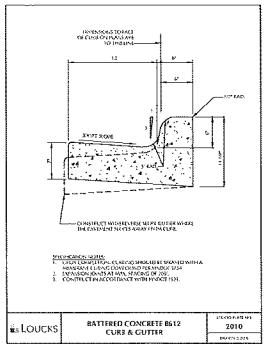

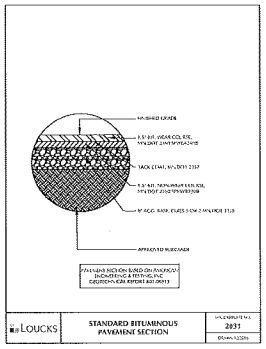

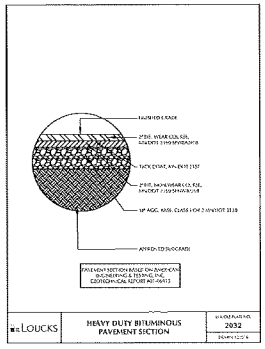

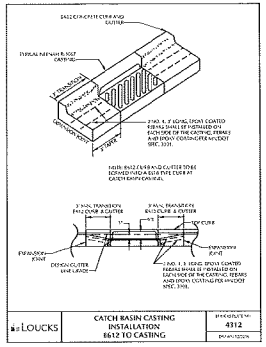

BROOKLYN CENTER APARTMENTS

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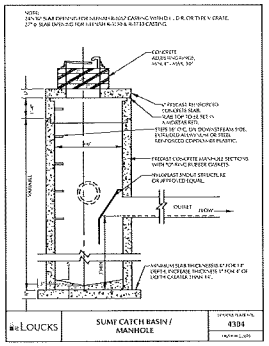

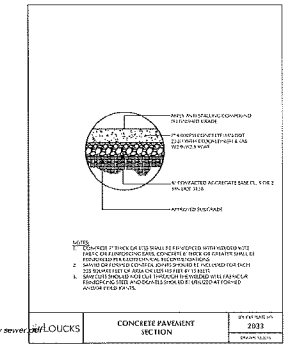

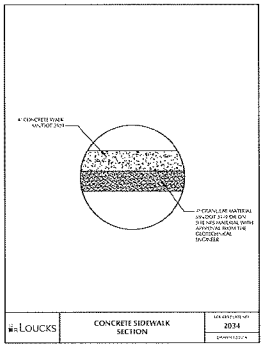

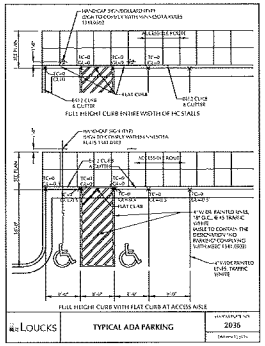

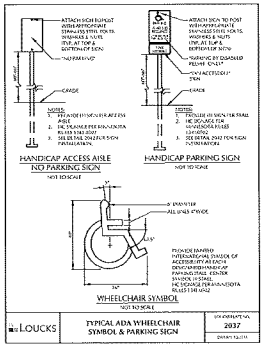

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Sheet: 1

CADD QUALIFICATION

SUBMITTAL/REVISIONS

04/11/19	CHECK SET
04/16/19	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

License No. 49933
Date

QUALITY CONTROL

Loucks Project No.	16659
Project Lead	PJD
Drawn By	JDC
Checked By	PJD
Review Date	04/16/19

SHEET INDEX

C1-1 ..... DEMOLITION PLAN
C3-1 ..... SITE PLAN
C4-1 ..... GRADING PLAN
C5-1 ..... SWPPP
C5-3 ..... SWPPP
C6-1 ..... SANITARY & WATERMAIN
C6-2 ..... STORM SEWER
C8-1 ..... CIVIL DETAILS
L-1 ..... LANDSCAPE PLAN

CIVIL DETAILS

C8-1

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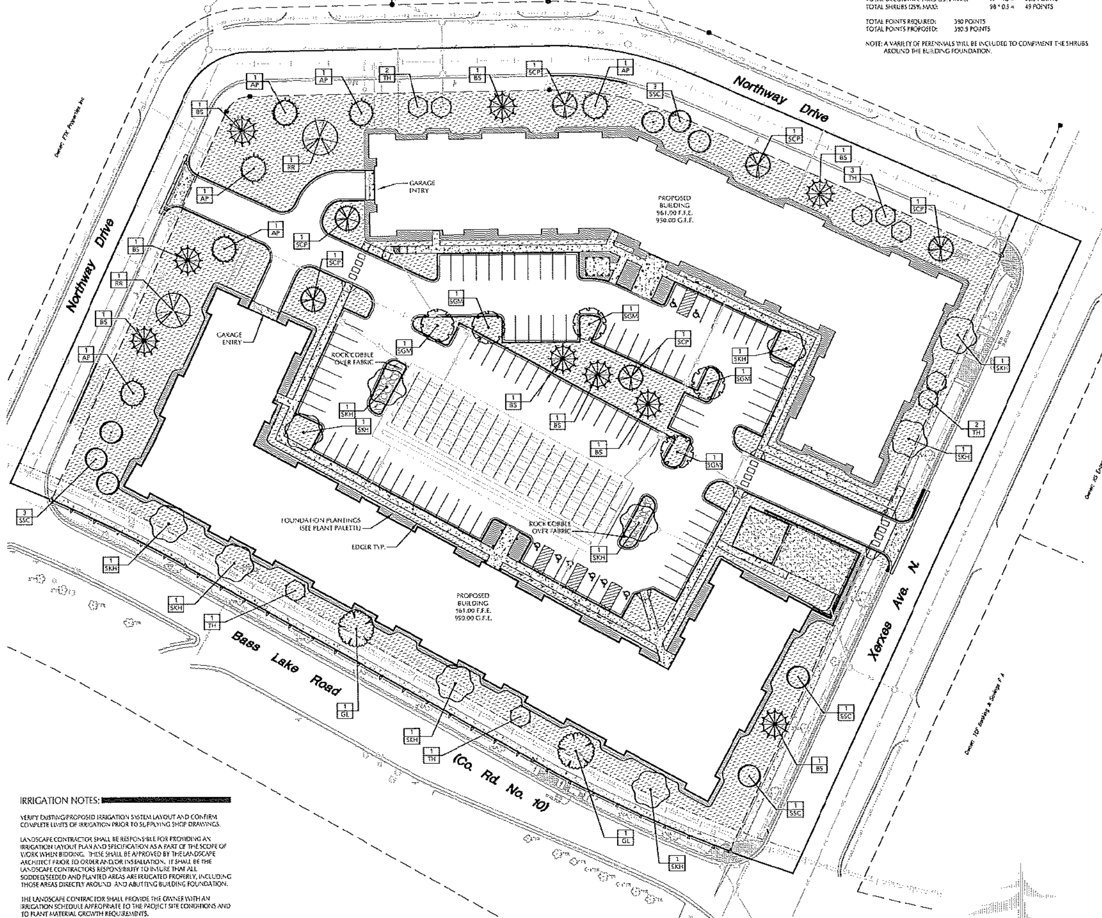


LANDSCAPE REQUIREMENTS:

SITE AREA: 4.60 ACRES
PROPOSED TYPE OF DEVELOPMENT: MULTI-FAMILY RESIDENTIAL
POINTS REQUIRED PER LANDSCAPE POINT SYSTEM:
(90 * 2 = 180) & (75 * 2.8 = 210) 180 + 210 = 390 POINTS REQUIRED

TOTAL OVERSTORY TREES (50% MAX):	19 * 10 =	190 POINTS
TOTAL CONIFEROUS TREES (40% MAX):	21 * 6 =	126 POINTS
TOTAL DECORATIVE TREES (35% MAX):	17 * 1.5 =	25.5 POINTS
TOTAL SHRUBS (25% MAX):	98 * 0.5 =	49 POINTS

TOTAL POINTS REQUIRED: 390 POINTS
TOTAL POINTS PROPOSED: 390.5 POINTS

NOTE: A VARIETY OF PERENNIALS WILL BE INCLUDED TO COMPLIMENT THE SHRUBS AROUND THE BUILDING FOUNDATION.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SIZE
GL	2	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'	B & B	2.5"Cal	
RR	2	RENAISSANCE REFLECTION BIRCH	Betula papyrifera 'Renaissance Reflection'	B & B		8' HGT
SGM	5	SIENNA GLEN MAPLE	Acer freemanii 'Sienna Glen'	B & B	2.5"Cal	
SKH	10	SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skycole'	B & B	2.5"Cal	
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SIZE
AP	6	AUSTRIAN PINE FULL FORM	Pinus nigra	B & B	5' HGT	
BS	9	BLACK HILLS SPRUCE FULL FORM	Picea glauca 'Densata'	B & B	5' HGT	
SCP	6	SCOTCH PINE FULL FORM	Pinus sylvestris	B & B	5' HGT	
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SIZE
SSC	8	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	B & B	1.5"Cal	
TH	9	THORNLESS HAWTHORN	Crataegus crus-galli 'Inermis'	B & B	1.5"Cal	

TURF GRASS

FOUNDATION PLANTING BED - TO INCLUDE FULL COMPLIMENT OF SHRUBS AND PERENNIALS. INFO TO BE DISPLAYED IN FUTURE SUBMITTAL

GENERAL NOTES

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0" CLEARANCE).

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

LANDSCAPE INSTALLATION:

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED AS PER MNDOT SPECS.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND OR QUOTATION.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

ALL SHRUB AND PERENNIAL BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH AND FIBER MAT WEED BARRIER. (COLOR: TBD)

ALL TREES TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK. (COLOR: TBD)

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED/INDICATED ON DRAWING OR IN SPECIFICATION.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

LANDSCAPE CONTRACTOR SHALL ESTABLISH TO HIS SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

IRRIGATION NOTES:

VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT. THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTINGS/SOD/SEED HAS BEEN ESTABLISHED.

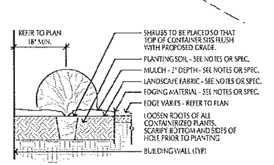
0 30 60
SCALE IN FEET

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

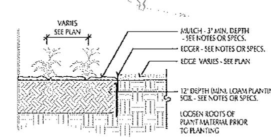
WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

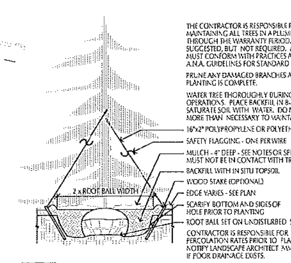
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



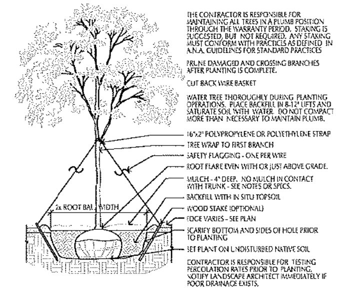
1 L1-1 SHRUB PLANTING DETAIL
SCALE: 1/2" = 1'-0"



2 L1-1 PERENNIAL PLANTING
SCALE: 1/2" = 1'-0"



3 L1-1 CONIFEROUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



4 L1-1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"

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CADD QUALIFICATION

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License No. 49933
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QUALITY CONTROL

Loucks Project No.	18650
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	04/16/19

SHEET INDEX

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C8-1	CIVIL DETAILS
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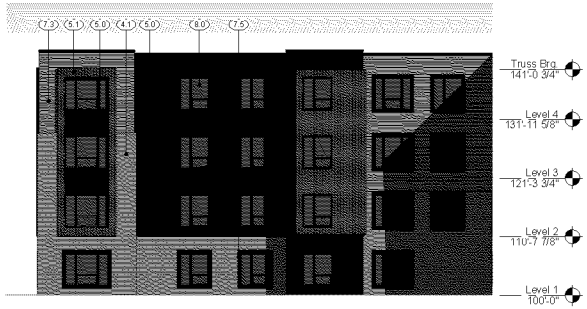
LANDSCAPE PLAN
L1-1

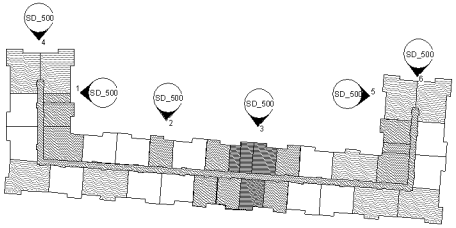
6 3 - N 2
3/32" = 1'-0"



5 2 - W 1
3/32" = 1'-0"

4 8 - N 3
3/32" = 1'-0"

3 1 - N 1b - ENTRY
3/32" = 1'-0"



2 10 - N 1a
3/32" = 1'-0"

1 9 - E 2
3/32" = 1'-0"

EXTERIOR MATERIAL TAG KEY

MASONRY:
4.1 BRICK - COLOR: SAND

METALS:
5.0 PREF IN MTL SIDING W/VERTICAL SEAM - COLOR: BLACK
5.1 PREF IN MTL SIDING - CORTEN STEEL

WOOD:
6.1 WOOD TRELLIS - COLOR: TBD

SIDING:
7.3 CFB LAP SIDING - 6" AND 4" EXPOSURE - COLOR: TAUPE
7.5 CFB TRIM 5/4 BOARD - COLOR : BLACK

OPENINGS:
8.0 VINYL WINDOW - COLOR: BLACK
8.2 ALUMINUM STOREFRONT GLAZING - COLOR: BLACK

Exterior Elevations

kaas wilson architects

4 7 - W 2
3/32" = 1'-0"

3 4 - E 1
3/32" = 1'-0"

2 6 - S 1b
3/32" = 1'-0"

EXTERIOR MATERIAL TAG KEY

MASONRY:
4.1 BRICK - COLOR: SAND

METALS:
5.0 PREFIN MTL SIDING W/ VERTICAL SEAM - COLOR: BLACK
5.1 PREFIN MTL SIDING - CORTEN STEEL

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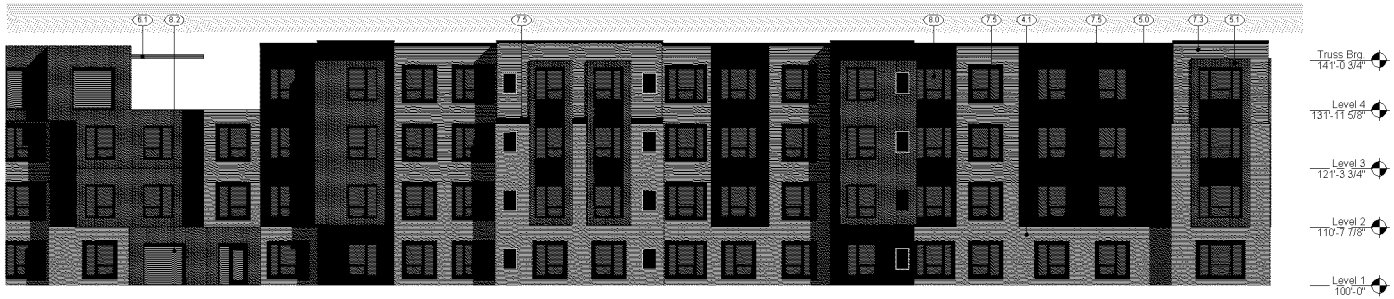
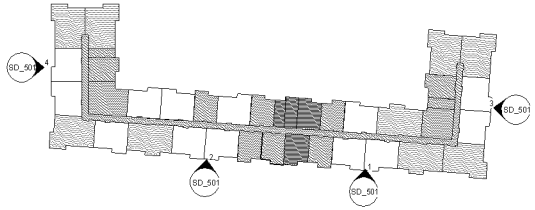
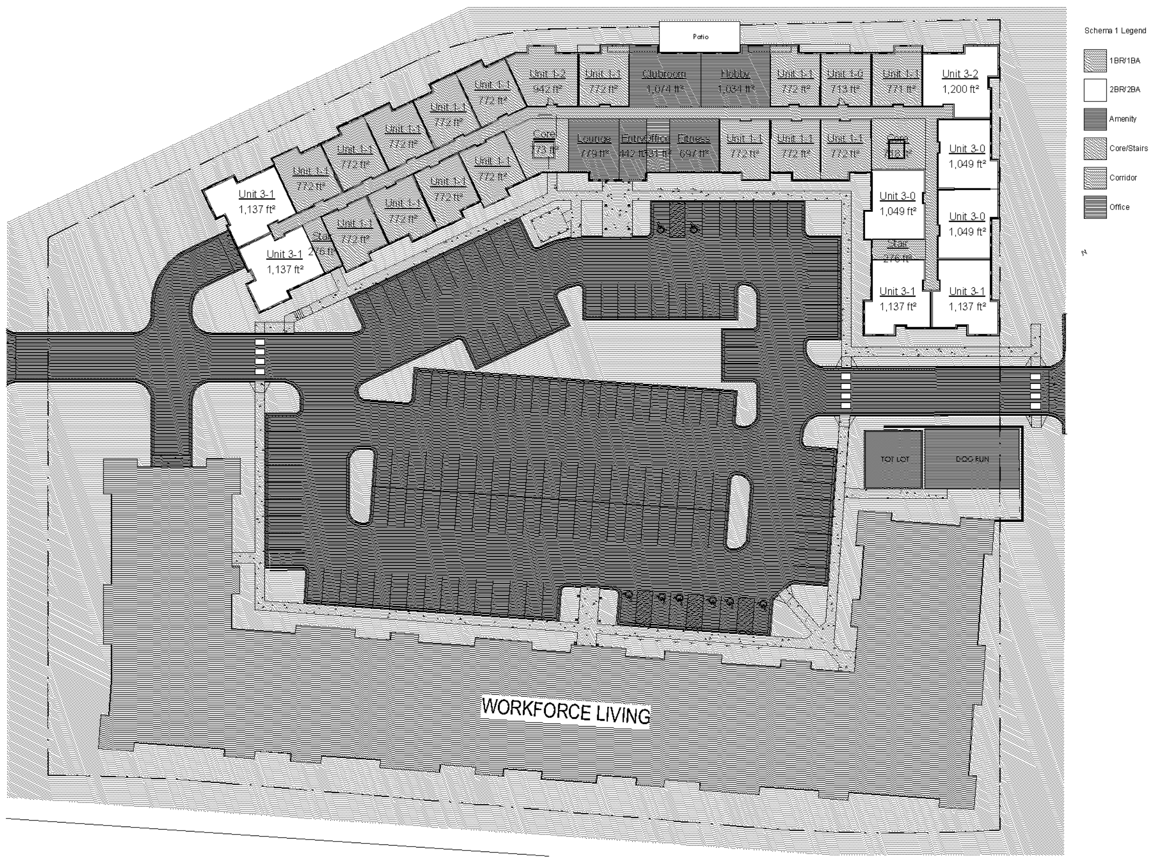


1 5 - S 1a
3/32" = 1'-0"



Exterior Elevations

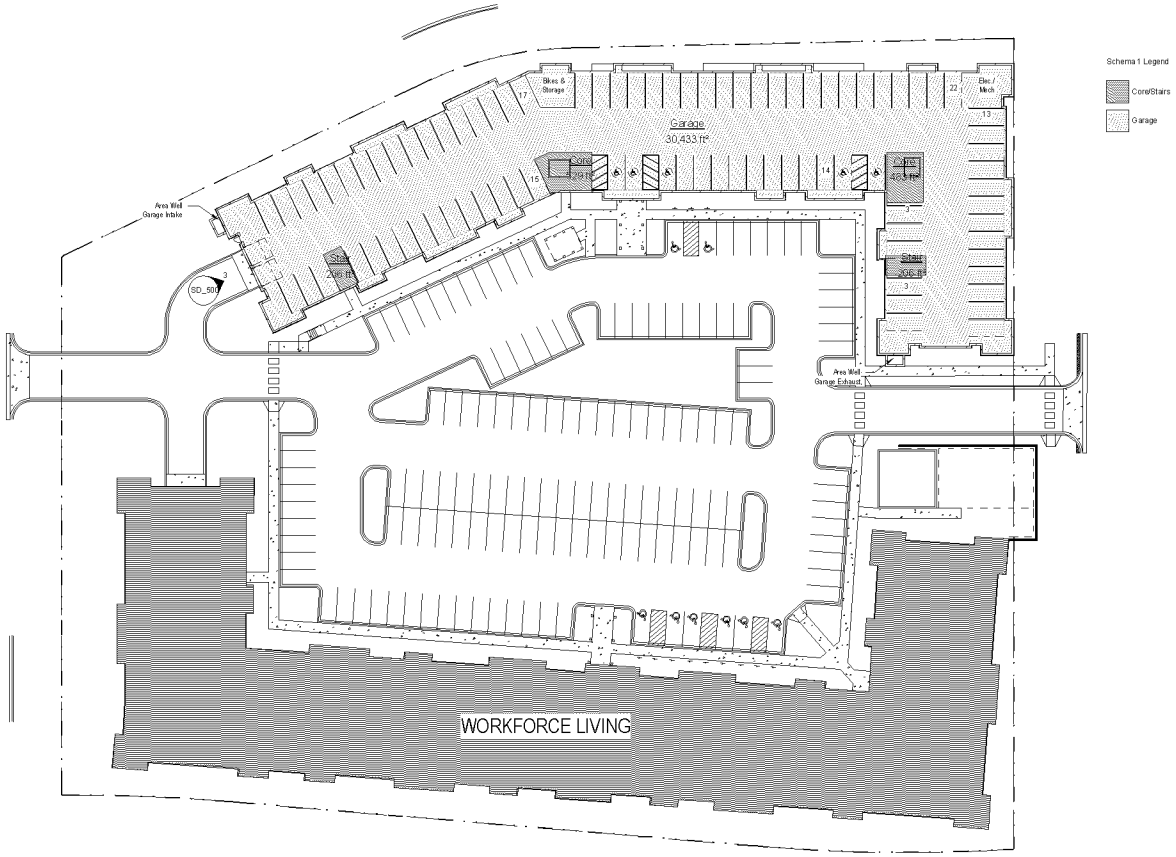
kaas wilson architects



1 Level 1
1" = 30'-0"

18101 -Unit Mix by Type				
Name	Unit Type	Count	Area	Total Area
1BR/1BA				
Unit 1-0	1BR/1BA	9	713 ft²	6,418 ft²
Unit 1-1	1BR/1BA	81		62,496 ft²
Unit 1-2	1BR/1BA	5	942 ft²	4,709 ft²
		95		73,624 ft²
2BR/2BA				
Unit 3-0	2BR/2BA	23	1,049 ft²	24,126 ft²
Unit 3-1	2BR/2BA	20	1,137 ft²	22,731 ft²
Unit 3-2	2BR/2BA	5	1,200 ft²	6,001 ft²
		48		52,858 ft²
Grand total		143		126,482 ft²

18101 -Unit Mix by Floor					
Name	Unit Type	Count	Area	Level	Unit Type
Level 1					
Unit 1-0	1BR/1BA	1	713 ft²	Level 1	1 BR
Unit 1-1	1BR/1BA	15		Level 1	1BR
Unit 1-2	1BR/1BA	1	942 ft²	Level 1	1BR
Unit 3-0	2BR/2BA	3	1,049 ft²	Level 1	2 BR
Unit 3-1	2BR/2BA	4	1,137 ft²	Level 1	2 BR
Unit 3-2	2BR/2BA	1	1,200 ft²	Level 1	2 BR
		25			
Level 2					
Unit 1-0	1BR/1BA	2	713 ft²	Level 2	1 BR
Unit 1-1	1BR/1BA	17		Level 2	1BR
Unit 1-2	1BR/1BA	1	942 ft²	Level 2	1BR
Unit 3-0	2BR/2BA	5	1,049 ft²	Level 2	2 BR
Unit 3-1	2BR/2BA	4	1,137 ft²	Level 2	2 BR
Unit 3-2	2BR/2BA	1	1,200 ft²	Level 2	2 BR
		30			
Level 3					
Unit 1-0	1BR/1BA	2	713 ft²	Level 3	1 BR
Unit 1-1	1BR/1BA	17		Level 3	1BR
Unit 1-2	1BR/1BA	1	942 ft²	Level 3	1BR
Unit 3-0	2BR/2BA	5	1,049 ft²	Level 3	2 BR
Unit 3-1	2BR/2BA	4	1,137 ft²	Level 3	2 BR
Unit 3-2	2BR/2BA	1	1,200 ft²	Level 3	2 BR
		30			
Level 4					
Unit 1-0	1BR/1BA	2	713 ft²	Level 4	1 BR
Unit 1-1	1BR/1BA	17		Level 4	1BR
Unit 1-2	1BR/1BA	1	942 ft²	Level 4	1BR
Unit 3-0	2BR/2BA	5	1,049 ft²	Level 4	2 BR
Unit 3-1	2BR/2BA	4	1,137 ft²	Level 4	2 BR
Unit 3-2	2BR/2BA	1	1,200 ft²	Level 4	2 BR
		30			
Level 5					
Unit 1-0	1BR/1BA	2	713 ft²	Level 5	1 BR
Unit 1-1	1BR/1BA	15		Level 5	1BR
Unit 1-2	1BR/1BA	1	942 ft²	Level 5	1BR
Unit 3-0	2BR/2BA	5	1,049 ft²	Level 5	2 BR
Unit 3-1	2BR/2BA	4	1,137 ft²	Level 5	2 BR
Unit 3-2	2BR/2BA	1	1,200 ft²	Level 5	2 BR
		28			
Grand total		143			



1 Level -1
1" = 30'-0"

kaas wilson architects

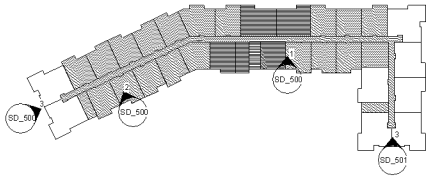
Level -1

4 4 - NW 1
3/32" = 1'-0"

2 2 - SE 1
3/32" = 1'-0"

1 1 - S 1
3/32" = 1'-0"

3 3 - SW 1
3/32" = 1'-0"



EXTERIOR MATERIAL TAG KEY

MASONRY:
4.1 BRICK - COLOR: SAND

METALS:
5.0 PREFIN MTL SIDING W/VERTICAL SEAM - COLOR: BLACK
5.1 PREFIN MTL SIDING - CORTEN STEEL

WOOD:
6.1 WOOD TRELLIS - COLOR: TBD

SIDING:
7.3 CFB LAP SIDING - 6" AND 4" EXPOSURE - COLOR: TAUPE
7.5 CFB TRIM 5/4 BOARD - COLOR : BLACK

OPENINGS:
8.0 VINYL WINDOW - COLOR: BLACK
8.2 ALUMINUM STOREFRONT GLAZING - COLOR: BLACK

kaas wilson architects

Exterior Elevations

COUNCIL ITEM MEMORANDUM

DATE: 6/10/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Nate Reinhardt, Finance Director

SUBJECT: Resolution Authorizing the Issuance, Sale, and Delivery of a Multifamily Housing Revenue Note Under Minnesota Statutes, Chapter 462C; Authorizing the Loan of the Proceeds of the Revenue Note to Brooklyn Center AH I, LLLP (REE Xerxes Avenue Workforce Housing Project); Approving the Form of and Authorizing the Execution and Delivery of the Note and Related Documents; and Approving Joint Powers Agreement

Requested Council Action:

- Motion to Approve Resolution Authorizing the Issuance, Sale, and Delivery of a Multifamily Housing Revenue Note Under Minnesota Statutes, Chapter 462C; Authorizing the Loan of the Proceeds of the Revenue Note to Brooklyn Center AH I, LLLP (REE Xerxes Avenue Workforce Housing Project); Approving the Form of and Authorizing the Execution and Delivery of the Note and Related Documents; and Approving Joint Powers Agreement

Background:

Real Estate Equities, Inc. (REE) has requested authorization from the City of Brooklyn Center for the issuance of conduit bonds to finance the acquisition, construction, and equipping of an approximately 127 unit workforce rental housing facility and related amenities located at 5801 Xerxes Avenue North.

On February 5, 2019 REE submitted an application for conduit revenue bond project financing along with the applicable fee. City staff and bond attorney have reviewed the application and concur that meets the criteria set forth in the City's conduit debt administrative guidelines.

Administrative guidelines include:

- The project is to be compatible with the overall development plans and objectives of the City and of the neighborhood in which the project is located.
- The project is in areas of the City that the City wishes to develop, redevelop, or which in any way complements any development plans or policy of the City. It is also the City's intent to assist in business expansions or relocations within the City where it can be shown that such would have a substantial, favorable impact on employment or tax base, or both.

On February 11, 2019, the City Council adopted a preliminary resolution that granted preliminary approval to the issuance of multifamily housing revenue obligations and authorized the submission of an application to the Minnesota Department of Management and Budget for an allocation of bonding authority under Minnesota Statutes, Chapter 474A.

The resolution authorizes a maximum aggregate principal amount of the Bonds to be issued to finance the project is $19,000,000. The City has received a certificate of allocation and a public hearing notice has been

published.

The resolution does not include any conduit debt related to the proposed Senior project on the same site. The Senior housing project does not yet have an allocation of bonding authority. REE would have the opportunity to submit for bonding authority for this project in July.

The resolution does contain a Joint Powers Agreement that relates to the ability to "recycle" bonding authority, as permitted under federal tax law, rather than using a new allocation of bonding authority. This would allow REE to "reuse" bonding authority from a housing project in Saint Paul for this project in Brooklyn Center. REE can return some of the allocation received earlier this year and this will free up bonding authority for more affordable housing projects statewide, including potentially the Senior housing project in Brooklyn Center.

Budget Issues:

The total administrative fee that the City will receive for the issuance will be approximately $95,000. The Bonds will not constitute a charge, lien, or encumbrance, legal or equitable, upon any property of Brooklyn Center. The issuance of the Bonds will not affect the City's credit rating.

Strategic Priorities and Values:

Targeted Redevelopment

ATTACHMENTS:

Description	Upload Date	Type
Conduit Debt Resolution REE - Workforce Housing	6/3/2019	Resolution Letter

CITY OF BROOKLYN CENTER
COUNTY OF HENNEPIN
STATE OF MINNESOTA

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ISSUANCE, SALE, AND DELIVERY OF A MULTIFAMILY HOUSING REVENUE NOTE UNDER MINNESOTA STATUTES, CHAPTER 462C; AUTHORIZING THE LOAN OF THE PROCEEDS OF THE REVENUE NOTE TO BROOKLYN CENTER AH I, LLLP (REE XERXES AVENUE WORKFORCE HOUSING PROJECT); APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF THE NOTE AND RELATED DOCUMENTS; AND APPROVING JOINT POWERS AGREEMENT

WHEREAS, the City of Brooklyn Center, Minnesota (the "City") is a home rule charter city duly organized and existing under its Charter and the Constitution and laws of the State of Minnesota; and

WHEREAS, pursuant to Minnesota Statutes, Chapter 462C, as amended (the "Act"), the City is authorized to carry out the public purposes described in the Act by issuing revenue bonds or other obligations to finance or refinance multifamily housing developments located within the City, and as a condition to the issuance of such revenue bonds, adopt a housing program providing the information required by Section 462C.03, subdivision 1a, of the Act; and

WHEREAS, in the issuance of the City's revenue bonds and in the making of a loan to finance a multifamily housing development the City may exercise, within the corporate limits of the City, any of the powers that the Minnesota Housing Finance Agency may exercise under Minnesota Statutes, Chapter 462A, as amended, without limitation under the provisions of Minnesota Statutes, Chapter 475, as amended; and

WHEREAS, the City has received a proposal that it issue its Multifamily Housing Revenue Note (REE Xerxes Avenue Workforce Housing Project), Series 2019, in one or more series, in an aggregate amount not to exceed $19,000,000 (the "Note") to provide funds to be loaned to Brooklyn Center AH I, LLLP, a Minnesota limited liability limited partnership, or an affiliated entity (the "Borrower") to (i) finance the acquisition, construction, and equipping of an approximately 127 unit workforce rental housing facility and related amenities to be located on the southern portion of the property at 5801 Xerxes Avenue North in the City (the "Project"); (ii) fund of one or more reserve funds to secure the timely payment of the revenue obligations, if necessary; (iii) pay interest on the revenue obligations during the construction of the Project, if necessary; and (iv) pay the costs of issuing the revenue obligations, if necessary; and

WHEREAS, on February 11, 2019, the City Council adopted a preliminary resolution (the "Preliminary Resolution") under the terms of which the City: (i) granted preliminary approval to the issuance of multifamily housing revenue obligations under the terms of the Act to finance the Project; (ii) authorized the submission of an application to the Minnesota Department of Management and Budget ("MMB") for an allocation of bonding authority under Minnesota Statutes, Chapter 474A, as amended (the "Allocation Act"), in a principal amount not to exceed $19,000,000; and (iii) acknowledged the preparation of the Housing Program in accordance with the requirements of the Act; and

WHEREAS, the Preliminary Resolution constitutes a reimbursement resolution and an official intent of the City to reimburse expenditures with respect to the Project from the proceeds of tax-exempt revenue bonds in accordance with the provisions of Treasury Regulations, Section 1.150-2; and

WHEREAS, the City received Certificate of Allocation No. 346, dated February 25, 2019, from Minnesota Management and Budget allocating volume cap bonding authority to the City in the amount of $19,000,000; and

WHEREAS, in accordance with the Act, the City has prepared a housing program (the "Housing Program") to authorize the issuance by the City of revenue bonds in the maximum principal amount of $19,000,000 to finance the acquisition, construction, and equipping of the Project; and

WHEREAS, a notice of public hearing (the "Public Notice") was published in accordance with the Act and Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), with respect to: (i) the required public hearing under the Code; (ii) the required public hearing under Section 462C.04, subdivision 2, of the Act; (iii) the Housing Program; and (iv) approval of the issuance of the Note; and

WHEREAS, the Public Notice was published at least 15 days before the regularly scheduled meeting of the City Council of the City (the "City Council"), and on this same date, the City Council conducted a public hearing at which a reasonable opportunity was provided for interested individuals to express their views, both orally and in writing; and

WHEREAS, in order to better leverage public funding by recycling bonding authority as permitted by Section 146(i)(6) of the Code, the City and the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a body corporate and politic validly existing under the laws of the State of Minnesota (the "HRA") wish to enter into a Joint Powers Agreement pursuant to the Act and Minnesota Statutes, Section 471.59, as amended, in order to provide for the future issuance of tax-exempt obligations to finance the Project using, in part, recycled bonding authority from the HRA; and

WHEREAS, sufficient details of the revenue note and other aspects of the financing have been agreed to that this final bond resolution should be adopted on this date accepting a proposal for issuance of the revenue note.

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

SECTION 1. LEGAL AUTHORIZATION AND FINDINGS.

1.1 Findings. The City hereby finds, determines and declares as follows:

(a) The issuance and sale of the Note by the City, pursuant to the Act, is in the best interest of the City, and the City hereby determines to issue the Note and to sell the Note to Bridgewater Bank, a Minnesota banking corporation, or another bank selected by the Borrower (the "Purchaser"). The City will loan the proceeds of the Note (the "Loan") to the Borrower in order to finance the Project.

(b) Pursuant to a Loan Agreement (the "Loan Agreement") to be entered into between the City and Borrower, the City will loan to the Borrower the proceeds of the Note as set forth therein and the Borrower will agree to repay the Loan in specified amounts and at specified times sufficient to pay in full when due the principal of, premium, if any, and interest on the Note. In addition, the Loan Agreement contains provisions relating to the construction, maintenance and operation of the Project,

indemnification, insurance, and other agreements and covenants which are required or permitted by the Act and which the City and Borrower deem necessary or desirable for the financing of the Project.

(c) Pursuant to a Pledge Agreement between the City and the Purchaser, (the "Pledge Agreement"), the City will pledge and grant a security interest in all of its rights, title, and interest in the Loan Agreement to the Purchaser (except for certain rights of indemnification and to reimbursement for certain costs and expenses).

(d) The proceeds of the Note will be disbursed pursuant to a Disbursing Agreement (the "Disbursing Agreement") by and between the Borrower and the Purchaser.

(e) Certain rental and occupancy requirements of federal and state law are set forth in a Regulatory Agreement (the "Regulatory Agreement") by and among the City, Borrower and the Purchaser.

(f) The Note will be a special, limited obligation of the City. No holder of the Note shall ever have the right to compel any exercise of the taxing power of the City to pay the Note or the interest thereon, nor to enforce payment thereof against any property of the City. The Note and the interest thereon: (i) shall be payable solely from the revenues pledged therefor under the Loan Agreement and additional sources of revenue provided by or on behalf of the Borrower; (ii) shall not constitute a debt of the City within the meaning of any constitutional, charter or statutory limitation; (iii) shall not constitute nor give rise to a pecuniary liability of the City or a charge against its general credit or taxing powers; (iv) shall not constitute a charge, lien, or encumbrance, legal or equitable, upon any property of the City other than the City's interest in the Loan Agreement, which will be assigned to the Purchaser under the Pledge Agreement; and (v) shall not constitute a general or moral obligation of the City.

(g) It is desirable, feasible and consistent with the objects and purposes of the Act to issue the Note for the purpose of financing the costs of the Project.

(h) The Project constitutes a "qualified residential rental project" within the meaning of Section 142(d) of the Code, and a "multifamily housing development" authorized by the Act, and furthers the purposes of the Act.

(i) The purpose of the Project is, and the effect thereof will be, to promote the public welfare by the acquisition and construction of a facility for use as a multifamily housing development designed primarily for occupancy by persons of low and moderate income.

(j) The Act authorizes (i) the acquisition and construction of the Project, (ii) the issuance and sale of the Note, (iii) the execution and delivery by the City of the Loan Agreement, Regulatory Agreement, and Pledge Agreement (the "City Agreements"), (iv) the performance of all covenants and agreements of the City contained in the City Agreements and any other documents reasonably necessary to effectuate the intent of this resolution, and (v) the performance of all other acts and things required under the constitution and laws of the State of Minnesota to make the City Agreements and the Note valid and binding special, limited obligations of the City in accordance with its terms.

(k) It is desirable that the Borrower be authorized, subject to the terms and conditions set forth in the Loan Agreement, which terms and conditions the City determines, based on representations of the Borrower, to be necessary, desirable and proper, to complete the acquisition, construction and installation of the Project by such means as shall be available to the Borrower and in the manner determined by the Borrower, and with or without advertisement for bids as required for the acquisition and installation of municipal facilities.

(l) The payments under the Loan Agreement are fixed to produce revenue sufficient to provide for the prompt payment of principal of, premium, if any, and interest on the Note when due, and the Loan Agreement also provides that the Borrower is required to pay all expenses of the operation and maintenance of the Project, including, but without limitation, adequate insurance thereon and insurance against all liability for injury to persons or property arising from the operation thereof, and all taxes and special assessments levied upon or with respect to the Project and payable during the term of the Loan Agreement.

(m) There is no litigation pending or, to the actual knowledge of the City, threatened against the City questioning the City's execution or delivery of the Note or the City Agreements or questioning the due organization of the City, or the powers or authority of the City to issue the Note and undertake the transactions contemplated hereby.

(n) The execution, delivery and performance of the City's obligations under the Note and the City Agreements do not and will not violate any order against the City of any court or other agency of government, or any indenture, agreement or other instrument to which the City is a party or by which it or any of its property is bound, or be in conflict with, result in a breach of, or constitute (with due notice or lapse of time or both) a default under any such indenture, agreement or other instrument.

(o) The City hereby finds, determines and declares, based on representations of the Borrower, that it is in the public interest of the residents of the City that the Project be undertaken in order to further the public purpose by providing multifamily housing developments for low or moderate income residents of the City and otherwise further the purposes and policies of the Act.

1.2 Authorization and Ratification of Project. The City has heretofore and does hereby authorize the Borrower, in accordance with the provisions of the Act and subject to the terms and conditions imposed by the Purchaser, to provide for the acquisition and construction of the Project by such means as shall be available to the Borrower and in the manner determined by the Borrower, and without advertisement for bids as may be required for the construction and acquisition of other municipal facilities; and the City hereby ratifies, affirms, and approves all actions heretofore taken by the Borrower consistent with and in anticipation of such authority.

SECTION 2. THE NOTE.

2.1 Authorized Maximum Amount and Form of Note and Interest Rate. The Note is hereby approved and shall be issued pursuant to this Resolution in substantially the form on file with the City with such appropriate variations, omissions and insertions as are necessary and appropriate and are permitted or required by this Resolution, and in accordance with the further provisions thereof; and the principal amount of the Note that may be outstanding hereunder is expressly limited to $19,000,000, unless a duplicate Note is issued pursuant to Section 2.6. The actual amount of the Note shall be determined by the agreement of the Purchaser and the Borrower and any of the officers specified in Section 2.3 prior to the issuance of the Note. The Note will bear interest at the rates, mature in the years and amounts and be subject to redemption on the dates determined by the Borrower and the Purchaser and set forth in the Note executed by the Authorized Officers. The sale of the Note to the Purchaser at a purchase price equal to its stated amount is hereby accepted.

2.2 The Note. The Note shall be dated as of the date of delivery to the Purchaser, shall be payable at the time and in the manner and shall be subject to such other terms and conditions as are set forth therein.

2.3 Execution of Note. The Note shall be executed on behalf of the City by the Mayor and the City Manager (the "Authorized Officers"). In case any Authorized Officer whose signature shall appear on the Note shall cease to be such officer before the delivery of the Note, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such signatory had remained in office until delivery. In the event of the absence or disability of the Authorized Officer, such officers of the City as, in the opinion of the City Attorney, may act in their behalf, shall without further act or authorization of the City execute and deliver the Note.

2.4 Disposition of Note Proceeds. Upon delivery of the Note to the Purchaser, the Purchaser shall, on behalf of the City, disburse the purchase price thereof for payment of Project Costs in accordance with the terms of a Disbursing Agreement or the Purchaser shall advance the proceeds of the Note to the Borrower, on behalf of the City, pursuant to the terms of a Disbursing Agreement.

2.5 Registration of Transfer. The City will cause to be kept at the office of the City Finance Director of the City a Note Register in which, subject to such reasonable regulations as it may prescribe, the City shall provide for the registration of transfers of ownership of the Note. The Note shall be initially registered in the name of the Purchaser and shall be transferable upon the Note Register for such Note by the holder thereof in person or by its agent duly authorized in writing, upon surrender of such Note together with a written instrument of transfer satisfactory to the City Finance Director, duly executed by the then holder thereof or its duly authorized agent. The City may require, as a precondition to any transfer, that the transferee provide evidence satisfactory to the City that the transferee is a financial institution or other accredited investor under the securities laws. The following form of assignment shall be sufficient for said purpose.

> For value received _____ hereby sells, assigns and transfers unto _____ the attached Note of the City of Brooklyn Center, Minnesota, and does hereby irrevocably constitute and appoint _____ attorney to transfer said Note on the books of said City, with full power of substitution in the premises. The undersigned certifies that the transfer is made in accordance with the provisions of Sections 2.5 and 2.8 of the Resolution authorizing the issuance of the Note.
>
> Dated:_____
>
> _____
> Registered Owner

Upon such transfer the City Finance Director shall note the date of registration and the name and address of the successor holder in the Note Register and in the registration blank appearing on the Note.

2.6 Mutilated, Lost or Destroyed Note. In case the Note shall become mutilated or be destroyed or lost, the City shall, if not then prohibited by law, cause to be executed and delivered a new Note of like outstanding principal amount, number and tenor in exchange and substitution for and upon cancellation of such mutilated Note, or in lieu of and in substitution for such Note destroyed or lost, upon the payment by the registered holder thereof of the reasonable expenses and charges of the City in connection therewith, and in the case of a Note destroyed or lost, the filing with the City of evidence satisfactory to the City with indemnity satisfactory to it. If the mutilated, destroyed or lost Note has already matured or been called for redemption in accordance with its terms it shall not be necessary to issue a new Note prior to payment.

2.7 Ownership of Note. The City may deem and treat the person in whose name the Note is last registered in the Note Register and by notation on the Note, whether or not such Note shall be

overdue, as the absolute owner of such Note for the purpose of receiving payment of or on account of the Principal Balance, redemption price or interest and for all other purposes whatsoever, and the City shall not be affected by any notice to the contrary.

2.8 Limitation on Note Transfers. The Note has been issued without registration under state or other securities laws, pursuant to an exemption for such issuance; and accordingly the Note may not be assigned or transferred in whole or part, nor may a participation interest in the Note be given pursuant to any participation agreement, except to a financial institution or other accredited investor and as an exempt security or as an exempt transaction and in principal amounts of at least $100,000.

SECTION 3. JOINT POWERS AGREEMENT

3.1 Joint Powers Agreement. The Joint Agreement is hereby approved and the Mayor and the City Manager are hereby authorized to execute and deliver such agreement in substantially the form on file with the City, together with such omissions and insertions as do not materially change the substance thereof, or as the Mayor and the City Manager, in their discretion, shall determine are appropriate and in the best interests of the City, and the execution of the Joint Powers Agreement by the Mayor and the City Manager shall be conclusive evidence of such determination. In accordance with the Joint Powers Agreement, the City is authorized to reuse bonding authority from the HRA's Multifamily Housing Revenue Bonds (Pioneer Press Apartments Project), Series 2017A and Series 2017B, to provide for the future issuance of additional tax-exempt obligations to provide financing for the Project.

SECTION 4. MISCELLANEOUS.

4.1 Housing Program. The Housing Program, in the form substantially on file with the City, is hereby approved. The City Manager is hereby authorized to do all other things and take all other actions as may be necessary or appropriate to carry out the Housing Program in accordance with the Act and any other applicable laws and regulations.

4.2 Severability. If any provision of this Resolution shall be held or deemed to be or shall, in fact, be inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all jurisdictions or in all cases because it conflicts with any provisions of any constitution or statute or rule or public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions contained herein invalid, inoperative, or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses or paragraphs contained in this Resolution shall not affect the remaining portions of this Resolution or any part thereof.

4.3 Authentication of Transcript. The officers of the City are directed to furnish to Kennedy & Graven, Chartered, bond counsel to the City ("Bond Counsel") certified copies of this Resolution and all documents referred to herein, and affidavits or certificates as to all other matters which are reasonably necessary to evidence the validity of the Note. All such certified copies, certificates and affidavits, including any heretofore furnished, shall constitute recitals of the City as to the correctness of all statements contained therein.

4.4 Authorization to Execute Agreements. The forms of the proposed City Agreements are hereby approved in substantially the forms on file with the City, together with such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by Bond Counsel prior to the execution of the documents, and the Authorized officers are authorized to execute the Note and the City Agreements in the name of and on behalf of the City, together with such other documents as Bond

Counsel considers appropriate in connection with the issuance of the Note (collectively, the "Financing Documents"). In the event of the absence or disability of any of the Authorized Officers, such officers of the City as, in the opinion of the City Attorney for the City, may act in their behalf shall without further act or authorization of the City Council of the City do all things and execute all instruments and documents required to be done or executed by such absent or disabled officers. The execution of any instrument by the appropriate officer or officers of the City herein authorized shall be conclusive evidence of the approval of such documents in accordance with the terms hereof.

4.5 Program. The City has established a governmental program of acquiring purpose investments for qualified residential rental projects. The governmental program is one in which the following requirements of §1.148-1(b) of the federal regulations relating to tax-exempt obligations shall be met:

(a) the program involves the origination or acquisition of purpose investments;

(b) at least 95% of the cost of the purpose investments acquired under the program represents one or more loans to a substantial number of persons representing the general public, states or political subdivisions, 501(c)(3) organizations, persons who provide housing and related facilities, or any combination of the foregoing;

(c) at least 95% of the receipts from the purpose investments are used to pay principal, interest, or redemption prices on issues that financed the program, to pay or reimburse administrative costs of those issues or of the program, to pay or reimburse anticipated future losses directly related to the program, to finance additional purpose investments for the same general purposes of the program, or to redeem and retire governmental obligations at the next earliest possible date of redemption;

(d) the program documents prohibit any obligor on a purpose investment financed by the program or any related party to that obligor from purchasing bonds of an issue that finances the program in an amount related to the amount of the purpose investment acquired from that obligor; and

(e) the City shall not waive the right to treat the investment as a program investment.

4.6 Costs; Indemnification by Borrower. The Borrower has agreed and it is hereby determined that any and all costs incurred by the City in connection with the financing of the Project whether or not the Project is carried to completion will be paid by the Borrower. In addition, on or prior to the date of issuance of the Note, the Borrower will pay the City an administrative fee as provided in the Loan Agreement in connection with the issuance of the Note which will also constitutes payment of the City's administrative fee with respect to a tax exempt financing issued to refund the Note. It is understood and agreed that the Borrower shall indemnify the City against all liabilities, losses, damages, costs and expenses (including attorney's fees and expenses incurred by the City) arising with respect to the Project or the Note, as further provided for and agreed to by and between the Borrower and the City in the Loan Agreement.

4.7 Headings; Terms. Paragraph headings in this resolution are for convenience of reference only and are not a part hereof, and shall not limit or define the meaning of any provision hereof. Capitalized terms used, but not defined, herein shall have the meanings given them in, or pursuant to, the Loan Agreement.

SECTION 5. EFFECTIVE DATE.

This resolution shall be in full force and effect from and after its passage.

Adopted by the City Council of the City of Brooklyn Center, Minnesota, on June 10, 2019.

CITY OF BROOKLYN CENTER, MINNESOTA

_____

Mayor

Attest:

_____

City Clerk

COUNCIL ITEM MEMORANDUM

DATE: 6/10/2019

TO: Curt Boganey, City Manager

THROUGH: Dr. Reggie Edwards, Deputy City Manager

FROM: Barb Suciu, City Clerk

SUBJECT: Commission Appointments to the Financial Commission

Requested Council Action:

- Motion to appoint two residents to the Financial Commission

Background:

The Financial Commission is composed of a chairperson and six members. There is two vacancies on the Commission. Notice of vacancy on the Commission was posted at City Hall, the City's website and the City's newsletter.

We have received two applications for the Financial Commission which the applications were forwarded to you in the June 7th Weekly Update.

Tonight staff is looking for the City Council to appoint applicants to the Financial Commission.

Budget Issues:

There are no budget issues to consider.

Strategic Priorities and Values:

Resident Economic Stability, Safe, Secure, Stable Community, Operational Excellence

COUNCIL ITEM MEMORANDUM

DATE: 6/10/2019

TO: Curt Boganey, City Manager

THROUGH: Dr. Reggie Edwards, Deputy City Manager

FROM: Barb Suciu, City Clerk

SUBJECT: Commission Appointment to the Planning Commission

Requested Council Action:

- Motion to appoint one resident to the Planning Commission

Background:

The Planning Commission is composed of seven members. There is one vacancy on the Commission. Notice of vacancy on the commission was posted at City Hall, the City's website and the City's newsletter.

We have received two applications for the Planning Commission which the applications were forwarded to you in the June 7th Weekly Update.

Tonight staff is looking for the City Council to appoint an applicant to the Planning Commission.

Budget Issues:

There are no budget issues to consider.

Strategic Priorities and Values:

Resident Economic Stability, Safe, Secure, Stable Community, Operational Excellence

Council Study Session

DATE: 6/10/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Curt Boganey, City Manager

SUBJECT: Highway 252 Update Meeting

Background:

Staff would like to hold a meeting regarding the Highway 252 Project.We will discuss and select a date to hold this meeting.

Council Study Session

DATE: 6/10/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Dr. Reggie Edwards, Deputy City Manager

SUBJECT: Youth In Government

Background:

Council/EDA Work Session
City Hall Council Chambers
June 10, 2019

AGENDA

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 entrance of the council chambers.

ACTIVE DISCUSSION ITEMS

1. Zoning Code Task Force Charter Discussion
2. BC Liquor Store Construction Alternate No. 1: Future Tenant Space
3. Closed Meeting to Develop an Offer for the Purchase of Property Located at 6100 Shingle Creek Parkway

PENDING LIST FOR FUTURE WORK SESSIONS

1. Pending Items
   - Cities United Update
   - Livable Wages
   - Liquor Ordinance/Entertainment Permit -7/8
   - Liquor Ordinance Updates -7/8
   - 2020 Elections Update - 7/8
   - Discussion on Ordinance process - 7/8
   - Delinquent Utility Penalties
   - Public Subsidy Policy
   - Fire Relief Association Pension Adjustment
   - Opportunity Site Draft Master Plan Discussion
   - Highway 252 Update
   - Youth In Government - 7/22

MEMORANDUM - COUNCIL WORK SESSION

DATE: 6/10/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Meg Beekman, Community Development Director

SUBJECT: Zoning Code Task Force Charter Discussion

Recommendation:

- Consider the Zoning Code Task Force Charter and provide direction to Staff of how to proceed

Background:

As part of the Becoming Brooklyn Center project, the city will be working with its consultants to update and rewrite several sections of the City Code. Most prominently the zoning code will be updated; however, the project also anticipates updating the sign code, the platting code, and drafting a new shoreland ordinance. The purpose of the update is to:

- Streamline and modernize the outdated code, to make it more user-friendly, responsive to current development review needs, and consistent with state statute.
- Develop and incorporate new mixed use and transit oriented development (TOD) districts, consistent with the guidance in the City's new 2040 Comprehensive Plan.
- In general, ensure the zoning code is consistent with the city's new comprehensive plan, as required by state statute.

As part of this effort a community engagement strategy is being developed, which includes focus group discussions with key interest groups related to components of the code; pop up meetings at events happening in the City; a project website; survey questions; an online mapping tool; and community open houses. A draft of the community engagement strategy with more detail is attached to this report.

While the zoning code affects the entire city, the drafting of ordinance language does not lend itself well to a broad reaching community engagement effort. While input from the community will be gathered, staff is seeking a community-based adhoc task force, which will have the opportunity to provide a more sustained feedback loop as ordinance language is drafted. The task force would meet four to five times over the course of the project and have an opportunity to provide input on all aspects of the ordinance update.

The role of the task force would be to advise the consultant team and staff, and ultimately the Planning Commission and City Council, as the new ordinance language is drafted and adopted. The Planning Commission serves as the formal advisory body to the City Council on all zoning code matters, and this task force would not supersede that role. The purpose of the task force would be to assist the Planning Commission make their recommendation by providing additional community input in the process.

Staff is recommending that members of the task force should be recruited and selected with the goal of achieving a diverse representation of the community. Membership should be based on an interest in the subject matter on the part of the community member, along with a basic understanding of the function of zoning and

land use regulation. Staff is suggesting that the membership include 10-12 individuals, of which two are Planning Commissioners, two are Housing Commissioners, and a minimum of two are business owners. The rest of the membership would be comprised of community members.

Staff is preparing a call for participants, which will ask community members to volunteer to participate on the task force. Existing Commissioners and Council members would be asked to recruit participants as well. Meetings would be roughly every other month beginning in July or August and running through February or March.

Staff has prepared a proposed charter for the task force, which is attached to this report.

Policy Issues:

- Does the City Council want to support the creation of an adhoc task force to provide input on the zoning code update process?
- Are there any changes to the proposed charter that the Council would like to see prior to the formation of the task force?

Strategic Priorities and Values:

Inclusive Community Engagement

ATTACHMENTS:

Description	Upload Date	Type
Task Force Charter	6/3/2019	Backup Material
Draft Zoning Code Update Engagement Plan	6/3/2019	Backup Material

City of Brooklyn Center
Charter: Zoning Task Force *06-10-19*

Task Force Name: Zoning Task Force

Sponsor: Meg Beekman, Community Development Director

Rationale

The City of Brooklyn Center is updating its zoning code. The purpose of the update is to:

- Streamline and modernize the outdated code, to make it more user-friendly, responsive to current development review needs, and consistent with state statute.
- Develop and incorporate new mixed use and transit oriented development (TOD) districts, consistent with the guidance in the City's new 2040 Comprehensive Plan.
- In general, ensure the zoning code is consistent with the city's new comprehensive plan, as required by state statute.

While the zoning code affects the entire city, the drafting of ordinance language does not lend itself well to a broad reaching community engagement effort. While input from the community will be gathered in a number of different ways, there is a need for a more sustained feedback loop as ordinance language is drafted. Due to this fact, a task force structure with a diverse representation of key stakeholders can be helpful in providing community-based feedback throughout the zoning code update process.

Purpose

The Zoning Task Force will advise staff and the consultant team on the development of the Brooklyn Center zoning code update, including the development of new zoning districts, and other elements of the city code that are being updated as part of this project. This advisory role will inform and guide the development of the zoning code, and will assist the Planning Commission, which is the official recommending body to the City Council on matters related to the Zoning Code, in ultimately making the most informed decision. The Zoning Task Force will not be voting on the outcome, and group recommendations will be arrived at through consensus-based decision making. The City Council makes the final decision on all changes to the city code.

Objectives

The desired objectives of the Zoning Task Force will be:

- Provide input into the goals and priorities associated with the zoning code update, including focus areas for change and/or improvement. Areas of focus include:
    - Chapter 35, Zoning Code

    - Chapter 34, Sign Code
    - Chapter 15, Platting
    - Shoreland Ordinance
- Review and comment on draft code documents, including new districts.
- Provide input and feedback on strategies for broader public engagement on the zoning code update.
- Improve the quality of the zoning code outcome in terms of relevance and user-friendliness.

Task Force Membership

Task force members will be selected with the goal of achieving a diverse representation of the community. Members should have an interest in the subject matter and a basic understanding of the function of zoning and land use regulation. Membership will include 10-12 community members. Membership will include:

- Two members of the Planning Commission
- Two members of the Housing Commission
- A minimum of two business owners

Meeting Agendas and Notes

- Task force members will receive the upcoming meeting agenda and materials no less than 1 week before the scheduled meeting.
- Meeting notes and follow-up materials will be distributed to task force members via email within 1 week after meeting.

Time Commitment

- The task force will meet four times during the development of the zoning code.
- Additional time may be needed to review materials in advance of the meetings.
- Meeting times will be chosen based on the availability of task force members.
- Total time commitment estimated to average 2-4 hours monthly during the course of the project.

Meeting Schedule

- July 2019 – Kickoff, existing conditions, overall format, and meeting schedule
- September 2019 – Code update focus areas
- November 2019 – Draft mixed use and TOD districts
- February 2020 – Draft code document review

BECOMING
BROOKLYN CENTER

Zoning Update Public Engagement Plan

Introduction

Overview

As part of a larger effort to revitalize its city center and refresh regulatory guidance citywide to meet community goals, the City of Brooklyn Center is undertaking a multi-part project starting in 2019. The update to the City's zoning code is a key component.

The City is pursuing the development of new zoning code that will supersede the existing zoning ordinance. This will include a new subdivision ordinance, sign ordinance, and shoreland ordinance, including Mississippi River Corridor Critical Area requirements. It will also include new zoning districts and design standards that implement the 2040 Comprehensive Plan Future Land Use Map new land use categories including TOD, Neighborhood Mixed Use, Business Mixed Use, and Commercial Mixed Use.

The City desires a clear, basic zoning code that is consistent throughout, includes definitions for all relevant terms, effectively utilizes graphics and tables, and is legally defensible. Tasks associated with this work include scanning existing plans and ordinances, evaluation of existing conditions, drafting the code and districts, edits refinements, adoption, formatting, rezoning strategy, and staff training.

With the zoning ordinance, some of the biggest challenges to an effective engagement strategy stem from the fact that it is a dense legal document that is largely unfamiliar to the public. However, it has broad implications for what people can do with their property, and how the city is able to plan for, shape, and approve new development. Some key messages are provided below.

Messaging

Clear and consistent messaging about the zoning update will be needed, to keep this project moving forward. Key overall messages about the project include:

- **Clearer, more user-friendly document will make it easier for people to get projects done.** The code will be designed to make it clear and straightforward how to proceed with the most common applications. Supporting materials will provide additional guidance, including for people who are unfamiliar with how the code works.
- **Advancing city goals for redevelopment and reinvestment**. New districts and revised language will align the code with a city vision for a compact and vibrant urban core, including transit oriented development as well as streamlined and improved processes. This will demonstrate the intent of the community in its redevelopment strategy.
- **Grounding in data and best practices**. The options considered for the zoning code will come from a clear understanding of existing conditions and the city, and a review of the best practices in codes throughout the country, to ensure that the result is the best fit for the city.
- **Meaningful input from the community**. The engagement will focus on questions related to how the public will most likely be impacted by the zoning code, as well as issues and concerns expressed by the community which an improved code could help address.

Public Engagement Methods

This section outlines specific outreach activities throughout the life of the project, including: in-person engagement, online engagement, documentation and reporting, and communication tools.

In-Person Engagement

In-person engagement will consist of technical advisory committee meetings, open houses, pop-up engagement, focus group meetings, and meetings with partner agencies.

Technical Advisory Committee (TAC)

The overall Becoming Brooklyn Center project TAC consists primarily of City of Brooklyn Center staff. It will be used to steer the project through regular working meetings. The frequency of the meetings will be approximately every two weeks near the start, to accommodate the fast-track schedule for the Opportunity Site.

There will be a secondary TAC focused just on the fast-track Opportunity Site work during the first phase as well. This will include a subset of the larger TAC, as well as representatives from the Alatus development team and their partners. Check-ins are anticipated to be as frequent as weekly, though many of these may be achieved through emails and phone calls rather than in-person meetings. The intent is to provide a time to connect on the fast-developing aspects of the project at this stage.

Focus Group Discussions and Interviews

The zoning code update has the potential to impact everyone, but has deeper implications for certain groups – particularly the developer, builder, and real estate professional communities. Those more frequent users of the code likely will have more insights into how the code currently functions and what should be done to improve it. It is anticipated this will be done through several focus groups and/or one-on-one interviews of individuals identified through the process.

Public Open Houses

The overall Becoming Brooklyn Center engagement approach will include at least three open houses. Open houses will be designed to be engaging and accessible for all ages and backgrounds. It is anticipated that some information on the zoning code update be included at each open house. At earlier ones, the content is likely to focus on educational pieces about the code and preference questions regarding issues that need to be addressed. In later ones, this will shift to review and feedback on draft language with a focus on concepts and sections with significant change.

To help people connect with this technical content, the approach will focus on a "day in the life" type concept, where the participant is invited to follow the story of a typical applicant who is seeking approval for a project. It is anticipated that a side benefit of this approach could be a deeper understanding of how to access city services – and a better sense of what the path towards improving a property looks like.

Pop-Up Engagement

The project will take engagement to the public through pop-ups at events and locations where people gather. This is an opportunity to meet them where they are and engage them in a non-intimidating way. There will be approximately 4-5 pop-up engagements, primarily during the summer and fall of 2019, though more may be possible with assistance from city staff. The team will use the similar materials and activities to the open house, but scaled for quick and simple interactions. This could include participation in "tabled" events such as street and park festivals, as appropriate, to cast a wide net for in-person engagement opportunities.

Events targeted for pop-ups may include some of the following:

- Garden city (5/16/19)
- BCPP golf tournament (6/7/19)
- Saturday market (6/8/19)
- Earle Brown Days (6/20/19-6/22/19)
- Saturday market (7/13/19)
- Riverdale Park (7/24/19)
- National Night Out kickoff party (8/5/19)
- National Night Out (8/6/19)
- Saturday market (8/10/19)
- Safety academy (8/13/19-8/14/19)
- Other dates to be determined

It is anticipated that some of these will be coordinated with the outreach on the public realm and beautification plan. There will be ongoing coordination regarding schedules between the two projects to look for opportunities to combine efforts and maximize impact.

Online Engagement

Online engagement, while not a substitute for in-person outreach, can efficiently and effectively expand the reach of an engagement process. The summary below focuses on how these Become Brooklyn Center tools can be used specifically for zoning code engagement.

Project Website

The Becoming Brooklyn Center project website. will be used for project information, upcoming events, opportunities to get involved, and places for public comment. It may also provide links to online surveys and other engagement activities, as well as a way to sign up to receive more information on the project. The purpose of the website would be to be a one-stop shop for information on the project.

Online Surveys

The City of Brooklyn Center has a Polco online survey subscription to solicit feedback from the public. The team will develop a series of engaging questions on relevant topics to distribute via Polco. Results will be used to inform key decisions in project development. It is anticipated that new questions may be circulated as often as weekly, though the exact timing will depend somewhat on the response rate. For the zoning code update engagement, questions may address:

- What zoning-related issues are a concern in your community? (e.g. gravel driveways, guidelines for house additions, landscaping and screening, signs, etc.)
- Have you had any experience with the implementation of the zoning code? How did that go, and what may have improved it?
- What type of new development would you like to see in the community – particularly something that is different than what has been developed in the past?
- What improvements would you like to do to your property, or have done by the property owner? What changes would you not like to see?

InputID (Online Comment Map)

To complement the text questions circulated via Polco, the project team will use InputID™, an online public input application with a customizable interface and tools, to allow for geographically specific feedback. For the purpose of the zoning code update, this can be used for comments where people want to reference specific locations in the area and comment on them.

Social Media Campaign

Social media is another platform to inform and engage the public. In addition to more informational posts, it is proposed that social media will be used to pose a series of questions. These may be the same as the ones being posted on Polco, or differently focused depending on preference. The responses and comments generated will be summarized along with other comments.

Communication Tools

It is important to widely publicize opportunities for engagement, particularly among groups that are targeted for engagement. A variety of tools will be used to get the word out about the project and opportunities for engagement. Potential tools may include:

- Event flyers and postcards
- Social media updates
- Website postings
- Media advisories and press releases
- Information shared through the schools or other community-based groups
- Email updates via City systems (existing or new email lists)
- Information available in public buildings (city hall, community center, library, etc.)
- Updates shared through neighborhood and business association networks and meetings
- On-site signage
- Joint communications with other partners working in the area

All communications will be coordinated with City staff.

Proposed Schedule

Proposed dates for zoning code update engagement include:

- June 2019: focus group discussions and interviews
- June-July 2019: open house #1
- June-September 2019: pop up events
- September-October 2019: open house #2
- February-March 2020: open house #3

MEMORANDUM - COUNCIL WORK SESSION

DATE: 6/10/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Nate Reinhardt, Finance Director

SUBJECT: BC Liquor Store Construction Alternate No. 1: Future Tenant Space

Recommendation:

It is recommended that the City Council consider providing direction regarding BC Liquor Store Construction Alternate No. 1: Future Tenant Space.

Background:

Bids for the construction of a municipal liquor store at 1350 Shingle Creek Crossing were received and opened on June 4, 2019. Staff received a total of 12 bids that ranged from $2,219,000 to $2,984,000. Staff will present the results of that bid process including the base bid and Alternate No. 1 – Future Tenant Space.

The apparent low bidder is B2 Builders, with a base bid of $2,219,000 which includes the construction of the 3,582 foot additional building space. Alternate No. 1 – Future Tenant Space, is an alternate bid that provides the cost to delete the construction of the future tenant space and revise the location of the riser utility room into the liquor store footprint. B2 Builders was also the apparent low bidder, with a deduction from the base bid of $318,000. However, the City would likely want to consider some additional landscaping if the future tenant space is not constructed. The total cost of Base Bid less Alternate No. 1 (Liquor Store Building construction only) is $1,901,000.

The bid came in under the construction estimate for the building construction of $2,660,000 (liquor store $2,110,000 and additional tenant space of $550,000).

	Bid	**Estimate**	**Difference**
Liquor Store Building/Site Improvements	$1,901,000	$2,110,000	($209,000)
Additional Tenant Space	$318,000	$550,000	($232,000)
Total	**$2,219,000**	**$2,660,000**	**($441,000)**

Alternate No. 1 – Future Tenant Space would deduct the construction of 3,582 foot shell building that could be used for future expansion, leased or sold. The City Council would be asked to make the decision on whether to move forward with the construction of the shell when the bid is awarded on June 24, 2019.

City Staff is seeking City Council's input on potential options regarding the use of the additional building space that includes:

1. Accept Alternate No. 1 (removing additional building space) and make decision on potential additional space in future. The current construction cost would be reduced by $318,000. This would also allow the City to identify the use and user(s) prior to building the additional space, however future

construction cost is assumed to be much higher than coordinating with current construction.

2. Build additional space with intention to sell building and property to highest and best bid.

3. Build additional space with intention to sell building and achieve Council priorities (i.e. Resident Economic Stability), but maintain some property rights over future use. The City would retain some ability to have a voice on future use based on criteria of the user(s) and property use.

4. Lease at market rates to highest/best proposal.

5. Lease with intent to achieve specific Council priorities (i.e. Resident Economic Stability), with no operating subsidy assumed.

6. Lease with intent to achieve specific Council priorities (i.e. Resident Economic Stability), with an operating subsidy assumed.

The options (listed 1 through 6) are presented in order of anticipated City involvement. For example, #6 is anticipated to involve more City administrative time to complete, but with more ultimate control over the property user(s) than #2. With any of the above options the City would have the ability to establish criteria for user selection.

If the cost to build the shell was repaid by the City over a 15 year period, the annual cost would be approximately $27,000 per year. For lease term analysis that equates to approximately $7.50 per square foot, prior to any common area maintenance (CAM) charges. The City is required to pay $3 per square foot of constructed space in CAM charges. Estimated market rates per square foot of equivalent leasable space are $22 to $28, prior to CAM charges.

An estimate of the additional finishing costs could fall in the range of $50 to $100 depending on the level of finishings, which equates to $150,000 to $300,000.

Construction of the Municipal Liquor Store is anticipated to begin in early July with construction phase being completed January 2020. Installation of owners equipment/furnishings will be completed January/February with the store opening March/April 2020. This time frame allows for the City further work out specifics or to explore future property users based on the direction provided by the City Council.

Attachment: Bid Tabulation Form

Policy Issues:

Does the City Council support the construction of the Future Tenant Space?

If the City Council supports the construction of the Future Tenant Space, how would they like to see the space utilized?

Strategic Priorities and Values:

Resident Economic Stability

ATTACHMENTS:

Description	Upload Date	Type
Bid Tabulation Form	6/5/2019	Backup Material

City of Brooklyn Center Municipal Liquor Store

Preliminary Bid Result Tabulation

June 4, 2019

		RANK	Base Bid	Alternate #1 Building Addition	Alternate #2 Polished Conc. Finish	Alternate #3 Motorized Roller Shades	Alternate #4 Stained Concrete	Alternate #5 Delete Cash Wrap Casework	Alternate #6 Revise Electrified Door Hdre	Base Bid less Alt. #1	Amount Above Low Bidder	Percent Above Low Bidder
1	B2 Builders	1	2,219,000	(318,000)	(1,340)	23,400	4,120	(17,960)	(400)	1,901,000	-	-
2	Bradbury Stamm Construction	6	2,480,000	(239,000)	(1,500)	2,680	2,750	(16,000)	2,260	2,241,000	261,000	11.76%
3	CoBeck Construction	10	2,861,540	(255,100)	(1,340)	5,900	6,650	(17,890)	2,700	2,606,440	642,540	28.96%
4	Dering Pierson	11	2,894,000	(260,000)	(3,500)	3,360	5,220	(14,390)	(1,050)	2,634,000	675,000	30.42%
5	Donlar Construction	9	2,669,000	(200,000)	(1,000)	2,800	5,050	(19,000)	2,300	2,469,000	450,000	20.28%
6	Ebert Construction	5	2,320,000	(196,600)	(1,900)	2,700	4,000	(14,000)	2,250	2,123,400	101,000	4.55%
7	Jorgenson Construction	7	2,568,000	(166,000)	(1,500)	2,700	2,800	(14,000)	(400)	2,402,000	349,000	15.73%
8	Klar Dig	3	2,297,000	(132,662)	(1,925)	5,693	4,024	(19,600)	3,327	2,164,338	78,000	3.52%
9	Rochon	2	2,295,000	(242,000)	(1,300)	2,300	4,300	(14,500)	(400)	2,053,000	76,000	3.42%
10	Shaw-Lundquist	12	2,984,000	(231,000)	(1,400)	5,200	2,800	(18,000)	(400)	2,753,000	765,000	34.47%
11	Versacon, Inc.	4	2,299,000	(270,000)	(1,400)	5,300	4,000	(19,000)	2,300	2,029,000	80,000	3.61%
12	Weber, Inc.	8	2,593,000	(233,000)	(1,140)	28,000	4,100	(15,200)	(350)	2,360,000	374,000	16.85%
13	Lee's Ceramics Inc.*	N/A	16,690	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Lee's Ceramics Inc. has withdrew bid.

MEMORANDUM - COUNCIL WORK SESSION

DATE: 6/10/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Meg Beekman, Community Development Director

SUBJECT: Closed Meeting to Develop an Offer for the Purchase of Property Located at 6100 Shingle Creek Parkway

Recommendation:

- motion to close this meeting pursuant to Minnesota Statutes, section 13D.05, subdivision 3(c)(3) to develop an offer for the purchase of property located at 6100 Shingle Creek Parkway within the City

Background:

Staff is requesting a closed work session meeting to discuss the potential of developing an offer for the purchase of the former Target property at 6100 Shingle Creek Parkway. The property is 9 acres in size and is located within the City's targeted redevelopment area known as the Opportunity Site. The City is in the process of working with a consultant team and master developer to update the 2006 master plan, which includes this property.

The property has recently become available with the closure of the Target Store, and provides a unique opportunity to further the City's strategic investment in this area. The purpose of the closed meeting would be to discuss the opportunity to acquire the property and specifically to develop an outline for what that offer might be.

Additional information will be provided to the Council ahead of the meeting as part of a separate packet.

Process to Close and Open a Meeting

1. When the Council reaches the closed meeting agenda item, it needs to make and pass the following motion:

   "**I make a motion to close this meeting pursuant to Minnesota Statutes, section 13D.05, subdivision 3(c)(3) to develop an offer for the purchase of property located at 6100 Shingle Creek Parkway within the City.**"

2. The conversation during the meeting must remain focused on the offer for the specific property, the Council must not discuss other properties or other issues during the closed session.

3. Minutes do not need to be kept of the closed session, but the meeting will be recorded and that the recording will be made available to the public at some point in the near future.

4. The Council discusses and reaches a consensus on whether to make an offer and the amount of the offer, but does not formally vote during the closed session.

5. The specific amount of an offer or counteroffer does not need to be announced publicly at the

meeting, but if an offer is accepted the purchase agreement will be approved by the Council at a public meeting in accordance with the City's typical process.

6. Once the discussion is over, a motion is made to reopen the meeting:

7. Since this is the last item on the agenda, a motion can then be made to adjourn the meeting.

Administrative Requirements

1. The closed meeting must be recorded and the recording kept for at least 8 years. The recording becomes public once the property is sold or the city abandons its efforts to purchase it.

2. A list of the Council members and staff in attendance at the closed meeting must be developed and made available to the public after the meeting.

Strategic Priorities and Values:

Targeted Redevelopment

MEMORANDUM - COUNCIL WORK SESSION

DATE: 6/10/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Barb Suciu

SUBJECT: Pending Items

Recommendation:

- Cities United Update
- Livable Wages
- Liquor Ordinance/Entertainment Permit -7/8
- Liquor Ordinance Updates -7/8
- 2020 Elections Update - 7/8
- Discussion on Ordinance process - 7/8
- Delinquent Utility Penalties
- Public Subsidy Policy
- Fire Relief Association Pension Adjustment
- Opportunity Site Draft Master Plan Discussion
- Highway 252 Update
- Youth In Government - 7/22

Background:

Brookdale Ford/Brookdale Square Opportunity Sites Corridor Development Initiative

Sponsored by:

ALATUS

BROOKLYN CENTER AT THE CENTER

LISC Twin Cities *Helping people and places prosper*

June 2019

Proactive Planning

Partnerships

Production

Objectives:

1.) Gather input from community stakeholders to guide the redevelopment of the Brookdale Ford/Brookdale Square sites – led by Alatus LLC, master developer.

2.) Inform future opportunity sites and identify ways to leverage community goals.

Community Workshops supported by:

Advisory Group

Mark Allen, Allen Properties
Andrew Dresdner, Cuningham Group
Haila Maze, Bolton-Menk
Meg Beekman, Community Development Director
Reggie Edwards, Deputy City Manager
Ginny McIntosch, City Planning and Zoning Administarion
Brett Angell, Business and Workforce Development
Angel Smith, Communications and Community Engagement

Technical Team

Bob Lux, Ashley Bisner, Chris Osmundson and other Alatus staff

Barbara Raye (facilitator) - Center for Policy Planning and Performance

Miranda Walker (financial analysis) Aeon

Gretchen Nicholls (CDI coordinator) Twin Cities LISC

Panel

Bob Lux, Alatus LLC
Lukas Van Sistine, ESG Architects
Michael Byrd, WNC & Associates
Emma Kasiga, African Development Center (ADC)
Edward Engler, Upland Real Estate Group, Inc.

Brookdale Ford/Brookdale Square CDI Community Workshops:

Workshop I
March 20, 2019
Gather Information

→

Workshop II
April 3, 2019
Block Exercise

→

Workshop III
April 17, 2019
Developer Discussion

↓

Workshop IV
May 1, 2019
Framing the Recommendations

Community Outreach

- Postcard mailings
- Fliers, posters, and email notices
- Facebook and other social media outlets
- The City of Brooklyn Center web site
- Individual outreach/word of mouth
- Outreach to civic and community organizations

Some suggestions for improving in this area would be:

- ❑ Work with key community partners in the initial stages to help shape the engagement process.
- ❑ Clearly define roles and responsibilities through a memorandum of agreement, to create mutual accountability.
- ❑ Recognize the resources and capacities required for effective community outreach, which may result in the City providing financial supports (e.g. grants or fee-for-service agreements) to community partners. For example, an outreach agreement with Stella Sola resulted in translation services and higher participation from members of the Latino community.

Workshop I – Defining the Values

1.) What makes the Brookdale Ford/Brookdale Square site interesting or unique?

2.) What could be accomplished through development that would improve or enhance the area for the whole community?

3.) What concerns for the area do you have as future development occurs?

4.) Are there specific types of uses that these sites could accommodate (e.g. housing, retail or commercial uses, public spaces, community destination, community pride, etc.)?

Workshop 2 - Block Exercise

Comments gathered from all scenarios:

Food / Restaurants

- o Grocery Co-op
  - Trader Joes
  - Whole Foods
- o Brewery
- o Farmers Market – Dedicated Space

Job / Employment Opportunities

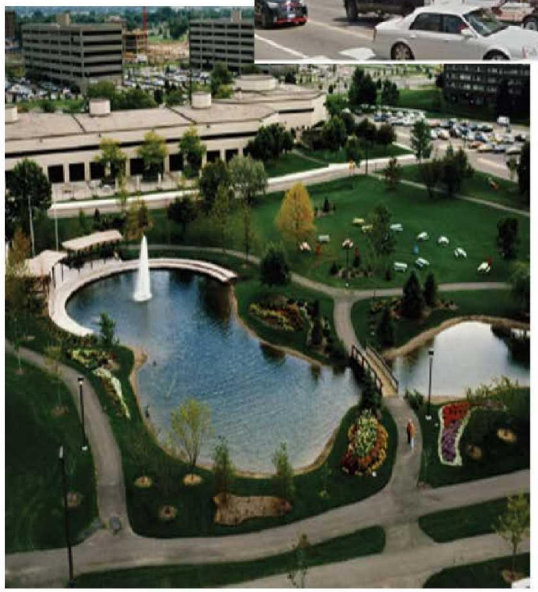
- o Training Center
- o Company training campus / job creation
- o Career Center

Entertainment

- o Venue for Music
- o Movie Theatre
- o More Entertainment Less Retail
- o Amphitheatre
- o Skating
- o High visibility coming off Highway 100

Recreation o Walking Trails
– Centennial Lakes as Precedent

- o Water Features
- o Fitness shops (i.e. Alchemy)
- o Walkability, connect to existing roads & regional trails
- o Healthy living campus (i.e. live, work, play complex)
- o Continuous park land, but not too much as over 500 acres of park land already in Brooklyn Center



Comments from all scenarios (cont.)

Housing

- o Housing for Seniors – not senior housing
- o Townhomes
- o One step above affordable home ownership (i.e. $300,000 purchase prices)

Vibrant Downtown o Excelsior Blvd. & Grand Ave. type atmosphere (i.e. functional, flexibility to accommodate many uses)

- o New Downtown for Brooklyn Center
- o Economic engine that financially creates opportunities, think big, rebrand the city
- o Transform current civic center into sports-oriented uses Diversity of sports options, soccer, indoor track/dome for winter walking, mini athletic areas spread across areas of the site, etc.

Concerns

- o Contamination of old Brookdale Ford site
- o Need to do Phase 1 correctly & set the stage for future development

Workshop 3 – Developer Panel Discussion

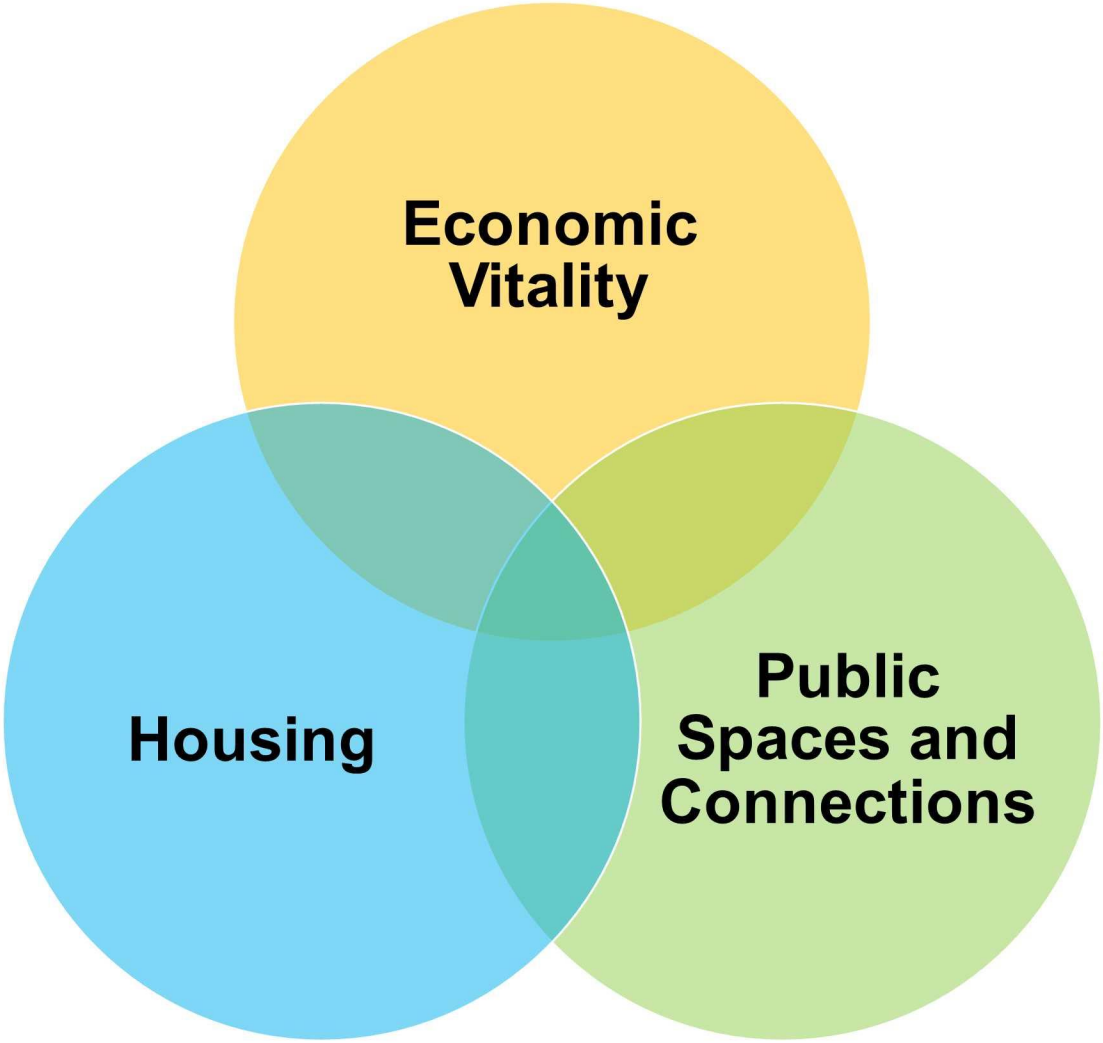
Highlights:

- Desire to **leave a legacy** for the community
- **Housing** will likely be the driver of the development, and will include smaller retail spaces
- Increase **walkability and enhance connections** with trails and surrounding amenities
- Interest expressed in **community or cultural center** to serve as a resource for the community
- Opportunity to create housing near jobs, given the number of **employers** in the area
- **Guard against gentrification** by supporting small businesses and creating housing options for all incomes
- Increased housing options will create more **economic vitality for businesses**

RECOMMENDATIONS:

Four guiding principles emerged from the community workshops that reinforce a sense of community pride in Brooklyn Center:

RECOMMENDATIONS



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)

Housing

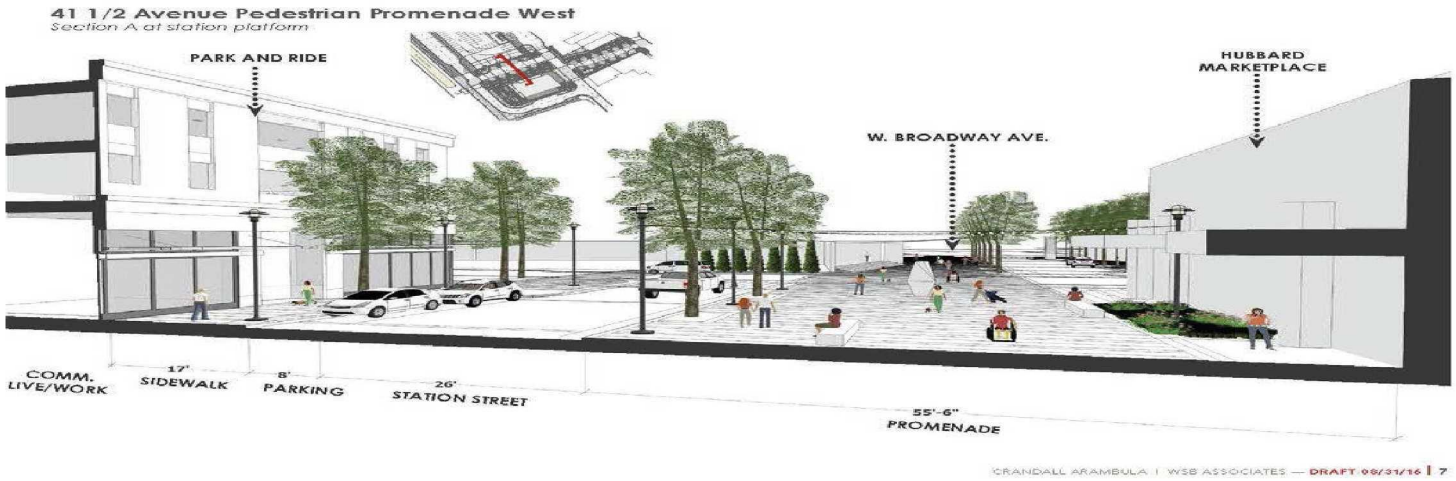
A. Increase the opportunity for people to live and work in the area.
B. Include housing options that support a range of household incomes and sizes, and are accessible
C. Consider live/work space.
D. Provide a mix of ownership and rental housing options.
E. Include higher-end rental housing products 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.

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.

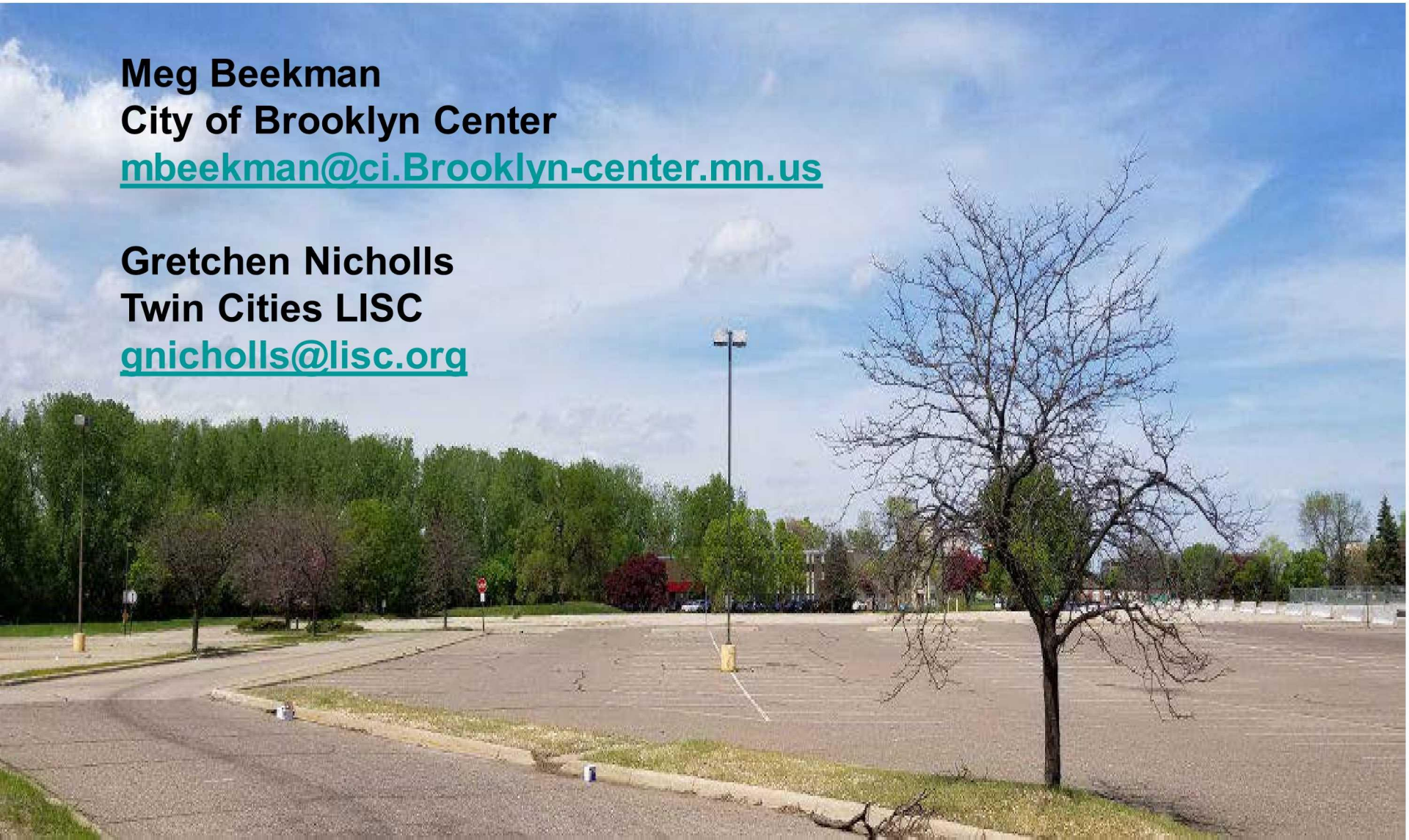
How to use the Recommendations?

- **Informs Alatus as master developer of Brookdale Ford/Brookdale Square sites and continued planning for the larger Opportunity Site**
- **Marketing tool to recruit development interest for other city-owned sites (attach to Request for Proposals)**
- **Offer opportunities for further input when needed**



Next Steps

Questions?



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