

CHAPTER 10: Implementation Program

The Implementation chapter of the Comprehensive Plan is required to address how the policies and direction described in the previous chapters will be accomplished in Brooklyn Park. There are three areas to be addressed; 1) Official Controls; 2) Capital Improvement Plan; and 3) Housing Implementation Program.

10.1 Official Controls. The City utilizes the zoning and subdivision regulations as the primary control for development and land use regulation. There are many changes anticipated in order to be able to implement the policies and objectives in the plan. The anticipated changes include the following items identified by chapter:

- **Land Use:**

1. Follow CUP process for Village development and revise §152.483 to reflect process.
2. Create Special Maintenance District, and reference in the Comprehensive Plan, to ensure continued maintenance of public spaces, landscaping, banners and other visual character in The Village.
3. Include build-to lines at 10 foot minimum and 25 foot maximum (front setback for residential) in Zoning Ordinance §152.482(A)2.
4. Add architectural standards, from old master plan, into Zoning Ordinance §152.482(B)
5. Add parking standards, from old master plan, into Zoning Ordinance §152.482(I)
6. Add height standards, from old master plan, into Zoning Ordinance §152.482(J)
7. Add lighting standards, from old master plan, into Zoning Ordinance §152.482(K)
8. Consider pedestrian overlay districts around commercial centers and other places of interest to encourage walking in the City and to illustrate the City's commitment to connecting residential neighborhoods with services and recreation (healthy living, Fit City etc).
9. Consider transit overlay districts in areas where transit exists and where the City plans to have transit connections in the future (i.e. Bottineau Blvd, commercial centers and places of interest).
10. Include Density bonus in Zoning Ordinance to allow higher density than the designated maximums in Land Use Plan (Medium proposed 9u/ ac and High proposed 20u/ ac).
11. Include provisions that give bonus's for underground parking, location within a certain distance to transit, added amenities (such as 3 bedroom + units, 9-foot ceilings, larger units etc), and added architectural features.
12. Density bonus for 20% of development as affordable units.

- **Transportation**
 1. Develop Council policy on sidewalk installation and maintenance and update the zoning and subdivision regulations to be consistent.
 2. Update subdivision regulations to assure adequate rights-of-way for trails and sidewalks.

- **Public Facilities**
 1. Ensure good neighborhood connections to parks and trails through appropriate dedication requirements and review the ordinance for supportive language.
 2. Identify funding for installation and maintenance of gateway features.

- **Environment**
 1. Create ordinance language to protect remaining significant tree stands.
 2. Review landscape regulations and modify to allow drought resistant plantings that limit the need for irrigation.
 3. Review ordinance for parking lot designs to allow for alternatives to impervious materials.
 4. Modify ordinance language to allow varied curb designs to address sheet drainage, rain gardens, infiltration basins, etc.

- **Design**
 1. Review screening and landscape requirements for conflicts with Crime prevention design standards and modify as needed.
 2. Update the zoning controls to allow and promote sustainable sites and “green” buildings.

10.2 Capital Improvement Plan. The Capital Improvement Plan is a flexible plan based upon long-range physical planning and financial projections, which schedules the major public improvements that may be incurred by the City over the next five years. Flexibility of the Capital Improvement Plan is established through annual review, and revision if necessary. The annual review assures that the program will become a continuing part of the budgetary process and that it will be consistent with changing demands as well as changing patterns in cost and financial resources. Funds are appropriated only for the first year of the program, which is then included in the annual budget.

The Capital Improvement Plan serves as a tool for implementing certain aspects of the City's comprehensive plan; therefore, the program describes the overall objectives of City development, the relationship between projects with respect to timing and need, and the City's fiscal capabilities.

The Capital Improvement Plan can help assure:

- A systematic approach to planning and initiating capital projects affording the opportunity to plan the location, timing, and financing of needed public improvements;

- The development of a realistic program of capital spending within the City's projected fiscal capability to finance such projects, avoiding sharp changes in the tax levy or bonded indebtedness;
- The coordination of public and private improvement projects permitting adequate time for design and engineering to eliminate duplication of effort and expense;
- The expenditure of public funds that are compatible with the City's adopted Comprehensive Plan;
- That the public is kept informed of the proposed future projects and expenditures;
- That private investors are aware of the City's long-range development program so that they may guide their development in a way that is compatible with the City's program;
- Aid in achieving federal and/or state participation by providing the necessary planning and lead time necessary for a successful application in addition to meeting prerequisites needed for certain federal and state grants.

The full Capital Improvement Plan is available at Brooklyn Park City Hall as an appendix to the Comprehensive Plan.

10.3 Housing Implementation Program

The City of Brooklyn Park, through the use of various programs and initiatives, has been a leader in supporting affordable housing, preservation of housing and neighborhoods, funding programs for housing rehabilitation, and providing life-cycle housing opportunities. The Housing Chapter of the Comprehensive Plan addresses the programs and implementation strategies for the housing in the community.