Monday, June 24, 2019
7:00 p.m.

Brooklyn Park Council Chambers
5200 85th Avenue North

REGULAR COUNCIL MEETING – AGENDA #26

If due to a disability, you need auxiliary aids or services during a City Council Meeting, please provide the City with 72 hours' notice by calling 763-493-8141 or faxing 763-493-8391.

Our Vision: Brooklyn Park, a thriving community inspiring pride where opportunities exist for all.

Our Brooklyn Park 2025 Goals:

• A united and welcoming community, strengthened by our diversity • Beautiful spaces and quality infrastructure make Brooklyn Park a unique destination • A balanced economic environment that empowers businesses and people to thrive • People of all ages have what they need to feel healthy and safe • Partnerships that increase racial and economic equity empower residents and neighborhoods to prosper • Effective and engaging government recognized as a leader

I. ORGANIZATIONAL BUSINESS

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENT AND RESPONSE 7:00 p.m. Provides an opportunity for the public to address the Council on items which are not on the agenda. Public Comment will be limited to 15 minutes *(if no one is in attendance for Public Comment, the regular meeting may begin*), and it may not be used to make personal attacks, to air personality grievances, to make political endorsements or for political campaign purposes. Individuals should limit their comments to three minutes. Council Members will not enter into a dialogue with citizens. Questions from the Council will be for clarification only. Public Comment will not be used as a time for problem solving or reacting to the comments made, but rather for hearing the citizen for informational purposes only.

2A. RESPONSE TO PRIOR PUBLIC COMMENT

2B. PUBLIC COMMENT

3A. APPROVAL OF AGENDA (Items specifically identified may be removed from Consent or added elsewhere on the agenda by request of any Council Member.)

3B. PUBLIC PRESENTATIONS/PROCLAMATIONS/RECEIPT OF GENERAL COMMUNICATIONS

3B.1 North Metro Mayors Association / Metro Cities Legislative Update
- **A.** CITY OF BROOKLYN PARK 2019 LEGISLATIVE PRIORITIES AND POSITIONS
- **B.** NORTH METRO MAYORS 2019 LEGISLATIVE UPDATE
- **C.** NORTH METRO MAYORS 2019 LEGISLATIVE ACTION PLAN

3B.2 Discussion of Comprehensive Plan Modifications
- **A.** MEMO FROM ERIN PERDU
- **B.** PLANNING COMMISSION MINUTES
- **C.** 2040 COMPREHENSIVE PLAN CHAPTERS *(LIMITED DISTRIBUTION)*
  - LAND USE
  - HOUSING
  - IMPLEMENTATION

II. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION

4. CONSENT (All items listed under Consent, unless removed from Consent in agenda item 3A, shall be approved by one council motion.) Consent Agenda consists of items delegated to city management or a commission but requires council action by State law, City Charter or city code. These items must conform to a council approved policy, plan, capital improvement project, ordinance or contract. In addition, meeting minutes shall be included.

4.1 Accept Petition and Order Public Hearing for the Vacation of Drainage and Utility Easement
- **A.** RESOLUTION
- **B.** PETITION
- **C.** PROPOSED EASEMENT VACATION AREA

4.2 Coal Tar Lawsuit
- **A.** RESOLUTION
- **B.** LEGAL SERVICES AGREEMENT

4.3 2019 Investment Portfolio Summary Management Report – First Quarter
- **A.** INVESTMENT REPORT

4.4 Letters of Credit/Bond Releases, Escrow/Cash Bond Releases

4.5 "Astra Village 5th Addition" (Astra Ventures) – Final Plat #19-114 to Subdivide 19.11 Acres into Two Outlots Northwest of 93rd and Regent Avenues
- **A.** RESOLUTION
- **B.** LOCATION MAP
- **C.** FINAL PLAT

4.6 Additional Park Bond Appropriation for Park Center Dome Partnership
- **A.** RESOLUTION

The following items relate to the City Council's long-range policy-making responsibilities and are handled individually for appropriate debate and deliberation. (Those persons wishing to speak to any of the items listed in this section should fill out a speaker's form and give it to the City Clerk. Staff will present each item, following in which audience input is invited. Discussion will then be closed to the public and directed to the council table for action.)

5. PUBLIC HEARINGS

5.1 Public Hearing and First Reading of an Ordinance to Consider the Recommendation of the Brooklyn Park Charter Commission Amending Charter Chapters 2, 3, 4, 5, 6, 7, 8, 12, 13 and 14, and Adding Sections 4.10 and 14.01A of the Home Rule City Charter
- **A.** ORDINANCE

6. LAND USE ACTIONS

6.1 Homeward Bound, USA, Inc (Peter Hagen) – Waiver of Platting #19-109 to Subdivide the Existing Lot into Two Single-Family Residential Lots at 6409 Edgemont Boulevard North
- **A.** RESOLUTION
- **B.** LOCATION MAP
- **C.** PLANNING AND ZONING INFORMATION AND PHOTOS
- **D.** PLANNING COMMISSION MINUTES
- **E.** PLANS

6.2 FPI, LLC – Conditional Use Permit #19-110 for Auto Glass Repair, Calibration Services for Vehicle Safety Equipment, Repair and Storage of Landscaping and Lawncare Equipment Owned by the Business at 8208 Brooklyn Boulevard
- **A.** RESOLUTION
- **B.** LOCATION MAP
- **C.** PLANNING AND ZONING INFORMATION
- **D.** LETTER FROM APPLICANT
- **E.** PHOTOS
- **F.** SURVEY
- **G.** SITE PLAN
- **H.** PLANNING COMMISSION MINUTES

6.3 Ryan Companies US, Inc./IBEW – Rezoning, Plat, and Site Plan Review #19-111 for a Union Hall at 6648-6700 West Broadway Avenue
- **A.** ORDINANCE
- **B.** RESOLUTION
- **C.** DRAFT SITE PLAN REVIEW RESOLUTION
- **D.** LOCATION MAP
- **E.** PLANNING AND ZONING INFORMATION
- **F.** PLANNING COMMISSION MINUTES
- **G.** APPLICANT'S NARRATIVE
- **H.** PLANS

7. GENERAL ACTION ITEMS

7.1 Accept Deputy Registrar Reimbursement Grant
- **A.** RESOLUTION – ACCEPTING REIMBURSEMENT GRANT
- **B.** RESOLUTION – BUDGET AMENDMENT
- **C.** GRANT AGREEMENT
- **D.** LIABILITY RELEASE

7.2 Award the Sale of General Obligation Bonds 2019A
A. RESOLUTION

III. DISCUSSION – These items will be discussion items but the City Council may act upon them during the course of the meeting.

8. DISCUSSION ITEMS
None

IV. VERBAL REPORTS AND ANNOUNCEMENTS

9A. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS
9B. CITY MANAGER REPORTS AND ANNOUNCEMENTS

V. ADJOURNMENT

Since we do not have time to discuss every point presented, it may seem that decisions are preconceived. However, background information is provided for the City Council on each agenda item in advance from city staff and appointed commissions, and decisions are based on this information and past experiences. If you are aware of information that has not been discussed, please raise your hand to be recognized. Please speak from the podium. Comments that are pertinent are appreciated. Items requiring excessive time may be continued to another meeting.

City of Brooklyn Park
Request for Council Action

Agenda Item:	3B.1	**Meeting Date:**	June 24, 2019
Agenda Section:	Public Presentations/ Proclamations/Receipt of General Communications	**Originating Department:**	Administration
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Jay Stroebel, City Manager
Attachments:	3	**Presented By:**	Troy Olsen, NMMA Patricia Nauman, Metro Cities
Item:	North Metro Mayors Association / Metro Cities Legislative Update		

City Manager's Proposed Action: N/A

Overview:

Representatives from the North Metro Mayors Association and Metro Cities will give a legislative update.

Metro Cities Association 2019 Legislative Priorities:

Metro Cities 2019 Final Legislative Policies (direct link)

https://www.metrocitiesmn.org/

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

3B.1A CITY OF BROOKLYN PARK 2019 LEGISLATIVE PRIORITIES AND POSITONS
3B.1B NORTH METRO MAYORS 2019 LEGISLATIVE UPDATE
3B.1C NORTH METRO MAYORS 2019 LEGISLATIVE ACTION PLAN

2019 Legislative Priorities and Positions

Brooklyn Park

Unique. United. Undiscovered.

2019 Legislative Priorities and Positions

City of Brooklyn Park

Overview

Brooklyn Park works together with its partners to support proposals for new legislation in Minnesota designed to strengthen the community. The following list of legislative priorities and positions, along with the initiatives presented to the Brooklyn Park Economic Development Authority (EDA), constitute Brooklyn Park's legislative agenda for the 2019 legislative session.

*** Signifies specific areas of focus*

I. Transportation Infrastructure

Investments in transportation infrastructure can often result in multiple benefits to a community, a more efficient and safer multi-modal transportation system and a stimulus for economic growth. In addition to state funding to support the municipal state aid road network, two specific projects that have the potential to be impacted by legislative actions include improvements to highway 252 and the Blue Line Light Rail.

- **Trunk Highway 252****

  Background
  Highway 252 provides a vital high speed / high volume link between Minneapolis and the northern suburban areas. The congestion and safety issues experienced at the six at-grade signalized intersections along the four mile corridor rank among the worst in the state under both categories. The City of Brooklyn Park is currently working with the City of Brooklyn Center, MnDOT and Hennepin County to determine the optimal option for upgrading highway 252 to a freeway.

  Position
  In the 2018 Legislative Session, funding was granted for conversion of highway 252 to a freeway with construction expected to start in 2022. While the majority of the funding is in place for the project, the local communities along the line may have some shared financial responsibility for the costs to improve the interchanges and any local roads that would be impacted by the project. The City supports expanded access to federal,

state, regional and county grant dollars that would alleviate local taxpayer burden for these costs.

- **Blue Line Light Rail Transit****

  Background
  The Blue Line Light Rail Transit (BLRT) Extension Project will extend the existing light rail line from Target Field in Minneapolis through five communities (Minneapolis, Golden Valley, Robbinsdale, Crystal and Brooklyn Park) to Oak Grove Parkway, locating five stations in Brooklyn Park. Bringing LRT to the northwest suburbs will improve mobility and access to jobs and will ensure the northwest portion of the region remains competitive.

  Position
  The City of Brooklyn Park supports policies, laws, and funding (federal, state, regional and local) to finalize planning and move to the construction and operation phases of the BLRT extension project.

- **Increase municipal state aid (MSA) to cities****

  Background
  The City has 55 miles of MSA streets. Many of these streets have degraded prematurely and are only lasting 15-20 years instead of 30 years before needing overlays (resurfacing). Over the next five years, we have funding needs of over $21 million on our MSA streets, but we are only scheduled to receive about half of our needs or approximately $12 million.

  Position
  The City believes MSA funding should be increased 100% (doubled) to help cities address street repair needs and premature street degradation on MSA streets and local streets. This would require a change of MSA eligibility funding to include reimbursement for local streets.

- **Allow Hennepin County to Access Motor Vehicle Lease Sales Tax Revenues**

  Background
  Minnesota's general sales tax applies to long-term motor vehicle leases – the motor vehicle lease sales tax (MVLST). Hennepin County residents contribute substantially to the MVLST but the county is excluded by state law from receiving funding from this transportation source. This decision was tied to previous legislation that established the Counties Transportation Improvement Board (CTIB). CTIB was dissolved in 2017. If included, Hennepin County would receive $10.7 million annually for roads,

bridges, and pedestrian and bikeway projects.

Position
The City supports Hennepin County's efforts to change the state law and allow communities within Hennepin County to access the $10.7 million in funding.

- **Small Cell Legislation**

II. Sustainable Government Funding

The City of Brooklyn Park's financial position is greatly influenced by actions taken at the state legislature. Historically, legislative changes to various funding formulas, aids, and imposition of statutory limits have impacted the City's ability to predict state sources of income and created unexpected community-level budget challenges.

- **Levy Limits**

Background
Brooklyn Park advocates maintaining reliable, sustainable funding for desired city services and having the ability to control city levies at the local level. Enacting levy limits would remove this control from the City Council and may lead cities to adopt higher than desired tax levies in the short-term to maintain future levy capacity.

Position
Brooklyn Park supports a position that control of local levies remain at the local level.

- **Local Government Aid (LGA)**

Background
Cities apply LGA in their finance structure for various purposes and rely on the receipt of these funds for those purposes. In the past, Local Government Aid has been used by the state legislature as a budget balancing measure by reducing or eliminating this funding in times of economic stress, causing funding shortfalls to local governments. In order to be effective, cities need to have reliable sources of funding.

Position
Brooklyn Park supports a position that state aids to local governments must remain a reliable and sustainable funding source now and into the future.

- **Fiscal Disparities**

  Background
  Due to infrastructure development (airports, highways, light rail, etc.) and other economic stimuli, certain parts of the Metropolitan Area are at a greater advantage for economic development and tax base growth. The Fiscal Disparities program was designed to distribute a portion of this growth to cities that don't have the same economic advantages. This distribution of value serves to mitigate the property tax disadvantage to those communities.

  Position
  Brooklyn Park supports the Fiscal Disparities program and would support changes to stabilize the benefits of the program to metropolitan cities.

- **Sales Tax Exemption**

  Background
  The process for using the sales tax exemption on construction materials is complicated, burdensome and risky to contractors and cities. Because of this, we are not aware of any city that has decided to use this exemption.

  Position
  Brooklyn Park supports the simplification of the current sales tax exemption for construction materials. An estimated savings of $150,000 to $200,000 annually for construction projects would be realized by the city if the sales tax exemption process was simplified.

- **Deputy Registrar Revenue and Services****

  Background
  The City of Brooklyn Park operates a deputy registrars office for the convenience of Brooklyn Park residents and car dealers in our community. Changes to the state's MNLARS program in recent years has negatively impacted the employee and customer experience for deputy registrar offices around the state. In addition, state changes to the services deputy registrar offices can provide and the revenue share that the local offices receive have negatively affected the revenues coming to local offices.

  Position
  Brooklyn Park supports legislation and technology and program improvements that enhance the customer and employee experience using MNLARS and increase revenues going to deputy registrar offices.

III. Youth (Out-of-school time)

Background
High-quality afterschool and summer learning programs provide hands-on learning experiences that narrow the opportunity and achievement gaps, build critical 21st century skills, and support working families by ensuring their children are safe and engaged in learning outside of school. Minnesota needs to ensure a bright future for our young people and our state by investing in afterschool programs to expand access for all young people. Minnesota currently has no state public funding accessible to the broad range of afterschool programs.

Position
Establish new state resources to provide competitive afterschool program grants. These funds would prioritize programs primarily serving youth below 185 percent of the federal poverty line (youth eligible for free and reduced price lunch).

IV. Emerald Ash Borer (EAB)

Background
EAB was discovered in Brooklyn Park in August 2017 and is expected to spread through the city as well as all of Minnesota over the next few years. There are more than 4,000 city owned ash trees and thousands more on private property. Removing and replanting these trees would cost more than $4,000,000. Chemical treatment of ash trees is an option but is expensive ($200 per tree every two years) and a long-term commitment. Untreated trees will die.

Position
The EAB epidemic is a state wide problem and a threat to the forest system in Minnesota. The City requests the state legislature to provide funding for cities to address the removal and replanting of trees to maintain a healthy and diverse forest system.

V. Other areas of support

- Mississippi Gateway Regional Park (formerly Coon Rapids Dam Park) – Three Rivers Park District and the City of Brooklyn Park have partnered in an ambitious effort to transform this park into an amenity-rich local and regional destination. While dollars will not be sought to redevelop the Coon Rapids Dam Regional Park in this Legislative session, we will work with Three Rivers Park District to inform key legislators of this project.

- Center for Innovation and The Arts @ Brooklyn Park – The City, along with North Hennepin Community College, and other partners have designed a signature arts and innovation center that would serve as a local and regional asset for people of every age in Brooklyn Park and the northwest metro. This project is being considered as part of Minnesota State College and Universities bonding process. No dollars will be sought in this legislative session, but we will be updating local legislators of this project.

- Poverty – Brooklyn Park and a growing number of other suburbs have an expanding share of the metropolitan area's residents living in poverty. Historically, state recognition and resources to address poverty have been focused on Minneapolis and St. Paul. Recognition and resources to combat poverty should be focused on all concentrated areas of poverty, not just in the urban core.

- Policy Partners – Brooklyn Park's partner organizations have advanced several additional legislative proposals that would enhance the livability, economic vitality, and financial condition of the city. While not identified as the city's top priorities, Brooklyn Park may support these initiatives as well.

Partners

- Metro Cities
- League of Minnesota Cities
- North Metro Mayors Association

Brooklyn Park Economic Development Authority

Overview

Brooklyn Park works together with its partners to support proposals for new legislation in Minnesota designed to strengthen the community. Several of the 2019 legislative policies identified by these partners are budget neutral and offer innovative ideas that would help position Brooklyn Park for success in the future.

The Brooklyn Park Economic Development Authority (EDA) supports many of the legislative policies of its partner organizations, including policies that help the City manage through difficult times and improve livability in the community. For 2019, the Brooklyn Park EDA is focusing on economic development funding, neighborhood stability, multi-modal transportation investments, workforce development, support for manufacturing, affordable housing, and support of others in the legislative process.

I. Economic Development Funding

Stable and secure funding sources for economic development are critical to the community's long-term success. The State should support economic development funding and continue to enhance local development tools.

Position

- *Continue competitive funding for the Minnesota Investment Fund and the Job Creation Fund*
- *Brooklyn Park opposes any changes that would further restrict the use of Tax Increment Financing (TIF) to accomplish the community's development/redevelopment objectives.*
- *Brooklyn Park supports changes to the TIF statute that treat energy efficient and/or alternate energy technologies, sustainable site design and other "green" development alternatives as qualified development costs.*
- *Brooklyn Park supports changes to the TIF statute allows redevelopment districts to be created to redevelop "functionally obsolete" buildings.*
- *Brooklyn Park supports the League of Mn Cities effort to clarify the method for calculating available TIF pooling.*
- ***Brooklyn Park supports the extension, clarification, and broadening of the Opportunity Zone program to further encourage and incentivize investment in these areas.***

II. Neighborhood Stability

Aging housing and infrastructure in areas with declining private investment strains local government resources and threatens to destabilize neighborhoods. The State of Minnesota needs to continue to take actions that provide the tools necessary to manage areas of disinvestment. While this problem requires additional resources, the State can take policy actions to alleviate some of the local impacts without stressing the State's budget.

Position

The EDA supports neighborhood stabilization initiatives including:

- ***Increase flexibility of Tax Increment Financing (TIF) pooling for specialized uses, such as housing rehabilitation.***
- *Eliminate regulatory language that creates barriers to using the funds to reinvest in areas of disinvestment.*
- *Secure state and federal resources and provide financing tools for cities to help pay for costs associated with neighborhood reinvestment.*

III. Improved multi-modal transportation access and mobility

Capturing the full economic development potential of new development and redevelopment in Brooklyn Park requires improved transportation investments in the region. Strategic investments include the planned 1) METRO Blue Line Extension Light Rail Transit (LRT) project, 2) interchange at Highway 169 and 101st Avenue, and 3) improvements to Highway 252.

Position

- *Increase funding and maximum grant award amount for the Transportation Economic Development (TED) Program or similar programs to support strategic infrastructure investments that promote economic development.*
- ***Provide State resources to complete the local requirements to leverage the federal funding for the METRO Blue Line Extension LRT (BLRT) project, which will bring five LRT stations to Brooklyn Park.***
- *Increase the allocation of transit funds for BLRT operations and enhanced east-west bus connections and suburban circulator routes for better transit mobility.*
- *Increase funding for regional and local trail connections, especially in aging neighborhoods that lack connectivity, to improve pedestrian and bike connections within and across communities.*
- *Eliminate the exemption that prevents Hennepin and Ramsey counties from receiving their portion of the sales tax on leased vehicles through the county state aid formula.*

IV. Support Manufacturing

Brooklyn Park promotes the growth of the manufacturing sector within the community and throughout the state. This sector provides an excellent opportunity for future economic growth and employment and should continue to be supported.

Brooklyn Park supports programs that provide incentives for business to expand and continue to contribute toward increasing economic competitiveness for the state.

Position

- *Continue and expand investment tax credits and other tax incentives for investing in the life science, medical device, and precision manufacturing industries.*
- *Create venture capital funding pools for emerging companies.*
- *Modify Tax Increment Financing (TIF) pooling uses to support manufacturing investments in communities with high poverty*

V. Workforce Development

Access to a skilled and trained workforce is critical to economic growth and access to family-supporting employment is critical to a stable community.

Brooklyn Park supports activities and programs that strengthen links between employment opportunities in the community and job-seekers.

Position

- ***Increase workforce training funding options for local solutions including state funding for youth and adult workforce development programs.***
- *Continue funding for the Job Skills Partnership, youth employment programs and other workforce training programs administered by the state that lead to jobs that provide a living wage and benefits, and help address racial disparity gaps in employment.*
- *Establish innovative workforce programs and partnerships that foster workforce readiness; including state funding for youth and adult programs, the Minnesota State University System, and Department of Employment and Economic Development Workforce Centers and its programs.*
- *Create a payroll tax credit for job training programs that invest in employees.*

VI. Affordable and Fair Housing

Position

- *The Met Council's affordable housing allocation formula should be further adjusted to better reflect the balance and breadth of existing subsidized and naturally occurring affordable housing.*
- *The State of Minnesota and the Metropolitan Council should affirmatively further fair housing by taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.*
- *Minnesota Housing should continue to offer Low-Income Tax Credits with Housing Revenue Bond awards without additional restrictions.*

VII. Other

Brooklyn Park's partner organizations have advanced several additional legislative proposals that would enhance the livability, economic vitality, and financial condition of the city. While not identified as the city's top priorities, the Brooklyn Park Economic Development Authority may support these initiatives as well.

2019 Policy Partners

- Metro Cities
- League of Minnesota Cities
- Economic Development Association of Minnesota
- Urban Land Institute Minnesota
- Minnesota Housing Partnership
- National Association of Housing and Redevelopment Officials
- Minnesota Chapter of the American Planning Association
- Twin West Chamber of Commerce
- North Metro Mayors

NMMA Legislative Update – May 29, 2019

MAY 29, 2019 BY NORTHMETRO

Happenings at the Capitol

The 2019 Legislative Session adjourned just before the midnight deadline on Monday, May 20, without approving a state budget. After budget negotiations between the Governor, Senate, and House were completed, a one day special session occurred on Friday, May 24 to pass all of the compromise funding bills.

Both bodies worked in marathon fashion overnight to finish passing the state's two-year, $48.3 billion budget. The governor is expected to sign all of the bills.

Here is a recap of the budget bills of concern to NMMA with NMMA Legislative Action Plan items highlighted in yellow:

Tax Bill

The Tax bill includes many tax policy changes, such as increasing the standard deduction to $24,400 for married couples filing joint returns, $12,000 for singles and changing the starting point for calculating individual income taxes for individuals from federal taxable income (FTI) to federal adjusted gross income (FAGI). There is also an increase to the Social Security subtraction.

- Second-tier income tax bracket rate decrease from 7.05% to 6.8% beginning in tax year 2022;
- Provider tax made permanent at 1.8%;
- Increases Local Government Aid and County Program Aid by $24M in 2020 and $30M in 2021;
- Maintains numerous itemized deductions;
- Reduces the state general levy amounts for both commercial-industrial property and seasonal-recreational property;
- Includes TIF provisions for the Cities of Anoka and Champlin;
- Allow a city or town to fund its own historical society from its property tax levy.

Capital Investment

Although the odd numbered year of the legislative session is not traditionally a year that the legislature passes a capital investment bill, the House Capital Investment Committee met numerous times throughout the legislative session. While the committee assembled a $1.5B bill which included numerous NMMA supported projects, the bill was **not** brought to the House floor for a vote. It is likely that many of the provisions in the bill will be considered for the 2020 Capital Investment bill.

Items of interest in the $1.5 billion bonding bill that did **not** become law include:

- $5M for the Mississippi Park Project in Champlin;
- $10M for the Trunk Highway 47 Railroad Grade Separation project in Anoka;
- $18M to upgrade local connections in Maple Grove;
- $6.5 M for Maple Grove Training Facility;
- $1.5M in Coon Rapids for the East River Road and Hwy 610 Interchange;
- $5M in “Mighty Ducks” funding for R-22 elimination and cooling system grants;
- $8M for the Inflow and Infiltration Grant Program; and

- $102M for trunk highway bonding.

NMMA provided letters of support and/or direct lobbying efforts provisions having an impact on NMMA member cities.

Transportation

The final transportation bill appropriates $6.7 billion for transportation, with an increase of $97.3 million. The bill does not include gas tax increases and is considered by legislators to be a "status quo" bill. Items of interest to NMMA members include:

- $13 million in deputy registrar reimbursement;
- $55 million to replace the Minnesota Licensing and Registration System (MNLARS);
- $50 million for the Corridors of Commerce program;
- $23 million additional funding to Metro Mobility;
- Re-establishes a $2.25 surcharge on vehicle registrations to fund driver and motor vehicle technology systems;
- Increases various license plate fees;
- $2.4 billion in CSAH funding;
- Increases the motor vehicle filing fees by $1 for renewals and other transactions;
- Requires the Department of Public Safety consults with stakeholders during implementation of the new motor vehicle registration system;
- Allows cities and towns to adopt a speed limit of 25 mph on residential roadways without a traffic engineering study and approval my MnDOT;
- Requires slower moving vehicles to stay out of the left lane; and
- Provides and exemption of hours of service requirements for intrastate transportation of utility construction materials within a 50-mile radius of the project site.

Miscellaneous

- Authorizes the Secretary of State to access $6.6 million in Help America Vote Act (HAVA) funding for election security;

- Increases the caps on grants for R-22 replacement and cooling systems for the Mighty Ducks program;
- Provides privacy to Presidential Nominating Primary voters; and
- Provides expanded local government reimbursements for Presidential Nominating Primary expenses.

Metropolitan Council Governance

No changes.

More Information

The following bills were approved during the special session:

- Omnibus agriculture, rural development, and housing bill (SF 1)
- E-12 education bill (HF 1)
- Omnibus environment and natural resources bill (SF 7)
- Omnibus health and human services bill (SF 12)
- Jobs, economic development, energy, and commerce bill (HF 2)
- Omnibus judiciary and public safety bill (SF 8)
- Omnibus legacy finance bill (SF 3)
- Pension and retirement bill (HF 10)
- Omnibus state government and veterans bill (SF 10)
- Tax bill (HF 5)
- Transportation finance bill (HF 6)
- Housing bill (HF 12)

If you have any questions or comments, please contact us.

Troy Olsen
troyo@ewald.com
763-381-7894

Allie Wroble
alliew@ewald.com

Jill Brown, Executive Director
jillcbrown@msn.com
612-889-2611

Bob Benke
bobbenke@comcast.net
612-669-0274

FILED UNDER: LEGISLATIVE UPDATES

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North Metro Mayors Association
1000 Westgate Drive, Suite 252
St. Paul, MN 55114
651-203-7240

info@northmetromayors.org

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North Metro Mayors

2019 Legislative Action Plan

Transportation Funding

- Work with the Minnesota Department of Transportation, legislative leadership and transportation committees, Governor's administration, Metropolitan Council, Minnesota Transportation Alliance and key congressional members and staff to secure increased transportation funding.

Rail Crossings and Rail Safety

- Support funding for modernization and separation of rail-vehicle traffic as a critical matter of public safety and congestion relief along all major rail lines in the North Metro.
- Assist Ramsey to secure funding for road/rail separation at Ramsey and Sunfish Lake Boulevards along the BNSF main line, adjacent to US Highway 10 while providing the engineering flexibility necessary to provide the best solution.
- Secure funding for road/rail separation along the BNSF main line at Trunk Highway 47 in Anoka.

Who We Are

The North Metro Mayors Association was created in 1987 to serve as the non-profit champion organization to encourage private and public investments in the northern suburbs.

Within our territory, which is defined by legislative districts, member cities represent more than 475,000 residents in Andover, Anoka, Blaine, Brooklyn Center, Brooklyn Park, Champlin, Circle Pines, Coon Rapids, Dayton, Maple Grove, Mounds View, New Brighton, New Hope, Ramsey, and Spring Lake Park.

Community Partners, which include multiple chambers of commerce, non-profits and businesses of all sizes, help demonstrate our united front in sustaining and growing the North Metro.

Transportation Advocacy

- Support the regional efforts of:
- North Metro I-35W Corridor Coalition MnPASS Lane Project between Minneapolis and Lino Lakes
- North Trunk Highway 65 Coalition
- Highway 10 Workgroup
- I-94 West Corridor Coalition
- 169 Coalition to relieve congestion on Highway 169 in the North Metro
- Highway 252 Conversion Group
- Connect Blue Line Now! Coalition to address barriers and begin construction on Blue Line Light Rail (Bottineau) project
- Trunk Highway 65--Assist Blaine to provide significant capacity enhancements including upgrading major intersections.
- Trunk Highway 10--Assist Coon Rapids and Anoka to secure funding to construct a third lane between Hanson Boulevard and Round Lake Blvd in Anoka.
- Trunk Highway 610 – Assist Maple Grove to secure funding to complete 610 and advocate for improvements through the Fish Lake Split and expanding capacity on I-94 from Maple Grove to the west. Assist Coon Rapids to secure funding for full interchange at Highway 610 at East River Road.
- Trunk Highway 252--Work with Brooklyn Center, Brooklyn Park, Hennepin County, the Minnesota Department of Transportation and the Metropolitan Council in converting Highway 252 into a freeway with MNPASS lanes.
- Assist North Metro cities to secure funding for County State Aid Highway (CSAH) reconstruction/improvement projects.
- Request funding for the MN Department of Transportation to establish a separate fund for the maintenance of existing noise walls, including repair and repainting.

Fiscal Policy

- Work with the NMMA legislative delegation, League of Minnesota Cities, Metro Cities, Anoka County, Hennepin County, Ramsey County and other stakeholders to be sure the collective North Metro voice is heard and to ensure that the Local Government Aid and Metro Area Fiscal Disparities programs remain intact. Advocate for NMMA perspectives in debates over comprehensive tax reform proposals.
- Support and advocate for TIF legislation sought by member cities and support the use of TIF as a tool for cities to promote economic development.
- Oppose legislative efforts to restrict city use of, or add a reverse referendum process, to the gas and electric franchise fee statutes.

Governance

- Work with the League of Minnesota Cities, Metro Cities and other local government partners in a collaborative manner to advance key local governmental legislative objectives.
- Assist Maple Grove in resolving Hennepin County road/ bridge funding to best meet the road and bridge needs in Maple Grove.
- Support Metropolitan Council changes, including staggered terms, elected city officials' significant participation in nominating Metropolitan Council members, and increased transparency in the appointment process.
- Engage NMMA Community Partners in legislative efforts to more effectively carry the NMMA message to elected officials and the governor's administration.
- Conduct legislative candidate forums in NMMA member city districts to inform candidates on NMMA issues and to assist voters in determining their choices.

Water

- Support efforts of the NMMA Water Work Group to establish policy positions on water issues.
- Engage NMMA stakeholders to endorse and promote regional water supply facilities.
- Monitor the Minnesota Pollution Control Agency and potential regulation changes which would make it more difficult for cities to develop closed dump sites.
- Seek additional transparency in Watershed rulemaking by providing city involvment, and consideration of the impact on developers and other stake-holders. Provide for an appeals process as part of the adoption of rules.

Additional Issues

- **PUBLIC SAFETY:** Support the expansion of the North Metro Law Enforcement Training Facility in Maple Grove.
- **PUBLIC SAFETY:** Support efforts to improve pedestrian safety on Trunk Highway 47 between Osborne Road in Fridley to U.S. Highway 10 in Coon Rapids.
- **HOUSING:** Support consistent application of state housing financing programs to help facilitate local housing goals in addition to state goals.
- **ENVIRONMENT:** Support the Minnesota Pollution Control Agency and Andover's efforts to secure funding for removing the hazardous waste pit at the Waste Disposal Engineering (WDE) Landfill.
- **ELECTIONS:** Support legislation creating early voting opportunities that create administrative and financial efficiencies for local governments.
- **LICENSING AGENTS:** Advance legislation to address the shift in labor from the state to local DMV's and to assure survivability and sustainability for local DVS offices.
- **LOCAL GOVERNANCE:** Oppose limiting local management of small wireless infrastructure deployment and associated regulation.

NMMA Contacts

Troy Olsen
Government Relations
(763) 381-7894
troyo@ewald.com

Bob Benke
Government Relations
(612) 669-0274
bobbenke@comcast.net

Jill Brown
Executive Director
(612) 889-2611
jillcbrown@msn.com

City of Brooklyn Park
Request for Council Action

Agenda Item:	3B.2	**Meeting Date:**	June 24, 2019
Agenda Section:	Public Presentations/ Proclamations/Receipt of General Communications	**Originating Department:**	Planning Division
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Cindy Sherman, Planning Director
Attachments:	3	**Presented By:**	Erin Perdu, WSB
Item:	Discussion of Comprehensive Plan Modifications		

City Manager's Proposed Action: N/A

Overview:

Ms. Erin Perdu, the city's planning consultant, will be reviewing modifications to the 2040 Comprehensive Plan that are being made to address review comments by the Metropolitan Council. The overview is focused on changes in the land use, housing, and implementation chapters and modifications to the forecasts.

Primary Issues/Alternatives to Consider:

Please see the attached memo outlining items addressed.

Budgetary/Fiscal Issues:

Attachments:

3B.2A MEMO FROM ERIN PERDU
3B.2B PLANNING COMMISSION MINUTES
3B.2C 2040 COMPREHENSIVE PLAN CHAPTERS *(LIMITED DISTRIBUTION)*

- LAND USE
- HOUSING
- IMPLEMENTATION

Memorandum

To: Brooklyn Park Mayor and City Council Members
Cindy Sherman, Planning Director

From: Erin Perdu, AICP, Planning Consultant

Date: June 18, 2019

Re: 2040 Comprehensive Plan Update – Metropolitan Council Response
WSB Project No. 010128-000 Phase 2

The project team has been working on addressing the comments from the Metropolitan Council's incomplete letter from January 2019. A complete listing of the changes is found below and will be communicated back to the Met Council as the City's response.

Some changes are minor, while some require some discussion and feedback from the City Council. I will be in attendance at the meeting to present those items, which are marked with an * below.

The Planning Commission reviewed these changes at their June 12th regular meeting. The Commission is in agreement with the changes and recommended that the City Council authorize the Plan's resubmittal to the Met Council.

Land Use

- Station Area Plans are now included with this submittal
- *An LRT Overlay district has been established on the Future Land Use Map and is described on pages 3-16, 3-21 and mapped on page 3-14.
- Differences between the existing land use and future land use acreage totals are explained in a footnote on page 3-22.
- Percentage development expected (not required) in mixed use categories is now explained on page 3-23 and 3-24. Percentages of expected development are now used in tables 3-4 and 3-5 rather than minimums required. This change addresses several comments in the Density Calculations section of the letter.
- A note has been added to confirm that the percentages expected are district-wide and not required for individual parcels.
- Table 3-2 has been corrected to show a density range of 3-12 units per acre for the Live/Work district.
- *Revised development staging table (table 3-6 on page 3-28) now shows appropriate decades including 2020 and earlier. This table also now shows that there is adequate land planned at appropriate densities to support affordable housing that exceeds the City's allocation.
- The discrepancy between tables 4.19 and 4.19 has been corrected. Both tables now show 520 units of housing in the 2021-2030 decade in the Medium-High Density Residential category.
- Reference to Map 3-4 has been corrected

Forecasts

- *Tables representing the revised forecast agreed upon in November 2018 have been corrected so the numbers are consistent throughout the plan.

- *The affordable housing need allocation has been revised in Chapter 4 to 795 units per the incomplete letter.
- TAZ tables have been updated to ensure that the column totals are consistent with the forecasts for households, population and employment

Parks

- Regional Park System units have been updated with their Council approved names throughout the plan.
- Map 3-11, 85th Ave Station Area Plan has been updated to display the correct information.
- "Environmental Nature Area" has been changes to "Mississippi Gateway Regional Park" throughout Chapter 7: Parks and Trails.
- The Existing Park System Map on page 7-9, Current Planned Parks on page 7-11, and Census Block Equity Analysis Map on page 7-19 have all been updated for clarity and legibility.
- Map 3-13 has been updated to include all local parks.
- Language has been added regarding extending the Crystal Lake Regional Trail along the east side of CSAH 81 to 85th Ave.
- It has been noted in the planned improvements of Winnetka Avenue that grade separation of the Rush Creek Regional Trail may occur.
- A Capital Improvement Program for 2018-2022 is attached to the plan as an appendix and includes a funding schedule for parks and open space.

Housing

- Data shown in Table 4.9 and Table 4.13 are now consistent with one another.
- *Tables 3.6 and 4.18 now specifically describe how many acres are anticipated to redevelop between 2021-2030.
- The number of potential units in the Medium-High Density Residential category is now consistent between tables 4.18 and 4.19.
- *The chapter now provides enough land guided to meet the allocation of affordable housing in the 2021-2030 time period, so to be consistent with the Council housing policy.
- *The following tools have now been identified in the implementation plan; a local fair housing policy, the preservation of LIHTC properties, Housing Improvement Areas, a partnership with the West Hennepin Affordable Housing Land Trust, and 4d Tax incentives.

Mississippi River Corridor Critical Area (MRCCA)

- The plan has been completed and accepted by the Minnesota Department of Natural Resources (DNR).

Implementation

- The Capital Improvement Plan is attached to this plan as an appendix and specifies funding for transportation, sewers, parks, water supply and open space facilities.
- *A detailed description of all relevant official controls addressing zoning and subdivisions is now included.
- *A local zoning map and zoning category descriptions have now been included.

Transportation and Transit

- References to bus Routes 565 and 687 have been removed.
- Bus route lines in Figure 5.4.1A have been updated.

If you have any questions prior to the meeting please do not hesitate to contact me (eperdu@wsbeng.com or 763-287-8316).

UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting - June 12, 2019

1. CALL TO ORDER

The meeting was called to order at 7:05 PM.

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Those present were: Commissioners Hanson, Herbers, Husain, Kiekow, Kisch, Mersereau, Mohamed, Morton-Spears, Vosberg; Senior City Planner Larson; Planning Director Sherman; Council Member Liaison West-Hafner.

3. DISCUSSION ITEMS

A. 2040 Comprehensive Plan Update

Planning Director Sherman introduced Erin Perdu from WSB, the primary contact in the City's planning consulting contract. She explained Erin's team was contracted to assist with the Comprehensive Plan, and they have done the heavy lifting to help put the document together.

Erin Perdu explained her presentation was an update to the status of the Comprehensive Plan and inform the Commission how they have responded to the comments from the Metropolitan Council that were received in January 2019. She recapped that they submitted a complete draft of the Comprehensive Plan in December 2018 per the deadline. She stated a letter informed them additional detail and clarification was needed in order to be complete. She noted that most of the adjustments were minor and were outlined in her memo to the Commission. She stated the purpose of the presentation tonight was to receive feedback from the Commission on the more significant changes. She said her team took advantage of the additional time by starting with map updates as directed by City Staff. She stated this provided more accuracy to the potential redevelopment sites to align with the goals and plans of the City. She confirmed that the updated chapters include: Land Use, Housing, Transportation, Park and Trails, and Implementation.

Ms. Perdu explained that late last year, the Metropolitan Council revised the population and household forecasts which inform the Comprehensive Plan. She noted the 2040 forecast stayed the same, but the growth per decade was adjusted. She explained that the new forecasts required updates in data tables throughout the entire document. She said another change made by the Metropolitan Council was a slight increase to the affordable housing allocation to 795 units. She stated the Comprehensive Plan was already well exceeding the required 795 units in the densities included in the future land use plan. She stated this change required the Transportation Analysis Zones (TAZ) and housing tables to be updated.

Ms. Perdu discussed the changes made to the land use chapter starting with the new map that provide the City's best guess as to where potential development and redevelopment will occur. She explained the Metropolitan Council required a change to provide a minimum redevelopment density of 20 units per acre within a half-mile of the LRT station areas. She stressed this only applies if a property is redeveloped, current single-family neighborhoods don't need to increase in density. She explained a majority of the land within a half-mile of the station areas are planned for high-density residential or mixed-use already, but now the density of 20 units per acre is specified. She added this is also consistent with the intent of the Transit-Oriented Development (TOD) Districts. She explained an update was made to the Land Use/Housing table which now

reflects the Comprehensive Plan complies with the Metropolitan Council's forecasts, overall community density requirements, and the affordable housing allocation. She said in addition to updating the numbers to developable acres, the table now shows 2 decades of potential development. She pointed out the 2021-2030 decade because that is when the affordable housing allocation needs to be met, and Brooklyn's Park goals more than meet the minimum requirements. She pointed to the "Yield" column that the Metropolitan Council required to show the percentage of expected residential development versus non-residential development.

Commissioner Chair Hanson asked for clarification that while the Metropolitan Council gave the City a higher minimum number of affordable housing units, the City has planned for that number, so there was not a lot of change in this regard.

Ms. Perdu confirmed that is correct, the City already overshot the minimum number in their plan. She clarified that the City is not necessarily responsible to see that many units developed, but there needs to be land set aside for such development.

Commissioner Kisch asked if the TOD zoning language should be updated to also meet the 20 units per acre now outlined in the 2040 Comprehensive Plan.

Ms. Perdu recommends that the City designates an overlay district to accommodate the redevelopment in the LRT station areas.

Planning Director Sherman added the TOD zoning doesn't cover the entire half-mile, so that is something that will need to be addressed either by expanding the district or by overlay. She assured the Commission this will be accomplished, but there will need to be discussions as to the best way to proceed.

Ms. Perdu stated they were required to add verbiage to the implementation tools in the Housing chapter. She explained there are a few tools that can be considered by the City to assist in the affordable housing goal that were missing from the plan. The added tools include: partnerships, consideration of housing improvement areas, the 4d tax credit program, and developing a local fair housing policy. She added that any LCDA grants from the Metropolitan Council require a local fair housing policy, and housing Staff indicated this is already in the works.

Ms. Perdu moved on to the Implementation chapter. She explained more detail was needed to describe the existing zoning districts as well as any zoning changes that will be required to comply with the plan. She stated that after the 2040 Comprehensive Plan is officially approved, the Metropolitan Council will require the zoning to be updated within 9 months to be consistent with the plan. She added the CIP was attached per the Metropolitan Council's request as this accounts for all the regulatory and financial methods of implementation.

Planning Director Sherman pointed out that Erin does this work for several communities, and these are minor modifications. She stated it is normal in this process for the Metropolitan Council to declare a comprehensive plan incomplete and a majority of the cities are going through a similar correction process.

Erin Perdu confirmed her group was involved with the comprehensive plan for 30 cities within the metropolitan area, all of which received at least one incomplete letter.

Commissioner Kisch stated his excitement to start discussions and next steps towards implementation.

CHAPTER 3: LAND USE

3.1 Purpose

The Land Use Plan establishes the direction for guiding development and redevelopment in the City. The plan provides the framework for land use decisions through 2040. The Land Use Plan is meant to clearly communicate the City's desired vision of land uses for development and redevelopment to ensure a sustainable future as a healthy vibrant City. The Land Use Plan is not intended to be a static document. It shall be reviewed and revised when necessary to incorporate changing conditions and community goals. Implementation of the Land Use Plan will be carried out through the official controls included in the City's Subdivision and Zoning Ordinances.

3.2 Influencing Factors

A variety of factors influence land uses in the City including the following, which are discussed in this section: the natural environment, transportation network, surrounding communities and development staging for undeveloped property in the City. This section provides a broad overview of issues that affect land use in the City. Sections 3.3 and 3.4 of this chapter provide a more detailed analysis of land uses.

3.2.1 Existing Natural Environment

Over 90 percent of Brooklyn Park is developed, however, natural features still influence land uses in the City. The following section provides an inventory of water, topography and woodlands in the City.

Water: Channels, Creeks, Lakes, Ponds, Rivers.

Map 3-1 shows the water features in Brooklyn Park as mapped according to surveys and aerial photography of the City.

Channels and Creeks. Three creeks run through Brooklyn Park: Bass Creek in the southwest corner, Eagle Creek also in the southwest corner, and Shingle Creek in the south. Mattson Brook is the name for only the eastern portion of the creek which flows through the center of Brooklyn Park. Mattson is more of a channel or drainage way than a traditional creek.

Lakes. The City contains three lakes: Lake Magda in the southwest corner, Lake Success in central Brooklyn Park and Oxbow Lake in the north. Of these lakes, only Lake Magda is natural. Changes have occurred in Brooklyn Park's water table and groundwater in the past decade. More information regarding the water table can be found in Chapter 6: Utilities.

Storm Water Management Basins. Infiltration basins or ponds are scattered throughout Brooklyn Park and are based on Engineering Department Global Positioning System (GPS) surveys and aerial photography of the City. The MN Department of Natural Resources (DNR) provides some wetland information (Reference archive map 1982). Wetlands are not completely accurate in Map 3-4 because of changing conditions. Unpredictable natural factors affect the shape of wetlands such as annual rainfall and the water table. There are also several classification systems for wetlands maintained by varying entities such as: Army Corp of Engineers, MN Pollution Control Agency, MN Department of

Natural Resources and Watershed Districts. The City continues to monitor ponds and wetlands through the Engineering Department, Watershed District and DNR review.

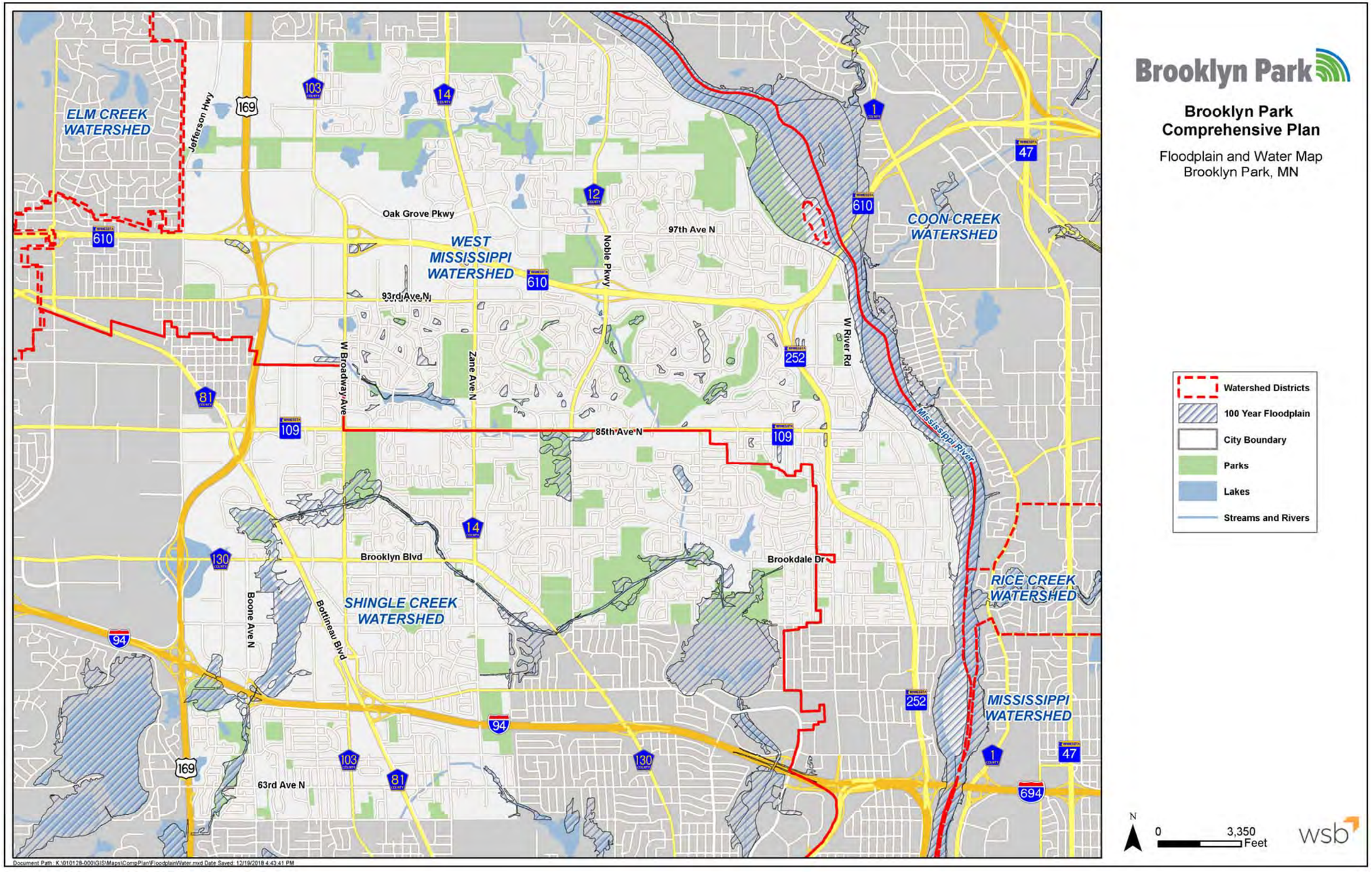
River. The Mississippi River is Brooklyn Park's eastern border and acts as the City's primary water feature. Small islands exist on the River, among them Durnam, Banfill and Dunn. The above natural resources are major amenities for the citizens of Brooklyn Park and this plan calls for the preservation of water features as amenities.

Watersheds

There are two watersheds in Brooklyn Park: Shingle Creek watershed in the south and West Mississippi watershed in the north. Development proposals affecting the watersheds are reviewed by the corresponding Commissions. The Shingle Creek watershed is managed by the Shingle Creek Watershed Management Commission which is governed by a nine-member board comprised of representatives from each member city who are appointed for terms of three years. The nine member cities are Brooklyn Center, Brooklyn Park, Crystal, Maple Grove, Minneapolis, New Hope, Osseo, Plymouth and Robbinsdale.

The West Mississippi watershed is managed by the West Mississippi Watershed Management Commission that is governed by a five-member board comprised of representatives from each member city who are appointed for terms of three years: The five member cities are Brooklyn Center, Brooklyn Park, Champlin, Maple Grove and Osseo. The following map illustrates the watershed districts and water features in Brooklyn Park.

MAP 3-1 FLOODPLAIN AND WATERSHEDS



Topography

The Topography information in Map 3-2 was mostly collected from the Minnesota Department of Natural Resources Data online. The data reveals that the vast majority of Brooklyn Park is level except some areas of steep slopes (greater than 12%) along the Mississippi River, W. River Rd. and Highway 610.

Woodlands

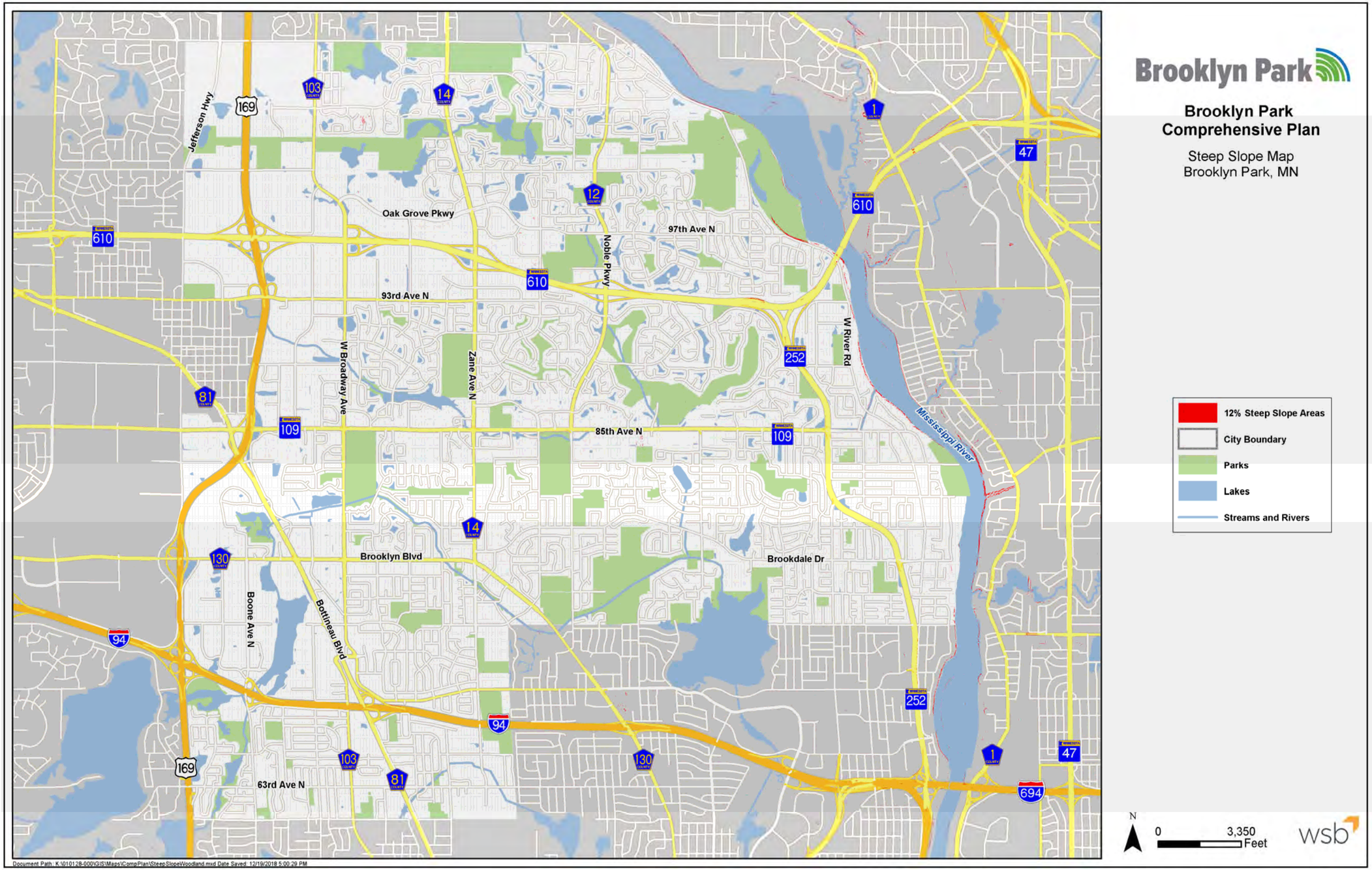
Trees are relatively scarce in Brooklyn Park. The major stands occur in two locations: 1) Along the creeks, wetlands and river and 2) in the City and County Parks. Species in the stands include aspen, poplar, maple, elm, basswood and some oaks. In May of 2001 Bonestroo, Rosene, Anderlik and Associates finished a detailed Natural Resources Inventory of the woodlands and wetlands in the northern growth area.

The inventory identified two areas of woodlands rated as "good" in quality. The first area is the property east of Winnetka at the 103rd / 104th Avenue alignment) The second area is the Schreiber property north of Oak Grove Parkway (97th) and west of Douglas Drive. In developing the Schreiber property, special consideration was given to preserving the woodlands on the property. A portion of the woods was preserved through development and is now owned by the City.

In 2002 a third woodland was identified by The Izaak Walton League of America. The woodland is about 5-6 acres of oak savanna along Jefferson Highway (pictured below). The Walton League estimates the age of some of the oaks to be around 200 years old. The oaks are located on the Smith property at 10609 Jefferson Hwy. In order to ensure the woods on the Smith property is saved this plan identifies the site for conservation.

PHOTO 3.2.1: OAK SAVANNA ALONG JEFFERSON HIGHWAY (SPRING 2007).

MAP 3-2


Brooklyn Park
Brooklyn Park
Comprehensive Plan
Steep Slope Map
Brooklyn Park, MN
12% Steep Slope Areas
City Boundary
Parks
Lakes
Streams and Rivers
N
0
3,350
Feet
wsb
Jefferson Hwy
Oak Grove Pkwy
97th Ave N
93rd Ave N
85th Ave N
Brooklyn Blvd
Brookdale Dr
63rd Ave N
W Broadway Ave
Zane Ave N
Noble Pkwy
W River Rd
Boone Ave N
Bottineau Blvd
Mississippi River
169
103
14
12
610
1
47
81
109
130
94
252
694

3.2.2 Transportation Network

Several metropolitan highways provide Brooklyn Park with access to the Twin Cities metropolitan area and to Greater Minnesota. These roadways include Interstate 94/694 in the southwestern portion of the City; Trunk Highway 169 near and along the western edge of the City; Trunk Highway 252 across the eastern portion of the City, and Trunk Highway 610, located in the northern portion of the City. Currently the City is preparing for development of the METRO Blue Line Extension Light Rail Transit (LRT) also known as the Bottineau LRT which will run through Brooklyn Park primarily along West Broadway. The Bottineu LRT is expected to be operational in 2022. Several County State Aid Highways are located across the City, providing connections with the adjacent communities. As increased development occurs, transportation improvements to the existing system will be needed to provide continuity, system capacity, and sufficient land access to developing areas. A more detailed analysis of the City's transportation network can be found in Chapter 5: Transportation.

3.2.3 Surrounding Communities

The City of Brooklyn Park covers approximately 27 square miles and is one of 45 cities in Hennepin County. The Mississippi River separates Hennepin from Anoka County. Brooklyn Park shares land borders with the following six cities: Champlin, Maple Grove, Osseo, New Hope, Crystal, and Brooklyn Center. Plymouth borders the southwest corner of Brooklyn Park, and Coon Rapids and Fridley share a border along the Mississippi River.

3.3 Existing Land Use

Existing land use information from the city's GIS system and the Metropolitan Council is shown in table 3-1 and Map 3-3. Brooklyn Park's largest land use category is its single-family detached neighborhoods which encompass over 42 percent of the land area of the city. A more detailed discussion of the various use categories follows.

TABLE 3-1: EXISTING LAND USE.

Existing Land Use in Brooklyn Park by total acreage and percent of total		
Land Use Type	**Acres**	**Percent**
Single Family Attached	865	5.1%
Single Family Detached	7186	42.3%
Multifamily	382	2.2%
Retail and Other Commercial	645	3.8%
Office	182	1.1%
Industrial and Utility	1081	6.4%
Railway	5	0.0%
Institutional Total	897	5.3%
Park, Recreational or Preserve	2005	11.8%
Golf Course	216	1.3%
Mixed Use Residential	3	0.0%
Mixed Use Industrial	62	0.4%
Mixed Use Commercial and Other	3	0.0%
Major Highways	939	5.5%
Airport	80	0.5%
Agriculture	835	4.9%
Undeveloped Land	1251	7.4%
Open Water	321	1.9%
Farmstead	20	0.1%
Total	16,978	100%

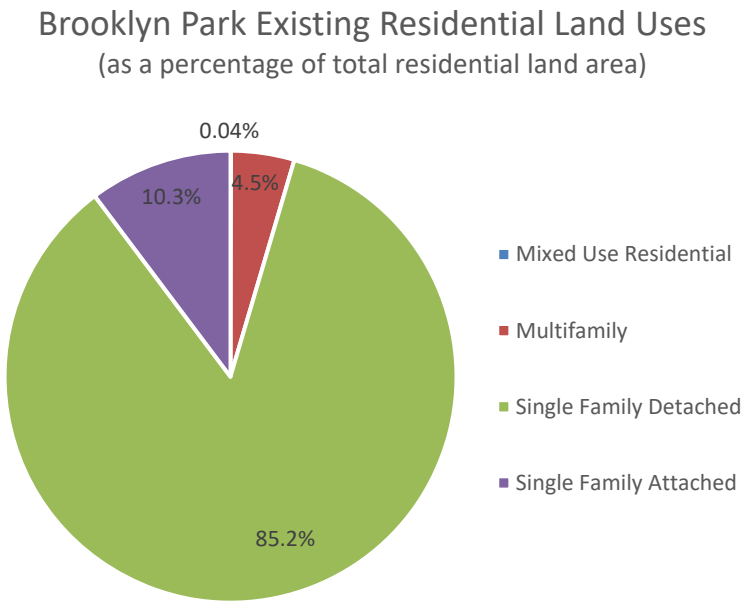
Source: Metropolitan Council 2016 Generalized Land Use

Existing Residential Land Use

The primary land use type in Brooklyn Park is residential of a variety of types. Nearly 50 percent of the city's land is devoted to the combined residential uses of single family detached, single family attached housing, and multifamily housing. Drilling down further into the residential category, figure 3.3-1 shows that single family residential housing units dominate the housing landscape in Brooklyn Park. Multi-Family residential

uses, which account for only 2.2% of the City's land area, tend to be located in the southern part of the city along Zane Ave. N. and Bottineau Blvd.

FIGURE 3.3-1: EXISTING RESIDENTIAL USES (2016 METROPOLITAN COUNCIL GENERALIZED LAND USE)



Existing Retail and Other Commercial Uses

Retail and other commercial areas encompass approximately four percent of Brooklyn Park's land area, with the largest commercial concentration along Bottineau Blvd between I-94 and 85th Ave. N. Other commercial nodes are located at key highway interchanges as well as smaller neighborhood-scale crossroads along 85th Ave. N., Brooklyn Blvd., and Brookdale Dr.

Existing Employment (Industrial and Office) Uses

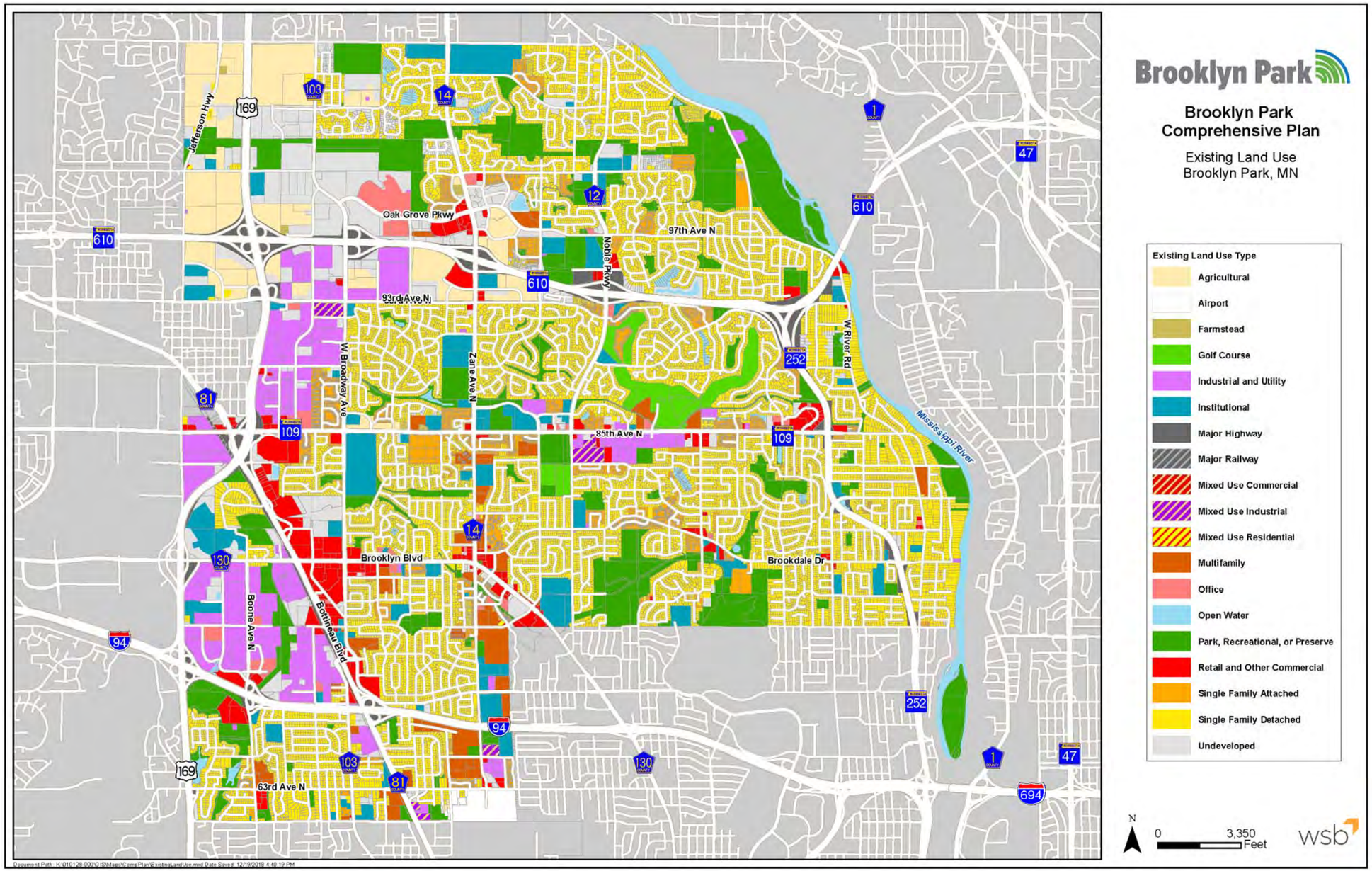
Industrial and Office uses make up approximately 7.5 percent of Brooklyn Park, with industrial areas predominantly west of W Broadway Avenue and southwest of Bottineau Boulevard. Office complexes tend to be located in the same areas.

Parks, Open Space and Natural Features

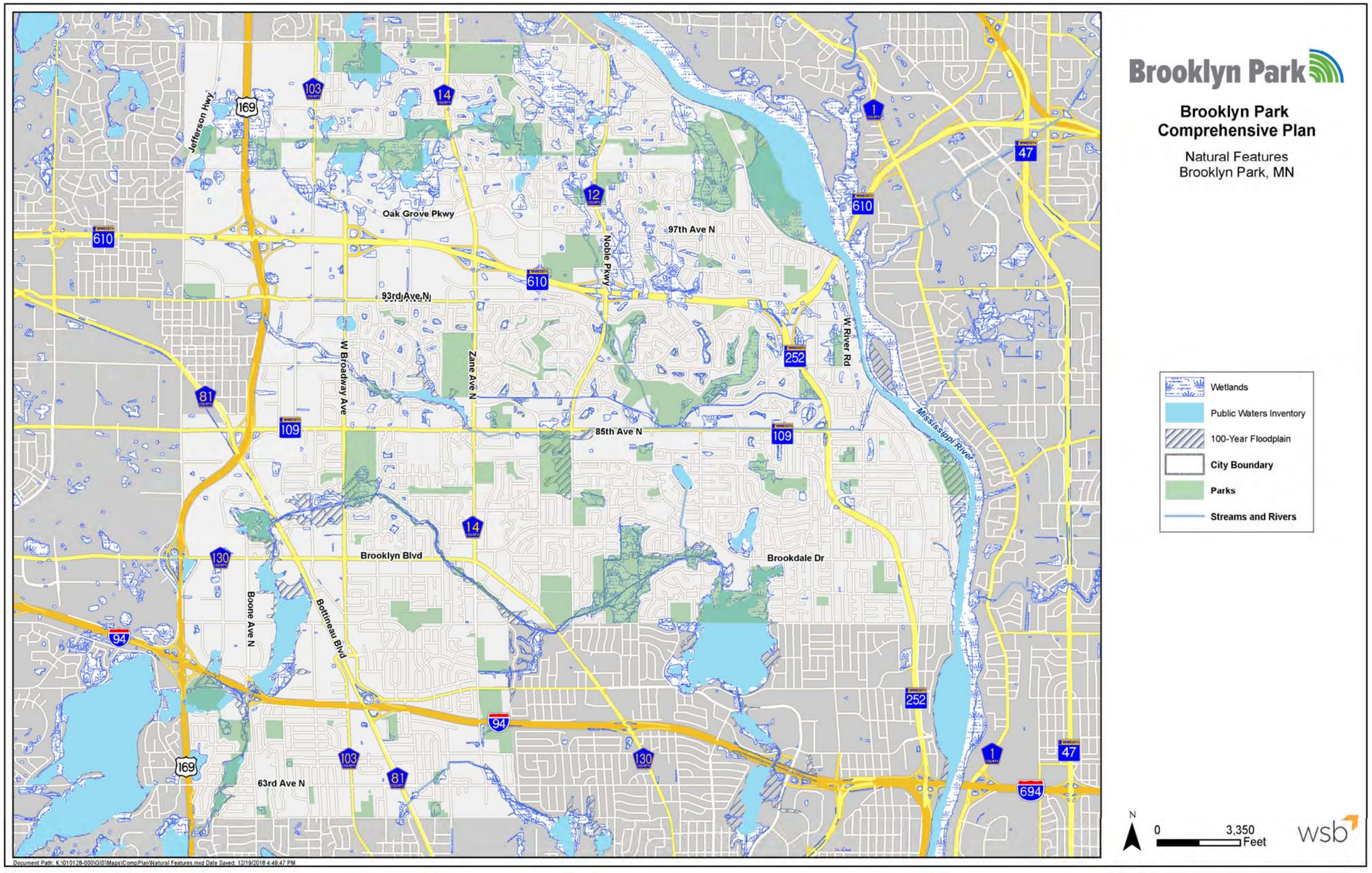
Parks and Open Spaces play a large role in defining the sense of community in Brooklyn Park. Over 13 percent of its land area is devoted to parks, recreational or open space. Some of the largest include Coon Rapids Dam Regional Park, Oak Grove Park, and Edinburgh Golf Course.

Map 3-4 shows Brooklyn Park's natural features, including floodplains (from FEMA) and wetlands (from the National Wetland Inventory). These natural features are an important part of the character of Brooklyn Park and are largely preserved in parks and public land areas. However, you can see that there are areas north of 610 that show wetlands. The areas have all been impacted by a change in the water table and wetland inventories completed for developments indicate that some of the wetland areas no longer exist.

MAP 3-3 EXISTING LAND USE



MAP 3-4: NATURAL FEATURES



3.4 Regional Context: Community Designation

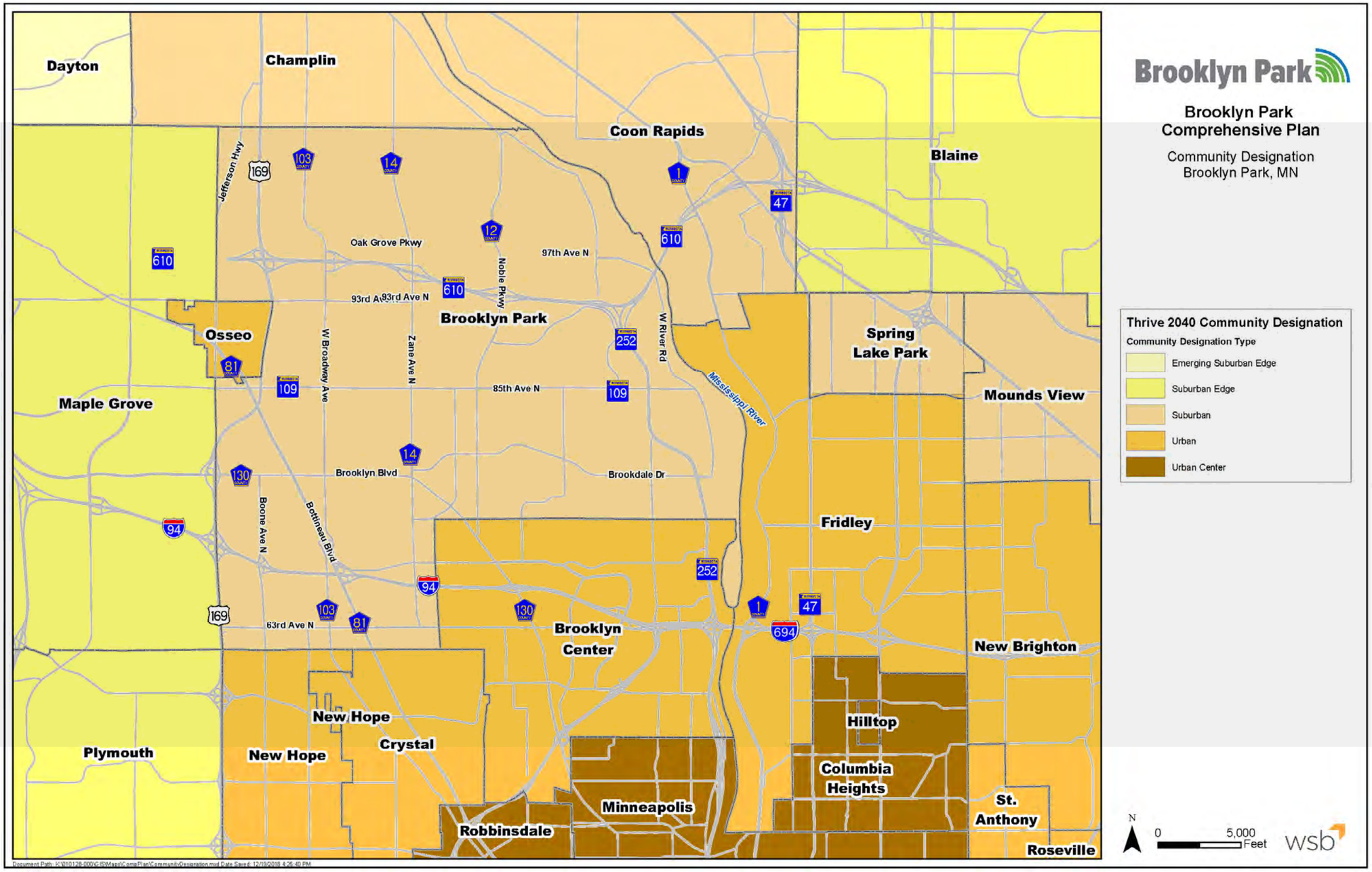
In Thrive MSP 2040 ("Thrive"), the Metropolitan Council groups jurisdictions within the region, based on each community's existing development patterns, common challenges, and shared opportunities, for the application of the regional policies outlined in Thrive. As shown in Map 3-5, Brooklyn Park's "Suburban" designation translates to specific expectations in terms of development density and incorporation of transit services befitting its transitional location between the urban areas and less dense, more auto-dependent suburban-edge communities.

Comprehensive planning often involves planning for people and jobs that are not yet here. The Council develops population, housing, and employment forecasts as a component of a city's System Statement to help set realistic goals and policies to plan for the future needs and trajectories of the community over the decades to come. The Council's forecasts have been incorporated into this plan update.

Community Designation: The Metropolitan Council identifies Brooklyn Park as a Suburban community. Suburban communities experienced rapid development during the post-World War II era, and exhibit the transition toward the development stage dominated by the influence of the automobile.

Suburban communities experienced continued growth and expansion during the 1980s and early 1990s, and typically have automobile-oriented development patterns at significantly lower densities than in previous eras. Suburban communities are expected to plan for forecasted population and household growth at average densities of at least *5 units per acre* for new development and redevelopment. In addition, Suburban communities are expected to target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the *2040 Transportation Policy*

MAP 3-5: COMMUNITY DESIGNATION



3.5 Expected Growth and Change

Future land use planning begins with incorporating forecasts of community growth and anticipating the needs that will arise as a result of this growth and change. The Metropolitan Council has developed growth forecasts for Brooklyn Park by decade, addressing the projected population, number of households, and number of jobs. Meeting expected growth projections requires intentional land use planning.

Forecast Year	Population	Persons per Household	Households	Employment
2010 (US Census Figures)	75,781	2.89	26,229	24,084
2016 (estimate)	**80,450**	**2.92**	**27,539**	**--**
2020	83,000	2.89	28,400	32,100
2030	90,000	2.85	31,400	36,100
2040	97,900	2.85	34,300	40,200
Overall Change from 2016	**17,450**	**-0.07**	**6,761**	**16,116**

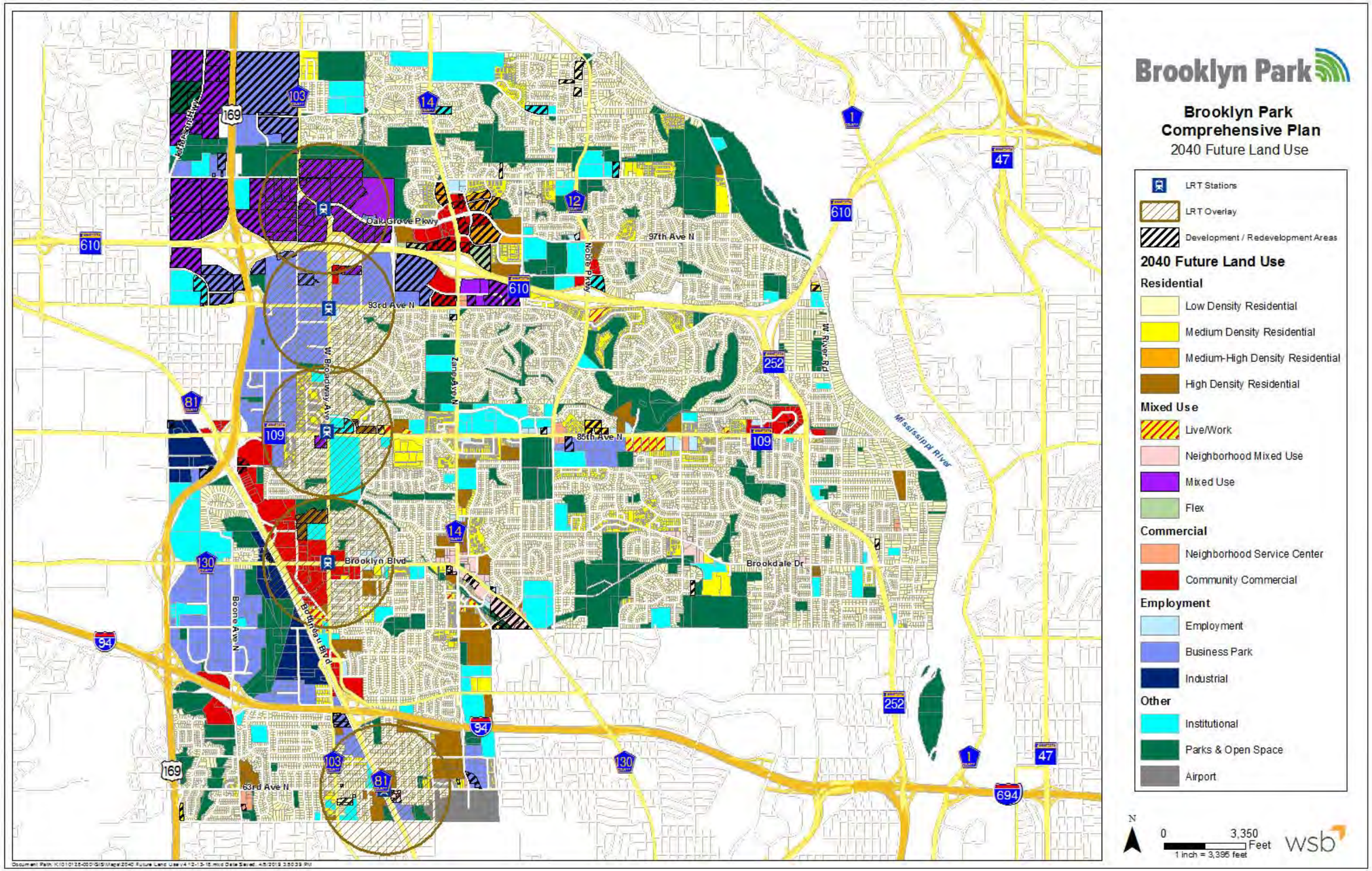
Source: Metropolitan Council

The original forecasts (from 2016) have been updated based on agreed upon revisions between City staff and the Metropolitan Council. Specifically, the 2020 numbers were revised to reflect trends in growth between 2010 and 2017. These forecasts show that the population is projected to increase in Brooklyn Park during the planning horizon by approximately 22 percent, while the number of households is expected to increase by almost 25 percent. This percent is consistent with the trend in decreasing household size; in Brooklyn Park the decrease is modest, with average household sizes going from 2.92 in 2016 to 2.85 in 2040.

3.5.1 Future Land Use Plan 2040

Map 3-6 illustrates the proposed future land use plan for the City to 2040, including areas that the City feels are likely to develop or redevelop before 2040. Following Map 3-6 are detailed descriptions of the existing and proposed land use definitions. The City uses the Future Land Use Plan to develop recommendations in areas of land use, supportive infrastructure, and development review. The Plan is specific enough to guide many day-to-day development decisions and provides the policies, standards, and principles that serve as the basis for updating the Zoning Ordinance and other development controls that the City enforces. The following goals and strategies were considered in the proposed alterations to the map.

MAP 3-6: FUTURE LAND USE PLAN



Goals

Make the land use map a usable, reliable tool to plan and guide the future of development and redevelopment in the City

Make the map easy to read and understand

Ensure that the land use designations and definitions in the Comprehensive Plan are consistent with the visual map

Communicate clear and accurate planning of land uses to provide the development community with an understandable guide for future development.

Strategies

The following strategies are consistent with the Policy Objectives of the Comprehensive Plan. The strategies are meant to provide reasons and explanations for the proposed changes made to the Land Use map and district descriptions.

Sustainability: Focus pedestrian oriented commercial development in nodes rather than across long stretches of roadway to encourage close proximity and synergy between businesses. Proposed nodes conserve energy and resources and encourage vibrant commercial centers that will be sustainable into the future.

Neighborhoods: Connect neighborhoods to open space and amenities. Identify the different aesthetics and intensity of commercial development and properly locate appropriate commercial uses next to residential neighborhoods and/or address proper buffers between residential uses and high intensity commercial uses.

Commercial: Allow and encourage more mixed-use development, including both horizontal (a mix of uses in different buildings on the same site) and vertical (a mix of uses within the same building). Also de-emphasize the specific uses and building standards, leaving those for the zoning districts that will implement this future land use plan. The districts will emphasize the scale and intensity of the uses and the design as it relates to the surrounding area.

Employment and Services: Support healthy competitive commercial uses by focusing commercial growth at key intersections, identifying differences in commercial uses and choosing appropriate locations for differing commercial uses. Rewrite employment districts to de-emphasize specific uses and re-focus on the scale and intensity of development to bring more jobs to the community.

Open Space: Clearly identify community amenities such as open spaces, parks, water, historic landmarks and schools. Address conservation of natural resources such as water.

Transportation: Identify differences in commercial uses to better plan for special needs regarding transportation access and circulation. Encourage neighborhood commercial uses designed within close proximity to one another to allow the opportunity for Transit Oriented Development (TOD) that includes access by multiple forms of transportation including pedestrian, bus, and train.

Modifications

The following are descriptions of major modifications made between the 2030 and 2040 future land use plans:

Modification 1. Elimination of the Signature Mixed-Use District. This district has been combined with the Mixed-Use district. Uses in that area are now planned for Mixed Use, Business Park , or Medium-High Density Residential.

Modification 2. Change to the Neighborhood Commercial designation to Neighborhood Mixed Use to better reflect the intent of the district which allows for compact, pedestrian-oriented mixed- use areas of limited size. Include language on the scale and intensity of mixed use development in this district.

Modification 3. Density Changes to Residential Districts: Several changes were made to the density ranges for the four residential future land use districts. These were made to better reflect the pattern of development over the past decade and the types of residential development that the City projects will be in demand over the planning horizon. Minimum densities were added to each residential district and the maximum density were raised in the high density district from 25 units to 50 units per acre.

Modification 4. Introduction of a 30% minimum overall residential requirement in the Mixed-Use District. This minimum means that residential land uses will account for at least 30% of the overall Mixed Use District area, rather than 30% of any particular development site. The residential density range set for this district reflects the medium and high-density residential districts (12-50 units per acre).

Modification 5. Changes to the future land use map to reflect LRT Station Area Plans. These station areas include Oak Grove, 93rd Avenue, and 85th Avenue, Brooklyn Boulevard. and 63rd Avenue. The Station Area Plan was adopted in July, 2016 and specific overlay zoning in these areas is currently being developed. Minimum density for development within ½ mile of station areas is 20 units per acre.

Modification 6. Elimination of the "Commercial" district, which was added after the 2030 Plan was adopted and included all uses from any commercial district in the original 2030 Plan. The areas formerly in the Commercial district were reprogrammed as Community Commercial to reflect their existing use.

Modification 7. Renaming of the Office/Medium Density Residential district to Live Work. This change was made to more clearly indicate the intent of the district and add detail about the intended scale of new development and impact on surrounding neighborhoods. Specifics in the zoning ordinance will be provided on the intended design and scale of development in this district.

The complete description of future land use categories is included in Table 3-2. The following definitions are meant to clarify the intent of the land use designations and provide a general vision of uses allowed in each designation. Added to each district is a summary indicating what type of scale and intensity is intended for the uses and structures there. Scale will be further described in the City's Zoning Ordinance through bulk standards (height, setbacks, FAR, lot coverage); large scale uses have zoning parameters that allow more height, larger FAR, more lot coverage and in some cases reduced setbacks. Use intensity will be further defined in the zoning ordinance and relates to the types of uses permitted in a district. More "intense" uses include uses that generate more traffic, noise, impacts on public services and environmental impacts. In the case of residential uses intensity is often associated with density. Actual allowable uses and densities are

conveyed through the City's Zoning Ordinance. Transportation considerations include things like what sorts of connections are needed between buildings, uses, and major transportation routes. Multi-modal connections are often mentioned, which refers to pedestrian, bike, transit, and vehicular "modes" of transportation.

Note: there is no residential requirement in the Flex, Live/Work and Neighborhood Mixed Use districts. The City expects that district-wide there will be a mixture of residential and non-residential uses in these districts, but on a site-by-site basis there is no percentage requirement for residential or non-residential.

TABLE 3-2 FUTURE LAND USE DISTRICT DESCRIPTIONS

	Full Name	Summary	2040 Description
L	Low-Density Residential	Density: 1.5-3 units/acre Uses: Single Family Residential Scale/intensity: small scale, low intensity	The low-density residential district accommodates single-family detached homes generally with a density between 1.5 and three units per acre.
M	Medium-Density Residential	Density: 3-12 units/acre Uses: Single-family homes, condominiums, townhomes, duplexes, row houses and small apartment buildings Scale/intensity: medium scale and intensity	Medium-density residential land uses include smaller lot single family homes, single-family attached housing types such as triplex, quadruplex, row houses, townhouses, small-scale apartment buildings. Development densities are expected in the range of 3 to 12 units per acre.
MH	Medium-High Density Residential	Density: 12-25 units/acre Uses: Apartments, lofts, stacked townhomes Scale/intensity: medium to large scale and medium to high intensity	This district is meant to be a "bridge" between the medium and high density residential districts, and includes an overlap of density ranges with each of those. Intended uses include very small lot detached and attached single-family housing such as those types described in the medium density district. Slightly larger apartment buildings may also be located here. Development densities are expected to be between 12 and 25 units per acre.
H	High Density Residential	Density: 12-50 units/acre Uses: Apartments, lofts, stacked townhomes Scale/intensity: medium to large scale and medium to high intensity	The high-density residential district accommodates the highest density residential development in the city and includes multi-family owner and renter-occupied housing. Housing types may include (but are not limited to) townhomes, apartments, lofts, flats, and stacked townhouses. This district has densities that would also accommodate innovative housing arrangements such as tiny houses, co-housing, and others. Development densities are expected to be between 12 and 50 units per acre.
LW	Live/Work	Density: 3-12 units/acre Uses: Medium-density residential, office, limited business Residential Requirement: None Scale/intensity: small-medium scale, low-medium intensity	The Live/Work district accommodates a range of compatible small-scale, low intensity residential and employment uses. Housing is desired but optional for new development and should be in the density range of 3-12 units per acre. Uses may be mixed horizontally (on the same site, but not in the same building) or vertically (in the same building). Non-residential uses should include offices and limited businesses that have low impact with the residential uses. Buildings shall be scaled appropriately to the surrounding neighborhood, reflecting a low-to-mid-rise profile.

	Full Name	Summary	2040 Description
NMU	Neighborhood Mixed Use	Density: 9-50 units/acre Uses: Medium-high-density residential, retail, office, service businesses Residential Requirement: None Scale/intensity: medium scale and intensity	The Neighborhood Mixed Use District is intended to provide for compact, pedestrian-oriented mixed-use areas of limited size designed for use in existing or potential pedestrian and transit nodes. Buildings shall be scaled appropriately depending on the type of street frontage (arterial, collector, neighborhood, etc). Higher profile buildings will be located along arterial or collector streets, with the scale, density and intensity of development scaling down as it approaches surrounding neighborhoods. The mix of uses should include residential at densities between 9 and 50 units per acre as well as retail, office and personal service establishments that are oriented to residents of the immediate neighborhood areas that anticipate high pedestrian traffic. Development in these areas shall follow a traditional neighborhood design where buildings are within a close proximity to the street and pedestrian connections are abundant. Both horizontal and vertical mixed use are encouraged in this district.
MU	Mixed Use	Density: 12-50 units/acre Uses: Medium-high-density residential, retail, service, office, restaurants Residential Requirement: 30% minimum Scale/intensity: medium to large scale and medium to high intensity	The Mixed Use District is largely concentrated around the 169 and 610 corridors and consists of large sites where a mixture of office, commercial, retail and residential uses are appropriate. In these areas, the City encourages both horizontal and vertical mixed use, with residential densities between twelve and 50 units per acre. Housing must be an integral component of the overall development and will encompass at least 30% of the land mass of the district. The mix of uses may be in a common site, development area, or building. Individual developments may consist of a mix of two or more complementary uses that are compatible and connected to the surrounding area. To ensure that the desired mix of uses and connections are achieved, a more detailed small-area plan, master plan, and/or area-specific design principles is required to guide individual developments within the overall mixed-use area.

	Full Name	Summary	2040 Description
F	Flex	Density: 7-25 units/acre Uses: Office, limited business, commercial, medium-high-density residential Residential Requirement: None Scale/intensity: medium scale and intensity	The Flex District is meant to provide the maximum amount of flexibility for future development. Zoning and development approval will depend on both the development of the surrounding area and market forces at the time a new development is proposed. The City recognizes that these sites could develop with a wide range of appropriate uses from medium-high-density residential to limited business.
NSC	Neighborhood Service Center	Uses: Small commercial, retail, office and service Scale/intensity: small to medium scale and low to medium intensity	Neighborhood Service Centers are small-scale commercial areas that are oriented to the surrounding residential areas. The businesses will be designed so that they are easy to reach by all modes of transportation, including nearby residents who may be walking or biking. Buildings shall be scaled appropriately to the surrounding neighborhood, reflecting a low-to-mid-rise profile.
CC	Community Commercial	Uses: Large format commercial, retail, and service Scale/intensity: medium to large scale and medium to high intensity	Community Commercial areas are located on larger transportation thoroughfares and are of higher intensity/larger scale than other commercial areas in the city. Community Commercial districts are appropriate for large-format retail businesses and automobile-intensive uses that benefit from close proximity to highways. Design within the Community Commercial district should include appropriate sound and visual buffers between commercial and residential land uses.
E	Employment	Uses: Small-scale office, business, research and some associated service and retail Scale/intensity: small to medium scale and intensity	Employment districts include a variety of smaller-scale office uses such as business, professional, administrative, medical, scientific, technical, research, and development services. Limited commercial may also be located in this district as it complements the employment uses.
BP	Business Park	Uses: Office, business, research and development, limited light industrial, limited retail, research and development, warehousing and distribution as part of a master plan. Scale/intensity: medium to large scale and medium to high intensity	Business Parks are largely single-use areas that have a consistent architectural style with a mix of employment-oriented use types. These uses may include office, mixed light industrial, limited retail, research and development, and uses of similar impact. With an increased focus on job creation, warehousing and distribution centers will be permitted if approved by the City as a part of a master plan. The scale of development in these areas is commensurate with their proximity to highways and major transportation corridors. Appropriate connections to transit should be included in Business Park developments.

	Full Name	Summary	2040 Description
I	Industrial	Uses: Manufacturing, light industrial, processing, warehousing, distribution Scale/intensity: medium to large scale and medium to high intensity	Uses within the Industrial districts may include manufacturing, assembly, processing, warehousing, distribution, related office uses. Industrial areas are appropriately located to minimize negative impacts on residential areas.
IN	Institutional	Uses: Civic, utilities, schools, places of worship, and public transportation facilities Scale/intensity: medium to large scale and medium to high intensity	Institutional land uses include civic, school, library, church, cemetery, and correctional facilities on a larger scale than those normally incorporated into the low-density residential area.
A	Airport	Uses: Airport	
P	Parks and Open Space	Uses: Parks, preservation areas, open space, golf courses Scale/intensity: small scale and low intensity	Parks and open space districts include public recreation areas (both active and passive), parks and privately owned preservation and natural areas.
LRT	LRT Overlay	Density: minimum 20 dwelling units/acre	The LRT Overlay district is located along the LRT corridor, and affects the mapped Development/Redevelopment Areas within a half-mile of LRT stations. Underlying primary zoning districts will govern land uses in these locations, except that any residential development occurring in the overlay must be at a minimum of 20 dwelling units per acre. Residential development should be well-connected to and accessible by those traveling by LRT line transit.

3.5.2 *Future Land Use Planned Areas*

The future land use plan presented in Map 3-6 includes the future land use districts and areas likely to develop or redevelop as discussed in previous sections of this chapter.

TABLE 3-3 FUTURE LAND USE PLANNED AREAS BY LAND USE CATEGORY[1]

2040 Land Use Category	Total Acres	Percent of Total Land Area (%)
Airport	78	1%
Employment Center	1,293	10%
Community Commercial	439	3%
Flex	21	0%
High Density Residential	397	3%
Industrial	192	1%
Institutional	997	8%
Low Density Residential	5,626	43%
Medium Density Residential	862	7%
Medium-High Density Residential	49	0%
Mixed Use	697	5%
Neighborhood Mixed Use	88	1%
Neighborhood Service Center	34	0%
Employment	68	1%
Live/Work	69	1%
Parks and Open Space	2,239	17%
Total	13,148	100%

3.5.3 *Meeting Growth Expectations*

As stated earlier, Brooklyn Park's "development-redevelopment areas," are identified as opportunity areas for development or redevelopment within the 2040 planning horizon. Those areas are shown outlined and cross-hatched on Map 3-6 and are critical to understanding how the City meets its growth expectations for the coming decades.

Overall, the growth expectations for Brooklyn Park through the year 2040 can be met through the identified development/redevelopment areas in Map 3-6. Table 3-4 shows the residential acreage associated with the parcels included in the development/redevelopment areas, as well as the land use density ranges associated with each of these residential categories. Applying the expected density ranges to the land use areas, this table demonstrates the two ways in which the likely redevelopment areas will meet Brooklyn Park's forecasted and expected 2040 growth:

- **Overall Average Density:** Applying the *minimum* end of the density range to each residential land use category, the overall density is the total number of expected minimum units divided by the total

[1] The difference between the future land use total (13,148) and the existing land use total from the 2016 Metropolitan Council data (16,978) is a total of the acreage in Major Highway (939), Railway (5), and Local Roads/ROW (2,886). These areas are not included on the 2040 Future Land Use Map as planned land use categories.

number of acres in the likely development/redevelopment areas. Brooklyn Park's overall average density is 11.15 units per acre, which achieves the expected average for a Suburban community.

- **Overall Forecasted Growth:** Applying the *midpoint* of the density range to each residential land use category, the total number of expected units from this calculation is 7,845, which exceeds the 6,761 units forecasted growth from 2016 to 2040.

Note that a "30 percent" residential assumption is applied to the Mixed Use district as that is the amount of residential development *required* in that district, reducing both the guided land area and the potential residential units by 70-percent in that category.

The Flex and Live/Work Districts show a 10% yield for residential units because, while there is no minimum requirement for residential development on a site-by-site basis, the City expects that district-wide the percentage of residential will be approximately 10% in those districts. To summarize, the City's *expectation* is that the mixed use districts with no required minimum residential will develop as follows:

Flex: 10% residential, 90% non-residential
Live/Work: 10% residential, 90% non-residential
Neighborhood Mixed Use: 10% residential, 90% non-residential

	Guided Land Use Type	Dev. Acres	Density Range			Yield %	Minimum Units (overall density and average)	Midpoint Units (meet forecast)
			Min	Mid	Max			
Guided in 2040 Plan	Low Density	21	1.5	2.25	3	100%	32	48
	Medium Density	3	3	7.5	12	100%	9	22
	Medium-High Density Residential	43	12	18.5	25	100%	520	801
	High Density	27	12	31	50	100%	322	833
	Live/Work	17	3	7.5	12	10%	5	13
	Flex Use	21	7	16	25	10%	15	33
	Neighborhood Mixed Use	31	9	29.5	50	10%	28	91
	Mixed Use	660	12	31	50	30%	2377	6140
	Guided Total	**299**					**3,307**	**7,982**

Community Designation Density	
Overall Average	11.05

TABLE 3-4: RESIDENTIAL GROWTH POTENTIAL BASED ON FUTURE LAND USE DESIGNATIONS AND REDEVELOPMENT AREAS.

Looking once again at the likely development/redevelopment areas identified in the 2040 guide plan, Table 3-5, summarizes the commercial and employment development acreage in the city and translates this acreage into employment (jobs) potential. In total, development of the identified commercial, employment

and mixed use areas could accommodate 18,071 new jobs in Brooklyn Park by the year 2040[2]. This amount exceeds the Met Council forecasted growth of 16,116 jobs by 2040. Job creation is addressed in greater detail in the Economic Development chapter of this Plan.

Note that table 3-5 (in contrast to table 3-4) includes an expected percentage of non-residential development in the Live/Work, Flex and Neighborhood Mixed Use districts. As stated before, there is no *required* percentage in these district; however, the City *expects* to see these districts develop at approximately these percentages. Again, the percentages are district-wide and not on a site-by-site basis.

Future Land Use	Acres	Yield	F.A.R.	New Building Sq. Footage	Building Area Per Employee	Employee Yield
Live/Work	17.5	90%	20%	137,137	400	343
Flex	20.8	90%	20%	162,892	400	407
Mixed Use	660.3	70%	15%	3,019,922	400	7,550
Neighborhood Mixed Use	31.2	90%	20%	244,729	400	612
Neighborhood Service Center	1.0	100%	20%	8,759	400	22
Community Commercial	72.3	100%	20%	629,730	400	1,574
Employment	4.9	100%	20%	42,888	400	107
Business Park	339.5	100%	20%	2,957,731	400	7,394
Industrial	3.5	100%	20%	30,530	500	61
Total	1,151			7,234,317		18,071

TABLE 3-5: POTENTIAL EMPLOYEE YIELD IN NON-RESIDENTIAL FUTURE LAND USE CATEGORIES

3.6 Development Staging

Brooklyn Park has managed to avoid much semi-rural sprawl that might otherwise have occurred through its program of growth management and development staging. This section provides a general depiction of the historic development stages in the City and the plan for future growth.

3.6.1 Historic Development Staging

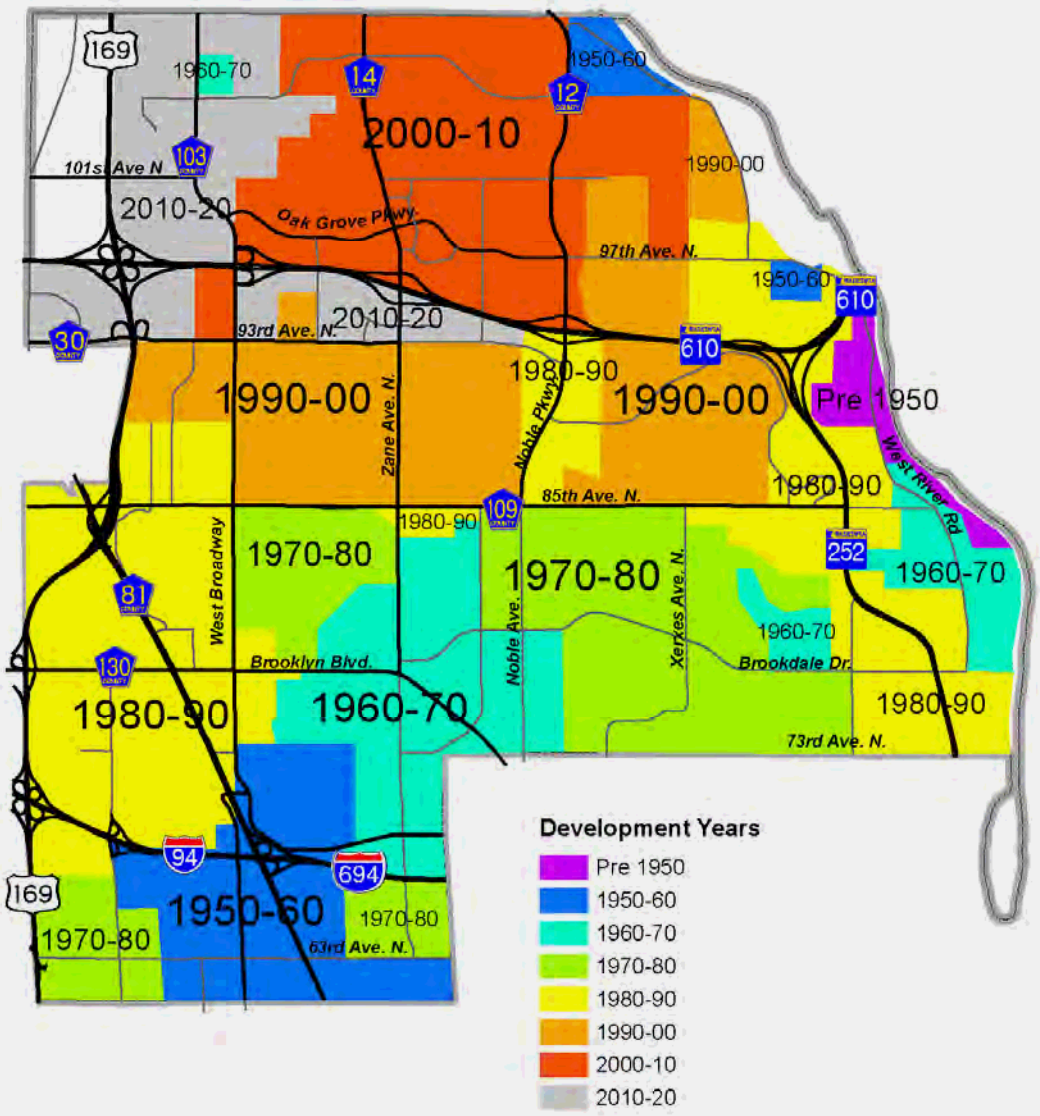
The following history of development staging in figure 3.2.4 shows the gradual development of the City since the 1940's. The Village of Brooklyn Park was established in 1954. Early settlement in Brooklyn Park dates back to the early 1800's. For example, the townsite of Harrisburg was platted in 1856, which included the area on the map, along the river labeled as developed between 1940 and 1960. Only one building from the original Harrisburg is still standing at 8900 West River Road. The house was reportedly used to house log boom workers between 1850-1880 (Brooklyn Park Historical Study).

[2] Space per employee assumptions based on average space requirements for employee by development type, Economic and Planning Systems Inc., 2016. FAR assumptions based on a sampling of FARs in Brooklyn Park and around the region.

Figure 3.2.4

Historical Development Staging

March 2018



3.6.2 Current Development Staging

Approximately 6% of the City or 793 gross acres of land is available for development in the remaining northwest growth area and various in-fill development areas throughout the City. There are also some strategic redevelopment sites that the City has identified, which add to the total acres available for development or redevelopment. Brooklyn Park is entirely within the Metropolitan Urban Service Area (MUSA) which identifies the area, in the seven counties, in which the Metropolitan Council ensures that regional services and facilities, such as sewers and major highways, are provided or planned. "A planning concept developed in the 1970s, the MUSA was designed to achieve orderly, economic and contiguous growth by directing development, primarily, to areas where roads and sewers already exist. The objective was to get the most use out of existing infrastructure and create efficiencies that save taxpayer dollars" (Metropolitan Council MUSA Fact Sheet).

MUSA is important because most cities' staging plans are based on the extension of the MUSA boundary. However, Brooklyn Park is completely within the MUSA boundary, the current development staging plan in Map 3-7 is meant to A) Allow flexibility in future development when proposed development meets the City goals and policy statements in the Comprehensive Plan and B) Provide information to citizens and the development community regarding the general infrastructure required for development to occur in the 2 development stages (Green and Red). The Green stage is encouraged to be developed prior to expansion into the other stage; however, the City will entertain development proposals in keeping with the City's vision and goals and with consideration of available and planned infrastructure described below.

The Green stage represents property that has sanitary sewer and water available either at the property edge or within a feasible distance (Center of street or abutting property). The Green property also has access to reasonably adequate public roadways. It is likely that the areas shown in green will develop between 2021 and 2030.

Development between 2019-2020 is quite unpredictable given the uncertainties in the development review process. There are two sites, however, that the City can predict with some confidence will develop in the next year and a half. Those two are shown in Yellow on the staging map.

The Red stage generally represents property that does not have sanitary sewer and water available within a feasible distance and the surrounding public roadway system may be sub-standard depending on the uses proposed. These areas may be considered for development with a development proposal where all costs for utility extension are borne by the developer. The areas in red will likely be developed in the 2031-2040 timeframe.

Table 3-6 shows the distribution of residential development over the planning horizon. The table demonstrates that the City has enough land programmed at appropriate density to support enough affordable housing units to exceed the allocation from the Metropolitan Council (2,202 units can be accommodated at a density of at least 12 units per acre where Brooklyn Park's revised allocation, based on November 2018 forecast revision, is 795 units).

MAP 3-7

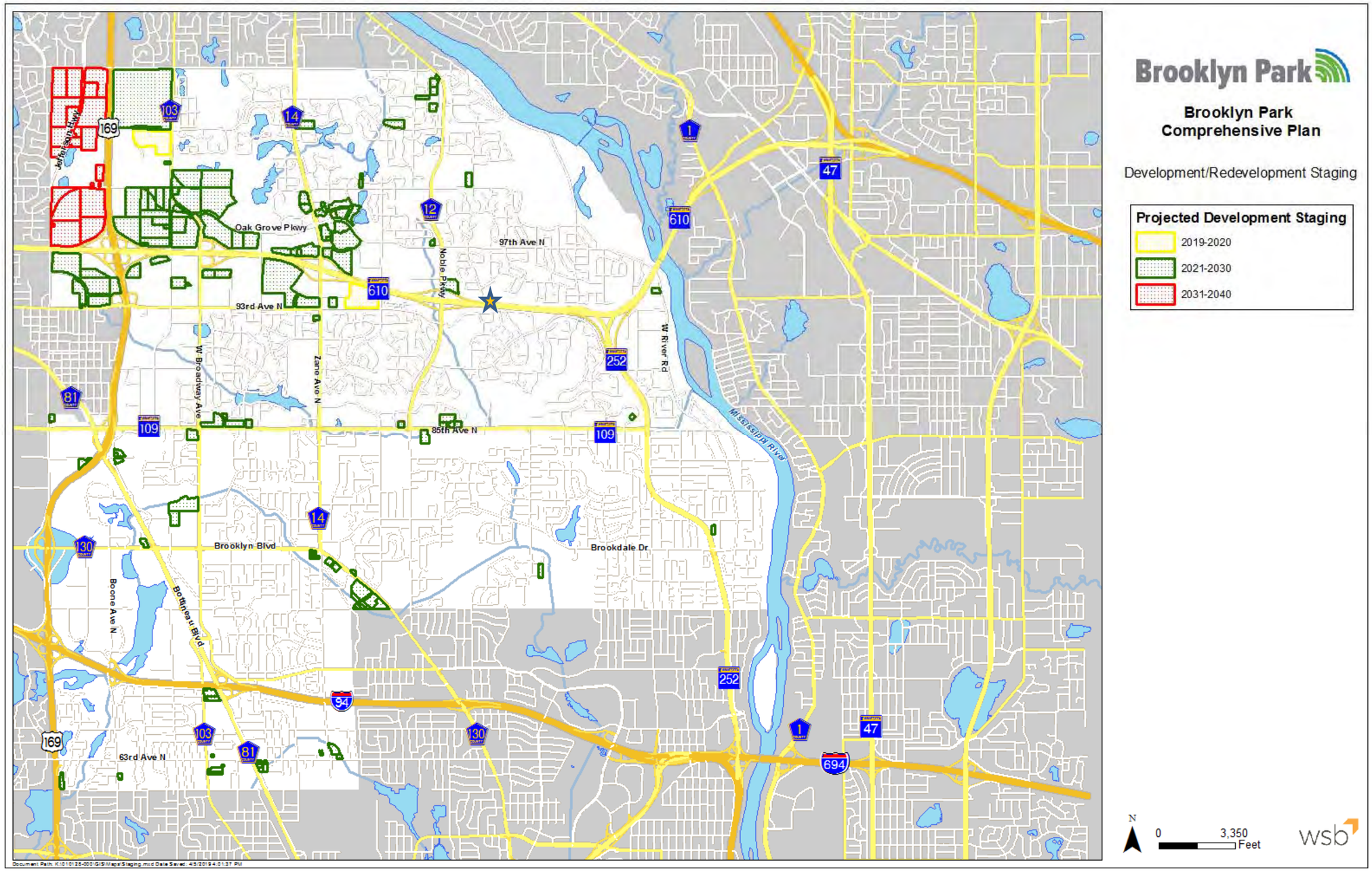

Brooklyn Park
Brooklyn Park
Comprehensive Plan
Development/Redevelopment Staging
Projected Development Staging
2019-2020
2021-2030
2031-2040
Oak Grove Pkwy
97th Ave N
93rd Ave N
Noble Pkwy
W Broadway Ave
Zane Ave N
W River Rd
Mississippi River
86th Ave N
Brooklyn Blvd
Brookdale Dr
Boone Ave N
Bottineau Blvd
63rd Ave N
169
103
14
12
1
47
610
252
109
81
130
94
694
N
0
3,350
Feet
wsb

TABLE 3-6 DEVELOPMENT STAGING

	Guided Land Use Type	Dev. Acres	Now - 2020	2021-2030	2031-2040	Density Range Min	Density Range Mid	Density Range Max	Yield %	Minimum Units now-2020	Minimum Units 2021-2030	Minimum Units 2031-2040	Midpoint Units now-2020	Midpoint Units 2021-2030	Midpoint Units 2031-2040
Guided in 2040 Plan	Low Density	21	0	21	0	1.5	2.25	3	100%	0	32	0	0	48	0
	Medium Density	3	0	3	0	3	7.5	12	100%	0	9	0	0	22	0
	Medium-High Density Residential	43	0	43	0	12	18.5	25	100%	0	520	0	0	801	0
	High Density	27	0	27	0	12	31	50	100%	0	322	0	0	833	0
	Live/Work	17	0	17	0	3	7.5	12	10%	0	5	0	0	13	0
	Flex Use	21	0	21	0	7	16	25	10%	0	15	0	0	33	0
	Neighborhood Mixed Use	31	0	15	16	9	29.5	50	10%	0	14	14	0	44	46
	Mixed Use	660	35	378	248	12	31	50	30%	125	1360	893	322	3512	2307
	Guided Total	**299**	**35**	**525**	**248**					**125**	**2,276**	**907**	**322**	**5,307**	**2,352**
	SUM TOTAL (2040 Guided)	**299**									**3,308**			**7,983**	

Density Table	
Overall Community Density	11.05
Expected Housing Unit Growth	7,983
Units Considered Affordable (≥12 du/ac in Pre-2030)	2,215

3.7 Procedures to Amend Land Use Designation

If an alternative use is proposed that compromises a land use definition above, then a Comprehensive Plan Amendment shall be considered for the property. The Procedures for application and public hearing of Comprehensive Plan Amendments are described in Section 152.031 of the City Zoning Ordinance. Issues to consider regarding a Comprehensive Plan Amendment include but are not limited to: Land Use Goals and Policy Statements in the Comprehensive Plan, City policy changes, transportation conditions, changes in the marketplace, environmental concerns and changes in the surrounding neighborhood. Economic considerations may not constitute a change in Land Use if reasonable use of the property exists within the current land use designation.

3.8 Two or More Land Uses on One Parcel

In the case that one land parcel includes two or more land use designations, a blending of the land uses may be permitted with a master development plan. The lines distinguishing the different land uses are not meant to be literal, but rather a general guide of mixed land uses. Issues to consider when reviewing a blending of the land uses may include, but are not limited to, the following: The surrounding land use designations, existing uses, transportation network and natural environment.

3.9 Station Area Planning

Brooklyn Park will be home to five of the 11 light rail stops on the METRO Blue Line Extension Light Rail Transit (LRT), often called the Bottineau LRT. The Bottineau LRT corridor extends approximately five miles north/ south through Brooklyn Park along the County Road 81 and West Broadway Avenue corridors. The vision for the station areas is to reinforce and strengthen the unique characteristics of each of the neighborhoods surrounding the five stations. The Station Area Plans identify infrastructure improvements, redevelopment options, and opportunity sites within a ½-mile of each stop. The Brooklyn Park Station Area planning process was a joint effort of Hennepin County and the City of Brooklyn Park. The process began in spring 2015 and concluded with the publication of the plans in summer 2016.

The complete Brooklyn Park Station Area Plan document can be found in Appendix H.

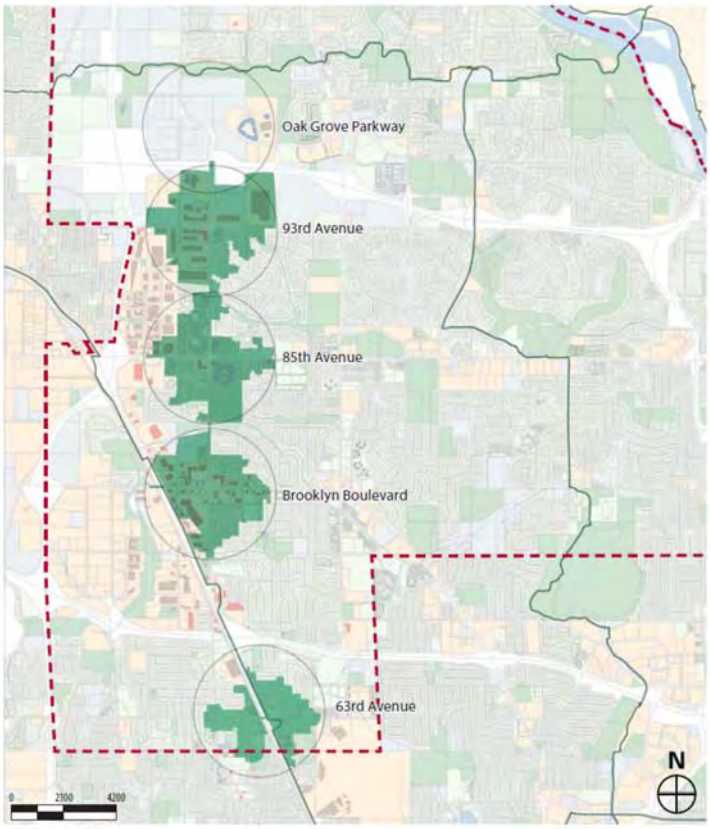


Fig. 3 10-MINUTE WALKSHED

MAP 3-8 STATION AREAS AND 10-MINUTE WALK RADII (BROOKLYN PARK STATION AREA PLAN)

3.9.1 63rd Avenue Station

The focus of the 63rd Avenue station area plan is the intersection of County Road 81 and 63rd Ave. The area around the station is mainly defined by low-density residential neighborhoods encircling a node of higher intensity uses at this intersection. In addition to Transit Oriented Development Overlay Zoning, primary highlights for the station area plan include:

- a local ethnic market place or pop-up market space
- long-term redevelopment sites
- pedestrian enhancements at the intersection

MAP 3-9 63RD AVE. STATION AREA PLAN

TOD OVERLAY

STATION

SINGLE-FAMILY RESIDENTIAL BUILDING

MULTI-FAMILY RESIDENTIAL BUILDING

COMMERCIAL BUILDING

E STATION AREA

INSTITUTIONAL BUILDING

PUBLIC PARKS AND OPEN SPACE

RESIDENTIAL LAND

COMMERCIAL AND INDUSTRIAL LAND

1 Local Ethnic Marketplace or Pop-Up Market Space

2 Long-Term Redevelopment Sites

3 Transit Oriented Development Overlay

4 Pedestrian Enhancements at Intersection (being studied)

3.9.2 Brooklyn Boulevard Station Area Plan

The Brooklyn Boulevard station, in contrast to the 63rd Avenue station, is located in a bustling commercial environment. Shopping centers and businesses of varying sizes and intensities predominate. Low density residential uses are located to the northeast and southeast. It is anticipated that the light rail line will strengthen the overall commercial environment while also supporting new uses over time, including more housing. Highlights of this station area plan include:

- Pedestrian connections
- Transit Oriented Development Overlay
- Short-term redevelopment sites

3.9.3 85th Avenue Station Area Plan

North Hennepin Community College (NHCC) occupies the eastern half of the 85th Avenue Station area and the Hennepin County Branch Library is here as well. It is anticipated that the LRT will be a catalyst for redevelopment associated with the NHCC's projected growth. Highlights of this station area plan include:

- Hennepin County Brooklyn Park Branch Library
- North Hennepin Community College Master Facilities Plan (2015)
- Civic Plaza
- Long-Term Redevelopment Sites

3.9.4 93rd Avenue Station Area Plan

This area encompasses a large business park within Brooklyn Park. The LRT stop brings the need for enhanced pedestrian and bike connections. Primary initiatives in the station area plan include:

- Improved pedestrian connections
- Incentivize transit oriented development

MAP 3-10 BROOKLYN BOULEVARD STATION AREA PLAN

FIG. 37 ILLUSTRATIVE PLAN FOR BROOKLYN BOULEVARD STATION AREA

- ★ APPROXIMATE STATION LOCATION
- STATION
- MIXED-USE BUILDING
- HIGH-DENSITY RESIDENTIAL
- PUBLIC PARKS AND OPEN SPACE
- COMMERCIAL AND INDUSTRIAL LAND
- TOD OVERLAY

1 Pedestrian Connections
2 Transit Oriented Development Overlay
3 Short-Term Redevelopment Sites

MAP 3-11 85TH AVE. STATION AREA PLAN

Fig. 42 ILLUSTRATIVE PLAN FOR 85TH AVENUE STATION AREA

1. Hennepin County Brooklyn Park Branch Library
2. North Hennepin Community College Master Facilities Plan
3. Civic Plaza
4. Long-Term Redevelopment Sites

STATION
MULTI-FAMILY RESIDENTIAL BUILDING
COMMERCIAL BUILDING
INSTITUTIONAL BUILDING
INSTITUTIONAL LAND
PUBLIC PARKS AND OPEN SPACE
RESIDENTIAL LAND
COMMERCIAL AND INDUSTRIAL LAND

MAP 3-12 93RD AVE. STATION AREA PLAN

Fig. 44 ILLUSTRATIVE PLAN FOR 93RD AVENUE STATION AREA

- STATION
- MULTI-FAMILY RESIDENTIAL BUILDING
- COMMERCIAL BUILDING
- INSTITUTIONAL BUILDING
- INSTITUTIONAL LAND
- PUBLIC PARKS AND OPEN SPACE
- RESIDENTIAL LAND
- COMMERCIAL AND INDUSTRIAL LAND

3.9.5 Oak Grove Station Area Plan

Finally, the Oak Grove station is the northernmost on the Bottineau LRT line. Target Corporation owns the bulk of the land surrounding this station and has constructed the first phase of its Northern Campus just to the east of West Broadway Ave. The LRT represents a direct link between this facility and Target's Downtown Minneapolis Headquarters.

Other key land uses in this area include the Rush Creek Regional Trail to the north (and City-owned open-space abutting the trail), a planned operations and maintenance facility for the LRT, and a large church. The site also has easy highway access to both 610 and 169. A park-and-ride facility is also planned for this area.

This site represents the largest development opportunity site along the Bottineau LRT and in the region as a whole. Highlights of this station area plan include:

- Parking ramp and TOD liner
- Street network
- Grand boulevard
- Future development

OAK GROVE STATION: GRAND BOULEVARD ADDRESS ON WEST BROADWAY AVENUE

MAP 3-13 OAK GROVE STATION AREA PLAN

Fig. 46 ILLUSTRATIVE PLAN FOR OAK GROVE STATION AREA

- STATION
- SINGLE-FAMILY RESIDENTIAL
- COMMERCIAL TOD LINER BUILDING
- OFFICE BUILDING
- FUTURE MIXED-USE MAIN STREET
- FUTURE OFFICE CAMPUS/MIXED-USE
- PARK AND RIDE
- NORTHERN CAMPUS EXPANSION
- CITY
- PUBLIC LAND AND OPEN SPACE
- COMMERCIAL AND INDUSTRIAL LAND
- OPERATIONS AND MAINTENANCE FACILITY (OMF)
- TO BE DETERMINED

1. Parking Ramp and TOD liner
2. Street Network
3. Grand Boulevard
4. Future Development

3.10 Building to 2030

The City conducted a special area study in 2013 called Building to 2030. The work was completed by a task force, is still relevant today and complements the 2040 Comprehensive Plan. Following is the Executive Summary from the report and the policies that are in place to help guide development in the Highway 610 corridor and surrounding areas. The entire report is available in the planning department.

Building to 2030 Executive Summary

On June 10, 2013, the City Council authorized the formation of the Signature Development Task Force to help define the community's desired outcomes regarding future development in Brooklyn Park. The role of the Task Force was to develop citizen driven policy recommendations for the City Council and Economic Development Authority (EDA) that can be used to guide future development in Brooklyn Park. The Task Force's policy recommendations cover a wide range of desired development outcomes including job creation, tax base enhancement, long-term financial viability, quality design, housing, transportation, green space, recreation opportunities, community gathering destinations, and opportunities for retail. The Task Force's recommendations will inform the City Council and EDA's future economic development and infrastructure investments, use of financial incentives, changes to land use regulation, and bring to light innovative approaches to land use in northwestern Brooklyn Park.

The Task Force began the visioning process by first agreeing on themes that captured the community's wants and needs for future development. The themes were based on the feedback from the May 1, 2013 work session held with City Council, Planning Commission, Citizen Long-range Improvement Committee, and Recreation and Parks Advisory Committee regarding the future of development in northwestern Brooklyn Park:

- Attention to Nature
- Jobs! Jobs! Jobs!
- Many Housing Options
- Integrated Ways to Get Around
- Flexible Framework for Intentional Growth
- Distinct and Inviting Community Places
- Design Matters!
- Food and Fun

The vision themes drove the work plan and for the Task Force which was aided by staff from the Brooklyn Park Community Development Department. From August 1 to December 12, ten meetings were held addressing the vision themes through education and discourse using Staff's expertise, presentations by outside experts, panel discussions, a design tour, and interactive exercises.

Forming a clear vision was only the first step toward consensus building amongst the Task Force. Though exposed to the same information throughout the process, the Task Force members had individual reactions and opinions on the various topics. To capture ideas and reactions at each meeting, staff facilitation discussion of group insights, essentially: "what are your takeaways from the meeting?", "what did you learn?" and "what do we need to remember moving forward?" The goal was to collect these reactions, as

"meeting takeaways" and present them back to the group at the following meeting more formally as "insights". By giving the group time to reflect on and discuss insights, the Task Force was able to produce recommendations that stayed true to the vision and group supported insights.

Drawing from their personal knowledge of the community, experience on various boards and committees, and the information presented to them by staff and outside experts, the Signature Development Task Force successfully formed policy recommendations for the City Council's consideration.

The insights, recommendation, and implementation ideas are presented in detail starting on page 19 of the report. The following represent the final policy recommendations presented by the Signature Development Task Force to City Council and the EDA:

Attention to Nature and Recreation

- Plan for passive and active green spaces around activity areas and residential neighborhoods.
- Create a more desirable and amenity rich environment with quality landscape design and maintenance because integrated green spaces are a valuable asset to the community.

Jobs! Jobs! Jobs!

- Consider providing assistance only to developments that promise a return on the City's investment: high use, high employment, high skill and/or high tech.
- Streamline and simplify the approval process for businesses and development that meet our vision; be fast, flexible, and friendly..
- Continue emphasis on attracting precision manufacturing, biomedical, corporate, and other high-tech industries along the Highway 610 corridor.
- Expect job-rich development, whether or not projects include public funds, so that the community can reach a goal of 50,000 jobs by 2030.

Many Housing Options

- Support high quality, sustainable multi-family developments by planning for locations near jobs and activity centers.
- Support multi-family developments with sustainable characteristics with preference for complexes that provide unit variety, amenities, underground/structured/attached parking, proven management capacity, and involved ownership.
- Attract high quality multi-family developments to serve new jobs and changing demands for housing types.

Integrated Ways to Get Around

- Use strategic transportation investments and well-planned transportation improvements to improve access to and from Brooklyn Park.

- Be open to opportunities for transit use, transit efficiency, and walkability for residents and visitors.
- Leverage regional transportation investments.
- Ensure that parking for transit hubs are planned to mitigate negative impacts to surrounding neighborhoods.

Flexible Framework for Intentional Growth

- Have a unified vision to reduce uncertainty for developers and keep the community on its desired path.
- Be deliberate in realizing development that meets our vision: balance the desire for immediate development with the long range vision.
- Support development that uses land effectively and is consistent with the vision.
- Streamline and simplify the approval process for businesses and development that meet our vision; be fast, flexible, and friendly.
- Partner with Target to coordinate planning and development on surrounding undeveloped land.

Distinct and Inviting Community Places

- Partner with Target to develop a destination spot that puts Brooklyn Park on the map.
- Encourage developments to incorporate distinct indoor and outdoor public spaces. Consider recreation, gathering areas, design, art, and iconic elements to create special places in Brooklyn Park.

Design Matters!

- Rely on design principles to create a distinct identity and promote a stable financial future for Brooklyn Park.
- Promote exceptional design and signature buildings along the TH 610 corridor.
- Encourage efficient use of land through structured parking.

Food and Fun

- Plan for a mix of retail, entertainment, and housing that creates a thriving neighborhood for residents and a destination for visitors.
- Encourage public spaces with indoor and outdoor recreation, parks, gathering areas, and restaurants.
- Encourage balanced development that creates a market for desired restaurants, retail and other amenities.

The report will take the reader through this citizen driven planning process with special attention to the Task Force's visioning and experience leading to the policy recommendations. To further explore the process and material presented, please refer to the appendices for agendas, meeting notes, presentations, and other informational material.

Chapter 4: Housing in Brooklyn Park

4.1 Introduction

This chapter examines the data around existing housing and demographics in the City and serves as the primary housing directive of the Comprehensive Plan. As housing accounts for the City's largest portion of land -- and a significant source of property tax revenue – every effort should be made to preserve and improve Brooklyn Park's residential housing stock.

4.1.1 Local Perspective

Brooklyn Park is expected to reach a population of 97,900 by 2040, with nearly 35,000 households. The anticipated increase of nearly 20,000 new residents over the next two decades will create the demand for a healthy and diverse range of housing options. This range of housing stock will be important to both existing residents and newcomers to the city.

Targeted housing preservation programs are crucial to the maintenance of existing housing in Brooklyn Park. The Brooklyn Park Economic Development Authority (EDA) will continue to promote available resources and programs for the purpose of neighborhood and apartment investment. The EDA's five housing preservation programs have allowed homeowners to invest over $2.8 million into their homes and neighborhoods over the past seven years in addition to $10 million invested through the foreclosure recovery program. Between 2015-2017, the EDA provided over $3 million in assistance for the rehabilitation of multi-family communities in Brooklyn Park.

Public investment opportunities offer the city the ability to guide redevelopment and development toward the long-term best interest of the city. The EDA will continue to initiate key investment opportunities in accordance with existing directives, plans and strategies. The EDA will also continue to encourage and assist in rehabilitation and redevelopment that addresses the deferred maintenance of residential properties in the community.

4.1.2 Regional Perspective

The Minneapolis-St. Paul metropolitan area is expected to grow an additional 273,000 households by 2040. Brooklyn Park, classified as a suburban community by the Metropolitan Council, will be expected to accommodate 6,761 households of this future regional growth over the coming years. The city welcomes and is fully committed to developing innovative new housing strategies and opportunities to address and collaboratively meet the needs of the region.

The METRO Blue Line Extension Light Rail Transit (LRT) also known as the Bottineau LRT, is a planned LRT extension of the existing METRO Blue Line that will extend from downtown Minneapolis through Golden Valley, Robbinsdale, Crystal, and into Brooklyn Park. To leverage this transit investment, it is important to plan for a full range of housing opportunities in the community. The Hennepin County Bottineau LRT Community Works program conducted a Housing Inventory study along the planned route and a Housing Gap Analysis is currently underway. The Housing Gap Analysis will assess potential deficits within the current Brooklyn Park

housing market and will suggest possible solutions. These reports will complement and support the planning work of the city.

In this plan, Brooklyn Park guided land to support future additional affordable housing needs as forecasted by the Metropolitan Council. a combination of local needs and pre-determined housing allocations established by the Metropolitan Council. The goal of this Housing Plan is to develop an adequate supply of quality and affordable housing options and preserve the existing housing stock for the Brooklyn Park community and the region as a whole.

4.2 Where We Have Been

Brooklyn Park was officially incorporated as a city in 1969, although initial land claims were first made in the area beginning in 1852. Late nineteenth- and early twentieth-century farmsteads can still be found throughout the community today. Much of the city remained agricultural in use up until the 1940s, when the large influx of suburban growth that followed the WWII-era resulted in the establishment of Brooklyn Park's first residential neighborhoods. The 2001 "*Historic Resources Study*" produced by the EDA gives a more detailed analysis of historic sites and locations in Brooklyn Park.

1950's Crescent Ridge Subdivision

1970's Cherokee Subdivision

1960's Cherokee Subdivision

1980's Colorado Subdivision

1990's Fairway Estates Subdivision

2000's Woodland Trails Subdivision

2010's Oxbow Creek

In 1954, as Brooklyn Park officially become incorporated as a Village, a development border was set at 85th Avenue to control the extension and the cost of city services, and to serve as the first formal effort to preserve remaining agricultural lands. In the early years immediately following incorporation as a Village, the southwest corner of the City experienced the most development activity. Most of the early housing units in the community (pre-1960) were of traditional framing and construction. The primary housing type constructed in Brooklyn Park through the 1960s was the single-family home. A one-story model, typically a compact or gable-roofed rambler with a large picture window and a detached double garage was most common.

The city experienced a building boom in the 1970s when a variety of housing stock was constructed ranging from townhomes and single-family homes to small and large apartment buildings. Builders cited a demand for smaller living units because of small family sizes and a trend for individual living. Most new housing during the last 30 years has been single family homes and townhomes. In 2017, the first new apartment development opened since 1992.

4.3 Where We Are Today

Brooklyn Park has progressively built upon its existing housing supply. In 2017, the city had over 28,000 housing units and was home to over 80,000 residents. The largest component of the city's

housing stock is single-family homes, accounting for about 76 percent of the entire housing stock. Table 4.1, below, shows housing units by housing type in Brooklyn Park. The existing housing stock is 76 percent single-family dwellings and 24 percent multi-family dwellings.

Housing Units by Housing Type	Units	Percent
Single-Family Detached	17,058	60%
Townhomes (single-family attached)	4,506	16%
Manufactured home	29	0.10%
Duplex and triplex and quad	612	2%
Multifamily (5 units or more	6,237	22%
Total	28,442	100%

Table 4.1. *Source: American Community Survey table B25024, U.S. Census Bureau (2015).*

Figure 4.1 below shows an inventory of the city's structures based on the year built. Over half of the existing city housing supply was built between 1970 and 1989 (14,210 units) and approximately one-third of the housing stock was constructed in the decade between 1970 and 1979.

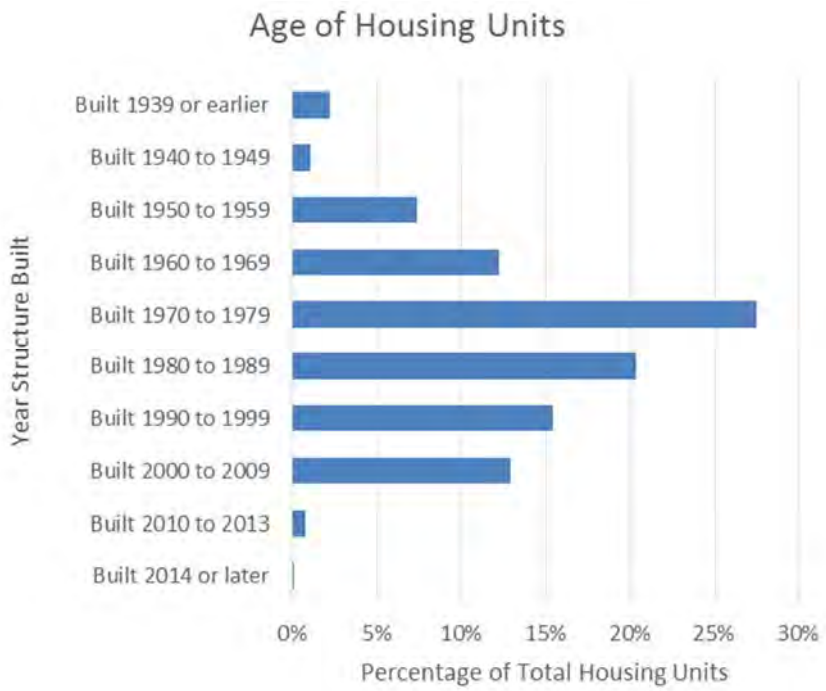


Figure 4-1 *Total Residential Permits Issued (According to Metropolitan Council Data) 2004:558, 2005: 758. Source: American Community Survey, U.S. Census Bureau (2005).*

4.3.1 Housing Tenure

The owner-occupancy rate in Brooklyn Park continues to grow and in 2010 over 70 percent of Brooklyn Park's housing units were owner-occupied and almost 30 percent were rental. Owner-occupied units are predominately single-family homes and townhomes while rental units are mostly apartments. However, in 2017 approximately 2,000 single family homes had city-issued rental licenses.

Housing Units and Tenure (1970-2010)					
Type of Unit	**1970**	**1980**	**1990**	**2000**	**2010**
Single Family	4,560	9,245	14,822	18,103	18,248
Multi-Family	3,278	6,542	6,361	6,731	8,510
% Single Family	**58%**	**58%**	**70%**	**73%**	**68%**
Owner-Occupied	4,342	9,041	13,749	17,894	18,936
Renter-Occupied	2,996	6,227	6,637	6,538	7,293
Owner-Occupancy Rate	**55%**	**57%**	**65%**	**72%**	**71%**
Total Units	**7,846**	**15,803**	**21,265**	**24,846**	**26,758**

Table 4.2 *Source: 2010 data from American Community Survey. Previous years from United States Census*

4.3.2 Housing Value and Sales

Brooklyn Park continues to be an affordable community with a consistent increase in property values between 1970 and 2005, in-line with the region's growth in values. However, from 2005 to 2010, values slowed, and from 2010 to 2015, median housing values fell at a much sharper rate than the region. This trend mirrors housing downturns experienced throughout the nation during the Great Recession. Home values in Brooklyn Park have increased, but unlike many areas of the region, they have not yet reached pre-recession levels.

Median Housing Value (1970-2015)				
Year	**Brooklyn Park**	**% Change**	**MSP Area**	**% Change**
1970	$23,400	-----	$21,500	-----
1980	$66,800	185.47%	$62,300	189.77%
1990	$88,100	31.89%	$88,300	41.73%
2000	$131,000	48.69%	$141,200	59.91%
2005	$223,200	70.38%	$235,900	67.07%
2010	$225,600	1.08%	$239,100	1.36%
2015	$179,200	-20.57%	$213,900	-10.54%

Table 4.3 *Sources: 2010-2015 data is from ACS dataset provided by Metropolitan Council. Previous years from US Census Bureau.*

There was a steady increase in the average sales price from 1990 to 2005, followed by a period of decline during the Great Recession. From 2012 to 2017, value increased each year. Figure 4.4 below shows the average home sales price for Brooklyn Park since 1990.

Average sales price (1990-2016)

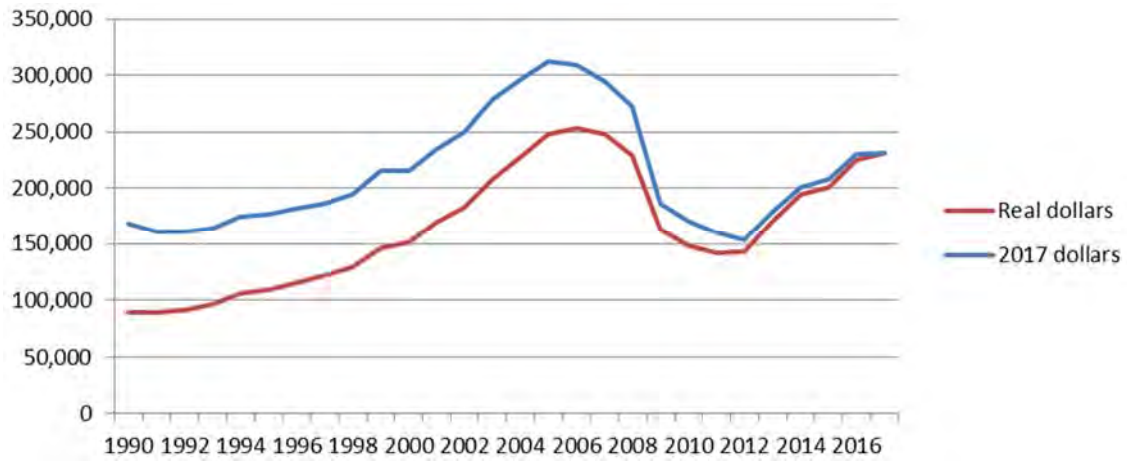


Figure 4.4 *Source: 1990-2016 data from the Minneapolis Association of Realtors.*

4.3.3 Foreclosures

Brooklyn Park was one of the communities in the region hardest hit by the Great Recession and housing crisis. Between 2007 and 2011, the city experienced 3,722 foreclosures, representing approximately 17 percent of the city's single-family homes.

	Mpls	Brooklyn Park	Maple Grove	Bloomington
foreclosures		80		
Units 2016	109340	22294	22335	
		0.36%		

	Mpls	Brooklyn Park	Maple Grove	Bloomington
foreclosures	511	168	77	8
Unit 2012	112,640	21,574	21,986	26,43
	0.45%	0.78%	0.35%	0.33

	Mpls	Brooklyn Park	Maple Grove	Bloomington
Q1 foreclosures	223	61	44	4
seholds 2012	178,287	26,229	22,867	35,90
	0.13%	0.23%	0.19%	0.13

Figure 4.5 *Source: Hennepin County*

In response, the City started a foreclosure recovery program aimed at stabilizing neighborhoods. The initiative had two main components. The first was a partnership with for-profit and non-profit

developers to acquire, rehabilitate and resell vacant and foreclosed homes to new owner-occupants. The second was a homebuyer assistance program offering down payment funds directly to individuals that purchased foreclosed homes. Since 2009, the EDA has spent approximately $11 million from federal, state, and local funding sources in the recovery of over 257 homes.

In the first nine months of 2017 there were 68 new foreclosures in Brooklyn Park. If current trends continue, Brooklyn Park is on pace for 91 foreclosures by year-end, which represents a 91 percent decline since 2008.

4.3.4 Apartment Communities

At 24 percent of all housing units, the city's 6,400 multi-family apartment units are a significant contributor to the stability and desirability of Brooklyn Park as a place to live. Over 75 percent of all the apartment units are on properties with more than 100 units.

Apartment development occurred almost exclusively in the 1960s and 1970s; of the 6,200 units in larger multi-family buildings in the city, approximately 5,400 – 85 percent -- were built in the 1960s and 1970s. Built in 1965, Autumn Ridge was the first large-scale apartment building, with 366 units at the intersection of 63rd Avenue and Boone Avenue. In 1969, Huntington Place was built, with 834 units, exclusively 1-bedroom. Huntington Place remains one of the largest apartment communities in the Twin Cities.

Figure 4.6 *The 610 West Construction began in 2016. Source: Doran Construction*

Since 1990, apartment development has continued at a more modest pace: Fairways at Edinburgh was built in the 1990s, followed by two senior housing buildings in the 2000s. In 2015, 610 West began construction, marking the first large-scale non-senior apartment project in decades.

Strong maintenance actions and responsible management are factors that determine whether the city's apartments provide desirable housing options. The City helps to ensure these properties are well-maintained through its rental licensing and inspection programs. The City also assists with financing for capital improvements for rehabilitation of multi-family developments which is an increasing focus for the City as multi-family housing ages.

Figure 4.7 *Brooks Landing - Constructed 1978*

Figure 4.8 *Huntington Place – Constructed 1969.*

Apartment communities with more than 100 units						
Property	**Year Built**	**1-Bdrm**	**2-Bdrm**	**3-Bdrm**	**Studio**	**Total Units**
610 West	2016	140	120	8	11	279
Autumn Ridge	1965	188	172	4	2	366
Brooks Landing	1978	99	11	0	0	110
Eden Park	1967	67	176	81	0	324
The Fairways at Edinburgh *(Previously: Edinburgh Green)*	1992	56	114	26	2	198
The Groves	1966	60	60	0	0	120
Huntington Place	1969	834	0	0	0	834
Kensington Place	1968	50	113	8	-	171
Moonraker	1968	145	60	0	0	205
Park Haven	1971	61	96	20	0	177
Pebble Creek Estates	1972	143	47	0	0	190
Point of America	1967	220	50	0	0	270
The Regent	1969	97	79	10	0	186
Ridgebrook	1969	57	87	0	0	144
Riverview	1969	150	104	0	0	254
Tradition (Senior)	2005	84	66	0	0	150
Villa Del Coronado	1969	96	96	0	0	192
The Waterford (Senior)	2000	108	0	0	36	144
Willows I (Park)	1966	110	202	0	0	312
Willow II (Brook)	1979	172	224	16	0	412
Windsor Gates	1969	129	70	0	0	199

Table 4.4. *Source: City of Brooklyn Park*

Reha

What we heard…
In August 2017 the City worked with community stakeholder groups to survey tenants at five large apartment communities in the city. In total, survey-takers knocked on 1,289 doors, and got 159 residents to complete surveys – a response rate of approximately 12 percent. 16 surveys were completed in a language other than English. Autumn Ridge, Huntington Place, Fairways at Edinburgh, Park Haven, and Riverview apartments were surveyed. The City also conducted the survey as part of a Liberian focus group.

Key Survey Findings

- Many residents surveyed are long-term residents of the City. Nearly half reported living in Brooklyn Park for over five years.
- African and African-American residents comprised about 2/3 of all respondents.
- The reasons for living in a given complex vary significantly, but having relaxed rental criteria was a major factor at some of the more affordable buildings.
- Suggested improvements to the complex also varied by building, with apartment maintenance and security concerns dominating responses at several apartment communities.
- Overall, residents surveyed indicated their housing was affordable or somewhat affordability.
- Many surveyed were unemployed, retired, or disabled. Of those working, the largest group worked in the medical field.

4.3.5 Senior Housing

Brooklyn Park currently has nearly 800 age-restricted senior rental housing units in ten developments which provide housing options for the senior community, including over 250 units affordable to seniors. The range of services offered at these developments varies. For example, St. Therese, Tradition, and Waterford provide assisted living options and Creekside Gables, Brooks Landing, and Brook Gardens offers some home health services.
Real Life Co-op and Summercrest Condos provide age-restricted ownership options for seniors. Although not age-restricted, Brooklyn Park has hundreds of one-level townhomes which provide additional senior-friendly living options in the community.

Senior Rental Apartments						
Senior Rental Apartments	**Yr Built**	**1-Bdrm**	**2-Bdrm**	**3-Bdrm**	**Studio**	**Total Units**

Brook Gardens	1978	0	36	24	0	60
Brooks Landing	1978	99	11	0	0	110
Creekside Gables	1969	65	24	0	1	90
St. Therese at Oxbow Lake	2005	19	60	3	0	82
St. Therese Asst. Living	2005	51	9	0	0	60
Tradition	2005	84	66	0	0	150
The Waterford (Estates)	1972	36	108	0	0	144
The Waterford II (Manor)	2000	0	24	0	0	24
The Waterford Asst. Living	2000	72	0	0	0	72

Table 4.5 *Source: City of Brooklyn Park*

4.4 Where We Are Going

The total number of households in Brooklyn Park has increased steadily over the course of the past 25 years, with the sharpest rise occurring between 1980 and 1990. Households are calculated independently from housing units and defined as all people occupying an individual housing unit.

Brooklyn Park has experienced steady and significant increases in the number of households in the past decades. These figures have historically coincided with significant rises in new housing units. By 2040, the city is expected to grow to 34,300 households, a 22 percent increase from 2015.

Total Households (1980-2040)			
Year	**Households**	**Change**	**% Change**
1980	15,268	-----	-----
1990	20,386	5,118	34%
2000	24,432	4,046	20%
2005	25,893	1,461	6%
2015	26,758	865	3%
2020 projected	30,000	3,242	12%
2030 projected	32,200	2,200	7%
2040 projected	34,300	2,100	7%

Table 4.6 *Total Households in Brooklyn Park. Source: American Community Survey, U.S. Census Bureau (2015)*

Table 4.7 below shows the average household size from 1970 to 2015, reflecting a significant decrease from 1970 to 1980. In the decades following 1980, average household size has remained relatively consistent. However, recent trends in Brooklyn Park have seen a steady increase in household size. This increase in household size may be attributed to a growing number of multi-generational families moving to the community.

Average Household Size (1970-2015)		
Year	**Size**	**% Change**
1970	3.8	-----
1980	2.8	-26.3%
1990	2.76	-1.4%
2000	2.75	-0.4%
2005	2.75	0.0%
2010	2.88	4.7%
2015	2.93	1.7%

Table 4.7. *Source: Metropolitan Council Community Profile*

Table 4.8 below shows changes in household composition in the city from 2000 to 2015. The information illustrates that the city has experienced an increase in "empty-nester" two-person households with no kids, as well as single-parent households.

Household Composition (2005-2015)						
Household Type	**2000**	**%**	**2015**	**%**	**Change (units)**	**Change (%)**
One-Person Households	7111	29%	7236	27%	125	2%
Two-Person Households with no kids	7430	30%	8470	32%	1040	14%
Family Household with married couple*	6339	26%	6543	24%	204	3%
Single adult with one or more children	3681	15%	4436	17%	755	21%
Total Householder**	**24,707**	100%	**26,758**	100%	2051	8%

Table 4.8. *Source: American Community Survey table B11005, U.S. Census Bureau (2015)*
** Due to US Census data collection practices, same-sex married couples are not accounted for in this total for 2015.*
*** This estimate is different from the sum of the sections shown because additional smaller categories are not included in the table.*

4.4.1 Household Income and Tenure

There has been a significant rise in median household income since 1979, but in comparison with the 13-county metro area average, the incremental increases in Brooklyn Park are slightly below verage. Between 2000 and 2005, incomes slightly decreased, while they had increased again by 2015.

There is a large disparity in median incomes among homeowners and renters in Brooklyn Park. The median income of a homeowner household is more than double that of a rental household. This disparity mirrors national trends; however, Brooklyn Park differs from the region in that renter's incomes increased overall between 2010 and 2015.

Publicly-Subsidized Housing Units			
All units	**Senior Units**	**Disability Units**	**All Other**
1,077	0	0	1,077

Table 4.9. *Source: Metropolitan Council Existing Housing Assessment*

Median Household Income (1979-2015)				
Year	**Brooklyn Park**	**% Change**	**MSP Area**	**% Change**
1980 (1979)	$22,160	-----	$20,654	-----
1990 (1989)	$40,018	80.59%	$36,565	77.04%
2000 (1999)	$56,572	41.37%	$54,304	48.51%
2005* (2001-05)	$55,460	-1.97%	$59,691	9.92%
2015* (2011-15)	$62,974	13.55%	$68,778	15.22%

Table 4.10. *Source: American Community Survey, U.S. Census Bureau (2015)**

Median Income by Tenure			
Year	**Owners**	**Renters**	**Total**
2005	$ 88,292	$ 30,201	$ 67,307
2010	$ 82,938	$ 28,812	$ 61,398
2015	$ 84,976	$ 35,743	$ 62,974
% change	-4%	18%	-6%

Table 4.11 *Source: American Community Survey, U.S. Census Bureau (2015)**
**all data adjusted to 2015 dollars using US Inflation Calculator, based on consumer price index*

4.4 Affordable Housing

Affordable housing is a critical need for every employer and community. Current salaries for positions such as schoolteachers, nurses and service workers remain low or stagnant and a significant portion of the workforce cannot afford to pay full market prices for housing. As part of the regional strategy, the Metropolitan Council allocates each City with an affordable housing need number, representing the forecasted need that the City must plan for through its land use guidance.

Brooklyn Park continues to be an affordable place to live. According to Metropolitan Council data, approximately 80 percent of the existing housing stock is affordable. Housing is considered affordable when it consumes no more than 30 percent of a household's income. For a family of four, 80 percent of the Area Median Income (AMI) was $65,700 in 2016 according to the Department of Housing and Urban Development (HUD) guidelines.

Existing Affordable Housing (2017)		
Affordability	**Number of Units**	**Percent Affordable**
At or below 30% AMI	1,776	6%
From 31% to 50% AMI	7,042	25%
From 51% to 80% AMI	14,043	49%
Total Affordable Units	22,861	80%

Table 4.12 *Source: Metropolitan Council and HUD data*

Publicly-Subsidized Housing Units			
All units	Senior Units	Disability Units	All Other
1,077	0	0	1,077

***Table 4.**13 Source: Metropolitan Council*

According to the Metropolitan Council, the region needs an additional 37,900 affordable housing units to accommodate the projected growth in households between 2020-2030. Brooklyn Park's share of the region's affordable housing need is 583 additional units.

Affordable Housing Need Allocation (2017)	
Affordability Target	Number of Units Needed
At or below 30% AMI	409
From 31% to 50% AMI	104
From 51% to 80% AMI	282
Total Units Needed	795

***Table 4.14** Source: Metropolitan Council*

4.4.1 Homeownership and Affordability

Each year the Metropolitan Council develops homeownership affordability limits. In 2015, the Metropolitan Council determined a purchase price of $238,500 would be affordable to a four-person household earning 80 percent AMI. In 2015, the average sales price in Brooklyn Park was $201,279, well below the Metropolitan Council's affordable home price.

Homeownership rates vary across the different demographic groups who call Brooklyn Park home. While 86 percent of White residents are homeowners, only 35 percent of Black residents own their home in Brooklyn Park. These data underscore an important reality for housing policy in the City: a policy that affects renters primarily affects Black and Hispanic residents, while a policy that affects homeowners will have a greater effect on White and Asian residents.

Homeownership by racial group (2015)			
Racial group	Ownership	Rental	Total
All (combined)	70%	30%	100%
White, non-Hispanic	86%	14%	100%
Black	35%	65%	100%
Asian	79%	21%	100%
Hispanic or Latino	40%	60%	100%

***Table 4.14** Source: American Community Survey table B25003, U.S. Census Bureau (2015).*

4.4.2 Rental Housing and Affordability

The median rental rates for apartments in the community fall within the Metropolitan Council's targets for affordability for households earning between 50 percent and 80 percent AMI. Table 4.15 shows the 30-year progression in median contract rent rates for Brooklyn Park. Metro area increases over the same period are generally consistent over the same timeframe. However, rent has remained lower and grown at a lower rate in Brooklyn Park than the region since 2005. These data are compiled primarily from the American Community Survey.

Median Contract Rent (1970-2015)				
Year	Brooklyn Park	% Change	MSP Area	% Change
1970	$151	-----	$121	-----
1980	$261	73%	$236	95%
1990	$475	82%	$479	103%
2000	$663	40%	$599	25%
2005	$701	6%	$713	19%
2010	$743	6%	$773	8%
2015	$790	6%	$850	10%

Table 4.15 *Source: 2005-2015 data from American Community Survey. Previous years from United States Census. U.S. Census Bureau.*

In addition to the ACS data shown above, Brooklyn Park also surveys apartment managers annually about their current rental rates. The most recent survey (2017) indicates median rents in the range of $804 for a studio to $1,028 for a 2-bedroom apartment. Although collection practices are different for these two different sources, the City's own records indicate significant increases in rent since the survey began in 2011. These data are consistent with low vacancy and high demand for rental units in Brooklyn Park.

2017 Brooklyn Park Rent Rates		
Type of Unit	Median Rent (2017)	% Change from 2016
Studio	$ 804	6%
1 Bedroom	$ 850	3%
2 Bedroom	$ 1,028	5%
3 Bedroom	$ 1,300	6%

Table 4.16 *Source: 2017 City of Brooklyn Park data*

4.4.3 Cost-Burdened Households

Though most of Brooklyn Park's existing housing stock is considered affordable, many Brooklyn Park residents are cost-burdened. Housing is considered affordable when a household spends 30 percent or less of its gross income on housing costs. Households spending more than 30 percent are considered cost-burdened and households that spend more than 50 percent of their income on housing are severely cost-burdened. Households whose housing costs exceed this threshold are likely to struggle to pay for other basic needs, forcing difficult tradeoffs.

According to Metropolitan Council data, most Brooklyn Park households experiencing housing cost burden earn less than 50 percent AMI ($42,900 for a family of four). By tenure, over a quarter of Brooklyn Park homeowners are cost burdened and over half of renter households are cost burdened. Approximately a quarter of renters are severely cost-burdened and spend more than 50 percent of their income on housing. Figure 4.4 shows housing cost burden for households in 2015.

Housing Cost Burden by Income	
Income Level	**Number of Households**
Below 30% AMI	2,981
31-50% AMI	2,930
51-80% AMI	1,627

Table 4.17 *Source: Metropolitan Council data*

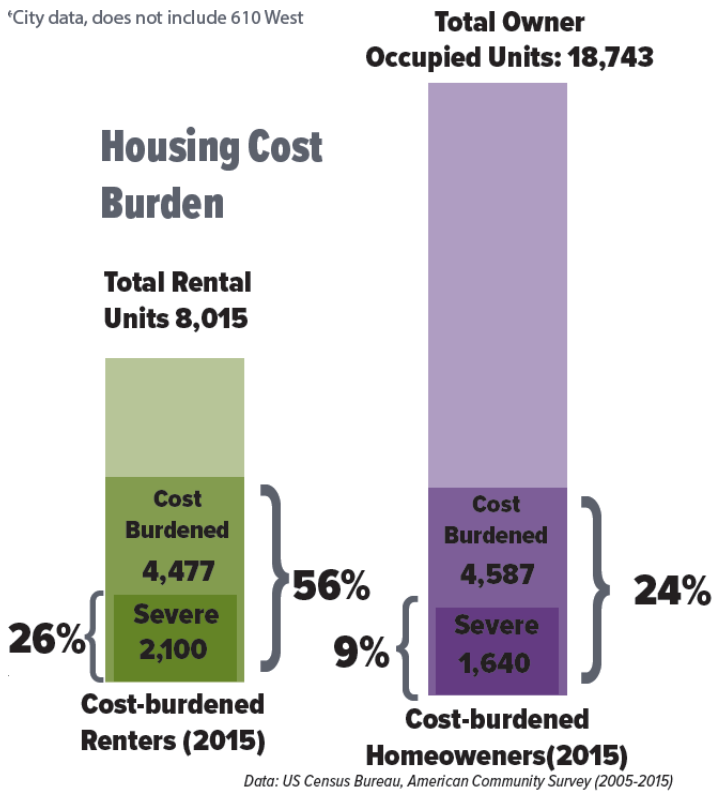


Figure 4.10 Housing Cost Burden by Tenure. Source: City of Brooklyn Park (2016).

4.4.4 Summary of Existing Housing Needs:

Based on the data and analysis above, the following housing needs are identified as priorities for the community. The implementation section includes discussion of the tools and strategies identified to address these needs:

- Rental units for large families and single-parent households at all affordability levels;
- Senior housing at all affordability levels;
- Home improvement and maintenance assistance for low-income homeowners at or below 80 percent AMI;
- Programs to address the homeownership disparity gap and support rental households becoming homeowners;
- Rental housing affordable between 30-50 percent AMI households to reduce housing cost-burden for renters;
- Preservation of naturally-occurring affordable housing within all bands of affordability, especially near future transit stations.

4.4.5 Future Housing Need

Brooklyn Park had 27,539 households in 2017 and is projected to grow to 34,300 households by 2040, a growth of approximately 6,761 households over the next 20 years. As a community with developable land, the city's future housing growth will come from both redevelopment and development activities. Through land use, economic development and LRT station area planning, the City identifies potential and planned redevelopment sites. Just over 500 acres of land is guided for mixed-use development and the City expects approximately 30 percent of that acreage to develop as medium-high density housing. In general, future housing growth is planned for the following development areas:

- Oak Grove Station Area
- 610 Junction (SW corner of 169/610)
- Zane & Oak Grove Area – EDA owned sites
- NW corner of 169/610

Potential redevelopment sites and areas include:

- Brooklyn Boulevard Station Area
- Candlewood Avenue/West Broadway Avenue site
- 85th Avenue Station Area
- 63rd Avenue Station Area
- Village Creek redevelopment area

The City is focusing on guiding land use to support multi-family housing since strong and diverse homeownership options already exist. To support anticipated growth and to provide for a range of housing options, including affordable units, most of these future housing developments will be in the form of medium density, medium high density, high-density, or mixed-use housing types. The Future Land Use Map shown in Chapter 3 Land Use reflects minimum densities for medium-high density at 12-25 units an acre and high-density at 12-50 units an acre, both of which are adequate densities to support affordable housing. The area planned for medium-high and high-density, neighborhood mixed-use and mixed-use development is sufficient to meet Brooklyn

Park's total allocation of affordable housing need of 795 units. Areas of the city near the planned LRT are guided at higher density or mixed-use with a housing density of 12-50 units per acre. Table 4.18 shows the acreages in each land use category planned by decade. There are 2,215 potential units of affordable housing planned for the 2021-2030 time period.

	Guided Land Use Type	Dev. Acres	Now - 2020	2021-2030	2031-2040	Density Range Min	Density Range Mid	Density Range Max	Yield %	Minimum Units now-2020	Minimum Units 2021-2030	Minimum Units 2031-2040	Midpoint Units now-2020	Midpoint Units 2021-2030	Midpoint Units 2031-2040
Guided in 2040 Plan	Low Density	21	0	21	0	1.5	2.25	3	100%	0	32	0	0	48	0
	Medium Density	3	0	3	0	3	7.5	12	100%	0	9	0	0	22	0
	Medium-High Density Residential	43	0	43	0	12	18.5	25	100%	0	520	0	0	801	0
	High Density	27	0	27	0	12	31	50	100%	0	322	0	0	833	0
	Live/Work	17	0	17	0	3	7.5	12	10%	0	5	0	0	13	0
	Flex Use	21	0	21	0	7	16	25	10%	0	15	0	0	33	0
	Neighborhood Mixed Use	31	0	15	16	9	29.5	50	10%	0	14	14	0	44	46
	Mixed Use	660	35	378	248	12	31	50	30%	125	1360	893	322	3512	2307
	Guided Total	**299**	**35**	**525**	**248**					**125**	**2,276**	**907**	**322**	**5,307**	**2,352**
	SUM TOTAL (2040 Guided)	**299**									**3,308**			**7,983**	

Table 4.18 *Source: City of Brooklyn Park*

Met Council Affordable Housing Allocation	
Type	**Minimum Units (overall density and average) 2021-2030**
Medium High Density Residential	520
High Density Residential	322
Neighborhood Mixed Use	14
Mixed Use	1360
Total Affordable housing units BP guided (>=8 du/ac)	**2,215**
Affordable units required	795
At or below 30% AMI	409
31-50% AMI	104
51-80% AMI	282

Table 4.19 *Source: Metropolitan Council and City of Brooklyn Park.*

4.4.6 Future Housing Needs Implementation

Identified Need	Available Tools	Circumstances and Sequences of Use
Allocation of affordable housing need below 30% AMI: 300 units	Land Use	Guide future land use to densities that support the development of affordable housing.
	Super RFP	The City would strongly consider supporting or sponsoring an application to the Super RFP programs for housing at this affordability in the highest density locations on our future land use map.
	Tax Increment Financing (TIF)	The City would consider TIF for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on our future land use map.
	TIF Housing Set-Aside Funds	The City would consider using TIF Housing Set-Aside Funds for affordable housing in accordance with special state legislation.
	Local Economic Development Authority (EDA) Resources	The City will coordinate with the EDA and would consider using EDA funds to support housing affordable at less than 30% AMI on a case by case basis.
	Tax Abatement	The City would consider tax abatement for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on our future land use map.
	Hennepin County Funds	The City would strongly consider sponsoring an application to Hennepin County's HOME and AHIF funding programs to support development of housing at less than 30% AMI.
	LCDA Funds	The City would strongly consider sponsoring a LCDA application to support for new housing affordable at less than 30% AMI.
	Housing Bonds	The City would consider issuing Housing Bonds to support this type of housing in the community.
	Local CDBG Resources	The City would consider using allocated CDBG funds for this type of housing specifically, but opportunities and projects seeking this funding would be considered on a case by case basis.
	Site Assembly	The City would consider using awarded funds, from the programs described above, to assemble a site in the locations identified on our future land use map for this type of use.

Identified Need	Available Tools	Circumstances and Sequences of Use
Allocation of affordable housing need 31-50% AMI: 76 units	Land Use	Guide future land use to densities that support the development of affordable housing.
	Super RFP	The City would strongly consider supporting or sponsoring an application to the Super RFP programs for housing at this affordability in the highest density locations on our future land use map.
	TIF	The City would consider TIF for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on our future land use map.
	TIF Housing Set-Aside Funds	The City would consider using TIF Housing Set-Aside Funds for affordable housing in accordance with special state legislation.
	Local EDA Resources	The City will coordinate with the EDA and would consider using EDA funds to support housing affordable at 31-50% AMI on a case by case basis.
	Tax Abatement	The City would consider tax abatement for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on our future land use map.
	Hennepin County Funds	The City would strongly consider sponsoring an application to Hennepin County's HOME and AHIF funding programs to support development of housing at 31-50% AMI.
	LCDA Funds	The City would strongly consider sponsoring a LCDA application to support for new housing affordable at less than 30% AMI.
	Housing Bonds	The City would consider issuing Housing Bonds to support this type of housing in the community.
	Local CDBG Resources	The City does not plan on using allocated CDBG funds for this type of housing specifically, but opportunities and projects seeking this funding would be considered on a case by case basis.
	Site Assembly	The City would consider using awarded funds, from the programs described above, to assemble a site in the locations identified on our future land use map for this type of use.

Identified Need	Available Tools	Circumstances and Sequences of Use
Allocation of affordable housing need 51-80% AMI: 207 units	Land Use	Guide future land use to densities that support the development of affordable housing.
	Super RFP	The City would strongly consider supporting or sponsoring an application to the Super RFP programs for housing at this affordability in the highest density locations on our future land use map.
	TIF	The City would consider TIF for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on our future land use map.
	TIF Housing Set-Aside Funds	The City would consider using TIF Housing Set-Aside Funds for affordable housing in accordance with special state legislation.
	Local EDA Resources	The City will coordinate with the EDA and would consider using EDA funds to support housing affordable at 51-80% AMI on a case by case basis.
	Tax Abatement	The City would consider tax abatement for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on our future land use map.
	Hennepin County Funds	The City would strongly consider sponsoring an application to Hennepin County's HOME and AHIF funding programs to support development of housing at this income range.
	LCDA Funds	The City would strongly consider sponsoring a LCDA application to support for new housing affordable at 50-80% AMI.
	Housing Bonds	The City would consider issuing Housing Bonds to support this type of housing in the community.
	Local CDBG Resources	The City may consider using allocated CDBG funds for this type of housing specifically, but opportunities and projects seeking this funding would be considered on a case by case basis.
	Site Assembly	The City would consider using awarded funds, from the programs described above, to assemble a site in the locations identified on our future land use map for this type of use.

4.5 Programs, Local Efforts, and Revenue Sources

The Brooklyn Park Economic Development Authority (EDA) is the primary administrator of all housing programs on behalf of the city. Brooklyn Park will continue to strengthen existing partnerships, as well as develop future programs, that serve the common goal of housing preservation, improvement and diversification in the housing supply of the city. The programs and resources identified herein are meant to serve as a general overview of the primary resources and tools available to the city.

4.5.1 Housing Programs, Local Efforts, and Revenue Sources

- Housing Rehabilitation, Maintenance, and Assistance Programs
  - Rehabilitation
    - Scattered Site Acquisition and Rehab Program – Developed in 2009 in response to the foreclosure crisis, this program uses federal, state, and local resources to acquire, rehabilitate, and re-sell single family homes. Through the program's life, the City spent $11 million rehabilitating over 200 homes in neighborhoods. With funding nearly spent, this program is winding down in 2018 but the City will continue to do rehabilitation projects as the need arises.
  - Apartment Livability Assistance – Offers loan funding, up to $500,000, to owners of apartments to support creating safe and livable neighborhoods. Loans are funded with Tax Increment and have affordability requirements.
    - Town Home Loan Program/Home Improvement Area Program – Provides low interest loans to townhome associations for improvements to common interest areas that may include parking lots, roofing, siding, and windows.
  - Home Improvement and Maintenance Programs
    - Community Development Block Grant (CDBG) Home Rehabilitation Deferred Loan program and Emergency Assistance Deferred Loan Program – Offers deferred loans up to $15,000 and emergency assistance for home repairs and capital improvements. 23 homeowners accessed this program in 2017 and 35 households are on the waiting list. This program is restricted to households earning 80 percent AMI or less.
    - Brooklyn Park Home Improvement Loan Program – Administered by Center for the Energy and Environment (CEE), this program offers low-interest repayable loans for home improvements including window replacement, bathroom and kitchen remodeling, flooring, plumbing, and HVAC. Twelve homeowners accessed this program in 2017 and eight homeowners are in the process of receiving loans. This program does have income restrictions at 115 percent of the area median income.
  - Assistance
    - Homebuyer Education – Provide CDBG funds to support Community Action Partnership of Hennepin County (CAPHC) Homebuyer Education program and Home Stretch workshops.
    - Housing Information Resources – Provide in print and online resource information to residents.
  - Transitional and Homeless Housing Services

        - The EDA owns a four-plex apartment building and operates a transitional housing program for four families experiencing homelessness. The families participate in job training or educational programming in preparation for independent living. The EDA contracts with Simpson Housing Services to operate the on-site transitional housing program and Premier Housing Management oversees day to day operations.
        - Brooklyn Avenues for Youth – In 2015, the EDA used TIF Housing Set-Aside Funds to construct a homeless youth shelter to serve the northwest suburbs and address the community's housing challenges. This partnership project with Avenues for Youth provides 12 beds and one emergency bed for youth experiencing homelessness. In 2017, the program supported 112 youth with 33 youth living at Brooklyn Avenues an average of 136 days and 99 youth using the emergency bed for a total of 210 nights.
- Neighborhood Preservation Initiatives
    - Home Energy Enhanced Squad – Administered by CEE, this program promotes and provides for energy conservation solutions and upgrades in residential homes. The EDA matches the resident expenses up to $50 per visit. In 2017, CEE conducted 94 Home Energy Squad visits.
    - Code Enforcement and Public Health – In 1976, the city adopted an environmental health program to respond to resident concerns ranging from minor nuisances to major health and safety hazards at residential properties. Some environmental health issues the City may handle include chemical and biological hazards, air quality, odors, water quality, lighting, noise, mold, and many others. In addition to health and life safety issues, general property maintenance items are addressed during property investigations. Community education and outreach are crucial elements of the program's success.
    - Rental Licensing Program – The City's Rental and Business Licensing Division administers the rental housing program as well as other business licenses issued by the city. Single-family rental homes are licensed and inspected every 2 years. In addition to single-family rental homes, the program is responsible for inspecting the thirty-five apartment communities in the city. The rental license program provides the city with the authority to monitor all rental properties and ensure they are properly maintained for the safety of its occupants.
    - Neighborhood Action Program (NAP) - Since the 2006, the NAP has evolved from a program focused on reducing crime and improving the livability of our most distressed single-family neighborhoods, to a collaborative team of city departments working together to resolve issues as they arise city-wide. This new approach allows early engagement and aligns the appropriate city staff with the residents to address their concerns before they become large-scale neighborhood issues. In addition, the NAP program reviews necessary code updates to address rental property behaviors, crime free housing training for landlords of rental properties, and email notification for landlords regarding crimes committed on their rental properties.
    - Apartment Action Plan – The City updated its Apartment Action Plan, a document which establishes collaborative actions the City will take around communication

and engagement with tenants and property owners and managers, proactive apartment sustainability strategies such as rental licensing programs and multi-family housing design guidelines and monitoring of apartment communities.

- International Property Maintenance Code – Initially adopted in 1983, the modified and amended International Property Maintenance Code was adopted in 2001. The Code serves two primary functions – to address concerns with property disinvestment and to ensure property safeguards to protect the stability of neighborhoods.

4.5.2 Local Redevelopment Efforts:

Brooklyn Park has an active Economic Development Authority (EDA) and recent local redevelopment projects include:

Housing Set-Aside funded projects (special Tax Increment Financing legislation):

- Autumn Ridge Apartments – In 2016, the EDA provided a $1,200,000 loan to support the significant rehab of 366 affordable units. 330 of the units are restricted to households at 60 percent AMI.
- Brooks Landing and Brook Garden Apartments – In 2016, the EDA provided $400,000 as a direct contribution to support the rehabilitation of 160 units affordable to households at 30-60 percent AMI.
- Brooklyn Avenues Homeless Youth Shelter – In 2015, the EDA provided $1,058,691 to fund construction of a 12-bed homeless youth transitional housing shelter. The EDA owns the facility and partners with Avenues for Homeless Youth for programming, support services, and administration.

Housing revenue bonds projects:

- Brooks Landing and Brook Gardens Apartments – In 2017, the City sponsored $15,000,000 of housing revenue bonds to support significant rehabilitation of 170 affordable units. This project is waiting for tax credit funding from Minnesota Housing.
- Park Haven Apartments – The City sponsored $16,000,000 of housing revenue bonds to support significant rehabilitation of 176 units affordable to households earning50-80 percent AMI in 2016. The grand re-opening for this project occurred in November 2017.

CDBG funded projects:

- EDA-owned Four-plex Facility – In 2017, the City provided $207,000 in CDBG funds for significant rehabilitation of 4 units of transitional housing for families experiencing long term homelessness (restricted to 30 percent AMI) in 2018. The EDA partners with Simpson Housing to provide professional supportive services for the families and Premier Management to provide property management services.

4.5.3 Resident Outreach & Local Resources

Brooklyn Park strives to offer housing resources to its residents and continues to seek innovative ways to reach city residents and professional stakeholders.

Real Estate Forum
Since 1992 the City of Brooklyn Park has hosted the first Real Estate Forum with over 150 residential real estate brokers and agents. The annual event is an opportunity for city staff to present timely information from a variety of departments assuring attendees are informed and updated with accurate details on city activities, developments and growth initiatives. Area school administrators present school district news and activities. Information presented at the event is included in a resource packet used by the agents as selling points in marketing Brooklyn Park to potential homebuyers.

Property Managers Coalition (PMC)
Created in 1990, this voluntary grass roots organization meets quarterly to bring together property managers, city staff, and other interested parties in an effort to network resources. The PMC was the first in the metropolitan area and includes representation from the large apartment communities in the city (over 5,500 units). The PMC has established their ground work for success by citing specific goals and standards for property management in Brooklyn Park. This program is coordinated by the Police Department.

New Connect
New Connect is a program where resident volunteers welcome new homeowners to Brooklyn Park. The volunteers are Community Connectors – they greet new neighbors with a reusable tote bag filled with community and city information, free gifts, and coupons from local businesses. Since 2012 volunteers have delivered over 6,000 bags to new homeowners.

Fair Housing
It is the commitment of the City to ensure that fair and equal housing opportunities are granted to all persons in all housing opportunities and development activities funded by the City regardless of race, color, religion, gender, sexual orientation, marital status, status with regard to public assistances, familial status, national origin, or disability. This will be done through external policies that provide meaningful access to all residents and fair housing information and referral services; and internal practices and procedures that affirmatively further fair housing.

The City reviewed the Regional Analysis of Impediments to Fair Housing and is taking steps to address recommendations identified within the report and will be coordinating with Hennepin County recommendations.

4.5.4 Revenue Sources:

- Revenue Sources
    - Community Development Block Grant (CDBG) funds – Brooklyn Park receives CDBG funds on an annual basis and utilizes the federal funds to carry out a wide-range of community development activities directed toward neighborhood revitalization, economic development and improved community facilities.
    - Tax Increment Financing (TIF) Housing Set-Aside funds – Section 20 of Minnesota Laws 1994, Chapter 584, Article 9 provided the EDA with the authority to establish an Economic Development TIF District (#15 and #17), in which 15 percent of the

annual revenue generated would be deposited into a Housing Development Account. The funds generated from this district can be utilized for housing projects that include acquisition, demolition, and rehabilitation. In 2005 and 2006 the legislature expended the life of the district TIF #15 and #17 through 2011. During the extension period 100 percent of the TIF generated must be deposited into the Housing Development Account for housing projects.

- EDA General Funds – The Brooklyn Park EDA utilizes the Housing and Redevelopment Authority (HRA) levy and the EDA levy to fund its operations and financially support other ongoing programs in the housing, economic development, redevelopment, and neighborhood preservation. The HRA levy funds the operating expenses of the EDA.
- Revenue Bonds – Brooklyn Park participates in the issuance of tax exempt Housing Revenue Bonds. Property owners and developers use this financing tool along with tax credits to build or rehabilitate affordable housing within the community.

4.6 Brooklyn Park 2040 Housing Goals and Implementation Strategies

Brooklyn Park has taken a proactive approach in developing preservation programs and maintaining the existing housing stock. The city and its housing administrator, the EDA, has developed policies to ensure quality and affordable housing is integrated throughout the community.

As Brooklyn Park's demographic and economic makeup continue to change and create demand for new housing types, available land and redevelopment opportunities will allow the city to grow and meet current and future resident needs. During the implementation phase of the Plan, the City will continue to examine programs to protect existing housing affordability, protect rental tenants, and ensure that the most cost-burdened residents have access to affordable housing options.

The following housing goals and implementation strategies are based on the summary of existing housing needs identified earlier:

- Rental units for large families and single-parent households at all affordability levels;
- Senior housing at all affordability levels;
- Maintenance assistance for low-income homeowners at or below 80 percent AMI;
- Programs to address the homeownership disparity gap and support rental households becoming homeowners;
- Rental housing affordable between 30-50 percent AMI households to reduce housing cost-burden for renters;
- Preservation of naturally-occurring affordable housing within all bands of affordability, especially near future transit stations.

Goal 1: Housing Preservation

Focus on housing investment and preservation to promote well-maintained neighborhoods and high-quality housing.

Implementation Strategies:

- Encourage revitalization and rehabilitation of existing rental housing to support preservation and to maintain affordability by promoting the City's Apartment Livability Loan program.
- Consider expanding the home improvement programs to maintain existing housing and to incent neighborhood investment.
- Promote active code enforcement and inspection programs. Continue implementation of the Property Maintenance Code through the Code Enforcement division and the Rental Licensing Ordinance.

Goal 2: Affordable and Supportive Housing

Promote a range of housing choices and opportunities accessible throughout the community.

Implementation Strategies:

- Implement the approved Mixed-Income Housing Policy to encourage the production of new affordable housing units, distributed throughout the community.
- Use affordable housing funds and other financial resources to partner with apartment communities on reinvestment projects.
- Explore multi-generational housing programs, policies, and models to support modern families.
- Increase senior housing options in the community, with a focus on affordability.
- Promote senior-friendly amenities and design in rehabilitation and new residential developments.
- Explore adopting tenant protection ordinances that would require landlord notice of non-renewal leases, significant rent increases, or changes in screening criteria.
- Research and consider the feasibility of tenant-based subsidies to specifically target households below 30% AMI.

Goal 3: Housing Services

Deliver housing services in an effective and accessible way to meet changing community needs.

Implementation Strategies:

- Consider a renter-to-homeownership program to close the racial disparity gaps in homeownership within the community.
- Commit to creating a Fair Housing training procedure, in coordination with Hennepin County, across departments on fair housing laws, violation identification and other fair housing issues.
- Strengthen existing partnerships with housing and service providers to leverage resources and promote coordination.
- Regularly evaluate existing housing programs to ensure programs are effectively deployed in the community.
- Continue to provide staff resources to assist tenants and homeowners in finding housing resources.

Goal 4: LRT Corridor

Support high density and walkable housing along the corridor to leverage the transit investment.

Implementation Strategies:

- Encourage redevelopment and development near transit corridors to meet City housing production goals.
- Promote higher density housing near transit corridors, business parks, and commercial areas.

- Explore ordinances and policies that support mixed-income residential developments with a goal of 20 percent units being affordable to 50% Area Median Income to preserve long-term affordability near public transit.
- Explore strategies and policies that prevent displacement of existing residents living near planned transit corridors.
- Encourage housing with walkability, transit connections, and a mix of amenities.

Goal 5: Housing Production

Identify appropriate locations and opportunities for housing in the community.

- Consider establishing target numbers of units for each housing type to ensure housing options are available to residents, with housing types disbursed throughout the city.

4.6.2 Housing Implementation Plan

The implementation plan establishes tools Brooklyn Park may use to address identified strategies needed to meet the goals for our general and existing housing needs.

Housing Goal #1: Housing Preservation		
Identified Strategy	**Available Tools**	**Circumstances and Use**
Encourage revitalization and rehabilitation of existing rental housing	Apartment Livability Loan Program/TIF Housing Set-Aside Funds	The City would consider using these funds for the rehabilitation of existing affordable rental housing.
	Super RFP	The City would strongly consider supporting or sponsoring an application to the Super RFP programs for rehabilitation of existing rental housing.
	Partnerships	The City will consider working with partners such as Minnesota Housing to explore the preservation of low-income housing tax credit properties that could expire before 2040.
Consider Expanding the Home Improvement program to maintain existing housing, especially for low-income homeowners	Local CDBG Funds	The City will continue to reserve a portion of its CDBG allocation to continue to fund home improvement programs.
	Federal Home Loan Bank	The City will continue to apply to the Federal Home Loan Bank grant program as a source of funding for home improvement programs.
Promote Active Code Enforcement and Inspection Programs	Local City funds	The City is committed to continuing to fund active code enforcement and rental inspection programs.
	Local CDBG Funds	The City will consider reserving a portion of its CDBG allocation for funding a portion of staffing in the Code Enforcement and Public Health division.
Promote access to affordable housing	Housing Improvement Areas	The City would consider creating a Housing Improvement Area to support townhome or condominium associations that lack the reserves to finance maintenance.

Housing Goal #2: Affordable and Supportive Housing		
Identified Strategy	**Available Tools**	**Circumstances and Use**

Implement Mixed-Income Housing Policy	Local EDA Resources	The City will consider using local funds such as TIF Housing Set-Aside, general EDA funds, or new TIF districts to support implementation of mixed-income housing in the community.
	Local Ordinances	The City will be updating its zoning code in accordance with the Mixed-Income Housing Policy.
Use financial resources to partner with apartment properties	Local EDA Resources	The City will continue to meet one-on-one with property managers and owners of the 35 large apartment communities to identify opportunities for partnership on reinvestment projects.
	4d Tax Credit Program	The City will consider working with private property owners to retain the affordability of naturally occurring housing through the 4d tax program.
Explore multi-generational housing to support large family and single-parent households	Partnerships	The City will explore partnering with the University of Minnesota to commission a study on multi-generational housing and how it best fits into the Brooklyn Park community.
Increase senior housing at all affordability levels	Super RFP	The City would strongly consider supporting or sponsoring an application to the Super RFP programs for senior affordable housing.
	Local EDA Resources	The City will consider using local funds such as TIF Housing Set-Aside, general EDA funds, or new TIF districts to support development of senior housing in the community.
	LCDA Funds	The City would strongly consider sponsoring an application to Livable Communities Programs for senior housing.
	Housing Bonds	The City would consider using Housing Bonds to support senior housing bonds for senior affordable development.
Promote senior-friendly design in developments	Partnerships	The City will encourage developers rehabilitating or constructing residential development to incorporate recommendations of the Brooklyn Park Task Force for Aging recommendations into design.
Explore City level policy changes to promote affordability	Partnerships	City staff will continue to work with community organizations and other cities to explore adopting tenant protection ordinances.
	Local City Resources	The City will implement a local Fair Housing Policy to ensure that all housing efforts deployed by the City address Fair Housing needs.

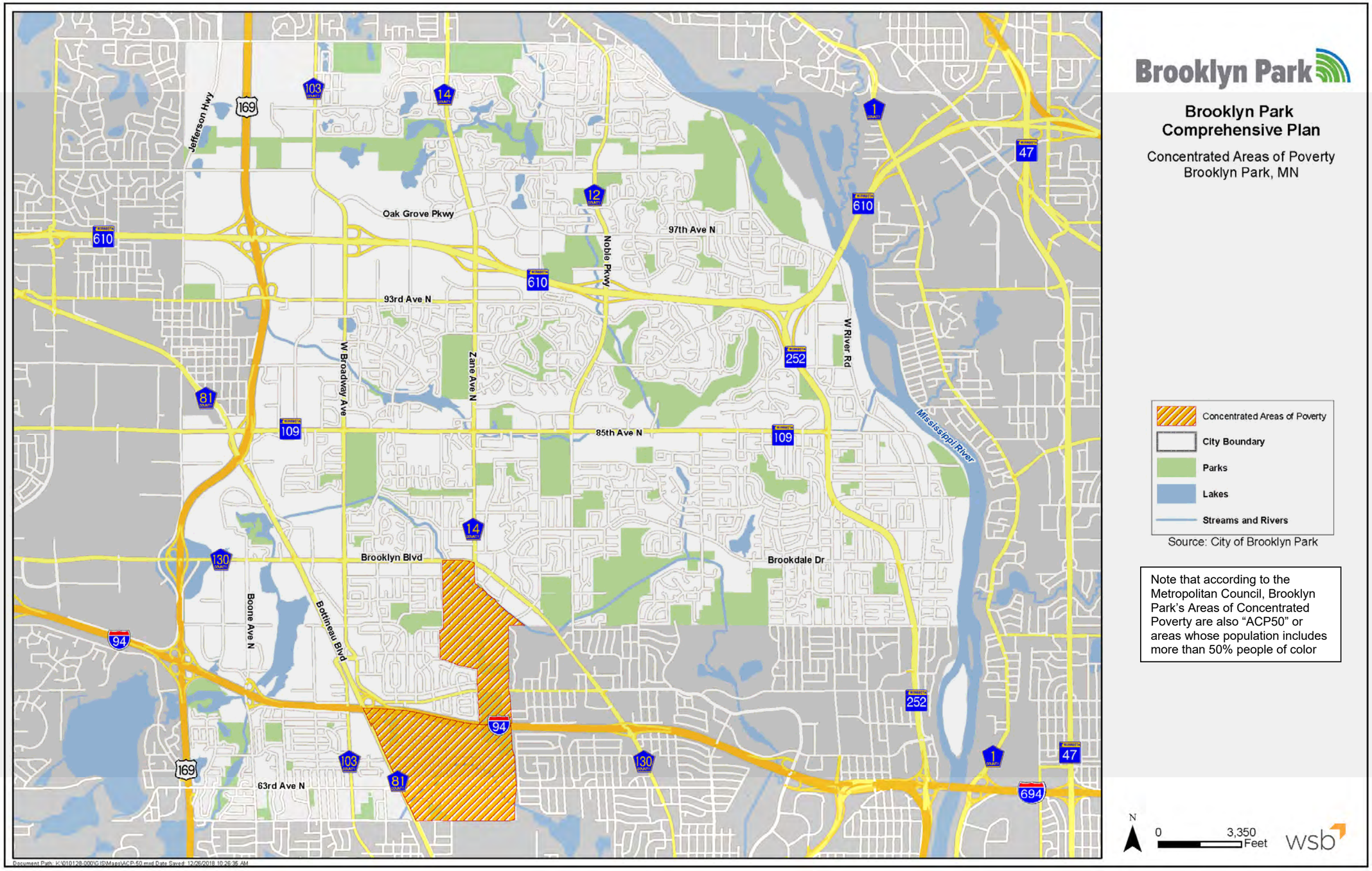
Explore partnerships to create more ownership opportunities	West Hennepin Affordable Housing Land Trust	The City will explore supporting a partnership with the West Hennepin Affordable Housing Land Trust to preserve and create affordable homeownership opportunities.

Housing Goal #3: Housing Services		
Identified Strategy	**Available Tools**	**Circumstances and Use**
Renter-to-homeownership programs	Partnerships	Staff will keep track and monitor the PRG/Minneapolis Public Housing renter to homeownership program to determine if it is a replicable program for Brooklyn Park.
Commit to developing a Fair Housing training procedure	Local EDA Resources	The City will likely use local EDA resources and funds to develop a Fair Housing training procedure for city departments.
	Partnerships	City staff will work with regional partners, including Hennepin County and Met Council to develop a Fair Housing training procedure.
Partnerships and Coordination	Partnerships	The City is committed to strengthening existing partnerships through expanded coordination.
Evaluate Housing Programs	Internal staff	City staff will evaluate housing programs regularly and provide summaries of outcomes to the EDA and Council.
Staff Resources	Local City Resources	The City will continue to fund dedicated housing staff as a resource to residents.

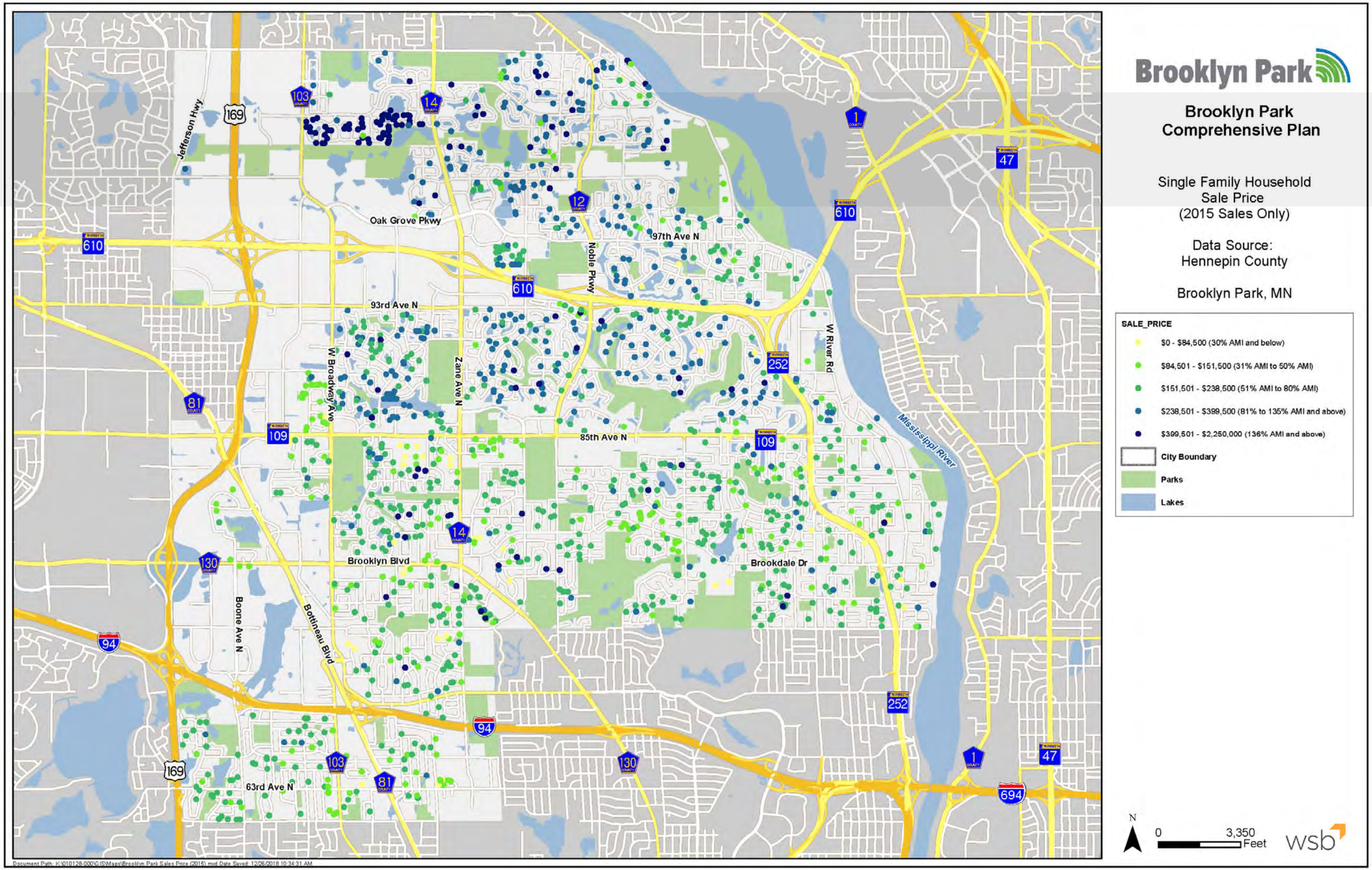
Housing Goal #4: LRT Corridor		
Identified Strategy	**Available Tools**	**Circumstances and Use**
Encourage redevelopment and development near transit corridors	Local EDA Resources	The City will consider using local funds such as TIF Housing Set-Aside, general EDA funds, or new TIF districts to support redevelopment and development near transit corridors.
	Super RFP	The City would strongly consider supporting/sponsoring an application to the Super RFP programs for housing redevelopment and development near transit corridors.
	Local Funds: LCDA	The City would strongly consider sponsoring an application to Livable Communities Programs for senior housing.
	Local Funds: Hennepin County TOD	The City would strongly consider sponsoring an application to the Hennepin County TOD program for redevelopment and development funding near the transit corridor.
	Housing Bonds	The City would consider using Housing Bonds to redevelopment or development along the transit corridor.
	Local Funds: CDBG	The City would consider using CDBG funding for redevelopment or development near the transit corridor on a case by case basis.
Promote Higher Density Housing	Partnership	The City is partnering with Hennepin County to use FTA grant resources to develop TOD zoning and overlay tools for the transit station areas. It is anticipated that these new tools will be adopted in June 2018.
Explore mixed-income residential developments	Partnership	The City is partnering with Hennepin County to use FTA grant resources to develop TOD zoning and overlay tools for the transit station areas, including inclusionary/affordable housing mechanisms. It is anticipated that these new tools will be adopted in June 2018. The City will implement zoning aspects of the Mixed-Income Housing Policy.
Explore anti-displacement strategies and policies	Partnership	The City is partnering with Hennepin County to use FTA grant resources to explore strategies and policies to prevent displacement of residents living near the transit corridor. This work will be underway in 2018-19.

Housing Goal #5: Housing Production		
Identified Strategy	**Available Tools**	**Circumstances and Use**
Establishing target numbers of units for each housing type	Local EDA Resources	A housing gap analysis along the LRT corridor is underway. The City will consider engaging a consultant to conduct a city-wide housing gap analysis.

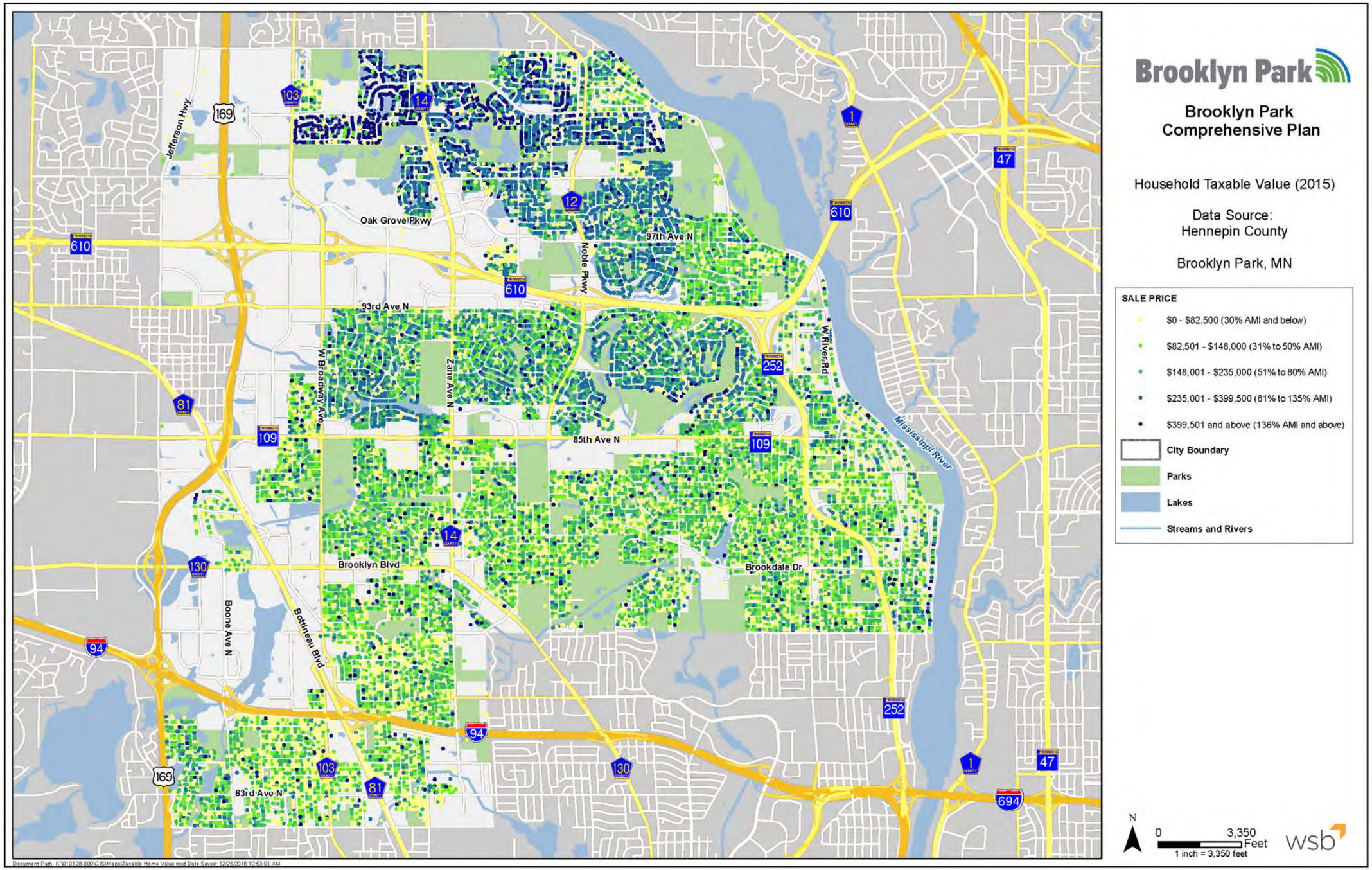
Map 4-1 Areas of Concentrated Poverty with Greater than 50% People of Color



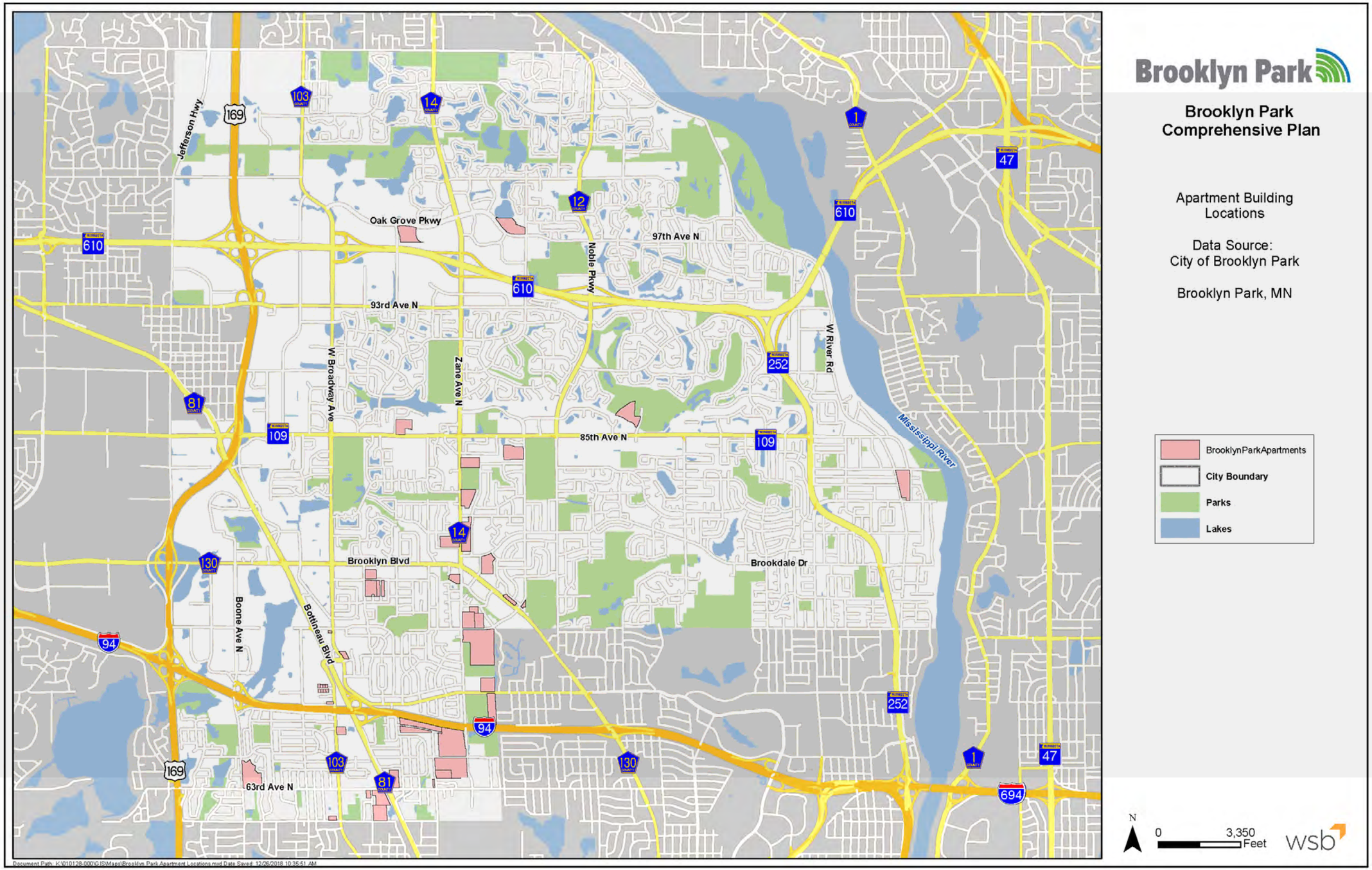
Map 4-2 Single Family Household Sale Price (2015 Sales Only)



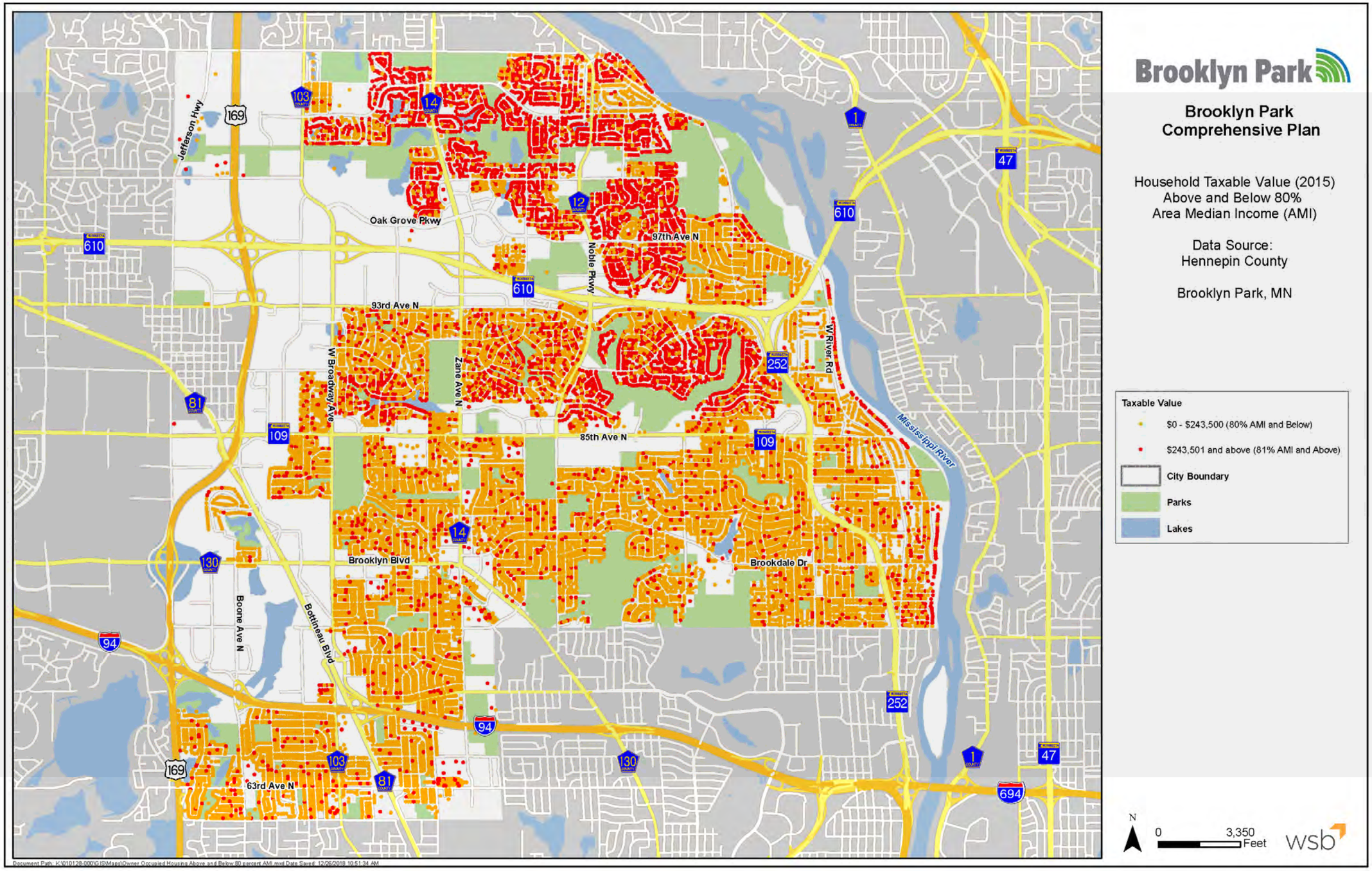
Map 4-3 Household Taxable Value (2015)



Map 4-4 Apartment Building Locations



Map 4-5 Owner Occupied Housing Above and Below 80% AMI ($243,500.00



CHAPTER 13: Implementation Program

The Implementation chapter of the Comprehensive Plan addresses how the policies and direction described in the previous chapters will be accomplished in Brooklyn Park.

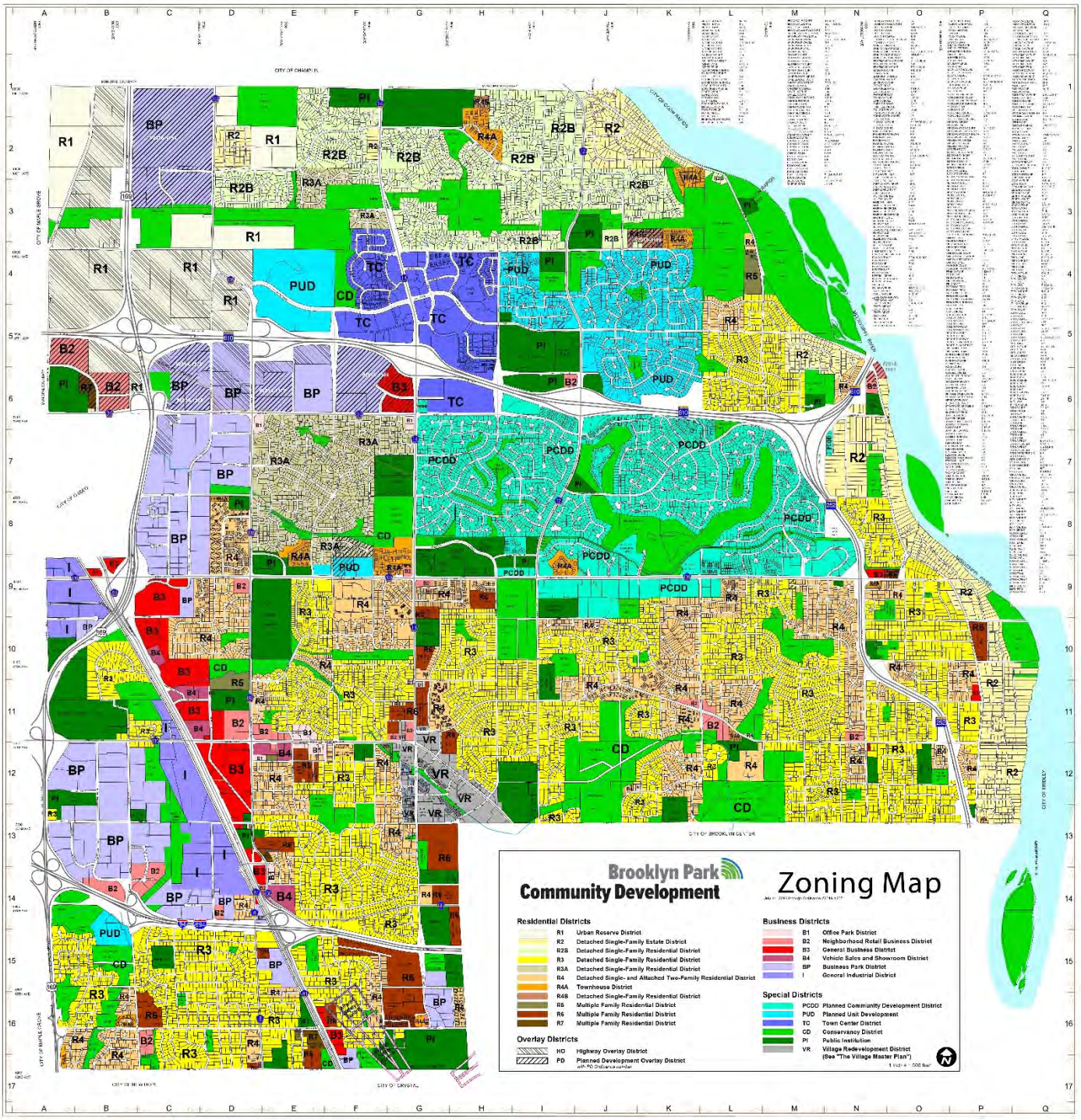
Often, the most challenging part of the Comprehensive Plan is implementation. It is easy to complete a document, and then watch it collect dust on a shelf. To increase the likelihood of its implementation, the following Implementation Matrix provides priorities and probable funding mechanisms. The implementation steps should be reviewed by the City periodically (annually or more often) to:

- Establish **priority work activities** for City staff and volunteers (and for City partner organizations) on an annual basis,
- Establish **priorities for annual City budget** (and for City partner organization budgets),
- Establish **priorities for Capital Improvement Plans**.

Three additional areas are specifically addressed; 1) Official Controls; 2) Capital Improvement Plan; and 3) Housing Implementation Program.

13.1 Official Controls

The City utilizes the zoning and subdivision regulations as the primary control for development and land use regulation. The zoning ordinance is the main implementation tool for the comprehensive plan and will be updated within nine months of the adoption of the comprehensive plan. A current zoning map and zoning category descriptions are provided below.


Brooklyn Park
Community Development
Zoning Map
Residential Districts
R1 Urban Reserve District
R2 Detached Single-Family Estate District
R2B Detached Single-Family Residential District
R3 Detached Single-Family Residential District
R3A Detached Single-Family Residential District
R4 Detached Single- and Attached Two-Family Residential District
R4A Townhouse District
R4B Detached Single-Family Residential District
R5 Multiple Family Residential District
R6 Multiple Family Residential District
R7 Multiple Family Residential District
Overlay Districts
HO Highway Overlay District
PD Planned Development Overlay District
Business Districts
B1 Office Park District
B2 Neighborhood Retail Business District
B3 General Business District
B4 Vehicle Sales and Showroom District
BP Business Park District
I General Industrial District
Special Districts
PCDD Planned Community Development District
PUD Planned Unit Development
TC Town Center District
CD Conservancy District
PI Public Institution
VR Village Redevelopment District
(See "The Village Master Plan")

Zoning District		Description
R-1	Urban Reserve	Allows for the orderly phasing and development of land until city services, including sanitary sewer, storm sewer, and water, are extended into the area; Typically requires significant amounts of open land area such as athletic and cultural facilities, country clubs, government buildings, educational uses, and land reclamation; Short-term agriculture uses and very low density residential uses and those accessory uses customarily incidental to them.
R-2	Detached Single-Family Estate	Large lot detached single-family dwellings
R-2B	Detached Single-Family Residential	Detached single-family dwellings
R-3	Detached Single-Family Residential	Detached single-family dwellings
R-3A	Detached Single-Family Residential	Detached single-family dwellings
R-4	Detached Single and Attached Two-Family Residential	Detached single and attached two-family dwellings
R-4A	Townhouse	Low or medium density attached residential dwellings
R-4B	Detached Single Family	Low or medium density single family homes within association-maintained communities
R-5	Multiple Family Residential	Two story multiple family structures
R-6	Multiple Family Residential	Multiple family dwellings over two stories
R-7	Multiple Family Residential	Multiple family dwellings
B-1	Office Park	Office uses, with other accessory retail and service uses offered on site to serve the primary use or their employees
B-2	Neighborhood Retail Business	Commercial or mixed use development centers for retail sales and services that serve the adjacent neighborhoods and to preserve and protect the general character of the adjacent areas.
B-3	General Business	Centralized areas for commercial or mixed use development that have a community or regional customer base in that they generally draw customers from farther away than the adjacent neighborhoods
B-4	Vehicle Sales and Showroom	Vehicle sales businesses that draw from a regional customer base and has outdoor storage, display and/or sales of vehicles and/or recreational equipment
BP	Business Park	Office, commercial, industrial, or mixed use that enhance the city's tax base, have few customers coming to the site, but may have a large employee base, involve manufacturing, warehousing, office uses, and other accessory retail and service uses offered on site to service the primary use or their employees.
I	General Industrial	Warehousing and industrial uses that may present negative off-site impacts to adjacent properties and are potentially environmentally sensitive due to the characteristics of the use of the property, and/or have an extensive amount of outdoor storage requirements.
PCDD	Planned Community Development District	Designed for use where the general areas contain a unique physical or recreational feature or require detailed, coordinated planning efforts to achieve specific goals.
PUD	Planned Unit Development	Development that is in compliance with the land use designation that allows innovation in development standards.
TC	Town Center	High quality, comprehensively designed commercial and residential neighborhoods with developments designed to promote walking, bicycling and transit use.
CD	Conservancy	Valuable environmental qualities which are to be preserved as park or open space amenities and to prevent the over-crowding of land, to avoid undue concentration of population, a specific public purpose, and/or alleviate the burden of development from environmentally sensitive lands.

PI	Public Institution	Public buildings, uses and needs that otherwise may not fit into other zoning districts because of their specialized land use needs and public purpose.
VR	Village Redevelopment	implement the goals and objectives of the Village Redevelopment Plan and to define strategies and design standards for the implementation of the Plan. The district is intended to promote creative and efficient use of land within the Redevelopment District by providing flexibility in design and to allow mixed land uses while encouraging compact and pedestrian oriented development

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. Revise zoning districts to reflect the densities and uses described in Table 3-2 of this Plan
2. Revise the city's zoning map to reflect the new MRCCA districts
3. Rezone properties in accordance with the 2040 Future Land Use Plan
4. Implement Transit Overlay Districts as described in the Station Area Plans

Housing

1. Guide future land use to densities that support the development of affordable housing.
2. Explore adopting tenant protection ordinances that would require landlord notice of non-renewal leases, significant rent increases, or changes in screening criteria.
3. Explore ordinances and policies that support mixed-income residential developments with a goal of 20 percent units being affordable to 50% Area Median Income to preserve long-term affordability near public transit.
4. Update zoning code in accordance with the Mixed-Income Housing Policy

13.2 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 and as Appendix I to the Comprehensive Plan. Specific implementation strategies for water, sewer and transportation infrastructure are also described in those chapters.

13.3 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 this Plan addresses the programs and implementation strategies for the housing in the community.

13.4 Implementation Matrix

The implementation work plan outlined in the following table expands upon the strategies and action items presented in all preceding chapters of this Plan by assigning a responsible body or actor (**who**), a timeframe for action (**when**), and a suggestion of where the funding that will enable the action will come from (**how**).

While the following lays out a work plan covering the years 2018 – 2040, it is to be expected that the task list will change from year to year. As time goes on, some tasks will take longer than expected and will shift into the next year's list. Priorities will change, and tasks will be moved up to be accomplished earlier. New ideas will be presented to accomplish the goals and vision cited here and will be added to the task list and new funding tools may be developed. This is all part of the cyclical process of implementation.

Implementation actions and strategies are arranged in the Implementation Matrix by Plan chapter, which has the following color scheme:

	Land Use
	Housing
	Economic Development
	Transportation
	Parks
	Resilience
	Surface Water
	Water Supply
	Sanitary Sewer

An “X” in the “Ongoing” column indicates that the corresponding action or strategy item will not be completed as a discrete task, but will instead require periodic or continuous attention once the identified action or strategy has been initiated.

In the “When” column, timeframes are organized into four classifications:

- Ongoing (an action that is already happening and will occur as needed or on a continual basis)
- Short-term (starting now, completed within the next five years)
- Medium-term (5 – 10 year completion)
- Long-term (10+ year completion)

Table 13-1 BROOKLYN PARK IMPLEMENTATION MATRIX

Action or Strategy		Who	When	Ongoing?	How ($)
	Land Use				
	Create new zoning districts that reflect the new future land use designations in this Plan	Community Development staff	Short-term		City funds
	Update residential densities within the zoning ordinance to reflect density ranges proposed in this Plan	Community Development staff	Short-term		City funds
	Create flexible development standards for new residential developments that allow innovative development patterns and more efficient densities that protect and enhance the character, stability, and vitality of residential neighborhoods.	Community Development staff	Short-term		City funds
	Revise the city's zoning map to reflect the new MRCCA districts	Community Development staff	Short-term		City funds
	Rezone properties in accordance with the 2040 Future Land Use Plan	Community Development staff	Short-term		City funds
	Implement Transit Overlay Districts as described in the Station Area Plans	Community Development staff	Short-term		City funds
	Update zoning code in accordance with the Mixed-Income Housing Policy	Community Development staff	Short-term		City funds
	Housing				
	See Housing Implementation Matrix in Chapter 4				
	Economic Development				
	Continue to support economic activities that increase the overall tax base of the community.	All staff		X	City funds
	Explore strategies for attracting additional restaurants to grow the variety of dining options for residents, businesses, and the workforce.	Economic Development staff	Short-term		City funds

Action or Strategy	Who	When	Ongoing?	How ($)
Identify opportunities to enhance resident access to existing businesses.	Economic Development staff	Short-term		City funds
Continue to review the Business Forward Advisory Board recommendations to sustain a strong, business-friendly environment in Brooklyn Park.	Economic Development staff		X	
Continue to support business attraction, retention, and expansion in the growing cluster of medical device and technologies, biosciences, precision manufacturing, research and development facilities, professional offices, and headquartered companies in Brooklyn Park.	Community Development staff		X	
Explore strategies for reducing barriers to opening a business in Brooklyn Park.	Economic Development staff	Short-term		City funds
Continue to support community-owned amenities, such as Edinburgh USA golf course and clubhouse, and prepare publicly-owned land, such as the Village Creek redevelopment area, for redevelopment.	Economic Development staff		X	
Consider creating a new forum for entrepreneur development to share resources with potential new business owners and stimulate the locally-owned business community.	Economic Development staff	Short-term		City funds
Explore small business incubation models, including whether the foundation for an incubator already exists in Brooklyn Park.	Economic Development staff	Short-term		City funds

	Action or Strategy	Who	When	Ongoing?	How ($)
	Continue to include the Brooklyn Park business community in policy creation and decision making via the Business Forward Advisory Board.	Economic Development staff		X	City funds
	Continue small business support programs, such as Open to Business, and one or more City Staff positions to support businesses.	Economic Development staff		X	City funds, grants
	Explore strategies to engage emerging entrepreneurs.	Economic Development staff		X	
	Evolve the work of the Brooklyn Park Development Corporation to maximize its potential as a tool for business development.	Economic Development staff	Short-term		City funds
	Consider using the Equitable Development Principles and Scorecard as a tool to engage the community and evaluate impacts during the development process.	Economic Development staff	Short-term		City funds
	Evaluate the impact of policies and strategies on people of color through data analysis and community engagement. Adapt policies based on that evaluation.	Economic Development staff		X	City funds
	Aim to attract employers that can support higher density employment to meet 2040 jobs goals.	Economic Development staff	Medium-term		City funds
	Develop job creation, career pipeline, and livable wage policies in Brooklyn Park.	Economic Development staff	Short-term		City funds
	Continue to cultivate workforce development partnerships with employers, schools, chambers of commerce, and other governmental and nonprofit organizations.	Economic Development staff		X	City funds, grants
	Explore options to connect the local workforce to local employers.	Economic Development staff	Short-term		City funds

Action or Strategy	Who	When	Ongoing?	How ($)
Remain involved with local programming to continue supporting partnerships without duplicating established, functioning initiatives.	Economic Development staff		X	
Consider introducing City practices that promote local procurement in purchasing wherever possible.	Economic Development staff	Short-term		City funds
Encourage local procurement in purchasing by other Brooklyn Park public and private anchors, including post-secondary institutions and Brooklyn Park's largest employers.	Economic Development staff		X	
Evolve programs and practices to create more openness and opportunity to access available business resources.	Economic Development staff	Short-term		City funds
Transportation				
Pursue available funding grants and identify alternative funding strategies , including private sector options, to reduce reliance on shrinking state and federal funding sources.	Engineering staff, Operations and Maintenance		X	Federal funds, MnDOT, other grants
Promote mixed use development and transportation demand management, especially in designated growth areas, to reduce the need for single occupancy vehicle trips and encourage transit oriented development.	All staff		X	
When developing and updating the city's Capital Improvement Plan, review the CIP for conformity with the Comprehensive Plan.	Engineering staff, Operations and Maintenance		X	City funds
Consider the impact on quality of life, aesthetics to adjacent land uses and all other travel modes when constructing new or reconstructing existing roadways.	Engineering staff, Operations and Maintenance		X	

Action or Strategy	Who	When	Ongoing?	How ($)
Improve coordination of public and private roadway and utility projects to minimize pavement cuts and traffic disruptions.	Engineering staff, Operations and Maintenance		X	
Work with MnDOT, Hennepin County and other agencies to utilize Intelligent Transportation Systems (ITS) to maximize the efficiency and safety of all roadways within the city.	Engineering staff, Operations and Maintenance		X	MnDOT, Hennepin County, City funds
Continue to identify and implement safety strategies to address speeding, young drivers, occupant protection, impaired driving, roadway departure, intersection safety and reliance on good data.	Engineering staff, Operations and Maintenance		X	MnDOT, Hennepin County, City funds
Work with MnDOT and Hennepin County to initiate studies within the next five years of the three areas identified above in 5.3.13 of the Transportation Chapter as requiring additional multi-agency study.	Engineering staff, Operations and Maintenance	Short-term		MnDOT, Hennepin County, City funds
Work with Hennepin County to transfer jurisdiction of the roadways identified in 5.3.14 of the Transportation Chapter.	Engineering staff, Operations and Maintenance	Medium-term		Hennepin County, City funds
Implement the roadway improvements described in 5.3.13 of the Transportation Chapter as funding become available with emphasis on regional coordination to fund and implement the large-scale projects.	Engineering staff, Operations and Maintenance	Short to Long-term		MnDOT, Hennepin County, City funds
Work with Metro Transit to provide convenient, reliable, and efficient mass transit	Community Development staff, Engineering staff		X	
Promote transit-oriented development opportunities where appropriate	Community Development staff		X	

Action or Strategy		Who	When	Ongoing?	How ($)
	When locating affordable housing and senior housing sites, transit availability will be considered	Community Development Staff		X	
	Include pedestrian, bicycle, and transit use in public and private developments. Walkways and Transit in High Density Housing and Commercial Areas will be required	Community Development Staff, Engineering staff		X	City funds, new developments
	Work with Hennepin County, MNDOT, and Metro Transit with the Target project	Community Development Staff, Engineering staff	Short-term		Hennepin County, MnDOT, Metro Transit
	Parks and Trails * See also City Park System Plan, Chapter 5 which includes a detailed 10 year capital reinvestment plan				
	Rehabilitation: Park buildings and shelters	Parks and Recreation staff	Short-term		City funds
	Rehabilitation: Parks irrigation system rehab.	Parks and Recreation staff	Short-term		City funds
	Rehabilitation: Central Park improvements	Parks and Recreation staff	Short-term		City funds
	Rehabilitation: Eidem Homestead improvements	Parks and Recreation staff	Short-term		City funds
	Golf Courses: Brookland Golf Park Rehabilitation	Parks and Recreation staff	Short-term		City funds
	Golf Courses: Edinburgh USA Course Rehab	Parks and Recreation staff	Short-term		City funds
	Rehabilitation: Edinburgh USA Clubhouse Reinvestments	Parks and Recreation staff	Short-term		City funds
	CAC: General Rehabilitation/Remodeling	Parks and Recreation staff	Short-term		City funds
	Rehabilitation: Zanewood Recreation Center	Parks and Recreation staff	Short-term		City funds

Action or Strategy		Who	When	Ongoing?	How ($)
	Emerald Ash Borer	Parks and Recreation staff	Short-term		City funds
	Natural Resource Management	Parks and Recreation staff	Short-term		City funds
	Park Bond: Park Reinvestment	Parks and Recreation staff	Short-term		Park Bond
	Parks: Playground/Skate Park Equipment Replacement	Parks and Recreation staff	Short-term		City funds
	Parks: Parking Lot Replace/Construct	Parks and Recreation staff	Short-term		City funds
	Tennis, Pickleball & Basketball Court Replace/Rehab	Parks and Recreation staff	Short-term		City funds
	Trail & Pedestrian Bridge Replacement/Rehab	Parks and Recreation staff	Short-term		City funds
	Northwoods Park Improvements	Parks and Recreation staff	Short-term		City funds
	River Park Improvements	Parks and Recreation staff	Short-term		City funds
	Zane Sports Park Improvements	Parks and Recreation staff	Short-term		City funds
	Env. Nature Area/Mississippi Gateway Master Plan	Parks and Recreation staff	Short-term		City funds
	Park Bond: Natural Resources Management	Parks and Recreation staff	Short-term		Park Bond
	Park Bond: Trails	Parks and Recreation staff	Short-term		Park Bond
	Park Bond: CAC Improvements and Senior Facilities	Parks and Recreation staff	Short-term		Park Bond
	Park Bond: Field and Court Improvements	Parks and Recreation staff	Short-term		Park Bond
	Park Bond: Historic Eidem Farm Improvements	Parks and Recreation staff	Short-term		Park Bond

Action or Strategy		Who	When	Ongoing?	How ($)
	New Trail Construction	Parks and Recreation staff	Short-term		City funds
	Land/Facilities Acquisition	Parks and Recreation staff	Short-term		City funds
	Park Bond: Additional Recreation/Teen Center	Parks and Recreation staff	Short-term		Park Bond
	Community Aquatics Facility	Parks and Recreation staff	Short-term		City funds
	Central Park Redevelopment	Parks and Recreation staff	Short-term		City funds
	Field House/Dome	Parks and Recreation staff	Short-term		City funds
	Artificial Turf Sports Field	Parks and Recreation staff	Short-term		City funds
	Community Gymnasium	Parks and Recreation staff	Short-term		City funds
	Resilience				
	Encourage residents and businesses to include solar systems as part of their homes or buildings.	Operations and Maintenance, City Administration, Community Development staff		X	City funds
	Install solar systems at multiple locations on City facilities to provide power to City buildings	Operations and Maintenance	Short-term		City funds, grants
	Continue use of alternative fuels in City vehicles, including E-85 and hybrid vehicles	Operations and Maintenance		X	City funds
	Continue to work at with property owners as new energy systems are introduced and change our own facilities as appropriate	Operations and Maintenance, Community Development staff		X	City funds
	Provide curbside residential organics collection in accordance with upcoming Hennepin County ordinance	Operations and Maintenance	Short-term		City funds

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.1	**Meeting Date:**	June 24, 2019
Agenda Section:	Consent	**Originating Department:**	Operations and Maintenance - Engineering Services Division
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Jesse Struve, City Engineer
Attachments:	3	**Presented By:**	Jesse Struve
Item:	Accept Petition and Order Public Hearing for the Vacation of Drainage and Utility Easement		

City Manager's Proposed Actions:

1. MOTION _____, SECOND _____, TO RECEIVE AND PLACE ON FILE THE PETITION FOR VACATION OF THE DRAINAGE AND UTILITY EASEMENT ON LOT 1, BLOCK 2, MILLS ADDITION TO BROOKLYN PARK.

2. MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2019-_____ ORDERING A PUBLIC HEARING FOR VACATION OF THE DRAINAGE AND UTILITY EASEMENT ON LOT 1, BLOCK 2, MILLS ADDITION TO BROOKLYN PARK.

Overview:

The City of Brooklyn Park received a vacation petition from Fleet Farm Properties, LLC for the property at 8232 Lakeland Avenue North. They are requesting vacation of the drainage and utility easement on Lot 1, Block 2, Mills Addition to Brooklyn Park. Mills Fleet Farm is selling this parcel to Enterprise Rental. Enterprise Rental has worked with the utility companies to locate their facilities and reduce the easement to what is necessary for the existing utilities. The reduced easement will allow Enterprise to do the development layout they would prefer.

A vacation hearing is scheduled to be held on July 8, 2019, for Council's review of the proposed vacation of the drainage and utility easement on Lot 1, Block 2, Mills Addition to Brooklyn Park. Prior to the hearing, staff will notify the utility companies of the petitioner's request, so they can provide input on the proposed vacation.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

4.1A RESOLUTION
4.1B PETITION
4.1C PROPOSED EASEMENT VACATION AREA

RESOLUTION #2019-

RESOLUTION ORDERING A PUBLIC HEARING FOR VACATION OF
THE DRAINAGE AND UTILITY EASEMENT ON LOT 1, BLOCK 2,
MILLS ADDITION TO BROOKLYN PARK

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that a public hearing be held on the 8th day of July 2019 at 7:00 p.m. in the Council Chambers at City Hall, 5200 85th Avenue North to consider the vacation of the following drainage and utility easement:

Parcel Description

Lot 1, Block 2, Mills Addition to Brooklyn Park, Hennepin County, Minnesota.

Easement Vacation Description

To vacate that part of the Drainage and Utility easement recorded as Doc. #4601632 and being embraced within Lot 1, Block 2, Mills Addition to Brooklyn Park according to the recorded plat thereof, Hennepin County, Minnesota being described as follows: the northeasterly 50.00 feet of the southwesterly 60.00 feet and the northwesterly 35.00 feet of the southeasterly 60.00 feet of said Lot 1.

Proposed Drainage and Utility Easement

The northeasterly 17.00 feet of Lot 1, Block 2, Mills Addition to Brooklyn Park, Hennepin County, Minnesota.

BE IT FURTHER RESOLVED, that the City Clerk be directed to file the proper legal notice of such hearing in the manner required by law.

PETITION

In the Matter of Vacation of certain easements as described below

---

TO: **THE CITY COUNCIL OF BROOKLYN PARK, HENNEPIN COUNTY, STATE OF MINNESOTA**

Fleet Farm Properties, LLC
(Owner)

Hereby petitions the City Council of Brooklyn Park, pursuant to the provisions of Section 14.07 of the City Charter and applicable State Law to vacate:

Part of the Drainage & Utility easement
(Describe type of easement)

Located in said City and described as follows:

Parcel Description: Lot 1, Block 2 MILLS ADDITION TO BROOKLYN PARK, HENNEPIN COUNTY, MINNESOTA

Easement Description: Please see attached Easement Exhibit for easement to be vacated and proposed.

The portion of said easement sought to be vacated adjoins and abuts lands owned by said petitioners.

Date: 6.4.2019

Petitioner:

Frank Steeves
(Print Name)

(Signature)

Easement Exhibit

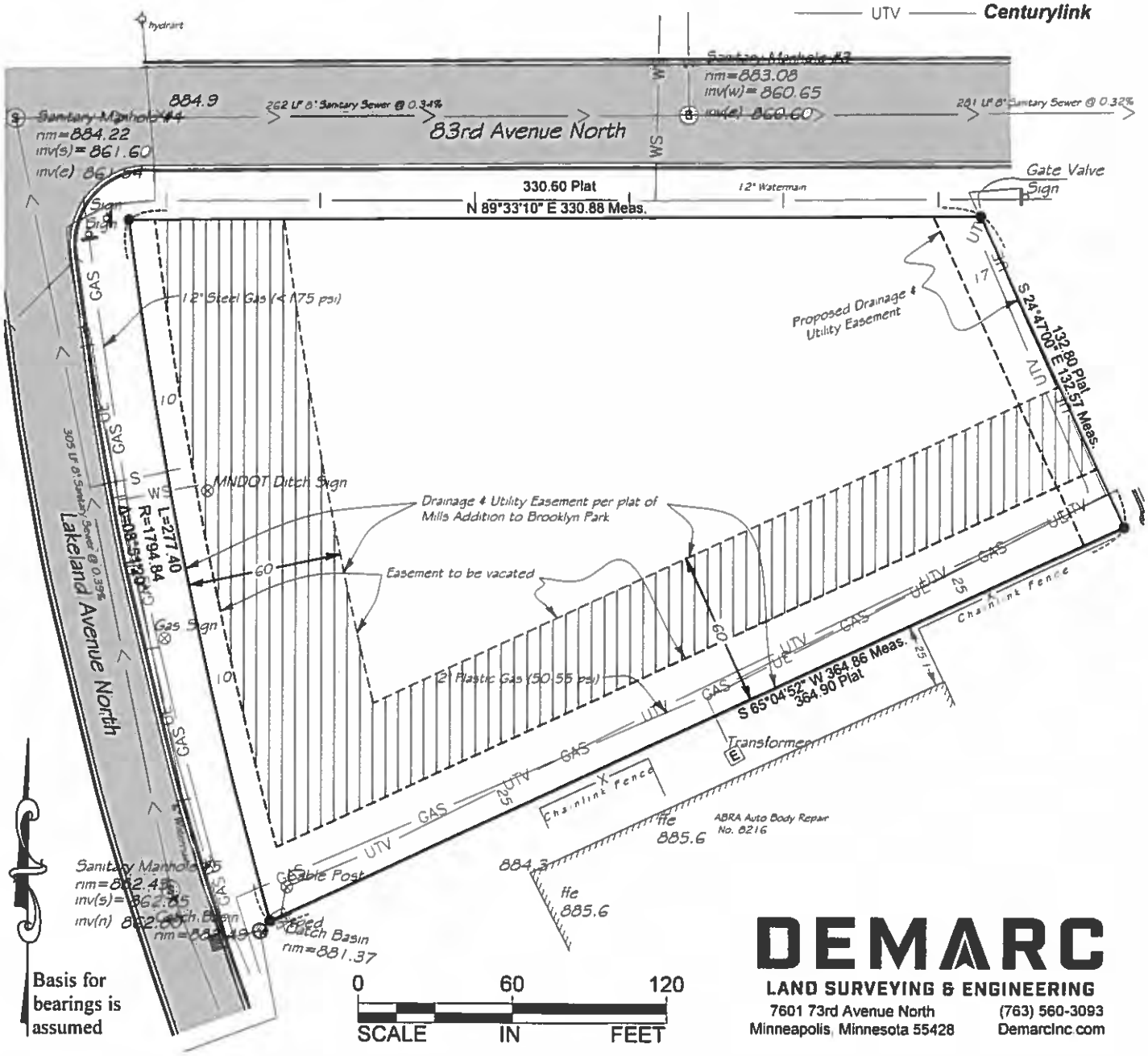
Parcel Description:
Lot 1, Block 2 MILLS ADDITION TO BROOKLYN PARK, HENNEPIN COUNTY, MINNESOTA

Easement to be Vacated:
To vacate that part of the Drainage & Utility easement recorded as Doc. # 4601632 and being embraced within Lot 1, Block 2, Mills Addition to Brooklyn Park according to the recorded plat thereof, Hennepin County, Minnesota being described as follows: the northeasterly 50.00 feet of the southwesterly 60.00 feet and the northwesterly 35.00 feet of the southeasterly 60.00 feet of said Lot 1.

Proposed Drainage & Utility Easement:
The northeasterly 17.00 feet of Lot 1, Block 2 MILLS ADDITION TO BROOKLYN PARK, HENNEPIN COUNTY, MINNESOTA

Utility Legend

UE	Xcel Energy
GAS	Centerpoint
UTV	Centurylink



DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North
Minneapolis, Minnesota 55428
(763) 560-3093
DemarcInc.com

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.2	**Meeting Date:**	June 24, 2019
Agenda Section:	Consent	**Originating Department:**	Operations and Maintenance - Engineering Services Division
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Mitch Robinson, Civil Engineer I
Attachments:	2	**Presented By:**	Jesse Struve, City Engineer
Item:	Coal Tar Lawsuit		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2019-_____ APPROVING THE CITY OF BROOKLYN PARK TO JOIN THE COAL TAR LAWSUIT.

Overview:

Seven metro cities (Bloomington, Burnsville, Eden Prairie, Golden Valley, Maple Grove, Minnetonka, and White Bear Lake) have filed identical lawsuits against several companies for allegedly contaminating the storm water ponds and waterways with pollutants and potentially carcinogenic chemicals. These companies all produced coal tar sealants, which are used primarily in driveways and parking lots to seal the pavement. The coal tar sealant contains high concentrations (15 to 30 percent) of polycyclic aromatic hydrocarbons (PAHs).

PAHs are broken down into particles over time by vehicles, sunlight, and weather. These particles are transported into the storm sewer system and deposited into storm water ponds. Once a certain threshold of PAHs is met, the material removed for standard maintenance of the pond needs to be landfilled.

The Minnesota Legislature passed a law in 2013 to ban the use and sale of coal tar-based sealcoats effective January 1, 2014. A Minnesota Pollution Control Agency (MPCA) study found that approximately 67% of total PAHs in the sediment of stormwater ponds were from coal tar-based sealants. In 2017, staff estimated approximately 25% of the stormwater ponds in Brooklyn Park would have sediment that would need to be landfilled. This is just an estimate and the actual number could be significantly higher, but additional testing would be required. The cost to landfill the contaminated material is estimated at two to three times more expensive than reusing material on site or disposing of non-contaminated material. With 300 ponds in the City, an additional $9 to $12 million in 2019 dollars may be required to landfill material that could otherwise be reused if not for the elevated PAHs levels.

The City previously dredged Meadowwood Court Pond (CIP 3712-16) and plans to dredge the Sunny Lane Pond with the 2019 Street Reconstruction Project (CIP 4003-19). Additionally, the Commerce Pond near 85th Avenue and Xylon was tested as part of 2016 study. All three ponds have sediment with PAHs that exceed the MPCA standards for reuse and require landfilling. Staff expects to see more ponds as we begin to dredge more in the future. Staff recommends joining the coal tar litigation with the seven other metro cities.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues:

Attorney will receive a fee calculated as a contingency fee on any damages recovered as a result of the lawsuit. The calculation of such fee will be as follows:

- 15% of Gross Recovery if the case settles before the filing of a complaint
- 20% of Gross Recovery if the case settles after the filing of the complaint but before and discovery begins
- 25% of Gross Recovery if the case settles after the filing of the complaint and after commencement of discovery in the case, but before trial
- 28% of Gross Recovery if the trial commences
- 30% of Gross Recovery in the event of an appeal of a final judgment of the case at the close of discovery or after trial

In the event of no recovery, the City of Brooklyn Park shall not be required to pay Attorney a fee for their services or to reimburse Attorney for costs, expenses, and disbursements made in connection with the institution and prosecution of the claim.

Attachments:

4.2A RESOLUTION
4.2B LEGAL SERVICES AGREEMENT

RESOLUTION #2019-

RESOLUTION APPROVING THE CITY OF BROOKLYN PARK
TO JOIN THE COAL TAR LAWSUIT

WHEREAS, seven metro cities (Bloomington, Burnsville, Eden Prairie, Golden Valley, Maple Grove, Minnetonka, and White Bear Lake) have filed identical lawsuits against seven oil refining companies (Koppers Inc, Ruetgers Canada Inc, Rain Carb on Holdings LLC, Rain Carbon Inc, Stella-Jones Corp., Coopers Creek Chemical Corporation, and Lone Star Specialty Products) regarding coal tar products that have contaminated stormwater ponds; and

WHEREAS, Weitz & Luxenberg, P.C., Super Law Group, LLC, and Gray Plant Mooty represent the seven metro cities; and

WHEREAS, Brooklyn Park's Engineering Division has estimated 25% of the stormwater ponds in the city to have contaminated sediment that requires landfill disposal, which would equate to an additional $9 to $12 million in 2019 dollars; and

WHEREAS, Brooklyn Park's Engineering Division has tested three ponds in the last three years that have contaminated soil requiring landfill disposal.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that it approves the joining of the coal tar lawsuit.

LEGAL SERVICES AGREEMENT

1. IDENTIFICATION OF PARTIES. This Agreement, executed in duplicate with each party receiving an executed original, is made between the firm Weitz & Luxenberg, P.C. (W&L); the Super Law Group (SLG), and Gray, Plant, Mooty, Mooty & Bennett, P.A. (GPM), as local counsel (as their respective roles are set forth among them in separate written Association Agreements) (collectively: Attorney) and the City of Brooklyn Park.

2. RETENTION OF FIRM RATHER THAN PARTICULAR ATTORNEY. Client is retaining the law firms, and attorney services to be provided to Client will not necessarily be performed by any particular attorney.

3. AUTHORIZED REPRESENTATIVE OF CLIENT. Client designates Jesse Struve, or his/her designee, as the authorized representative to direct Attorney and to be the primary individual to communicate with Attorney regarding the subject matter of Attorney's representation of Client under this Agreement. This designation is intended to establish a clear line of authority and to minimize potential uncertainty but not to preclude communication between Attorney and other representatives of Client.

4. LEGAL SERVICES TO BE PROVIDED. Attorney will provide legal services to Client with respect to claims and actions for damages and injunctive relief arising from contamination of sediments in stormwater ponds and in other municipal waters from polycyclic aromatic hydrocarbons (PAHs) and other related chemicals from coal tar sealants (Contamination), as set forth further in separate written Association Agreements among them (collectively the Claims). Attorney will seek to recover damages sustained by the Client as a result of the Contamination, including the past, present, and future costs incurred to address the Contamination in stormwater ponds and in other municipal waters.

5. LEGAL SERVICES SPECIFICALLY EXCLUDED. Attorney will not provide legal services with respect to (a) defending any legal action or claim against the Client commenced by any person, or (b) proceedings before any federal or state administrative or governmental agency, department, or board including, but not limited to, the United States Environmental Protection Agency and the Minnesota Pollution Control Agency. With Client's permission, however, Attorney may elect to appear at such administrative proceedings to protect Client's rights. If Client wishes to retain Attorney to provide any legal services not provided under this Agreement for additional compensation, a separate written agreement between Attorney and Client will be required. Notwithstanding the above, Attorney will provide legal services for all cross-claims, counterclaims, and other claims and actions asserted in connection with the Claims and as set forth further in separate written Association Agreements among them.

6. RESPONSIBILITIES OF ATTORNEY AND CLIENT. Attorney will perform the legal services called for under this Agreement and separate written Association Agreements among the Attorney law firms, keep Client informed of progress and developments, and respond promptly to Client's inquiries and communications. Client will be truthful and cooperative

with Attorney, disclose to Attorney all facts relevant to the claim, keep Attorney reasonably informed of developments, and be reasonably available to attend any necessary meetings, depositions, preparation sessions, hearings, and trial. Client has final authority over litigation decisions, recognizing Attorney's wide discretion on day-to-day litigation matters.

7. ATTORNEYS' FEES. Attorney will receive a fee calculated as a contingency fee on any damages recovery ("Contingency Fee"), or the amount of any fee award that is given as part of a settlement or granted by the court and is separate and apart from the damages recovery and contemplated to specifically constitute fees for Attorney ("Attorney Fee Award"), or a combination of the Contingency Fee and Attorney Fee Award, as determined and explained below in this paragraph, paragraph 7.B and subject to paragraph 8.

Attorney will receive no less than a Contingency Fee which will be calculated as described below.

A. Calculation of Contingency Fee.

The Attorney will receive a Contingency Fee according to the following schedule:

- 15% of Gross Recovery if the case settles before the filing of a complaint.
- 20% of Gross Recovery if the case settles after the filing of the complaint but before any discovery begins.
- 25% of Gross Recovery if the case settles after the filing of a complaint and after commencement of discovery in the case, but before trial.
- 28% of Gross Recovery if the trial commences.

In the event of an appeal of a final judgment of the case at the close of discovery or after trial, the Contingency Fee shall be thirty percent (30%) of any recovery.

All Contingency Fees are to be calculated based on Client's Gross Recovery as defined in paragraph 7.B. In the event there is an Attorney Fee Award (as defined above), the entire Attorney Fee Award will be paid to Attorney. If the Attorney Fee Award is less than the amount of the Contingency Fee that would be due to Attorney as calculated above, Attorney will receive an amount from Client's Gross Recovery that will bring the Attorney Fee Award equal to the amount that would be paid as the Contingency Fee. If the Attorney Fee Award is more than the amount that the Contingency Fee would be as calculated above, Attorney will receive no more fees in addition to, and over and above, the Attorney Fee Award and shall retain any amounts that exceed the amount that the Contingency Fee would have been.

In the event the court awards fees as a sanction against an opposing party, any fees awarded to Attorney or to Client as part of a sanction against another party are paid to Attorney and are not included in calculating the Attorney Fee Award or the Contingency Fee.

W&L, SLG, and GPM will agree to an appropriate division among them of any and all fees, including the Contingency Fee and any Attorney Fee Award, and consistent with the Minnesota Rules of Professional Conduct and the New York Rules of Professional Conduct, will inform Client of the division and obtain Client's agreement in writing.

B. Definitions.

"Gross Recovery" means the total recovery, whether by settlement, arbitration award, court judgment following trial or appeal, or otherwise. "Recovery" shall include: (1) the then-present value of any monetary payments to be made to Client; and/or (2) the fair market value of any non-monetary property and services to be transferred or rendered for the benefit of Client. "Recovery" does not include any Attorney Fee Award (as defined in paragraph 7.A). "Recovery" may come from any source, including, but not limited to, the adverse parties to the Action or their insurance carriers or any third party, whether or not a party to the Action.

If Client and Attorney disagree as to the fair market value of any non-monetary property or services as described above, Attorney and Client will mutually agree to a method for an appraisal and the individual who will conduct the appraisal. Such appraisal shall be binding and will be conducted to determine this value.

8. COSTS AND EXPENSES. It will be necessary for Attorney (as set forth in further in separate written Associations Agreements among the Attorney law firms) to incur and advance certain court costs and other types of expenses for Client. These costs and other expenses may include, but are not limited to, the following: filing and service fees; costs for investigative services; travel expenses (including air fare, ground transportation, vehicle mileage, lodging, and meals); computer forensics providers; document depositories; deposition expenses and court reporter fees; outside trial services providers; trial equipment rental and operation fees; preparation of exhibits and graphics; the costs of briefs and transcripts on appeal; and miscellaneous copying, postage, shipping, and courier expenses. In addition, it will be necessary to employ technical expert witnesses to examine and report on the facts of Client's cause of action. Client agrees that Attorney may, in its discretion and after consultation with Client, employ and pay these expert witnesses. Anticipated costs and expenses of expert witnesses attributable to Client in the prosecution of the case will be submitted to the Client's designee in writing for approval prior to such costs and expenses being incurred. Subject to paragraph 9, Client agrees to reimburse Attorney for all such costs and expenses from Client's share of any Recovery, as defined in paragraph 7.B. Any costs and expenses incurred by Attorney prior to April 17, 2017 will be paid by Attorney and will not be reimbursed from any Gross Recovery.

Client understands that Attorney may incur certain expenses that jointly benefit multiple clients, including, for example, expenses for travel, experts, and copying. Client agrees that Attorney may, in its reasonable discretion, divide such expenses equally or pro rata among such clients, and deduct Client's portion of those expenses from Client's share of any Recovery.

In some instances, it may be necessary or advisable for Attorney to retain special outside counsel to assist on matters other than prosecuting the Claims as described in paragraph 5 above. Examples of such instances include the following: a defendant may seek bankruptcy protection; a defendant may attempt to fraudulently transfer some of its assets to avoid paying the Client's claim; or a separate lawsuit may need to be filed against a defendant's insurance company. Client agrees that Attorney may retain such special outside counsel to represent Client when Attorney deems such assistance to be reasonably necessary or advisable. Before the association becomes effective, Client shall have the opportunity to consent in writing to the terms of the arrangement after being advised of 1) the identity of the lawyer or law firm involved, 2) whether the fees will be divided based on the proportion of services rendered or by lawyers agreeing to assume joint responsibility for the representation, and 3) the share of the fee that each lawyer or law firm will receive or, if the division is based on the proportion of services performed, the basis on which the division will be made. Fees for such outside counsel shall be paid from the total attorneys' fees described in paragraph 7 above and shall not be considered a cost or expense and shall not increase the amount of fee owed by Client.

9. REIMBURSEMENT OF COSTS, EXPENSES AND DISBURSEMENTS. In the event that there is no recovery, Client shall not be required to pay Attorney a fee for their services or to reimburse Attorney for costs, expenses and disbursements made in connection with the institution and prosecution of the claim.

10. REPRESENTATION OF RELATED INTERESTS. Attorney shall have the right to represent other municipalities, governmental agencies or governmental subdivisions in other litigation relating to the Contamination or similar litigation without the consent of Client, subject to the requirements of the New York Rules of Professional Conduct and the Minnesota Rules of Professional Conduct relating to conflicts of interest. Client has conferred with its own separate corporate or municipal counsel, and has determined that it is in its own best interests to waive any and all potential or actual conflicts of interest which may occur as the result of Attorney's current and continuing representation of other entities in similar litigation. In any legal services agreement that Attorney enters with another Minnesota client regarding litigation against the same or substantially same defendants for the same or substantially the same causes of action for damages from contamination from coal tar sealant, if the terms and conditions of the legal services agreement are more favorable to that client than this Agreement, the Attorney must offer the same terms to Client.

11. SETTLEMENT. Attorney will not settle Client's Claim without the approval of Client, who will have the absolute right to accept or reject any settlement. Attorney will notify Client promptly of the terms of any settlement offer received by Attorney.

12. POWER OF ATTORNEY. Client gives Attorney a power of attorney to execute all reasonable and necessary documents connected with the performance of legal services provided under this agreement including pleadings, verifications, dismissals and orders. Client's Claim will not be settled without obtaining Client's consent.

13. ATTORNEY'S LIEN. Attorney will have a lien for attorneys' fees and costs advanced on all

claims and causes of action that are the subject of its representation of Client under this Agreement and on all proceeds of any Recovery obtained (whether by settlement, arbitration award, court judgment or other means), to the extent that such fees, costs and proceeds are due and payable to Attorney under this Agreement.

14. DISCHARGE OF ATTORNEY. Client may discharge Attorney at any time by written notice effective when received by Attorney. Unless specifically agreed by Attorney and Client, Attorney will provide no further services and advance no further costs on Client's behalf after receipt of the notice. If Attorney is Client's attorney of record in any proceeding, Client will execute and return a substitution-of-attorney form immediately on its receipt from Attorney. In the event that Attorney is discharged, for whatever reason, and if Client later receives a Gross Recovery, Client remains obligated to pay Attorney a reasonable and proportionate (based on work performed) share of the percentage as agreed in paragraph 7.A and to reimburse Attorney for all reasonable costs and expenses.

15. WITHDRAWAL OF ATTORNEY. Client and Attorney agree that if, after investigation of the facts and research of the law, Attorney believes that Client's Claims are of limited merit, Attorney may terminate this agreement with Client prior to and without filing suit, and said termination will release Attorney from any further action on Client's claim and discharge Attorney from this Agreement. Termination will be effected via delivery service with signature receipt to the last address provided by Client to Attorney. After filing suit, Attorney may withdraw as permitted under the New York Rules of Professional Conduct and Minnesota Rules of Professional Conduct. Upon termination of representation, Attorney shall take steps to the extent reasonably practicable to protect Client's interests, will give reasonable notice to Client, will allow time for employment of other counsel, and will surrender papers and property to which Client is entitled. Notwithstanding Attorney's withdrawal after filing suit, Client will remain obligated to pay Attorney as provided in paragraph 14 above for all services provided, and to reimburse Attorney for all reasonable costs if Attorney's withdrawal is due to Client's failure to cooperate with Attorney in the prosecution of the case.

16. RELEASE OF CLIENT'S PAPERS AND PROPERTY. At the termination of services under this Agreement, Attorney will release promptly to Client upon request all of Client's papers and property. "Client's paper and property" includes correspondence, deposition transcripts, exhibits, experts' reports, legal documents, physical evidence, and other items reasonably necessary to Client's representation, whether Client has paid for them or not. If Client has not requested its papers and property within ninety days after Attorney has given Client written notice that the case is over and that those papers and property are available to Client, however, Attorney may dispose of those papers and property.

17. INDEPENDENT CONTRACTOR. The relationship to Client of Attorney, and any associate counsel or paralegal provided through Attorney, in the performance of services hereunder is that of independent contractor and not that of employee of the Client, and no other wording of this agreement shall stand in derogation of this paragraph. The fees and costs paid to Attorney hereunder shall be deemed revenues of their respective law office practices and not as remuneration for individual employment apart from the business of that law office.

18. NOTICES. All written notices and communications to Client relating to this agreement shall be mailed to or personally delivered to Jesse Struve, City of Brooklyn Park, 5200 85th Avenue, Brooklyn Park, MN 55443; and written notices and communications to Attorney relating hereto shall be mailed to or personally delivered to Robin Greenwald, Weitz & Luxenberg, P.C., 700 Broadway, New York, New York 10003; Edan Rotenberg, Super Law Group, 180 Maiden Lane, Suite 603, New York, NY 10038; and Janet C. Evans, Gray, Plant, Mooty, Mooty & Bennett, P.A., 500 IDS Center, 80 South Eighth Street, Minneapolis, MN 55402-3796.

19. DISCLAIMER OF GUARANTEE. Although Attorney may offer an opinion about possible results regarding the subject matter of this Agreement, Attorney cannot guarantee any particular result. Client acknowledges that Attorney has made no promises about the outcome and that any opinion offered by Attorney in the future will not constitute a guarantee.

20. ENTIRE AGREEMENT. This Agreement contains the entire agreement of the parties. No other agreement, statement, or promise made on or before the effective date of this Agreement will be binding on the parties.

21. SEVERABILITY IN EVENT OF PARTIAL INVALIDITY. If any provision of this Agreement is held in whole or in part to be unenforceable, void, or voidable for any reason, the remainder of that provision and of the entire Agreement will be severable and remain in effect. In addition, Client and Attorney agree that any disputes arising from the provision that is held unenforceable, void, or voidable will be resolved in accordance with paragraph 23.

22. MODIFICATION BY SUBSEQUENT AGREEMENT. This Agreement may be modified by subsequent agreement of the parties only by an instrument in writing signed by both of them or an oral agreement to the extent that the parties carry it out.

23. GOVERNING LAW; DISPUTES ARISING UNDER AGREEMENT; VENUE. This Agreement will be controlled by the laws of the State of Minnesota, without regard to conflict of law provisions. Client and Attorney agree to submit any controversy, claim, or dispute arising out of or relating to this Agreement, its performance, and/or breach to non-binding mediation services before a certified Minnesota qualified neutral mutually acceptable to Client and Attorney. The mediation must be conducted at a location mutually agreed upon by the parties in the seven-county Twin Cities metropolitan area. The cost of the mediator's services will be shared equally by the parties. If either party does not agree with the outcome of the mediation, the parties may seek remedies available under law. Any litigation commenced with respect to such disputes must be commenced in Minnesota state district court in Hennepin County, Minnesota.

24. AUDIT DISCLOSURE. Attorney must allow Client or its duly authorized agents reasonable access to the Attorney's books and records related to expenses, costs and time spent in furtherance of the services provided under this Agreement, including books and records related to expenses, costs and time spent by any approved subcontractors in furtherance of the services provided under this Agreement for a period of six years after the effective date of this Agreement, subject to the attorney client privilege, work product doctrine or any other valid

and applicable protection.

25. SUBCONTRACTOR. This paragraph is inserted in this Agreement pursuant to Minn. Stat. §471.425, Subd. 4a. Attorney may not enter into subcontracts for services provided in this Agreement except as allowed by this Agreement or with the Client's prior consent. Attorney agrees to pay any subcontractor within ten days of the Attorney's receipt of payment from the Client for undisputed services provided by the subcontractor as is described in Paragraph 8, unless any subcontractor previously has been paid in full by Attorney. Attorney must pay interest of 1.5% per month or any part of a month to the subcontractor on any undisputed amount not paid on time to the subcontractor. The minimum monthly interest penalty payment for an unpaid balance of $100 or more is $10. For any unpaid balance of less than $100, the Attorney must pay the actual penalty due to the subcontractor. A subcontractor who prevails in a civil action to collect interest penalties from Attorney must be awarded its costs and disbursements, including attorney's fees, incurred in bringing the action.

26. GOVERNMENT DATA. Attorney acknowledges that, to the extent this Agreement requires Attorney to perform a government function, all of the data created, collected, received, stored, used, maintained or disseminated by Attorney in performing government functions is subject to the requirements of the Minnesota Government Data Practices Act (Minn. Stat. § 13.01 *et. seq.* the "MGDPA"), except to the extent the data is privileged pursuant to the attorney client privilege or work product doctrine, or any other appropriate exception to or exclusion from the MGDPA, and that Attorney must comply with the MGDPA as if Attorney were a government entity, including the remedies in Minn. Stat. §13.08, subject to the attorney client privilege, work product doctrine, or any other appropriate exception to or exclusion from the MGDPA. Attorney agrees to promptly notify Client of any request for data that Attorney receives related to this Agreement.

27. EQUAL OPPORTUNITY. During the performance of this contract, the Attorney and any subcontractor must not discriminate against any employee or applicant for employment, or participant in work to be provided under this Agreement, by reason of any characteristic or classification protected by state or federal law. Attorney and any subcontractor must comply with the anti-discrimination rules, laws and regulations applicable in the state where Attorney and any subcontractor are located.

28. EFFECTIVE DATE OF AGREEMENT. The effective date of this agreement will be the date when, having been executed by Client, one copy of the Agreement is received by Attorney. Once effective, this Agreement will, however, apply to services provided by Attorney on this matter before its effective date.

29. EXECUTION. This Agreement may be executed by transmittal of facsimile signature counterparts. Attorney agrees to provide Client with an original executed Agreement upon the request of Client.

This agreement and its performance are subject to the New York Rules of Professional Conduct and the Minnesota Rules of Professional Conduct.

The foregoing is agreed to by:

CITY OF BROOKLYN PARK

By: _____

Dated: _____

CITY OF BROOKLYN PARK

By: _____

Dated: _____

WEITZ & LUXENBERG, P.C. (Attorney)

By: _____

Dated: _____

SUPER LAW GROUP (Attorney)

By: _____

Dated: _____

GRAY, PLANT, MOOTY & BENNETT, P.A. (Attorney)

By: _____

Dated: _____

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.3	**Meeting Date:**	June 24, 2019
Agenda Section:	Consent	**Originating Department:**	Finance Department
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Jeanette Boit-Kania
Attachments:	1	**Presented By:**	Jeanette Boit-Kania
Item:	2019 Investment Portfolio Summary Management Report – First Quarter		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO RECEIVE THE CITY INVESTMENT REPORT FOR THE QUARTER ENDED MARCH 31, 2019.

Overview:

It is the City's policy to invest in public funds in a manner that will provide the highest return on investment with minimum risk while meeting daily cash flow demands of the City and conforming to all federal, state and local regulations governing the investment of public funds. The City has three types of investments in its portfolio.

The City's investment portfolio report provides a synopsis of investment activity. The total value of the portfolio was $151.7 million as of March 31, 2019. The report provides detailed information on the investment types.

The report provides information on allocations, yields, and valuation for each of the portfolios. Fluctuations in the dollar amount of the portfolio from month to month occur due to timing of revenue collections and spending patterns. Investments are typically at the highest dollar amount in January, June, July and December when tax settlements are received from Hennepin County.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

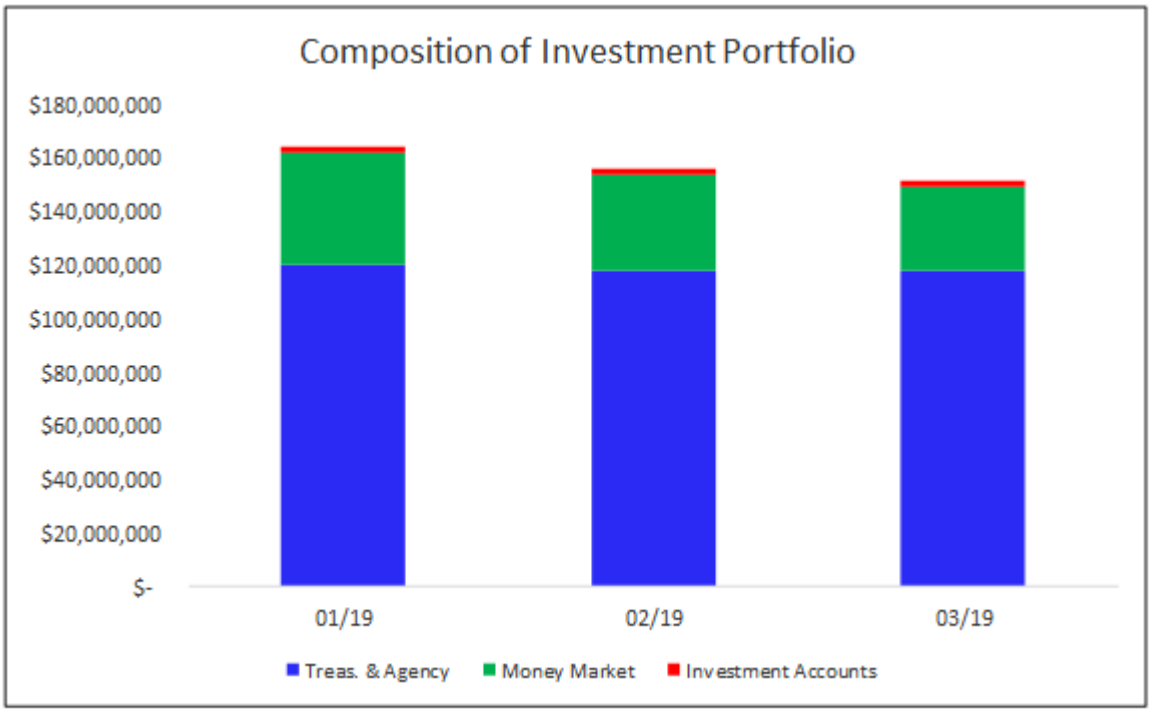
Attachments:

4.3A INVESTMENT REPORT

CITY OF BROOKLYN PARK, MINNESOTA
Investments
For the Period Ended March 31, 2019

Portfolio by Investment Type

Type	Fair Value	%	Average Yield to Maturity
Treasury and Agency	$ 117,943,443	77.7%	2.60%
Money Market	31,636,937	20.9%	2.04%
Investment Account	2,127,907	1.4%	1.22%
Total	**$ 151,708,287**	**100%**	



Fluctuations in the dollar amount of the portfolio from month to month occur due to timing of revenue collections and spending patterns. Investments are typically at the highest dollar amount in January, June, July and December when tax settlements are received from Hennepin County.

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.4	**Meeting Date:**	June 24, 2019
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	JoAnn Millette, Development Specialist
Attachments:	N/A	**Presented By:**	Cindy Sherman, Planning Director
Item:	Letters of Credit/Bond Releases, Escrow/Cash Bond Releases		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO RELEASE THE CASH BOND ($4,800) AND THE ENGINEERING ESCROW ($1,636.56) FOR SATISFACTORY COMPLETION OF THE "TODAY'S LIFE CHILDCARE" PROJECT #17-004 LOCATED AT 9995 XENIA AVE N FOR TODAY'S LIFE PROPERTIES LLC.

MOTION _____, SECOND _____, TO RELEASE THE PERFORMANCE BOND #015052574 BY LIBERTY MUTUAL ($415,300), FOR SATISFACTORY PROGRESS OF THE "NOBLE OFFICE PARK 2ND ADDITION/CVS" PROJECT #16-117 LOCATED AT 4500 OAK GROVE PARKWAY N FOR FIVE STAR DEVELOPMENT OF ALABAMA, INC.

The City will continue to hold a cash bond in the amount of $21,800 and an engineering escrow in the amount of approximately $11,000 until the engineering punch is completed and the project is approved by the city engineer.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.5	**Meeting Date:**	June 24, 2019
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Todd A. Larson, Senior Planner
Attachments:	3	**Presented By:**	Cindy Sherman, Planning Director
Item:	"Astra Village 5th Addition" (Astra Ventures) – Final Plat #19-114 to Subdivide 19.11 Acres into Two Outlots Northwest of 93rd and Regent Avenues		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2019-_____ APPROVING FINAL PLAT OF "ASTRA VILLAGE 5TH ADDITION," SUBDIVIDING 19.11 ACRES INTO TWO OUTLOTS NORTHWEST OF 93RD AND REGENT AVENUES.

Overview:

In 2008, the City Council reviewed and approved several actions relating to Astra Village, a 152-acre master-planned community along the south side of TH 610 between Regent Avenue and Hampshire Avenue. Over the years since, various development approvals have been granted. An application was recently submitted for a townhome proposal from Pulte Homes. This plan, called Pemberly, will be reviewed by the Planning Commission and City Council in July. The development area proposed by Pulte is only a portion of an existing outlot. The proposed plat splits the existing lot to facilitate a land sale.

The proposed plat has two outlots: one for Pemberly (Outlot A) and another for a future office building (Outlot B). Outlot B is roughly the same area and shape as the Prairie Care office building site next door at 5500 94th Avenue. This office lot is consistent with the existing development plan. When an office proposal comes forward, the Outlot will be replatted as a developable parcel.

If the Pemberly plat is not approved, the two outlots will remain for future subdivision.

Budgetary/Fiscal Issues: N/A

Alternatives to Consider:

1. Approve the Final Plat consistent with the approved development plan.
2. Approve the Final Plat with modifications.
3. Deny the Final Plat based on certain findings.

Attachments:

4.5A RESOLUTION
4.5B LOCATION MAP
4.5C FINAL PLAT

RESOLUTION #2019-

RESOLUTION APPROVING FINAL PLAT OF
"ASTRA VILLAGE 5TH ADDITION,"
SUBDIVIDING 19.11 ACRES INTO TWO OUTLOTS
NORTHWEST OF 93RD AND REGENT AVENUES

Planning Commission File #19-114

WHEREAS, the plat of "Astra Village 5th Addition" has been submitted in the manner required for platting of land under the Brooklyn Park Codes and under Chapter 462 of the Minnesota Statutes and all proceedings have been duly had thereunder; and

WHEREAS, said plat is in all respects consistent with the City plan and the regulations and requirements of the laws of the State of Minnesota and codes of the City of Brooklyn Park, Chapters 151 and 152.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Final Plat Request #19-114 "Astra Village 5th Addition" shall be approved subject to the following conditions:

a. Title review by the City Attorney and all conditions therein.

b. Easement review by the City Engineer and all conditions therein.

c. Per requirements set forth in Resolution #2008-137 or as subsequently amended by motion, approving the preliminary plat of "ASTRA VILLAGE" which is part of this resolution by reference and is on file and can be examined in the City Clerk's office.

d. Submission of a letter from the land surveyor or engineer indicating the square footage contained in each lot on the plat, per Section 151.043, Subdivision J, of the City Code.

e. Submission of a CAD copy of the plat.

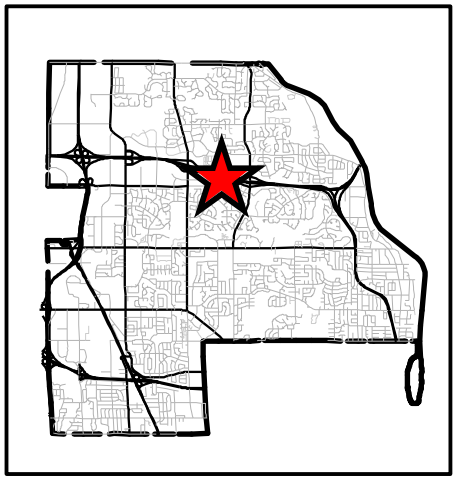
BE IT FURTHER RESOLVED that such execution of the certificate upon said plat by the Mayor and City Manager shall be conclusive showing of proper compliance therewith by the subdivider and City officials and shall entitle such plat to be placed on record forthwith without further formality, all in compliance with M.S.A. 462 and the Ordinance of the City.

Plat #19-114
Astra Village 5th Addition

Brooklyn Park Community Development

Spring 2018 Air Photo.

100 Feet



Map Date June 17, 2019

ASTRA VILLAGE 5TH ADDITION

C.R. DOC. NO._____

KNOW ALL PERSONS BY THESE PRESENTS: That Benjamin W. McCleary and Walter B. Cotter, as Trustees, under Trust Agreement dated March 19, 1976, with Fred M. Seed as Donor for James Michael Seed, owner of the following described property situated in the State of Minnesota, County of Hennepin, to wit:

Outlot B, ASTRA VILLAGE 4TH ADDITION, according to the recorded plat thereof.

Has caused the same to be surveyed and platted as ASTRA VILLAGE 5TH ADDITION.

In witness whereof said Benjamin W. McCleary and Walter B. Cotter, as Trustees, under Trust Agreement dated March 19, 1976, with Fred M. Seed as Donor for James Michael Seed, have hereunto set their hands this _____ day of _____, 2019.

_____
Benjamin W. McCleary, as Trustee,
under Trust Agreement dated March 19, 1976, with
Fred M. Seed as Donor for James Michael Seed

_____
Walter B. Cotter, as Trustee,
under Trust Agreement dated March 19, 1976, with
Fred M. Seed as Donor for James Michael Seed

STATE OF MINNESOTA, COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Benjamin W. McCleary and Walter B. Cotter, as Trustees, under Trust Agreement dated March 19, 1976, with Fred M. Seed as Donor for James Michael Seed.

_____ _____ My Commission Expires:_____
Notary Public, Hennepin County, Minnesota Notary Printed Name

SURVEYORS CERTIFICATE

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

Dated this _____ day of _____, 2019.

_____
David B. Pemberton, Licensed Land Surveyor
Minnesota License No. 40344

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 2019, by David B. Pemberton.

_____ _____ My Commission Expires:_____
Notary Public, Hennepin County, Minnesota Notary Printed Name

BROOKLYN PARK, MINNESOTA

This plat of ASTRA VILLAGE 5TH ADDITION was approved and accepted by the City Council of the City of Dayton, Minnesota at a regular meeting held this _____ day of _____, 2019, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Brooklyn Park, Minnesota

By:_____, Mayor By:_____, City Manager

RESIDENT AND REAL ESTATE SERVICES,
Hennepin County, Minnesota

I hereby certify that taxes payable in _____and prior years have been paid for land described on this plat, dated this _____ day of_____, 2019.

Mark V. Chapin, County Auditor

By: _____, Deputy

SURVEY DIVISION
Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 2019.

Chris F. Mavis, County Surveyor

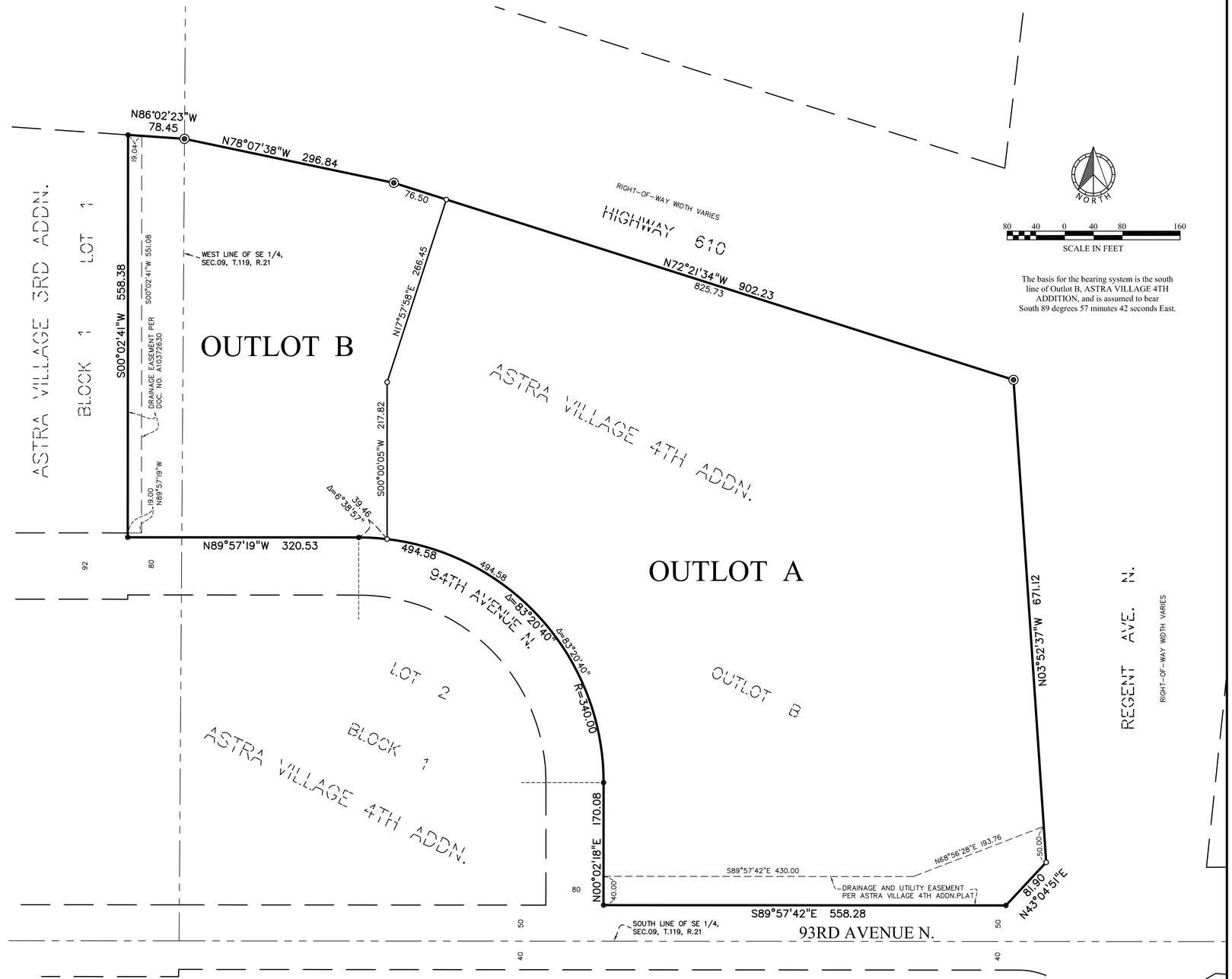
By: _____

COUNTY RECORDER
Hennepin County, Minnesota

I hereby certify that the within plat of ASTRA VILLAGE 5TH ADDITION was recorded in this office this _____ day of _____, 2019, at ___ o'clock _____ .M.

Martin McCormick, County Recorder

By:_____, Deputy



○ Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 40344.

● Denotes a 1/2 inch pipe found and marked by License No. 40361.

◉ Denotes a Found Cast-Iron-Monument

SATHRE-BERGQUIST, INC.

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.6	**Meeting Date:**	June 24, 2019
Agenda Section:	Consent	**Originating Department:**	Recreation and Parks
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Jody Yungers, Director of Recreation and Parks
Attachments:	1	**Presented By:**	Jody Yungers
Item:	Additional Park Bond Appropriation for Park Center Dome Partnership		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO INCREASE THE APPROPRIATION FOR THE PARK CENTER TURF FIELD LIGHTING, DOME AND SUPPORT BUILDING AT PARK CENTER HIGH SCHOOL BY $100,000 NOT TO EXCEED $3,561,275 OUT OF THE PARK BOND FUNDS.

Overview:
On May 13, 2019, the City Council approved the Joint Powers Agreement (JPA) with Osseo Area School District (ISD 279) to jointly develop synthetic turf fields and dome facility at Park Center High School. The JPA outlines ownership, maintenance, use and operations of dome, support facility and turf lights.

The City Council appropriated $3,461,275 out of the Park Bond Fund for the capital expenditure to support the Dome partnership.

At the time of this approval, staff had received bids for the synthetic turf, dome and support footings, however the bids for the dome support building were still outstanding. The results of the bids for the dome support buildings were not as favorable as estimated. Staff from the School District and the City have met with the low bidder to try to value engineer the building to meet stated budget. After reviewing the potential cost reductions and what the City would have to give up in valuable lobby space to accommodate transition between user groups for an estimated savings of $59,000, staff believes the negative impact of the reductions on operational needs and customer experience are not worth the savings. Staff is recommending that we increase the appropriation of Park Bond Funds by $100,000 for the dome project to construct the support building as originally designed, add an outdoor drinking fountain, and cover costs associated with fence standards to meet City of Brooklyn Park code.

Primary Issues/Alternatives to Consider:
The addition of the $100,000 appropriation does not include contingency for unknown factors that may arise during construction.

Budgetary/Fiscal Issues:
City Responsibility:

- Lights (2 Fields) – Paid by City = $393,700
- Dome/Footings/Netting/ Dome Support Building = $3,142,575 (increased by $100,000)
- Sports Operational Equipment (nets, stands, etc.) = $25,000

Total Capital Cost = $3,561,275

Attachments:
4.6A RESOLUTION

RESOLUTION #2019-

RESOLUTION APPROVING AN INCREASED APPROPRIATION FOR THE PARK CENTER TURF FIELD LIGHTING, DOME AND SUPPORT BUILDING AT PARK CENTER HIGH SCHOOL BY $100,000 NOT TO EXCEED $3,561,275 OUT OF THE PARK BOND FUNDS

WHEREAS, on May 13, 2019, the City Council approved the Joint Powers Agreement (JPA) with Osseo Area School District (ISD 279) to jointly develop synthetic turf fields and dome facility at Park Center High School. The JPA outlines ownership, maintenance, use and operations of dome, support facility and turf lights; and

WHEREAS, the City Council appropriated $3,461,275 out of the Park Bond Fund for the capital expenditure to support the dome partnership; and

WHEREAS, at the time of this approval, staff had received bids for the synthetic turf, dome and support footings, however the bids for the dome support building were still outstanding. The results of the bids for the dome support buildings were not as favorable as estimated; and

WHEREAS, staff is recommending that we increase the appropriation of Park Bond Funds by $100,000 for the Dome project to construct the support building as originally designed, add an outdoor drinking fountain, and cover costs associated with fence standards to meet City of Brooklyn Park code.

NOW, THEREFORE, BE IT RESOLVED that the City Council approves an increased appropriation for the Park Center turf field lighting, dome and support building at Park Center High School by $100,000, and not to exceed $3,561,275 out of the Park Bond funds.

City of Brooklyn Park
Request for Council Action

Agenda Item:	5.1	**Meeting Date:**	June 24, 2019
Agenda Section:	Public Hearings	**Originating Department:**	Administration
Resolution:	N/A		
Ordinance:	FIRST READING	**Prepared By:**	Devin Montero, City Clerk
Attachments:	1	**Presented By:**	Scott Simmons, Chair, Charter Commission
Item:	Public Hearing and First Reading of an Ordinance to Consider the Recommendation of the Brooklyn Park Charter Commission Amending Charter Chapters 2, 3, 4, 5, 6, 7, 8, 12, 13 and 14, and Adding Sections 4.10 and 14.01A of the Home Rule City Charter		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT ON FIRST READING AN ORDINANCE AMENDING CHARTER CHAPTERS 2, 3, 4, 5, 6, 7, 8, 12, 13 AND 14, AND ADDING SECTIONS 4.10 AND 14.01A OF THE HOME RULE CITY CHARTER.

Overview:

In November 2018, the Commissioners discussed the Charter being 50 years old and the many changes over the years for policy reasons. The Commissioners began reviewing the Charter regarding the technological and contemporary municipal usage on the city's website. From November 2018 through May 2019, the commissioners reviewed all chapters and have proposed the attached amendments to the Charter.

At its March 2019 meeting, the Charter Commission received the City Manager Population Report and the Commission began its review of the district populations. The Redistricting Subcommittee met and reviewed data related to the deviations of the districts and reported its findings to the Charter Commission at its meeting on April 10, 2019. As the result of the findings, the Charter Commission considered the population estimates, statistical deviations and unanimously voted to not recommend redistricting to the City Council.

The Subcommittee also presented options to amend Section 2.04 related to the deviation percentages since the Charter was silent on the deviation percentages used between the districts. The Commission's standard practice was to use a five percent deviation. The options presented were to set a five percent deviation, 10 percent deviation or not include a percentage but reword the provision. The Commissioners recommended the city attorney review the options and provide his comments regarding the language.

At its May 8, 2019 meeting, the Charter Commissioners reviewed the city attorney's comments to Section 2.04 and proposed an amendment that did not include a percentage but reworded the provision that accurately stated the legal standard of "one person, one vote" that is applied in redistricting situations.

The Commissioners discussed and reviewed all the banked amendments and approved the amendments to the City Charter that are being presented to the Council for consideration and approval.

The following is a routine timetable:

May 28	Council set the Public Hearing
June 6	Public Hearing Notice and text of proposed ordinance is published
June 24	Public Hearing and First Reading of Ordinance held

July 8	Second Reading of Ordinance held
July 18	Ordinance published in Newspaper
Sept. 15	Ordinance becomes effective (90 days after passage and publication)

Publication must be the exact language the Council will vote on.

Attachments:

5.1A ORDINANCE

ORDINANCE #2019-

ORDINANCE AMENDING CHARTER CHAPTERS 2, 3, 4, 5, 6, 7, 8, 12, 13 AND 14, AND ADDING SECTIONS 4.10 AND 14.01A OF THE HOME RULE CITY CHARTER

~~Text with strikeouts is proposed for deletion~~.
Text with underline is proposed for insertion.

The City of Brooklyn Park does ordain:

Section 1. Chapter 2, Section 2.04 of the City Charter is amended to read as follows:

SECTION 2.04 DISTRICTS AND REDISTRICTING PROCEDURES

If the Charter Commission determines that the population within each district is not as equal as practicable in keeping with the one person, one vote concept, as evidenced by the Biennial City Manager's Population Report, the Charter Commission shall provide a Redistricting Report to the City Council.

~~When the population has deviated from district to district, as evidenced in the Manager's Biennial City Population Report or as determined by the Charter Commission, the Charter Commission shall provide a Redistricting Report to the City Council.~~ The Charter Commission shall submit this report to the Council within 45 days after the ~~release~~ receipt of the Manager's City Population Report. This Redistricting Report, upon its release to the Council, shall be published ~~by the Council~~ in two consecutive issues of the official newspaper of the city and on the city's website. The Council shall consider the report of the Charter Commission and within 45 days of its ~~release~~ receipt enact a redistricting ordinance which shall take effect 30 days after publication. If the Council does not enact by ordinance a plan for redistricting within the specified time, no further remuneration shall be paid to the Mayor or Council until the districts of the city are duly redetermined as required by this Charter.

Section 2. Chapter 3, Sections 3.07 and 3.11 of the City Charter is amended to read as follows:

SECTION 3.07 SIGNING AND PUBLICATION OF ORDINANCES AND MINUTES

Every ordinance passed by the Council shall be signed by the Mayor or Mayor Pro Tem, and attested to by the City Clerk upon passage thereof and shall be filed, maintained and preserved by the City Clerk. The full text of every ordinance passed by the Council shall be published on the city's website. The city may also publish a summary on the website. The ordinances shall be published once in the official newspaper of the city or, if the Council determines that publication of the title and a summary of an ordinance would clearly inform the public of the intent and effect of the ordinance, the Council may direct that only the title of the ordinance and a summary be published with notice that the full ordinance is on the city's website and a full printed copy of the ordinance is available for inspection by any person during regular office hours in the office of the City Clerk. Prior to the publication of the title and summary, the Council shall approve the text of the summary and determine that it clearly informs the public of the intent and the effect of the ordinance. The publication of the title and summary shall be deemed to fulfill all legal newspaper publication requirements as completely as if the entire ordinance had been published. The city shall not be required to publish the minutes or a summary of the actions in the official newspaper or on the city website but shall mail, at city expense, a copy of the proceedings to any resident upon request.

SECTION 3.11 REVISION AND CODIFICATION OF ORDINANCES

The ordinances of the city shall within two (2) years from the adoption of this Charter, and at intervals thereafter of not more than five (5) years, be revised, rearranged, and codified with such additions and deletions as may be deemed necessary by the Council. Such codification shall be published in book or continuously revised loose-leaf form, electronic format and entire copies or portions thereof made available by the Council, at the office of

the City Clerk for general distribution to the public at a reasonable charge. Such publication shall be a sufficient publication of all of the ordinances contained therein. Notice that copies of the revision and codification of ordinances are available at the office of the City Clerk shall be published on the city website and in the official newspaper for at least two (2) successive weeks. Every book shall contain a printed certificate of the Mayor, attested to by the City Clerk, that the publication is correct and such book so published shall be received in evidence in all courts for the purpose of providing the ordinances therein contained, the same as though the original ordinances were produced in court.

Section 3. Chapter 4, Section 4.01, 4.02, 4.03, 4.04, 4.06, and 4.07 of the City Charter is amended to read as follows:

SECTION 4.01 GENERAL ELECTION LAWS TO APPLY

Except as hereinafter provided, the general laws of the State of Minnesota pertaining to registration of voters and the conduct of primary, special and general elections shall apply for all municipal elections of such officers as are specified in this Charter. The Council shall through ordinances duly adopted in compliance with such state laws and this Charter, adopt suitable and necessary regulations for the conduct of such elections.

SECTION 4.02 REGULAR MUNICIPAL ELECTIONS

A regular municipal election shall be held on the first Tuesday after the first Monday in November of each even numbered year commencing in 1988 at such time, place or places as the City Council may designate by resolution. The Council may divide the city into as many voting precincts as it may ~~from time to time~~ deem necessary. Each district shall constitute at least one voting precinct and no precinct shall be in more than one district. At least fifteen (15) days notice shall be given by the City Clerk of the time and places of holding such election, and of the officers to be elected, by posting a notice thereof in at least one public place in each voting precinct and by publishing a notice thereof at least once in the official newspaper of the city. The city shall maintain a list of all current voting precincts on its website. Uncontrollable circumstances causing failure to give such notice shall not invalidate such election.

SECTION 4.03 PRIMARY MUNICIPAL ELECTIONS

The Council shall, whenever there are more than two candidates filing for any city-wide office or for resident Council member of any district, provide through ordinance or resolution for a primary election to be held city wide or in any particular district, and such primary election shall be held on a date not less than 25 days prior to the general election. At least 15 days notice shall be given by the Clerk of the time and places of holding such election, and of the officers to be elected, by posting a notice thereof in at least one public place in each district where the election is held, and by publishing a notice thereof on the city website and at least once in the official newspaper of the city. Uncontrollable circumstances causing failure to give such notice shall not invalidate such election.

SECTION 4.04 SPECIAL ELECTIONS

The Council may by resolution order a special election and provide all means for holding such special election, provided that there be published notice of said election on the city website and given in three (3) consecutive weekly issues of the official newspaper of the city, prior to the day of said election. The procedure at such election shall conform as nearly as possible to that prescribed for other municipal elections.

SECTION 4.06 NOMINATIONS BY PETITION

All elective officers provided for by this Charter shall be nominated by petition. The name of any qualified voter of the city shall be printed upon the ballot whenever a petition as hereinafter prescribed shall have been filed in his/her behalf with the City Clerk. Such petition shall contain printed names and signatures of at least twenty-five (25) registered voters for a City Council seat and at least seventy five (75) registered voters for a Mayoral seat,

qualified to vote for the office in question. No qualified voter shall sign petitions for more candidates for any office than the number of persons to be chosen for that office at the election; should he/she do so, his/her signatures shall be void as to the petition or petitions last filed. All nominations shall be in the hands of the City Clerk's office by the end of the filing period. A nominating petition for a candidate who will be out of the state during the filing period to submit an affidavit of candidacy along with filing fees and any required petitions may do so during the seven days prior to the candidate's absence. The Clerk shall prepare the ballots with the names of the candidates for an office in a manner to be provided by ordinance. Each petition, when presented, must be accompanied by a $25 filing fee for a Council seat and a $75 filing fee for a Mayoral seat, which is non-refundable. ~~(~~Nomination Petitions and Candidate Packets are only available at the City Manager's ~~Clerk's~~ Office~~)~~

SECTION 4.07 NOMINATION PETITIONS

Petitions for the nomination of candidates for elective office shall be in writing, signed by the petitioning voters, with the street and number, if there by such, of their respective residences. Each petition may consist of one or more pages ~~papers~~, and the signatures need not all be on the same page ~~paper~~. The nomination petition shall contain only one signature on each designated line and no more than 10 signatures on each side of the page. Each page of the nomination petition shall be in the following form provided by the City Clerk's office. ~~(~~Nomination Petitions and Candidate Packets are only available at the City Manager's ~~Clerk's~~ Office~~)~~

NOMINATION PETITION

_____, being duly sworn, deposes and says that he/she circulated the foregoing petition containing no more than 10 signatures, and that the signatures appended thereto were made in his/her presence and are the signatures of the persons whose names they purport to be and that such persons signed the petition of their own free will.

Section 4. Chapter 4 is amended to add the following section:

SECTION 4.10 WRITE-IN CANDIDATES

A candidate for any city office who wants write-in votes for the candidate to be counted must file a written request with the filing officer for the office sought no later than the seventh (7th) day by 5 p.m. before the general or special municipal election. The city clerk shall provide the form to make the request.

Section 5. Chapter 5, Section 5.03 and 5.06 of the City Charter is amended to read as follows:

SECTION 5.03 EXPENDITURES BY PETITIONERS

No member of any recall committee, no circulator of a signature paper, and no signer of any such paper, or any other person, shall accept or offer any reward, monetary ~~pecuniary~~ or otherwise, for services rendered in connection with the circulation. This shall not prevent the committee from paying for legal advice and from incurring nominal expenses as set forth by ordinance, for stationery, copying, printing, and notarial fees. Any violation of this section is a misdemeanor.

SECTION 5.06 ELECTION UNDER RECALL - NOTICE OF ELECTION

Unless the officer whose removal is sought resigns within ten (10) days after ~~receipt by~~ the Council receives ~~of~~ the completed recall petition, the Council shall immediately order a special election in accordance with the special election provisions of this Charter (Section 4.04). The form of the ballot at such election shall be as follows:

In the event that a majority of the voters vote in the affirmative on this question, a vacancy in such office the subject of the recall, shall be declared vacant, and the office shall be filled ~~filed~~ as stated in Section 2.06.

Section 6. Chapter 6, Sections 6.01, 6.02, 6.03, 6.04, 6.05, 6.07, 6.11, 6.12 and 6.13 of the City Charter is amended to read as follows:

SECTION 6.01 POWERS RESERVED BY THE PEOPLE

The people of the City of Brooklyn Park reserve to themselves the powers, in accordance with the provisions of this Charter, to (1) initiate and adopt any ordinance, except an ordinance relating to the budget or capital programs, the appropriation of money, the levy of taxes, the issuance of bonds, the salaries of city officials or employees, or the zoning of land ~~(~~"Initiative"~~)~~; and (2) require any ordinance when passed by the Council except an ordinance relating to the budget or capital programs, the appropriation of money, the levy of taxes, the issuance of bonds, the salaries of city officials or employees, or the zoning of land to be referred to the registered voters for approval or disapproval ~~(~~"Referendum"~~)~~. Sections 6.03 through 6.09 govern the Initiative process. Sections 6.10 through 6.14 govern the Referendum process.

SECTION 6.02 EXPENDITURES BY PETITIONERS

No member of any initiative or referendum committee, no circulator of a signature paper, and no signer of any such paper, or any other person, shall accept or offer any reward, ~~pecuniary~~ monetary or otherwise, for service rendered in connection with this circulation. This shall not prevent the committee from paying for legal advice and from incurring nominal expenses as set forth by ordinance. Any violation of this provision is a misdemeanor.

SECTION 6.03 INITIATION OF MEASURES

~~Any five~~ A minimum of five registered voters may form themselves into a sponsoring committee for the initiation of any ordinance except an ordinance relating to the budget or capital programs, the appropriation of money, the levy of taxes, the issuance of bonds, the salaries of city officials or employees, or the zoning of land. Before circulating any petition the committee shall file a certified copy of its proposed ordinance with the City Clerk together with the names and addresses of the committee members. The committee shall also attach a copy of the certified proposed ordinance to each of the signature papers, together with the committee member's names and addresses as sponsors. Within 10 working days the City Attorney shall ascertain whether the proposed ordinance properly constitutes an initiative. If the City Attorney finds the petition improper, he/she shall notify one or more of the sponsoring committee of that fact, certifying the reasons for his/her findings. ~~(~~Sample Forms must be ~~are~~ available at the City Manager's ~~Clerk's~~ Office~~)~~.

SECTION 6.04 FORM OF PETITION AND SIGNATURE PAPERS

The petition for the adoption of any ordinance shall consist of the ordinance, together with all the signature papers and affidavits attached. Such petition shall not be complete unless signed by a number of registered voters in the City of Brooklyn Park equal to at least 15 percent, of the total number of votes cast in the City of Brooklyn Park at the last Gubernatorial election. All the signatures need not be on one signature paper, but the circulator of every signature paper shall make an affidavit that each signature appended to the paper is the genuine signature of the person whose name it purports to be. Each signature paper shall be in substantially the following form:
~~(~~Sample Forms must be ~~are~~ available at the City Manager's ~~Clerk's~~ Office~~)~~.

SECTION 6.05 FILING OF PETITION AND ACTION TAKEN

The committee shall then be given up to thirty days in which to file additional signature papers and to correct the petition in all other particulars. Upon receipt of the corrected petition, the City Clerk will then have up to ten working days to ascertain its validity, and the petitioners can no longer correct errors. If at the end of that period the petition is found to be still insufficient or irregular, the Clerk shall file it in his/her office and shall notify one or more ~~each~~ members of the committee of that fact. The final finding of the insufficiency or irregularity of a petition shall not prejudice the filing of a new petition for the same purpose, nor shall it prevent the Council from referring the ordinance to the voters at the next regular or special election.

SECTION 6.07 INITIATIVE BALLOTS

The ballots used when voting upon any such proposed ordinance shall state the substance of the ordinance and shall give the voters the opportunity to vote either "Yes" or "No" on the question of adoption. If a majority of the votes on any such ordinance are in favor of it, it shall then become an ordinance of the city. Any number of proposed ordinances may be voted upon at the same election, but the voter shall be allowed to vote for or against each separately. If the city attorney determines there is a conflict ~~In case of inconsistency~~ between two initiated ordinances approved at one election, the one approved by the higher percentage of voters voting on the question shall prevail.

SECTION 6.11 REFERENDUM PETITION

Any five registered voters may form themselves into a sponsoring committee for the repeal of any ordinance except an ordinance relating to the budget or capital programs, the appropriation of money, the levy of taxes, the issuance of bonds, the salaries of city officials or employees, or the zoning of land. Before circulating any petition the committee shall file a certified copy of the ordinance suggested to be repealed with the City Clerk together with the names and addresses of the committee members. The committee shall also attach a copy of the certified ordinance to each of the signature papers, together with the committee member's names and addresses as sponsors. ~~(~~Sample Forms must be ~~are~~ available at the City Manager's ~~Clerk's~~ Office~~)~~.

SECTION 6.12 FORM OF PETITION AND SIGNATURE PAPERS

The petition for the repeal of any ordinance shall consist of the ordinance, together with all the signature papers and affidavits attached. Such petition shall not be complete unless signed by a number of registered voters in the City equal to at least 15 percent of the total number of votes cast in the City at the last Gubernatorial election. All the signatures need not be on one signature paper, but the circulator of every signature paper shall make an affidavit that each signature appended to the paper is the genuine signature of the person whose name it purports to be. Each signature paper shall be in substantially the following form: ~~(~~Sample Forms must be ~~are~~ available at the City Manager's ~~Clerk's~~ Office~~)~~.

SECTION 6.13 FILING OF PETITION AND ACTION TAKEN

The committee shall then be given up to thirty days in which to file additional signature papers and to correct the petition in all other particulars. Upon receipt of the corrected petition, the City Clerk will then have up to ten working days to ascertain its validity, and the petitioners can no longer correct errors. If at the end of that period the petition is found to be still insufficient or irregular, the Clerk shall file it in his/her office and shall notify one or more ~~each~~ members of the committee of that fact. The final finding of the insufficiency or irregularity of a petition shall not prejudice the filing of a new petition for the same purpose, nor shall it prevent the Council from referring the ordinance to the voters at the next regular or special election.

Section 7. Chapter 7, Section 7.01 and 7.06 of the City Charter is amended to read as follows:

SECTION 7.01 THE CITY MANAGER

When the office of City Manager is declared vacant, the City Council shall appoint a new City Manager within 180 days. Whenever the office of City Manager is declared vacant, the City Council shall advertise for a new City Manager through appropriate local and national publications and agencies and on the city's website. During any absence or disability of the City Manager, the City Council shall appoint an Acting Manager, properly qualified and capable to perform the duties of City Manager.

SECTION 7.06 CONTRACTS: HOW LET

Every contract for the purchase of merchandise, materials or equipment, or for any kind of construction work for cities of the second class, shall be let only by the Council upon the recommendation of the City Manager to lowest responsible bidder. Unless the Council shall by an emergency ordinance otherwise provide, the City Manager shall advertise for bids on the city website and ~~by~~ at least one week's published notice in the official legal newspaper of the city on all such contracts as provided by statute. The Council may, however, reject any and all bids. Subject to the provisions of this Charter, the Council may by ordinance adopt further regulations for the making of such bids and the letting of contracts.

Section 8. Chapter 8, Section 8.04, 8.06 and 8.12 of the City Charter is amended to read as follows:

SECTION 8.04 BOARD OF APPEAL AND EQUALIZATION

Notice of this meeting shall be ~~given~~ posted on the city website and published in at least two (2) publications of the official newspaper, the first of which must be two (2) weeks prior to the meeting. The meeting shall be so conducted as to give interested citizens a reasonable opportunity to be heard.

The Council shall evaluate this information when it sits as a Board of Appeal and Equalization.

SECTION 8.06 PASSAGE OF THE BUDGET

Prior to the adoption of the budget and in accordance with State law, notice shall be given on the city website and in the official city newspaper stating the time and place at which the budget will be considered and stating that copies are on file in the City Hall for public inspection. The preliminary budget shall be presented at the first regular monthly meeting of the Council in September and the Council shall hold adjourned meetings from time to time until all the estimates have been considered.

SECTION 8.12 ACCOUNTS AND REPORTS

Once each year, on or before March 15, the City Manager shall submit a report containing preliminary financial results of all city funds for the prior year. The Council may at any time, and shall annually, provide for an audit of the city finances by a certified public accountant or by the department of the State authorized to make examinations of the affairs of the municipalities. On or before the first day of June in each year, the City Manager shall prepare and submit to the Council an audited Comprehensive Annual Financial Report covering all City funds for the prior year. The Comprehensive Annual Financial Report shall be prepared according to generally accepted accounting principles and shall be submitted to the Council on or before the date prescribed by State law for this report to be submitted to the State of Minnesota. The Comprehensive Annual Financial Report or a summary thereof shall be published on the city website and in the official newspaper on or before July 30 of each year.

Section 9. Chapter 12, Section 12.03 of the City Charter is amended to read as follows:

SECTION 12.03 PUBLIC HEARING

Before any franchise ordinance is adopted or any rates, fares, or prices to be charged by a public utility are fixed by the Council, the Council shall hold a public hearing on the matter. Notice of such hearing shall be published on the city website and at least once in the official newspaper not less than ten (10) days prior to the date of the hearing.

Section 10. Chapter 13, Section 13.07 of the City Charter is amended to read as follows:

SECTION 13.07 NOTICE OF PUBLIC HEARINGS

Notice of public hearings required by this chapter shall be published on the city website and at least once in the official newspaper at least ten (10) days prior to the date of the hearing. Additional notice of such public hearings shall be mailed to subscribers of the utility or given in such manner as the Council may determine.

Section 11, Chapter 14, of the City Charter is amended to add Section 14.01A as follows:

SECTION 14.01 OFFICIAL PUBLICATIONS

14.01A WEBSITE

In addition to and all other publication requirements, information regarding public notices, ordinances, bid solicitation and other city matters required by law shall also be posted on the city's website.

Section 12. Chapter 14, Section 14.05 of the City Charter is amended to read as follows:

SECTION 14.05 OFFICIAL BONDS

The City Manager, the City Clerk, the Director of Finance, and such other officers or employees of the city as may be provided for by ordinance shall each before entering upon the duties of his/her respective office or employment, be covered by a corporate surety bond to the city in such form and in such amount as may be fixed by the Council as security for the faithful performance of his/her official duties and the safekeeping of the public funds. Such bonds may be either individual or blanket bonds ~~in~~ at the discretion of the Council. They shall be approved by the Council and approved as to form by the City Attorney, and filed with the City Clerk. The premiums on the bonds shall be paid by the city.

DEVIN MONTERO
City Clerk

City of Brooklyn Park
Request for Council Action

Agenda Item:	6.1	**Meeting Date:**	June 24, 2019
Agenda Section:	Land Use Actions	**Originating Department:**	Community Development
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Todd A. Larson, Senior Planner
Attachments:	5	**Presented By:**	Cindy Sherman, Planning Director
Item:	Homeward Bound, USA, Inc (Peter Hagen) – Waiver of Platting #19-109 to Subdivide the Existing Lot into Two Single-Family Residential Lots at 6409 Edgemont Boulevard North		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2019-_____ APPROVING A WAIVER OF PLATTING TO SUBDIVIDE 6409 EDGEMONT BOULEVARD NORTH INTO TWO SINGLE-FAMILY PARCELS.

Planning Commission Recommendation:

At its meeting on June 12, 2019, the Planning Commission unanimously (9-0) recommended approval of the waiver of platting subject to the conditions listed in the attached resolution.

Overview:

Homeward Bound USA has purchased the oversized property at 6409 Edgemont Boulevard with the intent to fix up the house, subdivide the property, and then sell the remodeled home and a vacant lot for new construction. The property consists of two combined platted parcels. The plat was recorded in 1927 and the house was constructed in 1950. It is unknown when the lots were combined. Each lot individually will meet the requirements of the R3 Single-Family Zoning District.

The applicant is requesting the subdivision along the originally platted property lines. City Code requires a public hearing for any subdivision, although a new plat is not necessary in this case. The process to subdivide land in this manner is called a *waiver of platting*.

The existing home is located on the northern parcel (Lot 6). The subdivision will not affect the setbacks of this house, although the garage has a non-conforming side-yard setback to the north. There is a concrete walkway that provides access to the accessory buildings and a short retaining wall that crosses the proposed property line. These items will need to be removed.

On the south side of the property, there are several non-conforming accessory structures. These structures do not meet any current requirements for design, height, and quantity. Additionally, accessory structures cannot occupy a property without a primary structure (i.e., a house). It is recommended that the structures must be removed prior to the approval resolution being released for recording or a bond is held to guarantee their removal. The applicant has stated that the buildings will be removed soon.

There in an old well in front of the house, but the house is connected to City water. The applicant has indicated that it will be removed and sealed.

Budgetary/Fiscal Issues:

Park dedication will be collected on the lot intended for new construction in the amount of $4,600. The Edgemont Addition plat pre-dates the park dedication requirement, but the City can collect the park dedication on the subdivided lot for new construction consistent with City Code.

Alternatives to consider:

1. Approve the waiver of platting as presented.
2. Approve the waiver of platting with modifications.
3. Deny the waiver of platting based on certain findings.

Attachments:

6.1A RESOLUTION
6.1B LOCATION MAP
6.1C PLANNING AND ZONING INFORMATION AND PHOTOS
6.1D PLANNING COMMISSION MINUTES
6.1E PLANS

RESOLUTION #2019-

RESOLUTION APPROVING A WAIVER OF PLATTING TO SUBDIVIDE
6409 EDGEMONT BOULEVARD NORTH INTO TWO SINGLE-FAMILY PARCELS

Planning Commission File #19-109

WHEREAS, Homeward Bound USA Inc. owns the following property within the City of Brooklyn Park:

Lots 6 and 7, Edgemont Addition, Hennepin County, Minnesota

WHEREAS, the property is two platted lots that were combined for tax purposes; and

WHEREAS, the property owner would like to subdivide the parcel along the originally platted lines to sell each lot individually; and

WHEREAS, the granting of this waiver will not be detrimental to the public welfare nor injurious to the other property in the neighborhood; and

WHEREAS, the granting of this waiver will not have an adverse effect upon traffic and traffic safety or pedestrians and pedestrian safety; and

WHEREAS, the proposed subdivision is consistent with the other parcels in the neighborhood.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park:

that the requirements of the Brooklyn Park City Code, Section 151.010(B), relating to conveyance of parcels of land are hereby waived to permit the conveyance as follows:

Parcel A (6409 Edgemont Boulevard North):

Lot 6, Edgemont Addition, Hennepin County, Minnesota

Parcel B (6401 Edgemont Boulevard North):

Lot 7, Edgemont Addition, Hennepin County, Minnesota

Subject to the following conditions:

1. Payment of $4,600 for park dedication on the new vacant lot (Lot 7).

2. All existing non-conforming accessory structures and concrete slabs must be removed prior to release of this resolution for recording or the deposit of a $15,000 cash bond guaranteeing their removal within 60 days; otherwise, the City may use the bond for the removal of these items.

3. The well on Lot 6 must be sealed in compliance with State regulations.

4. The petitioner shall be required to record a copy of this resolution with the Hennepin County Recorder and to pay all fees for said recording and shall file proof of said recording with the City. The subdivision shall not be effective unless this recording is made within one year from the date of this approval.

5. If an applicant needs additional time to satisfy the requirements listed in this resolution in order to get it released for recording, a one-year time extension must be requested. Time extension requests are subject to the conditions found in Subdivision Ordinance Section 151.007, Procedures for Time Extensions.

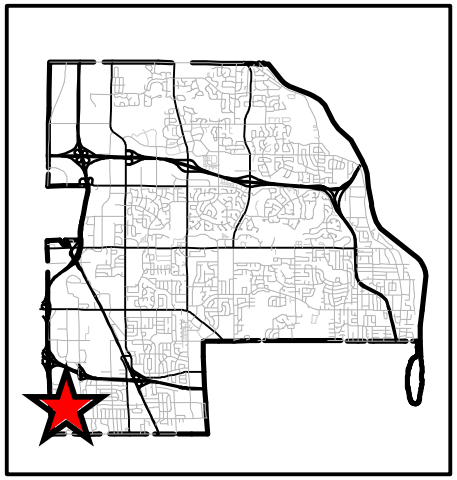
Failure on the part of the petitioner to record this resolution within one year from the date of this approval shall deem the resolution approval to be null and void.

Waiver of Platting #19-109
6409 Edgemont Blvd. N.

Brooklyn Park
Community Development

Spring 2018 Air Photo.

100 Feet



Map Date May 15, 2019

Land Use Plan	Low Density Residential
Current Zoning	Detached Single-Family Residential District (R3)
Surrounding Zoning	North, South, and East – Detached Single-Family Residential District (R3) West – Conservancy District (CD) *Lake Magda*
Neighborhood	Bass Creek
Lot Area	43,298 ft²
Conforms to: Land Use Plan – Yes Zoning Code – Yes Variances Needed – None	
Notification	Proposed Development Sign 58 Mailed Notices Sun-Post Legal Notice Neighborhood Update Email – Bass Creek

Photo 1. The existing home (04-23-2019).

Photo 2. The non-conforming accessory structures (04-23-2019).

UNAPPROVED MINUTES
MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting - June 12, 2019

1. CALL TO ORDER

The meeting was called to order at 7:05 PM.

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Those present were: Commissioners Hanson, Herbers, Husain, Kiekow, Kisch, Mersereau, Mohamed, Morton-Spears, Vosberg; Senior City Planner Larson; Planning Director Sherman; Council Member Liaison West-Hafner.

1. PUBLIC HEARING

A. Homeward Bound USA, Inc. (Peter Hagen) – Waiver of Platting #19-109 to subdivide the existing lot into two single-family residential lots at 6409 Edgemont Blvd. N.

Senior Planner Larson introduced the application located on the Edgemont Addition, an old plat dating back to the 1920s before Brooklyn Park was a village. He stated the lots are along Lake Magda and Edgemont Blvd in the southwest corner of the City. He explained at some point, 6409 Edgemont Blvd. N had two lots combined. He said the current owner is remodeling the house to sell and would like to sell a portion of the land for new construction. He explained this requires a subdivision to the parcel. He noted this request is different than usual subdivisions in that previously there were two platted lots combined, and a Waiver of Platting will validate the original lot lines. He said the two lots would both be about a half-acre in size. He confirmed the existing house would stay as-is on the northern lot, and the southern lot would be available for new construction. He stated there are several outbuildings on the property which would be on the southern vacant lot after the subdivision. He explained an outbuilding is not allowed without a main building, and furthermore the outbuildings do not meet zoning regulations. He stated as a condition of the subdivision approval, the applicant is expected to tear down these outbuildings ideally as early as next week. He said there is a well on the property that needs to be removed per the City's Utilities Department if it goes unused. He explained that there will be some park dedication from the new lot. Staff recommends approval.

Commissioner Chair Hanson opened the public hearing.

Seeing no one approach the podium, Commissioner Chair Hanson closed the public hearing.

Commissioner Kisch asked if the items in need of demolition could be identified on the provided map to bring awareness and agreement as to the extent of what is being removed.

Senior Planner Larson answered it is basically everything except the house. He pointed to a concrete slab that would be across the new property line, a walkway that crosses the property line, two sheds located on the map, and a large garage close to the sheds that is not identified on the map. He stated that City Staff is also encouraging the removal of a retaining wall on the east portion of the second lot. He added the well is located directly in front of the house.

Peter Hagen, the applicant, commented that it makes sense to take out all the buildings, otherwise the parcel is not viable for a new single-family home. He added this has been in their plans before the City required it as a condition. He assured the Commission they are on the same page.

MOTION KISCH, SECOND MERSEREAU TO RECOMMEND APPROVAL OF WAIVER OF PLATTING #19-109 TO SUBDIVIDE 6409 EDGEMONT BOULEVARD NORTH INTO TWO SINGLE-FAMILY PARCELS, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

Planning Director Sherman confirmed that the public hearing items will move on to City Council Monday, Jun. 24.

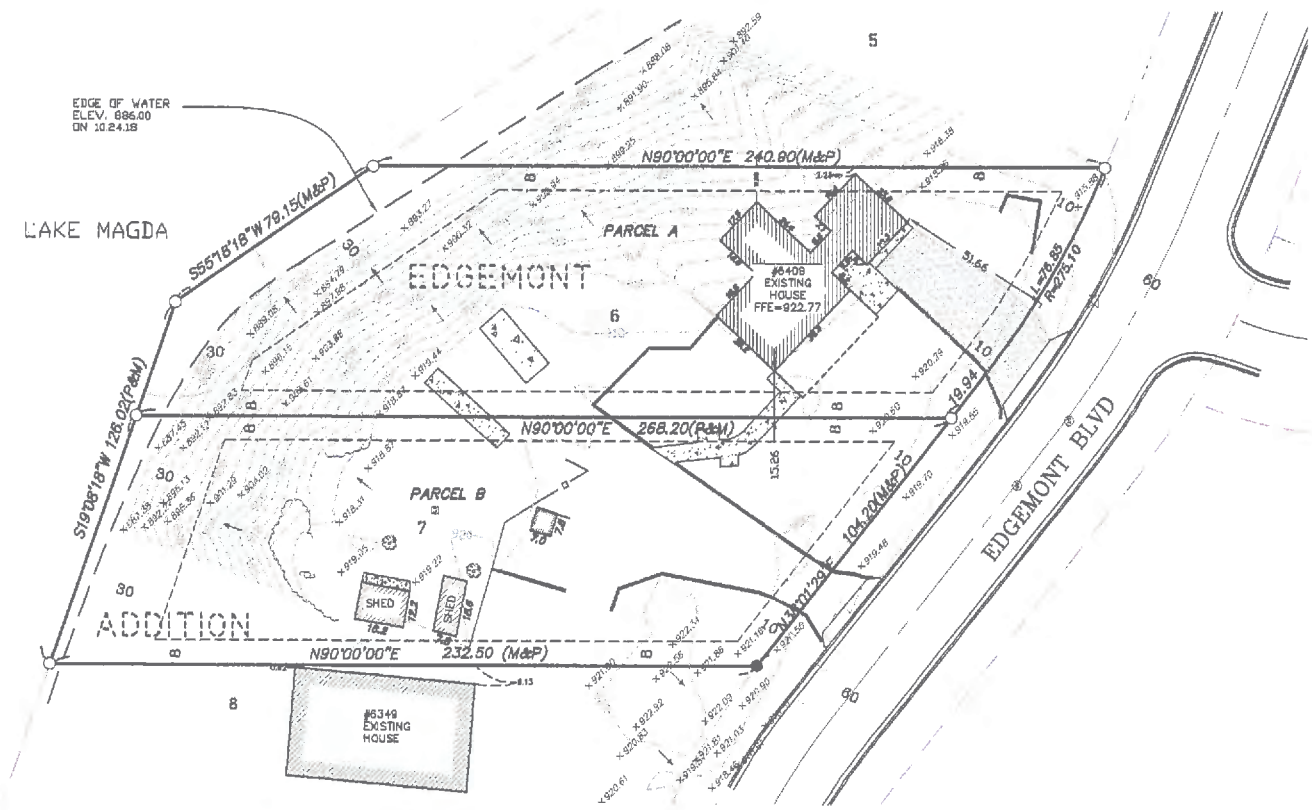
CERTIFICATE OF SUBDIVISION

—for—

PETER HAGEN

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

SCALE IN FEET 0 40 80



LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- x999.99 DENOTES EXISTING SPOT ELEVATION
- DENOTES CONCRETE SURFACE
- DENOTES EXISTING CONTOUR LINE
- FFE DENOTES FINISH FLOOR ELEVATION
- DENOTES TREE LINE
- DENOTES DECIDUOUS TREE
- DENOTES WATER VALVE
- DENOTES WOOD FENCE
- DENOTES ELECTRIC POWER POLE
- DENOTES RETAINING WALL
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE
- DENOTES SANITARY MANHOLE
- DENOTES ELECTRIC METER
- DENOTES DRAINAGE FLOW
- DENOTES GAS METER
- DENOTES WATER VALVE

LEGAL DESCRIPTION

Lot 6 and Lot 7, EDGEMONT ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof.

REFERENCE BENCHMARK

ELEVATION = 900.50 (NAVD 29) HENNEPIN COUNTY CONTROL "TOOHEY" ALUMINUM ROD WITH REMOVABLE DISK

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

BUILDING SETBACKS

ZONING: R3A = DETACHED SINGLE-FAMILY RESIDENTIAL DISTRICT
HOUSE: FRONT = 10 FT
REAR= 30 FT
SIDE= 8 FT

HARDCOVER

EXISTING BUILDINGS	2,177 SQ. FT.
EXISTING CONCRETE SURFACE	202 SQ. FT.
EXISTING BITUMINOUS SURFACE	1,056 SQ. FT.
TOTAL LOT AREA	42,587 SQ. FT.
EXISTING HARDCOVER	8.1 %

HARDCOVER FOR PARCEL A

EXISTING BUILDING	1,780 SQ. FT.
EXISTING BITUMINOUS SURFACE	1056 SQ. FT.
EXISTING CONCRETE SURFACE	568 SQ. FT.
TOTAL LOT AREA	22,097 SQ. FT.
HARDCOVER	15.4 %

HARDCOVER FOR PARCEL B

EXISTING BILDINGS	397 SQ. FT.
EXISTING CONCRETE SURFACE	73 SQ. FT.
TOTAL LOT AREA	20,458 SQ. FT.
HARDCOVER	2.3 %

LEGAL DESCRIPTION FOR PARCEL A

Lot 6 , EDGEMONT ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof.

LEGAL DESCRIPTION FOR PARCEL B

Lot 7, EDGEMONT ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof.

NO.	DATE	DESCRIPTION	BY

EDS
ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Vlad Sivriver DATED: 11/19/18
VLADIMIR SIVRIVER L.S. NO. 25105

JOB NAME: PETER HAGEN	FIELD WORK DATE: 09/12/18	DRAWN BY: IS	PROJECT NO.: 18-122
LOCATION: 6409 EDGEMONT BLVD BROOKLYN PARK, MN 55428	FIELD BOOK NO.: EDS-13	CHECKED BY: VS	SHEET NO. 1 OF 1

City of Brooklyn Park
Request for Council Action

Agenda Item:	6.2	**Meeting Date:**	June 24, 2019
Agenda Section:	Land Use Actions	**Originating Department:**	Community Development
Resolution:	X	**Prepared By:**	Cindy Sherman, Planning Director
Ordinance:	N/A		
Attachments:	8	**Presented By:**	Cindy Sherman
Item:	FPI, LLC – Conditional Use Permit #19-110 for Auto Glass Repair, Calibration Services for Vehicle Safety Equipment, Repair and Storage of Landscaping and Lawncare Equipment Owned by the Business at 8208 Brooklyn Boulevard		

City Managers Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2019-_____ APPROVING CONDITIONAL USE PERMIT #19-110 FOR AUTO GLASS REPAIR, CALIBRATION SERVICES FOR VEHICLE SAFETY EQUIPMENT, REPAIR AND STORAGE OF LANDSCAPING AND LAWNCARE EQUIPMENT OWNED BY THE BUSINESS AT 8208 BROOKLYN BOULEVARD, SUBJECT TO CONDITIONS IN THE RESOLUTION.

Planning Commission Recommendation:

At its meeting on June 12, 2019, the Planning Commission unanimously (9-0) recommended approval of the Conditional Use Permit subject to the conditions in the attached resolution.

Overview:

The applicant is proposing to purchase an existing building for use to operate two businesses. The first business is an auto glass repair company and the second is a landscaping service business. The plan is to provide auto glass installation service and calibration services for vehicle safety equipment as well as storage of landscaping and lawncare equipment and routine maintenance of their own equipment. The two enterprises are family owned.

The building was originally constructed in 1956. All of the property was sold in 2016, which includes this site as well as vacant land and another building to the north. The site and improvements are grandfathered, which means they can continue, with limitations, for the foreseeable future. The building was remodeled in 2016/2017 to house an auto repair business that was granted a CUP in 2016. The CUP was revoked for violations of the permit in March of 2018.

The building includes one overhead door that provides vehicle access into the facility. The site has paved parking but no curb and gutter. A light was added to the parking area in 2017 and most of the building lights were changed to meet code; there is one light at the front door that needs to be brought up to code. The applicant intends to add trash and recycling enclosures, fencing and a camera system to secure the parking area. Any expansion of the parking requires that the site improvements be brought up to date including curb and gutter and storm water improvements. The parking lot needs to be striped to identify parking stalls and storage space requested.

The applicant is requesting that they be allowed to store commercial equipment on trailers and vehicles within the fenced area overnight including one dump truck.

Primary Issues/Alternatives to Consider:

1. Approve the CUP as presented.
2. Approve the CUP with modifications.
3. Deny the CUP based on certain findings.

Budgetary/Fiscal Issues: N/A

Attachments:

6.2A RESOLUTION
6.2B LOCATION MAP
6.2C PLANNING AND ZONING INFORMATION
6.2D LETTER FROM APPLICANT
6.2E PHOTOS
6.2F SURVEY
6.2G SITE PLAN
6.2H PLANNING COMMISSION MINUTES

RESOLUTION #2019-

RESOLUTION APPROVING CONDITIONAL USE PERMIT
FOR AUTO GLASS REPAIR, CALIBRATION SERVICES FOR VEHICLE SAFETY EQUIPMENT, REPAIR AND STORAGE OF LANDSCAPING AND LAWNCARE EQUIPMENT OWNED BY THE BUSINESS AT 8208 BROOKLYN BOULEVARD

Planning Commission File #19-110

WHEREAS, Mr. Victor Leonovich has made application for a Conditional Use Permit under the provisions of Chapter 152 of the City Code on property legally described as:

> *THAT PART OF THE SE 1/4 OF THE SE 1/4 SEC 19 T 119 R 21 DESC AS BEG AT A PT ON THE S LINE OF SAID SE 1/4 OF THE SE 1/4 DIS 1118 FT W OF THE SE COR THOF TH N 183 FT TH W 105 FT TO THE E LINE OF XYLON AVE TH SLY ALONG THE E LINE OF SAID XYLON TO THE S LINE OF SAID SE 1/4 OF SE 1/4 TH ELY ALONG SAID S LINE TO BEG EXCEPT RD Hennepin County, Minnesota.*

WHEREAS, the matter has been referred to the Planning Commission who have given their advice and recommendation to the City Council; and

WHEREAS, the effect of the proposed use upon the health, safety and welfare of surrounding lands, existing and anticipated traffic conditions and its effect on property values in the neighborhood have been considered.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that a Conditional Use Permit is hereby granted for auto glass repair and landscaping services subject to the following:

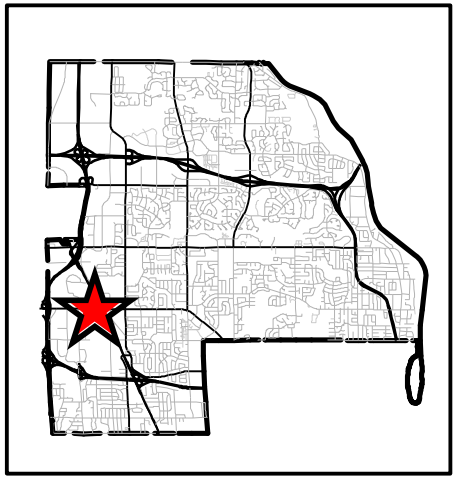
1. This Conditional Use Permit is valid for auto glass repair, calibration services for vehicle safety equipment, repair and storage of landscaping and lawncare equipment owned by the business. Auto body work, general auto repair, and painting are not permitted with this Conditional Use Permit.
2. All vehicles parked outside must be parked in a striped parking space, operable, and properly licensed.
3. Waste must be handled indoors or a trash enclosure must be constructed that meets city code.
4. The exterior grounds must be free of trash and debris.
5. The parking lot must be striped with 9’x18’ stalls and a 25’ drive aisle with storage area designated. Storage of commercial equipment and vehicles may be allowed in designated area on the paved area on the north side of the lot. Non-commercial vehicles may be parked in regular spaces in the lot.
6. Fencing must be small weave, black vinyl coated chain link or maintenance free dark vinyl or similar.
7. A building permit is required for all remodeling work to the building.
8. This resolution must be recorded with Hennepin County Taxpayer Services (County Recorder).

Conditional Use Permit #19-110 FPI LLC.
8208 Brooklyn Blvd. N.

Brooklyn Park Community Development

Spring 2018 Air Photo.

100 Feet



Map Date May 16, 2019

Land Use Plan	Industrial
Current Zoning	General Industrial District (I)
Surrounding Zoning	North, West and South– General Industrial District (I) East – Bottineau Boulevard
Neighborhood	Greenhaven
Site Area Building Area	0.33 acres 5,000 ft²
Conforms to:	
	Land Use Plan – Yes Zoning Code – Yes Variances Needed – None
Notification Distance	500 feet – 11 properties Development sign

May 1, 2019

Brooklyn PARK Community Development
Planning Division
5200 85th Avenue North
Brooklyn Park, MN 55443

RE: CUP - Proposed Development on 8208 Brooklyn Blvd. Brooklyn Park, MN 55445

Dear Planning Division:

FPI, LLC. is in the process of acquiring the above referenced property. This property is intended to be the principle place of business for Auto Glass Tech and Quality Lawn Care and Landscaping Service. Please accept this letter as an explanation of proposed development and intent for use.

Quality Lawn Care and Service will use the building on the above referenced property to store lawncare and landscaping equipment. As well as preform routine maintenance of that equipment.

Auto Glass Tech intents to use a portion of the building to preform auto glass installation services. As well as provide calibration services for vehicle safety equipment related to advanced driver-assistance systems.

FPI, LLC intends to upgrade the exciting outdoor lightening on the property, install trash and recycling enclosures, as well as add parking space markers and a monitored security system.

Should you need further insight into FPI's proposed development and intent for the property please contact us.

Very Truly Yours,

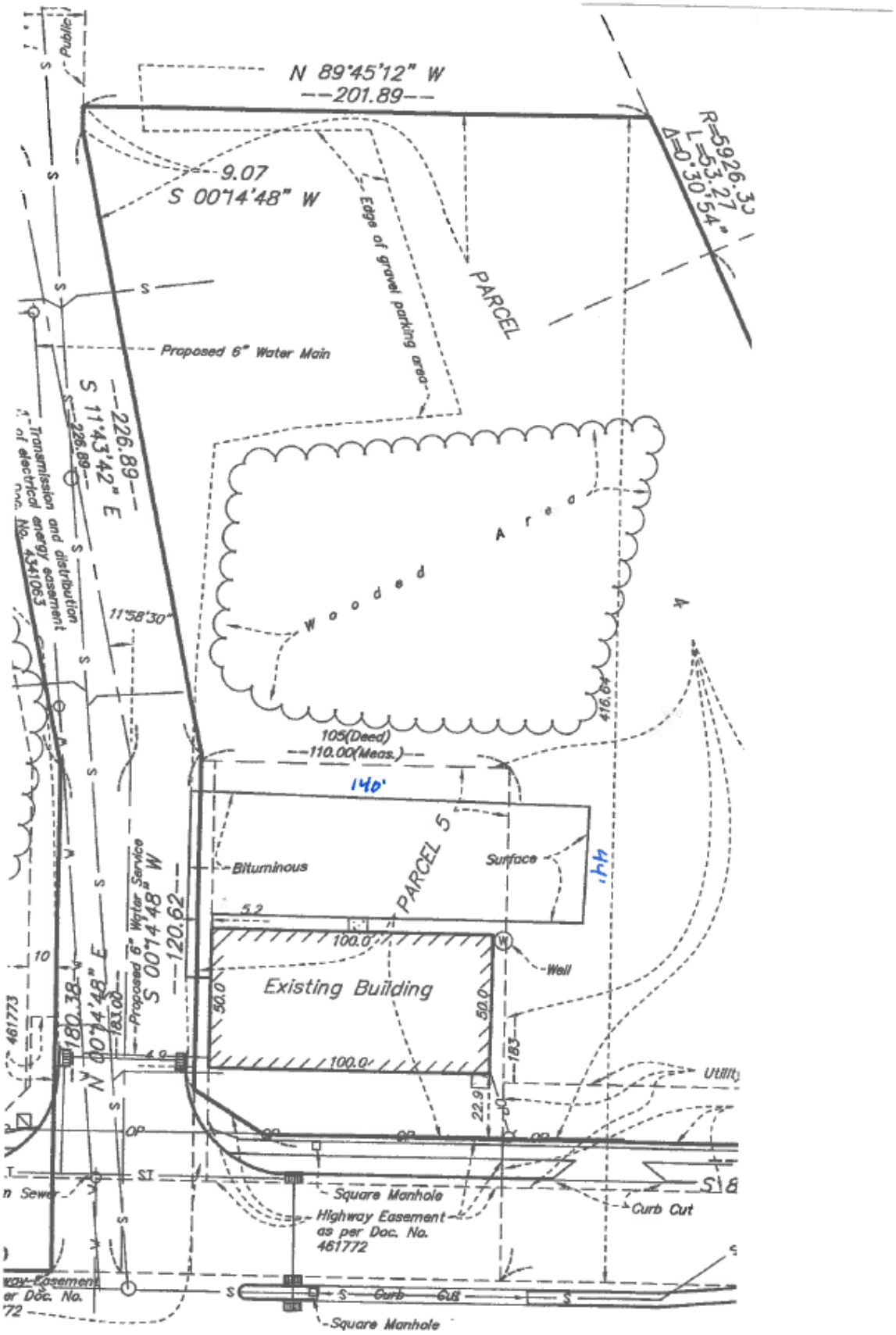
Victor Leonovich

Partner of FPI, LLC.

VL/

Front door with non-conforming light

Rear of building


N 89°45'12" W
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9.07
S 00°14'48" W
R=5926.30
L=53.27
Δ=0°30'54"
Edge of gravel parking area
PARCEL
Proposed 6" Water Main
S 11°43'42" E
226.89
Transmission and distribution of electrical energy easement
Wooded Area
11°58'30"
105(Deed)
110.00(Meas.)
140'
PARCEL 5
Bituminous
Surface
Proposed 6" Water Service
S 00°14'48" W
120.62
N 00°14'48" E
180.38
Existing Building
100.0
50.0
183
Well
Square Manhole
Highway Easement as per Doc. No. 461772
Curb Cut
Curb
Square Manhole

105(Deed)
110.00(Meas.)
140'
FENCE
Trash & Recycling Enclosure
141'
Proposed 6" Water Service
S 00°14'48" W
120.62
183.00
100.0'
Existing Building
50.0
50.0
Well
183
100.0'
22.9
OP
ST
Square Manhole
Highway Easement
as per Doc. No.
461772

UNAPPROVED MINUTES
MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting - June 12, 2019

1. CALL TO ORDER

The meeting was called to order at 7:05 PM.

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Those present were: Commissioners Hanson, Herbers, Husain, Kiekow, Kisch, Mersereau, Mohamed, Morton-Spears, Vosberg; Senior City Planner Larson; Planning Director Sherman; Council Member Liaison West-Hafner.

A. FPI, LLC – Conditional Use Permit #19-110 to allow for auto glass installation and landscaping service businesses at 8208 Brooklyn Blvd. N.

Planning Director Sherman introduced the application for a Conditional Use Permit to allow for auto glass repair, vehicle safety calibration services, and repair and storage of landscaping and lawncare equipment at 8208 Brooklyn Blvd. N. She described the site location as just the building and parking area separate from the rest of the vacant land indicated on the map. She stated the current building owner is looking to sell the building, so it will not be a leased as was the case with the previous user. She provided recent photos of the building that reflect a recent remodeling, but there is still a nonconforming light over the door that needs to be brought up to code as a condition of the permit. She pointed to the modified downcast lights on the rear of the building and a light pole installed in the parking area that are all up to city code. She said she is hopeful the landscaping company will address the overgrown vegetation around the building and parking lot. She explained that since this is an existing building, there are limitations as to what can be required for improvements within the Conditional Use Permit application. She added the applicant is proposing to fence in the entire property, with the exclusion of the building, for security and screening purposes. City Staff included recommendations as to the type of fence, such as small-gage chained-link so that the fence is not climbable. She provided another option of a dark vinyl fence if the applicant prefers. She stated the applicant will also be using security cameras to make sure people are not dumping things at the site. Staff recommends approval with conditions as outlined in the resolution. She stated the applicant is aware of the history on the parcel, so it has been made clear that the proposed outside storage of equipment and a dump truck needs to be contained within a designated paved part of the property contained within the fenced area.

Commissioner Chair Hanson opened the public hearing.

Sue Kuske, 7716 Zealand Ave N, stated a general concern because of the past user of the property. She said the property creates a bit of a conundrum since it is not on a paved street, and so the only paved parking is the small area behind the building. She read through the terms of the Conditional Use Permit, and after factoring in the size of the parking spaces and the 25-feet drive aisle, she estimated room for 15 parking spaces; not including any spaces lost from the enclosure for the waste area. She asked the applicant if less than 15 spaces will be sufficient considering there are 2 businesses, and they will need parking space for clients, employees and any business vehicles. She explained that the previous tenant was not able to contain the business parking within the 15 spaces on site resulting in

vehicles parked on the grass and unpaved area. She thinks the proposed fence is great and assumed it would contain the paved area of 15 parking spaces in the back of the building. She asked how tall the privacy fence would be and if the same area will fit the dump truck and commercial equipment on trailers.

Seeing no one approach the podium, Commissioner Chair Hanson closed the public hearing.

Commissioner Chair Hanson asked for clarification where the parking will be for clients versus the parking for equipment. She also asked for the fenced in area to be pointed out.

Victor Leonovich, businessowner of FPI, LLC and applicant, started with the glass business. He said they operated as a mobile service for the last 8 years, so the number of vehicles parked on the site at once will be minimal. He anticipates that 3 parking spaces will be enough to operate during the day. He stated there are no employees, only 3 partners who each have trucks which are used for the mobile service. His son-in-law stated that the landscaping side of things will be primarily to provide for storage of their equipment; some of which will be stored inside the building. He reiterated there will be trailers, 1 dump truck and 2 small pick-up trucks. He assured the Commission and Sue Kuske there will not be more than 15 vehicles at the property at once. He anticipates 10 vehicles between the 2 businesses, but it won't always be that many because the landscaping vehicles will go off-site during the day.

Commissioner Chair Hanson clarified her understanding that the auto glass repair was formerly completed by mobile service, and the site will serve as the home base for their landscaping business. She added the vehicles on site will also go out to the landscaping work.

Victor Leonovich and his son-in-law confirmed this was correct.

Commissioner Chair Hanson asked if they could point out the exact placement of the fence on the property.

Victor Leonovich pointed out the property lines where they plan to enclose with a fence adding that they want to maximize the space as much as possible. He stated they will be happy to abide by all requirements including any easements unlike previous users in the building. His son-in-law clarified that landscaping materials such as rocks will not be stored on the property, it will just be maintenance equipment.

Commissioner Kiekow asked for a description of calibration services for vehicle safety equipment.
Victor Leonovich explained modern vehicles have equipment installed on the auto glass. He provided an example of lane departure warning systems which include cameras and warning controls to alert the driver if they are leaving the lane or approaching a vehicle. He added some of the systems are active in that they can correct drivers by braking automatically or turn the vehicle back into the lane. He said these features require calibration any time there are changes and replacements to the glass; windshields in particular. He said there are two stages to complete calibration: 1). Static calibration, which connects the device computer to the vehicle computer and confirms the correct settings; 2). Dynamic calibration, which includes numerous targets to support the automatic adjustments of the vehicle. He stressed the vehicle must be positioned correctly and the front of the vehicle must be specially installed for the calibration to work. He added that many vehicles now have cameras installed on the side-view mirrors and sensors in the blind spots that also require recalibration when any repair is done to the body of the vehicle. He explained they plan to use the facility to recalibrate vehicles that have been repaired in body shops.

Commissioner Kiekow asked how many vehicles they plan on in a day, week, and month.

Victor Leonovich said it is not in their plan to concentrate on this part of their business. He explained statistically they are replacing windshields every day, and only about 10-15% of those vehicles require recalibration. He said he really can't provide data as he doesn't know yet.

Commissioner Kiekow reiterated that the last tenant had too many vehicles on the site at once. He stated concern that the constraints of the site may become a problem as the business hopefully grows.

Victor Leonovich agreed they do hope to grow their business. He said their business started about 8 years ago with $200, and now they need to secure a building in order to grow the business further. He stated that if they expand past the capacity of the site, they anticipate they will have the capital to buy something else.

Commissioner Mohamed said that a few weeks ago he met the previous owner of the building who operated out of there for over 50 years. He wishes the best for the applicant, and he approves of the fence. He stressed the applicant must look over the requirements of the Conditional Use Permit to make sure the conditions will work with their business because they don't want to set them up for failure, but the City wants to make sure that the use of the building benefits the environment and the community; especially the nearby neighbors.

MOTION MOHAMED, SECOND MERSEREAU TO RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT #19-110 FOR AUTO GLASS REPAIR, CALIBRATION SERVICES FOR VEHICLE SAFETY EQUIPMENT, REPAIR AND SOTRAGE OF LANDSCPAING AND LAWNCARE EQUIPMENT OWNED BY THE BUSINESS AT 8208 BROOKLYN BOULEVARD, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

Commissioner Vosberg asked for confirmation that the site is only the building and the small parking lot.

Planning Director Sherman confirmed that is correct.

Commissioner Vosberg asked if the current owner of the property will continue to own the rest of the nearby land.

Planning Director Sherman confirmed yes. She stated the current property owner also owns the building to the left of the site with several leased businesses, and they also own more vacant land to the north.

Commissioner Vosberg asked if the intent was for this land to stay vacant.

Planning Director Sherman confirmed yes. She explained that if improvements or expansions occur, storm water improvements are required. The current buildings can continue as-is, but as soon as more parking and pavement is added to the site they will have to address the other work. She does expect there will be an application submitted for the balance of the land at some point in time, and then the City will have to talk about building Xylon Ave which is currently a gravel road.

Commissioner Vosberg suggested the City will want to look at the area as a whole eventually to prevent the parceling of small pieces that may lead to a hodgepodge of uses. She is satisfied that it sounds like any further development in the area would lead to more of a master plan.

Commissioner Kisch asked for confirmation that the applicants understand any expansion within the undeveloped land of the parcel could trigger investment in the property.

Director Planning Sherman confirmed a lot of conversation has gone into what can and cannot be done on the site. She stated her hope that the business is wildly successful to the point where they can buy the vacant land nearby and come in with a bigger plan in the future.

Commissioner Kisch agreed.

MOTION CARRIED UNANIMOUSLY.

Planning Director Sherman added the fence will be 6-feet tall to answer Sue Kuske's question in the public hearing.

Victor Leonovich and his son-in-law confirmed yes.

City of Brooklyn Park
Request for Council Action

Agenda Item:	6.3	**Meeting Date:**	June 24, 2019
Agenda Section:	Land Use Actions	**Originating Department:**	Community Development
Resolution:	X		
Ordinance:	FIRST READING	**Prepared By:**	Todd A. Larson, Senior Planner
Attachments:	8	**Presented By:**	Todd A. Larson
Item:	Ryan Companies US, Inc./IBEW – Rezoning, Plat, and Site Plan Review #19-111 for a Union Hall at 6648-6700 West Broadway Avenue		

Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT ON FIRST READING AN ORDINANCE AMENDING CHAPTER 152 REZONING 7.29 ACRES FROM DETACHED SINGLE-FAMILY RESIDENTIAL (R3) TO NEIGHBORHOOD RETAIL BUSINESS DISTRICT (B2) SOUTH OF INTERSTATE 94 AND EAST OF WEST BROADWAY.

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2019-_____ APPROVING PRELIMINARY PLAT OF "IBEW ACRES" SUBDIVIDING 7.29 ACRES INTO ONE BUSNESS LOT AND ONE OUTLOT SOUTH OF INTERSTATE 94 AND EAST OF WEST BROADWAY.

Planning Commission Recommendation:

At its meeting on June 12, 2019, the Planning Commission unanimously (9-0) recommended approval of the development proposal with the conditions that are listed in the attached resolutions.

Overview:

The International Brotherhood of Electrical Workers (IBEW) Local 292 has been in Northeast Minneapolis for many years and needs more space. The organization chose to move to Brooklyn Park for the ability to expand the offices and be more conveniently located for the members outside of the Twin Cities. The new building will have 26,800 square feet on one level and initially have around 15 employees. A portion of the building will be unfinished until the IBEW benefits office moves in (another 15 employees). The building will also have a large meeting room for membership meetings. The site has enough parking for those meetings.

The site currently includes three vacant single-family homes, two of which are on large lots. The properties will be replatted into one lot for IBEW's needs and an outlot for future development. The property needs to be rezoned to a business zoning district (B2) to accommodate this use. Finally, since the site is adjacent to residential property, a site plan review is required. The Council is asked to take action on the first reading of the rezoning ordinance and preliminary plat tonight. If approved, the final plat and site plan review will be considered with the second reading of the rezoning ordinance on July 8, 2019. The draft site plan review resolution is attached for reference.

Budgetary/Fiscal Issues:

The proposed facility is a taxable use. Park dedication will also be collected on Lot 1.

Alternatives to consider:

1. Approve the proposal as presented.
2. Approve the proposal with modifications.
3. Deny the proposal based on certain findings.

Attachments:

6.3A ORDINANCE
6.3B RESOLUTION
6.3C DRAFT SITE PLAN REVIEW RESOLUTION
6.3D LOCATION MAP
6.3E PLANNING AND ZONING INFORMATION
6.3F PLANNING COMMISSION MINUTES
6.3G APPLICANT'S NARRATIVE
6.3H PLANS

ORDINANCE #2019-

ORDINANCE AMENDING CHAPTER 152
REZONING 7.29 ACRES FROM DETACHED SINGLE-FAMILY RESIDENTIAL (R3)
TO NEIGHBORHOOD RETAIL BUSINESS DISTRICT (B2)
SOUTH OF INTERSTATE 94 AND EAST OF WEST BROADWAY

WHEREAS, the subject properties are described as:

Lot 1, Block 1, IBEW Acres, Hennepin County, Minnesota; and
Outlot A, IBEW Acres, Hennepin County, Minnesota

WHEREAS, the subject property is guided for Business Park in the 2040 Comprehensive Plan; and

WHEREAS, the subject property will have office uses.

NOW, THEREFORE, the City of Brooklyn Park Does Ordain:

Section 1.

Section 152 of the Zoning code is amended to rezone the subject property from Detached Single-Family Residential District (R3) to Neighborhood Retail Business District (B2). The map in the City Clerk's office shall be updated accordingly.

RESOLUTION #2019-

RESOLUTION APPROVING PRELIMINARY PLAT OF
"IBEW ACRES"
SUBDIVIDING 7.29 ACRES INTO ONE BUSNESS LOT AND ONE OUTLOT
SOUTH OF INTERSTATE 94 AND EAST OF WEST BROADWAY

Planning Commission File #19-111

WHEREAS, the plat of "IBEW Acres" has been submitted in the manner required for platting of land under the Brooklyn Park Codes and under Chapter 462 of the Minnesota Statutes and all proceedings have been duly had thereunder; and

WHEREAS, said plat is consistent with the Comprehensive Plan and the regulations and requirements of the laws of the State of Minnesota and codes of the City of Brooklyn Park, Chapters 151 and 152.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Preliminary Plat Request #19-111 of "IBEW Acres" shall be approved subject to the following conditions:

1.00 DRAWINGS

1.01 Preliminary plans on file in the City Clerk's office dated 04-30-2019 for one lot and one outlot upon compliance with the following requirements:

2.00 BONDS, ESCROWS AND DIRECT PAYMENTS

2.01 On-site bonding and development contract are required per Section §151.090 for the removal of the existing homes and accessory buildings in the amount of **$20,900.00** in the form of a Letter of Credit from the developer for on-site improvements, **$1,100.00** cash bond for on-site and off-site improvements, and **$1,400.00** engineering escrow.

2.02 Payment of any special assessments on the property.

2.03 Park dedication is required for the lot created for new construction at the non-residential rate in effect at the time of final plat approval.

2.04 Future roadway improvement payment for West Broadway in the following amounts:

A. $75,779.60 for roadway
B. $17,936.12 for sidewalk/multi-use trail
C. $9,416.46 for streetlights
D. These amounts cover the entire plat. In lieu of paying the entire amount, 58 percent will be required for the frontage of Lot 1 with the remaining 42 percent will be paid at the time Outlot A is replatted.

3.00 REQUIRED DOCUMENTS

3.01 Approval of Title by the City Attorney.

3.02 Approval of the Shingle Creek Watershed Management Organization and all conditions therein, if applicable, including a storm water maintenance agreement must be recorded against the property.

3.03 Driveway permits from Hennepin County and all conditions therein.

3.04 A cross-access and maintenance agreement for the shared driveway and drive aisle between both parcels.

4.00 GENERAL CONDITIONS

4.01 It shall be the developer's responsibility to keep active and up to date the developer's contract and financial surety (Letter of Credit, bonds, etc.). These documents must remain active until the developer has been released from any further obligation by City Council motion received in writing from the Engineering Department.

4.02 Before final bonding obligations are released, a certificate signed by a registered engineer must be provided. This certificate will state that all final lot and building grades are in conformance to drainage development plan(s) approved by the City Engineer.

4.03 No burying of construction debris shall be permitted on the site.

4.04 Dust control measures must be in place to prevent for dust and erosion including, but not limited to, daily watering, silt fences, and seeding. The City Engineer may impose measures to reduce dust.

4.05 Adequate dumpsters must be on site during construction of streets, utilities, and buildings. When full, they must be emptied immediately or replaced with an empty dumpster.

4.06 During construction, streets must be passable, and at all times free of debris, materials, soils, snow, and other obstructions.

4.07 Three “no parking” signs shall be installed along West Broadway prior to occupancy and shall be maintained until replaced by reconstruction.

4.08 All three homes, all accessory structures, driveways, patios, and the like must be removed from the site. On Outlot A, the footprints of these items must be restored with proper vegetation.

If the petitioner needs additional time to satisfy the requirements listed in this Preliminary Plat in order to get it released for recording, then a one-year time extension must be requested. Time extension requests are subject to the conditions found in Subdivision Code (Section 151). The failure on the part of the petitioner to submit a final plat per Section 151 within one year from the date of this approval shall deem the preliminary approval to be null and void.

Note: this draft resolution will be acted upon by the Council after approval of the second reading of the rezoning ordinance.

RESOLUTION #2019-

RESOLUTION APPROVING A SITE PLAN REVIEW FOR AN OFFICE BUILDING
AT 6700 WEST BROADWAY

Planning Commission File #19-111

WHEREAS, Anthony Adams of Ryan Companies US, Inc., on behalf of the International Brotherhood of Electrical Workers Local Union 292, has petitioned for a Site Plan Review pursuant to Section 152.033 of the Brooklyn Park City Code for an office building located at 6700 West Broadway, legally described as:

Lot 1, Block 1, IBEW Acres, Hennepin County, Minnesota

WHEREAS, the matter has been referred to the Planning Commission who have given their advice and recommendation to the City Council; and

WHEREAS, the effect of the proposed use upon the health, safety and welfare of surrounding lands, existing and anticipated traffic conditions and its effect on the neighborhood have been considered.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that the site plan for a new office building is approved based on the following conditions:

1. The site plans must conform to the intent of the plans dated May 29, 2019, as presented to the Planning Commission.

2. The building plans must conform to the intent of the plans dated May 23, 2019, as presented to the Planning Commission.

3. Site bonding and development contract are required per Section §152.023 in the amount of **$520,300.00** in the form of a Letter of Credit from the developer for on-site improvements, **$27,300.00** cash bond for on-site and off-site improvements, and **$16,400.00** engineering escrow.

4. The parking space shown at the northwest corner of the site must be removed so that all parking spaces maintain the 35-foot setback from residential property.

5. Four flagpoles are permitted along the southeastern side of the building provided the flags are flown in a respectful and tasteful manner regulated by City Code Chapter 150.

6. The monument sign must be shared between users on Lot 1 and future user(s) on Outlot A.

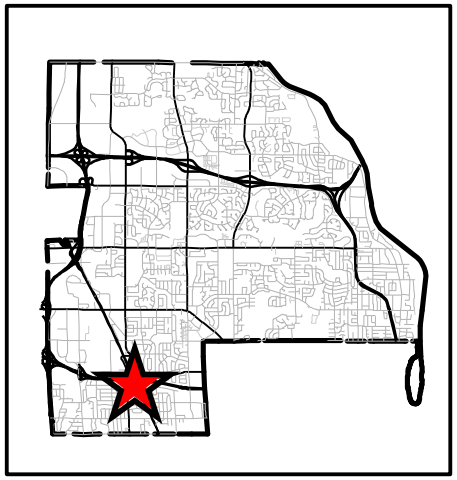
7. The building's meeting rooms must only be used for official business of the office user. Other event types (weddings, showers, etc.) are only allowed after approval of a conditional use permit for an "assembly, banquet, convention hall, or conference centers."

Rezoning/Plat/Site Plan Review #19-111 IBEW
6648-6700 West Broadway

Brooklyn Park Community Development

Spring 2018 Air Photo.

100 Feet



Map Date May 16, 2019

Land Use Plan	Industrial (2030) Business Park (2040 Pending)
Current Zoning	Detached Single-Family Residential District (R3)
Proposed Zoning	Neighborhood Retail Business District (B2)
Surrounding Zoning	West and Northwest – Detached Single-Family Residential District (R3) Southeast – Transit-Oriented Development Center Transition (TOD-CT) South – Multiple-Family Residential District (R6) East – BNSF Rail Corridor and Bottineau Blvd.
Neighborhood	Sunny Lane
Site Area	7.29 acres
IBEW Lot	3.94 acres
Outlot for future use	2.93 acres
Building Area	26,800 ft²
Parking Spaces	221 spaces
Conforms to: Land Use Plan – Yes (as proposed) Zoning Code – Yes (as proposed) Variances Needed – number of flagpoles	
Notification	Proposed Development Sign 38 Mailed Notices Sun-Post Legal Notice Sunny Lane Neighborhood Update email

Zoning and Land Use
The properties are currently zoned Detached Single-Family Residential District (R3) with a 2030 Comprehensive Plan guiding of Industrial. The 2040 Plan that is pending Metropolitan Council review shows the site guided as Business Park. Business Park uses can include office, manufacturing, and warehousing.

The proposed zoning of the property is to Neighborhood Retail Business District (B2). The office use of the property works well with the B2 zoning in relation to the Business Park land use, but this zoning does not allow for manufacturing or warehousing uses. The Quadrant, Triad, and Cambria Mortgage buildings on Northland Circle have the same type of zoning and Comprehensive Plan designation.

The proposed rezoning does not include the property at 6716 West Broadway. An agreement to sell/buy with the current owner was not reached prior to application. If an agreement is reached, the property will be incorporated into the site plan. If an agreement is reached prior to the second reading of the rezoning ordinance, it will be incorporated into that action.

Building Use
The building will be used primarily for the IBEW staff offices. The unfinished portion of the building will be for additional office space anticipated within the next few years. The northern portion of the building will have a large meeting room to accommodate the Union's membership meetings with a catering kitchen for lunch or dinner meetings where food will be catered. These meetings are typically on the weekends or in the evenings to accommodate the members' work schedules.

The meeting room must be used only for IBEW business meetings. The applicant has indicated that they may want to rent out the space to other organizations or individuals for other events, but they are not requesting it at this time. This type of use is allowed under the B2 zoning with the approval of a conditional use permit. This could also result in additional sewer (SAC) and water (WAC) charges or Building Code-required improvements.

Building Design
The one-level building will be constructed primarily of precast concrete panels on a burnished block base. The south half of the building will have a lighter veneer brick applied while the north half will be darker. The entryways will have a tall glass and metal area bumped out from the building for easily visibility and be located on all four sides of the building. The building design meets the requirements of the building materials and articulation portions of City Code.

Access and Parking
The site will have one access onto West Broadway opposite 67th Avenue. The driveway is wide enough to accommodate one in-bound lane and two outbound lanes (through/left and right). West Broadway, a Hennepin County Roadway, has a two-lane rural design with paved shoulders for pedestrians and bikes. Parking is not permitted on West Broadway. Hennepin County has reviewed the proposal and is comfortable with IBEW's minimal impacts and will not be requiring any modifications to the roadway for this use. They will review the plans for any development on Outlot A and may require improvements, if appropriate, at that time.

West Broadway will be reconstructed someday. As is standard with development along a rural design County roadway, the City will collect a payment for future roadway improvements in lieu of assessing the property owner for the City's portion of the reconstruction costs. This amount is broken down to $75,779.60 for roadway, $17,936.12 for sidewalk/trail, and $9,416.46 for streetlights for the entire plat.

Parking is located on all four sides of the building. For daily use, the spaces immediately adjacent to the building are likely to be sufficient. For membership meetings, the parking to the east and northeast of the building will be convenient to the meeting room entrances. For the office and meeting uses, 215 spaces are required and 221 spaces are proposed.

From residential properties, the setback for parking spaces is 35 feet. The applicant is showing one parking space in this area at the northwest corner of the lot and originally requested a variance for it. There is ample room on-site to accommodate parking that meets the setbacks. In addition, the amount of parking that is proposed is six spaces above the minimum, so removal of the one space will not negatively impact the operations. If the remaining home is incorporated into the site, this is a moot point. Otherwise, staff recommends the space be removed. The applicant has indicated they will remove this parking space.

Pedestrian Connections
A walkway wraps around the building so that all entrances are connected with the parking lot. A connection is shown to the property line anticipating a sidewalk along West Broadway after reconstruction. Bicycle racks are proposed near the employee patio entrance.

Landscaping and Screening
The landscape plan shows the required number of overstory, ornamental, and evergreen trees. Several shrubs will be planted around the site as well. No landscaping is proposed in the vacant Outlot A, but it will need to be maintained properly.

The building's rooftop units will be placed so that they are not visible from surrounding property. The applicant has noted that the perspective views on page A3.2 take into account the placement of the units and provide a realistic rendering of the building, instead of the flat elevations shown on page A3.1.

A six-foot tall wood privacy fence is proposed along the 6716 West Broadway property line with several overstory trees adjacent for extra height. The fence will be eliminated if the property is incorporated into the site.

Signage
IBEW's monument sign is shown on Outlot A. Since it is located on a different parcel, it must be shared. The applicant has indicated that they will design it large enough to accommodate a future user in Outlot A.

The applicant is also proposing four flagpoles along the south side of the building: United States, Minnesota, POW/MIA, and IBEW. City Code limits the number of flags and poles in the Sign Code:

> *150.04(N) – One flagpole may be erected for each 100 feet of street frontage, not to exceed a total of three flagpoles. Height of the poles must not exceed the building height regulations, as specified by the zoning ordinance for the district where the poles are located, and flag length must not exceed 25% of the pole height, and no more than two flags per pole are permitted.*

In IBEW's case, they have 260 feet of frontage and therefore are limited to two flagpoles. The placement of the poles is east of the building's main (south) entrance, not along the roadway. The intent of the rule is to prevent the flag from becoming commercialized, or as an attention-getting technique such as at a car dealership. In IBEW's case, the intent of the rule is being followed and the flags will be flown in a respectful and tasteful manner and therefore should be allowed.

Storm Water Management
There is a storm water basin proposed for the eastern end of the property. The basin is designed to accommodate the need for the IBEW development, but it can be expanded to meet the needs of a development on Outlot A.

Along West Broadway, there is a subtle ditch. Hennepin County is requesting to review the grading plan at the time of the driveway permit to ensure that storm water management is maintained.

Lighting
The proposed photometric plan shows several 15-foot tall light poles throughout the parking lot to meet City Code. All lights must be downcast and shielded to prevent glare.

Utilities
Water and sanitary sewer are available under West Broadway. New lines will be extended off these mains to serve the school and future buildings. This line will be public, but the service lines will be private.

Park Dedication
Park dedication is required on Lot 1. The current rate is $8,000 per acre. Payment will be required on Outlot A at the time of its platting at the rate in effect at the time.

UNAPPROVED MINUTES
MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting - June 12, 2019

1. CALL TO ORDER

The meeting was called to order at 7:05 PM.

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Those present were: Commissioners Hanson, Herbers, Husain, Kiekow, Kisch, Mersereau, Mohamed, Morton-Spears, Vosberg; Senior City Planner Larson; Planning Director Sherman; Council Member Liaison West-Hafner.

6. PUBLIC HEARING

A. Ryan Companies US, INC./IBEW – Rezoning, Plat, and Site Plan Review #19-111 for a union hall at 6648-6700 West Broadway Ave.

Senior Planner Larson introduced the application that is located at the same site that was considered for an unsuccessful charter school proposal a few months ago. He stated the new proposal is to replat three of those four properties that were previously considered for the charter school into two new parcels totaling 7.3 acres. He noted there are three homes and a barn on the property that would all be demolished. He explained one parcel would be for the construction of a building for the headquarters of the International Brotherhood of Electrical Workers. He said the primary use would be for the day-to-day operations of office staff. He pointed to the northern third of the building that would be used for membership meetings held a few times throughout the year. He explained most of the parking on the site is to accommodate the meetings, and only about 15 or so spaces directly adjacent to the building would be used daily. He indicated a portion of the building that will remain unfinished for now and will be reserved for more office space to house another component of the union in a couple years. He pointed to additional parking adjacent to the western side of the building that would accommodate parking for this addition in office space. He stressed this is a much less intensive use when compared to the charter school proposal, which was a concern of the neighbors and Hennepin County. He explained the County feels much more comfortable with this design as it does not require any immediate road improvements to West Broadway since the membership meetings would be held during evenings or weekends when the traffic is generally light. He assured the Commission the County will keep an eye on the road.

Senior Planner Larson explained the southern parcel of the property would remain undeveloped for now as there is no immediate need for the land, but it could allow for another user such as an office building or daycare. He pointed to the landscaping that would be finished around the storm water basin and the building. He mentioned the intent to keep the rest of the landscaping on the site as-is. He assured the Commission that roof-top screening requirements would be met as the roof-top units will be placed far enough back so they are not visible to the adjacent properties. He explained the application has three components: rezoning from R3 to B2, platting of the property from three lots to two lots, and the Site Plan Review portion to evaluate the building and layout of the site which is required since it is a non-residential use adjacent to a residential use. Staff recommends approval with a few conditions, one being the storm water basin may need to be larger to accommodate the infiltration for the site.

Anthony Adams, a civil engineer with Ryan Companies and speaking on behalf of IBEW, said that Ryan Companies and IBEW have partnered up to design the 26,000 square foot headquarters building. He provided that IBEW was thrilled about the location of the land as they feel it has great access to I-694, a lot of their members are local to the northwestern suburbs, there is ample space for their current needs as well as flexibility for future growth. He stated the local union 292 has been around since 1902 with currently about 4,500 members.

He explained IBEW prides themselves on providing great employment and educational opportunities, recruiting women and minorities, and being active members of the community by volunteering at places such as Habitat for Humanity and Second Harvest Heartland. He stated that he personally was impressed by their care to hear everyone's opinion. He believed their stewardship and educational opportunities will make them an asset to the City. He expanded on the proposed use of the headquarters for the main IBEW office that will house about 16 employees. He reiterated there will be a large meeting room on the north side of the building. He stated the member meetings are held monthly in the evenings usually during the week and some weekends. He explained there will also be a few sporadic meetings such as retiree luncheons and the company Christmas party. He reiterated that most of the daily traffic will be the 16 employees. He pointed to the southwestern portion of the building that is a shelled space for a future benefits office, which is a division of IBEW comprised of roughly 12 employees, that is anticipated to move in to the building in about five years. He noted the plans reflect a potential user on the vacant southern lot per the request of City Staff. He explained IBEW intends to hold on to this second lot as long as they can in anticipation of future membership growth.

Anthony Adams described additions made to the site to address concerns that were brought forward in the past proposal. He pointed to the western edge of the site where a landscaped berm is planned to include vegetation and trees. He indicated there would be a 6-foot privacy fence along the edges of the northwest property adjacent to the site in addition to further landscaping and trees. He explained all the parking stalls around the building are oriented to point towards the building to prevent headlights pointing towards the surrounding residents. He provided that these additions not only enhance the project but blend the new development into the existing community.

Commissioner Chair Hanson opened the public hearing.

David Wickham, 6716 West Broadway, stated that his lot was intended to be the fourth lot in the development of these parcels. He stated that the applicant has recently decided to not do business with him, and it is not due to a lack of his own availability and cooperation. He explained that he and his real estate agent presented their own purchase agreement back in April that included safeguards because the previous proposals had no safeguards to protect him. He stated that as a result the applicant has decided to eliminate the fourth lot from the site. He said the applicant is trying to make the project cheaper, and as a result they will be squeezing him right into the northwest corner. He explained that more than one real estate agent has advised him that if this project proceeds his property value will be negatively impacted, and he will never be able to sell his home down the road. He stated that this property has been in his family since the 1930s when it was originally farmland, and it is the only home on the block that has been continuously occupied. He said it isn't right that the applicant can come in and cherry pick the middle lots while leaving the rest. He hopes the applicant will reconsider negotiating to include the purchase of his lot before the project continues.

Michael and Sarah Kelso, 6657 West Broadway, explained they live directly across from the site. They stated their support of the project, and belief that it is a good fit for the lot. They explained they have been against previous proposals, but they like that this isn't too big of a building.

Michael Werner, 6701 West Broadway, explained he also lives across the street from the project. He stated he has lived in his house for 40 years. He supported the project and felt this proposal is best for the neighborhood. He believed the applicant offered Mr. Wickham the same offer as what was on the table for the charter school proposal. He added that he loves his neighborhood.

Seeing no one approach the podium, Commissioner Chair Hanson closed the public hearing.

Commissioner Kisch explained the Planning Commission is not able to address personal transactions, so they are not able to discuss or consider the negotiation. He noted that if the fourth parcel could be added to the project, it would make for a stronger overall plat. He stated that his decision will not be impacted either way. He said if the lot were to be included between now and the City Council meeting on Jun. 24, he doesn't see a need to bring it back to the Commission. He stated his overall support for the proposal. He asked why there isn't any language or conditions in the plat addressing a shared access agreement to address the shared access drive

that aligns with 67th Avenue. He noted that he does see a utilities easement. He asked if a shared access agreement should be added into the legal language since it would also service outlot A.

Senior Planner Larson agreed this needs to be added.

Commissioner Kisch asked if any easements or cross-lot agreements are needed for maintenance access of the infiltration storm water basin that extends across the lot and outlot A.
Senior Planner Larson indicated that item 3.02 on page 5 includes the storm water maintenance agreement.

Commissioner Kiekow asked what the maximum capacity is for the facility to accommodate the larger meetings, and if there is enough parking to service the larger groups.

Anthony Adams confirmed the proposed parking is adequate for the monthly and yearly events. He said the family picnic event is the largest event which happens on the weekend during the day in the summer time. He noted that currently IBEW usually hosts this event at a public park, but now they will like to use the southern vacant lot for the one-day event. He explained this has been discussed with Todd and may involve a special use permit to set restrictions for the event. He stated additional parking needs are anticipated for this event, but they hope to park on the grass of the southern outlot where there would also be a temporary picnic and tent area.

Commissioner Kiekow asked if all vehicles will be accommodated on the property without overflowing on to West Broadway and residential streets.

Anthony Adams confirmed yes. He stated they understand there is to be no parking on West Broadway, and they are prepared to provide signage to this effect.

Commissioner Mohamed asked if the meeting space will be open to the public. He believes the West District of the City has a deficiency in meeting spaces.

Anthony Adams explained the intent is the meeting space will only be for IBEW business events. He stated the B2 zoning was selected to allow for flexibility that the meeting space could be separately permitted for separate organizations and individuals to use in the future, but that is not the current intent.

Commissioner Mohamed encouraged the applicant to allow for this space be open to the public. He asked if there are plans to work with the fourth property in the northwest corner of the site. He added he is excited about the proposal especially seeing neighbors in support of the project, but he wants everyone in the neighborhood to feel they are included in the decision-making process.
Anthony Adams said they are not against future conversation, but IBEW is on a strict timeline as to when they need to be in the facility. He stated there are no active plans to re-opening negotiations on the applicant's end.

Planning Director Sherman stated City Staff made it clear to the applicant that if they do end up incorporating the fourth parcel it will be a simple amendment to the proposal not requiring additional review from the Commission or Council.

Senior Planner Larson elaborated that the B2 District allows for convention centers and assembly halls via a Conditional Use Permit. He clarified that if IBEW wants to later open the hall to outside parties a Conditional Use Permit will be necessary which triggers additional review from the Commission and Council.

MOTION HANSON, SECOND HUSAIN TO RECOMMEND APPROVAL OF REZONING 7.29 ACRES FROM DETACHED SINGLE-FAMILY RESIDENTIAL DISTRCIT (R3) TO NEIGHBORHOOD RETAIL BUSINESS DISTRICT (B2) AT 6648, 6656, AND 6700 WEST BROADWAY.

MOTION CARRIED UNANIMOUSLY.

MOTION HANSON, SECOND MERSEREAU TO RECOMMEND APPROVAL OF PRELIMINARY PLAT OF "IBEW ACRES" EAST OF WEST BROADWAY AND SOUTH OF INTERSTATE 94, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

Commissioner Kisch made a friendly amendment to include language on the access agreement on the road aligning with 67th Avenue.

MOTION CARRIED UNANIMOUSLY.

MOTION HANSON, SECOND MERSEREAU TO RECOMMEND APPROVAL OF SITE PLAN REVIEW #19-111 FOR A NEW OFFICE BUILDING AT 6700 WEST BROADWAY, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

CITY OF BROOKLYN PARK

IBEW LOCAL UNION 292

PROJECT NARRATIVE
~~May 1st, 2019~~
May 29th, 2019 UPDATED

IBEW Background
The International Brotherhood of Electrical Workers (IBEW) is a Union that represents approximately 750,000 active members and retirees in the United States and Canada. IBEW represents Members in a variety of fields including utilities, construction, telecommunications, broadcasting, manufacturing, railroads and government. IBEW is built on the backbone of providing fair contracts, great employment opportunities, and a fantastic education program for its Members. The Local Union 292 was chartered July 30, 1902 and currently has locations in Minneapolis and St. Cloud. Local 292 has 4,500 members of which 700 are active Apprentices at two training facilities located in St. Michael and Fridley. After their Apprenticeships these Members will become licensed journey workers with a respectable career in the electrical industry. The IBEW facilities strive to recruit women and minorities. Local 292 believes in giving back to the communities through various volunteer opportunities, such as; Habitat for Humanity, Food Drives and repair work at women's shelters in the Minneapolis area, lighting upgrade at Little Earth Community Center, the Veterans Eagle's Healing Nest in Anoka and Second Harvest Heartland just to name a few. Also offered are a vast number of groups for the members to become a part of; the Electrical Workers Minority Caucus (EWMC), Sisters in Solidarity (SIS), Reach out and Engage Next-gen Electrical Workers (RENEW), Retires Club and Veterans Alliance. These groups help Members overcome challenges through mentoring, teach volunteerism and help to make lasting connections in the community.

Project Summary
IBEW is looking to construct a one-story, 26,000± SF office and meeting space in Brooklyn Park. IBEW has partnered with Ryan Companies to perform the construction services and manage the design consultants throughout the duration of the project. Pope Architects has been hired as the building Architect and Loucks & Associates has been hired for the Civil Engineering and Landscape Architecture design.

The proposed building consists of three main uses: IBEW's main office, a large dividable meeting space for IBEW member meetings, and a future Benefits office. The future Benefits

office will be shelled out until approximately the year 2024 when that service will be moved to this new location. Entrances to the building are proposed on all four sides: the main IBEW office entrance located on the south side, two entrances specifically for the events space located on the east and north sides, and a future Benefits entrance on the west side. The future Benefits entrance will be constructed when that service is moved in to the building. The two entrances for the events space will be locked at times when there are not events at the facility.

There is an attached garage near the northeast corner of the building that will store a 25' trailer and will serve as a food unloading area for any catered meetings. IBEW expects loading and delivery traffic on the day of meetings only. Trash will be located inside of an enclosed appendage to the building at the northeast corner. The material for the trash enclosure is proposed to match the exterior skin of the building. Stormwater management will be handled by a surface infiltration basin near the east edge of the site.

IBEW envisions a regular weekday shift schedule of 7:30am to 4:00pm for about 16 employees. When the Benefits office moves in they are estimating approximately 12 employees that will follow the same shift schedule. The following meetings are also proposed throughout the year:

1. COPE, Stewards and General Membership Meeting
    a. Second Tuesday of every month
    b. 20 people 5pm
    c. 30 people 6pm
    d. 150 people 7pm
2. Snowball Dinner and Dance
    a. February, Saturday evening
    b. 150-250 people
3. Members Christmas Party
    a. December, Friday night
    b. 150-200 people
4. Family Picnic
    a. August, Saturday
    b. 1,000 people
5. Retirees Luncheon
    a. December
    b. 275 people
6. Retiree & Stewards Dinner
    a. Both in May (2 separate events)
    b. 100 people

The new plat proposes the three existing properties to be combined into Lot 1 Block 1, which will contain the IBEW building and parking area, and the remainder of the property as Outlot A. IBEW wishes to retain ownership of Outlot A should they ever wish to expand their business with another IBEW building on that Outlot. As they don't know if or when they will ever need

to expand, they wish for the Outlot to remain separate from their Lot 1 Block 1 property to potentially sell that land off in the future. There is some present day cost savings for the project to leave Outlot A as an outlot instead of platting it as a lot. IBEW plans to use those cost savings to further enhance the aesthetics of their proposed site and building.

Once per year IBEW hosts a company picnic with as many as 1,000 attendees (number 4 above). Historically they have hosted this event at public parks or zoo pavilions, but they would like to utilize Outlot A as picnic space for the period that the outlot remains undeveloped. During this picnic, cars would park in the grass and a tent would be set up on the outlot. Discussions have occurred with city staff regarding pulling a large event permit at the time of the picnic and no further approvals are requested for the event or outlot at this time.

Platting and Rezoning

The project site is located southeast of the West Broadway and I 694 bridge intersection. The site currently consists of three parcels. The north central parcel is owned by J Swenson & G Swenson Et Al, the south central parcel is owned by Harriet M Swenson, and the southwest parcel is owned by Conor Commercial Re LLC. The Parcel Identification (PID) numbers and Site Addresses are listed below:

- PID: 3211921210009 Site Address: 6700 W Broadway
- PID: 3211921210007 Site Address: 6656 W Broadway
- PID: 3211921240006 Site Address: 6648 W Broadway

IBEW is intending to purchase the properties once the necessary entitlements are secured.

The northwest parcel that is owned by David L Wickham is not intended to be purchased for this development and will remain as residential property. The PID and address for that site is

- PID: 3211921210005 Site Address: 6716 W Broadway

Included in this submittal are the necessary materials for a Preliminary and Final Plat to combine the three under IBEW ACRES. The Plat will separate the parcel into two portions: the north portion, Lot 1, Block 1, will consist of the IBEW building and associated parking and the southern portion will be platted as Outlot A. Consent letters from the three existing property owners are included with this submittal as well.

A Rezoning application is included to simultaneously rezone the property from R3 Detached Single-Family Residential District to B-2 Neighborhood Retail Business District. The current future land use map designates this area as High Density Residential according to the 2030 Comprehensive Plan. According to the Brooklyn Park website, the city is currently undergoing the approval for an updated 2040 Comprehensive Plan. The IBEW project team requests the city

to advise if a Comprehensive Plan Amendment is necessary based on the proposed future land use map for the 2040 Plan as we have not been able to see that plan.

Building Materials

The exterior wall materials will primarily consist of architectural precast wall panels in two predominant finishes: thin brick veneer and acid etch exposed concrete. The entrance areas will be accented by composite metal panels and the windows consist of insulated glass in anodized aluminum frames. The base of the building will feature a 2'-8" burnished block with precast stone accents. The trash appendage to the building proposes to use similar precast wall panels to enclose this structure.

Approximate Building Square Footage

IBEW Office:	8,667 SF
IBEW Events Space:	9,867 SF (including prefunction space)
Benefits Office:	4,612 SF
Accessory Uses:	3,264 SF (restrooms , garage, mechanical)
Total:	**26,410 SF**

Parking Requirements

Parking is located on all sides of the building with approximately 16 stalls utilized daily for the IBEW office and the remainder of the parking used for events that occur in the meeting hall. The stalls near the west side of the building will be used by the Benefits employees when that service is moved to this building. Approximately 12 employees are estimated for the Benefits office.

The site plan designates 221 auto parking stalls to be constructed for the development. Seven of those stalls will be handicap stalls to meet accessibility codes, in which they have been spread around the building between each of the entrance locations. Twenty four motorcycle stalls are proposed on a concrete pad near the east side of the building. IBEW intends to use these as six auto parking stalls during the winter months. Two of the auto stalls will be designated as Electric Vehicle (EV) charging stations with another two stalls supplied conduit for future EV stalls to be built if additional charging stations are needed in the future. Four bicycle racks are provided on the east side of the building near the employee patio space.

The city code parking requirements that apply to this facility are:

Office (> 6,000 SF)	Minimum 5/1,000 gsf
	Maximum 5.5/1000 gsf
Assembly	1/2.5 seats

The calculation of required parking is shown below and detailed out in the Site Plan.

IBEW Office @ 8,667 SF
Benefits Office @ 4,612 SF
Subtotal (13,279 SF/1000) x 5.5 = 73 Stalls
IBEW Events Space @ 353 seats (5,306 SF @ 15 sf / seat)
Subtotal 353 seats / 2.5 = 142 stalls

Total Stalls Required = 215 Stalls

A total of 215 parking stalls are required per city code for the full buildout. We have provided 221 parking stalls on site. Please note: we believe the required number of stalls is close enough to the maximum enough parking allowed on the site that a variance is not necessary for parking.

Site Access
One full movement access point will be provided for the site from W Broadway Ave proposed to match up directly with 67th Ave across the street. This access drive was widened to be 36 ft to provide an inbound lane and two outbound lanes up to the first parking drive aisle per the request of planning staff. The access drive is kept at 30' for the remainder of the length so it can adequately serve the future Outlot to the south when it is developed.

To provide pedestrian access to the public right-of-way, the sidewalk that runs along the south side of the building was extended through the parking aisle to connect with the west property line. Future connection from the sidewalk stub at the property line to the future West Broadway sidewalk should be made by the County at the time of the West Broadway improvements.

Utilities and Stormwater Management
The site will consist of City Water, City Sanitary, and on-site storm water systems. Water to the site will be provided from an existing main located along W Broadway Ave and run under an easement through a portion of Outlot A. The water service will provide water to two proposed fire hydrants as well as a 6" fire service and 2" domestic services to the building.

The sanitary sewer service for this site will be connected to an existing manhole located at the intersection of 67th Ave. N. and W. Broadway Ave. Future development of the outlot will be able to utilize this sanitary sewer as well.

Storm water on site will be routed to on site catch basins, which are then piped to a proposed infiltration basin on the east side of the site. The infiltration basin has been designed to drain dry within 48 hours and can accommodate back to back 100 year rainfall events to meet the requirements for Shingle Creek Watershed District for sites that are considered land locked basins with no discernable outlet. A maximum impervious percentage of 70% was used for the design of the stormwater system between Lot 1 and Outlot A.

Sustainability

IBEW is looking into potential sustainability options such as utilizing solar on the roof of the building and using geothermal wells throughout the site. A pricing and return on investment exercise is ongoing and will be the determining factor on if those items are implemented on the site. We can provide the city with additional information as needed.

Signage

A monument sign is proposed on the south side of the access point to the site. Directional signs will be placed further into the site to direct employees, visitors, and deliveries to the entrances of the building or to the loading and trash area. Two locations are proposed for the building signage, one on the south side near the main entrance and one on the east side. The approximate size and locations are shown on the building elevations. Final design of the site and building signage will be completed later, but it is our intent to follow the current city ordinances for size, location, and appearance. Four flag poles are also proposed on the south side of the site near the main entrance.

Landscaping

The existing trees on the 'north' parcel are planned to be removed. IBEW is following the B-2 Neighborhood Retail Business District zoning code for proposed landscaping on the property. A calculation summary is included on the landscape plan sheet. The proposed building and surrounding site are to be sodded or seeded with turf seed. Special attention was focused around the northernmost residential property owner to provide an adequate buffer between his property and the IBEW property. A 6' solid screen fence as well as multiple trees are proposed to be planted as a buffer.

The existing trees on the 'south' parcel will be reviewed by the owner and the Landscape Architect. Invasive, dead or dying trees are planned to be removed from the property. Disturbed areas due to the tree removal will be seeded with an appropriate seed mixture.

Variances

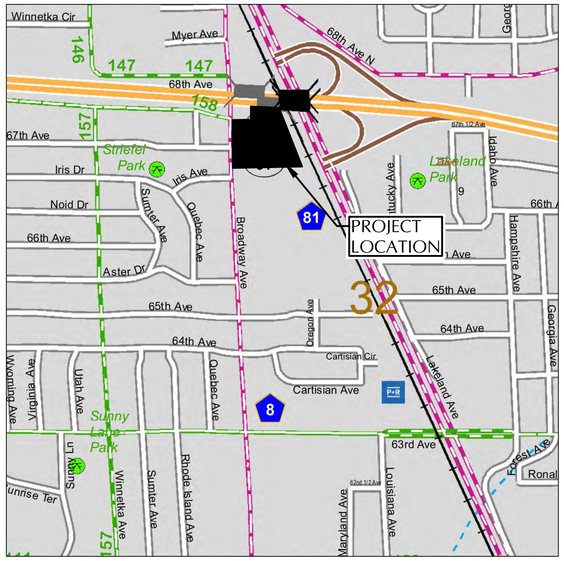
The IBEW project team is requesting the two variances shown below to be considered with the approvals of this project. Justification for each variance follows the description request of the variance.

1. Parking setback adjacent to north property owner
    a. Request: To exceed the 35' required parking setback for a B-2 zoned site adjacent to a Residential zoned site (near the northwest corner of the property) with one parking stall and two parking aisles.
    b. Justification: The practical difficulties from section n152.034 of the zoning code that apply to this variance are:
        i. **152.034 (B) (1) The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance** – There is one parking stall that partially exceeds the setback and the direction of those headlights are directed into the I-694 bridge embankment, not into the residential property. There are two parking aisles that exceed the setback but those are located near the rear of the building and will have a low utilization rate. Lastly, we are providing ample screening between the residential property and the IBEW site with a 6' high screen fence and vegetation.
        ii. **152.034 (B) (3) Granting of the variance will not alter the essential character of the area or neighborhood where the property is located** – The location of the parking stall and parking aisles that encroach on the setback will not alter the character of the area as the screening provided are plentiful.

2. Allowance of four flag poles on site
    a. Request: To allow four flags poles on the site instead of the three typically allowed through the city code.
    b. Justification: The practical difficulties from section 152.034 of the zoning code that apply to this variance are:
        i. **152.034 (B) (1) The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance** – Size of the flags and heights of the pole have not yet been determined; IBEW is willing to work with the City of Brooklyn Park on identifying the

appropriate height, size, and spacing of the flag poles to create a visually appealing layout that the city deems reasonable.

ii. **152.034 (B) (3) Granting of the variance will not alter the essential character of the area or neighborhood where the property is located** – As stated previously, IBEW is willing to work with the City on the height, size, and location of the poles to fit within the character of the area.

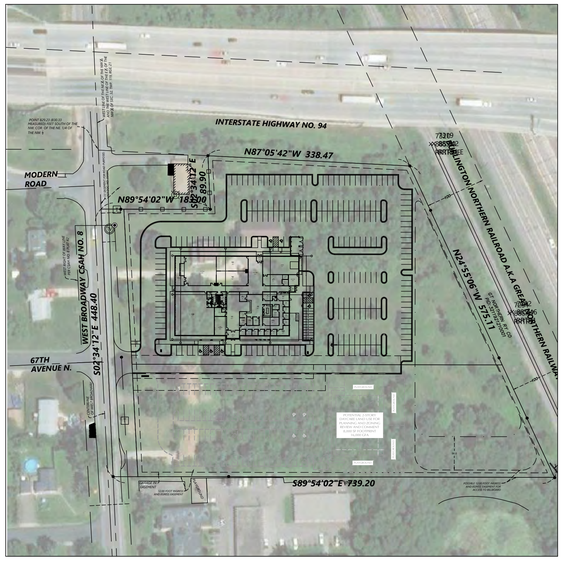


IBEW Local Union 292

CORPORATE OFFICE BUILDING
BROOKLYN PARK, MINNESOTA

PRELIMINARY PLANS FOR SITE PLAN,
PRELIMINARY & FINAL PLAT APPROVAL

~~MAY 1, 2019~~
RESPONSE TO CITY COMMENTS
MAY 29, 2019



SHEET INDEX

●	-	05/29/19	C0-1	COVER SHEET
●	-	04/01/19	C1-2	EXISTING CONDITIONS AND SITE DEMOLITION PLAN
●	-	05/29/19	C2-1	SITE PLAN
●	-	05/29/19	C3-1	GRADING PLAN
●	-	05/29/19	C3-4	STORMWATER POLLUTION PREVENTION PLAN
●	-	04/01/19	C3-5	SWPPP NOTES AND DETAILS
●	-	05/29/19	C4-1	UTILITY PLAN
●	-	04/01/19	C8-1	CIVIL DETAILS
●	-	04/01/19	C8-2	CIVIL DETAILS
●	-	05/29/19	L1-1	LANDSCAPE PLAN

SUPPLEMENTAL DRAWING INDEX (BY OTHERS)

●	-	05/29/19	A0.3	CODE DATA AND CODE FLOOR PLAN
●	-	05/29/19	A1.0	ARCHITECTURAL SITE PLAN
●	-	05/01/19	A2.1	FLOOR PLAN
●	-	05/29/19	A3.1	ARCHITECTURAL ELEVATIONS
●	-	05/29/19	A3.2	ARCHITECTURAL PERSPECTIVE VIEWS
●	-	05/24/19	LS-1	ALTA/NSPS LAND TITLE SURVEY
●	-	05/29/19	LS-2	PRELIMINARY PLAT
●	-	05/29/19	LS-3	PRELIMINARY FINAL PLAT - PAGE 1
●	-	05/29/19	LS-4	PRELIMINARY FINAL PLAT - PAGE 2
●	-	05/29/19	SL-1	SITE LIGHTING PHOTOMETRIC PLAN

DRAWING INDEX LEGEND

FILLED CIRCLE INDICATES DRAWING INCLUDED WITHIN THIS ISSUE
MOST RECENT REVISION NUMBER
MOST RECENT ISSUE OR REVISION DATE

○	-	XX/XX/XX	#	SHEET TITLE

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.

PROJECT TEAM

PRE-CONSTRUCTION MANAGER	RYAN COMPANIES US, INC. 533 S. 3RD STREET SUITE 100 MINNEAPOLIS, MN 55415	NICK KOCH T 612.492.4678 NICK.KOCH@RYANCOMPANIES.COM
ENGINEERING PROJECT MANAGER	RYAN COMPANIES US, INC. 533 S. 3RD STREET SUITE 100 MINNEAPOLIS, MN 55415	ANTHONY ADAMS, PE T 612.492.4741 ANTHONY.ADAMS@RYANCOMPANIES.COM
PROJECT ARCHITECT	POPE ARCHITECTS 1295 BANDANA BLVD. SUITE 200 ST. PUAL, MN 55108	ROBERT S. HOWARD, AIA T 651.789.1583 RHOWARDS@POPEARCH.COM
ARCHITECTURAL PROJECT MANAGER	POPE ARCHITECTS 1295 BANDANA BLVD. SUITE 200 ST. PUAL, MN 55108	ERICA LARSON, CID, CHID, EDAC, LEED AP T 651.642.9200 ELARSON@POPEARCH.COM
CONSULTING CIVIL ENGINEER OF RECORD	LOUCKS 7200 HEMLOCK LANE SUITE 300 MAPLE GROVE, MN 55369	MICHAEL J. ST. MARTIN, PE T 763.496.6713 MSTMARTIN@LOUCKSINC.COM
CONSULTING ENGINEERING PROJECT MANAGER	LOUCKS 7200 HEMLOCK LANE SUITE 300 MAPLE GROVE, MN 55369	CLARK D. LOHR, LEED A.P. T 763.496.6721 CLOHR@LOUCKSINC.COM
LANDSCAPE ARCHITECT	LOUCKS 7200 HEMLOCK LANE SUITE 300 MAPLE GROVE, MN 55369	DOUGLAS D. LOKEN, LA T 763.496.6733 DLOKEN@LOUCKSINC.COM
LAND SURVEYOR	WESTWOOD PROFESSIONAL SERVICES, INC. 12701 WHITEWATER DR. SUITE. 300 MINNETONKA, MN 55343	MATT WELINSKI, PS T 952.697.5764 MATT.WELINSKI@WESTWOODPS.COM

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	PIV
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
BM#	BENCHMARK	
B-	SOIL BORING	B-
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
>>	STORM SEWER	>>
DT	DRAINTILE	DT
>	SANITARY SEWER	>
FM	FORCEMAIN	FM
I	WATERMAIN	I
S	SANITARY SEWER SERVICE	S
W	WATER SERVICE	W
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X	FENCE	X
O	CHAIN LINK FENCE	O
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
+972.5	SPOT ELEVATION	×972.5
LOS	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

PROJECT BENCHMARK

MNDOT BENCHMARK 2721G: IN BROOKLYN PARK, 0.4 MILE NORTHWEST ON COUNTY ROAD 81 FROM THE JUNCTION OF TRUNK HIGHWAY 81 AND INTERSTATE HIGHWAY 94, SOUTHEAST OF THE JUNCTION OF COUNTY ROAD 81 AND COUNTY ROAD 8, 103.2 FEET WEST-SOUTHWEST OF A WENDY'S RESTAURANT SIGN, 110.0 FEET SOUTHEAST OF COUNTY ROAD 8, 78.8 FEET SOUTH-SOUTHEAST OF A SIGNAL POLE, 54.0 FEET NORTHEAST OF COUNTY ROAD 81, 41.0 FEET SOUTHEAST OF A LIGHT POLE, 1.0 FOOT WEST OF A WITNESS POST.
ELEVATION = 879.568 (NAVD88)

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. EXISTING CONDITIONS TOPOGRAPHY SURVEY PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, INC., DATED 05/01/19. LOUCKS DOES NOT GUARANTEE THE ADEQUACY, ACCURACY OR COMPLETENESS OF WORK PREPARED BY OTHERS. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITION AND NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL EVALUATION REPORT PREPARED BY BRAUN INTERTEC CORPORATION, PROJECT #B1902959.

NOT FOR CONSTRUCTION

POPE ARCHITECTS
POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
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INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS

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www.loucksinc.com
LOUCKS PROJECT NO. 19150.00

COVER SHEET

Issues and Revisions

04/29/19 #	PRE-APPLICATION MEETING
04/29/19 #	PUD REVIEWS
05/29/19	SITE PLAN REVIEW
05/29/19 #	REVISED PER CITY COMMENTS

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.

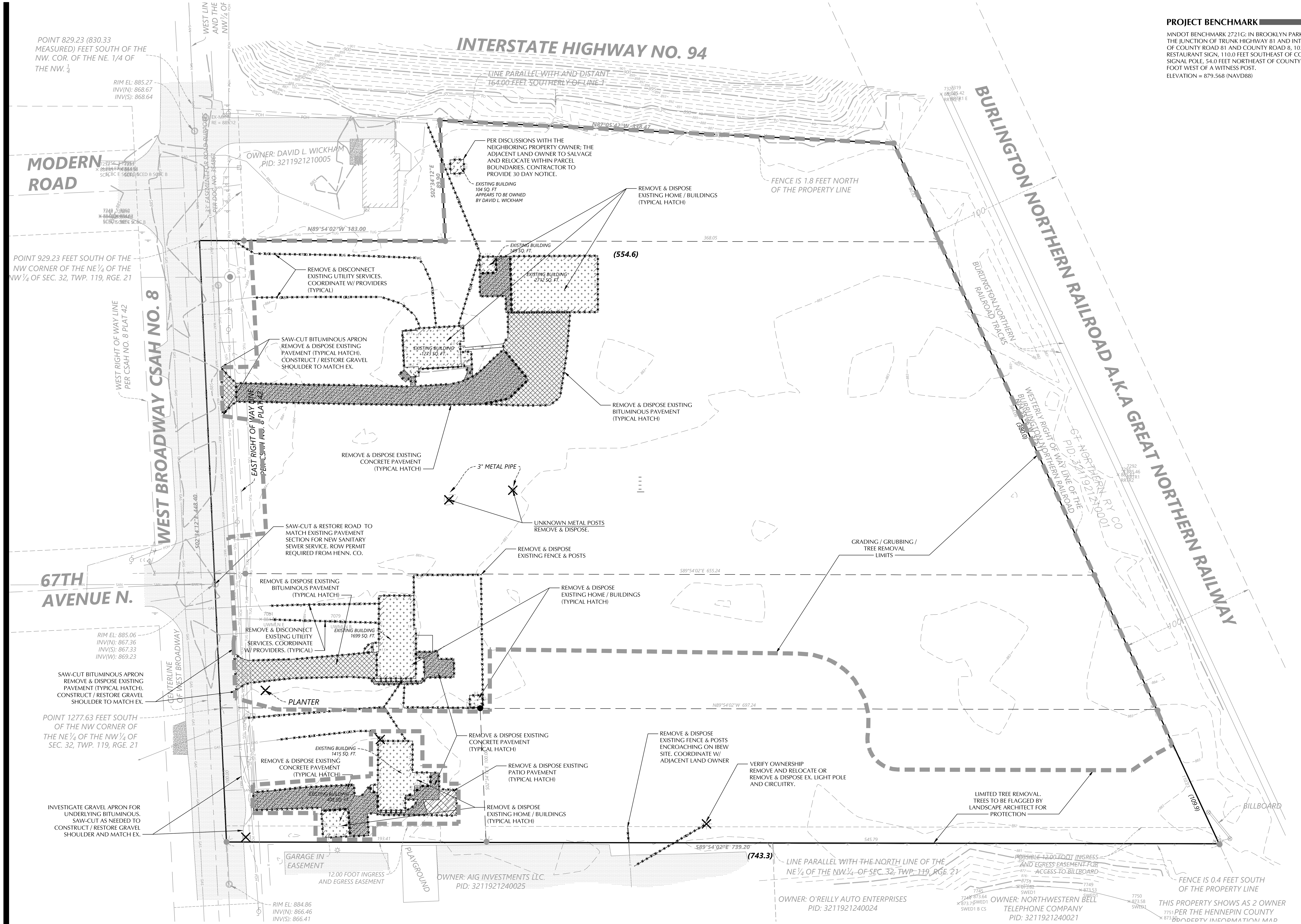
Michael J. St. Martin - P.E.
Licensed No. 24-44491
Date

Contract No. 68151-19079
Drawn by: CDL
Checked by: MJS

SHEET
C0-1

TRUE SHEET SCALE
0" 1/2" 1"

Plotted: 5/29/2019
Filename: P:\19150-IBEW Brooklyn Park\CADD\DATA\CIVIL\dwg Sheet Files\C0-1 COVER SHEET



PROJECT BENCHMARK

MNDOT BENCHMARK 2721G: IN BROOKLYN PARK, 0.4 MILE NORTHWEST ON COUNTY ROAD 81 FROM THE JUNCTION OF TRUNK HIGHWAY 81 AND INTERSTATE HIGHWAY 94, SOUTHEAST OF THE JUNCTION OF COUNTY ROAD 81 AND COUNTY ROAD 8, 103.2 FEET WEST-SOUTHWEST OF A WENDY'S RESTAURANT SIGN, 110.0 FEET SOUTHEAST OF COUNTY ROAD 8, 78.8 FEET SOUTH-SOUTHEAST OF A SIGNAL POLE, 54.0 FEET NORTHEAST OF COUNTY ROAD 81, 41.0 FEET SOUTHEAST OF A LIGHT POLE, 1.0 FOOT WEST OF A WITNESS POST.
ELEVATION = 879.568 (NAVD88)

GENERAL NOTES

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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. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
7. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEET(S) OF THE PROJECT PLANS.
8. ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. 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, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
10. ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
11. EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY WERE PREPARED BY WESTWOOD PROFESSIONAL SERVICES. LOUCKS DOES NOT GUARANTEE THE ADEQUACY OR ACCURACY OF WORK PREPARED BY OTHERS. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER OF ANY ERRORS OR OMISSIONS RELATED TO EXISTING SITE CONDITIONS IMMEDIATELY.
12. A HENNEPIN COUNTY RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK TO BE PERFORMED WITHIN THE PUBLIC ROAD ROW.

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.
6. CONTRACTOR SHALL NOTIFY THE OWNER & LANDSCAPE ARCHITECT 72 HOURS IN ADVANCE OF TREE REMOVAL. THE EXISTING TREES ON THE 'SOUTH' OUTLOT PARCEL WILL BE REVIEWED BY THE OWNER AND THE LANDSCAPE ARCHITECT. INVASIVE, DEAD OR DYING TREES ARE PLANNED TO BE REMOVED FROM THE PROPERTY. TREES IDENTIFIED FOR PRESERVATION WILL BE FLAGGED BY THE OWNER AND LANDSCAPE ARCHITECT. DISTURBED AREAS DUE TO THE TREE REMOVAL WILL BE SEEDED WITH AN APPROPRIATE SEED MIXTURE.
   6.1. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS, STRIP TOP SOIL, AND STOCKPILE ON-SITE. REFER TO GRADING PLAN AND SWPPP FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
   6.2. 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 PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
7. CONTRACTOR SHALL REMOVE ALL SITE SURFACE FEATURES WITHIN REMOVAL LIMITS UNLESS OTHERWISE NOTED.
8. DEMOLITION AND ABATEMENT SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND MUNICIPAL REGULATIONS. HAZARDOUS MATERIALS SHALL BE IDENTIFIED TO PROTECT THE PUBLIC AND CONTRACTORS WORKING ON SITE. DISPOSAL OF HAZARDOUS MATERIALS SHALL BE DOCUMENTED AND DISPOSED OF IN ACCORDANCE WITH THE LAWS OF THE STATE OF MINNESOTA, THE FEDERAL ENVIRONMENTAL PROTECTION AGENCY AND THE MINNESOTA POLLUTION CONTROL AGENCY.

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.

N

0 30 60
SCALE IN FEET

NOT FOR CONSTRUCTION

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LOUCKS PROJECT NO. 19150.00

EXISTING CONDITIONS AND SITE DEMOLITION PLAN

Issues and Revisions:

04/23/2019	PRE-APPLICATION MEETING
04/23/2019	IBEW-REVIEW SET
05/01/2019	SITE PLAN REVIEW
05/23/2019	REVISED PER CITY COMMENTS

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.

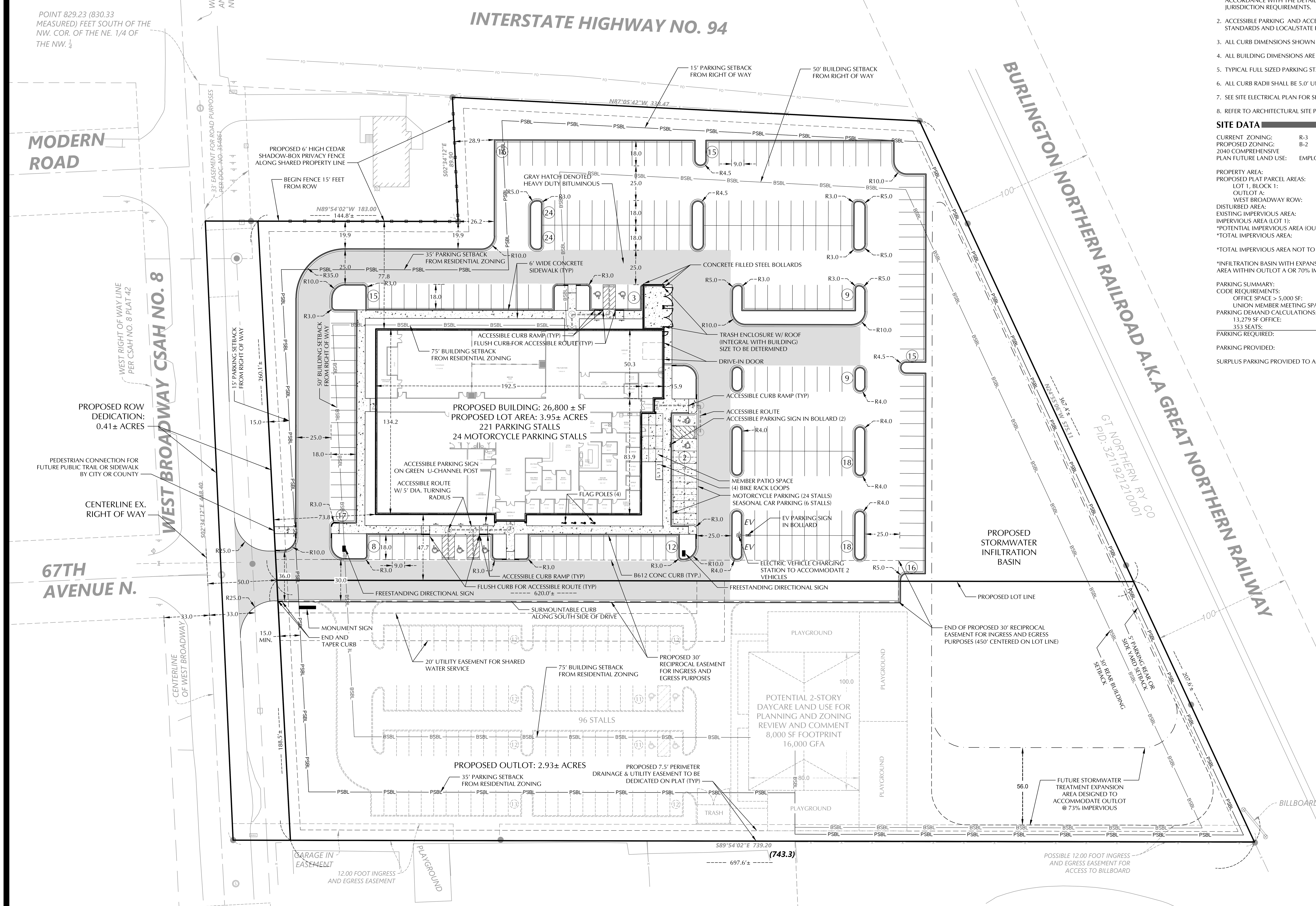
Michael J. St. Martin - PE
License No. 24440
Date

Commission No.	68151-19079
Drawn by	CDL
Checked by	MJS

SHEET
C1-2

TRUE SHEET SCALE 0" 1/2" 1"

Plotted: 05/29/2019
W:\2019\19150\CADD DATA\CIVIL_dwg Sheet Files\C1-2 EXISTING CONDITIONS AND SITE DEMOLITION PLAN



SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) 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.
5. TYPICAL FULL SIZED PARKING STALL IS 9' X 18' UNLESS OTHERWISE NOTED.
6. ALL CURB RADII SHALL BE 5.0' UNLESS OTHERWISE NOTED.
7. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
8. REFER TO ARCHITECTURAL SITE PLAN FOR BUILDING SETBACKS.

SITE DATA

CURRENT ZONING: R-3 DETACHED SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING: B-2 NEIGHBORHOOD RETAIL BUSINESS DISTRICT
2040 COMPREHENSIVE PLAN FUTURE LAND USE: EMPLOYMENT CENTER

PROPERTY AREA:	7.29 +/- AC
PROPOSED PLAT PARCEL AREAS:	
LOT 1, BLOCK 1:	3.94 AC
OUTLOT A:	2.93 AC
WEST BROADWAY ROW:	0.41 AC
DISTURBED AREA:	5.77± AC
EXISTING IMPERVIOUS AREA:	0.43 AC (6.0%)
IMPERVIOUS AREA (LOT 1):	2.86 AC (70.9% OF LOT 1)
*POTENTIAL IMPERVIOUS AREA (OUTLOT A):	1.40 AC (49.1% OF OUTLOT A)
*TOTAL IMPERVIOUS AREA:	4.25 AC (61.89% OF PLAT)

*TOTAL IMPERVIOUS AREA NOT TO EXCEED 70% PER CODE)

*INFILTRATION BASIN WITH EXPANSION AREA DESIGNED TO ACCOMMODATE 2.13 ACRES IMPERVIOUS AREA WITHIN OUTLOT A OR 70% IMPERVIOUS AREA FOR THE ENTIRE DEVELOPMENT

PARKING SUMMARY:
CODE REQUIREMENTS:

OFFICE SPACE > 5,000 SF:	MAX 5.5 PARKING STALLS / 1,000 SF	
UNION MEMBER MEETING SPACE:	1 STALL / 2.5 SEATS	
PARKING DEMAND CALCULATIONS:		
13,279 SF OFFICE:	(13,279/1000) x 5.5 =	73 STALLS
353 SEATS:	353/2.5 =	142 STALLS
PARKING REQUIRED:		215 STALLS
PARKING PROVIDED:		221 STALLS

SURPLUS PARKING PROVIDED TO ACCOMMODATE ANNUAL SPECIAL EVENT DEMAND

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8. ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. 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.
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 (MUTCD) 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.
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13. SUBGRADE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2112. THE TOP 3 FEET SHALL BE COMPACTED TO 100% OF THE STANDARD PROCTOR DENSITY.
14. AGGREGATE BASE SHALL BE MNDOT 2211 CLASS 5. COMPACTION SHALL BE BY THE QUALITY COMPACTION METHOD.
15. PLANT MIXED BITUMINOUS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH MNDOT 2360 WITH MIX DESIGN AS SHOWN ON THE DETAILS. COMPACTION SHALL BE BY THE ORDINARY COMPACTION METHOD.
16. CONCRETE CURB & GUTTER SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2531. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS EVERY 200 FEET AT ALL FIXED OBJECTS. CONTRACTIONS JOINTS EVERY 10 FEET.
17. CONCRETE WALK SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2521. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS AT ALL FIVES OBJECTS. CONTRACTION JLINTS EVERY 5 FEET.
18. A CITY RIGHT-OF-WAY PERMIT IS REQUIRED TO WORKING WITHIN CITY ROW.

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N

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SCALE IN FEET

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LOUCKS PROJECT NO. 19150.00

PRELIMINARY SITE PLAN

Issues and Revisions:	
04/23/2019	PRE-APPLICATION MEETING
04/23/2019	[illegible]
05/01/2019	SITE PLAN REVIEW
05/23/2019	REVISED PER CITY COMMENTS

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.

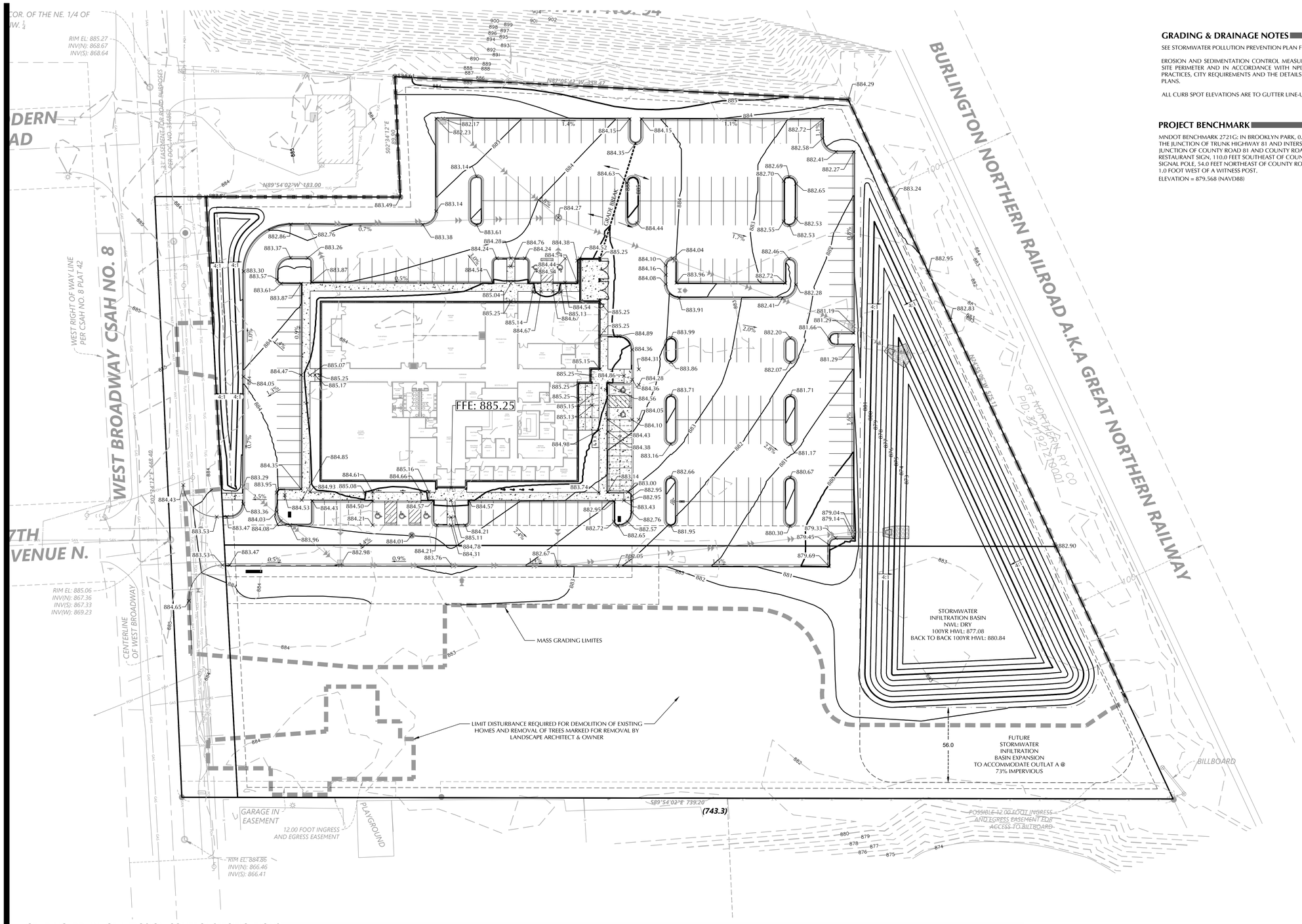
Michael J. St. Martin - PE
License No. 24440
Date

Commission No.	68151-19079
Drawn by	CDL
Checked by	MJS

SHEET
C2-1

TRUE SHEET SCALE 0" 1/2" 1"

Plotted: 05/29/2019
W:\2019\19150\CADD DATA\CIVIL_dwg Sheet Files\C2-1 SITE PLAN



GRADING & DRAINAGE NOTES

SEE STORMWATER POLLUTION PREVENTION PLAN FOR SOIL STABILIZATION INFORMATION.

EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, CITY REQUIREMENTS AND THE DETAILS SHOWN ON THE CIVIL DETAILS SHEETS OF THESE PLANS.

ALL CURB SPOT ELEVATIONS ARE TO GUTTER LINE-UNLESS NOTED OTHERWISE.

PROJECT BENCHMARK

MNDOT BENCHMARK 2721G: IN BROOKLYN PARK, 0.4 MILE NORTHWEST ON COUNTY ROAD 81 FROM THE JUNCTION OF TRUNK HIGHWAY 81 AND INTERSTATE HIGHWAY 94, SOUTHEAST OF THE JUNCTION OF COUNTY ROAD 81 AND COUNTY ROAD 8, 103.2 FEET WEST-SOUTHWEST OF A WENDY'S RESTAURANT SIGN, 110.0 FEET SOUTHEAST OF COUNTY ROAD 8, 78.8 FEET SOUTH-SOUTHEAST OF A SIGNAL POLE, 54.0 FEET NORTHEAST OF COUNTY ROAD 81, 41.0 FEET SOUTHEAST OF A LIGHT POLE, 1.0 FOOT WEST OF A WITNESS POST.
ELEVATION = 879.568 (NAVD88)

GRADING, DRAINAGE & EROSION CONTROL 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), "GW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
5. REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION AND REVIEW (REPORT NO. XX), DATED XX/XX/19 AS PREPARED BY BRAUN INTERTEC, INC. FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
6. STREETS MUST BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS, OR AS DIRECTED BY CITY. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
7. DUST MUST BE ADEQUATELY CONTROLLED.
8. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
9. SEE UTILITY PLAN FOR WATER, STORM AND SANITARY SEWER INFORMATION.
10. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
11. A STREET SWEEPER MUST BE AVAILABLE WITHIN 3 HOURS UPON NOTICE FROM THE CITY THAT THE STREETS NEED TO BE SWEPT.
12. 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.
13. INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
14. THE CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF THE MPCA NPDES PERMIT. THE AREA TO BE DISTURBED SHALL BE MINIMIZED AND TURF SHALL BE ESTABLISHED WITHIN THE TIME REQUIRED.
15. GRADES SHOWN ARE FINISHED GRADES.
16. FINAL GRADING TOLERANCES ARE +/-0.1 FEET TO FINISH GRADES.
17. UNDER PAVEMENTS COMPACT THE UPPER 3 FEET OF SUBGRADE TO 100% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT AND 95% STANDARD PROCTOR DENSITY BLOW THE UPPER 3 FEET OF SUBGRADE. OUTSIDE PAVEMENT AREAS COMPACT EMBANKMENTS TO 95% STANDARD PROCTOR DENSITY.
18. WORKING HOURS ARE 7:00 AM - 10:00 PM, MONDAY - SATURDAY. A 48 HOUR NOTICED IS REQUIRED FOR SATURDAY WORK.
19. THE CONTRACTOR MUST HAVE A CITY LICENSE.
20. A CITY RIGHT-OF-WAY PERMIT IS REQUIRED PRIOR TO WORKING WITHIN CITY ROW.
21. TURF REINFORCEMENT MAT (TRM) SHALL BE LANDLOK 450, AS MANUFACTURED BY PROPEX GEOSOLUTIONS, OR APPROVED EQUAL. THE CONTRACTOR SHALL FOLLOW ALL OF THE MANUFACTURERS INSTRUCTIONS FOR INSTALLATION.
22. STRUCTURAL RETAINING WALL, FENCING AND HANDRAIL DESIGN BY OTHERS. REFER TO ARCHITECTURAL PLANS.
23.

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.

N

0 30 60
SCALE IN FEET

NOT FOR CONSTRUCTION

POPE ARCHITECTS
POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

RYAN
BUILDING LASTING RELATIONSHIPS

INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS
AFFILIATED WITH AFL-CIO
ORGANIZED NOV. 29, 1891
REG. U.S. PAT. OFF.

IBEW Local Union 292
Corporate Office Building

6700 W Broadway Ave
Brooklyn Park, MN
55428

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com
LOUCKS PROJECT NO. 19150.00

PRELIMINARY GRADING PLAN

Issued / Revisions:

04/22/19	PRELIMINARY INSTALL
04/22/19	REVISE PER MNDOT
05/01/19	UPDATE PLAN PER CITY
05/22/19	REVISED PER CITY COMMENTS

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.

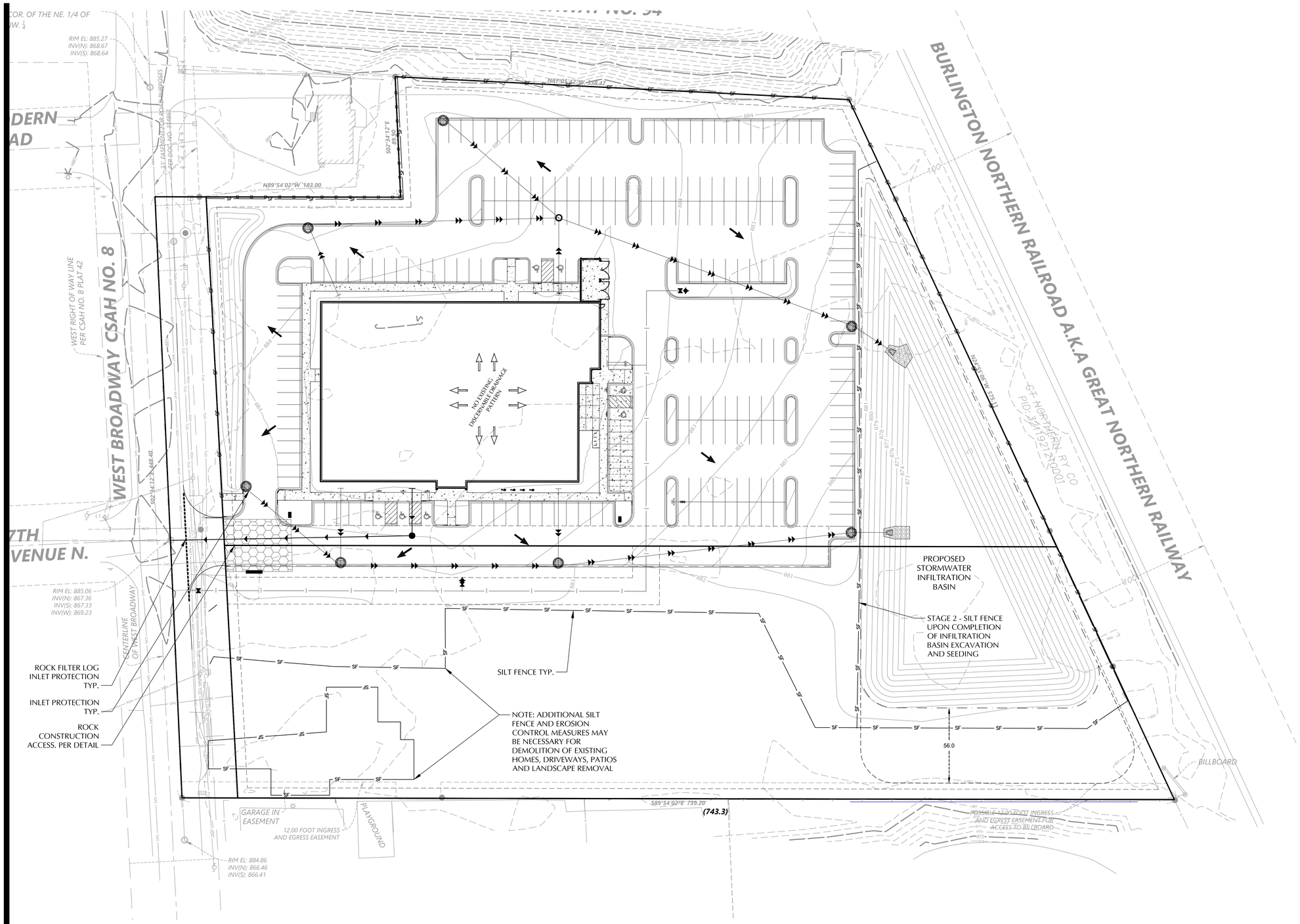
Michael J. St. Martin - PE
License No. 24440
Date

Contractor No: 68151-19079
Drawn by: CDL
Checked by: MJS

SHEET
C3-1

TRUE SHEET SCALE
0" 12" 1"

Plotted: 5/22/2019
W:\Projects\19150.00\CADD\CIVIL DATA\CIVIL.dwg Sheet Name:C3.1 GRADING PLAN



SWPPP LEGEND

- SILT FENCE
- INLET PROTECTION
- EXISTING DRAINAGE PATTERN
- PROPOSED DRAINAGE PATTERN
- EROSION CONTROL BLANKET

ESTIMATED QUANTITIES

DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	1
PREFABRICATED CONCRETE WASHOUT	EA	0
SILT FENCE (STANDARD)	LF	2,500
ROCK FILTER LOG	LF	81
INLET PROTECTION	EA	7
SEEDING	AC	1.8±

N

0 30 60
SCALE IN FEET

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LOUCKS PROJECT NO. 19150.00

PRELIMINARY SWPPP

ISSUE DATE:	
2025-09-15	PRELIMINARY
2025-09-17	REVISED
2025-10-08	FINAL
2025-10-13	REVISED FINAL

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.

Michael J. St. Martin - PE
License No. 24440
Date

Project No.	68151-19079
Drawn by:	CDL
Checked by:	MJS

SHEET
C3-2

TRUE SHEET SCALE
0" 12" 1"

Plotted: 10/13/2025
WSDOM:\19150-LOUCKS DATA\CIVIL\dwg Sheet Files\C3-2 SWPPP

SWPPP NOTES

1. PROJECT DESCRIPTION

THE NATURE OF THIS PROJECT WILL CONSIST OF DEMOLITION OF BUILDINGS, DEMOLITION OF EXISTING SITE IMPROVEMENTS, ENVIRONMENTAL REMEDIATION / ABATEMENT AND SOIL CORRECTIONS IN ADVANCE OF A FUTURE COMMERCIAL DEVELOPMENT UNDER REVIEW BY THE CITY OF BROOKLYN PARK AND RICE CREEK WATERSHED MANAGEMENT ORGANIZATION.L

THIS SITE IS LOCATED WITHIN A ONE MILE RADIUS OF LITTLE JOHANNA LAKE -AN IMPAIRED WATER.

SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

3. INSTALL PROTECTIVE FENCE AROUND FILTRATION AREAS
4. CLEAR AND GRUB SITE
5. STRIP AND STOCKPILE TOPSOIL
6. REMOVE PAVEMENTS AND UTILITIES
7. CONSTRUCT STORMWATER MANAGEMENT BASINS
8. INSTALL SILT FENCE AROUND BASINS
9. ROUGH GRADE SITE
10. IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE
11. INSTALL UTILITIES
12. INSTALL BUILDING FOUNDATIONS
13. INSTALL CURB AND GUTTER
14. INSTALL PAVEMENTS AND WALKS
15. FINAL GRADE SITE
16. REMOVE ACCUMULATED SEDIMENT FROM BASINS
17. SEED AND MULCH
18. 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:	6.88± AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.44 AC
TOTAL PROPOSED IMPERVIOUS AREA:	4.96 AC

GENERAL SOIL TYPE: HSG A

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) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE. AT A RATE OF 1.5 TIMES STANDARD SEEDING FINAL STABILIZATION TO BE DONE PER LANDSCAPE PLAN, SEE SHEET L1-1.

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.
   DENOTES SLOPES GREATER THAN 3:1. ALL 3:1 SLOPES TO BE STABILIZED WITH EROSION CONTROL BLANKET

7. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

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. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMPS.

12. 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.

13. 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

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.

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.
   D. AT ANY TIME AFTER PERMIT COVERAGE IS EFFECTIVE, THE MPCA MAY DETERMINE THAT THE PROJECT'S STORMWATER DISCHARGES MAY CAUSE, HAVE REASONABLE POTENTIAL TO CAUSE, OR CONTRIBUTE TO NON-ATTAINMENT OF ANY APPLICABLE WATER QUALITY STANDARD, OR THAT THE SWPPP DOES NOT INCORPORATE THE APPLICABLE REQUIREMENTS IN PART III.A.8., (IMPAIRED WATERS AND TMDLS). IF A WATER QUALITY STANDARD CHANGES DURING THE TERM OF THIS PERMIT, THE MPCA WILL AKE A DETERMINATION AS TO WHETHER A MODIFICATION OF THE SWPPP IS NECESSARY TO ADDRESS THE NEW STANDARD. IF THE MPCA MAKES SUCH DETERMINATION(S) OR ANY OF THE DETERMINATIONS IN PARTS III.B.1.-3., THE MPCA WILL NOTIFY THE PERMITTEE(S) IN WRITING. IN RESPONSE, THE PERMITTEE(S) MUST AMEND THE SWPPP TO ADDRESS THE IDENTIFIED CONCERNS AND SUBMIT INFORMATION REQUESTED BY THE MPCA, WHICH MAY INCLUDE AN INDIVIDUAL PERMIT APPLICATION. IF THE MPCA'S WRITTEN NOTIFICATION REQUIRES A RESPONSE, FAILURE TO RESPOND WITHIN THE SPECIFIED TIMEFRAME CONSTITUTES A PERMIT VIOLATION.

20. 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.

21. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

22. PIPE OULTETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

23. FINAL STABILIZATION
   FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACVTIVITIES 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 PAVEMENTS 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.

24. TEMPORARY SEDIMENTATION BASINS
   A. THE TEMPORARY SEDIMENTATION BASINS SHALL BE CONSTRUCTED AND MADE OPERATIONAL PRIOR TO DISTURBANCE OF 10 OR MORE ACRES DRAINING TO A COMMON LOCATION.
   B. TEMPORARY SEDIMENTATION BASINS ARE REQUIRED PRIOR TO RUNOFF LEAVING THE CONSTRUCTION SITE OR ENTERING SURFACE WATERS WHEN 10 OR MORE ACRES OF DISTURBED SOILS DRAIN TO A COMMON LOCATION. THE BASIN MUST PROVIDE 3,600 CUBIC FEET OF STORAGE BELOW THE OUTLET PER ACRE DRAINED. IF HYDRAULIC CALCULATIONS ARE AVAILABLE, THE TEMPORARY SEDIMENTATION BASIN MUST PROVIDE A STORAGE VOLUME EQUIVALENT TO THE 2-YEAR, 24-HOUR STORM, BUT IN NO CASE LESS THAN 1800 CUBIC FEET PER ACRE DRAINED. THE TEMPORARY SEDIMENTATION BASIN MUST BE CONSTRUCTED AND MADE OPERATIONAL CONCURRENT WITH THE START OF SOIL DISTURBANCE UP GRADIENT OF THE POND. THE TEMPORARY SEDIMENTATION BASIN SHALL BE DESIGNED TO PREVENT SHORT CIRCUITING. THE OUTFALL SHALL BE DESIGNED TO REMOVE FLOATABLE DEBRIS, ALLOW FOR COMPLETE DRAWDOWN OF THE POND FOR MAINTENANCE ACTIVITIES, AND HAVE ENERGY DISSIPATION. THE EMERGENCY SPILLWAY SHALL BE STABILIZED.
   C. TEMPORARY SEDIMENTATION BASINS SHALL BE SITUATED OUTSIDE OF SURFACE WATERS AND ANY REQUIRED BUFFER ZONE, AND MUST BE DESIGNED TO AVOID DRAINING WETLANDS, UNLESS THE IMPACT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THIS PERMIT.
   D. EXCESSIVE SEDIMENT-LADEN WATER THAT IS NOT PROPERLY FILTERED WILL NOT BE PERMITTED TO DISCHARGE FROM SIRE.

25. DEWATERING AND BASIN DRAINING
   A. TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING SHALL BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. THE TEMPORARY OR PERMANENT BASIN MAY DISCHARGE TO SURFACE WATERS IF THE BASIN WATER HAS BEEN VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED IN THE BASIN AND THAT THE NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE. DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION AND PROPER VELOCITY DISSIPATION PROVIDED.
   B. ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION IN THE RECEIVING CHANNELS OR ON DOWN SLOPE PROPERTIES, OR INUNDATION IN WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACTS TO THE WETLAND.
   C. IF FILTERS WITH BACKWASH WATERS ARE USED, THE BACKWASH WATER SHALL BE HAULED AWAY FOR DISPOSAL, RETURNED TO THE BEGINING OF THE TREATMENT PROCESS, OR INCORPORATED INTO SITE IN A MANNER THAT DOES NOT CAUSE EROSION. BACKWASH WATER MAY BE DISCHARGED TO SANITARY SEWER IF PERMISSION IS GRANTED BY THE SANITARY SEWER AUTHORITY.

26. POLLUTION PREVENTION
   A. BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER TO PREVENT DISCHARGE OR PROTECTED BY AN EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
   B. PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS MUST BE UNDER COVER.
   C. HAZARDOUS MATERIALS AND TOXIC WASTE MUST BE PROVIDED TO PREVENT VANDALISM.
   D. SOLID WASTER MUST BE STORED, COLLECTED AND DISPOSED OF IN COMPLIANCE WITH MINN. R. CH 7035.
   E. PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER. SANITARY WASTE MUST BE DISPOSED OF PROPERLY IN ACCORDANCE WITH MINN. R. CH 7041.
   F. DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED SHALL BE PREVENTED USING DRIP PANS OR ABSORBENTS. SUPPLIES SHALL BE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD MUST BE AVAILABLE FOR RECOVERED SPILLED MATERIALS.

27. DESIGN CALCULATIONS
   TEMPORARY & PERMANENT STORMWATER TREATMENT ARE DESIGNED TO MEET MPCA GENERAL & SPECIAL WATER REQUIREMENTS. CALCULATIONS ARE PART OF THE HYDROLOGY REPORT, WHICH IS TO BE CONSIDERED PART OF THE SWPP DOCUMENTS. SEE HYDROLOGY REPORT FOR ADDITIONAL INFORMATION.

28. GENERAL STORMWATER DISCHARGE REQUIREMENTS
   ALL REQUIREMENTS LISTED IN PART III OF THE PERMIT FOR DESIGN OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM AND DISCHARGE HAVE BEEN INCLUDED IN THE PREPARATION OF THIS SWPP. THESE INCLUDE BUT ARE NOT LIMITED TO:
   A. THE EXPECTED AMOUNT, FREQUENCY, INTENSITY, AND DURATION PRECIPITATION.
   B. THE NATURE OF STORMWATER RUNOFF AND RUN-ON AT THE SITE.
   C. PEAK FLOW RATES AND STORWATER VOLUMES TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNEL AND STREAM BANK EROSION.
   D. THE RANGE OF SOIL PARTICLE SIZES EXPECTED TO BE PRESENT ON THE SITE.

29. CONSTRUCTION OF FILTRATION BASINS
   A. NO HEAVY TRAFFIC ON FILTRATION AREAS. CONSTRUCTION TO BE DONE WITH MINIMAL COMPACTION COMPACTION TO FILTRATION AREAS. IF COMPACTION IS ENCOUNTERED, BASIN SOILS FOR THE FIRST & MUST BE REMOVED & RELAID.
   B. INFILTRATION SYSTEMS MUST NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAD BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSIN PREVENTION AND SEDIMENT CONTROLS ARE PROVIDED(PART III.D.1.C.).
   C. WHEN AN INFILTRATION SYSTEM IS EXCAVATED TO FINAL GRADE (OR WITHIN THREE (3) FEET OF FINAL GRADE), THE PERMITTEE(S) MUST EMPLOY RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREA. THE AREA MUST BE STAKED OFF AND MARKED SO THAT HEAVY CONSTRUCTION VEHICLES OR EQUIPMENT WILL NOT COMPACT THE SOIL IN THE PROPOSED INFILTRATION AREA.
   D. TO PREVENT CLOGGING OF THE INFILTRATION OR FILTRATION SYSTEM, THE PERMITTEE(S) MUST USE A PRETREATMENT DEVICE SUCH AS A VEGETATED FILTER STRIP, SMALL SEDIMENTATION BASIN, OR WATER QUALITY INLET (E.G., GRIT CHAMBER) TO SETTLE PARTICULATES BEFORE THE STORMWATER DISCHARGES INTO THE INFILTRATION OF FILTRATION SYSTEM.

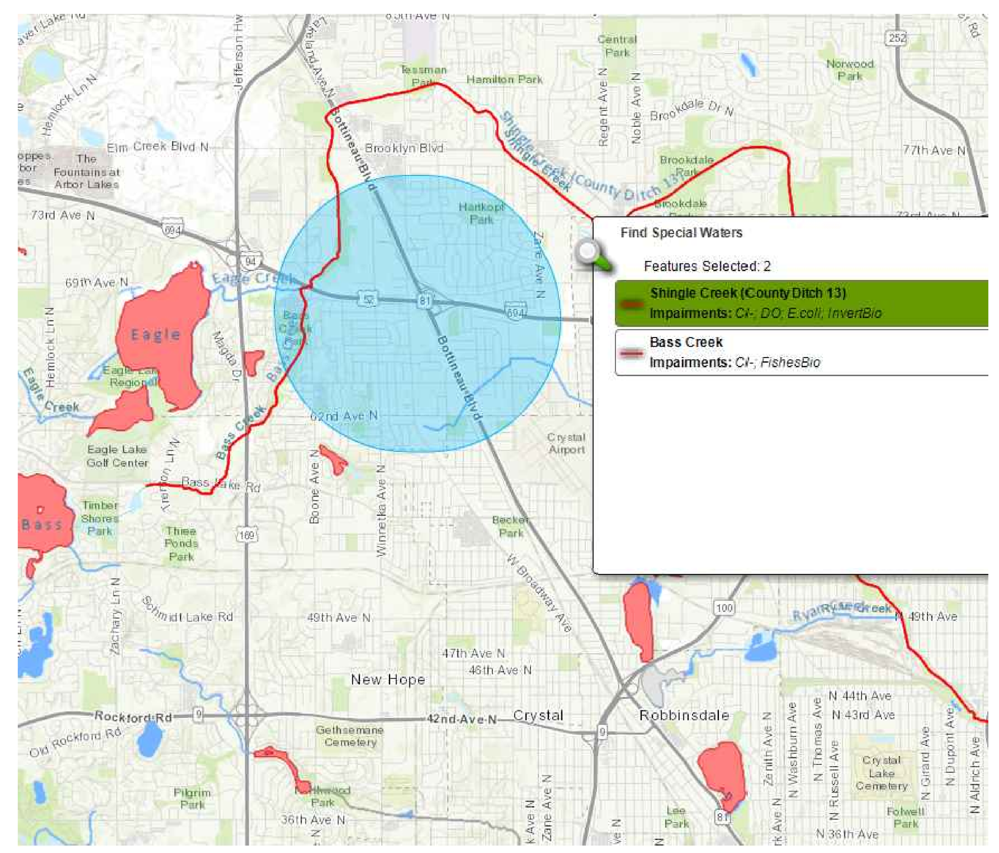
30. POST CONSTRUCTION
   THE WATER QUALITY VOLUME THAT MUST BE RETAINED ON SITE BY THE PROJECT'S PERMANENT STORMWATER MANAGEMENT SYSTEM DESCRIBED IN PART III.D. SHALL BE ONE (1) INCH OF RUNOFF FROM THE NEW IMPERVIOUS SURFACES CRATED BY THE PROJECT. SEE PART III.D.1. FOR MORE INFORMATION ON INFILTRATION DESIGN, PROHIBITIONS AND APPROPRIATE SITE CONDITIONS.

31. RESPONSIBILITIES
   A. THE OWNER MUST IDENTIFY A CONTRACTOR WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:
   B. THE OWNER MUST IDENTIFY THE A PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:

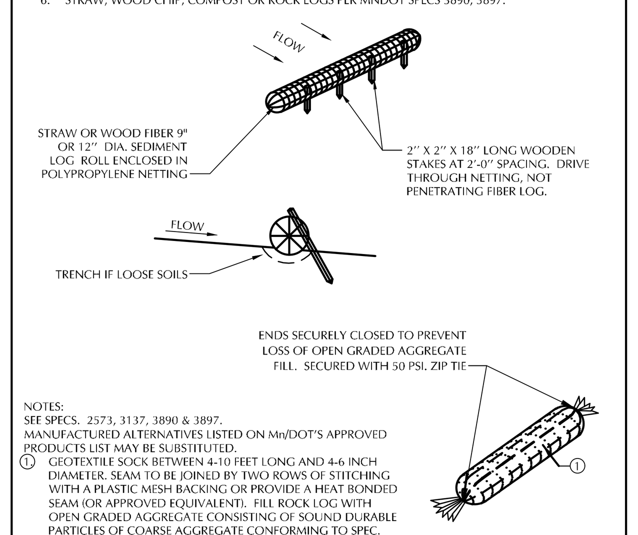
32. TRAINING REQEMENTS
   THE PERMITTES(S) SHALL ENSURE THE FOLLOWING INDIVIDUALS IDENTIFIED IN THIS PART HAVE BEEN TRIANED IN ACCORDANCE WITH THIS PERMIT'S TRAINING REQUIREMENTS.
   1. WHO MUST BE TRAINED:
      A. INDIVIDUAL(S) PREPARING THE SWPP FOR THE PROJECT
      B. INDIVIDUAL(S) OVERSEEING IMPLEMENTATION OF, REVISING, AND AMENDING THE SWWP AND INDIVIDUALS(S) PERFORMING INSPECTIONS AS REQUIRED IN PART IV.E. ONE OF THESE INDIVDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.
   C. INDIVIDUAL(S) PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS. AT LEAST ONE INDIVIDUAL ON A PROJECT MUST BE TRAINED IN THES JOB DUTIES.
   2. TRAINING CONTENT:
      THE CONTENT AND EXTENT OF TRAINING MUST BE COMMENSURATE WITH THE INDIVIDUAL'S JOB DUTIES AND RESPONSIBILITIES WITH REGARD TO ACTIVITIES COVERED UNDER THIS PERMIT FOR THE PROJECT. AT LEAST ONE INDIVIDUAL PRESENT ON THE PERMITTED PROJECT SITE (OR AVAVILABLE TO THE PROJECT SIRE IN 72 HOURS) MUST BE TRAINED IN THE JOB DUTIES DESCRIBED IN PART III.F.1.B. AND PARTIII.F.1.C.
   3. THE PERMITTEE(S) SHALL ENSURE THAT THE INDIVIDUALS ARE TRAINED BY LOCAL, STAT, FEDERAL AGENCIES, PROFESSIONAL OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, PERMANENT STORMWATER MANAGEMENT AND THE MINNESOTA NPDES/SDS CONSTRUCTION STORMWATER PERMIT. AN UPDATE REFESHER-TREINING MUST BE ATTENDED EVERY THREE (3) YEARS STARTING THREE (3) YEARS FROM THE ISSUANCE DATE OF THIS PERMIT.

33. LIST OF CONTACTS

TILE	NAME	COMPANY	PHONE NUMBER
OWNER			
PROJECT MANAGER	MIKE ST. MARTIN	LOUCKS	763-496-6713
ENGINEER SWPPP	VAL ANDERSON	LOUCKS	763-496-6728
CONTRACTOR			
SITE MANGER			
* MPCA 24HR. HAZARDOUS SPILL HOTLINE: 651-649-5457 OF 80420798			

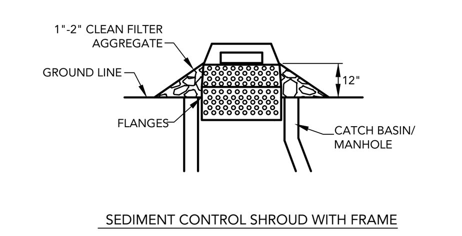


NOTES:
1. PLACE BOTTOM EDGE OF WIRE FENCE INTO 6 IN DEEP TRENCH.
2. POSTS SHALL BE:
   - 6 FT MAX. SPACING.
   - STANDARD STEEL T-TYPE POSTS.
   - 5' MIN. LENGTH POSTS, DRIVEN 2 FT INTO THE GROUND.
3. ATTACH WIRE FENCE TO STEEL POSTS WITH NO. 9 GA. ALUMINUM WIRE OR NO. 9 GALVANIZED STEEL PRE-FORMED CLIPS.
4. ATTACH FABRIC TO WIRE FENCING WITH WIRE OR ZIP TIES. A MIN. OF 3 ZIP TIES PER POST. EXTEND BOTTOM OF FABRIC INTO TRENCH.
5. BACKFILL TRENCH & COMPACT.
6. STRAW, WOOD CHIP, COMPOST OR ROCK LOGS PER MNDOT SPECS 3890, 3897.



NOTES:
SEE SPECS. 2573, 3137, 3890 & 3897.
MANUFACTURED ALTERNATIVES LISTED ON Mn/DOT'S APPROVED PRODUCTS LIST MAY BE SUBSTITUTED.
① GEOTEXTILE SOCK BETWEEN 4-10 FEET LONG AND 4-6 INCH DIAMETER. SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR PROVIDE A HEAT BONDED SEAM (OR APPROVED EQUIVALENT). FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC. 3137 TABLE 3137-1; CA-3 GRADATION.

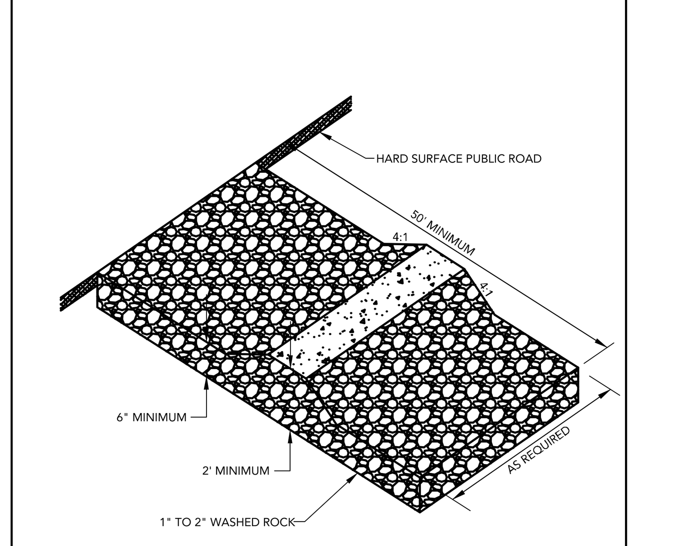
LOUCKS	BIO-ROLL OR ROCK LOG	LOUCKS PLATE NO. 3002 DRAWN 11/2016



SEDIMENT CONTROL SHROUD WITH FRAME

NOTE:
- THE SEDIMENT CONTROL BARRIER SHALL BE A POLYETHYLENE RISER SIZED TO FIT INSIDE THE CATCH BASIN/MANHOLE; HAVE PERFORATIONS TO ALLOW FOR WATER INFILTRATION; HAVE AN OVERFLOW OPENING, FLANGES AND A LID/COVER.
- INFRASAFE SEDIMENT CONTROL BARRIER, OR APPROVED EQUAL.

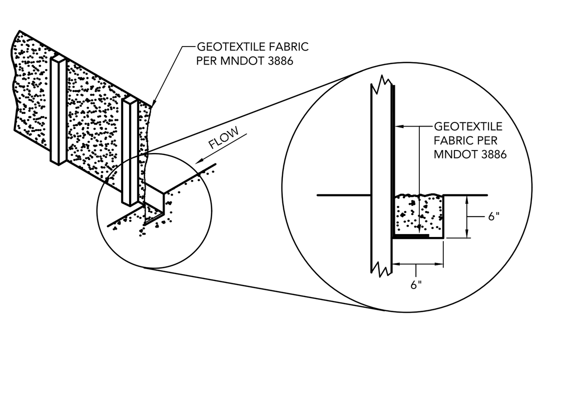
LOUCKS	INLET PROTECTION - LOW FLOW AREA	LOUCKS PLATE NO. 3013 DRAWN 2/2016



NOTES:
1. ROCK SIZE SHOULD BE 1" TO 2" IN SIZE SUCH AS MN/DOT CA-1 OR CA-2 COURSE AGGREGATE. (WASHED)
2. A GEOTEXTILE FABRIC MAY BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.

LOUCKS	ROCK ENTRANCE TO CONSTRUCTION SITE	LOUCKS PLATE NO. 3004 DRAWN 2/2016

NOTES:
1. PLACE BOTTOM EDGE OF FENCE INTO 6 IN DEEP TRENCH AND BACKFILL IMMEDIATELY.
2. POSTS SHALL BE:
   - 6 FT MAX. SPACING.
   - 2 IN X 2IN HARDWOOD, OR STANDARD STEEL T-TYPE FENCE POSTS.
   - 5' MIN. LENGTH POSTS, DRIVEN 2 FT INTO THE GROUND.
3. ATTACH FABRIC TO WOOD POST WITH A MIN. OF 5, 1 INCH LONG STAPLES.
4. ATTACH FABRIC TO STEEL POST WITH A MIN. OF 3 ZIP TIES IN TOP 8 INCHES OF FABRIC.



LOUCKS	SILT FENCE	LOUCKS PLATE NO. 3000 DRAWN 2/2016

CERTIFICATION

UNIVERSITY OF MINNESOTA
Val Anderson

Design of Construction SWPPP (MAY 31 2021)

NOT FOR CONSTRUCTION

POPE ARCHITECTS

POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

RYAN
BUILDING LASTING RELATIONSHIPS

IBEW Local Union 292
Corporate Office
Building

6700 W Broadway Ave
Brooklyn Park, MN
55428

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com
LOUCKS PROJECT NO. 19150.00

PRELIMINARY
SWPPP

Issues and Revisions:

04/23/2019	PRE-APPLICATION MEETING
04/23/2019	[illegible]
05/01/2019	SITE PLAN REVIEW

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.

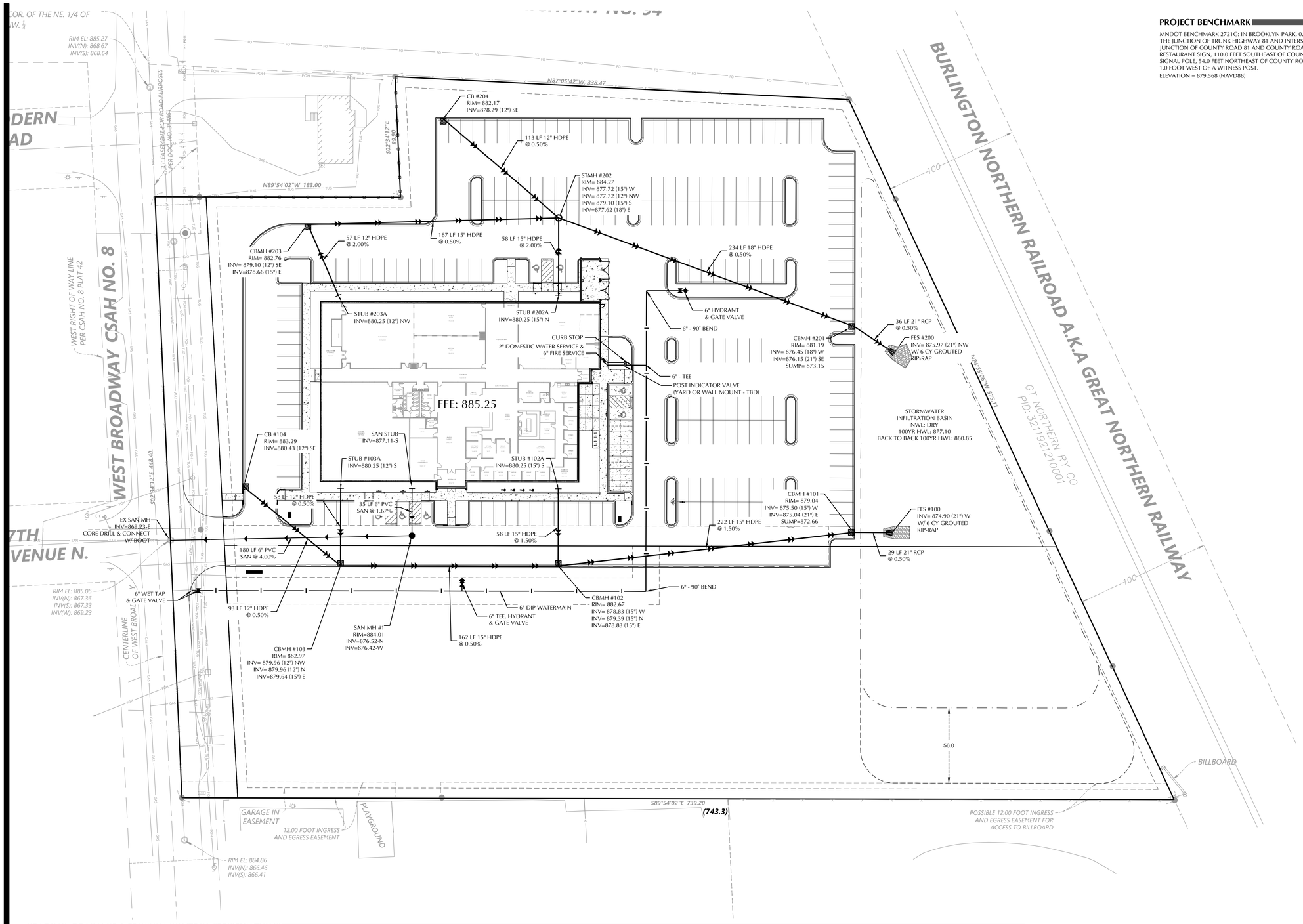
Michael J. St. Martin - PE
License No. 24440
Date

Commission No.	68151-19079
Drawn by	CDL
Checked by	MJS

SHEET
C3-3

TRUE SHEET SCALE
0" 1/2" 1"

Plotted: 05 /01 / 2019
W:\2019\19150\CADD DATA\CIVIL_dwg Sheet Files\C3-2 SWPPP



PROJECT BENCHMARK

MNDOT BENCHMARK 2721G; IN BROOKLYN PARK, 0.4 MILE NORTHWEST ON COUNTY ROAD 81 FROM THE JUNCTION OF TRUNK HIGHWAY 81 AND INTERSTATE HIGHWAY 94, SOUTHEAST OF THE JUNCTION OF COUNTY ROAD 81 AND COUNTY ROAD 8, 103.2 FEET WEST-SOUTHWEST OF A WENDY'S RESTAURANT SIGN, 110.0 FEET SOUTHEAST OF COUNTY ROAD 8, 78.8 FEET SOUTH-SOUTHEAST OF A SIGNAL POLE, 54.0 FEET NORTHEAST OF COUNTY ROAD 81, 41.0 FEET SOUTHEAST OF A LIGHT POLE, 1.0 FOOT WEST OF A WITNESS POST.
ELEVATION = 879.568 (NAVD88)

GRADING, DRAINAGE & EROSION CONTROL SPECIFICATIONS

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 (CEAM), 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 CEAM 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 UTILITES 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 CAN NOT 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
STORM SEWER	DUAL WALL HDPE	12" TO 15" DIAMETER

9. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820

10. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.

11. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540:
    a. PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO M252.
    b. PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
    c. ALL FITTINGS MUST COMPLY WITH ASTM D3212.
    d. WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.

12. CONTRACTOR AND MANHOLE FABRICATOR SHALL SUMP (LOWER) ALL STORM SEWER CATCH BASIN CASTINGS WITHIN PAVED AREAS 0.16 FEET OR 2-INCHES BELOW THE RIM ELEVATION DEPICTED ON THE UTILITY PLAN.

13. 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.

14. THE CITY SHALL OPERATE ALL GATE VALVES.

15. CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORE DRILLING THE MANHOLE AT THE PROPOSED INVERT ELEVATIONS AND INSTALLING A RUBBER BOOT. GROUT IN THE BOOT AND AN INVERT FOR THE NEW SEWER LINE.

16. PIPE LENGTHS SHOWN ON THE PLAN INCLUDE THE APRON SECTION.

17. WATERMAIN PIPE SHALL BE DIP CLASS 52, INSTALLED WITH 7.5 FEET OF COVER TO TOP PIPE. FITTINGS SHALL BE COMPACT TYPE. PIPE AND FITTINGS SHALL HAVE A CEMENT MORTAR LINING. CONDUCTIVITY SHALL BE PROVIDED BY WELDED STRAPS ACROSS EACH JOIN.T

18. 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 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.

N

0 30 60
SCALE IN FEET

NOT FOR CONSTRUCTION

POPE ARCHITECTS

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INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS
AFFILIATED WITH AFL-CIO/CLC
ORGANIZED NOV. 29, 1891
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Corporate Office
Building

6700 W Broadway Ave
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ENVIRONMENTAL

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763.424.5505
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LOUCKS PROJECT NO. 19150.00

PRELIMINARY UTILITY PLAN

10.01.19	PRELIMINARY
9.30.19	REVISED
9.27.19	REVISED
9.20.19	REVISED
9.09.19	REVISED PRELIM

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.

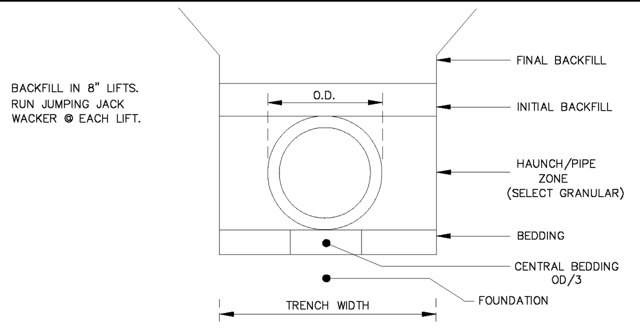
Michael J. St. Martin - PE
License No. 24440
Date

Project #	68151-19079
Drawn by	CDL
Checked by	MJS

SHEET
C4-1

TRUE SHEET SCALE
0" 12" 1"

Plotted: 10/7/19 9:09am
Workspace: J:\19150-LOUCS\DATA\CIVIL\Proj Sheet Files\C4-1 UTILITY PLAN

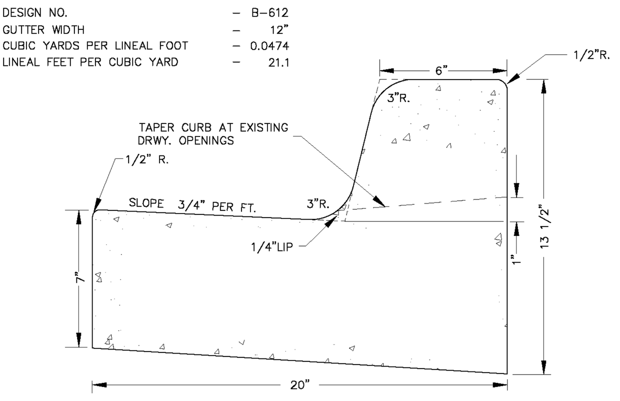


1. MINIMUM TRENCH WIDTH: MINIMUM TRENCH WIDTH SHALL BE 1.5*OD + 12" OR A MINIMUM OF 16" PLUS THE OUTSIDE DIAMETER, WHATEVER IS GREATER.
2. FOUNDATION: AREAS OF UNSTABLE TRENCH BOTTOM SHALL BE EXCAVATED TO A DEPTH DETERMINED BY THE ENGINEER AND REPLACED WITH SUITABLE FOUNDATION MATERIAL TO MEET THE REQUIREMENTS OF NOTE 6 BELOW.
3. BEDDING: BEDDING THICKNESS SHALL BE MINIMUM OF 4" FOR PIPE DIAMETERS THROUGH 24 INCHES. BEDDING THICKNESS SHALL BE 6" FOR DIAMETERS LARGER THAN 24 INCHES. THE CENTRAL BEDDING SHALL BE EQUAL TO ONE–THIRD THE PIPE OUTSIDE DIAMETER AND SHOULD BE LOOSELY PLACED WHILE THE REMAINDER SHALL MEET THE REQUIREMENTS OF NOTE 6 BELOW.
4. HAUNCHING: THIS MATERIAL IS PLACED ON TOP OF THE BEDDING ELEVATION TO THE TOP OF PIPE. THE HAUNCH/PIPE ZONE MATERIAL SHALL MEET THE REQUIREMENTS OF NOTE 6 BELOW.
5. INITIAL BACKFILL: INITIAL BACKFILL IS FROM THE TOP OF THE HAUNCH/PIPE ZONE ELEVATION TO 6 TO 12 INCHES ABOVE THE TOP OF THE PIPE. FOR NON–TRAFFIC AREAS, INITIAL BACKFILL MAY BE ANY WELL GRADED MATERIAL PLACED TO PROTECT THE PIPE FROM FINAL BACKFILL OPERATIONS. FOR TRAFFIC AREAS, INITIAL BACKFILL MATERIAL SHALL MEET THE REQUIREMENTS OF NOTE 6 BELOW UNLESS ROADWAY EMBANKMENT REQUIREMENTS SUPERCEDE.
6. FOUNDATION, BEDDING, HAUNCHING AND INITIAL BACKFILL: MATERIAL SHALL MEET MNDOT 3149.2D GRANULAR BACKFILL MODIFIED TO 100% PASSING THE 1" SIEVE OR MATERIAL MEETING ASTM D2321 CLASS I OR II, AS APPROVED BY THE ENGINEER. COMPACTION EFFORTS SHALL BE IN UNIFORM LIFTS OF 8" OR LESS. COMPACTION LEVELS OF 95% STANDARD PROCTOR DENSITY AND MOISTURE CONTENTS IN THE RANGE OF –3% TO +3% TO WITHIN OPTIMUM.
7. FINAL BACKFILL: FOR TRAFFIC APPLICATIONS. FINAL BACKFILL MATERIAL AND COMPACTION EFFORTS SHALL BE CONSISTANT WITH THE ENGINEER'S PARAMETERS FOR THE SUB GRADE OF THE PAVEMENT CROSS–SECTION. FOR NON–TRAFFIC APPLICATIONS FINAL BACKFILL MAY BE ANY MATERIAL.
8. ADDITIONAL REQUIREMENTS: ANY ADDITIONAL CONSIDERATIONS AS REQUIRED BY THE ENGINEER AND THE STRUCTURAL DESIGN OF THE SYSTEM SHALL GOVERN OVER THE MINIMUMS SET FORTH HERE AND SHALL BE INCLUDED IN THE BID PRICE OF THE PIPE.

HDPE STORM SEWER
DETAIL DRAWING S-16
CITY OF BROOKLYN PARK

NOT TO SCALE 1–2018

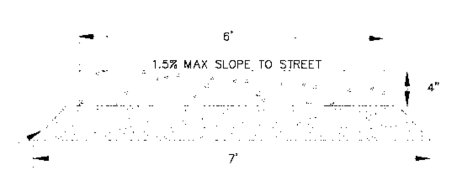
REFERENCE TO MNDOT SPEC.	– 2531
DESIGN NO.	– B–612
GUTTER WIDTH	– 12"
CUBIC YARDS PER LINEAL FOOT	– 0.0474
LINEAL FEET PER CUBIC YARD	– 21.1



NOT TO SCALE 4–96

B-612 CONCRETE CURB AND GUTTER
DETAIL DRAWING ST-1
CITY OF BROOKLYN PARK

NOTE:
ALL SIDEWALK SHALL BE 4" THICK EXCEPT AT DRIVEWAYS WHERE THE THICKNESS SHALL BE 6" FOR SINGLE FAMILY & TOWNHOUSE PROPERTIES AND 8" FOR COMMERCIAL, INDUSTRIAL AND HIGH DENSITY PROPERTIES.



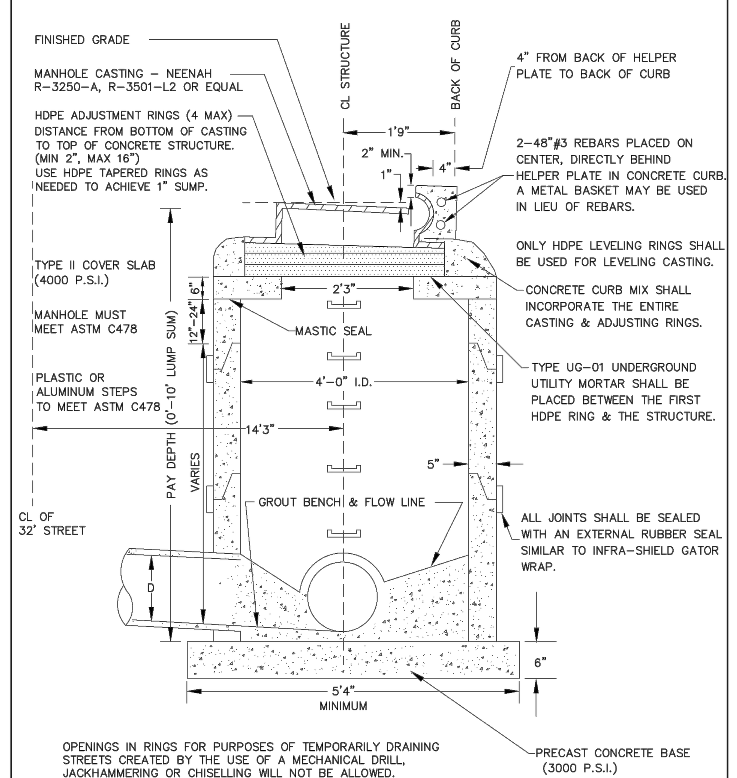
4" CLASS 5 AGGREGATE BASE COMPACTED TO 100% STANDARD PROCTOR DENSITY (CLASS 7 MAY BE SUBSTITUTED IF APPROVED BY OWNER/ENGINEER).

MATERIALS: MNDOT 3A32 CONCRETE MIX W/6.5% ± 1.5% AIR ENTRAINMENT

4" CONCRETE
CUBIC YARDS PER LINEAL FOOT – 0.0733
LINEAL FEET PER CUBIC YARD – 13.64

4" AGGREGATE BASE
CUBIC YARDS PER LINEAL FOOT – 0.0815
LINEAL FEET PER CUBIC YARD – 12.27

CONCRETE SIDEWALK
DETAIL DRAWING ST-6
CITY OF BROOKLYN PARK



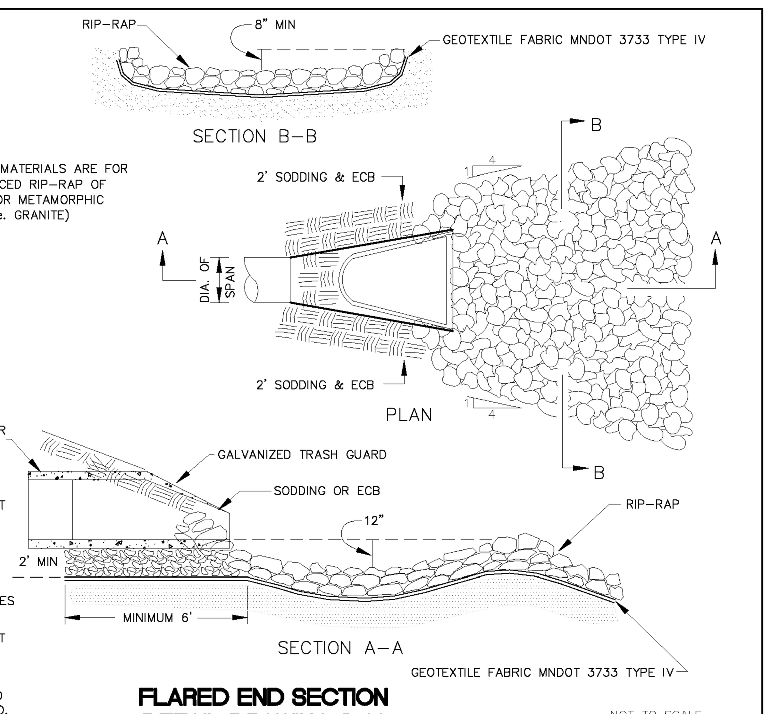
OPENINGS IN RINGS FOR PURPOSES OF TEMPORARILY DRAINING STREETS CREATED BY THE USE OF A MECHANICAL DRILL, JACKHAMMERING OR CHISELLING WILL NOT BE ALLOWED.

NOT TO SCALE 1–2018

STANDARD CATCH BASIN
DETAIL DRAWING S-10
CITY OF BROOKLYN PARK

Round Pipe D inches	Minimum Class III Rip Rap Cu. Yds.
12	5.0
15	6.0
18	7.0
21	8.2
24	9.4
27	10.6
30	12.0
36	17.1
42	20.6
48	24.3
54	28.5
60	33.0
66	37.7
72	42.8
78	50.0
84	55.9
90	62.0

SPECIFIED MATERIALS ARE FOR HAND PLACED RIP–RAP OF IGNEOUS OR METAMORPHIC ORIGIN (i.e. GRANITE)



PLACE CLASS I RIP–RAP UNDER FES

ECB = EROSION CONTROL BLANKET

NOTE: RIP–RAP MUST EXTEND TO THE BOTTOM OF THE POND, CREEK OR DITCH

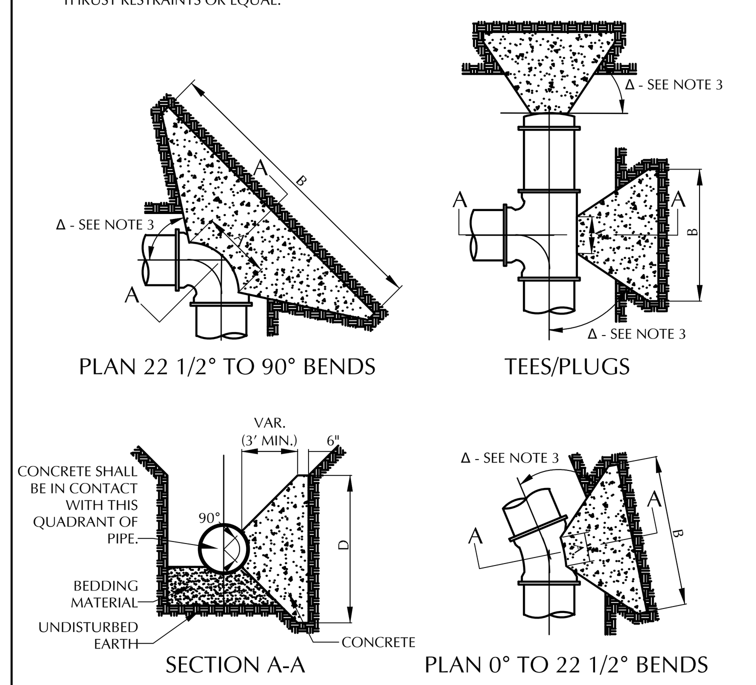
FLARED END SECTION
DETAIL DRAWING S-14
CITY OF BROOKLYN PARK

NOT TO SCALE 1–2018

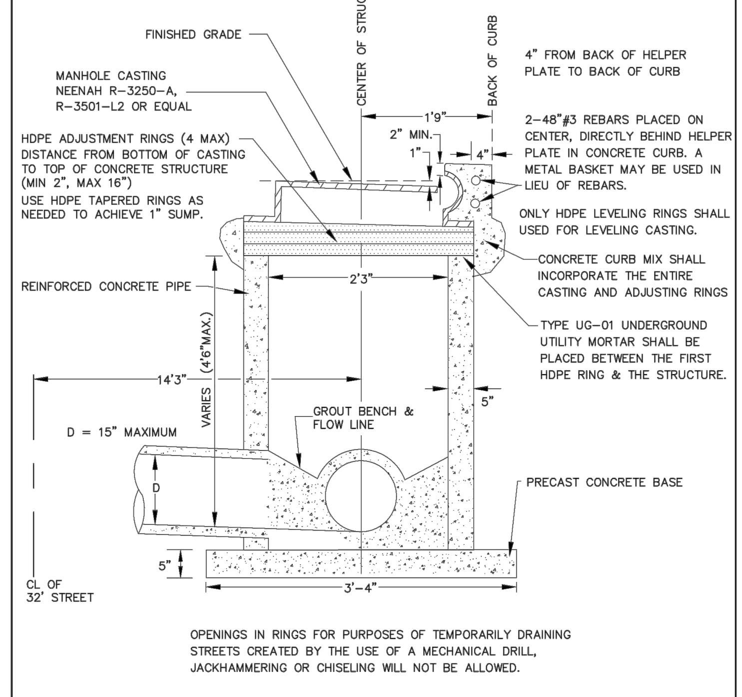
NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION "A" SHOULD BE AS LARGE AS POSSIBLE.
3. Δ= 45° MINIMUM.
4. PLACE POLY SHEETING BETWEEN CONCRETE & PIPE.
5. ALL BENDS AND FITTINGS SHALL BE RESTRAINED WITH MEGALUGS THRUST RESTRAINTS OR EQUAL.

BUTTRESS DIMENSIONS

PIPE SIZE	22 1/2° BEND B	22 1/2° BEND D	45° BEND B	45° BEND D	90° BEND B	90° BEND D	TEE/PLUG B	TEE/PLUG D
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"	2'-0"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"	1'-10"	2'-6"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"	3'-3"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"	4'-8"	3'-6"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"	5'-10"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"	6'-9"	5'-0"



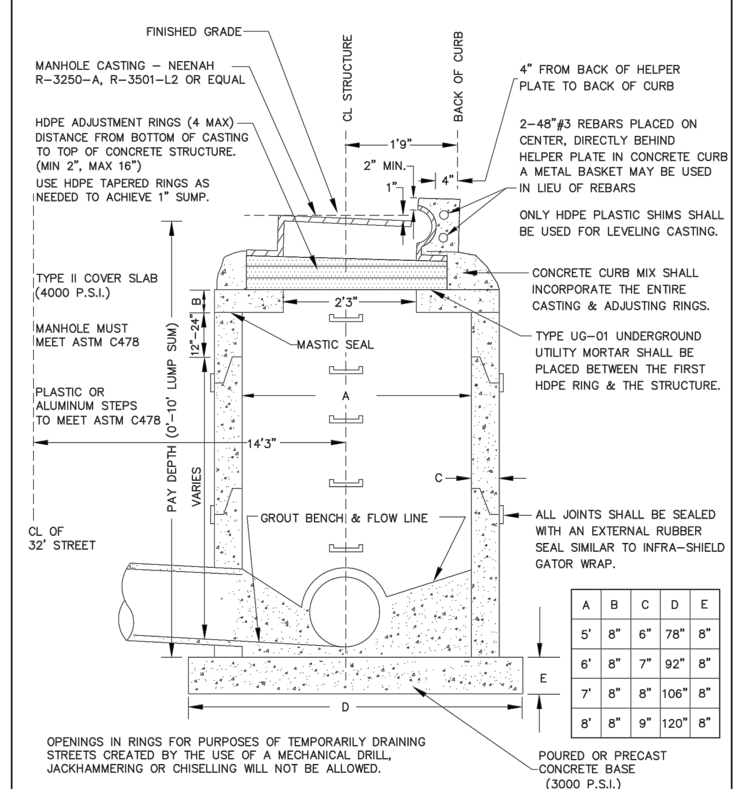
LOUCKS	CONCRETE THRUST BLOCKING	LOUCKS PLATE NO. 4606 DRAWN 2/2016



OPENINGS IN RINGS FOR PURPOSES OF TEMPORARILY DRAINING STREETS CREATED BY THE USE OF A MECHANICAL DRILL, JACKHAMMERING OR CHISELING WILL NOT BE ALLOWED.

NOT TO SCALE 1–2018

SHALLOW CATCH BASIN
DETAIL DRAWING S-11
CITY OF BROOKLYN PARK

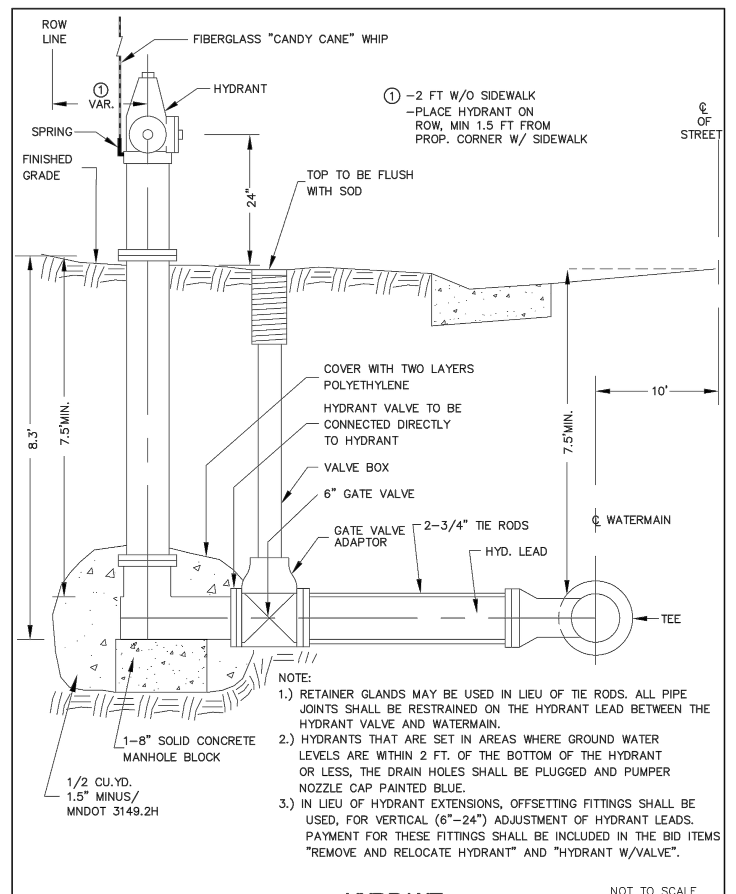


A	B	C	D	E
5'	8"	6"	78"	8"
6'	8"	7"	92"	8"
7'	8"	8"	106"	8"
8'	8"	9"	120"	8"

OPENINGS IN RINGS FOR PURPOSES OF TEMPORARILY DRAINING STREETS CREATED BY THE USE OF A MECHANICAL DRILL, JACKHAMMERING OR CHISELLING WILL NOT BE ALLOWED.

NOT TO SCALE 1–2018

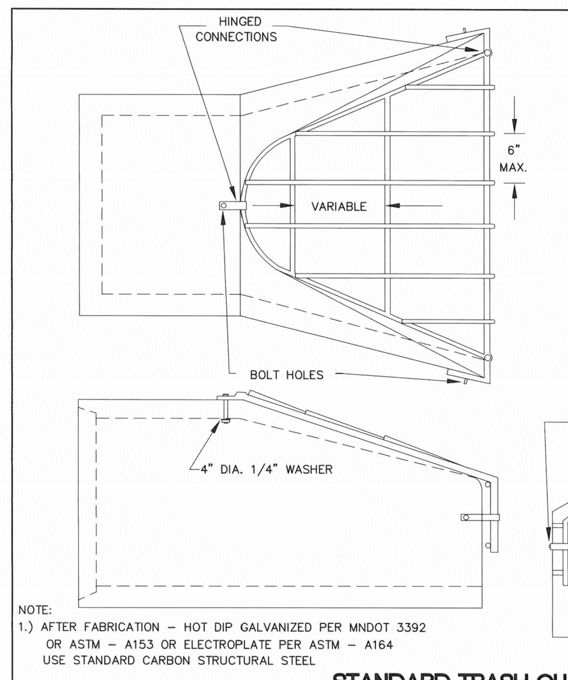
LARGE DIAMETER CATCH BASIN
DETAIL DRAWING S-12
CITY OF BROOKLYN PARK



NOTE:
1.) RETAINER GLANDS MAY BE USED IN LIEU OF TIE RODS. ALL PIPE JOINTS SHALL BE RESTRAINED ON THE HYDRANT LEAD BETWEEN THE HYDRANT VALVE AND WATERMAIN.
2.) HYDRANTS THAT ARE SET IN AREAS WHERE GROUND WATER LEVELS ARE WITHIN 2 FT. OF THE BOTTOM OF THE HYDRANT OR LESS, THE DRAIN HOLES SHALL BE PLUGGED AND PUMPER NOZZLE CAP PAINTED BLUE.
3.) IN LIEU OF HYDRANT EXTENSIONS, OFFSETTING FITTINGS SHALL BE USED, FOR VERTICAL (6"–24") ADJUSTMENT OF HYDRANT LEADS. PAYMENT FOR THESE FITTINGS SHALL BE INCLUDED IN THE BID ITEMS "REMOVE AND RELOCATE HYDRANT" AND "HYDRANT W/VALVE".

HYDRANT
DETAIL DRAWING W-3
CITY OF BROOKLYN PARK

NOT TO SCALE 2–98 3–07 3–11 11–15



	PIPE SIZE	HOLE DIA. REQ'D	BOLT DIA.	BAR SIZE
ROUND	12"–24"	3/4"	5/8"	5/8"
	27"–48"	7/8"	3/4"	3/4"
	54"–90"	1–1/8"	1"	1"

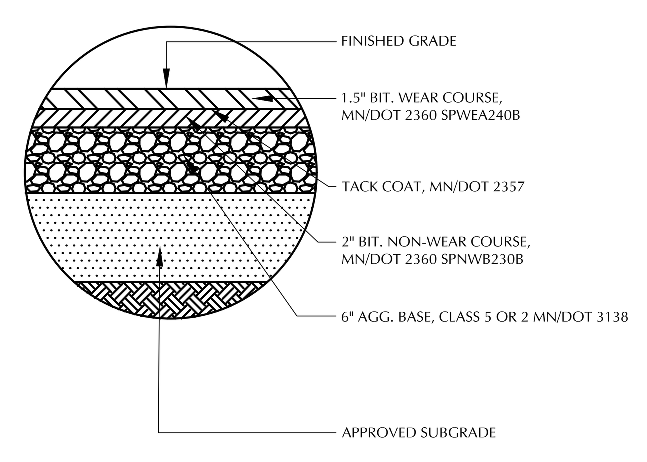
NOTE: FOR ARCH PIPE USE ROUND EQUIVALENT

* POND INLET PIPES
NO GRATE NEEDED FOR ROUND PIPE SIZES 21" AND SMALLER
4" MIN OPENING FOR 24" ROUND PIPE
5" MIN OPENING FOR ROUND PIPE SIZES 27" AND GREATER
* POND OUTLET PIPES
6" MAX OPENING FOR ALL PIPES

NOTE:
1.) AFTER FABRICATION – HOT DIP GALVANIZED PER MNDOT 3392 OR ASTM – A153 OR ELECTROPLATE PER ASTM – A164 USE STANDARD CARBON STRUCTURAL STEEL
2.) NUTS AND BOLTS ARE TO BE GALVANIZED

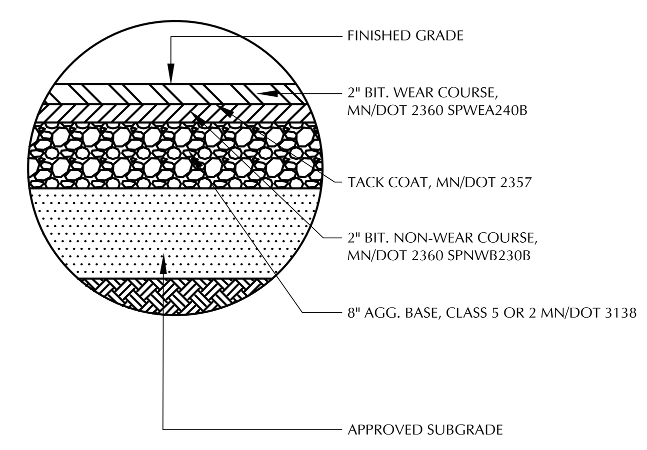
STANDARD TRASH GUARD
DETAIL DRAWING S-15
CITY OF BROOKLYN PARK

NOT TO SCALE 1–2003



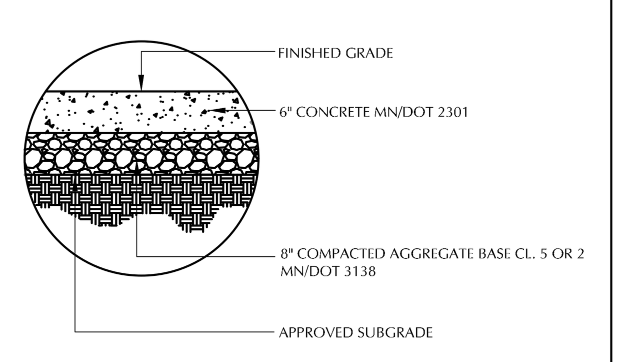
PAVEMENT SECTION BASED ON GEOTECHNICAL REPORT BY BRAUN, DATED DEC,1999

LOUCKS	STANDARD BITUMINOUS PAVEMENT SECTION	LOUCKS PLATE NO. 2031 DRAWN 12/2016



PAVEMENT SECTION BASED ON GEOTECHNICAL REPORT BY BRAUN, DATED DEC,1999

LOUCKS	HEAVY DUTY BITUMINOUS PAVEMENT SECTION	LOUCKS PLATE NO. 2032 DRAWN 12/2016



NOTES:
1. CONCRETE 6" THICK OR LESS SHALL BE REINFORCED WITH WELDED WIRE FABRIC OR REINFORCING BARS. CONCRETE 7" THICK OR GREATER SHALL BE REINFORCED PER GEOTECHNICAL RECOMMENDATIONS.
2. SAWED OR FORMED CONTROL JOINTS SHOULD BE INCLUDED FOR EACH 225 SQUARE FEET OF AREA OR LESS (15 FEET BY 15 FEET).
3. SAW CUTS SHOULD NOT CUT THROUGH THE WELDED WIRE FABRIC OR REINFORCING STEEL AND DOWELS SHOULD BE UTILIZED AT FORMED AND/OR COLD JOINTS.

LOUCKS	CONCRETE PAVEMENT SECTION	LOUCKS PLATE NO. 2033 DRAWN 12/2016

NOT FOR CONSTRUCTION

POPE ARCHITECTS
POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

RYAN BUILDING LASTING RELATIONSHIPS

IBEW Local Union 292
Corporate Office Building

6700 W Broadway Ave
Brooklyn Park, MN
55428

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com
LOUCKS PROJECT NO. 19150.00

CIVIL DETAILS

Issues and Revisions:

04/23/2019	PRE-APPLICATION MEETING
04/23/2019	[illegible]
05/01/2019	SITE PLAN REVIEW

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.

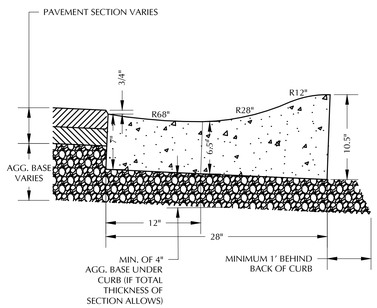
Michael J. St. Martin - PE
License No. 24440
Date

Commission No.	68151-19079
Drawn by	CDL
Checked by	MJS

SHEET
C8-1

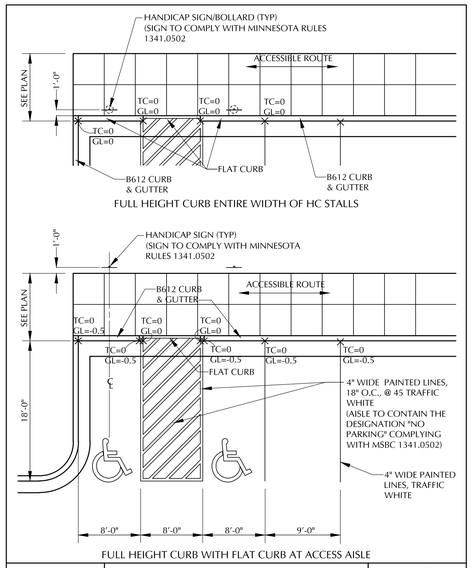
TRUE SHEET SCALE 0" 1/2" 1"

Plotted: 05 /01 / 2019
W:\2019\19150\CADD DATA\CIVIL_dwg Sheet Files\C8-1 DETAILS



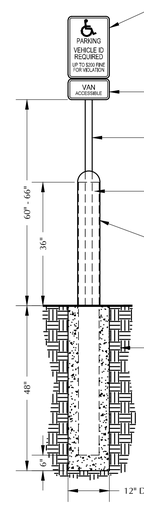
SPECIFICATION NOTES:
1. UPON COMPLETION, CURBING SHOULD BE SPRAYED WITH A MEMBRANE CURING COMPOUND PER MNDOT 3754.
2. EXPANSION JOINTS AT MAX. SPACING OF 200'.
3. CONSTRUCT IN ACCORDANCE WITH MNDOT 2531.

LOUCKS	SURMOUNTABLE CURB & GUTTER	LOUCKS PLATE NO. 2014
		DRAWN 2/2016



FULL HEIGHT CURB WITH FLAT CURB AT ACCESS AISLE

LOUCKS	TYPICAL ADA PARKING	LOUCKS PLATE NO. 2036
		DRAWN 12/2016



12x18" STANDARD HANDICAP PARKING SIGN WITH SEPARATE 'VAN ACCESSIBLE' PANEL. WHITE LEGEND ON BLUE BACKGROUND. USE HARDWARE PER SIGN SUPPLIER'S RECOMMENDATIONS. HC SIGNAGE PER MINNESOTA RULES 1341.0502

12x6" STANDARD 'VAN ACCESSIBLE' PANEL. WHITE LEGEND ON BLUE BACKGROUND

2" DIA. 6' LONG MIN. GALVANIZED SCHEDULE 40 STEEL PIPE. EMBED IN CONCRETE FILLED BOLLARD

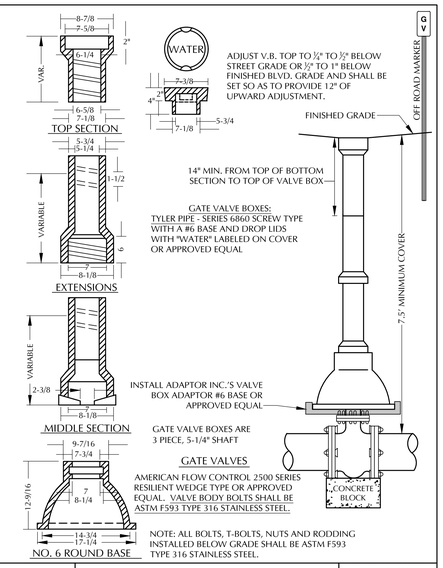
6" DIA. SCHEDULE 40 GALVENZIED STEEL PIPE 6' LONG MINIMUM

HEAVY DUTY HDPE DOME TOP DECORATIVE SLEEVE BLUE IN COLOR. AVAILABLE FROM BOLLARDSNSLEEVES.COM OR EQUAL.

COMPACTED OR UNDISTURBED SUBGRADE.

NOTES:
1. BOLLARDS TO BE PLACED 12" BEHIND BACK OF CURB.
2. MAINTAIN PLUMB UNTIL CONCRETE IS SUFFICIENTLY CURED.
3. HOLD CONCRETE FOOTING BELOW GRADE OF FINISHED CONCRETE TO CREATE FINAL PAVING PATTERN AS SHOWN ON PLANS.

LOUCKS	TYPICAL ADA PARKING SIGN / BOLLARD COMBO	LOUCKS PLATE NO. 2038
		DRAWN 12/2016



ADJUST V.B. TOP TO 1/4" TO 1/2" BELOW STREET GRADE OR 1/2" TO 1" BELOW FINISHED BLVD. GRADE AND SHALL BE SET SO AS TO PROVIDE 12" OF UPWARD ADJUSTMENT.

GATE VALVE BOXES:
TYLER PIPE - SERIES 6860 SCREW TYPE WITH A #6 BASE AND DROP LIDS WITH "WATER" LABELED ON COVER OR APPROVED EQUAL

INSTALL ADAPTOR INC.'S VALVE BOX ADAPTOR #6 BASE OR APPROVED EQUAL

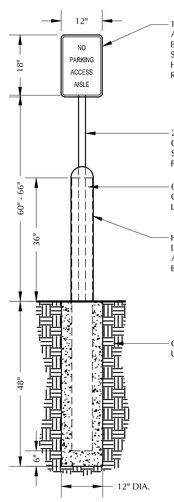
GATE VALVE BOXES ARE 3 PIECE, 5-1/4" SHAFT

GATE VALVES

AMERICAN FLOW CONTROL 2500 SERIES RESILIENT WEDGE TYPE OR APPROVED EQUAL. VALVE BODY BOLTS SHALL BE ASTM F593 TYPE 316 STAINLESS STEEL.

NOTE: ALL BOLTS, T-BOLTS, NUTS AND RODDING INSTALLED BELOW GRADE SHALL BE ASTM F593 TYPE 316 STAINLESS STEEL.

LOUCKS	GATE VALVE AND BOX INSTALLATION	LOUCKS PLATE NO. 4601
		DRAWN 2/2016



12"x18" STANDARD NO PARKING ACCESS AISLE. WHITE LEGEND ON BLUE BACKGROUND. USE HARDWARE PER SIGN SUPPLIER'S RECOMMENDATIONS. HC SIGNAGE PER MINNESOTA RULES 1341.0502

2" DIA. 6' LONG MIN. GALVANIZED SCHEDULE 40 STEEL PIPE. EMBED IN CONCRETE FILLED BOLLARD

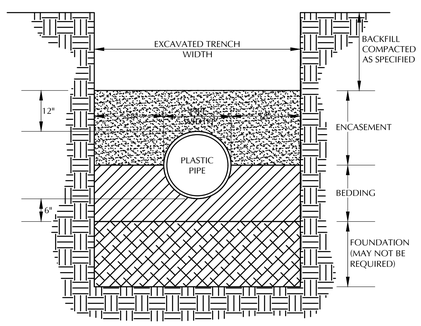
6" DIA. SCHEDULE 40 GALVENZIED STEEL PIPE 6' LONG MINIMUM

HEAVY DUTY HDPE DOME TOP DECORATIVE SLEEVE BLUE IN COLOR. AVAILABLE FROM BOLLARDSNSLEEVES.COM OR EQUAL.

COMPACTED OR UNDISTURBED SUBGRADE.

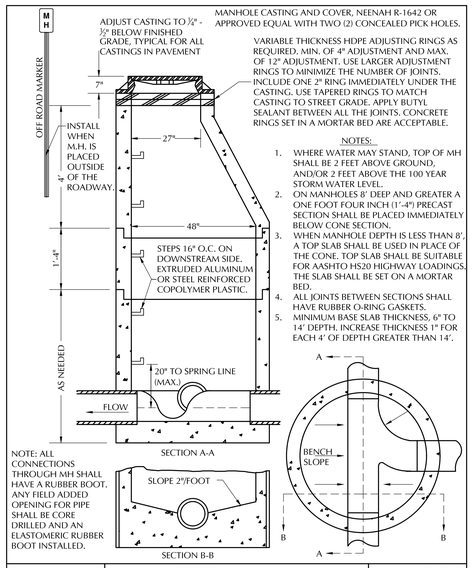
NOTES:
1. BOLLARDS TO BE PLACED 12" BEHIND BACK OF CURB.
2. MAINTAIN PLUMB UNTIL CONCRETE IS SUFFICIENTLY CURED.
3. HOLD CONCRETE FOOTING BELOW GRADE OF FINISHED CONCRETE TO CREATE FINAL PAVING PATTERN AS SHOWN ON PLANS.

LOUCKS	TYPICAL ACCESS AISLE SIGN / BOLLARD COMBO	LOUCKS PLATE NO. 2038B
		DRAWN 10/2018



NOTE:
GRANULAR MATERIALS FURNISHED FOR USE IN FOUNDATION, BEDDING, ENCASEMENT, OR BACKFILL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- FOUNDATION MATERIALS SHALL HAVE 100% PASSING THE 1 1/2" SIEVE AND A MAXIMUM OF 10% PASSING THE No. 4 SIEVE, NOT LESS THAN 50% OF THE MATERIAL RETAINED BY THE No. 4 SIEVE SHALL HAVE ONE (1) OR MORE CRUSHED FACES. HARD, DURABLE CRUSHED CARBONATE QUARRY ROCK MAY BE USED FOR FOUNDATION MATERIALS.
- BEDDING AND ENCASEMENT MATERIALS FOR FLEXIBLE PIPE SHALL MEET THE REQUIREMENTS OF MNDOT SPECIFICATION 3149.2B1, GRANULAR BORROW, EXCEPT THAT 100% SHALL PASS THE ONE INCH (1") SIEVE.
- BACKFILL MATERIALS SHALL CONSIST OF SUITABLE EXISTING TRENCH MATERIALS, EXCEPT AS OTHERWISE SPECIFIED. SUITABLE MATERIAL SHALL BE DEFINED AS A MINERAL SOIL FREE OF FOREIGN MATERIALS (RUBBISH, ORGANICS & DEBRIS), FROZEN CLUMPS, OVERSIZE STONE, ROCK, CONCRETE OR BITUMINOUS CHUNKS, AND OTHER UNSUITABLE MATERIALS THAT MAY DAMAGE PIPE, PREVENT THOROUGH COMPACTION, OR INCREASE THE RISKS OF SETTLEMENT.

LOUCKS	PLASTIC PIPE BEDDING	LOUCKS PLATE NO. 4008
		DRAWN 2/2016



ADJUST CASTING TO 1/4" - 1/2" BELOW FINISHED GRADE. TYPICAL FOR ALL CASTINGS IN PAVEMENT

MANHOLE CASTING AND COVER, NEENAH R-1642 OR APPROVED EQUAL WITH TWO (2) CONCEALED PICK HOLES.

VARIABLE THICKNESS HDPE ADJUSTING RINGS AS REQUIRED. MIN. OF 4" ADJUSTMENT AND MAX. OF 12" ADJUSTMENT. USE LARGER ADJUSTMENT RINGS TO MINIMIZE THE NUMBER OF JOINTS. INCLUDE ONE 2" RING IMMEDIATELY UNDER THE CASTING. USE TAPERED RINGS TO MATCH CASTING TO STREET GRADE. APPLY BUTYL SEALANT BETWEEN ALL THE JOINTS. CONCRETE RINGS SET IN A MORTAR BED ARE ACCEPTABLE.

NOTES:
1. WHERE WATER MAY STAND, TOP OF MH SHALL BE 2 FEET ABOVE GROUND, AND/OR 2 FEET ABOVE THE 100 YEAR STORM WATER LEVEL.
2. ON MANHOLES 8' DEEP AND GREATER A ONE FOOT FOUR INCH (1'-4") PRECAST SECTION SHALL BE PLACED IMMEDIATELY BELOW CONE SECTION.
3. WHEN MANHOLE DEPTH IS LESS THAN 8', A TOP SLAB SHALL BE USED IN PLACE OF THE CONE. TOP SLAB SHALL BE SUITABLE FOR AASHTO HS20 HIGHWAY LOADINGS. THE SLAB SHALL BE SET ON A MORTAR BED.
4. ALL JOINTS BETWEEN SECTIONS SHALL HAVE RUBBER O-RING GASKETS.
5. MINIMUM BASE SLAB THICKNESS, 6" TO 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14'.

NOTE: ALL CONNECTIONS THROUGH MH SHALL HAVE A RUBBER BOOT. ANY FIELD ADDED OPENING FOR PIPE SHALL BE CORE DRILLED AND AN ELASTOMERIC RUBBER BOOT INSTALLED.

LOUCKS	STANDARD SANITARY SEWER MANHOLE	LOUCKS PLATE NO. 4000
		DRAWN 2/2016

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POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
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INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS
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IBEW Local Union 292
Corporate Office Building

6700 W Broadway Ave
Brooklyn Park, MN
55428

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PLANNING
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LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com
LOUCKS PROJECT NO. 19150.00

CIVIL DETAILS

Issue Dates:	
Schematic	[illegible]
Schematic	[illegible]
Schematic	[illegible]

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.

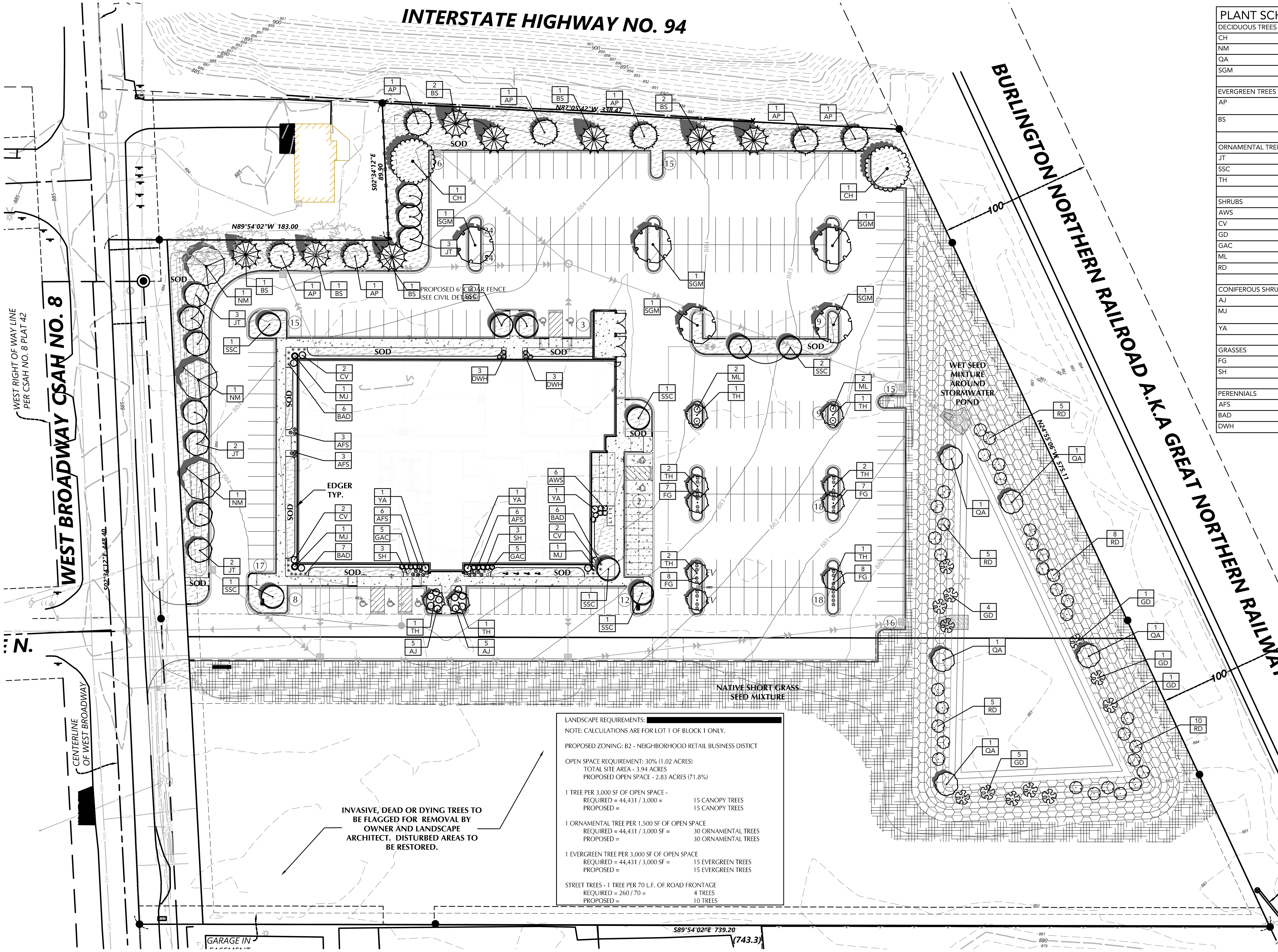
Michael J. St. Martin - PE
License No. 24440
Date

Project #	68151-19079
Drawn by	CDL
Checked by	MJS

SHEET
C8-2

TRUE SHEET SCALE
0" 1/2" 1"

Plotted: 6/7/21 7:29
Model: H:\19150-IBEW-BKLYN\DATA\CIVIL\dwg Sheet Files\C8-1 DETAILS



LANDSCAPE REQUIREMENTS:

NOTE: CALCULATIONS ARE FOR LOT 1 OF BLOCK 1 ONLY.

PROPOSED ZONING: B2 - NEIGHBORHOOD RETAIL BUSINESS DISTICT

OPEN SPACE REQUIREMENT: 30% (1.02 ACRES)
TOTAL SITE AREA - 3.94 ACRES
PROPOSED OPEN SPACE - 2.83 ACRES (71.8%)

1 TREE PER 3,000 SF OF OPEN SPACE -
REQUIRED = 44,431 / 3,000 = 15 CANOPY TREES
PROPOSED = 15 CANOPY TREES

1 ORNAMENTAL TREE PER 1,500 SF OF OPEN SPACE
REQUIRED = 44,431 / 3,000 SF = 30 ORNAMENTAL TREES
PROPOSED = 30 ORNAMENTAL TREES

1 EVERGREEN TREE PER 3,000 SF OF OPEN SPACE
REQUIRED = 44,431 / 3,000 SF = 15 EVERGREEN TREES
PROPOSED = 15 EVERGREEN TREES

STREET TREES - 1 TREE PER 70 L.F. OF ROAD FRONTAGE
REQUIRED = 260 / 70 = 4 TREES
PROPOSED = 10 TREES

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
CH	2	COMMON HACKBERRY	Celtis occidentalis	B & B	2"Cal
NM	3	NORTHWOOD MAPLE	Acer rubrum `Northwood`	B & B	2"Cal
QA	5	QUAKING ASPEN	Populus tremuloides	B & B	2"Cal
SGM	5	SIENNA GLEN MAPLE	Acer freemanii `Sienna Glen`	B & B	2"Cal
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
AP	7	AUSTRIAN PINE FULL FORM	Pinus nigra	B & B	6` HGT
BS	8	BLACK HILLS SPRUCE FULL FORM	Picea glauca `Densata`	B & B	6` HGT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
JT	10	JAPANESE TREE LILAC	Syringa reticulata	B & B	1.5"Cal
SSC	9	SPRING SNOW CRABAPPLE	Malus x `Spring Snow`	B & B	1.5"Cal
TH	11	THORNLESS HAWTHORN	Crataegus crus-galli `Inermis`	B & B	1.5"Cal
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE
AWS	10	ANTHONY WATERER SPIREA	Spirea x bumalda `Anthony Waterer`	5 gal	24" HGT
CV	6	COMPACT AMERICAN VIBURNUM	Viburnum trilobum `Bailey Compact`	5 gal	24" HGT
GD	12	GRAY DOGWOOD	Cornus racemosa	5 gal	24" HGT
GAC	10	GREEN MOUND ALPINE CURRANT	Ribes alpinum `Green Mound`	5 gal	24" HGT
ML	4	MISS KIM LILAC	Syringa patula `Miss Kim`	5 gal	24" HGT
RD	33	RED TWIG DOGWOOD	Cornus sericea `Baileyi`	5 gal	24" HGT
CONIFEROUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE
AJ	10	ANDORRA COMPACT JUNIPER	Juniperus horizontalis `Plumosa Compacta`	5 gal	18" SPRD
MJ	3	MEDORA JUNIPER FULL FORM	Juniperus scopulorum `Medora`	15 gal	4` HGT
YA	3	YELLOW RIBBON ARBORVITAE	Thuja occidentalis Yellow Ribbon`	10 gal	48"HGT
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE
FG	30	FEATHER REED GRASS	Calamagrostis x acutiflora `Karl Foerster`	1 gal	
SH	6	PRAIRIE DROPSEED	Sporobolus heterolepis	1 gal	
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE
AFS	18	AUTUMN FIRE SEDUM	Sedum x `Autumn Fire`	1 gal	
BAD	19	BAJA DAYLILY	Hemerocallis x `Baja`	1 gal	
DWH	6	DREAM WEAVER HOSTA	Hosta `Dream Weaver`	1 gal	

SOD
TURF SEED
WET SEED MIXTURE AROUND POND MNDOT 33-261 RATE: 35 LBS/ACRE
NATIVE SHORT GRASS SEED MIXTURE MNDOT 35-221 RATE: 36.5 LBS/ACRE

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.

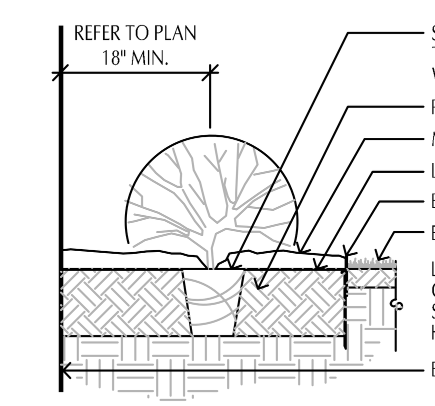
ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

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.

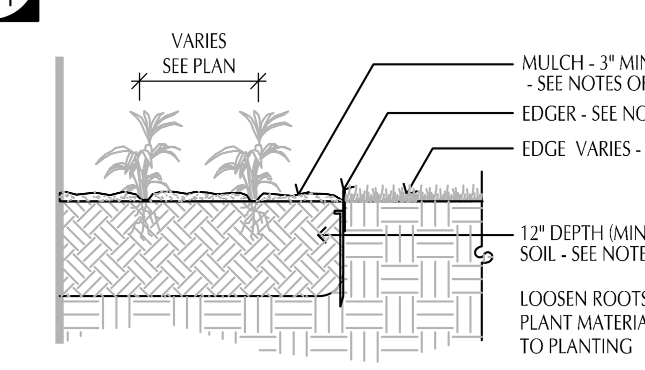
CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0" CLEARANCE).

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.



3 L1-1 SHRUB PLANTING DETAIL
SCALE: 3/4" = 1'-0"



4 L1-1 PERENNIAL PLANTING
SCALE: 3/4" = 1'-0" Perennial.Dwg

NOT FOR CONSTRUCTION

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 PLANTING/SOD/SEED HAS BEEN ESTABLISHED.

0 30 60
SCALE IN FEET
N

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.

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 PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

BLACK POLY EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH AND FIBER MAT WEED BARRIER.

ALL TREES TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

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.

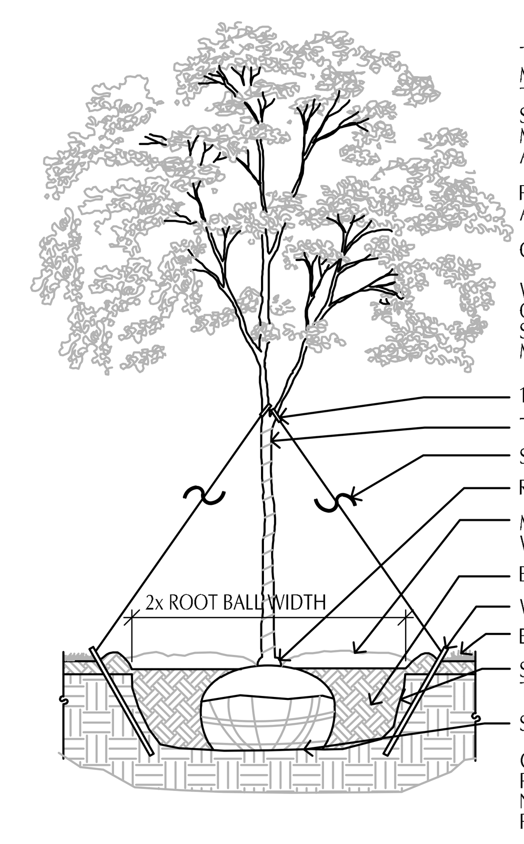
CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

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.



THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES

PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE.

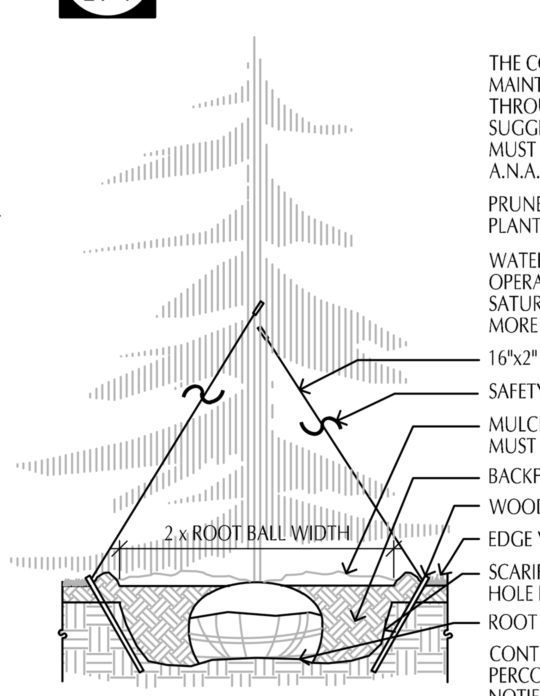
CUT BACK WIRE BASKET

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

16"x2" POLYPROPYLENE OR POLYETHYLENE STRAP
TREE WRAP TO FIRST BRANCH
SAFETY FLAGGING - ONE PER WIRE
ROOT FLARE EVEN WITH OR JUST ABOVE GRADE.
MULCH - 4" DEEP. NO MULCH IN CONTACT WITH TRUNK - SEE NOTES OR SPECS.
BACKFILL WITH IN SITU TOPSOIL
WOOD STAKE (OPTIONAL)
EDGE VARIES - SEE PLAN
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
SET PLANT ON UNDISTURBED NATIVE SOIL

CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

1 L1-1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0" Deciduous Tree.DWG



THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES.

PRUNE ANY DAMAGED BRANCHES AFTER PLANTING IS COMPLETE.

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

16"x2" POLYPROPYLENE OR POLYETHYLENE STRAP
SAFETY FLAGGING - ONE PER WIRE
MULCH - 4" DEEP - SEE NOTES OR SPECS. MULCH MUST NOT BE IN CONTACT WITH TRUNK.
BACKFILL WITH IN SITU TOPSOIL
WOOD STAKE (OPTIONAL)
EDGE VARIES - SEE PLAN
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
ROOT BALL SET ON UNDISTURBED SUBGRADE

CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

2 L1-1 CONIFEROUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0" Coniferous Tree.DWG

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Maple Grove, MN 55369
763.424.5505
www.loucksinc.com
LOUCKS PROJECT NO. 19150.00

PRELIMINARY LANDSCAPE PLAN

Issues and Revisions:
04/23/2019 PRE-APPLICATION MEETING
04/23/2019 [illegible]
05/01/2019 SITE PLAN REVIEW
05/23/2019 REVISED PER CITY COMMENTS

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 Landscape Architect under the laws of the State of Minnesota.

Douglas D. Loken - LA
License No. 45591
Date

Commission No. 68151-19079
Drawn by: CDL
Checked by: MJS

SHEET
L1-1

TRUE SHEET SCALE 0" 1/2" 1"

Plotted: 05/29/2019
W:\2019\19150\CADD DATA\LANDSCAPE_dwg Sheet Files\L1-1 Landscape Plan

LEGEND

EXIT	ACCESSIBLE MEANS OF EGRESS
EXIT	EXIT
	EXIT ACCESS
	FIRE EXTINGUISHER
	OCCUPANCY BOUNDARY
2W 2W	2 HOUR FIRE WALL (IBC 705)
3W 3W	3 HOUR FIRE WALL (IBC 705)
4W 4W	4 HOUR FIRE WALL (IBC 705)
1B 1B	1 HOUR FIRE BARRIER (IBC 706)
2B 2B	2 HOUR FIRE BARRIER (IBC 706)
3B 3B	3 HOUR FIRE BARRIER (IBC 706)
4B 4B	4 HOUR FIRE BARRIER (IBC 706)
1S 1S	1 HOUR SHAFT ENCLOSURE (IBC 707)
2S 2S	2 HOUR SHAFT ENCLOSURE (IBC 707)
1P 1P	1 HOUR FIRE PARTITION (IBC 708)
1SB 1SB	1 HOUR SMOKE BARRIER (IBC 709)
SP SP	SMOKE PARTITION (IBC 710)

CODE DATA

NOTE: BUILDING AREAS INDICATED ARE NOT BOMA RENTABLE AREA CALCULATIONS

APPLICABLE CODES:
- 2015 MINNESOTA STATE BUILDING CODE
- 2015 MINNESOTA COMMERCIAL ENERGY CODE, CHAPTER 1323
- 2015 MINNESOTA ACCESSIBILITY CODE, CHAPTER 1341
- 2018 CITY OF BROOKLYN PARK, MINNESOTA, ZONING CODE
- 2015 MINNESOTA STATE FIRE CODE

CODE DATA SUMMARY:

THIS PROJECT CONSISTS OF A NEW SINGLE-STORY PRECAST STRUCTURE. PRIMARY USE WILL BE AS OFFICE SPACE FOR THE IBEW LOCAL CHAPTER 292, WITH MEETING SPACE FOR MONTHLY MEMBERSHIP MEETINGS. THE MEETING SPACES ARE FLEXIBLE IN SIZE TO ACCOMODATE SMALLER TRAINING SESSIONS AS NEEDED.

OCCUPANCY HAS BEEN CALCULATED BASED ON SQUARE FOOTAGE, HOWEVER ACTUAL OCCUPANCY USE WILL BE LESS. THE MAIN BUSINESS OFFICE AREA WILL HAVE 17 FULL-TIME EMPLOYEES, AND THE FUTURE EXPANSION OFFICE EXPECTS 12 EMPLOYEES. THE LARGE MEETING ROOMS ARE EXPECTED TO HAVE A MAXIMUM USE OF 350 PEOPLE TWICE PER YEAR (WITH CATERED DINNER SERVICE), AND MONTHLY MEETINGS TYPICALLY AVERAGING 250 (CHAIRS ONLY). THE PREFUNCTION SPACE WOULD ONLY BE IN USE BY THE SAME OCCUPANTS AS THE MEETING ROOMS, AND HAS BEEN EXCLUDED FROM ADDITIONAL OCCUPANT CALCULATIONS.

TYPE OF CONSTRUCTION: TYPE IIB, FULLY SPRINKLERED

OCCUPANCY CLASSIFICATIONS:

ASSEMBLY	GROUP A-2
ASSEMBLY	GROUP A-3
BUSINESS	GROUP B
STORAGE	GROUP S-2

NON-SEPARATED OCCUPANCIES (IBC 508.3):

MOST RESTRICTIVE OCCUPANCY: A-3

ALLOWABLE AREA: UNLIMITED (IBC 507.3 & 507.6)
ALLOWABLE FOR ONE-STORY BUILDINGS WITH B, M, F, OR S OCCUPANCIES, THAT HAVE AN AUTOMATIC SPRINKLER SYSTEM AND HAVE A CONTINUOUS YARD ON ALL SIDES OF NOT LESS THAN 60 FEET.
ALLOWABLE FOR GROUP A-3 BUILDING NO MORE THAN ONE-STORY ABOVE GRADE PLANE, THAT HAVE NO STAGE OTHER THAN A PLATFORM, HAVE AN AUTOMATIC SPRINKLER SYSTEM, AND HAVE A CONTINUOUS YARD ON ALL SIDES OF NOT LESS THAN 60 FEET.

PROPOSED AREAS:

FIRST FLOOR:

ASSEMBLY GROUP A-2	737 S.F.
ASSEMBLY GROUP A-3	9,398 S.F.
BUSINESS GROUP B	13,828 S.F.
STORAGE GROUP S-2	2,667 S.F.
PROPOSED FIRST FLOOR AREA	26,630 S.F.

TOTAL BUILDING AREA:

FIRST FLOOR AREA	26,630 S.F.
TOTAL BUILDING AREA	26,630 S.F.

ALLOWABLE HEIGHT (IBC TABLE 503): 3 STORIES, 75 FEET

PROPOSED HEIGHT: 1 STORY, 30'-0"

FIRE-RESISTANCE RATINGS (IBC TABLE 601):

TYPE OF CONSTRUCTION	TYPE IIB
STRUCTURAL FRAME	0 HOUR(S)
FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	0 HOUR(S)
ROOF CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	0 HOUR(S)

FIRE-RESISTANCE RATINGS, EXTERIOR WALLS (IBC TABLE 602):

<5'	1 HOUR	>10' <30'	0 HOURS
>5' <10'	1 HOUR	>30'	0 HOURS

OCCUPANT LOAD CALCULATIONS:

FIRST FLOOR: 20,558 S.F.

ASSEMBLY - MEETING @ 5,608 S.F. (@ 7 S.F./OCC.)	802 OCC.
ASSEMBLY - CONF. @ 720 S.F. (@ 15 S.F./OCC.)	48 OCC.
ASSEMBLY - KITCHEN @ 710 S.F. (@ 200 S.F./OCC.)	4 OCC.
BUSINESS @ 7,088 S.F. (@ 100 S.F./OCC.)	71 OCC.
STORAGE @ 2,223 S.F. (@ 200 S.F./OCC.)	12 OCC.
BUSINESS (FUTURE) @ 4,330 S.F. (@ 100 S.F./OCC.)	44 OCC.
TOTAL, FIRST FLOOR	981 OCC.

EXITS REQUIRED/PROVIDED:

FIRST FLOOR:	EXITS REQUIRED	EXITS PROVIDED	ACCESSIBLE EXITS PROVIDED
ASSEMBLY	3	3	3
BUSINESS	2	2	2
STORAGE	1	1	1

EXIT WIDTH REQUIRED/PROVIDED:

FIRST FLOOR:

ASSEMBLY A-3 (MEETING ROOMS)
- 802 OCCUPANTS AT 0.2"/OCC: 160.4" REQUIRED
- 1 DOORS AT 33.63" = 33.63"
- 3 DOORS AT 68.5" = 205.5" 239.13" PROVIDED

ASSEMBLY A-3 (CONFERENCE)
- 48 OCCUPANTS AT 0.2"/OCC: 9.6" REQUIRED
- 1 DOOR AT 33.63" = 33.63" 33.63" PROVIDED

ASSEMBLY A-2 (KITCHEN)
- 4 OCCUPANTS AT 0.2"/OCC: 0.8" REQUIRED
- 1 DOOR AT 33.63" = 33.63" 33.63" PROVIDED

BUSINESS
- 71 OCCUPANTS AT 0.2"/OCC: 14.2" REQUIRED
- 3 DOORS AT 33.63" = 100.89" 100.89" PROVIDED

STORAGE
- 14 OCCUPANTS AT 0.2"/OCC: 2.8" REQUIRED
- 1 DOOR AT 33.63" = 33.63" 33.63" PROVIDED

BUSINESS (FUTURE)
- 44 OCCUPANTS AT 0.2"/OCC: 8.8" REQUIRED
- 1 DOOR AT 68.5" = 68.5" 68.5" PROVIDED

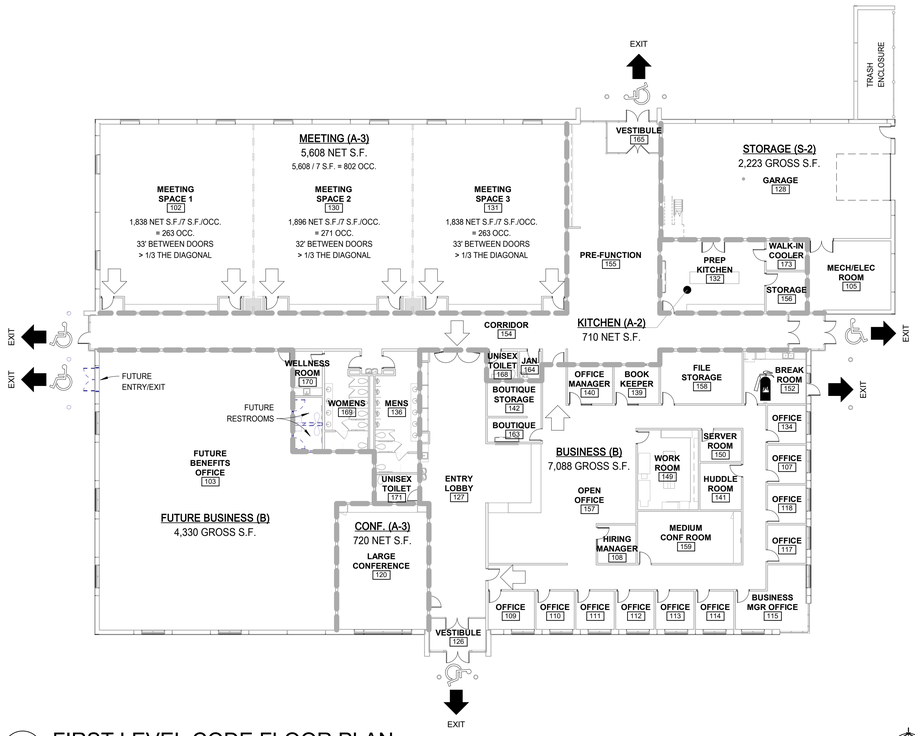
PLUMBING FIXTURE REQUIREMENTS (IBC TABLE 2902.1):

FIRST FLOOR:

ASSEMBLY A-3 (MEETING SPACES):	802 OCC.
ASSUME 65% MEN, 35% WOMEN	
ASSUME 522 MEN, 280 WOMEN	
ASSEMBLY A-3 (CONFERENCE):	48 OCC.
ASSUME 24 MEN, 24 WOMEN	
ASSEMBLY A-2 (KITCHEN):	4 OCC.
ASSUME 2 MEN, 2 WOMEN	
BUSINESS (OFFICE):	71 OCC.
ASSUME 36 MEN, 35 WOMEN	
STORAGE:	12 OCC.
ASSUME 6 MEN, 6 WOMEN	
BUSINESS (FUTURE):	44 OCC.
ASSUME 22 MEN, 22 WOMEN	
TOTAL:	981 OCC.
ASSUME 612 MEN, 369 WOMEN	

	REQUIRED					PROVIDED
FIXTURE	ASSEMBLY A-2 4 OCC. MEN 2 WOMEN 2	ASSEMBLY A-3 850 OCC. MEN 546 WOMEN 304	BUSINESS 115 OCC. MEN 58 WOMEN 57	STORAGE 12 OCC. MEN 6 WOMEN 6	TOTAL	
MEN, W.C.	1/75 = .027	1/125 = 4.368	2.16	1/100 = .06	6.615	4
MEN, URINAL	--	--	--	--	--	5
MEN, LAV.	1/200 = .01	1/200 = 2.73	1.45	1/100 = .06	4.25	6
WOMEN, W.C.	1/75 = .027	1/65 = 4.677	2.14	1/100 = .06	6.904	7
WOMEN, LAV.	1/200 = .01	1/200 = 1.52	1.425	1/100 = .06	3.015	5
UNISEX TLT.	--	--	--	--	--	2
UNISEX LAV.	--	--	--	--	--	2
DRINKING FOUNTAINS	1/500 = .008	1/500 = 1.7	1/100 = 1.15	1/1000 = .012	2.87	4

NOT FOR CONSTRUCTION



1 / A0.3 FIRST LEVEL CODE FLOOR PLAN
1/16" = 1'-0"

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IBEW LOCAL UNION 292 CORPORATE OFFICE BUILDING
6700 W. BROADWAY AVENUE
BROOKLYN PARK, MN 55428

CODE DATA & CODE FLOOR PLAN

Issued and Revisions:

Commission No:	68151-19079
Drawn by:	DO
Checked by:	GV

SHEET
A0.3

TRUE SHEET SCALE
0" 1/2" 1"

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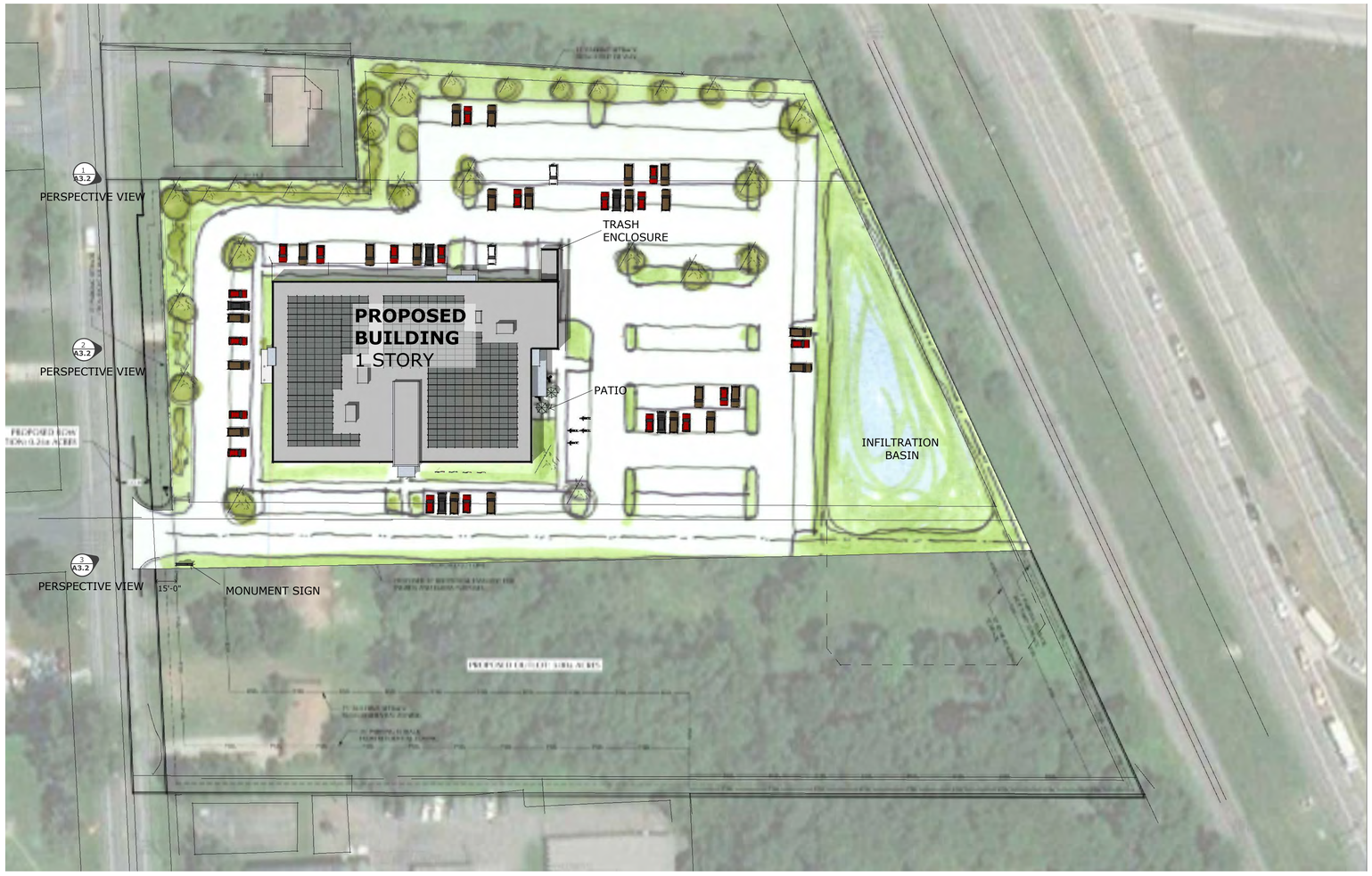

1
A1.0
SITE PLAN - PROPOSED

0' 40'

north

SEE SHEET C2.1 FOR SITE DATA INFORMATION

AERIAL VIEW FROM SOUTH

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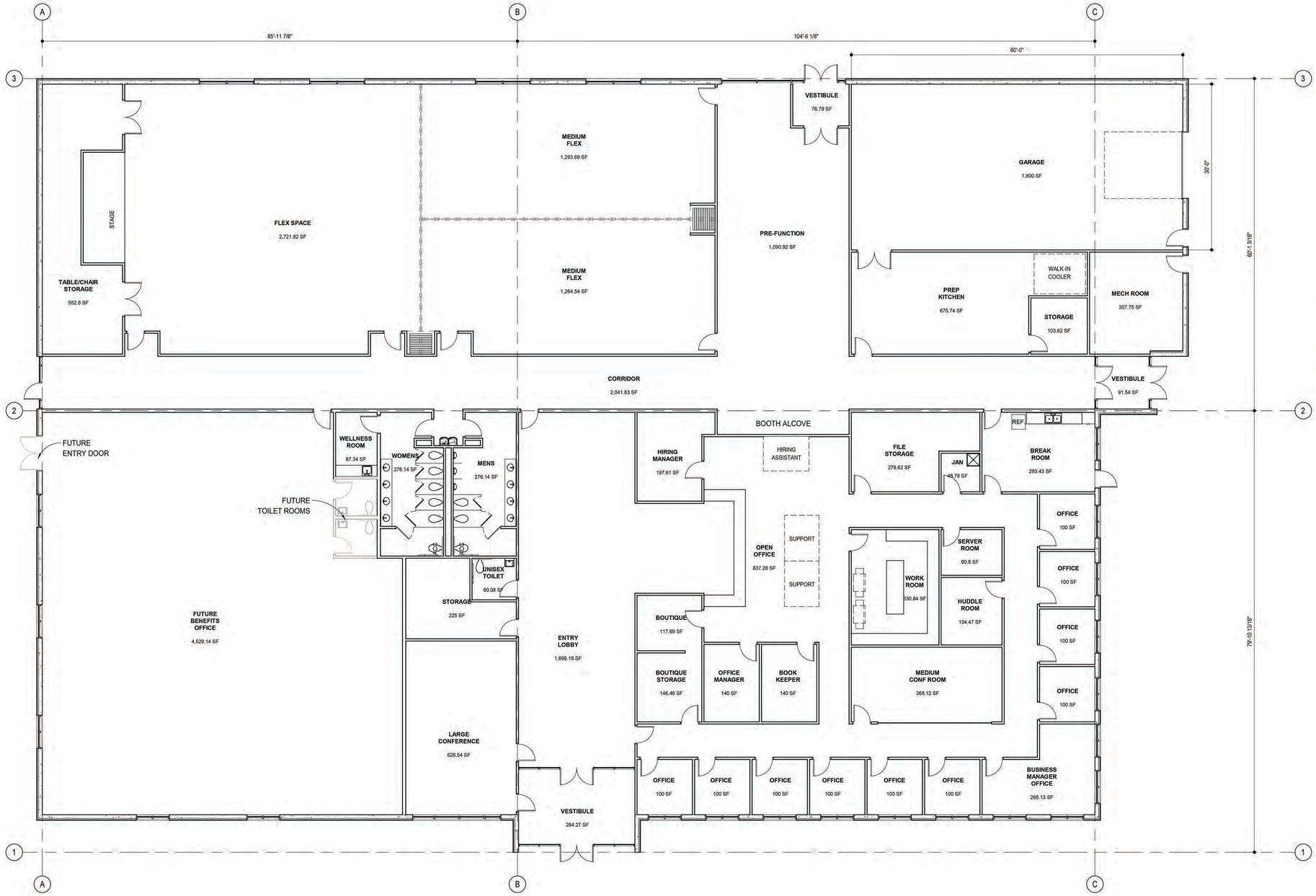
SITE PLAN -

CITY SUBMITTAL: 05-01-2019
REV: 05-23-2019

68151-19079
RSH

SHEET

A1.0



1 A2.1 FLOOR PLAN
1/8" = 1'-0"

NORTH

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FLOOR PLAN

Issued Date:

Project No. 68151-19079
Drawn by LRM
Checked by ELL

SHEET
A2.1

TRUE SHEET SCALE
0" 1/2" 1"

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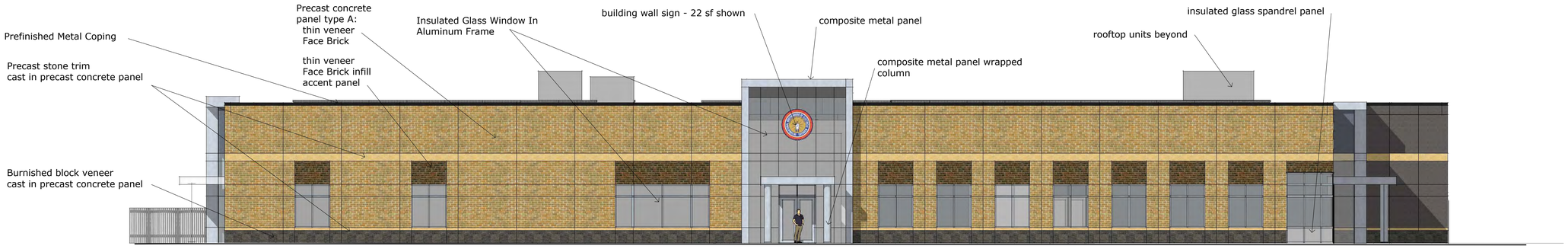


1 A3.1 SOUTH ELEVATION scale 1/8" = 1'-0"

0' 8' 16'

elevation area = 5,082 sf
allowable sign area = 508 sf

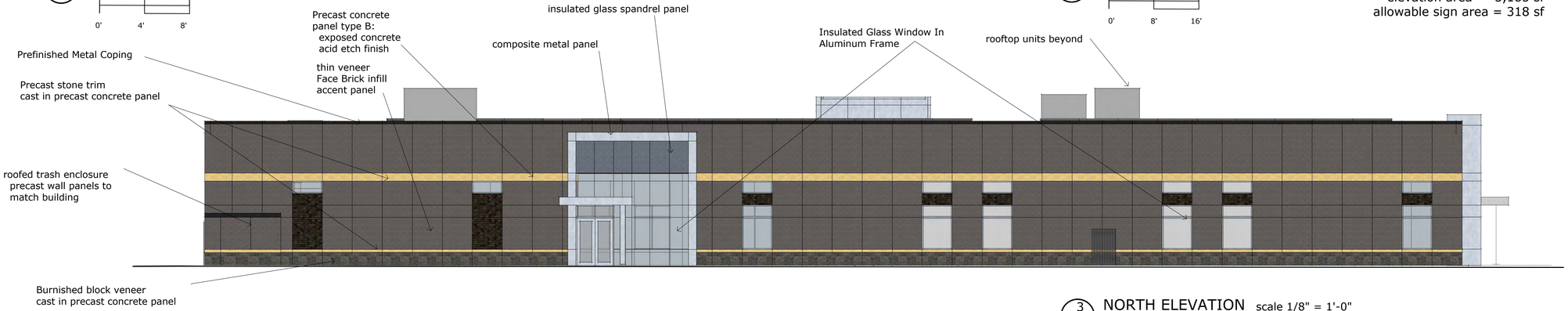
6 A3.1 TYPICAL PANEL scale 1/4" = 1'-0"

0' 4' 8'

2 A3.1 EAST ELEVATION scale 1/8" = 1'-0"

0' 8' 16'

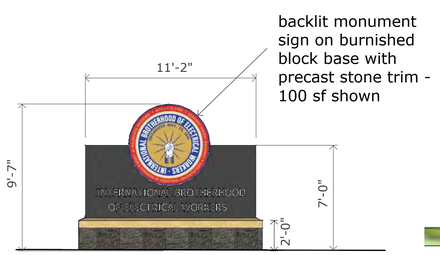
elevation area = 3,185 sf
allowable sign area = 318 sf



3 A3.1 NORTH ELEVATION scale 1/8" = 1'-0"

0' 8' 16'

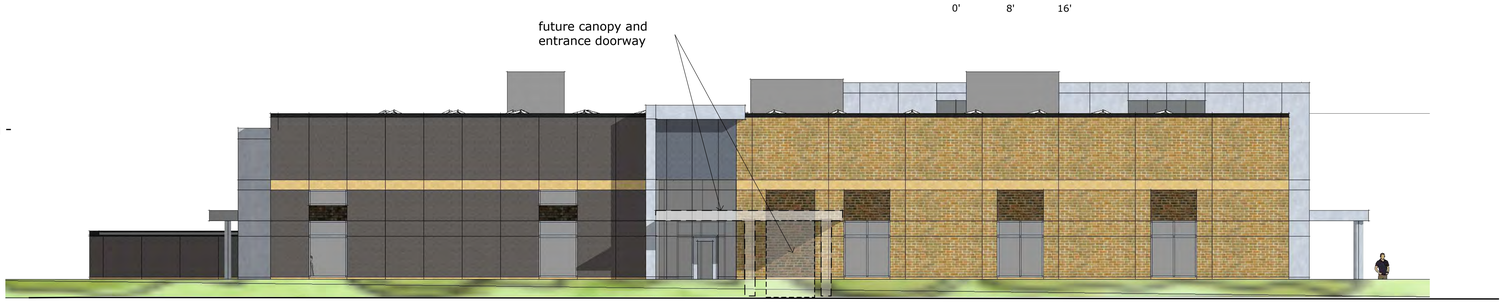
5,082 sf



5 A3.1 MONUMENT SIGN scale 1/4" = 1'-0"

0' 4' 8'

allowable monument
sign area = 120 sf



4 A3.1 WEST ELEVATION scale 1/8" = 1'-0"

0' 8' 16'

3,185 sf

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ELEVATIONS

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SHEET
A3.1

1 A3.2 PERSPECTIVE VIEW FROM NORTH PROPERTY LINE

2 A3.2 PERSPECTIVE VIEW FROM MID PROPERTY LINE

3 A3.2 PERSPECTIVE VIEW FROM SOUTH PROPERTY LINE

NOT FOR CONSTRUCTION

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PERSPECTIVES

CITY SUBMITTAL: 05-01-2019
REV: 05-23-2019

68151-19079
RSH

SHEET

A3.2

TRUE SHEET SCALE
0" 1/2" 1"

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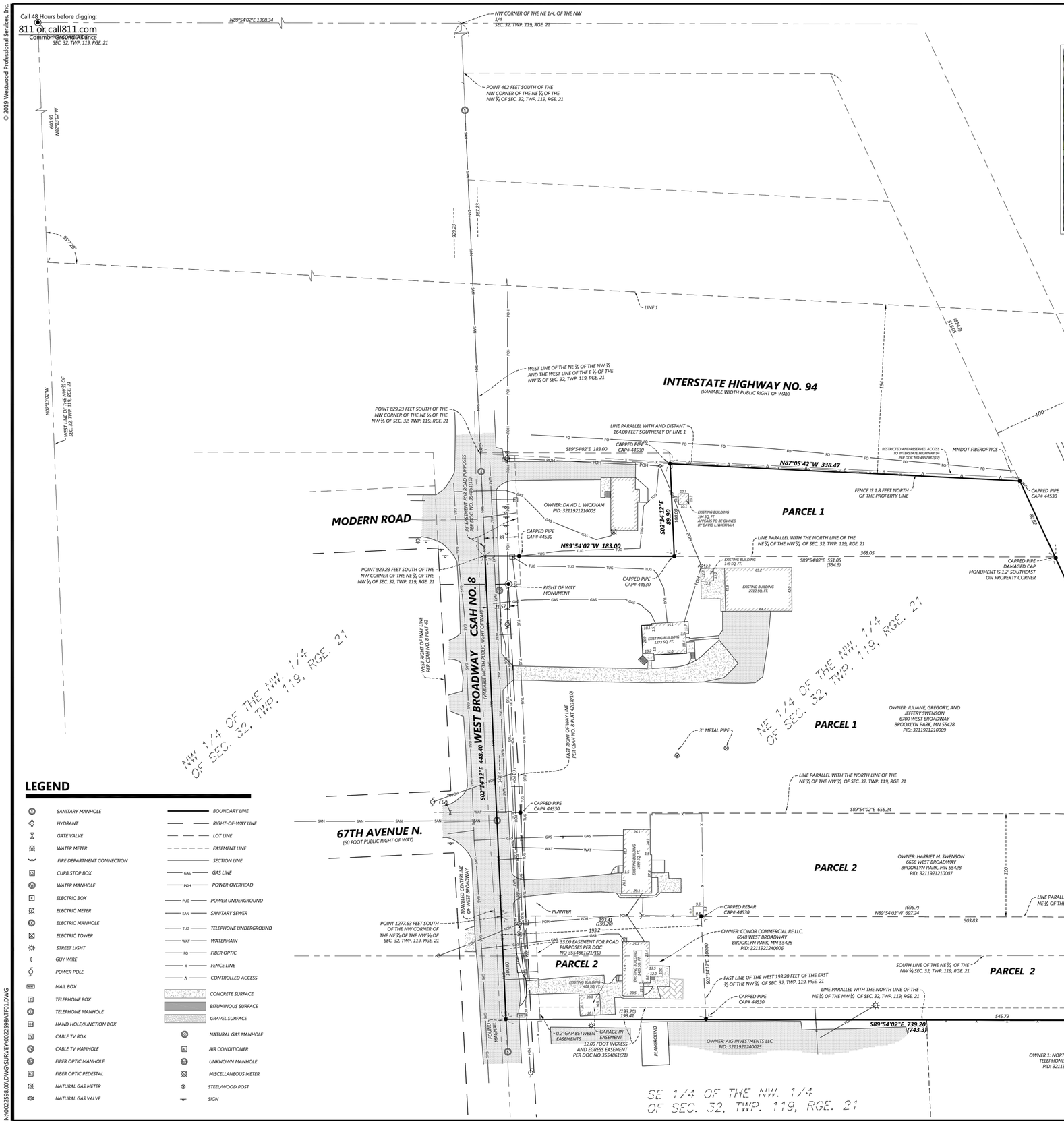


VICINITY MAP

(NOT TO SCALE)

1" = 40

0' 40 80 120

- DENOTES FOUND MONUMENT AS NOTED
- CAST IRON MONUMENT
- DENOTES SET 1/2" BY 14" IRON PIPE WITH CAP #53596

LEGEND

- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- WATER METER
- FIRE DEPARTMENT CONNECTION
- CURB STOP BOX
- WATER MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- ELECTRIC TOWER
- STREET LIGHT
- GUY WIRE
- POWER POLE
- MAIL BOX
- TELEPHONE BOX
- TELEPHONE MANHOLE
- HAND HOLE/JUNCTION BOX
- CABLE TV BOX
- CABLE TV MANHOLE
- FIBER OPTIC MANHOLE
- FIBER OPTIC PEDESTAL
- NATURAL GAS METER
- NATURAL GAS VALVE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- GAS — GAS LINE
- POH — POWER OVERHEAD
- PUG — POWER UNDERGROUND
- SAN — SANITARY SEWER
- TUG — TELEPHONE UNDERGROUND
- WAT — WATERMAIN
- FO — FIBER OPTIC
- X — FENCE LINE
- Δ — CONTROLLED ACCESS
- CONCRETE SURFACE
- BITUMINOUS SURFACE
- GRAVEL SURFACE
- NATURAL GAS MANHOLE
- AIR CONDITIONER
- UNKNOWN MANHOLE
- MISCELLANEOUS METER
- STEEL/WOOD POST
- SIGN

EXCEPTIONS PER TITLE COMMITMENT P-7624

PER TITLE COMMITMENT NO. P-7624

10.) Easement for road purposes for County Road No. 8 aka West Broadway over the west border of the subject premises as now laid out and travelled. (SHOWN ON SURVEY)

11.) Subject to the right of way of Interstate Highway No. 94 over the northerly border of Parcel 1 shown herein as now laid out and travelled. (NOT ON SUBJECT PROPERTY)

12.) Access to Interstate 94 is restricted and reserved by the State of Minnesota under that certain Quit Claim Deed filed January 11, 1985 as Document No. 4957987. (SHOWN ON SURVEY)

13.) Easement in favor of Northern States Power dated November 26, 1963, filed November 26, 1963 as Document No. 3445425 being 5 feet wide and more particularly described therein. (Parcel 1) (NOT ON SUBJECT PROPERTY)

14.) Subject to the terms and conditions of Final Certificate dated June 6, 1967, filed November 24, 1967 as Document No. 3688014. (NOT ON SUBJECT PROPERTY)

15.) Subject to the terms and conditions of Order of District Court filed March 7, 1969 as Document No. 3765277 regarding Final Certificate for Trunk Highway Purposes. (NOT ON SUBJECT PROPERTY)

16.) Any lease, grant, exception or reservation of minerals or mineral rights appearing in the public records. (NOT PLOTTABLE)

17.) This policy does not insure that the fence located on the subject premises lies within the boundary lines of the property and does not insure any additional lands lying between the boundary lines and the fence lines. (FENCE SHOWN ON SURVEY)

18.) Subject to the terms and conditions of Hennepin County State Aid Highway No. 8 Right of Way Plat No. 42 filed June 6, 1977 as Document No. 4296888.(SHOWN ON SURVEY)

19.) Subject to the terms and conditions of Notice of Lis Pendens filed as Document No. 4460480 which includes the subject premises for sign removal rights. (NOT PLOTTABLE, BLANKET IN NATURE)

20.) Subject to the terms and conditions of Resolution Waiving Ordinance dated September 15, 1964, filed September 21, 1964 as Document No. 3629646. (NOT PLOTTABLE)

21.) Subject to an easement over the south 12 feet of Parcel 2 shown herein pursuant to Warranty Deed filed July 18, 2006 as Document No. 3554861 and subsequent documents of record. (SHOWN ON SURVEY. WHEN MEASURED, THERE IS A 0.2' GAP BETWEEN THE 12' INGRESS/EGRESS AND 33' ROAD EASEMENT.)

22.) The Company hereby excludes from coverage Judgments, Bankruptcies, Federal or State Tax Liens, Probate or Guardianship against International Brotherhood of Electrical Workers Local 292 now of record or anything put of record in the future. (NOT PLOTTABLE)

23.) Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (BUILDING OWNED BY DAVID L. WICKHAM ON PARCEL 1)

PER TITLE COMMITMENT NO. 55807

9.) Subject to an easement for ingress and egress over the South 12.00 feet thereof, originally reserved in Warranty Deed dated March 18, 1965, filed August 4, 1965, as Document No. 3554861, in Book 2503 of Deeds, Page 491; and modified by Warranty Deed dated December 16, 1971, filed December 21, 1971, as Document No. 3923082. (SHOWN ON SURVEY)

10.) Subject to the right of way of County Road 8, also known as West Broadway, as depicted on Hennepin County State Aid Highway No. 8, Plat 42 filed July 6, 1977, as Document No. 4296888, and as actually laid out and traveled. (SHOWN ON SURVEY)

GENERAL NOTES

1.) This survey was prepared with the benefit of Chicago Title Insurance Company, Title Commitment Number P-7624 having an effective date of April 5, 2019 at 7:00 A.M.

2.) The address of the surveyed property is 6656 and 6700 West Broadway Avenue, Brooklyn Park, MN 55428. (Table A Item 2)

3.) Subject property appears to be classified as Zone X (Area determined to be outside the ₀.2% annual chance floodplain) when scaled from Flood Insurance Rate Map Community - Panel Number 27053C0184F, dated 11/04/2016 . (Table A Item 3)

4.) Subject property contains 317,583 Sq.Ft. or 7.29 acres +/-. (Table A Item 4)

5.) No Zoning information provided by the client. (Table A Item 6 (a))

6.) Subject property contains 0 total marked parking stalls. (Table A Item 9)

7.) The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (Minnesota One Call Ticket No. 192940240). (Table A Item 11)

8.) The nearest intersecting street street is West Broadway and Modern Road. (Table A, Item 14)

9.) As of the date the field work was completed for this survey, there was no observable evidence of current earth moving work, exterior building construction or building additions. (Table A, Item 16)

10.) As of the date of this survey, there are no proposed changes in street right of way lines, based on the City of Brooklyn Park website. As of the date the field work was completed for this survey, there was no observable evidence of recent street or sidewalk construction or repairs.

11.) Bearings based on Hennepin County Coordinate System, U.S. Foot, NAD 83 (1986 ADJ).

LEGAL DESCRIPTIONS

PER TITLE COMMITMENT P-7624

Parcel 1:

That part of the Northeast Quarter of the Northwest Quarter of Section 32, Township 119, Range 21, Hennepin County, Minnesota, described as follows:

Beginning 462 feet South of the Northwest corner of said Northeast Quarter of the Northwest Quarter; thence South 367.23 feet; thence East 183 feet; thence South 100 feet; thence East to the West line of the Great Northern Railway (now Burlington Northern Railroad) right of way; thence Northerly along said right of way line 514.7 feet; thence West to the point of beginning; which lies Southerly of a line run parallel with and distant 164 feet Southerly of "Line 1" described below:

LINE 1: Beginning at a point on the west line of said Section 32, distant 600.9 feet South of the Northwest corner thereof; thence run Southeasterly at an angle of 95 degrees 07 minutes 20 seconds from said West section line (measured from North to East) for 2000 feet and there terminating.

AND

That part of the Northeast Quarter of the Northwest Quarter of Section 32, Township 119, Range 21, Hennepin County, Minnesota, described as follows:

Beginning at a point on the West line of said Northeast Quarter of the Northwest Quarter, 929.23 feet South of the Northwest corner thereof; thence East parallel with the North line of said Northeast Quarter of the Northwest Quarter 554.6 feet to the Westerly right of way line of the Great Northern Railway (now Burlington Northern Railroad); thence Southeasterly along said Westerly right of way line 380.0 feet; thence West and parallel with said North line of said Northeast Quarter of the Northwest Quarter 695.7 feet to the West line of said Northeast Quarter of the Northwest Quarter; thence North along said West line of the Northeast Quarter of the Northwest Quarter
348.4 feet to the point of beginning; EXCEPT the South 100 feet as measured at right angles to the South line thereof.

Hennepin County, Minnesota
Abstract Property

Parcel 2:

The South One-Hundred (100) feet of the following described tract of land:

Beginning at a point of the West line of the Northeast Quarter of the Northwest Quarter of Section 32, Township 119 North, Range 21, West 929.23 feet South of the Northwest corner of said Northeast Quarter of said Northwest Quarter; thence Easterly and parallel with the North line of said Northeast Quarter of the Northwest Quarter 554.6 feet to the Westerly right of way of the Great Northern Railway; thence Southeasterly along said Westerly line of said Great Northern Railway 380.0 feet; thence West and parallel with said North line of said Northwest Quarter of said Section, Township, Range, 695.7 feet to the West line of said Northeast Quarter of the Northwest Quarter;
thence North along said West line of said Northeast Quarter of the Northwest Quarter, 348.4 feet to the point of beginning.

AND

That part of the East Half of the Northwest Quarter of Section 32, Township 119, Range 21, described as follows:
Commencing at a point on the West line of said East Half of the Northwest Quarter a distance of 1277.63 feet South of the Northwest corner of said East Half of the Northwest Quarter; thence continuing South on said West line of East Half of the Northwest Quarter a distance of 100 feet; thence East 743.3 feet, more or less, to the Westerly line of the Great Northern Railway Company's right of way; thence Northwesterly along said Westerly line or right of way of Great Northern Railway 109.9 feet to a point due East of the point of beginning; thence West to the point of beginning. EXCEPT the West 193.20 feet thereof.

Hennepin County, Minnesota
Abstract Property

PER TITLE COMMITMENT 55807

The Land is described as follows:
The West 193.20 feet of that part of the East Half of Northwest Quarter of Section 32, Township 119, Range 21, described as follows:
Commencing on a point on the West line of said East Half of the Northeast Quarter distant 1277.63 feet South of the Northwest corner of said East Half of the Northwest Quarter; thence continuing South on said West line of East Half of Northwest Quarter a distance of 100 feet; thence East 743.3 feet, more or less, to the Westerly line of the Great Northern Railway Company's right-of-way; thence Northwesterly along said Westerly line of right-of-way of Great Northern Railway 109.9 feet to a point due East of the point of beginning; thence West to the point of beginning, Hennepin County, Minnesota.

Abstract Property

CERTIFICATION

TO Ryan Companies US, INC., Chicago Title Insurance Company, Home Security Abstract & Title 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, 2, 3, 4, 6(a)(b), 8, 9, 11, 13, 14, 16, 17 and 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/17/19.

MATHEW J. WELINSKI, PS DATE 05/24/19
MN LICENSE NO. 53596, EXPIRATION 06/30/2020
MATT.WELINSKI@WESTWOODPS.COM

MATHEW J. WELINSKI LICENSED LAND SURVEYOR 53596 STATE OF MINNESOTA

LS-1

IBEW ALTA

N:\0022598.00\DWG\SURVEY\0022598ATF01.DWG

FIELD CREW:	MDS
CHECKED:	NHC
DRAWN:	MJW
HORIZONTAL SCALE:	1"=40'

INITIAL ISSUE: XX/XX/XX
REVISIONS:

PREPARED FOR:

Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, MN 55415

IBEW
Brooklyn Park, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

ALTA/NSPS
Land Title Survey

PROJECT NUMBER: 0022598

SHEET NUMBER: 1 OF 1

DATE: 05/22/19

POPE ARCHITECTS

POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

RYAN BUILDING LASTING RELATIONSHIPS

INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS

IBEW Local Union 292 Corporate Office Building

6700 W Broadway Ave
Brooklyn Park, MN
55428

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com
LOUCKS PROJECT NO. 19150.00

NOT FOR CONSTRUCTION

PRELIMINARY PLAT

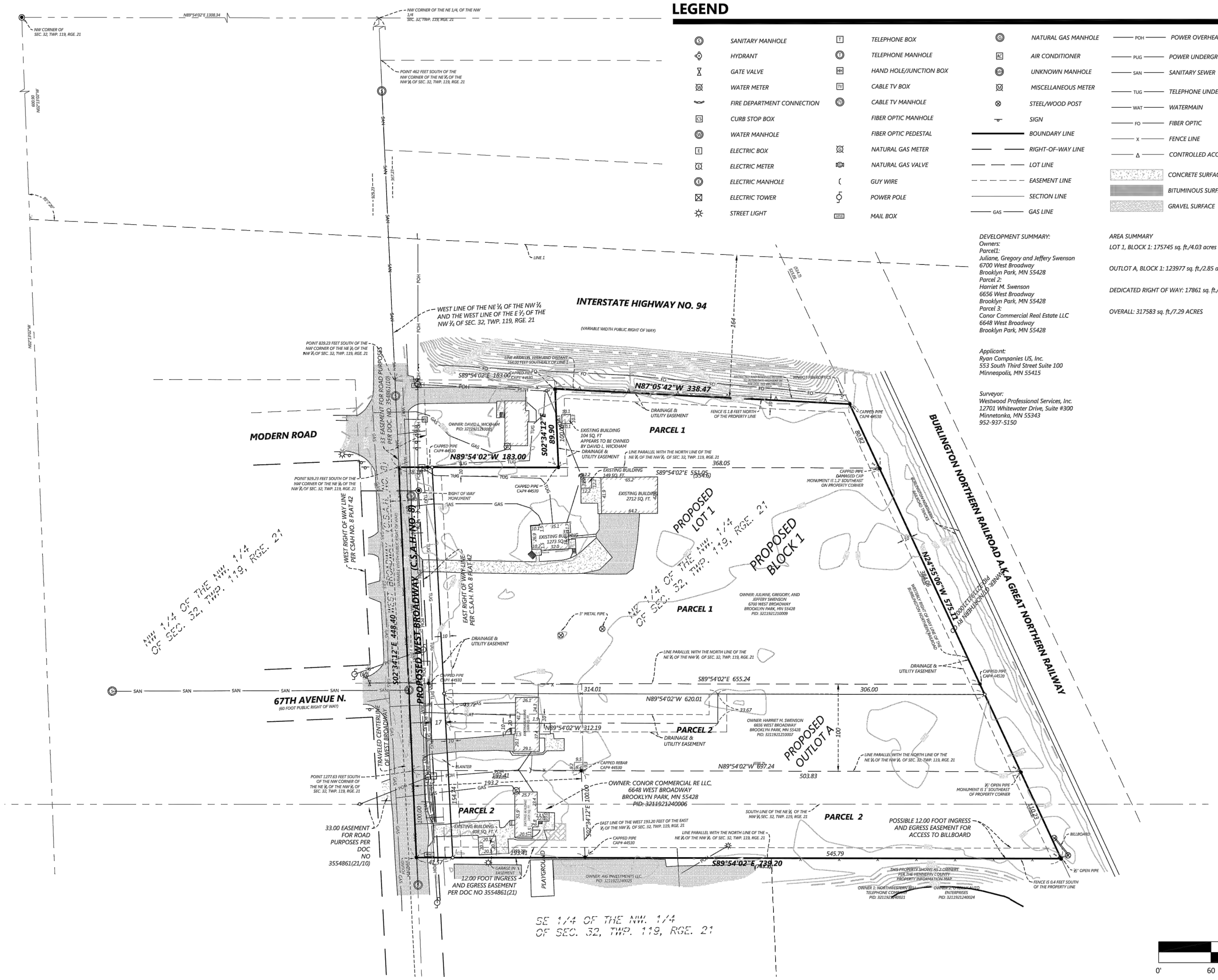
Issues and Revisions:	
04/23/2019	PRE-APPLICATION MEETING
04/29/2019	IBEW REVIEW SET
05/01/2019	SITE PLAN REVIEW
05/29/2019	REVISED PER CITY COMMENTS

Commission No:	68151-19079
Drawn by:	CDL
Checked by:	MJS

SHEET
LS-2

TRUE SHEET SCALE 0" 1/2" 1"

© 2019 Westwood Professional Services, Inc.



LEGEND

SANITARY MANHOLE	TELEPHONE BOX	NATURAL GAS MANHOLE	POWER OVERHEAD (POH)	CONCRETE SURFACE	
HYDRANT	TELEPHONE MANHOLE	AIR CONDITIONER	POWER UNDERGROUND (PUG)	BITUMINOUS SURFACE	
GATE VALVE	HAND HOLE/JUNCTION BOX	UNKNOWN MANHOLE	SANITARY SEWER (SAN)	GRAVEL SURFACE	
WATER METER	CABLE TV BOX	MISCELLANEOUS METER	TELEPHONE UNDERGROUND (TUG)		
FIRE DEPARTMENT CONNECTION	CABLE TV MANHOLE	STEEL/WOOD POST	WATERMAIN (WAT)		
CURB STOP BOX	FIBER OPTIC MANHOLE	SIGN	FIBER OPTIC (FO)		
WATER MANHOLE	FIBER OPTIC PEDESTAL	BOUNDARY LINE	FENCE LINE (X)		
ELECTRIC BOX	NATURAL GAS METER	RIGHT-OF-WAY LINE	CONTROLLED ACCESS (Δ)		
ELECTRIC METER	NATURAL GAS VALVE	LOT LINE			
ELECTRIC MANHOLE	GUY WIRE	EASEMENT LINE			
ELECTRIC TOWER	POWER POLE	SECTION LINE			
STREET LIGHT	MAIL BOX	GAS LINE (GAS)			

DEVELOPMENT SUMMARY:
Owners:
Parcel1:
Juliane, Gregory and Jeffery Swenson
6700 West Broadway
Brooklyn Park, MN 55428
Parcel 2:
Harriet M. Swenson
6656 West Broadway
Brooklyn Park, MN 55428
Parcel 3:
Conor Commercial Real Estate LLC
6648 West Broadway
Brooklyn Park, MN 55428

Applicant:
Ryan Companies US, Inc.
553 South Third Street Suite 100
Minneapolis, MN 55415

Surveyor:
Westwood Professional Services, Inc.
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
952-937-5150

AREA SUMMARY
LOT 1, BLOCK 1: 175745 sq. ft./4.03 acres
OUTLOT A, BLOCK 1: 123977 sq. ft./2.85 acres
DEDICATED RIGHT OF WAY: 17861 sq. ft./0.41 acres
OVERALL: 317583 sq. ft./7.29 ACRES

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

GENERAL NOTES

1.) This survey was prepared without the benefit of a current title commitment.
2.) The address of the surveyed property is 6656 and 6700 West Broadway Avenue, Brooklyn Park, MN 55428. (Table A Item 2)
3.) Subject property appears to be classified as Zone X (Area determined to be outside the o.2% annual chance floodplain) when scaled from Flood Insurance Rate Map Community - Panel Number 27053C0184F, dated 11/04/2016 . (Table A Item 3)
4.) Subject property contains 317,583 Sq.Ft. or 7.29 acres +/-.
5.) No Zoning information provided by the client.
6.) The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (Minnesota One Call Ticket No. 190940240).
7.) The nearest intersecting street street is West Broadway and Modern Road.
8.) Bearings based on Hennepin County Coordinate System, U.S. Foot, NAD 83 (1986 ADJ).

LEGAL DESCRIPTION

Parcel 1:

That part of the Northeast Quarter of the Northwest Quarter of Section 32, Township 119, Range 21, Hennepin County, Minnesota, described as follows:

Beginning 462 feet South of the Northwest corner of said Northeast Quarter of the Northwest Quarter; thence South 367.23 feet; thence East 183 feet; thence South 100 feet; thence East to the West line of the Great Northern Railway (now Burlington Northern Railroad) right of way; thence Northerly along said right of way line 514.7 feet; thence West to the point of beginning; which lies Southerly of a line run parallel with and distant 164 feet Southerly of "Line 1" described below:

LINE 1: Beginning at a point on the west line of said Section 32, distant 600.9 feet South of the Northwest corner thereof; thence run Southeasterly at an angle of 95 degrees 07 minutes 20 seconds from said West section line (measured from North to East) for 2000 feet and there terminating.

AND

That part of the Northeast Quarter of the Northwest Quarter of Section 32, Township 119, Range 21, Hennepin County, Minnesota, described as follows:

Beginning at a point on the West line of said Northeast Quarter of the Northwest Quarter, 929.23 feet South of the Northwest corner thereof; thence East parallel with the North line of said Northeast Quarter of the Northwest Quarter 554.6 feet to the Westerly right of way line of the Great Northern Railway (now Burlington Northern Railroad); thence Southeasterly along said Westerly right of way line 380.0 feet; thence West and parallel with said North line of said Northeast Quarter of the Northwest Quarter 695.7 feet to the West line of said Northeast Quarter of the Northwest Quarter; thence North along said West line of the Northeast Quarter of the Northwest Quarter
348.4 feet to the point of beginning; EXCEPT the South 100 feet as measured at right angles to the South line thereof.
Hennepin County, Minnesota
Abstract Property

Parcel 2:

The South One-Hundred (100) feet of the following described tract of land:

Beginning at a point of the West line of the Northeast Quarter of the Northwest Quarter of Section 32, Township 119 North, Range 21, West 929.23 feet South of the Northwest corner of said Northeast Quarter of said Northwest Quarter; thence Easterly and parallel with the North line of said Northeast Quarter of the Northwest Quarter 554.6 feet to the Westerly right of way of the Great Northern Railway; thence Southeasterly along said Westerly line of said Great Northern Railway 380.0 feet; thence West and parallel with said North line of said Northwest Quarter of said Section, Township, Range, 695.7 feet to the West line of said Northeast Quarter of the Northwest Quarter;
thence North along said West line of said Northeast Quarter of the Northwest Quarter, 348.4 feet to the point of beginning.

AND

That part of the East Half of the Northwest Quarter of Section 32, Township 119, Range 21, described as follows:
Commencing at a point on the West line of said East Half of the Northwest Quarter a distance of 1277.63 feet South of the Northwest corner of said East Half of the Northwest Quarter; thence continuing South on said West line of East Half of the Northwest Quarter a distance of 100 feet; thence East 743.3 feet, more or less, to the Westerly line of the Great Northern Railway Company's right of way; thence Northwesterly along said Westerly line or right of way of Great Northern Railway 109.9 feet to a point due East of the point of beginning; thence West to the point of beginning, EXCEPT the West 193.20 feet thereof.
Hennepin County, Minnesota
Abstract Property

AND

Real property in the City of Brooklyn Park, County of Hennepin, State of Minnesota, described as follows:
The West 193.20 feet of that part of the East Half of the Northwest Quarter of Section 32, Township 119, Range 21, described as follows:

Commencing on a point on the west line of said East Half of said Northwest Quarter distant 1277.93 feet South of the northwest corner of said East Half of the Northwest Quarter; thence continuing South on said west line of the East Half of the Northwest Quarter a distance of 100 feet; thence East
743.3 feet, more or less, to the westerly line of the Great Northern Railway Company's right-of-way; thence northwesterly along said westerly line of the right-of-way of the Great Northern Railway Company 109.9 feet to a point due East of the point of beginning; thence West to the point of
beginning.
Hennepin County, Minnesota
Abstract Property

VICINITY MAP

(NOT TO SCALE)

IBEW PRELIMINARY PLAT

FIELD CREW:	MDS
CHECKED:	NHC
DRAWN:	MJW
HORIZONTAL SCALE:	60'

INITIAL ISSUE: 04/30/19
REVISIONS:

PREPARED FOR:

Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, MN 55415

IBEW
Brooklyn Park, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY PLAT

PROJECT NUMBER: 0022598

SHEET NUMBER: 1 OF 1

DATE: 04/30/19

N:\0022598.00\DWG\SURVEY\0022598PPF01.DWG

Plotted: 05/29/2019
W:\2019\19150\CADD DATA\CIVIL_dwg Sheet Files\OTHERS\SURVEY PLANS

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IBEW ACRES

R.T. DOC. NO.
C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: *THAT IBEW LOCAL 292 BUILDING CORPORATION, A MINNESOTA NONPROFIT CORPORATION, FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF HENNEPIN, STATE OF MINNESOTA, TO WIT:*

That part of the Northeast Quarter of the Northwest Quarter of Section 32, Township 119, Range 21, Hennepin County, Minnesota, described as follows:

Beginning 462 feet South of the Northwest corner of said Northeast Quarter of the Northwest Quarter; thence South 367.23 feet; thence East 183 feet; thence South 100 feet; thence East to the West line of the Great Northern Railway (now Burlington Northern Railroad) right of way; thence Northerly along said right of way line 514.7 feet; thence West to the point of beginning; which lies Southerly of a line run parallel with and distant 164 feet Southerly of "Line 1" described below:

LINE 1: Beginning at a point on the west line of said Section 32, distant 600.9 feet South of the Northwest corner thereof; thence run Southeasterly at an angle of 95 degrees 07 minutes 20 seconds from said West section line (measured from North to East) for 2000 feet and there terminating.

AND

That part of the Northeast Quarter of the Northwest Quarter of Section 32, Township 119, Range 21, Hennepin County, Minnesota, described as follows:

Beginning at a point on the West line of said Northeast Quarter of the Northwest Quarter, 929.23 feet South of the Northwest corner thereof; thence East parallel with the North line of said Northeast Quarter of the Northwest Quarter 554.6 feet to the Westerly right of way line of the Great Northern Railway (now Burlington Northern Railroad); thence Southeasterly along said Westerly right of way line 380.0 feet; thence West and parallel with said North line of said Northeast Quarter of the Northwest Quarter 695.7 feet to the West line of said Northeast Quarter of the Northwest Quarter; thence North along said West line of the Northeast Quarter of the Northwest Quarter 348.4 feet to the point of beginning; EXCEPT the South 100 feet as measured at right angles to the South line thereof.
Hennepin County, Minnesota
Abstract Property

AND

The South One-Hundred (100) feet of the following described tract of land:

Beginning at a point of the West line of the Northeast Quarter of the Northwest Quarter of Section 32, Township 119 North, Range 21, West 929.23 feet South of the Northwest corner of said Northeast Quarter of said Northwest Quarter; thence Easterly and parallel with the North line of said Northeast Quarter of the Northwest Quarter 554.6 feet to the Westerly right of way of the Great Northern Railway; thence Southeasterly along said Westerly line of said Great Northern Railway 380.0 feet; thence West and parallel with said North line of said Northwest Quarter of said Section, Township, Range, 695.7 feet to the West line of said Northeast Quarter of the Northwest Quarter; thence North along said West line of said Northeast Quarter of the Northwest Quarter, 348.4 feet to the point of beginning.

AND

That part of the East Half of the Northwest Quarter of Section 32, Township 119, Range 21, described as follows:
Commencing at a point on the West line of said East Half of the Northwest Quarter a distance of 1277.63 feet South of the Northwest corner of said East Half of the Northwest Quarter; thence continuing South on said West line of East Half of the Northwest Quarter a distance of 100 feet; thence East 743.3 feet, more or less, to the Westerly line of the Great Northern Railway Company's right of way; thence Northwesterly along said Westerly line or right of way of Great Northern Railway 109.9 feet to a point due East of the point of beginning; thence West to the point of beginning, EXCEPT the West 193.20 feet thereof.
Hennepin County, Minnesota
Abstract Property

AND

Real property in the City of Brooklyn Park, County of Hennepin, State of Minnesota, described as follows:
The West 193.20 feet of that part of the East Half of the Northwest Quarter of Section 32, Township 119, Range 21, described as follows:

Commencing on a point on the west line of said East Half of said Northwest Quarter distant 1277.93 feet South of the northwest corner of said East Half of the Northwest Quarter; thence continuing South on said west line of the East Half of the Northwest Quarter a distance of 100 feet; thence East 743.3 feet, more or less, to the westerly line of the Great Northern Railway Company's right-of-way; thence northwesterly along said westerly line of the right-of-way of the Great Northern Railway Company 109.9 feet to a point due East of the point of beginning; thence West to the point of beginning.
Hennepin County, Minnesota
Abstract Property

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS IBEW ACRES AND DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE PUBLIC WAYS AND ALSO DEDICATES THE EASEMENTS AS SHOWN ON THIS PLAT FOR DRAINAGE AND UTILITY PURPOSES AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF SAID IBEW LOCAL 292 BUILDING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PROPER OFFICERS THIS _____ DAY OF ___ _____, 20__.

IBEW LOCAL 292 BUILDING CORPORATION

BY _____ *BY* _____
NAME, TITLE *NAME, TITLE*

STATE OF MINNESOTA
COUNTY OF
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20 _, BY _____ AND _____ OF IBEW LOCAL 292 BUILDING CORPORATION, A MINNESOTA NONPROFIT CORPORATION, ON BEHALF OF THE CORPORATION.

_____ _____
(SIGNATURE) *(NAME PRINTED)*

NOTARY PUBLIC, _____ *COUNTY, MINNESOTA*
MY COMMISSION EXPIRES _____

I MATHEW J. WELINSKI DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM A DULY LICENSED LAND SURVEYOR IN THE STATE OF MINNESOTA; THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE BOUNDARY SURVEY; THAT ALL MATHEMATICAL DATA AND LABELS ARE CORRECTLY DESIGNATED ON THIS PLAT; THAT ALL MONUMENTS DEPICTED ON THIS PLAT HAVE BEEN, OR WILL BE CORRECTLY SET WITHIN ONE YEAR; THAT ALL WATER BOUNDARIES AND WET LANDS, AS DEFINED IN MINNESOTA STATUTES, SECTION 505.01, SUBD. 3, AS OF THE DATE OF THIS CERTIFICATE ARE SHOWN AND LABELED ON THIS PLAT; AND ALL PUBLIC WAYS ARE SHOWN AND LABELED ON THIS PLAT.

DATED THIS _____ DAY OF _____*, 20*_____.

_____
MATHEW J. WELINSKI, LAND SURVEYOR
MINNESOTA LICENSE NO. 53596

STATE OF MINNESOTA
COUNTY OF
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____*, 20__, BY MATHEW J. WELINSKI.*

_____ _____
(SIGNATURE) *(NAME PRINTED)*

NOTARY PUBLIC, _____ *COUNTY, MINNESOTA*
MY COMMISSION EXPIRES _____

CITY COUNCIL, CITY OF BROOKLYN PARK, MINNESOTA
THIS PLAT OF IBEW ACRES WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOKLYN PARK, MINNESOTA, AT A REGULAR MEETING THEREOF HELD THIS _____ DAY OF _____*, 20__. AND SAID PLAT IS IN COMPLIANCE WITH THE PROVISIONS OF MINNESOTA STATUTES, SECTION 505.03, SUBDIVISION 2.*

CITY COUNCIL, CITY OF BROOKLYN PARK, MINNESOTA

BY _____ *BY* _____
MAYOR *MANAGER*

RESIDENT AND REAL ESTATE SERVICES*, HENNEPIN COUNTY, MINNESOTA*
I HEREBY CERTIFY THAT TAXES PAYABLE IN 20____ AND PRIOR YEARS HAVE BEEN PAID FOR LAND DESCRIBED ON THIS PLAT, DATED THIS _____ DAY OF _____, 20___.

_____*, COUNTY AUDITOR* *BY* _____
DEPUTY

SURVEY DIVISION*, HENNEPIN COUNTY, MINNESOTA*
PURSUANT TO MINN. STAT. SEC. 383B.565 (1969) THIS PLAT HAS BEEN APPROVED THIS _____ DAY OF _____*, 20*_____.

_____*, COUNTY SURVEYOR* *BY* _____

COUNTY RECORDER*, HENNEPIN COUNTY, MINNESOTA*
*I HEREBY CERTIFY THAT THE WITHIN PLAT OF*_____ *RECORDED IN THIS OFFICE THIS* _____ *DAY OF* _____*, 20*_____*, AT __ O'CLOCK* _____*.M.*

_____*, COUNTY RECORDER* *BY* _____
DEPUTY

Westwood
Professional Services, Inc.

NOT FOR CONSTRUCTION

POPE ARCHITECTS

POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
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PRELIMINARY
FINAL PLAT

Issue Log Features	
04/26/19	PRE-APPLICATION MEETING
04/26/19	PCR REVIEW
05/30/19	TC REVIEW
05/30/19	SUBD REP OF COMMENT

Submission No: 68151-19079
Drawn by: CDL
Checked by: MJS

SHEET
LS-3

TRUE SHEET SCALE
0" 1/2" 1"

Plotted: 05/30/2019
WD-PW-FS1-V-2020-DATA\CIVIL\dwg Sheet Files\OTHERS\SURVEY PLANS

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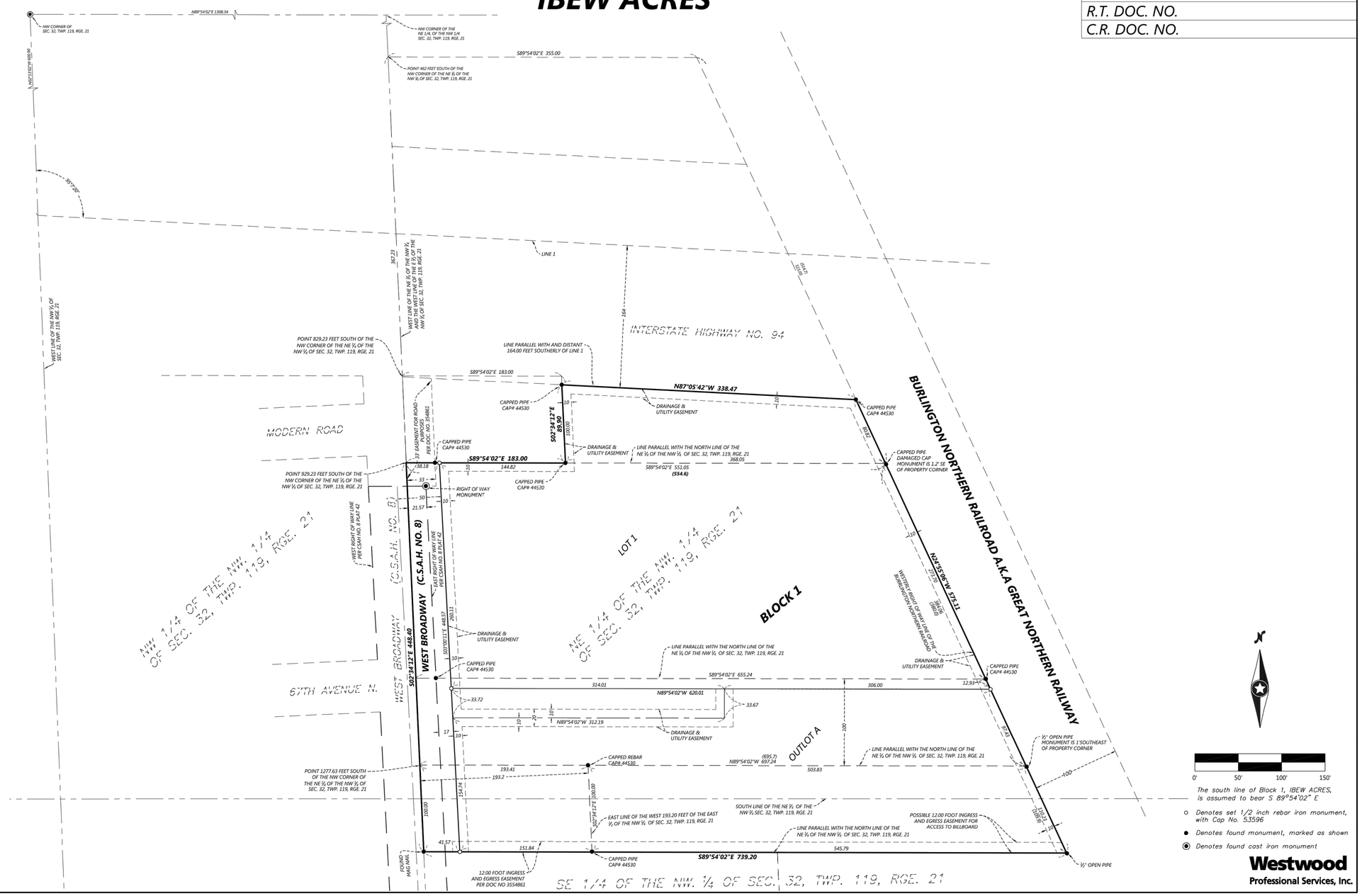
IBEW ACRES

R.T. DOC. NO.
C.R. DOC. NO.



Sheet 2 of 2 Sheets

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NOT FOR CONSTRUCTION

PRELIMINARY
FINAL PLAT

Issue / Revisions	
04/23/2020	PRE-APPLICATION MEETING
04/29/2020	IBEW REVIEW SET
05/04/2020	SITE PLAN REVIEW
05/28/2020	REVISED PER CITY COMMENTS

Conversion No:	68151-19079
Drawn by:	CDL
Checked by:	MJS

SHEET

LS-4

TRUE SHEET SCALE
0" 1/2" 1"

Printed: 05-28-2020
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Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	AA1	7	Lithonia Lighting	RSX1 LED P2 40K R4	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R4 Distribution		1	RSX1_LED_P2_40K_R4.ies	9972	0.9	72.95
	AA	12	Lithonia Lighting	RSX1 LED P2 40K R5	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R5 Distribution		1	RSX1_LED_P2_40K_R5.ies	10106	0.9	72.95
	BBs	10	Lithonia Lighting	RSX1 LED P2 40K R4 HS	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R4 Distribution with HS Shield		1	RSX1_LED_P2_40K_R4_HS.ies	7245	0.9	72.9467
	CC	15	Lithonia Lighting	DSXW1 LED 20C 1000 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA.	LED	1	DSXW1_LED_20C_1000_40K_T3M_MVOLT.ies	7572	0.9	73.2

Statistics

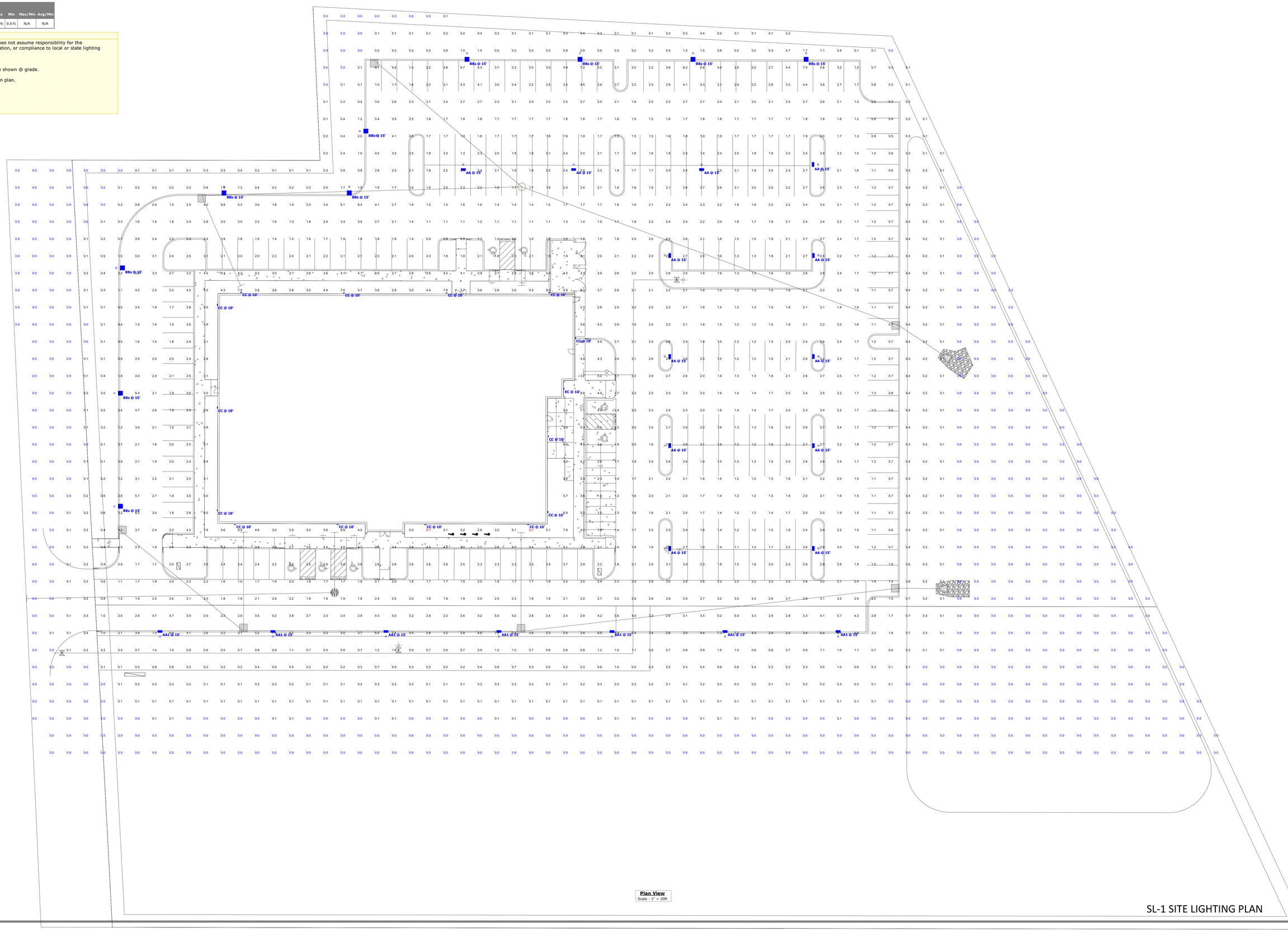
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Total Area @ Grade	+	1.4 fc	9.1 fc	0.0 fc	N/A	N/A

Note

1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.

2. All readings/calculations are shown @ grade.

3. Fixture heights are shown on plan.



Plan View
Scale - 1" = 20ft

SL-1 SITE LIGHTING PLAN

DAVIS & ASSOCIATES, INC.
Architecture & Planning
6446 Flying Cloud Dr.
Eden Prairie, MN
952-941-0410

TBEW -
Site Plan Photometric
Brooklyn Park, MN

Designer	AM
Date	5/29/2019
Scale	As Noted
Drawing No.	
Summary	

City of Brooklyn Park
Request for Council Action

Agenda Item:	7.1	**Meeting Date:**	June 24, 2019
Agenda Section:	General Action Items	**Originating Department:**	Finance
Resolution:	XX		
Ordinance:	N/A	**Prepared By:**	Linda Mozis Deputy Registrar #104
Attachments:	4	**Presented By:**	LaTonia Green Finance Director
Item:	Accept Deputy Registrar Reimbursement Grant		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2019-_____ AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE GRANT AND LIABILITY RELEASE.

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2019- _____ AMENDING THE 2019 GENERAL FUND BUDGET TO INCLUDE REVENUE FROM A STATE OF MINNESOTA DEPUTY REGISTRAR REIMBURSEMENT GRANT.

Overview:

The State of Minnesota has awarded the City of Brooklyn Park Deputy Registrar Office a Deputy Registrar Reimbursement Grant of $111,097.61 related to the development and deployment of the Minnesota License and Registration system (MNLARS). The Minnesota Department of Public Safety, The State of Minnesota requires a City Council Resolution accepting the grant and assigning an agreement signing authority.

The Minnesota Department of Public Safety, The State of Minnesota requires the submission of a signed Grant Agreement and Liability Release form on or before June 30, 2019 as stipulated in the legislation (HF6). The State will disburse the Deputy Reimbursement Grant within 30 days of the Release agreement being returned per MN Session Laws- 2019 1st Special Session, Chapter 3, Article 1, Section 6 & Article 2, Section 36. No later than July 31, 2019.

A budget amendment is necessary to properly receive the $111,097.61.

Primary Issues/Alternatives to Consider:

Legislation signed by Governor Walz included an appropriation of $13 million for deputy registrar reimbursement grants related to the development and deployment of the Minnesota License and Registration System (MNLARS).

The state calculated the grant amount using a legislation specified formula of 10% of available funds allocated equally among all deputy registrars; 45% of available funds allocated proportionally based on transactions from August 1, 2017 through December 31, 2018 compared to the total number of transactions for all deputy registrars and; 45% of available funds allocated proportionally based on transactions from July 1, 2014 through June 30, 2017 compared to the total number of transactions for all deputy registrars.

The grant funds are available to offset the negative financial impact created by the Minnesota License and Registration System (MNLARS), which as a Deputy Registrar's office on behalf of the State of Minnesota are required to utilize to operate.

Alternatives:

1. Accept the grant, which will allow receipt of our portion of the $13 million approved grant funds for Deputy Registrar offices related to the development and deployment of the Minnesota License and Registration System (MNLARS).
2. Refuse the grant, which will result in no settlement of any disputes related to the development and deployment of the Minnesota License and Registration System (MNLARS).
3. Refuse the grant and do not sign the Release of Liability, which is required to receive the grant funds and pursue individual legal action against the State of Minnesota.

Budgetary/Fiscal Issues:

The grant agreement term is effective June 1, 2019 and expires July 31, 2019. A revenue budget adjustment of $111,097.61 for the year 2019 is necessary.

Attachments:

7.1A RESOLUTION – ACCEPTING REIMBURSEMENT GRANT
7.1B RESOLUTION – BUDGET AMENDMENT
7.1C GRANT AGREEMENT
7.1D LIABILITY RELEASE

RESOLUTION #2019-

RESOLUTION AUTHORIZING THE APPROPRIATE CITY OFFICIALS
TO EXECUTE THE GRANT AND LIABILITY RELEASE

WHEREAS, the State of Minnesota has awarded the City of Brooklyn Park Deputy Registrar office a Deputy Registrar Reimbursement Grant of $111,097.61, which will allow for the receipt of Brooklyn Park's portion of the $13 million approved grant funds for Deputy Registrar offices related to the development and deployment of the Minnesota License and Registration System (MNLARS); and

WHEREAS, the State of Minnesota requires a resolution from the City Council accepting the grant and assigning an agreement signing authority.

NOW, THEREFORE, BE IT RESOLVED that the City of Brooklyn Park accepts the $111,097.61 Deputy Registrar Reimbursement Grant and the appropriate city officials to execute the grant and release.

RESOLUTION #2019-

RESOLUTION AMENDING THE 2019 GENERAL FUND BUDGET TO INCLUDE REVENUE FROM A STATE OF MINNESOTA DEPUTY REGISTRAR REIMBURSEMENT GRANT

WHEREAS, the City of Brooklyn Park has entered into a grant agreement with the Minnesota Department of Public Safety ("State") Driver and Vehicle Services for $111,097.61 available to offset the negative financial impact created by the Minnesota License and Registration System (MNLARS); and

WHEREAS, the grant agreement term is effective June 1, 2019 and expires July 31, 2019; and

WHEREAS, $111,097.61 of grant income is expected to occur for the year 2019, and this income was not included in the 2019 budget.

NOW, THEREFORE, BE IT RESOLVED that the year 2019 budget be amended to include the grant revenue by showing an increase of $111,097.61.

	Grant Agreement	Page 1 of 1

Minnesota Department of Public Safety ("State") Driver and Vehicle Services 445 Minnesota Street, Suite 195 St. Paul, MN 55101	**Grant Program:** MN Session Laws- 2019 1st Special Session, Chapter 3, Article 1, Section 6 & Article 2, Section 36
Grantee (Fill in information - Print): Organization Name: City of Brooklyn Park Deputy Registrar Name: Brooklyn Park 104 Deputy Registrar Address: 5200 85th Ave N Brooklyn Park, MN 55443 Remittance Address: 5200 85th Ave N Brooklyn Park, MN 55443 Tax Identification Number: 41-6008804 Phone: 763-488-6366	**Grant Agreement Term:** **Effective Date:** 6/01/2019 **Expiration Date:** 7/31/2019
State's Authorized Representative: Jeffrey Schmitz, Jeffrey.schmitz@state.mn.us, 651-201-7584	**Grant Agreement Amount: $111,097.61** **Deputy Registrar No.: 104**

Under Minn. Stat. § 299A.01, Subd 2 (4) the State is empowered to enter into this grant agreement.

Term: Effective date is the date the State obtains all required signatures under Minn. Stat. § 16B.98, subd. 5 and 7. Once this grant agreement is fully executed, the Grantee will receive reimbursement pursuant to the Payment clause of this grant agreement. Per MN Session Laws- 2019 1st Special Session, Chapter 3, Article 1, Section 6 & Article 2, Section 36.

The Grantee Agrees to:
Comply with all requirements in the request and release agreement. Per MN Session Laws- 2019 1st Special Session, Chapter 3, Article 1, Section 6 & Article 2, Section 36.

***Payment*:**
The State will disburse the reimbursement within 30 days of the request and release agreement being returned. No later than July 31, 2019. Per MN Session Laws- 2019 1st Special Session, Chapter 3, Article 1, Section 6 & Article 2, Section 36.

1. GRANTEE

The Grantee certifies that the appropriate person(s) have executed the grant agreement on behalf of the Grantee as required by applicable articles, bylaws, resolutions, or ordinances.

Signed: _____

Print Name: _____

Title: _____

Date: _____

Signed: _____

Print Name: _____

Title: _____

Date: _____

2. STATE AGENCY

Signed: _____

Title: _____

Date: _____

Liability Release

This Agreement is made and entered into by and between

_____
(Deputy Registrar Appointee Printed Full Name "Deputy Registrar")

and the Minnesota Department of Public Safety and the State of Minnesota. The parties enter into this Agreement pursuant to the reimbursement grant authorized by Minnesota Session Laws 2019 1st Special Session, Chapter 3, Article 1, Section 6 & Article 2, Section 36. Therefore in consideration of the foregoing recitals, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The parties wish to settle differences relating to the development and deployment of the Minnesota Licensing and Registration System ("MNLARS") without further costs to any of them.

2. The creation or payment of reimbursement grants under this section is not: (1) an admission of liability or wrongdoing by the State or its employees for any act or omission arising from the development and deployment of MNLARS; and (2) admissible in a judicial or administrative proceeding to establish liability or a legal duty.

3. In consideration for the payment described above, and in exchange for the promises herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, Deputy Registrar agrees to release and hold harmless the State and its employees from any liability or claim arising from the development and deployment of MNLARS including: (i) a claim under Minnesota Statutes, section 3.732, or (ii) any claim or action before a court or administrative agency.

4. Deputy Registrar fully understands that this is a full, final and complete release of all claims against the Department of Public Safety and the State from all claims relating to the development and deployment of MNLARS.

5. This Agreement does not waive or release any rights or claims of any kind that Deputy Registrar may have which arise after they sign this Agreement, or which arise out of acts occurring after they sign this Agreement.

6. This Agreement is to be interpreted and enforced in accordance with the laws of the State of Minnesota. Any action to enforce this Agreement shall be adjudicated in the state courts of Minnesota.

7. Deputy Registrar agrees that they have read this Agreement, knows its contents and has signed it as a free and voluntary act having had adequate opportunity to consider its terms and conditions.

_____ Date Signed_____
Signature of the Deputy Registrar Appointee

Subscribed and sworn before me this _____, day of _____, _____.
My Commission expires ____ /_____ / _____

Notary Public Signature

_____

Notary Stamp or Seal
(Optional)

_____ Date Signed_____
Signature of the State Agency

City of Brooklyn Park
Request for Council Action

Agenda Item:	7.2	**Meeting Date:**	June 24, 2019
Agenda Section:	General Action Items	**Originating Department:**	Finance
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	LaTonia Green, Finance Director
Attachments:	1	**Presented By:**	LaTonia Green
Item:	Award the Sale of General Obligation Bonds 2019A		

City Manager's Proposed Action:

MOTION _____, SECOND_____, TO WAIVE THE READING AND ADOPT RESOLUTION #2019-_____ AWARDING THE SALE OF GENERAL OBLIGATION BONDS, SERIES 2019A, IN THE ORIGINAL AGGREGATE PRINCIPAL AMOUNT OF $_____, FIXING THEIR FORM AND SPECIFICATIONS; DIRECTING THEIR EXECUTION AND DELIVERY; AND PROVIDING FOR THEIR PAYMENT.

Overview:

On May 13, 2019, the City Council approved Resolution #2019-85 authorizing the issuance of General Obligation, Series 2019A in the proposed aggregate principal amount of $4,470,000 to finance the acquisition and betterment of public land, building and facilities including for the installation of lights at synthetic turf fields at Park Center High School in the City, construction of a dome facility over one turf field and construction of a support building, as well as for projects set forth in the City's Bond Reinvestment Plan, including but not limited to an Interpretive Plan for Historic Eidem Farm and planning for Park Reinvestment.

The City's Municipal Advisor, Ehlers and Associates, Inc., working with City staff, has prepared a preliminary official statement. The City applied for a credit rating from Standard & Poors, which has affirmed the City's AA+ rating.

Today, the City's Municipal Advisor, Ehlers and Associates, Inc., received bids on the issue and Jason Aarsvold is in attendance to present the results. Following the presentation and Council discussion, Council is requested to adopt Resolution #2019-____ awarding the sale of General Obligation Bonds, Series 2019A in an estimated original aggregate amount of $4,470,000.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

7.2A RESOLUTION

RESOLUTION #2019-

RESOLUTION AWARDING THE SALE OF GENERAL OBLIGATION BONDS, SERIES 2019A, IN THE ORIGINAL AGGREGATE PRINCIPAL AMOUNT OF $_____; FIXING THEIR FORM AND SPECIFICATIONS; DIRECTING THEIR EXECUTION AND DELIVERY; AND PROVIDING FOR THEIR PAYMENT

BE IT RESOLVED By the City Council of the City of Brooklyn Park, Minnesota (the "City"), as follows:

Section 1. Sale of Bonds.

1.01. Authorization for Sale of Bonds. Pursuant to Resolution No. ___, adopted by the City Council of the City on May 13, 2019, the City authorized the sale of its General Obligation Bonds, Series 2019A (the "Bonds"), in the proposed aggregate principal amount of $4,470,000 to finance the acquisition and betterment of public land, buildings, and facilities, pursuant to the Referendum and the Act (each as hereinafter defined), including for the installation of lights at synthetic turf fields at Park Center High School in the City, construction of a dome facility over one turf field, and construction of a support building, as well as for projects set forth in the City's Bond Reinvestment Plan, including but not limited to an Interpretive Plan for Historic Eidem Farm and planning for Park Reinvestments (collectively, the "Project") pursuant to an affirmative vote of the City electors on November 6, 2018 (the "Referendum"), and in accordance with Minnesota Statutes, Sections 471.15 through 471.1911, as amended (the "Recreation Act"), and Minnesota Statutes, Chapter 475, as amended ("Chapter 475" and collectively with the Recreation Act, the "Act").

1.02. Award to the Purchaser and Interest Rates. The proposal of _____ (the "Purchaser") to purchase the Bonds of the City is hereby found and determined to be a reasonable offer and is hereby accepted, the proposal being to purchase the Bonds at a price of $_____ (par amount of $_____.00, plus original issue premium of _____, less original issue discount of $_____, less underwriter's discount of $_____), plus accrued interest, if any, to the date of delivery for Bonds bearing interest as follows:

Year of Maturity	Interest Rate	Year of Maturity	Interest Rate
2021	%	2031	%
2022		2032	
2023		2033	
2024		2034	
2025		2035	
2026		2036	
2027		2037	
2028		2038	
2029		2039	
2030		2040	

True interest cost: _____%

1.03. Purchase Contract. The sum of $_____, being the amount proposed by the Purchaser in excess of $_____, shall be deposited in the Debt Service Fund hereinafter created or deposited in the Construction Fund hereinafter created, as determined by the Finance Director of the City (the "Finance Director") in consultation with Ehlers & Associates, Inc., the City's municipal advisor (the "Municipal Advisor"). The Finance Director is directed to retain the good faith check of the Purchaser, pending completion of the sale of the Bonds, and to return the good faith checks of the unsuccessful proposers. The Mayor and City Manager of the City are directed to execute a contract with the Purchaser on behalf of the City.

1.04. Terms and Principal Amounts of the Bonds. The City shall forthwith issue and sell the Bonds pursuant Act in the total principal amount of $_____, originally dated as of July 18, 2019, in the denomination of $5,000 each or any integral multiple thereof, numbered No. R-1, upward, bearing interest as above set forth, and maturing on February 1 in the years and amounts as follows:

Year	Amount	Year	Amount
2021	$	2031	$
2022		2032	
2023		2033	
2024		2034	
2025		2035	
2026		2036	
2027		2037	
2028		2038	
2029		2039	
2030		2040	

1.05. Optional Redemption. The City may elect on February 1, 2028, and on any day thereafter to prepay Bonds due on or after February 1, 2029. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City shall determine. If less than all Bonds of a maturity are called for redemption, the City or the Paying Agent, if any, will notify DTC (as defined in Section 7 hereof) of the particular amount of such maturity to be prepaid. DTC shall determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant shall then select by lot the beneficial ownership interests in such maturity to be redeemed. The redemption price for Bonds optionally redeemed shall be equal to the par amount of such Bonds plus accrued interest to the date of redemption.

Section 2. Registration and Payment.

2.01. Registered Form. The Bonds shall be issued only in fully registered form. The interest thereon and, upon surrender of each Bond, the principal amount thereof, is payable by check or draft issued by the Registrar described herein.

2.02. Dates; Interest Payment Dates. Each Bond shall be dated as of the last interest payment date preceding the date of authentication to which interest on the Bond has been paid or made available for payment, unless (i) the date of authentication is an interest payment date to which interest has been paid or made available for payment, in which case the Bond shall be dated as of the date of authentication, or (ii) the date of authentication is prior to the first interest payment date, in which case the Bond shall be dated as of the nominal date of original issue. The interest on the Bonds is payable on February 1 and August 1 of each year, commencing

February 1, 2020, to the registered owners of record thereof as of the close of business on the fifteenth day of the immediately preceding month, whether or not that day is a business day.

2.03. Registration. The City shall appoint a bond registrar, transfer agent, authenticating agent, and paying agent (the "Registrar"). The effect of registration and the rights and duties of the City and the Registrar with respect thereto are as follows:

(a) Register. The Registrar must keep at its designated corporate trust office a bond register in which the Registrar provides for the registration of ownership of Bonds and the registration of transfers and exchanges of Bonds entitled to be registered, transferred, or exchanged.

(b) Transfer of Bonds. Upon surrender for transfer of a Bond duly endorsed by the registered owner thereof or accompanied by a written instrument of transfer, in form satisfactory to the Registrar, duly executed by the registered owner thereof or by an attorney duly authorized by the registered owner in writing, the Registrar shall authenticate and deliver, in the name of the designated transferee or transferees, one or more new Bonds of a like aggregate principal amount and maturity, as requested by the transferor. The Registrar may, however, close the books for registration of any transfer after the fifteenth day of the month preceding each interest payment date and until that interest payment date.

(c) Exchange of Bonds. When Bonds are surrendered by the registered owner for exchange the Registrar shall authenticate and deliver one or more new Bonds of a like aggregate principal amount and maturity as requested by the registered owner or the owner's attorney in writing.

(d) Cancellation. Bonds surrendered upon transfer or exchange shall be promptly cancelled by the Registrar and thereafter disposed of as directed by the City.

(e) Improper or Unauthorized Transfer. When a Bond is presented to the Registrar for transfer, the Registrar may refuse to transfer the Bond until the Registrar is satisfied that the endorsement on the Bond or separate instrument of transfer is valid and genuine and that the requested transfer is legally authorized. The Registrar shall incur no liability for the refusal, in good faith, to make transfers which it, in its judgment, deems improper or unauthorized.

(f) Persons Deemed Owners. The City and the Registrar may treat the person in whose name a Bond is registered in the bond register as the absolute owner of the Bond, whether the Bond is overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on the Bond and for all other purposes and payments so made to the registered owner or upon the registered owner's order shall be valid and effectual to satisfy and discharge the liability upon the Bond to the extent of the sum or sums so paid.

(g) Taxes, Fees and Charges. The Registrar may impose a charge upon the owner thereof for a transfer or exchange of Bonds, sufficient to reimburse the Registrar for any tax, fee, or other governmental charge required to be paid with respect to the transfer or exchange.

(h) Mutilated, Lost, Stolen, or Destroyed Bonds. If a Bond becomes mutilated or is destroyed, stolen, or lost, the Registrar shall deliver any new Bond of like amount, number, maturity date, and tenor in exchange and substitution for and upon cancellation of the mutilated Bond or in lieu of and in substitution for a Bond destroyed, stolen, or lost, upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case of a Bond destroyed, stolen, or lost, upon filing with the Registrar of evidence satisfactory to it that the Bond was destroyed, stolen, or lost, and of the ownership thereof, and upon furnishing to the Registrar of an appropriate bond or indemnity in form, substance, and amount satisfactory to it and as provided by law, in which both the City and the Registrar must be named as obligees. Bonds so surrendered to the Registrar shall be cancelled by the Registrar and evidence of such cancellation must be given to the City. If the mutilated, destroyed, stolen, or lost Bond has already matured or been called for redemption in accordance with its terms it is not necessary to issue a new Bond prior to payment.

(i) Redemption. In the event any of the Bonds are called for redemption, notice thereof identifying the Bonds to be redeemed shall be given by the Registrar by mailing a copy of the redemption notice by first class mail (postage prepaid) to the registered owner of each Bond to be redeemed at the address shown on the registration books kept by the Registrar and by publishing the notice if required by law. Failure to give notice by publication or by mail to any registered owner, or any defect therein, shall not affect the validity of any proceeding for the redemption of Bonds. Bonds so called for redemption shall cease to bear interest after the specified redemption date, provided that funds for the redemption are on deposit at the place of payment at that time.

2.04. Appointment of Initial Registrar. The City appoints U.S. Bank National Association, Saint Paul, Minnesota, as the initial Registrar. The Mayor and the City Manager are authorized to execute and deliver, on behalf of the City, a contract with the Registrar. Upon merger or consolidation of the Registrar with another corporation, if the resulting corporation is a bank or trust company authorized by law to conduct such business, the resulting corporation is authorized to act as successor Registrar. The City agrees to pay the reasonable and customary charges of the Registrar for the services performed. The City reserves the right to remove the Registrar upon thirty (30) days notice and upon the appointment of a successor Registrar, in which event the predecessor Registrar must deliver all cash and Bonds in its possession to the successor Registrar and must deliver the bond register to the successor Registrar. On or before each principal or interest payment date, without further order of this Council, the Finance Director must transmit to the Registrar money sufficient for the payment of all principal and interest then due.

2.05. Execution, Authentication and Delivery. The Bonds shall be prepared under the direction of the City Manager and executed on behalf of the City by the signatures of the Mayor and the City Manager, provided that those signatures may be printed, engraved, or lithographed facsimiles of the originals. If an officer whose signature or a facsimile of whose signature appears on the Bonds ceases to be such officer before the delivery of a Bond, that signature or facsimile shall nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery. Notwithstanding such execution, a Bond shall not be valid or obligatory for any purpose or entitled to any security or benefit under this Resolution unless and until a certificate of authentication on the Bond has been duly executed by the manual signature of an authorized representative of the Registrar. Certificates of authentication on different Bonds need not be signed by the same representative. The executed certificate of authentication on a Bond is conclusive evidence that it has been authenticated and delivered under this Resolution. When the Bonds have been so prepared, executed, and authenticated, the Finance Director shall deliver

the same to the Purchaser upon payment of the purchase price in accordance with the contract of sale heretofore made and executed, and the Purchaser is not obligated to see to the application of the purchase price.

Section 3. Form of Bond.

3.01. Execution of the Bonds. The Bonds shall be printed or typewritten in substantially the form as attached hereto in EXHIBIT B.

3.02. Approving Legal Opinion. The City Manager is directed to obtain a copy of the proposed approving legal opinion of Kennedy & Graven, Chartered, Minneapolis, Minnesota, and to cause the opinion to accompany the Bonds.

Section 4. Payment, Security, Pledges and Covenants.

4.01. Debt Service Fund. For the convenience and proper administration of the money to be borrowed and repaid on the Bonds, and to provide adequate and specific security for the Purchaser and holders from time to time of the Bonds, there is hereby created a special fund to be designated the General Obligation Bonds, Series 2019A Debt Service Fund (the "Debt Service Fund") to be administered and maintained by the Finance Director as a bookkeeping account separate and apart from all other funds and accounts maintained in the official financial records of the City. The Debt Service Fund shall be maintained in the manner herein specified until all of the Bonds and the interest thereon have been fully paid. To the Debt Service Fund there is hereby pledged and irrevocably appropriated and there shall be credited ad valorem taxes (the "Taxes") herein levied for payment of the principal of, premium, if any, and interest on the Bonds. There is also appropriated to the Debt Service Fund: (i) capitalized interest financed from Bond proceeds, if any; (ii) any amount over the minimum purchase price of the Bonds paid by the Purchaser, to the extent designated for deposit in the Debt Service Fund in accordance with Section 1.03 hereof; (iii) accrued interest paid by the Purchaser upon closing and delivery of the Bonds, if any; and (iv) any other funds appropriated for the payment of principal or interest on the Bonds. The amount of any surplus remaining in the Debt Service Fund when the Bonds and interest thereon are paid may be used as provided in Section 475.61, Subdivision 4, of the Act.

4.02. Construction Fund. There is hereby created a special fund to be designated the General Obligation Bonds, Series 2019A Construction Fund (the "Construction Fund"). Proceeds of the Bonds, less the appropriations made in Section 4.01, together with any other funds appropriated for the Project and the Taxes collected during the construction of the Project, shall be deposited in the Construction Fund to be used solely to defray expenses of the Project. Any balance remaining in the Construction Fund after completion of the Project may be used to pay the cost in whole or in part of any other improvement instituted under the Act under the direction of the City Council. When the Project is completed and the cost thereof paid, the Construction Fund is to be closed and any balance therein and subsequent collections of Taxes for the Project are to be deposited in the Debt Service Fund.

4.03. Pledge of Taxes. For the purpose of paying the principal of and interest on the Bonds, there are levied the Taxes, direct annual irrepealable ad valorem taxes upon all of the taxable property in the City, which will be spread upon the tax rolls and collected with and as part of other general taxes of the City. The Taxes in the years and amounts as attached hereto as EXHIBIT C will be credited to the Debt Service Fund, as provided above. The Taxes will provide revenues at least five percent (5%) in excess of the amount needed to pay the principal of and

interest on the Bonds when due, provided that the Taxes may be reduced to the extent authorized by Minnesota Statutes, Section 475.61, as amended.

4.04. General Obligation Pledge. For the prompt and full payment of the principal and interest on the Bonds, as the same respectively become due, the full faith, credit and taxing powers of the City are hereby irrevocably pledged. If the balance in the Debt Service Fund is ever insufficient to pay all principal and interest then due on the Bonds and any other bonds payable therefrom, the Finance Director is directed to pay such principal or interest from money in the general fund of the City, and the general fund shall be reimbursed for those advances out of the proceeds of the Taxes when collected.

4.05. Certification to County Auditor as to Debt Service Fund Amount. The levy of Taxes herein provided is irrepealable until all of the Bonds are paid, provided that at the time the City makes its annual tax levies the Finance Director may certify to the County Auditor-Treasurer of Hennepin County, Minnesota (the "County Auditor") the amount available in the Debt Service Fund to pay principal and interest due during the ensuing year, and the County Auditor will thereupon reduce the levy collectible during such year by the amount so certified.

4.06. Filing of Resolution. The City Manager is authorized and directed to file a certified copy of this resolution with the Taxpayer Services Division Manager of Hennepin County and to obtain the certificate required by Minnesota Statutes, Section 475.63, as amended.

4.07. Payment of Costs of Issuance. The City authorizes the Purchaser to forward the amount of Bond proceeds allocable to the payment of issuance expenses to Old National Bank, Chaska, Minnesota on the closing date for further distribution as directed by the Municipal Advisor.

Section 5. Authentication of Transcript.

5.01. City Proceedings and Records. The officers of the City are authorized and directed to prepare and furnish to the Purchaser and to the attorneys approving the Bonds, certified copies of proceedings and records of the City relating to the Bonds and to the financial condition and affairs of the City, and such other certificates, affidavits, and transcripts as may be required to show the facts within their knowledge or as shown by the books and records in their custody and under their control, relating to the validity and marketability of the Bonds, and such instruments, including any heretofore furnished, may be deemed representations of the City as to the facts stated therein.

5.02. Certification as to Official Statement. The Mayor and City Manager are authorized and directed to certify that they have examined the Official Statement prepared and circulated in connection with the issuance and sale of the Bonds and that to their knowledge and belief the Official Statement is a complete and accurate representation of the facts set forth therein as of the date of the Official Statement.

5.03. Other Certificates. The Mayor, City Manager, and Finance Director are hereby authorized and directed to furnish to the Purchaser at the closing such certificates as are required as a condition of sale. Unless litigation shall have been commenced and be pending questioning the Bonds or the organization of the City or incumbency of its officers, at the closing the Mayor and the City Manager shall also execute and deliver to the Purchaser a suitable certificate as to the absence of material litigation, and the City Manager shall also execute and deliver a certificate as to payment for and delivery of the Bonds.

Section 6. Tax Covenants.

6.01. Tax-Exempt Bonds. The City covenants and agrees with the holders from time to time of the Bonds that it will not take or permit to be taken by any of its officers, employees, or agents any action which would cause the interest on the Bonds to become subject to federal income taxation under the Internal Revenue Code of 1986, as amended (the "Code"), and the Treasury Regulations promulgated thereunder, in effect at the time of such actions, and that it will take and cause its officers, employees, or agents to take all affirmative actions within their power that may be necessary to ensure that such interest will not become subject to federal income taxation under the Code and applicable Treasury Regulations, as presently existing or as hereafter amended and made applicable to the Bonds. Specifically, the City shall comply with requirements necessary under the Code and applicable Treasury Regulations to ensure that the Bonds are not and will not be deemed to be or become: (i) "arbitrage bonds," within the meaning of Sections 103 and 148 of the Code and applicable Treasury Regulations; or (ii) "private activity bonds," within the meaning of Sections 103 and 141 of the Code and applicable Treasury Regulations.

6.02. Written Procedures for Remediation of Nonqualified Bonds. If the City takes a deliberate action subsequent to the issuance of the Bonds that causes the private business tests or the private loan financing test, under Section 141 of the Code and applicable Treasury Regulations, to be satisfied, the City shall take all remedial actions under the provisions of Treasury Regulations, Section 1.141-12, as amended, that prevent an action that causes the Bonds to satisfy the private business tests or the private loan financing test from being treated as a deliberate action. This Section 6.02 constitutes the written procedures to ensure that all nonqualified bonds of the Bonds are remediated according to the requirements of the Code and Treasury Regulations.

6.03. Written Procedures to Monitor the Requirements of Section 148 of the Code. The City shall take all actions necessary to ensure that the Bonds are monitored for compliance with the arbitrage, yield restriction, and rebate requirements of Section 148 of the Code and applicable Treasury Regulations. The City may retain the services of qualified third parties to ensure compliance with the provisions of this Section 6.03.

6.04. Qualified Tax-Exempt Obligations. In order to qualify the Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code, the City makes the following factual statements and representations:

(a) the Bonds are not "private activity bonds" as defined in Section 141 of the Code;

(b) the City designates the Bonds as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code;

(c) the reasonably anticipated amount of tax-exempt obligations (other than private activity bonds that are not qualified 501(c)(3) bonds) which will be issued by the City (and all subordinate entities of the City) during calendar year 2019 will not exceed $10,000,000; and

(d) not more than $10,000,000 of obligations issued by the City during calendar year 2019 have been designated for purposes of Section 265(b)(3) of the Code.

6.05. Procedural Requirements. The City shall use its best efforts to comply with any federal procedural requirements which may apply in order to effectuate the covenants and designations made by this Section 6.

Section 7. Book-Entry System; Limited Obligation of City.

7.01. The Depository Trust Company. The Bonds shall be initially issued in the form of a separate single typewritten or printed fully registered Bond for each of the maturities set forth in Section 1.04 hereof. Upon initial issuance, the ownership of each Bond shall be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York, and its successors and assigns ("DTC"). Except as provided in this Section 7, all of the outstanding Bonds shall be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC.

7.02. Participants. With respect to Bonds registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, the City and the Registrar shall have no responsibility or obligation to any broker-dealers, banks and other financial institutions from time to time for which DTC holds Bonds as securities depository (the "Participants") or to any other person on behalf of which a Participant holds an interest in the Bonds including, but not limited to, any responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any Participant or any other person (other than a registered owner of Bonds, as shown by the registration books kept by the Registrar) of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any Participant or any other person, other than a registered owner of Bonds, of any amount with respect to principal of, premium, if any, or interest on the Bonds. The City and the Registrar may treat and consider the person in whose name each Bond is registered in the registration books kept by the Registrar as the holder and absolute owner of such Bond for the purpose of payment of principal, premium and interest with respect to such Bond, for the purpose of registering transfers with respect to such Bonds, and for all other purposes. The Registrar shall pay all principal of, premium, if any, and interest on the Bonds only to or on the order of the respective registered owners, as shown in the registration books kept by the Registrar, and all such payments shall be valid and effectual to fully satisfy and discharge the City's obligations with respect to payment of principal of, premium, if any, or interest on the Bonds to the extent of the sum or sums so paid. No person other than a registered owner of Bonds, as shown in the registration books kept by the Registrar, shall receive a certificated Bond evidencing the obligation of this resolution. Upon delivery by DTC to the City Manager of a written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the words "Cede & Co." shall refer to such new nominee of DTC; and upon receipt of such a notice, the City Manager shall promptly deliver a copy of the same to the Registrar.

7.03. Representation Letter. The City has heretofore executed and delivered to DTC a Blanket Issuer Letter of Representations (the "Representation Letter") which shall govern payment of principal of, premium, if any, and interest on the Bonds and notices with respect to the Bonds. Any Registrar subsequently appointed by the City with respect to the Bonds shall agree to take all action necessary for all representations of the City in the Representation Letter with respect to the Registrar, to be complied with at all times.

7.04. Transfers Outside Book-Entry System. In the event the City, by resolution of the City Council, determines that it is in the best interests of the persons having beneficial interests in the Bonds that they be able to obtain Bond certificates, the City shall notify DTC, whereupon DTC shall notify the Participants, of the availability through DTC of Bond certificates. In such

event the City shall issue, transfer, and exchange Bond certificates as requested by DTC and any other registered owners in accordance with the provisions of this Resolution. DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving notice to the City and discharging its responsibilities with respect thereto under applicable law. In such event, if no successor securities depository is appointed, the City shall issue and the Registrar shall authenticate Bond certificates in accordance with this resolution and the provisions hereof shall apply to the transfer, exchange and method of payment thereof.

7.05. Payments to Cede & Co. Notwithstanding any other provision of this Resolution to the contrary, so long as a Bond is registered in the name of Cede & Co., as nominee of DTC, payments with respect to principal of, premium, if any, and interest on the Bond and notices with respect to the Bond shall be made and given, respectively, in the manner provided in DTC's Operational Arrangements, as set forth in the Representation Letter.

Section 8. Continuing Disclosure.

8.01. Execution of Continuing Disclosure Certificate. "Continuing Disclosure Certificate" means that certain Continuing Disclosure Certificate executed by the Mayor and City Manager and dated the date of issuance and delivery of the Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

8.02. City Compliance with Provisions of Continuing Disclosure Certificate. The City hereby covenants and agrees that it shall comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of this Resolution, failure of the City to comply with the Continuing Disclosure Certificate is not an event of default with respect to the Bonds; however, any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Section 8.

Section 9. Defeasance. When all Bonds and all interest thereon have been discharged as provided in this section, all pledges, covenants, and other rights granted by this resolution to the holders of the Bonds shall cease, except that the pledge of the full faith and credit of the City for the prompt and full payment of the principal of and interest on the Bonds shall remain in full force and effect. The City may discharge all Bonds which are due on any date by depositing with the Registrar on or before that date a sum sufficient for the payment thereof in full. If any Bond is not paid when due, it may nevertheless be discharged by depositing with the Registrar a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit.

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EXHIBIT A

TABULATION OF PROPOSALS

EXHIBIT B

FORM OF BOND

No. R-_____ $_____

UNITED STATES OF AMERICA
STATE OF MINNESOTA
COUNTY OF HENNEPIN

CITY OF BROOKLYN PARK
GENERAL OBLIGATION BOND
SERIES 2019A

Rate	Maturity	Nominal Date of Original Issue	CUSIP
___%	February 1, 20__	July 18, 2019	114223 ___

REGISTERED OWNER: Cede & Co.

PRINCIPAL AMOUNT: _____ Dollars

The City of Brooklyn Park, a duly organized and existing municipal corporation in Hennepin County, Minnesota (the "City"), acknowledges itself to be indebted and for value received hereby promises to pay to the Registered Owner specified above or registered assigns, the principal amount specified above on the maturity date specified above, with interest thereon from the date hereof at the annual rate specified above, payable February 1 and August 1 in each year, commencing February 1, 2020, to the person in whose name this Bond is registered at the close of business on the fifteenth day (whether or not a business day) of the immediately preceding month. The interest hereon and, upon presentation and surrender hereof, the principal hereof are payable in lawful money of the United States of America by check or draft by U.S. Bank National Association, Saint Paul, Minnesota, as Bond Registrar, Paying Agent, Transfer Agent, and Authenticating Agent, or its designated successor under the Resolution described herein. For the prompt and full payment of such principal and interest as the same respectively become due, the full faith and credit and taxing powers of the City have been and are hereby irrevocably pledged.

The City may elect on February 1, 2028, and on any day thereafter to prepay Bonds due on or after February 1, 2029. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City shall determine. If less than all Bonds of a maturity are called for redemption, the City shall notify The Depository Trust Company ("DTC") of the particular amount of such maturity to be prepaid. DTC shall determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant shall then select by lot the beneficial ownership interests in such maturity to be redeemed. The redemption price for Bonds optionally redeemed shall be equal to the par amount of such Bonds plus accrued interest to the date of redemption.

This Bond is one of an issue in the aggregate principal amount of $_____ all of like original issue date and tenor, except as to number, maturity date, and interest rate, all issued pursuant to a resolution adopted by the City Council on June 24, 2019 (the "Resolution"), for the purpose of providing money to defray the expenses incurred and to be incurred in the acquisition and betterment of public land, buildings, and facilities, pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including Minnesota Statutes, Sections 471.15 through 471.1911, as amended, and Minnesota Statutes, Chapter 475, as amended, and pursuant to an affirmative vote of the City electors on November 6, 2018, and the principal hereof and interest hereon are payable from ad valorem taxes, as set forth in the Resolution to which reference is made for a full statement of rights and powers thereby conferred. The full faith and credit of the City are irrevocably pledged for payment of this Bond and the City Council has obligated itself to levy additional ad valorem taxes on all taxable property in the City in the event of any deficiency in taxes pledged, which taxes may be levied without limitation as to rate or amount. The Bonds of this series are issued only as fully registered Bonds in denominations of $5,000 or any integral multiple thereof of single maturities.

The City Council has designated the issue of Bonds of which this Bond forms a part as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code") relating to disallowance of interest expense for financial institutions and within the $10 million limit allowed by the Code for the calendar year of issue.

As provided in the Resolution and subject to certain limitations set forth therein, this Bond is transferable upon the books of the City at the principal office of the Bond Registrar, by the registered owner hereof in person or by the owner's attorney duly authorized in writing, upon surrender hereof together with a written instrument of transfer satisfactory to the Bond Registrar, duly executed by the registered owner or the owner's attorney; and may also be surrendered in exchange for Bonds of other authorized denominations. Upon such transfer or exchange the City shall cause a new Bond or Bonds to be issued in the name of the transferee or registered owner, of the same aggregate principal amount, bearing interest at the same rate and maturing on the same date, subject to reimbursement for any tax, fee, or governmental charge required to be paid with respect to such transfer or exchange.

The City and the Bond Registrar may deem and treat the person in whose name this Bond is registered as the absolute owner hereof, whether this Bond is overdue or not, for the purpose of receiving payment and for all other purposes, and neither the City nor the Bond Registrar shall be affected by any notice to the contrary.

IT IS HEREBY CERTIFIED, RECITED, COVENANTED, AND AGREED that all acts, conditions, and things required by the Constitution and laws of the State of Minnesota, to be done, to exist, to happen, and to be performed preliminary to and in the issuance of this Bond in order to make it a valid and binding general obligation of the City in accordance with its terms, have been done, do exist, have happened, and have been performed as so required, and that the issuance of this Bond does not cause the indebtedness of the City to exceed any constitutional or statutory limitation of indebtedness.

This Bond is not valid or obligatory for any purpose or entitled to any security or benefit under the Resolution until the Certificate of Authentication hereon has been executed by the Bond Registrar by manual signature of one of its authorized representatives.

IN WITNESS WHEREOF, the City of Brooklyn Park, Hennepin County, Minnesota, by its City Council, has caused this Bond to be executed on its behalf by the facsimile or manual signatures of the Mayor and City Manager and has caused this Bond to be dated as of the date set forth below.

Dated: July 18, 2019

CITY OF BROOKLYN PARK, MINNESOTA

(Facsimile)	(Facsimile)
Mayor	City Manager

CERTIFICATE OF AUTHENTICATION

This is one of the Bonds delivered pursuant to the Resolution mentioned within.

U.S. BANK NATIONAL ASSOCIATION

By _____
Authorized Representative

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and all rights thereunder, and does hereby irrevocably constitute and appoint _____ attorney to transfer the said Bond on the books kept for registration of the within Bond, with full power of substitution in the premises.

Dated: _____ _____

Notice: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or any change whatever.

Signature Guaranteed:

_____

NOTICE: Signature(s) must be guaranteed by a financial institution that is a member of the Securities Transfer Agent Medallion Program ("STAMP"), the Stock Exchange Medallion Program ("SEMP"), the New York Stock Exchange, Inc. Medallion Signatures Program ("MSP") or other such "signature guarantee program" as may be determined by the Registrar in addition to, or in substitution for, STAMP, SEMP or MSP, all in accordance with the Securities Exchange Act of 1934, as amended.

The Bond Registrar will not effect transfer of this Bond unless the information concerning the assignee requested below is provided.

Name and Address: _____

_____

_____

(Include information for all joint owners if this Bond is held by joint account.)

Please insert social security or other identifying number of assignee

_____

EXHIBIT C

TAX LEVY SCHEDULE