

Brooklyn Park: Old Park & Ride Lot (Noble/HWY 610)

CDI Workshop I – February 5, 2020

Small Group Discussion Notes

(Transcribed from small group discussion sheets and survey responses from the Brooklyn Park web site.)

1. What makes this area interesting or unique?

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| <p>Accessibility/Location</p> <ul style="list-style-type: none">• On Noble• Location!• Highly visible (2)• Proximity to freeway/transportation to other local cities• On 610 (6)• Visibility from 610 – 50,000 cars per day on 610• Access: highway/transit• Convenient• Easy on and off• Access to Woodlawn• It is very, very close to the entrance to the freeway with only one way in and out.• location and visibility along 610 <p>Site Characteristics</p> <ul style="list-style-type: none">• Size of site• Already has a parking lot• Acre size – influencing development opportunities <p>People/Community</p> <ul style="list-style-type: none">• People• Neighborhoods nearby (2)• There's a path from the neighborhood | <p>Amenities</p> <ul style="list-style-type: none">• Nature/parks• Trails• Close to retail• Close to transit Park & Ride (4)• Trails/Park• Scenery• Elementary school (2)• Gas station• Parks (2)• Park n Ride patrons: utilize area? (what are their unique needs? How many people use the park n ride?) <p>Other</p> <ul style="list-style-type: none">• "Better" part of Brooklyn Park – don't want to devolve to city "average"• Concentrate on neighborhood averages, not city-wide |
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2. What could be accomplished through development that would improve / enhance the area?

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| <p>Economic Opportunities</p> <ul style="list-style-type: none"> • Generate income/jobs/living opportunities <p>Commercial/Retail</p> <ul style="list-style-type: none"> • Brew pub • Space that brings people together (restaurant, housing, indoor playground) • Sit down restaurant with controlled times or hours • Salon/spa • Single level office buildings • Child care center • Small brewery or distillery • Training center • Trader Joe's or Aldi • Fresh Thyme • Bakery • Bagel shop • Business center for remote workers (WeWork) • Hardware store • Target • Multi-use (retail below) • Sky zone • Mixed use facility (work from home location, innovation lab) • Mixed use • Health • Increase access to affordable retail space for local entrepreneurs/small business owners that live in Brooklyn Park • I would love to have a Brooklyn Park version of the Global Market off Lake-local food, locally made or designed goods, local entertainment. • A nicely designed office building that could advertise Brooklyn Park as a place to do business | <p>Sound Barriers</p> <ul style="list-style-type: none"> • Sound wall/barrier (visually appealing) • 610 sound barrier • Barrier between lot and neighborhood to the east <p>Housing</p> <ul style="list-style-type: none"> • Single level housing • Single family housing <p>Amenities</p> <ul style="list-style-type: none"> • Water feature • Green space/barrier with homes there • Small recreation center or indoor play center • Art and culture • Aquatic center • A draw for people to stop at this location in Brooklyn Park – family friendly <p>Safety</p> <ul style="list-style-type: none"> • Concentration on car traffic improvement – impact on traffic on Noble, 97th, and 610 • Path to the pedestrian bridge over 610 would be nice <p>Tax Base</p> <ul style="list-style-type: none"> • Additional tax base • Revenue generator <p>Other</p> <ul style="list-style-type: none"> • Anything is better than as is • "Destination" • Just need to develop it • Destination for neighborhood owners • Something unique to the area |
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3. What concerns for the area do you have as future development occurs?

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| <p>Commercial uses</p> <ul style="list-style-type: none">• Retail is struggling• Don't make mistakes of the past (Hyvee access, allowing Stone Mountain/Grand Slam boondoggle, McDonalds on Zane – having to drive around the building twice for drive through)• Not another strip mall (3)• Lower rent to keep retailers• Don't want: Bank, church, child care, pharmacy, fast food, dog places, bar• Hours of business – be considerate of residents nearby• Not industrial business• I hope the site will not be used for another fast food restaurant, we have enough of those in this area. (We also have enough Diabetes)• Not another fast food chain• NOT a brewery. A brewery should be located at a stop along the LRT <p>Housing</p> <ul style="list-style-type: none">• Avoid gentrification• No more town homes• No more apartments• Market value of homes in surrounding area• Market value of homes nearby• There is already a great deal of high density housing being built on the southwest side of this area | <p>Design/Quality materials</p> <ul style="list-style-type: none">• Construction quality• No more square buildings• Large, tall building next to single family homes (not a nice sight) <p>Safety</p> <ul style="list-style-type: none">• Pedestrian safety• Safety• Safety – especially near school – sport complex• Crime• Safety at crosswalk• Crimes depending on business• Don't build a place where children would try to access alone <p>Traffic</p> <ul style="list-style-type: none">• Traffic (3)• Traffic – congestion• Traffic congestion at intersection• Increasing the number of cars trying to come out of that area so close to the freeway entrance <p>Other</p> <ul style="list-style-type: none">• Sustainable and relevant – long term• Respectful of neighborhood nearby• Pollution control – environment, noise• Noise (2) |
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4. Are there specific types of uses that these sites could accommodate (e.g. housing, services, retail or commercial uses, etc.)?

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| <p>Commercial/Retail/Office</p> <ul style="list-style-type: none"> • Mixed use • Indoor agriculture • Mobile office space/temporary • Cube farms • Nice restaurant – not late night (ex. Texas Road House – unique) • Innovation – creative space – business start-up, enterprise and technical • Corporate touch down – incubator type area for “work from home future” (2) • Commercial kitchen space • Entertainment • Food hall – ethnic • Fresh Thyme/Aldi/Trader Joes • Micro Brew • Unique food • Restaurant • Inviting, easy, safe technology center • Agricultural Center (indoor) • Hardware store (like Ace) (3) • Mini-Target/Target (2) • Larger sit-down restaurant • Shops on first floor, residential above • Entertainment/activity • Quilt/art-maker space • Prefer retail or services • A nice office building like the ones on the Northwest side of 394 and Hwy 100 • Brewery + winery with food • Coffee • Business offices (quieter) • Restaurant: not fast food • Business incubator: combining private and public funds • Grocery stores and food retail • Business centers for remote workers (We Work) | <p>Commercial/Retail/Office (continued)</p> <ul style="list-style-type: none"> • Mixed use facility (work from home location, innovation lab) • Fast casual restaurant • Health • Multi-use (retail below) • Sky zone <p>Housing/Mixed Use</p> <ul style="list-style-type: none"> • Senior housing • Housing • Market rate rentals • A 3-4 story building combining residential with first floor retail <p>Amenities</p> <ul style="list-style-type: none"> • Green space • The long rumored BP Aquatic Center (2) • Teenagers – indoor skateboard park • Art and culture • Cultural center • Indoor playground space for families (adults required to be present and stay with children) • Landscape to keep a green space area where folks are encouraged to sit and visit • A parkette on the corner; small area for benches, flowers or trees <p>Other</p> <ul style="list-style-type: none"> • Space built to accommodate a couple food trucks |
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5. What additional information would you like to have in order to assess the redevelopment opportunities for the old Park n Ride lot (Noble/HWY 610)?

- What is the current housing density with 3 – 5 miles?
- Zoning and regulations
- Competing business plans (avoid duplication)
- Send out summary
- Status of Zane/610 (north and south sides) development? – taking so long, can't have similar delays here!
- Local development plans
- Anything already decided NO, or limitations
- Land excavation potential
- More info on what can fit in the area
- Has the city eliminated certain types of industry?
- From the development perspective, what is lacking in Brooklyn Park?
- What/who has been interested or approached the city about the area?
- Will the intersection be redesigned to accommodate traffic if increased?
- What other developments are nearby?
- I would like an analysis of anticipated traffic patterns for each of the possible types of development listed above.
- I would like to hear proposals for traffic control and possible changes to exit and entrance to that area.