

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

### Questions or additional information requested

#### Meeting one: responses in bold

- What is the current housing density with 3 – 5 miles?
  - **Single family area is generally 3-4 units per acre**
  - **Pinebrook Homestead 6.2 units per acre**
  - **610 West ~48 units per acre**
  - **Pemberly (under construction) 7.26 units per acre**
  - **Avebury 7.7 units per acre**
  - **Oak Village 10.4 units per acre**
- Zoning and regulations-surrounding area is zoned PUD which allows a mix of uses based on a **plan/land use**
- Competing business plans (avoid duplication)-**noted**
- Send out summary - **noted**
- Status of Zane/610 (north and south sides) development? – taking so long, can't have similar delays here! **The city does not control the market which impacts the timing of development. The city has approved plans that have not moved forward because of financing or market conditions.**
- Local development plans- **not clear on a question**
- Anything already decided NO, or limitations – **no decisions have been made. Unlikely to be business park because that use is concentrated further west on 610 and along 169**
- Land excavation potential- **soil borings have not been done but based on surrounding area should not be an issue.**
- More info on what can fit in the area- **exercise at meeting two will help inform this**
- Has the city eliminated certain types of industry? **No**
- From the development perspective, what is lacking in Brooklyn Park? **There are multiple housing needs in the city and other desires that could fit on the site**
- What/who has been interested or approached the city about the area? **There has been interest but no specific deals proposed mostly because of uncertainty around zoning/land use**
- Will the intersection be redesigned to accommodate traffic if increased? **Traffic and access will be reviewed as part of any proposal for the site.**
- What other developments are nearby? **Most retail focused at 610 and Zane with land still available for additional development.**
- Stormwater? **Stormwater management is reviewed with each project that is developed. It may be that existing ponds are adequate since nearly the entire site is paved today.**
- What plans (if any) for county to expand county road 19/Noble Parkway? **Needs for changes to the roadway system will be reviewed with any proposed development.**
- How much weight does our opinions have? **The City Council will consider all opinions in their decision making process.**

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- Can city council be “bought” by developers? **There are many checks and balances in the development review process and 7 elected people making decisions on behalf of residents who elect them.**
- Why hasn't BP ever developed a “main downtown” area esp. when it is one of the larger suburbs – **As a suburban community, the city comprehensive plan has had nodes of commercial development to provide services throughout the 27 sq. mile city dating back to the 1960's. The area near Oak Grove Station is envisioned to have a more dense, urban downtown feel but will not be a traditional downtown like Osseo or Anoka.**

### Meeting 2

- What is a realistic time frame? **It is likely that the city council will consider land use and zoning for the site later in 2020.**
- If this becomes residential, how much control does City have as to what? i.e. saying no to higher than 2 or 3 floors. **Because the city owns the site we have a lot of control over the design and mix of uses that may come forward.**
- Why there's a housing/restaurant ratio – **generally, density of housing provides customers to serve restaurants**
- In the end, how much control do we have about what gets to go in? For example, if we are open to residential property, can we restrict how tall or what type of property goes in? **Because the city owns the site we have much greater control. Any sale will be tied to the design and development proposed.**
- Single level homes – too many apts. **noted**
- What property deals along 610 where the property tax reduction or deferred for a period of time. 5 years, 10 years etc. for the city to get the developer to bend. **610 West is the only residential project in the corridor that received city assistance, and this was to provide amenities and a high end rental that were unproven in the market.**