

**Questions and Responses - 6900 85th Ave N Request for Qualifications
Provided April 3, 2020**

Question 1: How did the city guide the parcel in recent comp plan for density?

In Brooklyn Park's 2040 Comprehensive Plan, the site is guided as High Density Residential with LRT overlay. This gives a density of 20-50 units/acre. See attached land use map and description from the Comprehensive Plan.

Question 2: Would it be correct to assume adequate utilities exist in 85th for all potential development?

Yes. Attached are two maps showing sewer and water system lines in the neighborhood.

Question 3: Is the City OK with underground stormwater management instead of ponding?

Most of our existing development has used ponding for stormwater management, but underground is a growing trend for suburban communities and something we would be open to.

Question 4: Is there any update regarding the Bottineau line and how the delay, or potential lack of ever happening, may lead to a change in schedule for this development? The METRO Blue Line LRT extension has been delayed due to the project's planned use of BNSF Rail right of way. The City of Brooklyn Park is actively pushing for it to go forward and working with elected official on this. Regardless of outcome, there would not be a change in the City's schedule or interest in development at the 6900 85th Ave site

Question 5: Are there any environmental concerns for the property?

Answer: Not that we are aware of. The site was historically farmland and has not seen previous development.

Question 6: When would the planned adjacent Center for Innovation and the Arts facility go to ground? Is that funding in place?

The funding is not currently in place. The EDA has committed to a financial contribution, but a large funding gap remains. The proposed facility is included in Minnesota State College and Universities capital program recommendation to the legislature this year. In 2020, the project is requesting general obligation bonds for design with the plan to again seek bond funds in 2022 for construction.

Question 7: Can you talk more on the connection to Metro State University?

There is no connection with the 6900 85th Ave site. However, the adjacent parcel proposes the construction of a Center for Innovation and the Arts. This is a partnership project being planned between North Hennepin Community College, City of Brooklyn Park, and Metropolitan State University. The idea is to expand career pathways and educational opportunities in the arts. The project would move and/or expand some Metro State classes at the new Brooklyn Park facility.

Question 8: Can you speak to the issue of how this site would be parked? Will the adjacent parcel have Park and Ride?

Answer: Structured parking is something that would likely need to be considered. There is no Park & Ride planned in the 85th Avenue LRT station area. The future parking for the proposed Center for Innovation and the Arts nearby still needs to be figured out – we know that parking for that facility will involve a shared parking arrangement with the existing Brooklyn Park Library.

Question 9: What types of commercial is the city open to? Is there any commercial that the city will not be open to?

We are interested in seeing ideas for neighborhood scale commercial. There is nothing we have specifically discussed *not wanting*, but the development should fit within prior planning such as the 2018 Corridor Development Initiative work.

Question 10: Would a mid-size grocery 15K-30K be considered "neighborhood scale" retail use?

Yes

Question 11: Is the City willing to wait, potentially several years, for an allocation of bonds for affordable housing project on this site?

We would consider waiting for 4% bonds. However, because the Brooklyn EDA already owns many vacant parcels, there may be less support from our EDA to acquire this site from Minnesota State College and University system without a project we know can move forward eventually.

Question 12: Would the City entertain phased development - meaning partial takedowns of the land?

Administratively and politically, it would more difficult to convey land in a phased or partial manner from MN State through the EDA to the developer. The EDA would likely not support acquiring the land from Minnesota State without a plan to fully develop it.

Question 13: Does Brooklyn Park EDA have any participation requirements for project work such as "section 3," prevailing wage (other than MHFA requirement) hiring goals, W/MBE participation, etc.?

No, the City and EDA do not currently have such requirements. However, we are interested in hearing what developers could suggest for this project regarding participation.

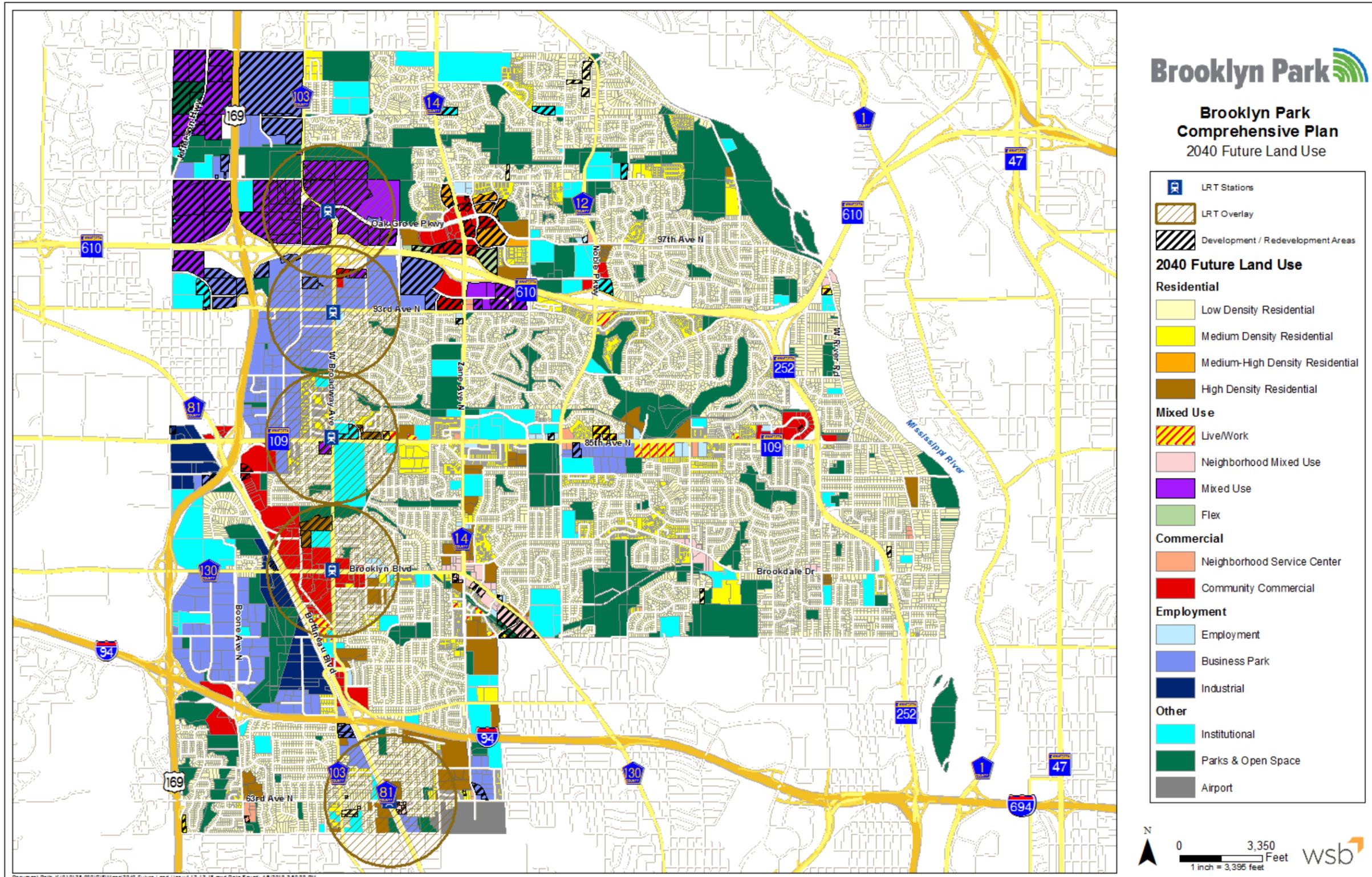


TABLE 3-2 FUTURE LAND USE DISTRICT DESCRIPTIONS

	Full Name	Summary	2040 Description
L	Low-Density Residential	<p><u>Density:</u> 1.5-3 units/acre</p> <p><u>Uses:</u> Single Family Residential</p> <p><u>Scale/intensity:</u> small scale, low intensity</p>	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	<p><u>Density:</u> 3-12 units/acre</p> <p><u>Uses:</u> Single-family homes, condominiums, townhomes, duplexes, row houses and small apartment buildings</p> <p><u>Scale/intensity:</u> medium scale and intensity</p>	Medium-density residential land uses include smaller lot single family homes, single-family attached housing types such as triplex, quadruplex, row houses, townhomes, small-scale apartment buildings. Development densities are expected in the range of 3 to 12 units per acre.
MH	Medium-High Density Residential	<p><u>Density:</u> 12-25 units/acre</p> <p><u>Uses:</u> Apartments, lofts, stacked townhomes</p> <p><u>Scale/intensity:</u> medium to large scale and medium to high intensity</p>	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	<p><u>Density:</u> 12-50 units/acre</p> <p><u>Uses:</u> Apartments, lofts, stacked townhomes</p> <p><u>Scale/intensity:</u> medium to large scale and medium to high intensity</p>	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 townhomes. 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	<p><u>Density:</u> 3-12 units/acre</p> <p><u>Uses:</u> Medium-density residential, office, limited business</p> <p><u>Residential Requirement:</u> None</p> <p><u>Scale/intensity:</u> small-medium scale, low-medium intensity</p>	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.

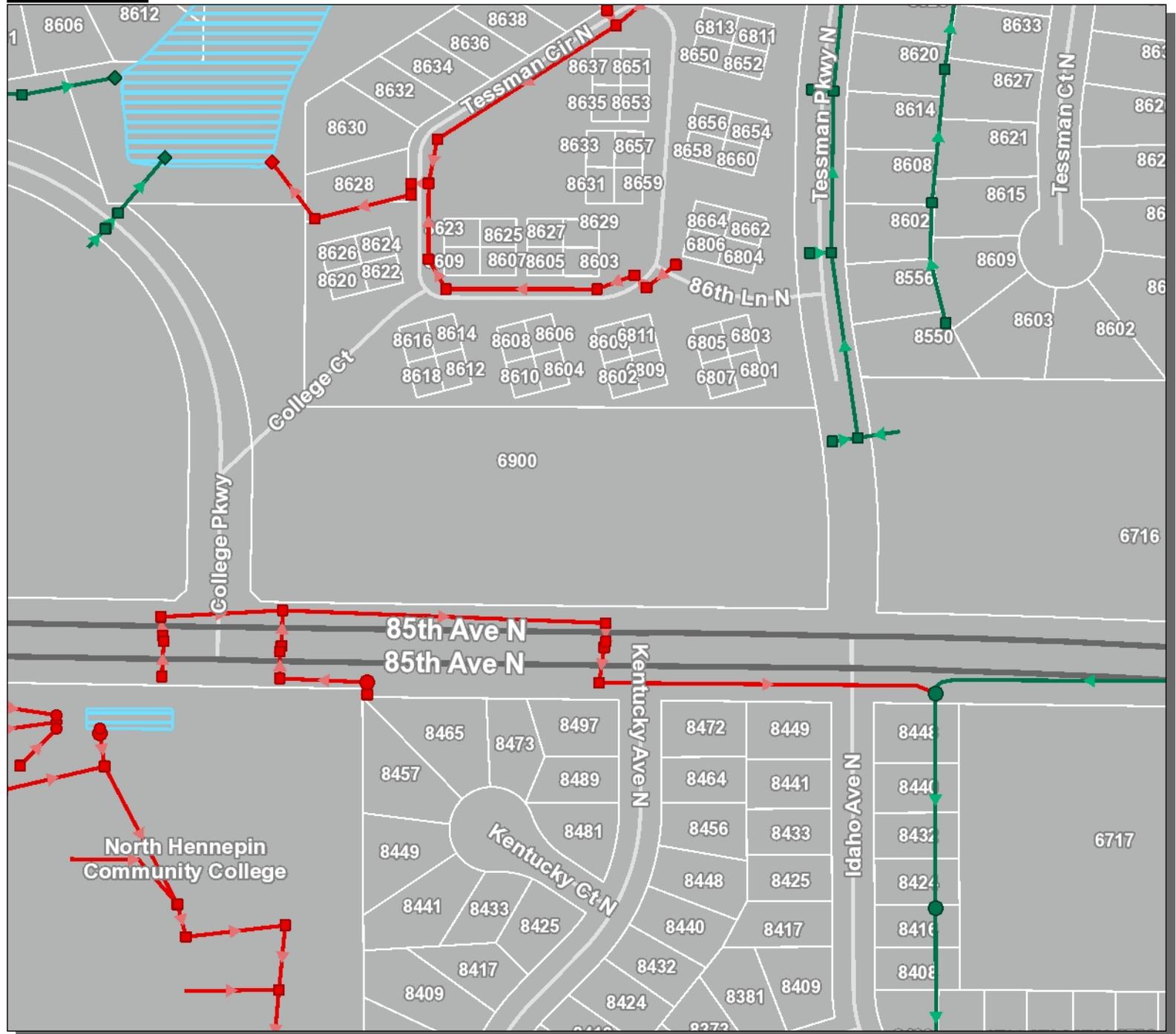
	Full Name	Summary	2040 Description
NMU	Neighborhood Mixed Use	<p><u>Density:</u> 9-50 units/acre</p> <p><u>Uses:</u> Medium-high-density residential, retail, office, service businesses</p> <p><u>Residential Requirement:</u> None</p> <p><u>Scale/intensity:</u> medium scale and intensity</p>	<p>The Neighborhood 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.</p> <p>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.</p>
MU	Mixed Use	<p><u>Density:</u> 12-50 units/acre</p> <p><u>Uses:</u> Medium-high-density residential, retail, service, office, restaurants</p> <p><u>Residential Requirement:</u> 30% minimum</p> <p><u>Scale/intensity:</u> medium to large scale and medium to high intensity</p>	<p>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.</p> <p>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.</p>

	Full Name	Summary	2040 Description
F	Flex	<p><u>Density:</u> 7-25 units/acre</p> <p><u>Uses:</u> Office, limited business, commercial, medium-high-density residential</p> <p><u>Residential Requirement:</u> None</p> <p><u>Scale/intensity:</u> medium scale and intensity</p>	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	<p><u>Uses:</u> Small commercial, retail, office and service</p> <p><u>Scale/intensity:</u> small to medium scale and low to medium intensity</p>	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	<p><u>Uses:</u> Large format commercial, retail, and service</p> <p><u>Scale/intensity:</u> medium to large scale and medium to high intensity</p>	<p>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.</p> <p>Design within the Community Commercial district should include appropriate sound and visual buffers between commercial and residential land uses.</p>
E	Employment	<p><u>Uses:</u> Small-scale office, business, research and some associated service and retail</p> <p><u>Scale/intensity:</u> small to medium scale and intensity</p>	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	<p><u>Uses:</u> Office, business, research and development, limited light industrial, limited retail, research and development, warehousing and distribution as part of a master plan.</p> <p><u>Scale/intensity:</u> medium to large scale and medium to high intensity</p>	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	<u>Uses:</u> Manufacturing, light industrial, processing, warehousing, distribution <u>Scale/intensity:</u> 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	<u>Uses:</u> Civic, utilities, schools, places of worship, and public transportation facilities <u>Scale/intensity:</u> 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	<u>Uses:</u> Airport	
P	Parks and Open Space	<u>Uses:</u> Parks, preservation areas, open space, golf courses <u>Scale/intensity:</u> 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	<u>Density:</u> 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.

Map Scale = 1: 2,400

- City Boundary
- Storm Points
 - Other Storm Point
 - Catch Basin
 - Clean Out
 - Connect Point
 - ◆ FES
 - ⊕ Lift Station
 - ⊗ Rock Vane
 - Storm Manhole
 - Sump Catch Basin
 - Ⓢ Sump Manhole
 - Ⓜ Treatment MH
- Other Storm Points
 - Other Storm Point
 - Other/Private Storm Manhole
 - ⊕ Private Lift Station
 - ◆ Other/Private FES
 - Other/Private Connect Point
 - Other/Private Catch Basin
 - Other/Private Sump Catch Basin
 - Ⓢ Other/Private Sump Manhole
 - Ⓜ Private Treatment MH
- Abandoned Storm Points
 - Abandoned Storm Points
- Storm Lines
 - Storm Lines
 - Other Storm Lines
 - Abandoned Storm Lines
- Storm Water Bodies
 - ▒ <all other values>
 - ▒ Brooklyn Park
 - ▒ Public Water Basins
- City Background



Map Scale = 1: 4,144

- City Boundary
- Sanitary Points
 - Other Sanitary Point
 - Blind Drop
 - Clean Out
 - Lift Station
 - Manhole
 - Sanitary Valve
- Other Sanitary Points
 - Other/Private Lift Station
 - Other/Private Manhole
 - Private Blind Drop
 - Private Sanitary Valve
- Abandoned Sanitary Points
- Water Points
 - Other Water Point
 - Curb Stop
 - City Well
 - Hydrant
 - Interconnect
 - Reservoir
 - Valve
 - Water Manhole
 - Water Tower
- Other Water Points
 - Other Water Point
 - Other/Private Curb Stop
 - Other/Private Hydrant
 - Other/Private Valve
 - Other Water Tower
 - Private Water Manhole
- Abandoned Water Points
- Sanitary Lines
 - Other Sanitary Lines
 - Abandoned Sanitary Lines
- Water Transmission Line
- Water Lines

