



*Image Credit: Google Maps*

## Brooklyn Park: old Park and Ride lot (Noble Pkwy/HWY 610)

### **DEVELOPMENT GUIDELINE RECOMMENDATIONS**

*Convened by LISC Twin Cities/Corridor Development Initiative (CDI)*

**What is this document?** These recommendations serve as a summary of the input and reflections shared by community members through a four-part workshop series convened by LISC Twin Cities to inform future development of the old Park and Ride lot (a city-owned site) located at Noble Parkway and HWY 610. The findings will be submitted to the Brooklyn Park City Council, Economic Development Authority, and Planning Commission for their consideration.

**Brooklyn Park**   
Unique. United. Undiscovered.

**LISC**  
TWIN CITIES



*Image Credit: Google Maps*

## INTRODUCTION

In 2018 the Brooklyn Park Economic Development Authority (EDA) purchased the old Metro Transit Park and Ride site for \$1,255,800 to ensure its highest and best use as an asset for the community. The seven acre parcel located at Noble Parkway and Highway 610 is a prime redevelopment site with great connectivity (access to major arteries and a Metro Transit hub), visibility, and embedded in a strong residential area with commercial uses and school nearby. To guide future development of the site, the City of Brooklyn Park hosted a series of community workshops to assess the needs and interests of residents and businesses, while grappling with the current real estate market forces, including the recent market trends resulting from the COVID-19 pandemic.

The recent Brooklyn Park 2040 Comprehensive Plan identifies the following **Economic Development Goals (not listed in priority order)**:

- Promote robust local restaurant, retail, bioscience, precision manufacturing, and services markets.
- Explore opportunities for new business development, especially within historically underserved communities.
- Support human capital development efforts that reinforce workforce, job quality, and density goals in Brooklyn Park.
- Identify opportunities to implement community wealth building strategies.

The Comprehensive Plan also identifies the following **Housing Goals (not listed in priority order)**:

- **Housing Preservation**

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

- **Affordable and Supportive Housing**

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

- **Housing Services**

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

- **LRT Corridor**

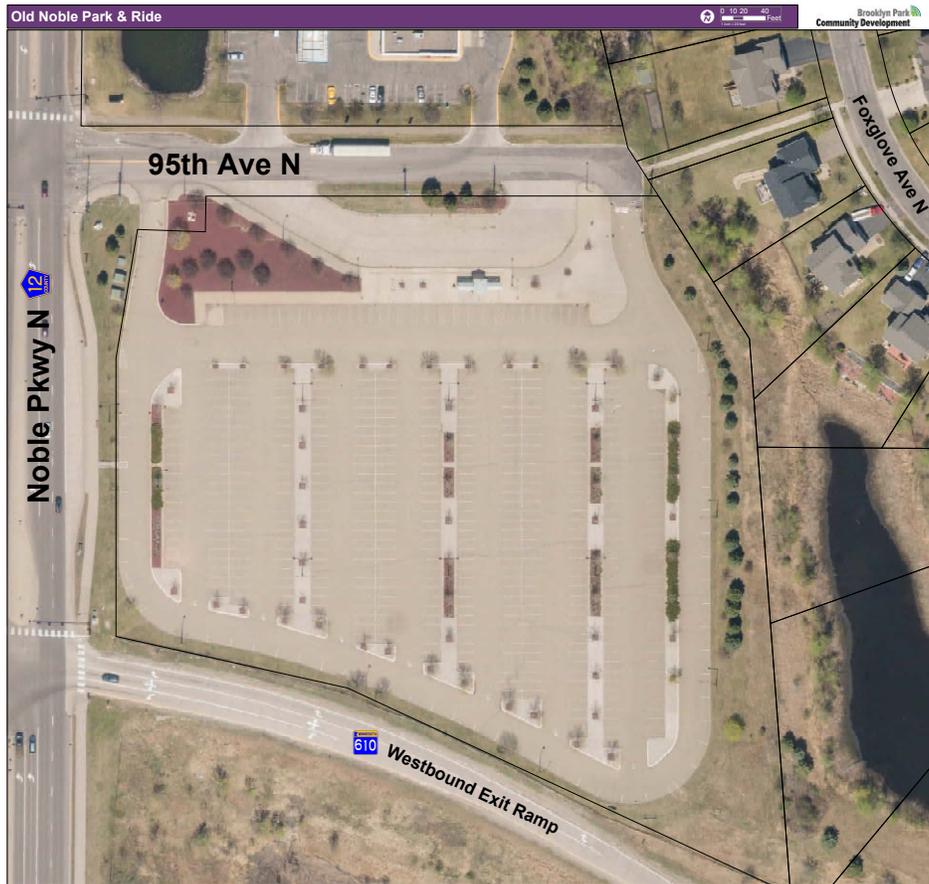
Support high density and walkable housing along the corridor to leverage the transit investment.

- **Housing Production**

Identify appropriate locations and opportunities for housing in the community.

To advance the old Park and Ride site for redevelopment, the City of Brooklyn Park will proceed through the following stages (opportunities for community input are highlighted in bold):

<b>1</b>	<b>Development Goals</b>	Informed by: <ul style="list-style-type: none"> <li>• <b>Corridor Development Initiative Workshops</b></li> <li>• 2025 Community Goals</li> <li>• 2040 Comprehensive Plan Policies</li> <li>• Market Information</li> </ul>
<b>2</b>	<b>Zoning Change</b>	Staff will recommend a zoning change based on the Development Goals. This will involve a <b>public hearing at the Planning Commission</b> . The City Council makes the final decision.
<b>3</b>	<b>Marketing</b>	The Economic Development Authority will make the property available for sale through a Request for Proposals based on the Development Goals.
<b>4</b>	<b>Plan Review</b>	The chosen developer will go through the City's plan review process, including a <b>neighborhood meeting and public hearing at the Planning Commission</b> . The City Council makes the final decision to approve the plans before construction starts.



## SITE DESCRIPTION

The old Park and Ride site is a flat parcel ready for redevelopment. Situated along Highway 610 at the Noble Parkway exit, it has excellent visibility to over 50,000 cars passing by daily. In addition, a new Metro Transit Park and Ride hub is a block away (walking distance). Woodland Elementary School is kitty-corner from the site, with commercial uses to the north and west. A mix of newer (built within the last 20 years) to single-family homes are immediately east of the site. An array of offices and commercial areas are within reach along Highway 610. Because the site is owned by the Brooklyn Park EDA, it offers a unique opportunity for the City to guide its redevelopment toward uses that will benefit the community and help shape future investments in the area – a way to explore new concepts or affordable options that the private market does not support.

The property is currently designated as Institutional in the Comprehensive Plan and zoned as Public Institution. The Comprehensive Plan will need to be amended and the zoning designation changed to guide the property in a manner consistent with the development goals.

## DURING THE WORKSHOPS, COMMUNITY MEMBERS PRESENTED A NUMBER OF THEMES WHICH INCLUDED:

- Incorporate appropriate scale and design to accommodate the single-family residential area to the east. Residents from the adjoining neighborhood suggested a barrier or berm to separate from the east side of the parcel, restrictions on height for buildings closest to their properties, and a preference for owner-occupied housing.
- Identifying complementary uses to enhance the surrounding area, such as local restaurants, grocery store, and neighborhood services that also accommodate commuters and transit users.
- The site has potential as a regional destination – such as recreational/community uses
- Opportunity to create shared spaces (e.g. food hall, innovation lab, business center, etc.)
- Given the strong demand for housing in today’s market, a mixed-use option that includes residential would increase its financial viability.
- The site provides a special opportunity to celebrate the diverse community of Brooklyn Park and what better way to do that than through food. Creating a signature destination that reflects the unique, united, and (previously) undiscovered riches of Brooklyn Park is important to consider at this site.
- Congestion created by the freeway on- and off-ramps suggest the need for good traffic flow design for the site. There has been pedestrian safety concerns in the area that should also be addressed (especially crossing Noble Parkway). High speed traffic on Noble Parkway has become a particular concern for the community that should be addressed. High density traffic is a concern for the quiet neighborhood to the east, Pinebrook Village, and a public safety concern.

Community members participated in an interactive block exercise to explore different development options for the site. The scenarios were run through a financial tool to assess their financial viability. Through the exercise participants gained a greater understanding about the tradeoffs that developer faces to get to a viable project.

One of the final workshops included a panel of developers that explained that the COVID-19 pandemic has impacted the demand for office spaces, retail in both the short and long run. Industries such as hospitality and entertainment have been hit hard, yet will likely adapt and recover. The move to remote working will likely have a long-term reduction on the demand for office space, while expanding the need for additional office-space in housing. The demand for housing continues to be strong, including the mounting need for workforce and affordable housing that serves lower and entry-level income households. Employers also appreciate housing options nearby to attract and retain workers.

## RECOMMENDATIONS FOR REDEVELOPMENT OF THE SITE

*Based on input from the community workshops, the following are suggested guidelines without unanimous support:*

### **Goal 1. Mixed-Use options that complement and enhance the surrounding area**

- A. **FOOD:** Consider sit-down (such as Olive Garden), unique, or fast-casual restaurants; micro-brewery; small concept grocery store (such as Fresh Thyme, Trader Joe's, etc.); and neighborhood services that might also accommodate transit users
- B. **HOUSING:** Residential options such as townhomes, senior affordable housing, or market-rate or mixed-income apartments. Prioritize inclusive housing that is accessible to everyone, including people in wheelchairs, disabled, or visually impaired.
- C. **GOODS AND SERVICES:** Neighborhood scale retail (e.g. hardware store, child care center, spa/salon, bakery/bagel shop, small format variety goods store, medical/dental offices, etc.)
- D. **DESTINATIONS:** Potential site for a regional destination (e.g. Aquatic center, recreation center, indoor playground, skateboard park, art/cultural center, indoor agriculture, sky zone, etc.), family-friendly entertainment centers (e.g. Chutes and Ladders, etc.) or create shared spaces such as a food hall (e.g. The Market at Malcolm Yards, Keg and Case Market, Midtown Global Market, Northtown Food Hall in Blaine, etc.), an innovation lab, business center, art-maker space, technology center, business incubator, and/or commercial kitchen space.

### **Goal 2. Uses, Design, and Transportation Features**

- A. Consider berms or sound barriers to buffer the site from single family homes and limit noise and access. Also consider the height and sight lines for existing neighborhood residents.
- B. Higher density and commercial uses are situated close to Noble Parkway, and step down density as it approaches single family homes
- C. Promote high-quality design to blend with existing / surrounding buildings architectural styles
- D. Include elements that enhance the area as a unique and special place.
- E. Maximize setbacks to the building(s) from adjacent properties to ensure adequate sight lines for traffic and pedestrians and existing neighborhood residents.
- F. Quality materials and design, including green technologies, sustainable building techniques and products geared toward energy efficiency. Prevent pollution and improve environmental safety including water runoff.

- G. Consider incorporating space for food trucks, farmers markets, etc.
- H. Consider space for a solar energy to reduce costs and carbon footprint or implementing other strategies in the building that promote sustainability.
- I. Utilize landscaping and treatments to improve pedestrian and bike access and safety, especially along and across Noble Parkway.
- J. Someone that brings forward a creative financial model to build community wealth.
- L. Improve public safety.

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