Monday, October 3, 2022
6:00 p.m.

Brooklyn Park City Hall – A203
And by Telephone or other Electronic Means
5200 85th Avenue North

CITY COUNCIL WORK SESSION – AGENDA #36

Some members of the City Council will participate in the meeting by telephone pursuant to Minnesota Statutes, Section 13D.021 rather than in person at the City Council's regular meeting place at City Hall, 5200 85th Avenue North, Brooklyn Park, Minnesota.

If you need these materials in an alternative format or need reasonable accommodations for a City Council meeting, please provide the City with 72-hours' notice by calling 763-424-8000 or emailing Josie Shardlow at josie.shardlow@brooklynpark.org.
Para asistencia, 763-424-8000; Yog xav tau kev pab, 763-424-8000.

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

A. CALL TO ORDER – Mayor Lisa Jacobson

B. GENERAL INFORMATION
None.

C. DISCUSSION ITEMS/GENERAL ACTION ITEMS – These items will be discussion items but the City Council may act upon them during the course of the meeting.

- **C.1** Presentation on Construction Wage Theft from North Central Regional Council of Carpenters
- **C.2** Calls to Group Homes
- **C.3** Discuss Adding Juneteenth as a City Holiday
- **C.4** Discussion on a Proposed Comprehensive Plan Amendment and Rezoning at 6001 94th Avenue North
  - **A.** AFFINITY AT BROOKLYN PARK PROJECT PROPOSAL AND INTRODUCTION
  - **B.** AFFINITY AT BROOKLYN PARK SITE PLANS AND ELEVATIONS
  - **C.** ZONING MAP OF PROPERTY

D. VERBAL REPORTS AND ANNOUNCEMENTS
- **D.1 COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS**
- **D.2 CITY MANAGER REPORTS AND ANNOUNCEMENTS**

E. ADJOURNMENT

City of Brooklyn Park
Council Work Session

Meeting Date:	October 3, 2022	**Originating Department:**	Community Development
Agenda Item:	C.1	**Prepared By:**	Breanne Rothstein, Economic Development and Housing Director
Agenda Section:	Discussion Items/ General Action Items	**Presented By:**	Kim Berggren, Director of Community Development
Item:	Presentation on Construction Wage Theft from North Central Regional Council of Carpenters		

Summary:

Burt Johnson, General Counsel for North Central Regional Council of Carpenters, will be attending the work session to complete a presentation on wage theft and things the city can do support fair wages.

City of Brooklyn Park
Council Work Session

Meeting Date:	October 3, 2022	**Originating Department:**	Police and Fire
Agenda Item:	C.2	**Prepared By:**	Mark Bruley, Police Chief T. John Cunningham, Fire Chief
Agenda Section:	Discussion Items/ General Action Items	**Presented By:**	Mark Bruley, Police Chief T. John Cunningham, Fire Chief
Item:	Calls to Group Homes		

Summary:

Overview and discussion on public safety responses to group homes.

City of Brooklyn Park
Council Work Session

Meeting Date:	October 3, 2022	**Originating Department:**	Administration
Agenda Item:	C.3	**Prepared By:**	Josie Shardlow, Interim Assistant City Manager
Agenda Section:	Discussion Items/ General Action Items	**Presented By:**	Josie Shardlow and Dr. Marcellus Davis, Racial Equity, Diversity and Inclusion Manager
Item:	Discuss Adding Juneteenth as a City Holiday		

Summary:

Juneteenth, also known as "Emancipation Day" or "Freedom Day," commemorates the day (June 19, 1865) that the abolishment of the enslavement of African American people was finally upheld in the state of Texas. It is an observance of the end of slavery and the triumphs, culture, and achievements of African Americans locally and across the United States. Around the country, there has been a general movement toward recognizing Juneteenth as a holiday in various states, counties, and cities.

In June 2021, the Federal Government declared Juneteenth a paid holiday for Federal employees and the Hennepin County board recognized Juneteenth as a paid county holiday in May 2021. Other jurisdictions that have recognized Juneteenth as a paid holiday include Ramsey County, Minneapolis, St. Paul, Richfield, Robbinsdale, Cottage Grove, Minnetrista, St. Anthony Village, Fridley and Burnsville.

Currently, full-time employees at the City of Brooklyn Park receive eleven (11) paid holidays per year (New Year's Day, Martin Luther King Jr. Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, Day after Thanksgiving, Christmas Eve, and Christmas Day) plus one floating holiday.

City leadership would like to consider adding Juneteenth as a paid holiday for employees of the City of Brooklyn Park.

Staff will share background information on Juneteenth, how the city recognized and celebrated it in 2022, and the possible benefits and impacts.

City of Brooklyn Park
Council Work Session

Meeting Date:	October 3, 2022	**Originating Department:**	Community Development
Agenda Item:	C.4	**Prepared By:**	Amber Turnquest, Principal Planner
Agenda Section:	Discussion Items/ General Action Items	**Presented By:**	Paul Mogush, Planning Director
Item:	Discussion on a Proposed Comprehensive Plan Amendment and Rezoning at 6001 94th Avenue North		

Summary:

At the October work session, there will be discussion on a Comprehensive Plan amendment and rezoning proposed by Andrew Bernard with Inland Group at 6001 94th Avenue North. The site is 5.24 acres and zoned B3 General Business District with a Planned Development Overlay. The developer is looking for comments on those two land use applications prior to submittal of a plan for a 174-unit senior independent living building.

The same proposal was heard at the Planning Commission work session on September 28, 2022.

Attachments:

C.4A AFFINITY AT BROOKLYN PARK PROJECT PROPOSAL AND INTRODUCTION
C.4B AFFINITY AT BROOKLYN PARK SITE PLANS AND ELEVATIONS
C.4C ZONING MAP OF PROPERTY

Inland Group

Developer Introduction:
Inland Group is a multifamily owner, general contractor and operator from Spokane, WA that predominately develops two housing types. Our Affinity is a corridor loaded, age-restricted active adult community product while Copper and Traditions brands are affordable communities; garden-style family for Copper and corridor/elevator serviced buildings for Traditions. Inland has 27 operational Affinity communities across the Western United States, including in Eagan and Ramsey. You can learn more about Affinity at https://www.affinityforliving.com/.

Project Proposal:
The proposed Affinity at Brooklyn Park is located at 6001 94th Avenue N on an undeveloped 5.24-acre tract. There is an existing storm water pond on the north end of the site that is part of the larger 610 Zane Development.

The proposed building will require a rezone from General Business District with Planned Development Overlay (B3/PD) to Town Center (TC). It will also require a Comprehensive Plan Amendment from Community Commercial to Mixed Use.

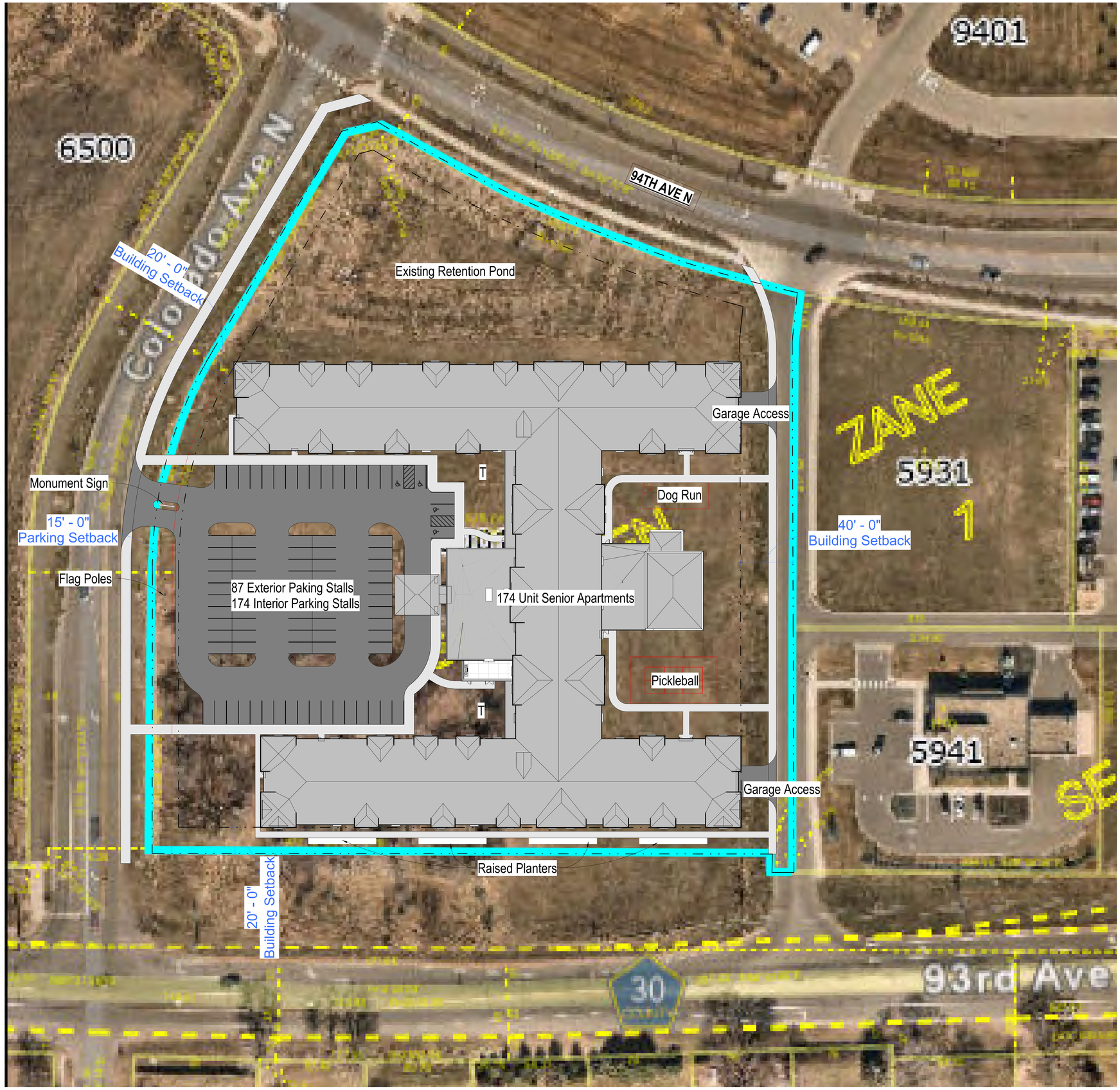
The project will consist of 174 dwelling units for age-restricted independent senior living with common area amenities including: indoor pool, fitness area, lobby, lounge, internet café, theater, library, crafts, game room, billiards room, and a parking garage. The community will not have a commercial kitchen or provide daily meal service or nursing services.

The proposed building will be 3 stories of wood framed type VA construction group R2 for the apartments and common areas above 1 story of type 1A construction group S2 and R2 for an indoor parking garage and common area. A total of 4 stories above grade with NFPA 13 fire protection systems.

The building will have 174 enclosed parking stalls (1 per unit) with an additional 87 exterior stalls for a total of 1.5 stalls per unit.

Dwelling units: 174
Site area: 5.24 acres
Use: Residential apartments and structured parking (R2 & S2)
Building SF: 259,168 SF
Building Height: 4 stories, 47'-9" building height
Parking: 1/1.5 or 261 stalls
Open space: 2.5 acres or 48%

Andrew Bernard
abernard@inlandconstruction.com
509-951-4814



1 Site Plan
1" = 30'-0"

N

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www.kaaswilson.com

Civil / Landscape:

Structural:

General Contractor:

Project:
Affinity at Brooklyn Park

Owner:
Affinity at Brooklyn Park, LLC
120 W. Cataldo Ave., Suite 100
Spokane, WA 99201

Project Number

Date

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

Site Plan

As indicated

SD1.0

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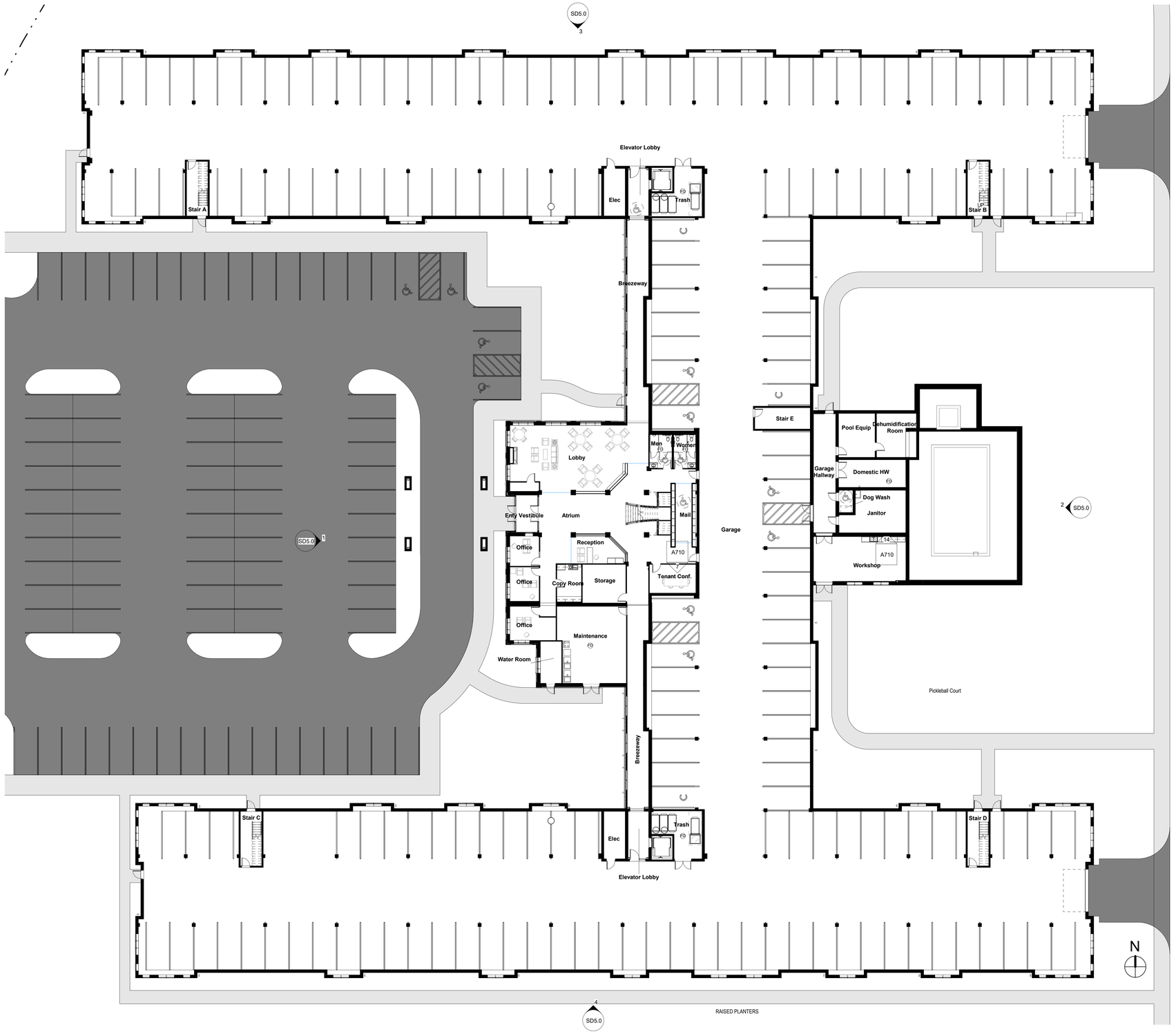

Total Gross Area	
Level	**Area**
Level 4	60,419 ft²
Level 3	60,419 ft²
Level 2	68,586 ft²
Level 1	69,746 ft²
Grand total	259,170 ft²

1 Level 1
1/16" = 1'-0"

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Revision

Rev. No.

Level 1 Plan

1/16" = 1'-0"

SD3.0

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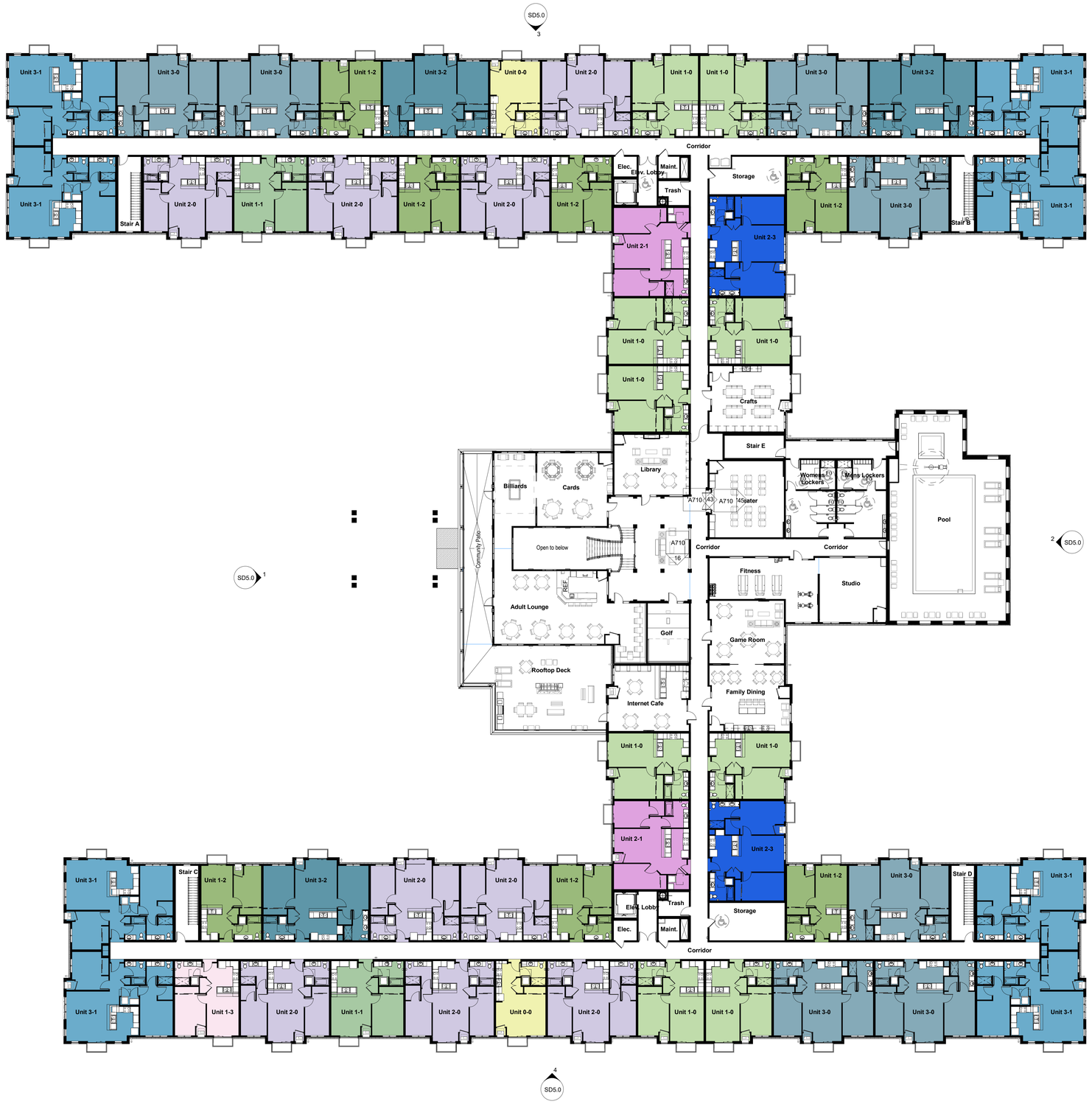

Schema 1 Legend

- Unit 0-0
- Unit 1-0
- Unit 1-1
- Unit 1-2
- Unit 1-3
- Unit 2-0
- Unit 2-1
- Unit 2-3
- Unit 3-0
- Unit 3-1
- Unit 3-2

Residential Unit Mix

Name	Type	Count	Unit Area Gross Area
1 Bed Premium			
Unit 1-0	1 Bed Premium	33	696 ft²
Unit 1-1	1 Bed Premium	6	727 ft²
		39	
1 Bed Standard			
Unit 1-2	1 Bed Standard	27	608 ft²
Unit 1-3	1 Bed Standard	3	644 ft²
		30	
2 Bed 1 Bath			
Unit 2-1	2 Bed 1 Bath	6	884 ft²
		6	
2 Bed 2 Bath Premium			
Unit 3-1	2 Bed 2 Bath Premium	24	1,140 ft²
Unit 3-2	2 Bed 2 Bath Premium	9	1,081 ft²
Unit 3-3	2 Bed 2 Bath Premium	2	1,147 ft²
		35	
2 Bed 2 Bath Standard			
Unit 2-0	2 Bed 2 Bath Standard	27	911 ft²
Unit 2-2	2 Bed 2 Bath Standard	2	884 ft²
Unit 2-3	2 Bed 2 Bath Standard	6	994 ft²
Unit 3-0	2 Bed 2 Bath Standard	21	1,024 ft²
		56	
Studio			
Unit 0-0	Studio	8	506 ft²
		8	
Grand total: 174		174	

1 Level 2
1/16" = 1'-0"

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Date

Revision

Rev. No.

Level 2 Plan

1/16" = 1'-0"

SD3.1

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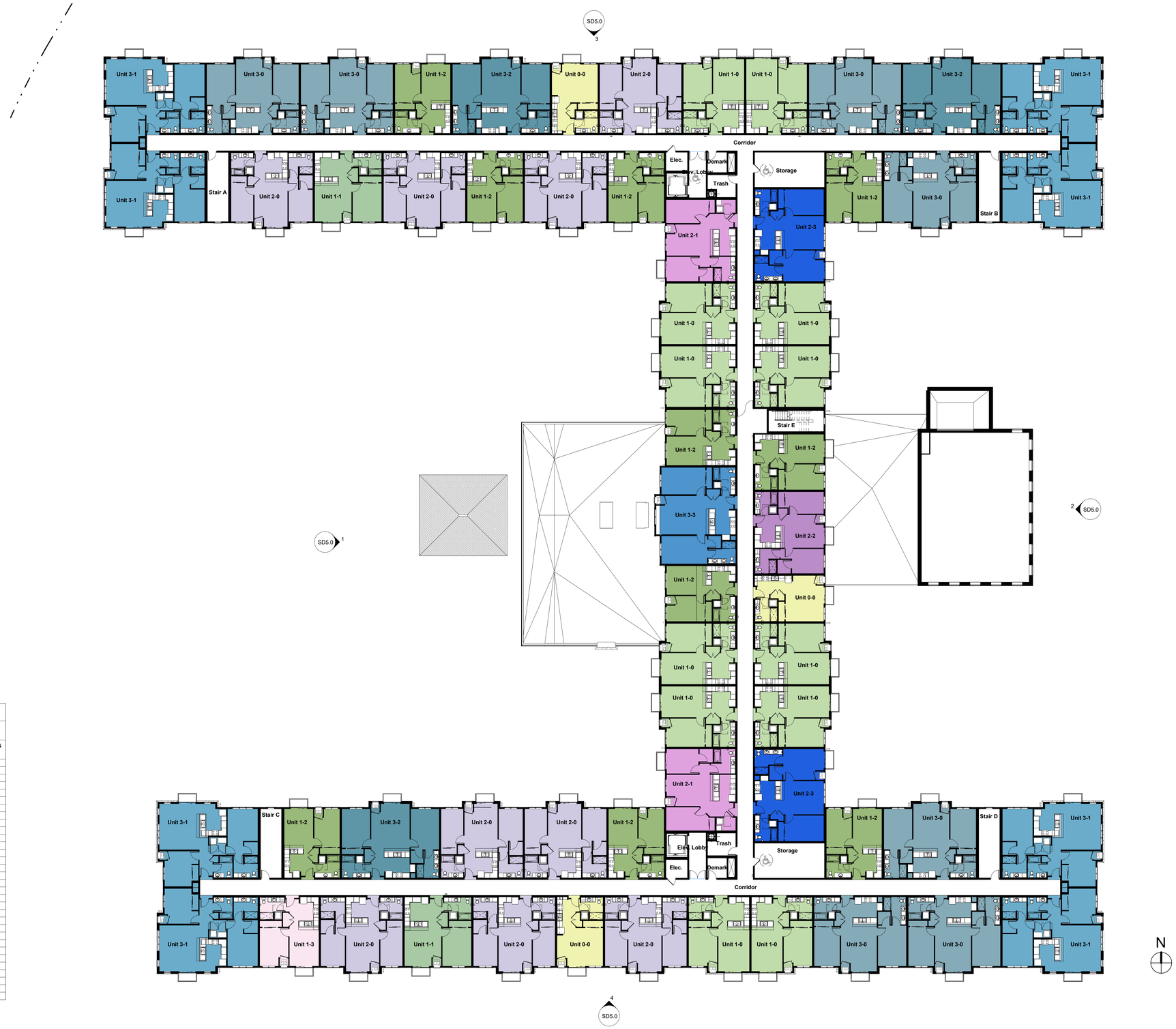

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		6	
2 Bed 2 Bath Premium			
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2 Bed 2 Bath Standard			
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Unit 2-2	2 Bed 2 Bath Standard	2	884 ft²
Unit 2-3	2 Bed 2 Bath Standard	6	994 ft²
Unit 3-0	2 Bed 2 Bath Standard	21	1,024 ft²
		56	
Studio			
Unit 0-0	Studio	8	506 ft²
		8	
Grand total: 174		174	

1 Level 3
1/16" = 1'-0"

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Level 3 Plan

1/16" = 1'-0"

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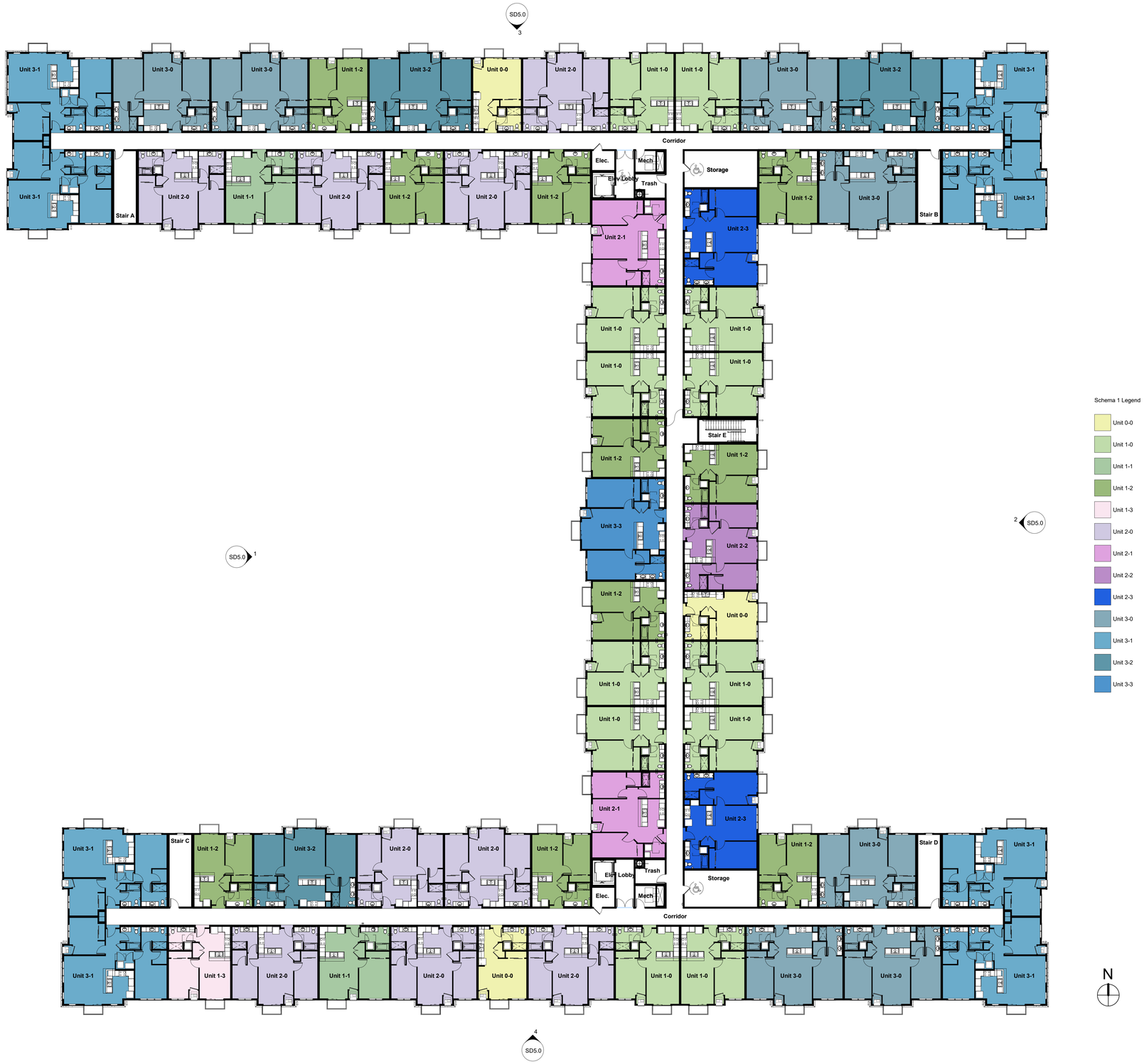

Schema 1 Legend

- Unit 0-0
- Unit 1-0
- Unit 1-1
- Unit 1-2
- Unit 1-3
- Unit 2-0
- Unit 2-1
- Unit 2-2
- Unit 2-3
- Unit 3-0
- Unit 3-1
- Unit 3-2
- Unit 3-3

Residential Unit Mix

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Unit 2-3	2 Bed 2 Bath Standard	6	994 ft²
Unit 3-0	2 Bed 2 Bath Standard	21	1,024 ft²
		56	
Studio			
Unit 0-0	Studio	8	506 ft²
		8	
Grand total: 174		174	

1 Level 4
1/16" = 1'-0"

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Project Number

Date

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Level 4 Plan

1/16" = 1'-0"

SD3.3

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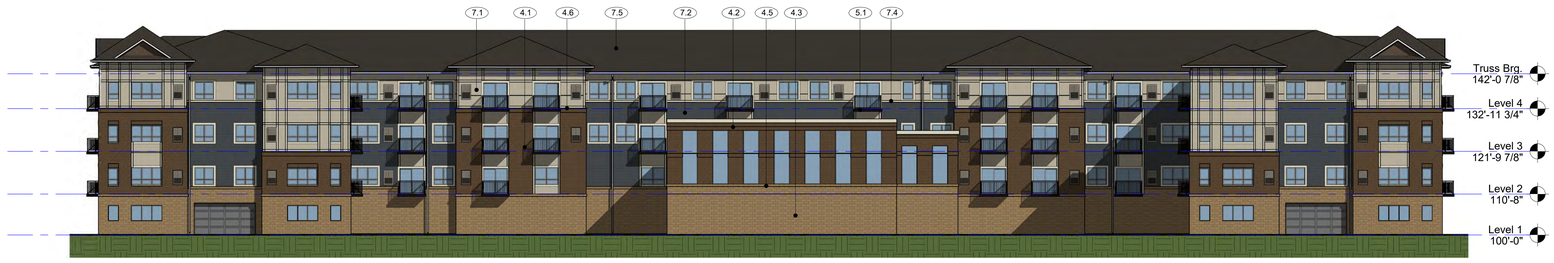
1 SD West Elevation
1/16" = 1'-0"

3 SD North Elevation
1/16" = 1'-0"

4 SD South Elevation
1/16" = 1'-0"



2 SD East Elevation
1/16" = 1'-0"

EXTERIOR MATERIALS

Material Mark	Description	Image
4.1	BRICK VENEER - SOUIX CITY - CHARLESTON HAMPTON - 12" UTILITY	
4.2	BRICK VENEER SOLDIER COURSE - SOUIX CITY - CHARLESTON HAMPTON - 12" UTILITY	
4.3	CONCRETE MASONRY UNITS (CMU) SPEC BRICK - COUNTY MATERIALS - SANDCASTLE BLEND w/ ASHLAR PATTERN	
4.4	ADHERED CONCRETE MASONRY VENEER - COLOR: CORONADO STEON EASTERN MOUNTAIN LEDGE MADISON COUNTY	
4.5	CUSTOM MASONRY UNITS (CMU) SPEC BRICK SILL - COUNTY MATERIALS - SANDCASTLE BLEND	
4.6	KASOTA STONE SILL	
5.1	PREFINISHED ALUM BALCONY & RAIL - DARK BRONZE	
5.2	PREFINISHED ALUM SOFFIT & FASCIA - WHITE	
7.1	CFB PANEL SIDING - COLOR: COBBLE STONE	
7.2	CFB LAB SIDING - COLOR: EVENING BLUE	
7.3	CFB SHAKE SIDING - COLOR: TIMBER BARK	
7.4	CFB TRIM - COLOR: ARCTIC WHITE	
7.5	ASPHALT ROOF SYSTEM - TBD	
8.1	PREFINISHED MAGIC PAK GRILL - EXTRUDED ALUMINUM - COLOR TO MATCH ADJACENT FINISH -PER SUBMITTED SAMPLES	
8.2	VINYL WINDOWS - WHITE	
8.3	ALUMINUM STOREFRONT SYSTEM - WHITE	

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Exterior Elevations

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SD5.0

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Brooklyn Park Zoning Map

9/20/2022, 9:41:31 AM

Zoning large scale

- R3A - Detached Single-Family Residential (75' Lots)
- B1 - Office Park
- B3/PD - General Business/Planned Development
- BP/PD - Business Park/Planned Development
- PCDD - Planned Community Development District

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

City of Coon Rapids, Three Rivers Park District, Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA, Maxar, Esri Community

City of Brooklyn Park

This map is for general reference only. It is not for legal, engineering, or surveying use. Please contact the sources of the information if you desire more details.