

REGULAR CITY COUNCIL MEETING – AGENDA #10

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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

I. ORGANIZATIONAL BUSINESS

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENT AND RESPONSE 6:00 p.m. Provides an opportunity for the public to address the Council on items which are not on the agenda. Public Comment will be limited to 15 minutes (*if no one is in attendance for Public Comment, the regular meeting may begin*), and it may not be used to make personal attacks, to air personality grievances, to make political endorsements or for political campaign purposes. Individuals should limit their comments to three minutes. Council Members will not enter into a dialogue with residents. Questions from the Council will be for clarification only. Public Comment will not be used as a time for problem solving or reacting to the comments made, but rather for hearing the residents for informational purposes only.

2A. RESPONSE TO PRIOR PUBLIC COMMENT

2B. PUBLIC COMMENT

3A. APPROVAL OF AGENDA (Items specifically identified may be removed from Consent or added elsewhere on the agenda by request of any Council Member.)

3B. PUBLIC PRESENTATIONS/PROCLAMATIONS/RECEIPT OF GENERAL COMMUNICATIONS

3B.1 Introduction of New Employees

3B.2 Racial Equity Plan (RIVERMAP)

3B.3 Human Rights Commission 2022 Annual Report and 2023 Work Plan

A. 2022 HUMAN RIGHTS COMMISSION ANNUAL REPORT

B. HUMAN RIGHTS COMMISSION 2023 WORK PLAN

3B.4 Hennepin County Commissioner Jeff Lunde Update on 1st District

3B.5 Community Long-range Improvement Commission 2022-2023 Annual Report and 2023 Work Plan

A. CLIC 2022-2023 ANNUAL REPORT

B. CLIC 2023 WORK PLAN

3B.6 Proclamation Recognizing Fire Chief T. John Cunningham

A. PROCLAMATION

II. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION

4. CONSENT (All items listed under Consent, unless removed from Consent in agenda item 3A, shall be approved by one council motion.) Consent Agenda consists of items delegated to city management or a commission but requires council action by State law, City Charter or city code. These items must conform to a council approved policy, plan, capital improvement project, ordinance or contract. In addition, meeting minutes shall be included.

4.1 Approval of Minutes

A. SPECIAL CITY COUNCIL MEETING MINUTES, JANUARY 30, 2023 (CLOSED SESSION)

B. SPECIAL CITY COUNCIL MEETING MINUTES, JANUARY 30, 2023

- 4.2 Resolution Establishing an Absentee Ballot Board and Appointing an Absentee Ballot Board and All Members Appointed to the Hennepin County Absentee Ballot Board to Act as the Brooklyn Park Absentee Ballot Board for the May 9, Special Primary and August 8, 2023, Special Election
 - A. RESOLUTION
 - B. EXHIBIT A

The following items relate to the City Council’s long-range policy-making responsibilities and are handled individually for appropriate debate and deliberation. (Those persons wishing to speak to any of the items listed in this section should fill out a speaker’s form and give it to the City Clerk. Staff will present each item, following in which audience input is invited. Discussion will then be closed to the public and directed to the council table for action.)

5. PUBLIC HEARINGS

- 5.1 Approve an On-Sale Wine License and 3.2 Malt Liquor License for Linh Huynh Food Inc. dba Soke BBQ & Hot Pot, Located at 8586 Edinburgh Centre Drive North
 - A. LIQUOR LICENSE LIST

6. LAND USE ACTIONS

- 6.1 610 Zane Speculative Industrial Buildings – An Application by Ryan Companies for a Final Plat and Site Plan Review for Two Speculative Office/Warehouse Buildings at the Southeast Quadrant of Hampshire Avenue North and 94th Avenue North Zoned Business Park District/Planned Development Overlay
 - A. RESOLUTION – FINAL PLAT
 - B. RESOLUTION – SITE PLAN
 - C. LOCATION MAP
 - D. FEBRUARY PLANNING COMMISSION MEETING MINUTES
 - E. SUPPORTING DOCUMENTS
 - F. MNDOT LETTER
 - G. PLAN SET
- 6.2 An Interim Ordinance Establishing a Six-Month Moratorium on Development of Property Located North of 93rd Avenue and West of Regent Avenue and Directing that a Planning Study be Conducted
 - A. INTERIM ORDINANCE
 - B. DEVELOPABLE LAND
 - C. DEVELOPABLE LAND WITH NEW BUSINESS
 - D. DEVELOPMENT PROJECTS
 - E. HOUSING INFORMATION
 - F. EMAIL FROM RYAN COMPANIES
 - G. LETTER FROM REAL ESTATE EQUITIES

7. GENERAL ACTION ITEMS

- 7.1 Appointments to Commissions
- 7.2 Select Provider of Violence Intervention Services and Authorize the City Manager to Enter into an Agreement for These Services
 - A. RESOLUTION
- 7.3 Approve Contract with National Forum for Black Public Administrators and Transfer Funds from Contingency to the Administration Department (*to be provided to the Council prior to Monday’s meeting*)

III. DISCUSSION – These items will be discussion items but the City Council may act upon them during the course of the meeting.

8. DISCUSSION ITEMS

None

IV. VERBAL REPORTS AND ANNOUNCEMENTS

9A. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

9B. CITY MANAGER REPORTS AND ANNOUNCEMENTS

V. ADJOURNMENT

Since we do not have time to discuss every point presented, it may seem that decisions are preconceived. However, background information is provided for the City Council on each agenda item in advance from city staff and appointed commissions, and decisions are based on this information and past experiences. If you are aware of information that has not been discussed, please raise your hand to be recognized. Please speak from the podium. Comments that are pertinent are appreciated. Items requiring excessive time may be continued to another meeting.

City of Brooklyn Park Request for Council Action

Agenda Item:	3B.1	Meeting Date:	March 13, 2023
Agenda Section:	Public Presentations/ Proclamations/Receipt of General Communications	Originating Department:	Administration
Resolution:	N/A	Prepared By:	Marlene Kryder Program Assistant
Ordinance:	N/A		
Attachments:	N/A	Presented By:	Department Directors/Managers
Item:	Introduction of New Employees		

City Manager's Proposed Action:

Introduction of the City of Brooklyn Park's new employees.

Overview:

<u>Employee</u>	<u>Start Date</u>	<u>Title</u>
Administration		
Katrina Doshier	February 13, 2023	Program Assistant III
Finance		
Paige Heath	March 1, 2023	Lead Appraiser I
Police		
Reira Vang	January 23, 2023	Program Assistant II, Front Counter Clerk, FT
Katie Cottingham	January 30, 2023	Program Assistant II, Front Counter Clerk, PT

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park Request for Council Action

Agenda Item:	3B.2	Meeting Date:	March 13, 2023
Agenda Section:	Public Presentations/ Proclamations/Receipt of General Communications	Originating Department:	Administration
Resolution:	N/A	Prepared By:	Marcellus Davis Racial Equity Diversity, Inclusion Manager (REDI)
Ordinance:	N/A		
Attachments:	N/A	Presented By:	Dr. Marcellus Davis and Dr. Angel R. Smith
Item:	Racial Equity Plan (RIVERMAP)		

City Manager's Proposed Action:

Dr. Davis and Dr. Smith will provide informational updates about the inaugural REDI Plan.

Overview:

Dr. Marcellus Davis and Dr. Angel Smith will provide the City Council with updates on the city's inaugural Racial Equity Plan. This overview will highlight our rationale for the plan, how it will positively impact the organization and city of Brooklyn Park, and its alignment to the BP 2025 Goals.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park Request for Council Action

Agenda Item:	3B.3	Meeting Date:	March 13, 2023
Agenda Section:	Public Presentations/ Proclamations/Receipt of General Communications	Originating Department:	Administration
Resolution:	N/A	Prepared By:	Marcellus Davis Racial Equity Diversity, Inclusion Manager (REDI)
Ordinance:	N/A		
Attachments:	2	Presented By:	Dr. Aja King, Chair
Item:	Human Rights Commission 2022 Annual Report and 2023 Work Plan		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO ACCEPT THE HUMAN RIGHTS COMMISSION 2023 WORK PLAN.

Overview:

Human Rights Commission Chair, Dr. Aja King, will present the 2022 Human Rights Commission Annual Report and the 2023 Work Plan.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

3B.3A 2022 HUMAN RIGHTS COMMISSION ANNUAL REPORT
3B.3B HUMAN RIGHTS COMMISSION 2023 WORK PLAN

Human Rights Commission 2022 Annual Report to City Council

Dr. Aja King, Chair

March 13 , 2023

Brooklyn Park Human Rights Commission

The Human Rights Commission assists the Minnesota Department of Human Rights in implementing state laws against discrimination, advises the City Council on human rights issues facing Brooklyn Park residents and promotes human rights within our community.

Current Bylaws state...

ARTICLE I – VISION STATEMENT

The Human Rights Commission imagines a future where Brooklyn Park is a thriving community, where justice is achieved, diversity is celebrated, equity is practiced, and equal opportunity exists for all.

ARTICLE II – MISSION STATEMENT

The Brooklyn Park Human Rights Commission works toward equal opportunity in employment, housing, public accommodations, public services, education, and full participation in the affairs of the city without regard to race, color, creed, religion, national origin, sex, age, disability, marital status, status with regard to public assistance, sexual orientation, familial status or ancestry.

Human Rights Commission

- Chair – Dr. Aja King
- Vice-Chair – Mark Hostetler
- Minn Wang
- Chris Eriksen
- Kate Lundquist
- Cindy Shevlin-Woodcock
- Wayland Richards
- Chelsea V. Youngquist
- Andy Vue
- Council Liaison – Xp Lee
- Staff Liaison – Dr. Marcellus Davis



BP Human Rights Commission 2022 Work in Review

2022 Work Plan

Create an HRC publicity plan to increase our residents' awareness of the work of the HRC.

- Create new content for the HRC web page and other city communication tools.
- Work with communication liaison to develop plan.
- Create flyers, stickers, etc. to put in the hands of residents
- Conduct some of our meetings out in the community to be more accessible to community participation.
- Sponsor HRC events to educate and engage the community.
- Organize a City-wide plan for Racial Healing dialogue and support opportunities

Promote Community Involvement in Youth Violence Prevention Programing:

- Request of key community partners, businesses, churches and non-profits to join us in creating more youth violence prevention programs.
- Engage critical partners in creating programing to create pathways to living wage employment

Advise City Council on Human Rights issues affecting our residents

- Equality in Employment
- Equality in Housing
- Equality in Education
- Equality in Public Service
- Equality in Public Accommodation

Continual involvement with the Police Score Card Work

Introductions

Attendees of 6/30 Meeting

- The Village BP
 - Grassroots organization of tenants
 - Led by Tekoa Cochran
- Brooklyn Park Police
 - Officer Gelle
- City of Brooklyn Park
 - Neighborhood Relations Specialist Shanna (Shay) Woods
- Human Rights Commissioners
 - Onsite – Kate Lundquist, Chris Eriksen, Chelsea Youngquist, Minh, Andy, Mark
 - Online – Dr. Aja King, Dr. Marcellus Davis, CM Lee



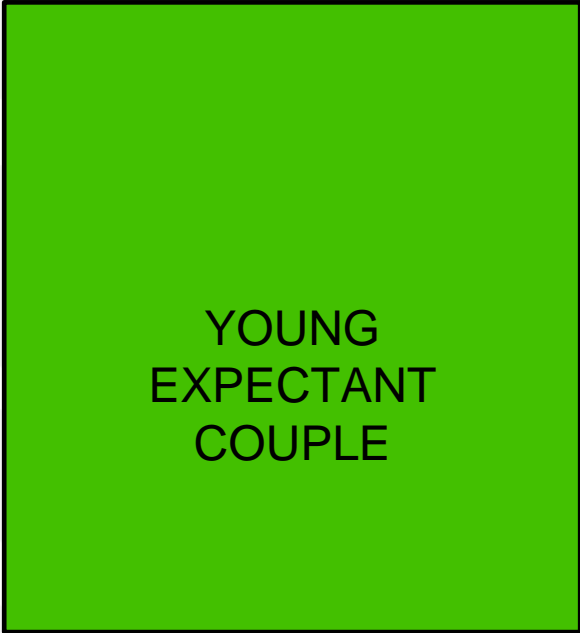
Summary

from concerned citizen, Paula Weekly

- The meeting was called to order and tenants shared their stories, feelings, and concerns. An older woman who was introduced as a long-time tenant testified to her frustration with the many people who have come in the past and made promises to help but were never seen again. She has issues with mold (a common theme from many of the tenants) and fears about renovations exposing tenants to asbestos. She also has concerns about the security as she has found people sleeping in the hallways. Another tenant told us her issues with mold went unresolved until she called a Section 8 inspector and her place failed inspection. She is living with a child in the apartment as the renovations take place which feels very unsafe to her. A young couple has health issues that they feel have been exacerbated by the mold. The young man has been diagnosed as such.



Tenant Snapshots



YOUNG
EXPECTANT
COUPLE



MARRIED FATHER
OF TODDLER



MOTHER OF
YOUNG CHILD

Tenant Quotes

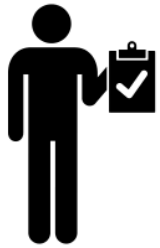
- “This place isn’t so bad if it weren’t for the rats coming in from the foundation. I just trap them, I’m from the country, it doesn’t bother me too much”
- Resident was nearly in tears, showing us the amount of rodent feces in his unit.
- 18-year resident, “I don’t believe anyone who says things will ever get better. Everything is broken promises. They blame us for problems they have caused. Orange shirts do nothing, all these guards...we aren’t terrorists. There is NO action.”
- “I’ve been staying with my fiancé because I can’t live like this. I can’t bring my kids here.”
- Young male resident, “It took 8 years for me to get Section 8, I cannot leave. There’s no where else for me to go. And I don’t want to complain about things because of retaliation.”
- Female resident, “This guy who works here is always trying to get with me [sexually] and tells me he will pay part of my rent if I do. He does it to all the girls” We heard about this particular person from several women tenants.
- AEON CEO to resident who is helping organize tenants, “NAME REDACTED, if I were younger, I would kick your ass.”
- “The fire alarms don’t work well. There have been fires and gas leaks and I’ve been awakened by neighbors or maintenance knocking.”
- “I saw an inspector and showed him the fire extinguishers that were all expired. He didn’t care.”



HRC Findings - Details

- **SAFETY** (continued)
 - Reports of frequent gas leaks
 - No availability of emergency maintenance on weekends. Residents are concerned about retaliation by AEON should they speak up about concerns.
 - Large dumpsters are unsecured. Children were seen playing in/on them.
- **HEALTH**
 - Mice and rats present throughout many buildings, with visible fecal matter in several areas.
 - Mold
 - There is visible and pervasive water damage throughout the buildings. There is visible mold in many areas.
 - Tenants have reported diagnoses of illnesses related to the mold level.
 - Laundry room leaks, there are plastic bags to contain leaks. There is standing water and water going into neighboring apartments.

Proposed Action Steps



INSPECTION
S



AUDITS



FUNDS



RESIDENT
COMMUNICATION

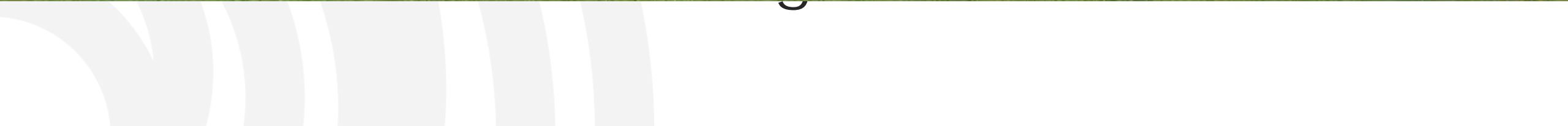
Action Items – Resident communication

- Posting of the City of Brooklyn Park Inspection Office contact info throughout all buildings, in lobbies and through electronic messaging.
 - City should consider a full or part time Huntington liaison that offices at Huntington.
- Establish regular cadence of email communication with residents from the City.
- AEON should be required to communicate regularly with tenants via more than just email. Email, text, flyers under doors.
- Monthly stakeholder check-in meetings including
 - The Village BP
 - AEON
 - City Representatives
 - HRC Representatives

2023 Work Plan

BP2025 Goal(s) 1,2,3,4,5,6,

- Focus on Police Reform and Racial Justice Work
- Collaborate with organizations focused on positive youth development and youth crime reduction
 - Collaborate with youth workers in the city to support their work.
- HRC Publicity
 - Develop Human Rights Recognition Program
 - Annual Human Rights-focused Community Assembly
 - Expand use of HRC webpage and flyer
- Human Rights Training (2023)
 - Attend human rights training/convening sponsored by MN DHR
 - Invite MN DHR to conduct training for commission and council on role of municipal HRCs
 - Explore opportunities for engagement with state DHR boards/commissions
- HRC being Responsive to racial inequities within the city of Brooklyn Park
 - Education
 - Housing
 - Health
 - Unemployment
 - Carceral rates
 - Responding to hate in the city of Brooklyn Park
- Respond to economic equity
 - Everyone has the right to work, to free choice of employment, to just and favorable conditions of work and to protection against unemployment.





Thank you!

Time frame	Project or Task(s)	BP2025	Purpose (see next page for info)
March –Feb 2024	<p>Focus on Police Reform and Racial Justice work</p> <ul style="list-style-type: none"> • Continuance of working with the Police scorecard • Collaborating with local organizations to create and implement racial healing, racial reconciliation, and racial dialogue skill development 3–5-year plan and spaces for the Brooklyn Park residents • Collaborate with Fire and Police departments and local organizations to increase mental health/racial trauma support for public safety practitioners 	<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input type="checkbox"/> 6	<input checked="" type="checkbox"/> Report/Comment <input checked="" type="checkbox"/> Recommend <input checked="" type="checkbox"/> Act Initiated by: <input type="checkbox"/> <i>Commission</i> <input checked="" type="checkbox"/> <i>Council</i> <input type="checkbox"/> <i>City Manager</i>
March –Feb 2024	<p>HRC being responsive to racial inequities within the city of Brooklyn Park</p> <ul style="list-style-type: none"> • Be responsive to the racial inequities in various sectors: <ul style="list-style-type: none"> ○ Education ○ Housing ○ Health ○ Unemployment ○ Carceral rates ○ Responding to hate in the city of Brooklyn Park 	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 6	<input type="checkbox"/> Report/Comment <input type="checkbox"/> Recommend <input checked="" type="checkbox"/> Act Initiated by: <input checked="" type="checkbox"/> <i>Commission</i> <input type="checkbox"/> <i>Council</i> <input type="checkbox"/> <i>City Manager</i>
March –Feb 2024	<p>HRC Publicity:</p> <ul style="list-style-type: none"> • Rebrand HRC identity • Develop a HRC communication plan • Re-introduce HRC to the City of Brooklyn Park • Make it clear to the public what the HRC does and how we support Brooklyn Park residents • Develop recognition program to acknowledge demonstration of noteworthy human rights advocacy and agency • Annual Human Rights BP Community Assembly • Utilize and update HRC webpage and brochure 	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input type="checkbox"/> 6	<input type="checkbox"/> Report/Comment <input type="checkbox"/> Recommend <input checked="" type="checkbox"/> Act Initiated by: <input checked="" type="checkbox"/> <i>Commission</i> <input type="checkbox"/> <i>Council</i> <input type="checkbox"/> <i>City Manager</i>

<p>March –Feb 2024</p>	<p>Human Rights Training</p> <ul style="list-style-type: none"> Attend human rights training/convening sponsored by the MN Department of Human Rights to learn about statewide initiatives and human rights work in other communities Invite DHR to conduct training on role of local HRCs in partnership with surrounding communities <p>Explore opportunities for engagement with state DHR boards/commissions</p>	<p><input checked="" type="checkbox"/>1 <input type="checkbox"/>2 <input type="checkbox"/>3 <input type="checkbox"/>4 <input type="checkbox"/>5 <input checked="" type="checkbox"/>6</p>	<p><input type="checkbox"/>Report/Comment <input type="checkbox"/>Recommend <input checked="" type="checkbox"/>Act</p> <p>Initiated by: <input checked="" type="checkbox"/>Commission <input type="checkbox"/>Council <input type="checkbox"/>City Manager</p>
<p>March –Feb 2024</p>	<p>Respond to economic equity</p> <ol style="list-style-type: none"> Everyone has the right to work, to free choice of employment, to just and favorable conditions of work and to protection against unemployment. <u>Everyone, without any discrimination, has the right to equal pay for equal work.</u> Everyone who works has the right to <u>just and favorable remuneration ensuring for himself and his family an existence worthy of human dignity</u>, and supplemented, if necessary, by other means of social protection. Everyone has the right to form and to join trade unions for the protection of his interests. 	<p><input checked="" type="checkbox"/>1 <input type="checkbox"/>2 <input checked="" type="checkbox"/>3 <input checked="" type="checkbox"/>4 <input checked="" type="checkbox"/>5 <input checked="" type="checkbox"/>6</p>	<p><input type="checkbox"/>Report/Comment <input checked="" type="checkbox"/>Recommend <input checked="" type="checkbox"/>Act</p> <p>Initiated by: <input checked="" type="checkbox"/>Commission <input checked="" type="checkbox"/>Council <input checked="" type="checkbox"/>City Manager</p>
<p>March-Feb 2024</p>	<p>Collaborate with organizations focused on positive youth development and youth crime reduction</p> <ul style="list-style-type: none"> Collaborate with youth workers in the city to support their work Collaborate with Park and Rec to increase summer employment, and year around programming for youth 	<p><input checked="" type="checkbox"/>1 <input type="checkbox"/>2 <input type="checkbox"/>3 <input type="checkbox"/>4 <input type="checkbox"/>5 <input checked="" type="checkbox"/>6</p>	<p><input type="checkbox"/>Report/Comment <input checked="" type="checkbox"/>Recommend <input type="checkbox"/>Act</p> <p>Initiated by: <input checked="" type="checkbox"/>Commission <input type="checkbox"/>Council <input type="checkbox"/>City Manager</p>

1: United Community 2: Beautiful Places 3: Thriving Economy 4: Healthy & Safe People 5: Increased Equity 6: Effective & Engaging Gov't

Workplan Projects: What's the purpose?

Commissions can either initiate a project themselves OR be asked by the Council or City Manager to do one of the following:

Report/Comment

- Commission studies a specific issue or topic and **reports its findings or comments to the Council**, either in writing or in a Council meeting.
- Commission does not vote.
- No direct action is taken.

Example: Charter Commissioner provided a memo on the topic of Council Members being employed by the City part-time, at the Council's request.

Recommend

- Commission reviews a specific policy issue and **makes a formal recommendation** to City Council on what action to take.
- A recommendation requires a majority of the Commissioners' support.
- Individual member comments are not included.

Examples: Planning Commission recommends approval on land use actions; RPAC made a recommendation on amplified sound policy.

Act

- Commission **initiates or takes on a project**, approved by Council through their workplan.

Example: HRC partnered with a community organization on an event; City Manager requests that HRC coordinate the "All Are Welcome" sign contest.

Brooklyn Park 2025 Community Goals

Working together to make Brooklyn Park a thriving community
inspiring pride where opportunities exist for all.

We asked and you answered! Our community wants to accomplish these goals by the year 2025:

Unified Community

A united and welcoming community, strengthened by our diversity.

- We have connected neighbors who understand and celebrate our unique cultures.
- Brooklyn Park is unified with a strong positive identity and image.
- Our community's activities, events and services are inclusive, multi-cultural, and accessible.
- We have places and spaces for diverse communities to gather.
- Residents of every age contribute to our community.

Beautiful Places

Beautiful spaces and quality infrastructure make Brooklyn Park a unique destination.

- Modern transportation options (drive, ride, walk, bike) connect people to education, jobs, and recreation.
- Quality recreation and park amenities inspire activity for all ages and interests.
- Our rich diversity is showcased through our vibrant music, art, food, entertainment, and cultural scene.
- Attractive key corridors, corners, and city centers create destinations that meet community needs.
- Neighborhoods are well-maintained with quality housing for all ages and incomes integrated throughout the community.

Thriving Economy

A balanced economic environment that empowers businesses and people to thrive.

- People of all ages and backgrounds enjoy financial stability.
- Residents and visitors support an abundance of retail stores, restaurants, and entertainment venues.
- Our business environment inspires private investment and job growth.
- Business and organizations of all types, sizes and specialties start, stay and grow here.
- We are a leader in environmental sustainability, benefiting our economy and community.

Healthy and Safe People

People of all ages have what they need to feel healthy and safe.

- Neighborhoods are empowered and supported by strengthened positive relationships with police.
- Youth are engaged in positive and quality experiences.
- Aging adults have services and amenities to thrive and age in place.
- Everyone has access to quality healthy food options.
- People have access to quality medical and emergency care.

Increased Equity

Partnerships that increase racial and economic equity empower residents and neighborhoods to prosper.

- Each resident has access to the training and support needed to get and keep a living wage job.
- Each student graduates high school with a pathway to college or career.
- Aging neighborhoods and commercial centers are revitalized through continuous investment.
- The community provides necessary supports and services for community members to overcome life challenges such as hunger, mental illness, and homelessness.

Effective, Engaging Government

Effective and engaging government recognized as a leader.

- The City provides quality services at a reasonable cost.
- Elected officials, commissions, and City staff reflect the diversity of the community and are culturally competent.
- City information is clear, accessible, and delivered in ways that meet the community's needs.
- City laws are understandable, equitably enforced, and relevant to the community.
- The City is well-managed and recognized as a great place to work.

City of Brooklyn Park Request for Council Action

Agenda Item:	3B.4	Meeting Date:	March 13, 2023
Agenda Section:	Public Presentations/ Proclamations/Receipt of General Communications	Originating Department:	Administration
Resolution:	N/A	Prepared By:	Jay Stroebel, City Manager Hennepin County Commissioner Jeff Lunde
Ordinance:	N/A		
Attachments:	N/A		
Item:	Hennepin County Commissioner Jeff Lunde Update on 1 st District		

City Manager's Proposed Action:

Hennepin County Commissioner Jeff Lunde will provide an update.

Overview:

Hennepin County Commissioner Jeff Lunde will give an update of the accomplishments and activities taking place in the 1st District.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park Request for Council Action

Agenda Item:	3B.5	Meeting Date:	March 13, 2023
Agenda Section:	Public Presentations/ Proclamations/Receipt of General Communications	Originating Department:	Operations and Maintenance Engineering Services Division
Resolution:	N/A	Prepared By:	Mitch Robinson, Water Resources Engineer
Ordinance:	N/A		
Attachments:	2	Presented By:	Brenda Reeves, Community Long-range Improvement Commission Chair
Item:	Community Long-range Improvement Commission 2022-2023 Annual Report and 2023 Work Plan		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO ACCEPT THE COMMUNITY LONG-RANGE IMPROVEMENT COMMISSION 2023 WORK PLAN.

Overview:

Brenda Reeves, Community Long-range Improvement Commission Chair, will present the Community Long-range Improvement Commission's Annual Report and Work Plan.

The Community Long-range Improvement Commission (CLIC) is required to submit and have accepted by Council written and verbal reports consisting of review of work from the previous year and proposed work plan for the current year.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

3B.5A CLIC 2022-2023 ANNUAL REPORT
3B.5B CLIC 2023 WORK PLAN

ANNUAL REPORT TO COUNCIL

2022-2023

Presented by Brenda Reeves, Chair

CLIC 2022-2023 ANNUAL REPORT TO COUNCIL

CLIC 2022-2023 OVERVIEW

1. Reporting period: March 2022–February 2023
2. Fifteen Commissioners, 1 Council Member, 1 Staff Liaison, 0 Youth Members
3. 10 monthly meetings – 10 quorums – average attendance = 10

CLIC 2022-2023 HIGHLIGHTS

1. **Age Friendly City**

- Discussed plans moving forward with Age Friendly.
- Discussed options to include all age groups for consideration.

2. **Communications**

- Received update from the city’s Community Engagement Manager on outreach efforts.

3. **Redevelopment/Development**

- Discussed role for involvement with HRC and affordable housing in City.
- Provided feedback on the Wayfinding project.
- Discussed and provided input on BLRT impact and success factors.
- Explored opportunities for improved mobility in Brooklyn Park for the upcoming light rail or 252 projects.
- Reviewed and discussed what the city is doing for development, planning / zoning, and strategies to bring in high value development.

4. **Future Planning**

- Reviewed/Commented on Capital Improvement Plan (CIP)/ Capital Equipment Plan (CEP).

CLIC 2022-2023 ANNUAL REPORT TO COUNCIL

CLIC 2022-2023 ACTIONABLE ITEMS

1. 2023- 2027 CIP-CEP Recommendation Approvals.
2. 2023- 2024 Work Plan completed.
3. 2023 Elections: Brenda Reeves (Chair), Tekoa Cochran (Vice Chair), Amy Meuers (Secretary).

CLIC 2023-2024 WORK PLAN (SEE ATTACHMENT)

1. **Friendly and Safe City For All Ages** - Review/Comment/Recommend/Act
 - Keep in front of the Council and continue to monitor progress of recommendations.
 - Participate in planning of Senior Center and Park System Plan Projects.
 - Review BP's Age Friendly Plan and provide recommendations to include all age groups.
 - Identify ways to stay engaged in state programs
 - Incorporate best practices outlined in the AARP Age Friendly guidelines.
 - Youth Wellbeing – improve existing programs and explore new ones.
2. **Community Engagement** – Ongoing Review/Comment/Recommend/Act
 - Review the City engagement plan. Are there any constraints limiting how effective the engagement could be?
 - Keep informed about new engagement strategies.
 - Provide recommendations for improvement with the Community Engagement Team.
 - Create ways to celebrate all cultures in BP
 - Create a subcommittee to explore how to improve connections with neighbors and the community through increased participation in programs such as National Night Out, open street concept etc.
3. **Housing** - Ongoing Review/Comment/Recommend
 - Review Housing Study recommendations (CURA) and City Policy on housing.
 - Work with the HRC to ensure policies / programs are included in the housing study to promote home ownership that reflects the community.
 - Collaborate and Support the HRC in their Housing efforts.
 - Continue to explore long term housing for life transitions.

CLIC 2022-2023 ANNUAL REPORT TO COUNCIL

- Look for ways to ensure safe housing for all.
4. **Mobility**– Ongoing Updates/Review/Comment/Recommend
 - Make recommendations for improved East-West Mobility (Transit, trails, & sidewalks).
 - Engage Development / transportation improvement (LRT and 252 projects) impacts on gentrification, rent levels, property taxes, & housing policy.
 - Identify best practices for bike and ped safety.
 -
 5. **Future Planning** - Ongoing Review/Comment/Recommend
 - Promote progress for increasing steps in the GreenStep program
 - Review, comment, and question how the CIP / CEP supports CLIC’s work plan.
 - 2024 CLIC work plan.
 - Use results of the Census to inform future recommendations and decisions.
 - Monitor, advocate, and comment on Village Creek redevelopment in that area.

COMMISSION INFORMATION

COMMUNITY LONG-RANGE IMPROVEMENT COMMISSION (CLIC)

City of Brooklyn Park
5200 85th Avenue North
Brooklyn Park, MN 55443

763-424-8000

<http://www.brooklynpark.org/commissions/citizen-long-range-improvement/>

Community Long-range Improvement Commission (CLIC) members study long-term trends and makes recommendations to the City Council on improvements to Brooklyn Park's future. CLIC is the only commission specifically mentioned in the City Charter (9.04).

Issues range from promoting business development, making transit connections, using of social media and mobile technology and partnering with groups in the community. The Community Long-range Improvement Commission also reviews the City's infrastructure planning (streets, sewers, and public buildings) where public funds will be involved.

The Community Long-range Improvement Commission studies city departments, initiatives and

CLIC 2022-2023 ANNUAL REPORT TO COUNCIL

processes to see if anything can be improved. This committee works with all the departments.

- Make recommendations to the City Council if there are improvements that should be made to better meet the needs of the community
- When improvements are brought to the table, help the City Council determine which improvements are done first.

BRENDA REEVES
CHAIR

Tel
brendajreeves@gmail.com

ETTA GBEIZON-BORNOR
VICE CHAIR

Tel
gbeizon@aol.com

JESSE STRUVE
STAFF LIAISON

Tel 763-493-8114
jesse.struve@brooklynpark.org

Workplan | Community Long-Range Improvement Commission

Mar. 2023 - Feb. 2024

Time frame	Project or Task(s)	BP2025	Purpose (see next page for info)	Outcome (fill in after completed)
Late 2023	<p>Friendly and Safe City For all Ages</p> <p><u>Purpose Statement</u> People of all ages have the resources they need to feel healthy and safe.</p>	<input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 6	<input checked="" type="checkbox"/> Report/Comment <input checked="" type="checkbox"/> Recommend <input checked="" type="checkbox"/> Act Initiated by: <input checked="" type="checkbox"/> Commission <input checked="" type="checkbox"/> Council <input type="checkbox"/> City Manager	<ul style="list-style-type: none"> • Keep this topic in front of the Council • Participate in planning of Senior Center and Park System Plan Projects. • Review BP's Age Friendly Plan and provide recommendations to include all age groups. • Identify ways to stay engaged in state programs • Incorporate best practices outlined in the AARP Age Friendly guidelines. • Youth Wellbeing – improve existing programs and explore new ones.
Late-2023	<p>Community Engagement</p> <p><u>Purpose Statement</u> To promote resident engagement that supports inclusion, decision making, and diversity.</p>	<input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 6	<input checked="" type="checkbox"/> Report/Comment <input checked="" type="checkbox"/> Recommend <input checked="" type="checkbox"/> Act Initiated by: <input checked="" type="checkbox"/> Commission <input type="checkbox"/> Council <input type="checkbox"/> City Manager	<ul style="list-style-type: none"> • Review the City engagement plan. Are there any constraints limiting how effective the engagement could be? • Keep informed about new engagement strategies. • Provide recommendations for improvement with the Community Engagement Team. • Create ways to celebrate all cultures in BP. • Create a subcommittee to explore how to improve creating connections with neighbors and the community through increased participation in programs such as National Night out, open street concept, etc...
Late-2023	<p>Housing</p> <p><u>Purpose Statement</u> Advocating for creating and maintaining habitable and affordable housing for all residents.</p>	<input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 6	<input checked="" type="checkbox"/> Report/Comment <input checked="" type="checkbox"/> Recommend <input checked="" type="checkbox"/> Act Initiated by: <input checked="" type="checkbox"/> Commission <input type="checkbox"/> Council <input type="checkbox"/> City Manager	<ul style="list-style-type: none"> • Review Housing Study recommendations (CURA) and City Policy on housing. • Work with HRC to ensure policies / programs are included to promote home ownership that reflects the community. • Collaborate and Support the HRC in their Housing efforts to improve housing. • Continue to explore long term housing for life transitions. • Look for ways to ensure safe housing for all.
ongoing	<p>Mobility</p> <p><u>Purpose Statement</u> To improve the ped environment and infrastructure to encourage walking, biking, and transit as a safe and accessible mode of transportation in BP.</p>	<input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 6	<input checked="" type="checkbox"/> Report/Comment <input checked="" type="checkbox"/> Recommend <input checked="" type="checkbox"/> Act Initiated by: <input checked="" type="checkbox"/> Commission <input type="checkbox"/> Council <input type="checkbox"/> City Manager	<ul style="list-style-type: none"> • Make recommendations for improved East-West Mobility (Transit, trails, & sidewalks). • Engage Development / transportation improvement (LRT and 252 projects) impacts on gentrification, rent levels, property taxes, & housing policy. • Identify best practices for bike and ped safety.

Workplan | Community Long-Range Improvement Commission

Mar. 2023 - Feb. 2024

						<ul style="list-style-type: none"> • Conduct self-assessment through the Walk Friendly Communities organization. • Add BP to PlacesForBikes City Ratings program.
Future Planning				<input checked="" type="checkbox"/> Report/Comment <input checked="" type="checkbox"/> Recommend <input type="checkbox"/> Act	<ul style="list-style-type: none"> • Promote progress for increasing steps in the GreenStep program • Review, comment, and question how the CIP / CEP supports CLIC's work plan. • 2024 CLIC work plan. • Use results of the Census to inform future recommendations and decisions. • Monitor, advocate, and comment on Village Creek redevelopment in that area. 	
2023		<input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 6	Initiated by: <input checked="" type="checkbox"/> Commission <input type="checkbox"/> Council <input type="checkbox"/> City Manager			

1: United Community 2: Beautiful Places 3. Thriving Economy 4. Healthy & Safe People 5. Increased Equity 6. Effective & Engaging Gov't

Notes:

Communication

- How do we measure "improvement" with communications?

Main topics of concern. Sub-committees to form on the following projects:

1. Housing
 - a. Beauty, Cindy, Tekoa, Brenda
2. Friendly and Safe
 - a. Mary, Umebe, Amy, Etta, Cindy
3. Mobility
 - a. Shelley, Edna, Nicholas

Workplan Projects: What's the purpose?

Workplan | Community Long-Range Improvement Commission

Mar. 2023 - Feb. 2024

Commissions can either initiate a project themselves OR be asked by the Council or City Manager to do one of the following:

Report/Comment

- Commission studies a specific issue or topic and **reports its findings or comments to the Council**, either in writing or in a Council meeting.
- Commission does not vote.
- No direct action is taken.

Example: Charter Commissioner provided a memo on the topic of Council Members being employed by the City part-time, at the Council's request.

Recommend

- Commission reviews a specific policy issue and **makes a formal recommendation** to City Council on what action to take.
- A recommendation requires a majority of the Commissioners' support.
- Individual member comments are not included.

Examples: Planning Commission recommends approval on land use actions; RPAC made a recommendation on amplified sound policy.

Act

- Commission **initiates or takes on a project**, approved by Council through their workplan.

Example: HRC partnered with a community organization on an event; City Manager requests that HRC coordinate the "All Are Welcome" sign contest.

Workplan | Community Long-Range Improvement

Brooklyn Park 2025 Community Goals

Working together to make Brooklyn Park a thriving community inspiring pride where opportunities exist for all.

We asked and you answered! Our community wants to accomplish these goals by the year 2025:

Unified Community

A united and welcoming community, strengthened by our diversity.

- We have connected neighbors who understand and celebrate our unique cultures.
- Brooklyn Park is unified with a strong positive identity and image.
- Our community's activities, events and services are inclusive, multi-cultural, and accessible.
- We have places and spaces for diverse communities to gather.
- Residents of every age contribute to our community.

Healthy and Safe People

People of all ages have what they need to feel healthy and safe.

- Neighborhoods are empowered and supported by strengthened positive relationships with police.
- Youth are engaged in positive and quality experiences.
- Aging adults have services and amenities to thrive and age in place.
- Everyone has access to quality healthy food options.
- People have access to quality medical and emergency care.

Beautiful Places

Beautiful spaces and quality infrastructure make Brooklyn Park a unique destination.

- Modern transportation options (drive, ride, walk, bike) connect people to education, jobs, and recreation.
- Quality recreation and park amenities inspire activity for all ages and interests.
- Our rich diversity is showcased through our vibrant music, art, food, entertainment, and cultural scene.
- Attractive key corridors, corners, and city centers create destinations that meet community needs.
- Neighborhoods are well-maintained with quality housing for all ages and incomes integrated throughout the community.

Increased Equity

Partnerships that increase racial and economic equity empower residents and neighborhoods to prosper.

- Each resident has access to the training and support needed to get and keep a living wage job.
- Each student graduates high school with a pathway to college or career.
- Aging neighborhoods and commercial centers are revitalized through continuous investment.
- The community provides necessary supports and services for community members to overcome life challenges such as hunger, mental illness, and homelessness.

Thriving Economy

A balanced economic environment that empowers businesses and people to thrive.

- People of all ages and backgrounds enjoy financial stability.
- Residents and visitors support an abundance of retail stores, restaurants, and entertainment venues.
- Our business environment inspires private investment and job growth.
- Business and organizations of all types, sizes and specialties start, stay and grow here.
- We are a leader in environmental sustainability, benefiting our economy and community.

Effective, Engaging Government

Effective and engaging government recognized as a leader.

- The City provides quality services at a reasonable cost.
- Elected officials, commissions, and City staff reflect the diversity of the community and are culturally competent.
- City information is clear, accessible, and delivered in ways that meet the community's needs.
- City laws are understandable, equitably enforced, and relevant to the community.
- The City is well-managed and recognized as a great place to work.

City of Brooklyn Park Request for Council Action

Agenda Item:	3B.6	Meeting Date:	March 13, 2023
Agenda Section:	Public Presentations/ Proclamations/Receipt of General Communications	Originating Department:	Fire
Resolution:	N/A	Prepared By:	Shawn Conway, Interim Fire Chief
Ordinance:	N/A		
Attachments:	1	Presented By:	Jay Stroebel, City Manager
Item:	Proclamation Recognizing Fire Chief T. John Cunningham		

City Manager's Proposed Action:

The Mayor shall proclaim Wednesday, March 15, 2023, to be observed as "Fire Chief T. John Cunningham Day" in Brooklyn Park:

1. I, Hollies J. Winston, Mayor of the City of Brooklyn Park, Minnesota, do hereby proclaim that Wednesday, March 15, 2023, shall be observed as "Fire Chief T. John Cunningham Day" in the city of Brooklyn Park, Minnesota.

OR

2. By reading the proclamation.

Overview:

Fire Chief T. John Cunningham has been serving in the fire service for more than twenty-five years, including the last five years as the Fire Chief for the city of Brooklyn Park. Chief Cunningham began his public safety career at a young age, joining a fire explorer program at 13 and becoming a volunteer firefighter in Greenwich, Connecticut in 1998. He quickly rose through the ranks within the combination department of more than 200 career and volunteer firefighters, holding every volunteer leadership position including district chief. Prior to joining the Brooklyn Park Fire Department in 2018, Chief Cunningham was the Fire Chief and Emergency Management Director for the City of Elk River, Minnesota.

Fire Chief Cunningham will be leaving the fire service with his last day serving the city of Brooklyn Park on March 15, 2023. He will be joining the Minnesota Department of Public Safety as the Assistant Commissioner of Emergency Services.

The city of Brooklyn Park would like to thank Fire Chief T. John Cunningham for his dedicated service to the city of Brooklyn Park and for his leadership of the Brooklyn Park Fire Department and the entire Minnesota fire service.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

3B.6A PROCLAMATION



PROCLAMATION

DECLARING March 15, 2023, AS “T. JOHN CUNNINGHAM DAY” IN BROOKLYN PARK, MINNESOTA



WHEREAS, Chief Cunningham has been in the Fire Service for more than twenty-five years, including the past five years in Brooklyn Park as the Fire Chief; and

WHEREAS, Chief Cunningham is recognized as a National Fire Service Leader most notably by the Minnesota Vikings in 2022 as a Hometown Hero for his service at ground zero after the 2001 terrorist attack; and

WHEREAS, Chief Cunningham has served three terms as the President of the Minnesota State Fire Chiefs Association a professional non-profit organization representing 1,500+ fire officers from across the state. He has also served as a board member of the Statewide Emergency Communications Board. He is actively involved with the Minnesota Fire Service Foundation, having served as the honor guard commander at the Minnesota Fallen Firefighters Memorial Service; and

WHEREAS, Chief Cunningham has built a culture of excellence through establishing and supporting foundational core values for which the Brooklyn Park Fire Department care for our residents and community partners not only in emergency situations but in daily life crises, thus helping to bolster a safe and healthy community; and

WHEREAS, Chief Cunningham led a successful community-driven recruitment and hiring initiative, and created the first-ever Fire/EMS Cadet Academy to provide the necessary training and education to achieve a full-time career into the department. The first recruitment effort yielded more than 400 applications; and

WHEREAS, Chief Cunningham led the city’s response to the COVID-19 pandemic as the Incident Commander for the public-safety Emergency Operations Center (EOC), and created a Community Support Branch to help ensure that resources were being appropriately distributed throughout the city including traditionally marginalized communities; and

WHEREAS, Chief Cunningham coordinated and collaborated with local, county, and state law enforcement agencies, EMS providers, fire departments, and the Minnesota National Guard on the response to regional civil unrest; activated the city’s EOC as a multi-agency coordination center to assist with coordinating emergency responses in Brooklyn Park and Brooklyn Center; and

WHEREAS, Chief Cunningham launched a comprehensive fire station assessment and prepared a \$60+ million capital improvement plan to address fire station deficiencies and to accommodate a growing and diverse workforce; and

WHEREAS, Chief Cunningham launched several mental health initiatives including confidential access to licensed mental health clinicians and yearly check-ups; and

WHEREAS, Chief Cunningham received two federal grants including over \$3M to hire 12 additional full-time firefighters; and

WHEREAS, the City of Brooklyn Park would like to thank Fire Chief T. John Cunningham for his twenty-five years of dedicated service to the Fire and Emergency Services career field and for his leadership of the Brooklyn Park Fire Department for the past five years.

NOW, THEREFORE, I, Hollies J. Winston, Mayor of the city of Brooklyn Park, Minnesota, do hereby proclaim March 15, 2023, as “John Cunningham Day” in the city of Brooklyn Park.



Hollies J. Winston, Mayor

5200 85th Avenue North
Brooklyn Park, MN 55443

City of Brooklyn Park Request for Council Action

Agenda Item:	4.1	Meeting Date:	March 14, 2023
Agenda Section:	Consent	Originating Department:	Administration
Resolution:	N/A	Prepared By:	Devin Montero, City Clerk
Ordinance:	N/A		
Attachments:	2	Presented By:	Devin Montero
Item:	Approval of Minutes		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO APPROVE THE MINUTES OF THE BROOKLYN PARK SPECIAL CITY COUNCIL MEETING OF JANUARY 30, 2023, AS PRESENTED BY THE CITY CLERK.

MOTION _____, SECOND _____, TO APPROVE THE MINUTES OF THE BROOKLYN PARK SPECIAL CITY COUNCIL MEETING OF JANUARY 30, 2023, AS PRESENTED BY THE CITY CLERK.

Overview: N/A

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

- 4.1A SPECIAL CITY COUNCIL MEETING MINUTES, JANUARY 30, 2023 (CLOSED SESSION)
- 4.1B SPECIAL CITY COUNCIL MEETING MINUTES, JANUARY 30, 2023

SPECIAL BROOKLYN PARK CITY COUNCIL MEETING

Monday, January 30, 2023
5:00 p.m.

Brooklyn Park City Hall
Room A203
5200 85th Avenue North

CALL TO ORDER – Mayor Hollies Winston

PRESENT Mayor Hollies Winston; Council Members, Christian Eriksen, Boyd Morson, Xp Lee, and Nichole Klonowski; City Manager Jay Stroebel; Police Chief Mark Bruley; Employment Attorney Mike Freske; Human Resources Director Sarah Kriewall, and City Clerk Devin Montero.

ABSENT: Council Member Maria Tran (excused)

2.1 Close the Meeting Pursuant to MS Section 13D.05, Subd 3 (B) for Purposes of Discussing Attorney/Client Privilege Matters Relating to the Pending Litigation Between the City and Brice Sand and the City and James Laszczak.

2.1 MOTION WINSTON, SECOND MORSON TO CLOSE THE MEETING PURSUANT TO MS SECTION 13D.05, SUBD 3 (B) FOR PURPOSES OF DISCUSSING ATTORNEY/CLIENT PRIVILEGE MATTERS RELATING TO THE PENDING LITIGATION BETWEEN THE CITY, BRICE SAND, AND JAMES LASZCZAK. MOTION PASSED UNANIMOUSLY.

At 5:04 p.m. the Mayor and Council met in a closed session.

Employment Attorney Freske and City Manager Stroebel briefed the Council on the pending litigation between the city, Brice Sand and James Laszczak.

At 5:50 p.m. the Mayor and Council ended the closed session.

ADJOURNMENT – MOTION ERIKSEN, SECOND WINSTON TO ADJOURN THE MEETING. MOTION PASSED UNANIMOUSLY.

The meeting adjourned at 5:50 p.m.

HOLLIES WINSTON, MAYOR

DEVIN MONTERO, CITY CLERK

BROOKLYN PARK SPECIAL CITY COUNCIL MEETING

Monday, January 30, 2023
6:00 p.m.

Brooklyn Park Council Chambers
5200 85th Avenue North

CALL TO ORDER – Mayor Hollies Winston

PRESENT Mayor Hollies Winston; Council Members Boyd Morson, Christian Eriksen; Xp Lee, and Nichole Klonowski; City Manager Jay Stroebel; City Attorney Jim Thomson; Community Development Director Kim Berggren; Police Chief Mark Bruley and City Clerk Devin Montero.

ABSENT: Council Member Maria Tran (excused)

Mayor Winston opened the meeting with the Pledge of Allegiance.

2A RESPONSE TO PRIOR PUBLIC COMMENT

City Manager Stroebel stated there was one public comment at the last Council meeting. He stated it was mainly feedback to the Council regarding the legislative agenda and did not need a response.

2B PUBLIC COMMENT

1. Collette Guyott Hempel, 9277 Trinity Gardens. She asked the Council to send testimony regarding Senate Bill 73, the legalization of marijuana in the State. She asked the Council to send the legislators a request they did not pass the bill. She stated she testified last week at the judiciary committee and listened about the bill. She stated some sections in the bill included anyone 21 years of age could have 2 oz and they could give or sell 2 oz to anyone 21 years of age or over. If they were under 21 years of age and sell it to them, it was a misdemeanor. She stated a person could also have 5 pounds of marijuana in their home and up to eight plants. The senate bill did not have DARE or educational funding for prevention in the middle schools or high schools. There is no additional police funding, other than taking money away from highway trunk funds. She stated there was no addiction to drugs funding, there was \$3 million for cannabis regulatory state staff to test for potency, no additional poison control funding, no regulations for apartments or the impacts on others, no addiction to drugs funding, no certified test for impairment of driving. She stated no employer could not do random testing on it. The bill did not have spacing or distancing from other locations for selling it, nothing to stop people from giving 2 oz to other people. She stated the only thing the bill did say was they couldn't have it in a school building but as far as parks and public places like Tater Daze and other events, anyone could bring in 2 oz. She stated if 150 people were at Central Park like Osseo had, showed up with a party bus and had marijuana, they could all be smoking 2 oz of marijuana. She stated 2 oz was the same as 56 joints per person. On average three joints would make a person high. She stated it took away control from the police and they couldn't do anything about someone having 2 oz of an illicit drug on them. She stated a couple that testified before her, they talked about their 16-year-old son that started using marijuana, who became addicted, developed psychosis and committed suicide within five years.

2. Denise Butler. 7552 Brunswick. Stated she was representing ACER, African Career Education and Resource, Inc. in support of the business tenants at 7710, Brooklyn Park Executive Plaza, who were facing eviction effective tomorrow. She stated through an advocacy and all of the work from the community members, they received an extension today until March

31. She asked the city to provide support to the business tenants. She stated currently there was a property 6800 78th Avenue on the market for sale, for \$1.1million, 7,000 square feet of space and was vacant. She stated the tenants would like to be relocated, as many of them as possible into the new space. They were asking for city to support the collective purchase and was not a new model as ACER was familiar with the process and could provide consultation, project management and support to both staff and business tenants to support the endeavor. She stated they were looking for the city to be lender in the interim, for the loan to purchase the building and they could work with another lender they reached out to, to support the refinancing the loan. She stated that model or concept was nothing new and had been shared and done in other places and recently shared with city staff through other projects. She stated it was something taking place in the North Wind Plaza too. She stated they would be making history and piloting it prior to the North Wind Plaza opening.

She stated the ask was for support for the business tenants in purchasing the building and the city being lender in the interim, support a collective purchase of the tenants at the 7710 building. She stated the model was not new and had been done before. She stated ACER could support the business tenants and city staff making it possible. She stated the building, 6800 79th Avenue was within one mile distance where the tenants were currently. The building was located near the OLM office, ACER office, and Global Fatherhoods office. She stated the traffic was already there with the targeted business already catered to and was closer in proximity to the TOD, transient oriented development, which also provided a lot of resources as far as marketing to continue to draw other traffic for the business tenants.

3. Alhaaj,Bah, 12031 Porter Drive, Champlin. He stated he wrote a letter of complaint to the city and did not get a response. He stated he wanted to highlight, 6900 70th Avenue building as it was part of the discourse but was not mentioned and was frustrating for them and thought they would get something out of it. He was wondering about the letter they received from the development area and said they should come with a lease and rent. He stated they were the people almost being evicted out of the building and didn't know how they were going to get a lease with anyone and the city was aware of their situation. He stated the reason they didn't see most of the people there tonight was that some of them were sick and some were traumatized because tomorrow was the last day. He stated they were able to talk to the landlord because of the process they were going through to get funding to move out and asked the landlord to think about humanity and try to extend the lease. He stated they now had a few more days to get the funding and work the city. He stated they wanted the city to expedite the funding. He stated they were human beings like the Council and did not want to go through the same thing with the lease. He stated they had lived in Brooklyn Park for many years and their children were facing all kinds of trauma and COVID. He stated whatever the Council can do to help us, they were their family and community and there to make the city a better place for everyone. He also asked about the \$5,000 they were proposing for Osseo and wondered if the Council could increase that to \$10,000 because the money was going back to the city, and it was an investment and was not wasting money. He stated If they purchased that building and cosign with the city as investor, it would be a good idea and hope tonight the Council could help them.

3A. MOTION LEE, SECOND KLONOWSKI TO APPROVE THE AGENDA AS SUBMITTED BY THE CITY CLERK WITH REMOVAL OF ITEM 4.3. MOTION PASSED UNANIMOUSLY.

3B. PUBLIC PRESENTATIONS/PROCLAMATIONS/RECEIPT OF GENERAL COMMUNICATIONS

3B.1 Interview Applicants for Commissions

The Mayor and Council interview applicants to fill vacancies on the Budget Advisory Commission, Planning Commission, and the Recreation and Parks Advisory Commission.

4.0 MOTION LEE, SECOND KLONOWSKI TO APPROVE THE FOLLOWING ADMINISTRATIVE CONSENT ITEM: (ITEM 4.3 WAS REMOVED FROM THE AGENDA)

4.1 TO WAIVE THE READING AND ADOPT RESOLUTION #2023-12 TO AUTHORIZE THE RECREATION AND PARKS DIRECTOR TO ENTER INTO LEASE AGREEMENT WITH THE STATE OF MINNESOTA DEPARTMENT OF MILITARY AFFAIRS FOR SHARED USE OF BROOKLYN PARK ARMORY FACILITIES.

4.2 TO APPROVE COMMISSIONER MORSON'S REQUEST TO ATTEND THE EHLERS' 2023 MINNESOTA PUBLIC FINANCE SEMINAR IN BROOKLYN CENTER, MINNESOTA ON FEBRUARY 2-3, 2023.

4.4 TO APPROVE THE MINUTES OF THE BROOKLYN PARK CITY COUNCIL MEETING OF JANUARY 9, 2023, AS PRESENTED BY THE CITY CLERK.

4.4 TO APPROVE THE MINUTES OF THE BROOKLYN PARK SPECIAL CITY COUNCIL MEETING OF JANUARY 17, 2023, AS PRESENTED BY THE CITY CLERK.

4.5 TO APPROVE MAYOR WINSTON'S REQUEST TO ATTEND THE PROJECT EQUITY SUMMIT IN OAKLAND, CALIFORNIA ON FEBRUARY 7-9, 2023.

4.6 TO WAIVE THE READING AND ADOPT RESOLUTION #2023-13 APPROVING PROPOSAL FOR DESIGN OF 109TH AVENUE AND AMENDING THE 2023-2027 CAPITAL IMPROVEMENT PLAN (CIP).

4.7 TO APPROVE THE SETTLEMENT AGREEMENT WITH BRICE SAND AND THE CITY OF BROOKLYN PARK.

4.8 TO APPROVE THE SETTLEMENT AGREEMENT WITH JAMES LASZCZAK AND THE CITY OF BROOKLYN PARK.

MOTION PASSED UNANIMOUSLY.

5. PUBLIC HEARINGS – None.

6. LAND USE ACTIONS

6.1 Range USA – Site Plan Review for a 14,955 Square Foot Building for a Commercial Indoor Recreational Facility to be Used as a Gun Range.

Planning Director Paul Mogush briefed the Council on the Site Plan Review for a 14,955 square foot building for a commercial indoor recreational facility to be used as a gun range.

6.1 MOTION LEE, SECOND MORSON TO WAIVE THE READING AND ADOPT RESOLUTION

#2023-14 APPROVING A SITE PLAN REVIEW FOR A 14,955 SQUARE FOOT BUILDING FOR A COMMERCIAL INDOOR RECREATIONAL FACILITY, SUBJECT TO CONDITIONS CONTAINED IN THE RESOLUTION. MOTION PASSED UNANIMOUSLY.

7. GENERAL ACTION ITEMS

7.1 Designation of Official Newspaper

Risikat Adesaogun, Communications Manager, briefed the Council on the designation of the official newspaper for the city. She briefed on the designation of the newspaper at the January 9 meeting, Minnesota Statute 331A.04, designation of a newspaper for official newspaper, Minnesota Statute 331A.02, Requirements for a qualified newspaper, Examples of official notices, About Sun Post-Current Official Newspaper, Where can residents pick up free weekly Sun Post newspapers, Sun Post drop sites, Factors to consider when selecting an official newspaper, Other newspapers for consideration, What other options exist, Sun Post vs. Insight News, and staff recommendation.

Council Member Morson stated it was the first time since serving on the Council to see the presentation to give the Council context. He stated he was dissatisfied with the Sun Post newspaper because it did not represent who the city was. He stated Mayor Winston was sworn in as Mayor, it was a historical opportunity as the first African American mayor in the city and they didn't cover it. He stated they didn't engage with the population in the communities and the people of color did not reach that publication. He was not in support of the newspaper and suggested other options explored. He suggested tabling the item to get the information on other options.

Council Member Lee thought the relationship was in question related to the official newspaper. His understanding was about the legal responsibility of the legal notices being published. He stated the city had been working with the Sun Post for long time and was an opportunity to work with them to develop that relationship so the city could balance the label of them being the official newspaper. He stated it meant the city needed to take ownership of what that meant to the Council. He was okay with tabling it for now and would like to see community engagement on it with the surveys out in the community. His concern was people who relied on the Sun Post and relied on it for about 20 plus years. He stated if they were considering making a change to make sure it was done transparently and publicly so people knew the city was going to be moving the official notices somewhere else, so people who had been relying on the Sun Post knew where to go.

Council Member Klonowski asked if the city provided any reference on the city's website that the Sun Post was free to sign up.

Communications Manager Adesaogun stated they did not advertise that the city had an official newspaper because their function was to check that legal box. She stated when talking about hearings of public interest or projects, they relied on other communication avenues such as social media, sending out emails via GovDelivery, and Park Pages going to 33,000 households. She stated tonight was primarily figuring out if the city was going to adhere to a statutory requirement.

Council Member Klonowski asked if she saw a benefit to promote it was free and that was

where the city posted things there or in the Park Pages.

Communications Manager Adesaogun stated it could be an idea and while that was just about checking that box, there were financial implications. She stated the city paid money for legal notices. She stated that while staff's recommendation was to retain the Sun Post, it was not without financial implications. She stated whether they did nothing or did something else, there was the money piece to consider.

Mayor Winston agreed with tabling the item and understood if the Council tabled it. He stated the presentation was wonderful and thought of diversifying the drop sites and increasing the outreach to the other print and visual outlets was key. His concern was the Sun Post hadn't been doing the work and understood it was for statutory purposes to have the official newspaper. He stated from the perspective of representing the city, if he wanted to know what was going on in the Hmong community, he would have to pick up a Hmong newspaper or call a Council Member he knew or call someone in the community that knew what was going on. It would be the same with African American communities, Oromo community, Liberian community, and others. He stated if they were going to be the official paper of city that was 55% to 65% people of color there should be coverage of events and issues. He stated he was not interested in teaching the Sun Post how to do what they should be doing. He stated they should already develop the resources and better understanding how the communities work and build those relationships, and the fact they hadn't was not his issue, it was on them.

He stated what he would like to do and the reason to table it was because, the city needed an official newspaper and asked how they did what they needed to do legally and also have partners whether it was a creative system, on getting the word out to everyone. He stated if he knew there were key issues that were not covered in the Liberian, Hmong, African American and Oromo communities, there was a good chance when they got the Sun Post, it was not as interesting. He stated from the city perspective, he was interested in everyone being keyed in on what was going on so when those public notices came out, he wanted everyone to have an idea on what was going on. He wanted to reach to as much of the communities as possible. He stated there was an opportunity for the city to do something creatively and thought the Council would be behind it. He stated sometimes those approaches took away from other key things, the Council understood it and was something they could be leaning on and still meet the legal requirements.

Council Member Eriksen stated most of the people who showed up at city hall for public hearings or truth and taxation hearings were not finding out about it in the small blurb in the back of the newspaper. He stated they were seeing it on the Facebook page and hearing about it from their friends and neighbors. He stated to the question of which newspaper the city used was irrelevant, but they could use it as a leverage piece or encouragement tool to help the city promote what the city was doing to a wider audience. He stated he was in favor of doing that research and tabling it until it was figure out.

Council Member Morson stated the cost to the city was \$20,000 in 2022 and the diverse readership in that \$20,000 did not yield the responses they needed in the city to move forward. He stated the city invested \$22,000 and did not reach a fraction what it could have for \$20,000 in the Sun Post. He stated it did yield some responses but did not have a collective response from the diverse community.

7.1 MOTION MORSON, TO TABLE THE ACTION ON ITEM 7.1 RELATED TO THE DECISION ON THE CITY NEWSPAPER UNTIL THE END OF FEBRUARY.

Mayor Winston thought it should be the end of two months and offered an amendment to the motion.

7.1 MOTION WINSTON TO AMEND THE MOTION TO TABLE 7.1 UNTIL THE END OF THE LAST MEETING IN MARCH AND TO HAVE STAFF COME UP WITH MORE OPTIONS IN TERMS OF HOW WE CAN LEGALLY MEET THOSE REQUIREMENTS AND ALSO CREATE A BETTER REACH WHETHER ITS WITH THE OFFICIAL NEWSPAPER OR OTHER RESOURCES.

Council Member Lee stated the city was going to continue to pay anyone for the legal notices for now and suggested a work session in February to go over the strategies.

City Manager Stroebel stated the next work session was in a week and asked if the Council wanted staff to gather some ideas and present it before the Council at a future work session. He suggested two months, April work session or could do it in reverse, have an initial conversation sooner and have staff do the research based on that initial conversation. He thought there had been enough feedback tonight to have staff gather some information and come up with some strategies and come back at the work session in April.

Council Member Lee stated he would like more information on the Insights Newspaper because there were questions around the distribution and do a deeper dive with Insights and the Sun Post. He also wanted other creative ideas that were presented and how to build relationships. He stated that even if they decided to go somewhere else, the Sun Post was still there and had a large distribution, and why he talked about the relationship piece. He wanted to make sure the city kept in touch with them to be able to put notices with them or other newspapers.

Communications Manager Adesaogun stated they would begin to set up meetings with some of the news outlets, do a deeper dive and ask for more specific information on the circulation. She reminded the Council they were talking solely about placement of official notices and shouldn't have of hand on the type of content from the newspapers and those two were separate issues. She stated when the city paid \$20,000, it was purely the city purchasing space in the paper for official notices to go in the paper.

Mayor Winston stated when the newspaper had that official title, he wanted it to be representative and didn't want to automatically rubber stamp something it no longer was not representing the community like they use to. He stated if staff could do that research and what it would look like with the pricing. He stated if they were listed as the official newspaper, the city could also give or find ways to get resources to those people and do something different of getting those notices out and was more representative of what the community was.

Council Member Morson asked if the Council could have the presentation to do homework on it. He was in support of tabling it as the City Manager recommended, to the first work session in April.

Council Member Klonowski asked if the Star Tribune met all the requirements.

Communications Manager Adesaogun stated the Star Tribune did meet the requirements. She stated she didn't include them because they were quite cost prohibitive for the city and was a question to the Council if they were interested using those funds and increasing the funds for the placement of those public notices with the Star Tribune and would include it too.

Council Member Klonowski stated there was also the Minnesota Women's Press newspaper.

Council Member Lee stated it might be semantics in terms of official versus legal if staff was just saying, they needed a legal paper instead of an official paper and asked if that would change the conversation.

City Attorney Thomson stated legal was the correct term and not official. He stated what the laws required them to do was designate a newspaper where legal notifications were published, and the newspaper had to meet a certain criterion in order for the Council to do that. He stated he understood the discussion and understood why the Council might want the newspaper, where legal notification was published, to be more representative of the community and certainly could continue that discussion.

Council Member Morson accepted the amended motion as a friendly amendment to the motion. Mayor Winston stated he would second the motion made by Council Member Morson.

7.1 TO TABLE ITEM 7.1 TO THE APRIL WORK SESSION AND TO HAVE STAFF COME UP WITH MORE OPTIONS IN TERMS OF HOW WE CAN LEGALLY MEET THOSE REQUIREMENTS AND ALSO CREATE A BETTER REACH WHETHER ITS WITH THE OFFICIAL NEWSPAPER OR OTHER RESOURCES. THE VOTE ON THE MOTION PASSED UNANIMOUSLY.

8. DISCUSSION ITEMS

8.1 Provide an Update on Huntington Place.

Community Development Director Kim Berggren and Police Chief Mark Bruley gave an update on the Huntington Place Apartments.

Council Member Morson asked about the city staff going around two times a week to Huntington Place Apartments.

Community Development Director Berggren stated the rental inspectors had been going out every Tuesday and walking two buildings, a couple of hours walking the interior common spaces. She stated they had been doing that on routine basis since they finished the door knocking because they wanted to make sure there was additional oversight being maintained.

Council Member Morson stated they were going out at Huntington Place and not the other apartments and stated it was good for Huntington Place but not good for the other residents who were suffering the same conditions at other apartments.

Community Development Director Berggren stated it was an unequal allocation of staff time and was responding to the request from the Council in the past months to put additional enforcement at Huntington Place to ensure property maintenance was being maintained. She

stated if the Council wanted them to change the allocation of staff time, she would be happy to do that.

Mayor Winston stated if the Council was to ask staff to look at other apartment buildings, asked what the capacity for staff was to do it on weekly basis.

Community Development Director Berggren stated they were in the process of redesigning the rental inspection program and had some proposed actions to bring forward in the next couple of months after doing the outreach with the stakeholder groups. She stated they were not including building walk throughs as part of the proposal. She stated they had some other ideas to use staff time toward the outcomes they were looking for. She stated it was an interim strategy at Huntington while they were monitoring their maintenance. She stated Aeon had been able to hire a supervisor who had been very responsive in the last six weeks. She the building inspectors walking the buildings had said they felt they might be able to back off based on the performance of Aeon's current staff. She stated if they tried to do it across the whole system, they didn't have the staff time to do it. She stated they were hiring a fifth rental inspector and would be adding some capacity and would be proposing to the Council some ideas on using the staff hours. She stated they previewed it last week with the property management group and doing the same with advocate groups soon.

Council Member Morson stated that telling the Council they didn't have capacity to meet the needs of all apartment residents living in the community sounded like even with Huntington being the focal point, was playing catch up. He stated it didn't sound like they were planning or had plans or was a system in place and now playing catch up to meet the needs where they should have been because staff didn't have capacity to do it. He stated they had to find it and put all the pieces together just to get to where they were with Huntington at the same time of doing that, other people were living in the same conditions and still suffering in those deplorable conditions, and they were allowing it to still exist in the city since he had been on the Council.

Community Development Director Berggren stated because of the Huntington performance management and property maintenance problems they had the past year, they provided extra oversight during that time at Huntington. She stated based on the recent performance of Huntington, the rental inspectors were able to back off some of the oversight and planned to shift their attention toward in-unit inspections at Huntington. She stated they would be on site doing unit inspections and still had some monitoring going on. She didn't think their rental inspections out in the community were doing this all the time and by door knocking at a couple other complexes they were monitoring the conditions of apartments. If another apartment community was having as much maintenance problems as Huntington had this past year, they would recommend deploying additional oversight like they did at Huntington. She stated if problems arose, they would apply more attention to the problem.

Council Member Morson stated with all that preparation and modification they had been doing and going through, asked what attention they had brought to moving rental inspections three times once every three years to making it once a year or twice a year. He asked what conversation helped them how they held inspections as opposed to every three years or five years and where was the conversation for it.

Community Development Director Berggren stated the Council approved the increase in the number of rental inspectors with this year's budget and in the process of hiring the fifth

inspector. She stated that added capacity to the system and could do additional inspections. She stated the redesign they were working on now, recommended ways in which they applied that staff time toward the outcome. She stated the increase in frequency was part of the redesign. She stated it was a lot of detail and looked forward presenting it to the Council. She stated they had shared it with the property managers coalition already and were having another meeting with them to go over that along with meeting with the renter engagement groups to get their feedback. She stated there would be opinions about how to best provide better oversight and were navigating through that now. She stated they would be able to increase frequency of interacting with the apartments with the fifth inspector.

Council Member Lee asked if there were any updates on the asbestos situation or conversations about it. Community Development Director Berggren stated Aeon did provide protocols they used in response to asbestos and worked with the vendor to come up with ways to handle asbestos and were in the process of training their staff. She stated the city did not oversee asbestos as staff was not versed on the topic of asbestos and had been working with the state inspectors to understand it. She stated one of the things they might recommend to Council was to require property managers to have the asbestos plans in place. She stated as far as they understood, the state didn't require it or monitoring of it. She stated it was something the city could take on in monitoring and ensuring they had a plan in place and were putting attention to the plan. She stated the regulation of the materials would be at the state level.

Police Chief Bruley stated they had a significant reduction of violent crime at Huntington Place over the last quarter but had seen an increase in overdose cases and their strategic effort was focusing on fentanyl as recent as last week. He stated they served a search warrant and recovered fentanyl and that focus continued. He stated the other growing concern was the amount of domestic violent calls they were receiving. He stated there was a strategic group being created with officers and city hall staff to focus on strategies around how they were going to deal with it. He stated a lot of the strategies would be based on resources they wanted to bring in and help the community. He stated traditionally apartment complexes that became disenfranchised usually saw more crimes and less calls because people were less likely to call the police. He stated when they built more trust and legitimacy with the police and connected with residents, they would see police calls go up and violent crime go down. He stated they might be seeing part of it with domestics where they had a lot of relationships they built throughout the summer and continued to build there and were receiving more calls as they focused on domestics. He stated the good news was that the residents were calling about domestics and gave an opportunity to get the right resources there and do the right work. He stated it was sometimes harder in the winter to have community events to connect with the community and police but his staff found creative ways to do it by partnering with Three Rivers Park District. He stated last week they had a winter event for the Huntington Place youth, and had sledding, snowshoeing and other events that were nontraditional.

Mayor Winston stated with the domestic violence concerns knew other resources were being considered. He asked if there were other resources outside the police department the city could be investing in or bringing into city to help with that and would nice if they could be ahead of curve in terms of addressing it.

Chief Bruley stated with the early assessment, combing through the data and historically what they knew, a lot of domestic violence centered around drug and alcohol addiction and the lack

of ability to deescalate certain situations. He stated they were trying to partner with Hennepin County and bringing additional resources. He stated the preliminary conversations with management of Aeon, they were open to using their facilities and apartments to bring in such things like social workers into Huntington Place on a regular basis to be a link for resources and then having a consortium of people of different disciplines come together and work on ideas to be creative and bringing resources to Huntington to curb it.

Mayor Winston stated with some of the tenant's rights organizations being involved, asked if they were considered part of that conversation in terms of solutions.

Chief Bruley stated it was being led by Inspector Faust and would mention it to him. He stated they would take anyone wanting to help with bringing ideas and resources to the table.

Council Member Lee asked if addressing issues at one place, did the crime move to other places, such as some of the violence addressed at Huntington Place, if he was seeing that spread to other places, other geographies, such as parks and complexes.

Chief Bruley stated one hurdle they had on law enforcement was the transient nature of some of the community members, not just in the city but in the region. He stated keeping track of the data was difficult. He stated there were some anecdotal information that had a sense of what was going on. He stated they knew through intelligence shared with Brooklyn Center and North Minneapolis, a lot of the gang members that gathered around Huntington had involved a lot of violence at North Minneapolis. They knew the displacement occurred when they were set up between Huntington and 63rd Avenue and Zane. He stated those were no longer conducive areas for them to do that. He stated between the community taking over that space and partnering with the police, they just found new areas. He stated when there was significant violence, that intelligence was shared, and saw those individuals the city had on the radar and no longer lived in the city. He stated displacement was an issue and they worked on it constantly to find ways to share intelligence.

Council Member Morson stated Police Chief Bruley was the police chief the city needed now to move the city in the direction it needed to go in. He stated the Chief's compassion, willingness to engage the community and provide connections to the community, the chief and the officers that served the city should be given a standing ovation. He stated Chief Bruley was one of the city's MVPs to help change the trajectory of the city's course of action. He stated the brave men and women serving under Chief Bruley's leadership should be appreciative of his leadership. He stated since Chief Bruley became the police chief, he found his undertaking been geared toward playing catch up where the city should have been and that was part of the problem and showing his creativeness to solve those issues and problems. He stated he stood behind the Chief and what he did in the city and looking forward for greater things they could come up with building a better policing in the city that had been long standing. He stated he was comfortable with the chief's focus, direction, vision, and efforts in the community and people coming back to Council Member Morson about the Chief on what he had done for the city and turning it around and proactively engaging in the community by getting rid of things the city didn't need and no longer wanted.

The following individual addressed the Council.

Dr. Eric Johnson, President, CEO, Aeon, stated he was present to answer questions or comments from Council.

Council Member Lee asked about the door latching outlined in the report. He stated he knew it had been an been ongoing issue and it also had to do with the tenants not being as responsible as they should be. He stated it was a safety concern and asked if they were having conversations with residents or planned to address it.

Dr. Johnson stated there was a plan to address it and conversations with staff on that issue today. He stated they had a list of items per the dollars with the city they were spending but that issue had surfaced and taking it seriously.

Council Member Lee stated they had to make sure residents, guests and everyone were safe and if they had to try and go around as often as possible with maintenance and security guides to check on those doors would be great.

Dr. Johnson stated underway right now was a 100%-unit inspection to be completed by the end of February. He stated in the final analysis, they were trying to pick up all issues, and not just the unit inspections, it was what they could do long term with property.

Council Member Lee stated he was glad to hear about the asbestos plan and asked how they were moving forward with it.

Dr. Johnson stated they had been working with a vendor in the asbestos space not only to review their procedures and policies but everything they did going forward based on that approach. He stated it was Important to remember the age of the building like Huntington, 1960s, and given the age, they would run up against those issues as the property went through the transformation. He stated they were taking it seriously, if something happened in a building and had to get into wall at that point of contact, that was when they should be applying any and all asbestos standards.

Council Member Lee stated the last time he heard him talking about conversations he was having at the higher level to secure larger funding. He stated it was good to hear he was able to get some flexibility from the city and accessing money from Hennepin County. He asked if there were any updates, he could share with any higher-level conversations.

Dr. Johnson stated they were in constant conversations about longer strategies with investors and potential partners around the country. He stated they had been up against a challenge, the interest rates going up, the negative narrative about Huntington, and spending a lot of time answering questions. He stated they were trying to get future investors and future funders comfortable with the property. He stated the \$100 million budget seen in the Governor's budget, Aeon was the workhorse when it came to acquisition of NOAH properties and anticipated there would be discussion there. He stated \$4 million just came in from the federal government which they didn't have as it was a long process and could be six months. He stated at the previous meeting or before, he talked about a number that was significant and it was not \$5 million there, or \$5 million here, he stated it was a big deal at \$150 million plus given the age and history of the property.

Council Member Morson stated there were no outstanding complaints, violations and they had

had been caught up and from that perspective after listening to all complaints the Council had over the past years, deserved recognition. He stated it deserved attention to how Dr. Johnson was meeting the needs of the residents who were living in deplorable conditions and how committed Aeon was to resolve those issues. He was also concerned about the standby, the readiness, they had in the event something went wrong and asked how prepared they were to the readiness to make sure the residents were not without for an extended period.

Dr. Johnson stated the readiness given the age of the properties, when seeing things like the heat going out and water leakage was like the cascading affect that happened. He stated Aeon had been an entity buying those properties and trying to preserve them and faced that across their portfolio. He stated when it got cold the shear impact on the property related to the pipes bursting, water breakage in the buildings, ceilings were something constantly catching them off guard because they didn't know the full extent of what was coming and the cost needed to repair it for a long term to fix it. He stated they were trying to do a better job at response and trying to anticipate what could happen given the age of the properties and what they were up against. He stated that was why they saw the number of dollars needed to bring those properties up to the point where it didn't happen anymore.

Council Member Morson stated with summer coming asked if there was a plan, because the pool was down last year and he had conversations with staff about the grounds by making it more friendly by having barbeque pits, picnic tables or monkey bars, for those who lived there. He stated those people liked to barbeque and have fun and asked how they were making it family friendly for the upcoming months.

Dr. Johnson stated the immediate focus had been at unit rehabilitation as quickly as they could with the residents living there. He stated they had been focusing their efforts on unit inspections trying to get the dollars in the units to bring them up to standards. He stated what he hoped happened was getting into the summer and not having pipes break in the winter. He stated his emphasis was about the residents. He stated Huntington was the second largest multifamily complex in the state and was the example, when talking about naturally occurring affordable housing properties. He stated in his last testimony to the legislatures said there was a glitch in the system at the state level not having enough resources to take on something of that scale and trying to fix it as quickly as they could because whether Huntington or another property across the state was in a position to be bought, purchased, dislocated residents was a challenge and something they were trying to do with the legislators.

Council Member Morson stated he met with Commissioner Grove, and they had a conversation about the potential allocating of money to Huntington. He stated last week he brought that to his attention and had assigned a team to meet with city to try to bring money to Huntington and shared with him the great need. He stated all those tenants deserved a normal life and live decently within the city. He stated with the conversations he had, he felt good about it and would be holding another meeting to see how to tap into that \$100 million to meet the needs in the city.

Dr. Johnson stated it was important to hear that because just hearing it from him as the developer and as the landlord was different than hearing it from the leadership of the city. He stated on the \$100,000 million, the argument would be it had to be shared across the state. He stated they didn't need all of it but would take \$20 or \$25 million. He stated that would be a source they could leverage to do what they were trying to do with various partners and would be a tremendous show of support. He stated when they talked to potential investors and partners

around the country, they would say the city had stepped up as the origin of helping and had funds in the project, Hennepin County had funds in the project, they just got a federal appropriation into the project. He stated with the \$100 million out there, because Aeon was a player in that space, would have access to that money as a way to say they were doing their part and see if that could draw in support from potential investors and partners.

Mayor Winston asked the City Manager and Community Development Director if they could set up meetings with key legislators in housing along with a follow up with Commissioner Grove and DEED and let them know, while he understood Aeron needed \$24 to \$25 million, the city did have other apartments that were struggling too. He thought the city had an issue with protecting the natural occurring affordable housing and was a larger issue. He stated it was an opportunity to kind of run that number up while the city had the resource it did at the capitol. He suggested that be set up as soon as possible because it was not just Aeon or not just Council Member Morson and needed more of a presence. He suggested three Council members show up and have that discussion because things were moving quickly.

He asked Dr. Johnson if there was anyone the Council needed to reach out to, to make sure it happened. He stated he didn't want a situation where they didn't get it and he would have a press conference and was too late and was important to the city to make sure it gets taken care of.

Dr. Johnson stated it was the communication at the state level on the importance of the issue. He stated when Aeon needed the city to have a conversation with a potential partner, to talk about the commitments the city had made into the project and how it served as a foundation to continue to move it forward, he would let the Council know.

Mayor Winston asked Ms. Tokoa Cochran about the situation related to the heating at the Village and wanted to know how the community responded.

Ms. Cochran stated it was around Christmas Eve and she started getting complaints of heat shortages in the apartments, inadequate or no heat. She stated they responded by providing blankets and heaters and got the fire department and city leaders involved. She stated they tried to reach an Aeon representative and was not available. She stated it was just the community members that came together to tackle the problem. She stated the police department donated heaters and coordinated that through city officials along with the residents and Village BP.

Mayor Winston stated everyone was a partner in that and should not be going at it alone. He stated there was some capacity the Village could bring to help with some of the short-term issues. He asked Dr. Johnson if there had been some relationships between the Village and Aeon and if that was being worked on for some of those issues when they happened. He stated if the Village could step in and have a connection with Aeon that might solve some of the problems and build more trust between all the partners involved.

Dr. Johnson stated it was a good idea and stated for Aeon to be able to do that outreach to the residents in terms of partnerships helped solve some of those issues and did a couple things, builds capacity within the community, and helped them solve problems. He stated he was open to having that type of relationship. He stated because the age of the properties, it was not going to be the last time those things would happen given the nature they were dealing with and anticipated those things would continue to happen.

Mayor Winston stated he knew Dr. Johnson had a busy schedule and asked staff if they could set up some type of meeting, such as a zoom meeting to make sure that relationship would happen and continue.

Community Development Director Berggren stated there was a community task force meeting every month. She stated that was the forum they had established to have an opportunity for leaders of the city, Aeon and the Village BP to be there. She stated Ms. Cochran had been attending all the meetings and Aeon had various representatives there as well as the city. She stated they had established that meeting time already and included residents at the meeting too. She stated that was intentional in terms of the community engagement strategy to say they didn't want to have those meetings behind closed doors and wanted to be open with residents' participation. She stated she had 15 to 30 people at the last meeting and that was a forum available to have those conversations.

Mayor Winston stated he was aware of it and thought it was an opportunity for a closer relationship to be built that was centered around resources and the Council talked about it as a city and some of those resources could be embedded to continue the energy. He asked the police chief if there was anything in terms of safety that he would like to see the Council do or Aeon lean into.

Chief Bruley stated they had it as a priority topic at every Wednesday staff meetings and every indication they had was going well in that direction. Violent crime was significantly being reduced, calls for service had been reduced. He stated they had identified domestics on the increase, which they were reaching out to their partners. He stated he asked Inspector Faust, on how Aeon was as a partner and said they were fantastic especially when he was able to bring in counselors or other resources and was an open door for using the apartments or other facilities to get them in. He stated it seemed like the relationship with management was going well. The security gates in place seemed to have controlled the environment as far as helping to suppress the type of crime or loitering of large groups and they were not seeing that anymore in the last 18 months. He stated overall, the feel of Huntington when he drove through and talked to people felt better and had many people reach him by phone and said it felt like first time they felt like a home. He stated they were on a trajectory and felt like they had momentum and going in the right direction.

Mayor Winston stated the Village tried to do something with Aeon and there was some resistance and wanted as little resistance from both parties as possible. He stated that was part of the relationship in some ways that led to crime going down and other issues being resolved.

Council Member Lee asked about not being able to reach someone from Aeon and if they were able to figure it out and asked if there was a new process. He stated he understood holidays but if there was another emergency similar to Ms. Cochran's situation, he didn't want that to happen again.

Dr. Johnson stated they had rectified the communication chain related to those types of situations.

9A COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

Council Member Morson thanked the Council for granting him the opportunity to attend the EDAM training over the past week. He stated the two-day conference was an eye opener. On the THC to issue, they were in support of it and pushing legislators to make it happen. He stated they also had put in the regulations, from growth to testing it and were 10 different processes it went through before reaching the store. He stated they were checking it and monitoring it along the way to make sure they were in compliance to what the state had mandated. He stated the state legislators were trying to find other solutions of mandating it and hold some type of accountability.

He stated they also spoke about the importance of immigration in the work force in the community and how valuable it was to embrace the immigrants in the communities and how they yielded such a great response across the country. He stated many small business startups and operations in the community held a valuable stake and held 20% in the health care system by taking care of residents across country. He stated a lot of them were going into healthcare and doing a wonderful job.

He stated during a challenging time in Memphis in the past week, where a black motorist was killed by five black officers, he wanted the police chief and residents know they had his support on what they did in the city. He stated integrity matters in the community. Under the police chief's leadership, the city was heading in the right direction. He stated he supported the men and women in blue who served and protected the community. He stated there also needed some corrections and some things needed to be done in the police department to make it better for the community. He stated he wanted to make sure he acknowledged and stood behind the police department amidst the horrific event that happened to the motorist and the officers deserved to be fired. He wanted the public to know, the city had a lot of integrity under the police chief and the men and women who serve under him. He wanted to make it clear they had things to change in the system to make sure they operated under the best policy and procedures going forward for the community as it was 62% minority and with the challenges they faced and if pulled over something like that would not happen, but could happen. He stated whatever they could do to review that language to make sure they are doing the best they could do around the country. He stated the federal government was not doing what they could be doing to pass those laws since George Floyd and needed to be open to language to provide a better city and police department.

He stated they also talked about broadband and how they tried to find one particular carrier to service the state and other areas and had negotiated some fees with them.

Mayor Winston stated everyone grieved in their own way. He stated he was laser focused on Brooklyn Park and some of the steps they were taking in terms of alternative responses and the focus to understand and focus more on preventing domestica abuse. He stated some of the RFQs that were out there were looking into those models. He thought they had an opportunity in the city to get it right and thought the community, police department and Council were approaching it correctly. He stated there would always be lessons learned and always heightened when it came to public safety. He encouraged the residents to understand and work with the Council because the city was a mixture of diversity and folks had been in the city for 40 to 70 years. He stated the city had the opportunity to get it right and show the country how to get it right and to lead it.

He stated on the situation with the potential displacement of businesses that was discussed earlier, was a priority for the Council to address. He stated the Council would consider it whether a work session or EDA. He wanted the residents to understand if the Council or EDA considers buying a building some of the funds that were provided, and other community players would have to be skin in the game beyond the city. He stated it was a priority and the Council would consider how to address it at a special meeting, EDA meeting or work session. He stated it was important, the Council heard the residents and would be addressing that as a priority.

Council Member Lee stated February was Black History month and encouraged everyone to be able to do something to learn and reflect. He stated the communications team had a webpage up on the city's website with opportunities and resources. He stated everyone needed to celebrate every day, but February was National Black History month.

9B CITY MANAGER REPORTS AND ANNOUNCEMENTS

City Manager Stroebel stated for the new Council Members in terms of process, earlier there were applicants for Commissions. He stated the Council Members could give those voting sheets to the Mayor tonight or if they needed more time, they could send it to the Mayor and Marlene. He stated they would work on tabulating those and come back at the next Council meeting and vote taken on the selections.

He stated the Council was invited to the police awards dinner on Tuesday, February 7. He stated it was always a nice recognition of the last year in the police department.

He stated at first meeting in January there were questions regarding the \$50 supplemental compensation that Council Members could request if they were on various conferences. He stated the city clerk tracked that back to an ordinance in 1977 and had been modified a little since then in terms of some of the specifics around the amount. He stated it had been changed and was only given on request and was rarely requested by members of Council. He stated the city attorney mentioned about changing that compensation amount if voted on by the Council it would go into effect after the next full city election and would be the beginning of 2025 if the Council wanted to make that change.

ADJOURNMENT – With consensus of the Council, Mayor Winston adjourned the meeting at 8:23 p.m.

HOLLIES WINSTON, MAYOR

DEVIN MONTERO, CITY CLERK

City of Brooklyn Park Request for Council Action

Agenda Item:	4.2	Meeting Date:	March 13, 2023
Agenda Section:	Consent	Originating Department:	Administration, City Clerk
Resolution:	X	Prepared By:	Devin Montero, City Clerk
Ordinance:	N/A		
Attachments:	2	Presented By:	Devin Montero
Item:	Resolution Establishing an Absentee Ballot Board and Appointing an Absentee Ballot Board and All Members Appointed to the Hennepin County Absentee Ballot Board to Act as the Brooklyn Park Absentee Ballot Board for the May 9, Special Primary and August 8, 2023, Special Election		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2023-_____ ESTABLISHING AN ABSENTEE BALLOT BOARD, APPOINTING ABSENTEE BALLOT BOARD JUDGES FOR THE MAY 9, 2023 SPECIAL PRIMARY AND AUGUST 8, 2023 SPECIAL ELECTION AND APPOINT ALL MEMBERS APPOINTED AS THE HENNEPIN COUNTY ABSENTEE BALLOT BOARD TO ACT AS THE BROOKLYN PARK ABSENTEE BALLOT BOARD FOR THE MAY 9 AND AUGUST 8, 2023 SPECIAL ELECTIONS.

Overview:

Minnesota State Statute 203B.121 Subdivision 1, requires a ballot board to be established by ordinance or resolution. The Board must consist of sufficient number of trained elections judges appointed by the Council.

The City of Brooklyn Park is a delegated city for absentee voting purposes and Hennepin County will complete the initial phase of the accepting and rejecting for all in-person (Brooklyn Park) absentee ballots received at the Hennepin County Government Center counter. In doing so, it provides the following benefits:

- All in-person absentee voters at Hennepin County will be reviewed within 24 hours or less and contacted immediately if there is a problem or issue.
- Relieves the County from sending on a daily basis ballots received for Brooklyn Park and then requiring the Brooklyn Park Ballot Board to accept and reject within 5 or 3 days.

Adopting the resolution establishes a Ballot Board, appoints ballot board judges and also allows members of the Hennepin County Absentee Ballot Board to act as the Brooklyn Park Absentee Ballot Board when reviewing in-person absentee ballots received at the Hennepin County Government Center counter.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

- 4.2A RESOLUTION
- 4.2B EXHIBIT A

RESOLUTION #2023-

RESOLUTION ESTABLISHING AN ABSENTEE BALLOT BOARD, APPOINTING ABSENTEE BALLOT BOARD JUDGES FOR THE MAY 9, 2023 SPECIAL PRIMARY AND AUGUST 8, 2023 SPECIAL ELECTION AND APPOINT ALL MEMBERS APPOINTED AS THE HENNEPIN COUNTY ABSENTEE BALLOT BOARD TO ACT AS THE BROOKLYN PARK ABSENTEE BALLOT BOARD FOR THE MAY 9 AND AUGUST 8, 2023 SPECIAL ELECTIONS

WHEREAS, Minnesota State Statute 203B.121, Subdivision 1, requires a ballot board to be established by ordinance or resolution; and

WHEREAS, this board will bring uniformity in the processing of accepting or rejecting returned absentee ballots in the city of Brooklyn Park; and

WHEREAS, the Absentee Ballot Board would consist of a sufficient number of election judges as provided in sections 204B.19 to 204B.22 or deputy clerks trained in the processing and counting of absentee ballots.

NOW, THEREFORE, BE IT RESOLVED that the City of Brooklyn Park City Council hereby establishes an Absentee Ballot Board that would consist of a sufficient number of election judges as provided in sections 204B.19 to 204B.22 or deputy clerks to perform the task; and

BE IT FURTHER RESOLVED by the City Council of the City of Brooklyn Park that the absentee ballot board judges for the May 9, 2023 Special Primary and August 8, 2023 Special Election be appointed as presented by the City Clerk, per Exhibit A attached hereto and made a part hereof and further authorizing the City Clerk to appoint additional judges if needed; and

BE IT FURTHER RESOLVED by the City Council of the City of Brooklyn Park to appoint all members appointed to the Hennepin County Absentee Ballot Board as authorized under Minn. Stat. 204B.21, subd. 2 under the direction of the Hennepin County Elections Director to act as the City of Brooklyn Park Absentee Ballot Board when reviewing in person absentee ballots received at the Hennepin County Government Center counter.

EXHIBIT A

Patrick Desbonnet
Catherine Oslund
Carol Parks
Sharon Knutson
Barbara Leitner
Melody Bird

City of Brooklyn Park Request for Council Action

Agenda Item:	5.1	Meeting Date:	March 13, 2023
Agenda Section:	Public Hearings	Originating Department:	Community Development, Rental and Business Licensing Division
Resolution:	N/A	Prepared By:	Megan Bookey, Program Assistant III
Ordinance:	N/A		
Attachments:	1	Presented By:	Keith Jullie, Rental and Business Licensing Manager
Item:	Approve an On-Sale Wine License and 3.2 Malt Liquor License for Linh Huynh Food Inc. dba Soke BBQ & Hot Pot, Located at 8586 Edinburgh Centre Drive North		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO APPROVE AN ON-SALE WINE LICENSE AND 3.2 MALT LIQUOR LICENSE FOR LINH HUYNH FOOD INC. DBA SOKE BBQ & HOT POT, LOCATED AT 8586 EDINBURGH CENTRE DRIVE NORTH.

Overview:

This is a new On-Sale Wine License and 3.2 Malt Liquor License for Linh Huynh Food Inc. doing business as Soke BBQ & Hot Pot located at 8586 Edinburgh Centre Drive North. Holding an on-sale wine license in conjunction with a 3.2 malt liquor license provides authorization to the business to serve wine and strong beer.

The Community Development Department has approved the application. The Police Department has completed their investigation of the restaurant owner. This restaurant is still being cosmetically renovated prior to opening. The applicant is in the process of getting the required food license for their rebranded business, formerly Kim Anh Restaurant. The liquor license will not be issued until the food license is approved and inspections have been passed.

The Community Development Department, Fire Department and Police Department find no reason that would preclude the issuance of this license. Their reports are on file in the Business and Rental Licensing Division and are available upon request.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

5.1A LIQUOR LICENSE LIST

Business Name	Address	Business Type	On / Off Sale	Liquor Type
AMOCO	8050 LAKELAND AVE N	Gas - Food	Off-sale	3.2
HOLIDAY STATIONSTORE	8500 EDINBURGH CTR DR N	Gas - Food	Off-sale	3.2
KWIK TRIP	9495 NOBLE PKWY N	Gas - Food	Off-sale	3.2
KWIK TRIP	5801 96TH AVE N	Gas - Food	Off-sale	3.2
SPEEDWAY	7601 JOLLY LN N	Gas - Food	Off-sale	3.2
SPEEDWAY	9300 ZANE AVE N	Gas - Food	Off-sale	3.2
SPEEDWAY	7525 BROOKLYN BLVD N	Gas - Food	Off-sale	3.2
CUB FOODS	9655 COLORADO LN N	Grocery	Off-sale	3.2
CUB FOODS	7555 WEST BROADWAY N	Grocery	Off-sale	3.2
FESTIVAL FOODS	8535 EDINBURGH CTR DR N	Grocery	Off-sale	3.2
HY-VEE FOOD STORE	9409 ZANE AVE N	Grocery	Off-sale	3.2
BIG LIQUOR WAREHOUSE	8022 BROOKLYN BLVD N	Liquor Store	Off-sale	Full
BROOKLYN PARK LIQUOR BARREL	8520 EDINBURGH CTR DR N	Liquor Store	Off-sale	Full
CELLARS WINES & SPIRITS - BROOKLYN PARK	7944 BROOKLYN BLVD N	Liquor Store	Off-sale	Full
CITY LIQUOR	5716 BROOKDALE DR N	Liquor Store	Off-sale	Full
CUB DISCOUNT LIQUOR	7555 WEST BROADWAY N	Liquor Store	Off-sale	Full
BROOKLYN LIQUORS	6256 BOONE AVE N	Liquor Store	Off-sale	Full
HY-VEE WINE & SPIRITS	9409 ZANE AVE N SUITE B	Liquor Store	Off-sale	Full
IKE'S WINE & SPIRITS	9682 COLORADO LN N	Liquor Store	Off-sale	Full
KELLY'S LIQUOR	3210 BROOKDALE DR N	Liquor Store	Off-sale	Full
MADDIES LIQUOR	8521 ZANE AVE N	Liquor Store	Off-sale	Full
MERWIN LIQUORS	7636 BROOKLYN BLVD N	Liquor Store	Off-sale	Full
PARK LIQUOR OUTLET	6315 ZANE AVE N	Liquor Store	Off-sale	Full
PIXIE LIQUOR	1512 BROOKDALE DR N	Liquor Store	Off-sale	Full
TM LIQUORS	9318 ZANE AVE N	Liquor Store	Off-sale	Full
UP NORTH LIQUOR	9570 NOBLE PKWY N	Liquor Store	Off-sale	Full
BOWLERO	7545 BROOKLYN BLVD N	Bowling Alley	On-sale	Full
HEAVY ROTATION BREWING	9801 XENIA AVE N	Brewery	On & Off sale	Brewery
PALMER LAKE VFW	2817 BROOKDALE DR N	Club	On-sale	Full

SKAALVENN DISTILLERY	8601 73RD AVE N #14	Distillery	On-sale	Distillery
BUASAVANH	7324 LAKELAND AVE N	Event Center	On-sale	Full
LEOPOLD'S MISSISSIPPI GARDENS	9500 WEST RIVER RD N	Event Center	On-sale	Full
BROOKLAND EXECUTIVE NINE GOLF	8232 REGENT AVE N	Golf	On-sale	3.2
HAMPTON INN	9470 WEST BROADWAY N	Hotel	On-sale	3.2
MINNEAPOLIS MARRIOTT NORTHWEST	7025 NORTHLAND DR N	Hotel	On-sale	Full
BROADWAY PIZZA	8525 EDINBURGH CTR DR N	Restaurant	On-sale	Full
CAM'S BAR & EATERY	8517 63RD AVE N	Restaurant	On-sale	Full
DOS HERMANOS MEXICAN GRILL AND BAR	1408 85TH AVE N	Restaurant	On-sale	Full
EL LORO MEXICAN RESTAURANT	7901 BROOKLYN BLVD N	Restaurant	On-sale	Full
FLAVA OF SOUL	8578 EDINBURGH CENTER DR N	Restaurant	On-sale	Full
HY-VEE MARKET GRILLE	9409 ZANE AVE N SUITE A	Restaurant	On-sale	Full
LEMON GRASS THAI CUISINE	8600 EDINBURGH CTR DR N	Restaurant	On-sale	Full
MAD JACKS SPORTS CAFE	8078 BROOKLYN BLVD N	Restaurant	On-sale	Full
MC'S TAP HOUSE	9690 COLORADO LN N	Restaurant	On-sale	Full
ORO BANQUET - BAR & RESTAURANT	2875 BROOKDALE DR N	Restaurant	On-sale	Full
THE BROOKLYN	8700 EDINBROOK CROSSING N	Restaurant	On-sale	Full
SOKE BARBAQU & HOT POT	8586 EDINBURGH CENTER DR N	Restaurant	On-sale	Wine
MILLIONS CRAB	8000 BROOKLYN BLVD N	Restaurant	On-sale	Wine
TOKYO SUSHI ALL YOU CAN EAT	9750 SCHREIBER TER N	Restaurant	On-sale	Wine

City of Brooklyn Park Request for Council Action

Agenda Item:	6.1	Meeting Date:	February 27, 2023
Agenda Section:	Land Use Actions	Originating Department:	Community Development
Resolution:	XX	Prepared By:	Amber Turnquest, Principal Planner
Ordinance:	N/A		
Attachments:	7	Presented By:	Paul Mogush, Planning Director
Item:	610 Zane Speculative Industrial Buildings – An Application by Ryan Companies for a Final Plat and Site Plan Review for Two Speculative Office/Warehouse Buildings at the Southeast Quadrant of Hampshire Avenue North and 94th Avenue North Zoned Business Park District/Planned Development Overlay		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2023-_____ APPROVING A FINAL PLAT FOR "SIX TEN ZANE FIFTH ADDITION" AT THE SOUTHEAST QUADRANT OF HAMPSHIRE AVENUE NORTH AND 94TH AVENUE FOR THE CREATION OF TWO LOTS.

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2023-_____ APPROVING A SITE PLAN REVIEW FOR TWO SPECULATIVE OFFICE/WAREHOUSE BUILDINGS, 151,750 AND 172,680 SQUARE FEET EACH, SUBJECT TO CONDITIONS CONTAINED IN THE RESOLUTION.

Overview:

Planning Commission

At the February 8, 2023 Planning Commission regular meeting, the commission unanimously (6-0) recommended approval of the proposed final plat and site plan. No members of the public were present to speak at the public hearing.

Summary

Ryan Companies proposes two speculative office/warehouse facilities at the southeast quadrant of Hampshire Avenue North and 94th Avenue North. The 19.67-acre site is an outlot that has been used for agriculture. The western building, on proposed Lot 1 is 151,750 square feet and the eastern building on proposed Lot 2 is 172,680 square feet. The buildings will be used as offices, warehousing and other uses allowed in the Business Park zoning district. There are existing stormwater ponds on the east and west sides of the site that are to be modified as a part of this project. The use is consistent with the existing Business Park with a Planned Development Overlay (BP/PD) zoning. Both buildings are speculative, and the future tenants are currently unknown. The applicant has indicated that each building is designed to accommodate as many as four tenants.

In 2015, the City Council approved a development plan for 610-Zane, the area bounded by Zane Avenue North, 93rd Avenue North, Hampshire Avenue North and Highway 610. This development plan included retail and business park uses, including what became Hy-Vee and Star Exhibits. This proposal is consistent with the development plan.

Future Land Use Plan	Business Park
Current Zoning	BP/PD - Business Park with a Planned Development Overlay
Proposed Zoning	BP/PD - Business Park with a Planned Development Overlay
Neighborhood	Tessman
Site Area	19.67 Acres (Lot 1- 9.56 acres; Lot 2- 10.11 acres)
Conforms to:	
Land Use Plan	Yes
Zoning Code	Yes
Notification	45 Public Hearing Notices mailed
Timeline (MN §15.99)	
60-day	February 28, 2023
120-day	March 30, 2023

Previous Approvals

Ordinance #2015-1194 was adopted by the City Council on July 27, 2015, to rezone the property from Town Center to Business Park District/Planned Development Overlay (BP/PD).

The PD Overlay applied to this property includes several requirements regulating development. These include Section 1, subparts 1, 4, 5, 6, 7, 8, 9, and 10. Subpart 3 of Section 1 will be brought forward as a condition of approval and is addressed below:

1. **Distribution facilities are not permitted. For the purposes of this Planned Development Overlay, a distribution facility is defined as a business that receives packages, sorts, and delivers them without product storage. Distribution as an accessory use is permitted when it occurs from a manufacturing facility or a warehouse where a product is made or packaged.**

The application is for speculative buildings to be used as offices and warehousing. Future development applications will be reviewed for consistency with the Zoning Code and PD overlay when a tenant building permit application is submitted.

3. **The development plan dated 5-26-2015 showing the following items:**
 - a. **Shared driveways, truck courts, and parking lots; and**
 - b. **Shared storm water management basins.**

The development plan for the area has been revised (plan dated 2016-01-19), and any development must conform with the approved plan.

4. **The minimum standards of development for all buildings and sites shall include:**
 - a. **A uniform style of parking lot lighting;**
 - b. **High-quality building materials. Buildings must have at least two different building materials. Architectural pre-cast panels are allowed, but must not be a raked or aggregate design;**
 - c. **Landscaping must include boulevard trees.**

The application shows conformance with development standards for lighting, building materials and landscaping. These standards will be verified with any future development applications.

5. **The maximum impervious coverage for the entire business park development shall not exceed 70 percent. All sites must include at least 15 percent green space.**

The impervious surface coverage is consistent with this requirement and is addressed in the "Impervious Surface" section of this report.

6. **A Site Plan Review before the Planning Commission and City Council, as described in City Code, is required for each site prior to its construction.**

Submittal of this Site Plan Review satisfies this requirement.

7. Truck courts must be screened from public roads.

The Site Plan shows that the buildings will screen the truck court from view of public roadways.

9. Each monument sign near the intersections of Hampshire and 94th Avenues and Colorado and 93rd Avenues must provide signage for at least two different businesses in the business park.

10. All freestanding signs must have opaque panels with only letters and logos backlit.

For Subparts 9 and 10, signs must conform to the requirements of Chapter 150. The sign plans will be approved by staff to verify code compliance at time of building permit.

Current Conditions

The subject property is 19.67 acres and is located east of Hampshire Avenue North and south of 94th Avenue North. The site is currently vacant and contains a stormwater pond.

Land Use/Zoning and Overlay

The site is zoned Business Park District/Planned Development Overlay (BP/PD) and is within the Tessman neighborhood. The future land use for the property is Business Park. Adjacent property to the south and east of the subject site are also zoned BP/PD. The property to the north, beyond 94th Avenue North, is zoned BP/PD and the property to the west beyond Hampshire Avenue North is zoned BP.

Final Plat

The subject property was previously platted as Outlot A of Six Ten Zane Fourth Addition. The applicant is seeking to replat the outlot as two lots in Six Ten Zane Addition Fifth Addition. Lots 1 and 2 will be 9.56 and 10.11 acres respectively. A development agreement, dated 2016-01-19, depicts the preliminary plats of the 610 Zane area, which includes this property; therefore, these proposed lots are shown as a final plat. Planning and Engineering staff have reviewed the plat and found it to be in conformance with the Subdivision Ordinance. Easements will be required for drainage and utilities. To accommodate the regrading and reshaping of the eastern infiltration basin, an easement vacation application has been submitted for the public drainage and utility easement that encompasses this basin. The new easement will not be defined on the final plat submitted with this application, but rather a separate document once the easement vacation process has been completed. Provision and acceptance of these easements by the City Engineer will be a condition of the plat approval.

On January 6, 2023, the final plat and additional development documents were submitted to Hennepin County for plan review. At the time of this staff report, comments were still outstanding. Relevant comments will be incorporated into the report and additional conditions of approval may be required.

The City Attorney must review the final plat with an updated title commitment prior to final plat approval. Additional conditions of approval may be required based on the title opinion. These must be met prior to plat recordation.

Site Plan

The two proposed buildings will be used as offices and warehousing. The breakdown of uses is as follows (in square feet):

Use	West Building	East Building
Office	16,500	17,500
Warehouse	135,000	155,000

Office spaces will be located throughout the building, an office space at each corner and two spaces in the middle of the building. This would accommodate potentially four tenants within each building. Similarly, the parking lot and loading docks are internal to the site and can be utilized by multiple tenants for future flexibility.

Vehicular Access

Five total access locations are proposed for this project. Two driveway access points are proposed to 94th Avenue North and three connections are proposed from to the private road to the south that was developed as a part of the Star Exhibits approval. Resolution #2016-44 includes conditions relevant to this project:

3.03 A cross-access and maintenance agreement between Lots 1 and the future development on Outlot A must be reviewed and approved by the City Attorney and recorded against both parcels prior to building permit.

A cross-access and maintenance agreement between Six Ten Zane First Addition, Block 1, Lot 1 (Star Exhibits) and the proposed lots was established with the approval of Six Ten Zane First Addition. No further agreement is necessary.

Access to the existing private road for the proposed project is covered under an existing shared access easement and connects with Hampshire Avenue North to the west or 93rd Avenue North to the south. The southwest, southeast, and northeast access points will be used exclusively for vehicular traffic. The large southern access point will be used for trucks entering/exiting the loading court. The northern driveway access will be a shared truck and automobile traffic access point.

The City received the following comments from the Minnesota Department of Transportation (MnDOT):

Ped/Bike

Please ensure that all the pedestrian routes on the property maintain a pedestrian access route of at least 4-feet and that all ramps and crossings meet the American Disabilities Act (ADA) requirements. We also recommend coordinating the development's driveway construction with Brooklyn Park's sidewalk construction on 94th Ave. and Hampshire Ave. The driveway slope will help slow incoming vehicles and maintain a horizontal path for pedestrians.

Staff response: This information has been incorporated into the request for council action (RFCA) which will be presented to the City Council.

Traffic

Due to the number of trips generated, MnDOT recommends a Traffic Impact Study to accurately assess the traffic impacts of this development.

Staff response: The City of Brooklyn Park's Engineering Department has determined that the Traffic Impact Study which was completed in 2015 that encompassed the entire 610 Zane development area anticipated this development. The proposed development intensity in this portion of the development area has increased slightly, but a subsequent trip generation comparison produced for Ryan Companies by S² traffic Solutions dated January 23, 2023 for this portion and analysis indicate the impacts should not change from the initial overall site analysis.

Off-Street Parking

The project is proposing to utilize a shared loading court to serve the two buildings with access and utility easements proposed. Each building will have 10 dock doors and two drive-in doors. As required by Code, all staging areas and loading docks are off-street and are located on the same lot as the building. The loading area is shielded from view of Hampshire Avenue North by the western most building in this development and is not visible from the public right-of-way.

The parking areas are spread around the exteriors of the buildings totaling 179 standard and 6 accessible stalls for the west building and 192 standard and 8 accessible stalls for the east building, exceeding parking requirements established by Code (§152.142). Warehousing uses do not have a maximum requirement and the plan is in conformance with the Code.

Pedestrian Connections

Internal pedestrian connections are present and appropriate around the buildings and to the parking areas. Bike racks are provided adjacent to each building. There are two sidewalk connections to 94th Avenue North and one connection on the southwest portion of the site to Hampshire Avenue North. All pedestrian routes on the property must maintain a pedestrian access route of at least 4-feet and all ramps and crossings must meet the American Disabilities Act (ADA) requirements.

There is a bus stop located at the northwest portion of the site at the southeast quadrant of Hampshire Avenue North and 94th Avenue North. The stop is served by Metro Transit Route 724, providing service to and from the Brooklyn Center Transit Center via the Starlite Transit Center. Typically, the City would encourage a connection to the bus stop; however, the steep grade change makes that impractical. The applicant should consider exploring ways to strengthen that connection.

Architecture

The two speculative industrial warehouse buildings will incorporate painted architectural precast concrete panels with reveals and undulating precast panels to create shadow lines and break down the facades. There will be three glazed entries for up to four tenants per building. Entries will incorporate fiber board panels aiding the incorporation of articulation and variety. The buildings mirror each other and with similar percentages of precast concrete panels, glazing, and Nichiha fiber cement panels. This meets the requirements of the Zoning Code.

Primary building entrances are located on the east side of the east building and west side of the west building. There are three separate entrances on each building, with storefront glazing systems, sunshade features, and clerestory windows above to allow natural daylighting into the office spaces. The entrances are highlighted with taller, dark accent panels that contrast the lighter panels on the rest of the building.

Lighting

The approved Planned Development Overlay ordinance requires a uniform style of parking lot lights. The photometric plans are consistent with the Zoning Code.

Landscaping

A large variety of trees and shrubs have been selected to provide species diversification, native plant community benefit and ornamental and multi-seasonal interest. The landscape plan shows the required number of overstory and evergreen trees.

Screening

Screening on the site will be achieved through a combination of berming and landscaping. Trash and recycling will be stored internal to both buildings.

Park Land Dedication

Park dedication determinations are made at the time of preliminary plat. In every plat allowing development, a portion of such land and/or cash must be set aside as open space for park and playground purposes, public open space for park and playground purposes, public open space or public ponds, except where adjustment to lot lines do not create additional lots. The proposed plat creates two new, buildable lots for a commercial use.

Dedication has been satisfied for this property, as memorialized in a document titled 'Assignment and Assumption of Park Dedication Credits' signed on behalf of Gracelyn Development, L.L.P. The park dedication credits to be assumed include this property.

Impervious Surface

The planned development overlay document for the Astra Village/610 Zane site states that the maximum impervious coverage for the entire business park development shall not exceed 70%. The combined impervious percentage for the two proposed spec industrial parcels is just over 70%; however, the combined impervious percentage of the four-parcel area bounded by Hampshire Avenue North, 94th Avenue North, Colorado Avenue North, and 93rd Avenue North, is under 70% (assuming 70% impervious for the future development of the Six Ten Zane fourth addition land).

Stormwater Management

West Mississippi Watershed approval is also required, including a standard storm water maintenance agreement prior to building permitting.

Staff Recommendation

Staff recommends approval of the final plat and site plan with the conditions listed in the attached resolutions.

Alternatives to Consider:

1. Approve the Final Plat and Site Plan as presented.
2. Approve the Final Plat and Site Plan with modifications.
3. Deny the Final Plat and Site Plan based on certain findings.

Budgetary/Fiscal Issues:

There are no budgetary or fiscal impacts anticipated by this application.

Attachments:

- 6.1A RESOLUTION – FINAL PLAT
- 6.1B RESOLUTION – SITE PLAN
- 6.1C LOCATION MAP
- 6.1D FEBRUARY PLANNING COMMISSION MEETING MINUTES
- 6.1E SUPPORTING DOCUMENTS
- 6.1F MNDOT LETTER
- 6.1G PLAN SET

RESOLUTION #2023-

RESOLUTION APPROVING A FINAL PLAT FOR “SIX TEN ZANE FIFTH ADDITION” AT THE SOUTHEAST QUADRANT OF HAMPSHIRE AVENUE NORTH AND 94TH AVENUE FOR THE CREATION OF TWO LOTS

Planning Commission File #23-101

WHEREAS, the plat of “Six Ten Zane Fifth Addition” has been submitted in the manner required for platting of land under the Brooklyn Park Codes and under Chapter 462 of the Minnesota Statutes and all proceedings have been duly had thereunder; and

WHEREAS, said plat is in all respects consistent with the City plan and the regulations and requirements of the laws of the State of Minnesota and codes of the City of Brooklyn Park, Chapters 151 and 152.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Preliminary Plat Request #23-101 “Six Ten Zane Fifth Addition” shall be approved subject to the following conditions:

1. Title review by the City Attorney and all conditions therein.
2. Easement review and approval by the City Engineer and all conditions therein.
3. Submission of a CAD copy of the plat.
4. Any development must conform with the approved development plan dated 01-12-2016 showing the following items:
 - a. Shared driveways, truck courts, and parking lots; and
 - b. Shared storm water management basins.
5. Official approvals of a formal Site Plan Review must be obtained prior to any development of the site.
6. No additional grading may occur without a permit issued by the City Engineer.

BE IT FURTHER RESOLVED that such execution of the certificate upon said plat by the Mayor and City Manager shall be conclusive showing of proper compliance therewith by the sub divider and City officials and shall entitle such plat to be placed on record forthwith without further formality, all in compliance with M.S.A. 462 and the Ordinance of the City.

RESOLUTION #2023-

RESOLUTION APPROVING A SITE PLAN REVIEW FOR TWO SPECULATIVE OFFICE/WAREHOUSE BUILDINGS, 151,750 AND 172,680 SQUARE FEET EACH

Planning Commission File #23-101

WHEREAS, an application has been made by Ryan Companies for a Site Plan Review under the provisions of the City Code on properties legally described as:

Lots 1 and 2, Block 1 of Six Ten Zane Fifth Addition, Hennepin County, Minnesota

WHEREAS, the zoning of the property is Business Park/Planned Development Overlay, BP/PD –in which offices and warehouses are approved uses; and

WHEREAS, the effect of the proposed use upon the health, safety, and welfare of surrounding lands, existing and anticipated traffic conditions, and its effect on the neighborhood have been considered; and

WHEREAS, the matter has been referred to the Planning Commission who held the public hearing on February 8, 2023.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park:

The Site Plan Review for two speculative office/warehouse buildings, 151,750 and 172,680 square feet each is hereby approved with the following conditions:

1.00 DRAWINGS

- 1.01 Site, utility, landscaping, and grading plans for both properties on file in the City Clerk’s office dated December 29, 2022 are approved, subject to conditions listed below.
- 1.02 Building elevations for the offices and warehouse facilities dated January 11, 2023 are approved to proceed to building permit, subject to conditions listed below.

2.00 BONDS, ESCROWS AND DIRECT PAYMENTS

- 2.01 A Development Contract and bonding shall be required as a development bond or letter of credit in the amount of **\$370,200.00**, a cash bond in the amount of **\$19,400.00**, and a developer’s escrow in the amount of **\$11,600.00** as required by Chapter 152. The developer’s escrow must be posted with the City to cover engineering, legal and administrative costs incurred by the City. If this account becomes deficient, it shall be the developer’s responsibility to deposit additional funds. This must be done before final bonding obligations are complete.

3.00 REQUIRED DOCUMENTS

- 3.01 All utility construction, drainage, grading and development plans must be approved by the City Engineer prior to receiving a building permit.

4.00 GENERAL CONDITIONS

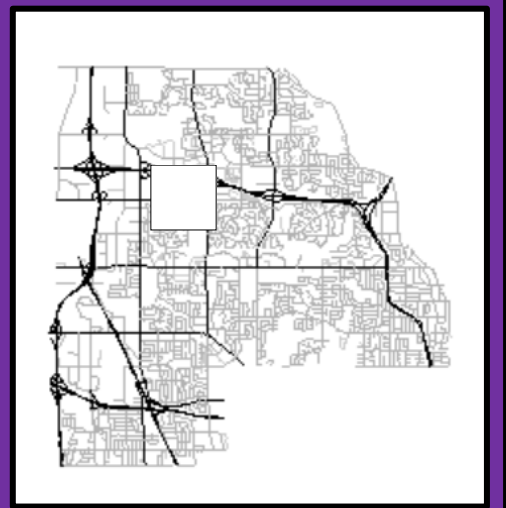
- 4.01 It shall be the developer's responsibility to keep active and up to date the developer's contract and financial surety (Letter of Credit, bonds, etc.). These documents must remain active until the developer has been released from any further obligation by City Council motion received in writing from the Engineering Department.
- 4.02 Before final bonding obligations are released, a certificate signed by a registered engineer must be provided. This certificate will state that all final lot and building grades are in conformance to drainage development plan(s) approved by the City Engineer.
- 4.03 No burying of construction debris shall be permitted on the site.
- 4.04 Dust control and erosion measures must be in place to prevent for dust and erosion including, but not limited to, daily watering, silt fences, and seeding. The City Engineer may impose measures to reduce dust and run-off.
- 4.05 Adequate dumpsters must be on site during construction. When full, they must be emptied immediately or replaced with an empty dumpster.
- 4.06 Signs must conform to the requirements of Chapter 150. The sign plans will be approved by staff to verify code compliance at time of building permit.

5.00 CONDITIONS

- 5.01. Final plat "Six Ten Zane Fifth Addition" must be approved prior to Site Plan approval.
- 5.02 The maximum impervious coverage for the entire business park development shall not exceed 70 percent. All sites must include at least 15 percent green space.
- 5.03 Development must be in conformance with the Six Ten Zane development plan revision dated January 19, 2016, showing the following items:
 - a. Shared driveways, truck courts, and parking lots; and
 - b. Shared storm water management basins.



Site Plan Review and Final Plat
Case #23-101 – 610 Zane Speculative Industrial
Buildings
Area of Request (Spring 2018 Air Photo)
6500 93rd Ave N





UNAPPROVED MINUTES

**MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – February 8, 2023**

1. CALL TO ORDER

The meeting was called to order at 7:02 PM.

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Those present were: Commissioners Fraser, Husain, Kiekow, Turnham, Udomah, and Xiong; Planning Director Mogush; Principal Planner Turnquest; and Associate Planner McDermott.

Those arrived late: None

Those not present were: Commissioners Cavin and Reindorf (with prior notice).

3. EXPLANATION BY CHAIR

4. APPROVAL OF AGENDA

MOTION KIEKOW, SECOND UDOMAH TO APPROVE THE FEBRUARY 8, 2023 AGENDA.

MOTION CARRIED UNANIMOUSLY.

5. CONSENT AGENDA

A. Minutes – January 11, 2023

Commission Chair Husain noted on page two, Item C, the motion was made by Commissioner Cavin and seconded by Commission Chair Husain.

MOTION FRASER, SECOND TURNHAM TO APPROVE THE FEBRUARY 8, 2023 CONSENT AGENDA WITH THE NOTED CHANGE.

MOTION CARRIED UNANIMOUSLY.

6. PUBLIC HEARING

- A. 610 Zane Speculative Industrial Buildings – Preliminary Plat and Site Plan Review, #23-101 for two lots and two speculative office/warehouse buildings (151,750 and 172,680 square feet each).**

Principal Planner Turnquest introduced the application from Ryan Companies for two office/warehouse buildings. She provided details on the subject property and zoning. She reviewed the proposed site plan and landscaping plan, comparing the development plan to the original concept site plan. She reviewed the exterior renderings noting that the requirements of the zoning code would be met and noted that staff recommends approval of the final plat and site plan as presented with the conditions noted in the staff report.

Eddie Wolf, Ryan Companies, (the applicant), introduced himself and stated that they are very excited about this project. He stated that this will be a nice transition from the western side of Hampshire Avenue to the retail corridor on the east. He believed that the amenities in the area will draw high quality tenants.

Commission Chair Husain opened the public hearing.

Seeing no one approach the podium, Commission Chair Husain closed the public hearing.

Commissioner Turnham asked if there have been discussions with the County about a stoplight at Hampshire and 93rd.

Principal Planner Turnquest replied that the traffic engineer has determined that the study is relevant and accurate, and a light is not warranted.

Commissioner Fraser asked if the tenants have been secured for this development.

Mr. Wolf stated that some tenants have expressed interest, but they have not identified a tenant at this time.

Commissioner Xiong commented that he feels that this area is already busy and acknowledged that the 2015 traffic study was deemed sufficient. He asked if another study could be requested.

Principal Planner Turnquest stated that the traffic engineer reviewed the study, the plan, and comments from MnDOT and deemed it sufficient.

Commissioner Xiong noted concern about lighting on other buildings and asked that the developer take that into consideration as there are residential homes in the area.

Commissioner Udomah asked why the preference for grey buildings.

Mr. Wolf replied that in addition to the painted precast panels, they would propose another element of design with fiber board which will add texture and color. He believed that the undulation and materials would help to break up the façade.

Commissioner Udomah asked the transportation route for people that may want to work in the building.

Principal Planner Turnquest stated that there is a bus stop at Hampshire and 94th Avenue North. She stated that the grade change at this intersection is steep and therefore a bus stop could not be added at that location.

Mr. Wolf commented that they did see the comments suggesting strengthening the pedestrian connection and their design team is attempting to address that.

Commissioner Fraser referenced the MnDOT comment and asked if MnDOT was not aware of the 2015 traffic study.

Principal Planner Turnquest commented that the application information was provided to MnDOT and those were the comments returned. She stated that the City Engineer determined that the level of service is sufficient.

Commission Chair Husain asked for clarification on another building shown on the landscaping plan.

Principal Planner Turnquest noted that building is part of the fourth addition.

MOTION TURNHAM, SECOND UDOMAH TO RECOMMEND APPROVAL OF FINAL PLAT FOR "SIX TEN ZANE FIFTH ADDITION" AT THE SOUTHEAST QUADRANT OF HAMPSHIRE AVENUE NORTH AND 94TH AVENUE FOR THE CREATION OF TWO LOTS.

MOTION CARRIED UNANIMOUSLY.

MOTION TURNHAM, SECOND UDOMAH TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR TWO SPECULATIVE OFFICE/WAREHOUSE BUILDINGS 151,750 AND 172,680 SQUARE FEET EACH, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on February 27, 2023.

ORDINANCE #2015-1194

ORDINANCE AMENDING CHAPTER 152 OF THE ZONING CODE TO REZONE PROPERTY
FROM TOWN CENTER (TC) TO BUSINESS PARK WITH PLANNED DEVELOPMENT OVERLAY
(BP/PD) AND GENERAL BUSINESS DISTRICT WITH PLANNED DEVELOPMENT OVERLAY (B3/PD)
AT THE SOUTHWEST CORNER OF HIGHWAY 610 AND ZANE AVENUE

The City Of Brooklyn Park Does Ordain:

Section 1.

The following property is rezoned from Town Center (TC) to Business Park with Planned Development Overlay (BP/PD):

Outlot A, Six Ten Zane First Addition, Hennepin County, Minnesota

This Planned Development Overlay has the following requirements:

1. Distribution facilities are not permitted. For the purposes of this Planned Development Overlay, a distribution facility is defined as a business that receives packages, sorts, and delivers them without product storage. Distribution as an accessory use is permitted when it occurs from a manufacturing facility or a warehouse where a product is made or packaged.
2. Buildings along Highway 610 must have at least two stories. The second story must cover at least half of the building footprint.
3. The development plan dated 5-26-2015 showing the following items:
 - a. Shared driveways, truck courts, and parking lots; and
 - b. Shared storm water management basins.
4. The minimum standards of development for all buildings and sites shall include:
 - a. A uniform style of parking lot lighting;
 - b. High-quality building materials. Buildings must have at least two different building materials. Architectural pre-cast panels are allowed, but must not be a raked or aggregate design.
 - c. Landscaping must include boulevard trees.
5. The maximum impervious coverage for the entire business park development shall not exceed 70 percent. All sites must include at least 15 percent green space.
6. A Site Plan Review before the Planning Commission and City Council, as described in City Code, is required for each site prior to its construction.
7. Truck courts must be screened from public roads.
8. The area identification sign along Highway 610 must provide signage for up to four different businesses in the business park.
9. Each monument sign near the intersections of Hampshire and 94th Avenues and Colorado and 93rd Avenues must provide signage for at least two different businesses in the business park.

10. All freestanding signs must have opaque panels with only letters and logos backlit.
11. Other provision of the City Code not modified here shall still apply.

Section 2.

The following properties are rezoned from Town Center (TC) to General Business District with Planned Development Overlay (B3/PD):

Lot 1, Block 1, Six Ten Zane First Addition, Hennepin County, Minnesota
Outlot B, Six Ten Zane First Addition, Hennepin County, Minnesota

This Planned Development Overlay has the following requirements:

1. The area identification sign along Highway 610 must include at least two businesses located on Outlot B.
2. The monument sign at the southwest corner of 94th and Zane Avenues must include at least two different businesses located on Outlot B.
3. All freestanding signs must have opaque panels with only letters and logos backlit.
4. The minimum standards of development for all buildings and sites shall include:
 - a. A uniform style of parking lot lighting;
 - b. High-quality building materials. Buildings must have at least two different building materials. Architectural pre-cast panels are allowed, but must not be a raked or aggregate design.
 - c. Landscaping must include boulevard trees.
5. A Site Plan Review or Conditional Use Permit review before the Planning Commission and City Council, as described in City Code, is required for each site prior to its construction.
6. Site improvement flexibility for Lot 1, Block 1, shall be described in its conditional use permit.
7. Other provision of the City Code not modified here shall still apply.

Section 3.

Both Planned Development Overlays described in Sections 1 and 2 above are subject to requirements in the 610 Zane Design Guidelines book dated May 26, 2015, unless otherwise modified above.

Section 4.

The zoning map of the City on file with the City Clerk and referred to in Section 152 of the City Code is hereby amended in accordance with the provisions of this ordinance.

ATTEST:

JEFFREY JONEAL LUNDE, MAYOR

DEVIN MONTERO, CITY CLERK

Approved as to Form by City Attorney
Passed on First Reading: 04-28-2015
Passed on Second Reading: 07-27-2015
Published in Official Newspaper: 08-06-15

RESOLUTION #2016-44

RESOLUTION APPROVING SITE PLAN REVIEW
FOR AN OFFICE/MANUFACTURING/WAREHOUSE BUILDING
AT 6688 93RD AVENUE NORTH
WITH AN AMENDMENT TO THE 610-ZANE DEVELOPMENT PLAN RELATING TO SIGNAGE

Planning Commission File #16-100

WHEREAS, Mr. Casey Hankinson of Ryan Companies US, on behalf of Star Exhibits, has made an application for a Site Plan Review for a building under the provisions of Chapter 152 of the City Code on property legally described as:

Lot 1, Block 1, Six Ten Zane First Addition, Hennepin County, Minnesota

WHEREAS, the matter has been referred to the Planning Commission who have given their advice and recommendation to the City Council; and

WHEREAS, the effect of the proposed use upon the health, safety and welfare of surrounding lands, existing and anticipated traffic conditions and its effect on the neighborhood have been considered.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that the Site Plan Review for a building in the 610-Zane Business Center is hereby approved in accordance with the following:

1.00 PLANS

- 1.01 Per site and civil plans dated January 19, 2016, except as modified below.
- 1.02 Per landscaping plans dated January 19, 2016, except as modified below.
- 1.03 Per building elevations and plans dated January 19, 2016, except as modified below.

2.00 BONDS, ESCROWS AND DIRECT PAYMENTS

- 2.01 A Development Contract and bonding shall be required in the amount of **\$1,494,700.00** as a development bond or letter of credit, a **\$78,600.00** cash bond, and a **\$47,200.00** developer's escrow as required by Chapter 152. The developer's escrow must be posted with the City Treasurer to cover engineering, legal and administrative costs incurred by the City. If this account becomes deficient, it shall be the developer's responsibility to deposit additional funds. This must be done before final bonding obligations are complete. This bonding must include the following:

- a. Grading and drainage
- b. Utilities
- c. Landscaping
- d. Paving of parking and driveways
- e. Sidewalks and walkways
- f. Parking lot lighting

3.00 REQUIRED DOCUMENTS

- 3.01 All utility construction, drainage, grading and development plans must be approved by the City Engineer prior to receiving a building permit.
- 3.02 Approval from the West Mississippi Watershed Management Commission is required.
- 3.03 A cross-access and maintenance agreement between Lots 1 and the future development on Outlot A must be reviewed and approved by the City Attorney and recorded against both parcels prior to building permit.

4.00 GENERAL CONDITIONS

- 4.01 It shall be the developer's responsibility to keep active and up to date the developer's contract and financial surety (Letter of Credit, bonds, etc.). These documents must remain active until the developer has been released from any further obligation by City Council motion received in writing from the Engineering Department.
- 4.02 No burying of construction debris shall be permitted on the site.
- 4.03 Dust control measures must be in place to prevent for dust and erosion including, but not limited to, daily watering, silt fences, and seeding. The City Engineer may impose measures to reduce dust.
- 4.04 During construction, streets must be passable, at all times, free of debris, materials, soils, snow, and other obstructions.
- 4.05 All rooftop equipment must be screened from public views.
- 4.06 The landscaping plans must be revised to show the required number of trees. Credit is given for the preserved honey locust trees along Hampshire Avenue, provided that they are pruned.
- 4.07 Maintenance of the Hampshire Avenue and 93rd Avenue boulevards and trees are the responsibility of the adjacent property owner. The boulevards must be irrigated.

- 4.08 Storm water basins must be lined with organic material suitable for supporting grasses in the event of low or no water.
- 4.09 Signs must conform to Chapter 150 of City Code and obtain the necessary permits.
- 4.10 Lighting must conform to Chapter 152. All lighting must be downcast and shielded. Freestanding lights must match the style of lights used in the retail portion of the 610 Zane development.
- 4.11 Bicycle racks must be located near the entrance to the building.
- 4.12 The driveway to 93rd Avenue must meet Hennepin County Transportation design standards and receive a permit.
- 4.13 Shoebox-style street lights must be added along the east side of Hampshire Avenue at 250-foot intervals when 94th Avenue is extended.

5.00 DEVELOPMENT PLAN AMENDMENT

- 5.01 An area identification sign may be located at the northeast corner of 93rd and Hampshire Avenues. This sign must meet all setback, height, and area requirements and display at least two users in the western portion of the business park.

If the petitioner needs additional time to satisfy the requirements listed in this Site Plan Review, then a one-year time extension must be requested. Time extension requests are subject to the conditions found in the Zoning Code (Section 152.031(H)). The failure on the part of the petitioner to obtain a building permit by December 31, 2017 shall deem the Site Plan Review approval to be null and void.

The foregoing resolution was introduced by Council Member Trepanier and duly seconded by Council Member Crema.

The following voted in favor of the resolution: Mata, Crema, Parks, Lunde, Gates, Trepanier and Jordan.

The following voted against: None.

The following was absent: None.

Where upon the resolution was adopted.

ADOPTED: February 22, 2016

JEFFREY JONEAL LUNDE, MAYOR

CERTIFICATE
STATE OF MINNESOTA
COUNTY OF HENNEPIN
CITY OF BROOKLYN PARK

I, the undersigned, being the duly qualified City Clerk of the City of Brooklyn Park, Minnesota, hereby certify that the above resolution is a true and correct copy of the resolution as adopted by the City Council of the City of Brooklyn Park on February 22, 2016.

WITNESS my hand officially as such Clerk and the corporate seal of the City this 23rd day of February 2016

(SEAL)

DEVIN MONTERO, CITY CLERK



DESIGN GUIDELINES





TABLE OF CONTENTS

Description of the Development	1
Location	2
General Guidelines	3
Business Park Guidelines	6
Retail/Commercial Guidelines	8



THE PURPOSE of the design guideline is to establish the aesthetic tone for prospective users of the 610 ZANE development. The guidelines are constructed to ensure that a common theme will be created throughout the entire development, while allowing for individuality and corporate branding.

These guidelines provide a framework within which creative design can occur. Each tenant plays an important role within the development and must recognize their impact on the community. Each building must fit within the context of the master plan. Individual projects shall complement, not compete with adjacent properties.

THE GOAL of the design guideline is to ensure building and site quality while offering a unified environment for varied businesses to thrive. These guidelines will protect and enhance property values, allow for the planning and construction of unified developments that may be phased over time, and create a friendly neighbor to the surrounding community.



DESCRIPTION OF THE DEVELOPMENT



The west portion of 610 ZANE is a 98-acre development set to become a vibrant center for a variety of commercial mixed uses.

610 ZANE is a perfect place for companies to call home. This mixed-use development will be designed to respect and enhance the surrounding community. It is located within a diverse neighborhood offering great highway access and excellent visibility from Hwy 610.

Project types planned for 610 ZANE include facilities built for office/warehouse, industrial, high-tech commercial, grocery, retail, and restaurant.

The Conceptual Masterplan pictured shows a strong central spine with anticipated general arrangement of building, ponding and open space.

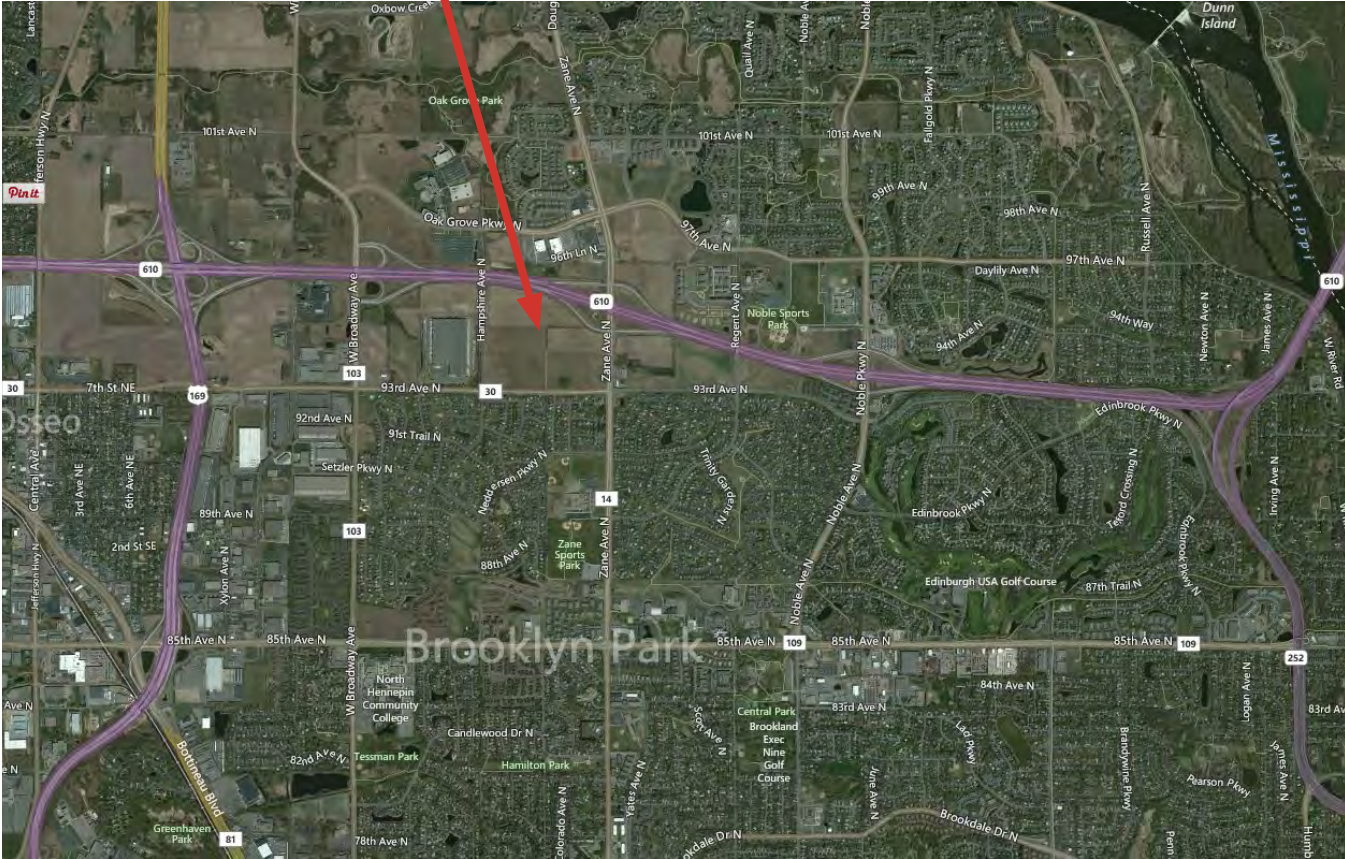
Developing 610 ZANE will not only provide the community with

access to valuable services but also an abundance of jobs.

610 ZANE will be an environment that is approachable, coherent and harmonious with the surrounding community.



LOCATION



The Development is located at Zane Avenue North and 93rd Avenue North in the growing city of Brooklyn Park. It is bounded by Highway 610 on the north and 93rd Avenue North on the south; Hampshire Avenue North on the west and Zane Avenue North on the east.

The site and building quality for this development will complement other major new developments being added along the 610 corridor and 93rd Avenue.

Developmental land use types are as follows:

Business Park:
580,000 +/- SF
(office, office/warehouse, showroom)

Retail/Commercial:
190,000 +/- SF

GENERAL GUIDELINES

These general guidelines provide direction to designers and outline the overall principals of the development and once followed, will ensure attractive, cohesive buildings and spaces.

For specific information pertaining to parking criteria, setback constraints and other code requirements not addressed in these guidelines, please refer to the city of Brooklyn Park zoning requirements for (BP) Business Park and Commercial.

BUILDING PLACEMENT / ORIENTATION

Building placement and orientation shall be done in a thoughtful manner that preserves the overall character of 610 ZANE. Special attention to details shall be considered for the the buildings facing Highway 610. Placement of structures should create a complementary pattern that evokes a sense of unity. All building service areas shall be designed as simply and with as much understatement as possible. The design of these areas should focus on optimum locations and minimal visual interference.

ENTRANCE SEQUENCE

Quality streets are essential components of an attractive and inviting development. The entrance sequence at 94th Avenue North coming off of Zane Avenue North shall have an upgraded appearance and include one or two lanes in each direction and a 150-foot-long landscaped median to provide a safe, aesthetically pleasing access point.

COMMON MATERIAL USE

Architecture will typically be the most prominent development component. Both visually and physically, architecture will play a major role in defining the overall design character and mix of uses.

To create a design vocabulary that produces a sense of continuity while allowing variety, the use of a common material will be encouraged. The selection of materials should strive to involve interest and character. These guidelines encourage the integration of both traditional and contemporary design with a color palette that conveys "Techy" – earthtones with splashes of vibrant colors.

The use of concrete, stone and steel is encouraged throughout the building design as a consistent element. These materials can be used in the form of an integrally-colored concrete masonry unit, wall panel, painted pre-cast, natural or cultured stone, and decorative metals. These materials can be

used in larger applications or at a minimum in prominent detail areas.

The planned building types do not require large areas of fenestration. Interest will be created with textured materials, reveals, and building setbacks. These building design options will create pronounced shadow lines and visual interest.

LIGHTING

Lighting is an important component to any development or individual building design, and is often given too little consideration. Lighting has a significant influence on impressions of safety, security, sense of place and aesthetics. Attention must be given to lighting levels, intensities, direction and uniformity, due to the location of the development and its neighbors.

The overall development will have roadway lighting provided through the use of light pole standards at appropriate locations and intervals. The street lighting will follow the city

standards at the height of 30' with 90 degree angle cut-off fixtures. Light trespass is a major concern and each property will control the amount of light that leaves their property. Light levels at property lines shall be a max of 1.0 footcandles.

PEDESTRIAN CONNECTIONS

Pedestrian connections are an important component of this development and shall provide a green access to all sites. Sidewalks should be clear and inviting from main streets to buildings and through major intersections. A bituminous path will be constructed along 94th Avenue connecting to the existing paths at Hampshire and Zane. Pedestrian crosswalks shall include specialty paving patterns, enhanced landscaping and signage where necessary.

SIGNAGE

Signage will be a critical component to the overall context and continuity of the development. The signage requirements are intended to create a high quality signage vocabulary that will contribute to a coherent development. A consistent signage package will help reinforce the development's visual presence.

Monument signage will be an integral component of the design continuity. The main entry, located at Zane Ave and 94th Avenue North Parkway, shall consist of a development monument sign. The other two entrances will also have a monument sign, all three will be designed with similar materials and colors.

Individual buildings will be allowed identification monument signs that shall complement the development monument sign in architectural quality. Tenants shall consider general guidelines and common material when designing and sizing entrance and building signage. Tenant signage shall be easy to read while still providing opportunity for tenant branding.

Signage not allowed within the development is as follows:

- Revolving or moving signs
- Projection Signs
- Roof Mounted signs
- Painted wall signs
- Message boards
- Portable signs

Refer to city requirements pertaining to specific signage square footage restrictions.

SCREENING

Screening will be strongly encouraged and will be done either through the use of the building materials that are complimentary to the building, earth berming, planting materials or the combination of the two or more methods.

- Screening buffers are suggested between different zoning areas by the use of landscape features.
- Special attention shall be given to properties adjacent to residentially zoned areas. Screening elements shall

provide a buffer at 3' tall from headlights, noise and views into the site.

- Screening shall help minimize the impact of public view to all mechanical equipment, storage and trash areas.

STORMWATER

Stormwater management practices are important and essential components to each site. Best management practices will be used in treating all stormwater that moves through the site. 610 ZANE will promote environmentally responsible and visually pleasing strategies to manage runoff, cleaning the water before it enters our rivers, lakes, ponds and drinking water.

Stormwater management areas shall be designated for each site as a percentage of the site area. We encourage each site to highlight stormwater management best practices as an amenity and integrate them into the landscape. Some examples of effective stormwater management best practices is as follows:

- Infiltration ponds/swales
- Infiltration islands
- Rainwater reuses
- Rain gardens/Teaching gardens

Refer to the city requirements for stormwater quality and quantity requirements.



GENERAL GUIDELINES

LANDSCAPING

Landscape design is essential to create a cohesive development, while special attention shall be given to specific areas. Enhanced landscaping shall exist at entrances, around signage, at pedestrian crossings, at parking lot edges and at building facade.

Landscaping shall consist of a complement of overstory trees, ornamental trees, shrubs, perennials and ornamental grasses, bringing attention to specific areas throughout the site. Plantings shall be placed in groupings or drifts verses singular spaced out plantings. Special attention shall be paid to building facades facing public roadways and residentially zoned areas.

Parking areas should include generous perimeter and internal landscaping.

The use of natives and adaptive plantings are suggested to reduce the use of potable water and fertilizer, creating low-maintenance landscapes. Lawns should be minimized and reserved for high use locations or as focal areas of intense green. Native or naturalized prairies shall be considered for large expanses in lieu of turf grass.

All planting areas and groups of plantings shall have shredded hardwood mulch without a weed barrier. Rock mulch may also be used in areas with weed barrier underneath.

Plants shall be installed with initial sizing that will promote healthy plant growth and jump start a more mature looking landscape. Potted perennials at installation shall be a minimum of 1 gallon container size. All trees shall be a minimum of 2" caliper size.

Refer to city requirements for additional landscape requirements.



BUSINESS PARK GUIDELINES

Approximately, 580,000 sf of new construction will be located in the business park. This area will provide a location for uses with high concentrations of employees such as corporate or light industrial users. Consistent and attractive site and buildings are essential for these highly visible sites from Hwy 610. The business park district shall conform to the general guidelines of the development.

For specific information pertaining to development standards, please refer to the city of Brooklyn Park zoning requirements for (BP) Business Park.

SITE PLANNING

Site planning shall be done in a thoughtful manner; orientation of building, landscape treatment and screening must adhere to these guidelines.

Users of lots along Highway 610 or facing residential are encouraged to orientate their building so loading docks, mechanical equipment, or large parking areas face internal to the site. They are further encouraged to make all efforts to position loading or mechanical equipment so that it is not visible from Highway 610 or 93rd Avenue North and is screened from public view.

Surface parking lots provide convenient access to building users but present an additional challenge to the overall visual character and aesthetic appeal of the site. Special attention shall be directed to landscaping around and within the parking lot. Shared parking lots and reduction of parking is encouraged provided there is proof of parking

to meet city code. Consideration for motorcycle parking is encouraged.

SIGNAGE

Signage is important to the user and their clients. A consistent signage package will help reinforce the development's consistent visual presence. The 610 ZANE development will have monument signs at major intersections to initiate the wayfinding experience. Individual tenants shall consider general guidelines and common material when designing and sizing entrance and building signage. Tenant signage shall be easy to read while still providing opportunity for individual branding.

SITE LIGHTING

610 ZANE will provide street, building and parking lot lighting that meets all safety standards of the city and design criteria of this document. Having a predefined lighting package will help maintain safety and keep the unique character of this development.

SCREENING

Building orientation and landscaping can achieve the maximum effect for screening service and parking areas from street frontage and residential zoned areas. Screening is encouraged for loading areas and mechanical equipment visible from 93rd Avenue. Parking lots adjacent to residential zoned areas shall provide a screen buffer of a minimum of 3' in height. This buffer can consist of architectural walls, berming, and/or landscaping.

Architectural screen walls shall be comprised of material similar to the buildings facade in texture and color. Landscape will be used to soften large runs of screen walls.

ARCHITECTURE FAÇADE

Buildings in the business park will make a significant contribution to first impressions as people pass the development along Highway 610. Therefore, buildings need to express the feeling and character of this development from afar. Architectural



BUSINESS PARK GUIDELINES

elements and choice of materials convey quality and permanence. Façades facing Highway 610 shall have the appearance and the mass and height of a two-story building.

Refer to Common Use Materials in the general guidelines along with the following.

- We encourage the building design to create features that are interesting and architecturally animated, without being thematic or artificial.
- Consider building facades with articulation and variety that face Highway 610.
- Avoid large, un-articulated facades particularly on building

facades facing Highway 610 and public roadways

- Emphasize important nodes by placing distinctive architectural elements at prominent locations.
- Encourage a variety of color, texture and materials to compliment other buildings within this development

Minimize the impact of mechanical equipment as viewed from ground levels at all locations. All mechanical equipment located on the roof of a structure shall be screened by a raised parapet. Rooftop equipment not screened by a parapet that is seen from ground level shall be of the color to match the sky or building. All mechanical equipment at ground level

shall be screened by an architectural wall or evergreen plantings from view of neighboring sites.

SITE FURNISHINGS

Brooklyn Park and 610 ZANE pride themselves on the forward thinking and sustainability. Therefore, each user shall consciously consider bike racks servicing 2% of their employees, exterior employee patios with seating, and trash/recycling receptacles.



RETAIL/COMMERCIAL GUIDELINES

The Retail/Commercial district is intended to provide a mixture of related experiences and benefits to the community. Anchored by a neighborhood grocery store, it is expected to include restaurant, pharmacy, liquor store, and other retail offerings. The district shall include a generous amount of landscaping and attention shall be paid to the details of lighting, signage, building materials, and other site furnishings. All buildings in this district shall conform to the general guidelines of the development, and Tenants will refer to the City of Brooklyn Park's ordinances for any codes not addressed by these guidelines.

SITE PLANNING

The retail/commercial district is located on the eastern portion of the development, anchored by a major brand grocery store. The southeastern corner will be comprised of smaller format retail. Successful retail and commercial site planning requires the combination of auto and pedestrians to be accommodated. These design guidelines are intended to create a vibrant and safe neighborhood experience.

In that spirit, they will encourage a balance of hardscape and softscape in creating an outdoor landscape architectural element such as a plaza or courtyard.

Special attention also shall be directed to landscaping around and within parking areas. Marked pedestrian crosswalks shall provide safe travels across roads and through parking lots up to buildings.

SIGNAGE

Signage is important to retailers and their customers. 610 ZANE will have consistent monument signs at major intersections to provide a consistent welcoming experience. Individual tenants shall consider general guidelines and common material when designing and sizing entrance signage and building signage. Signs shall be easy to read and architecturally compatible while still providing opportunity for tenant branding.

SITE LIGHTING

Street, building and parking lot lighting will be designed that meets all safety standards of the city and design criteria of this document. A consistent lighting package will help maintain safety and keep the unique character of this development.

SCREENING

Landscaping is the preferred buffering choice for buildings

adjacent to residential areas in the retail district. Plant material will reduce noise, soften views, and block potential light trespass that may occur. Architectural screen walls, as needed, shall be comprised of material similar to the buildings facade in texture and color, and landscape will be used to soften large runs of screen walls.

ARCHITECTURE FAÇADE

Buildings in the retail district shall emphasize the pedestrian experience with architectural features at street level. Façades facing Highway 610 shall have an upgraded appearance.

Refer to Common Use Materials in the general guidelines along with the following.

- The use of canopies, material details and decorative light fixtures.
- Building design will include features that are interesting and



RETAIL/COMMERCIAL GUIDELINES

architecturally animated, without being thematic or artificial.

- Building façades facing public streets will feature articulation and variety.
- Important nodes will be emphasized with distinctive architectural elements at prominent locations.
- A variety of color, texture, and materials to complement other

buildings within this development will be encouraged.

- Service entries and mechanical equipment will be screened with architectural screen walls mixed with landscaping.
- Mechanical equipment located on the roof of a structure will be screened by a raised parapet or painted a color to match the building.

SITE FURNISHINGS

Brooklyn Park and 610 ZANE take pride in exemplifying sustainability. Therefore, each user will be asked to consider incorporating bike racks for 2% of users, exterior employee patios with seating, and trash/recycling receptacles. These efforts will be designed to advance Brooklyn Park's goal to become a walkable/bikeable city.





Metropolitan District Waters Edge
Building
1500 County Road B2 West Roseville, MN
55113

January 31, 2023

Amber Turnquest City of
Brooklyn Park 5200 85th Ave. N,
Brooklyn Park, MN 55443

SUBJECT: MnDOT Review #**S23-004**
610 Zane Speculative Industrial Buildings
SE quad 94th Ave. and Hampshire Ave. Brooklyn Park,
Hennepin County

Dear Amber Turnquest,

Thank you for the opportunity to review the plans for **610 Zane Speculative Industrial Buildings**. MnDOT has reviewed the plans and has the following comments:

Ped/Bike:

Please ensure that all the pedestrian routes on the property maintain a pedestrian access route of at least 4-feet and that all ramps and crossings meet the American Disabilities Act (ADA) requirements. We also recommend coordinating the development's driveway construction with Brooklyn Park's sidewalk construction on 94th Ave. and Hampshire Ave. The driveway slope will help slow incoming vehicles and maintain a horizontal path for pedestrians.

Please direct questions regarding these comments to Sara Dunlap, MnDOT Multimodal, at 651- 234-7725 or sara.dunlap@state.mn.us.

Traffic:

Due to the number of trips generated, MnDOT recommends a Traffic Impact Study to accurately assess the traffic impacts of this development.

Please direct questions regarding this comment to Eric Lauer-Hunt, MnDOT Traffic, at 651-234- 7875 or eric.lauer-hunt@state.mn.us.

Permits:

Any use of, or work within or affecting, MnDOT right of way will require a permit. Permits can be applied for at this site: <https://olpa.dot.state.mn.us/OLPA/>. Please upload a copy of this letter when applying for any permits.

Please direct questions regarding permit requirements to Buck Craig of MnDOT's Metro Permits Section at 651-775-0405 or Buck.Craig@state.mn.us.

Review Submittal Options

MnDOT's goal is to complete reviews within 30 calendar days. Review materials received electronically can be processed more rapidly. Do not submit files via a cloud service or SharePoint link. In order of preference, review materials may be submitted as:

MnDOT Metropolitan District, Waters Edge Building, 1500 County Road B2 West, Roseville, MN 55113

1. Email documents and plans in PDF format to metrodevreviews.dot@state.mn.us. Attachments may not exceed 20 megabytes per email. Documents can be zipped as well. If multiple emails are necessary, number each message.

2. PDF file(s) uploaded to MnDOT's external shared internet workspace site at: <https://mft.dot.state.mn.us/metrodevreviews.dot@state.mn.us>. Contact MnDOT Planning development review staff at for uploading instructions and send an email listing the file name(s) after the document(s) has/have been uploaded.

If you have any questions concerning this review, please contact me at faith.xiong@state.mn.us or (651) 234-7723.

Sincerely,

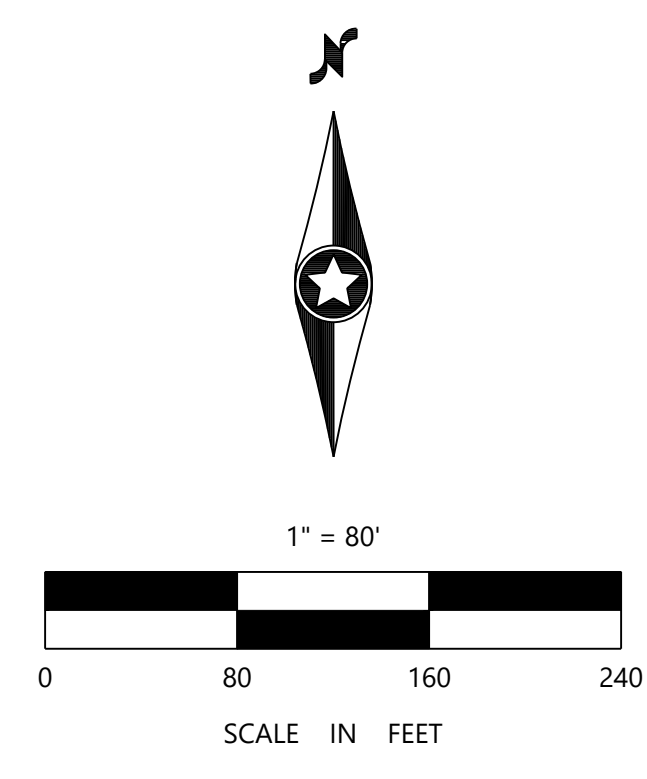
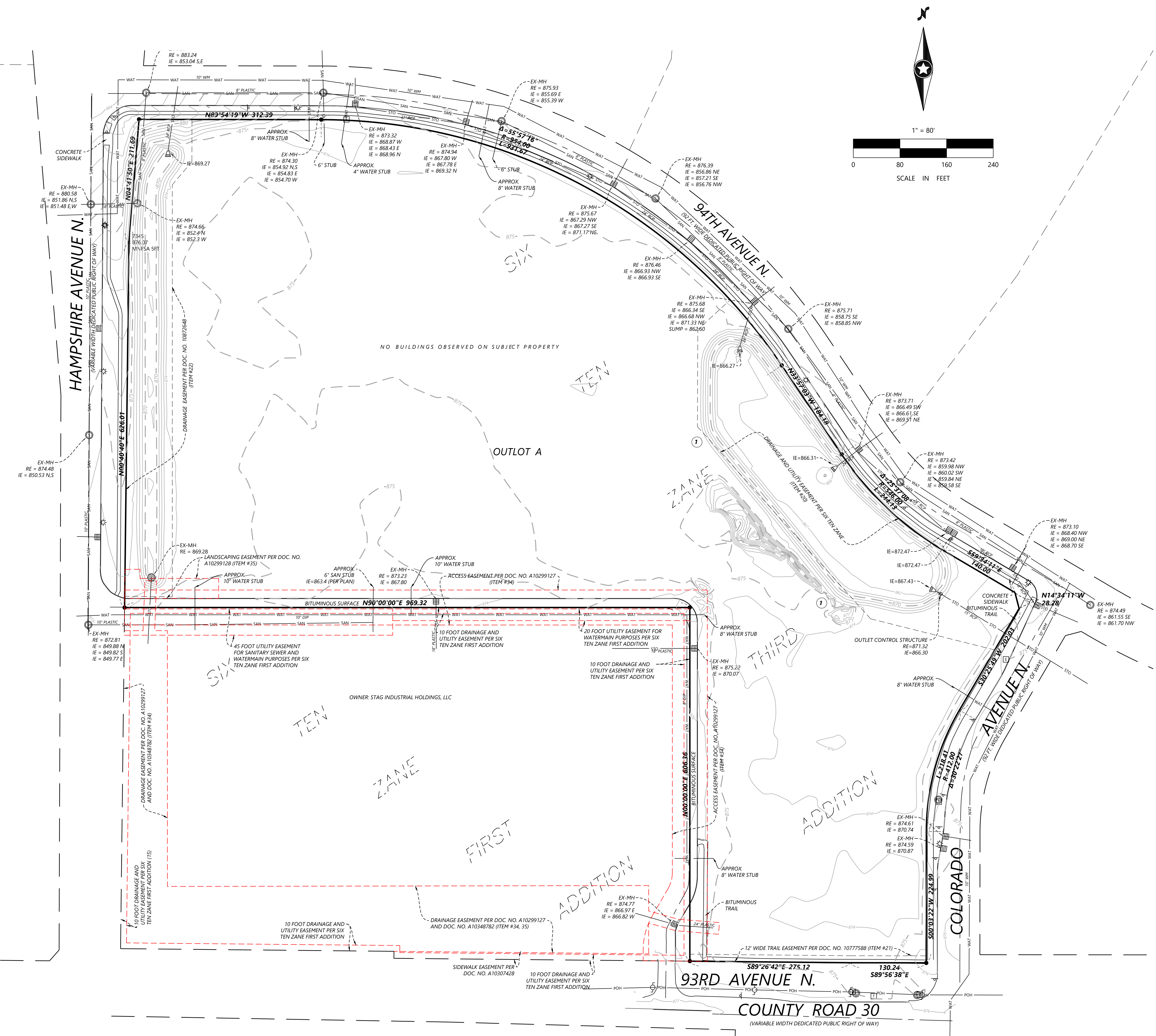
Faith Xiong Digitally signed by Faith Xiong
Date: 2023.01.31 15:59:55 -06'00'

Faith Xiong
Principal Planner

Copy sent via E-Mail:

Buck Craig, Permits
Jason Swenson, Water Resources
Doug Nelson, Right of Way
Lance Schowalter, Design
Eric Lauer-Hunt, Traffic
Michael R. Williams, Survey
Ben Klismith, Area Engineer

Sara Dunlap, Multimodal
Kimberly Zlimen, Transit
Michael Kowski, Maintenance
Tod Sherman, Planning
Natalie Ries, Noise
Jed Hanson, Metropolitan Council
Bethany Brandt-Sargent, Metropolitan Council



LEGAL DESCRIPTION

This survey was prepared using Old Republic National Title Insurance Company Commitment Number ORTE748193 Supplemental #2 having an effective date of February 22, 2022.

- Parcel 1:
Outlot A, Six Ten Zone Second Addition, Hennepin County, Minnesota. **(NOT INCLUDED ON THIS SURVEY)**
Together with easements set forth in Reciprocal Easement Agreement dated September 28, 2017, filed October 18, 2017 as Document No. 10490783 as amended by First Amendment to Reciprocal Easement Agreement dated June 26, 2018, filed July 5, 2019 as Document No. 10678005.
Abstract Property
- Parcel 2:
Outlot A, Six Ten Zone Third Addition, Hennepin County, Minnesota.
Together with easements set forth in Cross Access and Drainage Easement Agreement dated March 31, 2016, filed April 1, 2016 as Document No. 10299127.
AND
Outlot B, Six Ten Zone Third Addition, Hennepin County, Minnesota. **(NOT INCLUDED ON THIS SURVEY)**
Abstract Property
- Parcel 3:
Outlot B, Astra Village 5th Addition, Hennepin County, Minnesota. **(NOT INCLUDED ON THIS SURVEY)**
Abstract Property

NOTES CORRESPONDING TO TABLE A

- Property corner markers were found or set as shown hereon.
- The address of the surveyed property are: 6500 93rd Avenue N, Brooklyn Park, MN 55443
- Subject property appears to be classified as Zone X (area of minimal flooding) when scaled from Flood Insurance Rate Map Community - Panel Number 27053C008B dated 11/04/2016 & Flood Insurance Rate Map Community - Panel Number 27053C0201F dated 11/04/2016.
- Area of subject property: 1,179,286 Sq. Ft. or 27.073 Acres more or less
- Elevations and contours shown hereon are relative to the NAVD88 vertical datum.
- The following information was provided in a report from Old Republic National Title Company dated 3/22/2022:
Zoning Classification: Business Park with Planned Development Overlay (BP/PD #2015-1194)
Setback Requirements:
Front: Not provided
Rear: Not provided
Side: Not provided
Building Height Restriction: Not provided
Floor Space Area Restrictions: Not provided
Parking Requirements: Not provided
- The report or letter referenced in item 6(a) does not adequately define the setback lines for the subject property in order to depict them hereon.
- There are no buildings on the subject property.
- There are no buildings on the subject property.
- Substantial features observed in the process of conducting fieldwork are shown hereon. There may be additional underground or otherwise obscured improvements on the site which are not shown.
- The subject property contains 0 parking stalls.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (State One Call Ticket No. 22077112).
- Names of owners of adjoining lands were obtained from the Hennepin County GIS web-map.
- There was no evidence of recent earth moving or construction on the subject property at the time of survey.
- The surveyor is not aware of any proposed changes in street right of way nor did they observe evidence of recent street or sidewalk construction.
- Platiable offsite easements are shown hereon.

SCHEDULE B II TITLE ITEM NOTES

- The following notes correspond to the numbering system of Schedule B II of the above mentioned title commitment. Items 1-16, 23-33 and 36 do not affect the subject property or are not survey matters and are not addressed hereon.
- Limitations on right of access to Trunk Highway 610. Right of access was reserved in favor of the State of Minnesota as evidenced by Final Certificate filed May 18, 2000 as Document No. 7300010. (as to Parcel 2) - **THE SUBJECT PROPERTY DOES NOT ADJOIN HIGHWAY 610 AND IS NOT AFFECTED BY THIS RIGHT OF ACCESS**
 - Limitations of right of access to Trunk Highway 610 as depicted on Minnesota Department of Transportation Right Of Way Plat No. 27-96 filed January 28, 1998 as Document No. 6842473 and as depicted on Minnesota Department of Transportation Right Of Way Plat No. 27-93 filed August 5, 1998 as Document No. 6943381. (as to Parcel 2) - **THE SUBJECT PROPERTY DOES NOT ADJOIN HIGHWAY 610 AND IS NOT AFFECTED BY THIS RIGHT OF ACCESS**
 - Terms and conditions of Declaration of Use Restrictions dated September 14, 2015, filed September 15, 2015 as Document No. 10227278. (as to Parcels 2 and 3) - **ALL OF THE SUBJECT PROPERTY IS DESCRIBED AS THE RESTRICTED PARCEL IN THIS DOCUMENT HEREON.**
 - Drainage and utility easements as shown on the recorded plat of Six Ten Zone Third Addition. (as to Parcel 2) - **THE DRAINAGE AND UTILITY EASEMENT DEDICATED ON THE PLAT OF SIX TEN ZONE 3RD ADDN IS SHOWN HEREON.**
 - Terms, conditions and easements in Declaration of Trail Easement dated April 8, 2020, filed April 20, 2020 as Document No. 10777588. (as to Parcel 2) - **SAID EASEMENT IS SHOWN HEREON.**
 - Terms, conditions and easements contained in Perpetual Drainage Easement dated October 14, 2020, filed November 17, 2020 as Document No. 10872648. (as to Parcel 2) - **SAID EASEMENT IS SHOWN HEREON.**
 - Terms, conditions and easements of Cross Access and Drainage Easement Agreement filed April 1, 2016 as Document No. 10299127. (as to Parcel 2 Outlot A) - **SAID EASEMENT IS SHOWN HEREON.**
 - Terms and conditions of Access and Landscape Easement Agreement, dated March 31, 2016, filed April 1, 2016 as Document No. 10299128. (as to Parcel 2 Outlot A) - **SAID EASEMENT IS SHOWN HEREON.**

POSSIBLE ENCROACHMENTS

The following items are items observed by the surveyor which may constitute an encroachment onto/from the subject property and are provided to draw the users attention, the items below may not in fact constitute an encroachment.

- Pond grading extends beyond drainage and utility easement boundary.

SURVEYOR'S CERTIFICATE

To: Ryan Companies US, Inc., a Minnesota corporation, Benjamin W. McCleary and Walter B. Cotter, as Trustees of the James Michael Seed Trust & Old Republic National Title Insurance Company.

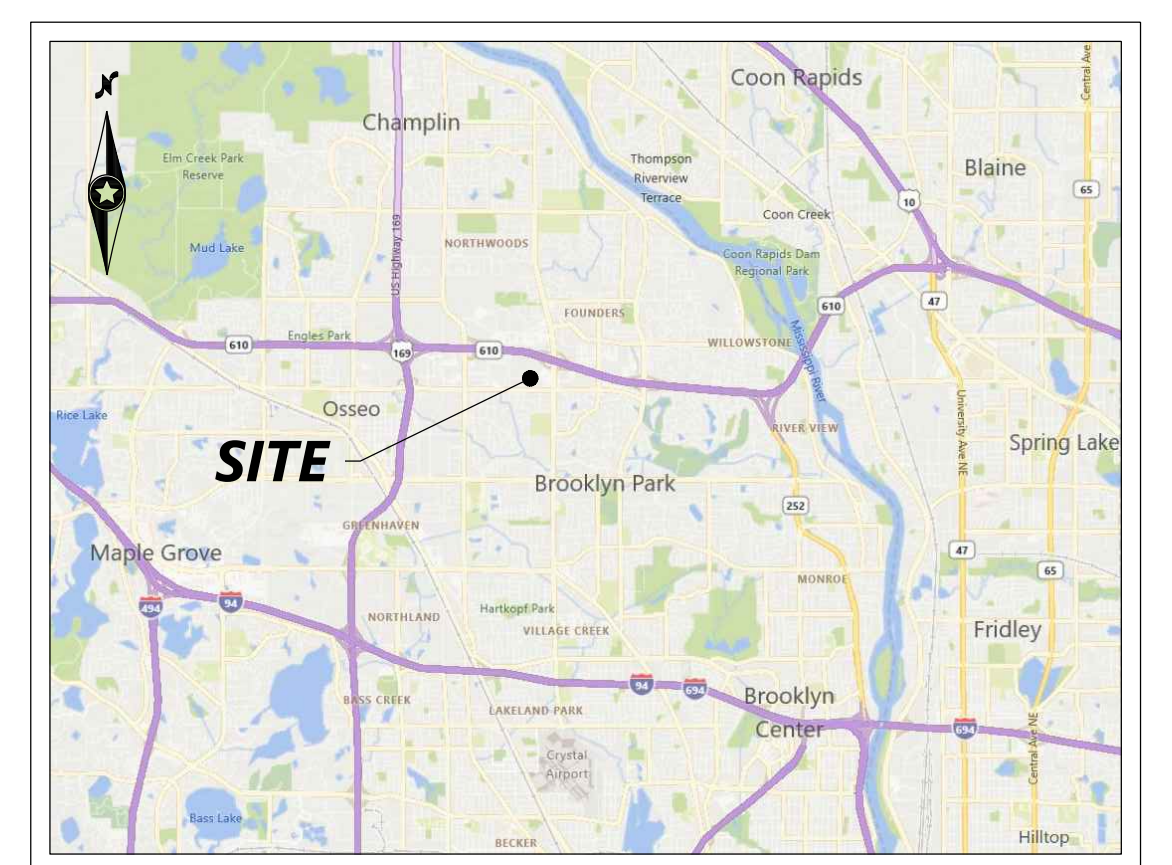
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 11(b), 13, 16, 17 and 18 of Table A thereof.

The fieldwork was completed on March 29, 2022.

Date of Plat or Map: 03/XX/2022

Chris Ambours, LS
Minnesota License No. 43055
chris.ambours@westwoodps.com

VICINITY MAP (NOT TO SCALE)



LEGEND	
● FOUND MONUMENT (SEE LABEL)	● CONIFEROUS TREE
○ SANITARY MANHOLE	○ DECIDUOUS TREE
○ STORM MANHOLE	— TREE LINE
○ CATCH BASIN	— PCH — POWER OVERHEAD
○ FLARED END SECTION	— PUS — POWER UNDERGROUND
○ CATCH BASIN MANHOLE	— SAN — SANITARY SEWER
○ HYDRANT	— STO — STORM SEWER
○ GATE VALVE	— WAT — WATERMAIN
○ ELECTRIC BOX	— X — FENCE LINE
○ GUY WIRE	— — CURB & GUTTER
○ POWER POLE	— — CONCRETE SURFACE
○ TELEPHONE BOX	— — BITUMINOUS SURFACE
○ SIGN	

GENERAL NOTES

- Bearings of property lines shown hereon are based on the Hennepin County coordinate system, (NAD83 - 86 Control Adjustment).
- Lengths of lines and distances between features are measured in US-Survey Feet.

REVISIONS:	XX/XX/2022	PREPARED FOR:
CHECKED: CNA		RYAN COMPANIES US, INC., A MINNESOTA CORPORATION
DRAWN: CNA/BJ		
FIELD CREW: DGG		
FIELD WORK DATE: SEE CERT.		

6500 93RD AVENUE
BROOKLYN PARK, MINNESOTA

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite 8300
Fax (952) 937-5822 Minneapolis, MN 55434
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

ALTA/NSPS
Land Title Survey

SHEET NUMBER:
1 OF 1



RYAN A+E, INC. 533 South Third Street, Suite 100 Minneapolis, MN 55415 612-492-4000 tel 612-492-3000 fax

WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION 610 ZANE SPECULATIVE INDUSTRIAL BUILDINGS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

REGISTRATION NO. DATE

© 2022 RYAN A+E, INC.

DRAWN BY: ZRJ CHECKED BY: ATA JOB NO: 701315 DATE: 12/29/2022

ISSUE RECORD table with columns: ISSUE #, DATE, DESCRIPTION. Includes entries for CONCEPT DESIGN PACKAGE, ADDENDUM 1, SD SET, and 60% DD SET.

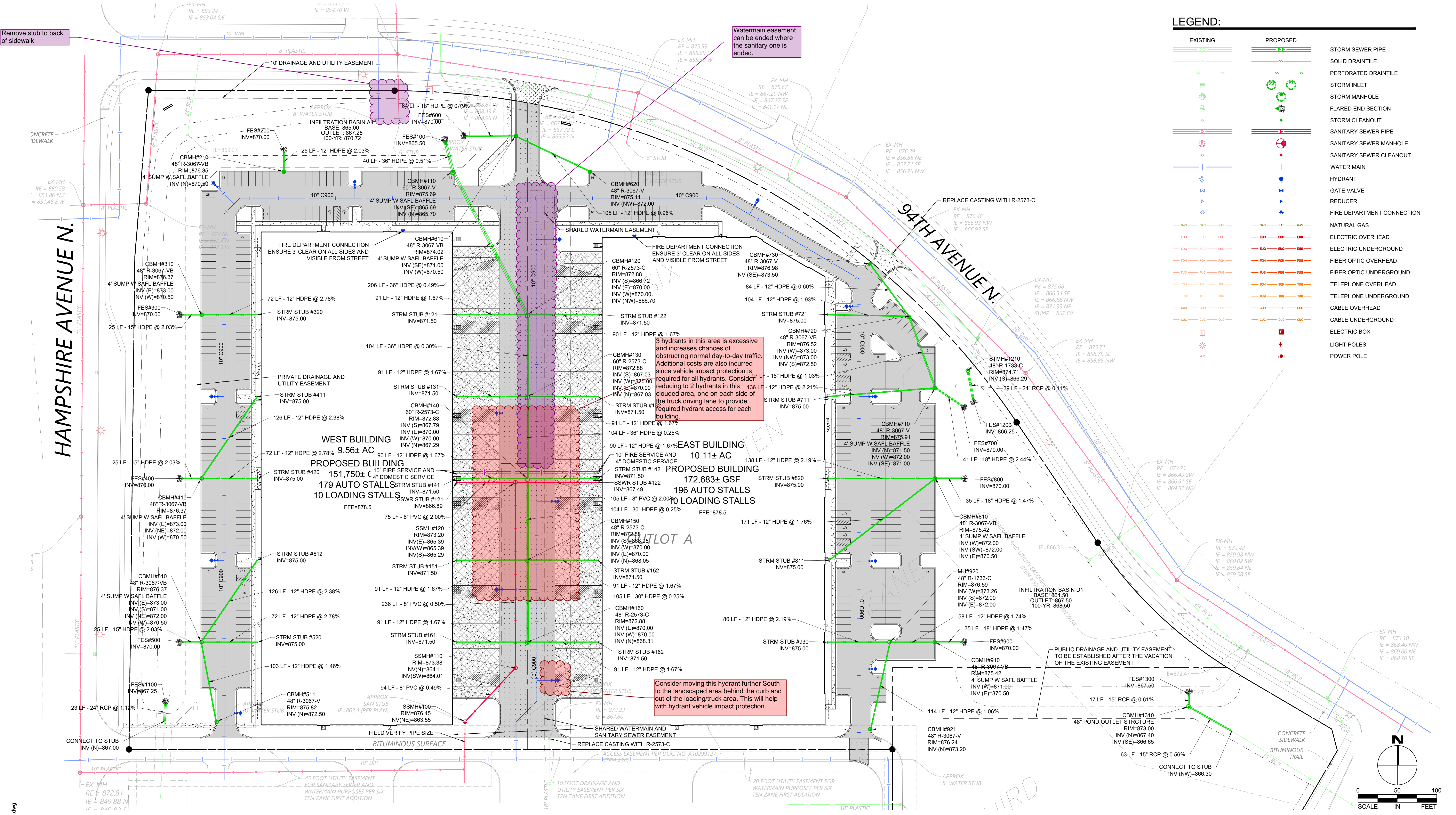
50% DD SET

UTILITY PLAN

C400

LEGEND:

Legend table with columns: EXISTING, PROPOSED, and descriptions for various pipe types (Storm Sewer, Sanitary Sewer, Water Main, etc.) and symbols (Hydrant, Valve, etc.).



UTILITY NOTES

- 1. PRIOR TO CONSTRUCTION, SUBCONTRACTORS WHOSE WORK REQUIRES EXCAVATION SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND INVERTS... 2. THE UTILITY CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF THE BUILDING PIPE SYSTEM PRIOR TO CONSTRUCTING SERVICE CONNECTIONS... 3. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS... 4. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL... 5. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS... 6. ALL STORM SEWER, SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED... 7. CONNECTION TO THE EXISTING SANITARY SEWER AND WATER REQUIRES INSPECTION BY THE CITY... 8. FIELD ADJUST ALL CASTINGS TO MATCH FINAL GRADES... 9. THE UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING THE APPROPRIATE SEWER, WATER AND PLUMBING PERMITS FROM THE CITY OF BROOKLYN PARK BUILDING DEPARTMENT... 10. GENERAL CONTRACTOR SHALL COORDINATE WORK WITH ALL UTILITY COMPANIES... 11. VERTICAL CLEARANCE BETWEEN SANITARY, STORM AND WATERMAIN TO BE 18" MINIMUM... 12. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8' OF COVER... 13. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED... 14. PROPOSED PIPE MATERIALS: WATERMAIN C900 PVC, SANITARY SEWER SDR 35 PVC, STORM SEWER DUAL WALL HDPE, STORM SEWER SCH 40 PVC... 15. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION... 16. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820... 17. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT... 18. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540...

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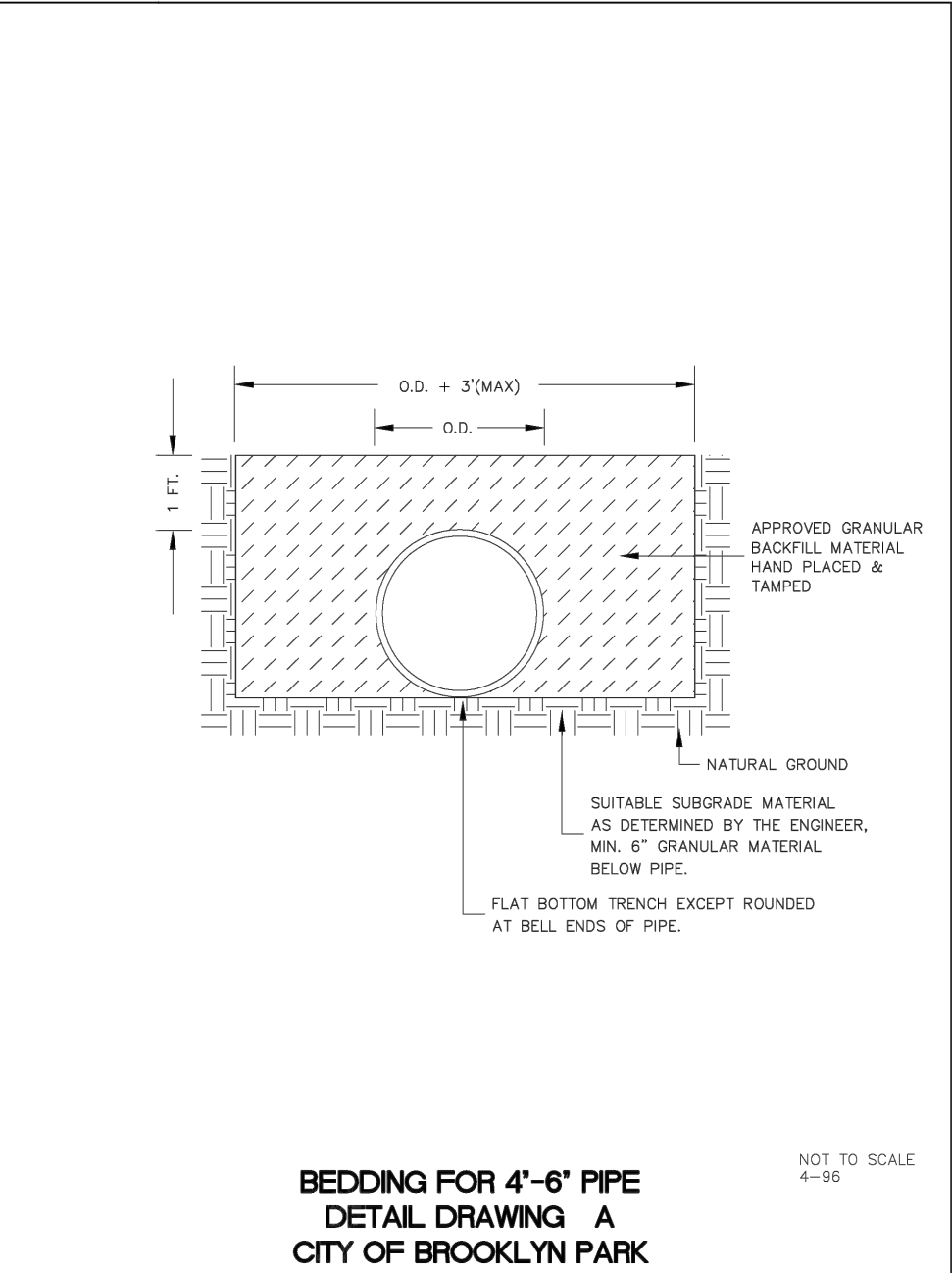


RYAN A+E, INC.
533 South Third Street, Suite 100
Minneapolis, MN 55415
612-492-4000 fax
612-492-3000 fax

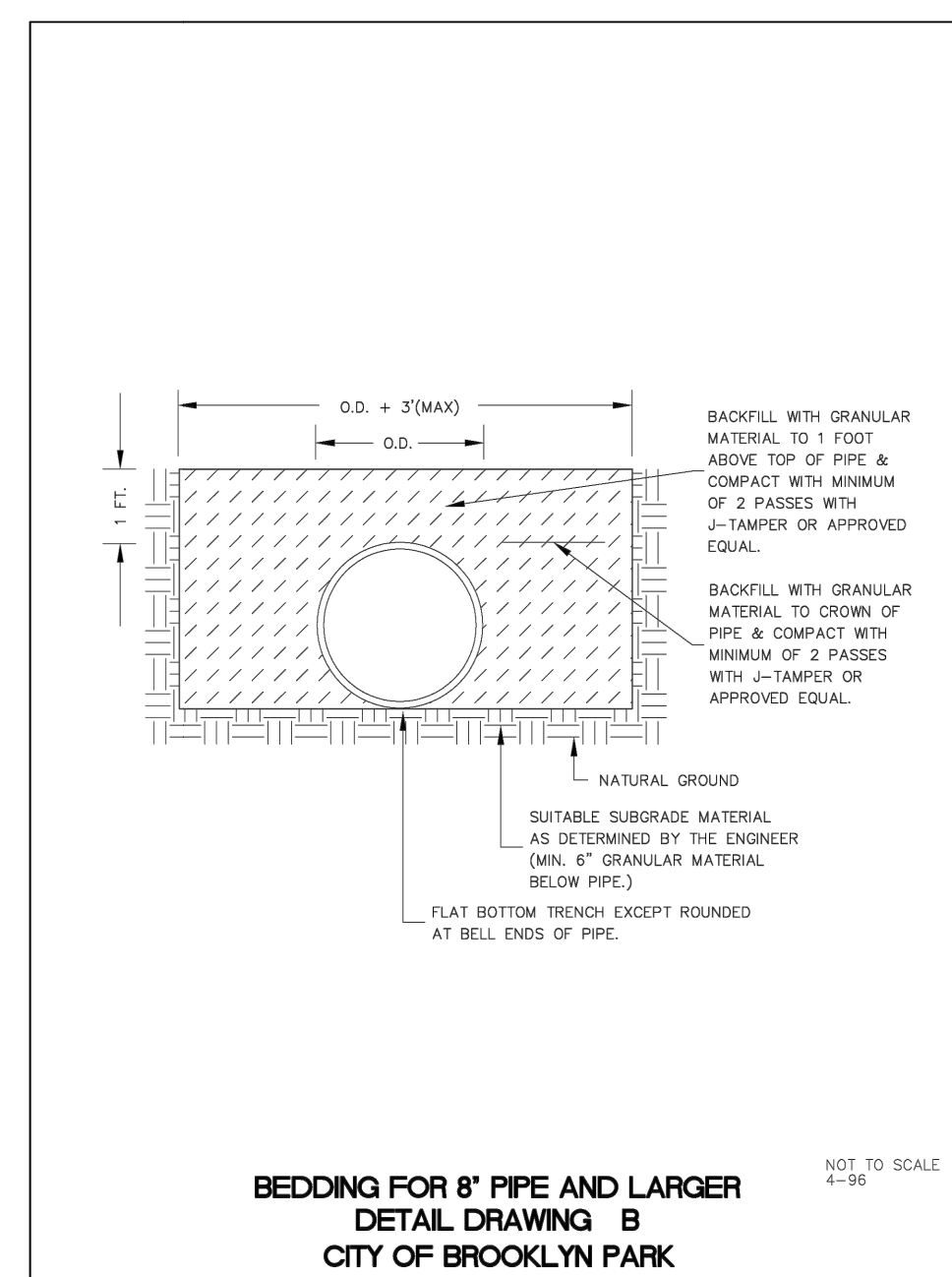
WWW.RYANCOMPANIES.COM

OWNER

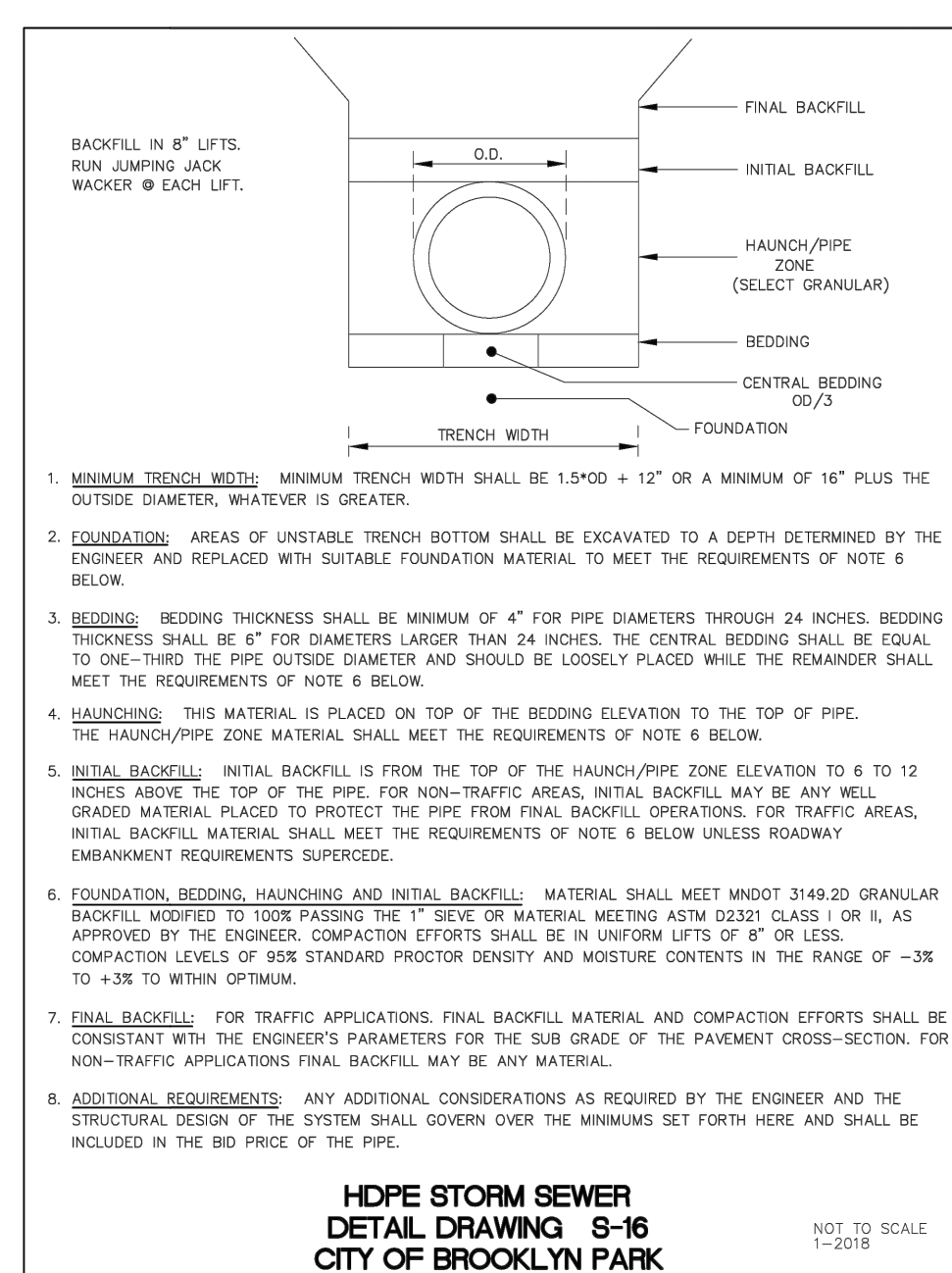
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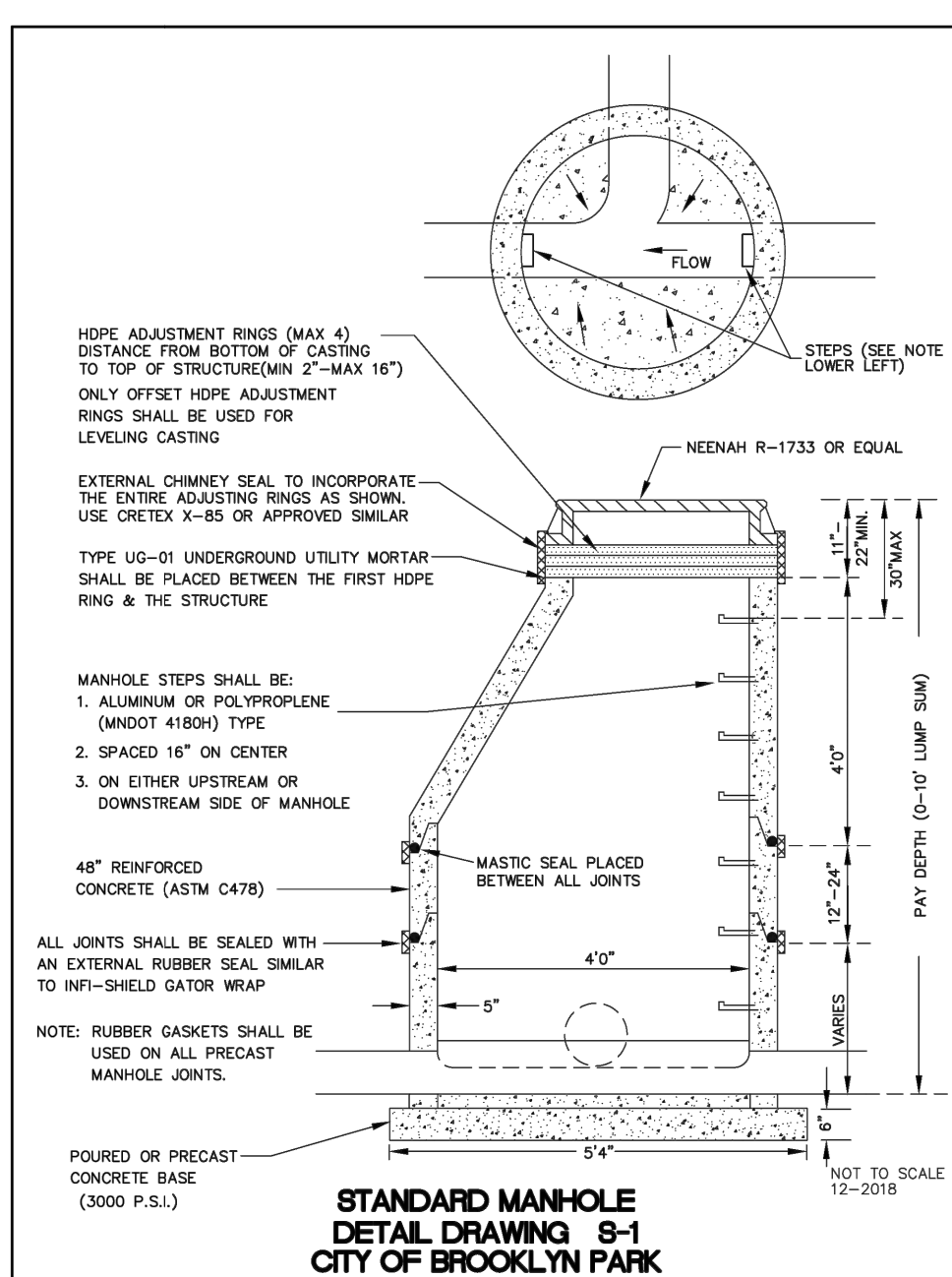
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DETAIL DRAWING A
CITY OF BROOKLYN PARK



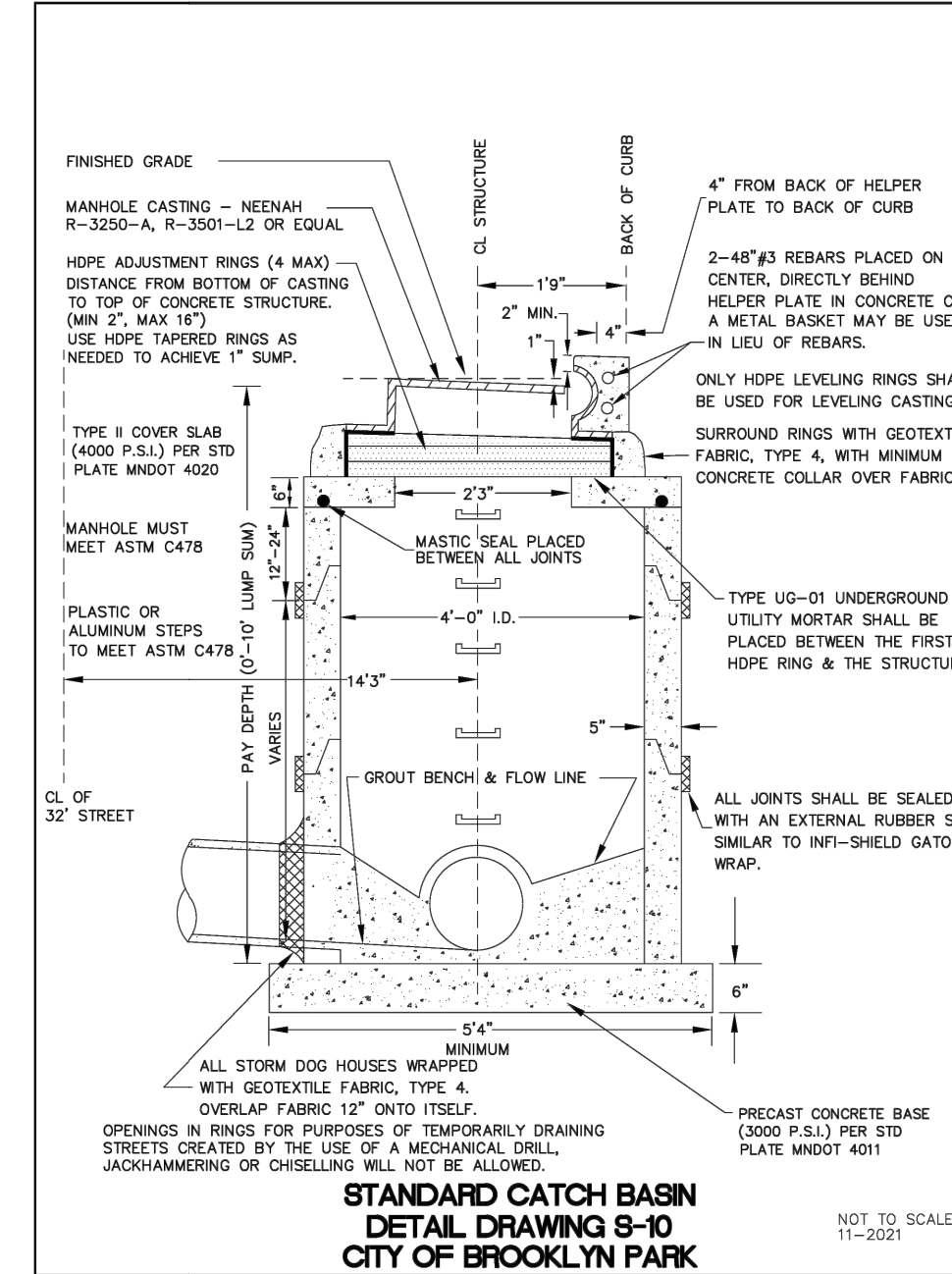
BEDDING FOR 8" PIPE AND LARGER
DETAIL DRAWING B
CITY OF BROOKLYN PARK



HOPE STORM SEWER
DETAIL DRAWING 8-6
CITY OF BROOKLYN PARK



STANDARD MANHOLE
DETAIL DRAWING 8-1
CITY OF BROOKLYN PARK



STANDARD CATCH BASIN
DETAIL DRAWING 8-10
CITY OF BROOKLYN PARK

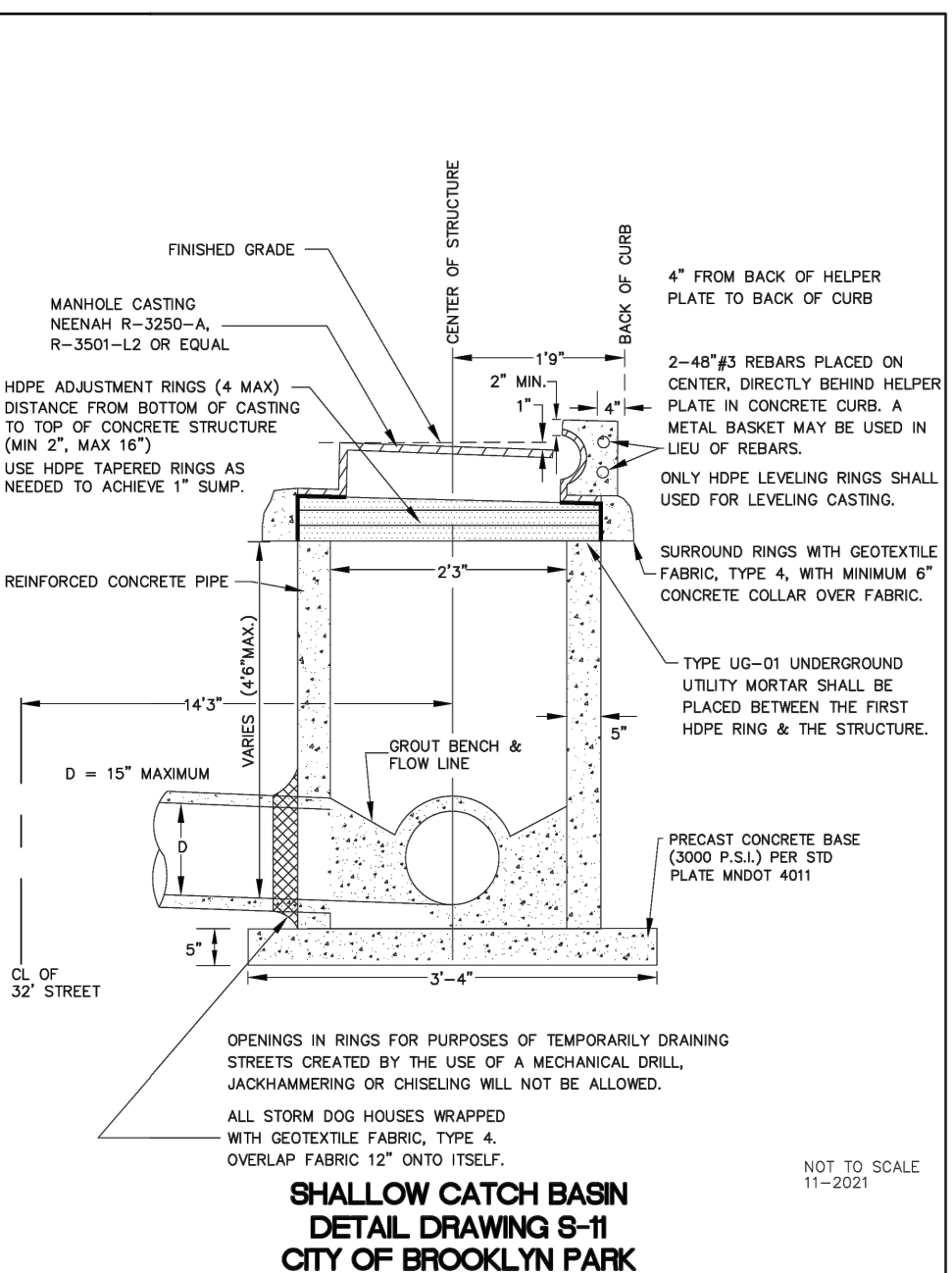
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C601 NTS

2
C601 NTS

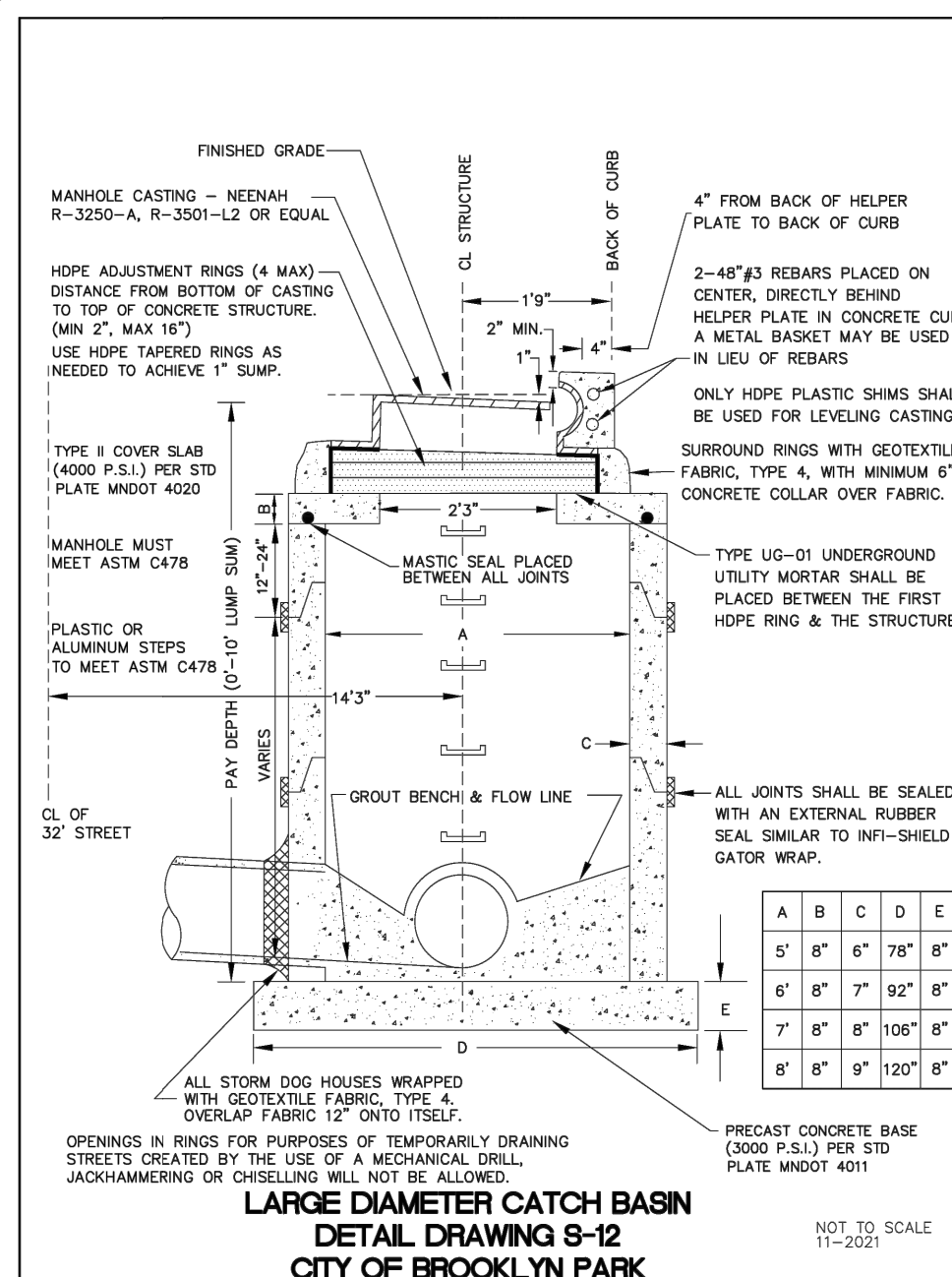
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C601 NTS

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C601 NTS

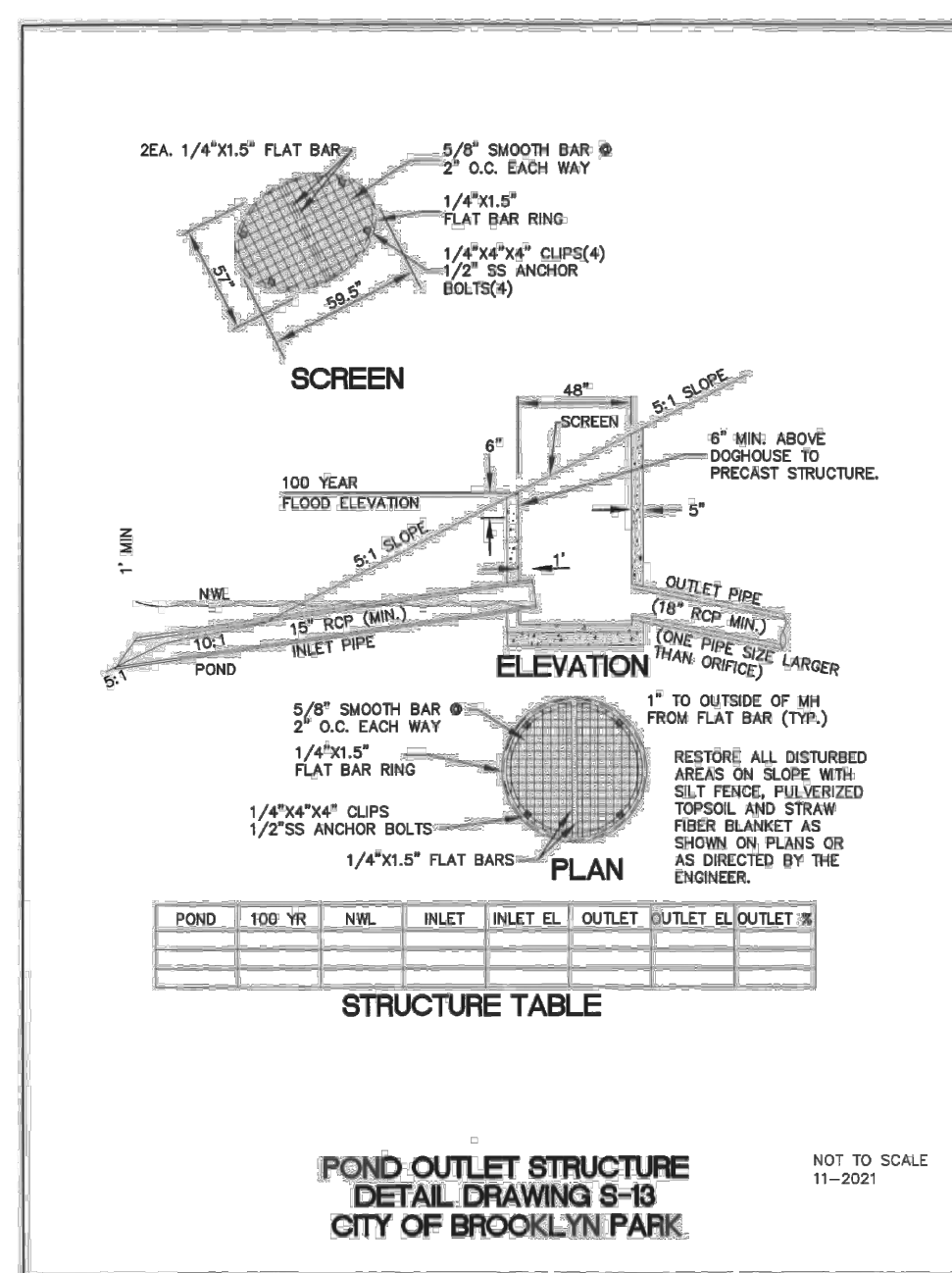
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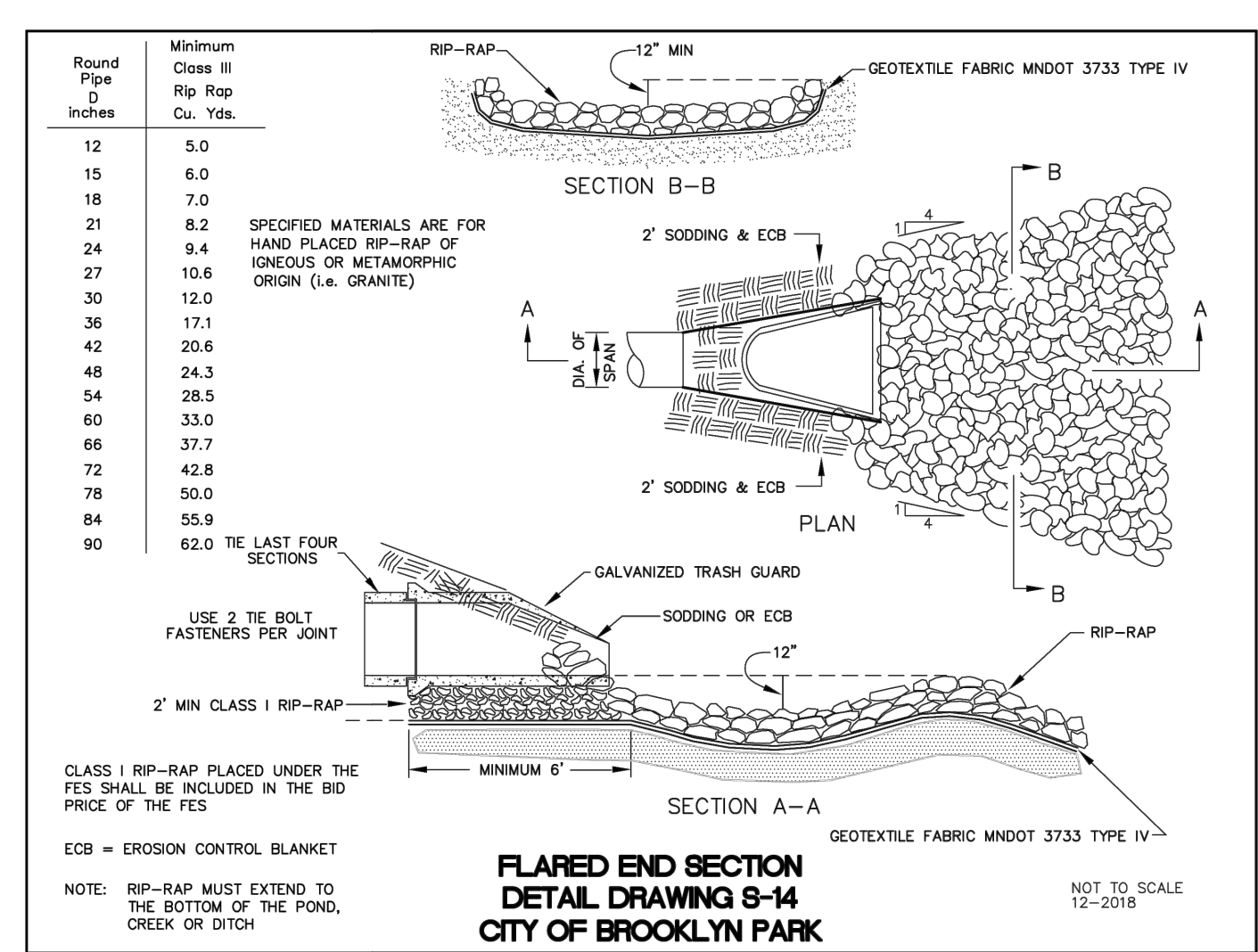
SHALLOW CATCH BASIN
DETAIL DRAWING 8-11
CITY OF BROOKLYN PARK



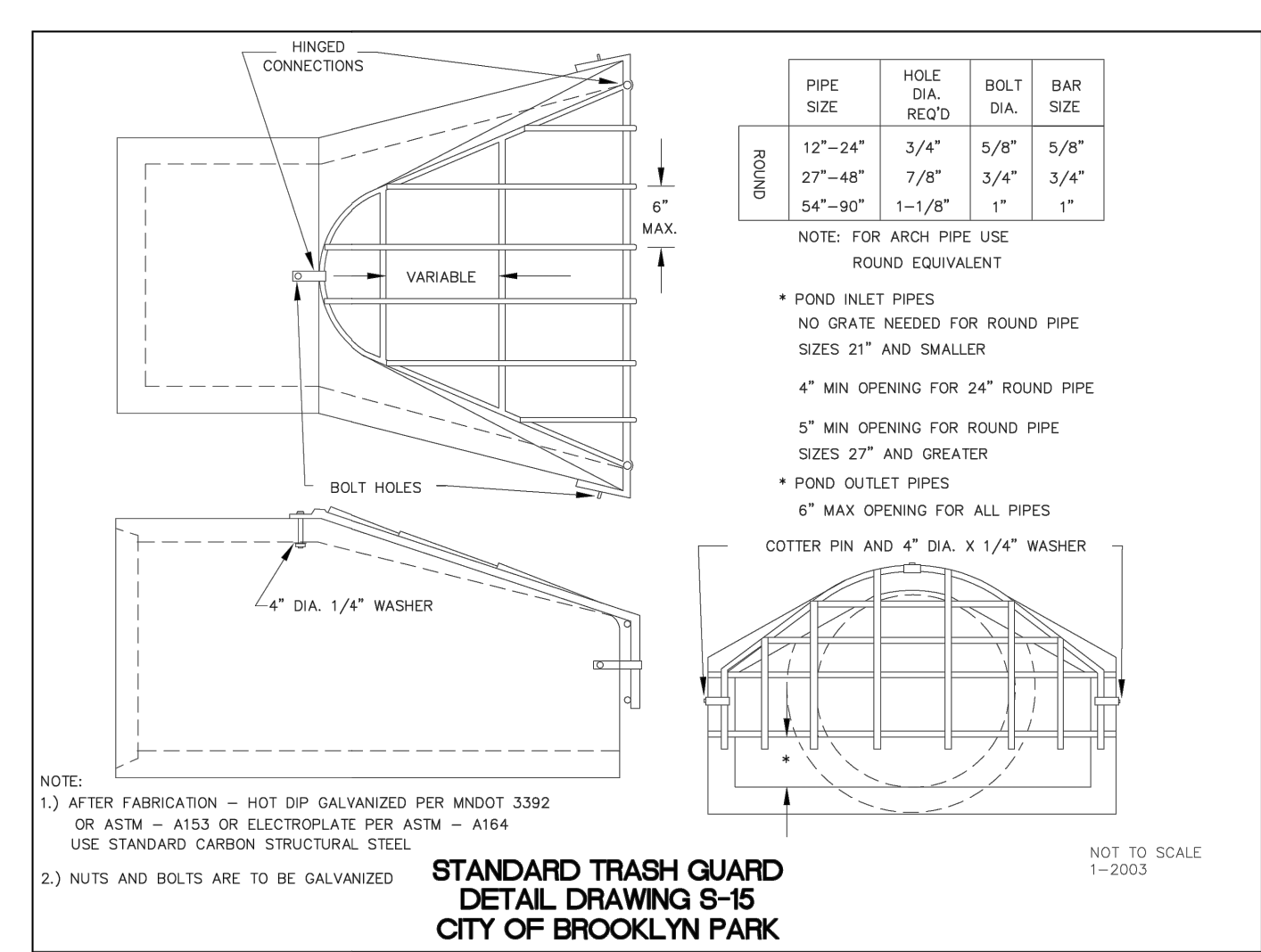
LARGE DIAMETER CATCH BASIN
DETAIL DRAWING 8-12
CITY OF BROOKLYN PARK



POND OUTLET STRUCTURE
DETAIL DRAWING 8-13
CITY OF BROOKLYN PARK



FLARED END SECTION
DETAIL DRAWING 8-14
CITY OF BROOKLYN PARK



STANDARD TRASH GUARD
DETAIL DRAWING 8-15
CITY OF BROOKLYN PARK

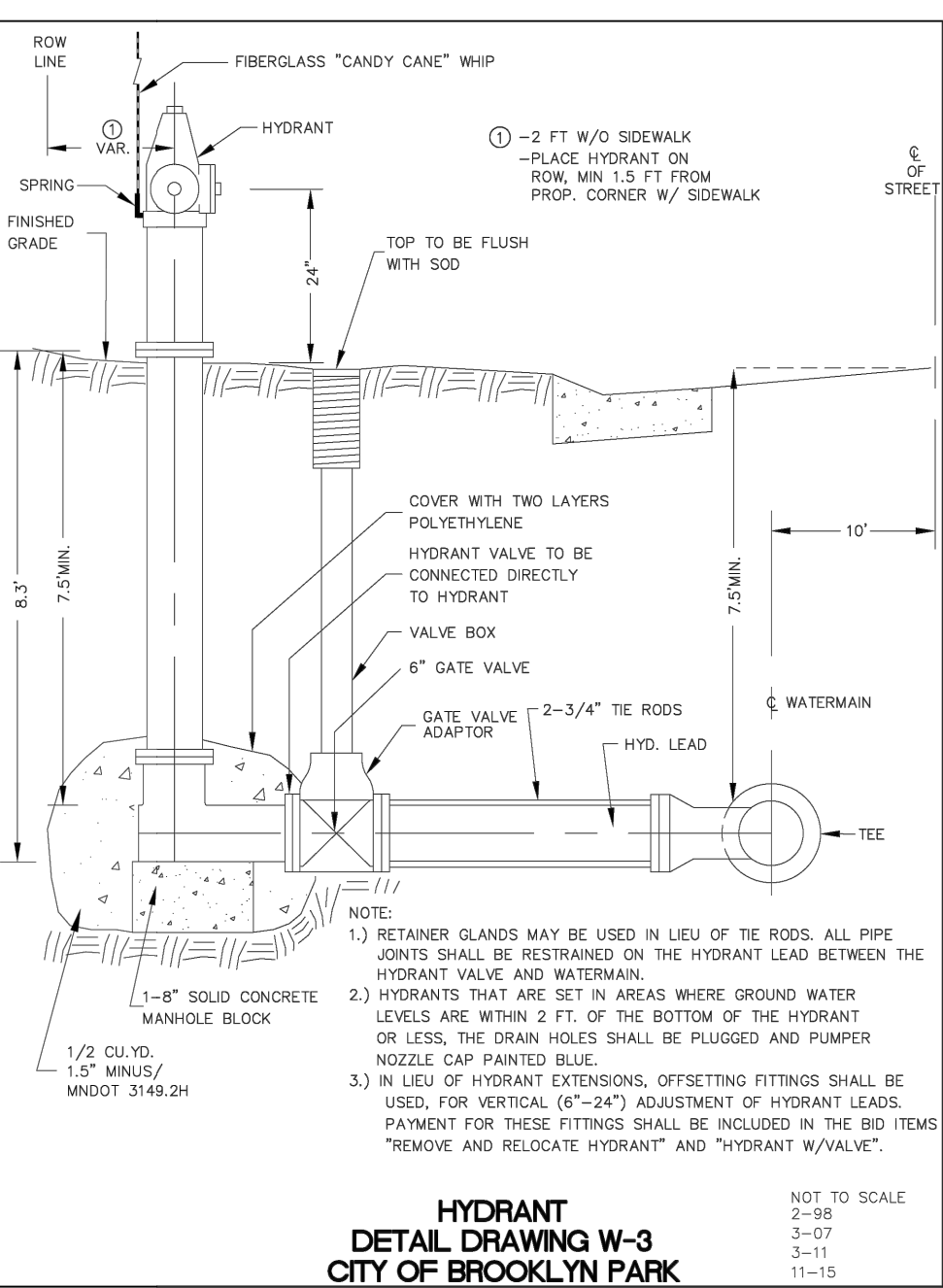
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C601 NTS

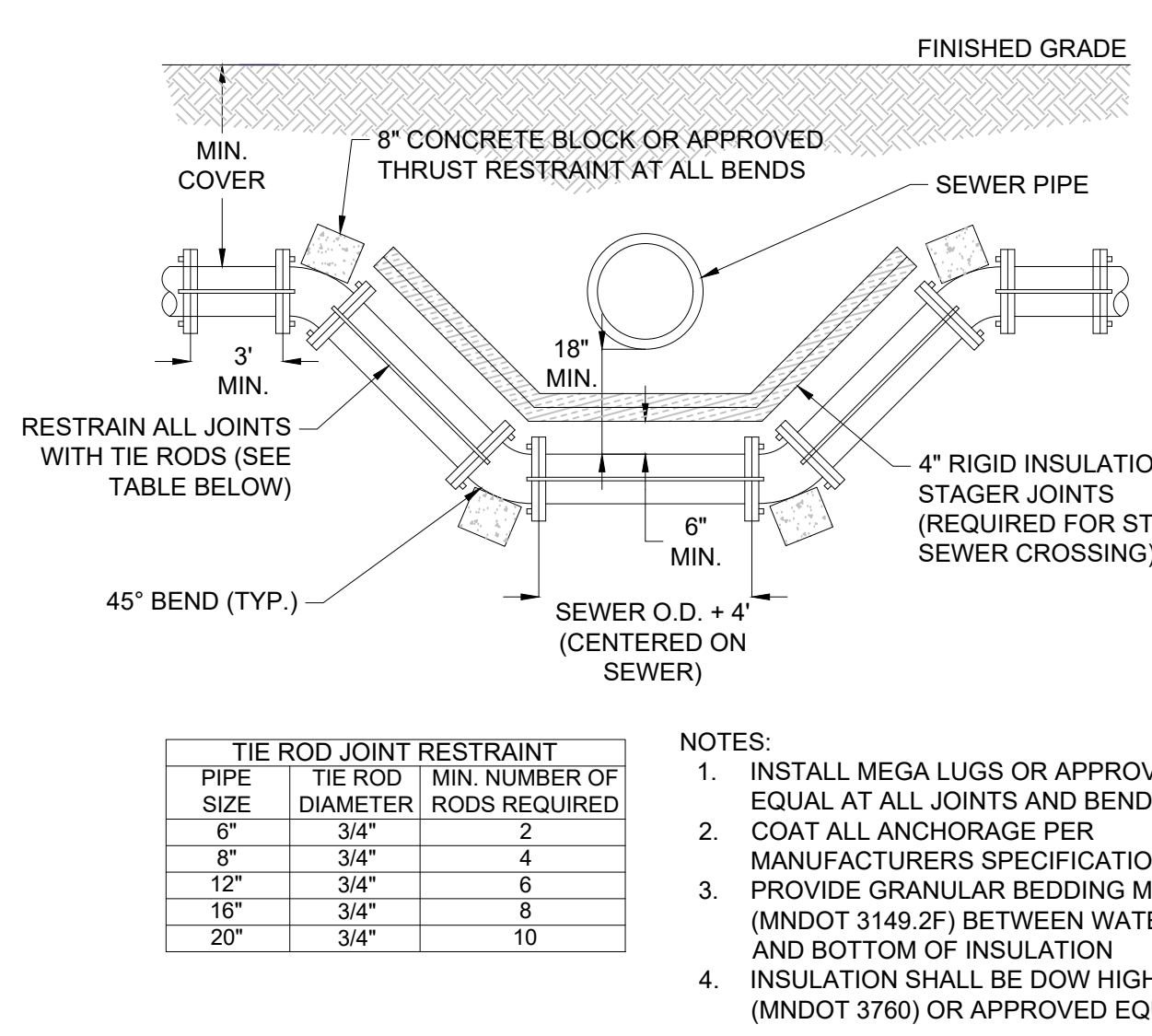
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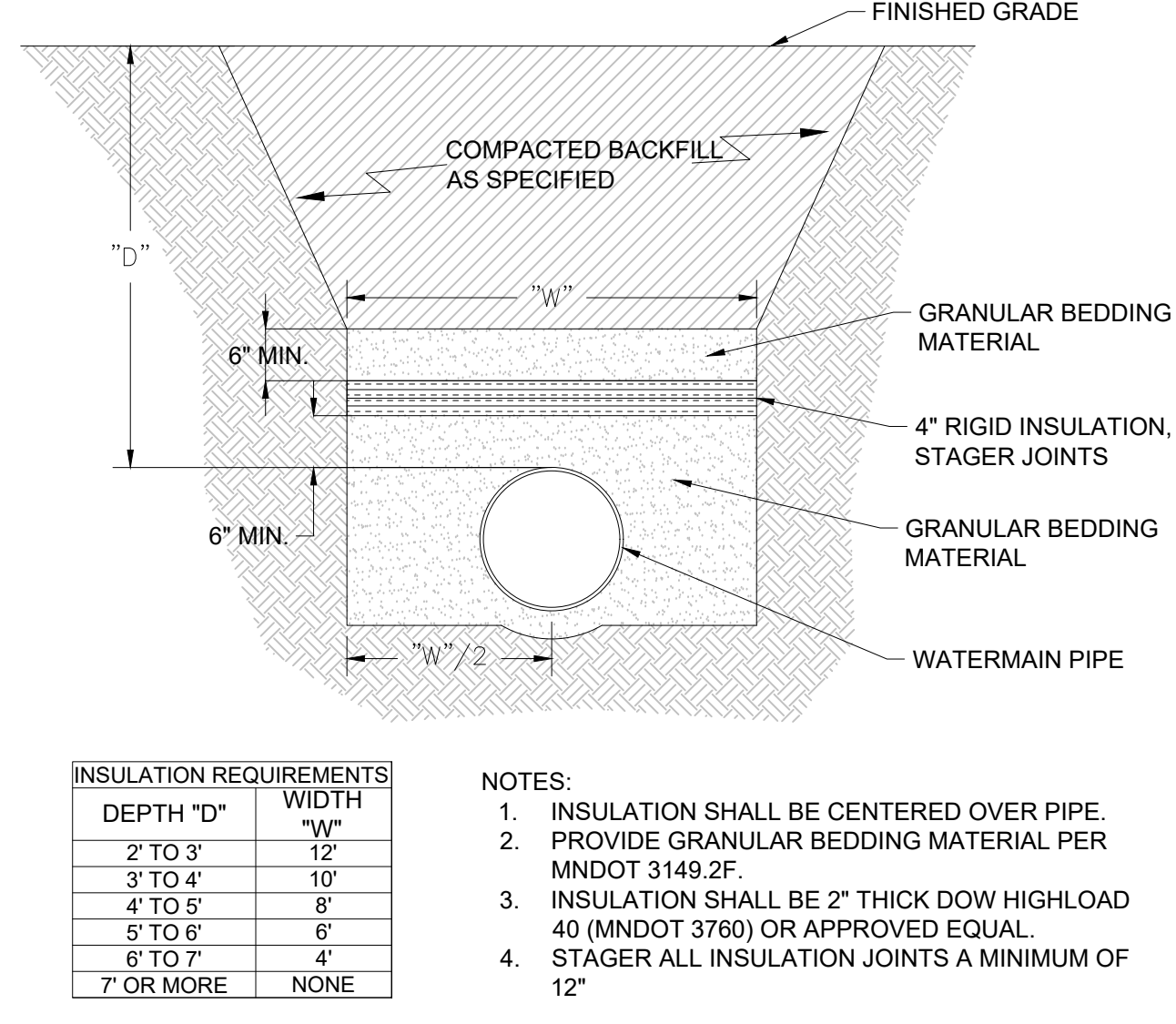
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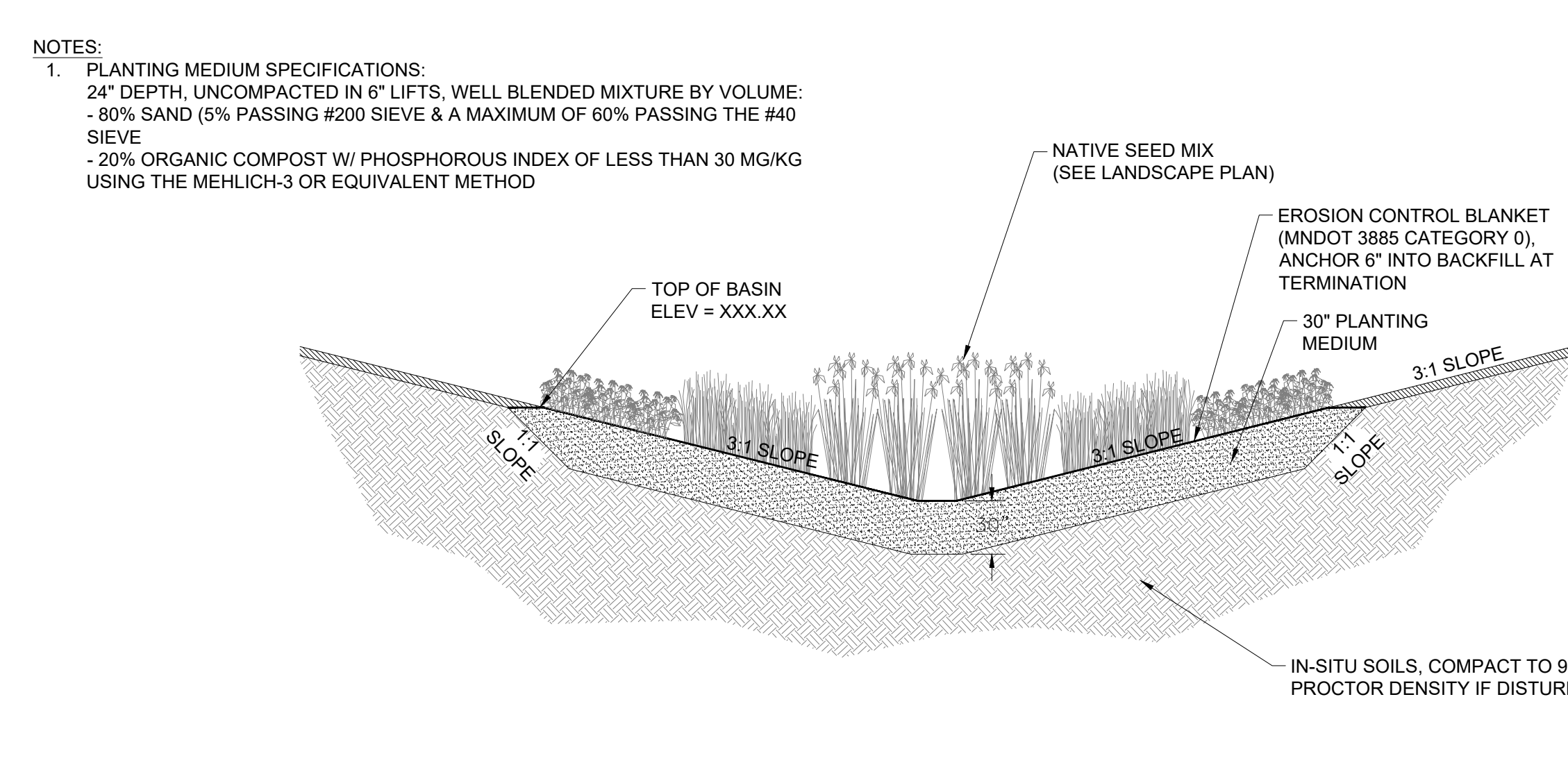
HYDRANT
DETAIL DRAWING W-3
CITY OF BROOKLYN PARK



TYPICAL WATER MAIN LOWERING/OFFSET



INSULATION DETAIL



TYPICAL INFILTRATION BASIN SECTION

11
C601 NTS

12
C601 NTS

13
C601 NTS

14
C601 NTS

R:\Projects\701300701\315 6.10 Zane Spec Industrial Buildings\01 CIVIL\01 CAD\02 Sheet files\701315 - C600 CIVIL DETAILS.dwg

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION
610 ZANE
SPECULATIVE
INDUSTRIAL
BUILDINGS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

REGISTRATION NO. DATE

© 2022 RYAN A+E, INC.

DRAWN BY ZRJ CHECKED BY ATA
JOB NO. 701315 DATE 12/29/2022

ISSUE RECORD table with columns: ISSUE #, DATE, DESCRIPTION

50% DD SET
CIVIL DETAILS

C601

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
DD	12/29/2022	50% DD SET

PRELIMINARY
NOT FOR CONSTRUCTION

50% DD SET
12/29/2022

**LANDSCAPE
TITLE SHEET**

L001

GENERAL NOTES

SHEET INDEX

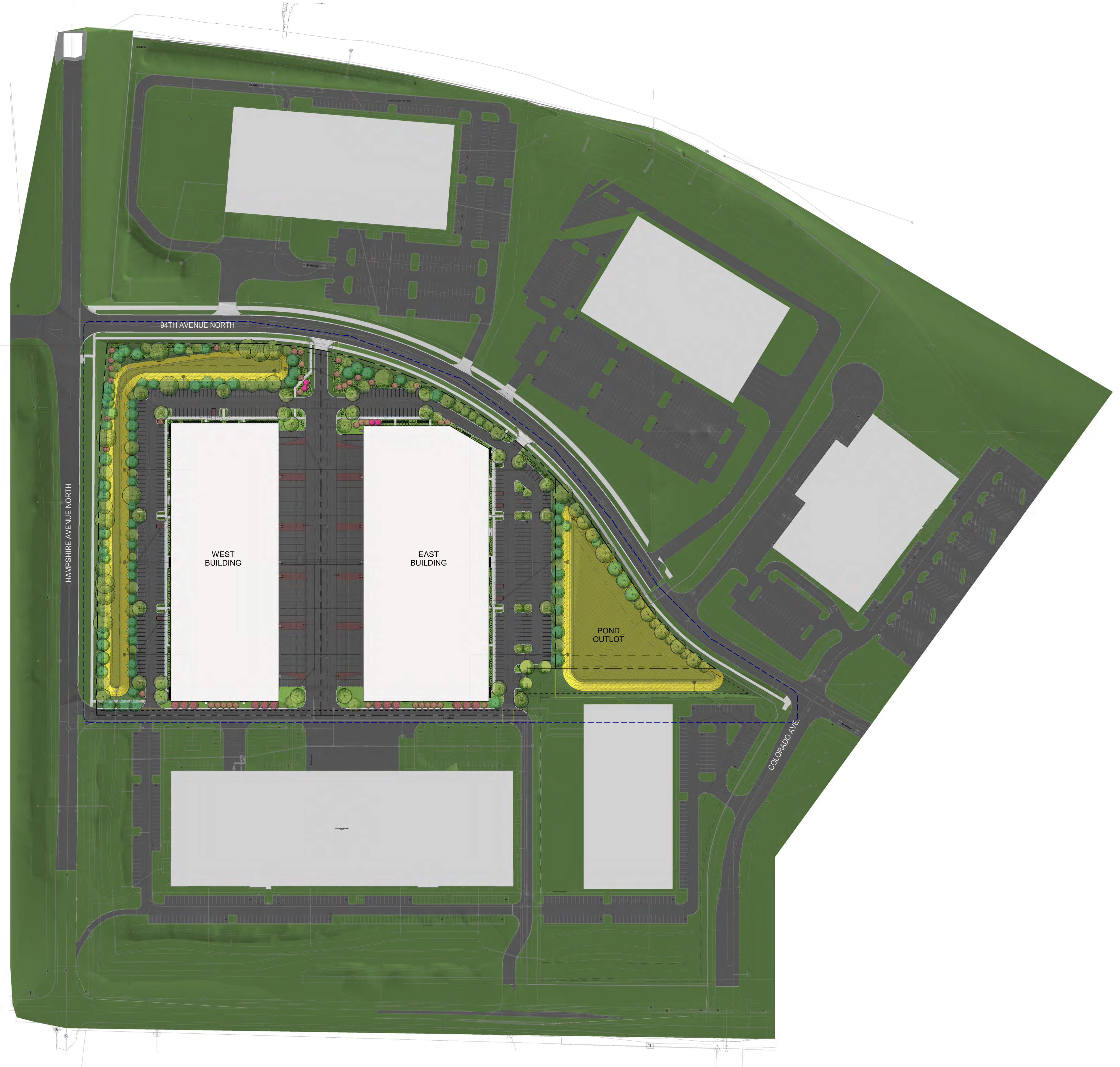
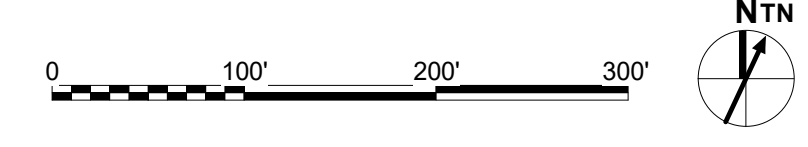
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L001	LANDSCAPE TITLE SHEET	•	•						
L100	OVERALL SITE LANDSCAPE REFERENCE PLAN	•	•						
L200	SITE LANDSCAPE LAYOUT & SURFACING PLAN	•	•						
L400	OVERALL SITE LANDSCAPE TREE PLANTING PLAN	•	•						
L401	LANDSCAPE PLANTING PLAN DETAIL-WEST	•	•						
L402	LANDSCAPE PLANTING PLAN DETAIL-EAST	•	•						
L500	LANDSCAPE DETAILS	•	•						

SURFACE TREATMENT LEGEND

SURFACE TYPE	GRAPHIC ID
Concrete Pavement	
Native Seed-Mesic Mix	
Native Seed-Wet Mix	
Planting Areas	
Turfgrass-Seeded	
Turfgrass-Sodded	

PLANTING LEGEND

SYMBOL	COMMON NAME	SCIENTIFIC NAME
TREES		
Coniferous Tree		
	NORWAY SPRUCE	<i>Picea abies</i>
	BLACK HILLS SPRUCE	<i>Picea glauca densata</i>
	WHITE PINE	<i>Pinus strobus</i>
Deciduous Tree		
	CRIMSON SENTRY MAPLE	<i>Acer glaberrimum</i> Crimson Sentry (PP3.258)
	AUTUMN BLAZE MAPLE	<i>Acer x freemanii</i> 'Autumn Blaze'
	HERITAGE RIVER BIRCH	<i>Betula nigra</i> 'Heritage'
	WHITE OAK	<i>Quercus alba</i>
	HARVEST GOLD LINDEN	<i>Tilia mongolica</i> 'Harvest Gold' (P12.232)
	PRINCETON ELM	<i>Ulmus americana</i> 'Princeton'
Ornamental Deciduous Tree		
	PINK SPIRES CRABAPPLE	<i>Malus 'Pink Spire'</i>
	PINK FLAIR CHERRY	<i>Prunus sargentii</i> 'JFS-KW56'
	JAPANESE CLUMP LILAC	<i>Syringa reticulata</i>



1 L001 OVERALL SITE LANDSCAPE CONTEXT PLAN
1" = 100'-0"

0' 1" 2" 3"
VERIFY SHEET SCALE HERE

PROJECT INFORMATION
**610 ZANE
SPECULATIVE
INDUSTRIAL
BUILDINGS**

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DRAWN BY JCB	CHECKED BY JCB
JOB NO. 701315	DATE 12/29/2022

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
DD	12/29/2022	50% DD SET

PRELIMINARY
NOT FOR CONSTRUCTION

50% DD SET
12/29/2022

OVERALL SITE
LANDSCAPE
REFERENCE
PLAN

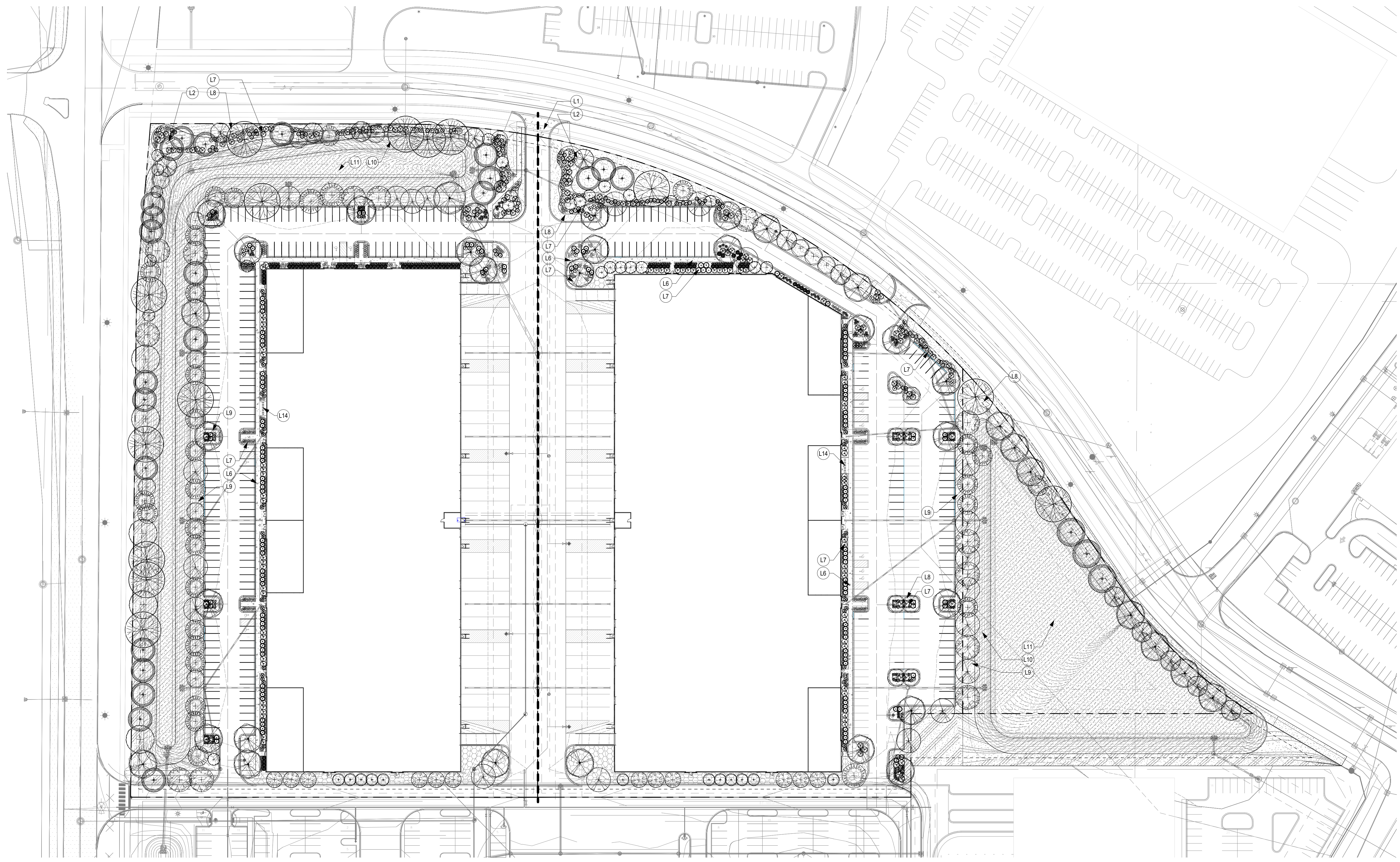
L100

GENERAL NOTES

- REFER TO CIVIL PLANS FOR EASEMENTS, GRADING, DRAINAGE & UTILITY INFORMATION.
- SEE SHEET L200 FOR LAYOUT & SURFACE TREATMENT PLAN.

KEYNOTE LEGEND

- L1 MAIN ENTRY DRIVE.
- L2 MONUMENT SIGNS, (BY OTHERS).
- L6 SURFACE TREATMENT, CONCRETE, TYP. JOINTING PER PLANS
- L7 SURFACE TREATMENT, PLANTING AREAS, SHREDDED HARDWOOD MULCH, 3" DEPTH, DRIP IRRIGATED
- L8 SURFACE TREATMENT, TURFGRASS, SODED, IRRIGATED.
- L9 SURFACE TREATMENT, TURFGRASS, HYDROSEED.
- L10 SURFACE TREATMENT, NATIVE PRAIRIE MIX, SEEDED-MODIFIED MNDOT MIX #35-241.
- L11 SURFACE TREATMENT, WET-POND MIX, SEEDED-MODIFIED MNDOT MIX #33-261.
- L14 BIKE RACKS.



1 OVERALL SITE LANDSCAPE REFERENCE PLAN
L100
1" = 60'-0"



0 1' 2' 3'
VERIFY SHEET SCALE HERE

**610 ZANE
SPECULATIVE
INDUSTRIAL
BUILDINGS**

DRAWN BY JCB	CHECKED BY JCB
JOB NO. 701315	DATE 12/29/2022

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
DD	12/29/2022	50% DD SET

PRELIMINARY
NOT FOR CONSTRUCTION

50% DD SET
12/29/2022

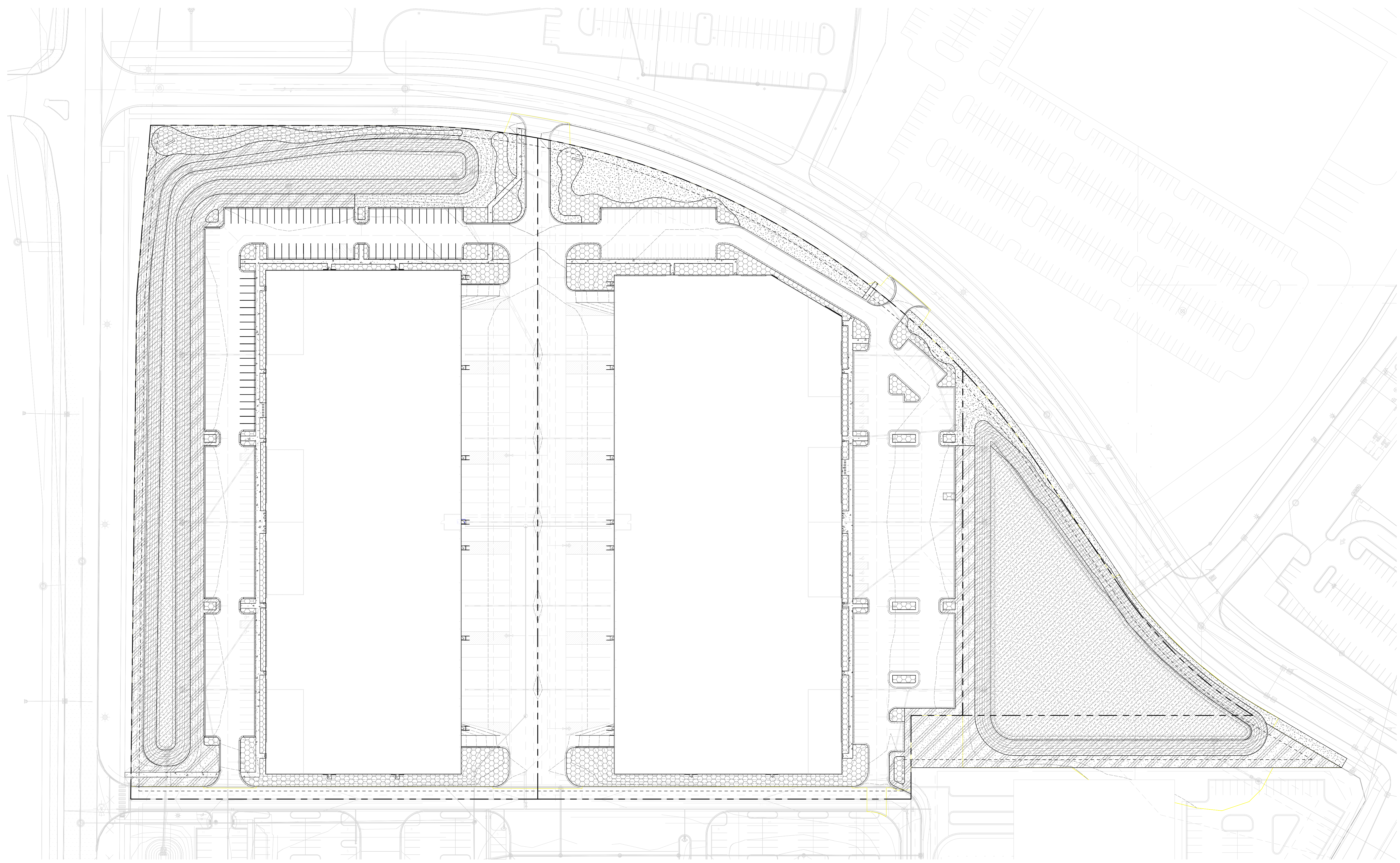
**SITE LANDSCAPE
LAYOUT &
SURFACING
PLAN**

L200

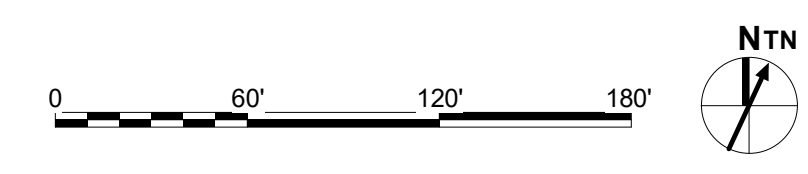
GENERAL NOTES

SURFACE TREATMENT SCHEDULE

SURFACE TYPE	GRAPHIC ID	KEYNOTE ID (SEE KEYNOTE LEGEND)	AREA
Concrete Pavement			15020 SF
Native Seed-Medic Mix			63546 SF
Native Seed-Wet Mix			79114 SF
Planting Areas			56251 SF
Turfgrass-Seeded			59708 SF
Turfgrass-Sodded			35310 SF
			308951 SF



1 OVERALL SITE LANDSCAPE LAYOUT & SURFACING PLAN
L200 1" = 60'-0"



0 1' 2' 3'
VERIFY SHEET SCALE HERE

12/29/2022 11:08:46 AM

NOT FOR CONSTRUCTION

GENERAL NOTES

- SEE SHEET L401-L402 FOR ADDITIONAL AND SUPPLEMENTAL PLANTING IDENTIFICATION
- ONLY TREES ARE IDENTIFIED ON THIS PLAN FOR GRAPHIC CLARITY

PLANTING NOTES

- REFER TO CIVIL GRADING PLAN FOR PROPOSED GRADING AND EROSION CONTROL INFORMATION
- REFER TO L-500 FOR LANDSCAPE NOTES AND DETAILS.
- THE LANDSCAPE PLANT SCHEDULE IS FOR THE CONVENIENCE TO THE LANDSCAPE SUBCONTRACTOR. THE LANDSCAPE SUBCONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PLANT COUNTS ON PLAN.
- THIS PLAN ILLUSTRATES THE MINIMUM PLANTINGS TO BE PROVIDED FOR CITY APPROVAL. THE OWNER RETAINS THE RIGHT TO INCREASE PLANT SIZES / QUANTITIES.
- ALL TREES AND SHRUBS SHALL RECEIVE 4" OF SHREDDED HARDWOOD MULCH.
- ALL OPEN SPACE AREAS SHALL RECEIVE PLANT MATERIALS AND IRRIGATION. EXCLUDED FROM IRRIGATION AREAS IS THE BUILDING FOOTPRINT, HARDSCAPE AREAS, ROCK MULCH MAINTENANCE STRIPS AND AREAS BELOW THE NORMAL WATER LEVEL IN STORMWATER BMPs. AREAS RECEIVING NATIVE SEED SHALL BE ON A DEDICATED IRRIGATION ZONE.

LANDSCAPE CALCULATIONS

LANDSCAPE VEGETATION REQUIRED

CANOPY COVER
1 TREE/360 SF OF REQUIRED PARKING LOT GREEN SPACE: 14,052 SF (39 TREES)

FOUNDATION
50% OF BUILDING PERIMETER SOODED OR LANDSCAPED WITH SHRUBS. NO LESS THAN A 6" WIDE SHRUB BED.

OPEN SPACE LANDSCAPE
OPEN SPACE REQUIRED 30% - OPEN SPACE PROVIDED 273,028
CHOOSE 3 OF THE FOLLOWING
A. 1 OVERSTORY TREE / 3,000 SF: 273,028 / 3,000 = 91 TREES
B. 1 ORNAMENTAL TREE / 1,500 SF: 273,028 / 1,500 = 182 TREES
C. 1 EVERGREEN TREE / 3,000 SF: 273,028 / 3,000 = 91 TREES
D. 1 SHRUB / 100 SF: 273,028 / 100 = 2,730 SHRUBS

STREET TREES
1 OVERSTORY TREE / 70 LF OF R.O.W. FRONTAGE: 2,496 LF / 70 = 36 TREES

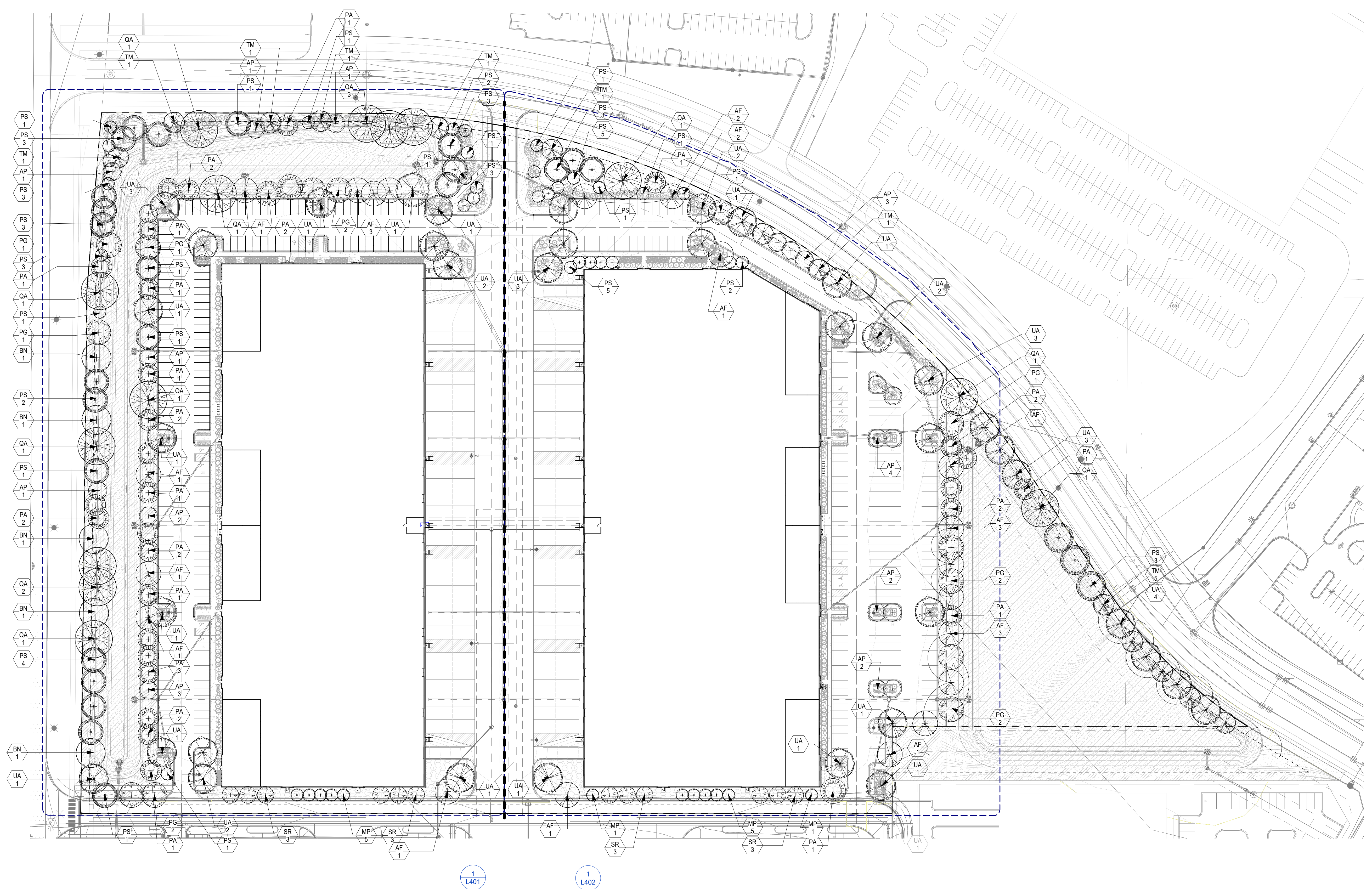
TOTAL VEGETATION PROVIDED

THE PLANT TOTALS REFLECT THE VEGETATION PROVIDED PER PLAN. THE OPEN SPACE LANDSCAPE SECTION REQUIRES 3 OF THE 4 CATEGORIES BE CHOSEN. THE PROJECT PROPOSES TO FULFILL THE REQUIREMENT BY CHOOSING TWO CATEGORIES (B & D) AT 50% OF THEIR REQUIREMENT. THIS METHOD OF FULFILLMENT HAS BEEN SELECTED TO PROVIDE A BALANCED LANDSCAPE DESIGN PALLET OF TREE TYPES AND SHRUBS.

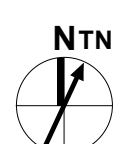
A. OVERSTORY DECIDUOUS TREES: 109 TREES AT 2" CAL (65.7% OF REQUIRED)
B. ORNAMENTAL DECIDUOUS TREES: 96 TREES AT 2" CAL (52.8% OF REQUIRED)
C. EVERGREEN TREES: 70 TREES AT 6" HEIGHT (76.8% OF REQUIRED)
D. SHRUBS: 1336 SHRUBS (48.6% OF REQUIRED)

PLANT SCHEDULE

SYMBOL	QTY	ID	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	MATURE HEIGHT/WIDTH	COMMENTS	
TREES								
<i>Coniferous Tree</i>								
	31	PA	NORWAY SPRUCE	<i>Picea abies</i>	6" B&B	60/25'	<varies>	
	13	PG	BLACK HILLS SPRUCE	<i>Picea glauca densata</i>	6" B&B	35/22'	<varies>	
	26	PS	WHITE PINE	<i>Pinus strobus</i>	6" B&B	50/30'	<varies>	
70								
<i>Deciduous Tree</i>								
	19	AP	CRIMSON SENTRY MAPLE	<i>Acer platanoides 'Crimson Sentry'(PP3,256)</i>	2" B&B	25/15'	Shade Area: 750 SF	
	20	AF	AUTUMN BLAZE MAPLE	<i>Acer x freemanii 'Autumn Blaze'</i>	2" B&B	55/35'	Shade Area: 750 SF	
	5	BN	HERITAGE RIVER BIRCH	<i>Betula nigra 'Heritage'</i>	2" B&B	50/35'	Shade Area: 750 SF	
	14	QA	WHITE OAK	<i>Quercus alba</i>	2" B&B	60/60'	Shade Area: 750 SF	
	13	TM	HARVEST GOLD LINDEN	<i>Tilia mongolica 'Harvest Gold'(PP12,232)</i>	2" B&B	35/25'	Shade Area: 750 SF	
	38	UA	PRINCETON ELM	<i>Ulmus americana 'Princeton'</i>	2" B&B	50/35'	Shade Area: 750 SF	
109								
<i>Ornamental Deciduous Tree</i>								
	12	MP	PINK SPIRES CRABAPPLE	<i>Malus 'Pink Spires'</i>	2" B&B	15/12'	Shade Area: 750 SF	
	32	PS	PINK FLAIR CHERRY	<i>Prunus sargentii 'JFS-KW56'</i>	2" B&B	20/15'	Shade Area: 750 SF	
	12	SR	JAPANESE CLUMP LILAC	<i>Syringa reticulata</i>	2" B&B	30/22'	Shade Area: 750 SF	
56								
TOTAL TREES	235							



1 OVERALL SITE LANDSCAPE TREE PLANTING PLAN
L400 1" = 60'-0"



ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
DD	12/29/2022	50% DD SET

PRELIMINARY
NOT FOR CONSTRUCTION

GENERAL NOTES

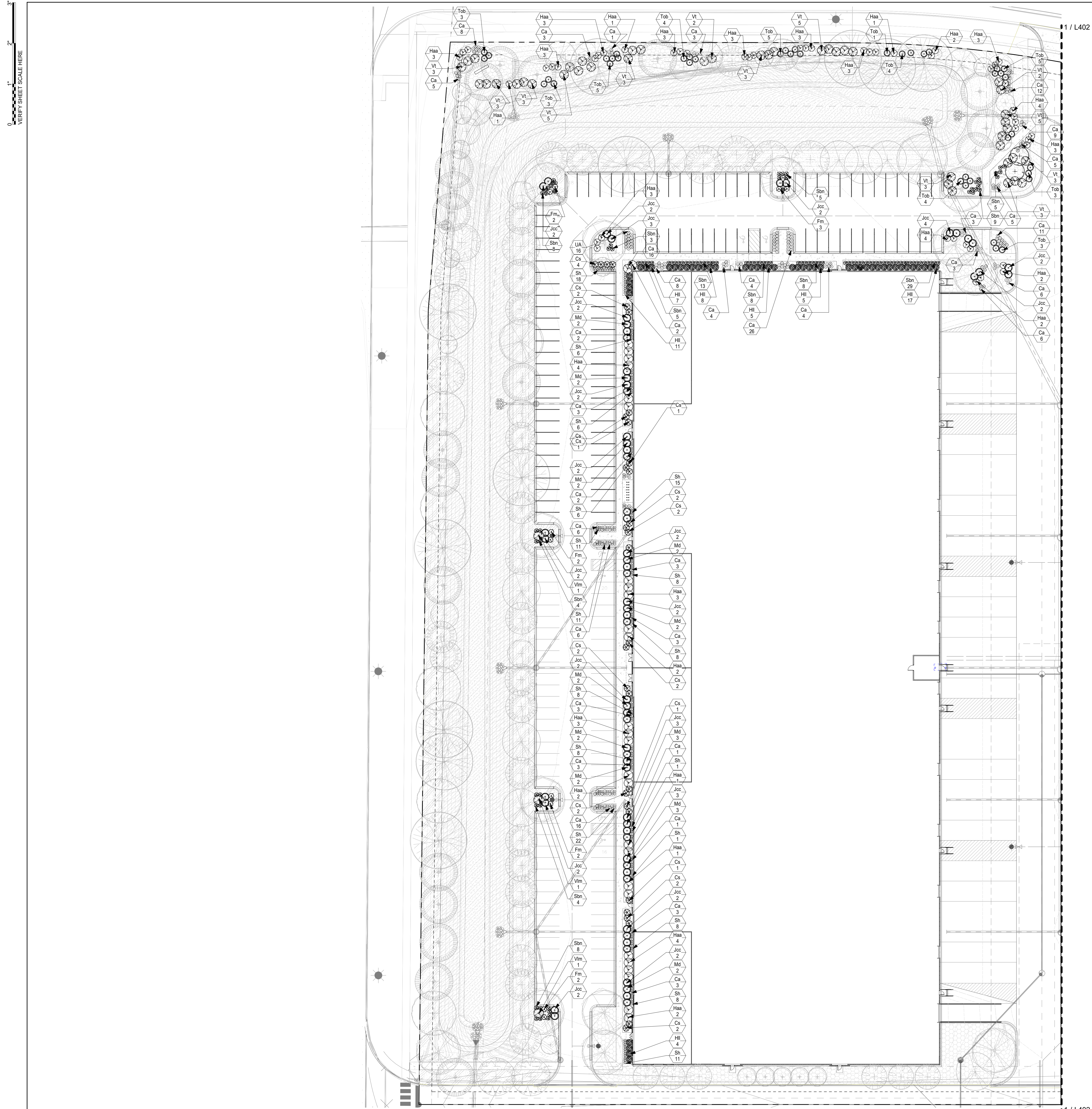
- SEE SHEET L400 FOR ADDITIONAL AND SUPPLEMENTAL PLANTING IDENTIFICATION INFORMATION
- ONLY SHRUBS ARE IDENTIFIED ON THIS PLAN FOR GRAPHIC CLARITY

PLANTING NOTES

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PLANT SCHEDULE

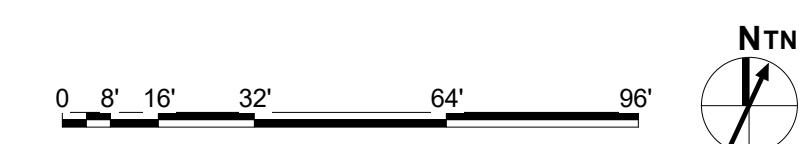
SYMBOL	QTY	ID	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	HEIGHT/WIDTH	COMMENTS
TREES							
Coniferous Tree							
31	PA	NORWAY SPRUCE	<i>Picea abies</i>	6" B&B	60/25'	<varies>	
13	PG	BLACK HILLS SPRUCE	<i>Picea glauca densata</i>	6" B&B	36/22'	<varies>	
26	PS	WHITE PINE	<i>Pinus strobus</i>	6" B&B	50/30'	<varies>	
Deciduous Tree							
19	AP	CRIMSON SENTRY MAPLE	<i>Acer platanoides</i> 'Crimson Sentry' (PP3,258)	2" B&B	25/15'	Shade Area: 750 SF	
20	AF	AUTUMN BLAZE MAPLE	<i>Acer x freemanii</i> 'Autumn Blaze'	2" B&B	55/35'	Shade Area: 750 SF	
5	BN	HERITAGE RIVER BIRCH	<i>Betula nigra</i> 'Heritage'	2" B&B	50/35'	Shade Area: 750 SF	
14	OA	WHITE OAK	<i>Quercus alba</i>	2" B&B	60/60'	Shade Area: 750 SF	
13	TM	HARVEST GOLD LINDEN	<i>Tilia mongolica</i> 'Harvest Gold' (PP12,233)	2" B&B	39/25'	Shade Area: 750 SF	
38	UA	PRINCETON ELM	<i>Ulmus americana</i> 'Princeton'	2" B&B	50/35'	Shade Area: 750 SF	
Ornamental Deciduous Tree							
12	MP	PINK SPIRES CRABAPPLE	<i>Malus</i> 'Pink Spires'	2" B&B	15/12'	Shade Area: 750 SF	
32	PS	PINK FLAIR CHERRY	<i>Prunus sargentii</i> 'JFS-KV55'	2" B&B	20/15'	Shade Area: 750 SF	
12	SR	JAPANESE CLUMP LILAC	<i>Syringa reticulata</i>	2" B&B	30/22'	Shade Area: 750 SF	
SHRUBS							
Coniferous Shrub							
89	Jcc	CALGARY CARPET JUNIPER	<i>Juniperus sabina</i> 'Calgary Carpet' TM	#3 CONT.	9" @		
44	Md	RUSSIAN CYPRESS	<i>Microbiota decussata</i>	#3 CONT.	11" @		
98	Tob	TECHNITO ARBORVITAE	<i>Thuja occidentalis</i> 'Bailegh' (PP15.850)	48" B&B	8' @		
Deciduous Shrub							
16	Ca	PRAIRIE FIRE DOGWOOD	<i>Cornus alba</i> 'Prairie Fire'	#5 CONT.	7' @		
56	Ca	FIRE DANCE DOGWOOD	<i>Cornus sericea</i> 'Balladine'	#3 CONT.	4' @		
30	Fm	MOUNTAIN WITCHALDER	<i>Fothergilla major</i> 'Blue Shadow'	#3 CONT.	5' @		
139	Haa	ANABELLE SMOOTH HYDRANGEA	<i>Hydrangea arborescens</i> 'Annabelle'	#3 CONT.	5' @		
80	HI	LITTLE LIME HYDRANGEA	<i>Hydrangea paniculata</i> 'Little Lime'	#3 CONT.	4' @		
15	Vm	MOHICAN VIBURNUM	<i>Viburnum lantana</i> 'Mohican'	#5 CONT.	6' @		
96	VI	COMPACT AMERICAN VIBURNUM	<i>Viburnum trilobum</i> 'Bailey Compact'	#5 CONT.	6' @		
PERENNIALS/VINES/GRASSES							
325	Ca	ELDORADO FEATHER REED GRASS	<i>Calamagrostis acutiflora</i> 'Eldorado' (PP16.486)	#1 CONT.	48" @		
1	Hs	SUM AND SUBSTANCE HOSTA	<i>Hosta</i> 'Sum and Substance'	#1 CONT.	36" @		
337	Sh	PRAIRIE DROPSEED	<i>Sporobolus heterolepis</i>	#1 CONT.	24" @		



0' 1" 2" VERIFY SHEET SCALE HERE

12/29/2022 11:05:00 AM

1 OVERALL SITE LANDSCAPE PLANTING PLAN DETAIL-WEST
L401 1/32" = 1'-0"



1 / L402

GENERAL NOTES

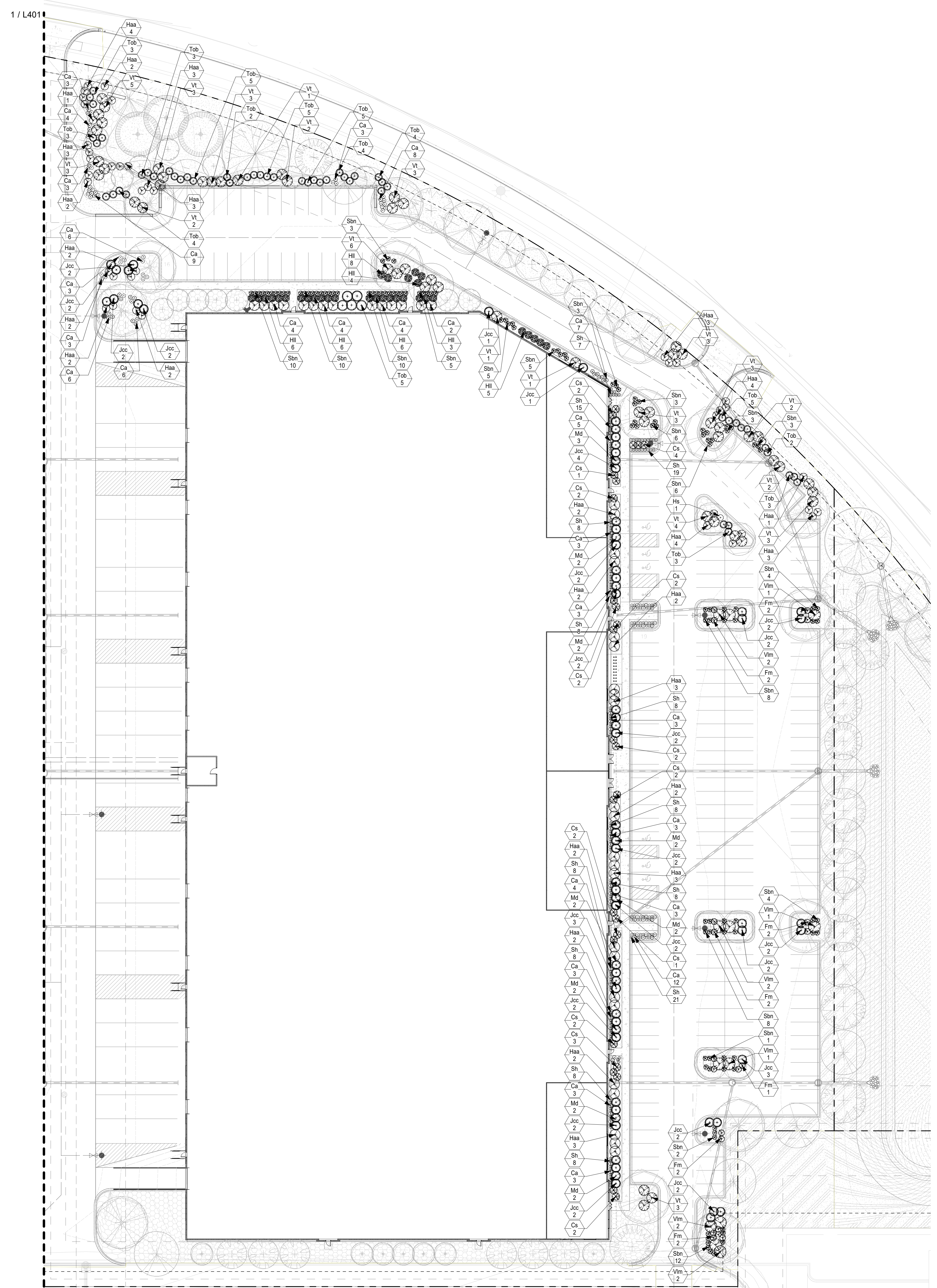
- SEE SHEET L400 FOR ADDITIONAL AND SUPPLEMENTAL PLANTING IDENTIFICATION
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PLANTING NOTES

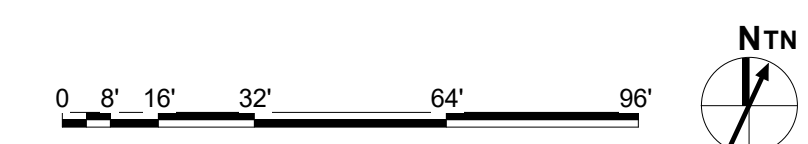
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PLANT SCHEDULE

SYMBOL	QTY	ID	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	HEIGHT/WIDTH	COMMENTS
TREES							
Coniferous Tree							
	31	PA	NORWAY SPRUCE	<i>Picea abies</i>	6" B&B	60/25'	<varies>
	13	PG	BLACK HILLS SPRUCE	<i>Picea glauca densata</i>	6" B&B	36/22'	<varies>
	26	PS	WHITE PINE	<i>Pinus strobus</i>	6" B&B	50/30'	<varies>
70							
Deciduous Tree							
	19	AP	CRIMSON SENTRY MAPLE	<i>Acer platanoides 'Crimson Sentry' (PP3,258)</i>	2" B&B	25/15'	Shade Area: 750 SF
	20	AF	AUTUMN BLAZE MAPLE	<i>Acer x freemanii 'Autumn Blaze'</i>	2" B&B	55/35'	Shade Area: 750 SF
	5	BN	HERITAGE RIVER BIRCH	<i>Betula nigra 'Heritage'</i>	2" B&B	50/35'	Shade Area: 750 SF
	14	QA	WHITE OAK	<i>Quercus alba</i>	2" B&B	60/60'	Shade Area: 750 SF
	13	TM	HARVEST GOLD LINDEN	<i>Tilia mongolica 'Harvest Gold' (PP12,233)</i>	2" B&B	35/25'	Shade Area: 750 SF
	38	UA	PRINCETON ELM	<i>Ulmus americana 'Princeton'</i>	2" B&B	50/35'	Shade Area: 750 SF
109							
Ornamental Deciduous Tree							
	12	MP	PINK SPIRES CRABAPPLE	<i>Malus 'Pink Spires'</i>	2" B&B	15/12'	Shade Area: 750 SF
	32	PS	PINK FLAIR CHERRY	<i>Prunus sargentii 'JFS-KW5F'</i>	2" B&B	20/15'	Shade Area: 750 SF
	12	SR	JAPANESE CLUMP LILAC	<i>Syringa reticulata</i>	2" B&B	30/22'	Shade Area: 750 SF
56							
SHRUBS							
Coniferous Shrub							
	89	Jcc	CALGARY CARPET JUNIPER	<i>Juniperus sabinia 'Calgary Carpet' TM</i>	#3 CONT.	9"/6"	
	44	MD	RUSSIAN CYPRESS	<i>Microbiota decussata</i>	#3 CONT.	11/6"	
	98	Tob	TECHNITO ARBORVITAE	<i>Thuja occidentalis 'Baileym' (PP15,850)</i>	48" B&B	8'/4"	
231							
Deciduous Shrub							
	16	Ca	PRAIRIE FIRE DOGWOOD	<i>Cornus alba 'Prairie Fire'</i>	#5 CONT.	7/7"	
	56	Ca	FIRE DANCE DOGWOOD	<i>Cornus sericea 'Balladine'</i>	#3 CONT.	4/15"	
	30	Fm	MOUNTAIN WITCHALDER	<i>Fothergilla major 'Blue Shadow'</i>	#3 CONT.	5/4"	
	139	Haa	ANABELLE SMOOTH HYDRANGEA	<i>Hydrangea arborescens 'Annabelle'</i>	#3 CONT.	5/5"	
	80	HI	LITTLE LIME HYDRANGEA	<i>Hydrangea paniculata 'Little Lime'</i>	#3 CONT.	4/15"	
	15	Vm	MOHICAN VIBURNUM	<i>Viburnum lantana 'Mohican'</i>	#5 CONT.	6/18"	
	96	VI	COMPACT AMERICAN VIBURNUM	<i>Viburnum trilobum 'Bailey Compact'</i>	#5 CONT.	6/6"	
432							
PERENNIALS/VINES/GRASSES							
	325	Ca	ELDORADO FEATHER REED GRASS	<i>Calamagrostis acutiflora 'Eldorado' (PP16,486)</i>	#1 CONT.	48"/30"	
	1	Hs	SUM AND SUBSTANCE HOSTA	<i>Hosta 'Sum and Substance'</i>	#1 CONT.	36"/48"	
	337	Sh	PRAIRIE DROPSEED	<i>Sporobolus heterolepis</i>	#1 CONT.	24"/24"	
663							



1 OVERALL SITE LANDSCAPE PLANTING PLAN DETAIL-EAST
1/32" = 1'-0"



0 1" = 32'
VERIFY SHEET SCALE HERE

1 / L401

1 / L401



RYAN A+E, INC.
533 South Third Street, Suite 100
Minneapolis, MN 55415
612-492-4000 tel
612-492-3000 fax

WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS

KEY PLAN

PROJECT INFORMATION
610 ZANE
SPECULATIVE
INDUSTRIAL
BUILDINGS

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DRAWN BY JCB	CHECKED BY JCB
JOB NO. 701315	DATE 12/29/2022

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
DD	12/29/2022	50% DD SET

50% DD SET
12/29/2022

LANDSCAPE
DETAILS

L500

GENERAL NOTES

- LANDSCAPE SUBCONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON PROPERTY WITH THE GENERAL CONTRACTOR AND BY CALLING GOPHER STATE ONE CALL (454-0002) PRIOR TO STAKING PLANT LOCATIONS.
- COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
- LANDSCAPE SUBCONTRACTOR SHALL PROTECT EXISTING ROAD SURFACES, CURBS / GUTTERS, TRAILS, TREES, GRASSED SURFACES AND OTHER INSTALLED SITE AMENITIES DURING CONSTRUCTION OPERATIONS. ALL DAMAGE SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUB MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWING OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED. ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
- ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
- B&B TREES AND SHRUBS ARE BALLED AND BURLAPED.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE SUBCONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSEMEN.
- LANDSCAPE SUBCONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION.
- WARRANTY FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- LANDSCAPE SUBCONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.

PLANTING SPECIFICATIONS

- PLANTING BED PREPARATION: ALL MASS PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF 10". AMENDMENTS SHALL BE APPLIED AFTER CULTIVATION.
- BACKFILL SOIL: USE SOIL EXCAVATED FROM PLANTING HOLES AND PROVIDE AMENDMENTS. REMOVE ALL DEBRIS INCLUDING ROCKS LARGER THAN 3" DIAMETER.
- FERTILIZATION: ALL PLANT MATERIALS SHALL BE FERTILIZED, UPON INSTALLATION, WITH DRIED BONE MEAL OR OTHER SPECIFIED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS UNLESS NOTED OTHERWISE.
- MULCH MATERIAL: AS SPECIFIED ON THE LANDSCAPE PLANS. MASS MULCH ALL PLANTING BEDS TO 3" DEPTH OVER FIBER MAT WEED BARRIER. ALL PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO FIBER MAT WEED BARRIER. ALL EVERGREEN AND DECIDUOUS TREES TO RECEIVE 6" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
- TREE STAKING: IT SHALL BE THE LANDSCAPE SUBCONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE LANDSCAPE SUBCONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS IN AN UPRIGHT AND PLUMB POSITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM.
- TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.
- RODENT PROTECTION: PROVIDE ON ALL TREES, EXCEPT SPRUCE UNLESS OTHERWISE SPECIFIED.
- PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES. RESPECT STATED DIMENSIONS. DO NOT SCALE DRAWINGS.
- EDGING SHALL BE 4" P.V.C. COMMERCIAL GRADE EDGING WITH THREE (3) METAL ANCHOR STAKES PER 20 FOOT SECTION. ALL MASS PLANTING BEDS SHALL HAVE EDGING PLACED BETWEEN MULCH AREA AND ANY ADJACENT TURF AREA.

PLANTING NOTES

- NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL LOCATIONS MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY AND ALL DIGGING.
- IF THE LANDSCAPE SUBCONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.
- ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS.
- ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
- WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.
- SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.

ACCEPTANCE & WARRANTY NOTES

- LANDSCAPE SUBCONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH TWO CALENDAR YEARS FROM THE TIME OF FINAL OWNER AND CITY ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY PLANTED MATERIALS UNTIL THE TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE SUBCONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF THE LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
- LANDSCAPE SUBCONTRACTOR SHALL PREPARE AN AS BUILT DRAWING(S) OF LANDSCAPE INSTALLATION SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

IRRIGATION NOTES

- LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SHOP DRAWING ILLUSTRATING AN IRRIGATION PLAN AND SPECIFICATION AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER.
- VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LOCATION.
- UNLESS OTHERWISE NOTED ALL SOD/SEED AND PLANTING AREAS INDICATED ON PLAN SHALL BE 100% IRRIGATED. THE IRRIGATION SHALL INCLUDE THE PUBLIC RIGHT OF WAY BETWEEN PROPERTY LINE AND BACK OF CURB WHERE NEW LANDSCAPE IMPROVEMENTS ARE PROPOSED.
- IT SHALL BE THE LANDSCAPE SUBCONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SODDED / SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
- THE LANDSCAPE SUBCONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.
- IRRIGATION SYSTEMS SHALL COMPLY WITH ALL CITY CODES & REQUIREMENTS.

GENERAL NOTES:

- LANDSCAPE SUBCONTRACTOR TO VERIFY SITE SLOPE CONDITIONS PRIOR TO PLANTING AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES WITH PLANTING METHODS INDICATED.
 - DIAMETER OF PLANTING HOLE SHALL BE TRIPLE THE DIAMETER OF THE ROOTBALL. SLOPE SIDE GRADUALLY.
-
- FLAGGING, ONE PER WIRE
DOUBLE STRAND 14 GA. WIRE, 3 @ 120 DEGREE INTERVALS
KEEP MULCH RING 4" AWAY FROM TRUNK BASE
2" X 2" X 24" WOOD OR STEEL STAKE, SET AT ANGLE, TYP.
- 16" POLYPROPYLENE OR POLYETHYLENE-40 MIL.; 1 1/2" WIDE STRAP
EACH TREE SHALL BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOTBALL AND LEVEL WITH FINISHED GRADE, TYP.
ROOTBALL TO SIT ON MOUNDED SUBGRADE. REMOVE BURLAP AND CAGE FROM TOP 1/3 OF ROOTBALL.
8" HIGH EARTH SAUCER BEYOND EDGE OF ROOTBALL, TYP.
SHREDDED HARDWOOD MULCH, 6" DEPTH-NO MOUNDING, 36" DIA. AROUND OUTER TRUNK, (SEE SPEC)
PLANTING SOIL WITH AMENDMENTS, (SEE SPEC)
ORIGINAL SLOPE SHOULD PASS THROUGH POINT WHERE THE TRUNK MEETS SUBSTRATE/SOIL, TYP.
- PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND ROOTBALL IN 6" LIFTS, DO NOT OVER COMPACT. AFTER BACKFILLING POUR WATER AROUND ROOTBALL TO SETTLE THE SOIL.

B
L500
1/2" = 1'-0"

GENERAL NOTES:

- TWO ALTERNATIVE METHODS OF TREE STAKING ARE ILLUSTRATED. IT IS THE LANDSCAPE SUBCONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE LANDSCAPE SUBCONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
 - SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
 - 8" Ø STEEL STAKE
DOUBLE STRAND 14 GA. WIRE, 3 @ 120 DEGREE INTERVALS
16" POLYPROPYLENE OR POLYETHYLENE-40 MIL.; 1 1/2" WIDE STRAP
TREE WRAP TO FIRST BRANCH OR APPROVED EQUAL
FLAGGING, ONE PER WIRE
SHREDDED HARDWOOD MULCH, 6" DEPTH-NO MOUNDING, 36" DIA. AROUND OUTER TRUNK, TYP. (SEE SPEC)
ROOTBALL TO SIT ON MOUNDED SUBGRADE. REMOVE BURLAP AND CAGE FROM TOP 1/3 OF ROOTBALL
PLANTING SOIL WITH AMENDMENTS, (SEE SPEC)
EDGE CONDITION VARIES, (SEE PLANS)
DRAIN SYSTEM AS REQUIRED, (PER SPEC) 4" DIA. PERFORATED PVC PIPE WITH SOCK-PLACED IN 42" MIN. DEPTH AUGURED HOLE. FILL WITH 3/4" DRAIN ROCK
2" X 2" X 24" WOOD OR STEEL STAKE, SET AT ANGLE, TYP.
SUBGRADE
-
- 16" POLYPROPYLENE OR POLYETHYLENE-40 MIL.; 1 1/2" WIDE STRAP
DOUBLE STRAND 14 GA. WIRE, 3 @ 120 DEGREE INTERVALS
8" Ø STEEL STAKE
FLAGGING, ONE PER WIRE
ROOTBALL TO SIT ON MOUNDED SUBGRADE. REMOVE BURLAP AND CAGE FROM TOP 1/3 OF ROOTBALL
SHREDDED HARDWOOD MULCH, 6" DEPTH-NO MOUNDING, 36" DIA. AROUND OUTER TRUNK, (SEE SPEC)
PLANTING SOIL WITH AMENDMENTS, (SEE SPEC)
EDGE CONDITION VARIES, (SEE PLANS)
DRAIN SYSTEM AS REQUIRED, (PER SPEC) 4" DIA. PERFORATED PVC PIPE WITH SOCK-PLACED IN 42" MIN. DEPTH AUGURED HOLE. FILL WITH 3/4" DRAIN ROCK
2" X 2" X 24" WOOD OR STEEL STAKE, SET AT ANGLE, TYP.
SUBGRADE

A
L500
1/2" = 1'-0"

GENERAL NOTES:

- HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL, TYP.
 - SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2" HIGHER IN SLOWLY DRAINING SOILS.
 - PERENNIAL PLANT SPACING VARIES, (SEE PLANTING SCHEDULE)
 - SHREDDED HARDWOOD MULCH, 3" DEPTH, (SEE SPEC)
 - EDGE CONDITION VARIES PER PLAN
 - PLANTING SOIL, 10" MIN. DEPTH UNLESS OTHERWISE NOTED, (SEE SPEC)
 - SUBGRADE
-
- VARIES PER PLAN
PLANT SPACING O.C. (SEE SCHEDULE)
12" TYP.

C
L500
3/4" = 1'-0"

GENERAL NOTES:

- HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL, TYP.
 - SCARIFY BOTTOM AND SIDES OF PLANTING PIT PRIOR TO INSTALLATION
 - CENTERING OF SHRUB IN BED TO TAKE PRECEDENCE OVER DIMENSION FROM EDGE
 - SHRUB PLANT SPACING VARIES, (SEE PLANTING SCHEDULE)
 - SHREDDED HARDWOOD MULCH, 3" DEPTH, TYP. (SEE SPEC)
 - EDGE CONDITION VARIES PER PLAN
 - PLANTING SOIL, 10" MIN. DEPTH UNLESS OTHERWISE NOTED, (SEE SPEC)
 - SUBGRADE
 - SHRUBS TO SIT ON SUBGRADE
-
- PLANT SPACING O.C. (SEE PLANS AND SCHEDULE)

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ZANE SPEC AT BROOKLYN PARK, MN

PLAN SYMBOLS

EXTERIOR ELEVATION:
INDICATES ELEVATION NUMBER
INDICATES SHEET WHERE ELEVATION IS DRAWN

DETAIL CALLOUT:
INDICATES DETAIL CALLOUT NUMBER
INDICATES SHEET WHERE DETAIL CALLOUT IS DRAWN

BUILDING SECTION:
INDICATES BUILDING SECTION NUMBER
INDICATES SHEET WHERE BUILDING SECTION NUMBER IS DRAWN

WALL SECTION:
INDICATES WALL SECTION NUMBER
INDICATES SHEET WHERE WALL SECTION NUMBER IS DRAWN

DETAIL:
INDICATES DETAIL NUMBER
INDICATES SHEET WHERE DETAIL IS DRAWN

PARTITION TAG (INTERIOR WALLS):
INDICATES FIRE RATINGS
INDICATES WALL TYPE
INDICATES WALL TYPE SUBSCRIPT (SEE SUBSCRIPT KEY)

BUILDING SYSTEMS TAG (EXTERIOR WALLS):
INDICATES WALL CORE MATERIAL
INDICATES FIRE RATINGS
INDICATES WALL TYPE SUBSCRIPT
INDICATES WALL CORE MATERIAL SIZE

WINDOW TAG:
INDICATES WINDOW TYPE

REVISION CLOUD

REVISION TAG:
INDICATES REVISION NUMBER

INTERIOR ELEVATION
INDICATES SHEET WHERE INTERIOR ELEVATION IS DRAWN

--- EXISTING WALL TO REMAIN
--- EXISTING WALL TO BE REMOVED

GRID (NEW):
INDICATES GRID NUMBER

GRID (EXISTING - HORIZONTAL):
INDICATES GRID NUMBER

ROOM TAG:
INDICATES ROOM NAME
101 INDICATES ROOM NUMBER
150 SF INDICATES ROOM AREA

ROOM FINISH TAG:
FLOOR, BASE, CEILING, WALL

KEYNOTE:
INDICATES NUMBER

CEILING TAG:
TYPE INDICATES CEILING TYPE
EL. X'-X" INDICATES CEILING HEIGHT

ELEVATION LEVEL:
INDICATES FLOOR LEVEL
INDICATES FLOOR LEVEL ELEVATION

RCP INFORMATION:
INDICATES OVERHEAD ITEM (SEE RCP FOR INFORMATION.)

FLOORS / RAMPS / ROOFS:
SLOPE DIRECTION INDICATION

CASEWORK:
INDICATES UPPER CASEWORK
INDICATES LOWER CASEWORK

NEW DOOR

DOOR TAG:
INDICATES DOOR NUMBER

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CHRIS AMBOURN
Chris.Ambourn@westwoodps.com

PROJECT LOCATION MAP(S)



MATERIAL LEGEND

	EARTH/COMPACT FILL		STEEL/ALUMINUM		SPRAY FOAM INSULATION
	GRAVEL/POROUS FILL		BATT OR SEMI RIGID INSULATION		BLOWN IN INSULATION
	CONCRETE		RIGID INSULATION		FIBER CEMENT
	SAND/ MORTAR/ PLASTER/GROUT		FIRE SAFETY		
	COMMON FACE BRICK		FINISH WOOD		
	CONCRETE MASONRY UNIT		PLYWOOD		
	STONE/MARBLE/GRANITE		ROUGH WOOD		
	SHEATHING/GYP BD		BLOCKING OR SHIM		

GENERAL NOTES

1. PROVIDE AND INSTALL ALL WORK AND MATERIALS AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS - IN FULL ACCORDANCE WITH ALL CODES AND ORDINANCES.
2. INFORM ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES PRIOR TO CONSTRUCTION.
3. INFORM ARCHITECT OF ANY EQUIPMENT, PRODUCT, OR MATERIAL SUBSTITUTES PRIOR TO FABRICATION AND INSTALLATION. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL SIZES, SHAPES AND DESIGN INFORMATION.
4. DESIGNED TRASH AND RECYCLING AREA SHALL BE PROVIDED WITHIN THE BUILDING.
5. PROVIDE MOISTURE RESISTANT GYP. BD. AT ALL TOILET ROOM WET WALLS OR WHERE CERAMIC TILE OR F.R.P. IS INDICATED. THIS INCLUDES ALL JANITOR CLOSETS.
6. ARCHITECT TO APPROVE LOCATION OF EMERGENCY EXIT SIGNS, SPRINKLER HEADS, AND MECHANICAL GRILLES PRIOR TO INSTALLATION.
7. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE DESIGNED AND SUPPORTED TO WITHSTAND LOADS IMPOSED (IBC 2018).
8. INTERIOR FINISHES SHALL COMPLY WITH THE FLAME SPREAD CLASSIFICATIONS AS REQUIRED.
9. EXIT SIGNS SHALL BE PROVIDED AS REQUIRED - SEE ELECTRICAL DRAWINGS.
10. FIRE EXTINGUISHERS SHALL BE PROVIDED. VERIFY LOCATIONS WITH LOCAL FIRE DEPARTMENT.
11. SPRINKLER SYSTEM SHALL BE E.S.F.R. INSTALLED IN ACCORDANCE WITH N.F.P.A. NO. 13 & F.M. GLOBAL. SHOP DRAWINGS FOR FIRE PROTECTION SYSTEMS SHALL BE SUBMITTED BY FIRE PROTECTION SUBCONTRACTOR TO RYAN AND THE FIRE MARSHALL FOR APPROVAL.
- 12.

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RQ	JB
JOB NO.	DATE
701-315	01/11/2023

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
	01/11/2023	CITY SUBMITTAL SET

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01.11.2023

TITLE SHEET

G100



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533 South Third Street, Suite 100
Minneapolis, MN 55415
612-492-4000 tel
612-492-3000 fax

WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS

KEY PLAN

PROJECT INFORMATION
610 ZANE
SPECULATIVE
INDUSTRIAL
BUILDINGS

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DRAWN BY Author CHECKED BY Checker
JOB NO. 701-315 DATE 01/11/2023

ISSUE RECORD table with columns: ISSUE #, DATE, DESCRIPTION

01/11/2023 CITY SUBMITTAL SET

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CITY SUBMITTAL SET

01.11.2023

SHEET INDEX & ABBREVIATIONS

G101

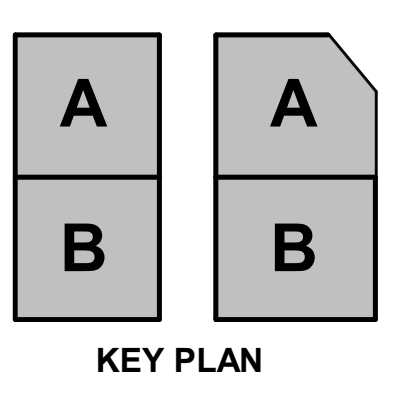
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SHEET SHEET NAME 01.11.2023 CITY SUBMITTAL SET

01 - GENERAL
G100 TITLE SHEET
G101 SHEET INDEX & ABBREVIATIONS
04 - ARCHITECTURAL
A100 MASTER OVERALL FLOOR PLAN
A110 OVERALL FLOOR PLAN - WEST BUILDING
A111 ENLARGED FLOOR PLAN - WEST AREA A
A112 ENLARGED FLOOR PLAN - WEST AREA B
A120 OVERALL FLOOR PLAN - EAST BUILDING
A121 ENLARGED FLOOR PLAN - EAST AREA A
A122 ENLARGED FLOOR PLAN - EAST AREA B
A300 WEST BUILDING EXTERIOR ELEVATIONS
A301 WEST BUILDING EXTERIOR ELEVATIONS
A302 EAST BUILDING EXTERIOR ELEVATIONS
A303 EAST BUILDING EXTERIOR ELEVATIONS
A350 EXTERIOR RENDERINGS

ABBREVIATIONS

Main table of abbreviations with columns A, C (Continued), D (Continued), F (Continued), I, M, P (Continued), S (Continued), U. Includes entries like ARCHITECT/ENGINEER, CUBIC FEET, DRAIN TILE, etc.



**610 ZANE
SPECULATIVE
INDUSTRIAL
BUILDINGS**

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01/11/2023	CITY SUBMITTAL SET	

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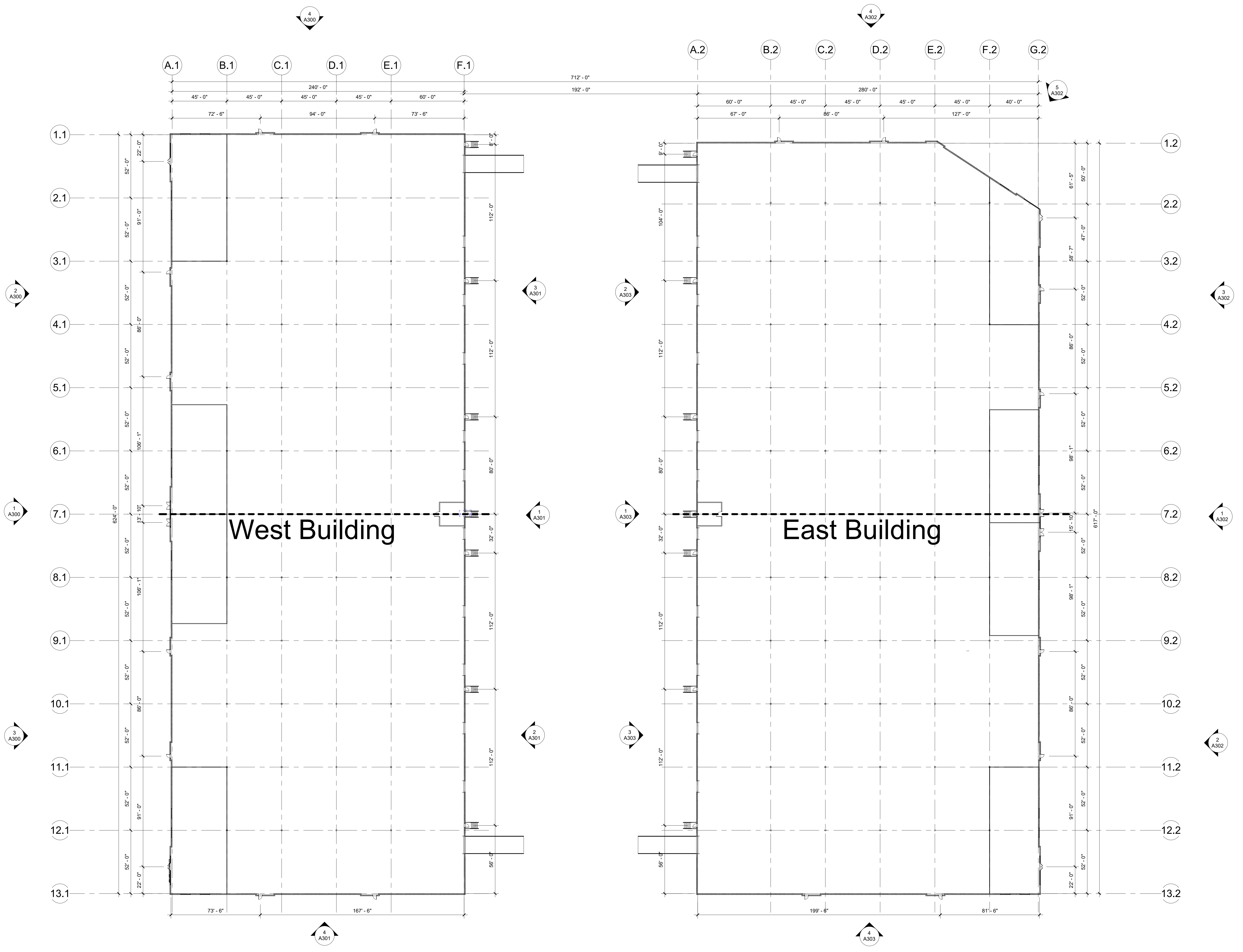
**CITY SUBMITTAL
SET**

01.11.2023

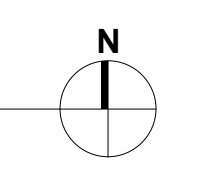
**MASTER
OVERALL FLOOR
PLAN**

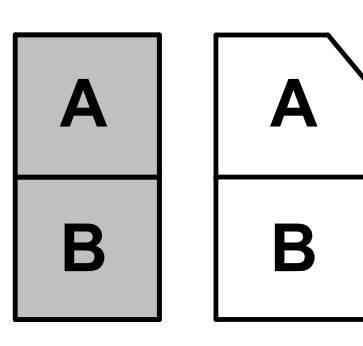
A100

0' 1" 2"
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1 LEVEL 1 MASTER OVERALL PLAN
A100 1/32" = 1'-0"





**610 ZANE
SPECULATIVE
INDUSTRIAL
BUILDINGS**

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**OVERALL FLOOR
PLAN - WEST
BUILDING**

A110

GENERAL NOTES

- REFER TO STRUCTURAL DRAWINGS FOR SLAB ON GRADE CONSTRUCTION, CONTROL AND ISOLATION JOINTS.
- COORDINATE UNDERGROUND AND UNDER SLAB UTILITIES WITH RELEVANT TRADES PRIOR TO SLAB POUR. COORDINATE ALL SLEEVES THROUGH UNDER FOOTINGS AND FOUNDATION W/ STRUCTURAL ENGINEER.
- ALL WALLS TO ROOF DECK TO BE CONSTRUCTED TO ACCOMMODATE DEFLECTION OF ROOF STRUCTURE.
- REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO STRUCTURAL COMPONENT SIZES, LOCATIONS, CONFIGURATIONS, AND CAPACITIES.
- STAIR SUPPLIER SHALL BE RESPONSIBLE FOR CODE COMPLIANCE AND STRUCTURAL INTEGRITY FOR ALL MATERIALS FURNISHED. PROVIDE FIRE EXTINGUISHERS OF SIZE AND TYPE AND LOCATION AS REQUIRED BY THE FIRE MARSHALL.

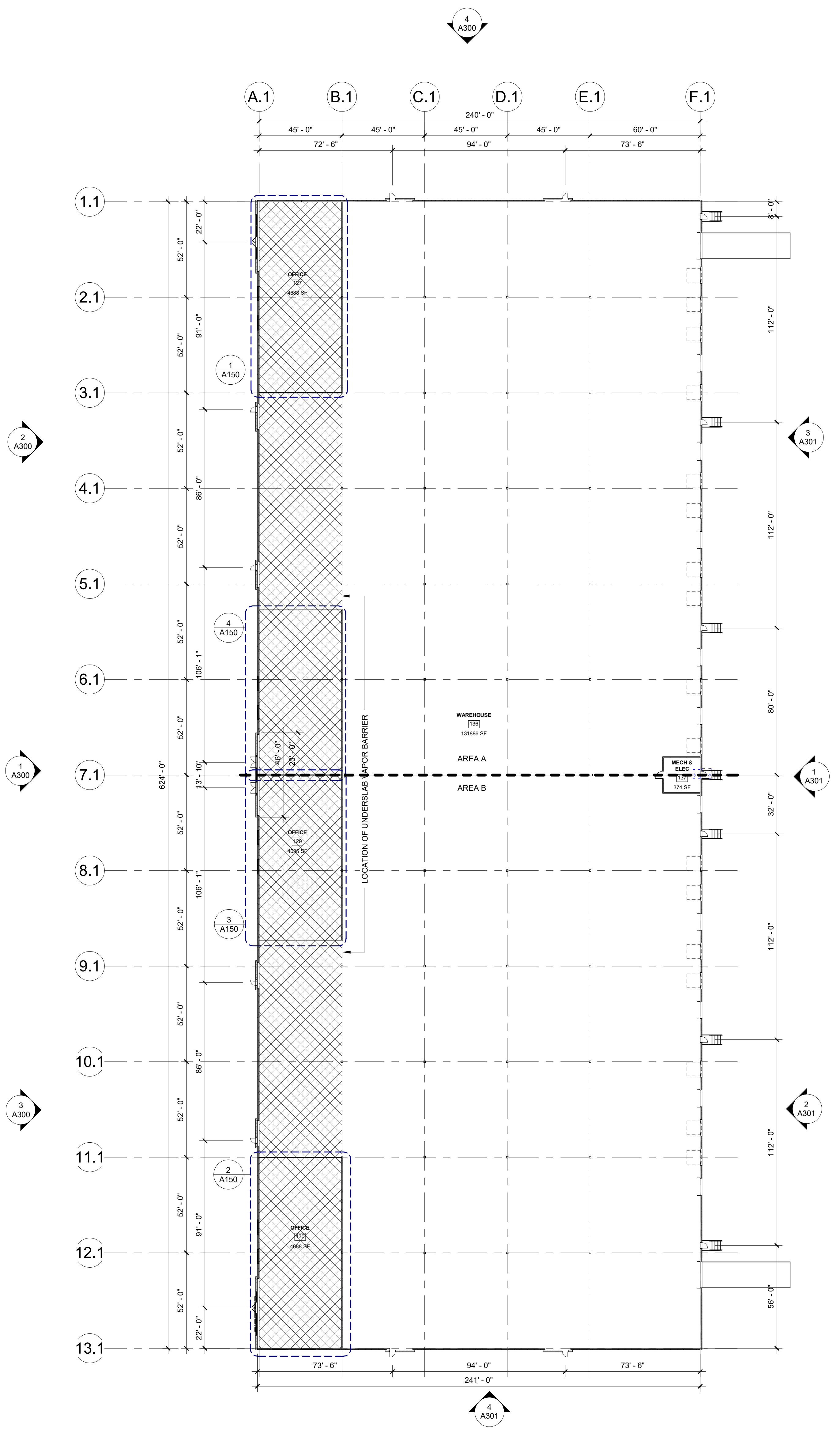
DIMENSIONS:

- SUBCONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ANY OMISSIONS, DISCREPANCIES, OR CONFLICTS MUST BE REPORTED TO THE DESIGN BUILD IMMEDIATELY.
- DIMENSIONS ARE AT 3'-0" ABOVE FINISHED FLOOR AND FROM FACE OF FINISHED PARTITION UNLESS NOTED OTHERWISE.
- DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS GOVERN. LARGE SCALE DRAWINGS GOVERN OVER SMALL SCALE DRAWINGS.

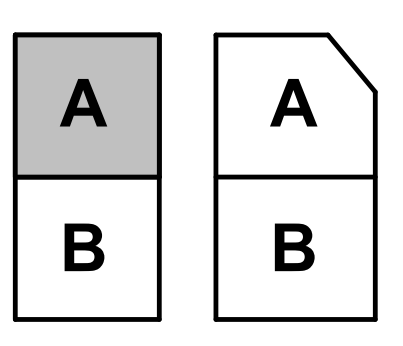
BUILDING SYSTEMS:

SEE SHEET A600 FOR EXTERIOR BUILDING SYSTEMS AND WALL TYPE INFORMATION.

0' 1" 2" 3" VERIFY SHEET SCALE HERE



1 LEVEL 1 OVERALL PLAN - WEST BUILDING
A110 1/32" = 1'-0"



610 ZANE SPECULATIVE INDUSTRIAL BUILDINGS

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ENLARGED FLOOR PLAN - WEST AREA A

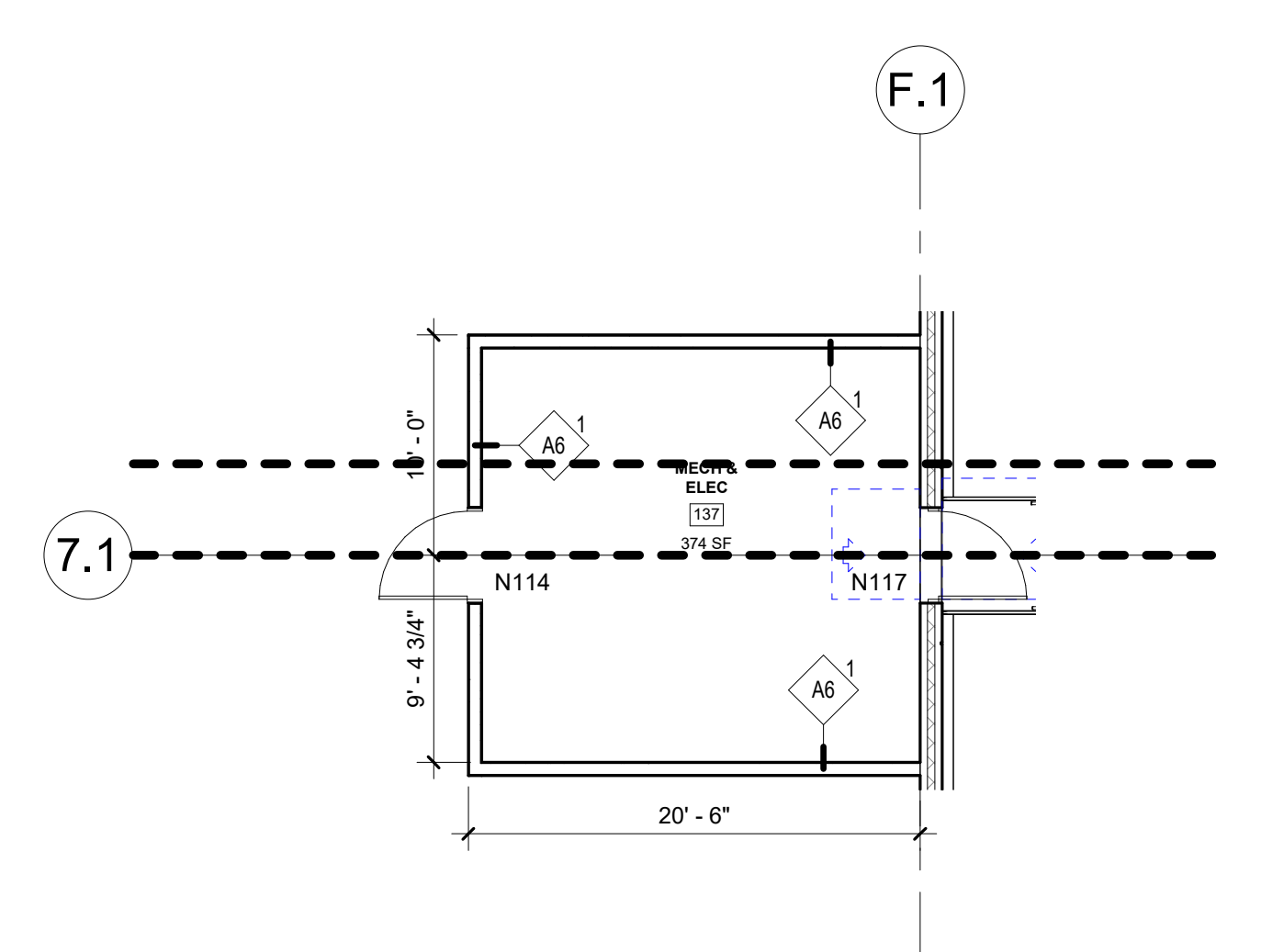
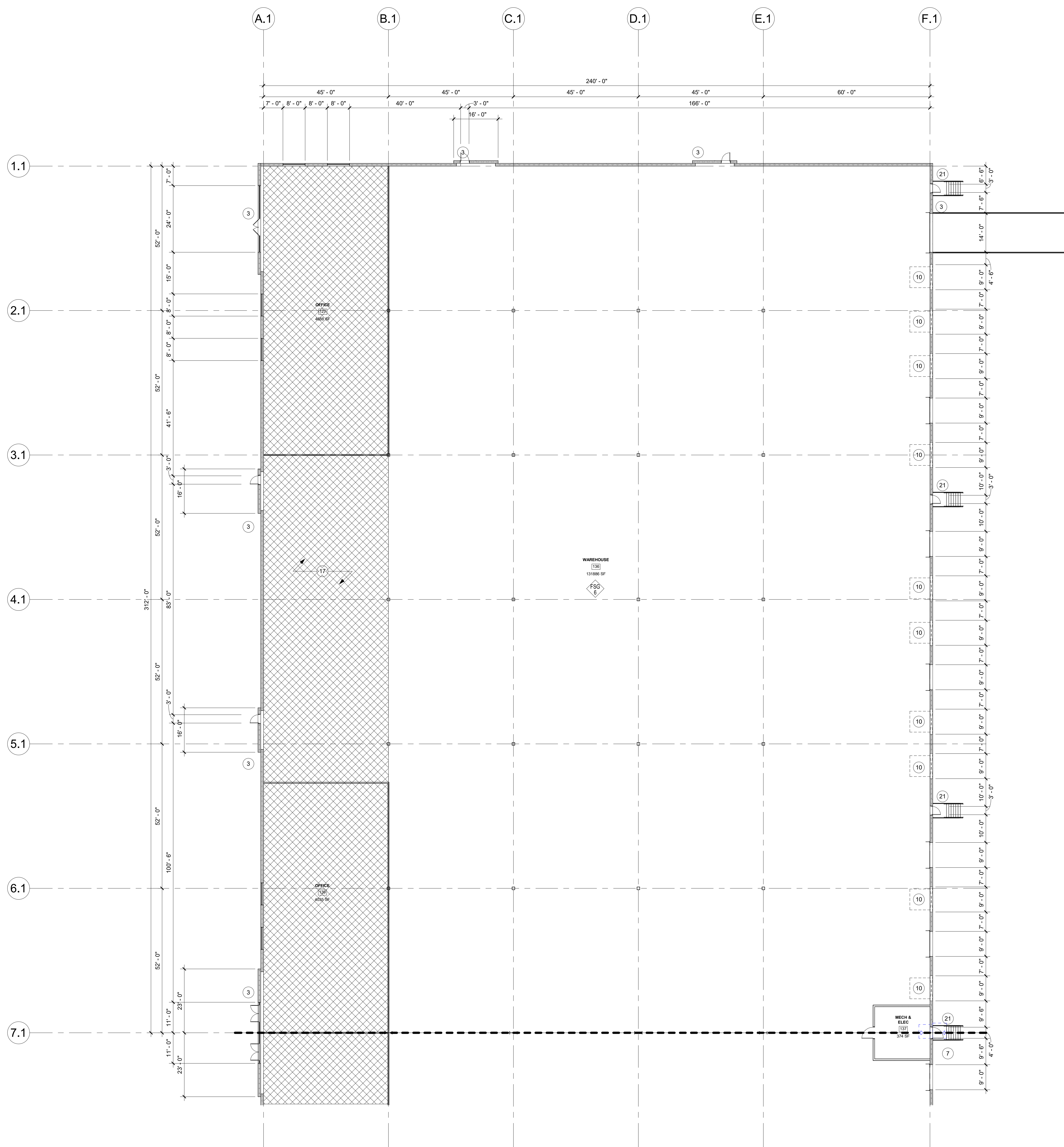
A111

GENERAL NOTES

- REFER TO STRUCTURAL DRAWINGS FOR SLAB ON GRADE CONSTRUCTION, CONTROL AND ISOLATION JOINTS.
 - COORDINATE UNDERGROUND AND UNDER SLAB UTILITIES WITH RELEVANT TRADES PRIOR TO SLAB POUR. COORDINATE ALL SLEEVES THROUGH UNDER FOOTING AND FOUNDATION W/ STRUCTURAL ENGINEER.
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 - REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO STRUCTURAL COMPONENT SIZES, LOCATIONS, CONFIGURATIONS, AND CAPACITIES.
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- BUILDING SYSTEMS:**
- SEE SHEET A600 FOR EXTERIOR BUILDING SYSTEMS AND WALL TYPE INFORMATION.

PLAN KEYNOTES

- 6" CONCRETE FILLED EXTERIOR BOLLARD - SEE CIVIL DRAWINGS
- HOSE BIB
- CONCRETE STOOP WITH FROST FOOTING - SEE STRUCT
- SHIPS LADDER TO ROOF ABOVE
- SPRINKLER RISER
- GAS METER
- FIRE DEPARTMENT CONNECTION
- ELECTRICAL PANELS - SEE ELEC. PLANS
- CHAINLINK FENCE TO 10'-0" A.F.F. TYPICAL
- KNOCK OUT PANEL FOR FUTURE LOADING DOCK DOOR - 2" RIGID INSULATION FROM TOP OF FOOTING TO UNDER SIDE OF SLAB TYPICAL THESE LOCATIONS
- BATTERY CHARGING AREA
- KNOX BOX - COORDINATE LOCATION WITH AHJ
- BRACED FRAME - SEE STRUCTURAL
- ROOF DRAIN DOWNSPOUT
- FIRE EXTINGUISHER LOCATION
- STEEL ROOF ACCESS
- 10 MIL VAPOR BARRIER TO BE PROVIDED UNDER FLOOR SLAB IN SHADED AREA ONLY
- 8" BOLLARD
- 6" BOLLARD
- 6" BOLT DOWN BOLLARD
- GALV. STEEL DOCK STAIR

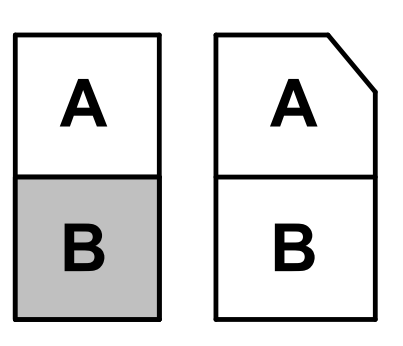


1 WEST BUILDING - AREA A
A111 1/16" = 1'-0"

2 WEST BUILDING - AREA A PLAN - ENLARGED
A111 1/8" = 1'-0"

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0 1 2
VERIFY SHEET SCALE HERE

NOT FOR CONSTRUCTION



610 ZANE SPECULATIVE INDUSTRIAL BUILDINGS

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JOB NO. 701-315	DATE 01/11/2023

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ISSUE #	DATE	DESCRIPTION

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01.11.2023

ENLARGED FLOOR PLAN - WEST AREA B

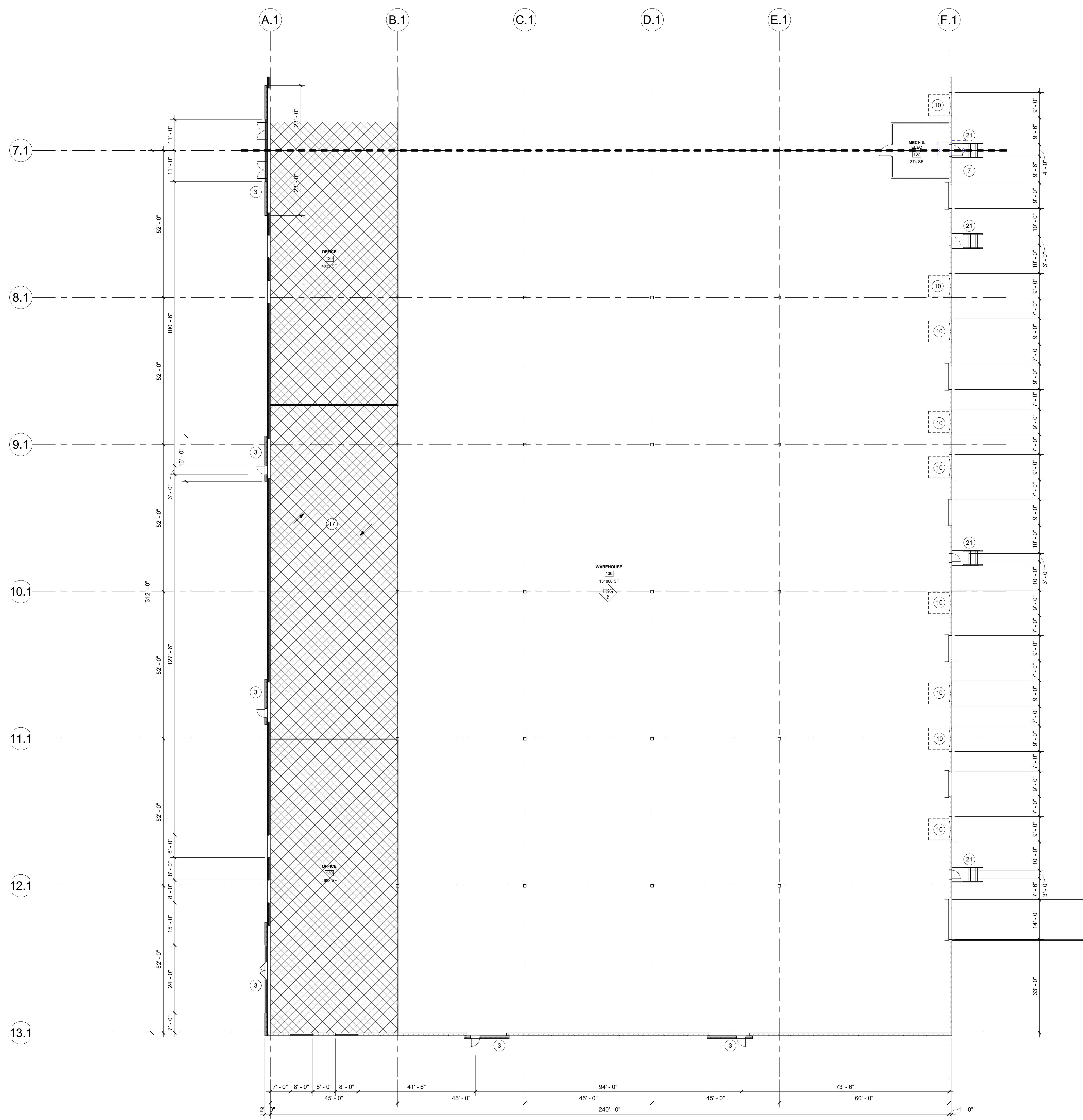
A112

GENERAL NOTES

- REFER TO STRUCTURAL DRAWINGS FOR SLAB ON GRADE CONSTRUCTION, CONTROL AND ISOLATION JOINTS.
 - COORDINATE UNDERGROUND AND UNDER SLAB UTILITIES WITH RELEVANT TRADES PRIOR TO SLAB POUR. COORDINATE ALL SLEEVES THROUGH UNDER FOOTING AND FOUNDATION W/ STRUCTURAL ENGINEER.
 - ALL WALLS TO ROOF DECK TO BE CONSTRUCTED TO ACCOMMODATE DEFLECTION OF ROOF STRUCTURE.
 - REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO STRUCTURAL COMPONENT SIZES, LOCATIONS, CONFIGURATIONS, AND CAPACITIES.
 - STAIR SUPPLIER SHALL BE RESPONSIBLE FOR CODE COMPLIANCE AND STRUCTURAL INTEGRITY FOR ALL MATERIALS FURNISHED. PROVIDE FIRE EXTINGUISHERS OF SIZE AND TYPE AND LOCATION AS REQUIRED BY THE FIRE MARSHALL.
- DIMENSIONS:**
- SUBCONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ANY OMISSIONS, DISCREPANCIES, OR CONFLICTS MUST BE REPORTED TO THE DESIGN BUILD IMMEDIATELY.
 - DIMENSIONS ARE AT 3'-0" ABOVE FINISHED FLOOR AND FROM FACE OF FINISHED PARTITION UNLESS NOTED OTHERWISE.
 - DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS GOVERN. LARGE SCALE DRAWINGS GOVERN OVER SMALL SCALE DRAWINGS.
- BUILDING SYSTEMS:**
SEE SHEET A600 FOR EXTERIOR BUILDING SYSTEMS AND WALL TYPE INFORMATION.

PLAN KEYNOTES

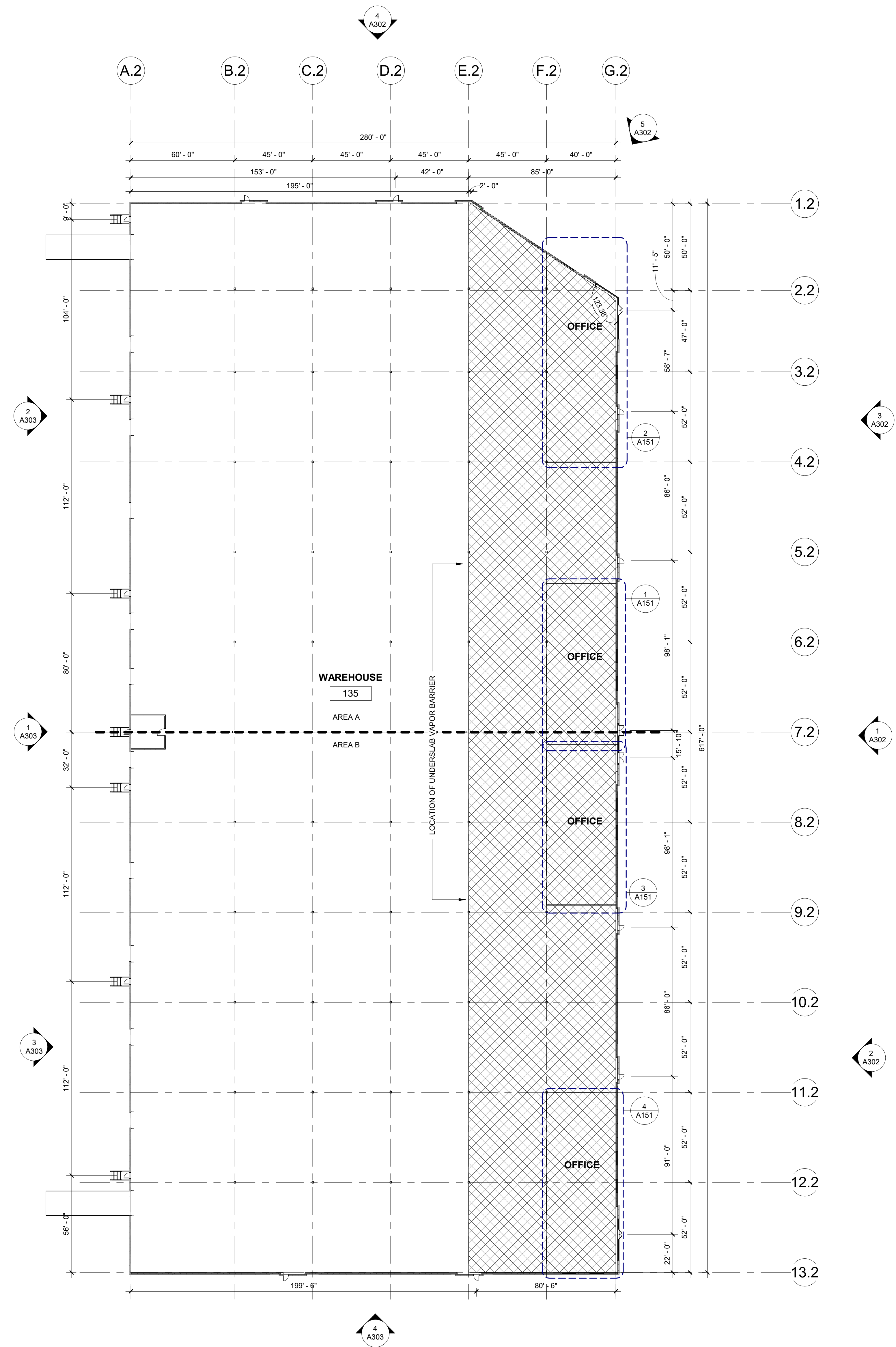
- 6" CONCRETE FILLED EXTERIOR BOLLARD - SEE CIVIL DRAWINGS
- HOSE BIB
- CONCRETE STOOP WITH FROST FOOTING - SEE STRUCT
- SHIPS LADDER TO ROOF ABOVE
- SPRINKLER RISER
- GAS METER
- FIRE DEPARTMENT CONNECTION
- ELECTRICAL PANELS - SEE ELEC. PLANS
- CHAINLINK FENCE TO 10'-0" A.F.F. TYPICAL
- KNOCK OUT PANEL FOR FUTURE LOADING DOCK DOOR - 2" RIGID INSULATION FROM TOP OF FOOTING TO UNDER SIDE OF SLAB TYPICAL THESE LOCATIONS
- BATTERY CHARGING AREA
- KNOX BOX - COORDINATE LOCATION WITH AHJ
- BRACED FRAME - SEE STRUCTURAL
- ROOF DRAIN DOWNSPOUT
- FIRE EXTINGUISHER LOCATION
- STEEL ROOF ACCESS
- 10 MIL VAPOR BARRIER TO BE PROVIDED UNDER FLOOR SLAB IN SHADED AREA ONLY
- 8" BOLLARD
- 6" BOLLARD
- 20" BOLT DOWN BOLLARD
- GALV. STEEL DOCK STAIR



1 WEST BUILDING - AREA B PLAN
A112 1/16" = 1'-0"

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EAST BUILDING



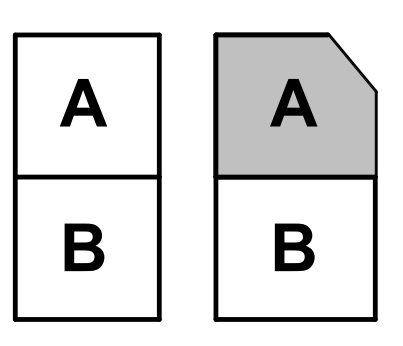
- ### GENERAL NOTES
- REFER TO STRUCTURAL DRAWINGS FOR SLAB ON GRADE CONSTRUCTION, CONTROL AND ISOLATION JOINTS.
 - COORDINATE UNDERGROUND AND UNDER SLAB UTILITIES WITH RELEVANT TRADES PRIOR TO SLAB POUR. COORDINATE ALL SLEEVES THROUGH UNDER FOOTING AND FOUNDATION WITH STRUCTURAL ENGINEER.
 - ALL WALLS TO ROOF DECK TO BE CONSTRUCTED TO ACCOMMODATE DEFLECTION OF ROOF STRUCTURE.
 - REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO STRUCTURAL COMPONENT SIZES, LOCATIONS, CONFIGURATIONS, AND CAPACITIES.
 - STAIR SUPPLIER SHALL BE RESPONSIBLE FOR CODE COMPLIANCE AND STRUCTURAL INTEGRITY FOR ALL MATERIALS FURNISHED. PROVIDE FIRE EXTINGUISHERS OF SIZE AND TYPE AND LOCATION AS REQUIRED BY THE FIRE MARSHALL.
- ### DIMENSIONS:
- SUBCONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ANY OMISSIONS, DISCREPANCIES, OR CONFLICTS MUST BE REPORTED TO THE DESIGN BUILD IMMEDIATELY.
 - DIMENSIONS ARE AT 3'-0" ABOVE FINISHED FLOOR AND FROM FACE OF FINISHED PARTITION UNLESS NOTED OTHERWISE.
 - DIMENSIONS GOVERN - LARGE SCALE DRAWINGS GOVERN OVER SMALL SCALE DRAWINGS.
- ### BUILDING SYSTEMS:
- SEE SHEET A600 FOR EXTERIOR BUILDING SYSTEMS AND WALL TYPE INFORMATION.

1 LEVEL 1 OVERALL PLAN - EAST BUILDING
A120 1/32" = 1'-0"

0 1' 2' 3'
VERIFY SHEET SCALE HERE

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**610 ZANE
SPECULATIVE
INDUSTRIAL
BUILDINGS**

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ISSUE #	DATE	DESCRIPTION

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SET**

01.11.2023

ENLARGED
FLOOR PLAN -
EAST AREA A

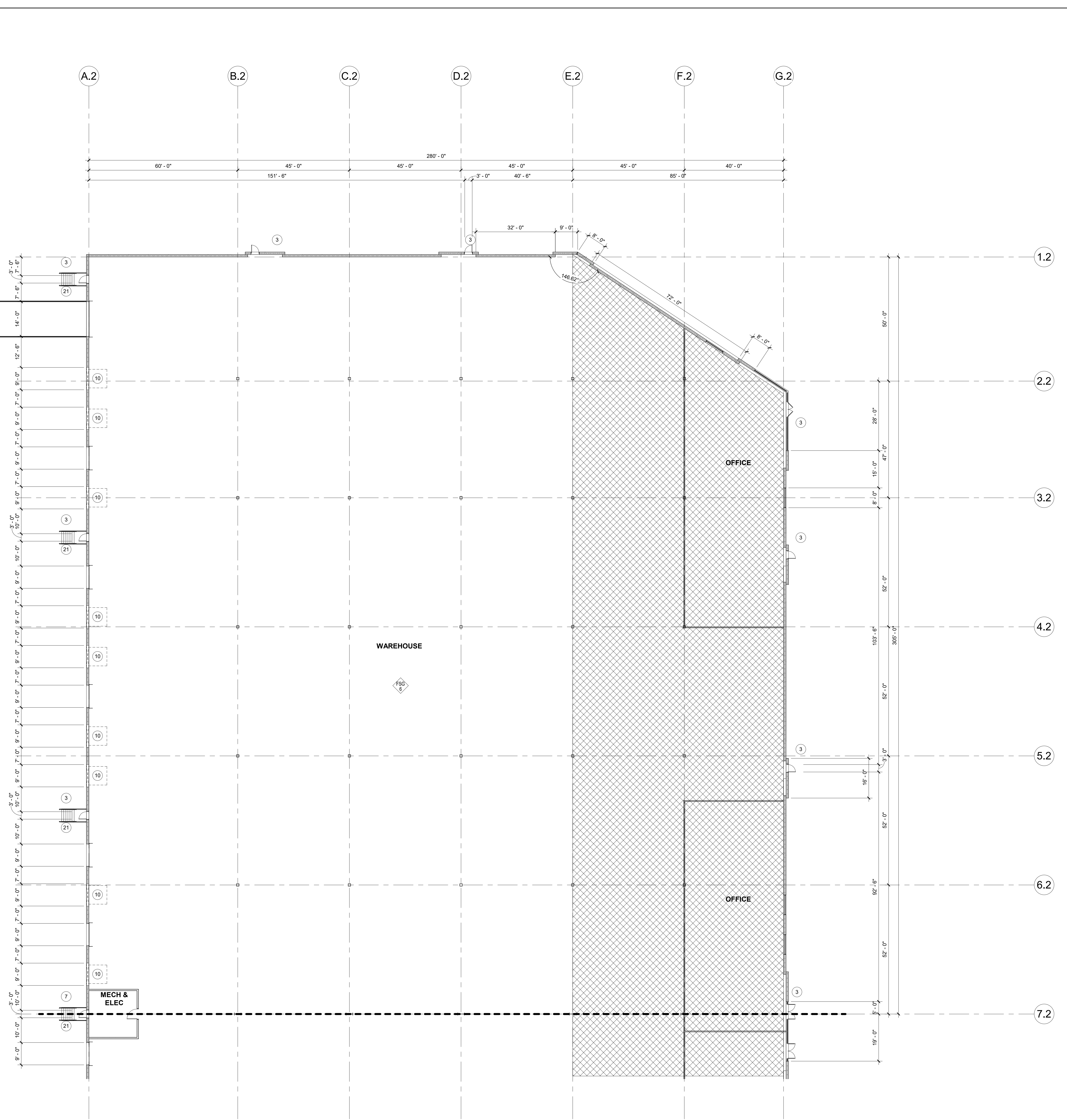
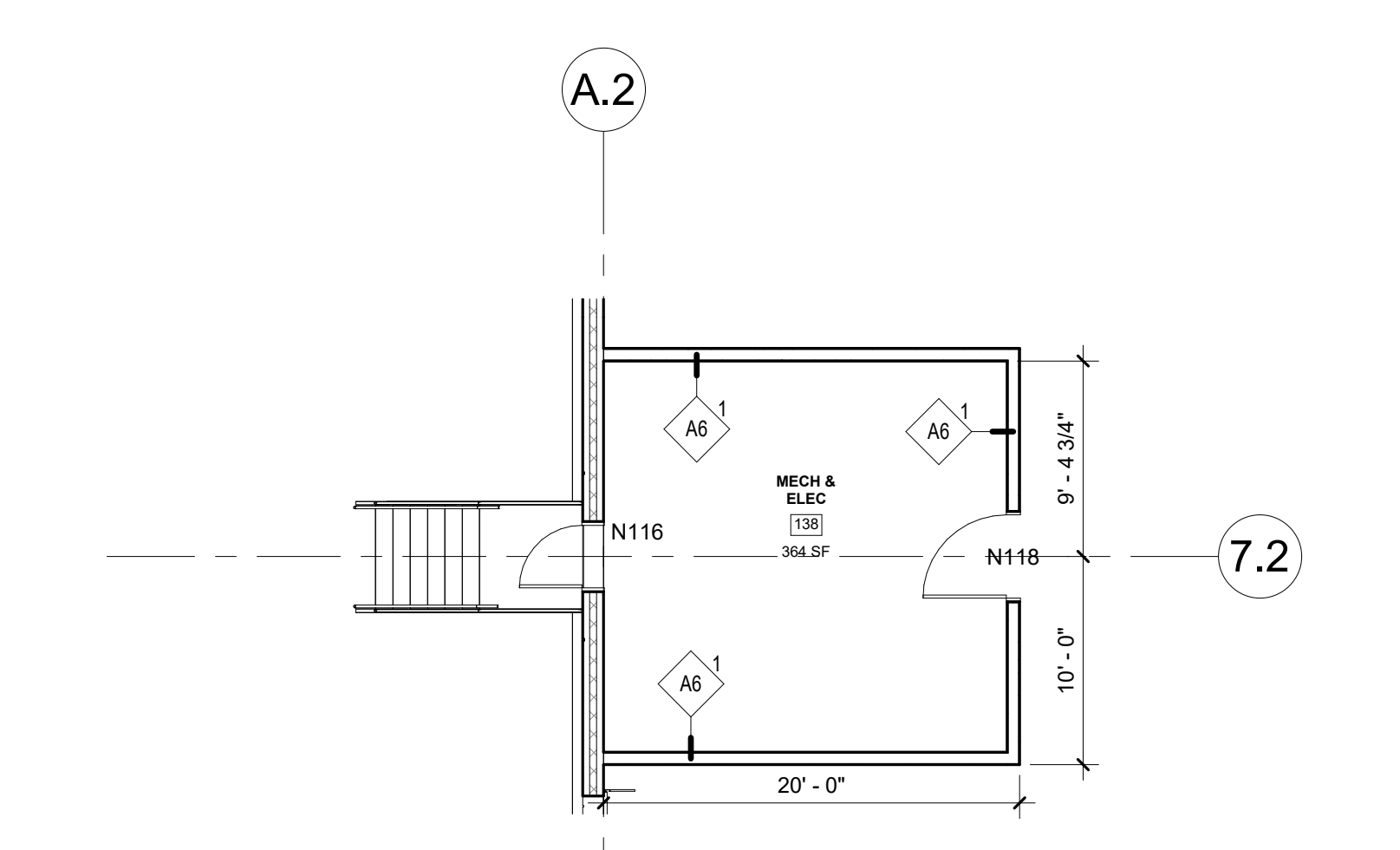
A121

GENERAL NOTES

- REFER TO STRUCTURAL DRAWINGS FOR SLAB ON GRADE CONSTRUCTION, CONTROL AND ISOLATION JOINTS.
 - COORDINATE UNDERGROUND AND UNDER SLAB UTILITIES WITH RELEVANT TRADES PRIOR TO SLAB POUR. COORDINATE ALL SLEEVES THROUGH UNDER FOOTING AND FOUNDATION W/ STRUCTURAL ENGINEER.
 - ALL WALLS TO ROOF DECK TO BE CONSTRUCTED TO ACCOMMODATE DEFLECTION OF ROOF STRUCTURE.
 - REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO STRUCTURAL COMPONENT SIZES, LOCATIONS, CONFIGURATIONS, AND CAPACITIES.
 - STAIR SUPPLIER SHALL BE RESPONSIBLE FOR CODE COMPLIANCE AND STRUCTURAL INTEGRITY FOR ALL MATERIALS FURNISHED. PROVIDE FIRE EXTINGUISHERS OF SIZE AND TYPE AND LOCATION AS REQUIRED BY THE FIRE MARSHALL.
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 - DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS GOVERN. LARGE SCALE DRAWINGS GOVERN OVER SMALL SCALE DRAWINGS.
- BUILDING SYSTEMS:**
SEE SHEET A600 FOR EXTERIOR BUILDING SYSTEMS AND WALL TYPE INFORMATION.

PLAN KEYNOTES

- 6" CONCRETE FILLED EXTERIOR BOLLARD - SEE CIVIL DRAWINGS
- HOSE BIB
- CONCRETE STOOP WITH FROST FOOTING - SEE STRUCT
- SHIPS LADDER TO ROOF ABOVE
- SPRINKLER RISER
- GAS METER
- FIRE DEPARTMENT CONNECTION
- ELECTRICAL PANELS - SEE ELEC. PLANS
- CHAINLINK FENCE TO 10'-0" A.F.F. TYPICAL
- KNOCK OUT PANEL FOR FUTURE LOADING DOCK DOOR - 2" RIGID INSULATION FROM TOP OF FOOTING TO UNDER SIDE OF SLAB TYPICAL. THESE LOCATIONS
- BATTERY CHARGING AREA
- KNOX BOX - COORDINATE LOCATION WITH AHJ
- BRACED FRAME - SEE STRUCTURAL
- ROOF DRAIN DOWNSPOUT
- FIRE EXTINGUISHER LOCATION
- STEEL ROOF ACCESS
- 10 MIL VAPOR BARRIER TO BE PROVIDED UNDER FLOOR SLAB IN SHADED AREA ONLY
- 8" BOLLARD
- 6" BOLLARD
- 6" BOLT DOWN BOLLARD
- GALV. STEEL DOCK STAIR



1 EAST BUILDING - AREA A PLAN
A121 1/16" = 1'-0"

2 EAST BUILDING - AREA A PLAN - ENLARGED
A121 1/8" = 1'-0"

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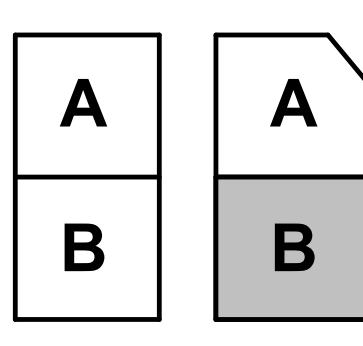
RYAN A+E, INC.
533 South Third Street, Suite 100
Minneapolis, MN 55415
612-492-4000 tel
612-492-3000 fax

WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS

KEY PLAN



KEY PLAN

PROJECT INFORMATION

610 ZANE
SPECULATIVE
INDUSTRIAL
BUILDINGS

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JOB NO. 701-315	DATE 01/11/2023

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01.11.2023

ENLARGED
FLOOR PLAN -
EAST AREA B

A122

GENERAL NOTES

- REFER TO STRUCTURAL DRAWINGS FOR SLAB ON GRADE CONSTRUCTION, CONTROL AND ISOLATION JOINTS.
- COORDINATE UNDERGROUND AND UNDER SLAB UTILITIES WITH RELEVANT TRADES PRIOR TO SLAB POUR. COORDINATE ALL SLEEVES THROUGH UNDER FOOTING AND FOUNDATION W/ STRUCTURAL ENGINEER.
- ALL WALLS TO ROOF DECK TO BE CONSTRUCTED TO ACCOMMODATE DEFLECTION OF ROOF STRUCTURE.
- REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO STRUCTURAL COMPONENT SIZES, LOCATIONS, CONFIGURATIONS, AND CAPACITIES.
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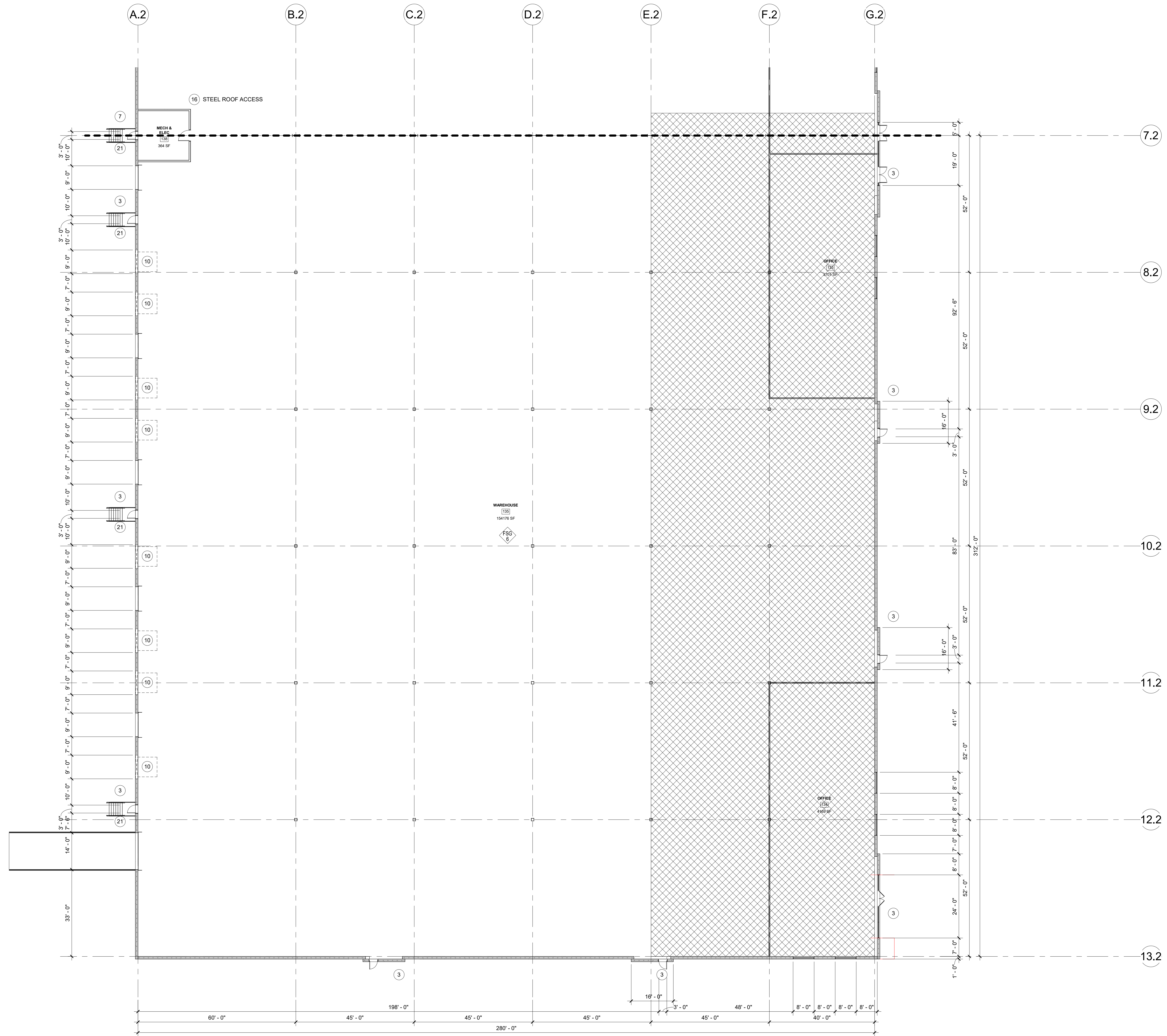
BUILDING SYSTEMS:

SEE SHEET A600 FOR EXTERIOR BUILDING SYSTEMS AND WALL TYPE INFORMATION.

PLAN KEYNOTES

- 6" CONCRETE FILLED EXTERIOR BOLLARD - SEE CIVIL DRAWINGS
- HOSE BIB
- CONCRETE STOOP WITH FROST FOOTING - SEE STRUCT
- SHIPS LADDER TO ROOF ABOVE
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- 8" BOLLARD
- 6" BOLLARD
- 6" BOLT DOWN BOLLARD
- GALV. STEEL DOCK STAIR

0 1" 2"
VERIFY SHEET SCALE HERE



1 EAST BUILDING - AREA B PLAN
A122 1/16" = 1'-0"

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EXTERIOR ELEVATION FINISH LEGEND

	PT-1	PAINTED PRECAST SW 6140 SPARE WHITE
	PT-2	PAINTED PRECAST SW 6001 GRAYISH
	FCP-1	NICHIHA FIBER CEMENT PANEL
	SF-1	ALUMINUM STOREFRONT SYSTEM DARK BRONZE/BLACK ANNOXIDIZED

NORTH ELEVATION - EXTERIOR MATERIAL

TOTAL	9,344.60	(sf)
PRECAST CONCRETE PANEL	9,265.02	(sf)
GLAZING/GLASS	128.00	(sf)
METAL DOORS	48.52	(sf)
METAL OVERHEAD DOORS	-	
NICHIHA FIBER CEMENT PANEL	-	

EAST ELEVATION - EXTERIOR MATERIAL

TOTAL	26,476.67	(sf)
PRECAST CONCRETE PANEL	24,900.98	(sf)
GLAZING/GLASS	102.67	(sf)
METAL DOORS	180.94	(sf)
METAL OVERHEAD DOORS	1,292.08	(sf)
NICHIHA FIBER CEMENT PANEL	-	

SOUTH ELEVATION - EXTERIOR MATERIAL

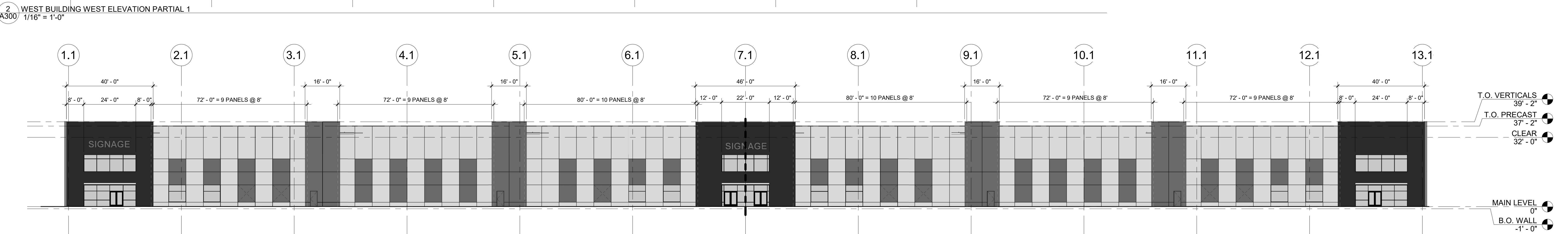
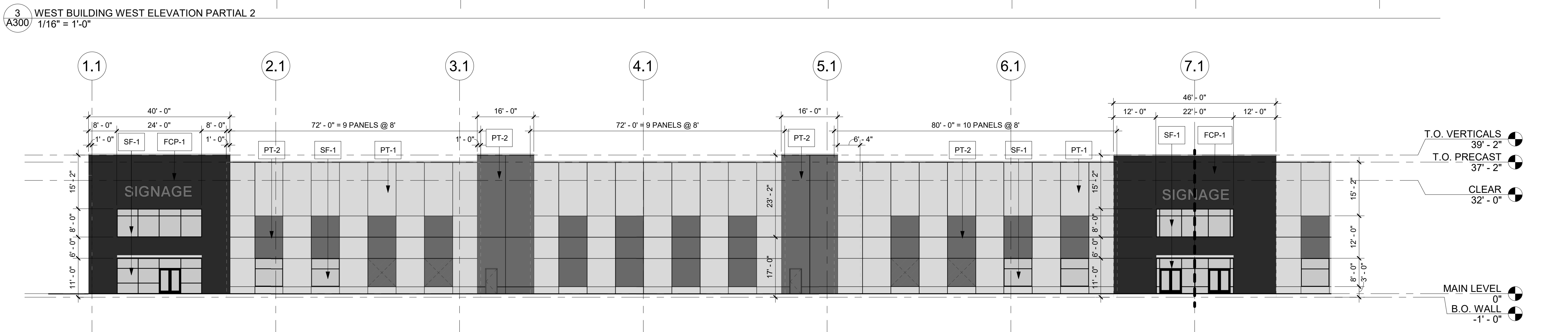
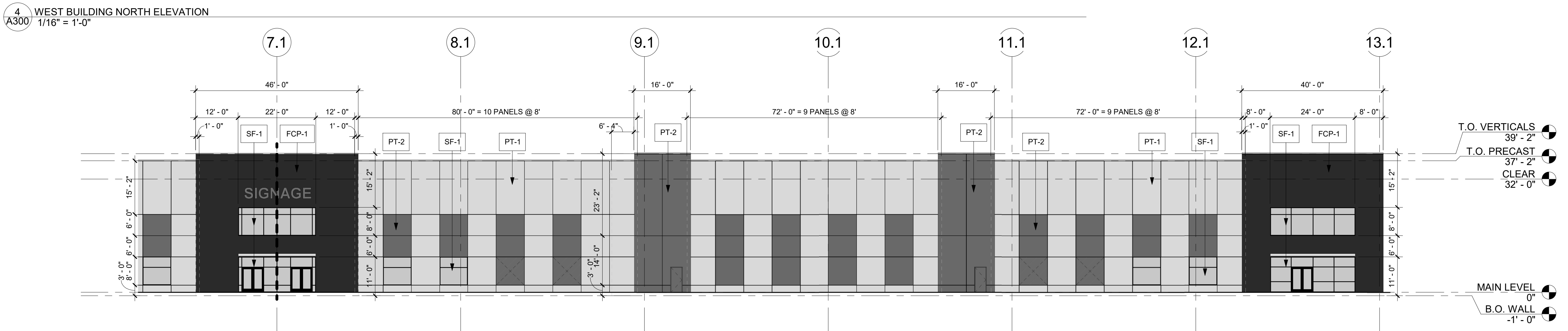
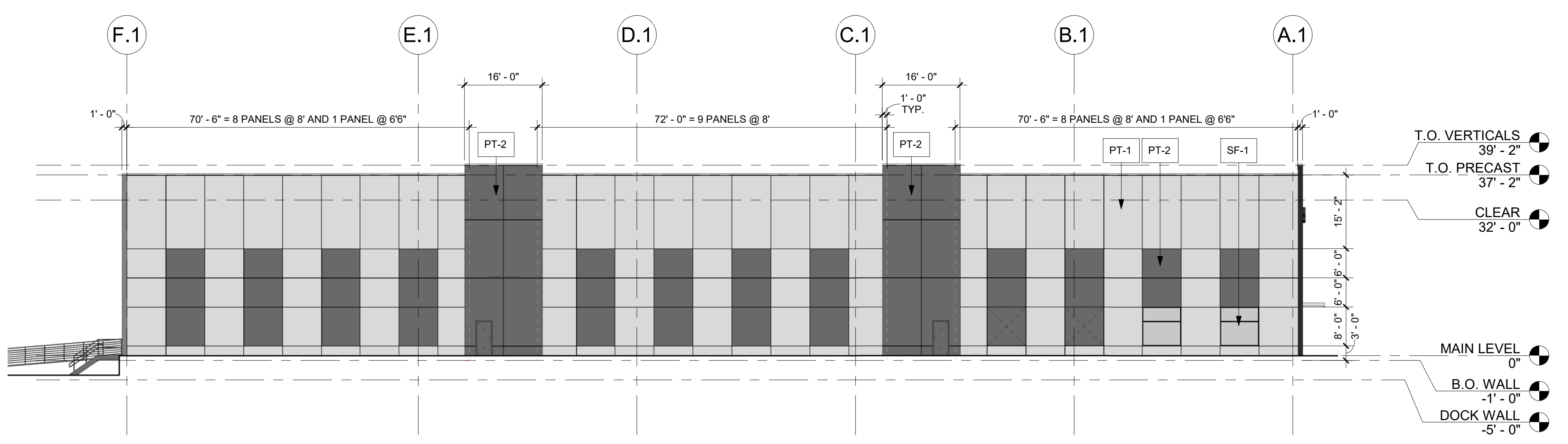
TOTAL	9,344.60	(sf)
PRECAST CONCRETE PANEL	9,265.02	(sf)
GLAZING/GLASS	128.00	(sf)
METAL DOORS	48.52	(sf)
METAL OVERHEAD DOORS	-	
NICHIHA FIBER CEMENT PANEL	-	

WEST ELEVATION - EXTERIOR MATERIAL

TOTAL	24,356.67	(sf)
PRECAST CONCRETE PANEL	18,982.74	(sf)
GLAZING/GLASS	1,802.18	(sf)
METAL DOORS	96.88	(sf)
METAL OVERHEAD DOORS	-	
NICHIHA FIBER CEMENT PANEL	3,936.22	(sf)

TOTAL WEST BUILDING MATERIAL TAKEOFFS

TOTAL	69,522.34	(sf)
PRECAST CONCRETE PANEL	62,413.76	(sf) - 89.78 %
GLAZING/GLASS	2,160.85	(sf) - 03.11 %
METAL DOORS	374.86	(sf) - 00.54 %
METAL OVERHEAD DOORS	1,292.08	(sf) - 01.86 %
NICHIHA FIBER CEMENT PANEL	3,936.22	(sf) - 05.66 %



1 WEST BUILDING WEST ELEVATION
A300 1" = 20'-0"

3 WEST BUILDING WEST ELEVATION PARTIAL 2
A300 1/16" = 1'-0"

4 WEST BUILDING NORTH ELEVATION
A300 1/16" = 1'-0"

EXTERIOR ELEVATION FINISH LEGEND

	PT-1	PAINTED PRECAST SW 6140 SPARE WHITE
	PT-2	PAINTED PRECAST SW 6001 GRAYISH
	FCP-1	NICHIHA FIBER CEMENT PANEL
	SF-1	ALUMINUM STOREFRONT SYSTEM DARK BRONZE/BLACK ANNOXIDIZED

NORTH ELEVATION - EXTERIOR MATERIAL

TOTAL	9,344.60 (sf)
PRECAST CONCRETE PANEL	9,265.02 (sf)
GLAZING/GLASS	128.00 (sf)
METAL DOORS	48.52 (sf)
METAL OVERHEAD DOORS	-
NICHIHA FIBER CEMENT PANEL	-

EAST ELEVATION - EXTERIOR MATERIAL

TOTAL	26,476.67 (sf)
PRECAST CONCRETE PANEL	24,900.98 (sf)
GLAZING/GLASS	102.67 (sf)
METAL DOORS	180.94 (sf)
METAL OVERHEAD DOORS	1,292.08 (sf)
NICHIHA FIBER CEMENT PANEL	-

SOUTH ELEVATION - EXTERIOR MATERIAL

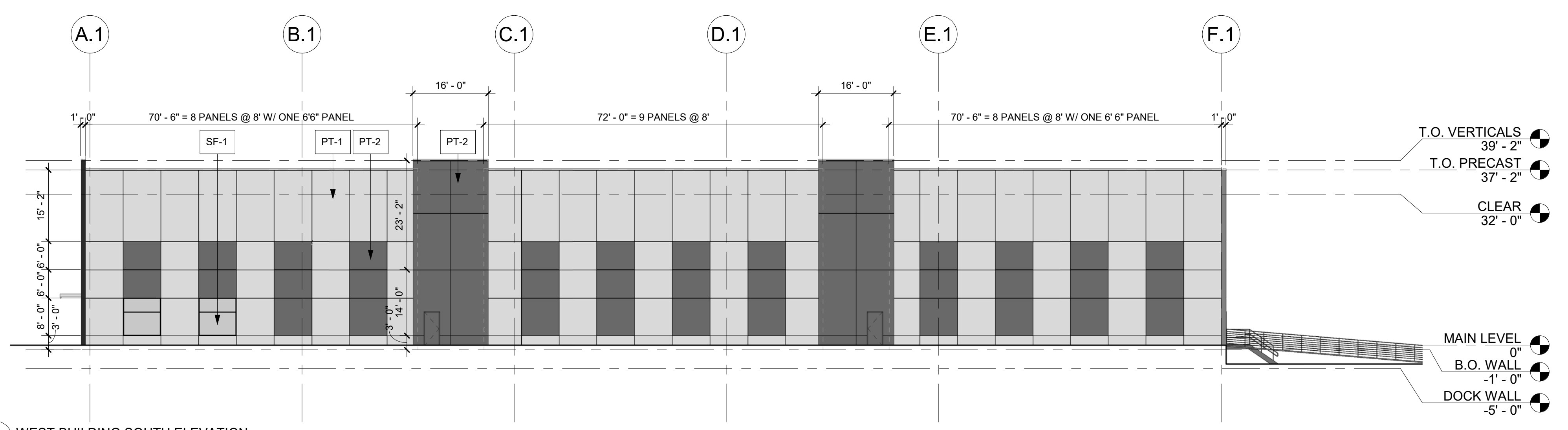
TOTAL	9,344.60 (sf)
PRECAST CONCRETE PANEL	9,265.02 (sf)
GLAZING/GLASS	128.00 (sf)
METAL DOORS	48.52 (sf)
METAL OVERHEAD DOORS	-
NICHIHA FIBER CEMENT PANEL	-

WEST ELEVATION - EXTERIOR MATERIAL

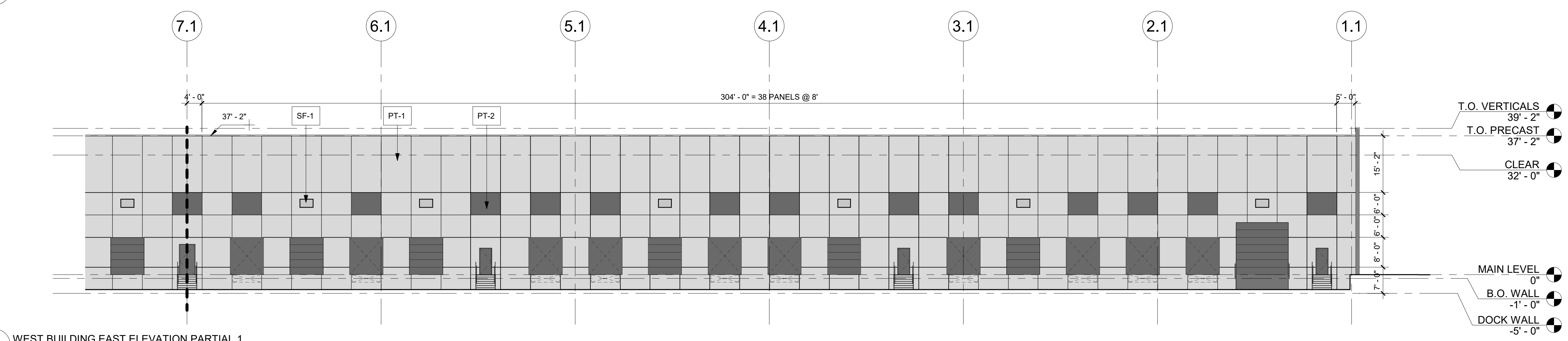
TOTAL	24,358.67 (sf)
PRECAST CONCRETE PANEL	18,982.74 (sf)
GLAZING/GLASS	1,802.18 (sf)
METAL DOORS	96.88 (sf)
METAL OVERHEAD DOORS	-
NICHIHA FIBER CEMENT PANEL	3,936.22 (sf)

TOTAL WEST BUILDING MATERIAL TAKEOFFS

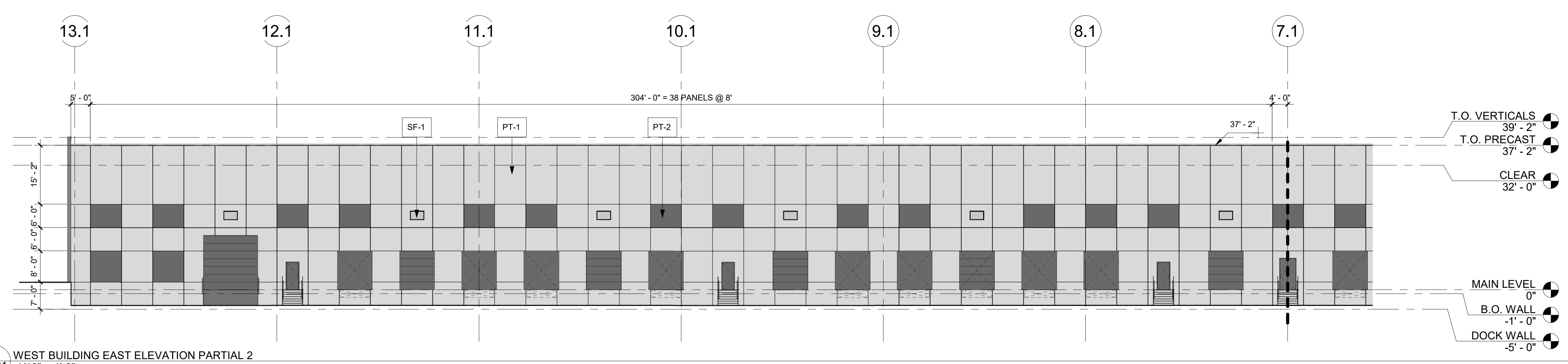
TOTAL	69,522.34 (sf)
PRECAST CONCRETE PANEL	62,413.76 (sf) - 89.78 %
GLAZING/GLASS	2,160.85 (sf) - 03.11 %
METAL DOORS	374.86 (sf) - 00.54 %
METAL OVERHEAD DOORS	1,292.08 (sf) - 01.86 %
NICHIHA FIBER CEMENT PANEL	3,936.22 (sf) - 05.66 %



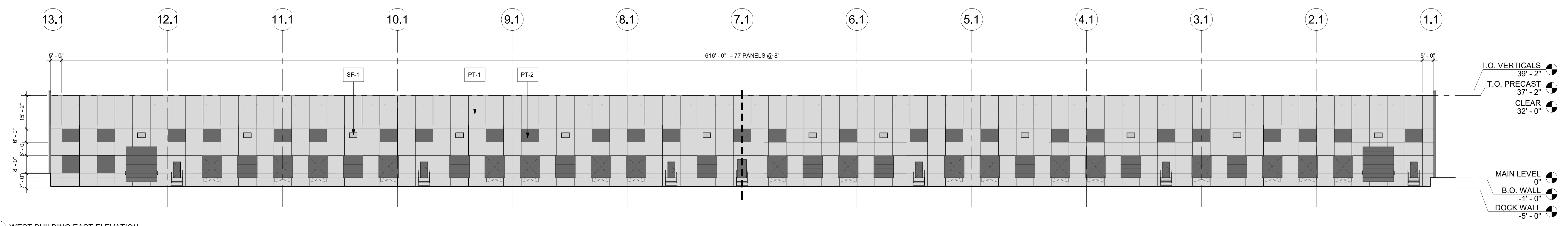
4 WEST BUILDING SOUTH ELEVATION
A301 1/16" = 1'-0"



3 WEST BUILDING EAST ELEVATION PARTIAL 1
A301 1/16" = 1'-0"



2 WEST BUILDING EAST ELEVATION PARTIAL 2
A301 1/16" = 1'-0"



1 WEST BUILDING EAST ELEVATION
A301 1" = 20'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

0 1" = 20'-0"
VERIFY SHEET SCALE HERE

EXTERIOR ELEVATION FINISH LEGEND		
	PT-1	PAINTED PRECAST SW 6140 SPARE WHITE
	PT-2	PAINTED PRECAST SW 6001 GRAYISH
	FCP-1	NICHIHA FIBER CEMENT CEMENT PANEL
	SF-1	ALUMINUM STOREFRONT SYSTEM DARK BRONZE/BLACK ANNOXIDIZED

NORTH ELEVATION - EXTERIOR MATERIAL	
TOTAL	7,585.45 (sf)
PRECAST CONCRETE PANEL	7,536.93 (sf)
GLAZING/GLASS	-
METAL DOORS	48.52 (sf)
METAL OVERHEAD DOORS	-
NICHIHA FIBER CEMENT PANELS	-

CORNER ELEVATION - EXTERIOR MATERIAL	
TOTAL	3,911.38 (sf)
PRECAST CONCRETE PANEL	2,911.60 (sf)
GLAZING/GLASS	350.43 (sf)
METAL DOORS	-
METAL OVERHEAD DOORS	-
NICHIHA FIBER CEMENT PANELS	649.33 (sf)

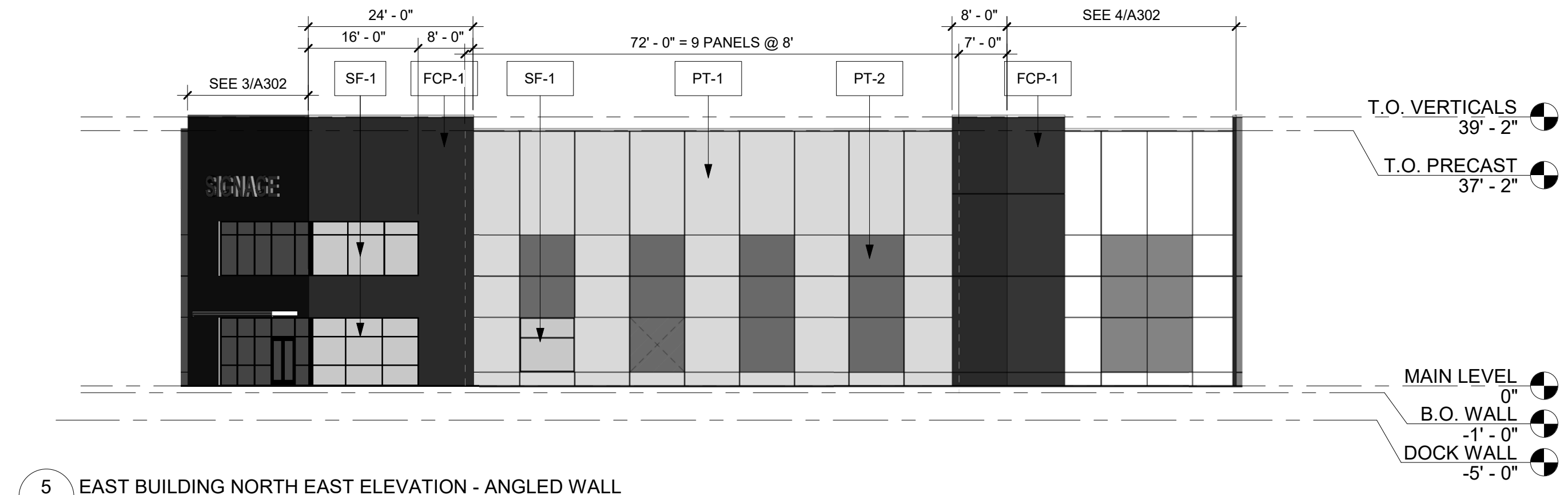
EAST ELEVATION - EXTERIOR MATERIAL	
TOTAL	22,477.28 (sf)
PRECAST CONCRETE PANEL	17,074.00 (sf)
GLAZING/GLASS	1,760.20 (sf)
METAL DOORS	97.12 (sf)
METAL OVERHEAD DOORS	-
NICHIHA FIBER CEMENT PANELS	3,545.94 (sf)

SOUTH ELEVATION - EXTERIOR MATERIAL	
TOTAL	10,871.17 (sf)
PRECAST CONCRETE PANEL	10,694.65 (sf)
GLAZING/GLASS	128.00 (sf)
METAL DOORS	48.52 (sf)
METAL OVERHEAD DOORS	-
NICHIHA FIBER CEMENT PANELS	-

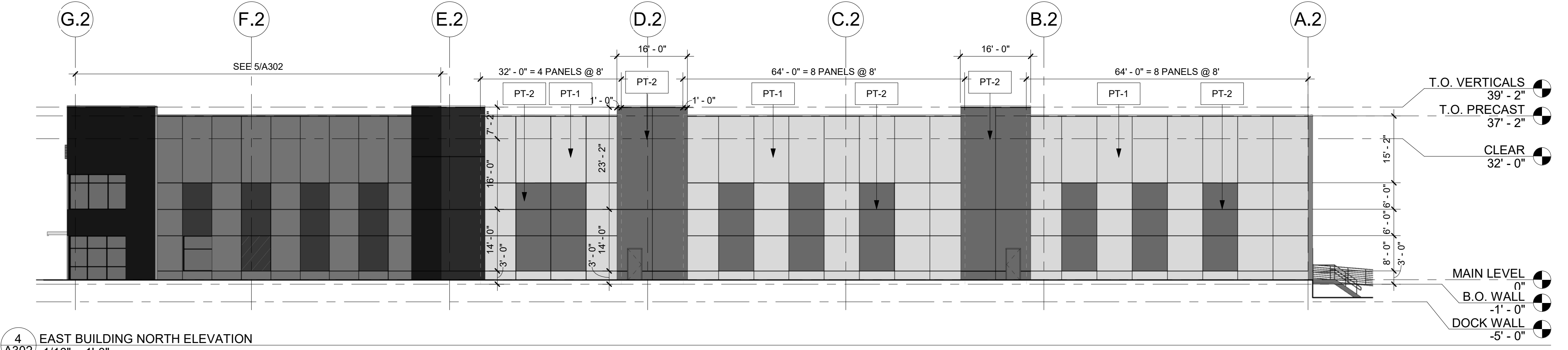
WEST ELEVATION - EXTERIOR MATERIAL	
TOTAL	25,745.97 (sf)
PRECAST CONCRETE PANEL	24,181.50 (sf)
GLAZING/GLASS	102.67 (sf)
METAL DOORS	169.80 (sf)
METAL OVERHEAD DOORS	1,292.00 (sf)
NICHIHA FIBER CEMENT PANELS	-

TOTAL EAST BUILDING MATERIAL TAKEOFFS

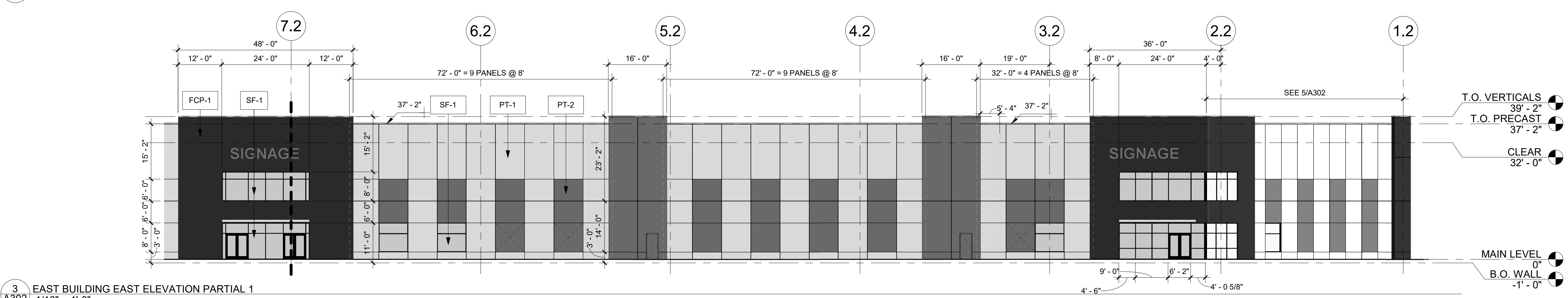
TOTAL	70,591.21 (sf)	
PRECAST CONCRETE PANEL	62,398.68 (sf)	- 88.39 %
GLAZING/GLASS	2,341.3 (sf)	- 03.32 %
METAL DOORS	363.96 (sf)	- 00.52 %
METAL OVERHEAD DOORS	1,292.00 (sf)	- 01.83 %
NICHIHA FIBER CEMENT PANEL	4,195.27 (sf)	- 05.94 %



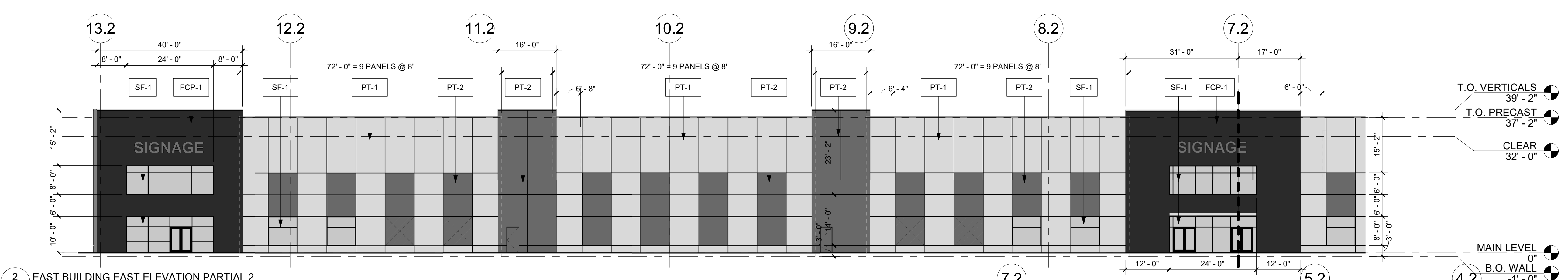
5 EAST BUILDING NORTH EAST ELEVATION - ANGLED WALL
1/16" = 1'-0"



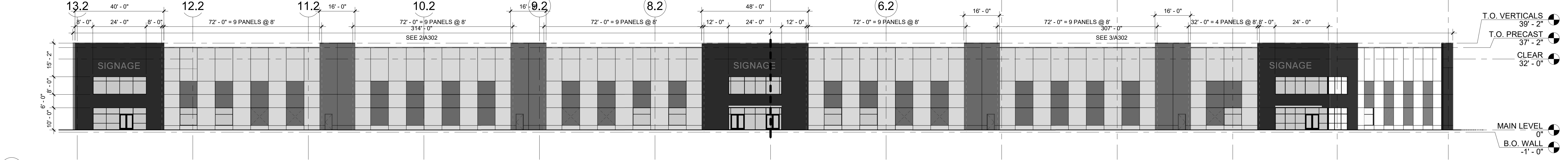
4 EAST BUILDING NORTH ELEVATION
1/16" = 1'-0"



3 EAST BUILDING EAST ELEVATION PARTIAL 1
1/16" = 1'-0"



2 EAST BUILDING EAST ELEVATION PARTIAL 2
1/16" = 1'-0"



1 EAST BUILDING EAST ELEVATION
1" = 20'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

EXTERIOR ELEVATION FINISH LEGEND		
	PT-1	PAINTED PRECAST SW 6140 SPARE WHITE
	PT-2	PAINTED PRECAST SW 6001 GRAYISH
	FCP-1	NICHIHA FIBER CEMENT PANEL
	SF-1	ALUMINUM STOREFRONT SYSTEM DARK BRONZE/BLACK ANNOXIDIZED

NORTH ELEVATION - EXTERIOR MATERIAL	
TOTAL	7,585.45 (sf)
PRECAST CONCRETE PANEL	7,536.93 (sf)
GLAZING/GLASS	-
METAL DOORS	48.52 (sf)
METAL OVERHEAD DOORS	-
NICHIHA FIBER CEMENT PANELS	-

CORNER ELEVATION - EXTERIOR MATERIAL	
TOTAL	3,911.36 (sf)
PRECAST CONCRETE PANEL	2,911.60 (sf)
GLAZING/GLASS	350.43 (sf)
METAL DOORS	-
METAL OVERHEAD DOORS	-
NICHIHA FIBER CEMENT PANELS	649.33 (sf)

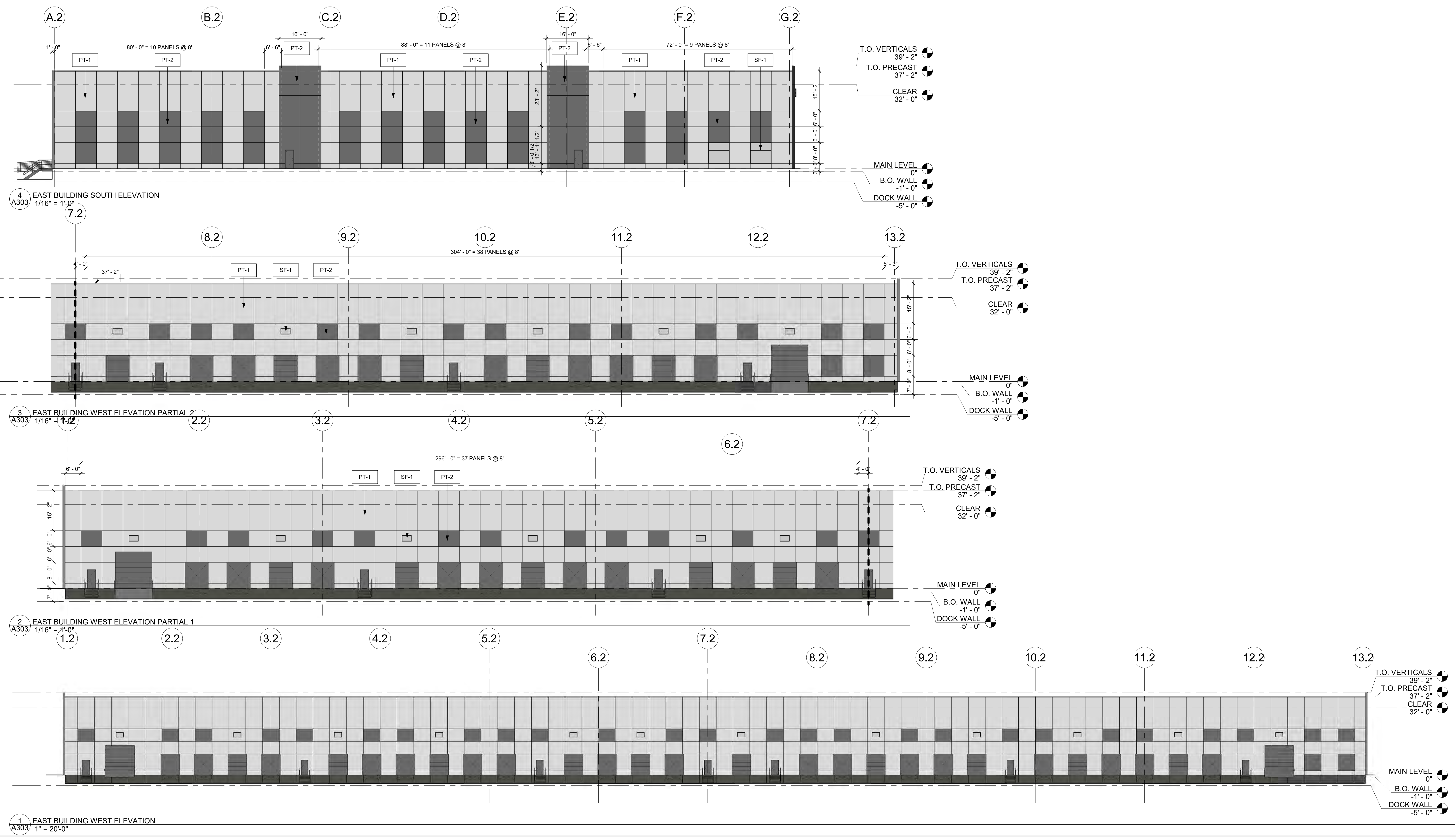
EAST ELEVATION - EXTERIOR MATERIAL	
TOTAL	22,477.26 (sf)
PRECAST CONCRETE PANEL	17,074.00 (sf)
GLAZING/GLASS	1,760.20 (sf)
METAL DOORS	97.12 (sf)
METAL OVERHEAD DOORS	-
NICHIHA FIBER CEMENT PANELS	3,545.94 (sf)

SOUTH ELEVATION - EXTERIOR MATERIAL	
TOTAL	10,871.17 (sf)
PRECAST CONCRETE PANEL	10,694.65 (sf)
GLAZING/GLASS	128.00 (sf)
METAL DOORS	48.52 (sf)
METAL OVERHEAD DOORS	-
NICHIHA FIBER CEMENT PANELS	-

WEST ELEVATION - EXTERIOR MATERIAL	
TOTAL	25,745.97 (sf)
PRECAST CONCRETE PANEL	24,181.50 (sf)
GLAZING/GLASS	102.67 (sf)
METAL DOORS	169.80 (sf)
METAL OVERHEAD DOORS	1,292.00 (sf)
NICHIHA FIBER CEMENT PANELS	-

TOTAL EAST BUILDING MATERIAL TAKEOFFS

TOTAL	70,591.21	(sf)	
PRECAST CONCRETE PANEL	62,398.68	(sf)	- 88.39 %
GLAZING/GLASS	2,341.3	(sf)	- 03.32 %
METAL DOORS	363.96	(sf)	- 00.52 %
METAL OVERHEAD DOORS	1,292.00	(sf)	- 01.83 %
NICHIHA FIBER CEMENT PANEL	4,195.27	(sf)	- 05.94 %



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11/10/2023 6:32:49 PM

NOT FOR CONSTRUCTION

PROJECT INFORMATION
**610 ZANE
SPECULATIVE
INDUSTRIAL
BUILDINGS**

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DRAWN BY BG	CHECKED BY JB
JOB NO. 701-315	DATE 01/11/2023

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
01/11/2023		CITY SUBMITTAL SET

PRELIMINARY
NOT FOR CONSTRUCTION

**CITY SUBMITTAL
SET**

01.11.2023

**EXTERIOR
RENDERINGS**

A350





December 30, 2022

Paul Mogush, Planning Director
City of Brooklyn Park – Community Development Department
5200 85th Avenue North
Brooklyn Park, MN 55443
763-493-8051

**Re: 610 Zane Speculative Industrial Buildings
Site Plan Review and Final Plat Submittal**

Dear Mr. Mogush,

Ryan Companies US, Inc. is submitting the enclosed Site Plan Review and Final Plat application for two industrial speculative facilities (approximately 151,750 SF and 172,680 SF). The following documents are included with this application:

- Project narrative
- Civil and Landscape Plans
- Final Plat
- Stormwater design materials (Exhibits 1-7)
- Photometric Plan (Exhibit 8)
- Easement Vacation Diagram (Exhibit 9)
- Trip Generation Memorandum (Exhibit 10)

Building Floor Plan, Elevations and Renderings will be submitted supplementally before January 14th, 2023.

Please let us know if there are additional items required to complete the application. We appreciate the opportunity to work with the City to address any concerns prior to the Planning Commission meeting (2/08/23 & 2/27/23).

We're excited for the next phase of this development and appreciate the City of Brooklyn Park's continued partnership.

Sincerely,

Zack Johnston, PE

Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, MN 55415

p: 612-492-4000
ryancompanies.com





610 Zane Speculative Industrial Project Narrative

Project Overview

The project involves two speculative office/warehouse facilities proposed southeast of the Hampshire Ave N and 94th Ave N intersection near the western portion of the 610 Zane Business Park. The site is ~19.67 acres and has primarily agricultural use for the past several years. The western building is ~151,750 square feet and the eastern building is ~172,680 square feet, both of which include spaces dedicated to office and warehousing. There are existing stormwater ponds on the east and west sides of the site that are to be modified as a part of this project. This project furthers the employment emphasis of the 610 Zane business park which includes Star Exhibits, Hy-Vee and Kurita Waters. The use is consistent with the existing Business Park (BP) zoning. Both buildings are speculative and the future tenants are currently unknown.

Facility Operations

As mentioned above, the facility includes space for office (16,500 SF and 17,500 SF) and warehouse (135,000 SF and 155,000 SF). The office space will be split up throughout the building, an office space at each corner and two spaces in the middle of the building, to potentially include four tenants within each building. Similarly, the parking lot and loading docks have been set up to be utilized by multiple tenants for future flexibility.

Trash and recycling will be stored internal to both buildings.

Site Location, Access and Traffic

The site is located in Outlot A of the Six Ten Zane Third Addition, or SE of the 94th Avenue N and Hampshire Avenue N intersection. The site will be platted into two separate parcels (9.56 ac, 10.11 ac), split down the middle of the shared truck court.

There are five total access locations proposed for this project into the parking lots or truck courts. Two driveway access points are proposed from 94th Avenue N to the north and three connections are proposed from the private road to the south that was developed as a part of the Star Exhibits project. Access to this existing private road for the proposed project is covered under an existing shared access easement and connects with Hampshire Ave N to the west or 93rd Ave N to the south. The southwest, southeast, and northeast access points will be used exclusively for auto traffic. The large southern access point will be used for trucks entering/exiting the loading court. The northern driveway access will be a shared truck and auto traffic access point.

The project is proposing to utilize a shared loading court to serve the two buildings with shared access and utility easement(s) proposed. Each building will have 10 dock doors and two drive-in doors. The shared loading court and associated access driveways are designed to accommodate a WB-67 Interstate Semi-Trailer vehicle. There is 190' of wall to wall separation between the buildings and the dock doors are separated by 48' on center.

The parking areas are spread around the exteriors of the buildings totaling 179 stalls for the west building and 196 stalls for the east building. See C300 for a breakdown of the parking stalls required versus parking stalls provided for each building.



should've compared to the 610 Zane TIS from 2015. Please redo for subject block

A Trip Generation Comparison Memo was completed on December 29, 2022, that compares trip generations between the original Astra Village development plan uses and the current and projected uses on the overall 610 Zane site. It was determined that the current and projected uses on the 610 Zane site are comparable enough to the original Astra Village development plan and that no additional traffic study or off-site improvements should be required with this project. The Memo is attached as part of this application.

state the numbers. "comparable enough" is too vague and subjective

Site Lighting

The site will utilize LED fixtures similar to those that have been installed on the other developed 610 Zane properties. Please see the attached Photometric Plan for more details.

Utilities and Stormwater Management

An existing sanitary sewer stub at the south end of the site will be tied into and extended in the shared loading court to serve both buildings.

Two existing water stubs at the south end of the site will be tied into and extended for full loops around both buildings. In addition, the project proposes to tie into the east end of the same stretch of watermain within the private road along the south edge of the site where a stub is not provided. This is to ensure a complete watermain loop around the east building and avoid any watermain dead ending. A portion of bituminous pavement within the private road will need to be removed and replaced in order to make this connection.

Stormwater will be directed primarily to two different locations. Stormwater from the west building and auto parking area, the loading court, and roughly half the east building will be directed to the western infiltration basin. The existing basin in this location, which was originally constructed as part of the Kurita Waters project for conveyances purposes, will be lowered and expanded in order to increase the water quality volume. The basin will continue to serve the Kurita project. The western basin outlets through a culvert to the existing pond on the Star Exhibits property before discharging to the public storm sewer system within Hampshire Ave N. A small strip of land between the southern edge of the buildings and the property line will run offsite and is captured by catch basins within the existing private road to the south and is also routed to the existing pond on the Star Exhibits property.

Stormwater from the east half of the east building and the east auto parking area will be directed towards the eastern infiltration basin. This basin currently serves as the water quality and rate control method for a portion of 94th Ave N. The basin will be modified and expanded in order to accommodate the proposed project. The runoff from this basin is routed through two additional offsite ponds before eventually discharging to the public storm sewer within Zane Ave.

To accommodate the regrading and reshaping of the eastern infiltration basin that takes on runoff from a portion of 94th Ave, an easement vacation application is being submitted for the public drainage and utility easement that encompasses this basin. The new easement will not be defined on the final plat submitted with this application, but rather a separate document in the future once the easement vacation process has been completed. See Exhibit 9 for existing and proposed easement and pond location comparisons.

Soil borings from a draft Geotech report are attached as a part of this submittal.



Landscaping

The landscaping has been designed to enhance the development and meet the City's requirement to provide site landscaping and screening. The landscaping also provides an opportunity to soften site lines and the architectural development of the project. Development standards form a framework to ensure the landscaping meets the development goals. Evaluations of city requirements for canopy cover, foundation, open space, property right of way boundary, parking lot green space and pervious areas are combined to discover the total development goals for the site. Landscaping is also placed based on screening requirements and the clients request for specific plantings. A large variety of trees and shrubs have been selected to provide species diversification, native plant community benefit and ornamental and multi seasonal interest. The trees will provide shade to paving areas, reducing the heat island effect and aide in screening the building. As part of the landscape pallet a host of shrubs will add character, aid in screening, and add ornamental interest to the site. Clusters of trees and undulating layers of shrubs will introduce a bouquet of interest to the sites final landscape intent. The city requirements and calculations are further outlined within a table on sheet L400.

The planned development overlay document for the Astra Village / 610 Zane site states that the maximum impervious coverage for the entire business park development shall not exceed 70%. The combined impervious percentage for the two proposed spec industrial parcels is just over 70%, however, the combined impervious percentage of the 4 parcel area enclosed by Hampshire Ave N, 94th Ave N, Colorado Ave N, and 93rd Avenue N, is under 70% (assuming 70% impervious for the future development of the Six Ten Zane fourth addition land). These calculations are detailed within a table on page C300.

Architecture

Building Entries / Features:

Primary building entrances are located on the east side of the east building and west side of the west building. There are three separate entrances on each building, with storefront glazing systems, sunshade features, and clerestory windows above to allow natural daylighting into the office spaces. The entrances are highlighted with taller, dark accent panels that contrast the lighter panels on the rest of the building. These dark panels are proud of the building shell, adding shadow lines and depth to the entrances. Located above each entrance is tenant signage.

Walls:

The walls for the buildings will be structural insulated precast concrete panels. These walls will have a smooth, painted finish, are energy efficient, and will provide a durable and lasting material, both on the exterior and interior of the warehouse.

Structure:

The project will include cast-in-place concrete strip foundations at building perimeters and at all interior structural columns. Both buildings will have structural steel columns and beams at 45' deep with a 60' speed bay and 52' bays, with a 7" slab on grade. Exterior bearing walls will be precast insulated concrete panels.



Roof:

Both buildings will be covered with a 60 mil ballasted EPDM 20-year roof over rigid insulation per energy code. The roof will be sloped to internal drains and will have overflow scuppers at the exterior walls. Fascia, copings, and other visible flashing will be prefinished metal.

Signage:

3 main building signs are proposed for each building, on the east side of the east building and the west side of the west building. They are located above the three proposed building entrances on each building. Two stand-alone monument signs, one for each building, are also proposed. See C300 for proposed sign locations. The signs will not exceed 120 SF in area.



Property Owner:

Ryan Companies US, Inc.
Dan Mueller
533 South Third Street, Suite 100
Minneapolis, MN 55415
612-492-4867
dan.mueller@ryancompanies.com

Developer and Builder:

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Minneapolis, MN 55415
612-492-4867
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Architect (Core & Shell):

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Civil Engineer:

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Surveyor:

Westwood Professional Services, Inc.
Chris Ambourn
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Minnetonka, MN 55343
952-844-7693
chris.ambourn@westwoodps.com



Stormwater Management Plan

610 Zane Speculative Industrial Buildings

610 Zane Development
Brooklyn Park, MN

Submittal Date:
December 29, 2022

Prepared for:
City of Brooklyn Park
West Mississippi Watershed Management Commission

Prepared by:
Ryan A+E, Inc. – Zack Johnston, PE

INTRODUCTION

The following stormwater management plan has been prepared for the proposed 610 Zane Speculative Industrial Buildings project located on the west side of the 610 Zane development, southwest of the 94th Ave N and Hampshire Ave N intersection. The project consists of constructing two office/warehouse facilities totaling ~324,450 SF (151,750 SF and 172,700 SF). We have satisfied the Brooklyn Park and West Mississippi Watershed Management Commission stormwater requirements for this project by utilizing a series of on-site and regional infiltration basins. Detailed information about the proposed design can be found in the following report.

If you have any questions regarding this report, please don't hesitate to call me at 612-492-4281.

Sincerely,

Zack Johnston, PE

SITE CHARACTERISTICS

- **Existing Conditions**

The existing site is mostly vacant farm land that has never been developed. There are two existing stormwater ponds on the site. One on the west side that was developed as part of the Kurita Waters project for conveyance purposes and one on the east side to provide rate control and water quality for a portion of the drainage from 94th Ave N. The remainder of the site is relatively flat, with elevations varying between approximately 873 and 875. There are no consistent drainage patterns with slopes occurring in any particular direction.

For the purpose of this Stormwater Management Report, existing conditions was modelled as pre-development conditions for the 98.33 acre development. In total there are four subcatchment areas for the 98.33 acres, however the two relevant subcatchments for the proposed speculative office/warehouse buildings is the existing subcatchment that drains to the Southwest (Total Runoff to Hampshire Ave N) and the Southeast and (EX SE to City Storm Sewer). See the 610 Zane Existing Drainage Map for subcatchment areas.

- **Proposed Conditions**

The proposed development consists of constructing two office/warehouse buildings (151,750 SF and 172,683 SF). The western building has 179 parking stalls along the west and north side. The east building has 196 parking stalls along the north and east side. The two buildings have a shared loading court between them with 10 loading stalls each. The project also proposes to expand and modify both onsite infiltration ponds labeled as A4 and D1 on the proposed drainage exhibit.

The stormwater from the proposed development site is directed primarily in two different directions. Stormwater from the west building & parking stalls, the loading court, and roughly half of the east building will be directed towards pond A4 for water quality and volume control via infiltration. Pond A4 outlets through a culvert to an existing pond on the star exhibits site (Pond A3) which eventually discharges SW to the public storm sewer system within Hampshire Ave N.

Pond A4 was originally constructed to convey drainage south from a portion of the Kurita Waters site. This project proposes to expand and lower Pond A4. The modified pond will still serve as a method of conveyance for that offsite subcatchment area, but it is assumed the water quality and volume control requirement for it are met on the Kurita site. The project is also proposing to replace and lower a portion of the culvert leading from Pond A4 offsite to the Star Exhibits site in order to maintain an appropriate water quality depth.

Stormwater for roughly half the east building and all of the east building's parking area will be directed to the modified pond D1 for water quality and volume control via infiltration. Pond D1 outlets through a culvert to two other ponds on the overall 610 Zane

site before eventually discharging to the public storm sewer system under Zane Ave N to the SE. Pond D1 is also designed to accommodate drainage from a portion of the 94th Ave ROW as well as a potential future office/warehouse project directly to the south. The project proposes to expand and lower pond D1. The modified D1 pond has been designed to still accommodate those offsite drainage contributions.

The proposed drainage catchments and stormwater infrastructure can be seen in detail on the attached Proposed Drainage Maps.

DESIGN REQUIREMENTS

- **Rate Control**

Runoff rates for the proposed activity shall not exceed existing runoff rates for the 2-year, 10-year, 100-year (24-hr), snowmelt (10-day) critical storm events for the project location per NOAA Atlas 14 rainfall data. The runoff rates are calculated for the discharge points where stormwater leaves the 610 Zane development.

- **Volume Control**

Stormwater runoff volume abstraction shall be provided onsite in the amount equivalent to 1.1 inch of runoff generated from the impervious surface area. If infiltration is used, runoff must be infiltrated within 48 hours.

- **Water Quality**

The water quality requirement is met if the project meets the volume control requirement outlined above.



RSX3 LED Area Luminaire

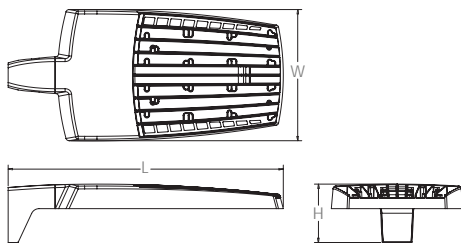


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Specifications

EPA (ft²@0°):	0.70 ft ² (0.07 m ²)
Length:	33.8" (85.9 cm) (SPA mount)
Width:	16.1" (40.9 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight (max):	48.0 lbs (21.8 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX3 delivers 25,000 to 41,000 lumens allowing it to replace 400W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX3 LED P4 40K R3 MVOLT SPA DBBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX3 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide ¹ R5S Type 5 Short ¹ AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) ² HVOLT (347V-480V) ³ XVOLT (277V-480V) ⁴ (use specific voltage for options as noted) 120 ³ 277 ⁵ 208 ³ 347 ⁵ 240 ³ 480 ⁵	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶ WBA Wall bracket WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting ⁶ AARP Adjustable tilt arm round pole mounting ⁶ AAWB Adjustable tilt arm with wall bracket ⁶ AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶

Options	Finish
<p>Shipped Installed</p> <p>HS House-side shield ⁷</p> <p>PE Photocontrol, button style ^{8,9}</p> <p>PEX Photocontrol external threaded, adjustable ^{9,10}</p> <p>PER7 Seven-wire twist-lock receptacle only (no controls) ^{9,11,13,14}</p> <p>CE34 Conduit entry 3/4" NPT (Qty 2)</p> <p>SF Single fuse (120, 277, 347) ³</p> <p>DF Double fuse (208, 240, 480) ³</p> <p>SPD20KV 20KV Surge pack (10KV standard)</p> <p>FAO Field adjustable output ^{9,11}</p> <p>DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ^{9,11}</p>	<p>Shipped Installed</p> <p>*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)</p> <p>NLTAIR2 nLight AIR generation 2 ^{13,14,15}</p> <p>PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) ^{13, 15, 16}</p> <p>BAA Buy America(n) Act Compliant</p> <p>*Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.</p> <p>Shipped Separately (requires some field assembly)</p> <p>EGS External glare shield ⁷</p> <p>EGFV External glare full visor (360° around light aperture) ⁷</p> <p>BS Bird spikes ¹⁷</p>
	<p>DBBXD Dark Bronze</p> <p>DBLXD Black</p> <p>DNAXD Natural Aluminum</p> <p>DWHXD White</p> <p>DBTDXD Textured Dark Bronze</p> <p>DBL BXD Textured Black</p> <p>DNATXD Textured Natural Aluminum</p> <p>DWHGXD Textured White</p>



Catalog Number	
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FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION —

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, 0.120"), or 50 KSI (7-gauge, 0.179"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: Options include tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable top cap.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

BUY AMERICAN — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL





WEDGE1 LED

Architectural Wall Sconce



Catalog
Number

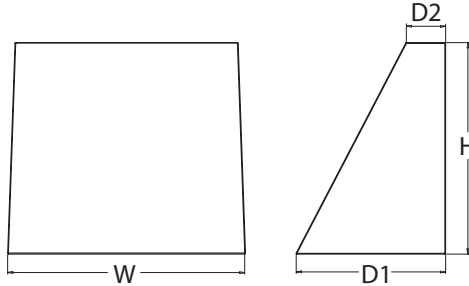
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Specifications

- Depth (D1):** 5.5"
- Depth (D2):** 1.5"
- Height:** 8"
- Width:** 9"
- Weight:** 9 lbs
(without options)



Introduction

The WEDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WEDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WEDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WEDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WEDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WEDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WEDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WEDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WEDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WEDGE1 LED	P1 P2	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT 347 ²	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁵ Shipped separately AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.
		30K 3000K	90CRI	VW Visual comfort wide		
		35K 3500K				
		40K 4000K				
		50K ¹ 5000K				

Options	Finish
E4WH ³ Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	DDBXD Dark bronze
PE ⁴ Photocell, Button Type	DBLXD Black
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD White
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD Sandstone
BAA Buy America(n) Act Compliant	DDBTXD Textured dark bronze
	DBLBXD Textured black
	DNATXD Textured natural aluminum
	DWHGXD Textured white
	DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

- WEDGEAWS DDBXD WEDGE 3/8inch Architectural Wall Spacer (specify finish)
- WEDGE1PBBW DDBXD U WEDGE1 surface-mounted back box (specify finish)

NOTES

- 1 50K not available in 90CRI.
- 2 347V not available with E4WH, DS or PE.
- 3 E4WH not available with PE or DS.
- 4 PE not available with DS.
- 5 Not qualified for DLC. Not available with E4WH.



COMMERCIAL OUTDOOR

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WEDGE1 LED
Rev. 03/01/22

SIX

TEN

VENUE N.

THIRD

VENUE N.

OUTLOT A

EXISTING DRAINAGE AND UTILITY EASEMENT TO BE VACATED

EXTENTS OF EXISTING STORMWATER POND PER SURVEY

PROPOSED LOT LINE

PROPOSED DRAINAGE AND UTILITY EASEMENT AND STORMWATER POND. NEW EASEMENT NOT BE ESTABLISHED AFTER EXISTING EASEMENT HAS BEEN VACATED

DRAINAGE AND UTILITY EASEMENT PER SIX TEN ZONE (ITEM #20)

$\Delta = 25^{\circ}37'08''$
 $R = 546.00'$
 $L = 244.73'$

$S59^{\circ}34'11''E$
140.00'

$N14^{\circ}34'11''W$
28.28'

CONCRETE SIDEWALK
BITUMINOUS TRAIL

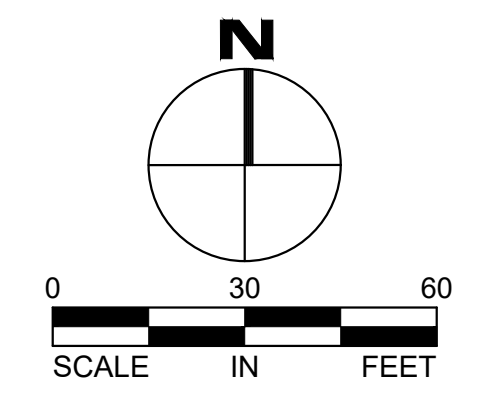
$S30^{\circ}25'49''W$ 202.03'

ACCESS EASEMENT PER DOC. NO. A10299127 (ITEM #34)

7 FOOT DRAINAGE AND UTILITY EASEMENT PER SIX TEN ZONE FIRST ADDITION

20 FOOT UTILITY EASEMENT FOR WATERMAIN PURPOSES PER SIX TEN ZONE FIRST ADDITION

10 FOOT DRAINAGE AND UTILITY EASEMENT PER SIX TEN ZONE FIRST ADDITION



R:\Projects\7013000\701-315 610 Zane Spec Industrial Buildings\01 CIVIL\01 CAD\03 Exhibit files\701315 Easement Exhibit 2.dwg



Design – Building Image Memo

ATTN: Amber Turnquest – Principal Planner
DATE 1/11/23
FROM Josh Bergeron – Sr. Design Project Manager
SUBJECT 610 Zane Speculative Industrial – City Submittal
CC Paul Mogush – Planning Director

Greetings,

This memo is a narrative laying out design intent and conformance to development standards for the speculative buildings at 610 Zane.

Summary

In accordance with the 610 Zane Design Guidelines the approach to the two speculative buildings on the site is to continue the language of the business park. The goal was to design buildings that are coherent with the surrounding community. The color palette includes neutral tones with contrast and a material pallet that fits within the suggested uses. Painted precast with reveals and setbacks and storefront glazing provide interest and variation. Site screening will be achieved using landscape features, which will mature over time. These features express the feeling and character of the development from near and far.

Percentages of glazing and use of “knock outs” for future apertures (windows) are part of a larger strategy that seeks to align with the building use and type allowing for windows / glazed opening placement in connection with future Tenant Improvements of office and product storage layout along the exterior walls. This approach is in consideration to tenant concerns with product visibility and security. Similarly, there may be risk in adding windows to warehouse areas where accidents could happen resulting in damaged glass.

General Comments

The two speculative industrial warehouse buildings incorporate the following:

- Painted architectural precast concrete panels with reveals.
- Undulating precast panels to create shadow lines and break down the facades.
- Three glazed entries, with sunshade features per building for tenant flexibility.
 - Up to 4 tenants per building.
- Entries will incorporate fiber board panels aiding the incorporation of articulation and variety.
- Screening on the site will be achieved through a combination of berming and landscaping.

Consistency with surrounding buildings in the park.

Borrowed From Kurita

- Proportions and order.
- Highlighted entry expression – for hierarchy and orientation.
- Modified warehouse w intermediate breaks and shadow lines.



Clearstory windows on the dock walls.

Drawing on the color pallet contrast of the white and dark grey to help break up facades and create interest in the building.

The spec buildings are a variation on the theme, off the main corridor and appropriate for the market to ensure quick and lasting occupancy.

Borrowed From Star Exhibits

Mixture of elements and draw of the eye.

Breaking up length of building.

Modest windows.

Varied focal points.

Building Material Percentages

As can be seen on the architectural elevations the East building has the following material percentages:

Painted Architectural Precaset Concrete Panel 88.4%

Glazing/Glass 03.3%

Fiber Cement Panel 06.0%

Remainder – Metal Doors – Dock and Person

As can be seen on the architectural elevations the West building has the following material percentages:

Painted Architectural Precaset Concrete Panel 89.8%

Glazing/Glass 03.1%

Fiber Cement Panel 05.7%

Remainder – Metal Doors – Dock and Person



Please compare to the Zane 610 Traffic Impact Study completed in 2015 for subject block only (Hampshire to Colorado and 610 to 93rd Ave)

December 29th, 2022

To: Zack Johnston, Ryan Companies

From: Katie Schmidt, PE

Re: Trip Generation Analysis – 610 Zane Site

Per your request, SSTS LLC has conducted a trip generation analysis of the 610 Zane Site in Brooklyn Park, Hennepin County, MN. The purpose of the trip generation analysis is to compare previously studied 2008 conditions with currently proposed 2022 conditions as some land uses and sizes have changed. The trip generation is being investigated as surrounding roadways and intersections were designed to accommodate the 2008 site generated traffic.

2008 Conditions

In 2008, the *Astra Village Traffic Impact Study*¹ was completed for the site and the surrounding roadways and intersections were designed to accommodate the related site generated traffic. **Table 1** notes the 2008 land uses and associated trip generation estimates for daily and peak hour traffic that was analyzed in the traffic study. It is noted that data and methodologies in the Institute of Transportation Engineers’ *Trip Generation Manual*, 7th Edition, the current version in 2008, was used for the calculations.

Table 1. Trip Generation Estimate for 2008 Conditions – Without Internal Capture

Land use	ITE Land Use Code	Size	Unit	Daily	AM Peak In	AM Peak Out	AM Peak Total	PM Peak In	PM Peak Out	PM Peak Total
Office	710	1200	KSF	8,678	1,229	168	1,397	242	1,181	1,423
Shopping Center	820	92	KSF	6,432	89	54	143	177	192	369
Apartment	220	800	Units	4,972	79	317	396	297	160	457
Hotel	310	150	Rooms	970	47	33	80	46	44	90
Senior Housing	251	150	Units	468	10	20	30	20	17	37
Total				21,520	1,454	592	2,046	782	1,594	2,376

-Per ITE’s Trip Generation Manual, 7th Edition

2022 Conditions

Since 2008 some parcels of the site have been constructed and some unconstructed parcels have been redesigned with different land uses and sizes. **Figure 1** at the end of this memo shows the existing land uses that have been constructed and the currently proposed land uses. The volume of vehicle trips generated by the 2022 site plan has been estimated for the weekday AM and PM peak hours and on a daily basis per the Institute of Transportation Engineers’ *Trip Generation Manual*, 11th Edition. **Table 2** summarizes the trip generation estimate for the 2022 site plan. It is noted the site plan is broken in zones (A through G) for clarity.

¹ *Traffic Impact Study – Astra Village*, January 2008, by Spack Consulting

Table 2. Trip Generation Estimate for 2022 Conditions – Without Internal Capture

Area	Land use	ITE Land Use Code	Size	Unit	Daily	AM Peak In	AM Peak Out	AM Peak Total	PM Peak In	PM Peak Out	PM Peak Total
A	Retail ^{1,2}	820	90	KSF	3,331	47	29	76	147	159	306
B	Hyvee ²	850	96	KSF	9,009	162	113	275	430	429	859
	Hyvee Gas Station ²	945	12	Fuel Pos	3,181	96	97	193	111	110	221
C	Office ¹	710	100	KSF	1,084	134	18	152	24	120	144
D	Kurita Warehouse ²	150	84	KSF	144	11	3	14	4	11	15
	Kurita Office ²	710	72	KSF	780	96	13	109	18	86	104
E	Warehouse ¹	150	291	KSF	498	38	11	49	15	37	52
	Office ¹	710	33	KSF	358	44	6	50	8	40	48
F	Warehouse ²	150	125	KSF	214	16	5	21	6	17	23
	Manufacturing ²	140	42	KSF	200	22	7	29	10	21	31
	Office ²	710	32	KSF	347	43	6	49	8	38	46
G	Warehouse ¹	150	58	KSF	99	8	2	10	3	7	10
	Office ¹	710	25	KSF	271	33	5	38	6	30	36
Total					19,516	750	315	1,065	790	1,105	1,895

-Per ITE's Trip Generation Manual, 11th Edition

¹ Proposed Land Uses

² Existing Land Uses

2022 vs 2008 Trip Generation Comparison

The estimated trips for the 2022 plan are lower than the previously analyzed trips from the 2008 plan. Investigation of the internal capture rate between 2008 and 2022 reveal comparable rates in both scenarios and it is assumed the raw data without internal capture is valid. **Table 3** provides a summary of the differences. The 2022 site plan is anticipated to generate 2,004 fewer daily trips, 981 fewer AM trips and 481 fewer PM trips than the 2008 site plan.

Table 3. Trip Generation Difference – 2022 vs 2008

Year	Daily trips	AM Peak Total	PM Peak Total
2008	21,520	2,046	2,376
2022	19,516	1,065	1,895
Difference	-2,004	-981	-481

An additional comparison of the southwest block of the site (zones E, F, G) is provided due to the land use change from primarily residential (apartments and senior housing) in 2008 to manufacturing/warehouse/office uses in 2022. **Table 4** shows the comparison and differences.

Table 4. Trip Generation Difference for SW Block Only – 2022 vs 2008

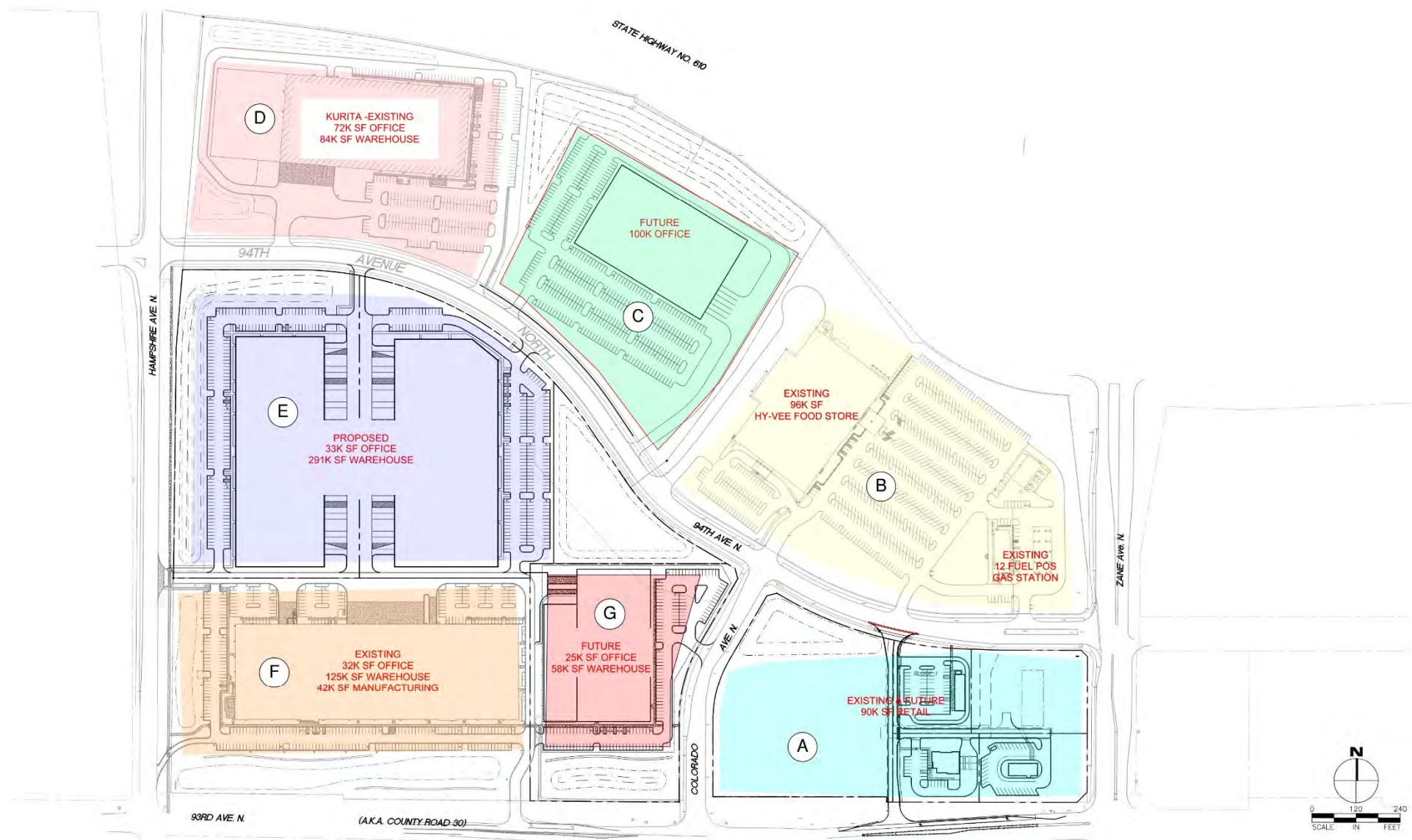
Area	Land use	ITE Land Use Code	Size	Unit	Daily	AM Peak In	AM Peak Out	AM Peak Total	PM Peak In	PM Peak Out	PM Peak Total
2008 Conditions											
NA	Apartment	220	800	Units	4,972	79	317	396	297	160	457
	Senior Housing	251	150	Units	468	10	20	30	20	17	37
2008 Total					5,440	89	337	426	317	177	494
2022 Conditions											
E	Warehouse	150	291	KSF	498	38	11	49	15	37	52
	Office	710	33	KSF	358	44	6	50	8	40	48
F	Warehouse	150	125	KSF	214	16	5	21	6	17	23
	Manufacturing	140	42	KSF	200	22	7	29	10	21	31
	Office	710	32	KSF	347	43	6	49	8	38	46
G	Warehouse	150	58	KSF	99	8	2	10	3	7	10
	Office	710	25	KSF	271	33	5	38	6	30	36
2022 Total					1,987	204	42	246	56	190	246
2022 vs 2008 Difference					-3,453	115	-295	-180	-261	13	-248

On an overall basis the updated 2022 plans for the southwest corner of the site are estimated to generate 3,453 fewer daily trips, 180 fewer AM peak hour trips and 248 fewer PM peak hour trips. It is noted that the peak hour in/out directionality of the trips changed from the 2008 residential uses to the 2022 manufacturing/warehouse/office uses. In 2022 is it estimated that there will be 115 more entering AM peak hour trips and 13 more exiting PM peak hour trips. Compared to the overall site trips reductions, these trip additions are negligible.

Summary

Comparison of previously studied 2008 conditions with currently proposed 2022 conditions show a reduction in overall site trip generation estimates. The noted roadway and intersection design recommendations in the *Astra Village Traffic Impact Study* are valid for the updated 2022 site plan.

Attachments: Figure 1



610 Zane • Concept Site Plan • 03/14/2022



Figure 1: 2022 Site Plan

SIX TEN ZANE FIFTH ADDITION

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Ryan Companies US, Inc., a Minnesota Corporation, fee owner of the following described property:

OUTLOT A, SIX TEN ZANE FOURTH ADDITION

Has caused the same to be surveyed and platted as SIX TEN ZANE FIFTH ADDITION and does hereby dedicate to the public for public use the easements for drainage and utility purposes as created by this plat.

In witness whereof said Ryan Companies US, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this _____ day of _____, 20____.

Signed: Ryan Companies US, Inc.

By _____ By _____
Name, Title Name, Title

**STATE OF MINNESOTA
COUNTY OF _____**

This instrument was acknowledged before me this _____ day of _____, 20____, by _____, _____ and _____, of Ryan Companies US, Inc., a Minnesota Corporation, on behalf of the corporation.

(Signature) (Name Printed)

Notary Public, _____ County, Minnesota
My Commission Expires _____

I Chris Ambourn do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Chris Ambourn, Licensed Land Surveyor
Minnesota License No. 43055

**STATE OF MINNESOTA
COUNTY OF _____**

This instrument was acknowledged before me on this _____ day of _____, 20____, by Chris Ambourn.

(Signature) (Name Printed)

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF BROOKLYN PARK, MINNESOTA

This plat of SIX TEN ZANE FIFTH ADDITION was approved and accepted by the City Council of the City of Brooklyn Park, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

City Council, City of Brooklyn Park, Minnesota

By _____ By _____
Mayor Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Daniel Rogan, County Auditor By _____
Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969) this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor By _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of SIX TEN ZANE FIFTH ADDITION was recorded in this office this _____ day of _____, 20____, at ____ o'clock ____ M.

Amber Bougie, County Recorder By _____
Deputy

City of Brooklyn Park Request for Council Action

Agenda Item:	6.2	Meeting Date:	March 13, 2023
Agenda Section:	Land Use Actions	Originating Department:	Community Development
Resolution:	N/A	Prepared By:	Kim Berggren, Community Development Director Paul Mogush, Planning Director
Ordinance:	FIRST READING		
Attachments:	7	Presented By:	Paul Mogush, Planning Director
Item:	An Interim Ordinance Establishing a Six-Month Moratorium on Development of Property Located North of 93 rd Avenue and West of Regent Avenue and Directing that a Planning Study be Conducted		

City Manager's Proposed Action:

The City Attorney prepared an interim ordinance at the request of Mayor Winston and some Council Members for Council consideration.

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT ON FIRST READING AN INTERIM ORDINANCE ESTABLISHING A SIX-MONTH MORATORIUM ON DEVELOPMENT OF PROPERTY LOCATED NORTH OF 93RD AVENUE AND WEST OF REGENT AVENUE AND DIRECTING THAT A PLANNING STUDY BE CONDUCTED.

Overview:

At work sessions on February 27 and March 6, 2023, the Council discussed a need to achieve a more secure tax base on property in the northwest portion of the city and requested that the City Attorney prepare an interim ordinance establishing a development moratorium and directing that a planning study be conducted.

The interim ordinance:

- Declares that the City Council finds that it is necessary to conduct a study to consider the types of developments and land uses in the northwest portion of the city that would be appropriate in order to maximize the City's tax base
- Applies to area north of 93rd Ave and west of Regent Ave
- Prevents submittal of applications for new development in the affected area
- Allows changes of use in existing buildings and additions to existing buildings
- Exempts pending planning applications that were considered by the Planning Commission before the date that this ordinance is adopted
- Authorizes a planning study to be conducted
- Expires six months after its effective date

If adopted by the City Council on first reading, the interim ordinance would then be subject to a second reading at the next regular council meeting.

If approved, the ordinance timeline will be as follows:

- March 27: Second reading
- Early April: Interim ordinance is published
- Early May: Interim ordinance is effective (30 days after publishing)
- Early November: Interim ordinance expires

The City Council can choose to end the moratorium early by vote of the City Council if the study and related work is complete before the end of the ordinance period.

Primary Issues/Alternatives to Consider:

- Adopt the interim ordinance as drafted
- Adopt the interim ordinance with modifications
- Decline to adopt the interim ordinance

Budgetary/Fiscal Issues:

Since 2017, the City has averaged \$1.9 million per year in building permit revenue from new commercial buildings and apartments (excluding 2020, the first year of the pandemic). A six-month moratorium would delay a portion of expected building permit revenue to future years and may also reduce the overall amount if developers cancel planned projects.

Staff estimates delayed or lost revenue at \$780,000 to \$1,170,000. This estimate is based on the trend from the past five years, excluding 2020, and does not attempt to predict future project activity. The other assumptions and approach within this estimate includes:

- Assumes that June to December 2023 permit revenue will be impacted by the moratorium
- Average permit revenue for new construction permits from June to December for 2018, 2019, 2021, and 2022 was \$1.3M per year
- In recent years, an estimated 60 to 90 percent of new construction building permit revenue has been from greenfield sites (this assumption is anecdotal)

Attachments:

- 6.2A INTERIM ORDINANCE
- 6.2B DEVELOPABLE LAND
- 6.2C DEVELOPABLE LAND WITH NEW BUSINESS
- 6.2D DEVELOPMENT PROJECTS
- 6.2E HOUSING INFORMATION
- 6.2F EMAIL FROM RYAN COMPANIES
- 6.2G LETTER FROM REAL ESTATE EQUITIES

ORDINANCE #2023-

INTERIM ORDINANCE ESTABLISHING A SIX-MONTH MORATORIUM ON DEVELOPMENT OF PROPERTY
LOCATED NORTH OF 93RD AVENUE AND WEST OF REGENT AVENUE AND DIRECTING THAT A
PLANNING STUDY BE CONDUCTED

THE CITY OF BROOKLYN PARK ORDAINS:

Section 1. Background.

1.01 Minnesota Statutes, Section 462.351 states that one of the purposes of municipal planning is to allow a municipality to achieve a more secure tax base.

1.02 The City Council has been discussing various methods to achieve a more secure tax base on property in the northwest portion of the City.

1.03 It is important for the City to study and review its land use and zoning regulations applicable to the northwest portion of the City to ensure that future development maximizes the City's tax base in that area.

1.04 Minnesota Statutes, Section 462.355, Subd. 4 allows the City Council to adopt an interim ordinance for the purpose of protecting the planning process and to promote the health, safety, and welfare of City residents.

Section 2. Findings

2.01. The City Council finds that it is necessary to conduct a study to consider the types of developments and land uses in the northwest portion of the City that would be appropriate in order to maximize the City's tax base. The study may also identify appropriate changes, if any, that should be made to the City's official land use controls, including but not limited to the City's Zoning Ordinance and Comprehensive Plan to accomplish that goal.

2.02. While the study referenced in Section 2.01 of this ordinance is being conducted, the City Council finds that there is a need to adopt an interim ordinance imposing a moratorium on development of land in the City located north of 93rd Avenue and west of Regent Avenue ("Moratorium Area").

2.03. To ensure that development does not occur within the Moratorium Area that might be inconsistent with any potential future changes in the City's official controls resulting from the study referenced in Section 2.01, the City Council finds that the moratorium established by this ordinance should apply to all land use and zoning applications for property in the Moratorium Area, except for pending planning applications that were considered by the Planning Commission before the date that this ordinance is adopted. The City Council further finds that, except as otherwise provided in this ordinance, no new land use or zoning applications for property in the Moratorium Area shall be accepted for review by City staff after the date that this ordinance is adopted.

Section 3. Planning and Zoning Study; Moratorium

3.01. A study is authorized to be conducted under the direction of the City staff to study the matters referenced in Section 2.01 of this ordinance.

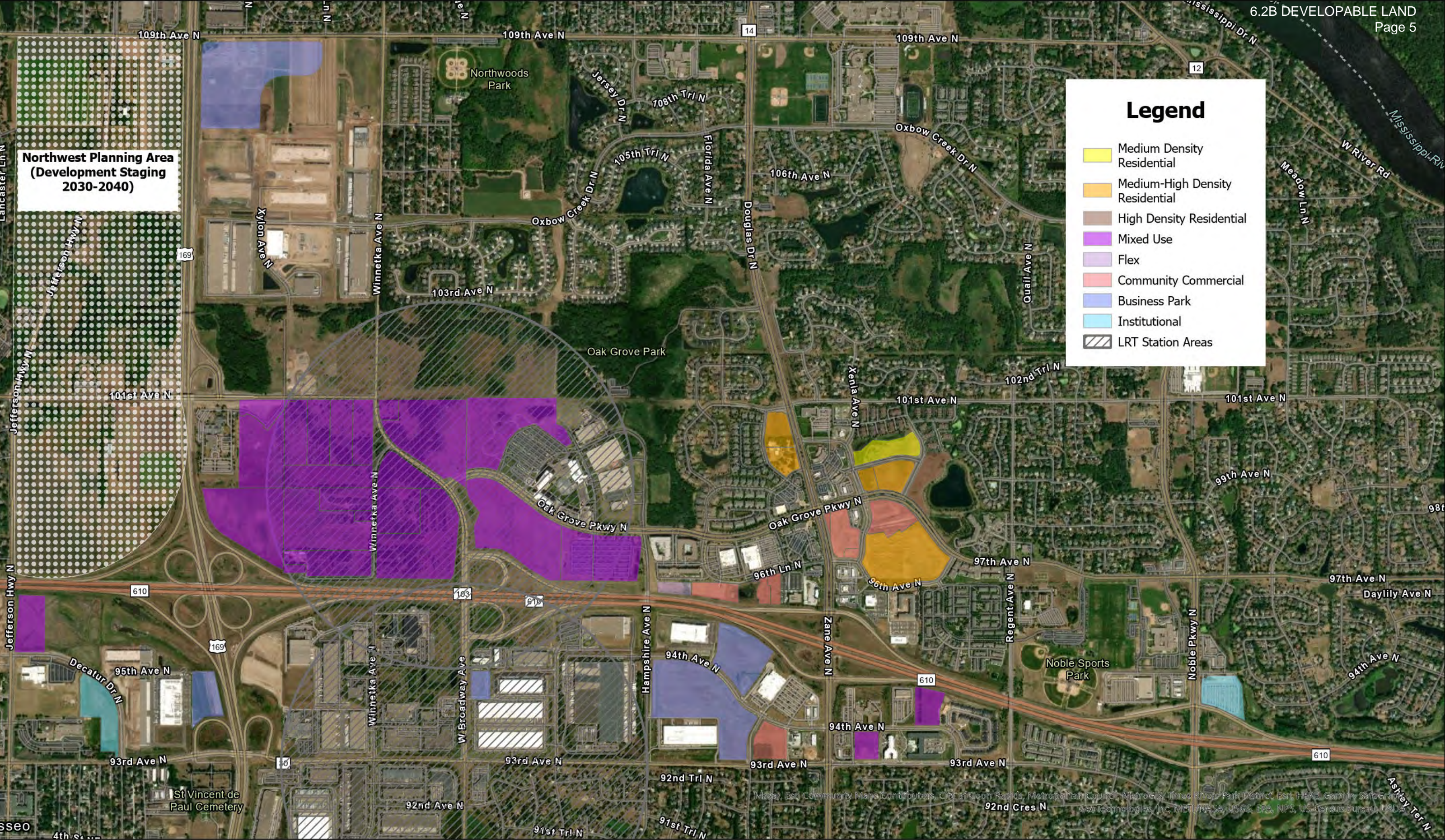
3.02. Pending completion of the study and adoption of any amendments to the City's official controls, a moratorium is established on the acceptance, processing, or issuance of any development applications or approvals, including but not limited to preliminary plats, re-zonings, variances, conditional use permits, PUDs, or site plans pertaining to any property located in the Moratorium Area. The moratorium does not apply to any pending applications that were considered by the Planning Commission before the date that this ordinance is adopted or to any planning applications that seek only to allow a new use in an existing building or to make an addition to an existing building.

3.03. During the period of the moratorium, planning applications for any permits or approvals related to land in the Moratorium Area shall not be accepted, processed, or issued by the City nor shall the Planning Commission or City Council consider or grant approval of any such application, unless the application was considered by the Planning Commission before the date that this ordinance is adopted or the application seeks only to allow a new use in an existing building or to make an addition to an existing building.

3.04. The moratorium established by this ordinance does not apply to any development that has obtained preliminary plat approval by the City Council before the effective date of this ordinance.

Section 4. Enforcement. The City may enforce this ordinance by mandamus, injunction or other appropriate civil remedy in any court of competent jurisdiction.

Section 5. Term. Unless it is repealed earlier by the City Council, this ordinance shall remain in effect for a period of six months after its effective date.



**Northwest Planning Area
(Development Staging
2030-2040)**

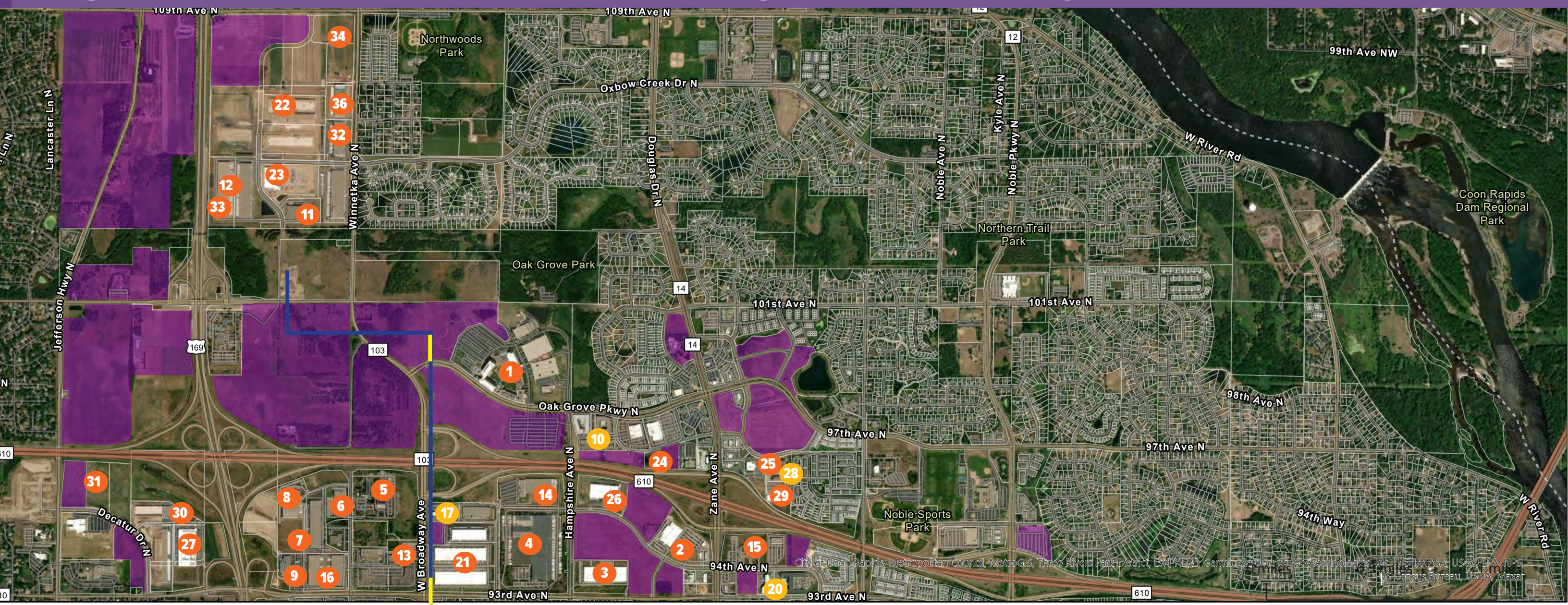
Legend

- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Mixed Use
- Flex
- Community Commercial
- Business Park
- Institutional
- LRT Station Areas

**Future Land Use of Undeveloped Land
February 2023**

Hwy 610 corridor developments: Brooklyn Park | 8,500+ jobs and 100+ businesses

8.2C DEVELOPABLE LAND WITH NEW BUSINESS Page 6



 1. Target North Campus (4,000 jobs)	 9. Design Ready Controls (350 jobs)	  17. Hampton Inn & Home2 Suites	 25. Twin Cities Orthopedics	 33. Sleep Number
 2. Hy-Vee (500 jobs)	 10. 610 West Apartments	 18. Allina Medical Clinic	 26. Kurita	 34. CenterPoint Energy
 3. Star (90 jobs)	 11. Nott Companies (60 jobs)	 19. Amazon	 27. Juno Pacific	
 4. LDI	 12. Biomerics (100 jobs)	 20. Urbana Place/Court	 28. Kipling Apartments	
 5. Takeda (290 jobs)	 13. Steris	 21. CSM Multi-tenant	 29. Rasmussen University	
 6. Tesla (90 jobs)	 14. Olympus (385 jobs)	 22. Frito-Lay	 30. CreteX Medical	
 7. Nilfisk (700 jobs)	 15. Praire Care (200 jobs)	 23. Databank	 31. Minneapolis Glass	
 8. Wurth Adams (110 jobs)	 16. Berlin Packaging	 24. Allina Surgical Center	 32. Walgreens	

 Developable land

 Hotel or residential building

 Business

 Blue Line Light Rail Extention

Brooklyn Park 

Current projects in process on EDA-owned land

Map #	Project/ Developer	Description	Site	Unit mix	Proposed rents	Additional funding partners	Estimated Market Value	Length of EDA Partnership	Current stage
9	Christina's Day Care	Small commercial development in Village Creek neighborhood	7516 Brooklyn Blvd – EDA-owned site	13,000 sq ft commercial 180 day care slots	-	<ul style="list-style-type: none"> Privately financed 	\$4M project cost	4 years	City Council issued Land Use Approvals. EDA approved and signed development agreement. Project awaiting private financing.
4	Tessman Ridge by Duffy Development - Phase I	Phase I - Apartment (Phase II Apartment and commercial)	6500 85 th Avenue North – NHCC-owned site	8 studio/ efficiencies 12 1-bedroom 32 2-bedroom 14 3-bedroom 5 4-bedroom 71 total units	See Table 1 below	<ul style="list-style-type: none"> MN Housing Low-Income Housing Tax Credits (LIHTC - Federal) \$1,185,000 Metropolitan Council \$1,625,000 Hennepin County 	\$22M project cost (Phase I)	3 years	City Council issued Land Use Approvals. Development agreement being considered by the EDA in March 2023. TIF district consideration to City Council in March 2023.
7	Village Creek Apartments by George North Group	Apartments with ground level commercial including a community kitchen	7621 Brooklyn Blvd – EDA-owned site	\$10,000 sq ft commercial 39 1-bedroom 27 2-bedroom 17 3-bedroom 83 total units	See Table 2 below	<ul style="list-style-type: none"> \$832,000 Metropolitan Council \$350,000 Hennepin County 	\$25M project cost	5 years	City Council issued Land Use Approvals. EDA approved development agreement.
3	Former Park & Ride site	Vacant parking lot; Request for Qualifications issued with 7 proposals received	4201 95 th Avenue N – EDA-owned site	-	-	-	TBD	4 months	MVP, Design by Melo, and Good Neighbor Homes recommended for partner selection; action indefinitely tabled by the EDA.
10	Regent Ave (previously New Africa CDC)		7479-7495 Brooklyn Blvd – EDA-owned site	-	-	<ul style="list-style-type: none"> \$50,000 Metropolitan Council 	-	NA	EDA moved forward housing and industrial site plan. Primary development partner withdrew interest; JO Companies was a partner and is still interested in site.
6	Zane Commons	Apartments; Commercial on the corner	7701 Brooklyn Blvd and surrounding EDA-owned properties	20,000 sq ft commercial 20 1-bedroom 40 2-bedroom 62 3-bedroom 122 total units	Primarily market rate; 10% of units held at 50% AMI	<ul style="list-style-type: none"> \$75,000 Metropolitan Council 	\$34M project cost	1.5 years	EDA approved LCDA grant; EDA negotiating purchase agreement.

Other EDA-owned properties ready for development and considered for past proposals:

- 4000 85th Avenue N (Map #5)
- Welcome 2 (Map #8)

Other EDA-owned properties for future development

- Former MNDOT Parcels (Map #1)
- Housing sites (Map #2)
- SF Lot (Map #11)
- Interchange lots (Map #12)

Current EDA-involved projects on privately-owned sites

Project/ Developer	Description	Site	Unit mix	Proposed rents	Additional funding partners	Estimated Market Value	Length of EDA Partnership	Current stage
Real Estate Equities (two phases)	Apartments	9500 Decatur Drive – Privately owned site under contract by REE	82 1-bedroom 182 2-bedroom 92 3-bedroom 356 total units	15% at 70% AMI; 80% at 60% AMI; 5% at 30% AMI	<ul style="list-style-type: none"> MN Housing Low-Income Housing Tax Credits (LIHTC - Federal) \$2,000,000 Hennepin County (pending) 	\$105M project cost	1.5 years	City Council Land Use Approvals in process. EDA approved multiple term sheets. City Council approved multiple tax-exempt bond applications.
Paul Cross	Housing TBD	5672-5692 Brookdale Drive N – Owned by Paul Cross	-	-	\$75,000 Metropolitan Council	-	1.5 years	EDA approved LCDA grant; Visioning, community engagement, and predevelopment work beginning.
Woda Cooper	Small apartment and for rent townhomes	5800 69 th Avenue N – Privately owned site under contract by Woda Cooper	33 multifamily units and 11 townhomes	Proposed Tax Credit project – at or below 60% AMI	Proposing to apply for tax credits in July 2023	-	None	Developer initiated. Discussions with staff since Jan 2022.

Table 1. Tessman Ridge by Duffy Development unit mix and rents

Unit type	Number of units	Monthly rent
0-bedroom / efficiency	8	\$ 575
1-bedroom	3	\$ 610
	5	\$ 800
	4	\$ 1,362
2-bedroom	3	\$ 800
	10	\$ 1,200
	14	\$ 1,260
	4	\$ 1,500
	1	\$ 1,672
3-bedroom	3	\$ 1,380
	7	\$ 1,450
	4	\$ 1,850
4-bedroom	2	\$ 1,535
	3	\$ 1,625

Table 2. Village Creek Apartments by George North

Unit type	Number of units	Monthly rent
1-bedroom— 30% Area Median Income (AMI)	4	\$660
1-bedroom—50% AMI	4	\$1,100
1-bedroom—Market rate	31	Market rate
2-bedroom—30% AMI	4	\$792
2-bedroom—50% AMI	3	\$1,320
2-bedroom—Market rate	20	Market rate
3-bedroom—30% AMI	2	\$915
3-bedroom—50% AMI	2	\$1,525
3-bedroom—Market rate	13	Market rate

Current Land Use Applications under review by the City

Project/ Developer	Description	Site	Unit mix	Proposed rents	Additional funding partners	Estimated Market Value	Current stage
Real Estate Equities (two phases)	Affordable apartments	9500 Decatur Drive – Privately owned site under contract by REE	82 1-bedroom 182 2-bedroom 92 3-bedroom 356 total units	15% at 70% AMI; 80% at 60% AMI; 5% at 30% AMI	<ul style="list-style-type: none"> MN Housing Low-Income Housing Tax Credits (LIHTC - Federal) \$2,000,000 Hennepin County (pending) 	\$105M project cost	City Council Land Use Approvals in process. EDA approved term sheets. City Council approved multiple tax-exempt bond applications.
610 Zane Speculative Light Industrial Buildings	2 speculative multitenant office/warehouse buildings (151,750 and 172,680 square feet)	North of Star Exhibits	-	-	<ul style="list-style-type: none"> Privately funded 	\$38M estimated market value	Approved by Planning Commission February 8, 2023

Apartment Name	Year built	Location in city	Buliding classification	Total # of units	2022 rents (one bed)
Imperial Gates	1965	Central/Zane	Market rate (NOAH)	66	\$ 1,064
Autumn Ridge	1965	South	Affordable	366	\$ 995
West Broadway Apts	1965	South	Market rate (NOAH)	59	\$ 1,030
Willows apts I	1966	South/Zane	Market rate (NOAH)	312	\$ 958
Fountains at the Park	1967	Central/Zane	Market rate (NOAH)	96	\$ 1,165
Point of America	1967	Central/Zane	Market rate (NOAH)	270	\$ 953
Grove Apts	1967	South	Market rate (NOAH)	120	\$ 1,100
Eden Park Apts	1967	South/Zane	Market rate (NOAH)	324	\$ 1,073
Garden Gate Apts	1967	South/Zane	Market rate (NOAH)	96	\$ 1,069
Granite Ridge	1968	Central/Zane	Market rate (NOAH)	92	\$ 1,059
Kensington Place	1968	Central/Zane	Market rate (NOAH)	171	\$ 900
Moonraker	1968	Central/Zane	Market rate (NOAH)	205	\$ 1,025
Highland Gables	1968	South	Market rate (NOAH)	35	\$ 1,063
Creekside Gables	1969	Central/Zane	Affordable (Senior)	90	\$ 1,055
Huntington Place	1969	Central/Zane	Affordable	834	\$ 900
Ridgebrook	1969	Central/Zane	Market rate (NOAH)	144	\$ 1,135
The Regent	1969	Central/Zane	Market rate (NOAH)	186	\$ 989
Villa Del Coronado	1969	Central/Zane	Market rate (NOAH)	192	\$ 1,063
Windsor Gates	1969	Central/Zane	Market rate (NOAH)	199	\$ 985
Riverview	1969	East	Market rate (NOAH)	254	\$ 1,105
Brooklyn West	1969	South	Market rate (NOAH)	35	\$ 863
Blue Ridge	1969	South/Zane	Market rate (NOAH)	16	\$ 980
Park Haven Apts	1971	Central/Zane	Affordable	177	\$ 845
Pebble Creek Apts	1972	Central/Zane	Market rate (NOAH)	190	\$ 1,005
Waterford Manor (senior - apartments)*	1972	South	Market rate (Senior)	94	
Brook Gardens	1978	Central/Zane	Affordable	60	\$ 900
Brooks Landing	1978	Central/Zane	Affordable (Senior)	110	\$ 900
Willows apts II	1979	South/Zane	Market rate (NOAH)	412	\$ 958
Fairways Apts	1992	North	Market rate	198	\$ 1,600
Evergreen	1997	South	Affordable (Senior disabled)	23	\$ 1,035
Waterford Estates*	2000	South	Market rate (NOAH)	144	
St. Therese at Oxbow Lake- Seniors*	2005	North	Market rate (NOAH)	142	
Tradition (senior living)*	2005	North	Market rate (NOAH)	155	
610 West	2016	North	Market rate	480	\$ 1,773
Urbana Court	2020	North	Market rate	207	\$ 1,758
Urbana Place (senior)	2020	North	Market rate (senior)	103	\$ 1,799
Kipling	2022	North	Market rate	146	\$ 1,575

*Rent per month not listed for senior apartments because rent is determined based on service needs

Total apartment units 6803

Location	Units	Percent
Central/Zane	3082	45%
South/Zane	1160	17%
North	1431	21%
South	876	13%
East	254	4%

Location	Affordable	Market rate (NOAH)	Market Rate
Central/Zane	5	11	
South/Zane		5	
North		2	5
South	2	6	
East		1	
<i>Totals</i>	7	25	5

37

Year Built	Units	Percent
Pre-1965	0	0%
1965 to 1975	4623	68%
1976 to 1985	582	9%
1986 to 1995	221	3%
1996 to 2005	286	4%
2005 to present	1091	16%

average apt built per year

117

Bedroom size	30%		50%		60%		80%	
	Income	Rent	Income	Rent	Income	Rent	Income	Rent
0*	\$21,700	\$616	\$36,200	\$1,027	\$43,450	\$1,233	\$54,950	\$1,644
1	\$24,660	\$660	\$41,100	\$1,100	\$49,320	\$1,320	\$65,760	\$1,761
2	\$28,170	\$792	\$46,950	\$1,320	\$56,340	\$1,584	\$75,120	\$2,112
3	\$31,680	\$915	\$52,800	\$1,525	\$63,360	\$1,830	\$84,480	\$2,440
4	\$35,190	\$1,020	\$58,650	\$1,701	\$70,380	\$2,041	\$93,840	\$2,722
5	\$38,010	\$1,126	\$63,350	\$1,877	\$76,020	\$2,253	\$101,360	\$3,004
6	\$40,830	\$1,231	\$68,050	\$2,052	\$81,660	\$2,463	\$108,880	\$3,284

*2021 income limits - all other limits are 2022

Federal housing assistance is capped at a maximum of 80% AMI

HUD's Area Median Income for a family of four for the Minneapolis-Saint Paul-Bloomington Metropolitan Statistical Area

AMI	2020	2021	2022
Area Median Income	\$ 103,400	\$ 104,900	\$ 118,200
80% of Area Median Income*	\$ 78,500	\$ 79,900	\$ 89,400
60% of Area Median Income	\$ 62,040	\$ 62,940	\$ 70,380
50% of Area Median Income	\$ 51,700	\$ 52,450	\$ 58,650
30% of Area Median Income	\$ 31,000	\$ 31,450	\$ 35,200

*The 80% of Area Median Income limit is capped at the U.S. national median family income, so this figure is less than 80% of the Minneapolis-Saint Paul-Bloomington MSA's median family income. The large increase from 2021 to 2022 is the result of a substantial regional and national increase in median family income, national median income is at \$90,000 for 2022, a 12.5% increase from 2021

From: [Paul Mogush](#)
To: [Kimberly Berggren](#)
Subject: FW: 610 Zane Postponement
Date: Monday, March 6, 2023 2:02:37 PM
Attachments: [image006.jpg](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Paul Mogush *(he/him/his)*

Planning Director
763-493-8051

From: Dan Mueller <Dan.Mueller@RyanCompanies.com>
Sent: Monday, February 27, 2023 1:30 PM
To: Paul Mogush <Paul.Mogush@brooklynpark.org>; Eddy Wolf <Eddy.Wolf@RyanCompanies.com>
Cc: Amber Turnquest <Amber.Turnquest@brooklynpark.org>
Subject: RE: 610 Zane Postponement

Paul,

Thank you for the email. As Eddy shared on Friday, this is a significant concern for the Ryan team and the status of the project.

I realize there is more context than the below email conveys and it sounds like this action was taken out of an abundance of caution.

However, this cautious approach is despite years of groundwork and planning in order to position our development for success.

As you know, our 610Zane business park has been in the planning stages since 2015 with specific focus on the 2 building speculative project over the last 12 months.

I feel the Ryan team's communication and transparent approach with the City of Brooklyn Park staff been exemplary and the feedback we have received from staff has been very positive.

In turn, the Ryan team has been thrilled with the responsiveness and collaboration from the City staff. I personally have been pleased by the relationship our respective teams have built during this time.

Given our track record of success in Brooklyn Park, the relatively simple approvals we are seeking, and the unanimous positive recommendation from Planning Commission, we have ramped up momentum for construction start in a little over 30 days.

I understand this planning and momentum is at Ryan's risk and the City staff is unable to speak for City council, however, I wanted to share some context as well as my surprise and concern in response to this action.

Please give me a call at your earliest convenience to discuss how we may position ourselves for success with City Council.

Thank you,

Dan Mueller
Vice President, Real Estate Development

(p) 612-492-4867

(c) 612-206-1400

Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, MN 55415



From: Paul Mogush <Paul.Mogush@brooklynpark.org>
Sent: Friday, February 24, 2023 1:21 PM
To: Eddy Wolf <Eddy.Wolf@RyanCompanies.com>
Cc: Amber Turnquest <Amber.Turnquest@brooklynpark.org>; Dan Mueller <Dan.Mueller@RyanCompanies.com>
Subject: 610 Zane Postponement

EXTERNAL EMAIL: If unknown sender, **DO NOT** click links/attachments. **NEVER** give out your user ID or password.

Eddy, as we discussed on the phone this morning, the 610 Zane item has been pulled from Monday's City Council agenda and will be considered at a future meeting. We are anticipating that the council will consider the item at its regular meeting on March 13. Councilmembers have indicated that they would like to have a discussion about citywide development priorities and would like to postpone this item until after that conversation has happened. We will reach out as soon as we are able to confirm the March 13 date.

Paul Mogush *(he/him/his)*

Planning Director
763-493-8051



5200 85th Avenue N, Brooklyn Park, MN 55443



REAL ESTATE EQUITIES

March 2, 2023

Breanne Rothstein
City of Brooklyn Park
Economic Development and Housing Director
5200 85th Avenue N
Brooklyn Park, MN 55443

RE: City of Brooklyn Park Development “Moratorium”

Ms. Rothstein,

Thank you for discussing with REE the potential actions the EDA is considering regarding a “moratorium” or pause on EDA funded projects and other development throughout the city of Brooklyn Park.

We appreciate the discussions we have had with City staff dating back to October 2021 regarding our vision of bringing high quality affordable housing to the City of Brooklyn Park to help address a serious housing shortage. Similarly, we have appreciated the opportunity to go before the prior EDA/Council on four different occasions and the discussions that followed.

We are concerned that after 16 months of work by our company, staff, and the prior Council/EDA that our development is potentially going to lose support of the City’s elected officials. We believe the EDA should exempt our proposed development from this moratorium, and continue to support our development, for the following reasons:

1) Consistency with 2040 Comprehensive Plan

- a. While we are asking for certain land use approvals (rezone, CUP, preliminary/final plat), these requests are consistent with the 2040 land use guidance of Mixed-use, which allows for up to 50 units per acre. Our development is approximately 45 units per acre, consistent with the land use guidance.

We are not requesting to change the previously established vision of the City, but rather are intending to carry it out.

2) Maximization of developable land

- a. Density (Units/Acre)
 - i. At 45 units per acre, the proposed development is at the high end of what the comprehensive plan allows, effectively maximizing density.
- b. Unit Mix
 - i. In addition to the high density of housing units, our development is approximately 77% comprised of 2 and 3 bedroom units, which differs from typical housing stock in Brooklyn Park that contains a large amount of 1-bedroom units. This unit mix better serves families living in the city.

3) Consistency with prior Council actions and discussions.

- a. General discussions regarding the property's land use
 - i. In the original 2040 comprehensive plan, both this property and the two neighboring eastern parcels were all guided Mixed-Use.

In 2021, a request was made to change the entire area from Mixed-Use to Business Park to allow for a large industrial development. This request was denied due to the incompatibility with the comprehensive plan to provide mixed-use development on the site.

On July 25, 2022, a compromise was presented to the Council for a comprehensive plan amendment to Business Park for only the two easternmost parcels, to allow the industrial development to move forward while maintaining the ability for housing to be developed on the remnant parcel (i.e the REE parcel). The resolution for the land use change failed due to concerns that the remaining parcel would not be developed as housing, and therefore would not conform to the City's vision established in the 2040 plan.

On August 22, 2022, the business park development was revisited by the Council. At this meeting REE was present to discuss its proposed development on the westernmost parcel, to help give Council members who denied the previous motion comfort that the remaining parcel had a pending housing development. At this meeting, the motion for a comprehensive plan amendment passed.

We feel that us moving forward with our development would realize the vision of a) the original 2040 comprehensive plan and b) the prior Council's desire to see this site developed as housing, as evidenced through Council discussions throughout 2021 and 2022.

- b. Prior approvals and actions taken on REE's Proposal
 - i. On November 21, 2022, the EDA approved preliminary term sheets for providing financing for the project (both Tax Increment Financing and a loan from the City's Affordable Housing Set-aside fund).
 - ii. On December 12, 2022, the City Council approved a preliminary resolution for the issuance of conduit bonds for the development.
- c. Council preference for deeper affordability
 - i. Our current rent/income range has been strongly influenced by input from the previous Council/EDA, in particular that they wanted to see 30% AMI units. It is concerning that after working with the city on specifics of our development, that a change of course is being considered.

4) Need for Affordable Housing

- a. MetCouncil demand estimate
 - i. According to the 2021-2030 MetCouncil Allocation of Affordable Housing Need, Brooklyn Park needs 710 units of affordable housing. Our development provides 350 affordable units ranging from 30%-70% AMI, with an average at the 60% AMI level:
 1. 1-Bedroom estimated rental range: \$570-\$1,464
 2. 2-Bedroom estimated rental range: \$682-\$1,754
 3. 3-Bedroom estimated rental range: \$787-\$2,025

- b. Comparison to recently completed market rate developments in the surrounding area:
 - i. The proposed rental range of the property serves a wide range of incomes, all at rental rates significantly below new market rate housing. Below are rental ranges from newly constructed properties, and their variance to our highest AMI level:
 - 1. Kipling Apartments
 - a. 1-Bed: \$1,716 (**\$252 above estimated 70% rent**)
 - b. 2-Bed: \$1,992 (**\$238 above estimated 70 % rent**)
 - c. 3-Bed: NA
 - 2. Urbana Court Apartments:
 - a. 1-Bed: \$1,623 (**\$159 above estimated 70% rent**)
 - b. 2-Bed: \$2,105 (**\$251 above estimated 70% rent**)
 - c. 3-Bed: NA
 - 3. Caliper Apartments:
 - a. 1-Bed: \$1,673 (**\$209 above estimated 70% rent**)
 - b. 2-Bed: \$1,956 (**\$202 above estimated 70 % rent**)
 - c. 3-Bed: NA
 - 4. 5 Central Apartments:
 - a. 1-Bed: \$1,611 (**\$147 above estimated 70% rent**)
 - b. 2-Bed: \$2,051 (**\$297 above estimated 70 % rent**)
 - c. 3-Bed: \$2,668 (**\$643 above estimated 70% rent**)

5) County Partnership

- a. On February 9, 2023, REE submitted an application to the Hennepin County affordable housing RFP, in which REE requested \$2M for this development. The County looks at a number of factors when evaluating what developments to partner on and what amount of assistance to provide, but a key factor is the likelihood of a development moving forward (i.e, the County does not want to set-aside funds for a project that doesn't ultimately come to fruition).

We explained in our application to the County that we had submitted a planning application and expected to be before the Council on March 27 for entitlements. We fully expect the County to follow-up with us at that time regarding where we are at in the entitlement process. We fear that if we do not have positive news to share, the County is unlikely to move forward with assisting with our project. Given current market conditions, County funds are needed in order for this development to be feasible.

In closing, we want to reiterate our commitment to bringing a high quality development to the City of Brooklyn Park, in accordance with the vision of the comprehensive plan. We've appreciated the discussions with City staff over the last year and a half, and look forward to a continued partnership with the City of Brooklyn Park.

Regards,

Patrick Ostrom
Managing Development Partner
Real Estate Equities

City of Brooklyn Park Request for Council Action

Agenda Item:	7.1	Meeting Date:	March 13, 2023
Agenda Section:	General Action Items	Originating Department:	Administration
Resolution:	N/A	Prepared By:	Marlene Kryder, Program Assistant
Ordinance:	N/A		
Attachments:	N/A	Presented By:	Mayor Hollies Winston
Item:	Appointments to Commissions		

City Manager's Proposed Action:

Appoint commissioners to serve on the Budget Advisory Commission, Community Long-range Improvement Commission, Human Rights Commission, Planning Commission, and the Recreation and Parks Advisory Commission.

BUDGET ADVISORY COMMISSION (BAC) Four appointments (Three-year terms: 1 City At-large; 1 Central; 1 East. One-year terms: 1 City At-large Emerging Leaders [ages 18-24.]

City At-large (One appointment)

MOTION _____, SECOND _____, TO APPOINT _____ TO THE BUDGET ADVISORY COMMISSION REPRESENTING THE CITY AT-LARGE EFFECTIVE APRIL 1, 2023 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2026. (Replacing Lisa Thao)

Central District (One Appointment)

MOTION _____, SECOND _____, TO APPOINT _____ TO THE BUDGET ADVISORY COMMISSION REPRESENTING THE CENTRAL DISTRICT EFFECTIVE APRIL 1, 2023 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2026. (Reappointing or replacing Nancy Omondi)

East District (One Appointment)

MOTION _____, SECOND _____, TO APPOINT _____ TO THE BUDGET ADVISORY COMMISSION REPRESENTING THE EAST DISTRICT EFFECTIVE APRIL 1, 2023 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2026. (Reappointing or replacing William Petty)

EMERGING LEADERS – City At-large (Ages 18-24 – One-year terms) (One appointment)

MOTION _____, SECOND _____, TO APPOINT _____ AND _____ TO THE BUDGET ADVISORY COMMISSION AS EMERGING LEADERS REPRESENTING THE CITY AT-LARGE EFFECTIVE APRIL 1, 2023 FOR A ONE-YEAR TERM TO EXPIRE APRIL 1, 2024. (Reappointing or replacing Nathania Amenuvor and fill one vacant seat)

COMMUNITY LONG-RANGE IMPROVEMENT COMMISSION (CLIC) Five appointments (2 City At-large; 1 Central; 1 East; 1 West) *(Per Section 9.04 of our City Charter, the Mayor appoints to this Commission with the approval of the City Council.)*

City At-large (Two appointments)

MOTION _____, SECOND _____, TO APPOINT _____ TO THE COMMUNITY LONG-RANGE IMPROVEMENT COMMISSION REPRESENTING THE CITY AT-LARGE EFFECTIVE APRIL 1, 2023 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2026. (Replacing Whitney McClusky)

MOTION _____, SECOND _____, TO APPOINT _____ TO THE COMMUNITY LONG-RANGE IMPROVEMENT COMMISSION REPRESENTING THE CITY AT-LARGE EFFECTIVE APRIL 1, 2023 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2026. (Replacing Benjamin Swanson)

Central District (One appointment)

MOTION _____, SECOND _____, TO APPOINT _____ TO THE COMMUNITY LONG-RANGE IMPROVEMENT COMMISSION REPRESENTING THE CENTRAL DISTRICT EFFECTIVE APRIL 1, 2023 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2026. (Reappointing or replacing Shelly Marbut)

East District (One appointment)

MOTION _____, SECOND _____, TO APPOINT _____ TO THE COMMUNITY LONG-RANGE IMPROVEMENT COMMISSION REPRESENTING THE EAST DISTRICT EFFECTIVE APRIL 1, 2023 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2026. (Reappointing or replacing Brenda Reeves)

West District (One appointment)

MOTION _____, SECOND _____, TO APPOINT _____ TO THE COMMUNITY LONG-RANGE IMPROVEMENT COMMISSION REPRESENTING THE WEST DISTRICT EFFECTIVE APRIL 1, 2023 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2026. (Reappointing or replacing Tekoa Cochran)

HUMAN RIGHTS COMMISSION (HRC) Three appointments (Three-year terms: 1 East; 1 West. One-year terms: 1 City At-large Emerging Leaders [ages 18-24])

East District (One appointment)

MOTION _____, SECOND _____, TO APPOINT _____, TO THE HUMAN RIGHTS COMMISSION REPRESENTING THE EAST DISTRICT EFFECTIVE APRIL 1, 2023 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2026. (Replacing Kate Lundquist)

West District (One appointment)

MOTION _____, SECOND _____, TO APPOINT _____, TO THE HUMAN RIGHTS COMMISSION REPRESENTING THE WEST DISTRICT EFFECTIVE APRIL 1, 2023 FOR A THREE YEAR TERM TO EXPIRE APRIL 1, 2026. (Reappointing or replacing Chelsea Youngquist)

EMERGING LEADERS – City At-large (Ages 18-24 – One-year terms) (One appointment)

MOTION _____, SECOND _____, TO APPOINT _____ AND _____ TO THE HUMAN RIGHTS COMMISSION AS EMERGING LEADERS REPRESENTING THE CITY AT-LARGE EFFECTIVE APRIL 1, 2023 FOR A ONE-YEAR TERM TO EXPIRE APRIL 1, 2024. (Reappointing or replacing Andy Vue.)

PLANNING COMMISSION Four appointments (2 City At-large [1 for a three-year term and 1 for a balance of a term]; 1 East [three-year term]; 1 West [three-year term]).

City At-large (Two appointments)

MOTION _____, SECOND _____, TO APPOINT _____ TO THE PLANNING COMMISSION REPRESENTING THE CITY AT-LARGE EFFECTIVE APRIL 1, 2023 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2026. (Replacing Syed Husain)

MOTION _____, SECOND _____, TO APPOINT _____ TO THE PLANNING COMMISSION REPRESENTING THE CITY AT-LARGE EFFECTIVE IMMEDIATELY FOR THE BALANCE OF A TERM TO EXPIRE APRIL 1, 2025. (Replacing Roberta Reindorf)

East District (One appointment)

MOTION _____, SECOND _____, TO APPOINT _____ TO THE PLANNING COMMISSION REPRESENTING THE EAST DISTRICT EFFECTIVE APRIL 1, 2023 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2026. (Replacing Rich Xiong)

West District (One appointment)

MOTION _____, SECOND _____, TO APPOINT _____ TO THE PLANNING COMMISSION REPRESENTING THE WEST DISTRICT EFFECTIVE APRIL 1, 2023 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2026. (Reappointing or replacing Christopher Udomah)

RECREATION AND PARKS ADVISORY COMMISSION (RPAC) Four appointments (Three-year terms: 2 City At-large; 1 Central; 1 East)**City At-large** (Two appointments)

MOTION _____, SECOND _____, TO APPOINT _____ TO THE RECREATION AND PARKS ADVISORY COMMISSION REPRESENTING THE CITY AT-LARGE EFFECTIVE APRIL 1, 2023 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2026. (Reappointing or replacing Maggie Borer)

MOTION _____, SECOND _____, TO APPOINT _____ TO THE RECREATION AND PARKS ADVISORY COMMISSION REPRESENTING THE CITY AT-LARGE EFFECTIVE APRIL 1, 2023 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2026. (Reappointing or replacing Latrina Caldwell)

Central District (One appointment)

MOTION _____, SECOND _____, TO APPOINT _____ TO THE RECREATION AND PARKS ADVISORY COMMISSION REPRESENTING THE CENTRAL DISTRICT EFFECTIVE APRIL 1, 2023 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2026. (Replacing Monica Dillenburg)

East District (One appointment)

MOTION _____, SECOND _____, TO APPOINT _____ TO THE RECREATION AND PARKS ADVISORY COMMISSION REPRESENTING THE EAST DISTRICT EFFECTIVE APRIL 1, 2023 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2026. (Replacing Christy Sandberg)

Overview:

On February 27, 2023, the City Council interviewed applicants to fill commission openings. There will be openings left unfilled after the appointments are made at tonight's Council meeting. City staff will re-advertise to fill the positions that are still vacant.

Primary Issues/Alternatives to Consider:

Selection and appointment of commissioners.

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park Request for Council Action

Agenda Item:	7.2	Meeting Date:	March 13, 2023
Agenda Section:	General Action Items	Originating Department:	Police
Resolution:	X	Prepared By:	Stephanie Heiberger, Police
Ordinance:	N/A		
Attachments:	1	Presented By:	Mark Bruley, Police Chief
Item:	Select Provider of Violence Intervention Services and Authorize the City Manager to Enter into an Agreement for These Services		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2023-_____ SELECTING _____ AS THE PROVIDER OF VIOLENCE INTERVENTION SERVICES AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH THE SELECTED PROVIDER FOR THE PERIOD FROM APRIL 1, 2023 THROUGH DECEMBER 31, 2023 WITH TERMS CONSISTENT WITH THE SELECTED PROVIDER'S PROPOSAL.

Overview:

In late December 2022, the Police Department publicly issued a Request for Qualifications (RFQ) for the provision of violence intervention services. The solicitation process closed on January 17, 2023, and a panel convened the following week to interview the three organizations that submitted proposals in line with the RFQ. The proposals, and the rankings of the interview panel, were provided to City Council.

The purpose of this agenda item is for the City Council to identify their preferred service provider and to authorize the City Manager to enter into a professional services agreement with the identified provider. The three organizations previously interviewed as part of the RFQ process will present their proposals to Council and address questions from the Mayor and Council Members in relation to these proposals. The preferred provider identified through this process would provide violence intervention services for the period of April 1, 2023, through December 31, 2023.

Primary Issues/Alternatives to Consider:

Budgetary/Fiscal Issues:

The not-to-exceed value of this award is \$650,000.

Attachments:

7.2A RESOLUTION

RESOLUTION #2023-

RESOLUTION SELECTING _____ AS THE PROVIDER OF VIOLENCE INTERVENTION SERVICES AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH THE SELECTED PROVIDER FOR THE PERIOD FROM APRIL 1, 2023 THROUGH DECEMBER 31, 2023 WITH TERMS CONSISTENT WITH THE SELECTED PROVIDER'S PROPOSAL

WHEREAS, in late December 2022 the Police Department issued a Request for Qualifications (RFQ) for the provision of violence intervention services; and

WHEREAS, a panel convened to interview the three organizations that submitted proposals in line with the RFQ; and

WHEREAS, the proposals and rankings of the interview panel were provided to City Council; and

WHEREAS, the three organizations presented their proposals to City Council; and

WHEREAS, City Council identified their preferred provider for violence intervention services.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to select _____ as the provider of violence intervention services and authorize the city manager to enter into a professional services agreement with the selected provider for the period from April 1, 2023 through December 31, 2023 with terms consistent with the selected provider's proposal.