



**Planning Commission**  
Brooklyn Park Council Chambers  
5200 85<sup>th</sup> Avenue North

Wednesday, August 9th, 2023  
7:00 p.m.

## **PLANNING COMMISSION REGULAR MEETING – AGENDA**

Commissioners: Chair Liam Cavin, Vice Chair Kathy Fraser, General Officer John Kiekow, Christopher Udomah, Philip Gaye-Bai, Teshite Wako, Maggie Borer, Shereese Turner, Jerry Yu.  
Staff Liaison Paul Mogush, Amber Turnquest, and Erin McDermott.

Members of the public can monitor the meeting by watching it on CCX Media Channel 16 or by livestreaming it at [https://nwsgcc-brooklynpark.granicus.com/ViewPublisher.php?view\\_id=5](https://nwsgcc-brooklynpark.granicus.com/ViewPublisher.php?view_id=5).

Anyone who wants to address the Planning Commission during the Public Comment period may do so in person or by calling **763-493-8056** or emailing [planning@brooklynpark.org](mailto:planning@brooklynpark.org) by 4:00 p.m. on the meeting day. You will be asked to provide your name, address, email, and phone number. You will then be registered to speak during the Public Comment period or on the agenda item and will be provided the call in number to address the Planning Commission.

For reasonable accommodations or alternative formats, please provide a 72-hour notice by calling 763-424-8000 or emailing [Josie.Shardlow@brooklynpark.org](mailto:Josie.Shardlow@brooklynpark.org). Para asistencia, 763-493-8059. Yog xav tau kev pab, hu 763-493-8059.

---

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. EXPLANATION BY CHAIR**

Please be advised that the public hearings are recorded and televised live on cable television and web-streamed over the internet at [brooklynpark.org](http://brooklynpark.org). The audio system will not pick up comments from the seating area. If you want to be heard and made a part of the public record, please go to the podium or, if participating remotely, turn on your camera; speak into the microphone, stating your full name and address. Please sign the public hearing logbook on the table near the entrance to the Council Chambers if you are attending in person to ensure accuracy of name and address in the public record. Please note that the agenda for tonight's meeting indicates that the Commission Chair has the prerogative to invoke a time limit for speakers during any public hearing in the interest of maintaining focus and the effective use of time. Thank you in advance for your cooperation.

The Planning Commission consists of nine resident-volunteer members appointed by the City Council to advise the City Council on planning and land use issues. The Commission discusses and evaluates development proposals based on zoning regulations and comprehensive plan policies. The Planning Commission vote is a recommendation that is forwarded to the City Council for official and final action.

- 4. APPROVAL OF AGENDA**
- 5. CONSENT AGENDA**

5.1. **Approval of Minutes** – July 12, 2023 Regular Meeting

6. **PUBLIC HEARING**

6.1 **Outdoor Storage** – Zoning Code Text Amendment #23-109: Outdoor Storage and Commercial Accessory Structures  
*Presented by: Erin McDermott*

6.2 **610 Corridor Development Study Comprehensive Plan Amendment** – Case #23-112 for a Comprehensive Plan amendment consistent with the goals of Interim Ordinance 2023-1287  
*Presented by: Paul Mogush*

7. **OTHER BUSINESS**

8. **DISCUSSION ITEMS**

9. **INFORMATION ITEMS**

- A. **Council Comments**
- B. **Commission Comments**
- C. **Staff Comments**

10. **ADJOURNMENT**

## UNAPPROVED MINUTES

### MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION Regular Meeting – JULY 12, 2023



#### 1. CALL TO ORDER

The meeting was called to order at 7:05 PM.

#### 2. ROLL CALL/PLEDGE OF ALLEGIANCE

Those present were: Commissioners Borer, Fraser, Gaye-Bai, Kiekow, Reindorf, Turner, Udomah, Wako, and Yu; Planning Director Mogush; and Principal Planner Turnquest.

Those arrived late: None

Those not present were: Commissioner Cavin (with prior notice).

#### 3. EXPLANATION BY CHAIR

#### 4. APPROVAL OF AGENDA

MOTION BORER, SECOND UDOMAH TO APPROVE THE JULY 12, 2023 AGENDA.

*MOTION CARRIED UNANIMOUSLY.*

#### 5. CONSENT AGENDA

##### A. Minutes – May 24, 2023

MOTION KIEKOW, SECOND UDOMAH TO APPROVE THE MAY 24, 2023 CONSENT AGENDA.

*MOTION CARRIED UNANIMOUSLY.*

#### 6. PUBLIC HEARING

##### A. 610 West Building 5 – Preliminary plat, conditional use permit and site plan review #23-106 at 6501 96<sup>th</sup> Lane North for a 115-unit multifamily development.

Principal Planner Turnquest introduced the application for preliminary plat, conditional use permit and site plan for 610 West Building 5. She identified the proposed project location, which is currently developed with a surface parking lot. She reviewed the proposed zoning of the 3.7 acres and noted that this would be the fifth building within the overall residential development. She stated that within the zoning district there are no uses permitted by right and therefore a conditional use permit is required. She provided details on parking and transit. She stated that the project would meet the landscaping requirements, providing an overview, noting that additional screening is recommended along Highway 610. She stated that the building would propose four levels of housing above one underground parking level. She provided details on the proposed elevations and building materials. She stated that MnDOT provided comments which resulted in an additional condition related to noise mitigation. Staff recommends approval of the three actions with conditions from the staff report and as presented tonight.

Evan Doran (the applicant), introduced himself and stated that they have owned the 610 community for a number of years and have been active members of the community. He stated that they are excited to present this building and have recognized that their existing units are on the larger size and this building would provide some smaller units to the overall community which would provide an opportunity for lower rents as well. He stated that they would have 18 defined lower income units within this building as well. He stated that the exterior of the building would match the existing buildings and displayed a rendering. He noted that the outlot would house the pond and tot lot. He stated that this building would be .6 miles from the anticipated greenline station for transit.

Acting Commission Chair Fraser opened the public hearing.

Sharon Engels-Chupurida, 6729 99<sup>th</sup> Avenue North, commented that she understood that 610 West could not rent all of their apartments and have therefore opened it to Section 8 renters. She asked if the new building would be open to Section 8 renters.

Acting Commission Chair Fraser closed the public hearing but reminded the public that comments can be submitted via email to City Staff for consideration in the City Council agenda packet.

Commissioner Wako asked the developer to answer the question from the resident and provide details on the mix of units in the existing buildings.

Mr. Doran replied that the current community has 480 units which is a mix of one-, two- and three-bedroom units. He stated that the proposed building would have 115 units, 18 of which would be dedicated affordable units. He stated that the mix of units in this building would be 40 percent studio/alcoves, 38 percent one-bedroom, and the remainder to be two- and three-bedroom units. He commented that they are limited in the demographic information they receive because of fair housing practices. He stated that they do not accept Section 8 vouchers at 610 West and do not plan to do so as they are a pure market rate facility. He noted that this new building would be the first to have dedicated affordable units.

Commissioner Kiekow asked the cost range for the units.

Mr. Doran replied that the rents are yet to be determined but estimated from \$1,100 to \$2,900 per month.

Commissioner Kiekow referenced the statements about traffic noise and asked if that is from 610 to the apartment or the apartment to 610. He asked if MnDOT is considering a soundwall.

Principal Planner Turnquest replied that the noise would be from 610 to the apartment. She stated that MnDOT is not considering a soundwall and their drive is to say that there may be a conflict with residential use because of the traffic noise. She stated that there is sound mitigation that can occur through building materials.

Commissioner Kiekow asked if there is a standard that would need to be met.

Principal Planner Turnquest commented that there is a decibel standard that would need to be met.

Commissioner Kiekow asked the developer if he has concerns meeting that standard.

Mr. Doran replied that they regularly meet those standards and do not have any concerns meeting those. He stated that they commonly work with acoustical engineers in their design process to ensure they meet and/or exceed the requirements. He noted that they are incentivized to ensure residents are not disrupted by highway noise.

Commissioner Kiekow commented that it appears that access has been approved and parking requirements would be met.

Commissioner Turner asked if the affordability would be provided through the studio/alcove apartments rather than basing that affordability off a reduced AMI.

Mr. Doran replied that the building would have 18 units specifically dedicated to 60 percent AMI. He stated that the remaining units would also be more affordable in the context of the 610 West campus because of the lower number of bedrooms.

Commissioner Udomah asked the current occupancy rate in the existing buildings.

Mr. Doran replied that they are around 91 percent occupancy, but 95 percent leased. He commented that 95 percent is considered stabilized.

Commissioner Udomah asked why there is such exclusionary towards Section 8 voucher users, noting the resident comment received.

Mr. Doran replied that generally Section 8 is a voucher program where the State subsidizes rents. He commented that the rents in this campus are higher than what the maximum voucher would bear. He stated that typically a Section 8 voucher user would elect to find a rent within that voucher value.

Commissioner Udomah asked the resident for more details on their objection against Section 8 vouchers.

Ms.Engels-Chupurida replied that Section 8 vouchers are allowed within the 610 West apartments and asked if they would be used in the new building as well. She believed that would impact her property if things are not kept up.

Commissioner Gaye-Bai referenced the existing buildings in the campus and asked the motivation to add the additional building.

Mr. Doran replied that they are responding to the community market forces. He noted that they have people come in that are interested in living in the complex but cannot afford the rents for the units that are available, noting that many of their units are on the larger size. He stated that many of the two-bedroom units are around 1,400 square feet in size. He stated that the new project would focus on smaller unit types, noting that the two-bedroom unit in the new building would be around 1,100 square feet. He noted that this will expand their spectrum of units and rents that can be offered.

Commissioner Borer asked the difference between the alcove and studio units and whether there is a demand for those units.

Mr. Doran replied that studios are the smallest unit type, between 550 and 600 feet with no defined bedroom. He stated that they did not include that product type in this community as they did not believe it would be desired, but they were wrong. He noted that the studio units in their other buildings are very popular as it provides an opportunity for people to get into a community with amenities at a lower price. He stated that an alcove would be a step between a studio and one bedroom and provided additional explanation.

Commissioner Borer asked if there would be amenities in this building or whether they would be shared between the buildings.

Mr. Doran replied that there would be some smaller scale amenities in this building, mostly focused on outdoor space. He commented that this building would have access to the broader 610 West clubhouse amenities.

Commissioner Kiekow asked if there is data on police response to the existing buildings.

Mr. Doran replied that he did not have the data as it is hard to track unless the building makes the call. He commented that the management team has a good working relationship with the police department. He confirmed that they did not have a lot of police activity.

Commissioner Wako referenced the proximity to 610, noting that there would not be fencing. He asked if there is concern with safety for children and pets. He asked how many of the 18 AMI units are studios.

Mr. Doran replied that they will be working with the City and DOT to determine the appropriate measures for safety and sound. He noted that the playground and dog area that exist on the current campus are fully fenced. He stated that they are still working out the details for screening with this building. He stated that in regard to the AMI units there would be a full mixture of units, noting that it would mirror the unit mix of the greater community. He stated that the AMI units would be spread throughout the building as required by the zoning policy of the City.

Commissioner Wako asked if there would be a request for public or City financing.

Mr. Doran replied that they do not have plans to request financing from the City.

Commissioner Wako commented that he would strongly address fencing along the highway.

Mr. Doran replied that MnDOT does have a stretch of fencing on its own property.

Commissioner Wako asked the amount of greenspace on the private property between the parking and MnDOT property.

Mr. Doran replied that they do meet the City requirements for setback with roughly ten feet between the parking and property line. He was unsure of the measurement from the property line to the highway but noted that it is a fair distance.

Commissioner Borer asked if it would be possible for a vehicle driving erratically to travel from the highway to the apartments.

Joseph Bailey of Sambatech replied that would be challenging as there is a ditch along with the MnDOT fence and then another 50 feet of parking and landscaping that would need to be traveled through.

Commissioner Wako commented that he would like to see fencing to prevent things from reaching the property from the highway.

Mr. Doran commented that they would continue to work with City staff to ensure safety standards are addressed.

Acting Commission Chair Fraser asked if the applicant would plan for a bike rack.

Mr. Doran replied that the bike racks are mounted in the garages to provide bike storage in the building, along with exterior racks throughout the 610 community.

Acting Commission Chair Fraser asked if there would be underground parking.

Mr. Doran confirmed that there would be underground parking and how it would be accessed.

Acting Commission Chair Fraser commented that she believes the applicant did a great job with design to ensure that the building would match and flow with the existing buildings in the campus.

Commissioner Yu asked if the property taxes would be different for the new building based on the smaller unit sizes.

Mr. Doran explained how the property tax value is determined for the whole building and noted that is not specifically defined by the rents but rather the construction-based value of the building. He stated that 610 West as it stands today is one the highest generating taxpayers of the community as a whole.

Planning Director Mogush commented that property tax value is based on the value of the building.

Commissioner Yu asked the average rental charge for the existing buildings.

Mr. Doran estimated about \$1.90 per square foot, therefore 1,000 square feet would rent for \$1,900.

Commissioner Yu asked for more details on the rental rate for the smaller units.

Mr. Doran commented that the smaller the unit, the higher the square foot rate would be because those smaller units still need bathrooms, kitchens, etc. He stated that the smaller unit would still be paying lesser rent overall.

Commissioner Yu asked the type of clientele that rent within the buildings, whether they work nearby or work outside the community.

Mr. Doran replied that he is limited on the demographic information he can request from renters. He stated that they do gather some information and most of the residents are coming from the northern suburbs, many of them relocating from within Brooklyn Park. He noted that the majority of residents work offsite, meaning that they do not work from home. He stated that it is a demographic mix that is common to the community.

Commissioner Yu asked where the target customers would be for the new building.

Mr. Doran replied that because they are focusing on smaller units, most of the units will probably skew towards younger residents that have some experience in renting. He stated that many of their renters are choosing to rent an apartment as a lifestyle choice.

Commissioner Yu commented that he lives nearby and therefore was curious as to the people that live there.

Acting Commission Chair Fraser reopened the public hearing.

Ms.Engels-Chupurida referenced the statement that the tenants from this building would have access to the pool amenities and asked if the residents would have to pay extra to have that access.

Acting Commission Chair Fraser closed the public hearing.

Mr. Doran replied that the residents pay for access to amenities as part of their rent. He commented that there is not an extra charge for using the pool or other amenities.

Commissioner Wako commented that the 610 complex has been in operation for some time and asked if there have been any ongoing issues staff is aware of relating to police activity or maintenance.

Principal Planner Turnquest replied that staff has not received any complaints from residents. She noted that this request has been reviewed by the departments within City staff and no concerns were raised.

Commissioner Borer commented that there are issues with parking in the overall area, not within the 610 campus, and asked if there is concern that others outside this apartment community would be tempted to park in this large lot.

Mr. Doran replied that while that would be possible as they do not have a gate, there are legal restrictions around the ability of other users to park in this location. He noted that would be more of an operational issue.

**MOTION KIEKOW, SECOND TURNER TO RECOMMEND APPROVAL OF A PRELIMINARY PLAT FOR "PARK PLACE PROMENADE 9<sup>TH</sup> ADDITION" AT 6501 96<sup>TH</sup> LANE NORTH FOR THE CREATION OF ONE LOT.**

***MOTION CARRIED UNANIMOUSLY.***

MOTION UDOMAH, SECOND GAYE-BAI TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING A RESIDENTIAL USE WITHIN THE TOWN CENTER ZONING DISTRICT AT 6501 96<sup>TH</sup> LANE NORTH, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

*MOTION CARRIED UNANIMOUSLY.*

MOTION UDOMAH, SECOND TURNER TO RECOMMEND APPROVAL OF A SITE PLAN FOR A 115 UNIT MULTIFAMILY DWELLING, SUBJECT TO CONDITIONS IN THE UPDATED DRAFT RESOLUTION.

*MOTION CARRIED UNANIMOUSLY.*

## **7. OTHER BUSINESS**

No comments.

## **8. DISCUSSION ITEMS**

No comments.

## **9. INFORMATION ITEMS**

### **A. Council Comments**

None.

### **B. Commission comments**

Commissioner Wako commented that applications should include a public safety assessment in order for the Commission to have that information.

Planning Director Mogush replied that they could continue that discussion in the next worksession.

Commissioner Borer asked who would be responsible for a soundwall.

Planning Director Mogush commented that if the highway existed before development, MnDOT would not be inclined to put up a soundwall and that mitigation would fall to the developer.

### **C. Staff Comments**

Planning Director Mogush provided an update on recent Council actions related to recommendations from the Planning Commission. He noted an upcoming joint session between the City Council and Planning Commission. He noted that Devon Miller will be leaving the City at the end of the month to pursue a new opportunity with Hennepin County.

## **10. ADJOURNMENT**

Acting Commission Chair Fraser adjourned the meeting at 8:15 P.M.

Respectfully submitted,

Paul Mogush  
Planning Director

# City of Brooklyn Park Planning Commission Staff Report

<b>Agenda Item:</b>	6.1	<b>Meeting Date:</b>	August 9, 2023
<b>Agenda Section:</b>	Public Hearings	<b>Originating Department:</b>	Community Development
<b>Resolution:</b>		<b>Prepared By:</b>	Erin McDermott, Associate Planner
<b>Ordinance:</b>	X		
<b>Attachments:</b>	2	<b>Presented By:</b>	Erin McDermott, Associate Planner
<b>Item:</b>	Zoning Code Text Amendment: Outdoor Storage and Commercial Accessory Structures		

## Proposed Action:

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ TO RECOMMEND APPROVAL OF AN ORDINANCE AMENDING CHAPTER 152 OF THE BROOKLYN PARK CODE OF ORDINANCES PERTAINING TO OUTDOOR STORAGE AND ACCESSORY STRUCTURES IN BUSINESS ZONING DISTRICTS

## Staff Recommendation:

Staff recommends approval of the proposed ordinance changes.

## Overview:

Businesses across Brooklyn Park have consistently requested the opportunity to expand their businesses through additions to the principal structure, by storing materials and equipment outside, or through the construction of accessory structures to accommodate their storage needs. Presently the only option for many of these commercial properties would be through a costly addition to the principal structure as code requirements are a barrier to accessory structures and outdoor storage.

### Accessory Structures

The Zoning Code currently prohibits accessory structures in Business districts. Staff reviewed zoning ordinances from neighboring and comparable cities in the Twin Cities metro area and found that several cities, such as Bloomington, Plymouth, and Eden Prairie, permit accessory structures on business properties.

### Outdoor Storage

Outdoor storage is currently a conditional use in Business districts, requiring a Conditional Use Permit. Proactive code enforcement sweeps by the Environmental Health Division have revealed many commercial properties with outdoor storage that meets all code requirements apart from having been issued a Conditional Use Permit, many of which have been operating in this manner for decades.

### Intermodal Shipping Containers

Another common enforcement issue across the City is the use of intermodal storage containers for long term storage. Shipping containers can be an affordable alternative to new construction. As a result of the 2022 commercial vehicle parking code amendment, the current code permits intermodal shipping containers in staging areas as a temporary use (up to 90 days). Shipping containers may be permanently located on a business property if they are on a trailer, because in that instance they are considered a commercial vehicle.

## Proposed Changes

### Accessory Structures

Storage sheds up to 120sq.ft. are currently allowed on Business district properties, but only when they are accessory to religious institutions or daycares. Staff propose to allow accessory structures on all Business district properties, and to increase the allowable to 2,000 square feet or 15% of the principal structure, whichever is

less. Height would be capped at 16 feet or the height of the principal structure, whichever is less, to work within safety requirements of the Building and Fire codes. This height will also allow semi-trucks and other commercial vehicles to drive into the structure without the need for modified trusses, and limiting the structure to the height of the principal structure will ensure visual harmony on the property. Staff determined that due to sprinkling requirements it is reasonable to allow detached accessory structures under 2,000 sq. ft. with a consistent ratio of 15% of the principal structure or 2,000 sq. ft., whichever is less. Accessory structures would be required to have a similar exterior finish to the principal structure.

### Outdoor Storage

The proposed changes move Outdoor Storage from a conditional use to a permitted use in Business districts, allowing property owners to establish outdoor storage without applying for a Conditional Use Permit. Outdoor storage would still be subject to the location and screening requirements in the current code. This does not impact properties on which outdoor storage was prohibited by Planned Development Overlay.

An additional technical change will remove the minimum lot size required for outdoor storage, as the amount of outdoor storage permitted by property is percentage based with no minimum amount of outdoor storage prescribed.

### Intermodal Shipping Containers

The proposed amendment would allow for long term storage in intermodal shipping containers without the requirement of a trailer. Each property would be limited to two containers, and each container would be subject to current screening requirements. The square footage is required to be included in the outdoor storage area calculation.

If the containers are being utilized for short term storage, they will still be limited to 90 days and are limited to the staging area of the property.

### **BP 2025 Goals**

These code barriers that businesses are facing have largely been in place since 1972. Many businesses that were established prior to that have been allowed to continue having outdoor storage and accessory structures as legally nonconforming uses, a special status not available to newer businesses and entrepreneurs. Under the current rules, establishing outdoor storage requires paying a fee to apply for a Conditional Use Permit in addition to any enforcement-related fees. Both of these issues raise concerns about equity. Addressing this through a code amendment will help achieve the BP 2025 goal of increased equity.

The inclusion of accessory structures would exemplify the goals of Beautiful Places as well as Thriving Economy. The proposed language requires detached accessory structures to meet architectural requirements. This will allow businesses to invest in their Brooklyn Park location and expand their businesses in an orderly manner that will reduce the need for business owners to rely on outdoor storage.

### **Enforcement**

The City uses several mechanisms that would allow for the effective enforcement of excessive or disorderly outdoor storage, the first being the Environmental Health team. This code change would empower staff to administer a consistent code without being hindered by the need to locate historical approvals in a timely manner. The reduction in time spent on outdoor storage cases would reduce the timeframe of proactive enforcement sweeps, allowing sweeps to occur more regularly across the city.

The current zoning code addresses screening standards for all accessory uses, specifically addressing exterior storage areas, loading docks and service areas. This section of the code requires architectural wing walls or landscaping to maintain aesthetic standards set within other sections of the ordinance and to uphold property values through the concealing of unsightly items that are necessary for the operation of many businesses. A lack

of visual barrier from the outdoor storage, or intermodal shipping containers would remain a violation of the zoning code and would be subject to corrective action.

**Budgetary/Fiscal Issues:** N/A

**Alternatives to Consider:**

1. Approve the text amendment as presented.
2. Approve the text amendment with modifications.
3. Decline to approve the text amendment.

**Attachments:**

6.1A Draft Zoning Code Text Amendment: Outdoor Storage and Accessory Structures

## § 152.033 SITE PLAN REVIEW.

(A) *Purpose.* This section establishes Site Plan Review procedures and provides regulations pertaining to the enforcement of site design standards consistent with the requirements of this chapter. These procedures are established to promote high quality development to ensure the long term stability of residential neighborhoods and enhance the built and natural environment within the city as new development and redevelopment activities occur. The specific goals of the city are:

- (1) To ensure the application of quality design principles within new and redevelopment projects.
- (2) To ensure the active participation and review of site plans by the affected public.
- (3) To mitigate to the extent possible, the impact of one development upon another.
- (4) To ensure new developments to contain elements of internal and external cohesiveness to promote good neighborhood atmosphere.

(B) *Exemptions to Site Plan Review.* The following are exempt from the Site Plan Review process:

- (1) Agricultural structures in the R-1 Urban Reserve District provided they comply with all sections of the City Code.
- (2) Accessory structures in residential developments under 120 square feet and 18 feet in height or the height of the principal structure, whichever is less, provided they comply with §§ 152.260 through 152.263.

(C) *Approval required.*

- (1) Without first obtaining site plan approval it is unlawful to do any of the following:
  - (a) Construct a building.
  - (b) Move a building or structure to any lot within the city.
  - (c) Expand or change the use of a building or parcel of land or modify a building, accessory structure or site or land feature in any manner that results in a different intensity of use, including the requirement for additional parking.
  - (d) Grade or take any action to prepare a site for development, except in conformance with the requirements for a grading permit, an approved neighborhood development plan or an approved Conditional Use Permit.
  - (e) Remove earth, soils, gravel or other natural material from or place the same on a site, except in conformance with the requirements for a building or grading permit or an approved neighborhood development plan or an approved Conditional Use Permit.

(2) *Procedures.* The procedures for application and public hearings for City Council approved Site Plan Review are outlined in § 152.031 of this subchapter.

(3) *Plan modification.* A modification to the plans previously approved through the City Council approved Site Plan Review process, which do not qualify for an administrative Site Plan Review, must follow the City Council approved Site Plan Review procedure.

(4) *Conditions.* The City Council may impose conditions that affect the intent of this chapter to the approval of a Site Plan Review. No building or grading permit can be issued except in compliance with the approved site plan and the conditions of approval.

(D) *Administrative Site Plan Review.*

(1) *Approval criteria.* Site and building plans for projects may be approved by the City Manager in lieu of City Council approval if they meet the following criteria, except as otherwise expressly provided in this chapter:

(a) Residential properties with one dwelling unit per parcel, including those residential properties within the Planned Community Development District, the Planned Unit Development District or a Special Zoning Overlay that have already been approved through another procedure and are in compliance with the approved plan.

(b) Sites, buildings and uses that are permitted in the zoning district and do not require any variances from this chapter or any other city code, with the exception of the following:

1. Nonresidential uses in a residential district.
2. Uses with drive-through service.
3. Nonresidential structures in a nonresidential zoning district that are not adjacent to any property zoned or guided for residential development other than property in the Urban Reserve District (R-1).
4. Uses in the Public Institution District (PI).
5. Religious institutions, either free-standing or within a multi-tenant building.
6. Projects that received a Conditional Use Permit, site plan approval, or are located in a PUD or PCDD district, or a Special Zoning Overlay, and are an expansion of no more than 10% of the floor area of an existing building, and/or affect no more than 10% of the site. They may include, but are not limited to, changing parking and circulation routes, changes in buffering or landscaping against abutting adjacent residential, etc. The site and building plans must also be in compliance

with the previously approved permit, its conditions and plan requirements.

- 7. Public and private elementary and secondary schools, including charter schools.
- 8. Detached accessory structures in compliance with § 152.362

(2) *Procedure.*

(a) Administrative Site Plan Review may be combined with the established building permit process when applicable. The City Manager may impose conditions on the approval to implement the intent of this chapter.

(b) Administrative approval, including all applicable conditions and requirements may be made either in writing separately or attached to the submitted plans. The applicant must fulfill all applicable conditions of the approval prior to the issuance of any permits.

(E) *Evaluation criteria.* The city must evaluate the effects of the proposed site plans. This review may be based upon, but not be limited to, the following criteria:

- (1) Consistency with the Comprehensive Plan, the City Code, and this chapter.
- (2) Enhancement of the site to create a meaningful and harmonious development.

(3) Creation of a functional and harmonious design for structures and site features, with special attention to the following principals:

(a) A functional relationship of the building(s) on the site to its intended use(s); accessory site improvements, public street and sidewalks, and adjacent uses and structures.

(b) The provision of a desirable environment through building and site design for occupants, visitors and the general community.

(c) A balance of open space and landscaping with site intensity, building height and parking requirements.

(d) The utilization of building materials, textures, colors, and construction details as an expression of design concept and quality.

(e) The functional internal design of vehicular and pedestrian circulation, location of access points to public streets, design of parking areas incorporating landscape elements, and separation of pedestrian and vehicular circulation movements.

(f) The use of landscape design and materials to augment significant native species existing on the site, create an aesthetically pleasing environment, and a sense of character between site elements.

(g) The design of site elements to adequately provide for drainage resulting from development, mitigation of off-site impacts from the development, mitigation of impacts from adjacent property such as noise, poor air quality, and unsightliness.

(4) The height, scale and massing of new buildings and structures should complement similar buildings within the same zoning district in which the application is made.

(F) *Conformance to the Approved Site Plan Review.* All developments must remain in continual conformance with the approved Site Plan Review until or unless amended in compliance with this chapter.

(Ord. 2000-936; Am. Ord. 2003-997, passed 5-12-03; Am. Ord. 2003-997, passed 5-12-03; Am. Ord. 2007-1070, passed 3-26-07)

**§ 152.361 ACCESSORY USES.**

The following table provides a listing of accessory uses permitted in each commercial district. Other similar uses may be reviewed by the City Manager. These uses may be further regulated in § 152.362:

<b>Figure 152.361.01 Accessory Uses in Business Districts</b>						
<i>"P" = Permitted Use "C" = Conditional Use "NP" = Not Permitted</i>						
<b>Figure 152.361.01 Accessory Uses in Business Districts</b>						
<i>"P" = Permitted Use "C" = Conditional Use "NP" = Not Permitted</i>						
<i>Accessory Use</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>BP</i>	<i>I</i>
Antennas, satellite dishes and the like as regulated by §§ 152.090 through 152.096	P	P	P	P	P	P
Beekeeping	P	P	P	P	P	P
Buildings temporarily located for purposes of construction on the premises for a period not to extend beyond the issuance of a certificate of occupancy or the end of construction	P	P	P	P	P	P

Car wash (automatic) when accessory to a fuel station in compliance with § 152.362	NP	C	C	C	C	NP
Cocktail room	NP	NP	NP	NP	C	C
Commercial vehicle parking in compliance with § 152.148	P	P	P	P	P	P
Community garden as regulated by § 152.184	P	P	P	P	P	P
Crematories/Crematoriums when accessory to a funeral home subject to the state license and regulation process	P	NP	NP	NP	NP	NP
Drive-through windows	C	C	C	C	C	C
Farmers' market in compliance with § 152.362	C	C	C	C	C	C
Gas tanks (above ground) for propane, liquid nitrogen, etc. (excludes motor vehicle fuel) when fully screened or located out of public view	NP	P	P	P	P	P
Intermodal shipping containers in compliance with § 152.362(K)	P	P	P	P	P	P
Live entertainment in conjunction with a Class I, II, or brewpub restaurant	NP	P	P	P	P	P
Live entertainment in conjunction with a taproom or cocktail room	NP	NP	NP	NP	P	P
Live entertainment in conjunction with a Class I, II, or brewpub restaurant where a cover charge is required	NP	NP	C	C	C	C
Live entertainment in conjunction with a taproom or cocktail room where a cover charge is required	NP	NP	NP	NP	C	C
Loading docks in compliance with §§ 152.140 through 152.148	P	P	P	P	P	P
Mobile food units in compliance with § 152.362	P	P	P	P	P	P
Outdoor pet runs in conjunction with a commercial kennel	NP	NP	NP	NP	C	C
Outdoor sales and display in compliance with § 152.362(D) and (H)	NP	NP	C	C	NP	NP
Outdoor storage in compliance with § 152.362(I)	NP	NP	<del>CP</del>	<del>CP</del>	<del>CP</del>	<del>CP</del>
Overnight recreational vehicle/recreational equipment parking or camping	NP	NP	NP	NP	NP	NP
Repair of vehicles when accessory to a vehicle sales business in conformance with §§ 152.340 through 152.345	NP	NP	NP	C	NP	NP
Restaurants, Class I, in compliance with §§ 152.033 and 152.362(C)	P	P	P	P	P	P

Restaurants, Class II, in compliance with § 152.362(C)	NP	C	C	C	C	C
Retail and service businesses as regulated by § 152.362	P	NP	NP	NP	P	P
Seasonal (temporary) greenhouses and garden centers in compliance with § 152.362(B)	NP	C	C	C	NP	NP
Seasonal sales (temporary) of Christmas trees	NP	P	P	NP	NP	NP
Seasonal sales (temporary) of fireworks between June 15 and July 5	NP	P	P	NP	NP	NP
Signs as regulated by Chapter 150 of the City Code	P	P	P	P	P	P
Solar energy system in conformance with § 152.187	P	P	P	P	P	P
Staging area in compliance with §§152.140 through 152.148	P	P	P	P	P	P
<del>Storage shed when accessory to daycare facilities or religious institutions</del> <u>Detached Accessory structure</u> in compliance with § 152.362	P	P	P	P	P	P
Structures designed to house environmental monitoring equipment	C	C	C	C	C	C
Taproom	NP	NP	NP	NP	C	C
Telecommunication towers as regulated in §§ 152.090 through 152.096	C	C	C	C	C	C
Transient sales, in compliance with § 152.344	NP	NP	C	NP	NP	NP
Exterior, food and beverage vending machines, ice machines, and propane tank exchanges in compliance with § 152.362	NP	P	P	P	P	P
Warehousing, incidental repair, or processing in compliance with § 152.362	P	P	P	P	P	P
Waste and recycling storage as regulated in §§ 98.01 through 98.16 of the City Code and §§ 152.290 through 152.293	P	P	P	P	P	P
Wind energy conversion system in conformance with § 152.187	P	P	P	P	P	P

(Ord. 2000-936; Am. Ord. 2001-952, passed 5-14-01; Am. Ord. 2002-977, passed 6-24-02; Am. Ord. 2003-989, passed 2-10-03; Am. Ord. 2003-997, passed 5-12-03; Am. Ord. 2003-1004, passed 10-6-03; Am. Ord. 2003-1008, passed 11-3-03; Am. Ord. 2005-1032, passed 2-7-05; Am. Ord. 2007-1081, passed 11-26-07; Am. Ord. 2010-1118, passed 10-4-10; Am. Ord. 2012-1133, passed 3-5-12; Am. Ord. 2012-1139, passed 4-16-12; Am. Ord. 2012-1143, passed 5-21-12; Am. Ord. 2012-1149, passed 9-4-12; Am. Ord. 2013-1153, passed 1-28-13; Am. Ord. 2014-1177, passed 7-7-14; Am. Ord. 2014-1182, passed 10-6-14; Am. Ord. 2015-1191, passed 5-18-15; Am. Ord. 2022-1274, passed 4-11-22)

#### **§ 152.362 ADDITIONAL STANDARDS FOR ACCESSORY USES.**

Certain accessory uses have characteristics that require additional regulation by the city to assure compatibility with other business properties and neighborhoods. The following accessory uses must comply with the following additional performance standards:

(A) *Car washes in the B-2 district.*

- (1) The use must be accessory to a vehicle fuel station.
- (2) The lot must be a minimum of two acres.
- (3) The building/structure housing the car wash must be no closer than 100 feet to the residential district boundary.
- (4) Additional regulations may be required through the Conditional Use Permit process to mitigate noise and/or other potential nuisances.

(B) *Seasonal greenhouses or garden centers.* The Conditional Use Permit may reflect the location, extent, content and allowable time period, the location, appearance and size of any outdoor seasonal greenhouse or garden center. The Conditional Use Permit must also comply with the following:

- (1) The area(s) designated may not be located in the required parking areas, block sidewalks, or interfere with public safety.
- (2) The area(s) designated may not be permitted in the required setback from residential districts or public rights-of-

way.

(3) The proprietor of the business must keep a copy of the Conditional Use Permit on the premises and demonstrate compliance with the permit upon inspection.

(4) Conditional Use Permits may be revoked by the City Council if the activity is not used on an annual basis or if violations to any of the above regulations have been documented and were not corrected in a timely manner as determined by the City Manager.

(C) *Restaurants and retail or service businesses as accessory uses.*

(1) May be located within the principal building or as a single tenant in a multi-tenant building.

(2) The area of the building for restaurants or retail or service businesses are restricted to one-half of the total floor area of the ground level floor of a multistory building, but may not be restricted to any location in the building, or 10% of the floor area of a single story building.

(D) *Exterior food and beverage machines, ice machines, and propane tank exchanges.*

(1) Must be in conjunction with approved fuel or vehicle service businesses and convenience or full-service grocery or variety goods store.

(2) Must be adjacent to and project no further than five feet from the primary building.

(3) Where sidewalks are present, a minimum access width of four feet must be provided and may not be blocked by the vending machines or containers.

(4) In addition to subsections (1) through (3) above, propane tank exchanges must be located within a metal cabinet painted to blend into the building. The cabinet, not to exceed 52 cubic feet, must receive a permit from the Fire Chief.

(5) In addition to subsections (1) through (4) above, propane tank exchanges in the Planned Unit Development (PUD), Planned Community Development District (PCDD), and Town Center (TC) Zoning Districts may be approved through the conditional use permit process as described in § 152.035.

(6) Exterior food and beverage vending machines, ice machines, and propane tank exchanges must be in good repair at all times.

(E) *Warehousing, incidental repair, or processing.*

(1) In the B1 - B-4 Districts, accessory warehousing may only be conducted in up to 30% of the gross floor area of the principal building.

(2) Must be necessary and related to the permitted principal use.

(F) ~~Storage shed when accessory to a daycare facility or a religious institution.~~ Detached Accessory Structure

(1) ~~Setback adjacent to rights-of-way.~~ No ~~storage sheds detached accessory structures~~ are permitted between a public right-of-way and the principal structure.

(2) ~~Interior side or rear setbacks.~~ No ~~storage sheds detached accessory structure is -are~~ permitted closer than five feet from interior side property lines.

(3) ~~Structure size.~~ Storage sheds Detached accessory structures may not exceed ~~420-2,000~~ square feet, or 15 percent of the principal structure footprint, whichever is less.

(4) ~~Structure height.~~ Storage sheds Detached accessory structures may not exceed ~~42-16~~ feet in height, or the height of the principal structure, whichever is less.

(5) No more than one ~~storage shed detached accessory structure~~ is permitted per lot of record.

~~(6) The storage shed must be on the same lot of record as the daycare facility or religious institution and the lot of record must not have more than one detached storage shed.~~

~~(7)(6)~~ Storage sheds Detached accessory structures shall not be designed or used for human habitation.

~~(8)(7)~~ Storage sheds Detached accessory structures shall have the same or similar ~~facade and roof colors exterior finish~~ as the principal building.

~~(9) The storage shed must be removed upon change of use of the principal building to a use other than a daycare facility or a religious institution.~~

(G) *Farmers' market.*

(1) No portion of the use or event shall take place within 200 feet, as measured in a straight line from the closest point of the property line of the property upon which the farmers' market is located, to the property line of any R-1 zoned property with residential buildings.

(2) A farmer's market shall be conducted only within a parking lot that has a minimum of 200 off street parking spaces. It is not required that all 200 spaces be used for the market.

(3) Parking and display areas associated with the sale shall not distract or interfere with existing business operations or

traffic circulation patterns.

(4) Display areas and parking spaces shall use those parking lot spaces that are in excess of the minimum required parking for the primary use of that property.

(5) A farmers' market shall provide one and one-half parking stalls per producer and one and one-half customer parking stalls per producer.

(6) Sales merchandise trailers, temporary stands, etc., shall be located on an asphalt or concrete surface.

(7) The owner/operator shall have the written permission of the current property owner to locate on a specific site.

(8) No uses or displays shall be permitted in required green areas, parking setback areas, or any right-of-way or other public property.

(9) Signage shall be limited to one sign not to exceed 32 square feet. The sign may be a banner, shall have a professional appearance, and shall be mounted or erected in an appropriate location. The sign may be illuminated, but must comply with all requirements of Chapter 30 of this title.

(10) All lighting shall comply with the lighting standards of Chapter 150 of the City Code.

(11) All producer merchandise shall be unloaded prior to the opening of the market and confined to the off street parking lot area. No on street parking or unloading shall be allowed.

(12) No public address system or speakers shall be used.

(13) The site shall be kept in a neat and orderly fashion, free from litter, refuse, debris, junk, or other waste, which results in offensive odors or unsightly conditions.

(14) Display of items shall be arranged in as compact a manner as reasonably practicable with particular reference to vehicle and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

(15) All products, materials, quantities to be sold or displayed, and the dates, times, and duration of the market must be approved by the City Council.

(16) If the farmers' market is operated by a person other than the property owner, the property owner must notify the city of the full name, address, date of birth and telephone number of the operator in writing. The property owner is responsible for the actions of the operator and for compliance with the conditions of this section.

(H) *Outdoor sales and display.*

(1) The designated area must be identified on the site plan.

(2) The designated area cannot block sidewalks.

(3) The designated area must not encroach into setbacks.

(I) *Outdoor storage.* Outdoor storage of materials, equipment, and products accessory and necessary to the principal use must ~~obtain a Conditional Use Permit and~~ comply with the following:

(1) The items in the area designated for outdoor storage must be completely screened from view from adjacent public rights-of-way or adjacent properties.

(2) The area must not be used for the storage of junk vehicles, trash, debris, or other nuisance items as defined elsewhere in the City Code.

~~(3) The area designated for storage must be clearly defined by fencing, striping, paving, or other means. Any storage (3) outside of the designated area shall be a violation of the Conditional Use Permit.~~

(4) Outdoor storage is not permitted in the Highway Overlay (HO) District.

(5) Height of materials, vehicles, or equipment in outdoor storage area shall not exceed the height of the principal structure.

(6) The following performance standards apply to outside storage:

<b>Figure 152.362.01: Outdoor Storage Requirements</b>				
	<b>Zoning Districts</b>			
	<b>B3</b>	<b>B4</b>	<b>BP</b>	<b>I</b>
<b>Figure 152.362.01: Outdoor Storage Requirements</b>				
	<b>Zoning Districts</b>			
	<b>B3</b>	<b>B4</b>	<b>BP</b>	<b>I</b>

<del>Minimum lot area to allow outside-storage</del>		<del>25,000-sq-foot</del>	<del>2-acres</del>	<del>4-acres</del>	<del>40,000-sq-foot</del>
Area limit on storage allowed		50% of site	70% of site	15% of building footprint	80% of site
Setbacks	From ROW	15 feet	15 feet	75 feet	15 feet
	From side and rear	5 feet	5 feet	50 feet	5 feet
	Adjacent to residential districts	35 feet	35 feet	NP	35 feet
Location restriction		Side or rear yard only	Side or rear yard only	Must be located to the rear of the front entrance	Side or rear yard only

(J) *Mobile food units.*

- (1) The owner/operator shall have written permission of the current property owner to locate at a designated area.
- (2) The proprietor of the business must keep copy of the mobile food unit license with the unit and demonstrate compliance with the license upon inspection.
- (3) The area(s) designated for the mobile food unit and accessory outdoor seating may not block sidewalks, impede pedestrian or vehicular traffic, or interfere with public safety.
- (4) No mobile food unit or accessory outdoor seating area may occupy parking spaces which may be leased to other businesses or used to fulfill its minimum parking requirements or any handicap accessible parking space.
- (5) Mobile food unit locations are limited to private property located in a Business District as listed in §152.361.
- (6) Mobile food units shall be located on an asphalt or concrete surface.
- (7) The owner/operator must provide trash receptacles for customer use and keep the site in a neat and orderly fashion, free from litter, refuse, debris, junk or other waste which results in offensive odors or unsightly conditions.
- (8) Temporary signage is permitted in accordance with § 150.06(A)(6) pedestrian signs.
- (9) Mobile food units cannot locate within 100 feet of from the main entrance of an eating establishment or any outdoor dining area.

(K) *Intermodal shipping containers.*

- (1) ~~One intermodal shipping container is permitted as a temporary accessory use per property for a maximum of 90 days per calendar year. Two intermodal shipping containers are permitted for outdoor storage on nonresidential properties.~~
- (2) ~~Shipping containers utilized for permanent storage must be located in a staging the designated outdoor storage area of a property, in compliance with §152.362(l).~~
- ~~(2)(3) Shipping containers used for temporary storage are limited to 90 days per calendar year, and must be located in a staging area.~~
- ~~(3)(4) The maximum dimensions of an intermodal shipping container are 40 feet long, ten feet wide, and ten feet tall. (Ord. 2000-936; Am. Ord. 2005-1032, passed 2-7-05; Am. Ord. 2007-1081, passed 11-26-07; Am. Ord. 2010-1118, passed 10-4-10; Am. Ord. 2012-1133, passed 3-5-12; Am. Ord. 2012-1143, passed 5-21-12; Am. Ord. 2014-1177, passed 7-7-14; Am. Ord. 2021-1266, passed 11-8-21; Am. Ord. 2022-1274, passed 4-11-22)~~

**§ 152.434 CONDITIONAL USES.**

No permit may be issued for construction for a building, structure or land use considered conditional unless a Conditional Use Permit has been granted by the City Council in accordance with §§ 152.030 through 152.039.

- (A) Telecommunication towers as regulated by §§ 152.090 through 152.096.

~~(B) Outdoor storage of equipment, landscaping materials, etc. when accessory to a government building or maintenance facility.~~

(Ord. 2000-936; Am. Ord. 2007-1070, passed 3-26-07)

# City of Brooklyn Park Planning Commission Staff Report

<b>Agenda Item:</b>	6.2	<b>Meeting Date:</b>	August 9, 2023
<b>Agenda Section:</b>	Public Hearing	<b>Originating Department:</b>	Community Development
<b>Resolution:</b>	X	<b>Prepared By:</b>	Paul Mogush, Planning Director
<b>Ordinance:</b>			
<b>Attachments:</b>	7	<b>Presented By:</b>	Paul Mogush, Planning Director
<b>Item:</b>	<b>610 Corridor Development Study Comprehensive Plan Amendment – Case #23-112 for a Comprehensive Plan amendment consistent with the goals of Interim Ordinance 2023-1287</b>		

**Proposed Action:**

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ TO RECOMMEND APPROVAL OF DRAFT RESOLUTION #2023-\_\_\_\_\_ APPROVING COMPREHENSIVE PLAN AMENDMENT #23-112 CONSISTENT WITH THE GOALS OF INTERIM ORDINANCE 2023-1287

**Staff Recommendation:**

Staff recommends adoption of the resolution authorizing staff to submit the Comprehensive Plan amendment to the Metropolitan Council.

**Overview:**

On March 27, 2023, the Brooklyn Park City Council adopted an interim ordinance (2023-1287) establishing a development moratorium in the northwest portion of the city. The purpose of the moratorium is to conduct a study to consider the types of developments and land uses that would maximize the City’s tax base. On April 10, 2023, the City Council approved a scope of work for the study that includes a focus on the 610-Zane area.

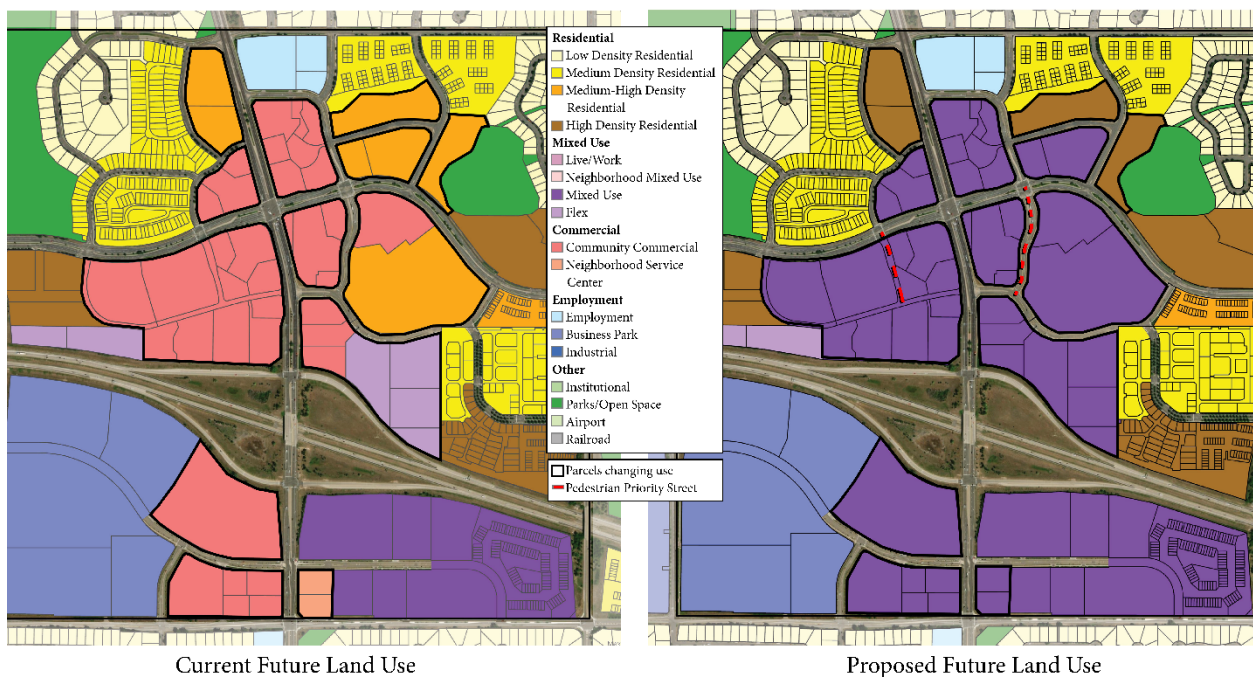
Planning and development consultants NEOO Partners created a series of hypothetical development models using 43 acres of vacant land in the vicinity of Zane Avenue and Oak Grove Parkway to test the viability of various development densities (attached). NEOO and City staff engaged the City Council, Planning Commission, and the Brooklyn Park community on the tradeoffs associated with these models (see attached engagement summary) and found that there is substantial support for guiding the remaining developable land in the 610-Zane area for walkable, high-density, mixed-use development.

An amendment to the Comprehensive Plan is the first step to articulating the development aspirations established by the planning study. This will be followed by a Zoning Code text and map amendment to be brought forward prior to the expiration of the interim ordinance on November 5, 2023.

Neighborhood	Founders and Oak Grove
Site Area	158.89 Acres
Notification	55 Public Hearing Notices mailed

**Future Land Use Map Changes**

Staff propose to re-guide a substantial portion of the 610-Zane area to the Mixed Use Future Land Use category, along with several changes to the text of the Mixed Use category to meet the development objectives that emerged from the models. The proposed amendment re-guides 51 properties to Mixed Use (MU), and four properties to High Density Residential (H). No changes are proposed to the text of the High Density Residential category. The proposed amendment also includes the addition of a new Future Land Use feature called Pedestrian Priority Street.



Current Future Land Use

Proposed Future Land Use

**Text Changes**

The following table outlines six development objectives that emerged from the models. For each objective, the table indicates the current Comprehensive Plan guidance related to the objective followed by the proposed changes to fulfill each objective.

	<b>Objective</b>	<b>Current Mixed Use Guidance</b>	<b>Proposed Mixed Use Guidance</b>
<b>Scale</b>	Allow the scale of buildings necessary to achieve the council’s goal of increasing value	Medium to large scale (without definition)	Maximum 8 stories, (12 stories in LRT Overlay)
	Ensure that individual parcels and the area as a whole are not underdeveloped, which would be counter to the council’s goal of increasing value	None	Establish minimum development intensity standards to ensure efficient use of land (Minimum Floor Area Ratio)
	Allow enough residential density (units/acre) to support the envisioned scale of development	12-50 units per acre	12-100 units per acre
<b>Land Use</b>	Allow a wide range of uses including high-density residential, retail, service, office and restaurants	Medium-high density residential, retail, service, office, restaurants	High-density residential, retail, service, office, restaurants, medical, hospitality, and recreation
	Ensure that retail is included along Xylon in the Zane-Oak Grove area and on future walkable streets in other areas where Mixed Use category is applied	None	Require retail along designated Pedestrian Priority Streets (new Comprehensive Plan designation)
<b>Design</b>	Ensure that new development and street connections support a walkable environment	None	For new buildings, require traditional neighborhood design with buildings close to the street and plenty of windows. For new streets, require a walkable block size and design that promotes pedestrian and bicyclist safety and comfort, including ample sidewalk width, landscaping, and street furniture.

Mixed Use is currently described in the Comprehensive Plan as:

<b>MU</b>	<b>Mixed Use</b>	<p><u>Density:</u> 12-50 units/acre</p> <p><u>Uses:</u> Medium-high-density residential, retail, service, office, restaurants</p> <p><u>Residential Requirement:</u> 30% minimum</p> <p><u>Scale/intensity:</u> medium to large scale and medium to high intensity</p>	<p>The Mixed Use District is largely concentrated around the 169 and 610 corridors and consists of large sites where a mixture of office, commercial, retail and residential uses are appropriate. In these areas, the City encourages both horizontal and vertical mixed use, with residential densities between twelve and 50 units per acre. Housing must be an integral component of the overall development and will encompass at least 30% of the land mass of the district.</p> <p>The mix of uses may be in a common site, development area, or building. Individual developments may consist of a mix of two or more complementary uses that are compatible and connected to the surrounding area. To ensure that the desired mix of uses and connections are achieved, a more detailed small-area plan, master plan, and/or area-specific design principles is required to guide individual developments within the overall mixed-use area.</p>
-----------	------------------	--	---

Under the proposed text changes, the Mixed Use designation in the Comprehensive Plan will be as follows:

<b>MU</b>	<b>Mixed Use</b>	<p><u>Density:</u> 12-100 units/acre</p> <p><u>Uses:</u> Medium-high-density residential, retail, service, office, restaurants</p> <p><u>Residential Requirement:</u> 30% minimum</p> <p><u>Scale/intensity:</u> Up to 8 stories (12 stories in LRT Overlay)</p>	<p>The Mixed Use District is intended to provide for pedestrian-oriented mixed-use development with a mixture of office, commercial, retail and residential uses. Development in these areas shall follow a traditional neighborhood design where buildings are within a close proximity to the street and pedestrian connections are abundant. The City encourages both horizontal and vertical mixed use, with residential densities between twelve and 100 units per acre. Housing must be an integral component of the overall development and will encompass at least 30% of the land mass of the district.</p> <p>The City will establish minimum development intensity standards to ensure efficient use of land and street design and require block dimension standards to promote walkability. Retail uses are required on properties fronting Pedestrian Priority Streets as designated on the Future Land Use map.</p> <p>The mix of uses may be in a common site, development area, or building. Individual developments may consist of a mix of two or more complementary uses that are compatible and connected to the surrounding area. To ensure that the desired development intensities and connections are achieved, a regulating plan is may be required to guide phased development projects as governed by the Zoning Code.</p>
-----------	------------------	--	---

A new land use category is also being recommended titled Pedestrian Priority Street. This is a new addition to the Comprehensive Plan, and is described within the Future Land Use District Descriptions as follows:

<b>PPS</b>	Pedestrian Priority Street	Pedestrian Priority Streets are located in areas designated Neighborhood Mixed Use or Mixed Use and serve as the main public focal points of each designated area. Streets must be designed to promote pedestrian and bicyclist safety and comfort, including ample sidewalk width, landscaping, and street furniture. New development is required to include retail fronting Pedestrian Priority Streets.
------------	----------------------------	--

**Review Criteria**

The 2040 Comprehensive Plan includes a list of factors to consider when reviewing a request to amend the plan. The following is a brief analysis of each of those factors:

Land Use Goals and Policy Statements in the Comprehensive Plan

The Future Land Use map in the Comprehensive Plan is designed to make sure that the city can accommodate forecast growth in both population and jobs through 2040. The Metropolitan Council forecasts that Brooklyn Park’s population will be 97,900 people in 2040, an increase of more than 13,000 from the 2020 population of 86,478. Employment is expected to grow by about 16,000 jobs during the same period. The proposed Comprehensive Plan amendment will increase the land available for housing development, and employment opportunities (although housing is the most likely development type in the short term). Staff will work with the Metropolitan Council to review the 2040 projections to determine if this change will substantially impact projected growth.

City policy changes

The proposed Comprehensive Plan amendment is in response to a policy change by the City Council as articulated in the interim ordinance adopted on March 27, 2023. The Council seeks to increase the contribution that new development makes to the city’s tax base through more efficient use of the remaining developable land.

Transportation conditions

Staff has reviewed the development models provided by NEOO and have determined that the current capacity of the roads surrounding the proposed changes are sufficient for the potential densities that would be permissible by this future land use change with minimal updates to current infrastructure.

Changes in the marketplace

The proposed Comprehensive Plan amendment is not in response to changing market conditions. However, it should be noted that raising the bar for the level of development expected in the 610-Zane area may result in a delay in the timing of development until the market is ready to achieve

the aspirations of this amendment. There is also recognition that higher density development often requires structured parking, which can impact the financial feasibility of projects.

#### Environmental concerns

New development in the area may be subject to environmental review based on the type and intensity of the development, consistent with Minnesota environmental review rules.

#### Changes in the surrounding neighborhood

The interim ordinance and proposed Comprehensive Plan changes are in response to recent development in the area not contributing enough to the City's tax base.

#### **Next Steps**

The attached resolution authorizes staff to submit the Comprehensive Plan amendment to the Metropolitan Council. The Metropolitan Council will review the amendment for consistency with regional plans and vote to approve or deny with 60 days of submittal. Upon approval by the Metropolitan Council, the City is authorized to put the amendment into effect.

Early this Fall, staff will bring forward recommended zoning changes to implement the regulatory details of the Comprehensive Plan amendment in keeping with the six identified development objectives for the 610-Zane area. The interim ordinance will expire on November 5, after which developers and property owners will be able to submit applications for new development to be reviewed under the new Comprehensive Plan guidance and zoning regulations.

#### Conclusion and Recommendation

Staff recommends approval of this amendment to the 2040 Comprehensive Plan, based on the review criteria and consistent with the goals established by the adoption of Interim Ordinance 2023-1287.

**Budgetary/Fiscal Issues:** N/A

#### **Alternatives to consider:**

1. Recommend approval of the Comprehensive Plan amendment as presented.
2. Recommend approval of the Comprehensive Plan amendment with modifications.
3. Recommend denial of the Comprehensive Plan amendment based on certain findings.

#### **Attachments:**

- 6.2A DRAFT COMPREHENSIVE PLAN AMENDMENT RESOLUTION
- 6.2B DEVELOPMENT MODELS
- 6.2C ENGAGEMENT SUMMARY

RESOLUTION #2023-\_\_\_\_

RESOLUTION APPROVING COMPREHENSIVE PLAN AMENDMENT #23-112 CONSISTENT  
WITH THE GOALS OF INTERIM ORDINANCE 2023-1287

Planning Commission File #23-112

WHEREAS, the Brooklyn Park City Council adopted Interim Ordinance 2023-1287 and directed staff to conduct a planning study to consider the types of developments and land uses that would maximize the City's tax base; and

WHEREAS, the planning study has identified 55 properties within the boundary of the interim ordinance to be re-guided in a manner consistent with the goal specified in the interim ordinance (Exhibit A); and

WHEREAS, the planning study has identified changes to the text of the Comprehensive Plan to meet the goal specified in the interim ordinance (Exhibit B); and

WHEREAS, the proposed change is consistent with the land use goals and policy statements of the Comprehensive Plan and is consistent with the Brooklyn Park 2025 goals; and

WHEREAS, the proposed amendment is consistent with the regional development framework;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, the Comprehensive Plan amendment is approved and staff are authorized to work with Metropolitan Council staff to update all necessary forecasts and technical documentation in the Comprehensive Plan and submit a Comprehensive Plan amendment application to the Metropolitan Council.

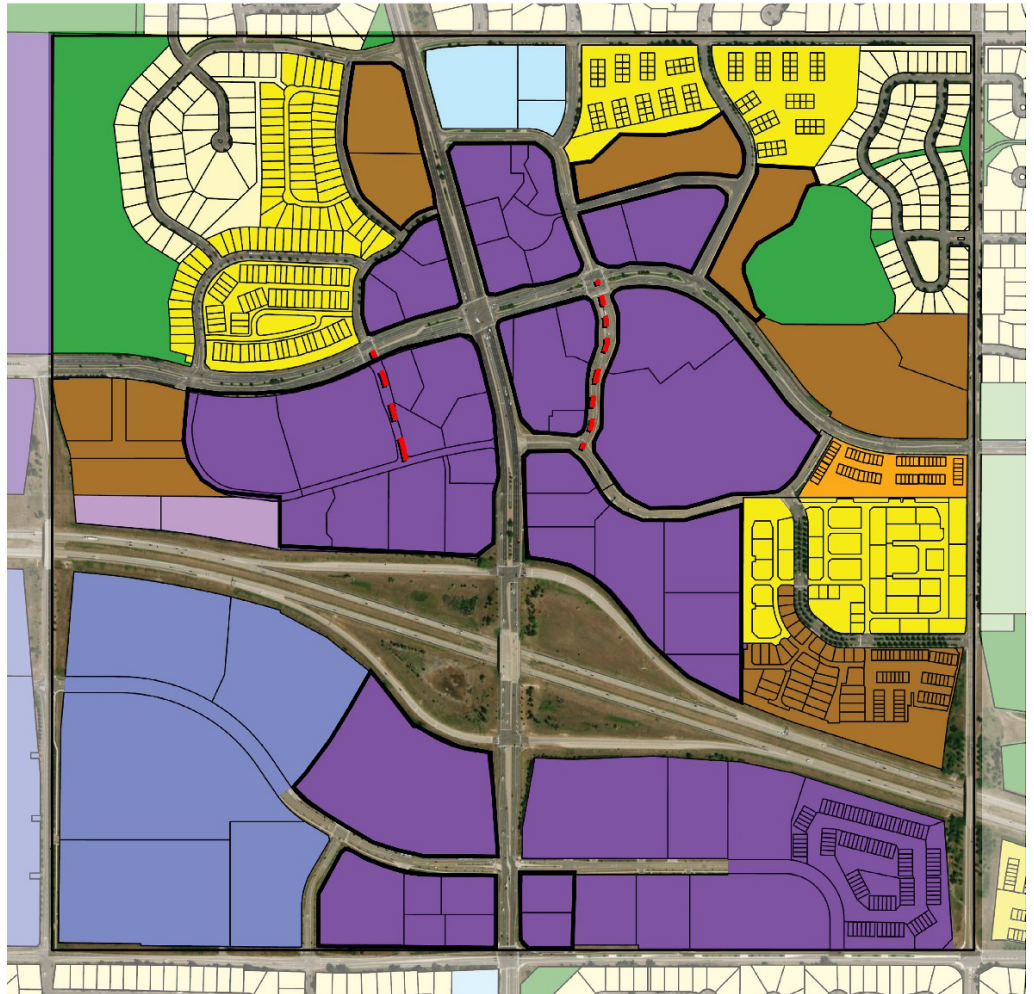
RESOLUTION #2023- \_\_\_\_\_

EXHIBIT A

Comprehensive Plan Map Amendment

Proposed  
Future Land Use

- Residential**
-  Low Density Residential
-  Medium Density Residential
-  Medium-High Density Residential
-  High Density Residential
- Mixed Use**
-  Live/Work
-  Neighborhood Mixed Use
-  Mixed Use
-  Flex
- Commercial**
-  Community Commercial
-  Neighborhood Service Center
- Employment**
-  Employment
-  Business Park
-  Industrial
- Other**
-  Institutional
-  Parks/Open Space
-  Airport
-  Railroad
-  Parcels changing use
-  Pedestrian Priority Street



RESOLUTION #2023- \_\_\_\_\_

EXHIBIT B

Comprehensive Plan Text Amendment

<p><b>MU</b></p>	<p><b>Mixed Use</b></p>	<p><u>Density:</u> 12-100 units/acre</p> <p><u>Uses:</u> Medium-high-density residential, retail, service, office, restaurants</p> <p><u>Residential Requirement:</u> 30% minimum</p> <p><u>Scale/intensity:</u> Up to 8 stories (12 stories in LRT Overlay)</p>	<p>The Mixed Use District is intended to provide for pedestrian-oriented mixed-use development with a mixture of office, commercial, retail and residential uses. Development in these areas shall follow a traditional neighborhood design where buildings are within a close proximity to the street and pedestrian connections are abundant. The City encourages both horizontal and vertical mixed use, with residential densities between twelve and 100 units per acre. Housing must be an integral component of the overall development and will encompass at least 30% of the land mass of the district.</p> <p>The City will establish minimum development intensity standards to ensure efficient use of land and street design and require block dimension standards to promote walkability. Retail uses are required on properties fronting Pedestrian Priority Streets as designated on the Future Land Use map.</p> <p>The mix of uses may be in a common site, development area, or building. Individual developments may consist of a mix of two or more complementary uses that are compatible and connected to the surrounding area. To ensure that the desired development intensities and connections are achieved, a regulating plan is may be required to guide phased development projects as governed by the Zoning Code.</p>
<p><b>PPS</b></p>	<p>Pedestrian Priority Street</p>		<p>Pedestrian Priority Streets are located in areas designated Neighborhood Mixed Use or Mixed Use and serve as the main public focal points of each designated area. Streets must be designed to promote pedestrian and bicyclist safety and comfort, including ample sidewalk width, landscaping, and street furniture. New development is required to include retail fronting Pedestrian Priority Streets.</p>

# Model 1: High-Density



- **References:**  
Excelsior & Grand  
(St. Louis Park);  
Alatus Development Site  
(Brooklyn Center)
- **Land Uses:** Commercial,  
Residential, Parks, Parking

# Model 1: High-Density



- **Range of Heights:**  
4 - 7 Stories
- **Site Considerations:**  
Natural features, adjacent retail and housing, site lines, connectivity

# Model 1: High-Density



- **References:**  
Excelsior & Grand (St. Louis Park)  
Alatus Development Site (Brooklyn Center)
- **Land Uses:** Commercial, Residential, Parks, Parking

- **FAR:** 3.56
- **Range of Height:** 4 - 7 Stories
- **Fit Test:** Natural features, adjacent retail and housing, site lines, connectivity

# Model 1.5: Medium-High Density



- **Range of Heights:**  
3 -7
- **Site Considerations:**  
Natural features, adjacent retail and housing, site lines, connectivity

# Model 1.5: Medium-High Density



- **References:**  
Edison  
Apartments  
(City of  
Roseville)
- **Land Uses:**  
Commercial,  
Residential,  
Office, Parks,  
Parking

# Model 1.5: Medium-Density



- **References:**  
Excelsior & Grand (St. Louis Park)  
Alatus Development Site (Brooklyn Center)
- **Land Uses:** Commercial, Residential, Parks, Parking

- **FAR:** 2.68
- **Range of Heights:** 3 - 7 Stories
- **Site Considerations:** Natural features, adjacent retail and housing, site lines, connectivity

# Model 2: Medium-Density



- **References:**  
Edison Apartments  
(City of Roseville)
- **Land Uses:** Retail  
Commercial, Residential,  
Office, Parks, Parking

# Model 2: Medium-Density



- **Range of Heights:**  
1 - 5 Stories
- **Site Considerations:**  
Natural features, adjacent retail and housing, site lines, connectivity

# Model 2: Medium-Density



- **Reference:** Edison Apartments
- **Land Uses:** Commercial, Residential, Office, Parks, Parking

- **FAR:** 1.56
- **Range of Heights:** 1 - 5 Stories
- **Site Considerations:** Natural features, adjacent retail and housing, site lines, connectivity

# Model 3A: Business As Usual

## 2017 Small Area Plan



- **References:**  
City of Brooklyn Park
- **Land Uses:** Residential,  
Retail Commercial, Parks

# Model 3B: Business As Usual 2040 Comprehensive Plan



- **References:**  
City of Brooklyn Park
- **Land Uses:** Residential,  
Commercial

# Model 3B: Business As Usual 2040 Comprehensive Plan



- **Range of Heights:**  
1 - 2 Stories
- **Site Considerations:**  
Natural features,  
existing retail and  
housing forms, site  
lines, connectivity

# Models 3A & 3B: Business As Usual



- **Reference:** City of Brooklyn Park
- **Land Uses:** Residential, Commercial

- **FAR:** 0.70
- **Range of Heights:** 1- 2 Stories
- **Site Considerations:** Natural features, existing retail and housing forms, site lines, connectivity

# Comparing Apples-to-Apples

<b>Feasibility Analysis Summary - July 24, 2023</b>	<b>Model 1</b>	<b>Hybrid Model 1.5</b>	<b>Model 2</b>	<b>Model 3A (2017 Small Area Plan)</b>	<b>Model 3B (2040 Comp. Plan)</b>
Range of Heights	4 - 7 stories	2 - 7 stories	1 - 5 stories	1 - 2 stories	1 - 2 stories
Housing (units)	4,905	3,371	2,020	374	741
Affordable Unit Count	736	506	303	56	111
Housing (SF)	4,494,400	3,087,836	1,850,320	387,468	768,417
Housing %	67%	61%	63%	28%	60%
Retail (SF)	194,023	194,026	143,984	236,300	66,006
Retail %	3%	4%	5%	17%	5%
Office (SF)	0	0	30,085	0	0
Office %	0%	0%	1%	0%	0%
Park/Public Space	91,000	91,000	91,000	159,890	0
Parks %	1%	2%	3%	12%	0%
Total Parking	8,605	7,460	3,706	2,638	2,023
Parking Square Footage	1,936,125	1,678,468	833,850	593,479	455,175
Parking %	29%	33%	28%	43%	35%
Total Development Square Footage	6,715,548	5,051,330	2,949,239	1,377,137	1,289,598
FAR	3.56	2.68	1.56	0.73	0.68
<b>Total Development Model Cost</b>	<b>\$1,734,693,776</b>	<b>\$1,231,700,240</b>	<b>\$654,744,800</b>	<b>\$216,123,087</b>	<b>\$275,167,012</b>
Total Up-Front Affordable Housing Subsidy	\$41,832,291	\$28,703,074	\$17,199,706	\$5,335,620	\$10,581,480
Total Up-Front Public Parking Subsidy	\$81,758,333	\$70,306,905	\$4,632,500	\$0	\$0
Annual Property Tax Revenue (City)	\$9,540,816	\$6,774,351	\$3,601,096	\$1,188,677	\$1,513,419
Value/Acre	\$40,062,212	\$28,445,733	\$15,121,127	\$4,991,295	\$6,354,896

## 610 Corridor Engagement-Background

NEOO Partners used various methods to engage with decision makers and the public to ensure input on the 610 Corridor in Brooklyn Park. At each engagement event participants were asked about what they wanted to see more or less of in the area and how this development could help Brooklyn Park reach its 2025 goals. Key decision makers in Brooklyn Park provided feedback on three development scenarios (business as usual, medium density development and high density development) and dove deeper into these different scenarios during breakout sessions at the Joint Session of the City Council and Planning Commission. The open house, video, and survey gave the greater Brooklyn Park community an opportunity to give input in person and online. The following report provides a snapshot of the methods of engagement and key themes.



## 610 Corridor Engagement-Snapshot

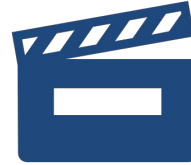
*NEOO Partners used various methods to engage with decision makers and the public to ensure input on the 610 Corridor in Brooklyn Park.*



**JOINT SESSION**  
(1 session)



**1 OPEN HOUSE**  
(30 attendees)



**1 VIDEO**  
(500 views)



**SURVEY**  
(259 responses)

## 610 Corridor Engagement: Joint Session

*On June 20, 2023, the City of Brooklyn Park held a joint session of the Planning Commission and City Council.*

### Key themes:

- Shared desire to move toward the medium and high density development models with more retail amenities
- Keep money within Brooklyn Park and make it a destination for residents, rather than having to go to neighboring developments in places like Arbor Lakes in Maple Grove or West End in St. Louis Park
- Consider the relationship between population density and more amenities
- Actively engage with desired businesses rather than waiting passively for input



## 610 Corridor Engagement: Joint Session

*Concerns/challenges raised with the higher density development models*



- Public safety and reputational concerns
- Additional traffic that comes with more housing
- Ability for the City to ensure that the projects developed will be long-term assets (quality of design, construction, and long-term property management)

# 610 Corridor Engagement: Joint Session

*Key wants raised with the higher density development models*



- Both alternative development models were economically appealing
- Incorporate hotels, restaurants, medical facilities, and other amenities to attract residents and investment
- Understand impact of high- and medium-density models on the city's population and the goal of closing the tax base gap with other cities
- Need for more housing due to the regional housing shortage
- Engage and communicate with the community, by tying it to the Brooklyn Park 2025 Goals

# 610 Corridor Public Engagement: Open House

*On June 26, 2023 an all day Open House was held at the Brooklyn Park Public Library.*

At the open house attendees were presented with an overview of three models: (1) high density (2) medium density, and (3) business as usual.



After a Q&A Session, these questions were asked:

1. What does the development area need **more** of?
2. What does the development area need **less** of?
3. Which **connectivity amenities** would you like to see in the area?
4. What **pedestrian amenities** would you like to see in the area?
5. Which elements make you excited about **living in this area**?
6. What activities would you like to **engage in**?
7. How can development help support the City's **2025 Community Goals**?

# 610 Corridor Public Engagement: Open House

*Key themes from the June 26, 2023 Open House*



- A desire for destination retail
- Less industrial/warehouse uses
- More housing is needed
- More places for gathering, recreation, trails, scenic views, etc.
- Traffic concerns with so much additional housing

## 610 Corridor Public Engagement: Video

*A short video released on July 5th, 2023 described the three development models and directed the community to fill out a short survey with the same questions from the Open House.*



- The video was viewed 500 times
- The City of Brooklyn Park and NEOO Partners promoted the video on their respective social media channels
- [Link to video](#)

# 610 Corridor Public Engagement: Survey

*An online survey opened from July 5 - 14, 2023 asked similar questions to the open house. The survey provided more details on the types of pedestrian amenities and types of connectivity-see Appendix C for full questions and results.*

Repondent key themes for amenities and activities :



- Excited by green spaces (66%), retail (61%), and entertainment options (55%)
- Top activities were shopping & dining (84%), nature (63%), and summer recreation (58%)
- Wide sidewalks (82%), pedestrian-priority street crossings,(63%) and dedicated bike lanes (37%) were the top choices for connectivity
- Shading trees and awnings (68%), green spaces and required seating (61%), and resting and seating areas (54%) were the top choices for pedestrian amenities

# 610 Corridor Public Engagement: Survey

*Key themes continued , see Appendix C for full questions and results*

Repondent key themes continued :



- MORE retail, public gathering & programming, green spaces, and affordable housing
- LESS housing and office due to traffic and safety concerns
- Public safety concerns associated with higher density rental housing
- Retail with lots of public amenities and sustainability could support the 2025 goals

# 610 Corridor: Overall Engagement Themes

*The following are the common themes from the joint session, open house, and survey*

**Destination retail  
& entertainment**

**Traffic concerns  
tied to additional  
multifamily  
housing**

**Public safety  
concerns with  
additional  
multifamily  
housing**

**Connectivity and  
public gathering  
spaces &  
programming**

**Alleviate property  
tax increases**

# 610 Corridor: Recommendations

Based on the engagement to date (joint session, open house and survey), there is a clear desire for change in Brooklyn Park focused on **destination retail and green and public gathering spaces**.

**More housing is needed**, and there are strong concerns that commercial scale housing will not increase **public safety**, and will **stress traffic** in the area.

The **survey revealed that less housing and office** was desired in the area, while the medium and high density model incorporate housing to support public amenities, to get the best tax base return, and meet the 2025 City goals.

Overall, there is support for pursuing development that creates new and safe destinations for the community.



# Appendix A: 610 Corridor Engagement-Joint Session Detailed Summary



## **Appendix A: Joint Council Summary Report**

On June 20th, 2023, the Brooklyn Park Mayor, City Council, and Planning Commission held a special joint session to discuss the benefits and drawbacks to three development models prepared for the 610 Corridor. NEOO was hired by the City to model different developments that increase tax revenue, minimize property taxes of residents over time and create a new vision for future large scale development in Brooklyn Park. The three models presented included:

- (1) high-density
- (2) medium-density and
- (3) business as usual

After the presentation there was a large group discussion followed by 3 breakout sessions where elected officials and City staff dove deeper into the content.

### **Joint Session (Council and Commissioners) Key Themes:**

- A desire to shift from business as usual to move toward the medium and high density development (models)
- Keep money within Brooklyn Park and make it a destination for residents, rather than having to go to neighboring developments in places like Arbor Lakes in Maple Grove or West End in St. Louis Park
- Consider the relationship between population density and more amenities
- Actively engage with desired businesses rather than waiting passively for input

### **Breakout session:**

#### *Key Concerns*

- Capacity of street infrastructure to withstand more housing even if development produces good economic value
- Public safety and reputational concerns
- Need for more housing due to the regional housing shortage
- Ability for the City to ensure that the projects developed will match the density with quality of design, quality of construction, and quality of long-term property management
- Too many one-bedroom units and naturally occurring affordable housing (NOAH)
- Address traffic concerns that come with increased development

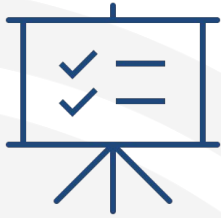
#### *Key Wants*

- Both alternative development models (high and medium density) were economically appealing
- Incorporate hotels, restaurants, medical facilities, and other amenities to attract residents and investment

- Impact of high- and medium-density models on the city's population and the goal of closing the tax base gap with other cities
- Need for more housing due to the regional housing shortage
- Engage and communicate with the community, by tying it to the Brooklyn Park 2025 Goals
- Create bike and pedestrian-friendly streets
- Minimizing parking while maximizing land use

Overall, there is a strong interest in developing Brooklyn Park as a destination with a focus on retail, amenities, and higher-quality development. Attracting local businesses, retaining local spending, engaging the community, creating a unique identity along with traffic concerns, sustainability, and balancing housing types for the City were recurring themes throughout the feedback and discussions.

# Appendix B-610 Corridor Engagement-Open House Detailed Summary



## Appendix B: 610 Corridor Open House Summary Report

### Background

NEOO hosted an all day (10:00am-7:00pm) in-person open house for the City of Brooklyn Park's 610 Project at the Brooklyn Park Library to provide the public with three different models to consider for the area: (1) high density (2) medium density, and (3) business as usual. Two presentations were held at 12:00 pm and 6:00 pm to review the models in more detail, done intentionally so residents could stop by on their lunch hour, or after the end of the traditional workday. The open house format allowed residents, business owners, and key stakeholders to stop by on their own time around work or personal schedules. Participants were asked to comment on the development area using post-it notes with specific prompts to respond to. The questions were as follows: (1) What does the development area need more of? (2) What does the development area need less of? (3) Which connectivity amenities would you like to see in the development area? (4) Which elements make you excited about living in this development area? (5) What activities would you like to engage in? (6) What pedestrian amenities would you like to see in the development area? (7) How can development help support the City's 2025 Community Goals? City and NEOO staff were present all day to answer questions and provide any clarification.

### Key Themes

1. A desire for destination retail
2. Less industrial/warehouse uses
3. More places for gathering, recreation, trails, scenic views, etc.
4. Traffic concerns with so much additional housing

### Overall comments

- Property owners expressed concerns about higher property taxes and emphasized the importance of minimizing tax bill increases over time.
- Potential to see more amenities like public gathering, programming, and recreation amenities; like district-wide infrastructure, district heating, cooling, renewable energy, and multi-modal transportation systems with higher density development
- Zoning implications for current property within the area if the higher density development is permitted
- The role of City Council and how decisions will be made regarding the different models presented
- Attendees expressed a desire for aspirational change, specifically keeping in mind the desires of neighboring North Minneapolis families and supporting women entrepreneurs.
- An artist in attendance emphasized the need for consistent standards, such as landscaping, and highlighted existing rules that should be followed for new buildings.
- Concerns were raised from residents about their perception that Brooklyn Park struggles to attract and retain business beyond chain establishments

- Maintenance of city-owned areas, including sidewalks, bushes, and trees, was a concern, and reference was made to a financial model in Maple Grove that ensures proper upkeep

#### Model 1 and Model 2

- Participants appreciated the idea of open site lines that would facilitate programming and the provision of public and private shared parking. existing ownership balanced with a long term vision and how residents and key stakeholders interests would be addressed
- Balancing the development with the nearby Target station area and determining market demand w
- Parking requirements of two spots per unit of housing.
- Potential connection of the project to the Blue Line Light Rail station area and the Transit-Oriented Development (TOD) principles that will accompany it, was raised, along with the availability of pre-development and development funds through the Met Council.
- Economic environment and decision-making process regarding rental properties versus offices

#### Post it notes from the boards

##### *What does the development area need **more of**?*

- Quality committed landscape maintenance
- Cleanliness
- Public park needs to be more visible
- Walkability w/in existing (or new) structures
- Access from point A-B-C, etc.
- More round-about instead of stop lights
- Business opportunities
- Interesting shopping - gift stores, places for people to browse
- Higher business exterior standards
- Model 1 (high density model) takes into account a lot of what BP needs and wants
- Medical Facilities – Existing medical facilities are overwhelmed
- Will water quality improvements result from this development?
- Great walkability setting BP as a destination place for surrounding cities
- Nice affordable housing
- Senior housing
- More accommodation for bikes, scooters, e-bike, outside of shops to encourage less use of cars
- Local and small businesses
- Finer dining or destination dining
- Improvements and updates to the community center to offer and attract more opportunities for diversity → age, appropriate
- We were told the only thing that could be built was senior housing – 101st & Zane - where Schreiber farm is! Senior housing - great. Retail - no!

- More engagement w/ existing residents in the development area
- Nice sit-down restaurants
- More retail, more low/density/townhome living
- Landscaped boulevards and city parks
- Green space
- Shopping, so we don't have to go to surrounding cities
- I would like to see the city move towards model 1 (high density model)
- Destination bars and restaurants
- Destination bars and restaurants

*What does the development area need **less of**?*

- Less fast food and drive-thru food places
- How will this development intensity impact the school districts?
- Euro-centric spaces
- Tip-up warehouses
- Warehouses
- Less warehouses
- Less warehouses

*Which connectivity amenities would you like to see in the development area?*

- Neighborhood planning committee(s)
- Small business Saturdays: Make it a big deal!
- Want to attract people to BP from around the region
- Many trees and water features
- Movie theater
- How will Highway 252 improvements impact this development? Will it constrain it and become a safety issue?
- Connection to Shingle Creek trail
- More police community outreach
- Kids STEM activity areas
- Trails for walking and biking
- Play theater/musical theater
- Traffic concerns. Right now everywhere in the city is accessible quickly. How do we maintain this?

*Which elements make you excited about living in this development area?*

- Higher-end living options
- Model 1 or 2 (high and medium density, respectively) – Gives “city living” vibes that’s attractive for businesses and entertainment kind of like Maple Grove
- I want to find activities within the community instead of going somewhere else
- Nice restaurants and shopping

- More restaurants
- Restaurants are very important
- Having spaces where we can walk, shop, eat, have some culture in our own city
- Retail is “awesome”
- Will make Brooklyn Park more desirable
- More development of restaurants in our area vs. fast food drive-thrus
- I second higher-end living options
- Playground and swimming pool

*What activities would you like to engage in?*

- Retail, especially supporting small business
- Playground for kids
- Kid-friendly safe play spaces
- Want activities within BP rather than having to go downtown Mpls
- Desirable example of development – West End (St. Louis Park)
- Spaces where we can get together as a community and just be with each other
- Splash pad like in Champlin
- Is office and high density residential compatible? How do you get people to stay after work?

*What pedestrian amenities would you like to see in the development area?*

- Electronic crosswalk signs
- Designated bike paths
- Parking ramps should be surrounded by activities – not isolated
- Zane is a very busy, high traffic road. For walkability to increase, pedestrian bridges would be crucial
- Designated green spaces, trails, walkways
- Places to take walks, w/ water scenery
- Maple Grove parking ramp – good example of what is desired

*How can development help support the City's 2025 Community Goals?*

- Model 1 (high density) unites community with activities and diverse spaces to gather, beautiful places and thriving economy
- Need to update the community center to attract more activities and diversity → age, gender, race
- Updated community center with facilities for growing families
- How will an increase in population density impact police presence/growth of the department?
- Vote for medium density model, lower stories, reference photos more appealing
- Integrated ethnic groups that generate their culture in business applications
- If we had places and spaces that become destinations, can help BP thrive economically. Need to be purposeful in creating spaces representative of BP's diversity (cultures, SES, ages, etc).

# Appendix C: 610 Corridor Engagement-Survey Detailed Summary



## Appendix C: 610 Corridor Survey Summary

### Background

An online survey, open from July 5th to July 14th 2023, allowed a wider audience (n=259) of Brooklyn Park stakeholders to weigh in on development for the 610 Corridor. The survey asked questions centered on desired amenities, activities and connection to the 2025 Plan. A video promoting the survey provided a visual for what amenities medium and higher density could provide and directed stakeholders to complete the survey. The video and survey were promoted by the City of Brooklyn Park and NEOO Partners.

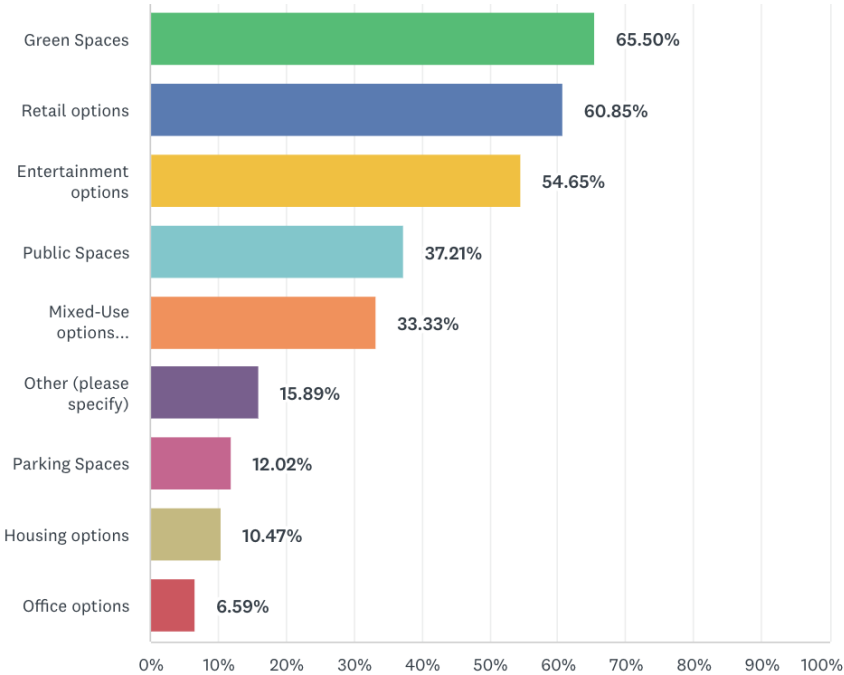
### Key Themes

- Excited by green spaces (66%), retail (61%), and entertainment options (55%)
- Top activities were shopping & dining (84%), nature (63%), and summer recreation (58%)
- Wide sidewalks (82%), pedestrian-priority street crossings,(63%) and dedicated bike lanes (37%) were the top choices for connectivity
- Shading trees and awnings (68%), green spaces and required seating (61%), and resting and seating areas (54%) were the top choices for pedestrian amenities
- MORE retail, public gathering & programming, green spaces and affordable housing
- LESS housing and office due to traffic and safety concerns
- Public safety concerns associated with higher density rental housing
- Retail with lots of public amenities and sustainability could support the 2025 Plan

Below are the questions asked along with their results. Respondents were allowed to pick more than one response for each question.

# Which elements make you excited about living in this development area?

Answered: 258 Skipped: 1

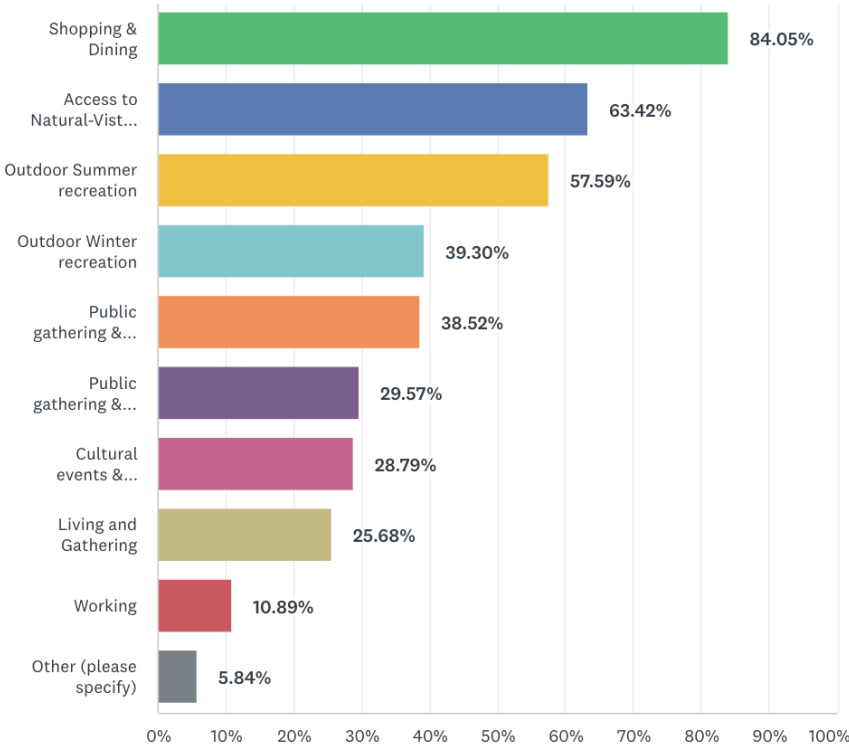


ANSWER CHOICES	RESPONSES
Green Spaces	65.50% 169
Retail options	60.85% 157
Entertainment options	54.65% 141
Public Spaces	37.21% 96
Mixed-Use options (Housing + Retail)	33.33% 86
Other (please specify) <a href="#">Responses</a>	15.89% 41
Parking Spaces	12.02% 31
Housing options	10.47% 27
Office options	6.59% 17
<b>Total Respondents: 258</b>	

Of the 258 respondents who answered this question, over 60% are excited about increased green spaces and retail options, and 54% are excited about entertainment options.

### What activities would you like to engage in within the development area?

Answered: 257 Skipped: 2

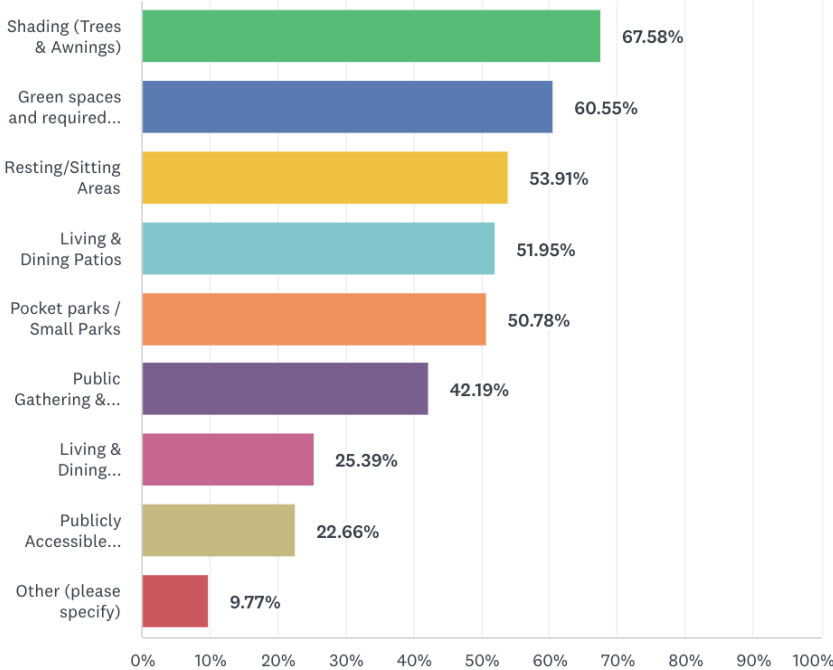


ANSWER CHOICES	RESPONSES
Shopping & Dining	84.05% 216
Access to Natural-Vistas & Trails	63.42% 163
Outdoor Summer recreation	57.59% 148
Outdoor Winter recreation	39.30% 101
Public gathering & event spaces (outdoor)	38.52% 99
Public gathering & event spaces (indoor)	29.57% 76
Cultural events & programming	28.79% 74
Living and Gathering	25.68% 66
Working	10.89% 28
Other (please specify)	<a href="#">Responses</a> 5.84% 15
<b>Total Respondents: 257</b>	

Of the 257 respondents who answered this question, 84% would engage with shopping and dining experiences, 63% would engage with nature vistas and trails, and 57% would engage with a space that accommodates outdoor summer recreational activities.

# What pedestrian amenities would you like to see in the development area?

Answered: 256 Skipped: 3

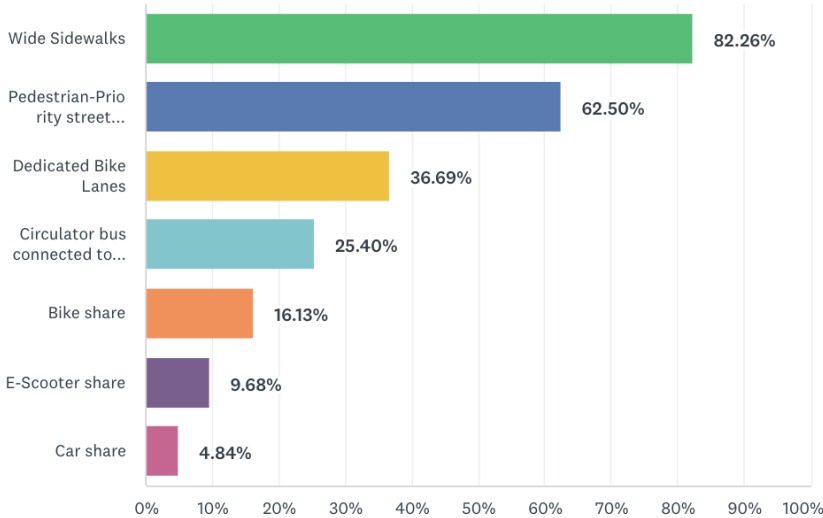


ANSWER CHOICES	RESPONSES
Shading (Trees & Awnings)	67.58% 173
Green spaces and required landscaping	60.55% 155
Resting/Sitting Areas	53.91% 138
Living & Dining Patios	51.95% 133
Pocket parks / Small Parks	50.78% 130
Public Gathering & Performance Areas	42.19% 108
Living & Dining Balconies	25.39% 65
Publicly Accessible Green Roofs	22.66% 58
Other (please specify)	Responses 9.77% 25
<b>Total Respondents: 256</b>	

Of the 256 respondents who answered this question, 67% would like to see shading (trees and awnings), 60% would like to see green spaces and required landscaping, and 53% would like to see resting/sitting areas as pedestrian amenities. Other responses that received high votes are living and dining patios (51%), pocket parks/small parks (50%), and public gathering and performance areas (42%).

### Which connectivity amenities would you like to see in this development area?

Answered: 248 Skipped: 11

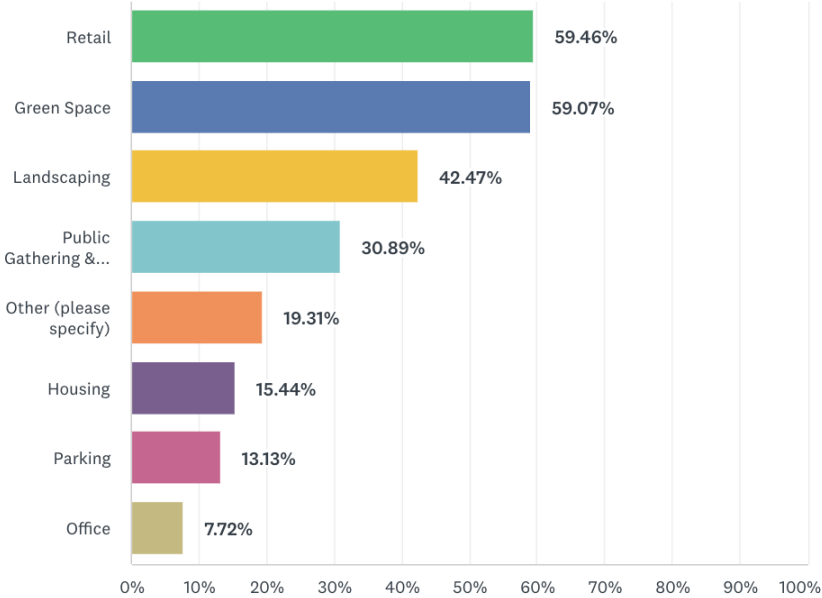


ANSWER CHOICES	RESPONSES
▼ Wide Sidewalks	82.26% 204
▼ Pedestrian-Priority street crossings	62.50% 155
▼ Dedicated Bike Lanes	36.69% 91
▼ Circulator bus connected to Blue Line station.	25.40% 63
▼ Bike share	16.13% 40
▼ E-Scooter share	9.68% 24
▼ Car share	4.84% 12
<b>Total Respondents: 248</b>	

Of the 248 respondents who answered this question, 82% would like to see wide sidewalks, 62% would like to see pedestrian-priority street crossings, and 36% would like to see dedicated bike lanes as connectivity amenities.

### What does the development area need MORE of?

Answered: 259 Skipped: 0

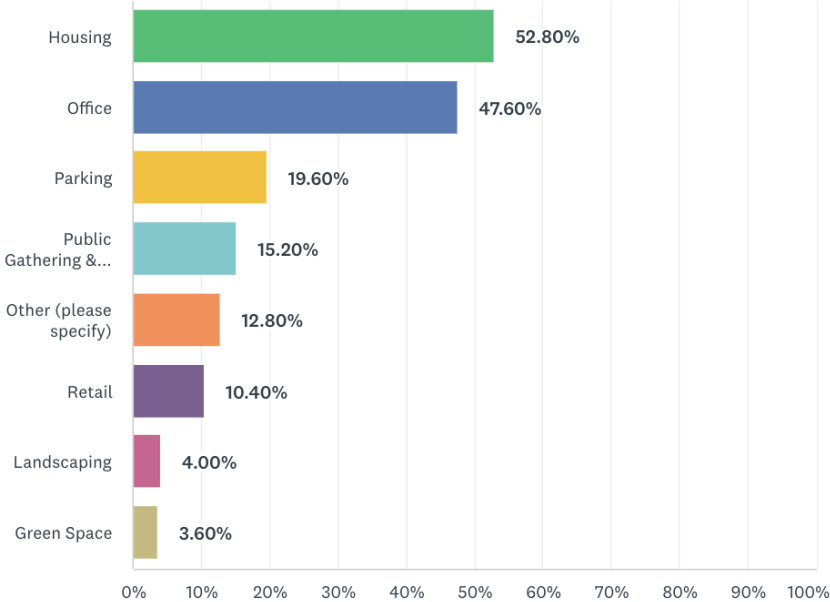


ANSWER CHOICES	RESPONSES
▼ Retail	59.46% 154
▼ Green Space	59.07% 153
▼ Landscaping	42.47% 110
▼ Public Gathering & Programming Space	30.89% 80
▼ Other (please specify)	<a href="#">Responses</a> 19.31% 50
▼ Housing	15.44% 40
▼ Parking	13.13% 34
▼ Office	7.72% 20
<b>Total Respondents: 259</b>	

Of the 259 respondents who answered this question 59% would like to see more retail, another 59% would like to see more green space, and 42% would like to see more landscaping in this development area.

### What does the development area need LESS of?

Answered: 250 Skipped: 9



ANSWER CHOICES	RESPONSES	
▼ Housing	52.80%	132
▼ Office	47.60%	119
▼ Parking	19.60%	49
▼ Public Gathering & Programming Space	15.20%	38
▼ Other (please specify)	<a href="#">Responses</a> 12.80%	32
▼ Retail	10.40%	26
▼ Landscaping	4.00%	10
▼ Green Space	3.60%	9
<b>Total Respondents: 250</b>		

Of the 250 respondents who answered this question, 52% would like to see less housing, 47% would like to see less office, and 19% would like to see less parking in this development area.

The final questions in the survey were opened-ended. Question 7 asked how the development could support the 2025 Plan and question 8 asked respondents to provide any remaining feedback.

City of Brooklyn Park - 610 Corridor Development Survey

**Q7 How can development help support the City's 2025 Community 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**

Answered: 152 Skipped: 107

#	RESPONSES	DATE
1	Need Parks and play spaces for all ages. Access to lots of green space. Solar, clean energy, and energy efficiency is a must! Diverse businesses and diverse housing opportunities.	7/14/2023 2:44 PM
2	Brooklyn Park has an abundance of residential properties, but lacks the retail and business (not light industrial) that services the residential and generates taxes.	7/12/2023 9:25 PM
3	Control crime Enforce consequences Local jobs	7/12/2023 5:31 PM
4	Seems the only large gathering space is the community center. There needs to be more than one area so multiple events can take place.	7/12/2023 4:20 PM
5	A strong police department that is proactive in preventing crime in our communities	7/12/2023 1:18 PM
6	Economic equity is increased by giving all an opportunity to advance, based on hard work, not by using taxpayer dollars to fund everything.	7/12/2023 10:07 AM
7	reducing our high property taxes	7/11/2023 8:47 PM
8	retail and restaurants with outdoor seating can bring the community together. places where we can meet.	7/11/2023 8:42 PM
9	Location is wrong. Should have been located in center near Zane and Noble. Very poor planning once again.	7/11/2023 7:57 PM
10	affordable housing, encouraging black/POC-owned businesses in the area, active and healthy residents, healthy but affordable restaurants. Sustainability such as solar panels, etc.	7/11/2023 7:11 PM
11	Future development has to address our current realities that are present such as a need for affordable housing, youth programming and reduction of crime to be successful.	7/11/2023 5:25 AM
12	More retail and high end restaurants, no more townhomes and apartments, no lightrail	7/10/2023 11:31 PM
13	Less retail spaces, look at Maplebagrove and how many store fronts are sitting empty. Please also look at redevelopment of other areas of Brooklyn Park that need an upgrade before adding. The city as a whole needs to present well, not just one area.	7/10/2023 11:38 AM
14	Brooklyn Park has TOO MUCH high density housing. We would like to see more single family homes. Restaurants and retail would bring people from outside BP to our area to dine and shop. We need more upscale housing and dining options.	7/10/2023 11:33 AM
15	Less apartments Enough with diversity crap Nothing that will bring in more trouble	7/10/2023 11:27 AM
16	We had a special place and threw it away. Drove out the animals, tore down trees. Built, built, built. Increases our property taxes	7/10/2023 9:06 AM
17	Strong transportation connections to southern Brooklyn Park to give access to residents in lower income areas Our city needs restaurants and entertainment so residents don't have to go	7/10/2023 8:42 AM



## City of Brooklyn Park - 610 Corridor Development Survey

39	It is well known Brooklyn Park's high density development in it's past has been very problematic. Based on that, the use of high density planning here should be used very cautiously. The original zoning for a town center has not panned out. Times changed, but history does not. You have the opportunity and responsibility to create a safe and successful future for our Brooklyn Park. Please be mindful of our past and current problems.	7/7/2023 1:32 PM
40	Make a Brooklyn Park a more economic welcoming destination	7/7/2023 11:35 AM
41	Restaurants and small businesses of culturally diverse groups.	7/7/2023 11:23 AM
42	I'm sorry. I don't know. I am older. I will likely be moving out of this city by the time you get this thing built.	7/7/2023 10:49 AM
43	Brooklyn Park, the 6th largest city in Minnesota has a decided lack of shopping, restaurants, entertainment venues, and areas that might draw in people from outside the city.	7/7/2023 10:48 AM
44	Outdoor spaces like in Champlin and Maple Grove, nice restuarants with patios, more upscale, NO MORE FAST FOOD PLEASE, more bikeable and walkable places.	7/7/2023 10:37 AM
45	A skate board park absolutely meets all of these goals and it would be an excellent/unique/diverse youth program.	7/7/2023 9:47 AM
46	We do not need any more apartments.	7/7/2023 9:46 AM
47	Safe, Family friendly areas for all ages.	7/7/2023 9:22 AM
48	No more large warehouses such as across the street from your residential area of Oxbow Creek. Our neighborhood pays highest property taxes in the city and now we get to have extreme traffic and noise. Terrible planning. Not at all interested in mass transit. It won't be used.	7/7/2023 9:11 AM
49	Police HUB station and increased patrol	7/7/2023 8:51 AM
50	Crime prevention and deterrence. -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	7/7/2023 8:42 AM
51	Keeping the spaces open and clean. Do not add more apartments. You are going to over populate the area	7/7/2023 8:24 AM
52	Invest in a green space that everyone can use, maintain a safe corridor and make it attractive for businesses to remain in the city.	7/7/2023 7:57 AM
53	Reroute blue online somewhere else. We do not want the problems with crime and loitering that it will bring	7/7/2023 6:52 AM
54	Beautiful	7/7/2023 6:46 AM
55	Needs to reduce the property tax burden on all us residents in BP who have been here for the long term and want to stay.	7/6/2023 11:56 PM
56	Rent control, community solar with community owners or at least not for profit; are there any spaces for healthcare services? Chargers for electric vehicles and bikes? Will it be all electric with heat pumps and electric stoves, etc.?	7/6/2023 10:53 PM
57	All of the above! Would love for Brooklyn Park to have their own "Mainstreet"	7/6/2023 10:44 PM
58	Affordable spaces for small business owners of retail and dining. We've lived in this corridor for 19 years and have always hoped the 610/Zane land would be a place where people can come together. Be it parks, entertainment and sit down dining.	7/6/2023 10:37 PM
59	Help make Brooklyn Park a destination. We're a big city and right now I drive to Maple Grove or Coon Rapids for everything. We need green spaces, entertainment, restaurants, cultural celebrations, outdoor pools and recreation spots for families in our community.	7/6/2023 10:37 PM
60	A place where cars are NOT at the focus of development. The city is slowly becoming too car-centric and wide roadways become too hostile to pedestrians and bycyclists today. Mixed-use development alongside dedicated and buffered/separated bike lanes help bring Brooklyn Park closer. Not only that, we need "modern" and updated parks to provide more to communities. Warehouse space is becoming the norm especially in the northwest region. I understand it can be beneficial but too much of it deteriorates the city's reputation and looks by having sprawling	7/6/2023 9:21 PM

## City of Brooklyn Park - 610 Corridor Development Survey

roads/parking lots. Lastly, we also need more sidewalks, space for people, community outreach groups, and transit in our city to meet its goals.

61	Modern, clean, fun spaces to shop, eat, and hang out with a focus on sustainability & culture, along with plenty of parking to support ease of access	7/6/2023 9:20 PM
62	Stop the Blue Rail project until the crime, drug, and public urination/defecation problem on the trains can be solved. Install turnstiles if you go ahead to ensure that it's paid transportation and not a rolling homeless shelter.	7/6/2023 9:09 PM
63	Safety needs to be a priority. Residents come first. Need sit down restaurants with patios. Appropriate lighting with open green spaces	7/6/2023 7:40 PM
64	Why is everything in Brooklyn Park about race?	7/6/2023 6:32 PM
65	All of the above.	7/6/2023 4:42 PM
66	More safe areas. It's getting that you don't feel safe. Get control of crime, make people accountable. I see more low income housing as bring in more crime. You had a comparable option to Brooklyn center. Is all I see is businesses pulling out because of all the unrest and theft. So where are these people coming here. Brooklyn Park is always on the news because of crime.	7/6/2023 4:14 PM
67	We need green space. I live in this area of Brooklyn Park because of the bike trails, the quiet space and low crime area. I don't want to live by retail and crowded, loud areas. We have Arbor Lakes for this, we don't need it here.	7/6/2023 3:47 PM
68	Have affordable rental spaces or kiosks for small business owners and up and coming entrepreneurs and artists to showcase their work.	7/6/2023 3:28 PM
69	None of above. End moratorium Open up	7/6/2023 2:08 PM
70	Sustainability. Both in terms of the infrastructure - that the city can keep in good/clean condition, and in long-term financial viability. It's important to make sure that the plan is not something that in 10 years will result in vacant retail/office space or vacant housing, due to missing the mark on long-term demand for the type of development.	7/6/2023 2:07 PM
71	There has been much attention, new economic equity programs and support brought to the city for racial equity over the last few years which is SO great!! But this does not apply to ALL RACES and this does NOT equal true racial equity. You speak of diversity but many of these programs are for the benefit of one race only. If you truly want racial equity you must include ALL RACES of the economic targets that you are aiming for.	7/6/2023 2:02 PM
72	I think my answers above help. Right now people use 610 to get to Maple Grove faster. Give them something to stop here for.	7/6/2023 1:52 PM
73	Proposed solutions are going to make Brooklyn park look like downtown Minneapolis. A dense urban area. Brooklyn Park will lose its identify as a suburban city. Time to move.	7/6/2023 1:36 PM
74	A balanced economic environment that empowers business and people to thrive. Currently, Brooklyn Park is very limited with the retail opportunities.	7/6/2023 1:27 PM
75	TBH, based on recent shootings, car thefts, and other criminal activity in BP, I'd prefer that there be little-to-no reason for people to visit the north side of the city. It's being proven that bored and unsupervised young adults in BP find crime to be their entertainment. Unfortunately, by providing gathering spaces, retail, and entertainment, we are providing meeting places for large groups of bored "kids" to cause problems. Case in point: River Park, Noble Sports Park, Mama T's, Flava of Soul, etc. As much as I'd love the convenience of retail, restaurants, and green spaces, I'm happy to visit neighboring cities rather than invite more crime to the city's north end.	7/6/2023 12:30 PM
76	Did the video refer to St Louis Park Excelsior area? Have you tried to drive that? It's a headache I try to avoid (if not then never mind)	7/6/2023 11:48 AM
77	My biggest concern about this space is keeping it safe.	7/6/2023 11:34 AM
78	Great goals achieved in part by neighborhood support	7/6/2023 11:16 AM
79	N/A	7/6/2023 10:40 AM
80	-Beautiful spaces and quality infrastructure make Brooklyn Park a unique destination	7/6/2023 10:21 AM

## City of Brooklyn Park - 610 Corridor Development Survey

81	Safe area	7/6/2023 9:49 AM
82	ensure the housing is AFFORDABLE - there is great opportunity to couple any housing developments with the LRT, but only if housing isn't too expensive	7/6/2023 9:45 AM
83	Entertainment, shopping, dining, green spaces, and heavy police/security presence.	7/6/2023 9:15 AM
84	Fewer warehouses and truck traffic through neighborhoods!	7/6/2023 9:05 AM
85	Beautiful space and quality infrastructure	7/6/2023 8:55 AM
86	People of all ages need to feel healthy and Safe	7/6/2023 8:54 AM
87	The retail space needs to be a blend of small business and large business, so that it doesn't become gentrified, but also doesn't go under because the small businesses can't survive. I'm interested in public gatherings and programming space, but I've been worried about the gatherings that turn dangerous. How do we curb that?	7/6/2023 8:39 AM
88	?	7/6/2023 8:28 AM
89	Police and security are not mentioned. BP had a horrible problem with crime and it is not being addressed. I feel like our city welcomes it	7/6/2023 8:24 AM
90	Bringing retail and office to the city without new housing can revitalize our current neighborhoods - raising depressed housing values and encouraging pride in home ownership.	7/6/2023 8:15 AM
91	Safety	7/6/2023 8:11 AM
92	-People of all ages have what they need to feel healthy and safe Safety? We have a chop shop run out of a guy's garage in our neighborhood that is likely also involved in drugs. The parks are regularly overrun by teenagers. Where is the safety? You think increasing the population is going to increase safety? There are already too many people in BP.	7/6/2023 8:04 AM
93	None of those. Less government. Unity, not division/diversity.	7/6/2023 7:39 AM
94	The ideas will be very helpful to these goals, but ideally for Brooklyn Park it should be in the center of the city, think of Brooklyn Blvd or 85th Ave. Not in the more advantaged area. But having it somewhere in the city is better than not having it at all.	7/6/2023 7:17 AM
95	All of the above	7/6/2023 7:08 AM
96	Need more resturant (sit down patio style) options and retail shops. More small flower/plant landscaping pillars/planter boxes along the main streets with small benches to make the area inviting. Less multi-housing development and warehouse buildings.	7/6/2023 7:05 AM
97	A united and diverse community with beautiful spaces that support those in all age ranges.	7/6/2023 6:41 AM
98	The less you invest, the better. Leave the few remaining prairie acres unblemished. Leave the land as a beautiful green space that it already is as buffer from the freeways. Invest in the upkeep of the trails, parks, and connections that already exist.	7/5/2023 11:59 PM
99	Recognize potential problems so we can find solutions.	7/5/2023 11:26 PM
100	Less crowding compression of people	7/5/2023 11:21 PM
101	Reduced high density and warehouse. More dining and recreation space.	7/5/2023 10:57 PM
102	The people of Brooklyn park deserve desirable infrastructure. Developing retail and lifestyle amenities comparable to that of West End/Arbor Lakes disrupts the stigmas that plague the engaged, professional, tax paying residents of NW Brooklyn Park. Give us spaces to be proud of.	7/5/2023 10:13 PM
103	Surveys like this. Brooklyn Park does not have a high end commerce center like Maple Grove or St. Louis Park. We have no identity other than the violence from too many shootings. We have too much affordable housing.	7/5/2023 10:00 PM
104	Agree	7/5/2023 9:45 PM
105	An eye to community, sustainable development, blue line, bike and walking	7/5/2023 9:28 PM
106	None	7/5/2023 9:25 PM

## City of Brooklyn Park - 610 Corridor Development Survey

107	We need more businesses and restaurants that can support our tax base and shift the heavy tax burden that is placed in home owners. We also need more housing for our aging population, single level townhomes and market rate apartments.	7/5/2023 9:01 PM
108	Allow for more gathering and meeting venues. Housing Developments with community pools and community rooms.	7/5/2023 8:08 PM
109	It can provide all the things listed above	7/5/2023 8:04 PM
110	Business incubator and shared work space (library like) with services to support the growth of the start-ups. Maybe people would come from other areas to support a platform that is supporting development and growth of future businesses.	7/5/2023 8:03 PM
111	Access to as many retail and dining options as possible while maintaining safety and security. More business-friendly zoning with appropriate and effective traffic control.	7/5/2023 7:40 PM
112	Well balanced development would make BP a go-to place in NW Hennepin Co. Something we don't have now except for Arbor Lakes in Maple Grove. BUT Arbor Lakes is so busy and traffi. Is awgul so I don't enjoy going there. With development comes more traffic. The police dept. does ZERO traffic enforcement now--I can't imagine what it will be like with more development	7/5/2023 7:31 PM
113	BP needs to keep people in the city. Too many of us leave to shop, dine and recreate. My money is hardly ever spent in the city.	7/5/2023 7:17 PM
114	Beautiful spaces and infrastructure	7/5/2023 7:14 PM
115	Yes	7/5/2023 7:00 PM
116	Get a better police department	7/5/2023 6:56 PM
117	-A united and welcoming community, strengthened by our diversity. How does the city plan to include children and youth living in apartments from 63rd to 85th Ave in these developments? Will there be transportation for families, children, and youth living along the Zane corridor to access these developments? -Beautiful spaces and quality infrastructure make Brooklyn Park a unique destination. Does the city have plans to develop a similar model south of 85th?	7/5/2023 6:42 PM
118	A unique gathering place Brooklyn Park can be proud of.	7/5/2023 6:39 PM
119	The goals should include more single family homes. Brooklyn Park has too many apartments and if you check the police/fire records you will see that 90% of their costs are related to calls from apartments,	7/5/2023 6:39 PM
120	Safe and crime free zone	7/5/2023 6:26 PM
121	Wise thoughtful, human scale development could. I would not call the proposal that. More like a pipe dream that takes a lot of subsidy! And no thought or tie to what is already in the master plans for the LRT station area.	7/5/2023 6:21 PM
122	.	7/5/2023 6:10 PM
123	-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	7/5/2023 5:59 PM
124	Retail and better-than fast food dining.	7/5/2023 5:59 PM
125	Keeping the trees and landscape. No buildings	7/5/2023 5:54 PM
126	Forward-thinking infrastructure,	7/5/2023 5:41 PM
127	We have enough park spaces, entertainment and housing. Business that provide well paying entry level jobs.	7/5/2023 5:41 PM
128	I like the "town centered" High density model that was shown in the video, I think it does well to match the goals.	7/5/2023 5:35 PM
129	I agree	7/5/2023 5:35 PM
130	Gathering spaces with activities summer concert series. We go to smaller cities like Champlin and Anoka because we don't have these here or lack of publicity around events like this.	7/5/2023 5:33 PM
131	By encouraging private enterprise and limiting barriers such as taxes and regulations.	7/5/2023 5:26 PM

## City of Brooklyn Park - 610 Corridor Development Survey

132	Open spaces that are welcoming for people to use. Nature accessible for residents.	7/5/2023 5:23 PM
133	I really liked the first plan with the main street kind of feel.	7/5/2023 5:20 PM
134	Having what people need	7/5/2023 5:19 PM
135	Safety needs to be improved and a priority across the entire city otherwise no one will want to come here with better surrounding area shops/dining/recreational spaces. Maintain all areas of Brooklyn Park better so it doesn't look so run down, dirty, and impoverished. Landscaping in Brooklyn Park is very poor!	7/5/2023 5:19 PM
136	The blue line extension should not be a part of this, as it is not needed. People are not in the office and have no need for this. Fix the bus routes and express lines for those who use it. The timing and amount of money for this line exceeds the needs, current and future, of the residents. I would love to see what possible businesses we can get into these locations, particularly sit down restaurants. Please make sure you are also focusing on the long term residents. Many things focus on the here and now and not always those who plan to use these for the long term and want to remain residents of the city.	7/5/2023 5:16 PM
137	There is nowhere to shop in Brooklyn Park other than grocery stores. Everyone I know goes to Maple Grove to spend their money. We need businesses in Brooklyn Park for our money to be kept here. Example: A Target would be great!	7/5/2023 5:14 PM
138	Beautiful spaces make BP a destination	7/5/2023 5:13 PM
139	A central place to gather, walk, and shop.	7/5/2023 5:11 PM
140	More opportunities for small business + restaurants to thrive inside Brooklyn Park, less chain restaurants + stores or an incentive given to bring local shops + restaurants to the area.	7/5/2023 5:07 PM
141	Higher engagement with local businesses like Target to amplify the capabilities of the new development	7/5/2023 5:06 PM
142	Parks and green space where public can meet and interact	7/5/2023 5:06 PM
143	Safe environment for all	7/5/2023 5:06 PM
144	make it safe for both businesses (restaurants, shopping) areas by attracting medium to high end businesses. No more oil change, gas station, vaping, car washes, convenient stores, fast food chains! Keep to sit down eateries, organic or farmer market groceries, brew pubs/wineries, associated retail shops	7/5/2023 5:05 PM
145	It won't, but it can pretend it does.	7/5/2023 5:04 PM
146	Any developments should be sure to maintain peaceful neighborhoods (for example turn residential streets with houses in them into streets with fast speeds) The residents of Brooklyn park should still be a priority - not the people visiting the city in order to visit the retail spots. Residents of Brooklyn park need to feel healthy and safe by having safe speeds limits out their front doors.	7/5/2023 4:59 PM
147	Public performance and event space could provide opportunity for BP talent to be highlighted. If highlighted in this corridor specifically, could be welcoming to surrounding communities to see what this suburb has to offer, what makes BP unique.	7/5/2023 4:55 PM
148	We need a true downtown and mainstreet to increase racial and economic power. We cannot go mediocre like Brooklyn Center did which has been a disaster.	7/5/2023 4:49 PM
149	Safety should be the number one priority.	7/5/2023 4:46 PM
150	Nice restaurants for all the families and office staffers to gather, soccer fields for youth sports	7/5/2023 4:46 PM
151	People coming together	7/5/2023 4:45 PM
152	We have so many warehouses and so many apartments/senior housing facilities in the area. Please do something different to make our community more livable and so we don't have to go to surrounding communities to shop or for a nice meal.	7/5/2023 4:36 PM

## City of Brooklyn Park - 610 Corridor Development Survey

## Q8 What else?

Answered: 119 Skipped: 140

#	RESPONSES	DATE
1	Really want a lot of green space, parks, tree line boulevards, play grounds, and large common recreation areas for gathering. Important to make this as energy neutral as possible. Mixed use residential/shops. Want it to feel like a walkable "main street." Easy access for walking and biking.	7/14/2023 2:44 PM
2	It would be great if this area became a destination people came to like Central Park in Maple Grove. With the right design I believe that could happen here and then the retail intermixed could be very valuable.	7/14/2023 8:30 AM
3	We have an abundance of residential, and a significant number of light industrial areas. What is lacking is the retail to round out the city. I encourage the city to engage successful retail business owners in other cities to understand what is needed to foster similar business development in BP.	7/12/2023 9:25 PM
4	Restaurant with outdoor seating	7/12/2023 5:44 PM
5	Focused leadership in city hall & police	7/12/2023 5:31 PM
6	NO LARGE PARKING STRUCTURES!!! WE DON'T NEED TO PROVIDE GATHERING SPOTS FOR STREET RACING AHOLERS IN OUR COMMUNITY.	7/12/2023 4:20 PM
7	A place where our new immigrants can learn English and understand our laws. So they can help their children succeed.	7/12/2023 1:18 PM
8	Not sure how many of my friends would ever move to Brooklyn Park after the rash of 'shots fired' in the last few months. The city has a bad reputation with some.	7/12/2023 10:07 AM
9	Thank you for being thoughtful about the limited spaces that are left to develop.	7/11/2023 8:47 PM
10	Don't see this working for this area!	7/11/2023 5:43 PM
11	Security. Crime appears to be getting worse in the next tier of suburbs outside of Minneapolis getting closer to this area. More cameras, more personnel, and other crime deterrents are needed.	7/11/2023 12:16 PM
12	I am disappointed with the multitude of apartment/townhouse/ condo developments in the area already. One after another. Too many people stuck together causes problems. We need more dining, retail and public spaces.	7/11/2023 8:31 AM
13	It sounds exciting and I hope there is thoughtfulness around impact on traffic and community.	7/11/2023 5:25 AM
14	More roadways into the area will be needed if that much housing and retail will be built. 610 is already so backed up that this will make commuting to and from the area really difficult.	7/10/2023 5:55 PM
15	BP needs to be more thoughtful in its traffic control patterns before putting in any additional development	7/10/2023 1:25 PM
16	Living close to this space I am concerned about my property value.	7/10/2023 12:52 PM
17	The crime rate needs to get under control and our law enforcement needs the support of the city to stop crime. Add more police before developing areas	7/10/2023 11:38 AM
18	Brick and mortar are closing in maple grove, why spend the money here to have the same thing, build a nice oak and be done.	7/10/2023 11:27 AM
19	This is an opportunity to create an "identity" for the city. I would like to see more of a small town feel rather than a typical suburban feel.	7/10/2023 10:29 AM
20	Do not make a shopping street with no car access (like Maple Grove's Shoppes at Arbor Lakes). With Minnesota winters, people don't want to do shopping by walking outside from	7/10/2023 8:42 AM

City of Brooklyn Park - 610 Corridor Development Survey

store to store. Businesses won't make it.

21	Always consider green space. People need to connect to nature. And, consider noise levels when bringing in more business Right now the additional cars and trucks make it almost impossible to have windows open or sit on patios. Freeway noise goes up over the noise barriers and into the neighborhoods a few blocks away. And consider the lighting type as well as the direction.Lighting should be directed down. Otherwise in addition to being a waste, it shines into any above retail homes and interferes with sleep as well as disturbing bird flight And glass in the buildings should be bird friendly as well as insulating to be energy efficient.	7/10/2023 12:35 AM
22	We lived in this development 10 yrs ago and moved back last fall. The increase in traffic and accompanying noise from then to now is shocking. Noise abatement from 610 and Oak Grove Pkwy needs to be a priority to make this area livable.	7/9/2023 2:54 PM
23	Be smart with the land to help improve the reputation of Brooklyn Park and to make it a desired location.	7/9/2023 12:16 PM
24	Sounds great	7/9/2023 11:12 AM
25	Please consider less high density housing. In the 15+ years we have lived here it seems as those with the increase in these developments comes an increase in crime and damages the reputation of the city. I would love to see more activities like summer concert series , art fairs, more sit down restaurants, and other amenities that other smaller cities have.	7/9/2023 9:00 AM
26	See answer for 7. Minnesota is rated amongst the worse for crime within the light rail system. At the top of any program, finding ways to avoid this needs to be at the utmost priority.	7/9/2023 8:35 AM
27	Please consider an art center, I think with Brooklyn Park's diversity it would be really cool to see the creativity that comes out of this community! See Bloomington Center for the Arts, Minnetonka Center for the Arts, Edina Art Center, etc. I have many connections in the ceramics community and would happily teach pottery classes too!	7/9/2023 6:55 AM
28	More cameras to address bad behavior sooner. No more unsupervised gatherings by juveniles in parks, harsher penalties for gun charges, hold parents accountable for not supervising their children. Charge parents more severe than juvenile hold them both accountable.	7/8/2023 9:16 PM
29	The area referred to in St. Louis Park is littered with excessive cars and feels claustrophobic. Doesn't seem good to plop that in the middle of this development area.	7/8/2023 3:25 PM
30	Keep an eye on safety and what crowds this space will attract. Building the right type of amenities and spaces will attract more families, folks looking to be active in the area.	7/8/2023 2:24 PM
31	We live less than 0.5 mile from the proposed blue line extension maintenance site by Winnetka and 101st Ave N. We do not want the blue line coming up here and we certainly don't want any more congestion in the area with more housing especially since our local schools are already busting at the seams.	7/8/2023 12:22 PM
32	Although I see the value to bike share & scooter share, from what I've observed working in Mpls is that people are oftentimes careless with where they leave their bikes and scooters. Their etiquette isn't always great either while riding the equipment. I would skip the bike/scooter share and focus on the retail & restaurant spaces.	7/7/2023 10:18 PM
33	Middle income and high end housing options.	7/7/2023 9:49 PM
34	Please, less office and retail space. Take note of what is happening over in Arbor Lakes. Constant turn over and vacancy. People don't shop like that anymore. Would love to see more green space for kids to play outdoors. A public pool would be awesome.	7/7/2023 9:00 PM
35	NA	7/7/2023 3:30 PM
36	One more time....Please include rooftop gardens and LARGE spaces and places for pollinators like monarchs and bumble bees....Brooklyn Park is lacking in ecological soundness already! An ecological educational center would be advantageous. 😊🌿🐝🌻🦋🐛🐌🐞🐜🐟	7/7/2023 2:50 PM
37	Shopping mall	7/7/2023 11:35 AM
38	Including efficient energy sources is exactly what we need to do bigger and better.	7/7/2023 10:48 AM
39	Add another teen center in the city. The city is so large & diverse it would be nice to have a teen center in the northern part of the city also. Zanewood isn't convenient for us and I don't	7/7/2023 9:22 AM

## City of Brooklyn Park - 610 Corridor Development Survey

	feel safe in that area.	
40	Please consider high quality dining and entertainment. We have plenty of small "diverse" restaurants and shops in Brooklyn Park. As a BP resident I do all my shopping and dining in Maple Grove. Any plans for an updated Community Center?	7/7/2023 9:11 AM
41	Noise limits. Common respect for all.	7/7/2023 8:51 AM
42	Stop with the apartments. We are already struggling to control crime. I am scared as you continue to add more homes that our city will be the next north minneapolis. Please think of your current residents. We like where we live. All you are currently doing is pushing people to move out of BP.	7/7/2023 8:24 AM
43	We need an area similar to Arbor Lakes and less high density apartments.	7/7/2023 7:57 AM
44	Don't love the idea of tons of apartments. Like walkability and some restaurants. Thanks	7/7/2023 6:46 AM
45	Def don't install gas stoves. Terrible for health, especially for children. The research is now very clear on that. Might as well put gas grills indoor or run your gas car inside. Burning gas inside is not good for health.	7/6/2023 10:53 PM
46	See above	7/6/2023 10:44 PM
47	Multi level housing will create congestion for the area and doesn't lend to the suburban lifestyle.	7/6/2023 10:37 PM
48	A Target store in Brooklyn Park off 610 would be amazing!!	7/6/2023 10:37 PM
49	I hope the city picks the high-density plan as this becomes the "real" downtown of Brooklyn Park. The city lacks a sense of place and an area where people are thriving, walking, shopping, and being together. Mixed-use spaces for offices and retail reduces reliance on automobiles and when you pair that with the METRO Blue Line extension, it's a perfect spell for prosperity. I still have some concerns, the roads in the northwest region (Target, Cub Foods North, Fairview) are overbuilt. The "stroad" needs a road diet and give space to pedestrians + bikers + transit. I hope Brooklyn Park decides to become the next paradise for people, not cars!	7/6/2023 9:21 PM
50	I live nearby and am so excited! We have talked about our hopes for this space since we moved in years ago. We would love more sit-down food options or food hall, nature elements like water features (love a zen vibe), a focus on environmental sustainability (so instead of open lawns maybe bee-friendly landscape gardens), splash pad for kids, climbing gym, shopping options, shaded places to sit, plenty of parking. Thank you!	7/6/2023 9:20 PM
51	?	7/6/2023 9:15 PM
52	I first want to feel safe. I want to go out to nice places in my city. Not have to take all my money to other areas because I have no options except fast food. Every where I go I see warehouse business that don't pay taxes for years. My taxes are high because of it. And the public really doesn't get any benefits from it	7/6/2023 4:14 PM
53	There isn't a need for this.	7/6/2023 3:47 PM
54	Offer classes and activities for all ages to learn about the different cultures represented in the community.	7/6/2023 3:28 PM
55	More ammenaties for elderly and handicapped..	7/6/2023 2:24 PM
56	Open up for all developers..no restrictions	7/6/2023 2:08 PM
57	We all want a city that is happy and economically and medically healthy. Different groups obviously want different things sometimes. But we never run out of things or amenities to offer those with an upper middle income or upper income. We do NOT have nearly as much to offer to residents and families of ALL ages that do not make nearly that amount of money. We have gyms and gym memberships available but no YMCA which benefits people of all ages. We have a wonderful library which benefits ALL people. We have beautiful parks and playgrounds which benefit ALL people. We need more available for activities, entertainment and care for ALL people of ALL incomes and ALL races. There is too much division. You speak of wanting racial equality but this program is for one group or race only, or this activity is for one group or race only ect. We need more activity that brings people of ALL races together. Otherwise your statement of truly wanting racial equity in this city is missing the mark and will continue to	7/6/2023 2:02 PM

## City of Brooklyn Park - 610 Corridor Development Survey

miss that mark. Right now in this city, we have families of many ethnicities living next to each other who have nothing to do with each other due to all of the division that the last few years have brought to our country. I have lived in this city nearly forty years and neighborhoods have never been as divided as most of them are now. You have all of these people and families living in solitary houses and living their solitary lives. There is very little mixing of ethnicities. Many just want to keep living their culture within their house and city but not wanting to be a part of branching out to get to know other people and other cultures. More division here now than I have ever seen or experienced in all of my time in this city.

58	People have been asking for sit down restaurants and retail for years. We're running out of space.	7/6/2023 1:52 PM
59	There is very restricted bus access above 610 right now, and nothing that runs along 610. Easy transportation helps everyone in a community!	7/6/2023 1:27 PM
60	None of these grand ideas will yield the desired results if the blue line light rail extension to Brooklyn Park is ever completed. Light rail is just a haven for criminals.	7/6/2023 12:49 PM
61	Comes down to money. Our taxes are high which I don't understand considering all if the single family developments	7/6/2023 11:16 AM
62	N/A	7/6/2023 10:40 AM
63	We moved into Brooklyn Park because it felt like the suburbs instead Maple Grove which is much more urban and densely populated. This development borders where we live and we don't want our suburban feel to change. Already we see multiple level buildings and it feels confined and urban. We don't like it. We'll move if more dense housing, etc. is put in place.	7/6/2023 10:34 AM
64	Partnerships that increase racial and economic equity empower residents and neighborhoods to prosper	7/6/2023 10:21 AM
65	Get rid of blue line - not safe!	7/6/2023 9:49 AM
66	I'd like a one stop location were you could spend the entire day and get everything done on my to do list. For example services (dry cleaning, salon, chiropractor, etc), shopping, home improvement, dining options, sports(indoor and outdoor), parks, gathering space, bank, grocery store, coffee, movies, bakery, family entertainment center, Costco and or Sam's Club. Lot's of police and/or security presence (cameras and physical security that can be seen patrolling to area. If this were the case it would bring me to that location at least once a week spending my money at multiple stops within that area. I would say to my friends, family, Internet this place is great, so much to do and can get everything I need without having to spend the day driving to the 5 places I need to go that are not all in Brooklyn Park like I do now. Things that would not make me want to step one foot in and despise that area are high density housing, no trees/grass etc, no security, and crime. If this were the case I'd recommend to my family, friends, and social media to stay as far away from this place as possible. Thanks for your time!	7/6/2023 9:15 AM
67	Fewer big box retail hubs.	7/6/2023 9:05 AM
68	I'm excited by these plans and the chance for BP to be a leader in some ways. It's very important we don't divide our city into the "nice developed side by 610 and the 'forgotten' side south of 610." I know this may not be the place for this comment, but I was disappointed to see the dispensary opened by Park Center Senior High on Brooklyn Blvd. We need development on that corner, but are there other ways instead of bringing in vices to our communities?	7/6/2023 8:39 AM
69	Brooklyn Park has no central shopping or eating area. Maple Grove has proved the value of this!	7/6/2023 8:15 AM
70	Safety	7/6/2023 8:11 AM
71	Public subsidies? That just means I'll be paying more property taxes so you can give my money to developers to get rich off building things that aren't needed. Why should I stay in BP? Your assessors LOVE to falsely inflate my housing value so you can take more of my money. Sucks to be me, but great to be you and the developers! What I'd really like to see is a return to the old style of selling the land and letting the developers use their own money to build what they think will work (within the zoning rules). Stop giving my money to consultants for unneeded advice!	7/6/2023 8:04 AM

## City of Brooklyn Park - 610 Corridor Development Survey

72	Stop spending tax dollars.	7/6/2023 7:39 AM
73	Looking forward to a beautiful destination place	7/6/2023 7:08 AM
74	Target is a shell of a facility. Wasted space. It does fill its parking lots with commuters who spend on local dining or its courtyard with happy workers who enjoy the green spaces.... So wait!!!! Don't throw money away attempting to shine a turd.	7/5/2023 11:59 PM
75	Work on communication that is based on facts and have all public comments reviewed for clarity.	7/5/2023 11:26 PM
76	Create a corridor of connected mixed use Micro communities	7/5/2023 11:06 PM
77	Add nicer restaurants like Texas Roadhouse, Craves, Outback, etc.	7/5/2023 10:57 PM
78	I am not sure how this new idea fits in with the previous goal of creating all of the industry business areas. Where exactly are these areas going to go and merge with the rest of the city areas/neighborhoods.	7/5/2023 10:35 PM
79	Thank you	7/5/2023 10:13 PM
80	Stop the shooting violence south of 85th Ave across the city. This must be done otherwise no one will want to come to anything Brooklyn Park has to offer. We have too many affordable housing units. No one wants to say this.	7/5/2023 10:00 PM
81	Focus on quality vs quantity.	7/5/2023 9:45 PM
82	The first option may be expensive but it is by far the best for a growing community	7/5/2023 9:28 PM
83	Splash pad, more kid friendly community spaces,	7/5/2023 9:25 PM
84	Connecting new development with existing housing, retail and public spaces.	7/5/2023 9:08 PM
85	We seem to already have issues keeping our city clean and plowed and roads Maintained. I wish we would fix up what we already have before dumping more money into new buildings and more people.	7/5/2023 8:17 PM
86	Retail and event space. More Patio Dining. Community Center in the Southern part of the city.	7/5/2023 8:08 PM
87	The tonal quality of the video is bright for the first option, less bright for the second option. The second option has "less" ... but it must be relevant, I just didn't get what that was. Also, the comparison of a St Louis Park development to the Brooklyn Center development is fairly stark. Again, a "haves" and "have nots" unbalanced representation.	7/5/2023 8:03 PM
88	Increased visibility to cameras, police presence, and safety. Less large areas for gathering of impromptu groups like street racers and gang-like groups, leading to increased issues with littering, loitering, violence, and interference with residents and their safety.	7/5/2023 7:40 PM
89	In addition to traffic, the Blue Line is going to be an issue. I don't use the LRT because of the crime on the trains and at the stations. The blue line will be no different-bringing problems from Minneapolis to BP. The police dept does zero proactive patrols or traffic and seem to be focused on the south part of the city, where it borders Crystal and Brooklyn Center. The police dept. will need to be visible and proactive for folks to feel safe	7/5/2023 7:31 PM
90	What happened to the indoor aquatic center with lap lanes?????	7/5/2023 7:17 PM
91	Broaden retail and sit down dining. Establish the city as a recreational destination	7/5/2023 7:14 PM
92	Stop all the speeding down Regent next to Central Park.	7/5/2023 6:56 PM
93	It is important to balance the developments in Brooklyn Park not just across 610 to the exclusion of residents living south of 85th. Where are the plans for that part of the city?	7/5/2023 6:42 PM
94	BP deserves a great place for its community to gather.	7/5/2023 6:39 PM
95	The message is: No more apartments. More single family homes. If the area is large enough some basic retail like a grocery store, bank, medical, could be allowed to support the owners of the single family homes.	7/5/2023 6:39 PM
96	Less density. I prefer the trees and fields and no people. Hasn't BP developed enough of its city what's wrong with corn and hay fields?	7/5/2023 6:26 PM

## City of Brooklyn Park - 610 Corridor Development Survey

97	Did we not learn from our history (think Zane ave corridor)? Density, solely for the sake of it, is not answer. There was no accommodation for water runoff or additional services that will be needed more people means more services. Where the market info on the market for retail with housing over it. The example used in SLP, is actually a miserable place to visit. This should be more holistic look at the whole city including the area left to develop not just this small area. Public spaces in a dense housing project would be a joke to think others are going to feel comfortable there.	7/5/2023 6:21 PM
98	That's it. More pickleball courts in BP. Have room for 24 people and 40+ show up every day.	7/5/2023 5:59 PM
99	Safe structure dedicated to youth with indoor and outdoor spaces and programs	7/5/2023 5:41 PM
100	Less housing density and parks, more mid level employment opportunities for younger citizens.	7/5/2023 5:41 PM
101	Nothing at this time.	7/5/2023 5:35 PM
102	Really not excited about big buildings, lots of traffic and difficult parking/long walks to where we want to go.	7/5/2023 5:23 PM
103	BP needs something like this.	7/5/2023 5:20 PM
104	Seems like it could turn into a spot for large group dynamics that have not been welcome as of late (ie large group fights at the dam and park and ride)	7/5/2023 5:19 PM
105	Make the city look and feel cared for, safe, updated, and welcoming!	7/5/2023 5:19 PM
106	Would any of this change from the Northtown 2040 plan? How can we plan to keep this different and have the businesses and residents want to keep using these spaces in the future?	7/5/2023 5:16 PM
107	When campaigning a few years ago, one of Mr. Winston's platforms was that businesses in Brooklyn Park are not paying their fair share back to our city. He would change that. Is that happening now?	7/5/2023 5:14 PM
108	Variety of housing, but not sure what is planned for the housing - apartments, senior housing, co-ops???	7/5/2023 5:11 PM
109	NA	7/5/2023 5:06 PM
110	Safety!!! It's been lacking	7/5/2023 5:06 PM
111	Why not clean up the dump houses in the city before beautifying a different part of it. No one is held accountable for the outside of their homes. It's embarrassing to invite people from outside BP to come over.	7/5/2023 5:04 PM
112	Residents should not be overly taxed for this ... the retail stores should pay for themselves and pay for the project. Make sure to plan for pollinator friendly green spaces	7/5/2023 4:59 PM
113	I thought the high density approach in the video seemed like an amazing opportunity and preparing us for the future. I am a homeowner close to the corridor but would be willing to adapt to more crowding/more traffic etc - in order to have access to that space.	7/5/2023 4:55 PM
114	The city should allow for condo towers above 10 stories. Our development should be on par with Bloomington and not like a declining Brooklyn Center.	7/5/2023 4:49 PM
115	Don't create housing that will create more problems in the city.	7/5/2023 4:46 PM
116	Movie theater, fancy restaurants and casual restaurants	7/5/2023 4:46 PM
117	I personally am against this. We do not need anything more built in Brooklyn Park.	7/5/2023 4:45 PM
118	We need a kids wading pool or splash pad!!	7/5/2023 4:44 PM
119	No buildings higher than 3 or 4 stories!	7/5/2023 4:36 PM