

SPECIAL CITY COUNCIL MEETING – AGENDA #37

Si usted necesita esta información en español: 763-424-8000. Yog xav tau kev pab, thov hu rau 763-424-8000 lawv mam li nrhiav ib tus neeg txhais lus rau koj. If you need this information in another language or alternative format, email access@brooklynpark.org or call 763-424-8000.

Our Vision: Brooklyn Park, a thriving community inspiring pride where opportunities exist for all.

I. ORGANIZATIONAL BUSINESS

1. CALL TO ORDER/ROLL CALL

II. Land Use Actions

2.1 Northwest Growth Area Plan – Preferred Land Use Scenario

- A.** RESOLUTION
- B.** LAND USE MAP
- C.** PRESENTATION
- D.** QUICK REFERENCE: AUAR
- E.** PUBLIC COMMENT

III. ADJOURNMENT

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

City of Brooklyn Park Request for Council Action

Agenda Item:	2.1	Meeting Date:	September 15, 2025
Agenda Section:	Land Use Actions	Originating Department:	Community Development
Resolution:	X	Prepared By:	Erin McDermott, Senior Planner
Ordinance:	N/A		
Attachments:	5	Presented By:	Erin McDermott, Senior Planner Paul Mogush, Planning Director
Item:	Northwest Growth Area Plan – Preferred Land Use Scenario		

City Manager’s Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025 _____ TO APPROVE THE NORTHWEST GROWTH AREA LAND USE MAP FOR THE PURPOSES OF PREPARING AN ALTERNATIVE URBAN AREAWIDE REVIEW AND DEVELOPMENT STRATEGY FOR THE NORTHWEST AREA PLAN PROJECT.

Overview:

The City initiated actions to begin the Northwest Growth Area Plan (NWGAP) in 2024, with the planning process beginning in September. The project has been separated into 4 main tasks as follows:

1. Existing conditions, stakeholder engagement, and the land use plan including transportation, utility and open space and parks plans.
2. Alternative Urban Areawide Review (AUAR).
3. Development and infrastructure and developing a financing plan.
4. Amending the Comprehensive Plan to reflect the NWGAP, after which Zoning Text and Map amendments will be presented for final approvals.

For the plan to progress to the second task, the preferred scenario must be approved to ensure the environmental review being completed incorporates all aspects of the land use plan. The AUAR is a thorough review of the impact the potential development will have on the environment based on development scenarios before the development takes place and allows for communities to plan for the mitigation of potential issues. It also allows individual development projects to proceed without a requirement for project-specific environmental review. A reference guide prepared by the Minnesota Environmental Quality Board is attached to this report detailing the process.

The land use scenario prepared for approval is the culmination of a thorough public engagement effort, including two in-person open houses, and online opportunities that included a survey, an interactive map on which residents could leave comments, and an opportunity to weigh in on the final preferred scenario. Staff and consultants have also been engaging with individual property owners throughout the process. In addition to comments from the public, staff also presented an earlier version of the preferred scenario to the Commission Joint Session on August 4, 2025. Based on feedback from residents as well as Commissioners, the map was modified surrounding the area designated in 2016 as the Signature Event Area Park. These modifications rearranged development areas to better connect park areas to the north and south of Oak Grove Parkway.

Next Steps:

- Scoping Document for the Alternative Urban Areawide Review approval by City Council in October
- Complete Alternative Urban Areawide Review by end of year
- Complete technical elements of the Northwest Growth Area Plan – Utility Plan, Development and Infrastructure Phasing, and Development Implementation Strategy
- Adopt the completed Northwest Growth Area Plan (early 2026)

- Comprehensive Plan Amendment (early 2026)
- Zoning Changes – Map and Text Amendments (early 2026)

Primary Issues / Alternatives to Consider:

1. Approve preferred scenario as presented.
2. Approve preferred scenario with modifications.

Budgetary / Fiscal Issues: N/A

Attachments:

- 2.1A RESOLUTION
- 2.1B LAND USE MAP
- 2.1C PRESENTATION
- 2.1D QUICK REFERENCE: AUAR
- 2.1E PUBLIC COMMENT

RESOLUTION #2025-

RESOLUTION TO APPROVE THE NORTHWEST GROWTH AREA LAND USE MAP FOR THE PURPOSES
OF PREPARING AN ALTERNATIVE URBAN AREAWIDE REVIEW AND DEVELOPMENT STRATEGY FOR
THE NORTHWEST AREA PLAN PROJECT

WHEREAS, the City of Brooklyn Park adopted Interim Ordinance 2023-1287 to initiate a study for the maximization of tax base through new development within the City, and

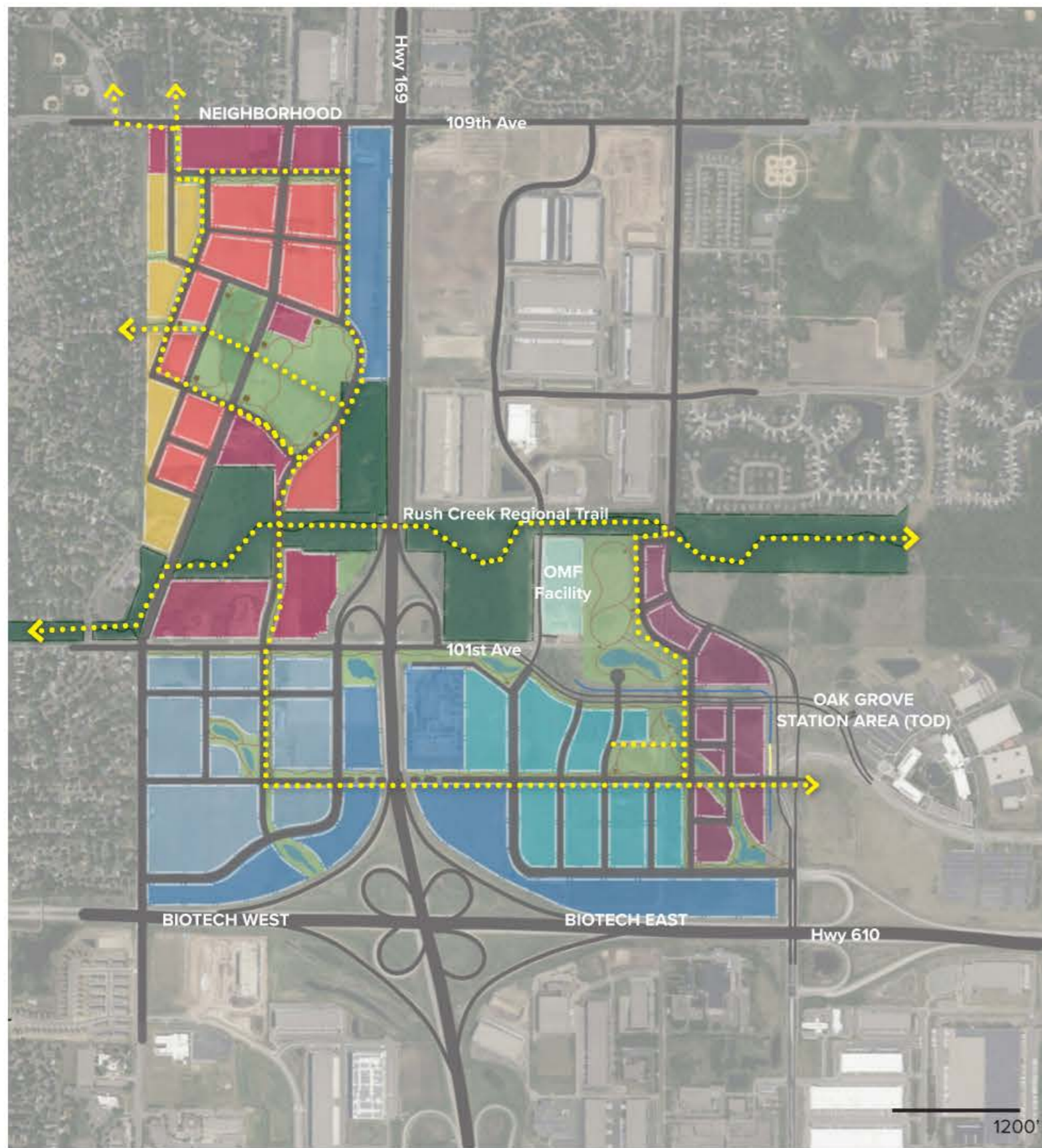
WHEREAS, the State of Minnesota designated a portion of Brooklyn Park as the Brooklyn Park Biotech Innovation District, and

WHEREAS, the City initiated the Northwest Growth Area Plan in September 2024, through a contract with Bolton and Menk, Inc. for planning service, and

WHEREAS, the City must establish a land use scenario to initiate environmental review through the Alternative Urban Areawide Review process for a large project of a specific size.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park approves the Preferred Land Use Scenario for the Northwest Growth Area Plan as presented at the September 8, 2025 City Council Regular Meeting.

DRAFT VISION PLAN - LAND USES



USES

- Low/Med Density Residential
- Med/High Density Residential
- Neighborhood Mixed Use
- TOD Mixed Use
- Innovation Mixed Use East
- Innovation Mixed Use West
- Production & Manufacturing
- Natural Space
- Park / Open Space
- Main Bike/Ped Trails

Yield Range Estimates

Low/Med Density Residential	8,0 - 3,00 units	N/A sq ft
Med/High Density Residential	1,200-2,400 units	N/A sq ft
Neighborhood Mixed Use	720-1,440 units	400,000 - 1,300,000 sq ft
TOD Mixed Use	600-1,350 units	1,400,000M - 2,000,000 sq ft
Innovation Mixed Use East	320-960 units	1,300,000 - 3,800,000 sq ft
Innovation Mixed Use West	400-1,200 units	1,300,000 - 2,600,000 sq ft
Production & Manufacturing	320-640 units	1,100,000 - 2,200,000 sq ft
Natural Space	N/A	N/A
Park / Open Space	70 acres (not including greenways)	

TOTALS

3,600 - 8,300 units 5,500,000 - 12,000,000 sq ft

LADND USES - PRELIMINARY DETAILS PROVIDED AS REFERENCE

Category	Area	Residential Density Range (Assumptions)	Uses	Typical Building Types
Low/Med Density Res.	10 acres	8-30 u/a	Residential	Townhouse/ Middle Housing
Med/High Density Res.	40 acres	30-60 u/a	Residential	Townhouse/Missing Middle, Apartment
Neighborhood Mixed Use	40 acres	30-60 u/a	Residential, Retail, Office	Apartment (Standalone retail allowed on PPOD – extent TBD)
TOD Mixed Use	25 acres	40-90 u/a	Multifamily Residential, retail, office, hospitality, research/labs	FAR-driven (highest FAR)
Innovation East Mixed Use	40 acres	20-60 u/a	Multifamily Residential, retail, office, hospitality, research/labs	FAR-driven (medium FAR)
Innovation West Mixed Use	50 acres	20-60 u/a	Multifamily Residential, retail, office, hospitality, research/labs	FAR-driven (medium FAR)
Production & Manufacturing	80 acres	20-40 u/a	Manufacturing. Allow supportive uses (Multifamily Residential, retail, office, hospitality, research/labs) on the same block as part of a development that is primarily manufacturing.	FAR-driven (lowest FAR)

6.1 Northwest Growth Area Plan – Preferred Land Use Scenario

September 8, 2025

PROJECT OVERVIEW

PROJECT GOALS



Attract

Draw local, regional, and national investment from future employers and retailers



Bridge

Bridging economic gaps by providing employment and ownership opportunities for existing residents



Connect

Design strong multimodal connections focusing on pedestrians, bikes, and transit



Engage

Effectively engage with the community



Prepare

Provide sustainable infrastructure to support development



Provide

Increase the City's tax base for future financial health of the community

PLAN PROCESS

1

Discover

December 2024–January 2025

The City analyzes what is in the plan area and learns what is possible in the future.

2

Discuss

February–May 2025

City staff develop options for the future of the NW Area and asks the community for feedback.

3

Decide

June–August 2025

City Council members review feedback and determine what will fit their vision for the area.

4

Develop

2026 and beyond

After the plan is adopted, the City works with developers to achieve the vision over the course of several years.

PHASE I - SOLICIT IDEAS

(Oct 2024 - Jan 2025)

Public Open House #1

Hosted at the BP Small Business Center
120+ attendees

Public Survey

Digital and Paper Options
559 resident respondents
(696 total respondents)

Stakeholder Outreach

1x1 and Small Group Conversations
20+ Stakeholder Meetings
40+ Organizations Outreach

Project Materials

Multi-Lingual Paper and Digital
Project Flyers

Project Website

Project Website Hosting
All Materials and Updates

Property Owner Outreach

1x1 to each property owner
10 owner meetings

PHASE II - VET CONCEPTS

(Feb - May 2025)

Public Open House #2

Hosted at the BP Small Business Center
60+ attendees

Interactive Map

Online Comment Map to Review
and Comment on each Concept

Stakeholder & Owner Outreach

Additional As-Requested Meetings
(ongoing)

Project Materials

Multi-lingual paper and digital flyers

Project Website

Project Website Hosting
All Materials and Updates

Developer Outreach

Targeted 1x1 Developer Discussions

ENGAGEMENT FINDINGS

Key Themes



Desire for market-driven development, but towards outcomes that support mixed use, walkable environments.



Strong interest in a diversity of employment options, including manufacturing, research, and office.



Public space and public realm improvements should be designed on a neighborhood or district scale, with sustainable features as able.



Streets should be designed for both cars and people, to support walking, biking, and driving.



Desire for a balanced approach to encouraging development outcomes, with some strategic public investments and guidance.

DRAFT VISION PLAN

THE NEIGHBORHOOD
ORGANIZED BY A "TRADITIONAL NEIGHBORHOOD DEVELOPMENT" CONCEPT

Neighborhood mixed use along 109th with retail oriented south towards the neighborhood

Production & Manufacturing along Hwy 169, buffering the neighborhood

Density concentrated along Jefferson Hwy / the center of the Neighborhood

Central green / neighborhood park preserves wetland and tree grove, while anchoring neighborhood

Off-street greenways offer multimodal connective loops

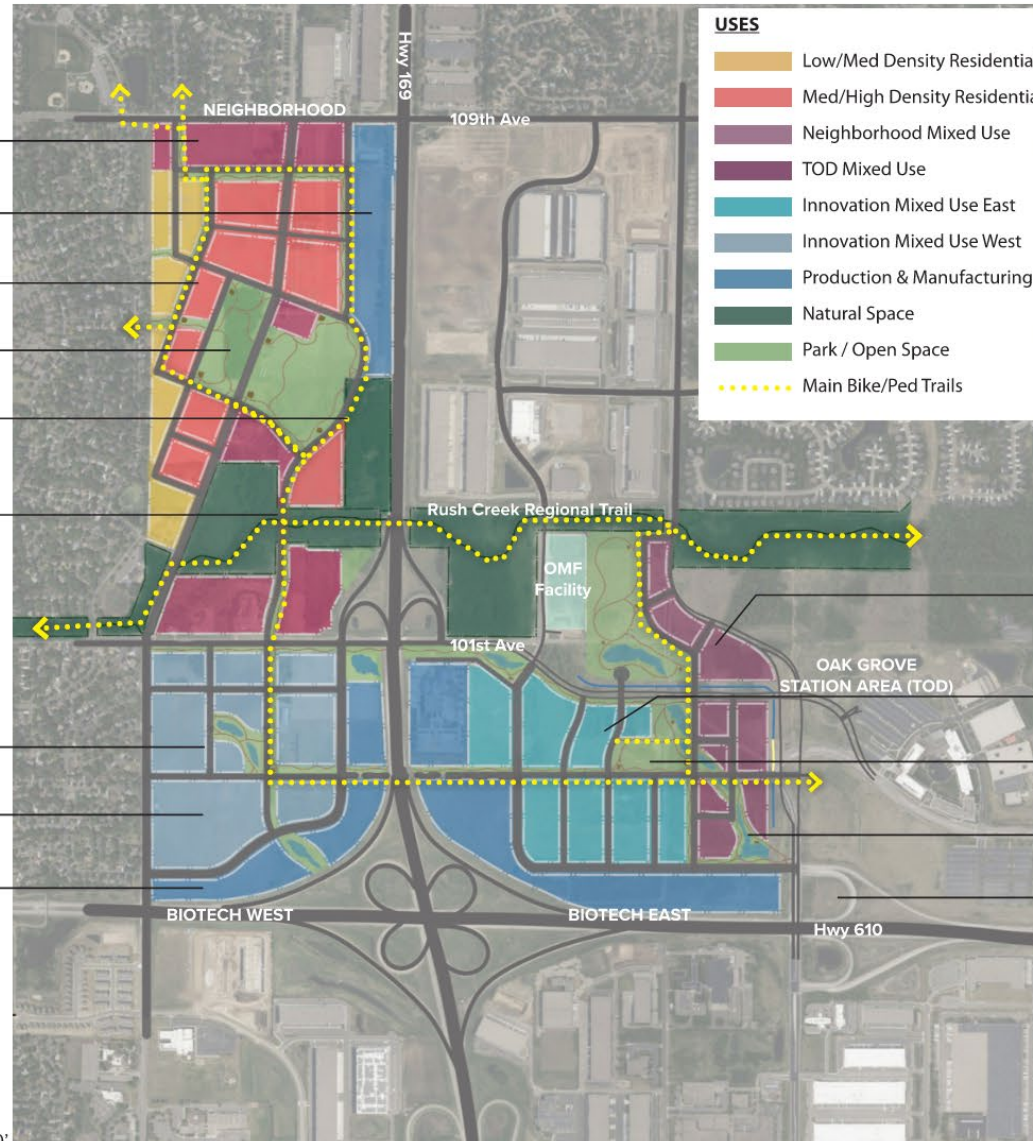
New trail connection to Rush Creek Regional Trail

BIOTECH WEST
ALLOWS A MIX OF USES;
LOWER DENSITY THAN BIOTECH EAST

The core of Biotech West is a mixed use innovation district

A central amenitized regional stormwater feature anchors Biotech West, and offers broader bike/ped connections

Production & Manufacturing uses line the highways, buffering the rest of Biotech West



BIOTECH EAST / OAK GROVE STATION
ALLOWS A MIX OF USES; HIGHER DENSITY THAN BIOTECH WEST

The TOD station area is a residential mixed use area that allows innovations uses, at a dense, urban, walkable scale

The core of Biotech East is a mixed use innovation district

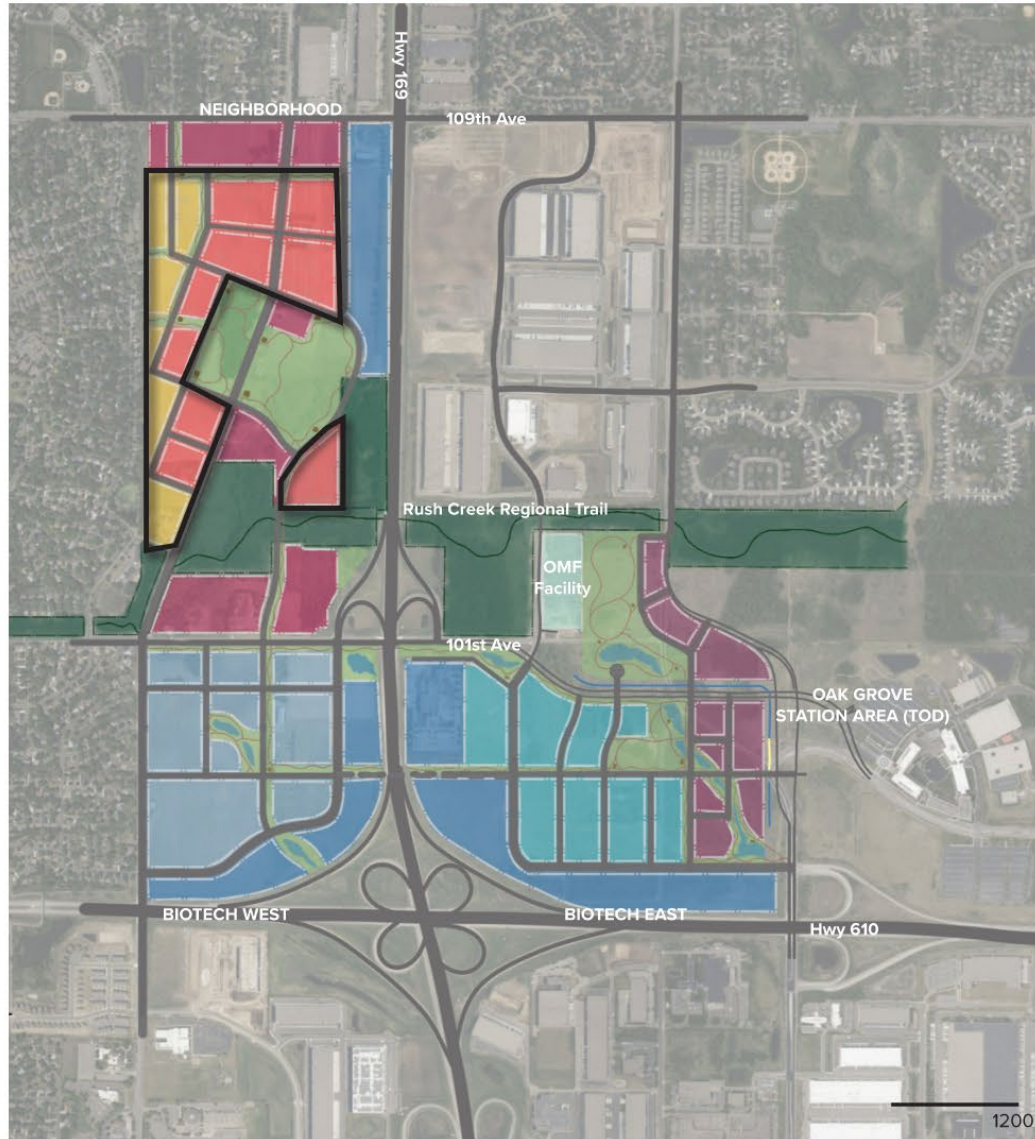
Centralized large park for gatherings and loud noise events, is the main public space in Biotech East

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1200'

LAND USES - RESIDENTIAL



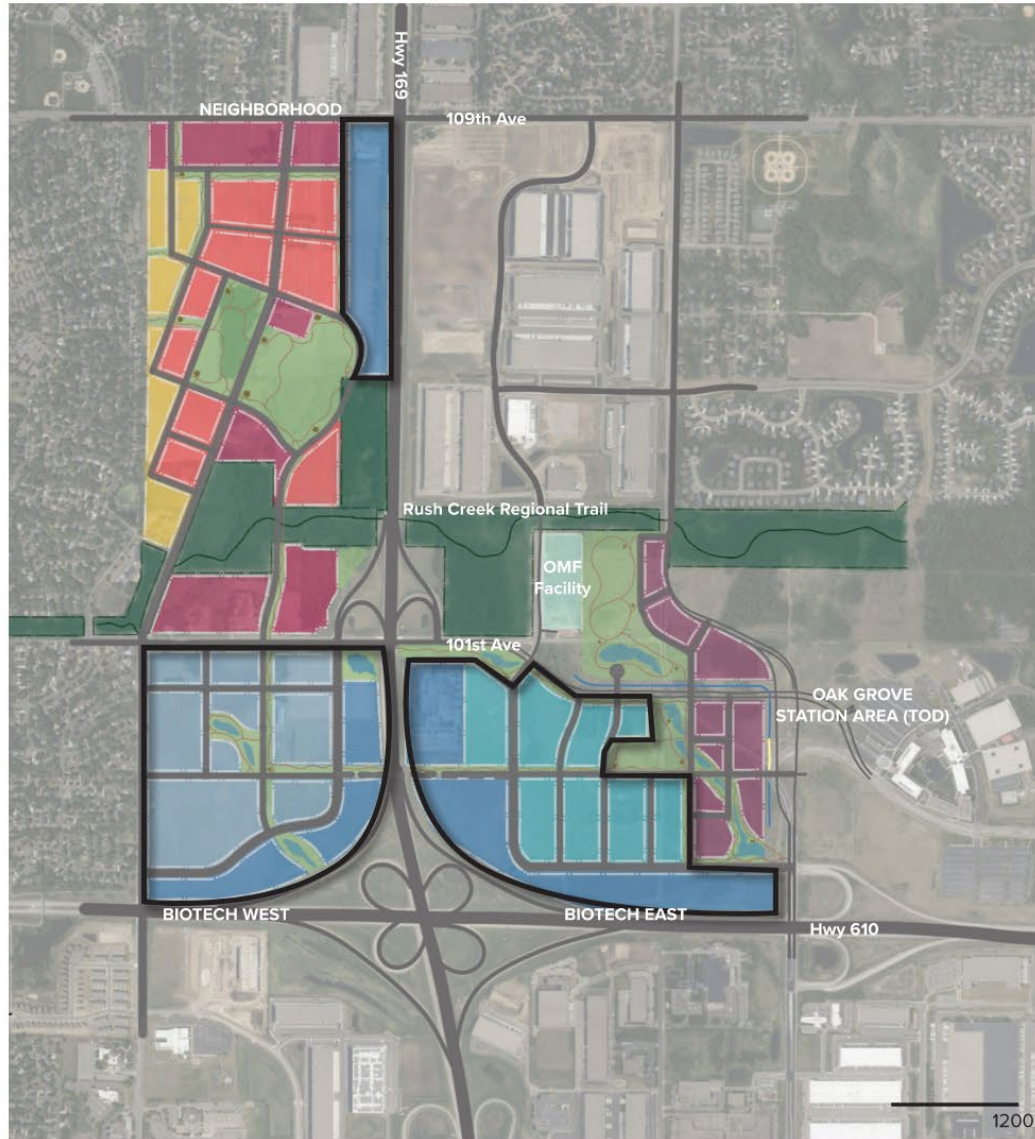
Low/Medium Residential



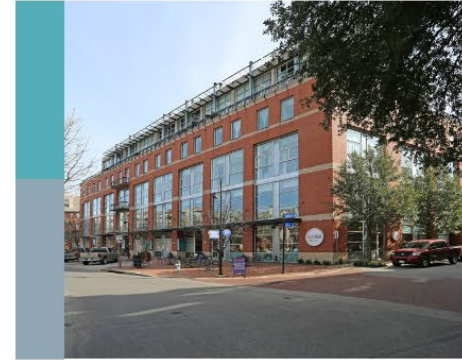
Medium/High Residential



LAND USES - INNOVATION



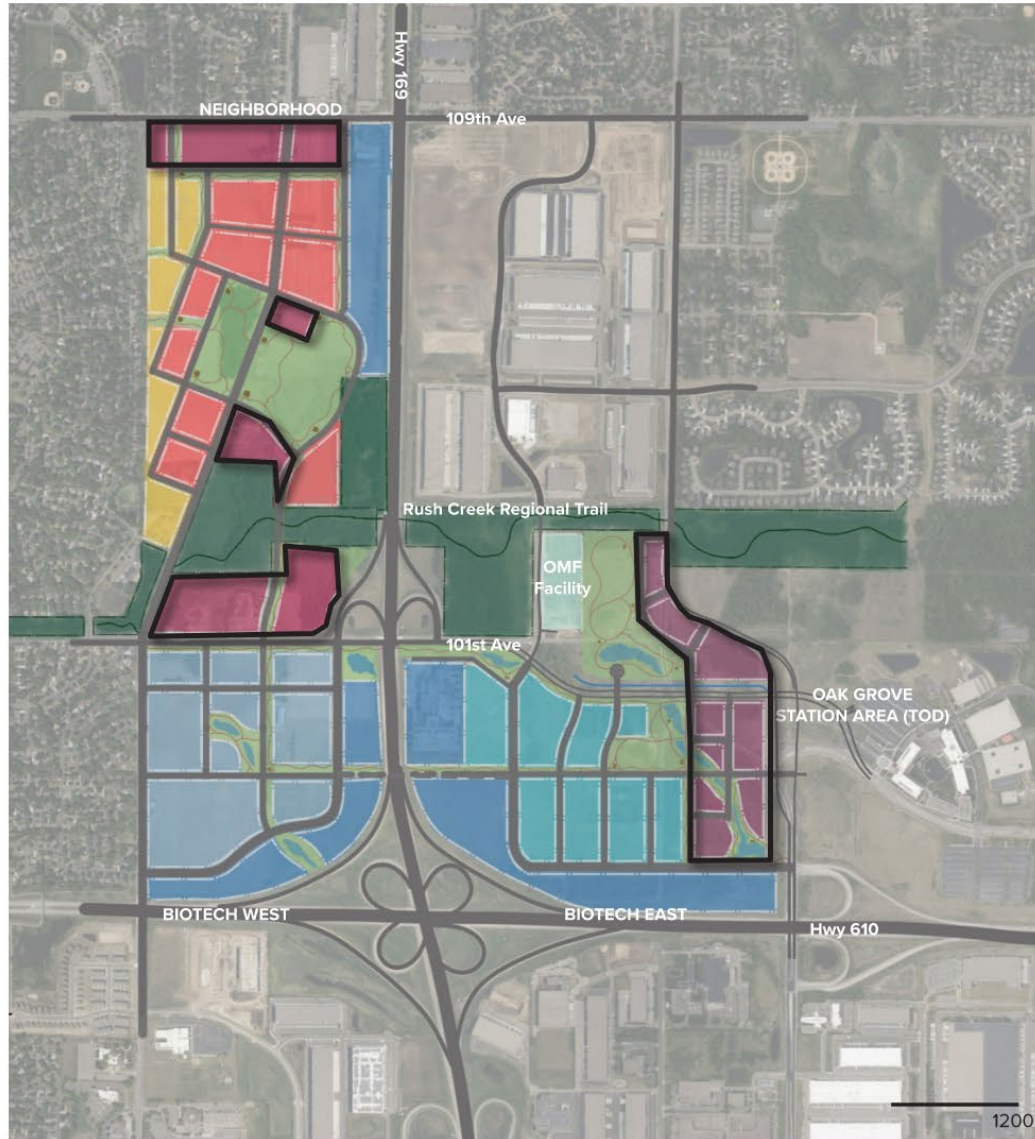
Innovation East/West



Production & Manufacturing



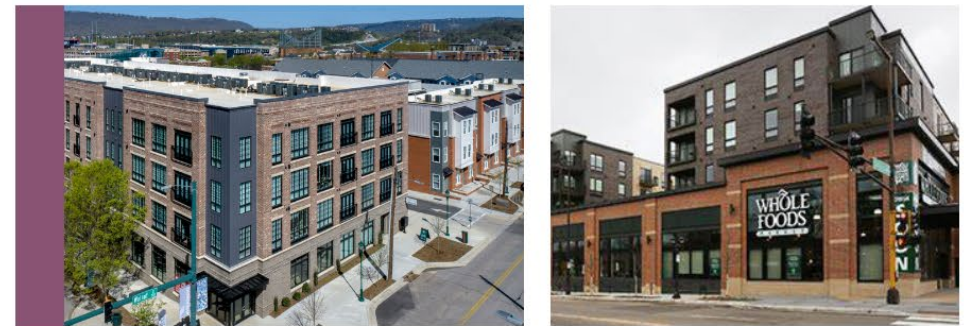
LAND USES - MIXED USE

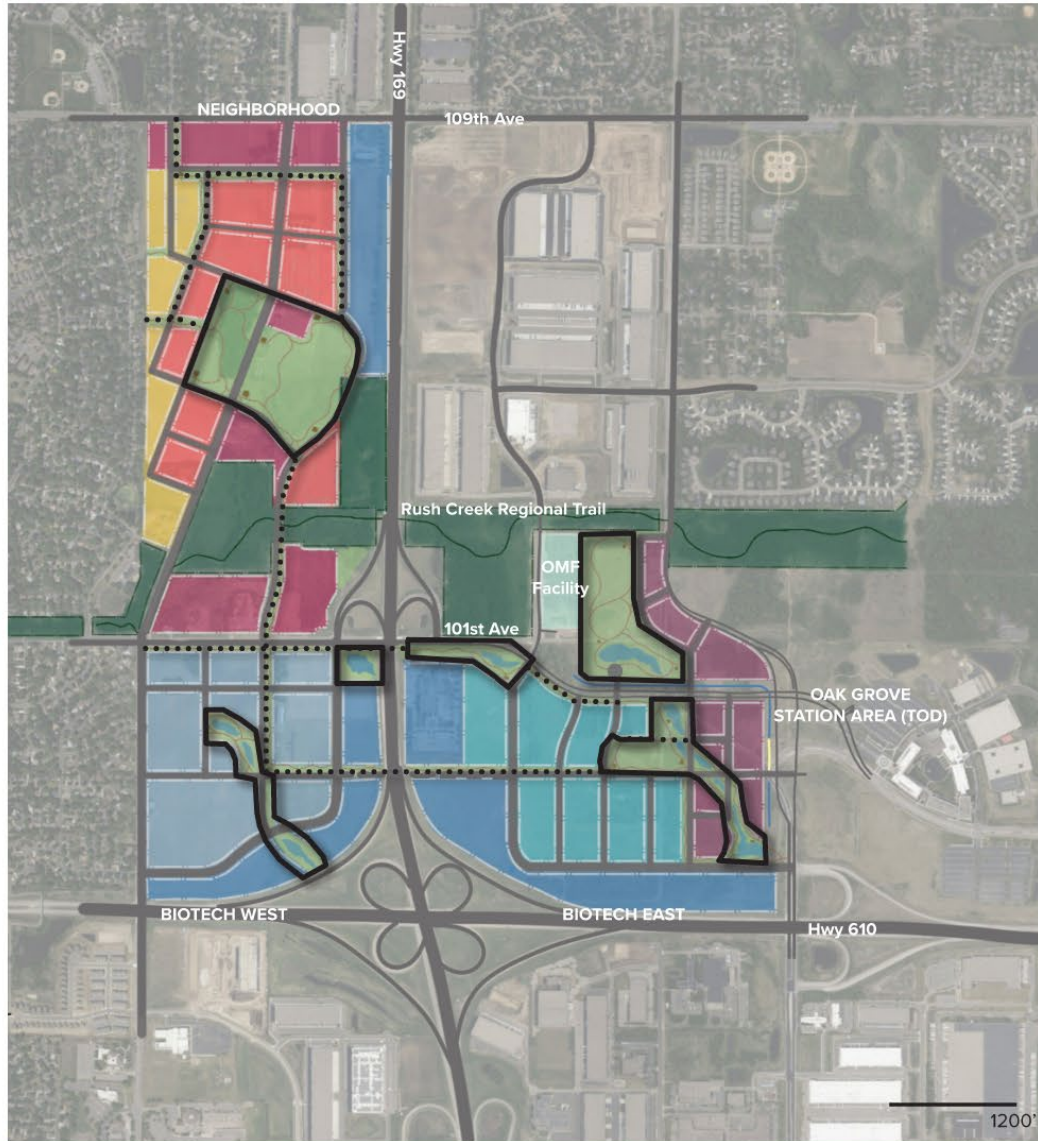


Neighborhood Mixed Use



TOD Mixed Use



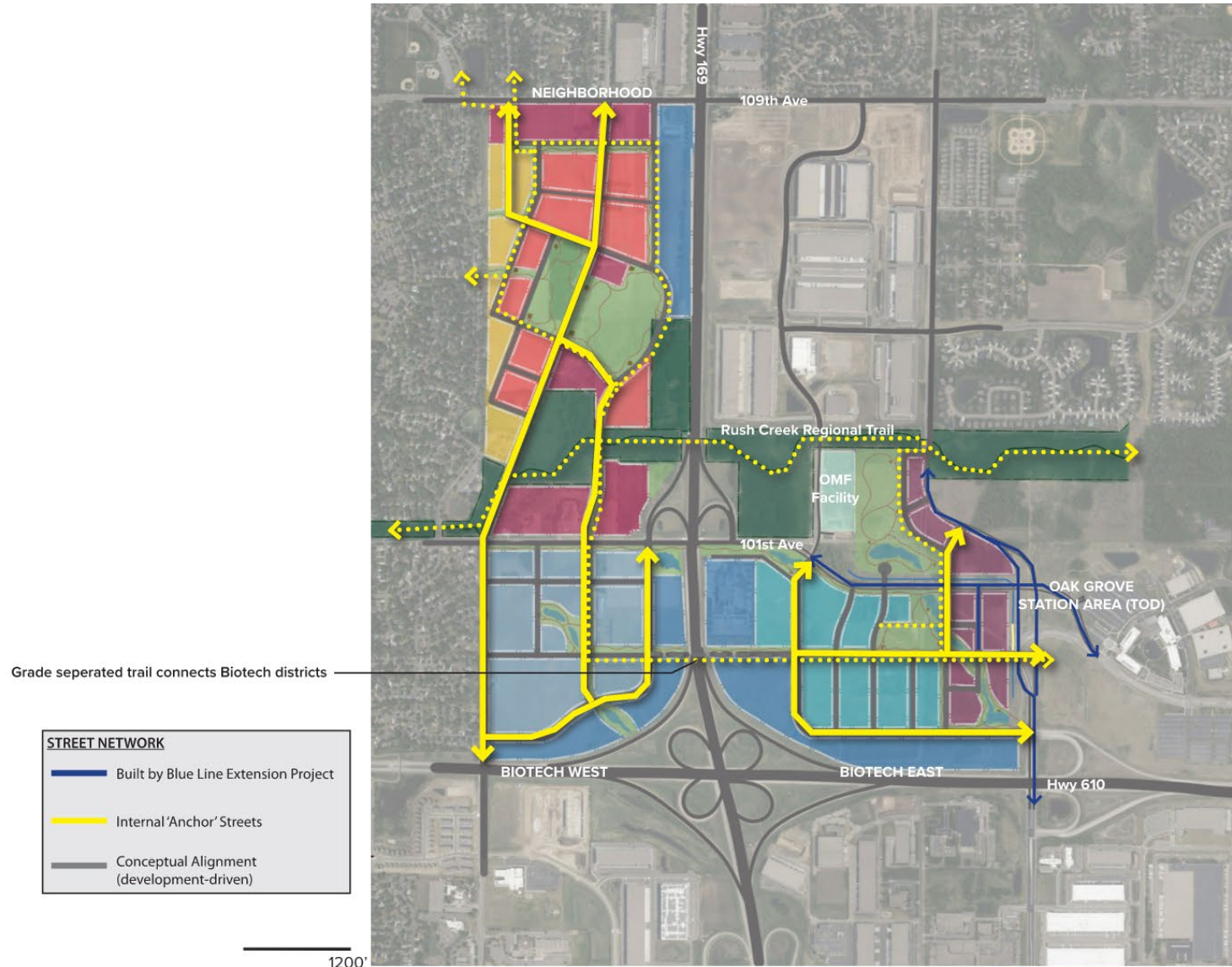


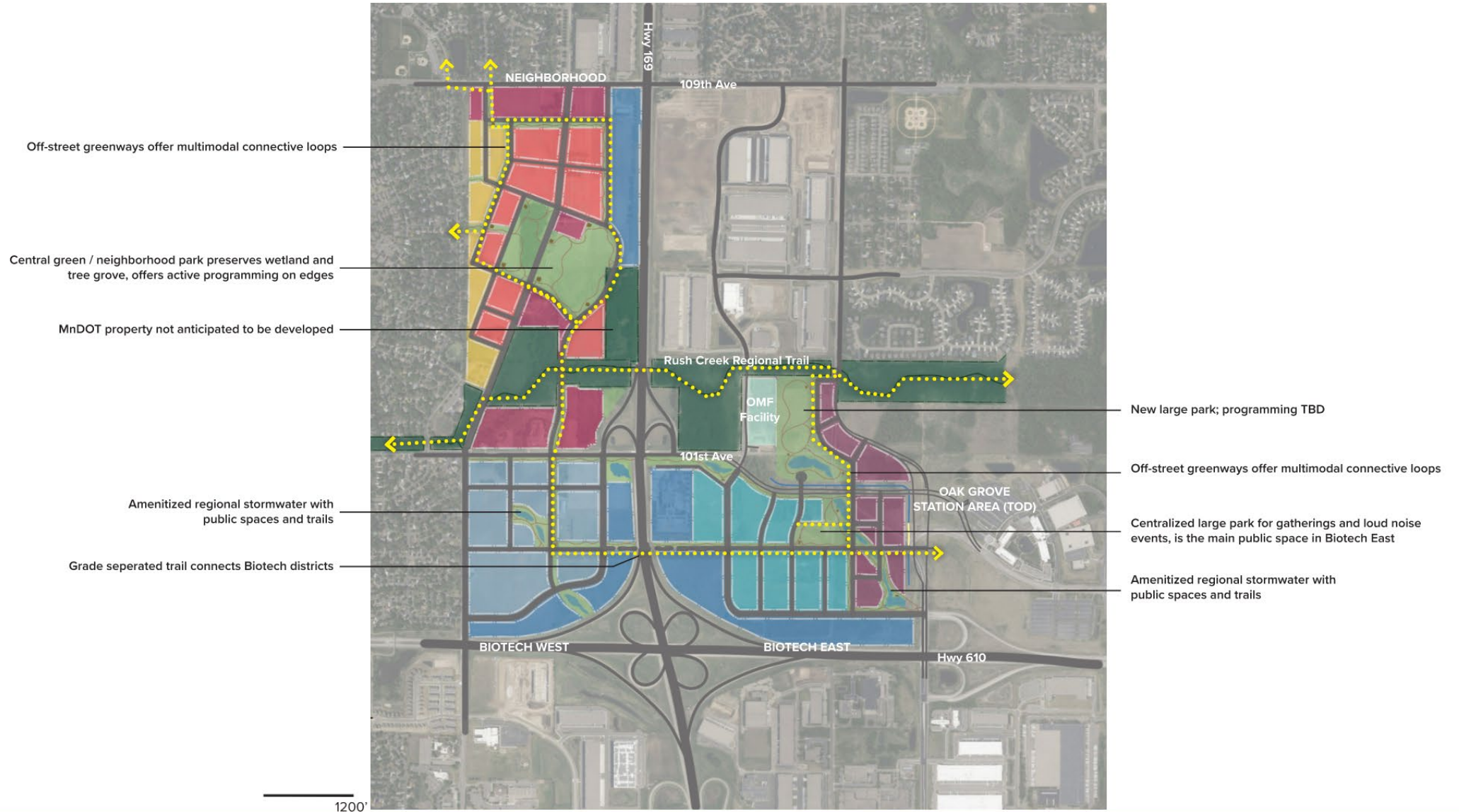
Parks and Trails

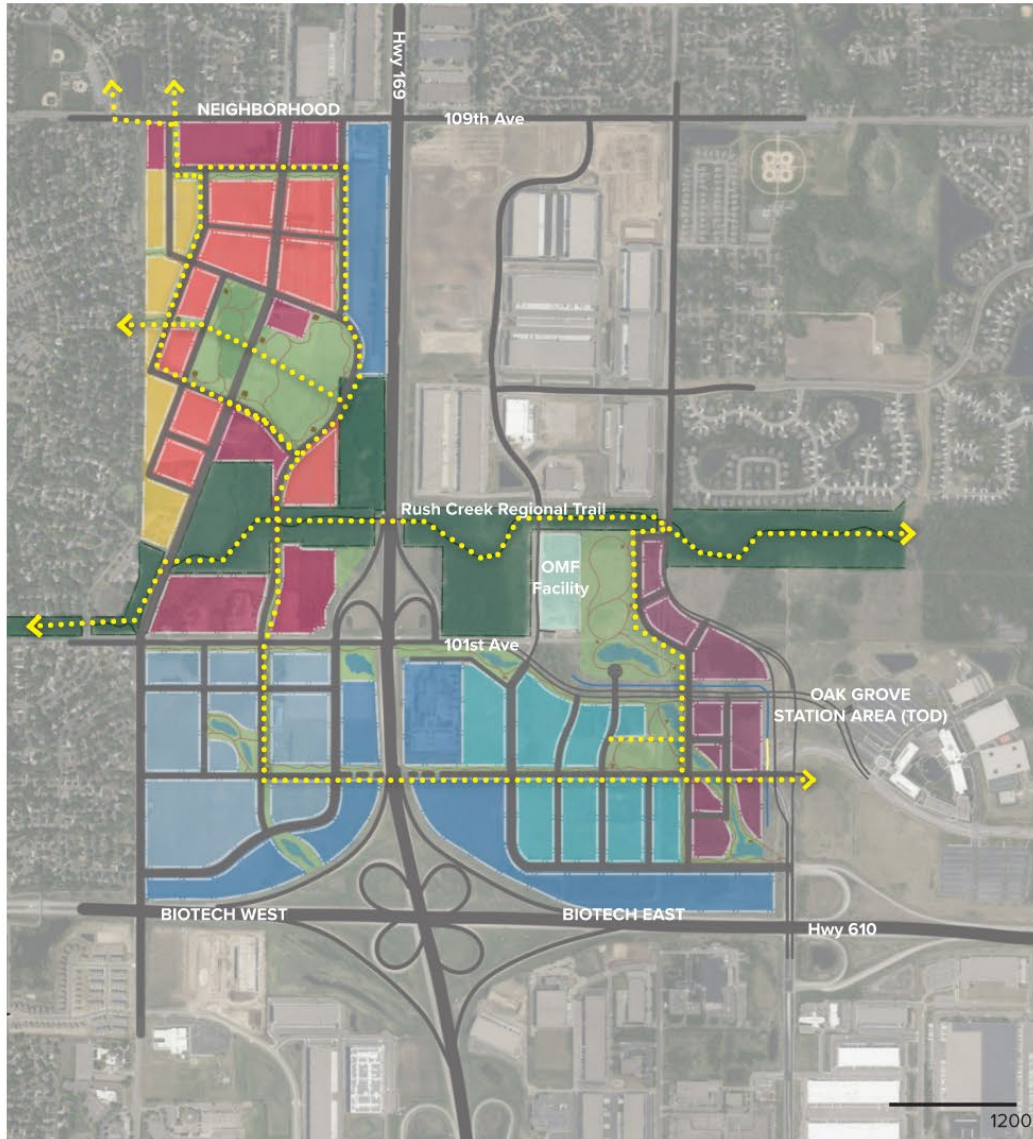


Parks and Stormwater









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Quick Reference: Alternative Urban Areawide Review (AUAR)

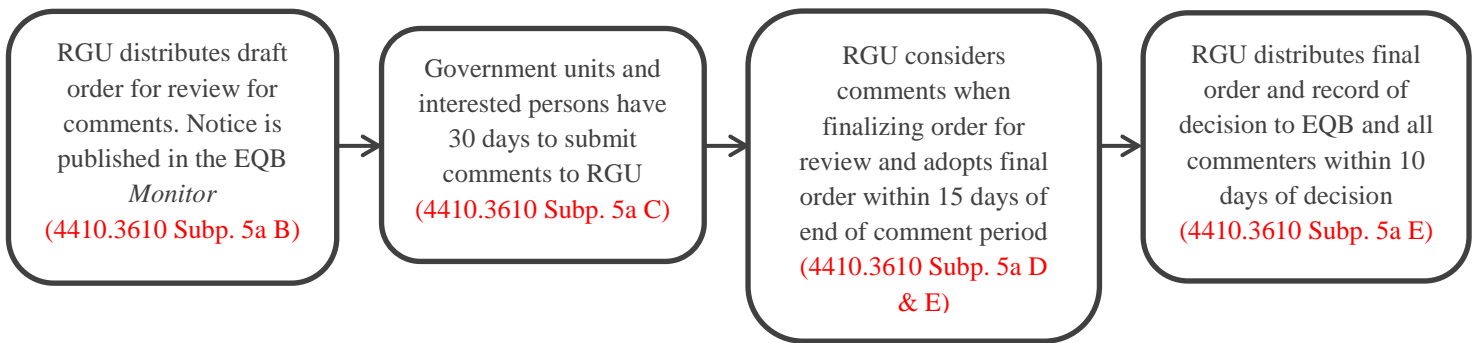
The AUAR process is a hybrid of the Environmental Assessment Worksheet (EAW) and Environmental Impact Statement (EIS) review processes. Responsible Governmental Units (RGU) can use an AUAR as a planning tool to understand how different development scenarios will affect the environment of their community before the development occurs. The process is designed to look at the cumulative impacts of anticipated development scenarios within a given geographic area. The AUAR document uses a list of questions adapted from the EAW form, but provides a level of analysis of typical urban area impacts comparable to an EIS. Environmental analysis information from an AUAR can be used to inform local planning and zoning decisions. This quick reference guide is meant to provide a brief overview of the AUAR process and the steps required to successfully complete an AUAR. For more detailed guidance on properly preparing an AUAR, please see the [Recommended Content and Format Guide](#) on the Environmental Quality Board (EQB) website.

Please note that this quick reference guide is not intended to substitute for [Minnesota Rules 4410](#). It is designed to help RGUs and others implement the environmental review process more effectively and efficiently. The guide does not alter the rules or change their meaning; if any inconsistencies arise between this guide and the rules, the rules take precedent. Please contact EQB Staff with any questions at Env.Review@state.mn.us or 651-757-2873.

Additional First Steps in AUAR Process for Certain Specific Large Projects (Minnesota Rules 4410.3610, Subpart 5a)

Note: If you do not have a large project that meets the criteria described below, please see the AUAR Process Steps on page two.

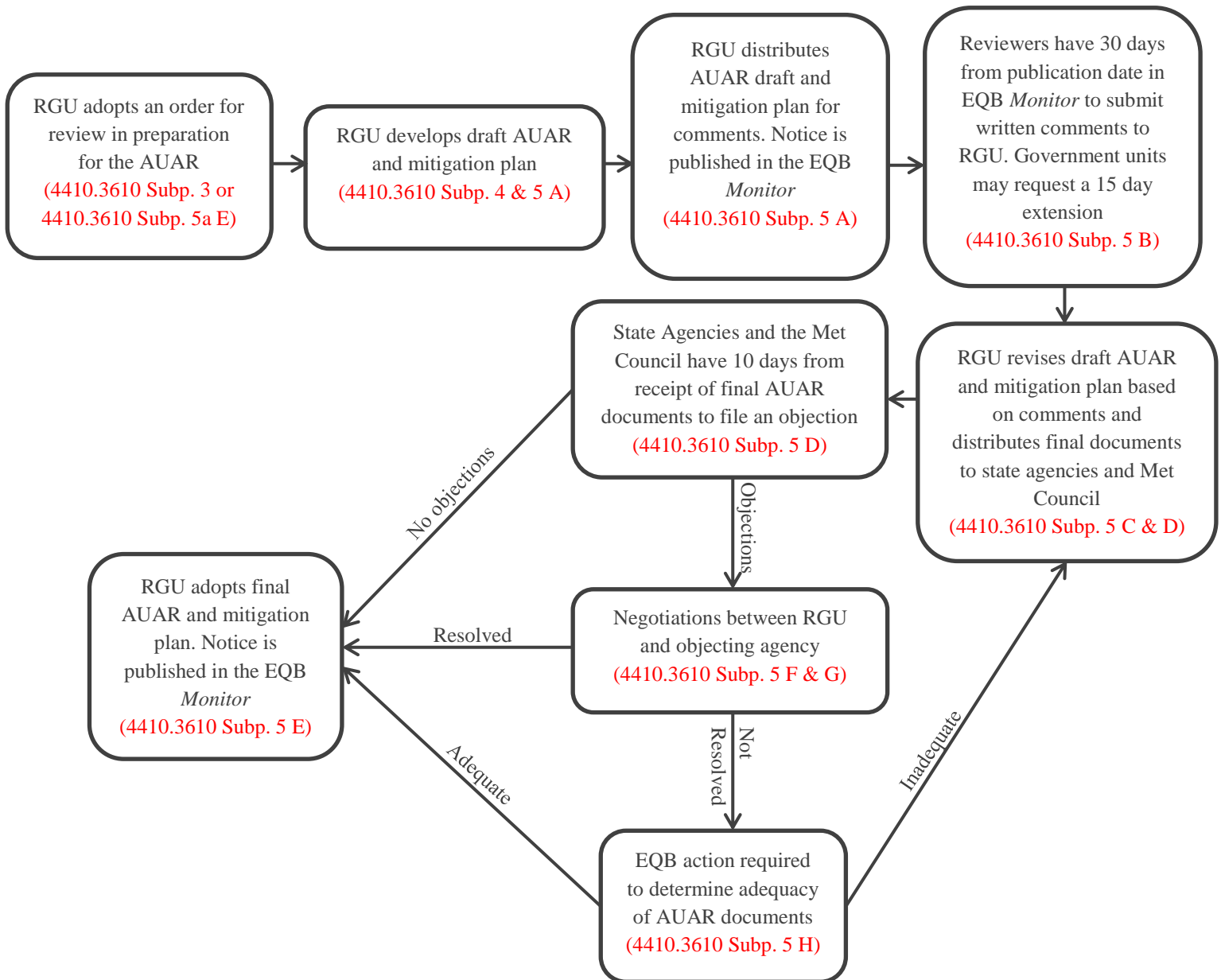
The 2009 Minnesota Rule amendments added additional required steps at the beginning of the AUAR process if the review will cover any specific projects that meet mandatory Environmental Impact Statement (EIS) requirements or comprise at least 50 percent of the geographic area to be reviewed. These steps include a public comment period on the scope of the AUAR review, specifically on the development scenarios and relevant issues to be covered. These steps must occur before a final order for review can be adopted.



AUAR Process Steps

(Minnesota Rules 4410.3610, Subparts 3-5)

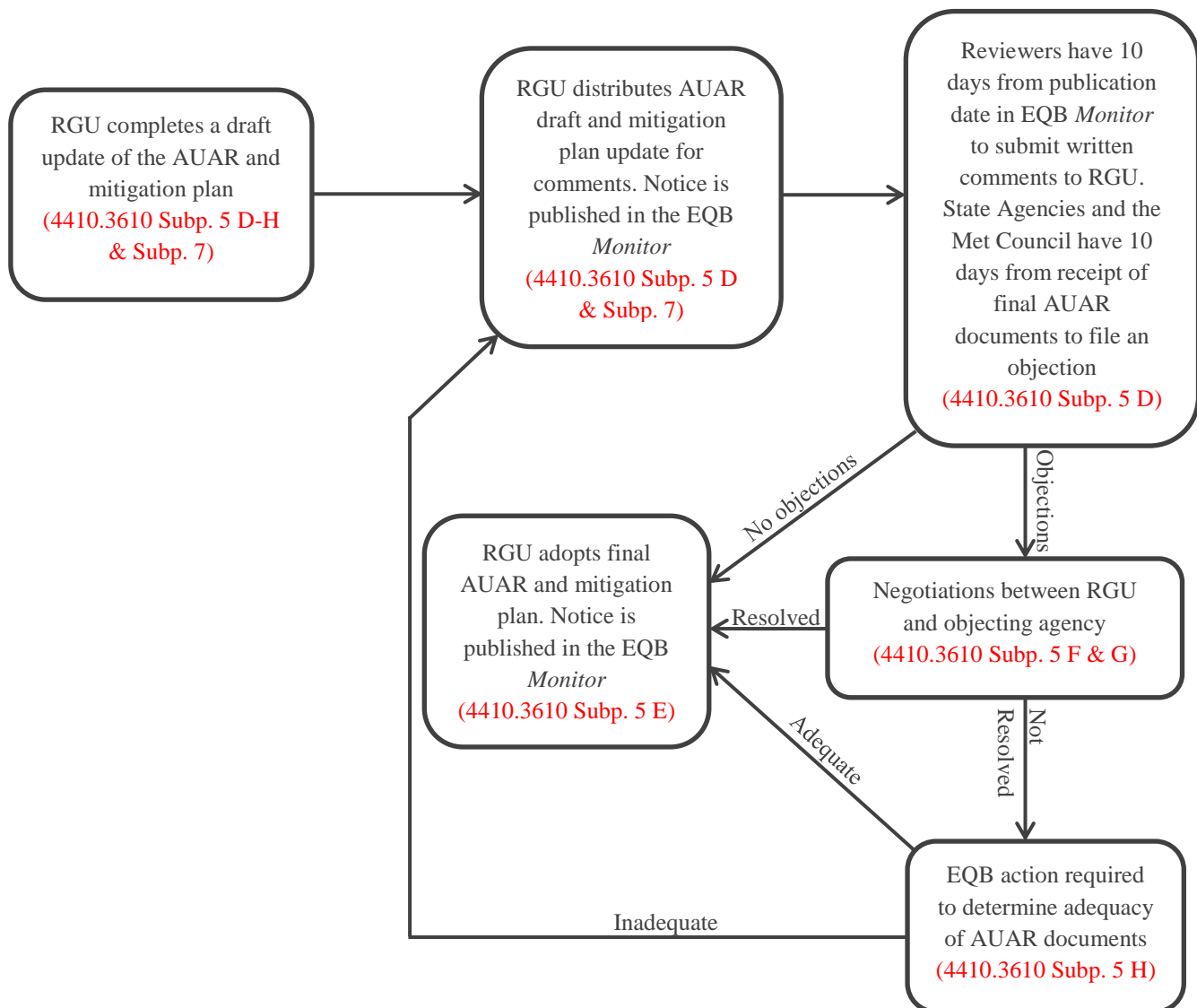
Unless the AUAR includes additional first steps due to a large specific project as detailed on page one, the first step of the AUAR process is the adoption of an order for review by the RGU. The draft and final AUAR, along with the mitigation plan, are prepared and distributed for comments to ensure adequate review. A process for appeal to the EQB can be invoked by state agencies and the Metropolitan Council.



AUAR Update Process Steps

(Minnesota Rules 4410.3610 Subpart 7)

Minnesota Rules provide guidance on the circumstances that require an AUAR update. Regardless of any significant changes, the AUAR must be updated every five years until all of the development in the area has been approved. An AUAR update is generally a faster process than starting a new AUAR since the update process does not require a complete revision of the AUAR document. Instead, the update process requires that the AUAR document, along with the mitigation plan, be updated to the extent necessary to reflect the changes that have occurred in the area included in the review. The updated documents are distributed in a manner similar to a final AUAR except that the documents must be sent to all parties listed on the EAW distribution list and a notice must be published in the EQB *Monitor*. The process for appeal to the EQB can still be invoked by state agencies and the Metropolitan Council as in the normal AUAR process.



Your feedback	Do you live in Brooklyn
Excited by the development. I would like this project to match the express ideas of the residents	Yes
Huge waterpark	Yes
<p>There needs to be more single family housing - low density brought into Brooklyn Park to stabilize it. The tax incentives given to new manufacturing facilities does not help our tax base for years, thus no reasonable expectation of improving our city. There are sufficient employers, as demonstrated by the lack of employees at most sites. By bringing in more high-density housing, there is less commitment by the inhabitants to personally invest in the city. Not financially, but socially with regards to making BP a better place to live. With actual contributions to the tax base, there is immediate influx to the city's budget, rather than waiting for years for the incentives to be removed. There needs to be a greater emphasis on making BP a genuinely better place to live, with regards to crime, safety and stable property values. The high-density housing the city has is sufficient, and a higher quantity of those units does not provide steps towards achieving those goals. Please try to remember us long-term, tax paying residents, rather than recruiting new tax-incentivized businesses.</p>	Yes
Please protect all the 46 large Bur Oaks along Jefferson Highway and name it after Malissa Hortman	Yes
?	Yes
<p>We have received the email regarding the development of the NW area of Brooklyn Park. We've been residents here on Jefferson Hwy for 35+yrs, still have a water well and septic. It is no surprise that this area would be developed eventually. Our feedback is this, we have not once been contacted directly by the city to discuss any options we may have. Clearly, according to the map, our property as well as the two adjacent homes will be turned into a park. Who will buy us out? Do we need to find a realtor to sell for us? How much time will we have to move? We have made significant improvements to our property, including recently putting a concrete floor in our pole building for \$8000. We would like to meet with the appropriate city official to learn what our options are, if any, and to better understand the chronological process of how the development will affect us and our future here.</p>	Yes
Yes	Yes
More restaurants and retail!	Yes
<p>More variety of merchants in the 610 corridor. It seems that all that is built is light manufacturing or distribution. That along with additional housing. If Brooklyn Park just wishes to be a bedroom community we will just be a area to pass on the way to Maple Grove. (52 year resident)</p>	Yes
I would have liked to see single family homes in at least some of the space. I see none of that.	Yes
<p>It sounds like you've got some good ideas. Be sure and realistically assess whether the tax revenue will be adequate for maintaining roads and other infrastructure. Municipalities often underestimate those costs.</p>	Yes
<p>Why must this city destroy the last green space we have. So now instead of wildlife habitat and mature trees we will have concrete and buildings. You wonder why we have global warming! Why not renegotiate with Target Corp and have them pay their fair share of taxes to help the city. That building and campus is 95% empty. We don't need more housing here. Our city is overpopulated already. We need to get crime under control. Let's move the money we are spending on environmental impact studies to crime reduction and get businesses back on Brooklyn Blvd instead of abandoning that area to redevelop natural space. As for the blue line keep it out of Brooklyn Park. We have enough crime. We don't need a direct pipeline from minneapolis, north minneapolis, robinsdale, crystal to us and back. All this will do is bring more crime, more retail theft, direct drug selling/distribution line, and total destruction of Brooklyn Park.</p>	Yes
<p>This city is crime ridden, dirty, trashy with garbage everywhere, halfway homes, sex offenders, and filled with panhandlelers.</p>	Yes
We need to fix what we have going wrong before we make things even worst!	Yes
Is solar part of this plan for energy production? It should be required for all new commercial buildings if this is a modern,	Yes
<p>As a resident of the boundary creek neighborhood is do not like the med/high density proposal along the western border to Lancaster Drive. I think that there is already ample apartments that are going up in adjacent neighborhoods and the boundary creek neighborhood is predominantly single family goes and low density condos. This proposal has already begun to affect this. Neighborhood with many selling their houses along Lancaster Dr. I also don't think the folks who will back up to the TOD space will have lowered property value and more crime will be introduced. If this is put into place, I hope you will be working with the police and infrastructure in the north and adjacent towns to ensure the boundary creek and elm creek neighborhoods are protected.</p>	No
<p>Good to see the area of old oak trees will be preserved as a park area. Another idea would be to designate this area of park as a memorial to Rep Melissa Hortman who visited the area and was a huge supporter of trees and forests.</p>	Yes

I am not in favor of the city spending any taxpayer money without putting to the residents of the city in the form of an referendum. This is the only way that the residents can be assured that the funds go towards a project that has been thoroughly vetted and approved prior to any funds being allocated. In addition the funds cannot be used for any different projects such as what is being done with the funds that were previously voted on a few years prior and now are being deferred and used on the youth complex at Zane wood. The residents want and deserve accountability on where there tax dollars are being spent. I prefer to let the city develop the area with single family homes and leave the multiple family homes and businesses out of the equation. Keep Brooklyn Park residential and invest in cleaning up the city, enforcing the city codes especially on the area south of 85th which is the older part band has the most need of renovation and cleaning up. The city cant enforce the codes today what makes the council and city staff think they can do better in the future. How many vacant commercial and business sites sit open today? How many vacant homes are there around the city that the city can't keep updated and with folks living in them.

Its time for the city to take a look at itself and come up with a far better plan for making Brooklyn Park Great again. Yes

Green space in Brooklyn Park continues to be whipped out by more and more industrial buildings especially in this Northwest corridor. A large park with green space would be ideal. In addition turf soccer fields would be amazing as the two soccer complexes currently are dramatically over played and having a consistent playing surface would be great for the youth. Yes

THE NEIGHBORHOOD
ORGANIZED BY A "TRADITIONAL
NEIGHBORHOOD DEVELOPMENT" CONCEPT

Neighborhood mixed use along 109th with retail oriented south towards the neighborhood

Production & Manufacturing along Hwy 169, buffering the neighborhood

Density concentrated along Jefferson Hwy / the center of the Neighborhood

Central green / neighborhood park preserves wetland and tree grove, while anchoring neighborhood

Off-street greenways offer multimodal connective loops

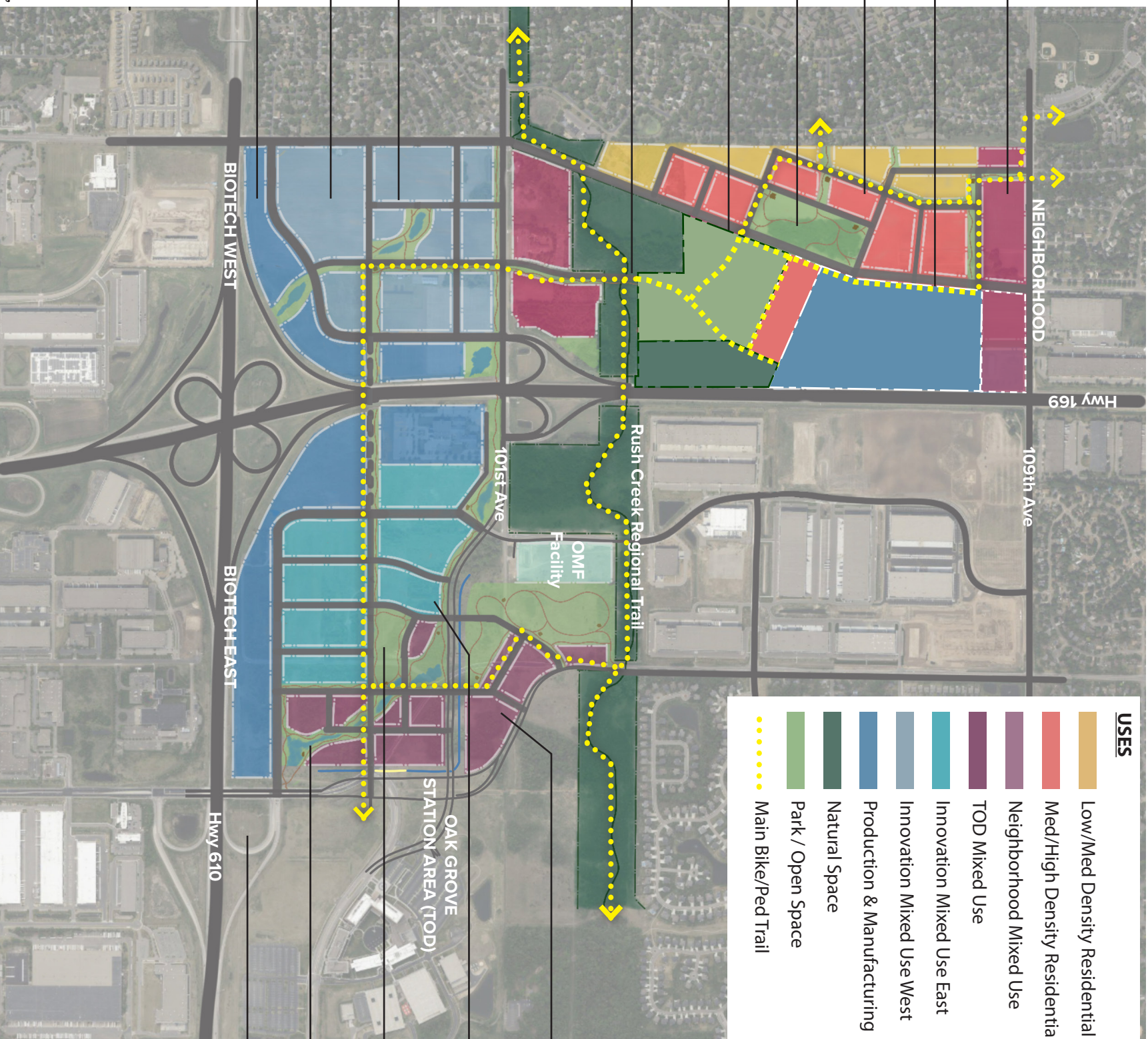
New trail connection to Rush Creek Regional Trail

BIOTECH WEST
ALLOWS A MIX OF USES;
LOWER DENSITY THAN BIOTECH EAST

The core of Biotech West is a mixed use innovation district

A central amenitized regional stormwater feature anchors Biotech West, and offers broader bike/ped connections

Production & Manufacturing uses line the highways, buffering the rest of Biotech West



BIOTECH EAST / OAK GROVE STATION
ALLOWS A MIX OF USES; HIGHER DENSITY THAN
BIOTECH WEST

The TOD station area is a residential mixed use area that allows innovation uses, at a dense, urban, walkable scale

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Production & Manufacturing uses line the highways, buffering the rest of Biotech East

1200'

July 24, 2025

Tim Gladhill
Community Development Director/EDA Executive Director
City of Brooklyn Park
5200 85th Ave. No.
Brooklyn Park, MN 55443

Dear Mr. Gladhill:

Please accept this letter as our commentary on Brooklyn Park's Northwest Growth Area Plan. We'd like to offer our group as a partner for the city to develop the signature park area into a whitewater destination park, modeled on similar parks located in Charlotte, North Carolina, Oklahoma City, Oklahoma and Montgomery, Alabama.

A whitewater destination park would serve the city's interests in multiple ways. First, it would be a source of pride that would not only serve city residents, but would be expected to attract over one million visitors per year from across the country and around the world.

Second, as a multifaceted experiential activity site, this project will act as a nexus of community engagement. It will be a vibrant facility, offering multiple amenities that will serve community members of different economic status, generations and walks of life.

Third, it will help bridge economic gaps. From its inception to construction, this project has the potential to generate hundreds of jobs at various skill levels and abilities that will be accessible to community members. During construction, approximately 600 people are expected to be employed. Upon completion, the facility is expected to employ nearly 500 full and part-time people during its peak season.

Fourth, it would serve as a catalyst for developing the bio-science zone, providing not only an attractive amenity for employees of firms that locate to our city, but it would also provide up to 15,000 feet of corporate event space during our high season. When getting corporate teams together, it's hard to beat the excitement and bonding that comes with a group whitewater rafting ride!

Fifth, it would support the light rail line, providing an exciting destination that would draw traffic from MSP airport and downtown Minneapolis. We will become one of the top tourist destinations in the metro area, generating a significant number of LRT trips.

Background: The park we're proposing would operate in all seasons, using giant pumps to move water between upper and lower ponds, with channels of different lengths connecting these ponds. With two channels, one would be suitable for weekend warriors, families with older kids and corporate outings on rafts or kayaks. The other would be ideal for hosting all kinds of regional, national and international events. As an example, the Los Angeles 2028 Summer Olympics will be using the Oklahoma City Riversport facility as their kayaking venue.

Other amenities would include climbing walls, deep water solo climbing, rope courses, bungee-like jumps, multiple restaurants and more.

The high-season for whitewater rafting is the same throughout the country—May through September. Because we're a bigger market with a higher median household income than any

locations with similar venues, we expect our high season to be the most successful. An LRT connection would make that all the more likely.

Even parks whose climates are warmer than ours have winter seasons. In Charlotte, their whitewater attraction is drained from November through February. During this period they convert their upper pond into a skating rink, using coils embedded in concrete to chill the ice, making December one of their most successful months.

We can outperform similar parks in the winter season. Because of our climate, we can offer more winter activities. We too would expect to drain our whitewater course during the winter, but in addition to offering skating, we would also offer snow volleyball in our lower pond, and short-track cross-country skiing and short-track fat tire biking in our drained channels. We also expect to offer ice climbing. Warmer climate peers can't offer these attractions.

Operating from October through April would be our ice curling facility, an expected six-sheet facility that would attract the best curlers from across North America. Making use of facilities shared with our summer attractions, we'd offer curlers the best restaurants, locker facilities and pro shop in the curling world. Curling's off-season is whitewater's high season, so during this period, the curling facility would be converted to event-center space, providing up to 15,000 square feet for corporate events, reunions, weddings and other events.

Summer activities in whitewater parks, winter skating and curling all have documented business models that point to a successful business model for our facility. Because of shared facilities and staff, we can be more efficient throughout the year. We expect to have the most successful facility in both summer and winter seasons, with curling and other activities providing revenue during "shoulder" months. In short, we're a great business partner to allow Brooklyn Park to offer an amazing amenity of regional and national significance, drawing attention and investment to the Northwest Growth Area. We expect construction and operations to be financially self-supporting.

We are continuing to develop our financing plans and don't yet have a formal "ask" for the city, however, we expect the following will be part of our request:

- At least 30 acres of parkland
- Use of LRT park-and-ride during off-peak LRT hours
- Way-finding signage as appropriate
- Appropriate electrical and water infrastructure
- Possible rights to water-tower naming rights if tower is located inside or adjacent to park

Thank you for your interest in our project. We hope to work with the city to make it a reality!

Respectfully,

Robert Jacobs
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