City Council
City Hall (Council Chambers)
5200 85th Ave N, Brooklyn Park, MN 55443

Monday, January 26, 2026
(Immediately following the Special Council Meeting)

REGULAR CITY COUNCIL MEETING – AGENDA #5

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/PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENT AND RESPONSE 6:00 p.m. Provides an opportunity for Brooklyn Park residents and business owners in Brooklyn Park to address the Council about matters relating to City business not otherwise on the agenda. Public Comment may not be used to make personal attacks, to air personality grievances, to make political endorsements, or for political campaign purposes. Council Members will not engage in a dialogue with speakers. Questions from the Council will be for clarification only. Public Comment will not be used as a time for problem solving or reacting to the comments made, but rather for informational purposes only. Public Comment will be limited to 15 minutes and individual comments are limited to three minutes.

2A. RESPONSE TO PRIOR PUBLIC COMMENT

2B. PUBLIC COMMENT

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

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

3B.1 Immigration Updates from City Leaders

II. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION

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

4.1 Authorize the Acceptance of Donations/Gifts for 4th Quarter 2025
- **A.** RESOLUTION

4.2 Set Local Board of Appeal and Equalization Date and Time for April 13, 2026, at 6:00 p.m.

4.3 Development Bond and Escrow Reductions/Releases

4.4 Approve a Tobacco License for EZ Stop Food Market, Inc. dba EZ Tobacco Shop, Located at 2847 Brookdale Drive North, Brooklyn Park, MN 55444

4.5 Approve an Off-Sale 3.2 Percent Malt Liquor License for EZ Stop Food Market, Inc. dba Tropical Food Market located at 2885 Brookdale Drive North, Brooklyn Park, MN 55444

4.6 Approve an Off-Sale 3.2 Percent Malt Liquor License for EZ Stop Food Market, Inc. dba Tropical Food Market located at 7641 Zane Avenue North, Brooklyn Park, MN 55443

4.7 Approve Funding Agreement with Hennepin for Residential Recycling
- **A.** RESOLUTION
- **B.** 2026-2028 RESIDENTIAL RECYCLING FUNDING POLICY

4.8 Adopt Resolution to Levy Special Assessment for Water Assessment at 8409 Riverview Lane North
- **A.** RESOLUTION
- **B.** ASSESSMENT AGREEMENT

4.9 Adopt Resolution to Levy Special Assessment for Water Assessment at 301 83rd Ave North
- A. RESOLUTION
- B. ASSESSMENT AGREEMENT

4.10 Accept Scoping Document for the Northwest Growth Area Plan Alternate Urban Areawide Review and Order Public Comment Period as Required by the Environmental Quality Board
- A. RESOLUTION
- B. SCOPING DOCUMENT
- C. QUICK REFERENCE AUAR GUIDE

4.11 Commitment to Provide Funding for Road and Utility Network North of TH 610 for the Blue Line Extension LRT Project
- A. RESOLUTION

4.12 1741 Kwik Trip – Zoning Text, #25-104 for a Fuel Station on a Property Zoned Transit Oriented Development – Employment (TOD-E) with a Planned Development Overlay
- A. ORDINANCE
- B. SUMMARY ORDINANCE
- C. LOCATION MAP

4.13 Approve the Advance Purchase of Poles and Mast Arms for an Emergency Vehicle Traffic Signal at the Proposed Fire Station #2 Driveway onto Zane Avenue; CIP 1032
- A. RESOLUTION
- B. LOCATION MAP
- C. SITE CONCEPT PLAN
- D. MILLERBERND PRICE QUOTE

4.14 Award a Three-Year Contract Extension for Tree Injection Services for Emerald Ash Borer Project to Rainbow Tree Care for 2026-2028
- A. RESOLUTION
- B. RAINBOW TREE CARE LETTER

4.15 Authorize Application for Grant Funding through Hennepin County Healthy Tree Canopy Grant Program
- A. RESOLUTION

4.16 Accept 2023-2027 Shade Tree Bonding Grant from DNR
- A. RESOLUTION

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

5. PUBLIC HEARINGS

5.1 Approve an On-Sale Intoxicating Liquor License for EZ Stop Food Market, Inc. Doing Business as ORO Banquet – Bar & Restaurant Located at 2875 Brookdale Drive North

6. LAND USE ACTIONS

None.

7. GENERAL ACTION ITEMS

7.1 Request by Mayor Winston to Extend Travel to Washington, D.C. to Include January 28, 2026

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

8. DISCUSSION ITEMS

None.

IV. VERBAL REPORTS AND ANNOUNCEMENTS

9A. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS
9B. CITY MANAGER REPORTS AND ANNOUNCEMENTS

V. ADJOURNMENT

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

City of Brooklyn Park
Request for Council Action

Agenda Item:	3B.1	**Meeting Date:**	January 26, 2026
Agenda Section:	Public Presentations/ Proclamations/Receipt of General Communications	**Originating Department:**	Administration
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Katrina Dosher, Program Assistant
Attachments:	N/A	**Presented By:**	Jay Stroebel, City Manager
Item:	Immigration Updates from City Leaders		

City Manager's Proposed Action:

City leaders will give an update on immigration-related issues affecting the city.

Overview:

City leaders will share an update on immigration-related matters impacting the city, including recent developments, their effects on city services, and ongoing response efforts.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.1	**Meeting Date:**	January 26, 2026
Agenda Section:	Consent	**Originating Department:**	Finance
Resolution:	X	**Prepared By:**	Kayli Bounsavath, Finance Assistant I
Ordinance:	N/A		
Attachments:	1	**Presented By:**	LaTonia Green, Finance Director
Item:	Authorize the Acceptance of Donations/Gifts for 4th Quarter 2025		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____ AUTHORIZING STAFF TO ACCEPT GIFTS OF REAL AND PERSONAL PROPERTY PURSUANT TO MINNESOTA STATUES, SECTION 465.03.

Overview:

Minnesota Statute 465.03 allows for the acceptance of donations and gifts by resolution of the City Council. Gifts with a value of $15,000 or less can be included in a report to Council.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

4.1A RESOLUTION

RESOLUTION #2026-

RESOLUTION AUTHORIZING STAFF TO ACCEPT GIFTS OF REAL AND PERSONAL PROPERTY PURSUANT TO MINNESOTA STATUES, SECTION 465.03

WHEREAS, the City of Brooklyn Park is generally authorized to accept donations of real and personal property pursuant to Minnesota Statute, Section 465.03; and

WHEREAS, the following entities have offered to contribute gifts/donations as set forth below to the city:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that staff be authorized to accept the donations.

2025 Donations - 4th Quarter

Quarter	Date	Name of Recipient Department	Name of Entity Making Donation	Description of Donation	Total $ Value
4th	08/13/2025	Police	Elks Club	Hygiene Kits and Diapers	$ 50.00
4th	09/11/2025	Police	Denise and Curtis Bell	14 Pairs of Shoes, 1 Watch, 1 Biking Racer's Spandex	$ 760.00
4th	10/16/2025	Police	Brooklyn Park Crime Prevention Association	Reimbursement for K9 Ballistic Vest	$ 3,836.00
4th	11/15/2025	Recreation & Parks	Collette Guyott-Hempel	20 Regulation Tournament Chess Pieces & Chess Board Combos	$ 201.75
4th	11/18/2025	Police	Knights of Columbus	5 Children's Winter Coats	$ 75.00
4th	11/25/2025	Police	Revive Church	Toys for Outreach Programs	$ 2,305.00
4th	12/01/2025	Police	Revive Church	20 Handmade Quilts	$ 600.00
4th	12/03/2025	Police	Revive Church	$600 Check	$ 600.00
4th	12/06/2025	Recreation & Parks	Walmart	Youth Outreach Donation	$ 250.00
4th	12/09/2025	Police	Anonymous	New Kids Jackets and Clothing	$ 200.00
4th	12/10/2025	Police	Anonymous	3 Kids Jackets, Hat, 2 Scarves, Gloves	$ 50.00
4th	12/10/2025	Police	Anonymous	5 Adult Coats, Kids Pajamas, Canned Veggies	$ 50.00
4th	12/23/2025	Police	Anonymous	Assorted Toys	$ 300.00
4th	12/30/2025	Police	Luther Brookdale Dealerships	$10,000 Check	$ 10,000.00
4th	12/31/2025	Police	Anonymous	16 New Youth Jackets	$ 600.00
				Total	**$ 19,877.75**

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.2	**Meeting Date:**	January 26, 2026
Agenda Section:	Consent	**Originating Department:**	Finance
Resolution:	N/A	**Prepared By:**	Tracy Bauer-Anderson, City Assessor
Ordinance:	N/A		
Attachments:	N/A	**Presented By:**	Tracy Bauer-Anderson
Item:	Set Local Board of Appeal and Equalization Date and Time for April 13, 2026, at 6:00 p.m.		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO SET THE LOCAL BOARD OF APPEAL AND EQUALIZATION MEETING FOR MONDAY, APRIL 13, 2026, AT 6:00 P.M.

Overview:

The law requires the Board of Appeal and Equalization meeting to be held between April 1 and May 31.

Past practices have dictated that the meeting is for property owners to contest their property values. The meeting is then recessed for a period not to exceed 20 days for the assessor's office to inspect the properties and present the Board with written recommendations of valuation.

Primary Issues/Alternatives to Consider:

This meeting would take place in conjunction with the regularly scheduled Council Meeting on April 13, 2026.

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.3	**Meeting Date:**	January 26, 2026
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	N/A	**Prepared By:**	Asma Jihad, Planning Program Assistant
Ordinance:	N/A		
Attachments:	N/A	**Presented By:**	Paul Mogush, Planning Director
Item:	Development Bond and Escrow Reductions/Releases		

City Manager's Proposed Action:

MOTION_____, SECOND_____, TO FULLY RELEASE THE DEVELOPER'S ESCROW ($1,636.25) FOR SATISFACTORY COMPLETION OF THE DEV25114 INLINE DETAILING AND AUTOSTYLING.

MOTION _____, SECOND_____, TO FULLY RELEASE THE DEVELOPER'S ESCROW ($947.47) FOR SATISFACTORY COMPLETION OF THE DEV25119 IRTIQA LEARNING CENTER.

Overview:

City Code requires performance bonds and developer's escrows be established as part of the development process. As projects progress, staff works with developers on the release of financial securities. For many large projects the City requires performance bonding as well as escrows be filed with the City. The performance bonds are established at the time of site plan review. City Staff feels it is appropriate to release either the full or a portion of the performance bonds and developer's escrows included in this release request at this time.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.4	**Meeting Date:**	January 26, 2026
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Megan Bookey, Program Assistant III
Attachments:	N/A	**Presented By:**	Keith Jullie, Rental and Business Licensing Manager
Item:	Approve a Tobacco License for EZ Stop Food Market, Inc. dba EZ Tobacco Shop, Located at 2847 Brookdale Drive North, Brooklyn Park, MN 55444		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO APPROVE A TOBACCO LICENSE FOR EZ STOP FOOD MARKET, INC. DBA EZ TOBACCO SHOP, LOCATED AT 2847 BROOKDALE DRIVE NORTH, BROOKLYN PARK, MN 55444

Overview:

This is a new retail tobacco shop license being issued to EZ Stop Food Market, Inc. dba EZ Tobacco Shop, 2847 Brookdale Drive North.

The police department has completed their investigation of the owners. There are currently no known code violations at the property and staff recommend approval of their tobacco license.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.5	**Meeting Date:**	January 26, 2026
Agenda Section:	Consent	**Originating Department:**	Rental and Business Licensing Division
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Megan Bookey, Program Assistant III
Attachments:	N/A	**Presented By:**	Keith Jullie, Rental and Business Licensing Manager
Item:	Approve an Off-Sale 3.2 Percent Malt Liquor License for EZ Stop Food Market, Inc. dba Tropical Food Market located at 2885 Brookdale Drive North, Brooklyn Park, MN 55444		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO APPROVE AN OFF-SALE 3.2 PERCENT MALT LIQUOR LICENSE FOR EZ STOP FOOD MARKET, INC. DBA TROPICAL FOOD MARKET LOCATED AT 2885 BROOKDALE DRIVE NORTH, BROOKLYN PARK, MN 55444

Overview:

This is a new Off-Sale 3.2 Percent Malt Liquor License for EZ Stop Food Market, Inc. doing business as Tropical Food Market, located at 2885 Brookdale Drive North. There are no known code issues at this property at this time. The Police Department has completed their investigation of the business owners.

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

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.6	**Meeting Date:**	January 26, 2026
Agenda Section:	Consent	**Originating Department:**	Rental and Business Licensing Division
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Megan Bookey, Program Assistant III
Attachments:	N/A	**Presented By:**	Keith Jullie, Rental and Business Licensing Manager
Item:	Approve an Off-Sale 3.2 Percent Malt Liquor License for EZ Stop Food Market, Inc. dba Tropical Food Market located at 7641 Zane Avenue North, Brooklyn Park, MN 55443		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO APPROVE AN OFF-SALE 3.2 PERCENT MALT LIQUOR LICENSE FOR EZ STOP FOOD MARKET, INC. DBA TROPICAL FOOD MARKET LOCATED AT 7641 ZANE AVENUE NORTH, BROOKLYN PARK, MN 55443

Overview:

This is a new Off-Sale 3.2 Percent Malt Liquor License for EZ Stop Food Market, Inc. doing business as Tropical Food Market, located at 7641 Zane Avenue North. There are no known code issues at this property at this time. The Police Department has completed their investigation of the business owners.

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

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.7	**Meeting Date:**	January 26, 2026
Agenda Section:	Consent	**Originating Department:**	Operations & Maintenance
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Tim Pratt, Recycling Manager
Attachments:	2	**Presented By:**	Tim Pratt, Recycling Manager
Item:	Approve the 2026-2028 Residential Recycling Grant Agreement with Hennepin County		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026 _____ TO APPROVE THE 2026-2028 RESIDENTIAL RECYCLING GRANT AGREEMENT WITH HENNEPIN COUNTY.

Overview:

Hennepin County partners with cities to assist in funding their recycling programs by distributing a portion of the State of Minnesota "SCORE" recycling monies that the County receives. The base distribution is based on each city's share of the total number of households in the County.

Additional SCORE funds will be dedicated to the following purposes:
- Curbside organics recycling programs
- Multifamily waste reduction and recycling

Primary Issues/Alternatives to Consider:
- Should the Council approve the 2026- 2028 Residential Recycling Grant Agreement with Hennepin County? The grant funding is necessary to provide the comprehensive recycling program required by State statute and Hennepin County Ordinance at a reduced cost to residents.
- The Council has the following alternatives:
  1. Approving the Grant Agreement as recommended
  2. Do nothing and forfeit the funding

Budgetary/Fiscal Issues:

If the Agreement is approved, the 2026 Hennepin County Recycling Grant to the City will be approximately $200,000. If the Agreement is not approved, these funds will be forfeited and the City would need to increase residents' recycling service utility charge approximately $0.75 per household per month to cover budget and contractual commitments, which would bring the charge from $8.65 to $9.40 per household per month.

The recycling utility fee has, when combined with revenues received from the County, paid for the curbside recycling program, contracted yard waste site operations, bulky waste curbside collection program, special material drop-off days, and all administrative and education expenses.

Attachments:

4.7A RESOLUTION
4.7B 2026-2028 RESIDENTIAL RECYCLING FUNDING POLICY

RESOLUTION #2026-

RESOLUTION APPROVING THE 2026-2028 RESIDENTIAL WASTE REDUCTION AND RECYCLING GRANT AGREEMENT WITH HENNEPIN COUNTY

This Agreement is between the COUNTY OF HENNEPIN, STATE OF MINNESOTA, A-2300 Government Center, Minneapolis, Minnesota 55487 (“COUNTY”), on behalf of the Hennepin County Environment and Energy Department, 701 Fourth Avenue South, Minneapolis, Minnesota 55415-1600 (“DEPARTMENT”) and the CITY OF BROOKLYN PARK, 5200 85th Avenue North, Brooklyn Park, Minnesota 55443 (“CITY”).

WHEREAS, pursuant to Minnesota Statutes, Chapter 115A.552, Counties shall ensure that residents have an opportunity to recycle; and

WHEREAS, Hennepin County Ordinance 13 requires that each city implement and maintain a recycling and organics recycling program; and

WHEREAS, the Hennepin County Board has adopted a funding policy to continue to fund cities within Hennepin County for the contract period of January 1, 2026, through December 31, 2028; and

WHEREAS, to receive grant funds, the City must sign the agreement; and

WHEREAS, the City wishes to receive these grant funds each year.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Minnesota, that the City Council accepts the agreement as proposed.

BE IT FURTHER RESOLVED, that the City Council authorizes the Mayor, City Administrator or his designee to execute such Residential Waste Reduction and Recycling Grant Agreement with the County.

This resolution was passed by the Brooklyn Park City Council on January 26, 2026.

HENNEPIN COUNTY
MINNESOTA

Residential Waste Reduction and Recycling Funding Policy

January 1, 2026 – December 31, 2028

I. Policy Overview

A. Background

The Hennepin County Board of Commissioners has determined that residential waste reduction and recycling programs support county goals to make progress toward zero waste, reduce greenhouse gas emissions, and eliminate disparities associated with waste disposal. The county has adopted the goals established in State Statute and by the Minnesota Pollution Control Agency (MPCA) in its Metropolitan Solid Waste Management Policy Plan and developed a Residential Waste Reduction and Recycling Funding Policy to help reach a 75% recycling rate by 2030.

B. SCORE funds

The county receives funding from the state's Select Committee on Recycling and the Environment (SCORE) for the development and implementation of waste reduction and recycling programs. SCORE funds are based on revenue received by the State of Minnesota from the solid waste management tax (SWMT) on garbage services and are subject to change based on the SWMT revenue received by the state and funds allocated by the legislature.

C. Support for city programs

City recycling programs play an important role in the county's integrated solid waste management system. The county has funded city recycling programs for over 30 years and will use this policy to make available all SCORE funds to cities for residential waste reduction and recycling programs. SCORE funds will be dedicated to four different purposes: 1) general funding for waste reduction and recycling programs, 2) curbside organics recycling programs, 3) organics drop-off sites, and 4) multifamily waste reduction and recycling. Funds distributed to cities for a calendar year will be based on SCORE funds received by the county in the state's corresponding fiscal year.

D. Term of the policy

Hennepin County is committed to implementing this policy from January 1, 2026, through December 31, 2028. The county may revise this policy to align with strategic priorities developed in the zero-waste plan or solid waste management plan. In addition, the county may revise this policy, if it determines changes are needed to assure compliance with state law and MPCA goals established for metropolitan counties. If SCORE funds are eliminated from the state budget or significantly reduced, the county will consult with cities at that time and develop a recommendation to the board on future funding for residential waste reduction and recycling programs.

E. Grant agreements

Each city seeking funding under the terms of the Residential Waste Reduction and Recycling Funding Policy must enter into a grant agreement with the county for a term concurrent with the expiration of this policy, December 31, 2028. The grant agreement must be accompanied by a resolution authorizing the city to enter into such an agreement. If cities form a joint powers organization responsible for waste reduction and recycling programs, the county will enter into a grant agreement with that entity and distribute funds to that organization.

II. Allocation of Funds

SCORE funds will be dedicated to the following purposes:

- General funding for waste reduction and recycling programs
- Curbside organics recycling programs
- Organics drop-off sites
- Multifamily waste reduction and recycling

A. Waste reduction and recycling programs

The county will dedicate 40% of SCORE funds to provide funding for city waste reduction and recycling programs. For the purposes of this policy, city waste reduction and recycling programs include organics recycling. Funds will be allocated based on number of eligible households with curbside recycling service. The following formula will be used to calculate a city's grant amount.

$$\frac{\text{Number of eligible households with curbside recycling in city}}{\text{Total number of eligible households with curbside recycling in county}} \times \text{40\% of SCORE funds available} = \text{Waste reduction and recycling grant amount available to the city}$$

Eligible households are defined as households in single family through fourplex residential buildings or other residential buildings where each household has its own recycling collection container to set out for curbside collection. The number of eligible households will be determined by counting the number of eligible households on January 1 of each funding year. The city will report the number in its application for funding.

B. Curbside organics recycling programs

The county will dedicate 50% of SCORE funds to provide funding for curbside organics recycling programs. Funds will be allocated using participation targets for each city. Funding is not contingent upon meeting the participation target. The following formula will be used to calculate a city's grant amount.

Target number of households with curbside organics recycling in city --- Total target number of households with curbside organics recycling in county	x	50% of SCORE funds available	=	Curbside organics recycling grant amount available to the city

The county will provide a minimum grant of $3,300 per city for curbside organics recycling programs.

Participation targets (as a percent of households with curbside recycling service):

- 60% for cities that contract for organics recycling service
- 30% for cities that require haulers to offer organics recycling service

C. Organics drop-off sites

The county will dedicate $3,300 per eligible city to provide funding for organics drop-off site expenses. Cities with an organics drop-off and a population of less than 10,000 are eligible.

E. Multifamily waste reduction and recycling

The county will take 10% of SCORE funds, subtract the amount allocated to organics drop-off sites, and dedicate the remainder to provide funding for multifamily waste reduction and recycling programs. For the purposes of this policy, city waste reduction and recycling programs include organics recycling. Funds will be allocated based on the number of multifamily households. The following formula will be used to calculate a city's grant amount.

Number of multifamily households in city --- Total number of multifamily households in county	x	10% of SCORE funds available minus organics drop-off funds	=	Multifamily waste reduction and recycling grant amount available to the city

If cities do not apply for available multifamily grant funds, the unclaimed funds will be re-allocated to the cities that applied in proportion to the number of multifamily households in those cities.

Multifamily households in cities with organized recycling collection are defined as 1) households in buildings where each household does not have its own recycling collection container to set out for curbside collection, or 2) households in buildings that do not receive recycling collection service through the city, including apartment buildings, condominiums, townhomes, and cooperative housing units where a property manager or association coordinates collection service. Multifamily households in cities with open recycling collection are defined as households in residential buildings larger than a fourplex.

III. Application for Funding

A. General program and curbside organics application

To receive funding for waste reduction and recycling programs and curbside organics recycling, each city must complete an annual grant application by February 15 of that year. The application consists of a web-based report that requests the following: contract, program, tonnage, and financial information. The participation rate for the curbside recycling program must also be included in the web-based report. The city must calculate its participation rate during the month of October. The methodology for measuring participation must be provided to the county upon request. The county may request additional information, such as a planning document with a description of activities the city will implement to increase recycling and make progress toward county objectives.

B. Organics drop-off sites and multifamily supplementary application

To receive funding for organics drop-off sites and multifamily waste reduction and recycling, a city must submit a supplementary grant application form annually. The county will provide this form by February 15, and the city must complete it by March 15 of that year.

IV. Use of Funds

A. Conditions applying to all funds

The following requirements apply to the use of all funds:

1. Funds must be expended on eligible activities per Minnesota Statutes §115A.557.

2. All grant funds accepted from the county must be used in the year granted unless the county agrees to an exception. The county will not provide any funds in excess of actual expenses. Funds not spent must be returned to the county.

3. A city or joint powers organization may not charge its residents through property tax, utility fees, waste fees, environmental fees, or any other method for the portion of its waste reduction and recycling program costs that are funded by county grant funds.

4. Cities must track expenditures for waste reduction and recycling programs, curbside organics recycling, organics drop-off sites, and multifamily waste reduction and recycling and establish accounting mechanisms to provide the information requested in the financial section of the annual grant application.

5. Waste reduction and recycling activities, revenues, and expenditures are subject to audit.

B. Curbside organics use of funds

Curbside organics grant funds may be used for program expenses, including the following:

- Incentives for participation (service discounts, countertop pails, compostable bags)
- City contract costs
- Education and outreach
- Carts
- Other expenses approved by the county

Yard waste expenses are not eligible. If organics are co-collected with other waste, the organics expenses must be tracked separately. If a city passes funds through to a hauler, 100% of those funds must be credited to residents' bills.

C. Organics drop-off sites use of funds

Organics drop-off site grant funds may be used for program expenses, including the following:

- Hauling and disposal
- Dumpsters or carts
- Site construction
- Education and outreach
- Incentives for participation (countertop pails, compostable bags)
- Other expenses approved by the county

D. Multifamily waste reduction and recycling use of funds

Cities that choose to apply for multifamily waste reduction and recycling funding will work with

the county to identify eligible activities that are customized to the city's goals and needs. These activities will be determined through the supplementary grant application process.

Multifamily resources provided by the county, including reusable tote bags/baskets and multifamily specific signs and labels, are not eligible expenses.

V. City Requirements

A. Materials accepted

A city's curbside collection program must accept a list of mixed recyclables as selected by the county in consultation with haulers, local material recovery facilities, and end markets. The county will update the list of materials as needed, distribute the list to city recycling coordinators, and post the list on the county's website.

B. Education and outreach

The partnership between the county and cities has been highly effective in educating residents and motivating behavior change. To continue this partnership and increase these efforts, city waste reduction, recycling and organics recycling activities must be coordinated with county and regional efforts. Municipalities must adhere to the following requirements:

1. Use county terminology on promotional and educational materials when describing recycling and organics recycling guidelines, including the description of materials accepted and not accepted, as well as when describing preparation guidelines.

2. Use images approved by the county if using images of mixed recyclables and organic materials.

3. Provide the following information on the city's website:

    - Recycling and organics recycling materials accepted and not accepted
    - Curbside collection calendar
    - Contact information for the city's recycling coordinator
    - Links to city recycling resources and programs
    - Organics drop-off site(s) information
    - Links to county recycling resources and programs

4. Provide a guide on recycling and organics recycling to residents each year. The guide shall contain information on curbside collection, materials accepted and not accepted, organics drop off site information (if applicable), and a curbside collection calendar.

5. Complete two or more waste reduction, recycling and organics recycling educational activities annually that include the promotion of curbside collection. The county will provide a list of activities to city recycling coordinators. These activities are in addition to the provision of an annual guide.

6. If a city develops its own educational materials, does not use a template produced by the county, does not utilize design services offered by the county, or relies on a hauler to provide an annual guide, then the city must submit the materials to the county for approval.

C. Waste reduction and recycling performance

On an annual basis, cities must demonstrate that a reasonable effort has been made to improve waste reduction and recycling programs. If a city does not demonstrate measurable progress, a waste reduction and recycling improvement plan must be submitted by the city within 90 days of being notified by the county. The waste reduction and recycling improvement plan must be negotiated with the county and specify the efforts that will be undertaken by the city to improve its program to yield the results necessary to achieve county objectives. In cooperation with the county, the city may be required to participate in waste sorts and community engagement to identify strategies to improve waste reduction and recycling outcomes.

D. Cities of the first class

Cities of the first class must comply with the county's measurable performance standards and report recycling rates and compliance rates to the county annually by February 15 and semi-annually thereafter. Cities of the first class must also report bi-annually on specific steps for implementation that address the county's priorities.

The county will determine annually whether the cities have implemented and satisfied performance standards. If the cities do not implement and satisfy the performance standards, a waste reduction and recycling improvement plan must be submitted by the city within 60 days of being notified by the county. The improvement plan must specify the efforts the city will take to implement and satisfy the performance standards identified by the county. The improvement plan must be negotiated with the county and approved by the county. If the county does not approve the improvement plan, then SCORE funding will be withheld.

VI. Grant Payments

The county will make two payments to cities each year. Those two payments will provide the sum of each city's total grant amount for general waste reduction and recycling programs, curbside organics recycling programs, organics drop-off sites, and multifamily waste reduction and recycling. One payment will be made after the county receives the applications for funding. A second payment will be made after basic program requirements, education and outreach

requirements, and performance have been confirmed and approved. If the city meets the county requirements, both payments will be made during the same calendar year.

Cities are expected to fulfill the conditions of this policy and the requirements of the county's Ordinance 13. It is the responsibility of each city to meet the requirements of Ordinance 13. The implementation of the county requirements for cities shall be the responsibility of each respective city. If any city fails to establish or implement any or all of the city requirements in Ordinance 13, all SCORE funding will be withheld until the city meets the requirements or a waste reduction and recycling improvement plan is negotiated with the county.

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.8	**Meeting Date:**	January 26, 2026
Agenda Section:	Consent	**Originating Department:**	Operations and Maintenance
Resolution:	X	**Prepared By:**	Craig Runnakko, Construction Engineer
Ordinance:	N/A		
Attachments:	2	**Presented By:**	Mitch Robinson, City Engineer
Item:	Adopt Resolution to Levy Special Assessment for Water Assessment at 8409 Riverview Lane North		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____ TO LEVY SPECIAL ASSESSMENT FOR WATER ASSESSMENT AT 8409 RIVERVIEW LANE NORTH

Overview:

This past fall the resident at 8409 Riverview Lane North connected to a water service installed as part of the Metropolitan Council Environmental Services project in 2017. At the time of the watermain installation the City determined that required assessments for water access would be deferred until such time as the property physically connected to the watermain. Now that the property at 8409 Riverview Lane North has made this connection, the assessment is now due.

The City has determined that the total lateral and service assessment due is $3,775.00 and that the resident has the option to pay this assessment over a five year period with interest.

In order to formalize this and to document the waiving of the property owner's rights to appeal per Minnesota Statutes 429, an agreement was drafted and signed by the property owner; see Attachment A.

The terms of the assessment are payment of the assessment over 5 years with 4% interest. The amortization schedule is as follows:

Year	Principal Payment	Interest	Total Payment
2026	$692.58	$153.52	$846.10
2027	$725.30	$120.80	$846.10
2028	$755.50	$90.60	$846.10
2029	$785.71	$60.39	$846.10
2030	$815.91	$30.19	$846.10

Total payments will be $4,230.50 over the five years.

Primary issues/alternatives to consider:

- Should the Council approve the assessment levy?

  Operations and Maintenance staff recommends approval as presented.

Budgetary/Fiscal Issues:

There is no cost to the City to levy this assessment over the defined period of time.

Attachments:

4.8A RESOLUTION
4.8B ASSESSMENT AGREEMENT

RESOLUTION #2026-

RESOLUTION TO LEVY SPECIAL ASSESSMENT FOR WATER ASSESSMENT AT 8409 RIVERVIEW LANE NORTH

WHEREAS, as part of the Metropolitan Council Environmental Services project in 2017 to replace their interceptor sewer the City of Brooklyn Park ("City") installed a watermain and services to properties along Riverview Lane providing water access to properties in the area; and

WHEREAS, the City decided to delay assessments until such time the property owners physically connected to the watermain; and

WHEREAS, the property at Lot 1, Block 1 Kvamme 1st Addition has connected to the subject watermain and is now subject to the water assessment; and

WHEREAS, the owner has entered into an agreement with the City to levy the assessment on their property taxes over 5 years and also waives their right to challenge said assessment per Minnesota Statutes Chapter 429.

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

1. The total Water Lateral and Service Assessment is $3,775.00 to be paid over 5 years at 4% interest.
2. The payment schedule is set as $846.10 per year for years 2026 through 2030.
3. That the City Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid in the same manner as other municipal taxes.

Docusign Envelope ID: E7623834-FEF9-4BE7-9F62-E08691CEA5EB

WAIVER OF ASSESSMENTS FOR WATERMAIN SERVICING THAT PART OF LOT 1, BLOCK 1, KVAMME 1ST ADDITION– 8409 RIVERVIEW LANE, BROOKLYN PARK, MN.

This Waiver is entered into by Timothy J. Connolly and Katherine A Connolly ("Owners") as of the _____day of 12/11/2025, 2025.

RECITALS

A. Owners are the fee owners of 8409 Riverview Lane, Brooklyn Park, Minnesota, (PID No. 24-119-21-12-0064) legally described as Lot 1, Block 1, Kvamme 1st Addition, Hennepin County, Minnesota ("Property").

B. As part of a Metropolitan Council Environmental Services project in 2017 to replace their interceptor sewer the City of Brooklyn Park ("City") participated in the project to install a watermain and services to properties along Riverview Lane.

C. Since the watermain was not petitioned for installation at the time of construction the City did not impose assessments at that time. The City decided to delay assessments until the time the property owners wanted City water service.

NOW, THEREFORE, in consideration of the City allowing the special assessment to be levied against the Property upon connection to the City water system, the Owners agree as follows:

1. The total water Lateral and Service Assessment is $3,775.00

2. Owners agree that the City may, pursuant to Minnesota Statutes Chapter 429, levy a special assessment on the Property for the amount due, not to exceed $3,775.00 ("Special Assessment"). The term of the Special Assessment shall be for a period of not less than five (5) years.

3. Owners agree not to challenge, contest, or dispute in any manner the Special Assessment levied against the Property or any portion of the Property in accordance with the terms of this Agreement. Owner specifically waives notice of hearing and waives the right to the hearing required by Minnesota Statutes Section 429.031 on the amount of the Special Assessment to be levied on the Property in accordance with this Agreement.

4. Owners waive any and all rights to appeal or otherwise contest or challenge the levying of the Special Assessment against the Property, including, but not limited to, the right to challenge whether the increase in fair market value resulting from the installation of the watermain and service is at least equal to the amount that is being assessed against the Property and whether such increase in fair market value is a special benefit to the Property. Owner further agrees that any requirements of Minnesota Statutes Chapter 429 with respect

Docusign Envelope ID: E7623834-FEF9-4BE7-9F62-E08691CEA5EB

to the adoption or levying of the Special Assessment is waived to the extent that those requirements are not met by the City.

5. The Recitals set forth above are made part of this Agreement.

6. The terms and conditions set forth in this Agreement shall terminate upon payment in full of the Special Assessment levied against the Property. The City shall promptly execute and deliver such documents, in recordable form, as are necessary to extinguish its rights contained in this Agreement.

7. Owners agree to pay the City all costs and expenses, including reasonable attorneys' fees, incurred by the City in enforcing this Agreement.

TIMOTHY J. CONNOLLY

Signed by:
Timothy Connolly
3B16099BA103433...
Owner

KATHERINE A. CONNOLLY

Signed by:
katherine Connolly
27983803E3B1448...
Owner

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.9	**Meeting Date:**	January 26, 2026
Agenda Section:	Consent	**Originating Department:**	Operations and Maintenance
Resolution:	X	**Prepared By:**	Craig Runnakko, Construction Engineer
Ordinance:	N/A		
Attachments:	2	**Presented By:**	Mitch Robinson, City Engineer
Item:	Adopt Resolution to Levy Special Assessment for Water Assessment at 301 83rd Ave North		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____ TO LEVY SPECIAL ASSESSMENT FOR WATER ASSESSMENT AT 301 83RD AVE NORTH

Overview:
This past fall the resident at 301 83rd Ave North connected to a water service installed as part of a watermain project in 2010. At the time of the watermain installation the City determined that required assessments for water access would be deferred until such time as the property physically connected to the watermain. Now that the property at 301 83rd Ave North has made this connection, the assessment is now due.

The City has determined that the total lateral and service assessment due is $3,775.00 and that the resident has the option to pay this assessment over a five year period with interest.

In order to formalize this and to document the waiving of the property owner's rights to appeal per Minnesota Statutes 429, an agreement was drafted and signed by the property owner; see Attachment A.

The terms of the assessment are payment of the assessment over 5 years with 4% interest. The amortization schedule is as follows:

Year	Principal Payment	Interest	Total Payment
2026	$692.58	$153.52	$846.10
2027	$725.30	$120.80	$846.10
2028	$755.50	$90.60	$846.10
2029	$785.71	$60.39	$846.10
2030	$815.91	$30.19	$846.10

Total payments will be $4,230.50 over the five years.

Primary issues/alternatives to consider:

- Should the Council approve the assessment levy?

  Operations and Maintenance staff recommends approval as presented.

Budgetary/Fiscal Issues:
There is no cost to the City to levy this assessment over the defined period of time.

Attachments:
4.9A RESOLUTION
4.9B ASSESSMENT AGREEMENT

RESOLUTION #2026-

RESOLUTION TO LEVY SPECIAL ASSESSMENT FOR WATER ASSESSMENT AT 324 81st AVE NORTH

WHEREAS, as part of a City of Brooklyn Park project in 2010 to install a water and sewer into River Park the city also included the installation of water services to the property line at 4 properties along 83rd Ave N between Riverview Lane and River Park; and

WHEREAS, the City decided to delay assessments until such time the property owners physically connected to the watermain; and

WHEREAS, the property at (PID No. 24-119-21-14-0014) legally described as Outlot 1, except the west 200 feet as measured along the north and south lines thereof, Killarney Park Addition, has connected to the subject watermain and is now subject to the water assessment; and

WHEREAS, the owner has entered into an agreement with the City to levy the assessment on their property taxes over 5 years and also waives their right to challenge said assessment per Minnesota Statutes Chapter 429.

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

1. The total Water Lateral and Service Assessment is $3,775.00 to be paid over 5 years at 4% interest.
2. The payment schedule is set as $846.10 per year for years 2026 through 2030.
3. That the City Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid in the same manner as other municipal taxes.

WAIVER OF ASSESSMENTS FOR WATERMAIN SERVICING THAT PART OF OUTLOT 1 EXCEPT THE WEST 200 FEET THEROF IN KILLARNEY PARK ADDITION - 301 83RD AVE N, BROOKLYN PARK, MN.

This Waiver is entered into by the Mary L. Schneider Revocable Trust dated January 3, 2002 ("Owner") as of November 30, 2025.

RECITALS

A. Owner is the fee owner of 301 83rd Avenue North, Brooklyn Park (PID No. 24-119-21-14-0014) legally described as: Outlot 1, except the west 200 feet as measured along the north and south lines thereof, Killarney Park ("Property").

B. As part of a City of Brooklyn Park project in 2010 to install water and sewer into River Park the city also included the installation of water services to the property line at 4 properties along 83rd Ave N between Riverview Lane and River Park.

C. Since the watermain was not petitioned for installation at the time of construction the City did not impose assessments at that time. The City decided to delay assessments until the time the property owners wanted City water service.

NOW, THEREFORE, in consideration of the City allowing the special assessment to be levied against the Property upon connection to the City water system, the Owner agrees as follows:

1. The total water Lateral and Service Assessment is $3,775.00

2. Owner agrees that the City may, pursuant to Minnesota Statutes Chapter 429, levy a special assessment on the Property for the amount due, not to exceed $3,775.00 ("Special Assessment"). The term of the Special Assessment shall be for a period of not less than five (5) years.

3. Owner agrees not to challenge, contest, or dispute in any manner the Special Assessment levied against the Property or any portion of the Property in accordance with the terms of this Agreement. Owner specifically waives notice of hearing and waives the right to the hearing required by Minnesota Statutes Section 429.031 on the amount of the Special Assessment to be levied on the Property in accordance with this Agreement.

4. Owner waives any and all rights to appeal or otherwise contest or challenge the levying of the Special Assessment against the Property, including, but not limited to, the right to challenge whether the increase in fair market value resulting from the installation of the watermain and service is at least equal to the amount that is being assessed against the Property and whether such increase in fair market value is a special benefit to the Property. Owner further agrees that any requirements of Minnesota Statutes Chapter 429 with respect

to the adoption or levying of the Special Assessment is waived to the extent that those requirements are not met by the City.

5. The Recitals set forth above are made part of this Agreement.

6. The terms and conditions set forth in this Agreement shall terminate upon payment in full of the Special Assessment levied against the Property. The City shall promptly execute and deliver such documents, in recordable form, as are necessary to extinguish its rights contained in this Agreement.

7. Owner agrees to pay the City all costs and expenses, including reasonable attorneys' fees, incurred by the City in enforcing this Agreement.

MARY L. SCHNEIDER REVOCABLE TRUST DATED JANUARY 3, 2002

Laura Wiles POA on behalf of Mary L Schneider

Mary L. Schneider, as Trustee of the Mary L. Schneider Revocable Trust dated January 3, 2002

CITY OF BROOKLYN PARK

_____

Hollies J. Winston, Mayor

_____

Jay Stroebel, City Manager

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.10	**Meeting Date:**	January 26, 2026
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	X	**Prepared By:**	
Ordinance:	N/A		Erin McDermott, Senior Planner
Attachments:	3	**Presented By:**	Erin McDermott, Senior Planner
Item:	Accept Scoping Document for the Northwest Growth Area Plan Alternate Urban Areawide Review and Order Public Comment Period as Required by the Environmental Quality Board		

City Manager's Proposed Actions:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____ ORDERING A 30 DAY PUBLIC COMMENT PERIOD FOR THE SCOPING DOCUMENT REQUIRED FOR THE ALTERNATE URBAN AREAWIDE REVIEW FOR THE NORTHWEST GROWTH AREA PLAN PURSUANT TO MINNESOTA RULE 4410.3610, SUBPART 5A.

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, 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.

The first task was completed in September 2025 with the approval of the Preferred Land Use Scenario. This scenario has been used in the work to complete the second and third tasks which are being completed concurrently. The AUAR requires three steps for this project, the first step is approval of the scoping document which requires a 30-day comment period. Upon completion of the comment period, staff will address the comments and make amendments that will then be approved by City Council for adoption. This final document will be sent to the Environmental Quality Board (EQB) for approval. The second step is the completion of the environmental study, producing the AUAR document. This step also requires a 30-day comment period, after which comments are also addressed. The final AUAR document is then brought to City Council for adoption, after which it is sent to the EQB for final approvals. Once the AUAR is adopted by City Council actions may be taken to approve amendments to the Comprehensive Plan, Zoning Text, and Zoning Map.

Pursuant to Minnesota Rules 4410.3610, Subpart 5a, the Northwest Growth Area Plan exceeds the statutory requirements for a standard AUAR and falls under the category of a Certain Specific Large Project. For Certain Specific Large Projects an additional scoping document is required for review. The scoping document outlines the plan area and specifies the focus of the environmental review. This gives stakeholders, such as residents and neighboring jurisdictions, the opportunity to address areas of the study that may need additional review that were not addressed.

The approval of the comment period does not constitute approval of the scoping document, that action will be brought before the City Council upon the completion of the 30-day comment period.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

4.10A RESOLUTION
4.10B SCOPING DOCUMENT
4.10C QUICK REFERENCE AUAR GUIDE

RESOLUTION #2026-

RESOLUTION ORDERING A 30 DAY PUBLIC COMMENT PERIOD FOR THE SCOPING DOCUMENT REQUIRED FOR THE ALTERNATE URBAN AREA-WIDE REVIEW FOR THE NORTHWEST GROWTH AREA PLAN PURSUANT TO MINNESOTA RULE 4410.3610, SUBPART 5A.

WHEREAS, an Alternative Urban Area-Wide Review (AUAR) is necessary for the completion of the Northwest Growth Area Plan initiated by the City of Brooklyn Park; and

WHEREAS, the Northwest Growth Area Plan is located in the area east of the Maple Grove border, south of the Champlin border, north of Highway 610, with the eastern boundary following Highway 169, then east on Oak Grove Parkway, and south on West Broadway; and

WHEREAS, a scoping document is required to proceed with an AUAR for the Northwest Growth Area Plan pursuant to Minnesota Rules, part 4410.3610, subpart 5a; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that a 30 day comment period to begin upon publication by the Environmental Quality Board, to consider the public comment for the scoping document, on file in the City Clerk's office.

BE IT FURTHER RESOLVED that the City Clerk be directed to file the proper legal notice of such hearing in the manner required by law.

The foregoing resolution was introduced by Council Member and duly seconded by Council Member
The following voted in favor of the resolution:
The following voted against:
The following were absent:
Where upon the resolution was adopted.

BRAUN INTERTEC

the science you build on

Alternative Urban Areawide Review Scoping Document

Northwest Growth Area Plan

Prepared for

City of Brooklyn Park

Brooklyn Park

Prepared by

Braun Intertec Corporation
11001 Hampshire Avenue
Bloomington, MN 55438

Project B2410018
January 21, 2026

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Revised Environmental Assessment Worksheet

This Alternative Urban Areawide Review (AUAR) follows the format of an Environmental Assessment Worksheet (EAW, December 2022 version). This most recent Environmental Assessment Worksheet (EAW) form and guidance documents are available at the Environmental Quality Board's (EQB) website at: https://www.eqb.state.mn.us/ The EAW form provides information about a project that may have the potential for significant environmental effects. Guidance documents provide additional detail and links to resources for completing the EAW form.

An AUAR is an alternative to an Environmental Impact Statement (EIS) that responds to the items in the EAW form to the level of analysis similar to an EIS. Minnesota Rules Chapter 4410.3610, subp. 4 states that "the content and format [of an AUAR document] must be similar to that of an EAW but must provide for a level of analysis comparable to that of an EIS for impacts typical of urban residential, commercial warehousing, and light industrial development and associated infrastructure." The twenty-two items in the EAW form provide information about a proposed development scenario within the AUAR area, existing conditions, existing plans, potential environmental issues, and specific methodologies for special studies that will be or have been conducted for the AUAR (i.e., the scope of the Traffic Impact Study).

AUAR Guidance (September 2008) is shown in light green italics.

Cumulative potential effects can either be addressed under each applicable EAW Item or can be addressed collectively under EAW Item 21.

Note to reviewers: Comments must be submitted to the RGU during the 30-day comment period following notice of the EAW in the EQB Monitor. Comments should address the accuracy and completeness of information, potential impacts that warrant further investigation and the need for an EIS.

1. Project Title:

Northwest Growth Area Plan

2. Proposer:

Proposer:	City of Brooklyn Park
Contact Person:	Erin McDermott
Title:	Senior Planner
Address:	5200 85th Ave. N.
City, State ZIP:	Brooklyn Park, MN 55443
Phone:	763-493-8057
E-Mail:	planning@brooklynpark.org

3. Responsible Governmental Unit (RGU):

RGU:	City of Brooklyn Park
Contact Person:	Erin McDermott
Title:	Senior Planner
Address:	5200 85th Ave. N.
City, State ZIP:	Brooklyn Park, MN 55443
Phone:	763-493-8057
E-Mail:	planning@brooklynpark.org

4. Reason for EAW Preparation (check one):

Required:		Discretionary:	
☐	Mandatory EAW	☐	Citizen's Petition
☐	Proposer Initiated	☐	RGU Discretion

If EAW or EIS is mandatory give EQB rule category subpart number(s) and name(s):
Not applicable.

5. Project Location:

County:	Hennepin
City/Township:	Brooklyn Park
PLS Location:	S6&7, T119N, R21W
Watershed:	Mississippi River – Twin Cities
GPS Coordinates:	45.1382299N, 93.3970363W
Tax Parcel Numbers:	**West of U.S. Highway 169 (North to South):** 0611921220001, 0611921210002, 0611921210001, 0611921230002, 0611921240002, 0611921320006, 0611921320001, 0611921310002, 0611921320002, 0611921320003, 0611921320004, 0611921320008, 0611921320007, 0611921330006, 0611921330007, 0611921330005, 0611921330009, 0611921330008, 0611921340012, 0611921340009, 0611921340010, 0711921220003, 0711921210003, 0711921230001, 0711921230002, MnDOT Property (610/169) **East of U.S. Highway 169 (North to South):** 0611921440003, 0611921440001, 0511921330002, 0711921120009, 0711921120005, 0711921120006, 0711921110007, 0711921110008, 0711921110003, 0711921110004, 0711921110005, 0711921110006, 0811921220001, 0811921220002, 0711921130005, 0711921140005, 0711921140002, 0711921140001, 0711921140007, 0711921140006, 0811921230002, 0811921230004

At a minimum attach each of the following to the AUAR:

i. The county map is not needed for an AUAR.

ii. The USGS map should be included

iii. Instead of a site plan, include: (1) a map clearly depicting the boundaries of the AUAR and any subdistricts used in the AUAR analysis; (2) land use and planning and zoning maps as required in conjunction with items 9 and 27 ; and (3) a cover type map as required for item 10.

iv. Additional maps may be included throughout the document wherever maps are useful for displaying relevant information.

6. Project Description:

a. Provide the brief project summary to be published in the EQB Monitor, (approximately 50 words).

The Study Area is located in Section 6 and 7, Township 119N, Range 21W in Brooklyn Park, Hennepin County, Minnesota. The proposed development scenario would include the development of the Study Area including residential, commercial, transit-oriented development, and biotechnology development including research, office, production, and manufacturing space. The development scenario would also include the construction of infrastructure including roads and utilities.

b. Give a complete description of the proposed project and related new construction, including infrastructure needs.

Instead of the information called for on the form, the description section of an AUAR should include the following elements for each major development scenario included:

1. *anticipated types and intensity (density) of residential and commercial/warehouse/light industrial development throughout the AUAR area;*
2. *infrastructure planned to serve development (roads, sewers, water, stormwater system, etc.) Roadways intended primarily to serve as adjoining land uses within an AUAR area are normally expected to be reviewed as part of an AUAR. More "arterial" types of roadways that would cross an AUAR area are an optional inclusion in the AUAR analysis; if they are included, a more intensive level of review, generally including an analysis of alternative routes, is necessary;*
3. *information about the anticipated staging of various developments, to the extent known, and of the infrastructure, and how the infrastructure staging will influence the development schedule.*

The number of acres to be graded and number of cubic yards of soil to be moved need not be given; instead, a general discussion of the likely earthmoving needs for development of the area should be given, with an emphasis on unusual or problem areas. In discussing mitigation measures, both the standard requirements of the local ordinances and any special measures that would be added for AUAR purposes should be included.

This item should first of all summarize information on physical infrastructure presented under items (such 6, 17, 18 and 21). Other major infrastructure or public services not covered under other items should be discussed as well — this includes major social services such as schools, police, fire, etc. The RGU must be careful to include project-associated infrastructure as an explicit part of the AUAR review if it is to exempt from project-specific review in the future.

The Study Area is approximately 673 acres located within the City of Brooklyn Park (Appendix A, Figure A-1), consisting of 49 Hennepin County parcels (Appendix A, Figure A-2), north of the intersection of Trunk Highway (TH) 610 and U.S.169.

Several meetings with the current property owners, citizens, the City of Brooklyn Park, and Brooklyn Park City Council (stakeholders) occurred beginning Fall of 2024. Several renditions of the development scenarios were evaluated and further refined, resulting in one final development scenario for further environmental analysis. The Vision Plan (Hereinafter referred to as "The Development Scenario") represents the full build out scenario and therefore is the "worst case scenario" for potential environmental impacts. Although the exact configuration of each building will not be determined until construction on each parcel is designed, the Draft AUAR will analyze the individual and cumulative potential effects from the largest building footprints possible and lot configurations with consideration given to existing natural resources, planning and zoning requirements, market trends, and infrastructure needs.

The Study Area would be one development scenario consisting of mixed uses including residential, commercial, transit-oriented development, and biotechnology development areas including research, office, production, and manufacturing space (Appendix A, Exhibit A-5). No specific end users have been identified for each of the parcels and land uses unless otherwise specified.

The Draft AUAR will specify a more defined development scenario in which the approximate unit and size ranges of land uses will be narrowed, and general land use locations will be specified. The overall scenario would yield approximately 3,640 - 8,540 residential units and approximately 6,400,000 - 13,800,000 square feet of building space.

Residential areas would be located within the northern portion of the Study area and would include an estimated 160-600 units of low/medium density housing (8-30 units per acre) and estimated 900-1,800 units of medium/high density housing (30-60 units per acre). Neighborhood mixed land uses would be located throughout the Study Area and would consist of an estimated 720-1,440 units (30-60 units per acre) along with 400,000-1,200,000 square feet of commercial space.

Transit-oriented development would consist of housing and commercial development surrounding the proposed Light Rail Transit Station within the southeastern portion of the Site. The land use is estimated to be 720-1,620 residential units (40-90 units per acre) and 1,700,000-2,500,000 square feet of commercial space. In addition to the transit-oriented development, the Operations and Maintenance Facility (OMF) for the proposed MERTO Blue Line Light Rail Transit Extension is proposed within the northeastern corner of the Study Area. This portion of the Study Area is also included within the sperate and independent environmental review of the Blue Line Extension project.

Biotechnology centered development would be located in the southern half and northern portion of the Study Area. The planned development would consist of two categories, Innovation Mixed Use, Production and Manufacturing. Innovation Mixed Use would be split between East and West. Innovation Mixed Use areas combined would consist of 800-2,400 units (20-60 units per acre) and approximately 2,800,000-7,000,000 square feet of non-residential space. Production and manufacturing would consist of 340-680 units (20-40 units per acre) and approximately 1,500,000-3,000,000 square feet of non-residential space.

Additional public services would be included as needed. The expected services needed would be an elementary school and a water tower (in progress as of 2025).

Rush Creek Regional Trail and surrounding park lands would remain intact and undisturbed through the center of the Study Area. Approximately 65 acres of new park/open space would also be incorporated throughout development scenario. Additional land uses such as public/institutional may be incorporated into the proposed development scenario as well.

i. infrastructure planned to serve development (roads, sewers, water, stormwater system, etc.) Roadways intended primarily to serve as adjoining land uses within an AUAR area are normally expected to be reviewed as part of an AUAR. More "arterial" types of roadways that would cross an AUAR area are an optional inclusion in the AUAR analysis; if they are included, a more intensive level of review, generally including an analysis of alternative routes, is necessary;

The locations of the infrastructure will be specified within the proposed development scenario in the Draft AUAR. The proposed development scenario would construct additional infrastructure including the construction of new interior city roads along with the extension of existing utilities including water, stormwater sewer, a regional stormwater system, and sanitary sewer systems into the Study Area. New city interior roads would tie into the existing exterior road intersections. Utility mains would mostly follow the main road alignments and extend (through private service lines) to the constructed buildings.

ii. information about the anticipated staging of various developments, to the extent known, and of the infrastructure, and how the infrastructure staging will influence the development schedule.

Anticipated stages and timing of the construction of the proposed development scenario will be described in the Draft AUAR and in future AUAR updates as development occurs.

c. Project magnitude:

Table 6-1. Project Magnitude

Description	Number
Total Project Acreage	673
Linear project length	N/A
Number and type of residential units	3,640 - 8,540 units*
Residential building area (in square feet)	TBD
Commercial building area (in square feet)	2,100,000 - 3,700,000*
Industrial building area (in square feet)	4,300,000 - 10,000,000*
Institutional building area (in square feet)	TBD
Other uses (acres)- New Public Park/Green Space	65
Structure height(s)	TBD

*The number of units and square footage of land use types will be further defined in the Draft AUAR.

d. *Explain the project purpose; if the project will be carried out by a governmental unit, explain the need for the project and identify its beneficiaries.*

The purpose of the AUAR is to plan the development of the only large-scale undeveloped area of the City of Brooklyn Park (City of Brooklyn Park, n.d.). The goals of the development are to attract investment from employers and retailers, engage with the community, bridge the economic gap by providing employment and ownership opportunities for residences, provide sustainable infrastructure, create connections for pedestrians, bikes, and transit, and provide an increased tax base for the City of Brooklyn Park.

e. *Are future stages of this development including development on any other property planned or likely to happen?* ☒ Yes ☐ No

If yes, briefly describe future stages, relationship to present project, timeline and plans for environmental review.

The Blue Line Extension project is located along the eastern edge of the Study Area along with the OMF within the Study Area. The Light Rail line and the associated OMF are in the process of being evaluated with a Supplemental Environmental Impact Statement (SEIS) by Metropolitan Council. The Light Rail line and OMF will not be evaluated as part of the AUAR.

f. *Is this project a subsequent stage of an earlier project?* ☐ Yes ☒ No

If yes, briefly describe the past development, timeline and any past environmental review.

7. Climate Adaptation and Resilience:

a. *Describe the climate trends in the general location of the project (see guidance: Climate Adaptation and Resilience) and how climate change is anticipated to affect that location during the life of the project.*

<u>AUAR Scope</u>
The AUAR will describe trends in temperature, urban heat island, precipitation, flood risk, and cooling degree days will impact the proposed uses in the Study Area. The text in italics in the project impacts column of Table 7-1 includes examples of the project impacts that will be included within the Draft AUAR.

Table 7-1. Summary of Report Climate Trends

State of Minnesota historic climate trends (data-driven) and projected climate changes (model-driven)	County/local trends	Project impacts (climate effects on project location)
Average annual temperature increasing	Over the time period of 1895 to 2024, the daily average temperature raised an average of 0.24˚F per decade (Minnesota Pollution Control Agency, n.d.). The mean temperature over this time period was 43.76˚F, with the mean temperature from 2010 to 2024 increased to 44.74˚F (Appendix E, Exhibit E-1a) (Minnesota Pollution Control Agency, n.d.).	*e.g., Site may be subject to increased air conditioning loads to grid, interior and exterior infrastructure.*
Average precipitation increasing	Over the time period of 1895 to 2024, the average yearly precipitation increased from 22.86 inches per year to 30.8 inches per year. Precipitation rates have increased 0.23 inches per decade over this time period (Appendix E, Exhibit E-1b) (Minnesota Pollution Control Agency, n.d.).	*e.g., Increased run-off and erosion may affect soil/site stability.*
Cold weather warning	Minimum temperatures, calculated by taking the average of the daily minimum temperatures yearly, for the time period of 1895 to 2024, increased from 30.37˚F in 1895 to 38.12˚F in 2024. The minimum temperature increased 0.36˚F per decade (Appendix E, Exhibit E-1b) (Minnesota Pollution Control Agency, n.d.).	*e.g., Decreased snow cover may affect vegetation cover that leads to increased soil erosion.*
Heavier, more damaging rains	Annual days with daily precipitation exceeding one inch within the current time period (2015-2044) is increasing from 0.4-0.7 days (to 3.9-4.2 day per year) when compared to precipitation from modeled history (1976-2005) (U.S. Global Change Research Program, 2023). Days each year that will exceed the 99th percentile of precipitation will increase within the current time period (2015-2044) by 0.6-1.0 days (to 5.7-6.1 days) when compared to modeled history (1976-2005 (Appendix E, Exhibit E-1d)) (U.S. Global Change Research Program, 2023).	*e.g., Vegetation changes, stressors, more exposed soils in winter.*
Increasing heat waves	Heat waves including days with extreme temperatures are projected to increase in future timeframes. In the mid-century (2035-2064), days with a maximum temperature of 95˚F and above is expected to increase from 10.3-16.2 days to 11.9-17.9 days when compared to modeled history (1976-2005) (U.S. Global Change Research Program, 2023). Days with a maximum temperature of 100˚F or above will increase from 2.4-4.7 days, to 2.5-4.8 days a year when compared to the modeled history (1976-2005)(Appendix E, Exhibit E-1c) (U.S. Global Change Research Program, 2023)	*e.g., Construction materials may break down quicker in high heat conditions.*

State of Minnesota historic climate trends (data-driven) and projected climate changes (model-driven)	County/local trends	Project impacts (climate effects on project location)
Increasing risks of drought	The risk of droughts is expected to increase due to the mismatch between rising temperatures and the slight increase in precipitation. The average annual total precipitation is expected to increase from approximately 30 inches in 1976-2005 to as high as 33 inches in 2070-2099 (Minnesota Department of Natural Resources, n.d.). Whereas annual days with a maximum temperature above 90°F are expected to increase from 8 days in 1976-2005 to as many as 71 days by 2070-2099 (Appendix E, Exhibit E-1e) (U.S. Global Change Research Program, 2023). The approximate 7-10% increase in precipitation would not compensate for the evaporation caused by the approximate 212.5-787.5% increase in days above 90°F which could lead to the increase of drought (U.S. Global Change Research Program, 2023).	
Optional: Additional relevant climate variables	Over the time period of 1895 to 2024, the daily average temperature raised an average of 0.24˚F per decade (Minnesota Pollution Control Agency, n.d.). The mean temperature over this time period was 43.76˚F, with the mean temperature from 2010 to 2024 increased to 44.74˚F (Appendix E, Exhibit E-1a) (Minnesota Pollution Control Agency, n.d.).	*e.g., Site may be subject to increased air conditioning loads to grid, interior and exterior infrastructure.*

Table 7-2. Climate Trends and Projections Resource Tools

	Climate Trend Tools	Tools Used in the EAW	How the Tool was Used
Current Trends	Minnesota Climate Trends	Minnesota Climate Explorer: (Minnesota Department of Natural Resources, n.d.)	▪ Average annual temperature increasing ▪ Average precipitation increasing ▪ Cold weather warning
Projected Changes	Minnesota Climate Trends	The Climate Explorer: (Minnesota Department of Natural Resources, n.d.)	▪ Increasing heat waves
		CMRA: Climate Mapping for Resilience and Adaptation: (U.S. Global Change Research Program, 2023)	▪ Increasing risks of drought
Climate Hazard Projections	Climate Mapping for Resilience and Adaptation (CMRA) Assessment Climate Resilience Evaluation and Awareness Tool (CREAT)		

	Climate Trend Tools	Tools Used in the EAW	How the Tool was Used
Additional Information	National Climate Assessment (NCA4) The Intergovernmental Panel on Climate Change (IPCC) Interactive Atlas National Oceanic and Atmospheric Administration Climate		

b. *For each Resource Category in the table below: Describe how the project's proposed activities and how the project's design will interact with those climate trends. Describe proposed adaptations to address the project effects identified.*

AUAR Scoping

The AUAR will evaluate the interactions between climate trends, the effects of the trends, and project components. The AUAR will also identify adaptation strategies to mitigate the environmental effects of project components on the environment. The text in italics in Table 7-3 includes examples of the project impacts that will be included within the AUAR.

Table 7-3. Interaction of Proposed Activities with Each Climate Trend and Projection Listed in 7a

Resource Category	Climate Trends and Climate Projections	Project Components	Environmental Effects • Identify climate change risks & vulnerabilities. • Identify long-term impacts that climate conditions pose to proposed activities.	Adaptation Strategies (with applicable timeframe – construction to end of expected lifespan)
Project design	Average annual temperature increasing	*Example: Increased impervious surfaces.*	*Example: Environmental impact not foreseen with interaction between impervious surfaces and average temperature increasing.*	
		Example: Increased constructed surfaces, such as dark roofing and asphalt.	*Example: Infrastructure more vulnerable to damage and deterioration from elevated temperatures.*	
		Example: Increased traffic on Township Road 7 and County Road 24	*Example: Increased degradation of blacktop may occur with increased temperature, especially with a milder winter.*	

Resource Category	Climate Trends and Climate Projections	Project Components	Environmental Effects • Identify climate change risks & vulnerabilities. • Identify long-term impacts that climate conditions pose to proposed activities.	Adaptation Strategies (with applicable timeframe – construction to end of expected lifespan)
	Average annual precipitation increasing			
	Cold weather warming			
	Heavier more damaging rains			
	Increasing risk of heatwaves			
	Increasing risk of drought			
Land Use	Address in item 10	Address in item 10	Address in item 10	Address in item 10
Water Resources	Address in item 12	Address in item 12	Address in item 12	Address in item 12
Contamination/ Hazardous Materials/ Wastes	Address in item 13	Address in item 13	Address in item 13	Address in item 13
Fish, wildlife, plant communities, and sensitive ecological resources (rare features)	Address in item 14	Address in item 14	Address in item 14	Address in item 14

8. Cover Types

Estimate the acreage of the site with each of the following cover types before and after development:

The following information should be provided instead:

a. cover type map, at least at the scale of a USGS topographic map, depicting:

- *wetlands – identified by type (Circular 39)*
- *watercourses – rivers, streams, creeks, ditches lakes*

- *identify public waters status and shoreland management classification*
- *woodlands – breakdown by classes where possible*
- *grassland – identify native and old field*
- *cropland*
- *current development*

b. an "overlay" map showing anticipated development in relation to the cover types; this map should also depict any "protection areas," existing or proposed, that will preserve sensitive cover types. Separate maps for each major development scenario should generally be provided.

The existing land cover type was determined using 'Twin Cities Metropolitan Area 1-Meter Land Cover Classification (Impervious Surface Focused)' (Host, Rampi, & Knight, 2016). The map of existing land cover can be found in Figure B-1.

AUAR Scope

The AUAR will identify proposed land cover types, green infrastructure, and tree cover for the development scenario within Table 8-1, Table 8-2, and Table 8-3. Development district overlay and protection areas will be included in relation to the proposed land cover map (Appendix B, Figure B-2).

Table 8-1. Land Cover Types (Existing and Proposed)

Cover Types	Before (acres)	After (acres)
Wetlands and shallow lakes (<2 meters deep)	59	TBD
Deep lakes (>2 meters deep)	1	TBD
Wooded/forest	77	TBD
Rivers/streams	0	TBD
Brush/Grassland	233	TBD
Cropland	254	0
Livestock rangeland/pastureland	0	0
Lawn/landscaping	0	TBD
Green infrastructure TOTAL (from table below*)	0	TBD
Impervious surface	49	TBD
Stormwater Pond (wet sedimentation basin)	0	TBD
Other (describe)	0	TBD
Total	**673**	**673**

Table 8-2. Green Infrastructure

Green Infrastructure*	Before (acreage	After (acreage)
Constructed infiltration systems (infiltration basins/infiltration trenches/rainwater gardens/bioretention areas without underdrains/swales with impermeable check dams)	0	TBD
Constructed tree trenches and tree boxes	0	0
Constructed wetlands	0	0

Green Infrastructure*	Before (acreage	After (acreage)
Constructed green roofs	0	0
Constructed permeable pavements	0	0
Other (describe)	0	0
Total*	**0**	**To Be Determined***

*Each individual development would include green infrastructure best management practices and stormwater treatment basins, if applicable. Type and size will be determined at final design and permitting.

Table 8-3. Tree Cover

Trees	Percent	Number
Percent tree canopy removed or number of mature trees removed during development	TBD	TBD
Number of new trees planted	TBD	TBD

*To be determined based on final plans and conformance to City of Brooklyn Park's tree preservation requirements.

9. Permits and approvals required:

List all known local, state and federal permits, approvals, certifications and financial assistance for the project. Include modifications of any existing permits, governmental review of plans and all direct and indirect forms of public financial assistance including bond guarantees, Tax Increment Financing and infrastructure. All of these final decisions are prohibited until all appropriate environmental review has been completed. See Minnesota Rules, Chapter 4410.3100.

A listing of major approvals (including any comprehensive plan amendments and zoning amendments) and public financial assistance and infrastructure likely to be required by the anticipated types of development projects should be given for each major development scenario. This list will help orient reviewers to framework that will protect environmental resources. The list can also serve as a starting point for the development of the implementation aspects of the mitigation plan to be developed as part of the AUAR.

Table 9-1. Permits and Approvals

Unit of Government	Type of Application	Status
Federal		
U.S. Fish and Wildlife Service	Section 7 Endangered Species Act Consultation	To be completed by individual developers, if necessary
U.S. Environmental Protection Agency (EPA)	Spill Prevention Control and Countermeasure Plan	To be applied for by end users, if necessary
U.S. Army Corps of Engineers	Section 404 of Clean Water Act	To be completed by individual developers, if necessary
State		

Unit of Government	Type of Application	Status
Minnesota Pollution Control Agency (MPCA)	National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit	To be completed by individual developers, if necessary
	Sanitary Sewer Extension Permit	To be completed by individual developers, if necessary
	Air Emission Facility Permit	To be applied for by end users, if necessary
	Section 401 Certification	To be completed by individual developers, if necessary
	Underground Storage Tank Registration	To be applied for by end users, if necessary
	National Pollutant Discharge Elimination System (NPDES) Industrial Stormwater General Permit	To be applied for by end users, if necessary
MN Department of Health (MDH)	Water Main Extension Permit	To be completed by individual developers, if necessary
	Notification for Permit for Well Sealing	To be completed by individual developers, if necessary
MN Department of Natural Resources (DNR)	Temporary Water Appropriations Permit for Construction Dewatering	To be completed by individual developers, if necessary
	Work within Bed of Public Waters	To be completed by individual developers, if necessary
Minnesota Department of Transportation (MnDOT)	Right-of Way Work Within or Affecting MNDOT Right-of-Way	To be completed by individual developers, if necessary
	Utility Crossing	To be completed by individual developers, if necessary
Local		
City of Brooklyn Park	AUAR Decision	To be completed by City
	Comprehensive Plan Update	To be completed by City
	Rezoning	To be completed by City
	Planned Unit Development Approval	To be completed by City
	Conditional Use Permit	To be applied for, if necessary
	Preliminary and Final Plat	To be applied for, if necessary
	Building Permit	To be completed by individual developers, if necessary

Unit of Government	Type of Application	Status
	Site Plan Review	To be completed by individual developers, if necessary
	Commercial Development Permit	To be completed by individual developers, if necessary
	Sewer Connection Permits	To be completed by individual developers, if necessary
	Utility Permits	To be completed by individual developers, if necessary
	Excavation and Grading Permits	To be completed by individual developers, if necessary
	Water Connection Permits	To be completed by individual developers, if necessary
	Sign Permits	To be completed by individual developers, if necessary
	Right of Way Permit	To be completed by individual developers, if necessary
	Erosion Control, Grading, and Stormwater Permit	To be completed by individual developers, if necessary
West Mississippi Watershed Management Commission	Wetland Alteration Permit	To be applied for, if necessary
	Stormwater Management Plan Review	To be applied for, if necessary

Cumulative potential effects may be considered and addressed in response to individual EAW Item Nos. 10-20, or the RGU can address all cumulative potential effects in response to EAW Item No.22. If addressing cumulative effect under individual items, make sure to include information requested in EAW Item No. 21.

10. Land use:

a. *Describe:*

i. *Existing land use of the site as well as areas adjacent to and near the site, including parks and open space, cemeteries, trails, prime or unique farmlands.*

Prime or unique farmlands. The extent of conversion of existing farmlands anticipated in the AUAR should be described. If any farmland will be preserved by special protection programs, this should be discussed.
Designated parks, recreation areas, or trails. If development of the AUAR will interfere or change the use of any existing such resource, this should be described in the AUAR. The RGU may also want to discuss under this item any proposed parks, recreation areas, or trails to be developed in conjunction with development of the AUAR area.

The existing land use within the Study Area is composed of agricultural land and associated buildings, residences, institutional uses, and undeveloped land. Three Rivers Parks-Rush Creek Regional Trail runs from east to west within the center of the Study Area, north of 101st Ave N (Appendix B, Figure B-4). The majority of the areas surrounding the trail consist of park land (North Hennepin Regional Trail). Farmlands of statewide importance, prime farmland, prime farmland if drained are present within the Study Area (Appendix C, Figure C-1). No additional parks, trails, or cemeteries are located within the Study Area.

The surrounding land uses of the Study Area consist of the following:

- East: Commercial, Light Industrial, Corporate Campus, residential beyond
- South: Highway 610, Light industrial and institutional beyond
- North: Light industrial and residential with residential and commercial beyond
- West: Residential with Elm Creek Regional Park beyond

AUAR Scoping
The Draft AUAR will evaluate the changes in the use of existing parks and the development of new public city parks within the Study Area.

ii. Plans. Describe planned land use as identified in comprehensive plan (if available) and any other applicable plan for land use, water, or resources management by a local, regional, state, or federal agency.

Brooklyn Park 2040 Comprehensive Plan

The following goals were outlined within the Community Goals within the City's Comprehensive Plan applicable to the proposed development within the Study Area (City of Brooklyn Center, 2019).

- A balanced economic environment that empowers business and people to thrive.
  - Our business environment inspires private investment and job growth.
  - Business and organizations of all types, sizes, and specialties start, stay, and grow here.
- Beautiful spaces and quality infrastructure make Brooklyn Park a unique destination.
  - Attractive key corridors, corners and city centers create destinations that meet community needs.

The Comprehensive Plan outlines the existing and future land uses and their locations for growth, development, and improvements including the following within or adjacent to the Study Area:

- "T.H. 610 plays a significant role in Brooklyn Park's development today and will continue into the future. Increased access, housing construction, and employment opportunities all benefit from T.H. 610. Brooklyn Park is in an enviable position to take advantage of the growth generated by T.H.610."
- "TH 169/101st Avenue Interchange. This project is in the City's CIP and the STIP for a 2020/2021 construction. It will include a full land access interchange (folded diamond to the north) with auxiliary lanes along TH 169 between TH 610 and the proposed interchange. The project will also improve 101st Avenue to a four-lane divided facility (west of the west ramp terminal to Xylon Avenue) and a three lane urban facility from west of the west ramp terminal to Jefferson Highway. There would be multi-purpose trails along both sides of 101st Avenue and the south side of the interchange bridge."
- "Xylon Avenue / 97th Avenue Extension to TH 610/West Broadway Int. This segment is currently planned as a 3-lane urban major collector type facility with trails on both sides. It would connect the Oak Grove Parkway / Xylon Avenue intersection with the West Broadway / TH 610 Westbound Ramps intersection. This connection has been analyzed and approved by MnDOT and all other public agencies as part of the BLRT Project. The timing of the connection would be development driven and paid for by the adjacent development."
- "Decatur Drive / 98th Avenue. The segment of Decatur Drive and 98th Avenue between Jefferson Highway and 101st Avenue is expected to be constructed to a 3-lane urban collector facility with trails on both sides coincident to the development of this area and would be funded by the development. The intersection with 101st Avenue may align with the southbound ramps of the TH 169 / 101st Avenue interchange."

'Building to 2030', a special area study complementing the Comprehensive Plan, outlines development principles for the TH 610 corridor. The following principles relate to the proposed development within the Study Area.

1. Attention to Nature and Recreation
    a. Plan for passive and active green spaces around activity areas and residential neighborhoods.
    b. Create a more desirable and amenity rich environment with quality landscape design and maintenance because integrated green spaces are a valuable asset to the community.
2. Jobs! Jobs! Jobs!
    a. Consider providing assistance only to developments that promise a return on the City's investment: high use, high employment, high skill and/or high tech.
    b. Streamline and simplify the approval process for businesses and development that meet our vision; be fast, flexible, and friendly.
    c. Continue emphasis on attracting precision manufacturing, biomedical, corporate, and other high-tech industries along the Highway 610 corridor.

d. Expect job-rich development, whether or not projects include public funds, so that the community can reach a goal of 50,000 jobs by 2030.

Shingle Creek and West Mississippi Watershed Management Commissions- Fourth Generation Watershed Management Plan

The *Fourth Generation Watershed Management Plan* outlines the watershed commission's responsibilities, operations, and assesses the waters within the watersheds (Shingle Creek and West Mississippi Watershed Management Commissions, 2023). The plan also outlines the implementation plan to accomplish the commission's goals. The management plan goals include:

1. Protect, maintain, and improve the water quality and ecological integrity of the water and natural resources within the watersheds and the downstream receiving waters.
2. Reduce stormwater runoff rates and volumes to limit flood risk, protect conveyance systems, protect surficial groundwater, and reduce or mitigate impacts that have already occurred.

iii. Zoning, including special districts or overlays such as shoreland, floodplain, wild and scenic river critical area, agricultural preserves, etc.

The Study Area is currently zoned under three zoning categories including Open Space and Parks District, Transit Oriented Development Greenfield District, and Urban Reserve District (City of Brooklyn Park, 2025)(Appendix B, Figure B-3). The zoning districts are described below:

Open Space and Parks District (OP)

(A) The OP Open Space and Parks District is intended to provide for a district for areas that contain valuable environmental qualities which are to be preserved as park or open space amenities and to prevent the over-crowding of land, to avoid undue concentration of population, a specific public purpose, and/or alleviate the burden of development from environmentally sensitive lands.
(B) This district may be applied only to those properties designated for parks or open space uses on the Comprehensive Plan Future Land Use Map.

Transit Oriented Development Greenfield District (TOD-G)

(A) *Purpose*. The TOD-G Transit Oriented Development Greenfield District is intended to provide standards for new walkable, mixed-use communities.
(B) This district may be applied to those areas and land uses within the LRT Overlay centered on the Oak Grove Transit Station on the 2040 Comprehensive Plan Future Land Use Map.

Urban Reserve District (UR)

(A) The UR Urban Reserve District is intended to provide the following:
    a. The orderly phasing and development of land until city services, including sanitary sewer, storm sewer, and water, are extended into the area in compliance with the Comprehensive Plan.

b. A district for uses that typically require significant amounts of open land area such as athletic and cultural facilities, country clubs, government buildings, educational uses, and land reclamation; and
c. Short-term agriculture uses, very low-density residential uses, and those accessory uses customarily incidental to them.

(B) The district may be applied only to those areas guided as an urban reserve area in the Comprehensive Land Use Plan.

The majority of the Study Area is not located within a designated floodplain except for a portion of the east central area of the Study Area. This area is mapped as a 0.2% chance flood hazard on FEMA FIRM panel 27053C0069F (effective on 11/4/2016) and 27053C0088F (effective on 11/4/2016) (Federal Emergency Management Agency, 2016)(Appendix C, Figure C-3).

Additionally, approximately 50% of the Study Area is designated as Prime Farmland, Farmland of Statewide Importance, or Prime Farmland, if drained.

No portion of the Study Area is zoned as shoreland, wild and scenic rivers, critical area, or any other special zoning overlay.

iv. If any critical facilities (i.e. facilities necessary for public health and safety, those storing hazardous materials, or those with housing occupants who may be insufficiently mobile) are proposed in floodplain areas and other areas identified as at risk for localized flooding, describe the risk potential considering changing precipitation and event intensity.

No critical facilities are proposed within a floodplain.

b. Discuss the project's compatibility with nearby land uses, zoning, and plans listed in Item 9a above, concentrating on implications for environmental effects.

The AUAR must include a statement of certification from the RGU that its comprehensive plan complies with the requirements set out at 4410.3610, subpart 1. The AUAR document should discuss the proposed AUAR area development in the context of the comprehensive plan. If this has not been done as part of the responses to items 6, 9, 18, 21, and others, it must be addressed here; a brief synopsis should be presented here if the material has been presented in detail under other items. Necessary amendments to comprehensive plan elements to allow for any of the development scenarios should be noted. If there are any management plans of any other local, state, or federal agencies applicable to the AUAR area, the document must discuss the compatibility of the plan with the various development scenarios studied, with emphasis on any incompatible elements.

AUAR Scope

The AUAR will evaluate the compatibility of the proposed development scenario with the applicable comprehensive plans and zoning.

c. *Identify measures incorporated into the proposed project to mitigate any potential incompatibility as discussed in Item 10b above and any risk potential.*

AUAR Scope
The AUAR will identify any necessary mitigation measures for incompatibility to plans and zoning.

11. Geology, soils, and topography/land forms:

Geologic hazards and soil conditions. A map should be included to show any groundwater hazards identified. A standard soils map for the area should be included.

a. *Geology - Describe the geology underlying the project area and identify and map any susceptible geologic features such as sinkholes, shallow limestone formations, unconfined/shallow aquifers, or karst conditions. Discuss any limitations of these features for the project and any effects the project could have on these features. Identify any project designs or mitigation measures to address effects to geologic features.*

The unconsolidated sediment in the Site vicinity are Pleistocene age upper-terrace deposits, which consist of sand, gravelly sand, and loamy sand (Appendix C, Figure C-5). The upper terrace deposits are overlain by thin deposits of silt, loam, or organic sediment (Meyer & Hobbs, 1989).

The depth to bedrock in the Site vicinity is approximately 101 feet to 200 feet below land surface (Bloomgren, Cleland, & Olsen, 1989). The uppermost bedrock unit in the Site vicinity is the Upper Cambrian, St. Lawrence and Franconia Formations and the Upper Cambrian, Jordan Sandstone (Olsen & Bloomgren, 1989)(Appendix C, Figure C-6). The St. Lawrence Formation consists of dolomitic siltstone and shale in eastern Hennepin County. The fine-grained, glauconitic sandstone and shale of the Franconia becomes dolomitic in western Hennepin County, where the two units are distinguishable only by the higher glauconite content of the Franconia. Fine- to medium-grained quartzose sandstone with minor amounts of white or light-colored shale forms the upper part of the Franconia in parts of the north and west. The Jordan Sandstone is described as quartzose sandstone that is carbonate cemented in the upper 10 to 15 feet of the deposit. The middle part of the deposit is coarse grained, and the basal 10 to 20 feet is fine grained and may contain minor amounts of shale.

No sinkholes, shallow limestone formations, unconfined/shallow aquifers, or karst conditions are known to be present or mapped within the Study Area (Minnesota Department of Natural Resources, n.d.).

AUAR Scope
The AUAR will identify any known limitations of the soil within the Study Area.

b. *Soils and topography - Describe the soils on the site, giving NRCS (SCS) classifications and descriptions, including limitations of soils. Describe topography, any special site conditions relating to erosion potential, soil stability or other soils limitations, such as steep slopes, highly permeable soils. Provide estimated volume and acreage of soil excavation and/or grading. Discuss impacts from*

project activities (distinguish between construction and operational activities) related to soils and topography. Identify measures during and after project construction to address soil limitations including stabilization, soil corrections or other measures. Erosion/sedimentation control related to stormwater runoff should be addressed in response to Item 12.b.ii.

According to the USDA-NRCS Web Soil Survey, the soil at the proposed Study Area consists of the following classifications (Natural Resource Conservation Service, 2019). Several soil units are mapped within the Site. Soil characteristics and properties are provided below in Table 11-1 and illustrated in Appendix C, Figure C-1.

Table 11-1. USDA-NRCS Soil Types

Map Unit Symbol	Map Unit Name	Site Coverage (%)	Farmland Class	Hydrologic Soil Group	Hydric Rating
D10A	Forada sandy loam, 0 to 2 percent slopes	0.5	Prime farmland if drained	B/D	85
D17A	Duelm loamy sand, 0 to 2 percent slopes	0.47	Not prime farmland	A	7
D1B	Anoka and Zimmerman soils, terrace, 2 to 6 percent slopes	5.97	Not prime farmland	A	0
D20A	Isan-Isan, frequently ponded, complex, 0 to 2 percent slopes	27.27	Not prime farmland	A/D	95
D23A	Southhaven loam, 0 to 2 percent slopes	0.06	All areas are prime farmland	B	0
D25A	Soderville loamy fine sand, terrace, 0 to 3 percent slopes	15.07	Farmland of statewide importance	A	10
D27A	Dorset sandy loam, loamy substratum, 0 to 2 percent slopes	0.44	Farmland of statewide importance	A	0
D30A	Seelyeville and Markey soils, depressional, 0 to 1 percent slopes	2.77	Not prime farmland	A/D	100
D4A	Dorset sandy loam, 0 to 2 percent slopes	5.39	Farmland of statewide importance	B	5
D4B	Dorset sandy loam, 2 to 6 percent slopes	1.08	Farmland of statewide importance	B	5
D67A	Hubbard loamy sand, 0 to 2 percent slopes	13.88	Not prime farmland	A	1
D67B	Hubbard loamy sand, 1 to 6 percent slopes	0.92	Not prime farmland	A	3
D6A	Verndale sandy loam, 0 to 2 percent slopes	23.60	Farmland of statewide importance	B	5
D6B	Verndale sandy loam, 2 to 6 percent slopes	1.66	Farmland of statewide importance	B	5
L36A	Hamel, overwash-Hamel complex, 0 to 3 percent slopes	0.91	Prime farmland if drained	C/D	45

Elevations of the Site range from 872 feet above sea level to 888 feet above sea level. The topography of the Site is generally flat (Appendix A, Figure A-4).

AUAR Scope

The Draft AUAR will address future soil corrections and mitigation for soil limitations as needed. Soil limitations may include erosion potential, soil stability, steep slopes, and highly permeable soils.

12. Water resources:

The information called for on the EAW form should be supplied for any of the infrastructure associated with the AUAR development scenarios, and for any development expected to physically impact any water resources. Where it is uncertain whether water resources will be impacted depending on the exact design of future development, the AUAR should cover the possible impacts through a "worst case scenario" or else prevent impacts through the provisions of the mitigation plan.

a. *Describe surface water and groundwater features on or near the site in a.i. and a.ii. below.*

   i. *Surface water - lakes, streams, wetlands, intermittent channels, and county/judicial ditches. Include any special designations such as public waters, shoreland classification and floodway/floodplain, trout stream/lake, wildlife lakes, migratory waterfowl feeding/resting lake, and outstanding resource value water. Include the presence of aquatic invasive species and the water quality impairments or special designations listed on the current MPCA 303d Impaired Waters List that are within 1 mile of the project. Include DNR Public Waters Inventory number(s), if any.*
   Water-related Land Use Management Districts. Such districts should be delineated on appropriate maps and the land use restrictions applicable in those districts should be described. If any variances or deviations from these restrictions within the AUAR area are envisioned, this should be discussed.

Several surface waters are located within the Study Area including wetlands and a small stream (United States Geological Survey, 2025)(Appendix C, Figure C-2). The wetlands are mapped by the Minnesota DNR National Wetland Inventory Wetland Mapper throughout the Study Area (Minnesota Department of Natural Resources, 2024). The majority of the mapped wetlands are classified as freshwater emergent (PEM1). There are small areas of wetland mapped as freshwater forested (PFO1A) and freshwater pond (PUBH). Wetland delineations have been completed for portions of the Study Area. Wetland delineations will be conducted before any development within the Study Area. Any past or future delineations would be included within the Draft AUAR or AUAR updates. The small stream is located within the southeastern portion of the Study Area.

Three surface waters are listed as Minnesota DNR Public Waters (Minnesota Department of Natural Resources, n.d.). The basins are unnamed (Public Waters Inventory Numbers: 27025400, 27025100, and 27025500) and located within the west central and eastern portions of the Study Area. No impaired and specially designated surface waters are located within the Study Area (Appendix C, Figure C-4). One impaired water basin, Goose Lake (MN27-0122-00), is located within one mile of the Study Area (Minnesota Pollution

Control Agency, 2024). The lake is listed for Aquatic Recreation with an impairment for nutrients. No additional impaired or special waters are located within 1-mile of the Study Area (Appendix C, Figure C-4).

The majority of the Study Area is not located within a designated floodplain except for a portion of the east central area of the Study Area. This area is mapped as a 0.2% chance flood hazard on FEMA FIRM panel 27053C0069F (effective on 11/4/2016) and 27053C0088F (effective on 11/4/2016) (Federal Emergency Management Agency, 2016)(Appendix C, Figure C-3).

The surface waters are governed by the Local Government Unit, Shingle Creek and West Mississippi Watershed Management Commissions. No additional surface waters or any additional specially designated waters such as shoreland classification trout stream/lake, wildlife lakes, migratory waterfowl feeding/resting lake, wild and scenic rivers, and outstanding resource value water, or land use management districts are located within the Study Area (Minnesota Department of Natural Resources, n.d.) (Minnesota Department of Natural Resources, n.d.) (Minnesota Department of Natural Resources, n.d.) (U.S. National Park Service, 2021).

ii. Groundwater – aquifers, springs, seeps. Include: 1) depth to groundwater; 2) if project is within a MDH wellhead protection area; 3) identification of any onsite and/or nearby wells, including unique numbers and well logs if available. If there are no wells known on site or nearby, explain the methodology used to determine this.

Groundwater within the study area is found from 0-10 feet below the ground surface (University of Minnesota, 2018). No known springs or seeps are located within the Study Area (Department of Natural Resources, n.d.).

Several wells are mapped by the Minnesota Department of Health (MDH) Minnesota Well Index within or directly adjacent to the Site, are shown in Table 12-1 and Figure B-5 (Appendix B) (Minnesota Department of Health, 2025). The well statuses are listed and many of the wells are sealed and not active as of the date of this assessment. MDH lists wells that have not been verified in the field and these are within the figure but not within the table below.

Table 12-1. MDH Well Index Wells within the Study Area

Well ID Number	Name	Use	Depth (ft)	Status
122233	Elm Creek Chapel	Public Supply/Non-Comm.-Non-Transient	139	Active
126675	Smith Farms	Domestic	95	Active
133211	Simons, Bill	Domestic	122	Sealed
133243	Greeniger, E.L.	Domestic	120	Active
155926	Dun-Rite Nursery	Irrigation	108	Active
160027	Hall, Ralph	Domestic	94	Active
171060	Strootman, David	Domestic	254	Active
178124	Smith, Robert	Domestic	84	Sealed

Well ID Number	Name	Use	Depth (ft)	Status
199185	Rouillard, Delores	Abandoned	109	Sealed
202986	Jones, Fred	Domestic	128	Active
214492	Smith, Paul	Irrigation	102	Active
224602	Brooklyn Park TW-4	Test Well	120	Unknown
224604	Brooklyn Park TW-6	Test Well	195	Unknown
251827	Mn Dot-Ames	Irrigation	296	---
277791		Other	298	Sealed
405877	Lahr, Bob	Domestic	91	Active
415896	Palmer, Michael	Domestic	155	Active
416086	Nursery Minnesota	Domestic	145	Active
420197	Anderson, David	Domestic	185	Active
439897	Landscape Minnesota	Irrigation	200	Active
450320	Larson, Mick	Domestic	156	Active
450372	Berg, William	Domestic	140	Active
452618	Wood And Nail	public supply/non-comm.-transient	170	Active
520051	Beloche, Wayne	Domestic	156	Active
556721	Grace Fellowship Church	Public supply/non-comm.-transient	172	Active

AUAR Scope

The Draft AUAR may identify additional wells outside the Study Area, if needed, to evaluate the groundwater impacts from the proposed development scenario. At the time of this assessment, no permanent wells are proposed associated with the development scenario.

b. *Describe effects from project activities on water resources and measures to minimize or mitigate the effects in Item b.i. through Item b.iv. below.*

i. *Wastewater - For each of the following, describe the sources, quantities and composition of all sanitary, municipal/domestic and industrial wastewater produced or treated at the site.*

Observe the following points of guidance in an AUAR:

- *only domestic wastewater should be considered in an AUAR—industrial wastewater would be coming from industrial uses that are excluded from review through an AUAR process;*
- *wastewater flows should be estimated by land use subareas of the AUAR area; the basis of flow estimates should be explained;*
- *the major sewer system features should be shown on a map and the expected flows should be identified;*
- *if not explained under item 6, the expected staging of the sewer system construction should be described;*

- *the relationship of the sewer system extension to the RGU's comprehensive sewer plan and (for metro area AUARs) to Metropolitan Council regional systems plans, including MUSA expansions, should be discussed. For non-metro area AUARs, the AUAR must discuss the capacity of the RGU's wastewater treatment system compared to the flows from the AUAR area; any necessary improvements should be described;*
- *if on-site systems will serve part of the AUAR the guidance in EAW Guidelines on page 16 regarding item 18b under Residential development should be followed.*

1) *If the wastewater discharge is to a publicly owned treatment facility, identify any pretreatment measures and the ability of the facility to handle the added water and waste loadings, including any effects on, or required expansion of, municipal wastewater infrastructure.*

The City of Brooklyn Park utilizes the Metropolitan Council's Metropolitan Water Resource Recovery Facility for the treatment of municipal wastewater. The facility processes an average of 172 million gallons of wastewater per day with the capacity of 251 million gallons per day (Metropolitan Council, n.d.). The proposed development scenario will discharge all wastewater to the Metropolitan Water Resource Recovery Facility.

AUAR Scope

The Draft AUAR will identify approximate wastewater volumes and associated effects on infrastructure.

2) *If the wastewater discharge is to a subsurface sewage treatment systems (SSTS), describe the system used, the design flow, and suitability of site conditions for such a system. If septic systems are part of the project, describe the availability of septage disposal options within the region to handle the ongoing amounts generated as a result of the project. Consider the effects of current Minnesota climate trends and anticipated changes in rainfall frequency, intensity and amount with this discussion.*

There is no proposed wastewater discharge to any SSTS at the Site.

3) *If the wastewater discharge is to surface water, identify the wastewater treatment methods and identify discharge points and proposed effluent limitations to mitigate impacts. Discuss any effects to surface or groundwater from wastewater discharges, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects.*

There is no proposed wastewater discharge to any surface or groundwater resources at the Site.

ii. *Stormwater - Describe changes in surface hydrology resulting from change of land cover. Describe the routes and receiving water bodies for runoff from the project site (major downstream water bodies as well as the immediate receiving waters). Discuss environmental effects from stormwater discharges on receiving waters post construction including how the*

project will affect runoff volume, discharge rate and change in pollutants. Consider the effects of current Minnesota climate trends and anticipated changes in rainfall frequency, intensity and amount with this discussion. For projects requiring NPDES/SDS Construction Stormwater permit coverage, state the total number of acres that will be disturbed by the project and describe the stormwater pollution prevention plan (SWPPP), including specific best management practices to address soil erosion and sedimentation during and after project construction. Discuss permanent stormwater management plans, including methods of achieving volume reduction to restore or maintain the natural hydrology of the site using green infrastructure practices or other stormwater management practices. Identify any receiving waters that have construction-related water impairments or are classified as special as defined in the Construction Stormwater permit. Describe additional requirements for special and/or impaired waters.

For an AUAR the following additional guidance should be followed in addition to that in EAW Guidelines:

- *It is expected that an AUAR will have a detailed analysis of stormwater issues.*
- *A map of the proposed stormwater management system and of the water bodies that will receive stormwater should be provided.*
- *The description of the stormwater systems would identify on-site and "regional" detention ponding and also indicate whether the various ponds will be new water bodies or converted existing ponds or wetlands. Where on-site ponds will be used but have not yet been designed, the discussion should indicate the design standards that will be followed.*
- *If present in or adjoining the AUAR area, the following types of water bodies must be given special analyses:*
  - *lakes: within the Twin Cities metro area a nutrient budget analysis must be prepared for any "priority lake" identified by the Metropolitan Council. Outside of the metro area, lakes needing nutrient budget analysis must be determined by consultation with the MPCA and DNR staff.*
  - *trout streams: if stormwater discharges will enter or affect a trout stream an evaluation of the impacts on the chemical composition and temperature regime of the stream and the consequent impacts on the trout population (and other species of concern) must be included.*

Pre-Construction Stormwater Runoff

Under current conditions, the land cover consists of wetlands, wooded areas, and vegetated areas. Based on topography, stormwater is routed to the low areas of the Study Area. Several stormwater ponds exist throughout the Study Area to provide stormwater management for the existing roads.

AUAR Scope

The Draft AUAR will describe the land cover changes and resulting stormwater routes. It will analyze stormwater within the Study Area including planned stormwater systems and treatment.

iii. *Water appropriation - Describe if the project proposes to appropriate surface or groundwater (including dewatering). Describe the source, quantity, duration, use and purpose of the water use*

and if a DNR water appropriation permit is required. Describe any well abandonment. If connecting to an existing municipal water supply, identify the wells to be used as a water source and any effects on, or required expansion of, municipal water infrastructure. Discuss environmental effects from water appropriation, including an assessment of the water resources available for appropriation. Discuss how the proposed water use is resilient in the event of changes in total precipitation, large precipitation events, drought, increased temperatures, variable surface water flows and elevations, and longer growing seasons. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation. Describe contingency plans should the appropriation volume increase beyond infrastructure capacity or water supply for the project diminish in quantity or quality, such as reuse of water, connections with another water source, or emergency connections.

If the area requires new water supply wells specific information about that appropriation and its potential impacts on groundwater levels should be given; if groundwater levels would be affected, any impacts resulting on other resources should be addressed.

The proposed development scenario does not anticipate the construction of any additional permanent wells within the Study Area. The Study Area would be connected to the City of Brooklyn Park's municipal water. The City of Brooklyn Park receives its water from Quaternary Drift Aquifer and the Tunnel City Wonewoc aquifers through 17 wells located throughout the city (City of Brooklyn Park, n.d.).

A new water tower will be constructed in approximately 2027 to meet current and future needs of the area. No additional expansion of the municipal water appropriations nor water treatment is expected as part of the proposed development scenario.

AUAR Scope

The Draft AUAR will describe and evaluate any development scenario or project specific anticipated potable water demands and resulting impacts on the City's municipal water system. The Draft AUAR will identify and evaluate the impacts to wells located within the Study Area and if applicable, within the area surrounding the Study Area. It will discuss the resiliency of the water sources for the Study Area and possible contingency for water for the Study Area.

iv. Surface Waters

1) Wetlands - Describe any anticipated physical effects or alterations to wetland features such as draining, filling, permanent inundation, dredging and vegetative removal. Discuss direct and indirect environmental effects from physical modification of wetlands, including the anticipated effects that any proposed wetland alterations may have to the host watershed, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Identify measures to avoid (e.g., available alternatives that were considered), minimize, or mitigate environmental effects to wetlands. Discuss whether any required compensatory wetland mitigation for unavoidable wetland impacts will occur in the same minor or major watershed and identify those probable locations.

AUAR Scope

The Draft AUAR will quantify the wetland drain, fill, inundation, dredge, or vegetation impacts anticipated by the proposed development scenario. This will include the avoidance, minimization, and mitigation required for the proposed impacts.

2) *Other surface waters- Describe any anticipated physical effects or alterations to surface water features (lakes, streams, ponds, intermittent channels, county/judicial ditches) such as draining, filling, permanent inundation, dredging, diking, stream diversion, impoundment, aquatic plant removal and riparian alteration. Discuss direct and indirect environmental effects from physical modification of water features, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Identify measures to avoid, minimize, or mitigate environmental effects to surface water features, including in-water Best Management Practices that are proposed to avoid or minimize turbidity/sedimentation while physically altering the water features. Discuss how the project will change the number or type of watercraft on any water body, including current and projected watercraft usage.*
Water surface use. This item need only be addressed if the AUAR area would include or adjoin recreational water bodies.

AUAR Scope

The AUAR will include anticipated impacts to other surface waters present within the Study Area as well as any other surface waters from development scenario. These impacts will be quantified and analyzed for measures of avoidance, mitigation, and minimization.

13. Contamination/Hazardous Materials/Wastes:

a. *Pre-project site conditions - Describe existing contamination or potential environmental hazards on or in close proximity to the project site such as soil or ground water contamination, abandoned dumps, closed landfills, existing or abandoned storage tanks, and hazardous liquid or gas pipelines. Discuss any potential environmental effects from pre-project site conditions that would be caused or exacerbated by project construction and operation. Identify measures to avoid, minimize or mitigate adverse effects from existing contamination or potential environmental hazards. Include development of a Contingency Plan or Response Action Plan.*

The Minnesota Pollution Control Agency (MPCA) “What’s in My Neighborhood” (WIMN) online database was reviewed to determine if any existing contamination or potential environmental hazards exist on or near the Study Area (Minnesota Pollution Control Agency, n.d.) (Appendix B, Figure B-6). The database identified several sites within the Study Area . Several of the Site are listed as Construction and Industrial Stormwater sites and do not pose an ongoing risk of contamination. The majority of the remaining listed sites are listed as hazardous waste sites. These listings do not provide information on specific activities within the Study Area but no record of non-compliance for any of the listed sites were found. These listings do not pose a potential for contamination or hazardous environmental conditions.

The remaining listed sites consist of one Aboveground Tank site and one Petroleum Remediation and Leak Site. The site with an active aboveground tank (TS0122646) has no listed leaks or spills, therefore it is unlikely this Site poses any potential for contamination or hazardous environmental conditions.

The final listed site, a Petroleum Remediation and Leak Site that is listed as inactive (LS0008212). Cleanup efforts have occurred on the site and MPCA have stated within a Site Closure letter "staff has concluded that any remaining contamination, if present, does not appear to pose a threat to public health or the environment.". The letter further states "If future development of this property or the surrounding area is planned, it should be assumed that petroleum contamination may still be present."

Many additional listed Site were also identified within 0.25-miles of the Study Area including hazardous waste generators, stormwater permits, tanks, and remediation sites. The sites are listed below within Table 13-1.

Table 13-1. MPCA's What's in my Neighborhood Sites within 0.25-miles of the Study Area

Site Name	Identification	Activity	Active Status (Yes/No)	Within Study Area
Best Auto Parts	MNR000058214	Hazardous Waste, Very small quantity generator	Yes	Yes
Grace Fellowship Church	C00001679	Construction Stormwater	No	Yes
Jefferson Highway Driving Range	C00012001	Construction Stormwater	Yes	Yes
Takeda Manufacturing U.S.A., Inc.	MNRNE37RN; MNRNE37RR; MNRNE3B73; MNRNE3CPB; MNS000103069; SIU000674; TS0130472	Aboveground Tanks; Hazardous Waste, Large quantity generator; Industrial Stormwater; Wastewater	Yes	No
Target North Campus T0591 and T0592	05300156; 05301156; A00012360; LS0013309; MNR000105817; TS0121758; TS0130052	Aboveground Tanks; Air Quality; Brownfields, Petroleum Brownfield; Hazardous Waste, Very small quantity generator; Industrial Stormwater; Petroleum Remediation; Underground Tanks	Yes	No
Cardinal Health Expansion	C00013265	Construction Stormwater	No	No
SECOA	MNRNE37FC; MNRNE37YK	Industrial Stormwater	No	No
Wurth Adams Headquarters	MNS000308136	Hazardous Waste, Very small quantity generator	Yes	No

Site Name	Identification	Activity	Active Status (Yes/No)	Within Study Area
CFMOTO Powersports Inc	MNS000316520	Hazardous Waste, Minimal quantity generator	Yes	No
Rustoleum	5544WRSTLM131XY; MNR053F64; MNS000322072	Hazardous Waste; Industrial Stormwater; Toxics Reduction	Yes	No
Pride Engineering LLC	MNRNE3DVL; MNS000323520	Hazardous Waste, Small quantity generator; Industrial Stormwater	Yes	No
TH 169 AND 101ST INTERCHANGE	C00056330	Construction Stormwater	Yes	Yes
TH169 and 101st Ave Interchange project	MNS000337128	Hazardous Waste	Yes	Yes
Brooklyn Park - Xylon Ave Extension	C00063347	Construction Stormwater	Yes	No
Takeda PV Solar	C00070876	Construction Stormwater	Yes	No
Rust-Oleum Corporation Distribution Center	MNRNE3FVL; MNS000359504	Hazardous Waste, Very small quantity generator; Industrial Stormwater	Yes	No
Northpark Business Center - Phase I	C00042454	Construction Stormwater	Yes	No
Biomerics	MNS000314408	Hazardous Waste, Very small quantity generator	Yes	No
Michael L Colbert DDS	MNS000136820	Hazardous Waste, Very small quantity generator	Yes	No
Pioneer Critical Power	MNS000340504	Hazardous Waste, Very small quantity generator	Yes	No
H2O Innovation USA, INC	MNR000021410	Hazardous Waste, One time generator	Yes	Yes
Mama Gs Restaurant	LS0008212	Petroleum Remediation, Leak Site	Yes	No
MNDOT 610 Design Build	VP26270	Brownfields, Voluntary Investigation and Cleanup	Yes	No
SP 2750-78 101st Ave N	C00032463	Construction Stormwater	No	Yes
Northpark XIII	C00070684	Construction Stormwater	Yes	No
Xcel Products Inc	MNS000177212	Hazardous Waste, Minimal quantity generator	Yes	No
Crown Lift Trucks	MNR000032581	Hazardous Waste, Very small quantity generator	Yes	No
Winsted Custom Wood Inc	05301100; MNS000135228	Air Quality; Hazardous Waste	Yes	No
Park Nicollet Clinic - Target North Campus	MNS000223073	Hazardous Waste, Very small quantity generator	Yes	No
Woodspring Suites Hotel	C00059049	Construction Stormwater	Yes	No

Site Name	Identification	Activity	Active Status (Yes/No)	Within Study Area
NORTHPARK III	C00053706	Construction Stormwater	Yes	No
Woods at Elm Creek Grading Improvements	C00004329	Construction Stormwater	No	No
Biomerics NLE LLC	MNS000350400	Hazardous Waste, Small quantity generator	Yes	No
Target - North Office Campus	C00006529	Construction Stormwater	Yes	No
DECATUR DRIVE APARTMENTS	C00068561	Construction Stormwater	Yes	No
Allegiance Health Care	TS0122646	Aboveground Tanks	Yes	No
Highview 610 Business Center	C00059506	Construction Stormwater	Yes	No
Laserdyne	MNS000125575	Hazardous Waste	Yes	No
Teleflex	MNRNE3FPV	Industrial Stormwater	Yes	No
Takeda Security House	C00066920	Construction Stormwater	Yes	No
Elm Creek Commerce Center (2nd Addition)	VP13220	Brownfields, Voluntary Investigation and Cleanup	Yes	No
Elm Creek Business Park East	C00003930	Construction Stormwater	No	No
Fabrico Inc	A00022647	Industrial Stormwater	No	No
CP Brooklyn Park	C00064108	Construction Stormwater	Yes	No
Avery Park	C00059438; SUB0061757; SUB0061760; SUB0062247	Construction Stormwater	Yes	No
Costco Wholesale MDO #4094	MNS000347512	Hazardous Waste	Yes	No
Target Technology Backup	TS0121839	Underground Tanks	Yes	Yes
Amoco Oil Co	LS0013535; PB3401; TS0002921	Brownfields, Petroleum Brownfield; Petroleum Remediation, Leak Site; Underground Tanks	No	No
Minneapolis Glass	C00066252; MNS000355072	Construction Stormwater; Hazardous Waste, Very small quantity generator	Yes	No
TESLA INC	MNRNE3DPM	Industrial Stormwater	Yes	No
Optinova Production LLC	MNRNE3FFV; MNS000342504	Hazardous Waste, Small quantity generator; Industrial Stormwater	Yes	No
Northpark Borrow Site	C00036727	Construction Stormwater	Yes	No
Brooklyn Park Datacenter	C00058750	Construction Stormwater	Yes	No
Boston Scientific	MNRNE3FPC	Industrial Stormwater	Yes	No

Site Name	Identification	Activity	Active Status (Yes/No)	Within Study Area
Dedicated Networks Inc.	MNS000355240	Hazardous Waste, Very small quantity generator	Yes	No
NorthPark Business Center	C00050894	Construction Stormwater	Yes	No
Target Technology Center	C00007105	Construction Stormwater	Yes	No
Range USA	C00066752	Construction Stormwater	Yes	No
Nilfisk Inc	MNRNE3FPR; MNS000308576	Hazardous Waste, Very small quantity generator; Industrial Stormwater	Yes	No
Databank MSP3	05301296; TS0131133	Aboveground Tanks; Air Quality	Yes	No
Cardinal Health	MNR000016865	Hazardous Waste, Small quantity generator	Yes	No
Legacy Painting LLC - Norling	MNS000119537	Hazardous Waste	No	No

AUAR Scope

The Draft AUAR will address any contamination that would be caused or exacerbated by project construction and operation of the proposed development scenario. The Draft AUAR will identify any necessary measures to avoid, minimize or mitigate effects from potential environmental hazards, including the development of a Contingency Plan or Response Action Plan, if necessary.

b. *Project related generation/storage of solid wastes - Describe solid wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from solid waste handling, storage and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of solid waste including source reduction and recycling.*
Generally, only the estimated total quantity of municipal solid waste generated and information about any recycling or source separation programs of the RGU need to be included.

AUAR Scope

The Draft AUAR will discuss the solid wastes expected during construction of the development scenario and throughout the operations of the buildings within the Study Area. It will estimate total municipal solid waste generated within the Study Area after development as well as provide information about any recycling programs planned for the development scenario.

c. *Project related use/storage of hazardous materials - Describe chemicals/hazardous materials used/stored during construction and/or operation of the project including method of storage. Indicate the number, location and size of any new above or below ground tanks to store petroleum or other materials. Indicate the number, location, size and age of existing tanks on the property that the project will use. Discuss potential environmental effects from accidental spill or release of hazardous*

materials. Identify measures to avoid, minimize or mitigate adverse effects from the use/storage of chemicals/hazardous materials including source reduction and recycling. Include development of a spill prevention plan.
Potential locations of storage tanks associated with commercial uses in the AUAR should be identified (e.g., gasoline tanks at service stations).

AUAR Scope
The Draft AUAR will discuss the hazardous wastes expected during construction of the development scenario and throughout the operations of the buildings within the Study Area. Locations of planned tanks within the Study Area after development will be identified, if applicable. The Draft AUAR will provide information about any environmental effects of the wastes as well as avoidance, minimization, and mitigation efforts planned for hazardous wastes.

d. *Project related generation/storage of hazardous wastes - Describe hazardous wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from hazardous waste handling, storage, and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of hazardous waste including source reduction and recycling.*

Not required for an AUAR.

14. Fish, wildlife, plant communities, and sensitive ecological resources (rare features):

a. *Describe fish and wildlife resources as well as habitats and vegetation on or near the site.*

The Study Area is partially developed along with a variety cover types including agricultural fields, wooded areas, wetlands, ponds, herbaceous cover, and lawn and landscaping.

b. *Describe rare features such as state-listed (endangered, threatened or special concern) species, native plant communities, Minnesota Biological Survey Sites of Biodiversity Significance, and other sensitive ecological resources on or within close proximity to the site. Provide the license agreement number (LA-038) and/or correspondence number (MCE) from which the data were obtained and attach the Natural Heritage Review letter from the DNR. Indicate if any additional habitat or species survey work has been conducted within the site and describe the results.*
For an AUAR, prior consultation with the DNR Division of Ecological Resources for information about reports of rare plant and animal species in the vicinity is required. Include the reference numbers called for on the EAW form in the AUAR and include the DNR's response letter. If such consultation indicates the need, an on-site habitat survey for rare species in the appropriate portions of the AUAR area is required. Areas of on-site surveys should be depicted on a map, as should any "protection zones" established as a result.

Braun Intertec Corporation holds a license agreement from the Minnesota Department of Natural Resources (DNR) for a local copy of the Natural Heritage Information System (NHIS) geodatabase (License #038) (Minnesota Department of Natural Resources, n.d.). A query of the database was made on January 19, 2026, for Element Occurrences (EO) within a 3-mile radius of the Site. EOs for fifteen (15) species were identified by the NHIS database (spatial location information of each species cannot be shared in a public document per the license agreement) within 3-miles of the Site. Four of the EOs are for state threatened or endangered species and the remaining entries are species of special concern. A MnDNR Conservation Planning Report (dated: 1/16/2026) was also completed for the Study Area (Appendix C, Exhibit C-7). The report identified the Study Area located within a USFWS Regulatory Layer for Rusty Patched Bumble Bee High Potential Zone. No MBS Sites of Biodiversity Significance, DNR Native Plant Communities, Calcareous Fens, DNR Old Growth Stands, MN Prairie Conservation Plan Sites, Lakes of Biological Significance, nor USFWS Bat Habitat Conservation Plan Sites were identified within the report's designated search areas.

An online query was also submitted to the U.S. Fish & Wildlife (USFWS) database through the Information for Planning and Conservation (IPaC) tool on January 16, 2026 (U.S. Fish and Wildlife Service, n.d.). The IPaC results (Appendix C, Exhibit C-8) indicated that the Site is within the range of one federally listed species, one non-essential population species, and three species proposed for listing as threatened: the endangered Rusty-patched Bumble Bee, a Non-Essential Experimental Population of the Whooping Crane, and the Western Regal Fritillary, the Monarch Butterfly, and the Salamander Mussel which are proposed for listing as threatened.

The IPaC results do not indicate observations of these species near or within the Site. IPaC results identified species that may occur within the Site based on the broad geographic ranges of the species (such as occurrence within the county). In contrast, the NHIS results report actual observations within a set distance (three miles was used for this report). A summary of the listed species identified in the IPaC and NHIS queries is listed in Table 14-1 below.

Table 14-1. Listed State and Federal Protected Species

Common Name	Scientific Name	Type	Federal Status	State Status
Mucket	*Actinonaias ligamentina*	Mussel	---	Threatened
Western Regal Fritillary	*Argynnis idalia occidentalis*	Insect	Proposed Threatened	Special Concern
Rusty-patched Bumble Bee	*Bombus affinis*	Insect	Endangered	---
Red-shouldered Hawk	*Buteo lineatus*	Bird	---	Special Concern
Henslow's Sparrow	*Centronyx henslowii*	Bird	---	Endangered
Lark Sparrow	*Chondestes grammacus*	Bird	---	Special Concern
Rattlebox	*Crotalaria sagittalis*	Plant	---	Special Concern
Trumpeter Swan	*Cygnus buccinator*	Bird	---	Special Concern

Common Name	Scientific Name	Type	Federal Status	State Status
Monarch Butterfly	*Danaus plexippus*	Insect	Proposed Threatened	---
Big Tick Trefoil	*Desmodium cuspidatum var. longifolium*	Plant	---	Threatened
Acadian Flycatcher	*Empidonax virescens*	Bird	---	Special Concern
Blanding's Turtle	*Emydoidea blandingii*	Reptile	---	Threatened
Big Brown Bat	*Eptesicus fuscus*	Bat	---	Special Concern
Whooping Crane	*Grus americana*	Bird	Non-Essential Population	---
Creek Heelsplitter	*Lasmigona compressa*	Mussel	---	Special Concern
Black Sandshell	*Ligumia recta*	Mussel	---	Special Concern
Little Brown Myotis	*Myotis lucifugus*	Bat	---	Special Concern
Gophersnake	*Pituophis catenifer*	Snake	---	Special Concern
Salamander Mussel	*Simpsonaias ambigua*	Mussel	Proposed Endangered	---
Fawnsfoot	*Truncilla donaciformis*	Mussel	---	Threatened
Bell's Vireo	*Vireo bellii*	Bird	---	Special Concern

AUAR Scope

The AUAR will evaluate the suitability of habitat for the identified species and evaluate the impact of the development scenario on the species.

c. *Discuss how the identified fish, wildlife, plant communities, rare features and ecosystems may be affected by the project including how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Include a discussion on introduction and spread of invasive species from the project construction and operation. Separately discuss effects to known threatened and endangered species.*

AUAR Scope

The AUAR will assess the impact of the development scenario to wildlife, plants, threatened and endangered species, and rare features. This evaluation will be completed through desktop review of resources including aerial photographs, previous site visit photos, and other publicly available information. The Draft AUAR will also evaluate the effect of climate trends on the ecosystems, wildlife, and plants within the Study Area.

d. *Identify measures that will be taken to avoid, minimize, or mitigate the adverse effects to fish, wildlife, plant communities, ecosystems, and sensitive ecological resources.*

AUAR Scope

The AUAR will identify measures that will be part of the development scenario and each construction project to mitigate the impact to species identified in 14.b and c.

15. Historic properties:

Describe any historic structures, archeological sites, and/or traditional cultural properties on or in close proximity to the site. Include: 1) historic designations, 2) known artifact areas, and 3) architectural features. Attach letter received from the State Historic Preservation Office (SHPO). Discuss any anticipated effects to historic properties during project construction and operation. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to historic properties.

For an AUAR, contact with the State Historic Preservation Office and State Archeologist is required to determine whether there are areas of potential impacts to these resources. If any exist, an appropriate site survey of high probability areas is needed to address the issue in more detail. The mitigation plan must include mitigation for any impacts identified.

No properties were identified or listed within one mile of the Study Area on the National Register of Historic Places (U.S. National Park Service, 2020). Thirteen (13) listed historical sites are located within the Study Area per Minnesota's Statewide Historic Inventory Portal (MNSHIP) (Table 15-1) (State Historic Preservation Office, n.d.). No archaeological sites are identified within the sections containing the Study Area in the Office of the State Archaeologist (OSA) Portal (Department of Administration State Archaeologist, n.d.).

Table 15-1: Minnesota's Statewide Historic Inventory Portal Results

Historic Inventory Number	Historic Name	Historic Function/Use
HE-MGC-00066	Karrow Farmstead	Agriculture/Subsistence, Farmstead
HE-BPC-00071	Swanson, Christian, House	Domestic, Single Dwelling
HE-BPC-00074	Smith-Gorder Farmstead	Agriculture/Subsistence, Farmstead
HE-BPC-00075	Jenkins-Stansfield House	Domestic, Single Dwelling
HE-BPC-00019	Silas Merrill Farmstead	Agriculture/Subsistence, Farmstead
HE-BPC-00038	District 33 School	Education, School
HE-MGC-00049	Peterson House	Domestic, Single Dwelling
HE-MGC-00065	Kmetz House	Domestic, Single Dwelling
HE-BPC-00001	Palmer House	Domestic, Single Dwelling
HE-BPC-00002	Schreiber Farmstead	Agriculture/Subsistence, Farmstead
HE-BPC-00056	Schneider House	Domestic, Single Dwelling
HE-BPC-00058	Walton House	Domestic, Single Dwelling
HE-MGC-00064	Martin Farmstead	Agriculture/Subsistence, Farmstead

A letter of consultation with the Minnesota State Preservation Office (SHPO) was sent on January 9, 2025 (Appendix D, Exhibit D-2). In a response dated February 26, 2025, SHPO recommended a Phase Ia archaeological assessment to be conducted to assess past disturbances and extent historical buildings and archaeological sites.

AUAR Scope

The Draft AUAR will include the results of a Phase Ia archaeological assessment (currently pending), any further studies that may be required as a result of the Phase Ia archaeological assessment and any recommendations from SHPO. The Draft AUAR will also describe anticipated effects to historic properties and avoidance, minimization, and mitigation to the anticipated effects.

16. Visual:

Describe any scenic views or vistas on or near the project site. Describe any project related visual effects such as vapor plumes or glare from intense lights. Discuss the potential visual effects from the project. Identify any measures to avoid, minimize, or mitigate visual effects.

Any impacts on such resources present in the AUAR should be addressed. This would include both direct physical impacts and impacts on visual quality or integrity. EAW Guidelines contains a list of possible scenic resources on page 13.

If any non-routine visual impacts would occur from the anticipated development, this should be discussed here along with appropriate mitigation.

The Study Area is relatively flat with minor changes in elevation from 870 to 886 msl. Natural scenic views are limited from the Rush Creek regional trail, which include ponds, wetlands, grasslands, and mature oak trees (City of Brooklyn Park). The surrounding areas are primarily residential, industrial and commercial mixed uses, and highways with several unobstructed and obstructed views. The trail and surrounding green space is not proposed to be altered therefore no changes to the scenic views will occur as development is completed within the Study Area.

AUAR Scope

The Draft AUAR will identify vapor plumes or glare from lights anticipated, if any, as part of the development of the Study Area. The Draft AUAR will address any visual impacts from the development of the Study Area and any applicable mitigation proposed to reduce impacts.

17. Air:

a. *Stationary source emissions - Describe the type, sources, quantities and compositions of any emissions from stationary sources such as boilers or exhaust stacks. Include any hazardous air pollutants, criteria pollutants. Discuss effects to air quality including any sensitive receptors, human health or applicable regulatory criteria. Include a discussion of any methods used assess the project's effect on air quality and the results of that assessment. Identify pollution control equipment and other measures that will be taken to avoid, minimize, or mitigate adverse effects from stationary source emissions.*

   This item is not applicable to an AUAR. Any stationary air emissions source large enough to merit environmental review requires individual review.

Based on the Environmental Quality Board AUAR Guidance, this item is not applicable to an AUAR. Any stationary air emissions source large enough to merit environmental review requires individual review.

b. *Vehicle emissions - Describe the effect of the project's traffic generation on air emissions. Discuss the project's vehicle-related emissions effect on air quality. Identify measures (e.g. traffic operational improvements, diesel idling minimization plan) that will be taken to minimize or mitigate vehicle-related emissions.*
Although the Pollution Control Agency no longer issues Indirect Source Permits, traffic-related air quality may still be an issue if the analysis in item 20 indicates that development would cause or worsen traffic congestion. The general guidance for item 22 in EAW Guidelines should still be followed. Questions about the details of air quality analysis should be directed to the MPCA staff.

The Minnesota Department of Transportation (MnDOT) has developed a screening method designed to identify intersections that will not cause a carbon monoxide (CO) impact above state standards. MnDOT has demonstrated that even the 10 highest traffic volume intersections in the Twin Cities do not experience CO impacts. Therefore, intersections with traffic volumes lower than these 10 highest intersections will not cause a CO impact above state standards. MnDOT's screening method demonstrates that intersections with total daily approaching traffic volumes below 82,300 vehicles per day will not have the potential for causing CO air pollution problems. The AUAR will include an analysis of future traffic volumes for the intersections in the study area and will determine if any future conditions exceed the criteria that would lead to a violation of the air quality standards.

c. *Dust and odors – Describe sources, characteristics, duration, quantities, and intensity of dust and odors generated during project construction and operation. (Fugitive dust may be discussed under item 17a). Discuss the effect of dust and odors in the vicinity of the project including nearby sensitive receptors and quality of life. Identify measures that will be taken to minimize or mitigate the effects of dust and odors.*
Dust and odors need not be addressed in an AUAR, unless there is some unusual reason to do so. The RGU might want to discuss as part of the mitigation plan, however, any dust control ordinances in effect.

<u>AUAR Scope</u>
The AUAR will identify any dust and odors of concern from construction activities and future uses within the AUAR Study Area. The AUAR will also identify any best management practices or mitigation measures for the Study Area.

18. Greenhouse Gas (GHG) Emissions/Carbon Footprint:

a. *GHG Quantification: For all proposed projects, provide quantification and discussion of project GHG emissions. Include additional rows in the tables as necessary to provide project-specific emission sources. Describe the methods used to quantify emissions. If calculation methods are not readily*

available to quantify GHG emissions for a source, describe the process used to come to that conclusion and any GHG emission sources not included in the total calculation.

AUAR Scope

Table 18-1 will include a summary of the potential construction-related GHG emissions for this project. The supporting calculations will be presented in Exhibit E-2. Construction-related greenhouse gas (GHG) emissions from combustion will be estimated using data from the Environmental Quality Board's Climate Calculator combined with project-specific information to arrive at the estimates that will be presented in the Draft AUAR.

Table 18-1. Construction GHG Emissions

Phase	Cumulative CO_2e Emissions	Annualized CO_2e Emissions
Construction equipment		
Land use change (construction)		
Construction waste		
Total		

Table 18-2. Operational Emissions

Phase	Cumulative CO_2e Emissions	Annualized CO_2e Emissions
Building energy consumption		
HFC leakage		
Treatment of waste off-site		
Total		

b. GHG Assessment

i. Describe any mitigation considered to reduce the project's GHG emissions.

AUAR Scope

The AUAR will describe potential design strategies and mitigation measures associated with the development scenarios.

ii. Describe and quantify reductions from selected mitigation, if proposed to reduce the project's GHG emissions. Explain why the selected mitigation was preferred.

AUAR Scope

Reductions of GHG will be indicated and quantified.

iii. *Quantify the proposed projects predicted net lifetime GHG emissions (total tons/#of years) and how those predicted emissions may affect achievement of the Minnesota Next Generation Energy Act goals and/or other more stringent state or local GHG reduction goals.*

AUAR Scope

The AUAR will quantify the net greenhouse gas emissions for the development scenario and its alignment with the State of Minnesota GHG reduction goals.

19. Noise:

Describe sources, characteristics, duration, quantities, and intensity of noise generated during project construction and operation. Discuss the effect of noise in the vicinity of the project including: 1) existing noise levels/sources in the area, 2) nearby sensitive receptors, 3) conformance to state noise standards, and 4) quality of life. Identify measures that will be taken to minimize or mitigate the effects of noise.

Construction noise need not be addressed in an AUAR, unless there is some unusual reason to do so. The RGU might want to discuss as part of the mitigation plan, however, any construction noise ordinances in effect.

If the area will include or adjoin major noise sources, a noise analysis is needed to determine if any noise levels in excess of standards would occur, and if so, to identify appropriate mitigation measures. With respect to traffic-generated noise, the noise analysis should be based on the traffic analysis of item 18.

Minnesota's noise pollution rules are based on statistical calculations that quantify noise levels over a one-hour monitoring period. The L10 calculation is the noise level that is exceeded for 10 percent, or six minutes, of the hour, and the L50 calculation is the noise level exceeded for 50 percent, or 30 minutes, of the hour. There is not a limit on maximum noise. The statutory limits for a residential location are L10 = 65 dBA and L50 = 60 dBA during the daytime (7:00 a.m. – 10:00 p.m.) and L10 = 55 dBA and L50 = 50 dBA during the nighttime (10:00 p.m. – 7:00 a.m.) (Minn. R. 7030.0040). This means that during the one-hour period of monitoring, daytime noise levels cannot exceed 65 dBA for more than 10 percent of the time or 60 dBA more than 50 percent of the time. The basic noise rules for other noise area classifications are:

Table 19-1. State Noise Standards

Noise Area Classification	Daytime		Nighttime	
	L_{10}	L_{50}	L_{10}	L_{50}
1	65	60	55	50
2	70	65	70	65
3	80	75	80	75

AUAR Scope

The AUAR will discuss the ambient noise levels as well as expected noise levels from the development scenario. It will identify the nearby sensitive receptors as well as an evaluation of the conformance to the state of Minnesota noise standards and potential nuisance noise sources.

20. Transportation:

a. *Describe traffic-related aspects of project construction and operation. Include: 1) existing and proposed additional parking spaces, 2) estimated total average daily traffic generated, 3) estimated maximum peak hour traffic generated and time of occurrence, 4) indicate source of trip generation rates used in the estimates, and 5) availability of transit and/or other alternative transportation modes.*
For AUAR reviews a detailed traffic analysis will be needed, conforming to the MnDOT guidance as listed on the EAW form. The results of the traffic analysis must be used in the response to Vehicle Related Air Emissions and Noise.

Vehicle traffic is routed through the Study Area mostly from State Highway 610, U.S. Highway 169, and adjacent local roads. The 2023 Annual Daily Average traffic volumes throughout the Study Area is shown in Table 20-1: Current Traffic Counts

Table 20-1: Current Traffic Counts

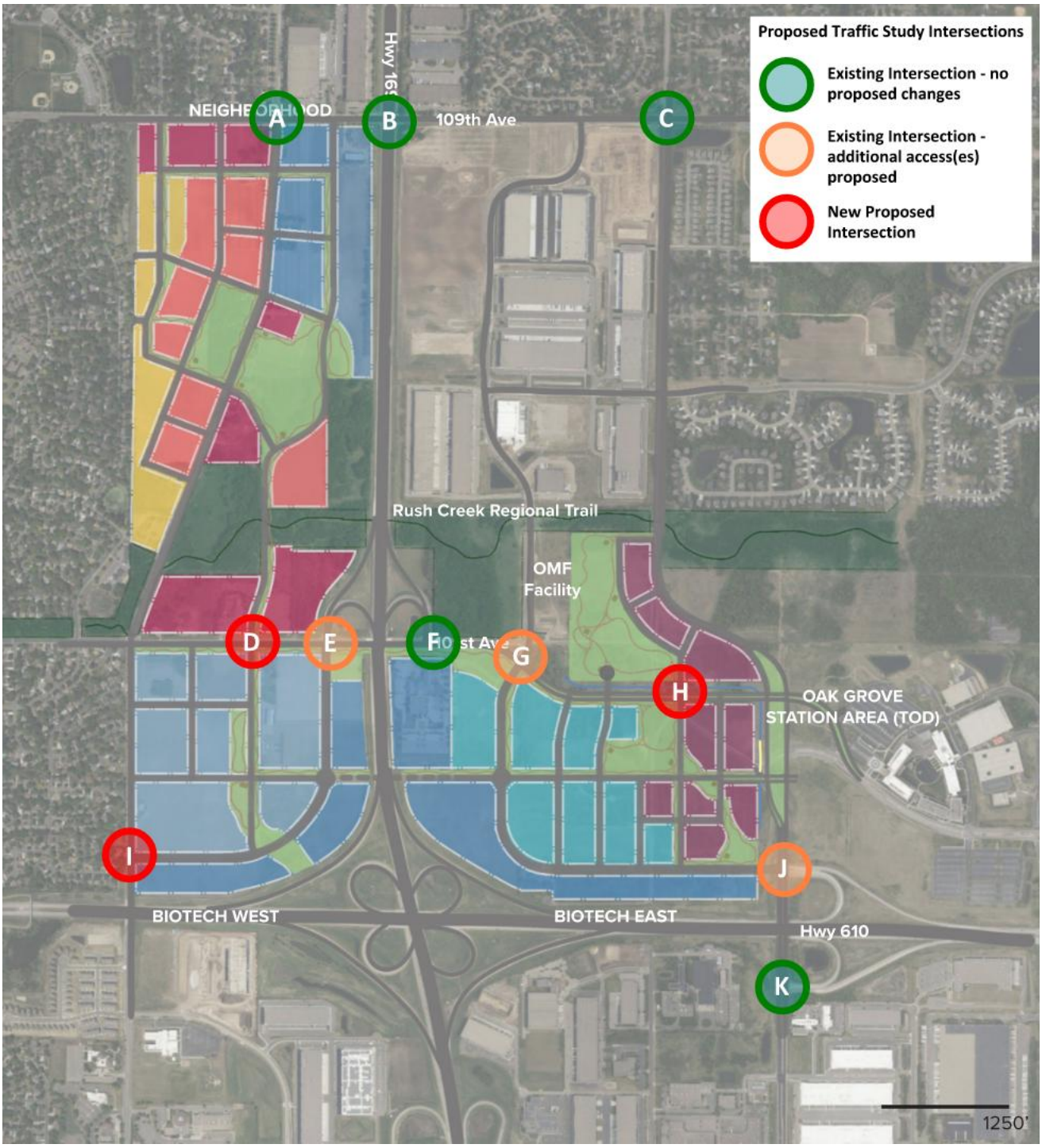
Road	Daily Vehicle Volume
Jefferson Highway (North of 101st Ave. N.)	4,160
Jefferson Hwy (South of 101st Ave. N.)	5,083
101st Ave. N. (E. of Jefferson Highway)	4,100
109th Ave. N. (E. of Jefferson Highway)	6,100
State Highway 610 (E. of US 169)	73,621
U.S. Highway 169 (S. of 101st Ave)	50,079

(Minnesota Department of Transportation, n.d.)

AUAR Scope

A traffic impact study and transportation analysis evaluating the impacts of the development scenario(s) in the AUAR Study Area on the surrounding traffic and capacity for the surrounding streets and intersections will be conducted as part of the AUAR including the intersections shown below in Illustration 1. Additional parking, transit, and bike/pedestrian information and impact analysis will be included within the AUAR.

Illustration 1: Proposed Traffic Study Intersections



The proposed intersections that will be included in the traffic study were decided through conversation within the staff at the City of Brooklyn Park with the following rationale for each intersection.

Reference	Location	Rationale
A	Jefferson Hwy & 109th Ave N	Existing intersection of a Minor Collector (Jefferson Hwy) with a Minor Expander (109th Ave N)
B	Hwy 169 & 109th Ave N	Existing intersection of a Minor Expander (109th Ave N) with a Principal Arterial (Hwy 169)
C	Winnetka Ave N & 109th Ave N	Existing intersection of a Minor Expander (109th Ave N) with a Minor Reliever (Winnetka Ave)
D	101st Ave and new N/S road	101st Ave N is a Major Collector, and the new N/S road is expected to be an important corridor and connector within the full build out scenario.
E	Hwy 169 & 101st interchange west	Existing interchange of a Principal Arterial (Hwy 169) and a Major Collector (101st Ave N); An additional connection/road is proposed for the intersection from the south that will be an important corridor and connector within the full build scenario.
F	Hwy 169 & 101st interchange east	Existing interchange of a Principal Arterial (Hwy 169) and a Major Collector (101st Ave N)
G	101st Ave N and Xylon Ave N	Existing intersection a Major Collector and Xylon Ave N; An additional connection/road is proposed for the intersection from the south that will be an important corridor and connector within the full build scenario.
H	Realigned 101st Ave N intersection	The planned Blue Line Extension Project is anticipated to realign 101st Ave N, a Major Collector, and the NW Growth Area Plan is proposing for a new north/south crossing through-street that will be an important corridor and connector within the full build scenario.
I	Jefferson Hwy and new E/W road	Jefferson Hwy is a Major Collector, and the the NW Growth Area Plan is proposing a new street to the east that will be an important corridor and connector within the full build scenario.
J	Hwy 610 & W Broadway interchange north	Existing interchange of a Principal Arterial (Hwy 610) and a Minor Reliever (W Broadway); An additional connection/road is proposed for the intersection from the west that will be an important corridor and connector within the full build scenario.
K	Hwy 610 & W Broadway interchange south	Existing interchange of a Principal Arterial (Hwy 610) and a Minor Reliever (W Broadway)

b. *Discuss the effect on traffic congestion on affected roads and describe any traffic improvements necessary. The analysis must discuss the project's impact on the regional transportation system. If the peak hour traffic generated exceeds 250 vehicles or the total daily trips exceeds 2,500, a traffic impact study must be prepared as part of the EAW. Use the format and procedures described in the Minnesota Department of Transportation's Access Management Manual, Chapter 5 (available at: http://www.dot.state.mn.us/accessmanagement/resources.html) or a similar local guidance.*

AUAR Scope
The AUAR will include a summary and the conclusions of the traffic impact study and transportation analysis.

c. *Identify measures that will be taken to minimize or mitigate project related transportation effects.*

AUAR Scope
The AUAR will include mitigation measures identified through the traffic impact study and transportation analysis.

21. Cumulative potential effects:

Because the AUAR process by its nature is intended to deal with cumulative potential effects from all future developments within the AUAR area, it is presumed that the responses to all items on the EAW form automatically encompass the impacts from all anticipated developments within the AUAR area.

However, the total impact on the environment with respect to any of the items on the EAW form may also be influenced by past, present, and reasonably foreseeable future projects outside of the AUAR area. The cumulative potential effect descriptions may be provided as part of the responses to other appropriate EAW items, or in response to this item.

a. *Describe the geographic scales and timeframes of the project related environmental effects that could combine with other environmental effects resulting in cumulative potential effects.*

AUAR Scope
The geographic scale considered in the cumulative potential effects analysis would include land adjacent to and within an approximately one-mile radius of the AUAR study area. It is anticipated that the full buildout of the AUAR area would occur in phases over several years based on market conditions. The AUAR will assess any foreseeable projects outside the development scenario as well as their interacting potential for cumulative environmental effects.

b. *Describe any reasonably foreseeable future projects (for which a basis of expectation has been laid) that may interact with environmental effects of the proposed project within the geographic scales and timeframes identified above.*

Reasonably foreseeable projects are defined as funded or planned future projects within the geographic scale that are to be constructed within the next ten years (2035) by other private or public entities, and project proposers that have made the future project plans and timelines publicly available. The AUAR will identify all reasonably foreseeable projects that may interact with the potential environmental effects of the developments scenario(s) within the AUAR Study Area. Desktop resources to be reviewed may include the EQB Monitor, City of Brooklyn Park's current and planned projects, and Minnesota Department of Transportation and Hennepin County's construction projects.

c. *Discuss the nature of the cumulative potential effects and summarize any other available information relevant to determining whether there is potential for significant environmental effects due to these cumulative effects.*

The AUAR will include a discussion of the potential cumulative potential effects associated with nearby ongoing and planned projects.

22. Other potential environmental effects:

If the project may cause any additional environmental effects not addressed by items 1 to 19, describe the effects here, discuss the how the environment will be affected, and identify measures that will be taken to minimize and mitigate these effects.

No other potential environmental effects are anticipated to be included in the Draft AUAR.

RGU Certification. *(The Environmental Quality Board will only accept **SIGNED** Environmental Assessment Worksheets for public notice in the EQB Monitor.)*

I hereby certify that:

- The information contained in this document is accurate and complete to the best of my knowledge.
- The EAW describes the complete project; there are no other projects, stages or components other than those described in this document, which are related to the project as connected actions or phased actions, as defined at Minnesota Rules, parts 4410.0200, subparts 9c and 60, respectively.
- Copies of this EAW are being sent to the entire EQB distribution list.

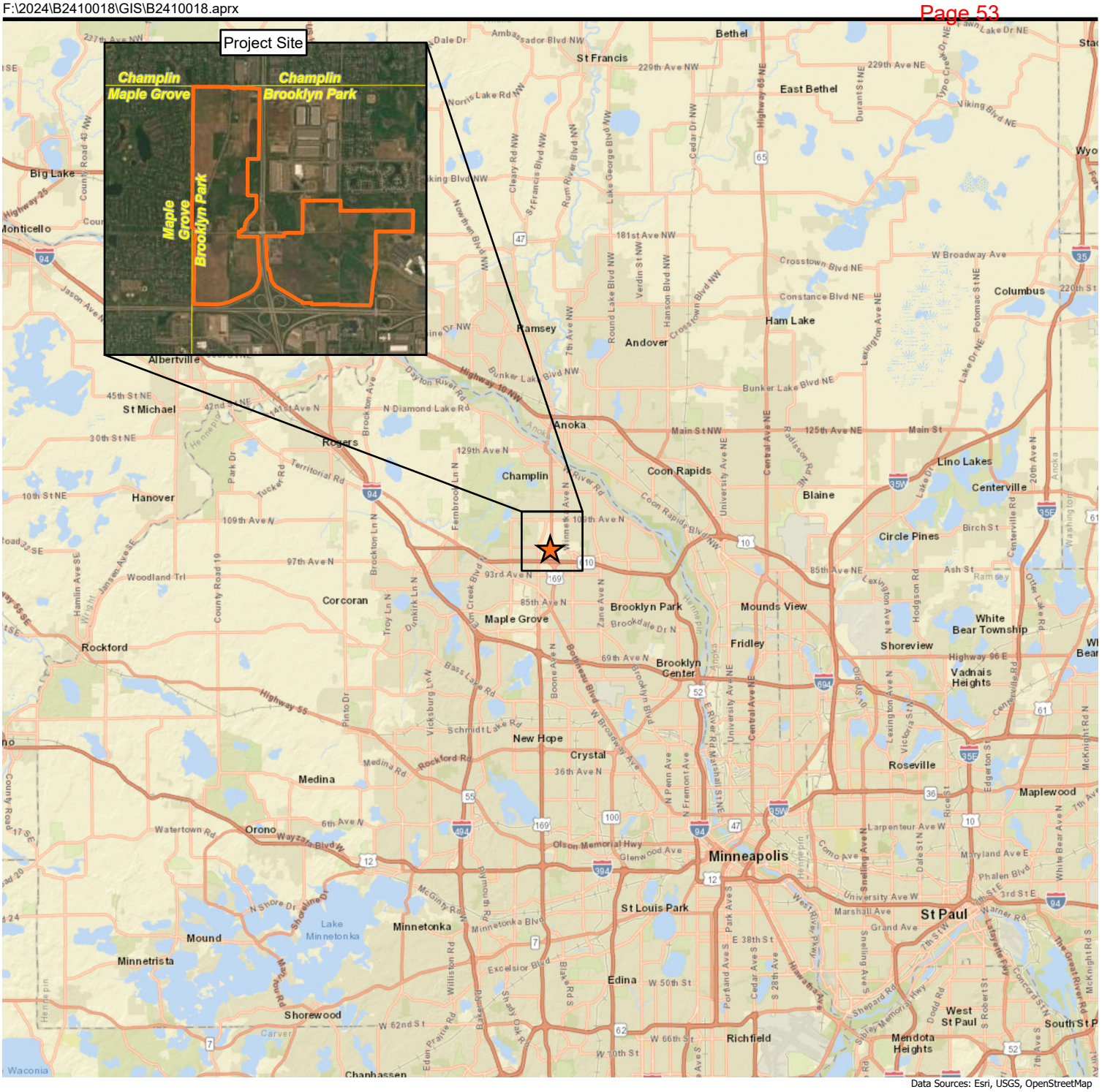
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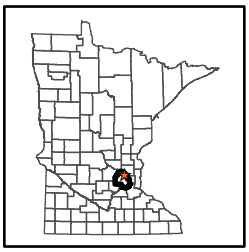
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Appendix A. General Project Maps

Figure A-1. Project Location Map
Figure A-2. Site Boundary
Figure A-3. USGS Topographic Map
Figure A-4. Surface Contours Map
Exhibit A-5. Draft Vision Plan – Land Uses

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Project Site

N

0 2.5 5 Miles

Scale 1" = 5 mi

BRAUN INTERTEC
The Science You Build On.

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Project No:
B2410018

Drawing No:
FigA-1_ProjLocMap

Drawn By:	SL
Date Drawn:	11/11/2024
Checked By:	MU
Last Modified:	11/7/2025

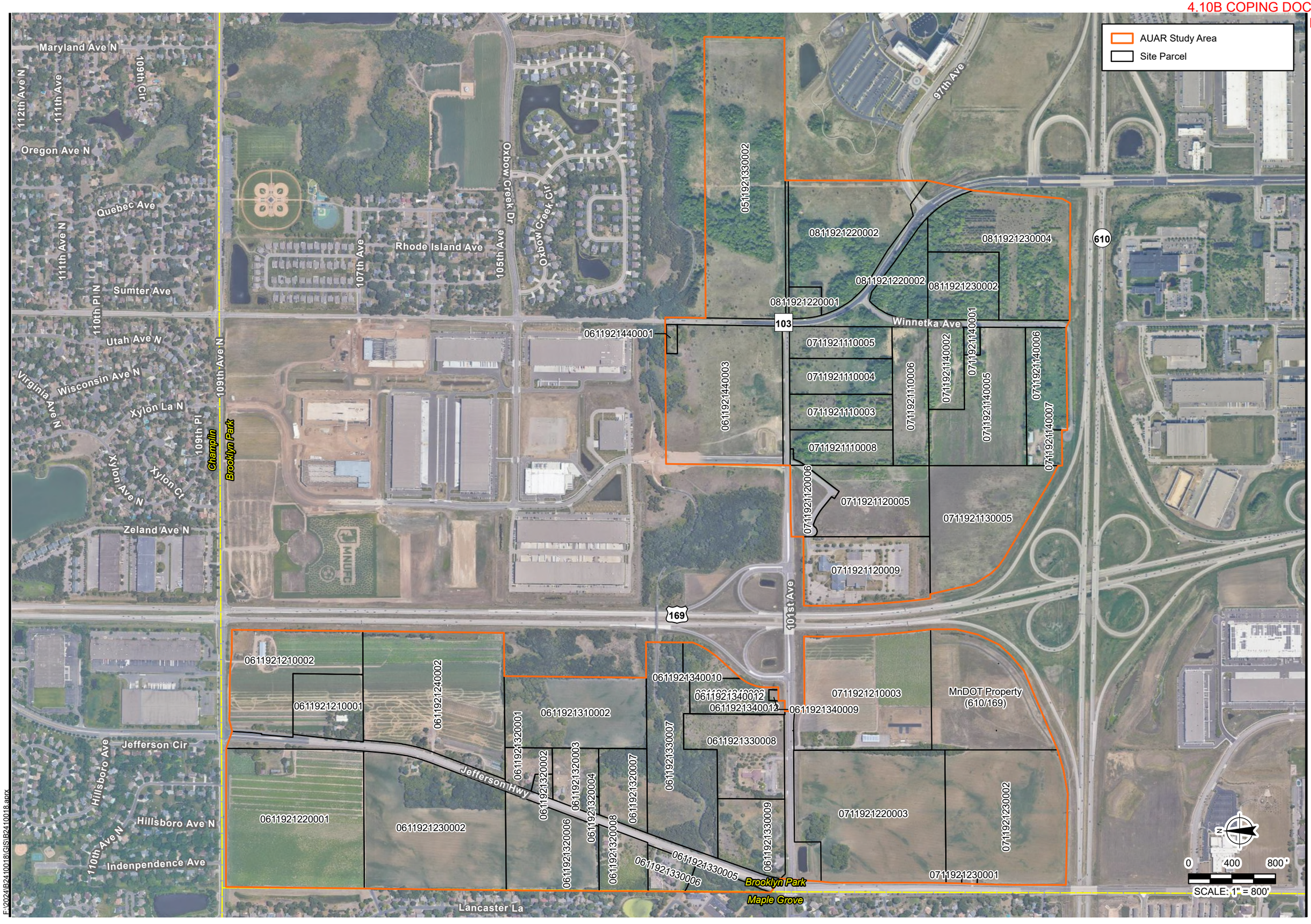
Northwest Growth Area Plan

Brooklyn Park, Minnesota

Brooklyn Park, Minnesota

Project Location Map

Figure A-1



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Drawing Information

Project No: B2410018

Drawing No: FigA-2_SiteBoundary_T

Drawn By:	SL
Date Drawn:	1/3/2024
Checked By:	MU
Last Modified:	1/6/2026

Project Information

Northwest Growth Area Plan

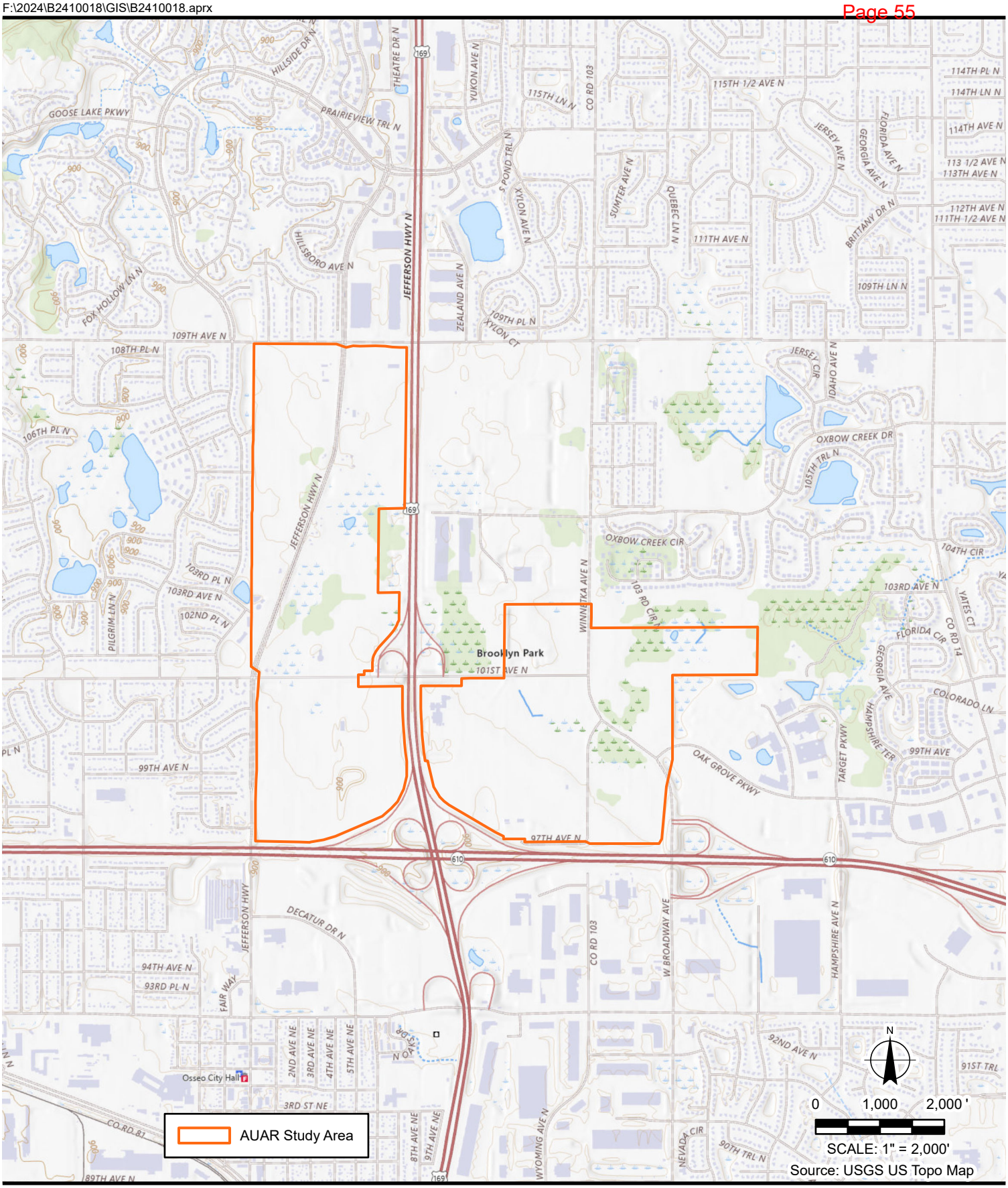
Brooklyn Park, Minnesota

Brooklyn Park, Minnesota

Study Area Boundary Map

Figure A-2

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Project No: B2410018

Drawing No: FigA-3_USGS_Topo

Drawn By:	SL
Date Drawn:	11/11/2024
Checked By:	MU
Last Modified:	11/7/2025

Northwest Growth Area Plan

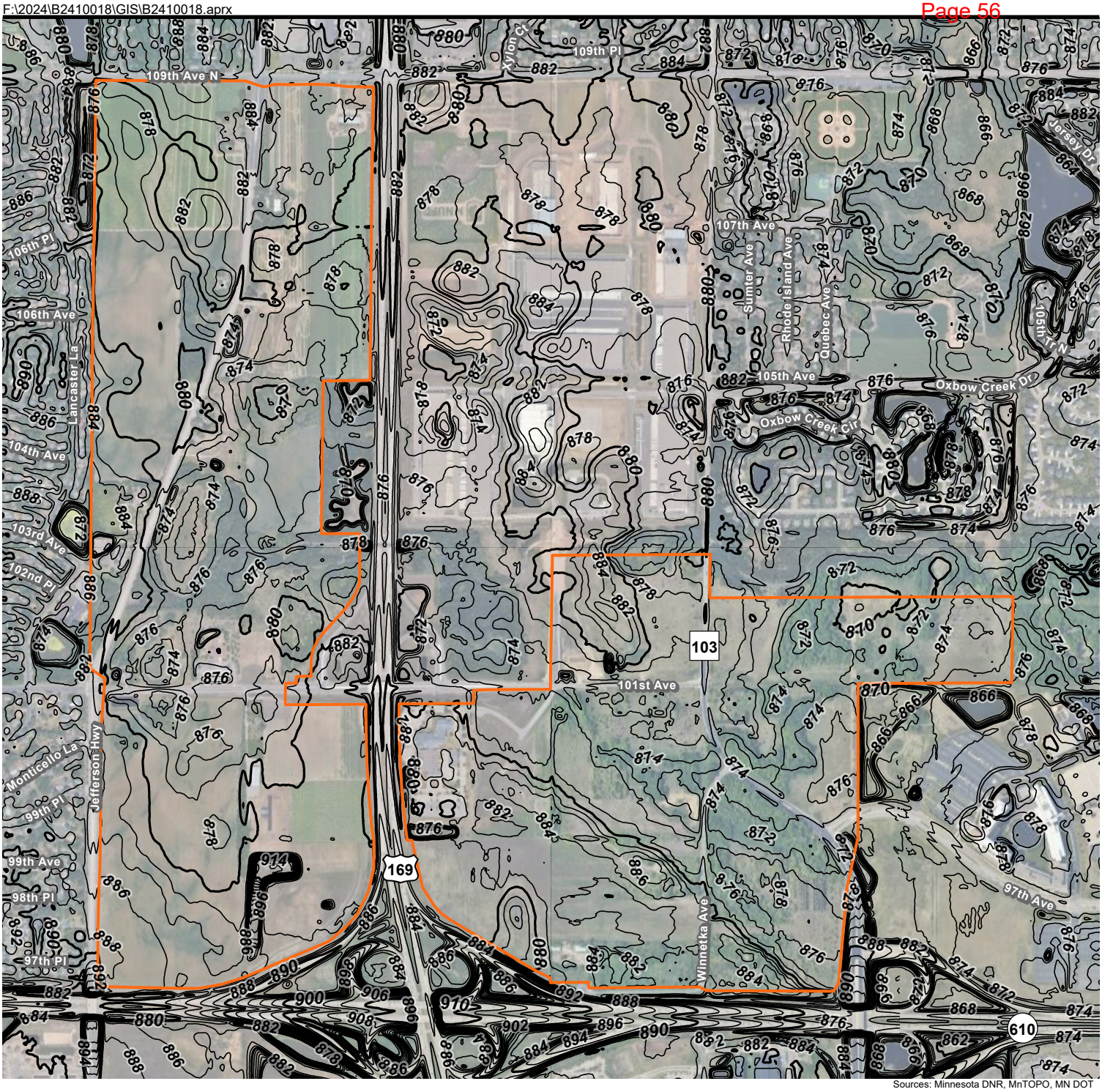
Brooklyn Park, Minnesota

Brooklyn Park, Minnesota

USGS Topographic Map

Figure A-3

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Sources: Minnesota DNR, MnTOPO, MN DOT

AUAR Study Area
MnTOPO Surface Contours
2' Intermediate Contour
10' Index Contour

N

0 600 1,200
Feet

Scale 1" = 1,200'

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Project No: B2410018

Drawing No: FigA-4_Topo

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Last Modified:	11/7/2025

Northwest Growth Area Plan

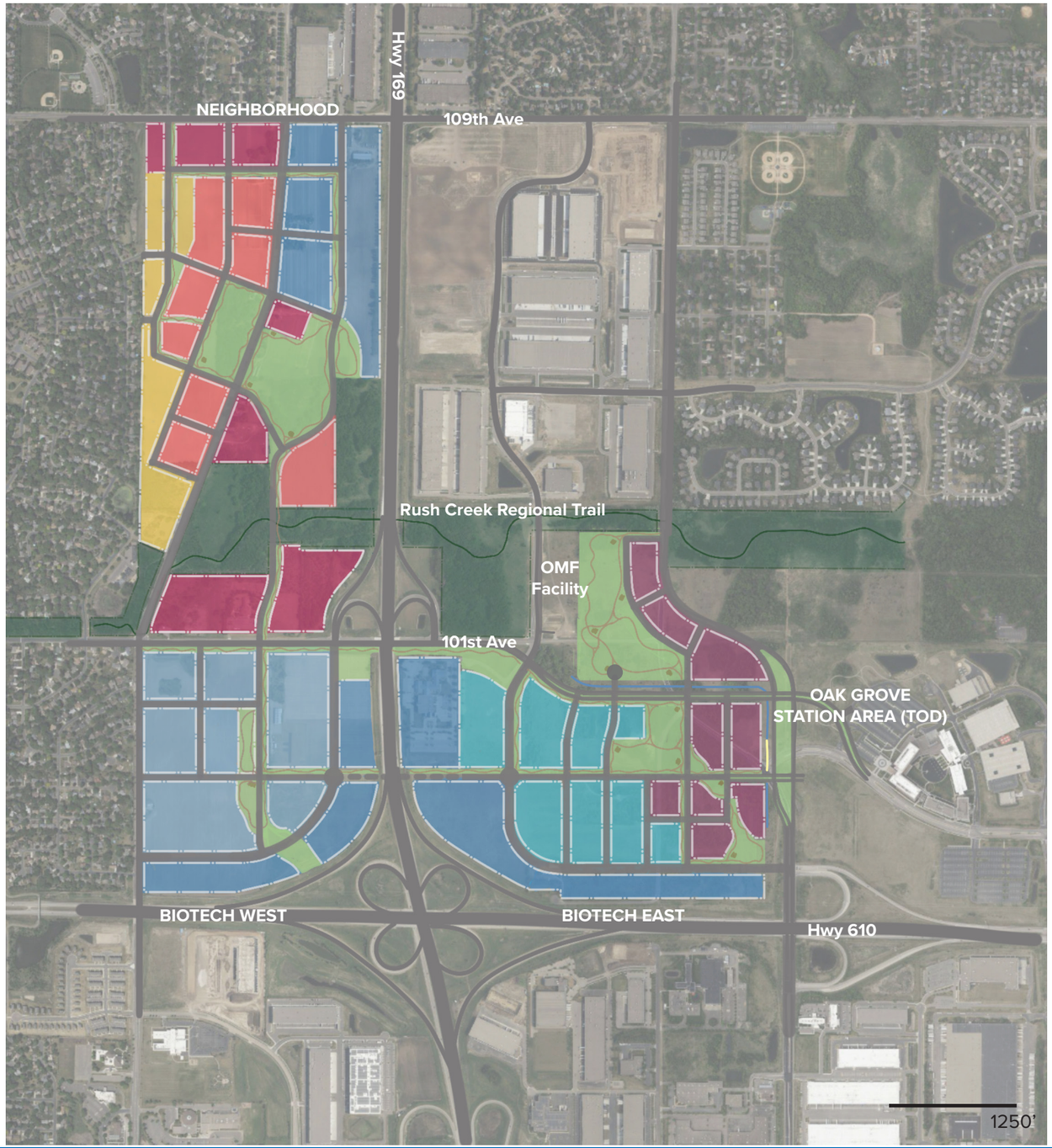
Brooklyn Park, Minnesota

Brooklyn Park, Minnesota

Surface Contours Map

Figure A-4

Exhibit A-5
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

	Residential	Non-Residential Space
Low/Med Density Residential	160-600 units	N/A sq ft
Med/High Density Residential	900-1,800 units	N/A sq ft
Neighborhood Mixed Use	720-1,440 units	400,000 - 1,200,000 sq ft
TOD Mixed Use	720-1,620 units	1,700,000M - 2,500,000 sq ft
Innovation Mixed Use East	360-1,080 units	1,400,000 - 4,200,000 sq ft
Innovation Mixed Use West	440-1,320 units	1,400,000 - 2,800,000 sq ft
Production & Manufacturing	340-680 units	1,500,000 - 3,000,000 sq ft
Natural Space	N/A	N/A
Park / Open Space	65 acres (*not including greenways*)	

TOTALS

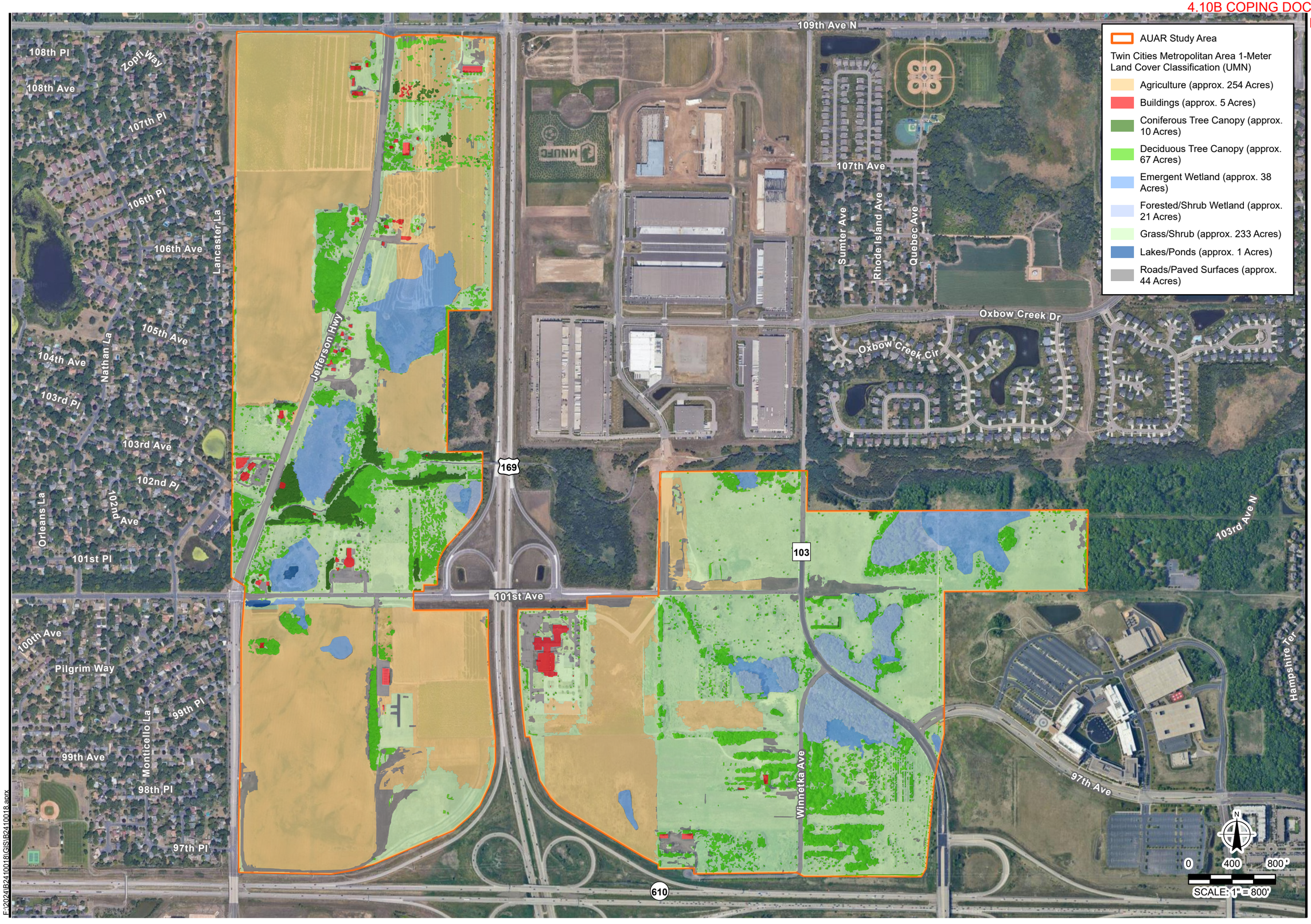
3,640 - 8,540 units	6,400,000 - 13,800,000 sq ft

LADND USES - PRELIMINARY DETAILS PROVIDED AS REFERENCE

Category	Area	Residential Density Range (Assumptions)	Uses	Typical Building Types
Low/Med Density Res.	20 acres	8-30 u/a	Residential	Townhouse/Middle Housing
Med/High Density Res.	30 acres	30-60 u/a	Residential	Townhouse/Middle Housing, Apartment
Neighborhood Mixed Use	40 acres	30-60 u/a	Residential, Retail, Office	Apartment (Standalone retail allowed on PPOD – extent TBD)
TOD Mixed Use	30 acres	40-90 u/a	Multifamily Residential, retail, office, hospitality, research/labs	FAR-driven (highest FAR)
Innovation East Mixed Use	45 acres	20-60 u/a	Multifamily Residential, retail, office, hospitality, research/labs	FAR-driven (medium FAR)
Innovation West Mixed Use	55 acres	20-60 u/a	Multifamily Residential, retail, office, hospitality, research/labs	FAR-driven (medium FAR)
Production & Manufacturing	85 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)

Appendix B. Land Use Features

Figure B-1. Existing Land Cover Type
Figure B-2. Future Land Use
Figure B-3. Current Zoning Map
Figure B-4. Parks, Trails, and Other Recreational Areas
Figure B-5. MDH Wells and Wellhead Protection Areas
Figure B-6. MPCA Permitted Features



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Drawing Information

Project No: B2410018

Drawing No: FigB-1_ExLandCover_T

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Project Information

Northwest Growth Area Plan

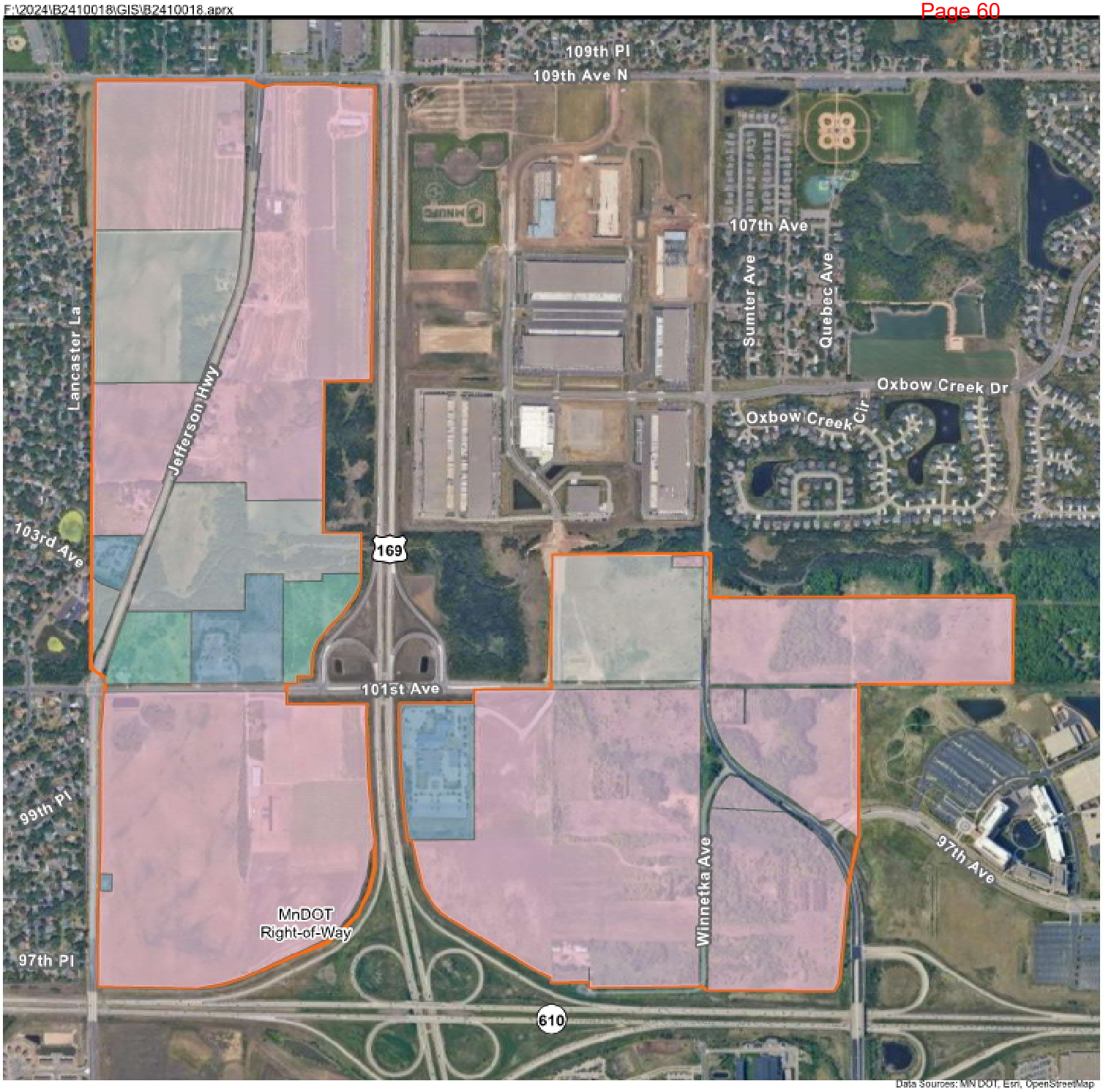
Brooklyn Park, Minnesota

Brooklyn Park, Minnesota

Existing Land Cover Type

Figure B-1

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AUAR Study Area

Future Land Use (Brooklyn Park Comprehensive Plan 2040)

- Business Park Area
- Institutional Area
- Mixed Use Area
- Parks/Open Space Area

N

0 600 1,200 Feet

Scale 1" = 1,200'

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Drawing No: FigB-2_PropLandCover

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Northwest Growth Area Plan

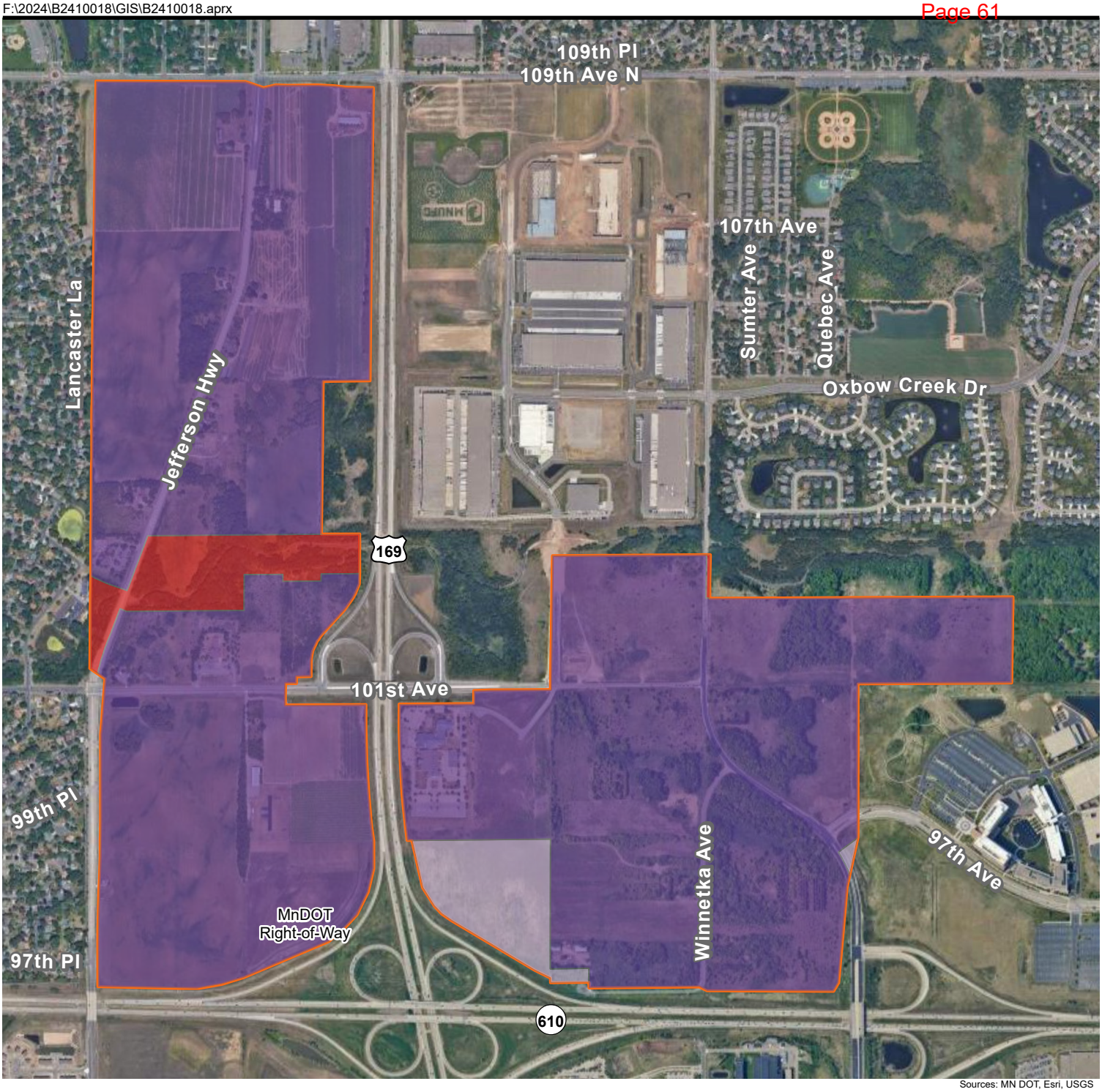
Brooklyn Park, Minnesota

Brooklyn Park, Minnesota

Future Land Use

Figure B-2

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Sources: MN DOT, Esri, USGS



AUAR Study Area

Zoning Description (Brooklyn Park)

- Open Space and Parks District
- Transit Oriented Development Greenfield District
- Urban Reserve District

N

0 600 1,200 Feet

Scale 1" = 1,200'

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Drawing No: FigB-3_Zoning

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Northwest Growth Area Plan

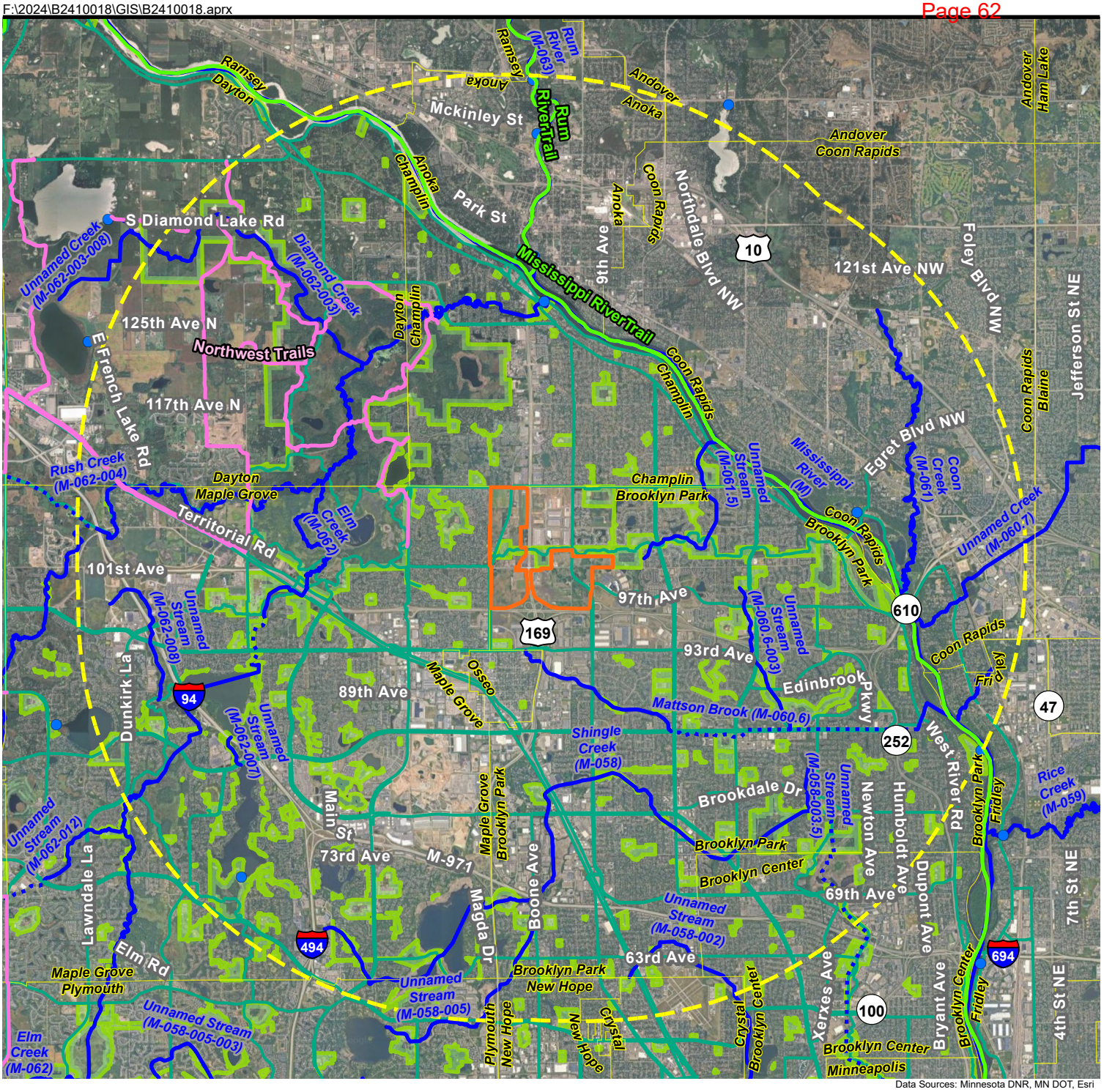
Brooklyn Park, Minnesota

Brooklyn Park, Minnesota

Current Zoning Map

Figure B-3

F:\2024\B2410018\GIS\B2410018.aprx



Data Sources: Minnesota DNR, MN DOT, Esri

- AUAR Study Area
- 5 Mile Buffer
- Township Boundary
- Hennepin County Parks
- Hennepin County Bikeway and Pedestrian System
- Snowmobile Trail
- State Park Trails/Roads
- Public Water Watercourse
- Public Ditch/Altered Natural Watercourse
- Public Water Access Sites in Minnesota

N

0 4,500 9,000 Feet

Scale 1" = 9,000'

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Drawing No: FigB-4_TrailsParksRec

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Northwest Growth Area Plan

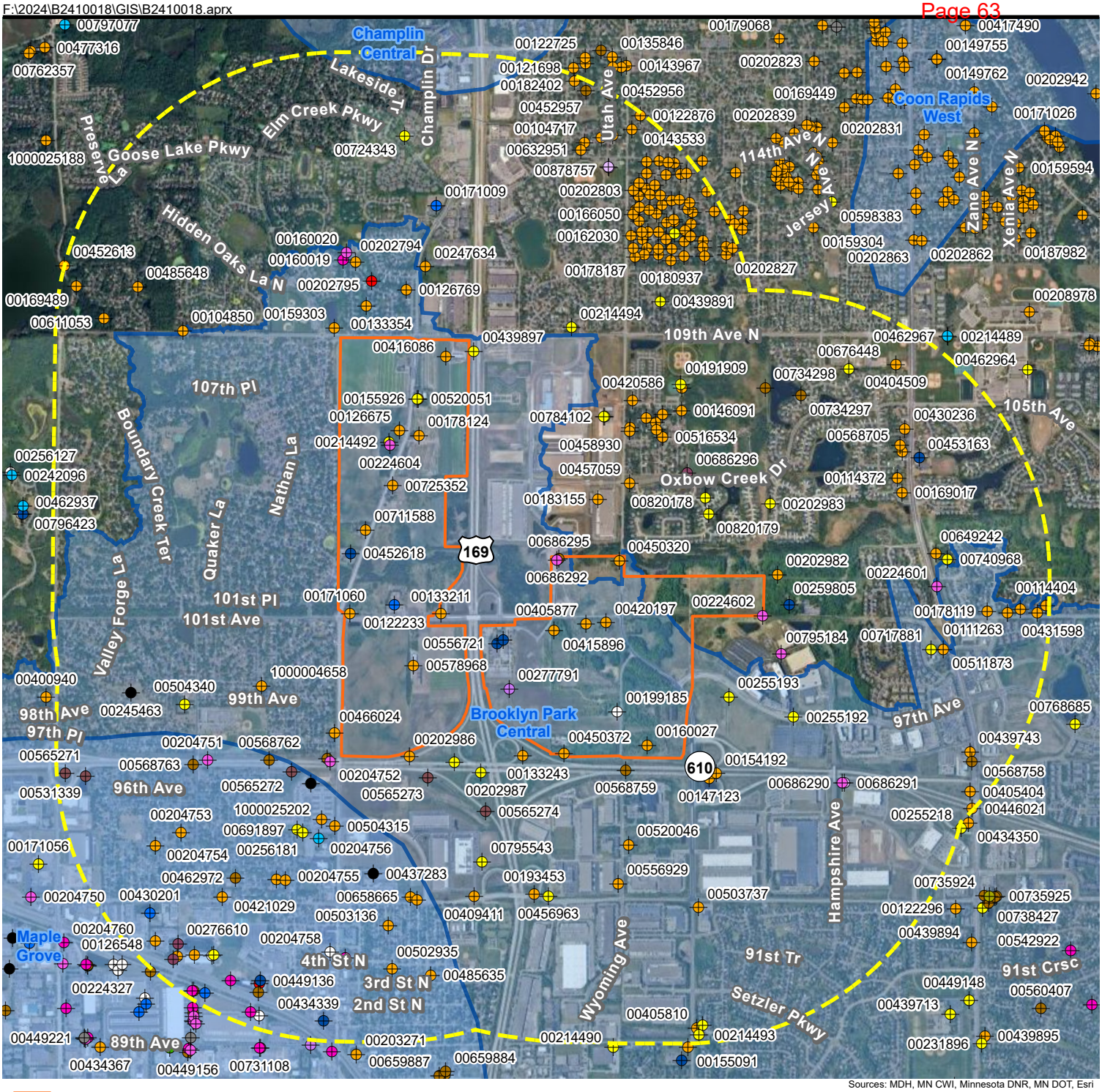
Brooklyn Park, Minnesota

Brooklyn Park, Minnesota

Parks, Trails, and Other Recreational Areas

Figure B-4

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Sources: MDH, MN CWI, Minnesota DNR, MN DOT, Esri

- AUAR Study Area
- 1 Mile Radius
- Wellhead Protection Areas

Verified Wells

- No Use Assigned
- Abandoned
- Commercial
- Domestic
- Environmental Bore Hole
- Industrial
- Irrigation
- Monitor Well
- Observation Well
- Other (specify in remarks)
- Community Supply (municipal)
- Public Suppply/Non-Comm.-Transient
- Public Supply/Non-Comm.-Non-Transient
- Public Supply/Non-Community
- Piezometer
- Remedial
- Test Well
- Unknown

N

0 1,300 2,600 Feet

Scale 1" = 2,600'

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Project No: B2410018

Drawing No: FigB-5_Wells

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Last Modified:	11/7/2025

Northwest Growth Area Plan

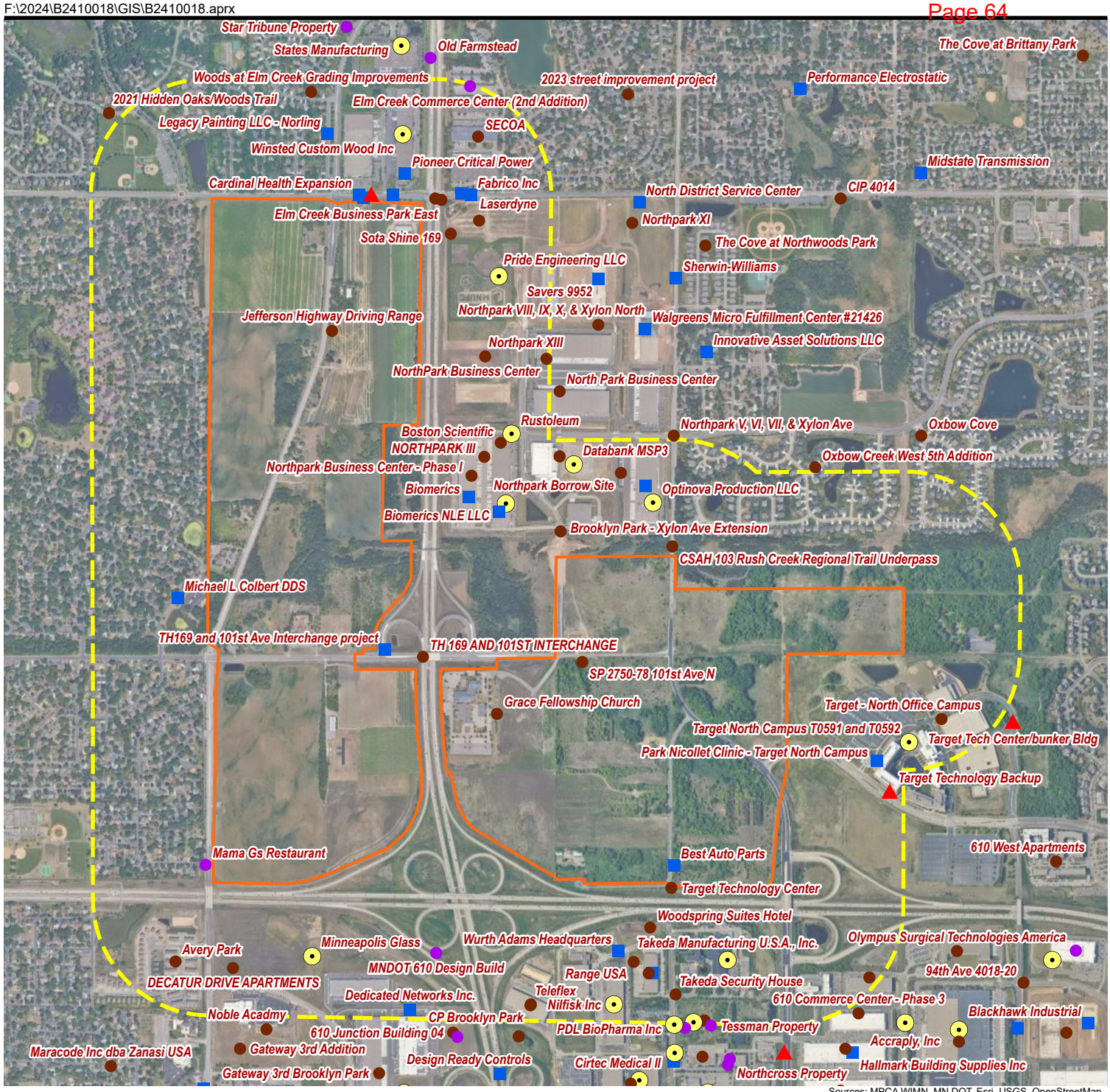
Brooklyn Park, Minnesota

Brooklyn Park, Minnesota

MDH Wells and Wellhead Protection Area

Figure B-5

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Sources: MPCA WIMN, MN DOT, Esri, USGS, OpenStreetMap



AUAR Study Area
0.25-Mile Radius
MPCA Sites
- Multiple Programs
- Hazardous Waste
- Investigation and Cleanup
- Stormwater
- Tanks

N

0 800 1,600 Feet

Scale 1" = 1,600'

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Drawing No: FigB-6_MPCA Permitted

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Northwest Growth Area Plan

Brooklyn Park, Minnesota

Brooklyn Park, Minnesota

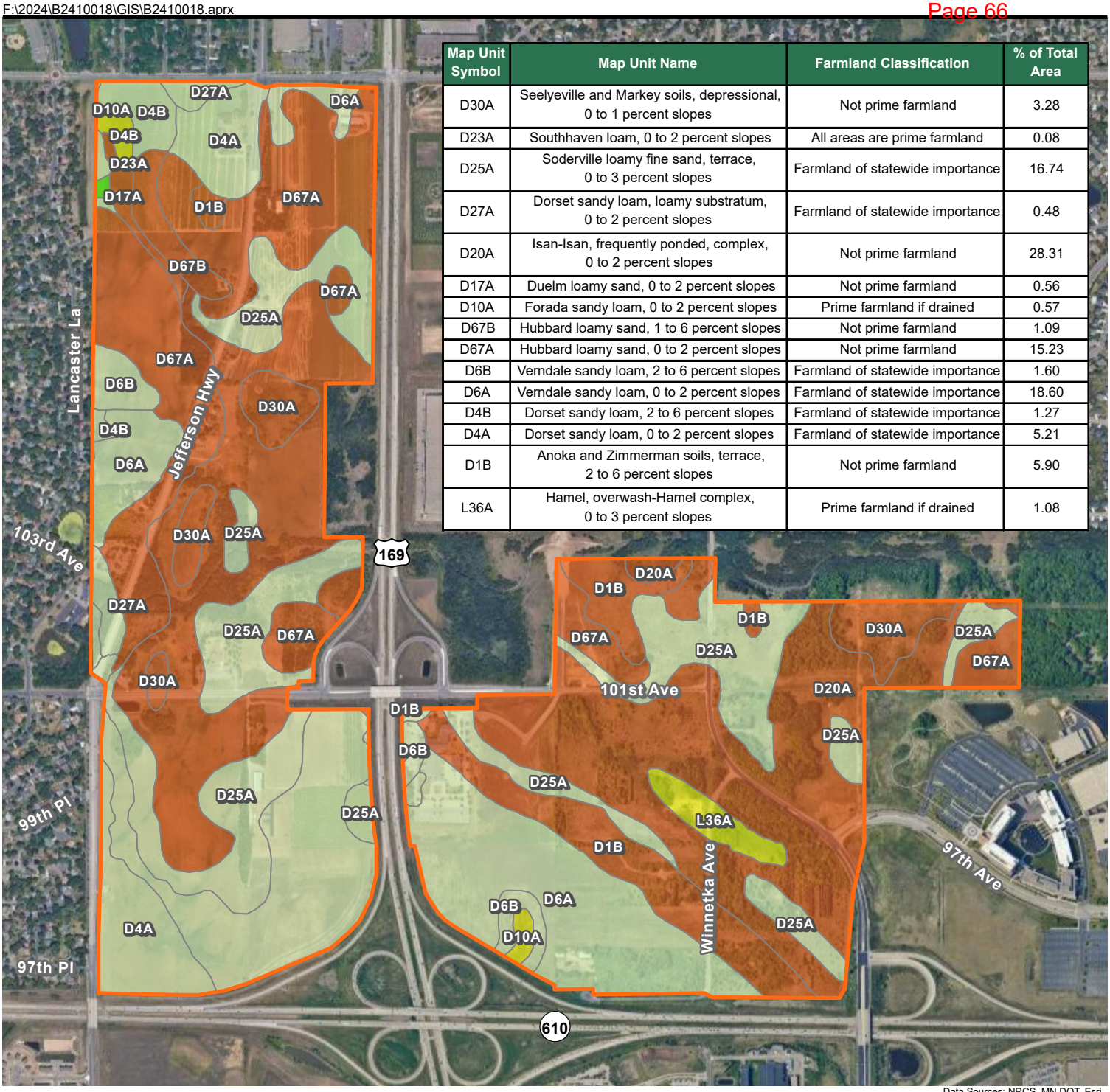
MPCA Permitted Features

Figure B-6

Appendix C. Natural Resources

Figure C-1. County Soil Survey
Figure C-2. Surface Waters
Figure C-3. FEMA Flood Zones
Figure C-4. Special and Impaired Waters
Figure C-5. Surficial Geology
Figure C-6. Bedrock Geology
Exhibit C-7. Minnesota DNR Conservation Planning Report
Exhibit C-8. USFWS Information for Planning and Conservation (IPaC)

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Map Unit Symbol	Map Unit Name	Farmland Classification	% of Total Area
D30A	Seelyeville and Markey soils, depressional, 0 to 1 percent slopes	Not prime farmland	3.28
D23A	Southhaven loam, 0 to 2 percent slopes	All areas are prime farmland	0.08
D25A	Soderville loamy fine sand, terrace, 0 to 3 percent slopes	Farmland of statewide importance	16.74
D27A	Dorset sandy loam, loamy substratum, 0 to 2 percent slopes	Farmland of statewide importance	0.48
D20A	Isan-Isan, frequently ponded, complex, 0 to 2 percent slopes	Not prime farmland	28.31
D17A	Duelm loamy sand, 0 to 2 percent slopes	Not prime farmland	0.56
D10A	Forada sandy loam, 0 to 2 percent slopes	Prime farmland if drained	0.57
D67B	Hubbard loamy sand, 1 to 6 percent slopes	Not prime farmland	1.09
D67A	Hubbard loamy sand, 0 to 2 percent slopes	Not prime farmland	15.23
D6B	Verndale sandy loam, 2 to 6 percent slopes	Farmland of statewide importance	1.60
D6A	Verndale sandy loam, 0 to 2 percent slopes	Farmland of statewide importance	18.60
D4B	Dorset sandy loam, 2 to 6 percent slopes	Farmland of statewide importance	1.27
D4A	Dorset sandy loam, 0 to 2 percent slopes	Farmland of statewide importance	5.21
D1B	Anoka and Zimmerman soils, terrace, 2 to 6 percent slopes	Not prime farmland	5.90
L36A	Hamel, overwash-Hamel complex, 0 to 3 percent slopes	Prime farmland if drained	1.08

Data Sources: NRCS, MN DOT, Esri

AUAR Study Area

Soil Farmland Classification

- All areas are prime farmland
- Farmland of statewide importance
- Prime farmland if drained
- Not prime farmland

N

0 600 1,200 Feet

Scale 1" = 1,200'

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Drawing No: FigC-1_NRCS Soils

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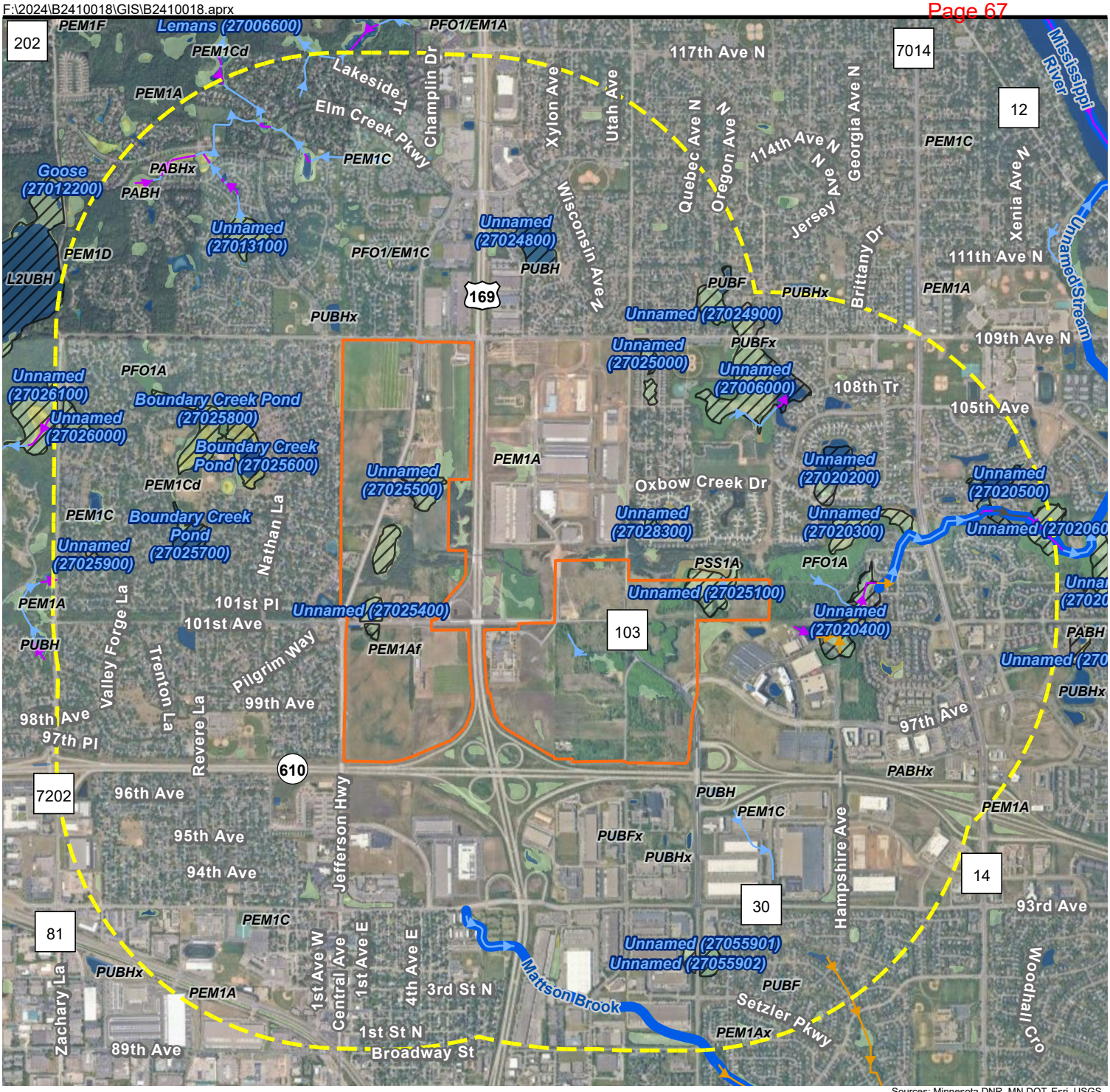
Brooklyn Park, Minnesota

Brooklyn Park, Minnesota

County Soil Survey

Figure C-1

F:\2024\B2410018\GIS\B2410018.aprx



Sources: Minnesota DNR, MN DOT, Esri, USGS

AUAR Study Area
1 Mile Radius
MnDNR Public Waters Basins
MnDNR Public Water Watercourse

NWI Cowardin Class
Aquatic Bed/Nonpersistent Emergent
Emergent
Forested
Scrub-Shrub
Unconsolidated Bottom (Open Water)

USGS (NHD) Flowline
Artificial Path
Canal Ditch
Connector
Stream River

N
0 1,300 2,600 Feet
Scale 1" = 2,600'

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Drawing No: FigC-2_Surf Water

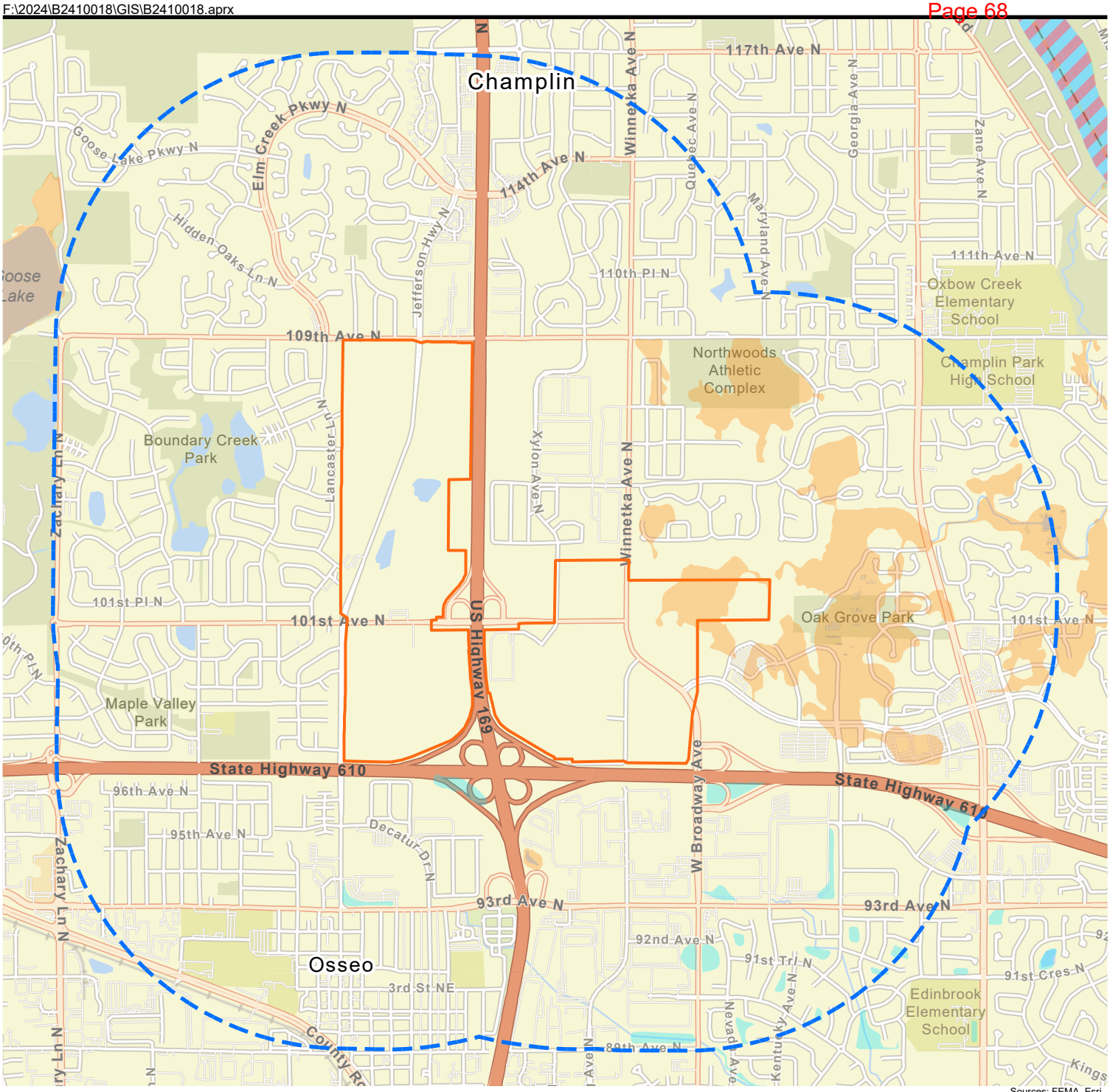
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Northwest Growth Area Plan
Brooklyn Park, Minnesota
Brooklyn Park, Minnesota

Surface Waters

Figure C-2

F:\2024\B2410018\GIS\B2410018.aprx



AUAR Study Area

1 Mile Radius

Flood Hazard Zones

1% Annual Chance Flood Hazard

Regulatory Floodway

0.2% Annual Chance Flood Hazard

N

0 1,300 2,600 Feet

Scale 1" = 2,600'

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Northwest Growth Area Plan

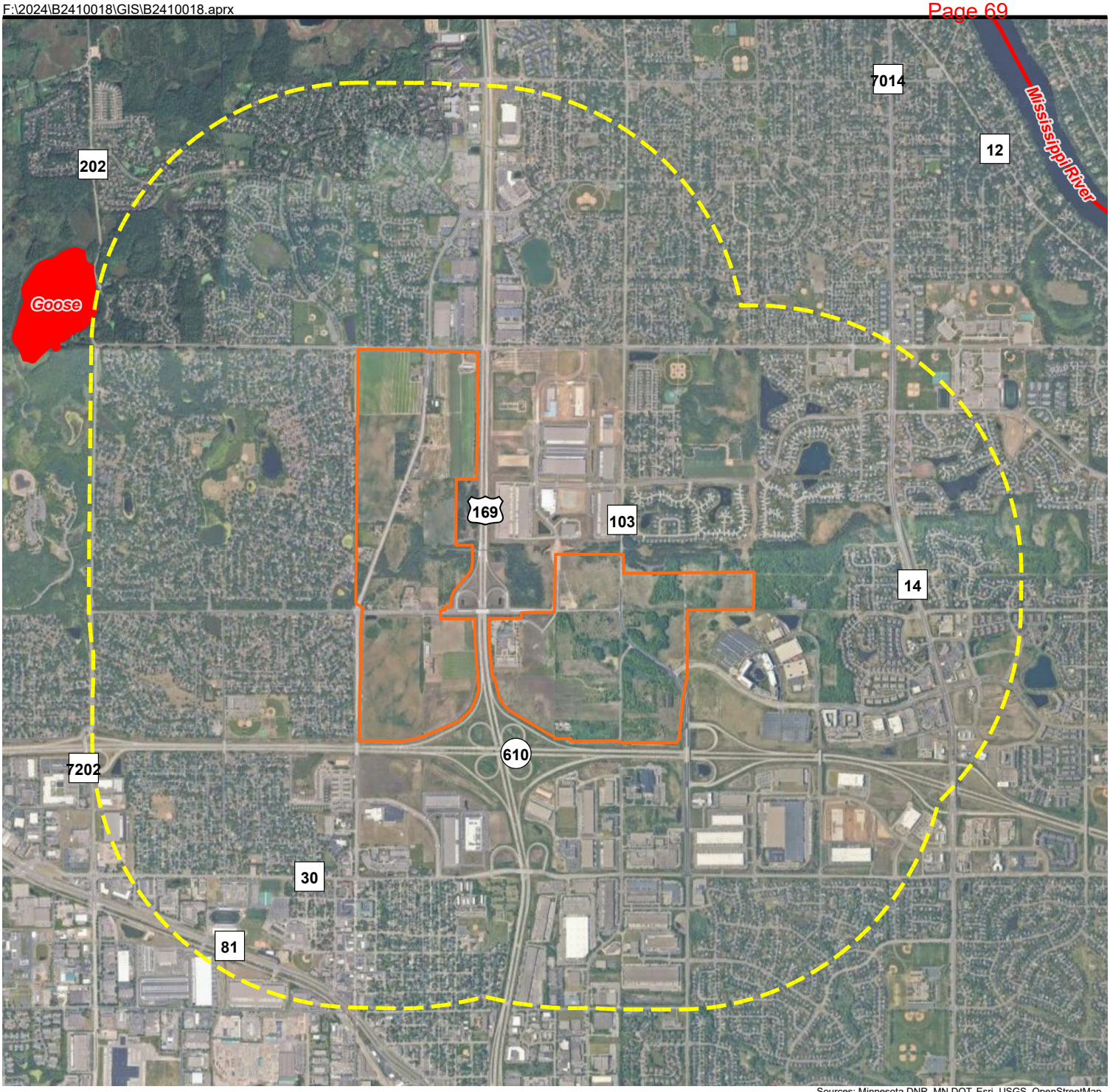
Brooklyn Park, Minnesota

Brooklyn Park, Minnesota

FEMA Flood Zones

Figure C-3

F:\2024\B2410018\GIS\B2410018.aprx



Sources: Minnesota DNR, MN DOT, Esri, USGS, OpenStreetMap

AUAR Study Area
1 Mile Radius
MPCA Impaired Stream
MPCA Impaired Lake

N

0 1,400 2,800 Feet

Scale 1" = 2,800'

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Project No: B2410018

Drawing No: FigC-4_SpecialWater

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Northwest Growth Area Plan

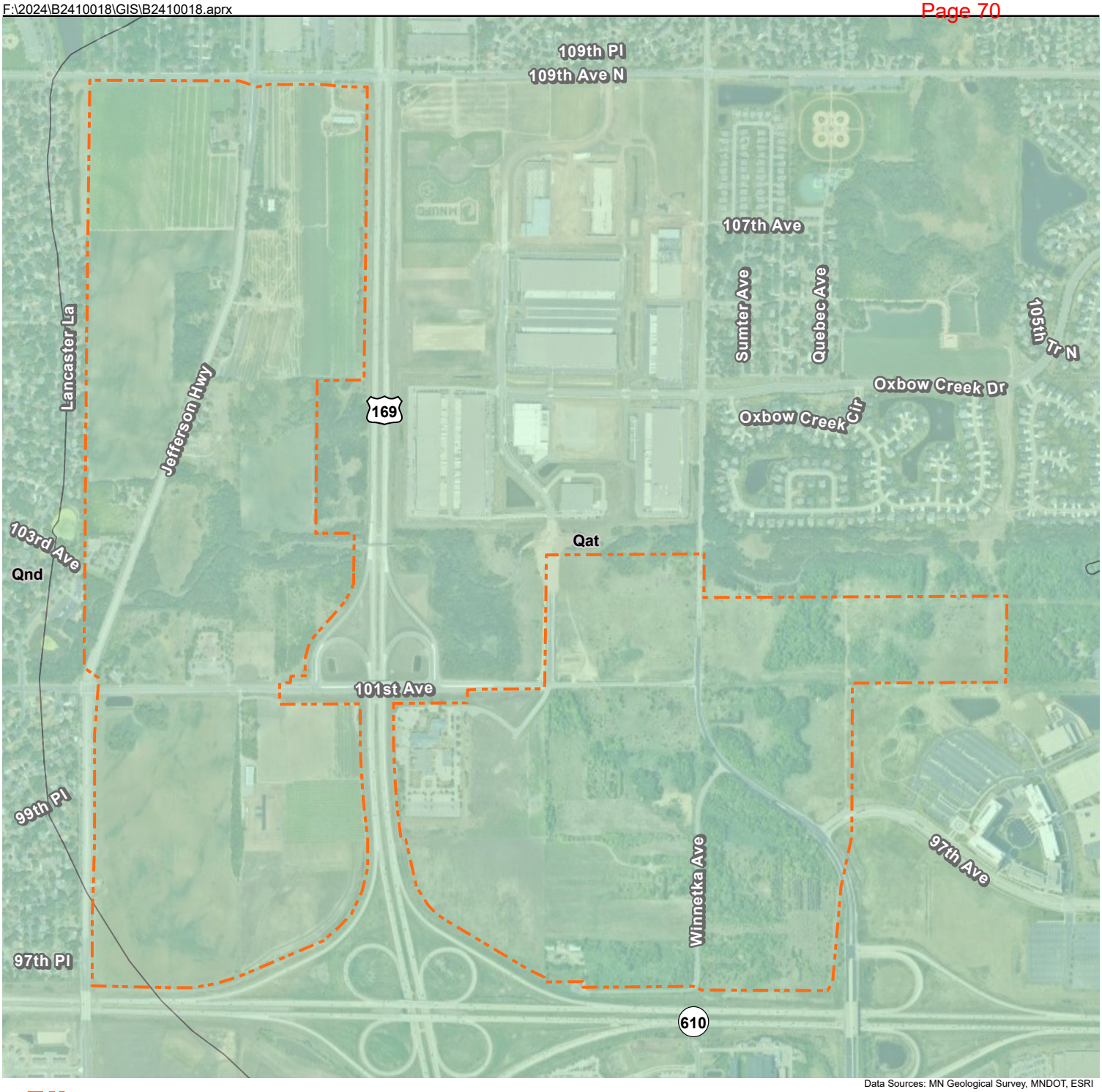
Brooklyn Park, Minnesota

Brooklyn Park, Minnesota

Special and Impaired Waters

Figure C-4

F:\2024\B2410018\GIS\B2410018.aprx



Data Sources: MN Geological Survey, MNDOT, ESRI

AUAR Study Area

Surficial Geology (MN Geological Survey)

Sand

N

0 600 1,200 Feet

Scale 1" = 1,200'

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Project No: B2410018

Drawing No: FigC-5_Surf Geo

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Northwest Growth Area Plan

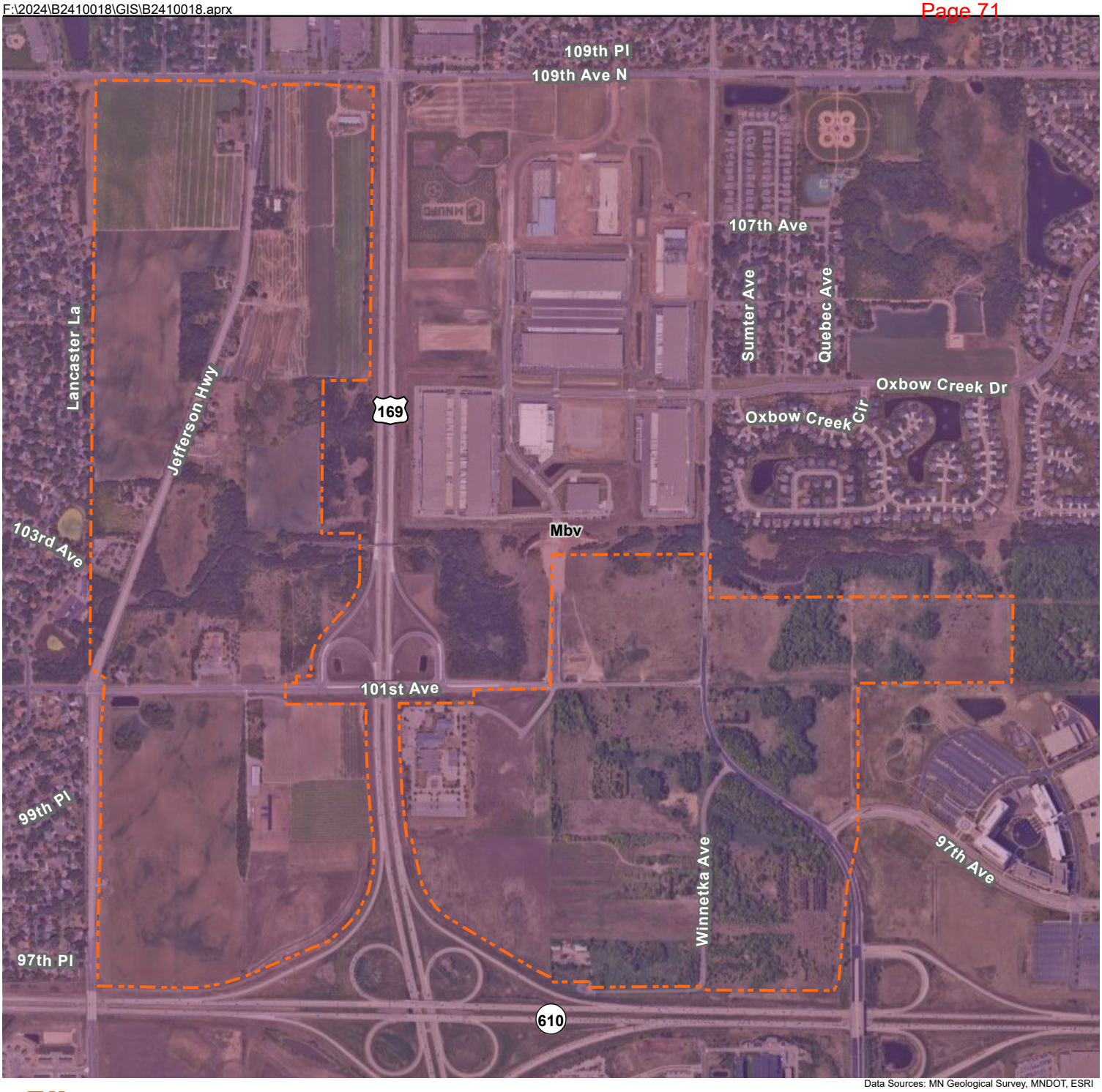
Brooklyn Park, Minnesota

Brooklyn Park, Minnesota

Surficial Geology

Figure C-5

F:\2024\B2410018\GIS\B2410018.aprx



Data Sources: MN Geological Survey, MNDOT, ESRI

AUAR Study Area
Precambrian bedrock
Mbv - North Branch mafic volcanic sequence

N

0 600 1,200
Feet

Scale 1" = 1,200'

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Drawing No:
FigC-6_Bedrock Geo

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Northwest Growth Area Plan

Brooklyn Park, Minnesota

Brooklyn Park, Minnesota

Bedrock Geology

Figure C-6

DEPARTMENT OF NATURAL RESOURCES

Conservation Planning Report: Northwest Growth Area Plan

This document is intended for planning purposes only for the area of interest defined by the user. The report identifies ecologically significant areas documented within the defined area of interest plus any additional search distance indicated below. These ecologically significant areas can be viewed in the Explore Tab of the Minnesota Conservation Explorer. Please visit MN Geospatial Commons for downloadable GIS data.

This document does not meet the criteria for a Natural Heritage Review. If a Natural Heritage Review is needed, please define an Area of Interest in the Explore Tab and click on the Natural Heritage Review option.

This document does not include known occurrences of state-listed or federally listed species.

MBS Sites of Biodiversity Significance

Search distance = 330 feet

Minnesota Biological Survey (MBS) Sites of Biodiversity Significance are areas with varying levels of native biodiversity that may contain high quality native plant communities, rare plants, rare animals, and/or animal aggregations. A Biodiversity Significance Rank is assigned on the basis of the number of rare species, the quality of the native plant communities, size of the site, and context within the landscape. MBS Sites are ranked Outstanding, High, or Moderate. Areas ranked as Below were found to be disturbed and are retained in the layer as negative data. These areas do not meet the minimum biodiversity threshold for statewide significance but may have conservation value at the local level as habitat for native plants and animals, corridors for animal movements, buffers surrounding higher quality natural areas, or as areas with high potential for restoration of native habitat. The DNR recommends avoidance of MBS Sites of Biodiversity Significance ranked High or Outstanding.

Wetlands within MBS Sites of Outstanding or High Biodiversity Significance may be considered Rare Natural Communities under the Wetland Conservation Act. For technical guidance on Rare Natural Communities, please visit WCA Program Guidance and Information.

For more information please visit MBS Sites of Biodiversity Significance.

SEARCH RESULTS: No features were found within the search area.

DNR Native Plant Communities

Search distance = 330 feet

A native plant community is a group of native plants that interact with each other and with their environment in ways not greatly altered by modern human activity or by introduced organisms. These groups of native plant species form recognizable units, such as oak savannas, pine forests, or marshes, that tend to repeat over space and time. Native plant communities are classified and described by considering vegetation, hydrology, landforms, soils, and natural disturbance regimes.

DNR Native Plant Community types and subtypes are given a Conservation Status Rank that reflects the relative rarity and endangerment of the community type in Minnesota. Conservation Status Ranks range from S1 (critically imperiled) to S5 (secure, common, widespread, and abundant). Native plant communities with a Conservation Status Rank of S1 through S3 are considered rare in the state. The DNR recommends avoidance of rare native plant communities.

Wetland native plant communities with a conservation status rank of S1 through S3 may also be considered Rare Natural Communities under the Wetland Conservation Act. For technical guidance on Rare Natural Communities, please visit WCA Program Guidance and Information.

DNR Native Plant Communities may be given a Condition Rank that reflects the degree of ecological integrity of a specific occurrence of a native plant community. The Condition Rank is based on species composition, vegetation structure, ecological processes and functions, level of human disturbance, presence of exotic species, and other factors. Condition Ranks range from A-rank (excellent ecological integrity) to D-rank (poor ecological integrity. A Condition Rank of NR means Not Ranked and a Condition Rank of MULTI mean multiple ranks are present because the record is a native plant community complex.

For more information please visit Minnesota's Native Plant Communities.

SEARCH RESULTS: No features were found within the search area.

Calcareous Fens

Search distance = 5 miles

A calcareous fen is a rare and distinctive peat-accumulating wetland that is legally protected in Minnesota under the Wetland Conservation Act (*Minnesota Statutes*, section 103G.223). Many of the unique characteristics of calcareous fens result from the upwelling of groundwater through calcareous substrates. Because of this dependence on groundwater hydrology, calcareous fens can be affected by nearby activities or even those several miles away. For more information regarding calcareous fens, please see the Calcareous Fen Fact Sheet or review the List of Known Calcareous Fens.

SEARCH RESULTS: No features were found within the search area.

DNR Old Growth Stands

Search distance = 330 feet

Old-growth forests are natural forests that have developed over a long period of time, generally at least 120 years, without experiencing severe, stand-replacing disturbances such as fires, windstorms, or logging. Old-growth forests are a unique, nearly vanished piece of Minnesota's history and ecology; less than 4% of Minnesota's old-growth forests remain. The DNR recommends avoidance of all DNR Old Growth Stands. The following DNR Old Growth Stands have been documented within the search area.

SEARCH RESULTS: No features were found within the search area.

MN Prairie Conservation Plan

Search distance = 330 feet

The Minnesota Prairie Conservation Plan, a twenty-five year strategy for accelerating prairie conservation in the state, identifies Core Areas, Corridors, and Corridor Complexes as areas to focus conservation efforts. The Plan's strategies include protection, enhancement, and restoration of grassland and wetland habitat. To meet the Plan's goals, approaches within Core Areas will need to include restoration and approaches within Corridors will need to include conservation of grassland habitat which can provide stepping stones between larger Core Areas.

SEARCH RESULTS: No features were found within the search area.

Important Bird Areas

Search distance = 1 mile

Important Bird Areas, identified by Audubon Minnesota in partnership with the DNR, are part of an international conservation effort aimed at conserving globally important bird habitats. They are voluntary and non-regulatory, but the designation demonstrates the significant ecological value of the area.

SEARCH RESULTS: No features were found within the search area.

Lakes of Biological Significance

Search distance = 330 feet

Lakes of Biological Significance are high quality lakes as determined by the aquatic plant, fish, bird, or amphibian communities present within the lake. To be included in this layer, a lake only needs to meet the criteria for one of these four community types. The lake is assigned a biological significance of Outstanding, High, or Moderate based on the community with the highest quality.

SEARCH RESULTS: No features were found within the search area.

USFWS Habitat Conservation Plans

A Habitat Conservation Plan (HCP) is a mechanism for compliance with the federal Endangered Species Act for a given set of activities and protected species. An HCP is required by the U.S. Fish and Wildlife Service (USFWS) as part of an application for an incidental take permit (ITP). The ITP allows the permit holder to proceed with activities covered in the HCP that could result in the unintentional take of federally listed species.

Lakes States Forest Management Bat Habitat Conservation Plan (Bat HCP): (search distance = 0; within area of interest only) This HCP was created to provide flexibility to the Minnesota Department of Natural Resources (DNR) to manage forests while addressing federal Endangered Species Act (ESA) regulations related to federally threatened and endangered bat species. The Bat HCP covers three bat species within Minnesota: northern long-eared bat, little brown bat, and tricolored bat. This report is intended to help non-federal, non-DNR landowners evaluate their potential eligibility for the Landowner Enrollment Program of the Bat HCP (For DNR-administered land, DNR staff should refer to the Bat HCP Implementation Policy).

Landowner Enrollment Program – DNR's incidental take permit may be extended through the Landowner Enrollment Program (LEP) to eligible non-federal landowners who conduct forest management activities. Landowners may be eligible to enroll in the LEP if they are a county land administrator, own more than 10,000 acres, or own land that overlaps a Bat HCP feature. The results below indicate if the defined area of interest overlaps a Bat HCP feature. For more information on how to enroll in the LEP, please visit the Landowner Enrollment Program (LEP).

SEARCH RESULTS: No Bat HCP features were found within the area of interest. Landowners are only eligible to apply for the Landowner Enrollment Program if they are a county land administrator or they own more than 10,000 acres.

USFWS Regulatory Layers

To ensure compliance with federal law, conduct a federal regulatory review using the U.S. Fish and Wildlife Service's (USFWS) online Information for Planning and Consultation (IPaC) tool. This report is not a substitution for a Section 7 review.

For informational purposes only, this tool currently checks the following USFWS Regulatory Layers:

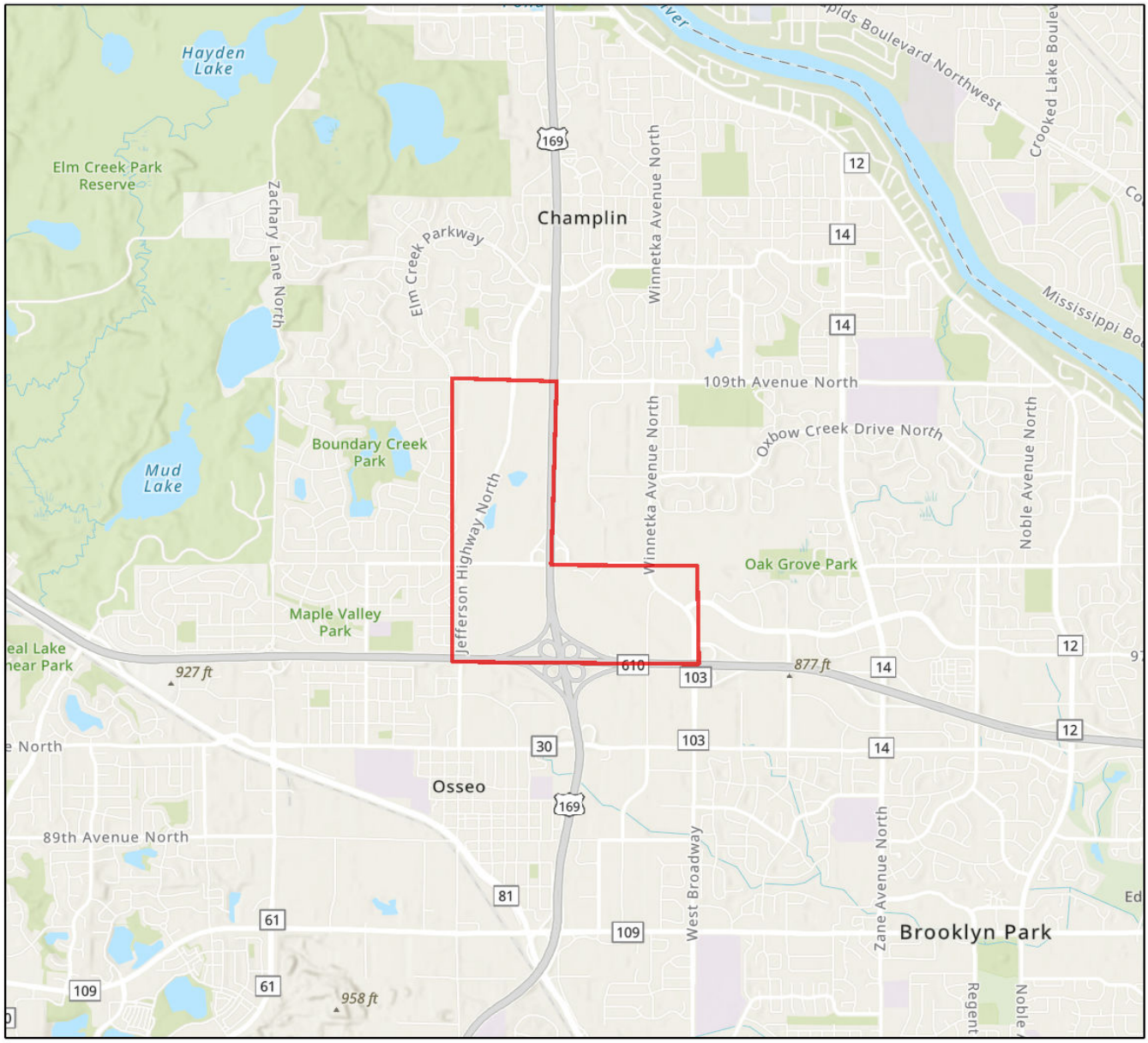
Rusty Patched Bumblebee High Potential Zones: (*search distance = 0; within area of interest only*) The rusty patched bumble bee (*Bombus affinis*), federally listed as endangered, is likely to be present in suitable habitat within the high potential zones. From April through October this species uses underground nests in upland grasslands, shrublands, and forest edges, and forages where nectar and pollen are available. From October through April the species overwinters under tree litter in upland forests and woodlands. The rusty patched bumble bee may be impacted by a variety of land management activities including, but not limited to, prescribed fire, tree-removal, haying, grazing, herbicide use, pesticide use, land-clearing, soil disturbance or compaction, or use of non-native bees. The USFWS RPBB guidance provides guidance on avoiding impacts to rusty patched bumble bee and a key for determining if actions are likely to affect the species; the determination key can be found in the appendix. Please visit the USFWS Rusty Patched Bumble Bee Map for the most current locations of High Potential Zones.

The following USFWS Regulatory Species are within the search area:

- Rusty Patched Bumble Bee High Potential Zone

Northwest Growth Area Plan

Conservation Planning Map



N
W E
S

0 0.33 0.65 1.3 1.95 2.6 Miles

Area of Interest



Size (acres): 781.23

County(s): Hennepin

Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS
Metropolitan Council, MetroGIS, Three Rivers Park District, MN Dept Natural Resources, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/

Exhibit C-8. USFWS IPaC

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Minnesota-Wisconsin Ecological Services Field Office
3815 American Blvd East
Bloomington, MN 55425-1659
Phone: (952) 858-0793

In Reply Refer To: 01/16/2026 13:04:06 UTC
Project Code: 2025-0118152
Project Name: Northwest Growth Area Plan AUAR

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

This response has been generated by the Information, Planning, and Conservation (IPaC) system to provide information on natural resources that could be affected by your project. The U.S. Fish and Wildlife Service (Service) provides this response under the authority of the Endangered Species Act of 1973 (16 U.S.C. 1531-1543), the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668d), the Migratory Bird Treaty Act (16 U.S.C. 703-712), and the Fish and Wildlife Coordination Act (16 U.S.C. 661 *et seq.*).

Threatened and Endangered Species
The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and may be affected by your proposed project. The species list fulfills the requirement for obtaining a Technical Assistance Letter from the U.S. Fish and Wildlife Service under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

Consultation Technical Assistance
Please refer to refer to our Section 7 website for guidance and technical assistance, including step-by-step instructions for making effects determinations for each species that might be present and for specific guidance on the following types of projects: projects in developed areas, HUD, CDBG, EDA, USDA Rural Development projects, pipelines, buried utilities, telecommunications, and requests for a Conditional Letter of Map Revision (CLOMR) from FEMA.

We recommend running the project (if it qualifies) through our **Minnesota-Wisconsin Federal Endangered Species Determination Key (Minnesota-Wisconsin ("D-key"))**. A demonstration video showing how-to access and use the determination key is available. Please note that the Minnesota-Wisconsin D-key is the third option of 3 available d-keys. D-keys are tools to help Federal agencies and other project proponents determine if their proposed action has the potential to adversely affect federally listed species and designated critical habitat. The Minnesota-Wisconsin D-key includes a structured set of questions that assists a project proponent in determining whether a proposed project qualifies for a certain predetermined consultation outcome for all federally listed species found in Minnesota and Wisconsin (except for the northern long-eared bat- see below), which includes determinations of “no effect” or “may affect, not likely to adversely affect." In each case, the Service has compiled and analyzed the best available information on the species’ biology and the impacts of certain activities to support these determinations.

If your completed d-key output letter shows a "No Effect" (NE) determination for all listed species, print your IPaC output letter for your files to document your compliance with the Endangered Species Act.

For Federal projects with a “Not Likely to Adversely Affect” (NLAA) determination, our concurrence becomes valid if you do not hear otherwise from us after a 30-day review period, as indicated in your letter.

If your d-key output letter indicates additional coordination with the Minnesota-Wisconsin Ecological Services Field Office is necessary (i.e., you get a “May Affect” determination), you will be provided additional guidance on contacting the Service to continue ESA coordination outside of the key; ESA compliance cannot be concluded using the key for “May Affect” determinations unless otherwise indicated in your output letter.

Note: Once you obtain your official species list, you are not required to continue in IPaC with d-keys, although in most cases these tools should expedite your review. If you choose to make an effects determination on your own, you may do so. If the project is a Federal Action, you may want to review our section 7 step-by-step instructions before making your determinations.

Using the IPaC Official Species List to Make No Effect and May Affect Determinations for Listed Species

1. If IPaC returns a result of “There are no listed species found within the vicinity of the project,” then project proponents can conclude the proposed activities will have **no effect** on any federally listed species under Service jurisdiction. Concurrence from the Service is not required for **no effect** determinations. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records.
2. If IPaC returns one or more federally listed, proposed, or candidate species as potentially present in the action area of the proposed project – other than bats (see below) – then project proponents must determine if proposed activities will have **no effect** on or **may affect** those species. For assistance in determining if suitable habitat for listed, candidate, or proposed species occurs within your project area or if species may be affected by project activities, you can obtain Life History Information for Listed and Candidate Species on our office website. If no impacts will occur to a species on the IPaC species list (e.g., there is no habitat present in the project area), the appropriate determination is **no effect**. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records.

3. Should you determine that project activities **may affect** any federally listed, please contact our office for further coordination. Letters with requests for consultation or correspondence about your project should include the Consultation Tracking Number in the header. Electronic submission is preferred.

Northern Long-Eared Bats
Northern long-eared bats occur throughout Minnesota and Wisconsin and the information below may help in determining if your project may affect these species.

Suitable summer habitat for northern long-eared bats consists of a wide variety of forested/wooded habitats where they roost, forage, and travel and may also include some adjacent and interspersed non-forested habitats such as emergent wetlands and adjacent edges of agricultural fields, old fields and pastures. This includes forests and woodlots containing potential roosts (i.e., live trees and/or snags ≥3 inches dbh for northern long-eared bat that have exfoliating bark, cracks, crevices, and/or hollows), as well as linear features such as fencerows, riparian forests, and other wooded corridors. These wooded areas may be dense or loose aggregates of trees with variable amounts of canopy closure. Individual trees may be considered suitable habitat when they exhibit the characteristics of a potential roost tree and are located within 1,000 feet (305 meters) of forested/wooded habitat. Northern long-eared bats have also been observed roosting in human-made structures, such as buildings, barns, bridges, and bat houses; therefore, these structures should also be considered potential summer habitat and evaluated for use by bats. If your project will impact caves or mines or will involve clearing forest or woodland habitat containing suitable roosting habitat, northern long-eared bats could be affected. For bat activity dates, please review Appendix L in the Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines.

Examples of unsuitable habitat include:

- Individual trees that are greater than 1,000 feet from forested or wooded areas,
- Trees found in highly developed urban areas (e.g., street trees, downtown areas),
- A pure stand of less than 3-inch dbh trees that are not mixed with larger trees, and
- A monoculture stand of shrubby vegetation with no potential roost trees.

If IPaC returns a result that northern long-eared bats are potentially present in the action area of the proposed project, project proponents can conclude the proposed activities **may affect** this species **IF** one or more of the following activities are proposed:

- Clearing or disturbing suitable roosting habitat, as defined above, at any time of year,
- Any activity in or near the entrance to a cave or mine,
- Mining, deep excavation, or underground work within 0.25 miles of a cave or mine,
- Construction of one or more wind turbines, or
- Demolition or reconstruction of human-made structures that are known to be used by bats based on observations of roosting bats, bats emerging at dusk, or guano deposits or stains.

If none of the above activities are proposed, project proponents can conclude the proposed activities will have **no effect** on the northern long-eared bat. Concurrence from the Service is not required for **No Effect** determinations. No further consultation or coordination is required. Attach this letter to the dated IPaC

species list report for your records.

If any of the above activities are proposed, and the northern long-eared bat appears on the user's species list, the federal project user will be directed to either the northern long-eared bat and tricolored bat range-wide D-key or the Federal Highways Administration, Federal Railways Administration, and Federal Transit Administration Indiana bat/Northern long-eared bat D-key, depending on the type of project and federal agency involvement. Similar to the Minnesota-Wisconsin D-key, these d-keys helps to determine if prohibited take might occur and, if not, will generate an automated verification letter. Additional information about available tools can be found on the Service's northern long-eared bat website.

Whooping Crane
Whooping crane is designated as a non-essential experimental population in Wisconsin and consultation under Section 7(a)(2) of the Endangered Species Act is only required if project activities will occur within a National Wildlife Refuge or National Park. If project activities are proposed on lands outside of a National Wildlife Refuge or National Park, then you are not required to consult. For additional information on this designation and consultation requirements, please review "Establishment of a Nonessential Experimental Population of Whooping Cranes in the Eastern United States."

Other Trust Resources and Activities
Bald and Golden Eagles - Although the bald eagle has been removed from the endangered species list, this species and the golden eagle are protected by the Bald and Golden Eagle Act and the Migratory Bird Treaty Act. It is the responsibility of the project proponent to survey the area for any migratory bird nests. If there is an eagle nest on-site while work is on-going, eagles may be disturbed. We recommend avoiding and minimizing disturbance to eagles whenever practicable. If you cannot avoid eagle disturbance, you may seek a permit. A nest take permit is always required for removal, relocation, or obstruction of an eagle nest. For communication and wind energy projects, please refer to additional guidelines below.

Migratory Birds - The Migratory Bird Treaty Act (MBTA) prohibits the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests, except when specifically authorized by the Service. The Service has the responsibility under the MBTA to proactively prevent the mortality of migratory birds whenever possible and we encourage implementation of recommendations that minimize potential impacts to migratory birds. Such measures include clearing forested habitat outside the nesting season (generally March 1 to August 31) or conducting nest surveys prior to clearing to avoid injury to eggs or nestlings.

Communication Towers - Construction of new communications towers (including radio, television, cellular, and microwave) creates a potentially significant impact on migratory birds, especially some 350 species of night-migrating birds. However, the Service has developed voluntary guidelines for minimizing impacts.

Transmission Lines - Migratory birds, especially large species with long wingspans, heavy bodies, and poor maneuverability can also collide with power lines. In addition, mortality can occur when birds, particularly hawks, eagles, kites, falcons, and owls, attempt to perch on uninsulated or unguarded power poles. To minimize these risks, please refer to guidelines developed by the Avian Power Line Interaction Committee and the Service. Implementation of these measures is especially important along sections of lines adjacent to wetlands or other areas that support large numbers of raptors and migratory birds.

Wind Energy - To minimize impacts to migratory birds and bats, wind energy projects should follow the Service's Wind Energy Guidelines. In addition, please refer to the Service's Eagle Conservation Plan Guidance, which provides guidance for conserving bald and golden eagles in the course of siting, constructing, and operating wind energy facilities.

State Department of Natural Resources Coordination
While it is not required for your Federal section 7 consultation, please note that additional state endangered or threatened species may also have the potential to be impacted. **Please contact the Minnesota or Wisconsin Department of Natural Resources for information on state listed species that may be present in your proposed project area.**

Minnesota
Minnesota Department of Natural Resources - Endangered Resources Review Homepage
Email: Review.NHIS@state.mn.us

Wisconsin
Wisconsin Department of Natural Resources - Endangered Resources Review Homepage
Email: DNRERReview@wi.gov

We appreciate your concern for threatened and endangered species. Please feel free to contact our office with questions or for additional information.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Minnesota-Wisconsin Ecological Services Field Office
3815 American Blvd East
Bloomington, MN 55425-1659
(952) 858-0793

PROJECT SUMMARY

Project Code: 2025-0118152
Project Name: Northwest Growth Area Plan AUAR
Project Type: Mixed-Use Construction
Project Description: Environmental review for future area development
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@45.146258700000004,-93.39722804828608,14z



Counties: Hennepin County, Minnesota

ENDANGERED SPECIES ACT SPECIES

There is a total of 5 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

BIRDS

NAME	STATUS
Whooping Crane *Grus americana* Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential

CLAMS

NAME	STATUS
Salamander Mussel *Simpsonaias ambigua* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6208	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened
Rusty Patched Bumble Bee *Bombus affinis* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9383 General project design guidelines: https://ipac.ecosphere.fws.gov/project/QA3LY5TS5RE6PDSSIUQ6DJV5WM/documents/generated/9225.pdf	Endangered
Western Regal Fritillary *Argynnis idalia occidentalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/12017	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

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1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your project area.

Measures for Proactively Minimizing Eagle Impacts
For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eagle Management Guidelines. You may employ the timing and activity-specific distance recommendations in this document when designing your project/ activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald Eagle Nesting and Sensitivity to Human Activity.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

If disturbance or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do I Need A Permit Tool. For assistance making this determination for golden eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

Ensure Your Eagle List is Accurate and Complete
If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information

on Migratory Birds and Eagles, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

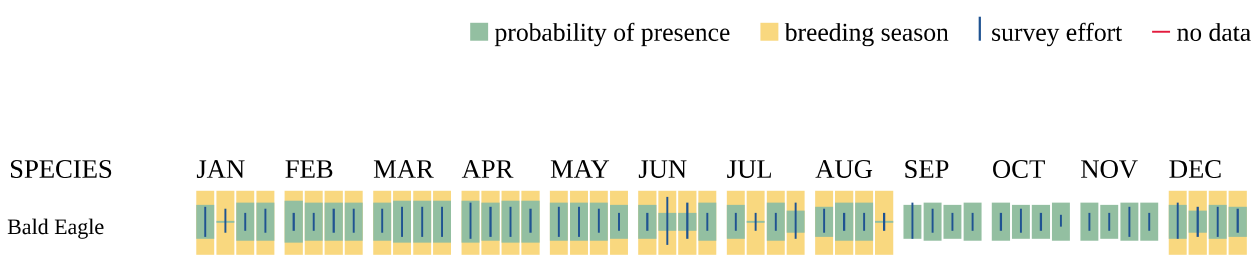
Probability of Presence (▪)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (▪)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.



Non-BCC
Vulnerable

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

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1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Golden-plover *Pluvialis dominica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10561	Breeds elsewhere
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31

NAME	BREEDING SEASON
Black Tern *Chlidonias niger surinamenisis* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3093	Breeds May 15 to Aug 20
Black-billed Cuckoo *Coccyzus erythropthalmus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Bobolink *Dolichonyx oryzivorus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9454	Breeds May 20 to Jul 31
Canada Warbler *Cardellina canadensis* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9643	Breeds May 20 to Aug 10
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Golden-winged Warbler *Vermivora chrysoptera* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8745	Breeds May 1 to Jul 20
Grasshopper Sparrow *Ammodramus savannarum perpallidus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8329	Breeds Jun 1 to Aug 20
Le Conte's Sparrow *Ammospiza leconteii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9469	Breeds Jun 1 to Aug 15
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Long-eared Owl *asio otus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3631	Breeds Mar 1 to Jul 15

NAME	BREEDING SEASON
Pectoral Sandpiper *Calidris melanotos* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9561	Breeds elsewhere
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10
Ruddy Turnstone *Arenaria interpres morinella* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/10633	Breeds elsewhere
Rusty Blackbird *Euphagus carolinus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9478	Breeds elsewhere
Semipalmated Sandpiper *Calidris pusilla* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9603	Breeds elsewhere
Western Grebe *aechmophorus occidentalis* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/6743	Breeds Jun 1 to Aug 31
Wood Thrush *Hylocichla mustelina* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.





Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER EMERGENT WETLAND

- PEM1Ax
- PEM1A
- PEM1C
- PEM1Af
- PEM1F

RIVERINE

- R5UBH

FRESHWATER POND

- PUBH
- PUBHx

FRESHWATER FORESTED/SHRUB WETLAND

- PSS1A
- PFO1A

IPAC USER CONTACT INFORMATION

Agency: Braun Intertec
Name: Megan Ullery-Brux
Address: 11001 Hampshire Ave S
City: Minneapolis
State: MN
Zip: 55438
Email mullery@braunintertec.com
Phone: 9528074611

Appendix D. Studies, Reports, and Approvals

Exhibit D-1. Threatened and Endangered Species Habitat and Determination Table-To be included in the Draft AUAR

Exhibit D-2. State Historic Preservation Office (SHPO) Response (February 26, 2025)

February 26, 2025

Megan Ullery-Brux
Staff Scientist
Braun Intertec Corporation
mullery@braunintertec.com

RE: Brooklyn Park NW Area AUAR
T119 R21 S6 & S7, Brooklyn Park, Hennepin County
SHPO Number: 2025-0417

Dear Megan Ullery-Brux:

Thank you for consulting with our office during the preparation of the Brooklyn Park NW Area Alternative Urban Areawide Review. We understand that the City of Brooklyn Park is proposing the development of several parcels within the city.

Based on a review of our statewide inventory and historical aerial imagery, we recommend that an archaeological assessment (Phase Ia) be conducted to aid in planning for the proposed development. There appear to be several inventoried properties in the Minnesota Statewide Historic Inventory Portal (MnSHIP) that are no longer extant and were likely razed or modified as a result of the construction of State Highway 610. These properties may now be historical archaeological sites. We also note that large portions of the study area appear to have some level of ground disturbance.

An archaeological assessment (Phase Ia) of the proposed development area will help determine whether the development has the potential to affect known or suspected archaeological sites. We recommend that the assessment provide a description of previously disturbed areas and whether or not there is the potential for intact and significant archaeological sites to be located in those areas considering any prior ground disturbance (i.e. whether the disturbance is surficial, and an intact site could be preserved below it, or whether the disturbance has precluded the potential for an intact site).

If, as a result of the assessment, a Phase I archaeological survey is recommended, we recommend that this survey be completed. A Phase I archaeological survey will provide information regarding whether any significant archaeological sites are located within the proposed development area. Any Phase Ia or Phase I studies should be developed and structured to best inform the development's effects on archaeological resources. For a list of consultants who have expressed an interest in undertaking such surveys, please visit the website **https://www.mnhs.org/preservation/directory**, and select "Archaeologists" in the "Specialties" box.

Based on the information provided, we have determined there are no properties listed in the National or State Registers of Historic Places, or within the Historic Sites Network, located in the proposed development area.

Please note that this comment letter does not address the requirements of Section 106 of the National Historic Preservation Act of 1966 and 36 CFR § 800. If a proposed development project will use federal funds or will require a federal permit (such as a USACE 404 permit), it may be subject to review under Section 106 of the National Historic Preservation Act. If the project becomes a federal undertaking, additional consultation between the federal agency and the SHPO will be necessary in order to define an appropriate area of potential effect (APE) for the federal undertaking as well as the necessary historic property identification and evaluation efforts required for a federal review, and this information will be helpful to help the project move forward.

Please contact Kelly Gragg-Johnson, Environmental Review Specialist, at (651) 201-3285 or kelly.graggjohnson@state.mn.us if you have any questions regarding our review of this project.

Sincerely,



Amy Spong
Deputy State Historic Preservation Officer

Outlook

RE: SHPO No 2025-0417 : Brooklyn Park NW Area AUAR-Review Request

From GraggJohnson, Kelly (ADM) <kelly.graggjohnson@state.mn.us>
Date Tue 7/8/2025 9:40 AM
To Ullery-Brux, Megan <MUllery@braunintertec.com>

1 attachment (141 KB)
2025-0417 SHPO letter 2-26-25.pdf;

Hi Megan – Our comments as stated in our 2/26/25 letter (attached) still apply for the expanded AUAR boundaries.

Thanks,

Kelly

DEPARTMENT OF ADMINISTRATION
STATE HISTORIC PRESERVATION OFFICE

Kelly Gragg-Johnson (she/her/hers) **| Environmental Review Specialist**
50 Sherburne Avenue, Suite 203
Saint Paul, MN 55155
(651) 201-3285 | kelly.graggjohnson@state.mn.us

-

From: Ullery-Brux, Megan <MUllery@braunintertec.com>
Sent: Monday, July 7, 2025 9:23 AM
To: GraggJohnson, Kelly (ADM) <kelly.graggjohnson@state.mn.us>
Subject: Re: SHPO No 2025-0417 : Brooklyn Park NW Area AUAR-Review Request

Good Morning,
This project has expanded its boundaries (see linked below). Can we please have an updated review?

Fig3_USGS_Topo 1.pdf
Fig2_StudyAreaBoundary 1.pdf

Thank you!

Megan Ullery-Brux
Braun Intertec
c. 952.807.4611
mullery@braunintertec.com

From: GraggJohnson, Kelly (ADM) <kelly.graggjohnson@state.mn.us>
Sent: Wednesday, February 26, 2025 11:20 AM
To: Ullery-Brux, Megan <MUllery@braunintertec.com>
Subject: SHPO No 2025-0417 : Brooklyn Park NW Area AUAR-Review Request

Hi Megan – here is the SHPO comment letter for this project.

Thanks,

Kelly

DEPARTMENT OF ADMINISTRATION
STATE HISTORIC PRESERVATION OFFICE

Kelly Gragg-Johnson (she/her/hers) **| Environmental Review Specialist**
50 Sherburne Avenue, Suite 203
Saint Paul, MN 55155
(651) 201-3285 | kelly.graggjohnson@state.mn.us

From: Ullery-Brux, Megan <MUllery@braunintertec.com>
Sent: Thursday, January 9, 2025 11:07 AM
To: MN_ADM_ENV Review SHPO <ENReviewSHPO@state.mn.us>
Subject: Brooklyn Park NW Area AUAR-Review Request

This message may be from an external email source.
Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

Good Morning,
Please see attached for the review request for an AUAR located in Brooklyn Park, Hennepin County, MN.

Thanks,

Megan Ullery-Brux

Staff Scientist

11001 Hampshire Avenue South | Minneapolis, MN 55438
952-807-4611 | mullery@braunintertec.com

braunintertec.com |Twitter: Braun Intertec | LinkedIn: Braun Intertec

Appendix E. Minnesota Climate Data Explorer and Greenhouse Gas Emissions

Exhibit E-1. Hennepin County Climate Data
Exhibit E-2. Greenhouse Gas Emissions-To be included in the Draft AUAR

Exhibit E-1. Hennepin County Climate Data

Exhibit E-1a: Past Average Temperature Trend

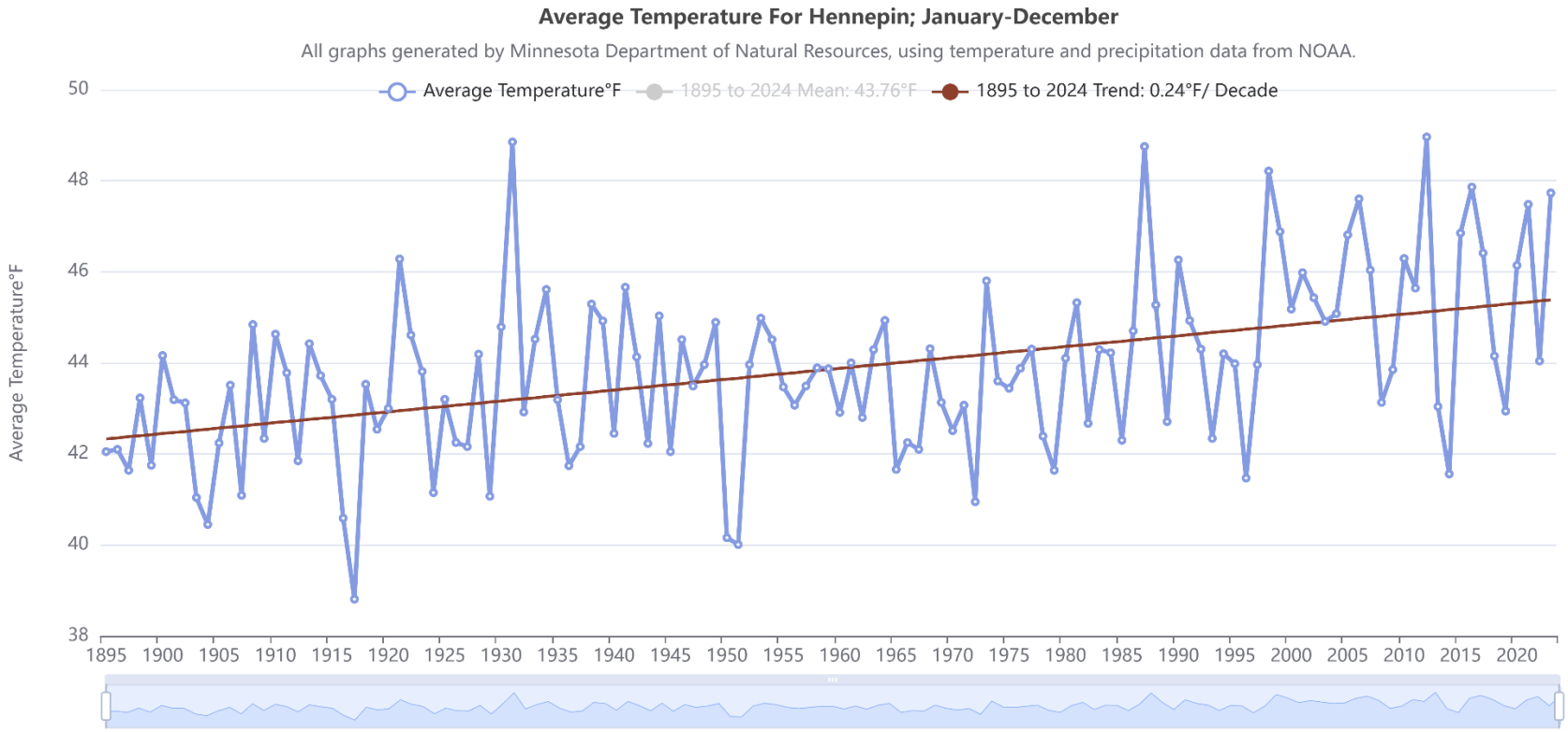


Exhibit E-1b: Past Annual Average Precipitation Trend

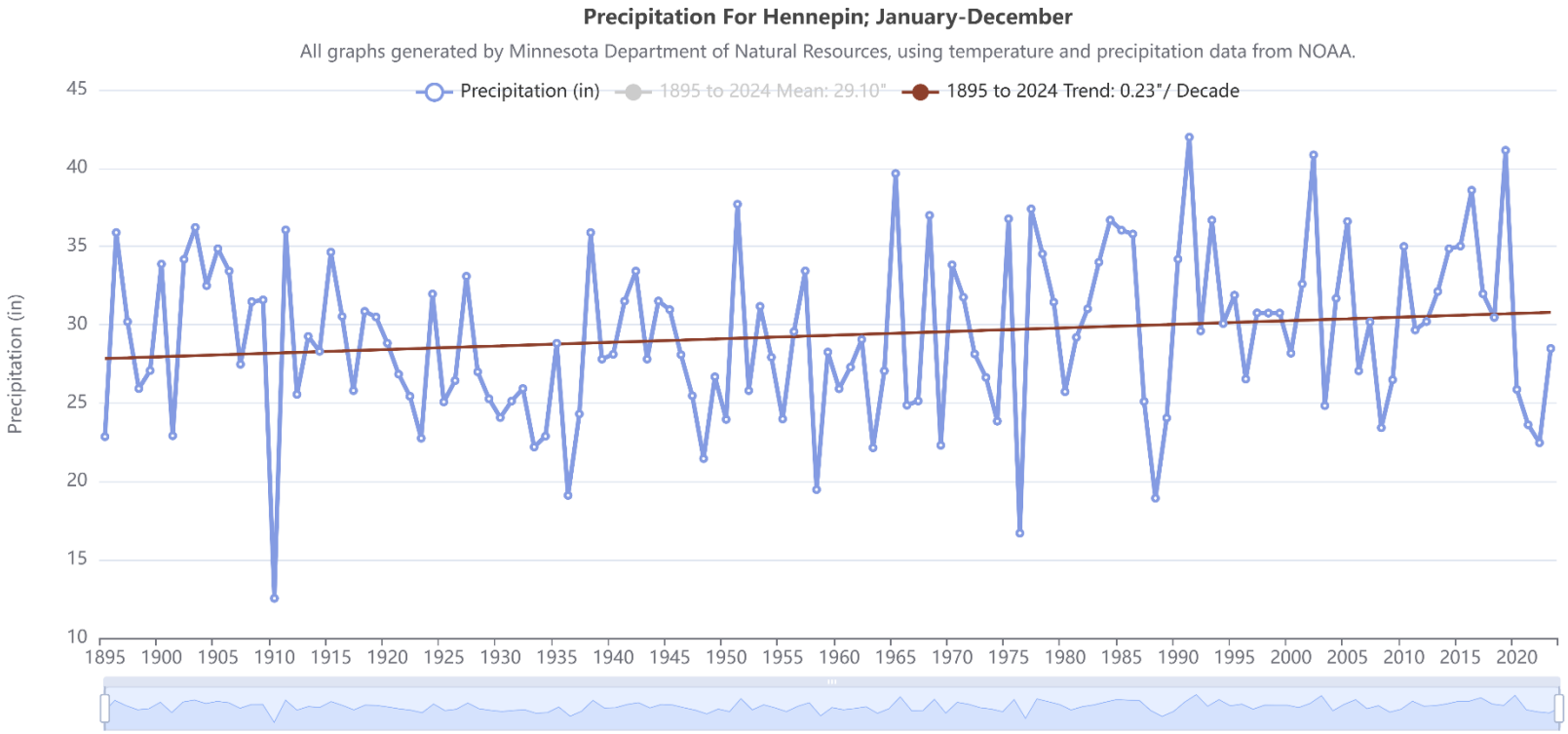


Exhibit E-1c: Project Extreme Heat

Hennepin County, Minnesota

Total Population
1,245,837

% Population with Income Below Poverty
10%

Building Codes Hazard Resistance
Lower Resistance

% Population Disadvantaged
15.47%

National Risk Index Rating
Relatively High
Source: FEMA National Risk Index

Billion-Dollar Weather and Climate Disasters



U.S. Climate Resilience Toolkit

Source: Census Bureau, CEQ, Esri, FEMA, MRLC, NOAA, UCSD



Future Climate Indicators

Indicator	Modeled History (1976 - 2005)	Early Century (2015 - 2044)		Mid Century (2035 - 2064)		Late Century (2070 - 2099)	
		Lower Emissions	Higher Emissions	Lower Emissions	Higher Emissions	Lower Emissions	Higher Emissions
	Min - Max	Min - Max	Min - Max	Min - Max	Min - Max	Min - Max	Min - Max
Temperature thresholds:							
Annual days with maximum temperature > 90°F	**8 days** 8 - 11	**25 days** 9 - 43	**27 days** 12 - 45	**34 days** 12 - 61	**42 days** 15 - 71	**44 days** 16 - 78	**71 days** 29 - 100
Annual days with maximum temperature > 95°F	**2 days** 1 - 2	**7 days** 1 - 15	**8 days** 2 - 19	**12 days** 2 - 28	**18 days** 3 - 40	**19 days** 4 - 47	**42 days** 8 - 79
Annual days with maximum temperature > 100°F	**0 days** 0 - 0	**1 days** 0 - 4	**1 days** 0 - 4	**3 days** 0 - 8	**5 days** 1 - 16	**5 days** 0 - 8	**20 days** 1 - 57
Annual days with maximum temperature > 105°F	**0 days** 0 - 0	**0 days** 0 - 0	**0 days** 0 - 1	**0 days** 0 - 1	**1 days** 0 - 3	**1 days** 0 - 6	**6 days** 0 - 26
Annual temperature:							
Annual single highest maximum temperature °F	**95 °F** 94 - 97	**99 °F** 95 - 102	**99 °F** 96 - 103	**101 °F** 96 - 105	**102 °F** 96 - 107	**102 °F** 98 - 111	**107 °F** 100 - 112
Annual highest maximum temperature averaged over a 5-day period °F	**90 °F** 89 - 91	**94 °F** 90 - 98	**94 °F** 91 - 97	**95 °F** 91 - 99	**97 °F** 91 - 101	**97 °F** 92 - 103	**102 °F** 95 - 108
Cooling degree days (CDD)	**682 degree-days** 621 - 728	**1,001 degree-days** 714 - 1,320	**1,043 degree-days** 841 - 1,278	**1,173 degree-days** 753 - 1,600	**1,333 degree-days** 946 - 1,748	**1,372 degree-days** 856 - 1,945	**1,959 degree-days** 1,284 - 2,710

N/A = Data Not Available for the selected area

Exhibit E-1d: Projected Flooding Risk

Hennepin County, Minnesota

Total Population
1,245,837

% Population with Income Below Poverty
10%

Building Codes Hazard Resistance
Lower Resistance

% Population Disadvantaged
15.47%

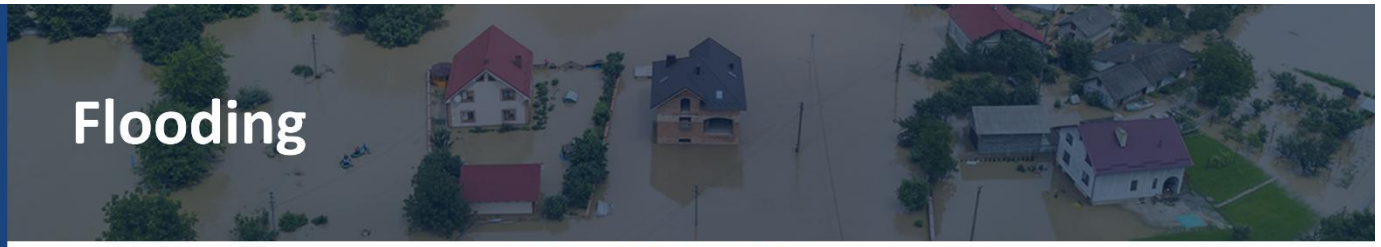
National Risk Index Rating
Relatively Moderate
Source: FEMA National Risk Index

Billion-Dollar Weather and Climate Disasters



U.S. Climate Resilience Toolkit

Source: Census Bureau, CEQ, Esri, FEMA, MRLC, NOAA, UCSD



Future Climate Indicators

Indicator	Modeled History (1976 - 2005)	Early Century (2015 - 2044)		Mid Century (2035 - 2064)		Late Century (2070 - 2099)	
		Lower Emissions	Higher Emissions	Lower Emissions	Higher Emissions	Lower Emissions	Higher Emissions
	Min - Max	Min - Max	Min - Max	Min - Max	Min - Max	Min - Max	Min - Max
Precipitation:							
Annual average total precipitation	**30"** 29 - 32	**32"** 28 - 34	**32"** 28 - 35	**32"** 28 - 37	**32"** 27 - 37	**32"** 28 - 37	**33"** 28 - 40
Days per year with precipitation (wet days)	**156 days** 153 - 160	**156 days** 143 - 164	**155 days** 142 - 163	**155 days** 145 - 164	**154 days** 139 - 165	**155 days** 144 - 167	**153 days** 128 - 173
Maximum period of consecutive wet days	**10 days** 9 - 13	**11 days** 9 - 14	**10 days** 9 - 12	**10 days** 9 - 14	**10 days** 9 - 13	**10 days** 9 - 14	**10 days** 9 - 12
Annual days with:							
Annual days with total precipitation > 1inch	**4 days** 3 - 4	**4 days** 3 - 5	**4 days** 3 - 6	**4 days** 3 - 5	**4 days** 3 - 6	**4 days** 3 - 6	**5 days** 3 - 7
Annual days with total precipitation > 2 inches	**0 days** 0 - 0	**0 days** 0 - 0	**0 days** 0 - 1	**0 days** 0 - 1	**0 days** 0 - 1	**0 days** 0 - 1	**1 days** 0 - 1
Annual days with total precipitation > 3 inches	**0 days** 0 - 0	**0 days** 0 - 0	**0 days** 0 - 0	**0 days** 0 - 0	**0 days** 0 - 0	**0 days** 0 - 0	**0 days** 0 - 0
Annual days that exceed 99th percentile precipitation	**5 days** 4 - 6	**6 days** 5 - 7	**6 days** 5 - 7	**6 days** 5 - 7	**6 days** 6 - 7	**6 days** 5 - 7	**7 days** 6 - 8
Days with maximum temperature below 32 °F	**74 days** 69 - 77	**60 days** 44 - 78	**59 days** 47 - 73	**54 days** 38 - 72	**51 days** 33 - 70	**48 days** 29 - 69	**34 days** 16 - 60

N/A = Data Not Available for the selected area

Exhibit E-1e: Projected Drought Risks

Hennepin County, Minnesota

Total Population
1,245,837

% Population with Income Below Poverty
10%

Building Codes Hazard Resistance
Lower Resistance

% Population Disadvantaged
15.47%

National Risk Index Rating
Very Low
Source: FEMA National Risk Index

Billion-Dollar Weather and Climate Disasters

U.S. Climate Resilience Toolkit
Source: Census Bureau, CEQ, Esri, FEMA, MRLC, NOAA, UCSD



Future Climate Indicators

Indicator	Modeled History (1976 - 2005)	Early Century (2015 - 2044)		Mid Century (2035 - 2064)		Late Century (2070 - 2099)	
		Lower Emissions	Higher Emissions	Lower Emissions	Higher Emissions	Lower Emissions	Higher Emissions
	Min - Max	Min - Max	Min - Max	Min - Max	Min - Max	Min - Max	Min - Max
Precipitation:							
Average annual total precipitation	**30"** 29 - 32	**32"** 28 - 34	**32"** 28 - 35	**32"** 28 - 37	**32"** 27 - 37	**32"** 28 - 37	**33"** 28 - 40
Days per year with precipitation (wet days)	**156 days** 153 - 160	**156 days** 143 - 164	**155 days** 142 - 163	**155 days** 145 - 164	**154 days** 139 - 165	**155 days** 144 - 167	**153 days** 128 - 173
Days per year with no precipitation (dry days)	**209 days** 206 - 213	**209 days** 201 - 222	**210 days** 202 - 223	**210 days** 201 - 221	**211 days** 200 - 226	**210 days** 198 - 221	**212 days** 192 - 237
Maximum number of consecutive dry days	**16 days** 14 - 17	**16 days** 14 - 18	**16 days** 14 - 17	**16** days 14 - 19	**16 days** 14 - 19	**16 days** 14 - 18	**16 days** 14 - 21
Temperature thresholds:							
Annual days with maximum temperature > 90 °F	**8 days** 8 - 11	**25 days** 9 - 43	**27 days** 12 - 45	**34 days** 12 - 61	**42 days** 15 - 71	**44 days** 16 - 78	**71 days** 29 - 100
Annual days with maximum temperature > 100 °F	**0 days** 0 - 0	**1 days** 0 - 4	**1 days** 0 - 4	**3 days** 0 - 8	**5 days** 1 - 16	**5 days** 0 - 8	**20 days** 1 - 57

N/A = Data Not Available for the selected area

Appendix F. Works Cited

BRAUN INTERTEC

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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.

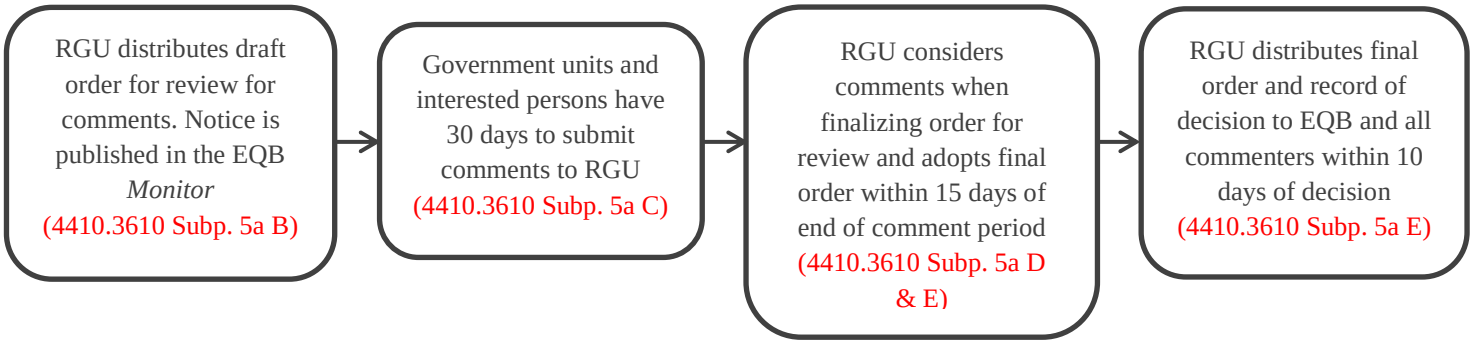
Please note that this quick reference guide is not intended to substitute for Minnesota Rules 4410. It is designed to help RGUs and others implement the environmental review process more effectively and efficiently. The guide does not alter the rules or change their meaning; if any inconsistencies arise 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.

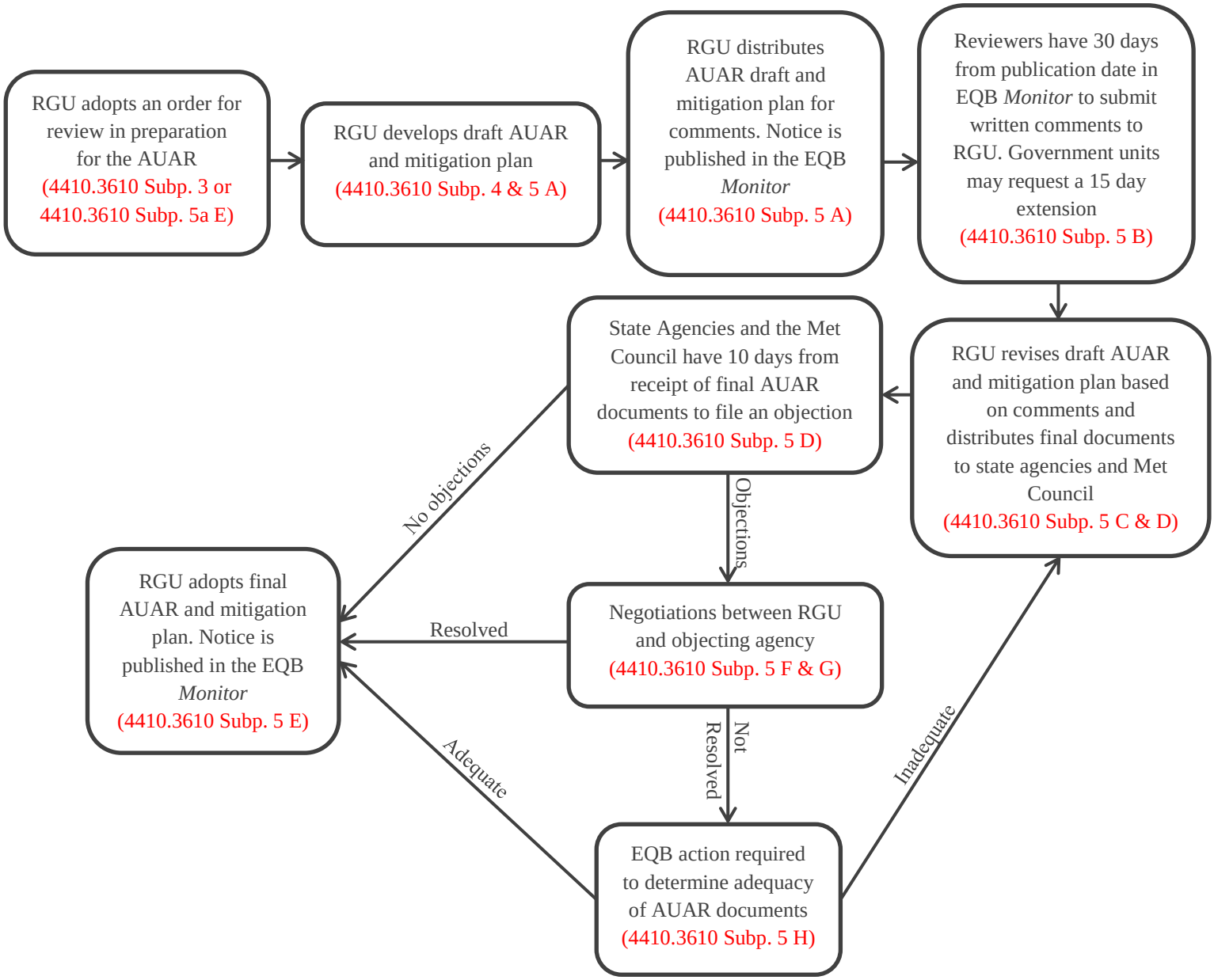
The 2009 Minnesota Rule amendments added additional required steps at the beginning of the AUAR process if the review will cover any specific projects that meet mandatory Environmental Impact Statement (EIS) requirements or comprise at least 50 percent of the geographic area to be reviewed. These steps 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)

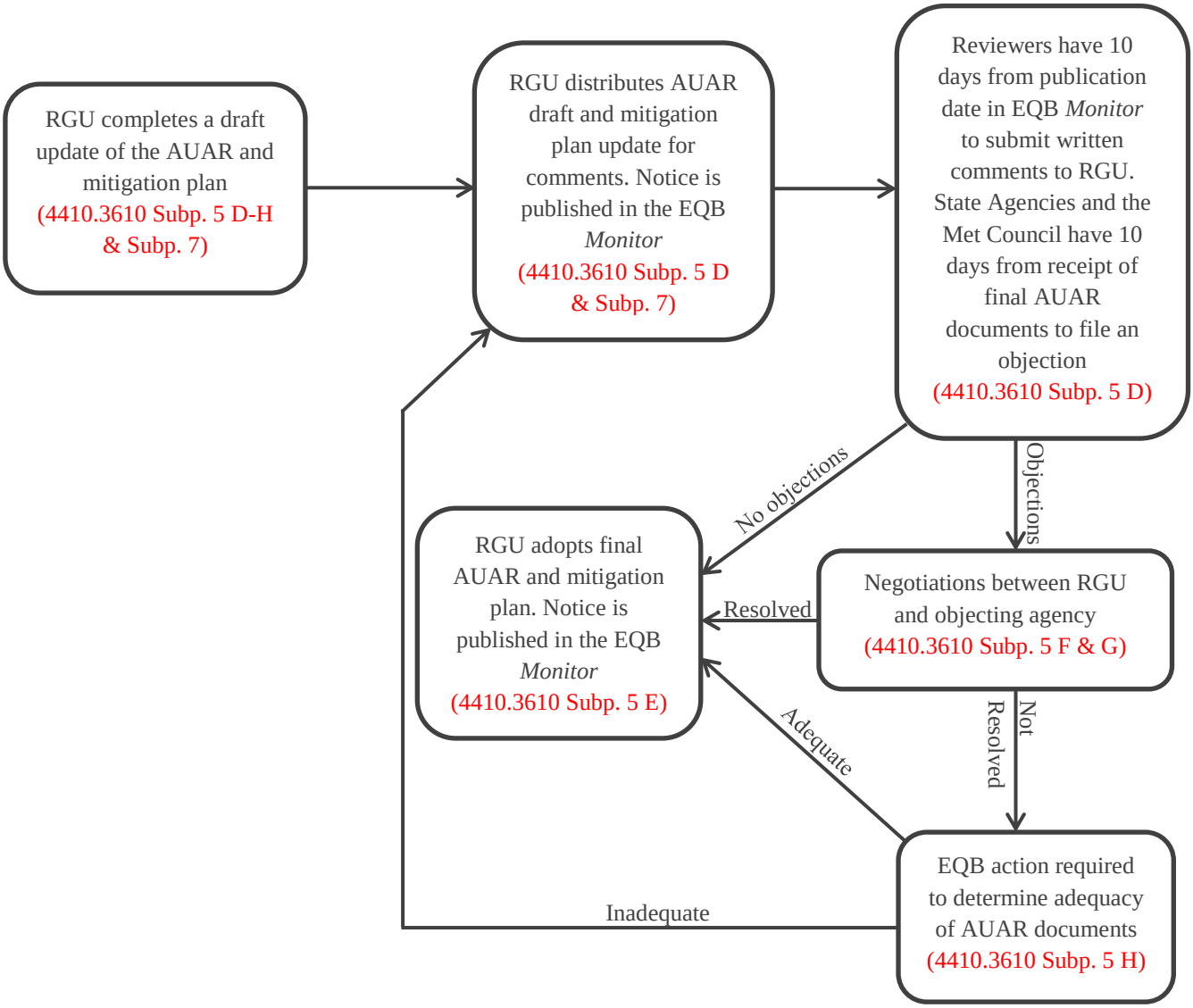
Unless the AUAR includes additional first steps due to a large specific project as detailed on page one, the first step of the AUAR process is the adoption of an order for review by the RGU. The draft and final AUAR, along with the mitigation plan, are prepared and distributed for comments to ensure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



City of Brooklyn Park
Request for Council Action

Agenda Item:	4.11	**Meeting Date:**	January 26, 2026
Agenda Section:	CONSENT	**Originating Department:**	Operations & Maintenance
Resolution:	X	**Prepared By:**	Marc Culver, Public Works Director
Ordinance:	N/A		
Attachments:	1	**Presented By:**	Mitch Robinson, City Engineer
Item:	Commitment to Provide Funding for Road and Utility Network North of TH 610 for the Blue Line Extension LRT Project		

City Manager's Proposed Action:

MOTION_____, SECOND_____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026_____ APPROVING THE COMMITMENT TO PROVIDE FUNDING FOR ROAD AND UTILITY NETWORK NORTH OF TH 610 FOR THE BLUE LINE EXTENSION LRT PROJECT.

Overview:

In advance of Metro Transit and Hennepin County's application to the Federal Transit Administration (FTA) for additional federal funding for the Blue Line Extension (BLE) LRT Project, the project office is requesting a resolution of funding commitment from the City of Brooklyn Park for elements north of TH 610. This application will be submitted this spring.

The BLE project involves extending the LRT Blue line from Target Field in downtown Minneapolis to Oak Grove Parkway and West Broadway Ave north of TH 610, adjacent to the Target campus in Brooklyn Park. The project is proposed to operate on 13.4 miles of light rail track connecting downtown Minneapolis to the communities of North Minneapolis, Robbinsdale, Crystal, and Brooklyn Park. The proposed project would provide transit improvements in the highly traveled northwest area of the Twin Cities Metropolitan Area and a one-seat ride from Brooklyn Park to MSP airport and Mall of America. The project provides an opportunity to invest in BIPOC communities and reduce regional disparities. Currently the project team expects construction to begin in late 2027 or early 2028. The City Council passed Resolution 2024-143 on September 23, 2024 approving municipal consent for the BLE Project.

At this point, the project is ready for the next milestone which involves applying for additional federal funding from the FTA. As part of this submittal and to in order to provide supporting documentation of the City's cost participation, the project team has requested a resolution from the City of Brooklyn Park committing to funding of the roadway and utility system north of TH 610.

City staff has made several presentations to the Council detailing the anticipated cost participation of the City on this project. For the elements north of TH 610 the City has received a commitment from the BLE Project Office to cap our cost at $11,280,000. This cost includes all local roadway and utility elements north of TH 610. Additional costs will be negotiated through agreements for elements south of TH 610 including utility rehabilitation and enhancement, lighting, landscaping, and other aesthetic elements.

The $11.28 million cost north of TH 610 will largely be covered by Municipal State Aid Funds, utility funds, and assessments to new development as appropriate.

The total estimated cost to the City is anticipated to be approximately $34.9 million which includes:

- $8.2 million in water and sanitary sewer rehabilitation costs

- $5 million in streetscape elements
- $4 million electric power line undergrounding
- $4.8 million corridor pedestrian level lighting
- $11.28 million all costs north of TH 610

Staff recommends Council approve the attached resolution committing to providing funding for the road and utility network north of TH 610.

Primary Issues/Alternatives to Consider:

Budgetary/Fiscal Issues:

Under this resolution, the City is committing to $11.28 million for roadway and utility elements north of TH 610. These costs will be funded with Municipal State Aid and water, sanitary and stormwater utility funds. All other costs will be negotiated through Supplemental Funding Agreements which will be presented to the Council in the near future.

Attachments:

4.11A RESOLUTION

RESOLUTION #2026-

RESOLUTION APPROVING THE COMMITMENT TO PROVIDE FUNDING FOR ROAD AND UTILITY NETWORK NORTH OF TH 610 FOR THE BLUE LINE EXTENSION LRT PROJECT

WHEREAS, the City of Brooklyn Park (City), Hennepin County (County) and the Met Council (Council) have been working cooperatively on the design of the Blue Line Extension Light Rail Transit (BLRT) Project; and

WHEREAS, the City, County and Council have developed a preliminary design for the roadway, rail and pedestrian network north of TH 610 in the City of Brooklyn Park that will be part of the BLRT Project; and

WHEREAS, the roadway improvements north of TH 610 provide benefit to the City and puts in place the necessary infrastructure to accommodate future development in this area; and

WHEREAS, the City Council approved Resolution 2024-143 approving Municipal Consent for the project on September 23, 2024; and

WHEREAS, the City, County and Council have agreed to participate in the roadway and utility costs with the City's share identified as $11.28 million for items north of TH 610.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, that the City Council finds, determines and orders as follows:

1. The City of Brooklyn Park hereby commits to funding up to $11.28 million for the METRO Blue Line Extension Light Rail Transit Project for roadway and utility elements north of TH 610; and

2. The terms and conditions of this commitment will be addressed in subsequent City of Brooklyn Park resolutions whereby funds are appropriated and in one or more Cooperative Funding Agreements, Supplemental Funding Agreements or similar agreements for the Construction Phase.

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.12	**Meeting Date:**	January 26, 2026
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	N/A		
Ordinance:	SECOND READING	**Prepared By:**	Erin McDermott, Senior Planner
Attachments:	3	**Presented By:**	Paul Mogush, Planning Director
Item:	1741 Kwik Trip – Zoning Text, #25-104 for a Fuel Station on a Property Zoned Transit Oriented Development – Employment (TOD-E) with a Planned Development Overlay		

City Manager's Proposed Action:

MOTION_____ SECOND_____ TO WAIVE THE READING AND ADOPT ON SECOND READING ORDINANCE #2026-_____, AMENDING ORDINANCE 2016-1210 AND CHAPTER 152 OF CITY CODE TO REZONE PROPERTY FROM BUSINESS PARK WITH HIGHWAY OVERLAY (BP/HO) TO TRANSIT ORIENTED DEVELOPMENT - EMPLOYMENT WITH PLANNED DEVELOPMENT OVERLAY (TOD-E/PD) AT THE SOUTHEAST CORNER OF HIGHWAY 610 AND WEST BROADWAY.

Summary:

Brent Dusek, on behalf of Kwik Trip, Inc., has submitted a proposal for development with applications including a Zoning Text Amendment of a Planned Development Overlay, Site Plan Review, and Conditional Use Permit. The proposal is for the construction of their Gen 9 convenience store, which will operate 24 hours a day, provide 8 auto fuel stations, and general sales within the 40, 614 square foot structure.

The original submission included several variances from the standards of the TOD-E zoning district. In the time since the initial application was submitted, staff discovered additional information that changed the previous understanding of the zoning regulations applicable to the subject property. At the September 10, 2025, Planning Commission meeting, staff provided additional details and sought direction from the Planning Commission on how to proceed. Planning Commission unanimously recommended support of this application. A discussion item held at the September 22, 2025, City Council Regular Meeting resulted in staff was directed to work with the applicant for approvals of this proposal.

The first reading of this Zoning Text Amendment was approved by City Council on November 24, 2025.

Planning Commission:

The Brooklyn Park Planning Commission held a public hearing at the November 12, 2025, Regular Meeting. A resident was present who spoke in favor of this request. The Planning Commission voted unanimously to recommend approval of this request as presented.

Current Conditions:

The subject property is undeveloped and is improved on the east side with a private street benefitting the adjacent parcels to the north. It has access to a private street on the south property line that provides public access to West Broadway.

Planning and Zoning Information

	Current	Proposed
Land Use Plan	LRT Station Area; Community Commercial	No Change
Current Zoning	Transit Oriented Development-Employment with a Planned Development Overlay (TOD-E/PDO)	Amendment to Ordinance 2016-1210 as seen in the attachments
Site Area	2.66 acres	
Neighborhood	Tessman	
Conforms to	Land Use Plan – Yes Zoning Code – Conformance will be achieved upon adoption of the Zoning Text Amendment	
Public Notice	12	
60-Day 120-Day	September 30, 2025 November 29, 2025	

Previous Approvals:

This lot was created in 2016 as part of the Midas Station subdivision. The subdivision was part of Planning Case 16-123 in which 3 lots were created. At the time of subdivision, the parent parcel was zoned BP - Business Park with a Highway Overlay (HO). The subdivision process also included a rezoning from BP/HO to BP/PD (Business Park with a Planned Development Overlay). The Planned Development Overlay (PDO) is a zoning district that provides flexibility from some zoning districts if the development is exceeding other expectations. Due to the flexibility of the PDO the code also requires a development plan, which is a formal concept to show a cohesive neighborhood theme in multi-phased developments. This Planning Case included a development plan including the proposed development of hotels on Lots 2 and 3, as developed with the subject property described as Lot 1 depicted as three retail locations to support the hotel uses. The hotels were granted Certificates of Occupancy in November and December of 2016.

This property was rezoned TOD-E in 2018 as part of Planning Case 18-113 for the establishment of the Transit Oriented Development districts. This effort was in support of the Blue Line Extension Project. This property is in the 93rd Avenue Station Area, as adopted by Appendix C of the Brooklyn Park 2040 Comprehensive Plan. The procedure in which the property was rezoned to TOD-E preserved the PDO impacting the subject property.

Land Use/Zoning and Overlay:

The Future Land Use is designated in the 2040 Comprehensive Plan as Community Commercial and LRT Station Area, given the property's proximity to the planned 93rd Avenue Station on the METRO Blue Line Extension.

This property is zoned TOD-E/PDO, or Transit Oriented Development – Employment with a Planned Development Overlay. The purpose of the TOD-E is adopted in Zoning Code Section §152.704 as follows:

> (A) *Purpose*. The TOD-E Transit Oriented Development Employment District is intended to provide walkable urbanism with complementary uses in industrial, warehousing, and office park areas.
> (B) This district may be applied to those areas and land uses within the LRT Overlay centered on the 93rd Avenue Transit Station on the Comprehensive 2040 Comprehensive Plan Future Land Use Map.

In 2018 the City Council adopted Transit Oriented Development (TOD) zoning districts for each of the five planned Brooklyn Park station areas that implement the vision outlined in the station area plans. TOD zoning regulates the design of buildings, sidewalks, parking, and other infrastructure in a manner that promotes walkability and a mixture of uses, such as office, retail, and residential.

This zoning combines the LRT Overlay with the Community Commercial land uses by prioritizing high intensity over large scale through density requirements, and street facing development to maximize utilization of the future

investment of the LRT infrastructure. Fuel stations are allowed as a conditional use within the TOD-E zoning district. This conditional use designation includes the requirement that the development be consistent with the zoning code, including dimensional requirements. It does not entitle the property to a specific site design for a fuel station but entitles them to develop a fuel station within the requirements of the zoning code, including but not limited to setback requirements and design minimums to meet the intent of that zoning district, in this case an urban and walkable fuel station.

The TOD-E zoning district has design requirements established within the zoning code that support the intent of walkability, such as linear frontage and maximum setback requirements which push the principal structure up to the street and require the structure to face along the majority of the block, inviting pedestrians to enjoy the urban style development and make developments near the Station Areas more appealing. On April 14, 2025, City Council approved an amendment to include minimum FAR to establish a minimum expectation of density. The TOD-E zoning district has a minimum FAR of 0.5, meaning the square footage of half of the property must be the equivalent of square footage of the primary structure. This square footage does not only need to be on the ground level, the structure could also be 2 stories high with the building footprint at one quarter of the property square footage, making the total square footage of the structure equivalent to half of the property.

Planned Development Overlays (PDO) as regulated by Zoning Code Section 152.803 are intended to provide flexibility in exchange for accomplishing a set goal within the code. The PDO established in 2016 provided flexibility for the entire development, however, it limited the land uses of the subject property. This limitation prohibited fuel stations on the subject property, despite the use being conditional in the TOD-E zoning. PDOs also allow flexibility surrounding density, which allows for the reduction on the subject property from the 0.5 FAR requirement of the TOD-E to the proposed 0.15 FAR. The third standard PDOs allow for flexibility is site design, in which setbacks, building widths, frontage buildouts and other similar standards may be reduced. The fourth listed flexibility, which is also needed for this application, is parking and loading standards. The parking areas as proposed would not meet the TOD-E zoning requirements, which can be allowed through the amendment of the PDO impacting the site.

Staff Recommendation:

Staff recommends adoption of the Zoning Text at 9400 West Broadway.

Budgetary/Fiscal Issues: N/A

Alternatives to consider:

1. Approve the Ordinance as presented.
2. Approve the Ordinance with modifications.
3. Deny the Ordinance and provide findings for the approval of the requests.

Attachments:

4.12A ORDINANCE
4.12B SUMMARY ORDINANCE
4.12C LOCATION MAP

ORDINANCE #2026-

ORDINANCE AMENDING ORDINANCE #2016-1210 AND CHAPTER 152 OF CITY CODE TO REZONE PROPERTY FROM BUSINESS PARK WITH HIGHWAY OVERLAY (BP/HO) TO TRANSIT ORIENTED DEVELOPMENT - EMPLOYMENT WITH PLANNED DEVELOPMENT OVERLAY (TOD-E/PD) AT THE SOUTHEAST CORNER OF HIGHWAY 610 AND WEST BROADWAY.OVERLAY IMPACTING THE MIDAS STATION PLAT.

~~Text with strikeout is proposed for deletion~~
Underlined text is proposed for insertion

The City of Brooklyn Park Does Ordain:

Section 1.

Section 152 of the Zoning code is amended to rezone the following described properties from Transit Oriented Development - Employment with Highway Overlay (TOD-E/HO) to Business Park with Planned Development Overlay (BP/PD):

Lots 1, 2, and 3, Midas Station, Hennepin County, Minnesota

This Planned Development Overlay has the following requirements:

1. Lot 1 shall be for office, retail, personal services, restaurant uses, fuel stations or other similar uses. A Site Plan Review or Conditional Use Permit (as applicable) will be required for uses on this lot.
2. Lots 2 and 3 shall be for Hotel uses. A Conditional Use Permit will be required for uses on these lots.
3. The development of Lots 2 and 3 shall be regulated by Site Development Plan (page C3.01) dated 09-26-2016 showing the following items :
    a. Shared driveways, walkways, and parking lots;
    b. General building placement, although the drive-thru shown is not guaranteed;
    c. A connected internal walkway between the hotels, retail/restaurant buildings, and West Broadway;
    d. Shared monument and area identification signs; and
    e. Shared storm water management facilities.
4. The minimum standards of development for all buildings and sites shall include:
    a. A uniform style of parking lot lighting;
    b. High-quality building materials. Buildings must have at least two different building materials.
    c. Building setbacks are hereby waived to provide a connected and pedestrian-friendly development.
5. The maximum impervious coverage for the entire development shall not exceed 75 percent.
6. ~~Parking lots are not permitted any closer to West Broadway than the buildings.~~
7. The number of parking spaces on Lots 2 and 3 may be reduced to a ratio of 1 space per guest room.
8. ~~All other parking setbacks must meet requirements of City Code.~~

9. A Site Plan Review or Conditional Use Permit application before the Planning Commission and City Council, as described in City Code, is required for each site prior to its construction.
10. Other provision of the City Code not modified here shall still apply.
11. The development of Lot 1 shall be regulated by Site Keynote Plan (page C100) dated May 10, 2024 and shall be entitled to the following flexibilities from the TOD-E zoning in which the parcel currently exists:
    a. An increase to the maximum width of the northern driveway from a 20 foot width to a 40 foot width.
    b. An increase to the maximum width of the southern driveway from a 20 foot width to a 35 foot width.
    c. A reduction in the frontage build out requirement of 70% to 29.3%.
    d. The parking setbacks are reduced to 10 feet along West Broadway, and 8.41 feet along the southern property line.
    e. The minimum Floor Area Ratio is reduced for this property from 0.5 to 0.15.
    f. Outdoor Sales and Display are permitted on this site.

Section 2. Section 152.803 of the City Code, titled "Planned Development Overlays" is amended to read as follows:

(H) *List of approved active Planned Development Overlays and ordinance numbers.*

Ord. number Planned Development Overlay	***Ord. number Planned Development Overlay***
2003-998	Unnamed
2005-1050	Unnamed
2006-1056	West Broadway and Candlewood Drive
2009-1109	Gateway 2nd Addition southwest interchange of Highways 169 and 610)
2013-1156	Lakeland Avenue North
2014-1168	North Business Center
2014-1176	Gateway 3rd Addition (Outlot C)
2017-1178	North Cross Business Park
2014-1179	Six Ten Commerce Center Third Addition
2014-1181	Mississippi Gardens
2015-1188	Capstone Quadrangle 2nd Addition
2015-1193	North Park Business Center
2015-1194	Six Ten Zane
2015-1199	Villas of Rush Creek Trail
~~2016-1210~~ 2025-____	Midas Station
2017-1220	Six Ten Zane Second Addition
2017-1226	Gateway 3rd Addition (Outlots B and D)
2018-1236	Villas of Rush Creek Trail 4th Addition
2020-1252	9501 Louisiana Avenue North (unplatted)
2020-1257	9489 Winnetka Avenue Noth
2021-1264	Six Ten Commerce Center 5th Addition

The City Council has determined that pursuant to its City Charter, Ordinance #2026-____ should be published in summary form.

SUMMARY OF ORDINANCE #2026-____

ORDINANCE AMENDING ORDINANCE 2016-1210 REZONING PROPERTY FROM BUSINESS PARK WITH HIGHWAY OVERLAY (BP/HO) TO TRANSIT ORIENTED DEVELOPMENT - EMPLOYMENT WITH PLANNED DEVELOPMENT OVERLAY (TOD-E/PD) AT THE SOUTHEAST CORNER OF HIGHWAY 610 AND WEST BROADWAY.

The City of Brooklyn Park does ordain:

Ordinance #2026-____, amends Ordinance #2016-1210 to amend the standards of the existing Planned Development Overlay governing the property addressed 9400 West Broadway.

This summary of Ordinance #2026-____ has been approved by the City Council on January 26, 2026. A printed copy of the full text of the ordinance and a map are available for public inspection in the office of the city clerk.

ATTEST:

_____

HOLLIES WINSTON, MAYOR

_____
DEVIN MONTERO, CITY CLERK

Approved as to Form by City Attorney
Passed on First Reading:
Passed on Second Reading:
Summary Published in Official Newspaper:



Rezoning, Conditional Use Permit and Site Plan Review

Case #25-104 – KwikTrip 9400 West Broadway

Area of Request (August 2025 Air Photo)

9400 West Broadway, Brooklyn Park MN

Brooklyn Park



City of Brooklyn Park
Request for Council Action

Agenda Item:	4.13	**Meeting Date:**	January 26, 2026
Agenda Section:	Consent	**Originating Department:**	Public Works
Resolution:	X	**Prepared By:**	Jeff Holstein, City Transportation Engineer
Ordinance:	N/A		
Attachments:	4	**Presented By:**	Mitchell Robinson, City Engineer
Item:	Approve the Advance Purchase of Poles and Mast Arms for an Emergency Vehicle Traffic Signal at the Proposed Fire Station #2 Driveway onto Zane Avenue; CIP 1032		

City Manager's Proposed Action:

MOTION_____, SECOND_____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026_____ APPROVING THE ADVANCE PURCHASE OF POLES AND MAST ARMS FOR AN EMERGENCY VEHICLE TRAFFIC SIGNAL AT THE PROPOSED FIRE STATION #2 DRIVEWAY ONTO ZANE AVENUE FROM MILLERBERND MANUFACTURING COMPANY; CIP 1032.

Overview:

The proposed Fire Station #2 includes a new emergency vehicle access onto Zane Avenue (Hennepin County State Aid Highway 14) between 85th Avenue and Edinbrook Terrace. This driveway was identified as critical by the City Fire Chief. City staff, including the Fire Chief and the Director of Public Works, determined the need for an emergency vehicle traffic signal to allow emergency vehicles to exit the fire station safely onto Zane Avenue during emergency calls.

The Zane Avenue access will include a median opening on Zane Avenue and be used exclusively for emergency vehicles. Firefighter personal vehicle access and public access will be separate from the Zane Avenue access and located on the east side and north sides, respectively, of the proposed new fire station. The access to the retail center located in the northwest corner of 85th Avenue / Zane Avenue will remain right in / right out and be south of the proposed median opening. The existing right in/right out access onto Zane Avenue to/from the PICA Head Start building will be removed (as required by Hennepin County) and future access will be through the proposed Senior Center (existing Fire Station #2) and the CAC lot.

The City retained Alliant Engineering, Inc., to prepare the design plans for the Zane Avenue modifications, including the emergency vehicle traffic signal. City Engineering has been working with Alliant Engineering, Hennepin County and the site team (CNH architects and Larson Engineering) to identify and resolve issues and coordinate work items. There can be a significant delay in the delivery of the signal poles and the current backlog is approximately four to six months. This may increase noticeably in the next few months. Thus, it is deemed prudent to pre-order the signal poles and mast arms instead of waiting for the future roadway contractor to do so later this spring.

If the city advance orders the signal poles and mast arms, the city can eliminate the signal contractor markup and ensure that these materials will be available to allow for the signal to be made operational in the fall of 2026 and ensure that each item will be consistent with city standards.

The city's consultant for this project (Alliant Engineering, Inc.) solicited quotes from the two traffic signal equipment suppliers in the upper Midwest. One of the suppliers is currently unable to meet Hennepin County pole design standards. Thus, only Millerbernd Manufacturing Company from Winsted, Minnesota was able to provide a quote. Their quote of $58,026.00 is reasonable.

The City Purchasing Manual states that two quotes are necessary to direct purchase items in this price range. On recent previous signal projects where obtaining two quotes was also impossible, the City Attorney indicated it would be permissible to purchase this equipment from the company that can provide the equipment (Millerbernd Manufacturing Company under these circumstances).

Therefore, staff recommends the City Council approve the advance purchase of poles and mast arms for an emergency vehicle traffic signal at the proposed Fire Station #2 driveway onto Zane Avenue from Millerbernd Manufacturing Company.

Primary Issues / Alternatives to Consider:

The advance purchasing of the signal poles and mast arms will save the city money and may also result in the signal becoming operational sooner.

Budgetary / Fiscal Issues:

The project is in the 2026-2030 CIP (CIP 1032). The cost of the roadway work on Zane Avenue, including the proposed new driveway, median opening and emergency traffic signal is currently estimated at approximately $840,000. This cost would be paid with city bond funds.

Attachments:

4.13A RESOLUTION
4.13B LOCATION MAP
4.13C SITE CONCEPT PLAN
4.13D MILLERBERND PRICE QUOTE

RESOLUTION #2026 -

RESOLUTION APPROVING THE ADVANCE PURCHASE OF POLES AND MAST ARMS FOR AN EMERGENGY VEHICLE TRAFFIC SIGNAL AT THE PROPOSED FIRE STATION #2 DRIVEWAY ONTO ZANE AVENUE FROM MILLERBERND MANUFACTURING COMPANY; CIP 1032

WHEREAS, the proposed new Fire Station #2 will include an emergency vehicle access out onto Zane Avenue (Hennepin CSAH 14); and

WHEREAS, City Staff, including the Fire Chief, desire an emergency traffic signal to allow the emergency vehicles to safely exit onto Zane Avenue; and

WHEREAS, City staff have been working with Hennepin County and the County has indicated they will allow the emergency traffic signal and a Signal Justification Report has been prepared; and

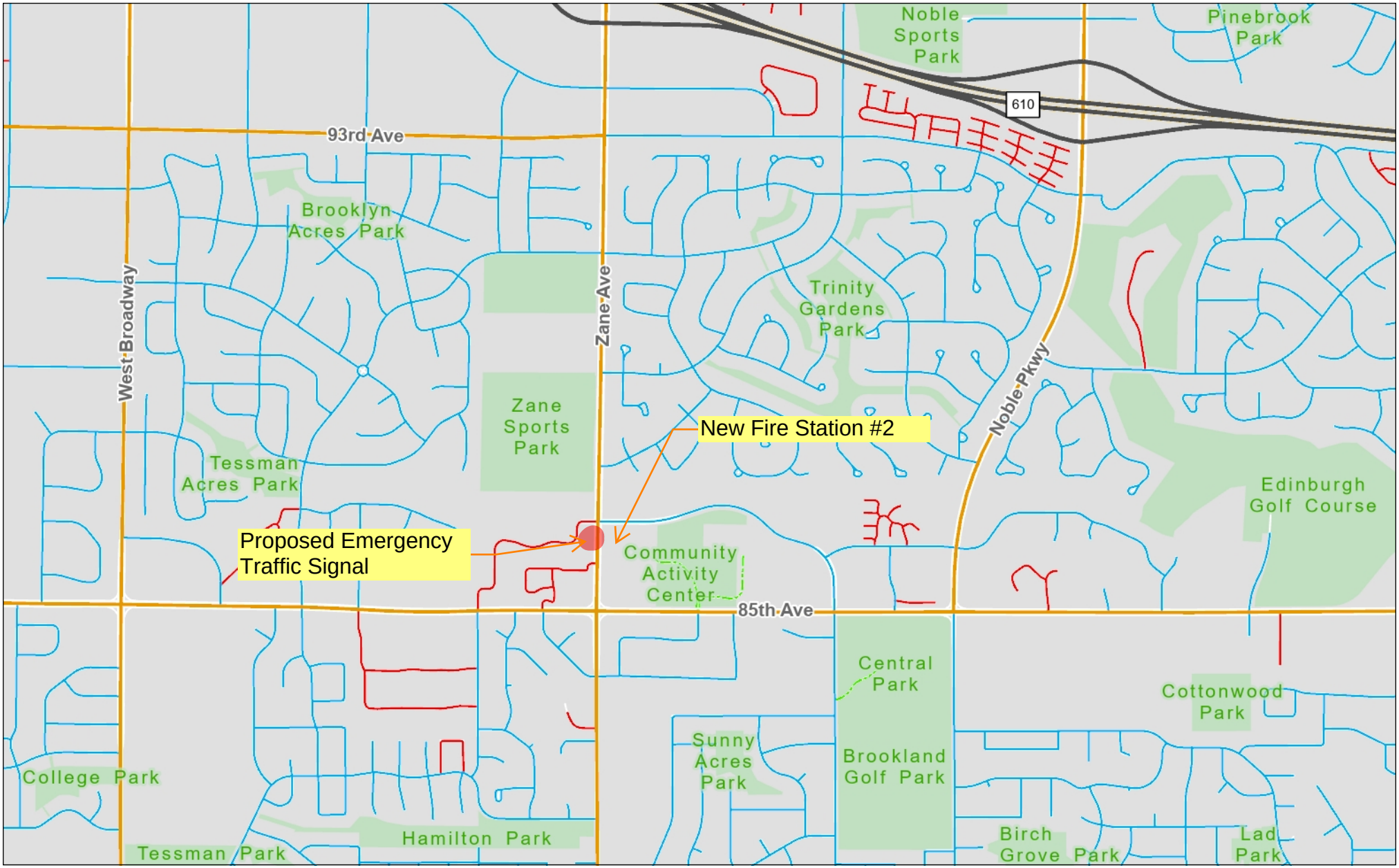
WHEREAS, the advance ordering of the signal poles and mast arms will save the City money and also ensure the signal poles are available to install by fall 2026; and

WHEREAS, the City requested two price quotes from signal equipment manufacturers to provide the poles and mast arms in advance and received one quote from Millerbernd Manufacturing for $58,026.00 with the other firm unable to meet the city requirements at this time; and

WHEREAS, the City Engineer have reviewed this quote and the proposed purchasing process and finds it to be legal and reasonable.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to authorize the City Manager to execute the advance purchasing of the traffic signal poles and mast arms for an emergency vehicle traffic signal at the proposed Fire Station #2 driveway onto Zane Avenue from Millerbernd Manufacturing Company.

LOCATION MAP

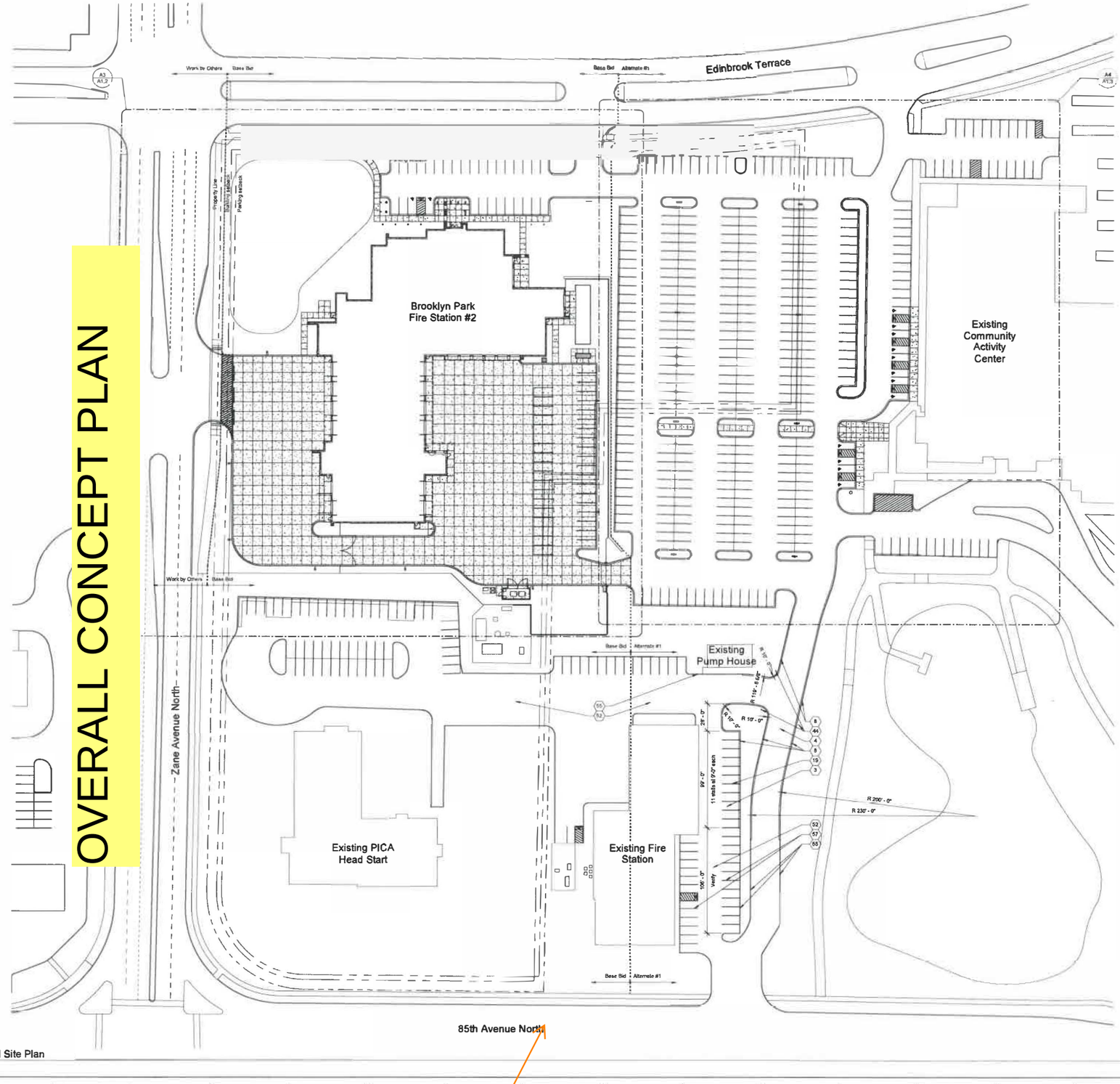


Map Scale = 1: 17,538

1,462 ft 1 in

Map provided by the City of Brooklyn Park, MN. This map is for general reference only. It is not for legal, engineering, or surveying use. Please contact the sources of the information if you desire more details. www.brooklynpark.org

OVERALL CONCEPT PLAN



A1 / A1.1 Overall Site Plan
1" = 40'-0"

© CNH ARCHITECTS, LTD.

Site Plan Keynotes

1	Concrete sidewalk, see Civil drawings, see Details for control and expansion joint details
2	Concrete patio, see Civil drawings for slopes
3	Bituminous paving, see Civil drawings
4	Heavy duty bituminous paving, see Civil drawings
5	Bituminous trail, by others
6	Heavy duty concrete paving, see Civil drawings
7	Concrete pavement with stoop, see Details and Structural drawings
8	Concrete curb and gutter, see Civil drawings
9	Concrete curb adjacent to stoop, taper curb down to stoop height, see Civil drawings
10	Expansion strip below sidewalk, see Details and St Structural drawings
11	Concrete slab, slope 1/8" per foot to drain out doors; see Structural drawings for depth and reinforcing
12	Aggregate ... mod-E" ... class 5 aggregate
13	Concrete apron, slope 1/8" per foot away from building
14	Generator and housekeeping pad, see Electrical drawings
15	Electrical transformer and connection cabinet; see Electrical drawings
16	Light fixture, see Electrical drawings
17	Light fixtures at flag pole; see Electrical drawings
18	Flag pole and base
19	4" painted parking stall striping
20	4" painted access aisle striping
21	6" high minimum painted letters
22	Painted warning striping, 4" stripes at 3'-0" OC
23	Painted accessibility symbol
24	... see alignment striping extensions; see Finish Floor Plan for paint type
25	Trash enclosure gate, see Details, paint with HPC
26	Fire hydrant, see Civil drawings
29	Bike rack long
30	Retaining wall, see Civil drawings
31	Concrete paving, by Others
32	Concrete curb and gutter, by Others
33	6'-0" decorative metal security fence
34	3'-6" decorative metal fence
35	6" steel bollard, paint with HPC, see Detail Book
36	Exterior signage type ES-11, "Accessible Parking", center on ...
37	6" vertical signage type ES-3, "No Parking Accessible", ... on aisle
38	Exterior signage type ES-9, "Do Not Enter, Authorized Vehicles Only"
39	Decorative metal manual swing gate
40	Vertical pivot gate
41	Synthetic grass, see Detail for complete system
42	Concrete curb edge at sides of synthetic grass
43	Filtration basin, see Civil drawings
44	Exterior signage type ES-12, "Stop"
45	Accessible pedestrian ramp, see Civil drawings
46	Exterior signage type ES-13, "Parking"
48	4" high painted lettering, "DO NOT ENTER"
49	Card reader post, mount to 12" diameter x 60" deep concrete foundation with top flush with grade, see Electrical drawings
50	Concrete planter, CP-1
51	Concrete planter, CP-2
52	Existing bituminous pavement
53	Galvanized AESS steel column, see Structural drawings, paint with HPC
54	Existing concrete sidewalk
55	Existing concrete curb and gutter
57	Existing parking stall striping
58	Position concrete gate base foundation to be at face of adjacent curb and top align with top of curb, back of curbs to ... ize into base

Site Plan Notes:
All curb radii to be 5'-0" unless otherwise noted.

Bid Package #1

CNH Architects
7300 147TH WEST STREET, SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

KRAUS-ANDERSON CONSTRUCTION COMPANY

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRINT NAME: Quinn S. Hutton
SIGNATURE:
DATE: 7/15/25
LIC. NO.: 21224

Brooklyn Park

Brooklyn Park Fire Station #2
8600 Zane Ave N
Brooklyn Park MN 55443

REVISIONS:

CNH NO.: 23074
DATE: 07/15/25
Overall Site Plan

A1.1

CURRENT Revit Model: 23074 - Brooklyn Park Fire Station #2_Master Sheets.rvt
7/15/2025 5:58:34 PM

MILLERBERND MANUFACTURING COMPANY
622 6th St S
Winsted MN 55395
United States
Phone: 320-485-2111

Quote Number: 167114

QUOTE

Quote To:

BROOKLYN PARK CITY OFFICES
5200 85TH AVE NORTH
BROOKLYN PARK MN 55443
United States

Phone: (763) 493-8162 Fax:

Date: 1/14/2026

Expires: 2/28/2026

Reference: MN BROOKLYN PARK ZANE AVE N

Sales Person: Sarah Kapping

Fax:

NOTES:
1) HENNEPIN COUNTY STYLE SIGNALS
2) ANCHOR BOLTS INCLUDED IN POLE PRICING
3) ALL SIGNALS ARE GALVANIZED ONLY FINISH
4) 1.5" COUPLING ON LUMINAIRE EXTENSIONS AS SHOWN ON PLAN SHEET 49A

1) Quoted prices are valid for 45 days. Prices are subject to change on orders that are not released within 90 days from the date of the original purchase order.
2) Quotation is subject to acceptance at time of order placement. Quoted unit prices are based on total quantities listed in their entirety. Any variation in quantities or split purchase orders may result in additional charges.
3) This quotation is based upon Millerbernd Manufacturing Company Current Standard Terms and Conditions of sale located at https://www.millerbernd.com/terms-conditions.
4) F.O.B. Delivery Site-freight is included in pricing structure.
5) Please be advised delivery will be based on manufacturing lead times at time of release and may differ from quoted lead time.

USD

Line	Part Description	Rev Drawing	Expected Qty	Unit Price	Ext. Price
1	SYSTEM A ZANE AVE & BPFD STATION #2	000	1.00 EA	58,026.00	58,026.00
2	CCHSHR25C210MJCH8-40GV MA-1A		1.00 EA	0.00	0.00
	****INCLUDES COUPLING ON LUMINAIRE EXTENSION AS SHOWN ON PLAN SHEET 49A****				
3	CCHSHR25C210MJCH8-35/40GV MA-2A		1.00 EA	0.00	0.00
	****INCLUDES COUPLING ON LUMINAIRE EXTENSION AS SHOWN ON PLAN SHEET 49A****				

MILLERBERND MANUFACTURING COMPANY
622 6th St S
Winsted MN 55395
United States
Phone: 320-485-2111

Quote Number: 167114

QUOTE

Page: 2 of 2

Lines Total	58,026.00
Total Taxes	0.00
Line Miscellaneous Charges	0.00
Quote Miscellaneous Charges	0.00
Quote Total	**58,026.00**

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.14	**Meeting Date:**	January 26, 2026
Agenda Section:	Consent	**Originating Department:**	Operations and Maintenance
Resolution:	X	**Prepared By:**	Greg Hoag, Park and Building Maintenance Manager
Ordinance:	N/A		
Attachments:	2	**Presented By:**	Greg Hoag
Item:	Award a Three-Year Contract Extension for Tree Injection Services for Emerald Ash Borer Project to Rainbow Tree Care for 2026-2028		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____ TO AWARD A THREE-YEAR CONTRACT EXTENSION FOR TREE INJECTION SERVICES FOR EMERALD ASH BORER PROJECT TO RAINBOW TREE CARE FOR 2026-2028.

Overview:

A request for bids was advertised in the Sun Post on July 12, 2018, for tree injection services for Emerald Ash Borer. Bids were opened on July 24, 2018. One bid was received from Rainbow Tree Care. Bidders were asked to provide a cost per Diameter Inch (DBH) to inject ash trees on city property, as well as provide a cost per DBH for private property owners. On August 27, 2018, the City Council Awarded the bid to the lowest responsible bidder Rainbow Tree Care at cost of $3.75 per DBH for trees on city property and $5.75 per DBH for private trees. On September 28, 2020, the City Council awarded a two-year contract extension at the 2018 prices. On February 13, 2023, City Council awarded an additional three-year contract extension (2023-2025) with pricing of $4.05 per DBH for trees on city property and $7.25 per DBH for private trees. Rainbow Tree Care is offering an additional extension (2026-2028) at the same pricing as the current contract.

Private property owners are not required to use Rainbow Tree Care; however, if they do choose to use them, they will be eligible to receive a discounted rate for this service. Staff is recommending a three-year extension based on excellent performance from the contractor.

Primary Issues/Alternatives to Consider:

Operations and Maintenance staff is recommending Council award of a three-year contract extension to Rainbow Tree Care.

Budgetary/Fiscal Issues:

Funding for this project will come from the Heritage Infrastructure fund CIP Project No. 2060.

Attachments:

4.14A RESOLUTION
4.14B RAINBOW TREE CARE LETTER

RESOLUTION #2026-

RESOLUTION TO AWARD A THREE-YEAR CONTRACT EXTENSION FOR TREE INJECTION SERVICES FOR EMERALD ASH BORER PROJECT TO RAINBOW TREE CARE FOR 2026-2028

WHEREAS, a request for bids was advertised in the Sun Post on July 12, 2018, for tree injection services for Emerald Ash Borer; and

WHEREAS, the lowest responsible bid price was from Rainbow Tree Care with a per diameter inch (DBH) cost of $3.75 for city trees and a cost of $5.75 for private trees; and

WHEREAS, the bid pricing was good for two (2) years, 2019-2020, from Rainbow Tree Care; and

WHEREAS, on August 27, 2018 the City Council approved this contract; and

WHEREAS, on September 28, 2020 the City Council approved a two-year contract extension; and

WHEREAS, on February 13, 2023 the City Council approved a three-year contract extension with a per diameter inch (DBH) cost of $4.05 for city trees and a cost of $7.25 for private trees; and

WHEREAS, Rainbow Tree Care has been an excellent partner with the city since 2018; and

WHEREAS, the mission of the Operations and Maintenance Department is to provide a safe, attractive, long-lived forestry program with economical operations and low-cost maintenance; and

WHEREAS, this project is identified in the 2026-2030 CIP as project No. 2060 with funding from the Heritage Infrastructure Fund.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to award a three-year contract extension for tree injection services for Emerald Ash Borer to Rainbow Tree Care for 2026-2028.

January 5, 2026

Greg Hoag
Park & Building Maintenance Manager
City of Brooklyn Park
8300 Noble Ave N
Brooklyn Park, MN 55443
Sent via e-mail to:
Greg.Hoag@brooklynpark.org

Re: Extension of Tree Injection Services Contract

Dear Mr. Hoag:

I am writing to inform you of Rainbow Treecare's interest in extending its 2023 Tree Injection Services contract with the City of Brooklyn Park for the 2026-2028 seasons. All conditions and pricing will remain unchanged for three years.

Rainbow Treecare has a widespread reputation as Minnesota's premier arboriculture company. No other company in the State can offer our depth of skill, experience, and knowledge of emerald ash borer (EAB). We are fully prepared to maintain our partnership with the City of Brooklyn Park to continue this important project.

Respectfully,

Ryan Spencer
Municipal Consulting Arborist
952-217-9776
rspencer@rainbowtreecare.com

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.15	**Meeting Date:**	January 26, 2026
Agenda Section:	Consent	**Originating Department:**	Operations & Maintenance
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Greg Hoag , Park & Building Maintenance Manager
Attachments:	1	**Presented By:**	Greg Hoag
Item:	Authorize Application for Grant Funding through Hennepin County Healthy Tree Canopy Grant Program		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____ TO AUTHORIZE APPLICATION FOR GRANT FUNDING THROUGH THE HENNEPIN COUNTY HEALTHY TREE CANOPY GRANT PROGRAM.

Overview:

Hennepin County is currently soliciting applications for the Healthy Tree Canopy Grant program. The purpose of the grant is to increase capacity of current city forestry efforts and programs related to trees, educate the public about the importance of trees and engage them in taking actions to protect trees, support the local nursery and tree care industry and the use of local, ISA-certified arborists and professional tree workers and align with Hennepin County efforts to reduce persistent disparities in health, income, and employment among its residents.

Grants up to $50,000 are available with a 25% match. Grant awards will be paid to grant recipients through a cost-reimbursement contract. The awards are paid as reimbursement after the Local Government Unit (LGU) submits documentation of project activity expenses. Brooklyn Park has received this grant eight times in the past.

Staff has reviewed grant requirements and agree to be bound by Hennepin County Grant Agreement and are prepared to be the fiscal agent for the award, to disburse the funds, and ensure the funds are used as listed in the application.

Primary Issues/Alternatives to Consider:

Staff recommends authorization to submit application for the Hennepin County Healthy Tree Canopy Grant to support the advancement of the Emerald Ash Borer program.

Budgetary/Fiscal Issues:

Staff is requesting up to $50,000 in Hennepin County Tree Canopy Grant funds to be used to support the advancement of the Emerald Ash Borer program.

Attachments:

4.15A RESOLUTION

RESOLUTION #2026-

RESOLUTION TO AUTHORIZE APPLICATION FOR GRANT FUNDING THROUGH THE HENNEPIN COUNTY HEALTHY TREE CANOPY GRANT PROGRAM

WHEREAS, the Hennepin County Board of Commissioners, via the Hennepin County Healthy Tree Canopy Grants Program, provides funding to assist local government units of Hennepin County to make positive changes in the tree canopy and engage residents in taking action to protect trees.; and

WHEREAS, The City of Brooklyn Park desires to continue to advance its Emerald Ash Borer program; and

WHEREAS, The Hennepin County Healthy Tree Canopy Grant program is an opportunity for funding for this program; and

WHEREAS, The Hennepin County Healthy Tree Canopy Grant program offers grant up to $50,000 with a 25% match ; and

WHEREAS, Brooklyn Park has received funding from this program in past years.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Brooklyn Park: to authorize application for grant funding through the Hennepin County Healthy Tree Canopy Grant program and to authorize the City Manager to execute a contract if awarded.

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.16	**Meeting Date:**	January 26, 2026
Agenda Section:	Consent	**Originating Department:**	Operations and Maintenance
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Greg Hoag, Park and Building Maintenance Manager
Attachments:	1	**Presented By:**	Greg Hoag, Park and Building Maintenance Manager
Item:	Accept 2023-2027 Shade Tree Bonding Grant from DNR		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____ TO ACCEPT A GRANT FROM THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES FOR THE 2026-2027 RE LEAF GRANT PROGRAM, AND AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT.

Overview:

Emerald ash borer (EAB) is a non-native insect that infests and kills ash trees. EAB was first discovered in Brooklyn Park in August 2017. The cost to remove and replace all public ash trees in Brooklyn Park is estimated to be $5 to $6 million.

In August 2025, the Minnesota Department of Natural Resources (DNR) opened a ReLeaf Grant Program Solicitation process. The goals of the grant are to assist communities in managing ash trees for EAB. Staff applied for funds through this solicitation process in November. Recently, the DNR notified staff of a pending grant award of $381,875 to Brooklyn Park.

Primary Issues/Alternatives to Consider:

Operations and Maintenance staff recommend acceptance of the grant as presented.

Budgetary/Fiscal Issues:

The Grant award is $381,875. The work for this grant will take place in 2026-2027. The 2026 grant fund budget will be amended to include the $381,875.

Attachments:

4.16A RESOLUTION

RESOLUTION #2026-

RESOLUTON TO ACCEPT A GRANT FROM THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES FOR THE 2026-2027 RE LEAF GRANT PROGRAM, AND AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT

WHEREAS, in August 2025, the DNR opened a grant solicitation for the 2026-2027 ReLeaf Grant Program; and

WHEREAS, Operations and Maintenance staff submitted an application for $499,375 from this grant program; and

WHEREAS, in January 2026, the DNR staff notified Brooklyn Park of a pending $381,875 grant award; and

WHEREAS, the City of Brooklyn Park will amend the 2026 and 2027 grant fund budget for these grant funds; and

WHEREAS, the City of Brooklyn Park must formally accept the grant award from the DNR.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to accept the Grant of $381,875 from the DNR, and authorize the City Manager to enter into an Agreement with the DNR for the 2026-2027 ReLeaf Grant Program.

Changes to the GENERAL LEDGER Budget

Financing Changes

Fund	Revenue Classification	Description	Current Budget	Changes	Amended Budget
203	State Grants	ReLeaf Grant	$ 550,000.00	$381,875.00	$ 931,875.00
			$ -	$ -	$ -
					$ -
					$ -
					$ -
		Total	$ 550,000.00	$381,875.00	$ 931,875.00

Spending Changes

Fund	Expense Classification	Description	Current Budget	Changes	Amended Budget
203	Contractual Services	ReLeaf Grant	$ 781,000.00	$381,875.00	$ 1,162,875.00
			$ -	$ -	$ -
					$ -
					$ -
					$ -
		Total	$ 781,000.00	$381,875.00	$ 1,162,875.00

City of Brooklyn Park
Request for Council Action

Agenda Item:	5.1	**Meeting Date:**	January 26, 2026
Agenda Section:	Public Hearings	**Originating Department:**	Rental and Business Licensing Division
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Megan Bookey, Program Assistant III
Attachments:	N/A	**Presented By:**	Keith Jullie, Rental and Business Licensing Manager
Item:	Continue a decision to approve an On-Sale Intoxicating Liquor License for EZ Stop Food Market, Inc. Doing Business as ORO Banquet – Bar & Restaurant Located at 2875 Brookdale Drive North to the February 9, 2026 City Council Meeting.		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO CONTINUE A DECISION ON THE LICENSE APPLICATION FOR AN ON-SALE INTOXICATING LIQUOR LICENSE FOR EZ STOP FOOD MARKET, INC. DOING BUSINESS AS ORO BANQUET – BAR & RESTAURANT LOCATED AT 2875 BROOKDALE DRIVE NORTH TO THE FEBRUARY 9, 2026, CITY COUNCIL MEETING

Overview:

This is a public hearing for a new On-Sale Intoxicating Liquor License for EZ Stop Food Market, Inc. doing business as ORO Banquet – Bar & Restaurant located at 2875 Brookdale Drive North. ORO Banquet – Bar & Restaurant previously held a liquor license from February 2021 through June 2025. ORO Banquet – Bar & Restaurant has an active food license for their establishment which is a requirement for a liquor license.

Oro Banquet hired Brooklyn Park Police for on-site security starting in July 2021 and ending in October 2024. City records indicate there is an outstanding balance of $107,713 due for the fees for those security services. There is an agreed payment plan that has past due amounts. Based on the outstanding amount owed to the city for this security, staff recommend continuing this Council decision until the next City Council meeting on February 9, 2026, to allow staff and the applicant to discuss this issue.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park
Request for Council Action

Agenda Item:	7.1	**Meeting Date:**	January 26, 2026
Agenda Section:	General Action Items	**Originating Department:**	Administration
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Katrina Dosher, Program Assistant
Attachments:	N/A	**Presented By:**	Jay Stroebel, City Manager
Item:	Request by Mayor Winston to Extend Travel to Washington, D.C. to Include January 28, 2026		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO APPROVE MAYOR WINSTON TO EXTEND TRAVEL TO WASHINGTON, D.C. TO INCLUDE JANUARY 28, 2026.

Overview:

On January 5, 2026, Council approved Mayor Winston to travel to the Mayors Innovation Project Winter Meeting in Washington, D.C. from January 29-31, 2026. He is asking to extend this trip by one day to attend meetings with our Congressional delegation with other Minnesota mayors regarding the current increased immigration enforcement.

Approximate additional costs as of January 21, 2026:
Change in Airfare: ~$115 (Delta)
Per Diem: $92 x 1 = $92
Supplemental Council Pay: $50 = $50
Total: $257.00

This expenditure would be covered under 2026 budgeted resources in the Mayor and Council travel/lodging and conferences/schools expense lines.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues:

City Travel Policy for Elected Official Travel (Out-of-State Travel):
The Mayor/Mayor Pro Tem and three Council Members (alternating) have the opportunity to travel out-of-state (domestically) one time annually, pending Council's approval. This approach would allow for the Mayor/Mayor Pro Tem to travel up to four times per term and Council Members to travel two times per term. If necessary, and if approved by Council, additional out-of-state travel could be approved for the Mayor/Mayor Pro Tem or Council Members using unused Council travel budget resources or other funding resources (e.g. EDA, Administration budget, etc.) Expenses for out-of-state travel are encouraged to not exceed $2500.

There has been no prior travel or expenses for 2026.

The 2026 budget for conferences, schools and travel is $16,733.00 for the City Council.

Attachments: N/A