

Brooklyn Park BioTech Innovation District

Current State Report

December 2025

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Executive Summary

Brooklyn Park has undergone significant growth in recent decades, doubling its population since 1980. To ensure that the city's remaining developable land is used strategically to strengthen the local economy and tax base, the City enacted a development moratorium in early 2023 to review and update land-use plans and regulatory frameworks. Within this context, the 700-acre Northwest Growth Area, an area with exceptional access to transportation, housing, parks, and the future LRT terminal, stands out as one of the city's most important opportunities.

Embedded within this larger area, the Brooklyn Park Innovation District is envisioned as a catalyst for economic growth and workforce development. Beginning in June 2025, the City initiated a multi-year partnership with a consultant team to define and communicate a cohesive vision and implementation strategy for a nationally recognized district that drives inclusive economic growth. The Innovation District aims to bring together public, private, and community partners to advance life sciences innovation, empower diverse communities, and expand equitable access to training, upskilling, and employment, within a vibrant, integrated environment.

Through this effort, Brooklyn Park seeks to establish a leading hub for innovation that supports diverse communities and fosters equitable pathways to education, workforce development, and economic opportunity.

Work will continue through September 2026, guided by four key priorities:

- 1. Develop a Comprehensive District Framework**
To provide a strategic roadmap for capital investments, infrastructure improvements, and policy alignment.
- 2. Build a Cross-Sector Network of Strategic Partners**
To strengthen the district's capacity to deliver on its mission.
- 3. Drive Innovation-Led Economic Growth**
To support a dynamic, sustainable, and evolving innovation ecosystem.
- 4. Implement Innovative and Sustainable Financing Models**
To ensure long-term viability and scalability of district development.

This Current State Report serves as an interim deliverable summarizing progress to date. It includes a baseline scan of existing conditions and opportunities in Brooklyn Park, a positioning brief reflecting stakeholder insights, and a review of early themes, assets, and gaps. It also outlines the emerging vision and goals for the Innovation District, subject to refinement in the next phase, and presents the planning context and opportunity framework that will guide the work ahead.

Baseline Condition & Opportunity Scan

A Vision Taking Shape

Brooklyn Park, Minnesota, the sixth largest city in the state by population, is advancing a transformative 245-acre BioTech Innovation District strategically positioned to support breakthrough biotechnology research and development, entrepreneurship, scalable innovation and product commercialization, and high-value biomanufacturing.

By fostering strategic partnerships between industry, academia, and government, the district aims to drive long-term, sustainable economic growth and catalyze innovation in the region.

Brooklyn Park, MN

Where Discovery Meets Scale

A strategic location in the heart of Minnesota's innovation corridor.

- Connected to Greater MSP's MedTech 3.0 and the state's broader bioeconomy corridor.
- Proximate to major life sciences companies – Takeda, Medtronic, Boston Scientific, STERIS, CVRx, and others driving Minnesota's global biotech competitiveness.
- Direct access via the Blue Line Extension to downtown Minneapolis, MSP Airport, and the regional workforce.
- Supported by higher-education partners – North Hennepin CC, Hennepin Tech, University of Minnesota, and others fueling talent pipelines.



Northwest Growth Area Plan

The Northwest Growth Area Plan, currently underway, outlines plans to develop a mixed-use residential neighborhood north of 101st Avenue and proposed Innovation District to the south.

Mixed-Use Neighborhood

Moratorium Area

Elm Creek Park Reserve

101st Ave

610 Hwy

Active Corridor

District Loop

Rush Creek Trail

TOD

Active Corridor

Manufacturing Buffer

Innovation District West

Hwy 169

Innovation District East

Blue Line LRT

- Neighborhood
- MU Innovation District
- TOD
- Parks



Strategic Priorities for the Innovation District

Industry Engagement & Partnerships

Build a coordinated partnership network with Medical Alley, Greater MSP, anchor firms, emerging companies, and developers.

Workforce Development

Identify higher-ed and industry workforce pathways informed by nationally recognized biotech training models.

Governance & Delivery

Evaluate and define the most effective city-anchored P3 model to guide district planning, investment, and programming.

Funding Tools & Incentives

Identify the best funding tools, incentives, and potential special legislation to support district implementation.

Infrastructure & Site Readiness

Align infrastructure and public realm investments to support long-term district development.

Branding & Visibility

Develop a district identity to attract future partners, tenants, and investment.

Community Benefit & Inclusion

Ensure equitable access and partnerships with community organizations.

Strategic Sector Prioritization

Why Sector Prioritization Matters

PURPOSE

Align market demand with Brooklyn Park's assets to guide investment, development, and talent.

Sector prioritization establishes a clear, evidence-based foundation for the Brooklyn Park BioTech Innovation District by aligning market demand with the City's physical, workforce, and infrastructure assets.

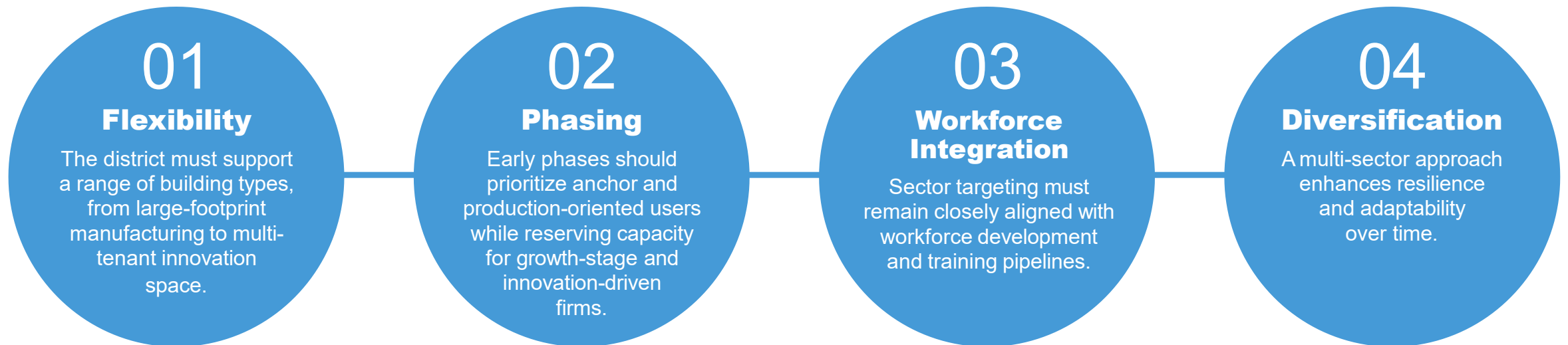
By focusing resources on sectors where Brooklyn Park can compete and scale, this approach enables informed investment decisions, strengthens recruitment and partnership efforts, and supports a development strategy that is both actionable in the near term and resilient over the long term.



How Sector Prioritization Informs District Planning

A Sector-Led Framework for Flexible Growth and District Resilience

Sector prioritization guides how the BioTech Innovation District should be designed. Accommodating both production-oriented and innovation-driven uses requires flexible building typologies, intentional phasing that balances anchor employers with emerging firms, and strong alignment with workforce development. A diversified sector mix enhances the Innovation District's long-term resilience, enabling adaptation to market shifts while sustaining economic growth over time.



Sector Prioritization for the Brooklyn Park BioTech Innovation District

Based on national and regional market trends, site characteristics, and alignment with Brooklyn Park’s existing assets, the following sectors have been evaluated and prioritized for the BioTech Innovation District.



Biomanufacturing - Strong Fit

Biomanufacturing represents the strongest near-term opportunity for the District. Brooklyn Park offers the scale, infrastructure capacity, and regulatory feasibility required for advanced bioprocessing and production uses. The presence of an existing biomanufacturing anchor (Takeda) demonstrates both market viability and workforce relevance, while available land supports larger building footprints. This sector can anchor early phases of development, generate high-quality jobs, and establish long-term tax base growth.



MedTech / Medical Devices - Strong Fit

Medical technology and device manufacturing align closely with Minnesota’s globally recognized MedTech ecosystem. The District is well suited to support prototyping, testing, and light manufacturing uses that benefit from proximity to established suppliers.



Digital Health & AI Diagnostics - Strong Fit

Digital health and AI-enabled diagnostics represent a complementary, innovation-driven sector that strengthens district diversification. These firms typically require office and dry-lab environments rather than heavy wet-lab infrastructure, making them compatible with mixed-use and multi-tenant development.



Life Science Tools, CROs, and CDMOs - Good Fit

Life science support industries, including contract research organizations (CRO), contract development & manufacturing organizations (CDMO), testing labs, and life science tools companies, naturally co-locate with biomanufacturing and MedTech anchors. These firms require flexible lab and production space and benefit from proximity to clients and partners. While not primary anchors, they play a critical role in building a complete innovation ecosystem and supporting tenant interdependence within the Innovation District.



AgTech / Food Biotechnology - Emerging Opportunity

AgTech and food biotechnology represent longer-term, emerging opportunities for the Innovation District. Brooklyn Park’s available land can accommodate pilot-scale production, process facilities, and applied research & development uses. This sector leverages Minnesota’s agricultural base and research strengths but is expected to develop incrementally as market demand and partnerships mature.

Sources: DEED’s Leading Life Sciences industry profile (2023) was particularly useful for regional context Medical Alley’s 2023 annual report on healthcare startup investment MarketsandMarkets Global Biotechnology Outlook 2025 report provides national & global trends

Peer Innovation District Benchmarks

Lessons from proven life science and innovation districts to inform Brooklyn Park's strategy

PURPOSE + RELEVANCE

The peer districts illustrate how leading regions have successfully transformed underutilized or former industrial areas into mixed-use, innovation-focused districts that attract companies, talent, investment, and public benefit. These examples were selected because they reflect comparable sector focus, scale, governance challenges, and early-stage conditions relevant to the Brooklyn Park BioTech Innovation District.

Collectively, these districts demonstrate how clear sector alignment, intentional governance, flexible land use frameworks, and targeted funding tools can be deployed to guide district formation and long-term growth. The lessons highlighted draw from best-practice case studies and are intended to inform, rather than prescribe, Brooklyn Park's decision-making.





Cortex Innovation Community

St. Louis, Missouri

STAGE

Early-mid stage; active expansion

SCALE & ORIGIN

200 acres; founded in 2002 through a partnership of five anchor institutions, enabled by early public and institutional capital investment

ANCHORS

Washington University, BJC HealthCare, regional universities, corporate and startup tenants

LAND USE MIX

Research and lab space, innovation offices, accelerators, residential, retail, hotel, and public plazas; transit-served via MetroLink

GOVERNANCE

Independent nonprofit (501(c)(3)) serving as district “quarterback” financing

FINANCING TOOLS

Robust TIF district, public infrastructure investment, institutional capital, private development partnerships

STRATEGIC TAKEAWAYS

Cortex demonstrates the value of establishing a dedicated governance entity early to coordinate land assembly, infrastructure, and development strategy. Its use of TIF to fund enabling infrastructure shows how public tools can reduce early risk, support shared amenities, and catalyze private investment in an emerging district.




Cortex Innovation Community

Key Site Features



 Plazas of varied sizes for gathering and collaboration



 Walkable streets linked to Metrolink



 Smart stormwater gardens and permeable paving



 Mixed-use blocks blending labs and housing



 Public art and community-driven events



Innovation Quarter

Winston-Salem, North Carolina

STAGE

Mid-stage; expanding

SCALE & ORIGIN

~330 acres; adaptive reuse of former R.J. Reynolds industrial sites

ANCHORS

Wake Forest University School of Medicine, regional universities, private life science and healthcare companies

LAND USE MIX

Research, academic, office, clinical, residential, retail, and significant public open space

GOVERNANCE

Anchor-led nonprofit structure supported by a district-wide owners association

FINANCING TOOLS

Early public infrastructure funding leveraged into significant private investment; historic tax credits and New Markets Tax Credits

STRATEGIC TAKEAWAYS

Innovation Quarter highlights the role of a strong institutional anchor in driving district identity and momentum, even outside major coastal markets. Its phased, mixed-use redevelopment and integration of workforce and academic assets offer a relevant model for Brooklyn Park BioTech Innovation District's inclusive growth and talent strategy.




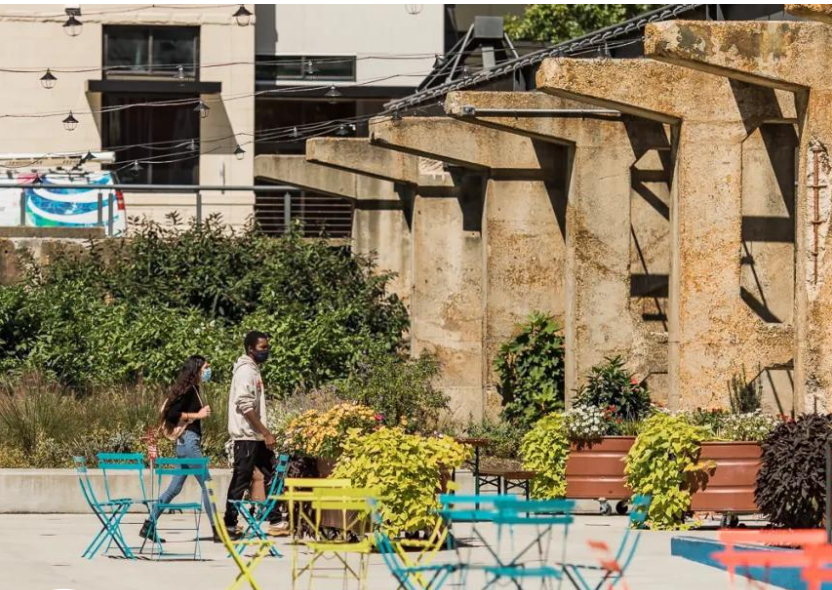
Innovation Quarter
Key Site Features



 Landscaped courtyards fostering outdoor work



 Bike-friendly paths and shuttle access



 Rainwater capture integrated into design



 Adaptive reuse of historic tobacco buildings



 Pop-up markets and cultural programming



Research Triangle Park (RTP)

North Carolina

STAGE

Mature; undergoing repositioning (RTP 3.0)

SCALE & ORIGIN

7,000+ acres; one of the world's largest research parks

ANCHORS

Duke University, UNC-Chapel Hill, NC State, major global R&D firms

LAND USE MIX

Corporate R&D campuses, emerging mixed-use nodes, innovation hubs

GOVERNANCE

Nonprofit foundation with long-term land stewardship and planning authority

FINANCING TOOLS

Land leases, state investment, workforce and training programs

STRATEGIC TAKEAWAYS

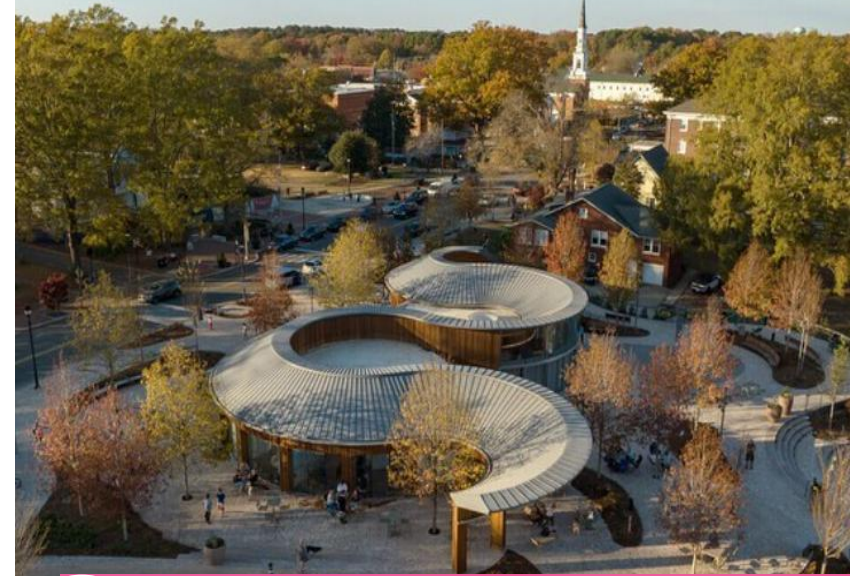
Research Triangle Park underscores the importance of long-term sector clarity and workforce alignment. Its nationally recognized biomanufacturing workforce pipeline, supported by NC BioNetwork and NC State's BTEC, demonstrates how coordinated training infrastructure can be a decisive competitive advantage.



Research Triangle Park
Key Site Features



Expansive greenways
connecting campuses



Regional transit hubs and
shared mobility



Advanced stormwater systems
with bioswales



Clustered R&D with residential
integration



Innovation festivals and
networking plazas



Mission Bay

San Francisco, California

STAGE

Mature; fully phased

SCALE & ORIGIN

~303 acres; former rail yards and industrial land redeveloped through a master-planned public-private framework

ANCHORS

UCSF Medical Center and Research Campus

LAND USE MIX

Biotech and R&D, residential (including affordable housing), retail, parks, civic facilities, and entertainment

GOVERNANCE + ZONING

City-led planning with a Planned Unit Development (PUD) and Development Agreement

FINANCING TOOLS

TIF-style value capture, Mello-Roos (CFD) bonds, impact fees, land dedication

STRATEGIC TAKEAWAYS

Mission Bay illustrates how early infrastructure investment and anchor commitment can establish market credibility and unlock long-term value. While more urban in context, it reinforces the importance of clear phasing, infrastructure readiness, and public benefit integration as a district matures.



Mission Bay
Key Site Features



Waterfront parks with flexible gathering zones



Seamless links to Muni and Caltrain



Green roofs and tidal flood mitigation



Dense urban mix of labs and housing



Outdoor dining and tech community events

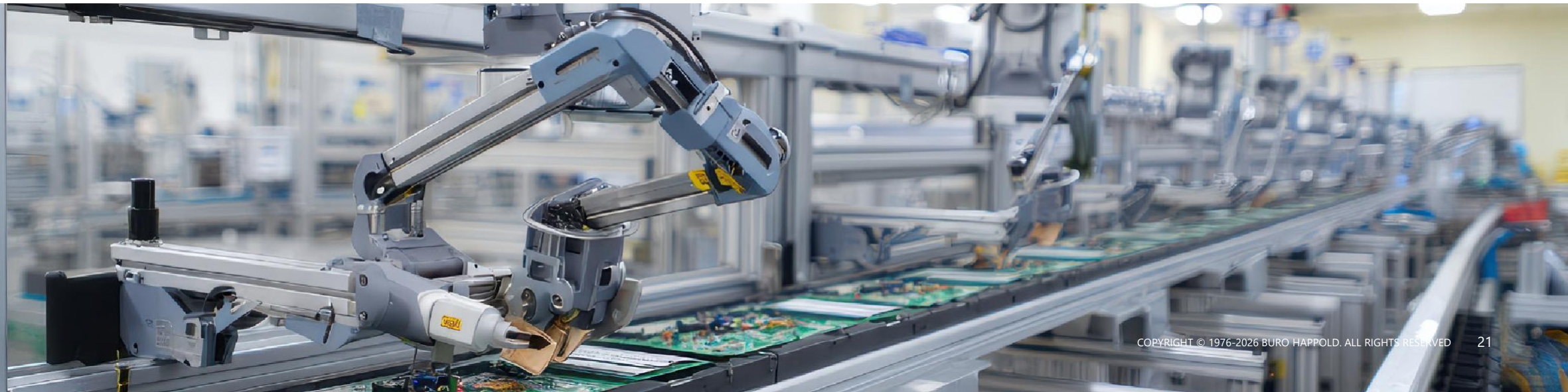
Funding Tools and Incentives

A coordinated framework to support district readiness, competitiveness, and long-term implementation

PURPOSE

Delivering a large-scale innovation district requires funding tools and incentives that respond to district-specific infrastructure needs, market conditions, and competitive pressures. A coordinated and broadly supported approach is essential to align public investment with private development while maintaining fiscal discipline and long-term flexibility.

The Funding Tool Application Matrix illustrates how available public and private financing tools can be strategically deployed across project types and development phases (phases 1,2,&3) to support district readiness, attract investment, and manage long-term growth, providing a clear framework for efficient and transparent implementation.



Funding Tools and Incentives

PURPOSE

To support clear implementation, funding and incentive tools are organized into three categories to clearly distinguish between locally controlled resources, competitive programs, and project-specific opportunities. This approach ensures tools are evaluated and applied appropriately as projects advance.

Core Tools (*Locally Controlled*)

Reflect funding mechanisms available to the City and commonly used to support planning, infrastructure, housing, and economic development.

Supplemental Tools (*Competitive / Program-Based*)

Represent state, federal, and utility programs that may be pursued selectively based on eligibility, timing, and project alignment.

Opportunity-Based Tools (*Project-Specific/Market-Dependent/Policy-Enabled*) are project-specific or policy-enabled sources used selectively to close financing gaps, unlock catalytic projects, or support long-term district sustainability, complementing core and supplemental tools.



Core Funding Tools: Locally Controlled

Funding Tool	Primary Project Types Supported	Phase 1	Phase 2	Phase 3	Primary Purpose
EDA Development Fund	Planning, site readiness, early catalytic projects	•	•	—	Fund early planning and site readiness actions that prepare projects for future investment
TIF 3 Fund	Infrastructure, redevelopment, site preparation	•	•	—	Support public infrastructure improvements repaid through future tax base growth (An existing local funding vehicle that can be applied earlier or more narrowly)
Housing Set Aside Fund	Workforce housing, mixed-use residential	—	•	•	Support housing aligned with district livability and workforce goals
EDA Levy	Economic development initiatives, district activation	•	•	—	Provide flexible local funding aligned with City economic development priorities
HRA Levy	Redevelopment, housing, community revitalization	•	•	•	Support redevelopment and housing across multiple phases
Port Authority Levy	Industrial, manufacturing, job-creating uses	•	•	—	Support biomanufacturing and advanced manufacturing investment
Tax Increment Financing (TIF)	Infrastructure, catalytic development, major employment uses	•	•	•	Close financing gaps and fund public improvements tied to growth (A full range of potential TIF applications across phases and project types)
Tax Abatement	Early private investment, major employment uses	•	•	—	Improve project feasibility during early and competitive phases
Debt Issuance	Major infrastructure and public improvements	•	•	•	Finance major public infrastructure with long-term district-wide benefit
Special Assessments (Improvement Bonds)	Streets, utilities, localized infrastructure	—	•	•	Allocate infrastructure costs to benefiting properties
Development Impact Fees	Infrastructure and service capacity	—	—	•	Recover costs associated with district build-out
Private Development Contributions	Public realm, infrastructure, amenities	•	•	•	Leverage private investment to deliver public benefit

Supplemental Funding Tools

Competitive / Program-Based

Funding Tool	Primary Project Types Supported (Typical Applicant)	Phase 1	Phase 2	Phase 3	Primary Purpose
State & Federal Competitive Grants	Site readiness, infrastructure, workforce facilities (City of Brooklyn Park / EDA; public partners)	•	•	—	Supplement local funding when competitively awarded
MN DEED Redevelopment Grant Program	Site acquisition, demolition, environmental remediation (City / EDA / HRA)	•	•	—	Reduce environmental and upfront site risk to enable redevelopment
Workforce Development & Training Grants (MN Forward, sector programs)	Training facilities, equipment, employer partnerships (Workforce, education, or industry partners; City as co-applicant)	•	•	•	Align workforce pipelines with target sector demand
MN DEED Job Creation Fund (JCF)	Anchor recruitment, expansion projects, job-creating facilities (Private employer; City-sponsored)	—	•	•	Provide performance-based incentives tied to verified jobs and capital investment
Minnesota Investment Fund (MIF)	Public infrastructure supporting business location or expansion (City / EDA; tied to specific employer)	—	•	•	Enable infrastructure required to secure or retain employers
Utility & Energy Infrastructure Incentives	Power, water, wastewater, district energy systems (City and/or utility providers; project-specific)	•	•	•	Reduce upfront and operating costs for infrastructure-intensive uses
Property Assessed Clean Energy (PACE)	Energy efficiency, renewable energy, water conservation upgrades (Private property owner)	—	•	•	Enable long-term, off-balance-sheet financing for building energy improvements
Payment in Lieu of Taxes (PILOT) / In MN same as tax abatement	Large-scale catalytic development, public-private projects (City / EDA with private developer)	—	•	•	Improve project feasibility while maintaining long-term public revenue
Tax-Exempt Industrial Development Bonds (IDBs)	Advanced manufacturing, biomanufacturing facilities (Private industrial user; City issuer)	—	•	•	Lower cost of capital for eligible private industrial investment

NOTE: Supplemental funding tools are competitive, time-limited, and project-specific. They are pursued selectively to complement locally controlled tools, reduce risk, and enhance the district's competitiveness for private investment.

Opportunity-Based Funding Tools

Project-Specific / Market-Dependent / Policy-Enabled

Funding Tool	Primary Project Types Supported (Typical Applicant)	Phase 1	Phase 2	Phase 3	Primary Purpose (Key Criteria)
Public-Private Partnership (P3)	District infrastructure, innovation facilities, mixed-use development (City / EDA with private partner)	○	●	●	Allocate risk and capital efficiently for complex projects where public and private objectives can be contractually aligned
Land Value Capture / Ground Lease Revenue	Long-term mixed-use, industrial, or institutional development on publicly controlled land (City / EDA as landowner)	○	●	●	Monetize publicly controlled land to support infrastructure and reinvestment while retaining long-term public ownership
New Markets Tax Credit (NMTC)	Catalytic mixed-use, innovation, workforce, or community-serving facilities (Private developer with CDE allocation; City as sponsor)	○	●	●	Close significant financing gaps for eligible projects located in qualified census tracts with strong community impact
Special Service District (SSD) / Business Improvement District (BID)	District operations, maintenance, placemaking, and programming (Property owners; City enables)	○	●	●	Create a self-funded, recurring revenue source for enhanced district services when property owners support assessments
Local Option Sales Tax (Special Legislation)	Major district infrastructure and public amenities (City; legislative and voter approval)	○	●	●	Generate dedicated capital funding for transformational projects that exceed local fiscal capacity
State-Authorized Value Capture District (Beyond Traditional TIF)	District-scale infrastructure and public facilities (City; enabling legislation required)	○	●	●	Capture incremental state-level tax growth to finance large-scale public infrastructure and district investment
Metropolitan Council – Livable Communities / TOD / TBRA	Mixed-use development, public infrastructure, brownfield cleanup (City / development partners)	●	●	—	Close financing gaps for transit-oriented, mixed-use, or contaminated sites aligned with regional policy priorities
Hennepin County TOD & Environmental Response Fund (ERF)	Transit-oriented development and environmental remediation (City / County partnership)	●	●	—	Reduce site risk and enable redevelopment where environmental or access constraints limit feasibility

Opportunity-Based Funding Tools

Project-Specific / Market-Dependent / Policy-Enabled

Funding Tool	Primary Project Types Supported (Typical Applicant)	Phase 1	Phase 2	Phase 3	Primary Purpose (Key Criteria)
Historic Tax Credits (Federal & State)	Adaptive reuse of historic structures (Private developer)	—	•	•	Monetize eligible historic assets through tax credit equity when preservation and reuse criteria are met
Low-Income Housing Tax Credits (LIHTC)	Affordable and mixed-income housing (Private developer; state allocation)	—	•	•	Enable housing delivery that supports workforce access and district vitality when affordability thresholds apply
Opportunity Zone (OZ) Equity/ not an option for this area	Large-scale private real estate development (Private equity investors)	—	•	•	Attract patient private capital through federal tax incentives when qualifying OZ geography applies
EB-5 Immigrant Investor Capital	Large catalytic real estate or innovation facilities (Private developer)	—	•	•	Fill mezzanine-level financing gaps when job-creation and TEA eligibility thresholds are met
Federal Tech Hub / Innovation Cluster Programs (EDA, NSF, CHIPS Act)	Innovation facilities, workforce centers, applied R&D (Regional consortium)	◦	•	•	Secure transformational federal investment when BPBID anchors a regional innovation ecosystem
IIJA / IRA Infrastructure & Energy Programs	Transportation, energy systems, broadband, resilience (City, utilities, developers)	•	•	•	Reduce infrastructure and operating costs through federal climate and infrastructure incentives
Philanthropic & Institutional Capital	Workforce programs, entrepreneurship, community activation (Foundations, anchors)	•	•	•	Support early activation, equity initiatives, and ecosystem-building where public capital is not well-suited
Innovation District Operating Revenues	District management, programming, shared services (District entity)	—	◦	•	Establish long-term district sustainability through memberships, sponsorships, and program fees

Stakeholder Insights

Stakeholder Insights

Engagement Effort

Engaging stakeholders is essential to shaping both the vision and the implementation path for the Brooklyn Park Innovation District. In this first phase, introductory and discovery conversations with leaders across industry, education, and the community provided critical insights that informed the emerging vision and goals.

This engagement effort is supported through ongoing collaboration with City representatives, the Steering Committee, and the Advisory Group. The following slides summarize key engagements and early themes gathered from conversations with Steering Committee members. In the next phase, the project team will convene the full Steering Committee and begin engagements with the Advisory Group.

Committee Structure

Who We Engaged

	Purpose	City	Industry	Academic	Community
Staff Support Ongoing communication	Collaborate: Engage stakeholders as partners in shaping outcomes, co-developing solutions and aligning goals.	<ul style="list-style-type: none"> • Tim Gladhill • Paul Mogush • Malcom Hicks • Jolene Rotich • Dr. Marcellus Davis 			
Steering Committee Monthly meetings	Consult: Seek input and feedback to inform key planning and implementation milestones.	<ul style="list-style-type: none"> • Mayor Winston • Nichole Klonowski (EDA/Council Member) • Liam Cavin (PC) • William Petty (BAC) 	<ul style="list-style-type: none"> • Takeda • Medical Alley • Greater MSP 	<ul style="list-style-type: none"> • North Hennepin • Hennepin Tech • University of MN • Julie Brekke – HIRED 	<ul style="list-style-type: none"> • MetroNorth Chamber • Sam Ndely (Community Member Rep) • Jamie Frey (Community Member Rep)
Advisory Group Periodic outreach and quarterly updates	Inform: Share updates and decisions.	<ul style="list-style-type: none"> • CLIC Rep • Human Rights Commission Rep • Parks & Rec. Rep 	<ul style="list-style-type: none"> • BioMADE, Boston Scientific, Medtronic • Mayo / DMC • Developers (Mortensen Construction, United Properties, Ryan Companies, Scannel) • Cordia • Ehlers • Olympus • Vensana Capital • JLL • DEED • Target 	<ul style="list-style-type: none"> • Rasmussen • Mr. Chuck Hill (Chill Foundation) 	<ul style="list-style-type: none"> • Acer • Small Business Center • Centre for Asian and Pacific Islander (CAPI) • African Career Education and Resource (ACER) • Non-profits, community groups, and small local businesses • Patricia Fitzgerald – Community & ED Director, Hennepin County

Industry Steering Committee

What We Heard



Driving innovation and partnerships.

Key Directions	Ecosystem Focus	Partnership Alignment
Align Brooklyn Park BioTech Innovation District & MMT3.0 on shared program priorities.	Define a framework and partnerships for a physical innovation hub with shared labs, incubation, and convening space.	Collaborate with Medical Alley to enhance industry engagement.
Position Brooklyn Park as a regional catalyst.	Advance workforce development through higher-ed and industry collaboration.	Position Brooklyn Park BioTech Innovation District as a central node within the Greater MSP / MMT 3.0 innovation corridor.
Strengthen public-private partnerships to drive investment, recruitment, and talent development.	Build a connected ecosystem of: <ul style="list-style-type: none">• Large anchor partners• Mid size and scaling firms• Early stage start ups• Community and workforce organizations	

Higher Ed Steering Committee

What We Heard



Building talent pipelines.

Key Directions	Ecosystem Focus	Partnership Alignment
Build early talent pipelines starting in middle and high school	Connect school districts to STEM fundamentals, math prerequisites, and dual enrollment opportunities	Partner with local school districts and higher-ed institutions for early engagement
Develop industry-aligned curricula and micro-credential programs	Focus on high-demand fields (e.g., construction electricians, biotech regulatory affairs) and create rapid course development models	Collaborate with Hennepin Tech, Brook-Link, and industry partners for apprenticeships and upskilling
Create flexible pathways for associate-level and non-degree roles	Identify fundamental skill sets for regulated sectors and design stackable credentials	Work with companies to define roles that do not require a 4-year degree and build trust through tailored training
Foster community engagement to attract and retain talent	Integrate family-friendly programs and community life offerings alongside workforce initiatives	Partner with City of Brooklyn Park and Brooklyn Bridge Alliance to enhance livability and social programming
Ensure adaptability to evolving industry needs	Develop quick-turn partnerships for specialized training (e.g., Takeda regulatory affairs example)	Establish mechanisms for continuous feedback from industry to keep programs relevant

Community Steering Committee

What We Heard



Inclusive growth and equity.

Key Directions	Ecosystem Focus	Partnership Alignment
Build end-to-end workforce pipeline with strong STEM	K–12 STEM education, career exposure, skills development; transition to middle/high school pathways and work-based learning	Connect with Minneapolis Public Schools; Brooklyn Park schools; Minneapolis Foundation (Impact & Collective Giving); Youth orgs; Local STEM nonprofits
Integrate industry partnerships into workforce programs across skill levels	Employer-led training, apprenticeships, certificates; exposure to biotech, tech, and allied sectors	Co-develop pathways with Biotech employers; healthcare systems; tech firms; Workforce boards
Strengthen entrepreneurship support and business services	Startup tools, capital readiness, back-office enablement	FinSync (startup support software/platform), Small Business Development Centers (SBDC), local accelerators
Engage disinvested youth through applied learning (gaming as skills pathway)	Project-based learning: coding, design, teamwork, project management via game dev	Hal Reynolds – Disinvested Youth Gaming Initiative; community centers; libraries
Expand access to capital and financial inclusion	Banking relationships, credit building, loans/lines of credit for startups	Collaborate to structure inclusive capital products with institutions like First Independence Bank; CDFIs; credit unions
Coordinate collective giving & impact funding	Grants that catalyze pathways, placemaking, and inclusive growth	Minneapolis Foundation – Impact Team

Key Themes Shaping the Innovation District's Future

Stakeholder Priorities



Innovation-led Growth & Partnerships

Position Brooklyn Park as a hub for biotech and life sciences, driving regional economic development through shared labs, incubation spaces, anchor companies, and strong public-private collaboration.



Inclusive Workforce Development

Build end-to-end talent pipelines, cross-functional / transferable skills, starting in middle and high school, supported by micro-credentials, dual enrollment, and flexible pathways that align with industry needs.



Community-centered Design

Create spaces and programs that reflect Brooklyn Park's cultural diversity, integrate social and recreational amenities, and ensure residents benefit from district growth.



Entrepreneurship & Capital Access

Provide tools, resources, and funding to support startups and small businesses, fostering an inclusive innovation ecosystem.



Connected & Sustainable Infrastructure

Leverage TOD principles, micro-mobility networks, and pedestrian-first planning to connect the district regionally and enhance accessibility.



Flexibility & Mixed-Use Development

Enable zoning and design strategies that accommodate office, manufacturing, housing, and green spaces to create a vibrant, adaptable district.

Stakeholder Insights

Assets, Gaps, & Opportunities

The City of Brooklyn Park is an extraordinary community, offering a rich network of parks and natural assets, a growing industrial ecosystem, and robust academic and workforce partners.

During this discovery phase, we identified the foundational assets that can anchor the Innovation District, the gaps that may hinder progress, and the opportunities that can shape a strong, future-ready district. The next slides summarize these insights and set the stage for the work ahead.

Assets & Gaps

Insights and Opportunity Assessment

ASSETS

Location & Connectivity

Future METRO Blue Line Extension enhances access to downtown Minneapolis, MSP Airport, and the regional workforce.

Industry Ecosystem

The region is anchored by major Medical Alley members, including Medtronic, Takeda Pharmaceuticals, STERIS, CVRx, and more.

Talent & Education

Pipeline fueled by local colleges and workforce programs like Brooklynk and CareerForce.

Physical & Natural Assets

Park system and ecological corridors for green infrastructure and placemaking.

Economic & Policy Support

Strong city and state support with infrastructure investment accelerating development along with business-ready incentives.

GAPS

Capital & Scaling Support

Limited biopharma-focused venture capital and pathways for startups to scale.

Anchor Tenants

No major “dream anchor” secured; Boston Scientific located elsewhere.

Workforce & Industry Alignment

Hard to predict company-specific needs; lack of standardized skill requirements.

Infrastructure Readiness

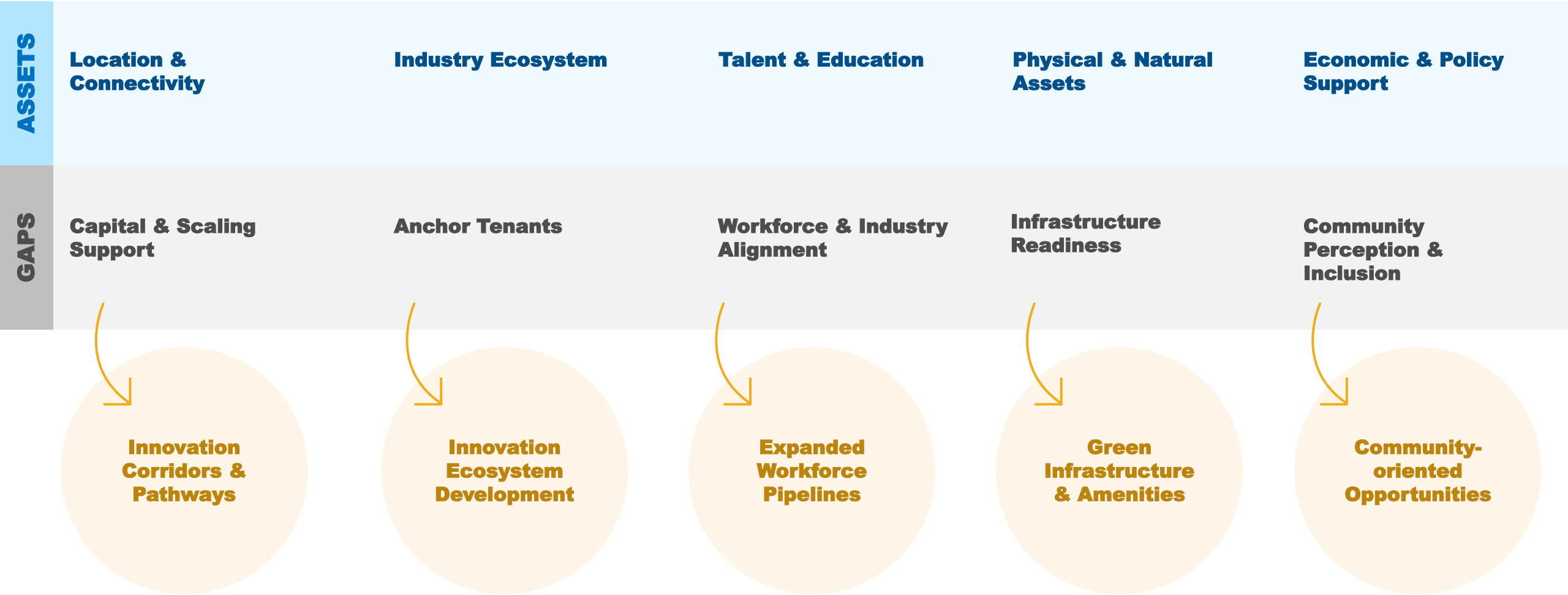
Immediate need for water, utilities, and site preparation; west side not development-ready.

Community Perception & Inclusion

Need to ensure residents see themselves in “live-work-learn” spaces and benefit from growth.

Emerging Opportunity Spaces

Where the City Can Build Momentum and Close Gaps



Opportunities to Activate

Concrete Initiatives That Bring Those Opportunity Spaces to Life



**Innovation
Corridors &
Pathways**

Innovative Financing Models

Explore public-private partnerships, Foreign Trade Zone benefits, and creative capital stacks to attract investment.

Flexible Zoning Framework

Apply TOD principles and incentives to enable mixed-use development and housing integration.



**Innovation
Ecosystem
Development**

Activate Mixed-Use and Public Realm

Create vibrant, walkable environments with flexible spaces for housing, retail, and innovation.

Shared Innovation Spaces

Establish makerspaces, incubation hubs, and shared R&D facilities to foster startups and collaboration.



**Expanded
Workforce
Pipelines**

Accelerate Talent Programs

Launch micro-credential programs, apprenticeships, and dual-enrollment pathways to meet industry demand quickly.

Cross-Sector Pathways

Align transferable skills across biotech, medtech, and emerging sectors like semiconductors and clean tech.



**Green
Infrastructure
& Amenities**

Green & Recreational Anchors

Use signature parks and trail systems as talent magnets and community amenities.

Integrate Ecological & Stormwater Systems

Integrate ecological corridors and stormwater systems into district design for sustainability and placemaking.



**Community-
oriented
Opportunities**

Public Realm & Placemaking

Flexible community spaces (markets, pop-up retail, cultural festivals).

Community Benefits & Initiatives

Local entrepreneurship accelerators and commitments for local hiring, and small business inclusion.

Vision and Goals

Northwest Growth Area Plan Goals

The Northwest Growth Area includes 700 acres of mostly undeveloped land with strong regional access and proximity to housing, parks, and the future LRT terminal. Following a development moratorium issued in early 2023 to update land-use plans, the City established the goals outlined below.



Attract

Draw local, regional, and national investment



Bridge

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



Connect

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



Engage

Effectively engage with the community



Prepare

Provide sustainable infrastructure to support development



Provide

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

Priorities for the Innovation District

Attract, Bridge, and Provide

Situated within the larger growth area, the Brooklyn Park Innovation District will prioritize three key goals: Attract, Bridge, and Provide. These three goals were selected because they represent the areas where the Innovation District can most meaningfully advance the City’s broader ambitions.



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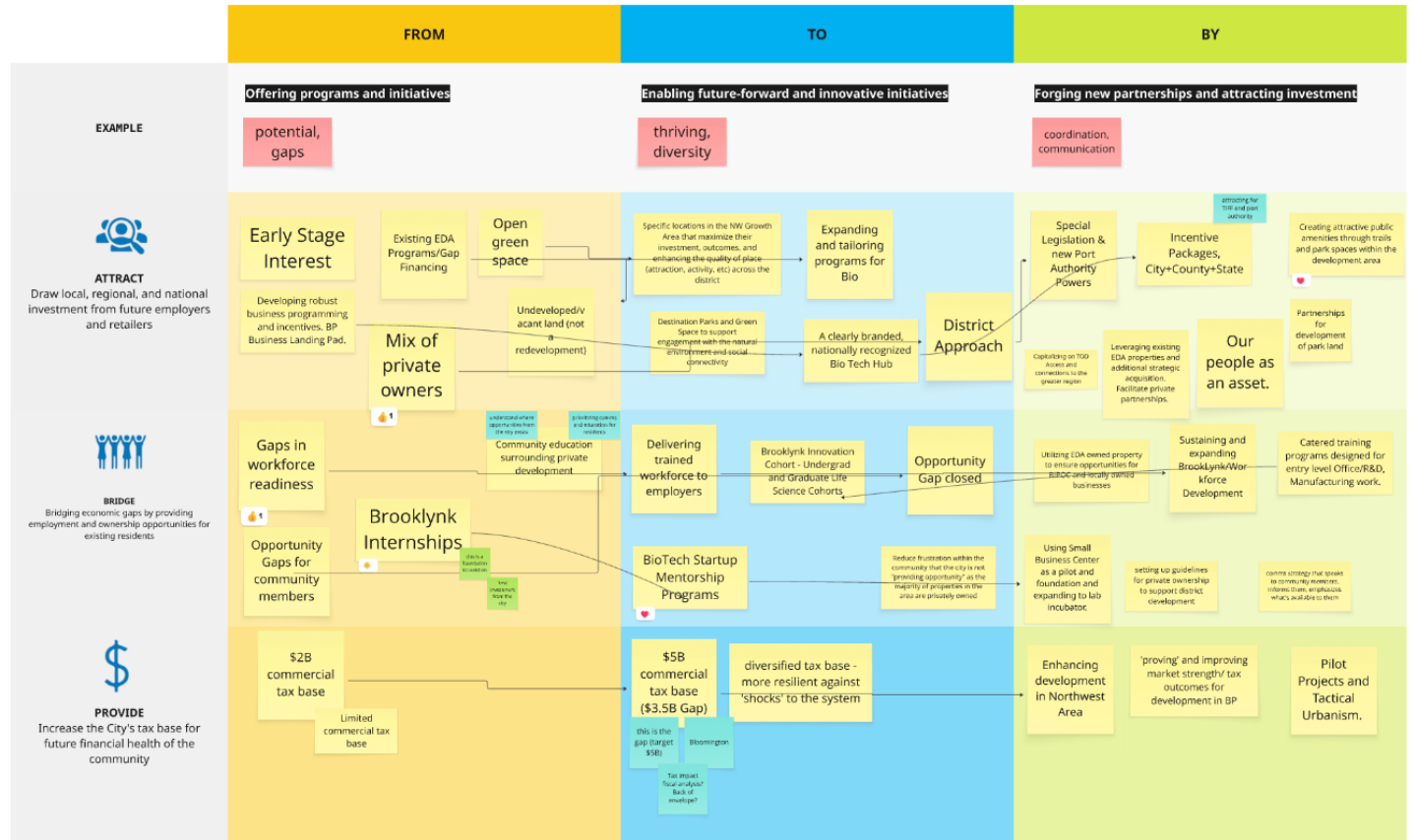
Increase the City’s tax base for future financial health of the community

Building a Unified Innovation District to Drive Growth

Visioning Session Takeaways

A visioning session with City representatives surfaced key insights, priority areas, and an initial direction for the Innovation District’s emerging vision. The following slides summarize takeaways from the “From–To–By” exercise, in which participants articulated the current state, future aspiration, and actions needed to advance the goals outlined previously, Attract, Bridge, and Provide. They also present the draft vision statement shaped by this work. At a glance, the key insights include:

- Strong recognition of **early momentum** (internships, EDA gap financing programs) but also **fragmentation** (mix of private owners, gaps in workforce readiness).
- **Envisioning a future** centered on workforce development, strong partnerships, strategic policies, and leveraging key assets.
- **Driving measurable economic growth** that attracts talent, bridges gaps, and ensures long-term financial health for the community.



Screenshot of “From-To-By” Activity Outputs

Supporting the Northwest Growth Area Plan Goals

A Vision to Attract



Attract

Draw local, regional, and national investment

From

- Mix of private owners
- Early-stage interest
- Undeveloped and vacant land

To

- Cohesive **district approach**
- **Tailored programs** to key sectors
- Enhanced quality of place and **nationally recognized district**

By

- Incentive packages and **strategic legislation**
- Private and public **partnerships**
- Attractive **public amenities**

Supporting the Northwest Growth Area Plan Goals

A Vision to Bridge



Bridge

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

From

- Gaps in workforce readiness
- Opportunity gaps for community members

To

- Delivering **trained workforce** to employers
- Opportunities for **BIPOC and locally owned businesses**

By

- Expanding strengths of BrookLynk **and workforce development programs**
- Utilizing EDA owned properties and setting guidelines for private ownership
- Enhance **community** communication and socialization

Supporting the Northwest Growth Area Plan Goals

A Vision to Provide



North Hills Innovation District

Provide

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

From

- Limited commercial tax base (\$2B)

To

- **Increasing the commercial tax base** (to \$5B)

By

- **Enhanced, mixed-use development**
- **Diversifying** the tax base to make it more **resilient** (e.g., multiple sectors across life sciences)

Exploring Vision Statement Options

Visioning Session Takeaways

Based on these takeaways, we developed three vision statement options and refined them with the City following the visioning session.

Option 2 was selected for its people-focused, future-oriented positioning, with a few targeted adjustments.

This draft vision statement will continue to be reviewed and refined with stakeholders in upcoming engagements.

Option 1

To transform Northwest Brooklyn Park into a vibrant innovation district that **leverages key assets** and partnerships to **drive inclusive growth, accelerate workforce readiness**, and attract **diverse investment** for a **resilient** future.

Option 2

To create an **inclusive**, future-ready economic **district where innovation and community** thrive together, **fueling workforce development**, fostering entrepreneurship, and building a **diversified economy** that supports **sustainable growth** for generations.

Option 3

To position Brooklyn Park as a **model** for **mixed-use** urban development, integrating **innovation, workforce advancement**, and **vibrant public spaces** to create a **connected**, adaptable, and **thriving innovation ecosystem**.

Draft Vision Statement

Visioning Session Takeaways

To create an inclusive, dynamic, and future-ready district where innovation and community thrive together, fueling workforce development, fostering entrepreneurship, and building a diversified economy for generations.

Attract

Dynamic, mixed-use hub with many amenities

Bridge

Emphasis on community and workforce development

Provide

Diverse and resilient economy

Planning Context and Opportunity Framework

Building on the Northwest Area Growth Plan

Planning Objectives

1. Attract Anchors that cultivate an active Innovation District

Anchors play a critical role in bringing people, activity, and strategic partners. They generate consistent daily foot traffic and help define the economic identity of the Innovation District. As conveners, these institutions host events, workforce programs, and community-facing initiatives that strengthen the district's innovation ecosystem and attract complementary partners over time.

2. Ensure flexibility so the Innovation District can adapt to market changes

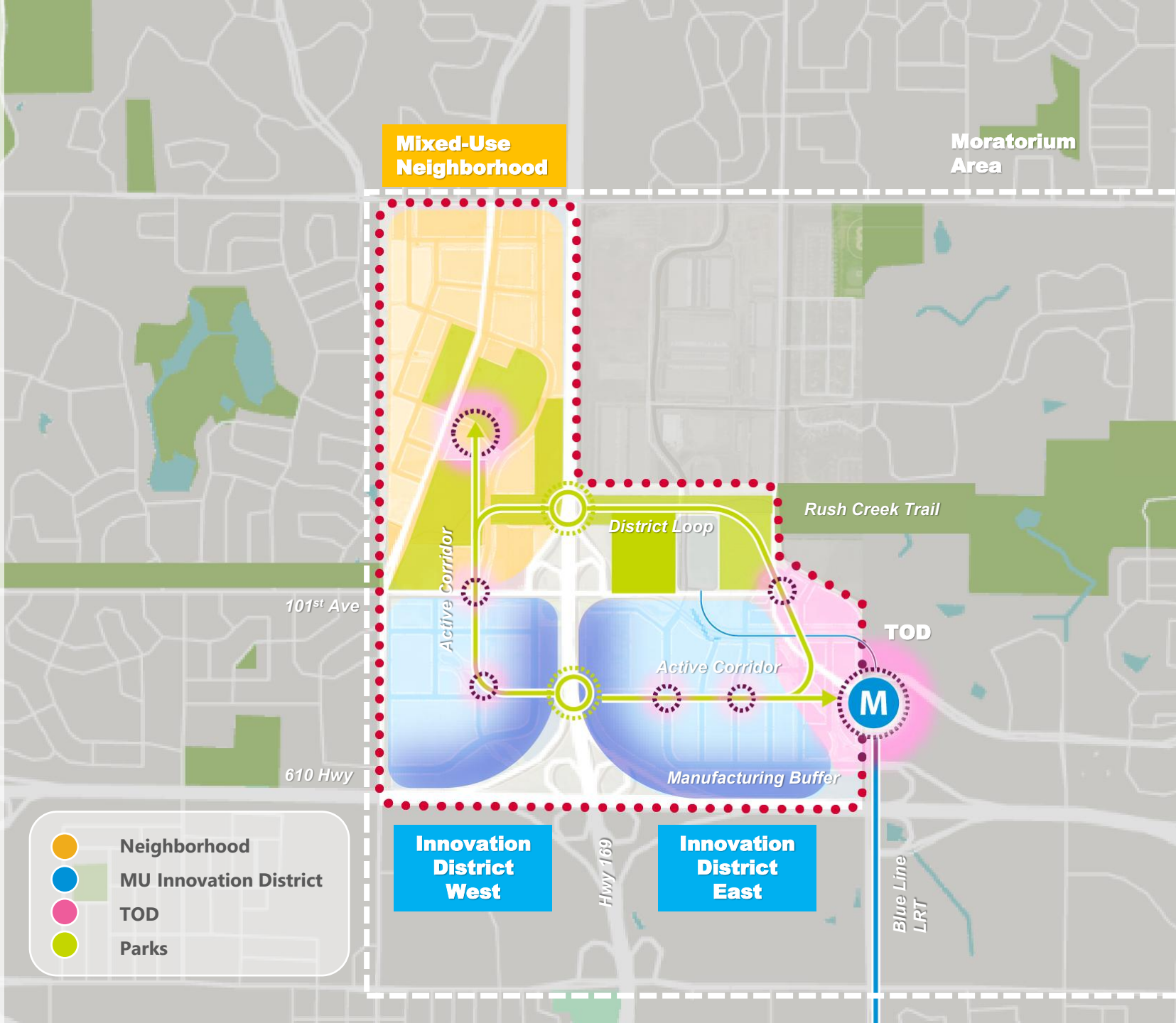
Building flexibility into the district's zoning, development strategy, and physical design ensures it can evolve with changing economic, industry, and community needs. Mixed-use opportunities, adaptable land-use policies, and phased implementation allow the district to respond to emerging trends, pivot as conditions shift and keep the Innovation District resilient, competitive, and able to attract a diverse range of tenants without requiring major redevelopment.

Northwest Area Growth Plan

The Northwest Area Growth Plan, now underway, identifies an Innovation District south of 101st Avenue. This phase builds on that framework by defining and programming the district to clarify its purpose and potential. In this section, we outline key programs and planning objectives that strengthen the district's identity and help the City attract the anchors and partners needed to advance development.

Planning Layers that Support the Innovation District:

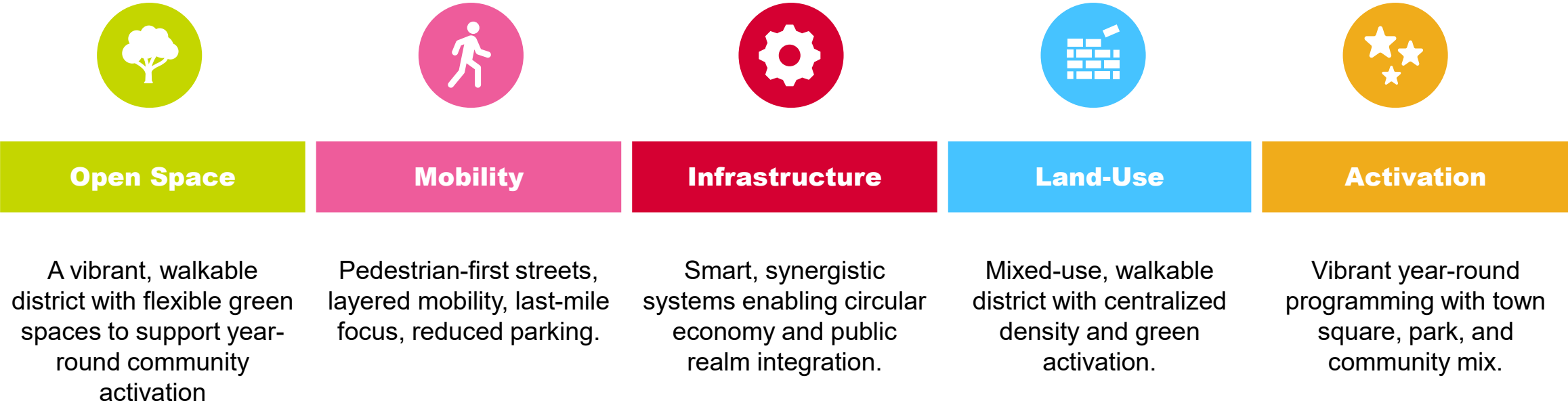
-  **Open Space**
-  **Mobility**
-  **Infrastructure**
-  **Land-Use**
-  **Activation**



Planning Opportunities to Support the Innovation District

Developing an Ambitious Framework for Development

Opportunities to shape a comprehensive identity for this ambitious development were explored through conversations and workshops with the City of Brooklyn Park. These discussions helped define goals across open space, mobility, infrastructure, land use, and activation. The primary objective was to establish aspirational and innovative drivers that will guide Phase 02 of district definition and planning.





Open Space

Parks serve as key public anchors and primary district activators, integrating and leveraging open and shared spaces to create a vibrant, walkable environment with flexible green areas that support year-round community activity.

Key District Assets:

Distributed and Integrated Park Space:

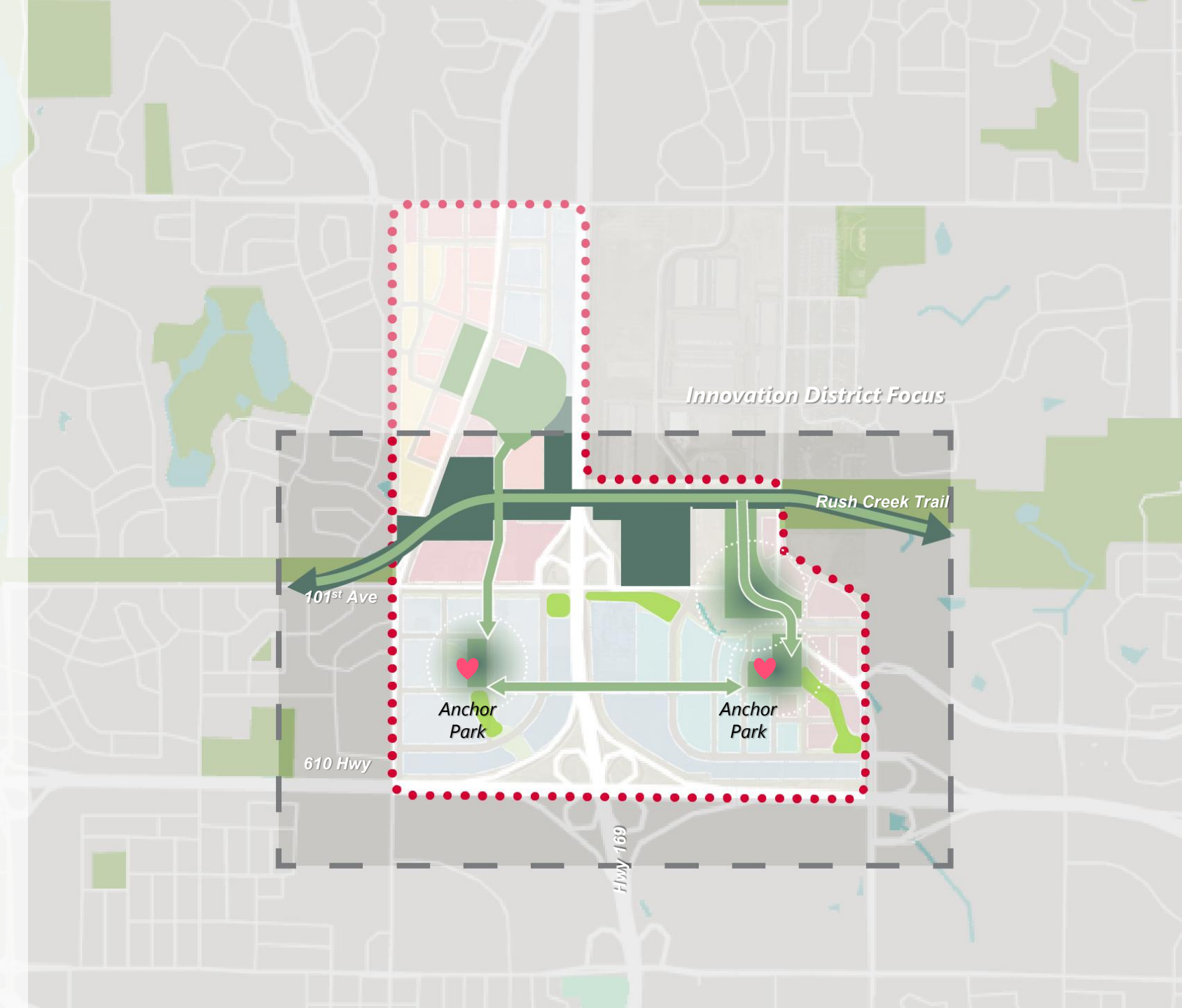
Provide easy access to programmed and flexible park space

Strengthened Natural Corridors:

Improve access and visibility of biophilia and natural open space

Teal Network for Stormwater Management:

Integrate stormwater infrastructure with open space to create a connected system made up of multiple scales



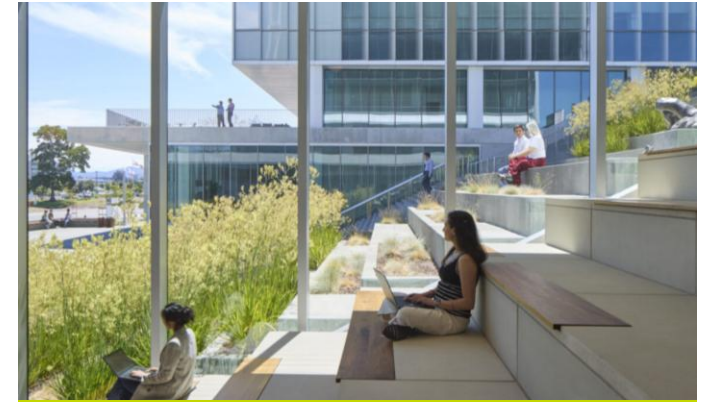
Open Space Opportunities

A vibrant, walkable district with flexible green spaces that support year-round community activation.

- Social spaces serve as essential drivers of district vibrancy, as seen in successful precedents like South Lake Union.
- A flexible programming framework enables collaboration with developers to create a mix of public-private spaces that bring activity outdoors.
- Opportunities for integrated green space and a variety of open-space types strengthen the district's identity and usability, supported by a mix of hardscaped and landscaped areas that accommodate diverse activities and experiences.
- Open-space programming can be combined with health and wellness initiatives to support community well-being and broaden activation throughout the year.



Social Spaces and Parks as Anchors



Integrated Open Spaces and Spill out



Mix of Soft and Hard-Scapes



Wellness Programing

Mobility

The district will leverage its proximity to the new LRT stop and TOD by prioritizing pedestrian-first streets, layered mobility options, last-mile connections, and strategic parking solutions, strengthening access and linking both sides of the Highway 169 corridor to create a cohesive, interconnected innovation district with a fluid identity.

Key District Assets:

Key Crossings and Connections:

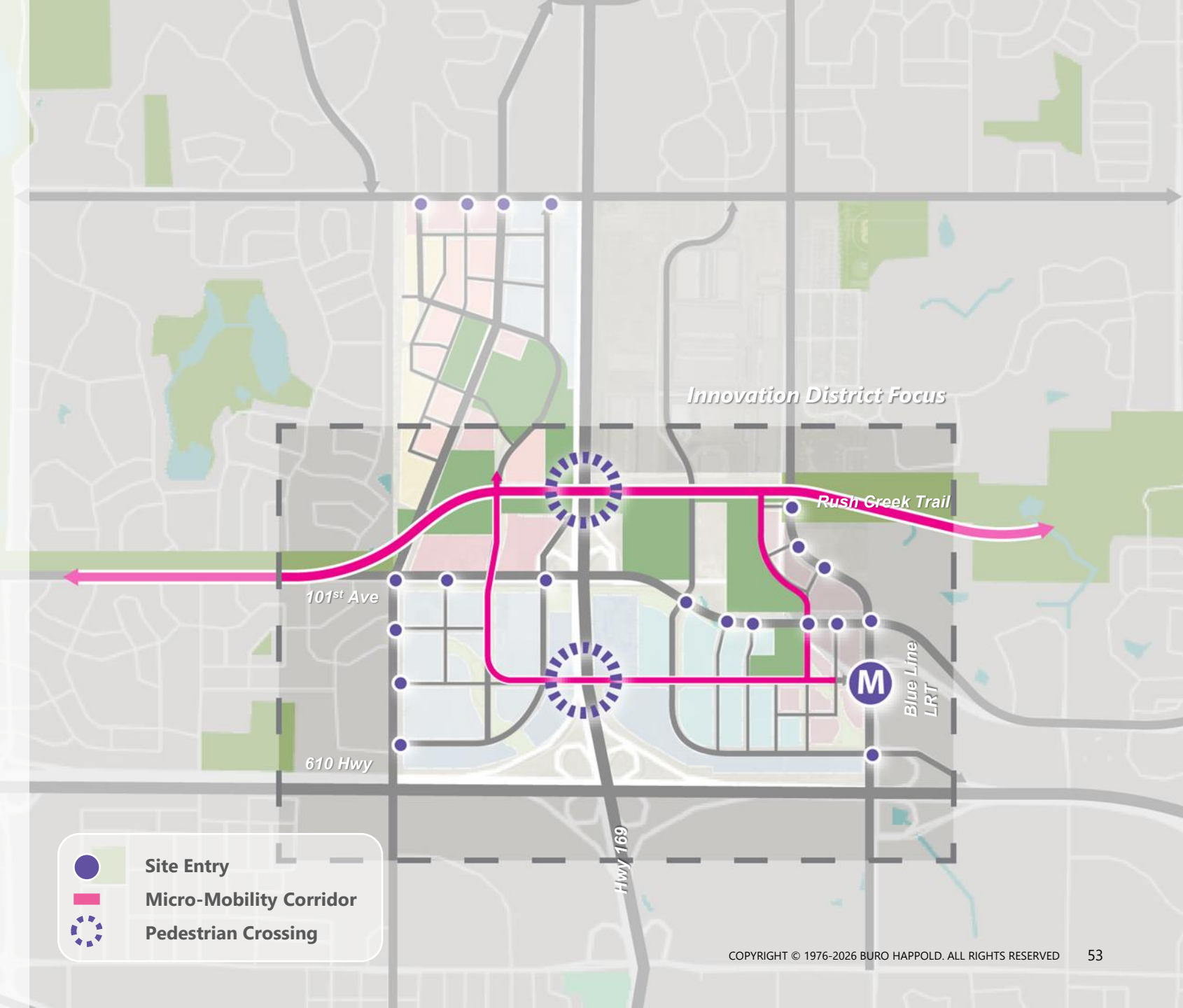
Enhanced connectivity between districts and surroundings

Pedestrian and Micro-Mobility Network:

Pedestrian-first planning and Complete Streets

Roads and Block Sizes:

Retaining connectivity while supporting flexible lots



Mobility Opportunities

Pedestrian-first streets, layered mobility, last-mile focus, reduced parking.

- Layered mobility with strong last-mile connections, prioritizing movement over parking investments.
- Pedestrian-first streets that encourage activation and support a safe, walkable environment.
- Consolidated and off-site parking strategies that shift investment toward last-mile solutions rather than surface lots.
- A balanced mix of fast and slow mobility options to support seamless circulation throughout the district.



Shared and Layered



Last Mile Mobility



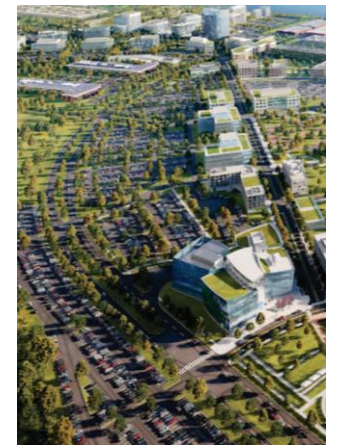
Active Ground floors



Complete Streets



Central Ramp



Perimeter Parking

Infrastructure

The district will rely on connected, flexible, and resilient systems, using smart, synergistic infrastructure to support a circular economy and seamlessly integrate with the public realm. The biggest asset of the district will be a cohesive district approach that capitalizes on synergies between programs.

Key District Assets:

Integrated Systems:

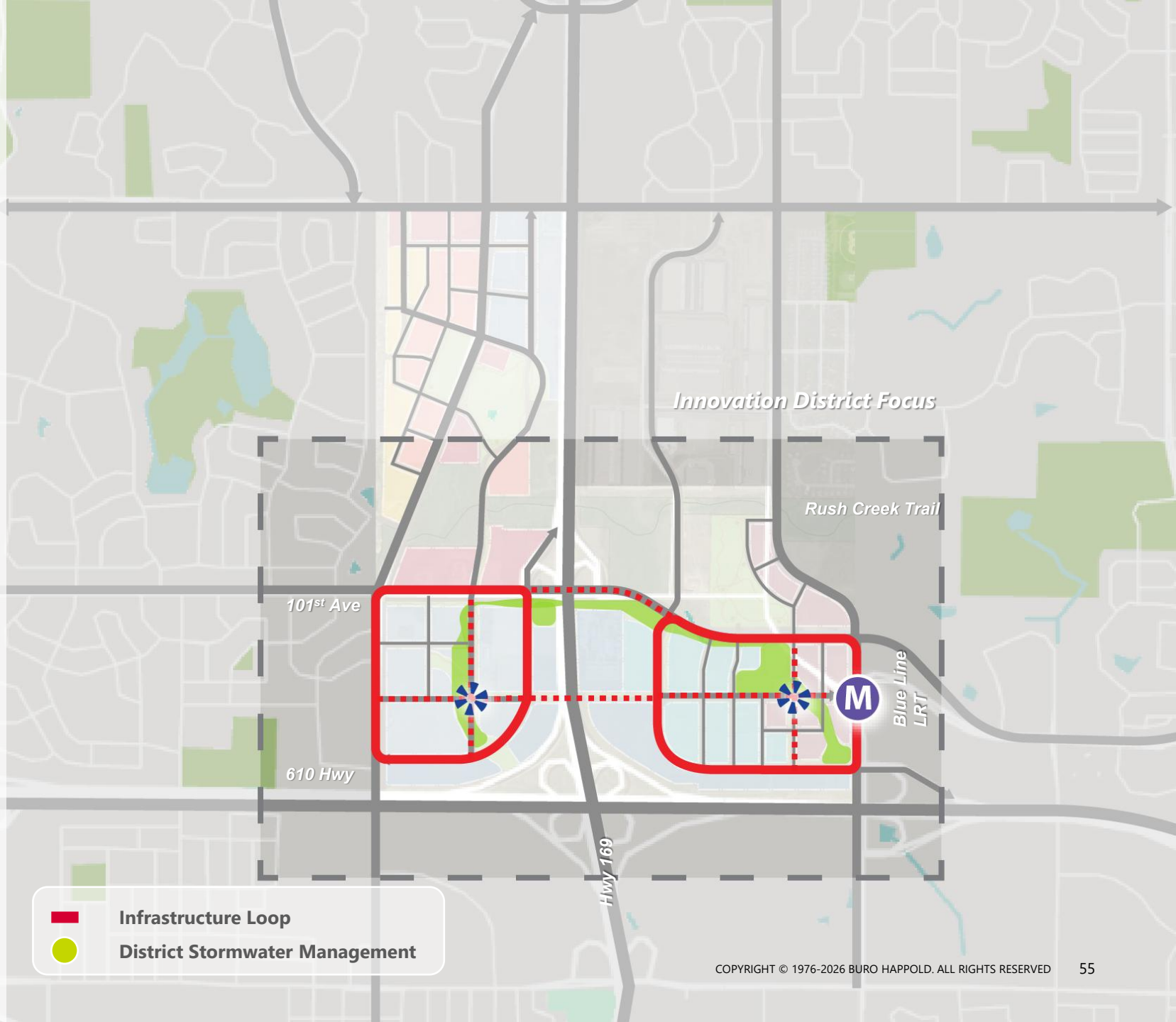
Connected and Flexible access to infrastructure

Smart City Capabilities:

Enabling IoT and optimizing systems

Circular Synergies:

Highlighting synergies between programs



Infrastructure Opportunities

Smart, synergistic systems enabling circular economy and public realm integration.

- Capitalize on district synergies by leveraging mixed-use opportunities for shared systems such as thermal energy networks and district-scale solar strategies.
- Integrate infrastructure, like stormwater management, with the public realm to expand green space and enhance park environments.
- Develop a smart district that attracts innovators and optimizes system performance through data-driven technologies.
- Enable circular economies with smart waste management and resource-efficient district systems.



Energy Loops



District Solar



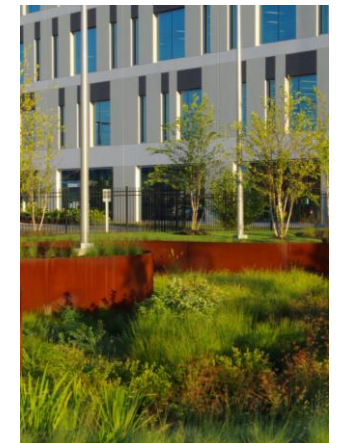
Smart City Integration and IoT Enablement



Circular Waste Management



Gray Water Reuse



Integrated Systems



Land-Use

The district will prioritize mixed-use development in walkable areas with centralized density and green activation to create a vibrant, well-connected urban environment. Further definition of land-use planning and district programming will help establish priorities for density, activation and location of key anchor programs.

Key District Assets:

Blurred Boundaries:

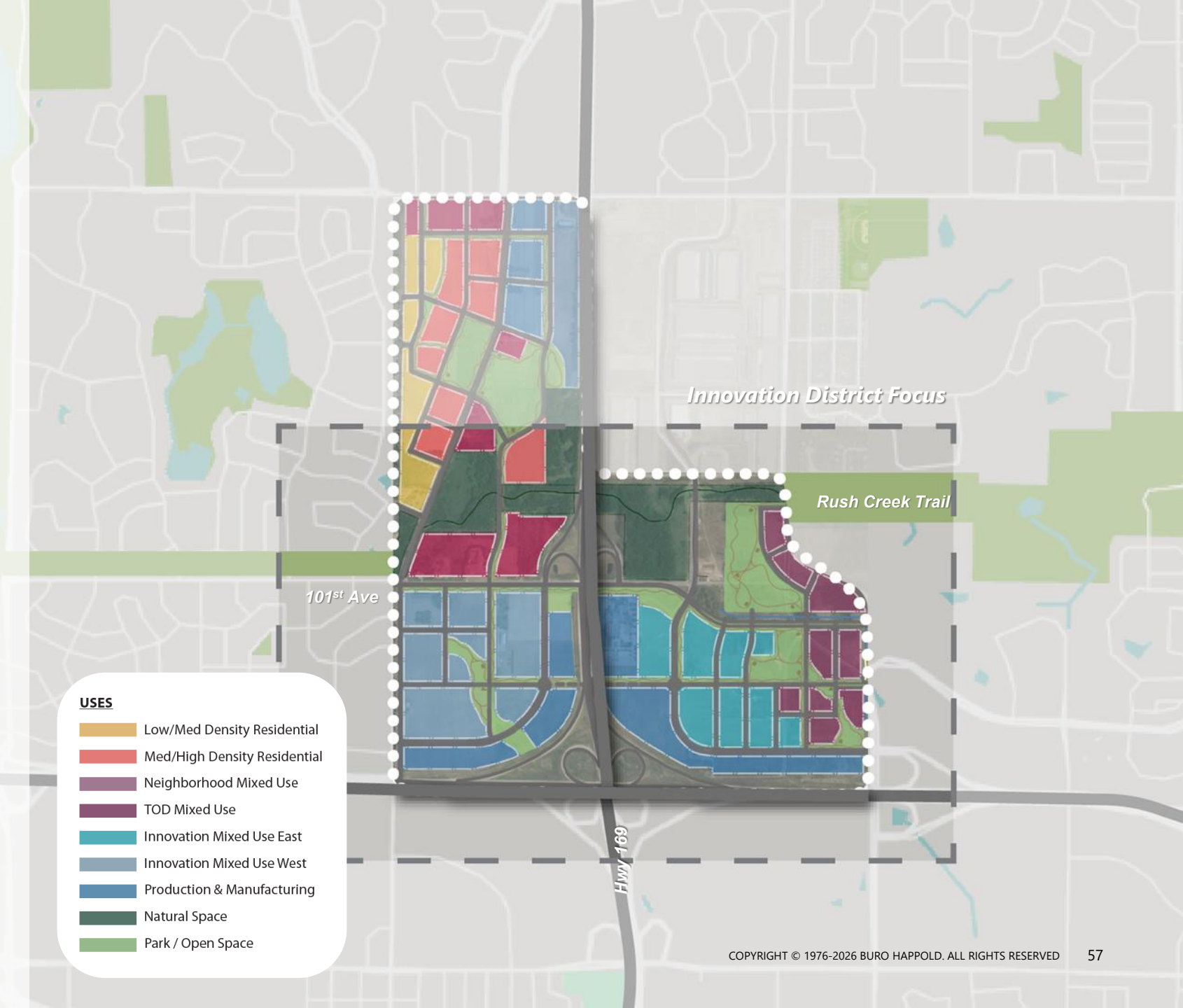
Connecting to surroundings through building types and land use

Neighborhood Hearts:

Establishing activity centers for proposed density

Phasing:

Creating a staging plan to reinforce district vitality



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

Innovation District Focus

Rush Creek Trail

101st Ave

Hwy 169

Land-Use Opportunities

Mixed-use, walkable district with centralized density and green activation.

- Mixed-use development to drive continuous, 24/7/365 activity across the site.
- Integrated activation and green space to create a lively and connected public realm.
- A walkable district that prioritizes the public experience and safe pedestrian movement.
- Centralized density focused around key activity areas to reinforce vibrancy and place-making.



Mixed-Use Buildings



Active Groundfloor



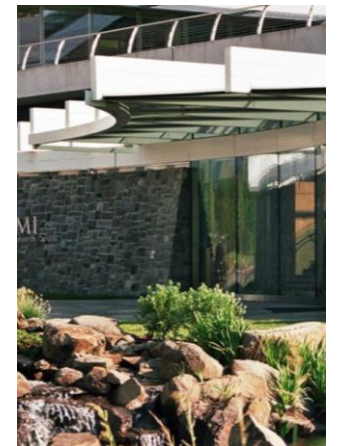
Integrated activation and green space



Centralized Density



Walkable Green



Biophilia

★ ★ ★ Activation

The district will activate its central corridors through vibrant year-round programming supported by a town square, park spaces, and a mix of community-oriented uses. Thoughtful planning of street qualities and ground-floor uses will be essential to creating this vibrancy by identifying where community-oriented businesses can best draw people in and encourage engagement with the district.

Key District Assets:

Active Corridors:

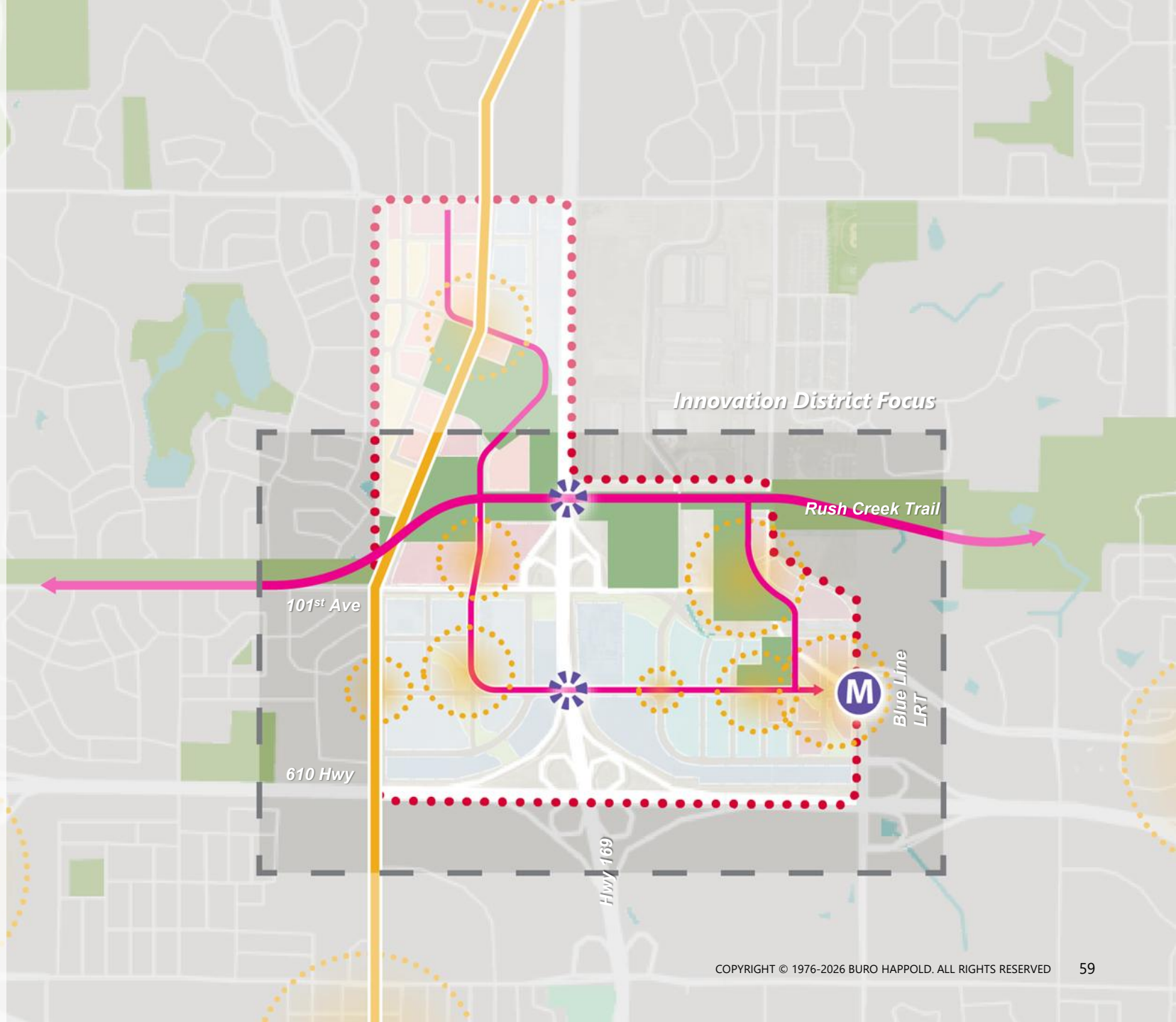
Concentrating activity and creating a district identity

Flexible Spaces:

Identify open spaces ideal for community programming

Public Art and Cultural Magnets:

Make the Innovation District into a regional destination



Activation Opportunities

Vibrant year-round programming with town square, park, and community mix.

- Vibrant district supported by a diverse mix of innovation-driven and locally owned businesses.
- A central Town Square and Signature Park that anchor community life and activity.
- A blend of institution-led and community-driven programming to ensure broad engagement.
- Year-round programming that sustains activity across all seasons.



Town Square



Signature Park



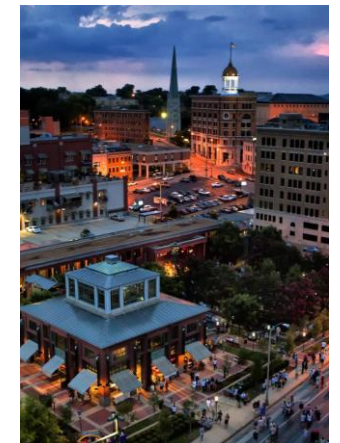
Support Variety of Businesses



Institution and Community Programming



All-year Programming



Regional Events

Outcomes and Drivers

Developing a Cohesive District Approach

OPEN SPACE

Distribute open space into the Innovation District and create a **green loop** connecting the entire site

Take advantage of **signature park** to create an active public space

MOBILITY

Create a pedestrian and micro-mobility **bridge** over the highway to connect ID West to ID East and the TOD

INFRASTRUCTURE

Leverage mixed-use synergies that emphasize a **district approach**

Explore options for central utilities corridor and **integrated infrastructure**

LAND-USE

Introduce residential and active programs through **mixed-use zoning**

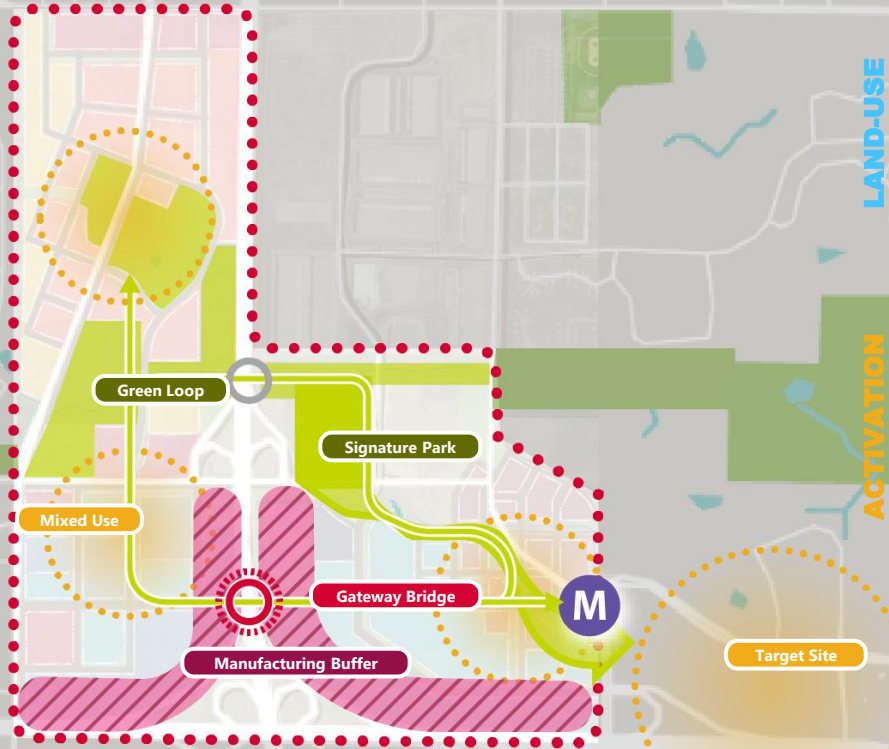
Buffer highway with manufacturing and investigate typologies that integrate housing

ACTIVATION

Integrate appropriately sized green space to ID to **enable active programming**

Create **neighborhood centers** with walkable commercial cores

Next steps for Phase 02 of district planning and programming will be to integrate these ideas and develop toolkits and guidelines that support their implementation.



Appendix

Overall Project Timeline

