



City of Brooklyn Park
City Hall
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Brooklyn Park, MN 55443
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www.brooklynpark.org

February 13, 2026

Minnesota Senate Jobs and Economic Development Committee

Senator Bobby Joe Champion, Chair
3401 Minnesota Senate Building
St. Paul, MN 55155
sen.bobby.champion@mnsenate.gov

Senator Rich Draheim, Ranking Minority Member
2225 Minnesota Senate Building
St. Paul, MN 55155
sen.rich.draheim@mnsenate.gov

Minnesota House of Representatives Workforce, Labor, and Economic Development Finance and Policy

Representative Dave Baker, Co-Chair
2nd Floor Centennial Office Building
rep.dave.baker@house.mn.gov

Representative Dave Pinto, Co-Chair
5th Floor Centennial Office Building
rep.dave.pinto@house.mn.gov

Re: Brooklyn Park BioTech Innovation District Annual Legislative Report

Dear Committee Chairs and Ranking Minority Members,

Thank you for the Minnesota Legislature's designation of the City of Brooklyn Park's BioTech Innovation District in 2024 in addition to Special TIF Legislation in 2025. This is an important step in guiding future growth in our 700 acre undeveloped northwest area. The City of Brooklyn Park desires to guide future growth in a responsible manner that balances existing conditions, future jobs and tax base growth, and a design that adds immense value to our community.

2024 Minnesota Laws Chapter 120, Article 2, Section 12, Subdivision 4 mandates that the City of Brooklyn Park produce a report as follows:

- 1) The development plan and any proposed changes to the development plan
- 2) Information on the progress of projects identified in the development plan
- 3) Costs and financing sources for the costs, including the amount paid with state aid and local contributions of projects completed in the previous two years
- 4) Estimated costs and financing sources for projects anticipated to start in the next two years
- 5) Debt service schedules for all outstanding obligations of the city and authority for debt issued for projects identified in the project

The City is finalizing the development plan mentioned above. The City of Brooklyn Park has made great strides and progress in completion of the development plan and looks forward to beginning implementation phases later this year. Until then, some of the costs and funding sources are not yet known. The version of this report will be able to answer many of these remaining questions.

Sincerely,

A handwritten signature in black ink that reads "Tim Gladhill". The signature is written in a cursive, flowing style.

Tim Gladhill
Community Development Director/EDA Executive Director
Enclosures (1)

CC: Legislative Reference Library

Brooklyn Park BioTech Innovation District 2026 Annual Legislative Report

February 13, 2026

Brooklyn Park 
Unique. United. Undiscovered.

1 - Development Plan

Phase 1: Land Use, Infrastructure, & Environmental Planning

The City has hired the firm of Bolton and Menk to navigate the preparation of the Development Plan. Bolton and Menk was selected on August 26, 2024. This phase of the BioTech Innovation District is commonly referred to as Phase 1 and is focused on the land use and infrastructure planning. The study launched later in Fall of 2024. The Development Plan is anticipated to be complete in 2026. This phase also includes environmental review by way of AUAR: Alternative Urbanwide Area Review. The environmental review process did extend the schedule for completion into 2026.

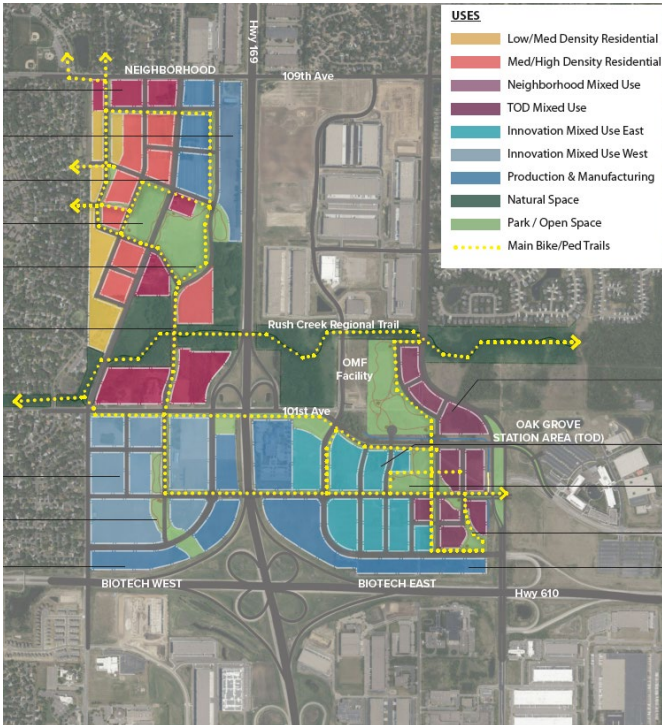
Phase 2: Strategic Framework for BioTech Innovation District

The City launched Phase 2 in June 2025. This phase is essentially as Strategic Framework to recruit desired sectors & sub-sectors. This also establishes a proactive marketing and economic development approach. This step also provide more detailed physical planning.

2 - Progress Report

As noted above, Brooklyn Park is in process of completing the Phase 1 from a traditional land use planning perspective. The Project Team has taken three broad land use scenarios to public comment and engagement. The Project Team has hosted multiple rounds of public engagement and guided the plan to a Preferred Scenario. The Team is currently preparing an AUAR: Alternative Urbanwide Area Review to position the site for quicker success.

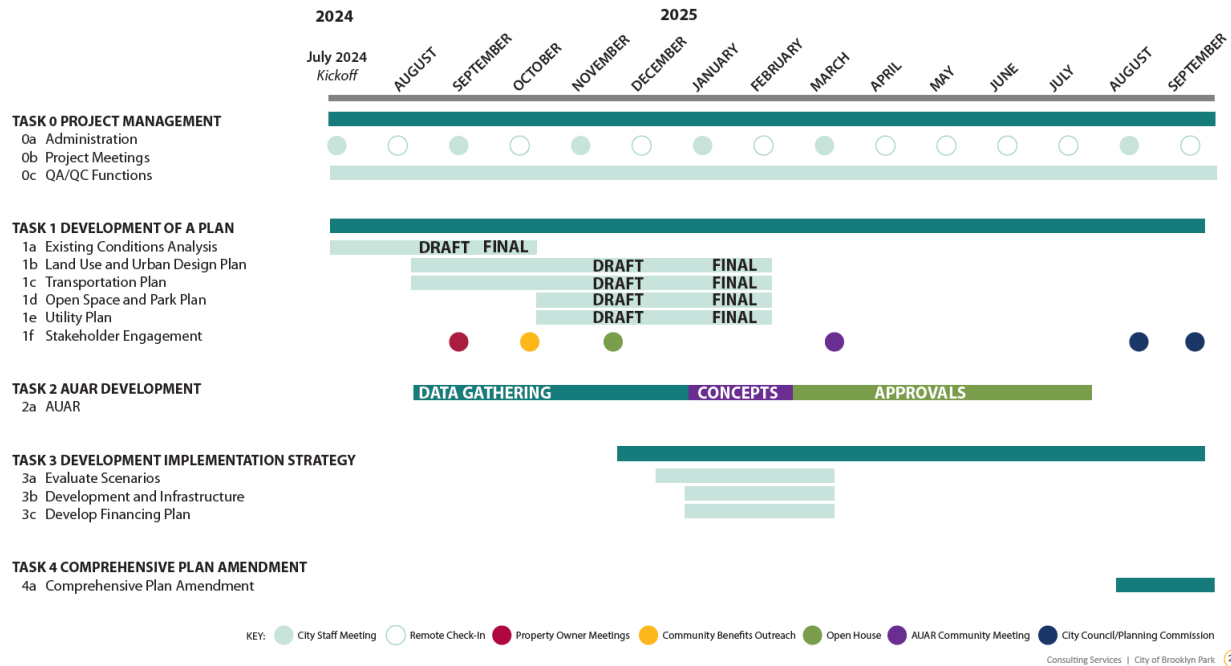
Exhibit: Preferred Development Scenario



Schedule Update Phase 1

BOLTON & MENK
SCHEDULE

We have developed a schedule detailing the anticipated work tasks, task relationships, critical path timeline, deliverable due dates, and completion dates. This schedule is based on our review of the project background, description, and scope of services included in the RFP and our experience on other similar projects. Upon selection, Bolton & Menk will work with city staff and other project partners to revise and update this schedule as needed to ensure successful delivery of this project.



As noted, Phase 2 launched in June 2025. This Team accomplished two (2) key tasks in 2025.

- Existing Conditions Scan and Industry Engagement
- Launch Steering Committee

The implementation phase is anticipated to take 12-18 months, with completion by the end of 2026. Actual development will occur for a number of years following this stage.

Attached to this report are two (2) documents that demonstrate progress on Phase 2.

- Steering Committee Presentation
- Early Report

3 - Costs and Financing Sources (Existing)

Direct project costs for the BioTech Innovation District are not yet known but will include planning-level estimates later this year, as anticipated by both Phase 1 and Phase 2 of the Development Plan.

State Aid

The 2025 Legislature granted flexibility in Tax Increment Financing (TIF) by allowing a 25/26 Year Redevelopment TIF District. The 2025 Legislature also provided a direct allocation to our workforce development program Brooklynk in the amount of \$500,000 over two (2) fiscal years. These dollars allowed us to create a pilot workforce development program focused on BioTech Careers.

Additionally, the City has the current requests for the 2026 Legislative Session.

- \$4.5M in State Bonding for Water Infrastructure
- \$1M in Workforce Development Dollars (1 time allocation/spread over 3 years)

Local Contributions

Brooklyn Park has approved \$299,300 for the preparation of the Development Plan/Small Area Plan (Development Plan). Brooklyn Park has also tentatively agreed to allocate up to \$600,000 to hire an economic development consultant specializing in the life sciences/medtech industry to assist in proactively implementing the plan.

Brooklyn Park expects to invest in several infrastructure projects in the development area once the capital improvement plan is better defined.

4 - Estimated Costs and Financing Sources in Next Two (2) Years

Brooklyn Park will have a better understanding of Estimated Costs and Financing Sources later this year (2026) upon completion of the Development Plan currently underway (approximately 75% complete).

The eastern boundary of the BioTech Innovation District includes the Blue Line LRT Extension and associated planned infrastructure. Much of this funding is currently planned to include a combination of Federal Funds, City Funds, and Property Owner Assessments. However, it should be noted that the BioTech Innovation District can move forward independently of any Blue Line Extension implementation.

5 - Debt Service Schedules – Outstanding Obligations

There are no outstanding debt service obligations for the BioTech Innovation District at this time. The next step in the process will begin to determine these debt service schedules.

Exhibits

01 - Small Area Plan (Development Plan) Scope of Services (Bolton and Menk)

02 – Preferred Development Plan Scenario

03 - Legislative Fact Sheet – BioTech Innovation District

04 - Legislative Fact Sheet – Water Infrastructure Bonding

05 – BioTech Innovation District Steering Committee Presentation

06 – BioTech Innovation District Early Report



CONSULTING SERVICES FOR A SMALL AREA PLAN, ALTERNATIVE URBAN AREAWIDE REVIEW, AND DEVELOPMENT STRATEGY FOR THE NORTHWEST PORTION OF BROOKLYN PARK

July 22, 2024



Contact:
Haila Maze, AICP
651-434-5743
haila.maze@bolton-menk.com

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111 Washington Avenue South, Suite 650
Minneapolis, MN 55401
612-416-0220 | Bolton-Menk.com





Real People. Real Solutions.

111 Washington Avenue
South
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Minneapolis, MN 55401
612-416-0220
Bolton-Menk.com

Paul Mogush | Planning Director
Brooklyn Park Economic Development Authority
5200 85th Avenue North
Brooklyn Park, MN 55443

Dear Paul,

The northwest portion of Brooklyn Park is a rare asset: convenient, connected, flexible, and full of opportunity. As the city embarks on this opportunity, you need assurance that you have a team ready for the journey, and with the discernment, vision, and expertise to help you realize the potential. Our team is ready to accept the challenge, bringing the following:

LOCAL CONNECTIONS AND COMMITMENT Brooklyn Park's population is the future: a diverse population that manifests the direction of the region and nation. With team members who live and work here, many existing relationships with community organizations, and a long-term connection to the area, we are ready to meet the community as co-collaborators for a better and more equitable future.

EXPLORATORY AND CREATIVE PROCESS While the work we do will leverage the best national practices for advancing growth, from transit-oriented development (TOD) to biotech, we also know the story of this place will be unique. We approach each project as an opportunity to raise the standard for how things are done, while still being legible to both small and large investors and developers. We know how design can tell a story and inspire action.

IMPLEMENTATION FROM THE START Bolton & Menk's origin story is focused on practical implementation rather than long-range planning. We've kept that as part of what we do, knowing that a plan is only as good as how it can be implemented. This means paying attention to the technical details, and those in charge of them, while not losing sight of the fact that plans should expand the realm of the possible.

In continued service to the City of Brooklyn Park, we are excited at the opportunity to provide consulting services for the Northwest Portion of Brooklyn Park. Haila Maze will serve as your lead client contact and project manager. Please contact her at 651-434-5743 or haila.maze@bolton-menk.com if you have any questions on our proposal.

Respectfully submitted,
Bolton & Menk, Inc.

A handwritten signature in black ink that reads 'Haila R. Maze'.

Haila R. Maze, AICP
Project Manager, Principal-in-Charge

WHY US?

HOW WE ADDRESS THE SCORING CRITERIA

SUCCESS WITH PLANS OF SIMILAR SCALE

Our multidisciplinary team, led by **Haila Maze**, has worked with public and private sector clients on all stages of large-scale, ambitious local and national projects that think outside the box on community benefits and design while maintaining feasibility.

Bolton & Menk has land use, transportation, and public space design experience on growth area and large infill sites across the Midwest and Southeast. **LOCi** brings decades of successfully delivering strategies for medium and large, multi-phased public-private development plans, including mixed use district analysis and TOD station area market analysis. With expertise in large-scale biotech park development, **Hanbury** knows the depth and complexity of facility and campus design, and what it takes to make them successful, including national contacts and design details. **Midwest Select** is a multifaceted engagement and construction services firm, with deep ties to the Brooklyn Park community and grassroots organizations. **NEOO Partners** challenges economic and engagement assumptions to deliver systems-level recommendations and guidance at the local and regional level.

Finally, **Braun Intertec** is one of the region's premier environmental review firms, bringing credibility and expertise in this area.

DEMONSTRATED ABILITY TO LEVERAGE FUNDING FOR PLANNING AND CONSTRUCTION OF INFRASTRUCTURE

LOCi is a local leader in creative development finance strategy toward real estate and economic development strategies. They will be supported by **NEOO's** on-the-ground expertise in working within Brooklyn Park's development context.

Over the past five years, the **Bolton & Menk** funding group has secured \$375 million in grant funds, leveraging over \$1 billion in project costs for our clients. With early involvement by funding experts, we ensure our plans can be constructed and maintained for the long term.

REPUTATION AND REFERENCES

A list of references for project leadership and key staff is included in the team section of this proposal. We are happy to share additional references as needed or requested.

DEMONSTRATED KNOWLEDGE AND UNDERSTANDING OF THE COMMUNITY

We recognize the power in the aspirations and diversity of the city. This stems from completing dozens of projects with the city, such as the recent **NEOO**-led small area plan.

Further, we understand the layered jurisdictional needs and expectations for this area, having worked on multiple projects with other agencies in and around Brooklyn Park, including the Mississippi Gateway Regional Park, Blue Line LRT, 252-94 EIS, and adjacent community partnership projects with Brooklyn Center.

CONNECTIONS TO BROOKLYN PARK

Two of our core team members are Brooklyn Park residents, with personal commitments and investments in the future success of the community. Through our work in and around the area, **Bolton & Menk's** community outreach staff have cultivated strong working relationships with cultural communities and the organizations that serve and connect with them.

HOW WE ADDRESS THE SCORING CRITERIA (CONT.)

INNOVATION AND CREATIVITY IN APPROACH

Our approach to growth area planning is rooted in the belief that such planning should provide clear community-wide benefits and value, and not fall trap to "quick wins" that compromise the long-term vision. This is driven by our team's national expertise, particularly that of **LOCi, Hanbury,** and **Bolton & Menk**, which connects bold and inspiring projects to new ways of exploring and realizing the value of growth opportunities.

Similarly, our public infrastructure team considers multimodal system-level design implications that promote durable connections, including long-term maintenance needs of parks and public realm, stormwater and utilities, and environmental preservation/restoration.

COMMITMENT TO AND ALIGNMENT WITH EQUITY AND INCLUSION IN TEAM AND APPROACH

All of this is guided by our team's commitment to and alignment with equity and inclusion in project delivery, and will be guided by **Bolton & Menk's** community-centered design approach. This starts with acknowledging past harms and establishing benefits toward the future of a diverse population and workforce.

Additionally, **Bolton & Menk, LOCi, Hanbury, and Braun** are each employee-owned companies. **Midwest Select** is a women-owned small business (WOSB), disadvantaged business enterprise (DBE), service-disabled veteran-owned small business (SDVOSB), and targeted group(TG)/economically disadvantaged (ED)/veteran-owned (VO) firm. **NEOO** is a DBE firm.

PRICE OF PROPOSAL

We have proposed a not-to-exceed fee of \$299,300, based on our understanding of the RFP and experience with similar projects.

The budget includes a set-aside of up to \$5,000 to compensate local community partners as part of the community engagement and benefits assessment process. We believe investing in the community, both directly and in terms of capacity building, is critical to creating community value during the planning process. We are able to leverage existing relationships to ensure these connections are meaningful and representative.

TIMELINE

Our team proposes a year-long project based on our understanding of the RFP and experience with similar projects. This timeline creates spaces for consideration and concurrence, to ensure the insights and lived experiences of residents and other stakeholders are fully addressed.

RECEDENTS WITH RESULTS

Click links for more information!

[Towerside Innovation District](#)

City of Minneapolis (Bolton & Menk)

Dozens of development projects in this 370-acre innovation district have been completed or are underway, representing nearly \$1 billion of investment.

[Spark Life Sciences Campus](#)

Trinity Capital (Hanbury)

The Raleigh-Durham region's largest mixed-use innovation hub, Spark is curating a premier destination built for innovators. Phase 1 of this 100+ acre campus has 500,000+ leasable SF.

[Arbor Lakes Corporate Center](#)

Opus Group (Braun)

At 13 acre, Arbor Lakes Corporate Center offers multi-tenant industrial, tech, and lab development at the intersection of key regional transportation systems. The Braun-led environmental assessment and remediation won an ACEC MN Grand award.

PROJECT UNDERSTANDING

A great small area plan can provide an elevated understanding of local context and priorities, while expanding the realm of the possible, to allow for a new vision for the future. We see the following factors as key to a successful approach here:

The RFP and city policy clearly outline the priorities for Brooklyn Park's Northwest Growth Area. The plan must be racially equitable, community guided, and investment attracting. It must also provide essential community infrastructure, effectively engage, meet regulatory requirements, draw national attention and commitments, provide strong design and lifestyle amenities, and leverage creative public finance tools and strategies.

This vision is a bold one, but not out of scale with the opportunity. Taking on 600+ acres in one large, multi-phase project is not just a significant step for the city, but also for the region where sites of this size and proximity are rare. This provides ample space for a variety of uses and places, from housing to jobs to unique destinations.

The RFP deliberately anchors the vision to who the city is today—a deeply diverse and evolving community. This intentionality means it cannot be simply a copy of what has worked elsewhere, which may well risk excluding those who have been historically marginalized. At the same time, the city strives to build toward the future of work and living, attracting jobs and economic growth in industries like biotech and becoming increasingly transit oriented, leveraging the future Blue Line LRT connection.

Driven by opportunity catalyzed by recent development in the area and the opportunity of EDA-owned land, this project aims to take on vision, land use and urban design, infrastructure, environmental, implementation, and a comprehensive plan amendment.



PROJECT APPROACH

To complete this plan will take a multifaceted and iterative approach, bringing forth visionary ideas and regularly connecting them with an authentic understanding of the people and the place. Our approach will be based the following principles:

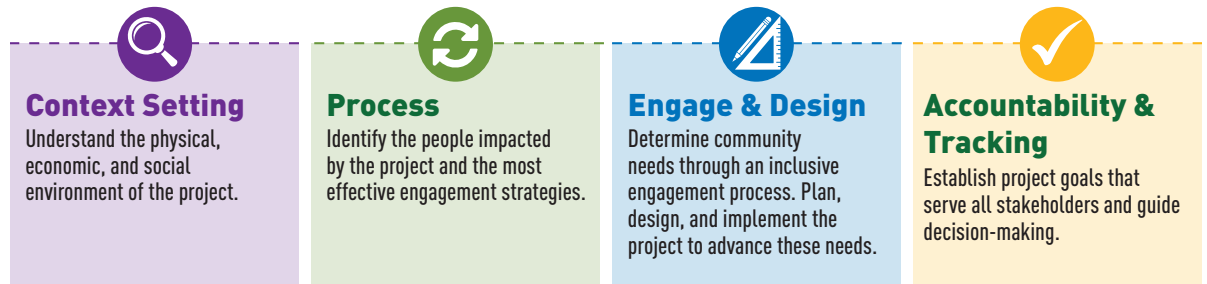
THE STORY OF THE PEOPLE

Brooklyn Park’s population is diverse in many ways, but aligned in one way: people who are motivated to make a better future for themselves and their families, especially from families who in previous generations were excluded from the American Dream. People settled here are driven to pursue their goals: a home they can afford, a business they can start, or simply the ability to thrive in a way their ancestors could not have imagined. NEOO and Midwest Select team members live in Brooklyn Park and are deeply connected to their communities.

Our team will:

- Ground the process in a solid understanding of local history, values, and priorities
- Connect with and empower partners representing the city’s diverse community
- Value lived experience alongside technical insights when developing solutions

Bolton & Menk’s Community-Centered Design Approach



With our focus on solutions for complex infrastructure projects, we have developed the community-centered design guide (CCDG). This tool centers the unique conditions and needs of the community and place, while achieving needed technical outcomes. Building on our prior work in the area, we have already begun applying the CCDG to the study area.

PROJECT APPROACH

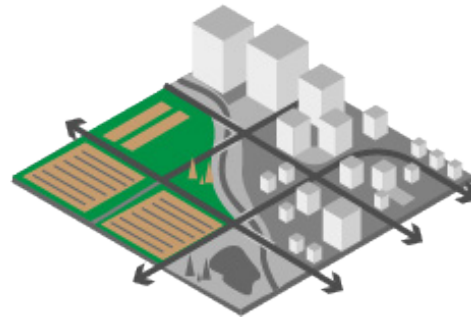
THE VISION OF THE FUTURE

With any long-range plan, the vision must push against the limits of current realities, while still operating within the bounds of feasibility and viability. We also know that successful growth area and innovation district plans must function on many scales, from the node to the district. Given the strong and growing bio-tech industries in the region and near this site, Brooklyn Park has the opportunity to capture regional innovation job growth.

Brooklyn Park needs a team that has been on this journey many times before, and can bring the best thinking, practices, and resources nationally and beyond. LOCI has led the successful analysis and evaluation of numerous medium- and large-scale multi-use projects, including mixed use and specialty use district. Hanbury is a national leader, specifically in the development of biotech campuses and districts.

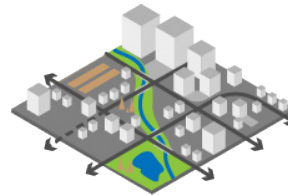
Our team will:

- Build on tested practices for development feasibility assessment and analysis
- Connect with national trends, standards, and resources specific of biotechnology
- Use both regional and national networks to connect with developers and investors



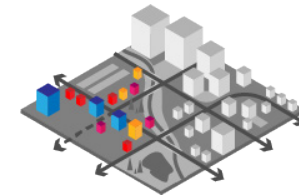
OUR GROWTH AREA PRINCIPLES

We believe it is important for new growth areas to be purposefully and intentionally designed—with clear benefits accrued to the community. Growth area planning should contribute positively to the character of the community while supporting and strengthening the many systems that make up a city—human, financial, built, and natural.



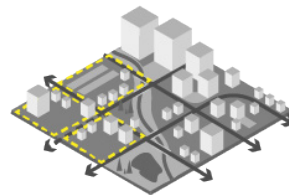
Preserve, Enhance, and Connect Amenities

As a community grows outward, design decisions should preserve unique natural resources and connect new amenities with existing community amenities—all toward establishing a unique sense of place.



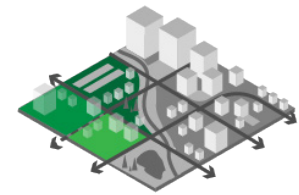
Mix Land Uses

Mixed land uses bring more people to a neighborhood at a variety of times of day, which supports businesses, improves safety, and enhances area vitality. Mixed-use places are in demand, meaning these places are more resilient to change.



Growth at Neighborhood, Node, or District Scale

Regardless of how large a growth area is, it should be developed incrementally as a complete place (or several complete places) at a recognizable scale to the community.



Build Efficiently, Create Value, and Understand Costs

Greenfield growth tends to be a “good deal” for a community in the short term; however, it is important to evaluate greenfield and growth area development patterns for long-term public costs and liabilities.

PROJECT APPROACH

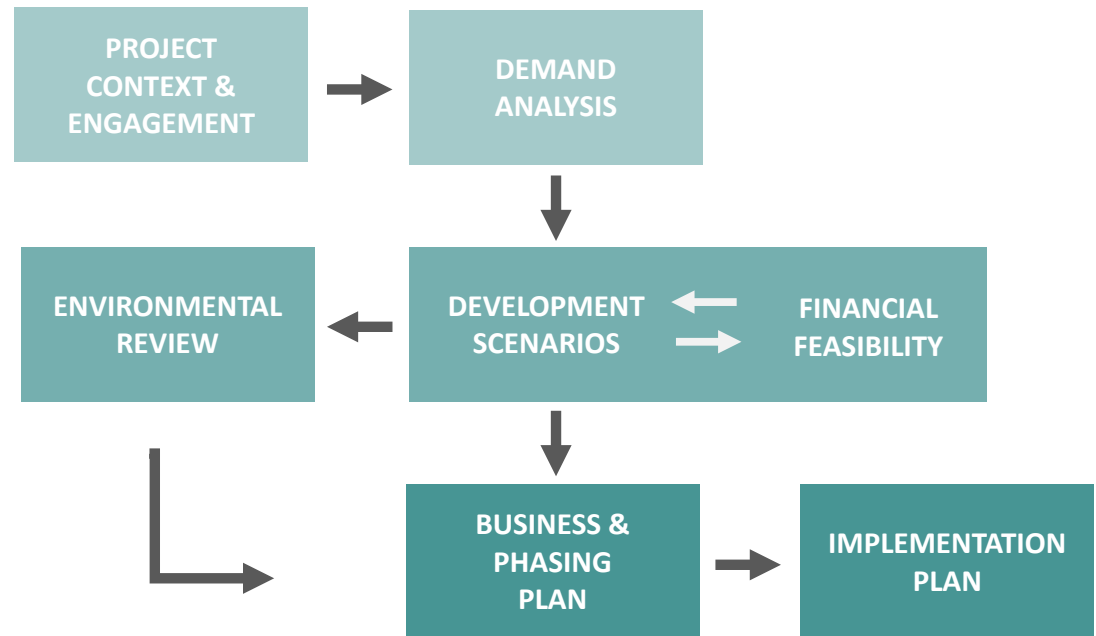
THE PATH TO THE GOAL

Every plan is a promise, but not all of them are kept. This often stems from a disconnect between the vision articulated on a grand scale and the many practical realities of getting things done, such as navigating jurisdictional priorities or physical site constraints.

Bolton & Menk and Braun have both spent decades building an understanding of how things get done in Minnesota metro cities, and ensuring plan promises are kept. We will work to anticipate and plan around realities, from utility easements to market timing. With hundreds of projects built and operating in the Twin Cities, we make things happen.

Our team will:

- Deliver solid technical data and analysis that is accessible and relevant
- Explore feasible concepts for the site through exploratory design processes
- Create a staged implementation plan for the area that is fully actionable



Our approach is generally structured on an interative process that incrementally builds on findings, community feedback, and financial feasibility while establishing a business and phasing plan that matches community aspirations.



TEAM STRUCTURE

We are thrilled to offer an innovative, thoughtful team custom-built to deliver a community- and market-driven plan, associated environmental review, and comprehensive plan amendment. Our team will be led by Bolton & Menk, with close support from highly skilled partners.



FIRM OVERVIEWS



Real People. Real Solutions.

BOLTON & MENK

Project Co-Lead
Land Use and Urban Design, Public Realm,
Transportation, Utilities, Comp Plan
Amendment

For 75 years, Bolton & Menk has been planning and designing safe, sustainable, and beautiful places for all people. Our commitment to this goal continues to drive our team of planners, urban designers, engineers, landscape architects, technicians, and more. Through this, we deliver innovative solutions and provide exceptional client-specific services that exceed expectations.

LOCATION: Minneapolis, MN

SIZE: 950 Employees

BROOKLYN PARK CONNECTIONS:

- Staff live in Brooklyn Park
- Public infrastructure project delivery across the city
- Relationships with community-based organizations



LOCi CONSULTING

Development Feasibility and
Implementation Strategy

LOCi Consulting LLC was founded in 2019 and works with leading national retailers, local developers, and progressive municipalities find, analyze, and value locations that meet their critical conditions. LOCi has completed market feasibility studies across the country and upper Midwest, for a wide variety of real estate uses, including retail, office, residential, and mixed use.

LOCATION: St. Paul, MN

SIZE: 1 Employee



HANBURY

Biotech Innovation District Design

Driven by global thinking and local impact, Hanbury's team of architects and designers have shaped environments for people since 1979. Through acting with empathy, planning adaptably, and designing holistically, they deliver ideas with stretch. Their science facility design experience ranges from all types of laboratories, pharmaceutical, biotechnology, containment labs, incubators, and greenhouses, while infusing a creative sense of place within each project.

LOCATION: Raleigh, NC

SIZE: 90 Employees

FIRM OVERVIEWS



NEOO PARTNERS Engagement, Market Support

NEOO is a creative commercial real estate development and planning firm that delivers local and national solutions for public and private sector clients. Recognizing the value of a relationship-driven approach, NEOO informs, guides, uplifts, and connects public and private sector leaders, stakeholders, and businesses to challenge the status quo of the built environment process.

LOCATION: Saint Paul, MN

SIZE: 17 Employees

BROOKLYN PARK CONNECTIONS:

- Staff live in Brooklyn Park
- 610/Zane Corridor Study, Brooklyn Park



MIDWEST SELECT Engagement, Environmental Support

Midwest Select Contracting (MSC) has been supporting the construction industry for over 25 years through project management, planning, and engagement. With a pulse and heartbeat for the community, MSC delivers innovative and targeted consulting services to government, commercial, and energy markets. With the experience, MSC approaches project engagement by recognizing that everything begins with community awareness and understanding of local network impacts—physical, economic, and social.

LOCATION: Brooklyn Park, MN

SIZE: 5 Employees

BROOKLYN PARK CONNECTIONS:

- Headquartered in Brooklyn Park
- Staff live in Brooklyn Park
- Community Long-Range Commission
- Small Business Center Steering Committee



The Science You Build On.

BRAUN INTERTEC AUAR, Environmental

Braun employees are collaborators with the passion to provide quality solutions and recommendations for client engineering, environmental, design, and testing challenges. Since 1957, they've built a trusted reputation by delivering innovative thinking on scope, on schedule, and on budget. Using their interdisciplinary approach, experience, and commitment to excellence, they deliver results on environmental review, project planning, design and construction, and ongoing operations support.

LOCATION: Minneapolis, MN

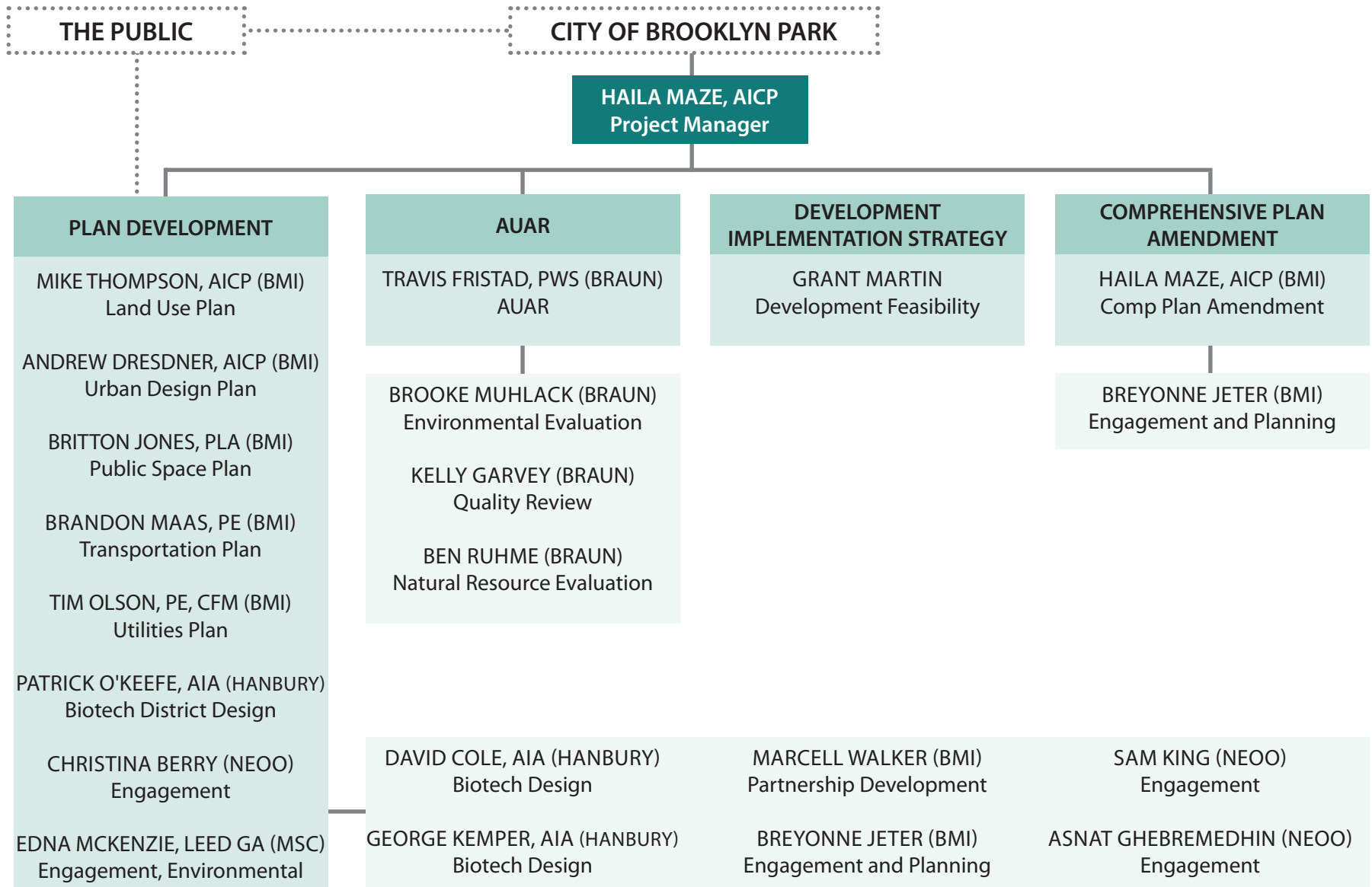
SIZE: 1000 Employees

BROOKLYN PARK CONNECTIONS:

- Public infrastructure project delivery across the city
- Private project delivery within the city

ORG CHART

We have assembled a team custom-built for this project. Focused on community-centered design and planning, equitable engagement, market feasibility, and environmental stewardship, we will work alongside city staff to align public and private investment guidance with community goals.



PROJECT TEAM

To be successful, this project needs a forward-looking team who can balance multiple priorities, make room for diverse voices, and explore alternative futures. At the same time, you also need a team that can engage in systems thinking, looking for how to create a bold and unifying vision with support and momentum.

We've built a team that exemplifies these traits, recognizing the need for both local connections and national expertise. Bolton & Menk is thrilled to be joined by a team with roots across the country, with diverse experience evaluating and delivering multi-phased ambitious development visions. This model reflects the fact that robust, equitable, sustainable solutions need a team that can effectively explore creative tensions present in alternatives, potentially including:

- Financial feasibility with high design quality
- Local benefit with externally driven growth
- Speed to market with adherence to goals
- Amenity-rich features with affordability
- Local identity with national profile

Our collaborative approach will make room to explore possibilities, while remaining focused on solutions, and our team members bring a track record of doing just that..



HAILA MAZE, AICP

Principal-in-Charge, Co-Project Manager
651-434-5743 • haila.maze@bolton-menk.com
Principal Planner, Bolton & Menk

As a principal planner, Haila is committed to planning and project management services that support the long-term success of our client communities. She has extensive experience with local and regional land planning projects, including comprehensive, small area, and transit station area plans, as well as heritage preservation, health, and arts-related studies.

Relevant Experience:

- Prospect Park Innovation District, Minneapolis, MN
- Monticello Growth Area Study, Monticello, MN
- Southdale District Plan, Edina, MN

Professional References:

- Cary Teague, Community Development Director, City of Edina, 952-927-8861, cteague@EdinaMN.gov
- Monique MacKenzie, MUP AICP, Director of Planning, University of Minnesota, 612-624-3565, moniquem@umn.edu
- Meg McMahan, Planning Director, City of Minneapolis, 612-673-3566, meg.mcmahan@minneapolismn.gov



MIKE THOMPSON, AICP

Land Use and Planning Lead
952-207-4974 • mike.thompson@bolton-menk.com
Principal Urban Planner, Bolton & Menk

As practice area leader for the firm's area planning team, Mike brings experience from across the country on contextually-driven land use planning and design, public engagement, and implementation. Mike loves the process of working with communities to rethink how their neighborhoods look, feel, and function, all while promoting places that are inviting to all people.

Relevant Experience:

- Opportunity Site Master Plan, Brooklyn Center, MN
- Monticello Growth Area Plan, Monticello, MN
- Cahill District Small Area Plan, Edina, MN

Professional References:

- Jesse Anderson, Community Development Director, City of Brooklyn Center, 763-569-3420, janderson@brooklyncentermn.gov
- Jill Hutmacher, Director Community Development, City of Eagan, 651-675-5653, jhutmacher@cityofeagan.com

PROJECT TEAM



ANDREW DRESDNER, AICP

Urban Design Lead

612-271-6343 • andrew.dresdner@bolton-menk.com

Senior Urban Designer, Bolton & Menk

Andrew is a senior urban designer at Bolton & Menk whose expertise spans urban design, redevelopment planning, community development, public space design, and placemaking. He approaches projects through an interdisciplinary lens, willing to bring innovation to all projects in pursuit of stronger and more resilient places.

Relevant Experience:

- Hillcrest Master Plan, Saint Paul, MN
- Prospect Park Innovation District Small Area Plan, Minneapolis, MN
- Opportunity Site Master Plan, Brooklyn Center, MN

Professional References:

- Jill Hutmacher, Director Community Development, City of Eagan, 651-675-5653, jhutmacher@cityofeagan.com
- Angela Shumann, Community Development Director, City of Monticello, 763-271-3224, Angela.schumann@ci.monticello.mn.us



BRITTON JONES, PLA

Public Space and Park Lead

763-334-0551 • britton.jones@bolton-menk.com

Senior Landscape Architect, Bolton & Menk

Britton works to thoughtfully integrate human needs with ecological function in urban settings. He enjoys creating designs that are a framework for development, open space, and flexible programming. Britton understands the importance of creating places that are committed to their unique context through design, materiality, and operations realities.

Relevant Experience:

- Downtown Public Space Plan Improvements, Monticello, MN
- Opportunity Site Public Realm Design, Brooklyn Center, MN
- Opportunity Site Master Plan, Brooklyn Center, MN

Professional References:

- Angela Shumann, Community Development Director, City of Monticello, 763-271-3224, Angela.schumann@ci.monticello.mn.us
- Josh Johnsen, Strategic Initiatives Director, City of Rochester, 507-328-2021, JJohnsen@rochestermn.gov



BRANDON MAAS, PE

Transportation Lead

612-494-1810 • brandon.maas@bolton-menk.com

Transportation Project Manager, Bolton & Menk

Brandon has designed a large variety of federally funded projects ranging from interchanges, overpasses, roundabouts, and very constrained urban projects. He draws on his professional experiences to help drive meaningful discussions and deliver thoughtful designs that best serve clients and public users while always trying to think about innovative solutions.

Relevant Experience:

- CSAH 5 (Franklin Avenue) Reconstruction, Hennepin County, MN
- Highway 5/11 Downtown Improvements, Victoria, MN
- CSAH 23 (Marshall Street) Preliminary Design, Hennepin County, MN

Professional References:

- Kelly Agosto, Senior Project Manager, Hennepin County, 612-596-0365, kelly.agosto@hennepin.us
- Nathan Ellingson, Senior Project Manager, Hennepin County, 612-348-3000, nathan.ellingson@hennepin.us

PROJECT TEAM



TIM OLSON, PE, CFM

Utility and Stormwater Lead

651-724-0404 • timothy.olson@bolton-menk.com

Principal Engineer, Bolton & Menk

Tim's experience includes project management in design and construction of complex water resources and environmentally sensitive projects. He specializes in comprehensive surface water management planning, innovative best management practice design, hydrologic and hydraulic modeling, drainage design and construction plan review, and permitting.

Relevant Experience:

- City-Wide Stormwater Modeling, Northfield, MN
- Rice Street Visioning Study, Ramsey County, MN
- Downtown Utility Capacity Study, Robbinsdale, MN

Professional References:

- David Bennett, Public Works Director/City Engineer, City of Northfield, 507-645-3006, david.bennett@ci.northfield.mn.us
- Nick Fischer, Project Manager, Ramsey County, 651-266-8500, Nicklaus.Fischer@co.ramsey.mn.us



GRANT MARTIN

Market Analysis and Feasibility Lead

651-888-8464 • grant@lociconsult.com

Founder & Principal, LOCi

Grant Martin has over 20 years experience conducting market research studies and providing critical recommendations for real estate uses. Grant drives strategy through a combination of deep market understanding and thorough data analysis. Grant is a member of the International Council of Shopping Centers, where he is a member of the North American Research Group.

Relevant Experience:

- Economic Development Analysis for Riverview Transit Corridor, Saint Paul, MN
- Industrial Market Analysis for Sherco Power Plant Conversion, Becker, MN
- Downtown Redevelopment Market Analysis for Newport, MN

Professional References:

- Brian Beeman, Assistant City Administrator, 763-717-4029, brian.beeman@moundsviewmn.org
- Athanasia Lewis, Assistant City Administrator, 651-792-7936, ALewis@centervillemn.com



PATRICK O'KEEFE, AIA, LEED AP

Biotech District Design Lead

919-301-0202 • patrick.okeefe@hewv.com

Principal, Hanbury

Patrick designs facilities that support scientific advancement and his clients' ambitions to improve the human condition. He is interested in how robotics, artificial intelligence, and lessons learned from pandemic challenges will continue to transform the world of science and research.

Relevant Experience:

- Syngenta North American Crop Protection Headquarters, Greensboro, NC
- Novo Nordisk Pharmaceutical Industries LP, Clayton, NC
- FujiFilm Diosynth Biotechnologies: Bioprocess Innovation Center Expansion, Durham, NC; QC Lab Programming, Morrisville, NC

Professional References:

- Jeff Darnell, VGXI, jdarnell@vgxi.com
- Bill Davis, North Carolina State University, wrdavis3@ncsu.edu

PROJECT TEAM



CHRISTINA BERRY

Engagement Lead, Market Support

651-237-2033 • Berry@neopartners.com

Senior Economic Development Advisor, NEOO

Christina brings nuanced experience in leading brownfield redevelopments, master planning, and small town economic development initiatives. Christina's deep planning experience managing city planning departments and complex planning efforts elevates the support of NEOO's municipal planning support services.

Relevant Experience:

- Entrepreneurial Market Place Development and Program Analysis, Opportunity Site, Brooklyn Center, MN
- West Dallas Vision Plan Phase II, Dallas, TX
- Margaret Walker Feasibility Study, Jackson, MS

Professional References:

- Jesse Anderson, Community Development Director, City of Brooklyn Center, 763-569-3420, janderson@brooklyncentermn.gov



EDNA MCKENZIE, LEED GA

Engagement and Strategic Relationships

612-207-4986 • edna@midwestselectcontracting.com

Owner/CEO, Midwest Select

Edna's passion for building clean, safe, livable communities comes directly from her life experience working with and understanding the needs of under-resourced populations, disabled veterans, aging populations, individuals with special needs, as well as those individuals recognized under the American Disabilities Act.

Relevant Experience:

- Community Long Range Commission, Brooklyn Park, MN
- Small Business Center Steering Committee, Brooklyn Park, MN
- Water Works Mezzanine Construction Management Services and Community Engagement, Minneapolis Park and Recreation Board (MPRB)

Professional References:

- Malcom Hicks, Community Development/Business Development Coordinator, 763 493-8053



TRAVIS FRISTED, PWS, CMWP

AUAR Lead

952.995.2027 • tfristed@braunintertec.com

Principal Scientist, Braun Intertec

Travis works on environmental reviews (MEPA/NEPA), project management, client development, and environmental permitting. He also assists clients in delineation of aquatic systems on their projects and is highly knowledgeable in the regulations behind the Federal Water Pollution Control Act and Waters of the United States.

Relevant Experience:

- Hermantown Business Park AUAR, Hermantown, MN
- Graff Quarry EAW, Cottonwood County, MN
- Fox Meadows Development EAW, Eagle Lake, MN

Professional References:

- Eric Johnson, Community Development, Hermantown Business Park AUAR, 218-729-3600, eric.johnson@hermantownmn.com
- Nick Lorentz, Operations Manager Graff Quarry EAW, 507-388-4182, Nicholas@wlorentzco.com

KEY SUPPORT STAFF



MARCELL WALKER

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612-716-1860 • marcell.walker@bolton-menk.com
Director of Partnership Development,
Bolton & Menk



SAM KING

Engagement Support
651-237-2033 • Sam@neopartners.com
Community Engagement Specialist,
NEOO



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Project Scientist, Braun



BREYONNE JETER

Engagement and Planning Support
651-802-2906 • breynone.jeter@bolton-menk.com
Senior Planner, Bolton & Menk



ASNAT GHEBREMEDHIN

Engagement and Market Support
651-237-2033 • Asnat@neopartners.com
Community Development
Coordinator, NEOO



DAVID COLE, AIA

Biotech Design Support
919-301-0202 • david.cole@hewv.com
Architect, Hanbury



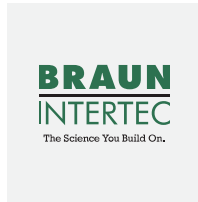
BROOKE MUHLACK

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612.688.4132 • bmuhlack@braunintertec.com
Senior Scientist, Braun



GEORGE KEMPER, AIA

Biotech Design Support
919-301-0202 • george.kemper@hewv.com
Laboratory Planner, Hanbury



KELLY GARVEY

AUAR Support
612.688.4132 • kgarvey@braunintertec.com
Senior Scientist, Braun

TEAM EXPERIENCE



TOWERVIEW INNOVATION DISTRICT

CITY OF MINNEAPOLIS, MN

When planning for the Green Line LRT, the Stadium Village and Prospect Park station areas were one of the biggest redevelopment opportunities along the line. Haila led the collaborative planning and design to address the complexity and diversity in the area, while creating a bold vision for development around both LRT stations that protected surrounding neighborhood character. Since the plan adoption, there has been an influx of investment with projects compatible with the plan.

REFERENCE

Dick Gilyard
Prospect Park/Towerside
612-875-6407
gilyardrl@gmail.com



WAKE FOREST BIP

CITY OF WAKE FOREST, NC

Bolton & Menk provided extensive master planning services for an innovative, 170-acre mixed-use development in Wake Forest. Situated at an emerging gateway along the US-1 corridor and in close proximity to Wake Forest's historic downtown core, the phased project leveraged a public-private partnership to help accommodate and stimulate the town's continued growth. The master plan includes a mix of uses with an overall focus centered around office and commercial uses to serve as a major employment hub for the local community and region. A wide range of land uses and amenities was incorporated into the project to attract and retain business and a talented workforce while providing a live-work-play destination for the overall community.

REFERENCE

Jason Cannon, President
Wake Forest Business and
Industry Partnership
919-435-9418
jcannon@wakeforest.gov



OPPORTUNITY SITE MASTER PLAN

CITY OF BROOKLYN CENTER, MN

Following the closure of Brookdale Mall, Brooklyn Center had experienced two decades of decline to its commercial core. The Brookdale Mall had closed in 1990, and surrounding businesses followed suit. With a strong ownership stake, the city commissioned a plan to create a vision for a new downtown. Brooklyn Center hired Bolton & Menk to develop a master plan and implementation plan for the district. The team directs and oversees all of the infrastructure, zoning revisions, development reviews, and policy changes necessary to transform the district into a walkable and transit-oriented mixed-use community delivering broad community benefits.

REFERENCE

Jesse Anderson
Community Development Director
763-569-3420
Janderson@ci.brooklyn-center.mn.us

TEAM EXPERIENCE



MIXED-USE MARKET ANALYSIS FOR MOUNDS VIEW SQUARE SHOPPING CENTER

CITY OF MOUNDS VIEW, MN

The City of Mounds View engaged LOCi Consulting to conduct a mixed-use market study to inform a long-term redevelopment plan for an aging grocery-anchored shopping center. Located on what once was the main US Highway and primary traffic corridor through the northern suburbs in Minneapolis, the shopping center was designed for higher traffic counts and to appeal to a different age of consumer preferences. The city wanted to ensure that the ultimate design concept is well positioned relative to market demand for mixed uses. Based on the analysis, LOCi Consulting worked with city leaders and property owners towards “right-sizing” the retail space to best capture the existing demand.

REFERENCE

Brian Beeman, Assistant City Administrator,
763-717-4029, brian.beeman@moundsviewmn.org



DOWNTOWN REDEVELOPMENT MARKET STUDY

CITY OF CENTERVILLE, MN

In 2023, the city engaged LOCi Consulting to conduct a market analysis to revisit previous attempts at downtown redevelopment planning to better reflect significant market and economic shifts that had occurred since those earlier efforts had been completed. The study analyzed the potential for mixed-use development and redevelopment with residential and commercial spaces and made market-based recommendations that capitalize on the community’s small town feel and unique location along Centerville Lake.

REFERENCE

Reference: Athanasia Lewis, Assistant City Administrator,
651-792-7936, ALewis@centervillemn.com

TEAM EXPERIENCE



TRINITY CAPITAL SPARK CAMPUS, MASTER PLAN AND DEVELOPMENT | HANBURY

CITY OF MORRISVILLE, NC

The sPARK Life Science (LS) Campus is set to transform 102 acres of privately-owned land into a dynamic, community-focused life science hub. Designed as a self-sustaining ecosystem, the campus caters to life science companies from emerging startups to established commercial giants. The comprehensive plan includes 10 buildings with offices, laboratories, and biotech manufacturing facilities, transcending the traditional business park model to nurture both current and aspiring science professionals.

REFERENCE

Jeff Sheehan
Partner
919-415-4408
jsheehan@trinitycapitaladvisors.com



SYNGENTA NORTH AMERICAN CROP PROTECTION HEADQUARTERS | HANBURY

CITY OF GREENSBORO, NC

Syngenta's research and development campus in Greensboro has been revitalized through a comprehensive renovation, ushering in a new era of advanced technologies and long-term success.

Established in the 1960s as a cornerstone of Syngenta's North American operations, the campus has been modernized to integrate advanced technologies such as robotics and artificial intelligence, significantly enhancing safety and operational efficiency. This reimagined environment fosters increased collaboration among researchers and more efficient utilization of essential laboratory equipment.

REFERENCE

Kent Mitchell, RA, PMP
919-226-7512
Kent.mitchell@syngenta.com

TEAM EXPERIENCE



MINNEAPOLIS PARK AND REC BOARD, WATER WORKS COMMUNITY ENGAGEMENT | MIDWEST SELECT

MPRB (WENCK CONSTRUCTION)

MSC was contracted by Wenck Construction to support construction management and community engagement in collaboration with the Minneapolis Park and Recreation Board (MPRB). MSC used the following core methods to keep the general public up to date on the project: public informational open houses, digital communications, presentations to community groups, news releases, maintaining a project website, the GovDelivery email subscription service, and other digital media as appropriate in coordination with the MPRB engagement plan. MSC worked collaboratively with MPRB to maintain regular contact and coordination as needed with stakeholders that may have had a particular interest or involvement in the project. This group included, but was not limited to the following: adjacent property owners and agencies such as the City of Minneapolis, National Park Service, Mississippi Watershed Management Organization (MWMO), Minnesota Department of Transportation (MnDOT), and the Minnesota Historical Society (MnHS).

REFERENCE

Kate Lamers, PLA, LEED AP
612-230-6486
klamers@minneapolisparcs.org

CONTRACTOR AND SMALL BUSINESS OUTREACH RESEARCH | MIDWEST SELECT

MNDOT

MSC was contracted to identify, interview, and provide an analysis of findings to barriers and opportunities of black-, veteran-, and women-owned small businesses and research underutilized business in the seven-county metro area not known to the state but may be interested to perform on state professional-technical, construction and/or maintenance contracts. Specific tasks included: preparation of survey notes including date of survey, duration, platform, names, questions posed, and responses; preparation of report describing findings, obstacles, and recommendations.

REFERENCE

Mindy Heinkel
Interim Director
Advancing Equity
(651) 775-2731
mindy.heinkel@state.mn.us



TEAM EXPERIENCE



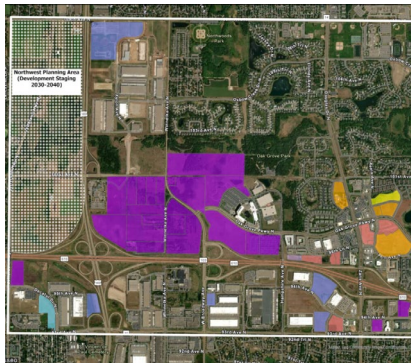
METRO Purple Line Bus Rapid Transit

PURPLE LINE BRT STATION AREA PLANNING | NEOO **RAMSEY COUNTY, MN**

NEOO was selected after a competitive process for community engagement and real estate and housing gap analysis services for the advanced station area planning process for the Purple Line BRT project. The NEOO engagement team used their strong relationship building and facilitation experience to lead public outreach efforts including survey design, administration, recruitment, and facilitation of station area working groups. NEOO is also leading the real estate market analysis. The analysis will examine the data of all 21 station areas in a post-COVID marketplace and determine where the greatest opportunities are for market intervention for public-private partnerships. NEOO also leads the market research for the housing gap analysis at a micro station area level to further define the tools, strategies, and programs required to support the station area planning process.

REFERENCE

Liz Jones
Community Outreach and Engagement
elizabethjones@metrotransit.org



610/ZANE CORRIDOR STUDY | NEOO **CITY OF BROOKLYN PARK, MN**

The City of Brooklyn Park retained NEOO Partners to conduct a three-phase study that would include development modeling and fiscal impact analysis, internal and external engagement, and recommendations for the city's comprehensive plan and zoning regulations. The project's engagement consisted of both digital and paper surveys, small group discussions, a public open house, and a digital video that informed stakeholders about details of the project, education on the planning process, and what stakeholders should consider as they planned to attend the open house. Supporting market data, key themes were collected to inform three different scenarios that include high density development, medium density development, and "business as usual".

REFERENCE

Erin McDermott
Associate Planner
erin.mcdermott@brooklynpark.org

TEAM EXPERIENCE

BRAUN INTERTEC

The Science You Build On.



HERMANTOWN BUSINESS PARK AUAR | BRAUN

CITY OF HERMANTOWN, MN

Braun worked with the City of Hermantown to craft an AUAR for the 120-acre mixed-use commercial and industrial development near US Highway 53. Several conceptual layouts were reviewed with stakeholders (existing businesses and landowners) and analyzed for potential environmental impacts and needed infrastructure improvements. A mitigation plan was also developed, which discussed potential management strategies for the anticipated environmental impacts. Field studies were also completed early on in the process to better understand the natural resources that may be affected and the regulatory implications resulting from each conceptual layout. The AUAR was finalized, and development is slated to begin in portions of the AUAR study area in the near future.

REFERENCE

Eric Johnson
Community Development
218-729-3600
eric.johnson@hermantownmn.com



FOX MEADOWS RESIDENTIAL DEVELOPMENT ENVIRONMENTAL REVIEW | BRAUN

CITY OF EAGLE LAKE, MN

60 acres of farmland east of Eagle Lake is proposed for multi- and single-family residential development, which required an EAW. Braun collaborated with the developer's engineer and city to prepare an EAW that addresses the potential environmental and infrastructure impacts/needs of the project.

REFERENCE

Troy Schrom
Owner
507-257-5101
troymschrom@gmail.com

WORK PLAN

The City of Brooklyn Park has already developed a well-thought-out scope of services as part of the RFP. Rather than restate what was listed in the RFP, we have included a table that shows the tasks, task champions, and our planned deliverables. We generally agree with the scope as written, though have added Task 0 for project management responsibilities. Additionally, leveraging our local community connections and relationships, we propose adding three community partner meetings as the basis for a community benefits assessment so that it is authentically grounded in local community direction.

Tasks	Lead	Support	Roles/Responsibilities	Outcomes and Deliverables	
0.0 Project Management					
0a	Administration	Maze	Task Leads	Haila will support city staff and keep the project on schedule and	Regular communication, monthly invoices with progress reports, actively managed schedule with ongoing updates, one kickoff meeting (including agenda and minutes), monthly staff-level meetings, quality management plan
0b	Project Meetings				
1.0 Development of a Plan					
1a	Existing Conditions Analysis	Thompson	Dresdner	Data analysis and mapping, field visits, documentation and reporting	Inventory and document the current conditions regarding: land area and cover, existing land uses and owners, natural areas, parks, wetlands, other public amenities and cultural assets, existing street and trail network, existing utilities, geology, soils, topography, water resources, solid waste, hazardous waste, storage tanks, fish, wildlife, plant communities and sensitive ecological resources, historic properties
1b	Land Use and Urban Design Plan	Thompson, O'Keefe	Dresdner, Cole, Kemper	Policy review, concept development, urban design	Draft and final land use and urban design plan with: plan and policy summary, three high-level land use scenarios, urban design guidance, and best practices review; development plan compliant with Bio-Tech Innovation District in Minnesota State Statute
1c	Transportation Plan	Maas	Thompson, Dresdner	Concept development, facility design, needs assessment	Draft and final infrastructure plan with: street grid development; Jefferson, 101 st , 109 th , future collector concepts, Oak Grove Station multimodal connections, Rush Creek Trail local connections; parking facility needs assessment
1d	Open Space and Park Plan	Jones	Olson	Concept development, park and plaza design	New city park concept development; plaza and public realm plan; district stormwater plan; oak savannah preservation plan
1e	Utility Plan	Olson	Jones	Utility planning and assessment	Public utility plan; private utility plan; stormwater management plan; utility capacity analysis
1f	Stakeholder Engagement	Berry, McKenzie	King, Ghebremedhin, Walker, Jeter	Engagement plan development and implementation, community benefit assessment	Public engagement plan and updates, focused on equitable and effective involvement of all stakeholders; city staff meetings (6); council/EDA/commission meetings (2); property owner meetings (12-14); developer meetings (3); project website/webpage; charrette-style open house with artist-based practice (1); agency coordination; community benefit assessment with community partner meetings (3); summary of stakeholder engagement effort demonstrating impact on project
2.0 Alternative Urban Areawide Review Development					
2a	AUAR	Fristad	Muhlack, Garvey, Ruhme	AUAR development and required reviews	EQB-compliant AUAR, including project boundaries, development levels, scoping; preparation of draft AUAR/mitigation plan; public and agency comment period; comment response and revisions; distribute finalized AUAR/mitigation plan; adopt finalized AUAR/mitigation plan
3.0 Development Implementation Strategy					
3a	Evaluate Scenarios and Inform Preferred Scenario	Martin	Maze	Fiscal, financial, community impact analysis of scenarios	City fiscal benefits analysis; financial feasibility analysis of preferred scenario
3b	Development and Infrastructure Phasing Plan	Thompson	Martin	Phasing plan development	Development financing strategies and infrastructure phasing plan for preferred scenario
3c	Develop Financing Plan	Martin	Maze	Financing plan development	Implementation strategy development; financing creative approaches; funding strategy development; implementation tools assessment; land use planning best practices
4.0 Comprehensive Plan Amendment					
4a	Comprehensive Plan Amendment	Maze	Jeter	Comprehensive plan amendment	Development and submittal of comprehensive plan amendment package and process management

The following table summarizes the hours and cost breakdown for each major work task item. The estimated fee includes labor, general business, and other normal and customary expenses associated with operating a professional business. Unless otherwise noted, the fees include vehicle and personal expenses, mileage, telephone, survey stakes, and routine expendable supplies; no separate charges will be made for these activities and materials. Expenses beyond the agreed scope of services and non-routine expenses, such as large quantities of prints, extra report copies, out-sourced graphics and photographic reproductions, document recording fees, outside professional and technical assistance, and other items of this general nature will be invoiced separately.

	BOLTON & MENK	LOCi	HANBURY	BRAUN	NEOO	MIDWEST	HOURS/SUBTASK	COST/SUBTASK	TOTAL HOURS	TOTAL COST
PROJECT MANAGEMENT										
Administration	20		10	10	10	10	60	\$ 10,800	140	\$ 25,200
Project Meetings	40		10	10	10	10	80	\$ 14,400		
DEVELOPMENT OF A PLAN										
Existing Conditions Analysis	60						60	\$ 10,800		
Land Use and Urban Design Plan	95		110				205	\$ 36,900		
Transportation Plan & Traffic Analysis	180						180	\$ 32,400	765	\$ 137,700
Open Space and Park Plan	40						40	\$ 7,200		
Utility Plan & Regional Stormwater	110						110	\$ 19,800		
Stakeholder Engagement	10				110	50	170	\$ 30,600		
AUAR										
AUAR*	0			400			400	\$72,000	400	\$ 72,000
DEVELOPMENT IMPLEMENTATION STRATEGY										
Evaluate Scenarios	0	140	10				150	\$27,000		
Development and Infrastructure	30	40					70	\$12,600	300	\$ 54,000
Develop Financing Plan	20	60					80	\$14,400		
COMPREHENSIVE PLAN AMENDMENT										
Comprehensive Plan Amendment	30	0					30	\$5,400	30	\$ 5,400
TOTAL ESTIMATED HOURS	635	240	140	420	130	70			1635	
TOTAL FEE	\$114,300	\$43,200	\$25,200	\$75,600	\$23,400	\$12,600				\$ 299,300

Additional Expenses	
Community Partners (compensation allowance)	\$5,000

*** AUAR Assumptions:**

- Stakeholder engagement meetings will be up to 6 city staff and/or property owner meetings, 1 public open house, 1 community meeting, and 2 city council or planning commission meetings.
- The North Park Business Campus that exists within the AUAR scoping area will remain operating "as is."
- Additional supporting services/field studies (and associated costs) may become necessary to support the AUAR that are outside the scope of this proposal (non scope items). Examples of potential non-scope items include mobile air and noise emission modeling, cultural resources/archaeological studies, geotechnical and environmental field studies. If such a need arises, we will provide a separate scope of work and cost estimate for these efforts.

PROJECT OVERVIEW

PROJECT GOALS



Attract

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



Bridge

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



Connect

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



Engage

Effectively engage with the community



Prepare

Provide sustainable infrastructure to support development



Provide

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

PLAN PROCESS

1

Discover

December 2024–January 2025

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

2

Discuss

February–May 2025

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

3

Decide

June–August 2025

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

4

Develop

2026 and beyond

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

PHASE I - SOLICIT IDEAS

(Oct 2024 - Jan 2025)

Public Open House #1

Hosted at the BP Small Business Center
120+ attendees

Public Survey

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

Stakeholder Outreach

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

Project Materials

Multi-Lingual Paper and Digital
Project Flyers

Project Website

Project Website Hosting
All Materials and Updates

Property Owner Outreach

1x1 to each property owner
10 owner meetings

PHASE II - VET CONCEPTS

(Feb - May 2025)

Public Open House #2

Hosted at the BP Small Business Center
60+ attendees

Interactive Map

Online Comment Map to Review
and Comment on each Concept

Stakeholder & Owner Outreach

Additional As-Requested Meetings
(ongoing)

Project Materials

Multi-lingual paper and digital flyers

Project Website

Project Website Hosting
All Materials and Updates

Developer Outreach

Targeted 1x1 Developer Discussions

Key Themes



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



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



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



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



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

DRAFT VISION PLAN

THE NEIGHBORHOOD ORGANIZED BY A "TRADITIONAL NEIGHBORHOOD DEVELOPMENT" CONCEPT

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

Production & Manufacturing uses along Hwy 169, buffer the neighborhood from the highway

Density concentrated along Jefferson Hwy / the center of the Neighborhood

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

Off-street greenways offer multimodal connective loops

New trail connection to Rush Creek Regional Trail

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

The core of Biotech West is a mixed use innovation district

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

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

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

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

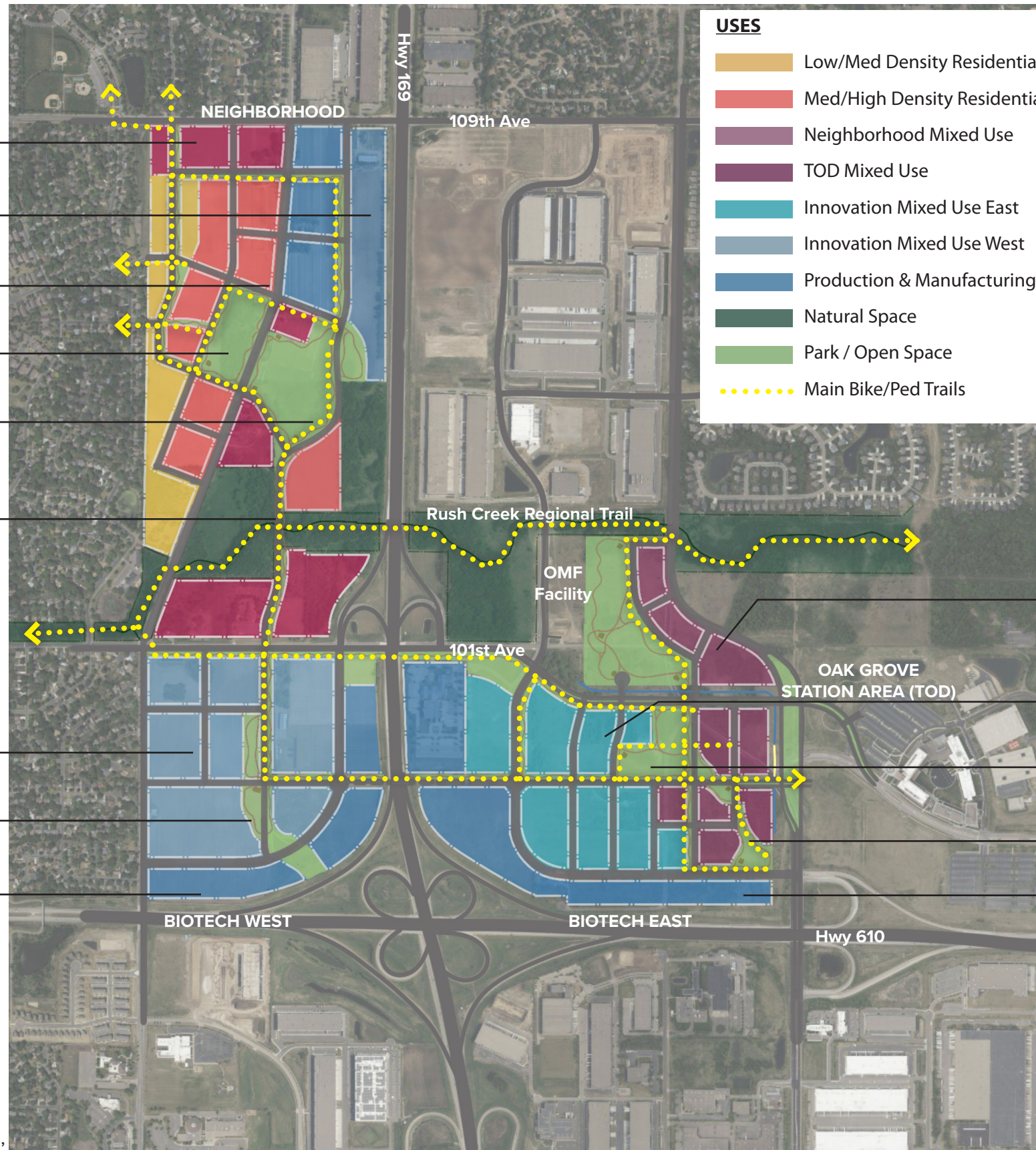
The TOD station area is a residential mixed use area that allows innovation uses, at a dense, urban, walkable scale

The core of Biotech East is a mixed use innovation district

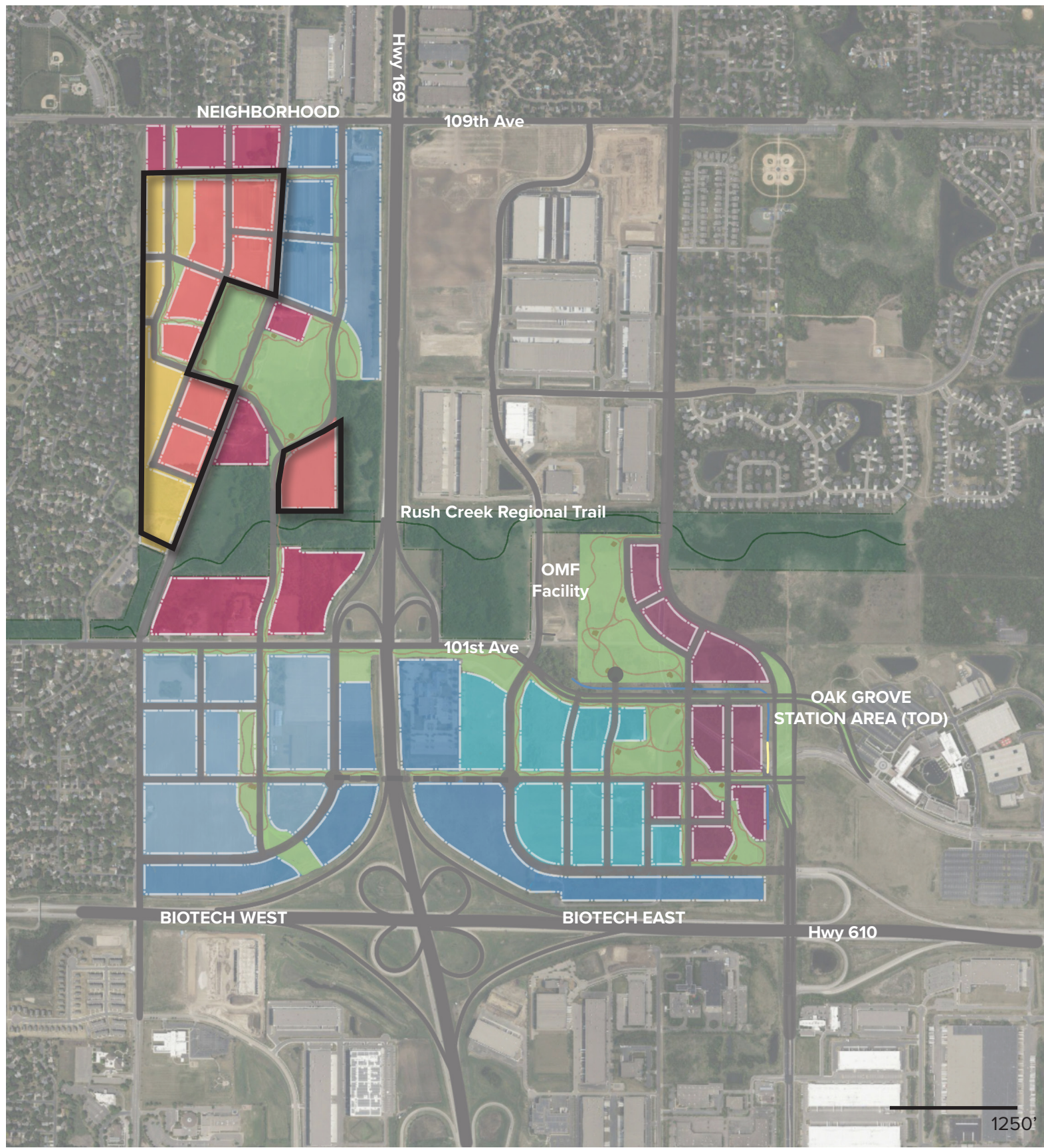
Centralized large park for gatherings and loud noise events, is the main public space in Biotech East

An amenitized regional stormwater feature anchors Biotech East, and offers broader bike/ped connections

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



LAND USES - RESIDENTIAL



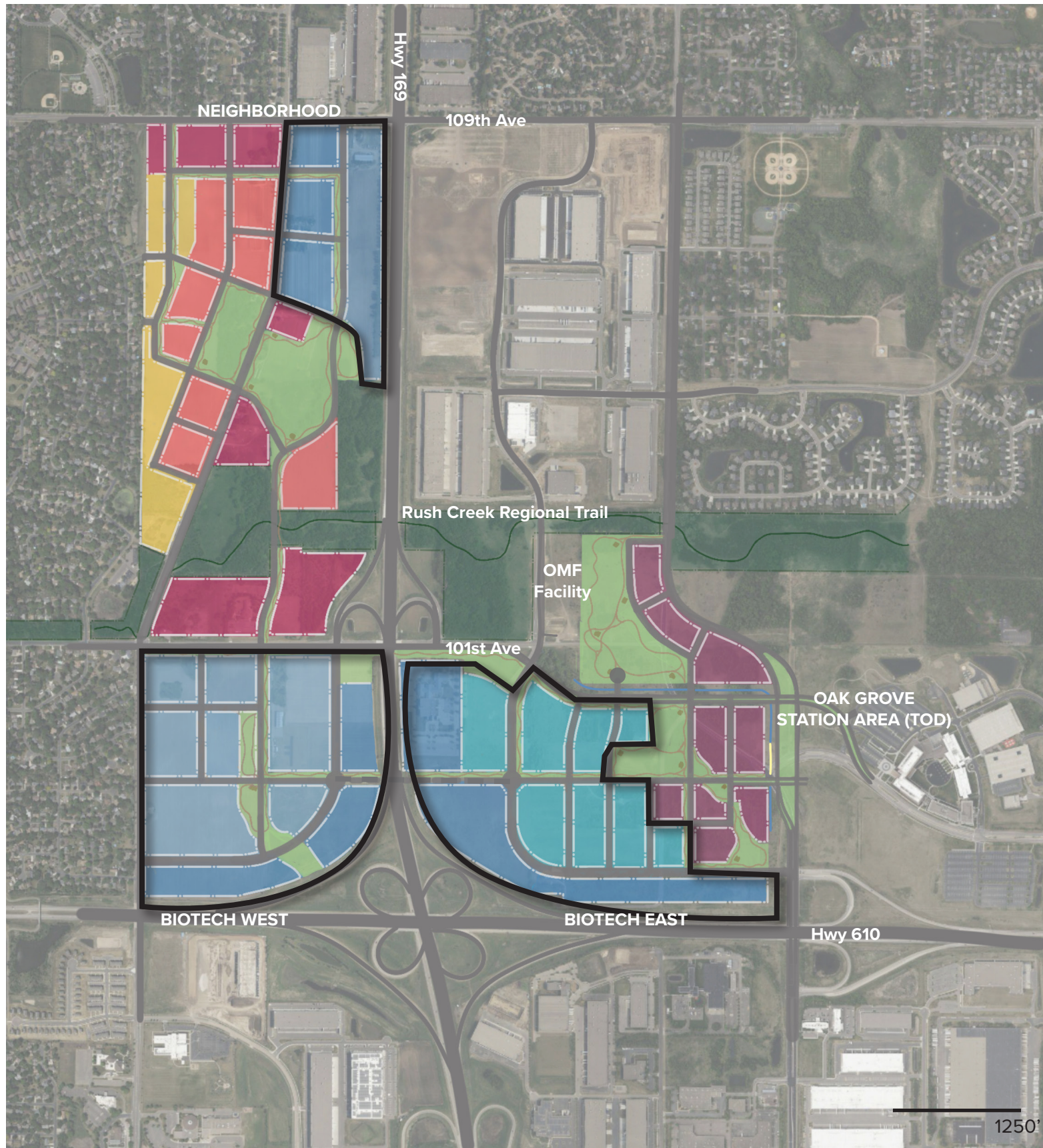
Low/Medium Residential



Medium/High Residential



LAND USES - INNOVATION



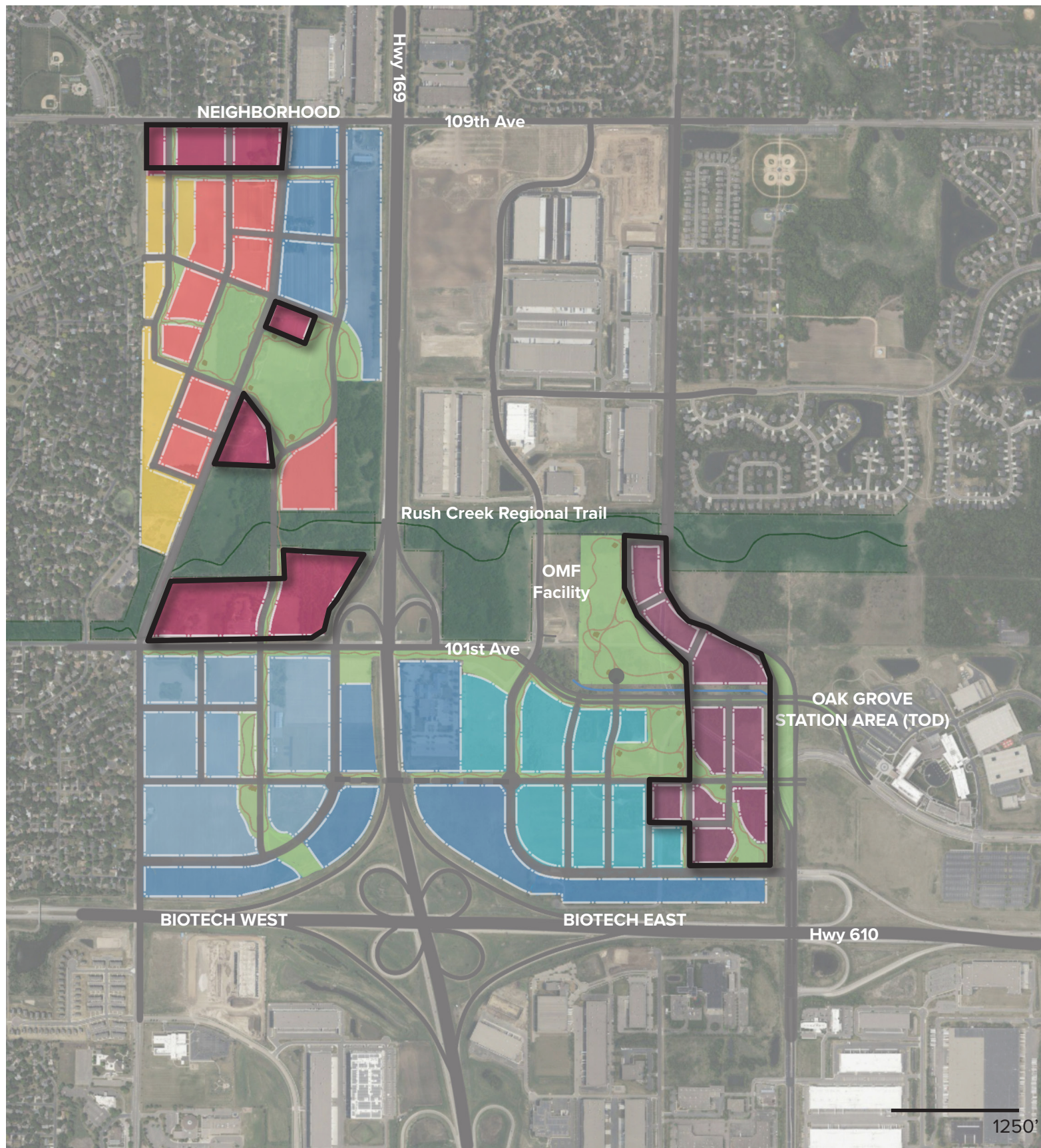
Innovation East/West



Production & Manufacturing



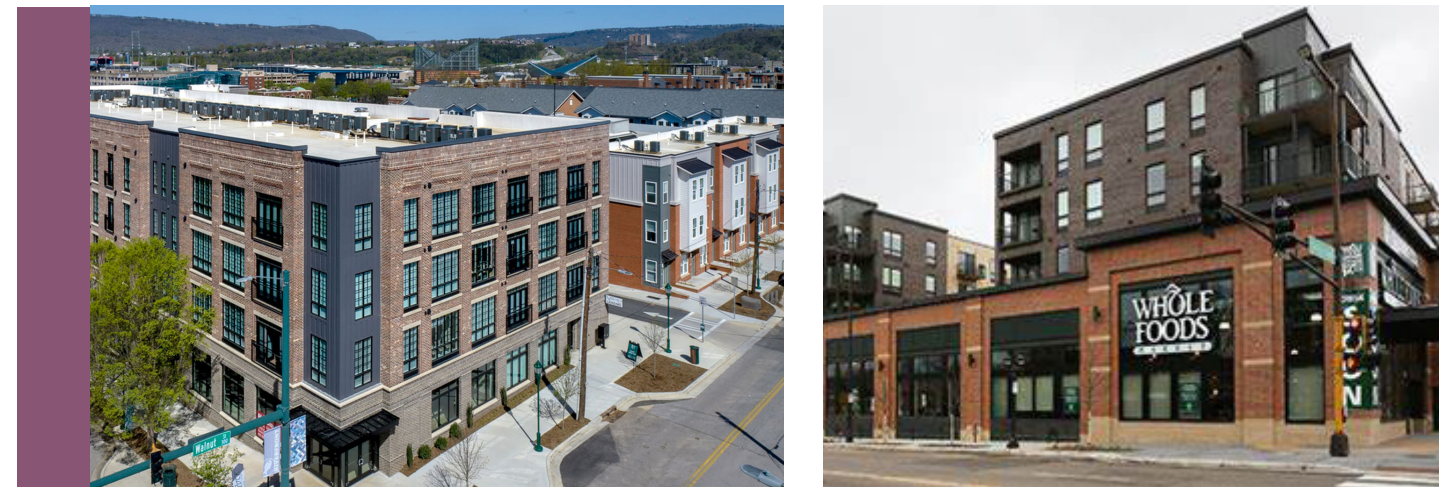
LAND USES - MIXED USE



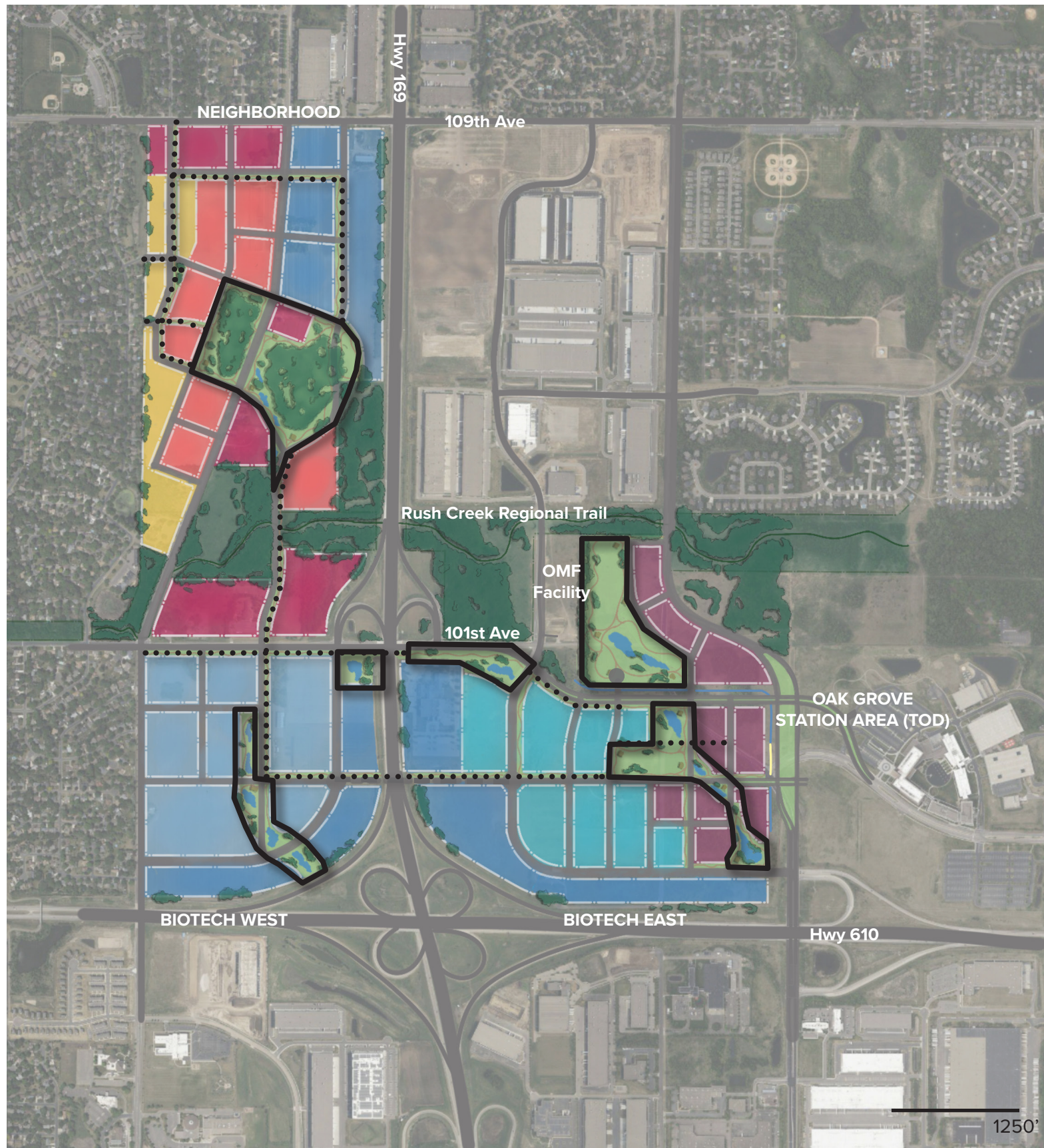
Neighborhood Mixed Use



TOD Mixed Use



GREEN SPACE AND BIKE/PED CONNECTIVITY



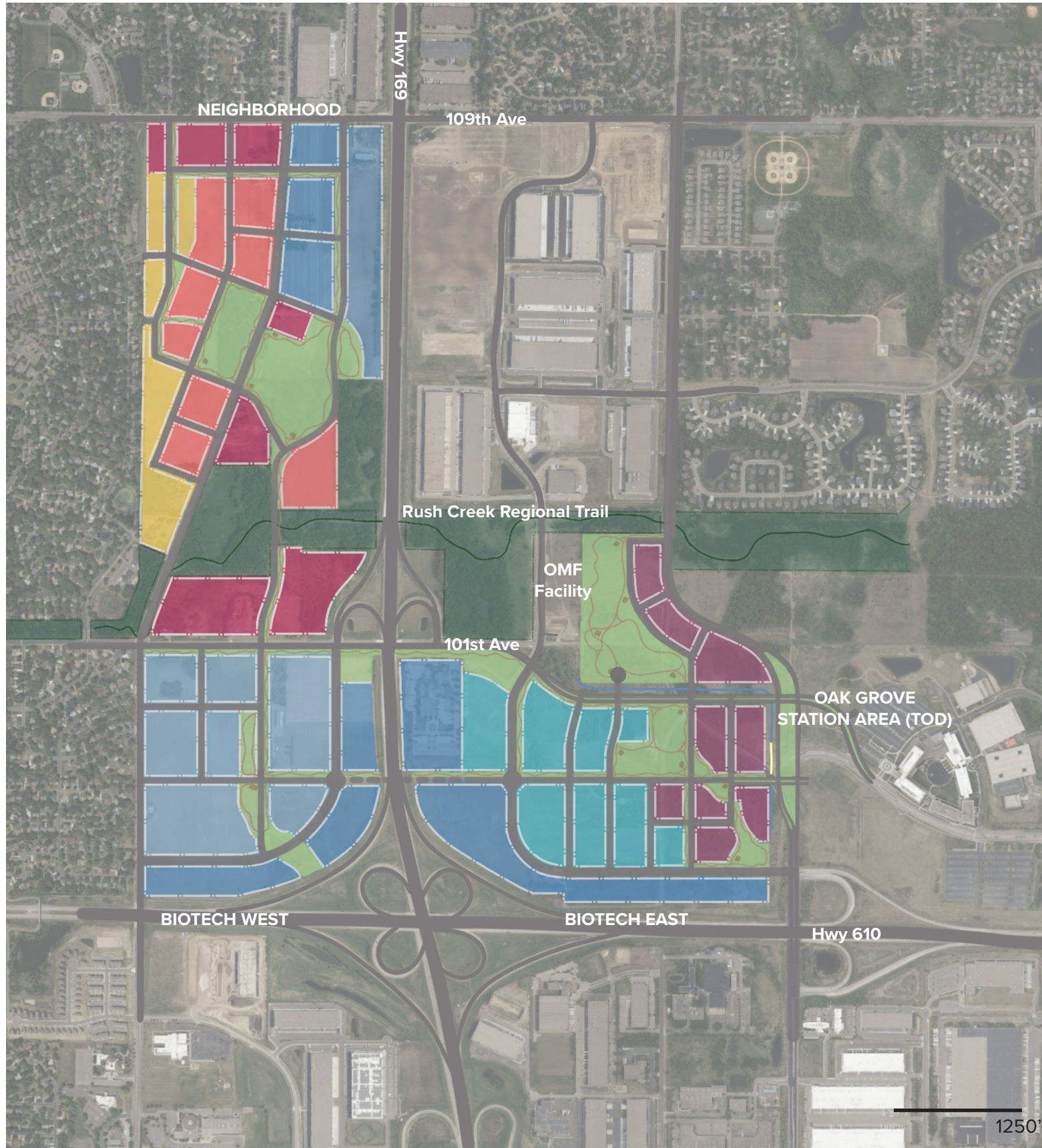
Parks and Trails



Parks and Stormwater



DRAFT VISION PLAN - LAND USES



YIELD RANGE ESTIMATES

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

Residential

- 160-600 units
- 900-1,800 units
- 720-1,440 units
- 720-1,620 units
- 360-1,080 units
- 440-1,320 units
- 340-680 units

Non-Residential Space

- N/A sq ft
- N/A sq ft
- 400,000 - 1,200,000 sq ft
- 1,700,000M - 2,500,000 sq ft
- 1,400,000 - 4,200,000 sq ft
- 1,400,000 - 2,800,000 sq ft
- 1,500,000 - 3,000,000 sq ft
- N/A
- N/A
- 65 acres (not including greenways)

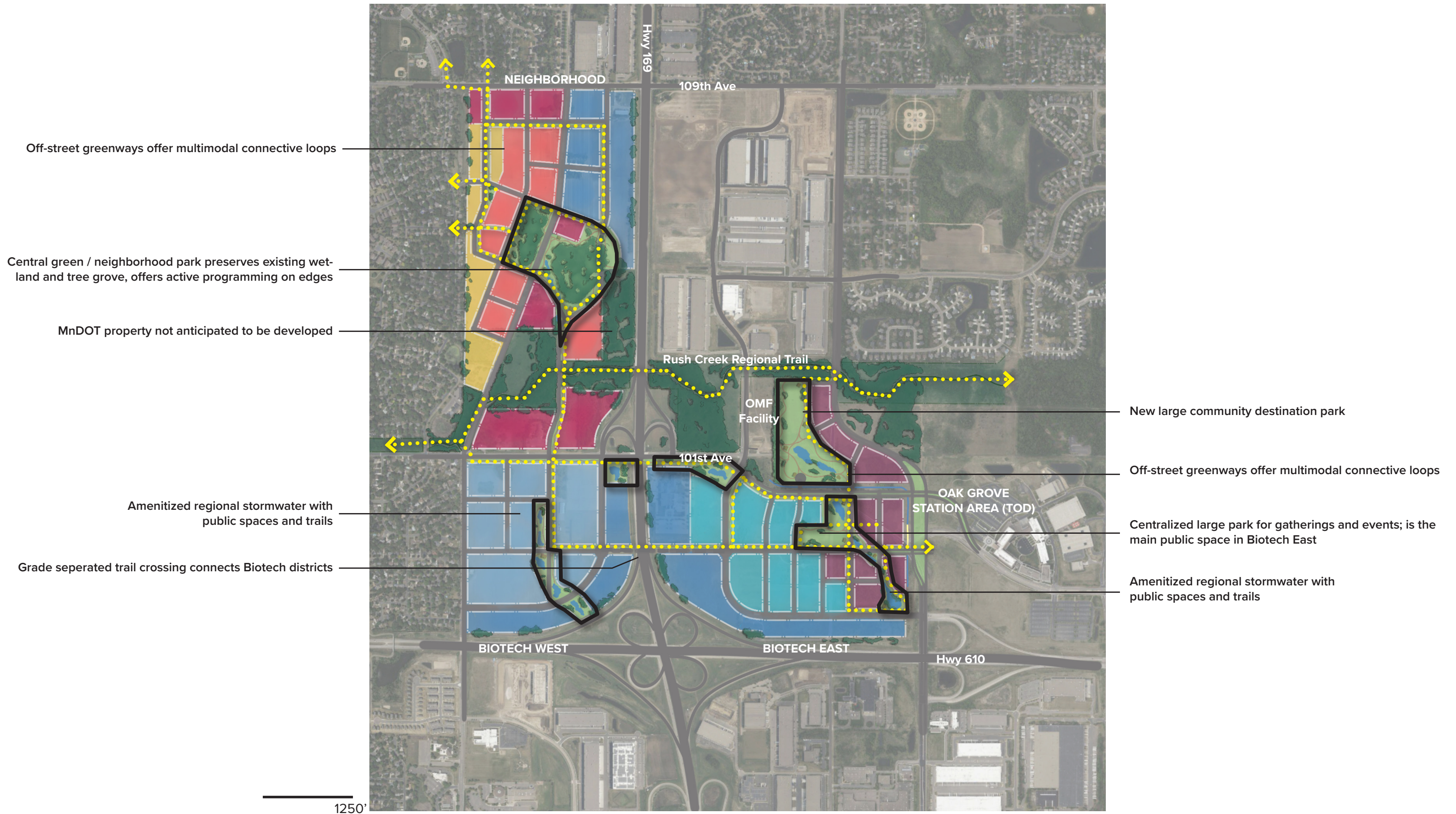
TOTALS

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

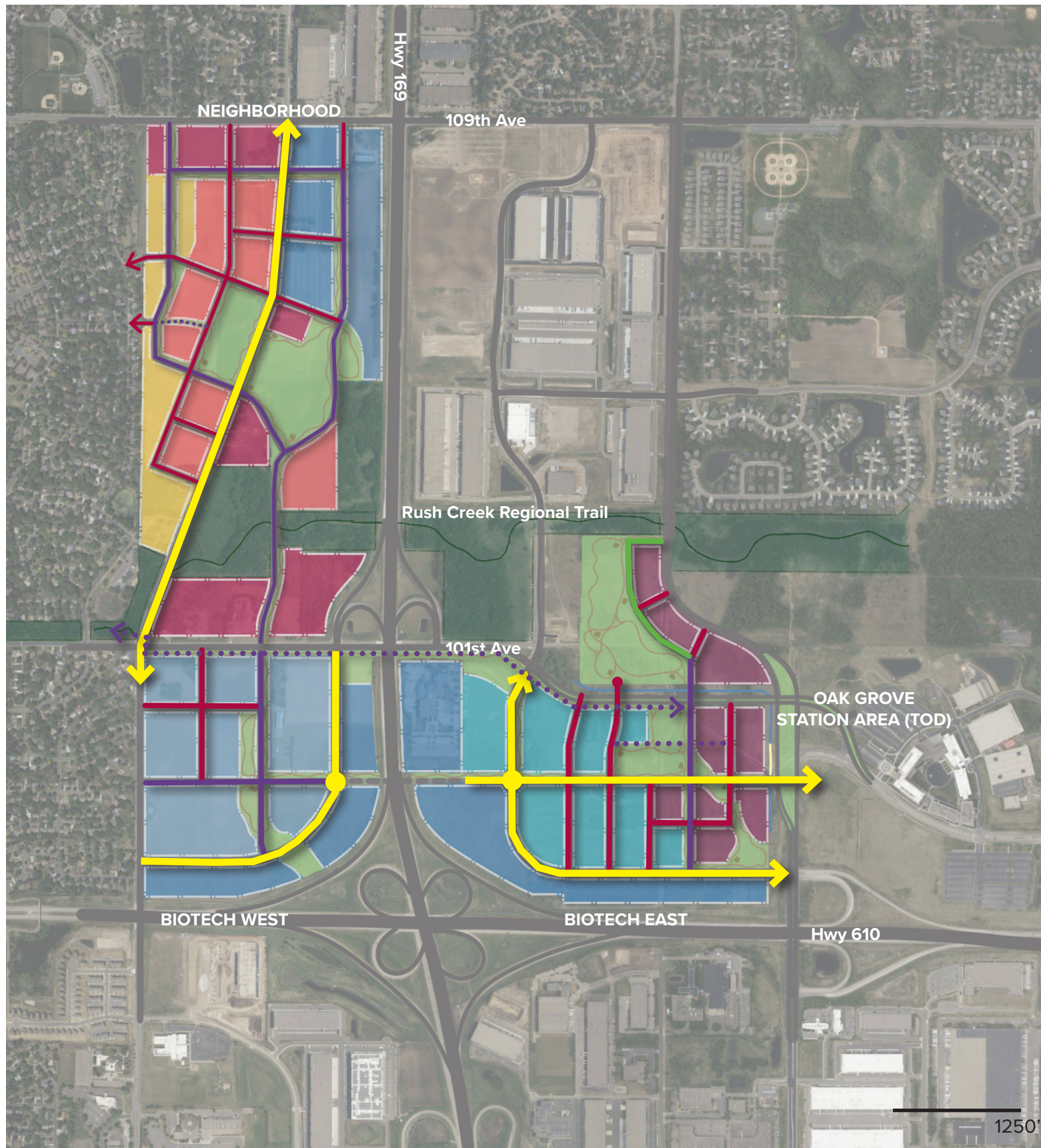
LADND USES - PRELIMINARY DETAILS PROVIDED AS REFERENCE

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)

DRAFT VISION PLAN - PUBLIC SPACE NETWORK

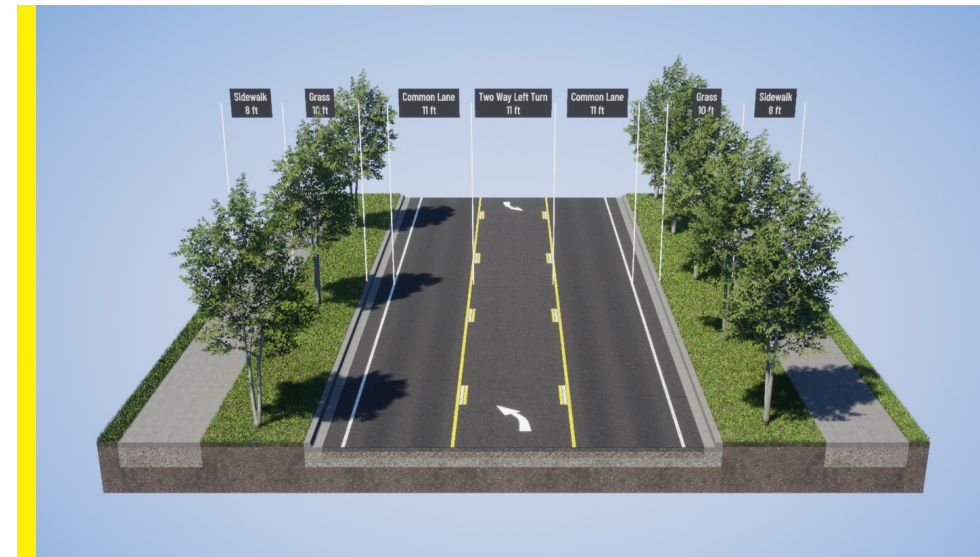
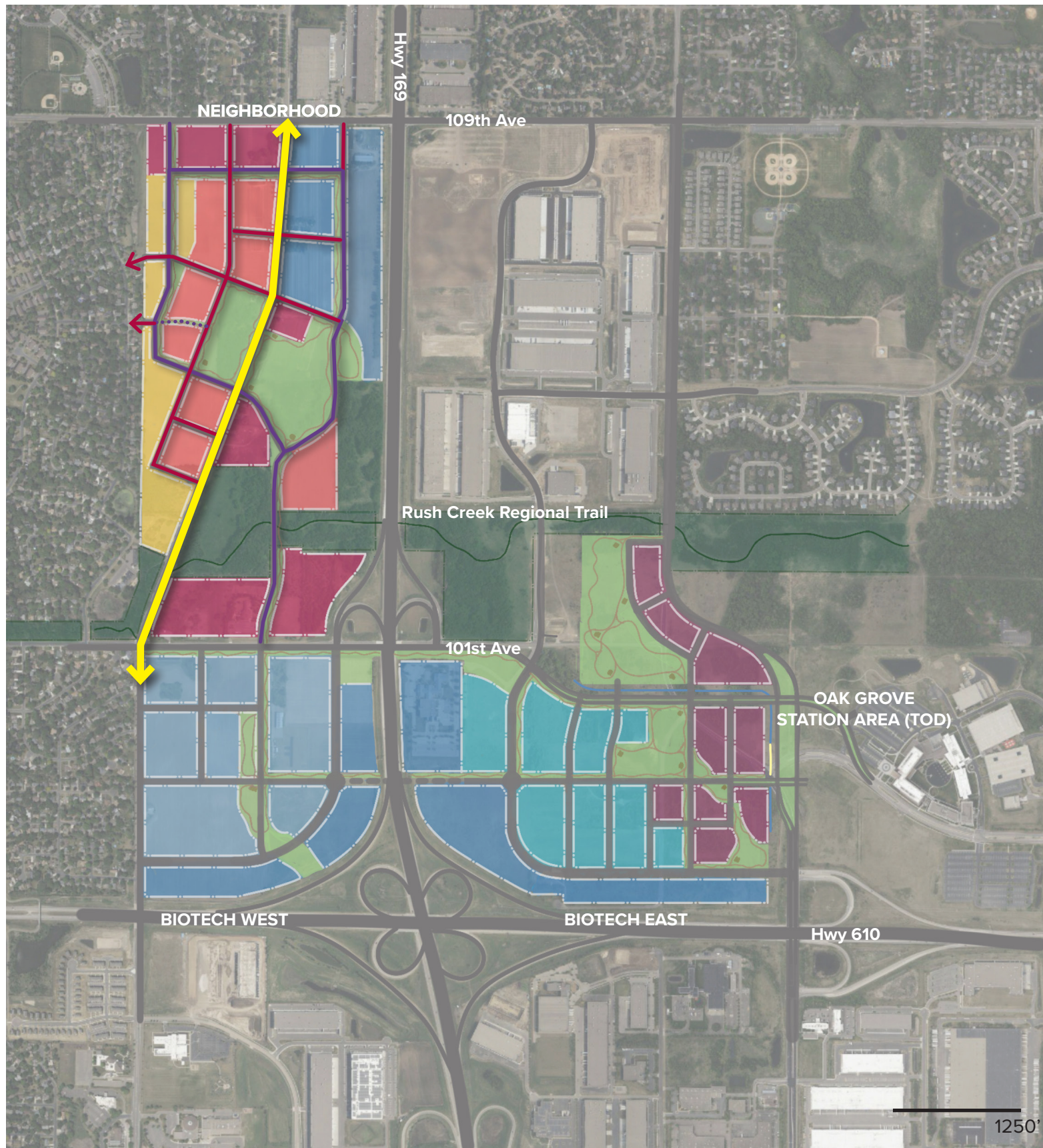


DRAFT VISION PLAN - ROADWAY NETWORK



-  Primary / A Streets
-  Local / B Streets
-  Local / B Streets with Trails
-  Destination Park Street
-  Off-Street Trails

DRAFT VISION PLAN - NEIGHBORHOOD ROADWAY NETWORK



Jefferson Hwy

90' ROW*

Jefferson Hwy is rightsized as a new neighborhood spine, promoting multimodal connectivity to and through the neighborhood. The existing trail is relocated throughout the neighborhood, while sidewalks are present on both sides of the street to promote walkability.

A redesign of Jefferson Hwy would require local and State Aide coordination, but is a local road and therefore within the purview of the City.



Neighborhood Streets

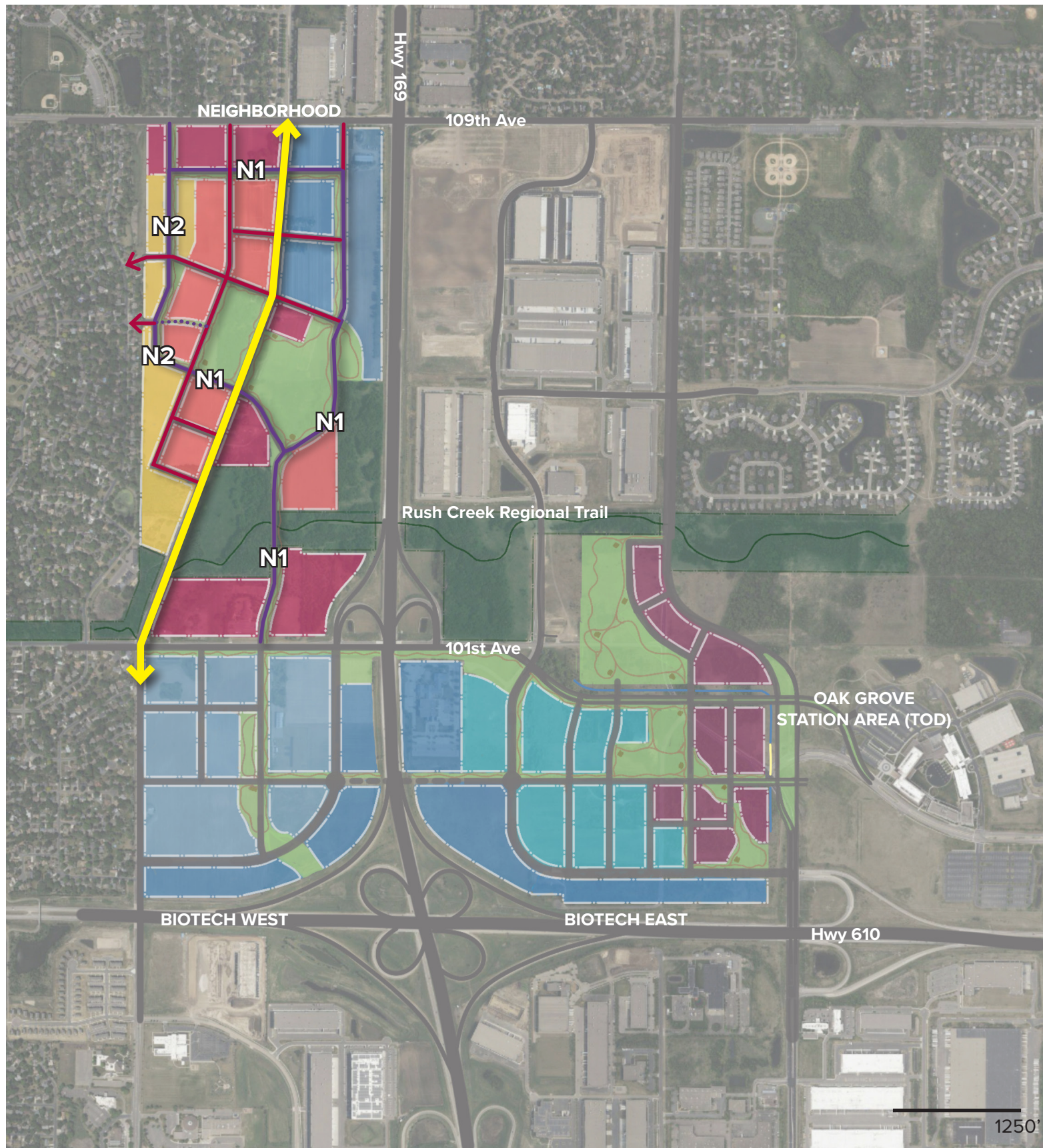
66' ROW*

Typical neighborhood street serving local access and circulation needs. One-sided on-street parking allows for additional parking while offering traffic calming. Sidewalks on both sides of the street promote walkability within the dense, grid pattern neighborhood.

The City's best practice is to not stripe roads with low ADT. As traffic is monitored, streets will be evaluated on a case-by-case basis for future striping. In the meantime, the lack of striping presents future flexibility for one- or two-sided on-street parking.

*includes assumptions for shoulders, curb, and gutter

DRAFT VISION PLAN - NEIGHBORHOOD ROADWAY NETWORK



Neighborhood Streets with Trail 66' ROW*

Typical neighborhood street serving local traffic and circulation needs, with district-connecting bike trails. A dedicated bike facility would support broader bike connectivity and access, without creating conflicts with pedestrians in high activity areas.

On-street parking offers additional parking areas and traffic calming, while sidewalks promote walkability.



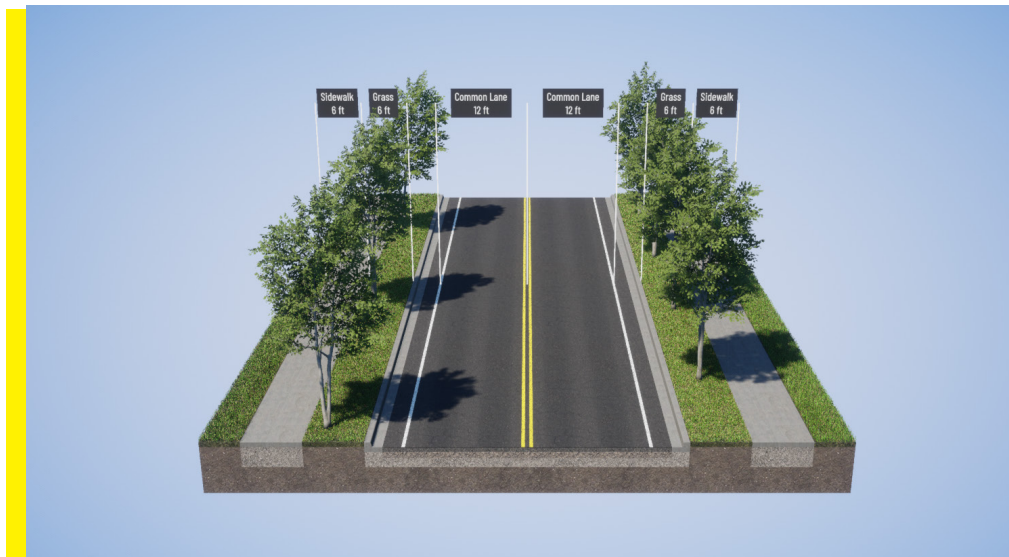
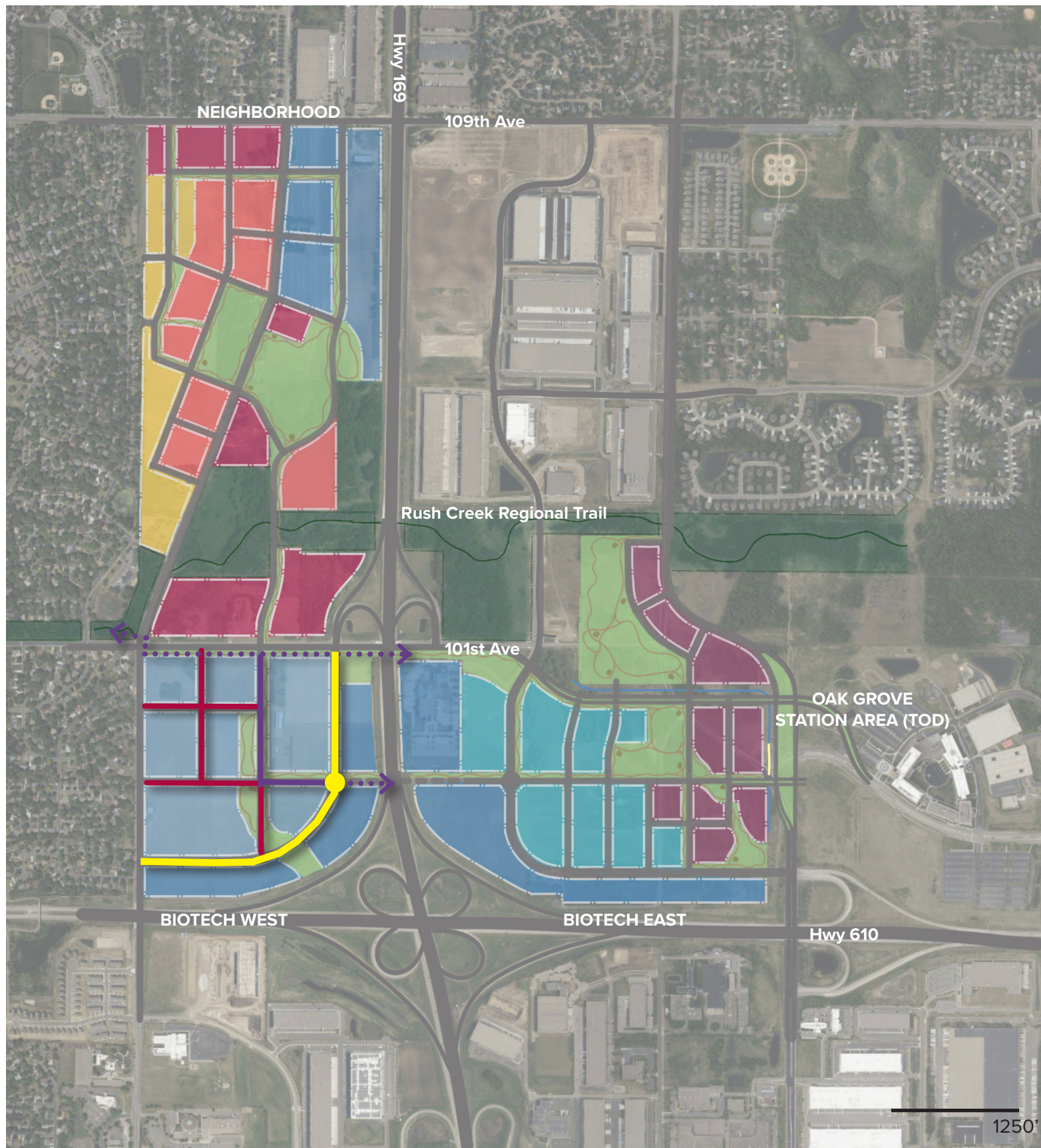
Neighborhood Streets with Trail 60' ROW*

Typical neighborhood street serving local traffic and circulation needs, with district-connecting shared use path. A shared use facility would support walking and biking in lower activity areas.

On-street parking offers additional parking areas and traffic calming, while sidewalks promote walkability.

*includes assumptions for shoulders, curb, and gutter

DRAFT VISION PLAN - BIOTECH WEST ROADWAY NETWORK



Innovation Park Primary

54' ROW*

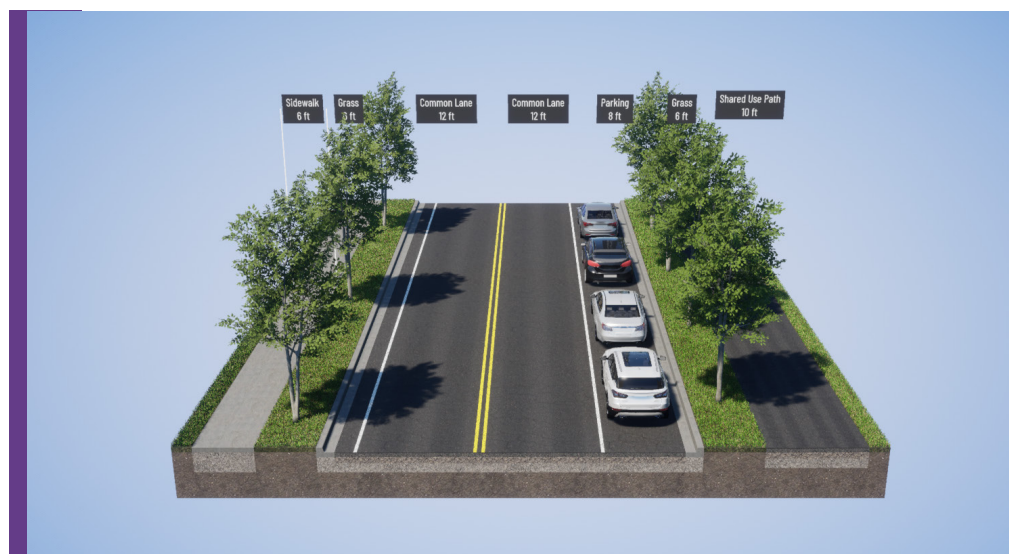
Local and through streets support access and circulation needs of heavy shipping and freight. On-street parking offers district parking options while calming traffic. Sidewalks promote walkability and pedestrian access to adjacent development.



Innovation Park Streets

62' ROW*

Local and through streets support access and circulation needs of heavy shipping and freight. One-sided on-street parking offers district parking options, additional business access, and traffic calming.



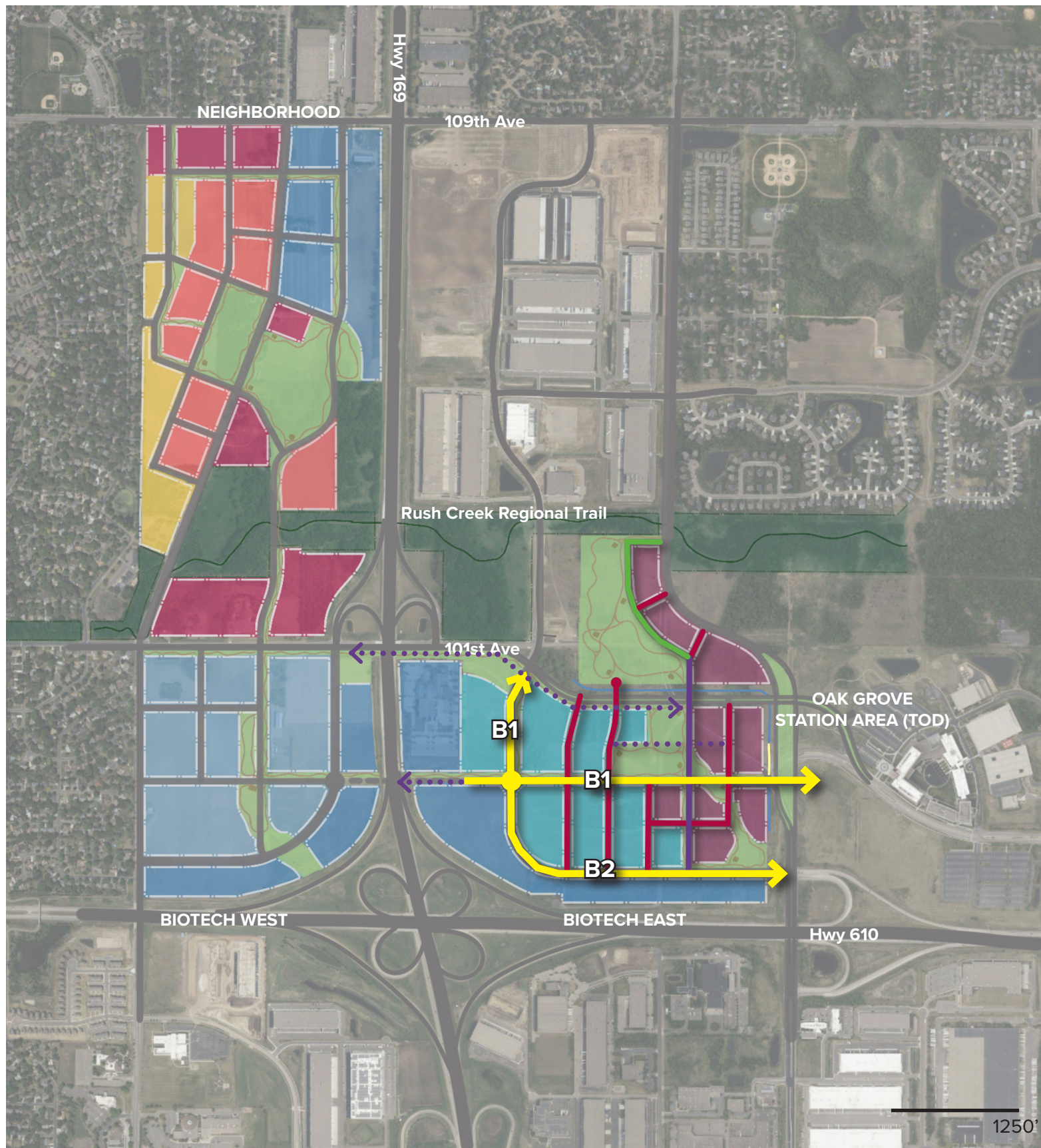
Innovation Park Streets with Shared Use Path

68' ROW*

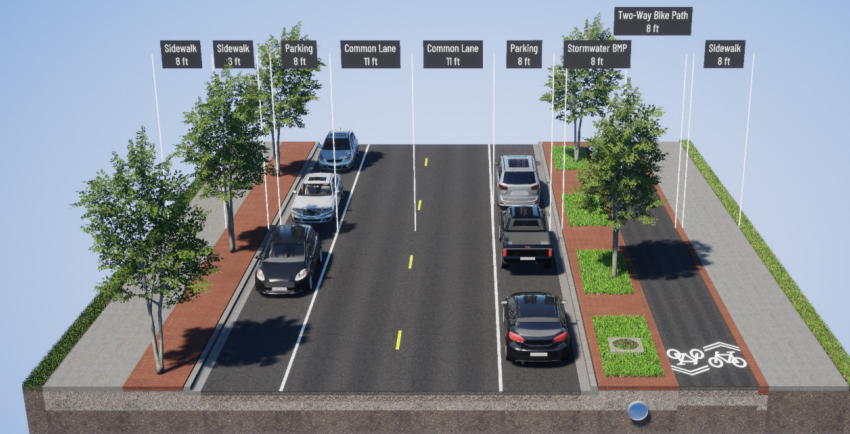
Local and through streets support access and circulation needs of heavy shipping and freight, while the center turn lane accommodates turning for large trucks. On-street parking offers more district parking options while calming traffic. A district-connecting shared use path and sidewalk promotes walking and biking.

**includes assumptions for shoulders, curb, and gutter*

DRAFT VISION PLAN - BIOTECH EAST / TOD ROADWAY NETWORK



B1



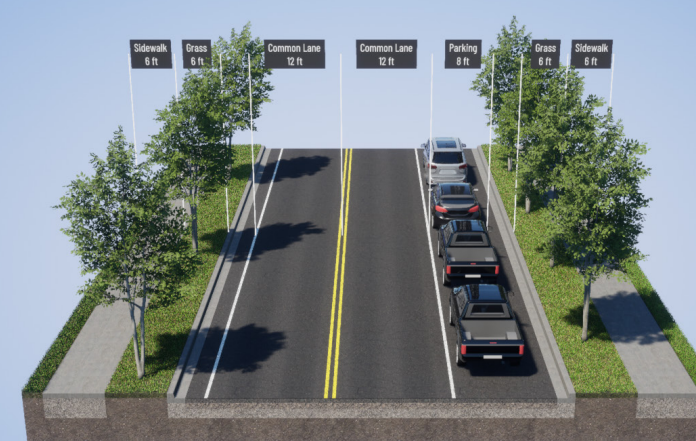
Illustrative stormwater space

1 Biotech Way

132' ROW*

1 Biotech Way anchors the Biotech East and TOD areas. Serving local and through access for both trucks and multimodal users, they provide generous public space for entrepreneurial and social activities to 'spill out' into the street. Along both, greenway and regional stormwater amenities further define the roads as unique destinations.

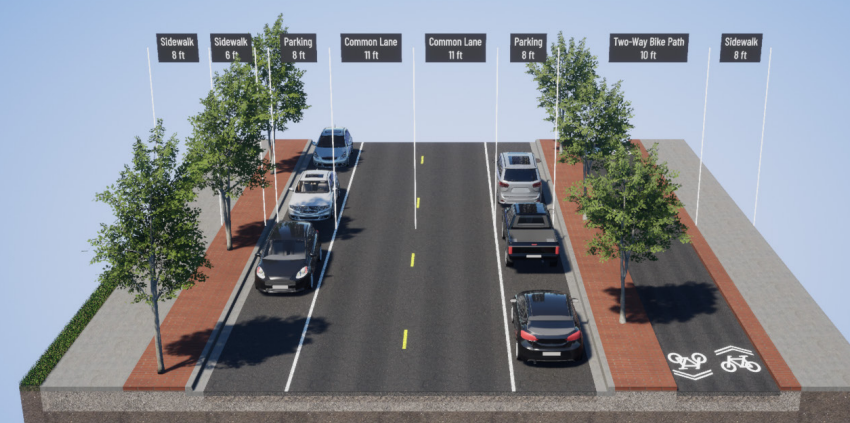
B2



2 Biotech Way

62' ROW*

2 Biotech Way provides a complementary anchor street, that serves larger truck circulation and access. They provide generous public space for entrepreneurial and social activities to 'spill out' into the street. Along both, greenway and regional stormwater amenities further define the roads as unique destinations.



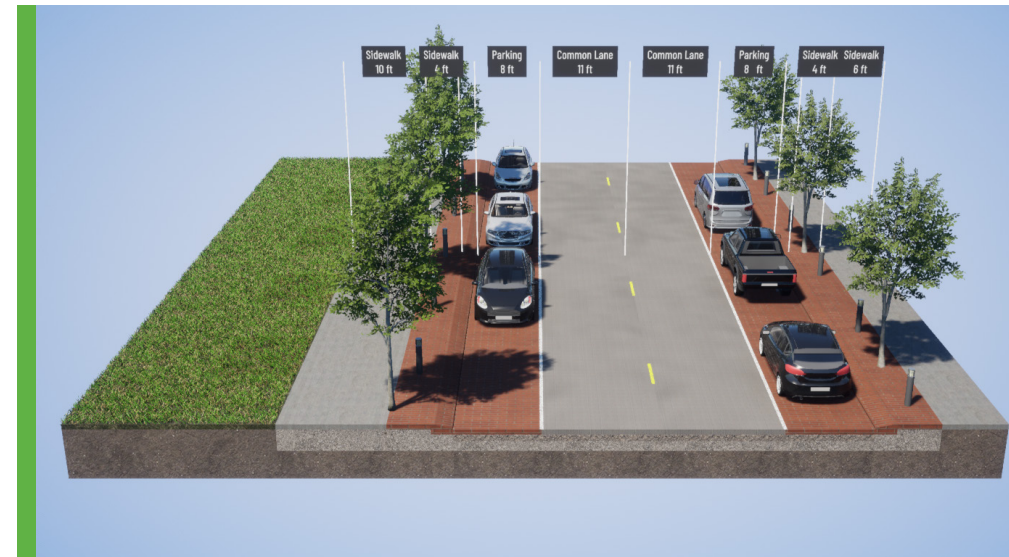
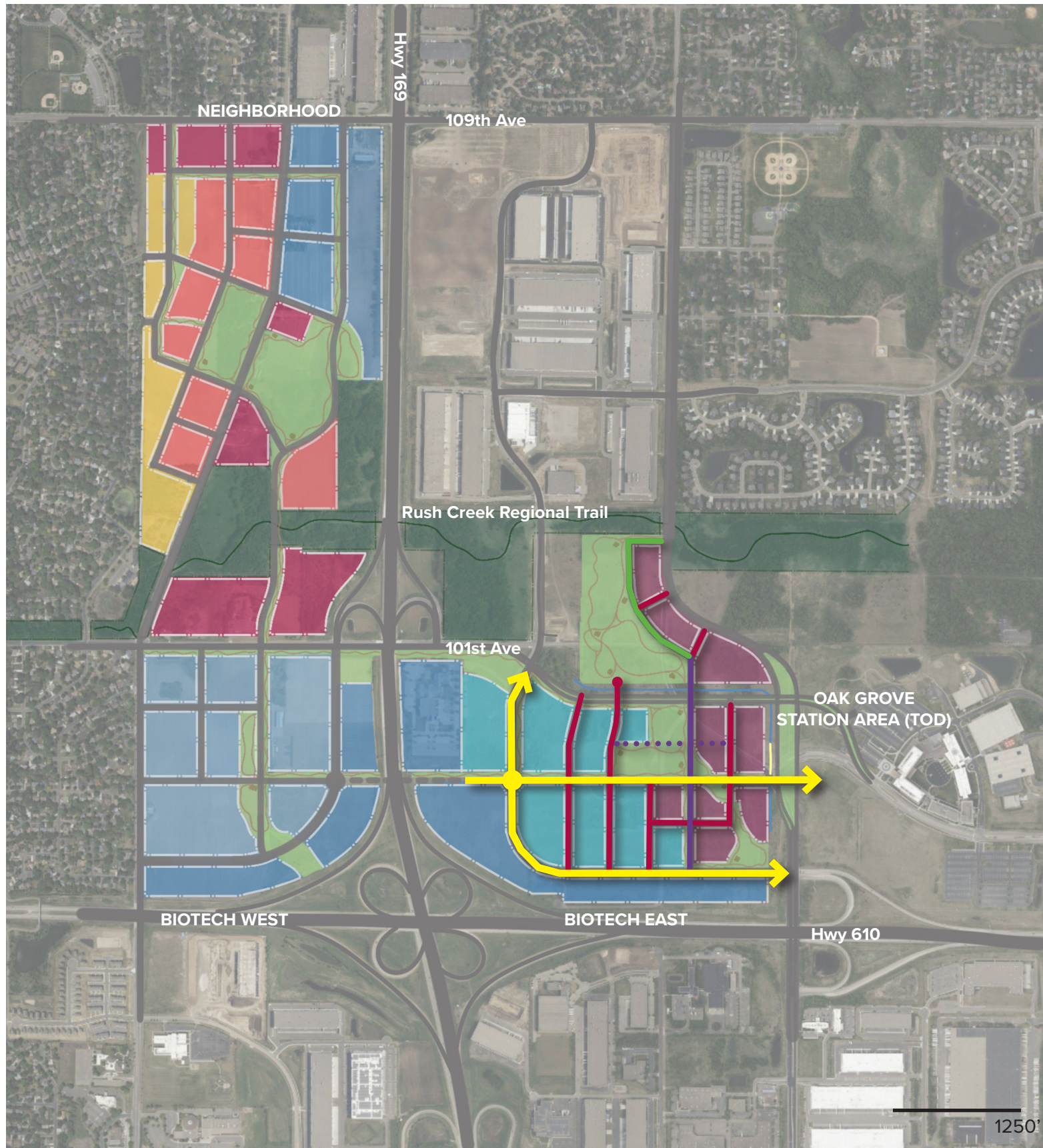
Biotech Mixed Use Local Streets with Trails

78' ROW*

Local and through streets accommodate the vehicle access and circulation, provide generous public spaces, and offer dedicated bike routes through the area. A balanced 'mixing' of modes along these streets are important, while placemaking, wayfinding, and public art further enhance the public realm.

**includes assumptions for shoulders, curb, and gutter*

DRAFT VISION PLAN - BIOTECH EAST / TOD ROADWAY NETWORK



Destination Park Edge

64' ROW*

Along the destination park edge is a curbsless 'flex' street that supports local access and circulation needs, while providing direct access to the park. On-street parking offers additional points of access for park visitors traveling by car. The road also helps to frame the park's edge, while keeping it a publicly accessible. During park events, the street could be closed to allow for activities to 'spill into' the street, expanding programmable area.



Biotech Mixed Use Local Streets

66' ROW*

Local and through streets accommodate the vehicle access and circulation while providing generous public spaces. This intends to allow for or entrepreneurial and social activities to 'spill out' into the street. Placemaking, wayfinding, and public art should be introduced to further enhance the public realm.

*includes assumptions for shoulders, curb, and gutter

Legislative Proposal 2026

Strengthening Brooklyn Park's BioTech District



The challenge

Brooklyn Park is Minnesota's sixth-largest city, home to a vibrant and diverse population where over 60 percent of residents identify as Black, Indigenous, and People of Color (BIPOC).

Despite its strengths, including a history of innovation and community investment, the City struggles with a modest tax base and has not received the same level of state and federal investment as other similarly sized cities.

In 2024, the Minnesota Legislature established the BioTech Innovation District, creating opportunities for significant, equitable public investment and tax base growth.

However, Brooklyn Park needs concrete investment to build out infrastructure, bolster workforce development activities, and more, to make the District a reality.



Brooklyn Park's 245-acre BioTech District is anticipated to grow over 10,000 jobs and 3,000 housing units.

The proposal

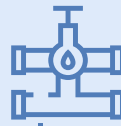
The BioTech District presents a unique opportunity for a collaborative governance structure with a shared vision among private sector partners, government, educational institutions, and other stakeholders.

Securing legislative support for placemaking initiatives will create a vibrant environment that attracts talent and promotes interaction – two ingredients critical for districts to thrive.

Why it Matters

The BioTech District will address local economic disparities and position Brooklyn Park as a hub for innovation, contributing to regional and statewide economic growth. The District will also bring new shopping, dining, and entertainment experiences for residents.

Brooklyn Park's robust workforce assets, three established colleges, and award-winning training programs make the city an attractive location to develop talent, nurture startups, and create economic opportunities.



Water infrastructure funding

Allocate \$4.5 million for critical water infrastructure improvements to support development and \$10 million for the construction of a water tower.



Workforce Development Funding

Allocated \$1M over 2 Fiscal Years for continued funding for BrookLynk Job Readiness Training and Career Pathways Programming to grow program outreach from 300 participants to 600 participants over time.

Tim Gladhill, Community Development Director
Tim.Gladhill@brooklynpark.org

Legislative Proposal 2026

Bringing water infrastructure to the Northwest Area



The challenge

Brooklyn Park's northwest area is a high-demand area consisting of 700 acres of land, with transportation access to Highway 169 and Trunk Highway 610. The anticipated development of a BioTech district in the area is expected to bring 10,000 new jobs and 3,000 housing units, a key strategy in addressing historic and current racial disparities in the city.

However, Brooklyn Park's water distribution system cannot meet the area's anticipated capacity and water pressure needs. With the barriers of both Hwy 169 and Hwy 610, extending water into this area adds significant cost to already high costs to provide this vital utility.

The City is currently investing over \$13 million in this area with the construction of a new water tower and 24" water main extension to connect the new water tower and future crossings to the existing city distribution system.

The proposal



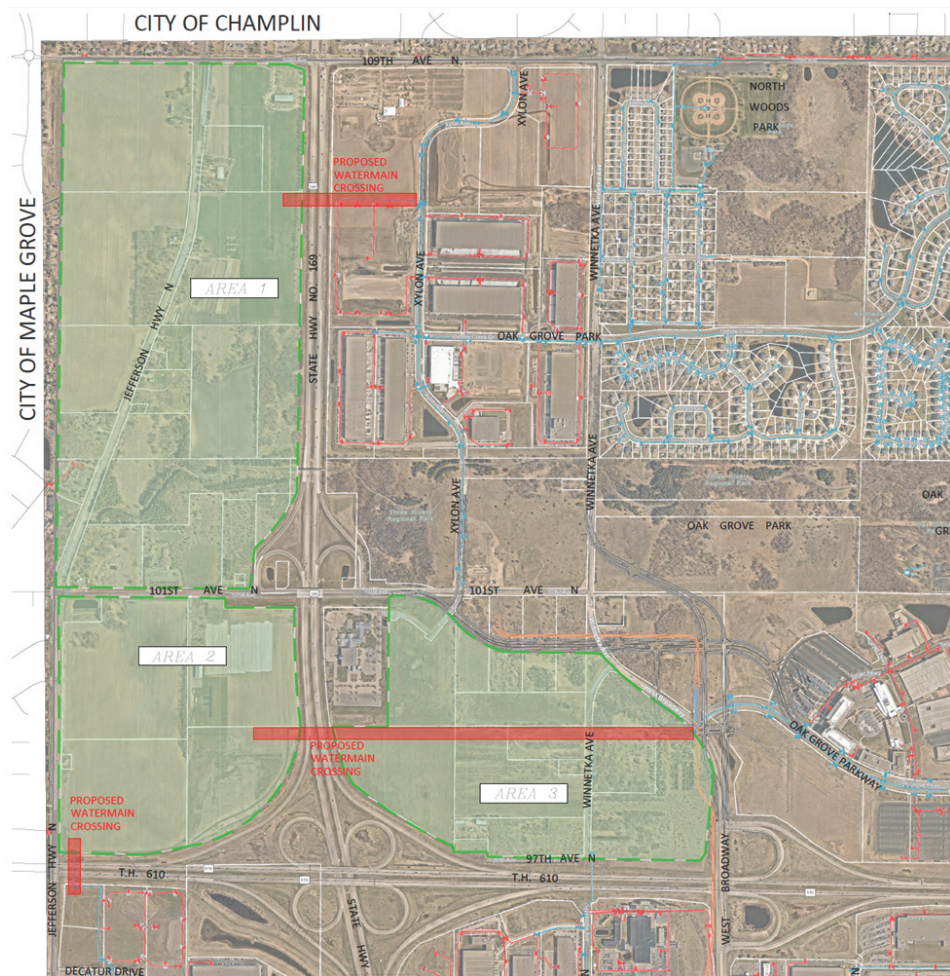
Water main crossings
\$4.5 million

The City is proposing to install three 16-inch water main crossings in the northwest area and connect these distribution lines to provide system resiliency and maximum capacity. Two of the lines would cross Highway 169 north of TH 610 and one line crosses TH 610 just east of Jefferson Highway. This cost includes the cost of trenchless installation of the water mains underneath TH 169 as well as the cost to extend new and existing lines to the crossings on both sides of TH 169, including right-of-way and easement costs, design and construction.

Providing all three crossings is vital to the ultimate need to loop the water main system to provide redundancy and sufficient water pressure.

Why it matters

The City is currently making significant infrastructure investments in this area including more than \$10 million for a water tower to be completed in 2027 and additional trunk water mains to provide water to the entire northwest growth area. This vital water infrastructure will provide the necessary infrastructure to open up the northwest area to development and help the City grow its tax base, improve the regional economy, and keep Brooklyn Park a top choice for residents for years to come.



Marc Culver, Public Works Director

Marc.Culver@brooklynpark.org | (763) 493-8047

Brooklyn Park is BioTech's future.

Brooklyn Park is a member of Minnesota MedTech 3.0 and home to a growing ecosystem of MedTech companies, many of which are members of Medical Alley.

Medical Alley members:

CVRx, Inc., Central Package and Display, Children's Minnesota (Hospitals & Clinics), Diversified Plastics Inc., Fairview Health Services, Medtronic, Olympus Surgical Technologies America, STERIS, and Takeda Pharmaceuticals.

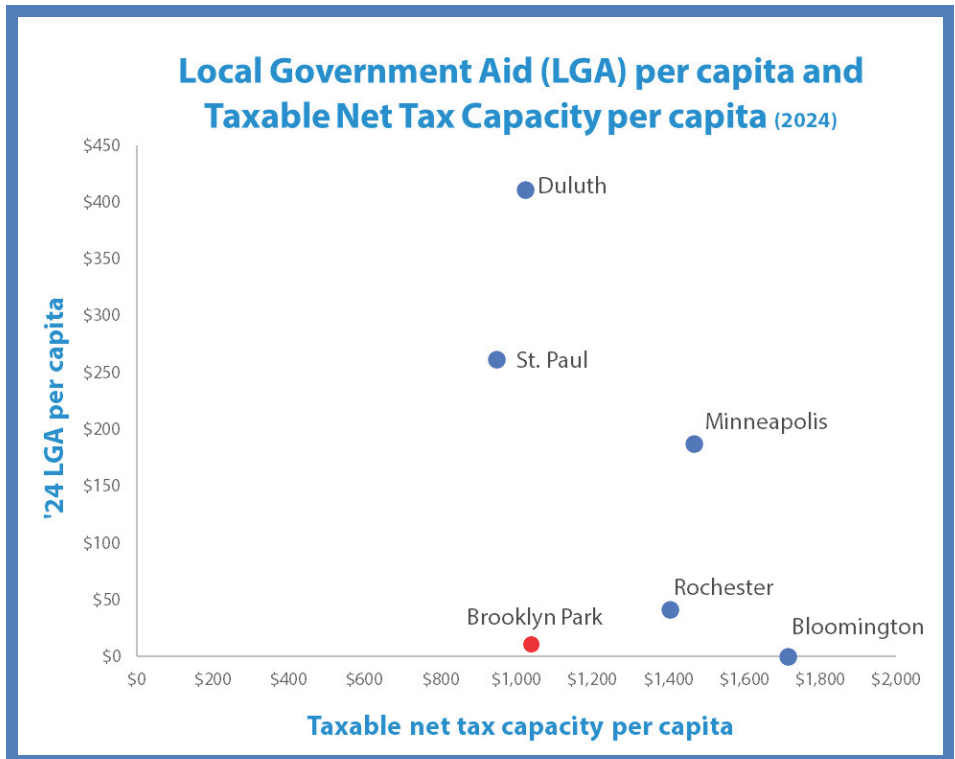


Tax base disparities persist.

Historically, Brooklyn Park has not benefited from significant investment, compared to other similarly sized cities.

This ongoing imbalance and inequity has led to the funding burden for critical regional services falling almost entirely on local residents and businesses.

The right chart reflects per capita investment of LGA funds in several cities. Brooklyn Park has missed critical funding, putting the city at risk of falling further behind economically.



Tim Gladhill, Community Development Director
 Tim.Gladhill@brooklynpark.org | (763) 493-8050

Brooklyn Park BioTech Innovation District Steering Committee

Kickoff Meeting

January 23, 2026

Today's Session

Objectives

- Establish a shared understanding of the Brooklyn Park BioTech Innovation District
- Clarify the Steering Committee's role and responsibilities
- Align on vision and near-term priorities
- Confirm next steps and meeting cadence

Agenda

10 min	Welcome & Context Setting Set the stage, explain why now, and outline session objectives.
20 min	Ice Breaker
15 min	Steering Committee Role & Responsibilities Clarify expectations, decision-making, and cadence.
25 min	What We've Learned: Insights & Opportunities Share findings from current state, highlighting assets and gaps.
30 min	Shaping the Future of Brooklyn Park Innovation District Refine vision statement and planning objectives.
15 min	Near-Term Priorities Identify 3-5 immediate priorities aligned with vision and objectives.
5 min	Next Steps Summarize key takeaways, outline the next steps in the process.

The Complete Team

Brooklyn Park

CORE TEAM



BURO HAPPOLD

CONSULTANTS



Brand Strategy



Massing



Planning Support



Real-Estate Advisory

Why Now?

This moment represents a critical shift from planning to readiness, setting the stage for purposeful action.

- **Strategic Planning:** The district is at a formative stage where intentional planning, policy, and coordination can deliver purpose-driven district development.
- **Scale & Strategic Location:** A 245-acre site within a major Minnesota innovation corridor has the capacity to support the development of a district with lasting regional economic impact.
- **Investment Positioning:** This phase enables the City to define clear infrastructure priorities and coordinated site readiness that can attract future private investment.
- **Developing an Ecosystem:** Engaging potential partners now transforms early interest into long term partnerships.

Project Timeline

JUNE – NOV 2025

Articulate the
VISION
that defines the
Innovation District

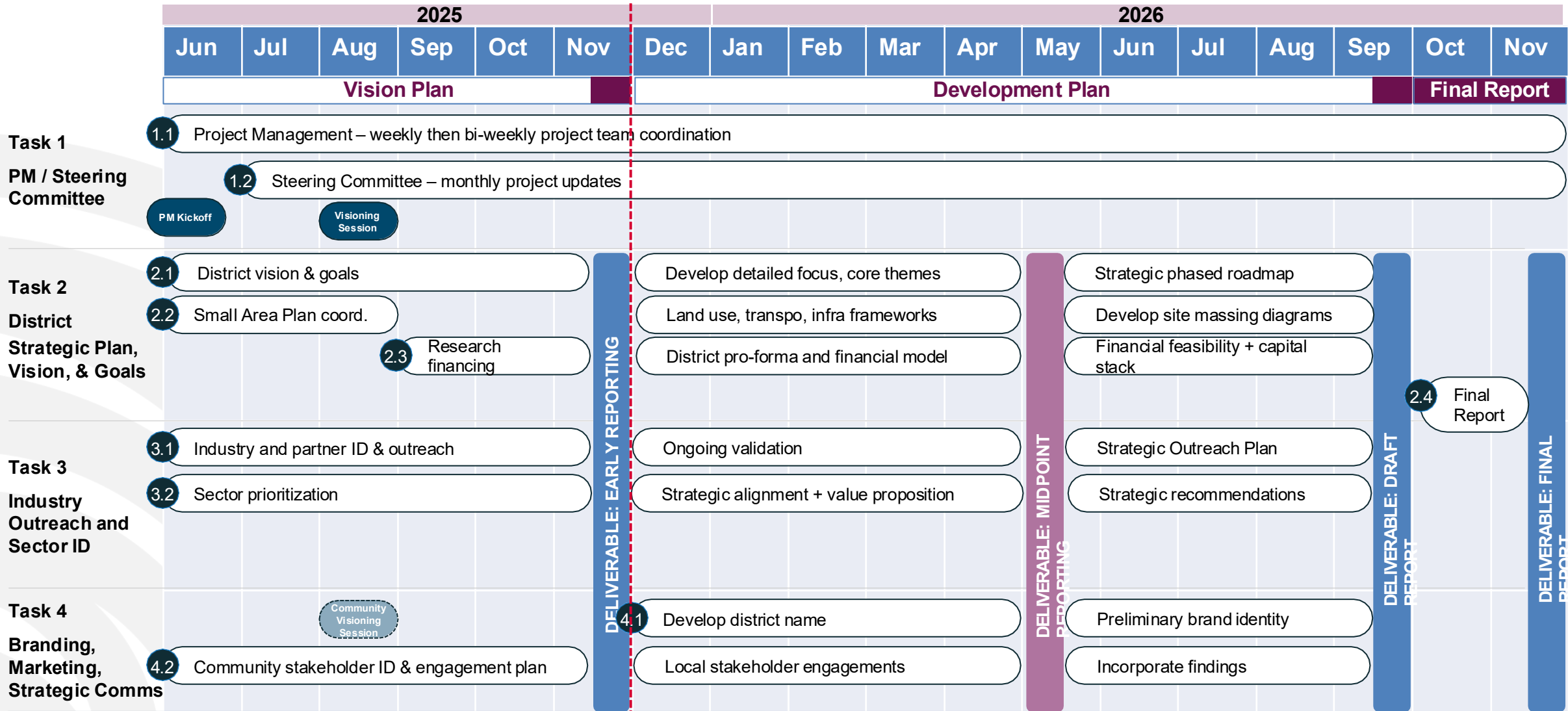
DEC 2025 – APR 2026

WE'RE HERE
Create the
FRAMEWORK
that guides District
development

APR – SEP 2026

Outline the
PLAN
for implementing
the District

Overall Project Timeline





**What opportunity excites
you most about Brooklyn
Park's BioTech Innovation
District?**

Steering Committee Role & Responsibilities

Governance & Decision-Making Framework

Broader Context



Steering Committee

Providing strategic and advisory guidance.



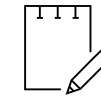
Advisory Group

Offering subject-matter expertise (as needed).



EDA & City Council

Providing formal approvals and policy decisions.



City Staff

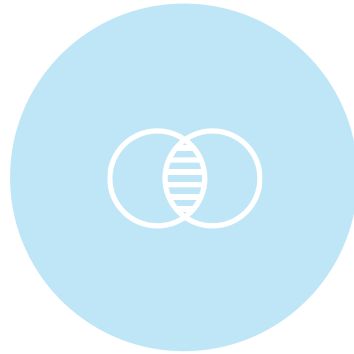
Facilitating the project and implementation.

Why the Steering Committee Matters

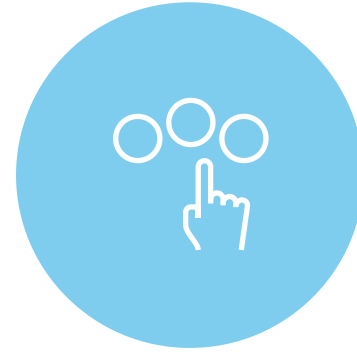
Your Role



Provide strategic
guidance



Advance alignment
between City
leadership priorities
and long-term public
value



Help position the
District for long-term
economic impact



Serve as champions
for partnerships and
investment

Steering Committee Scope & Expectations

What the Steering Committee Does

- + Guides vision, priorities, and strategic direction
- + Reviews key milestones and recommendations
- + Advises on partnerships, funding tools, and policy levers

What the Steering Committee Does Not Do

- Day-to-day project management
- Technical or engineering decision-making
- Individual project approvals



What We've Learned: Insights & Opportunities

Current State

What's Been Accomplished

Engagement

Stakeholder Input, Visioning Session, Identification of Preliminary District Goals, and Coordination on NWGAP

Workforce Development

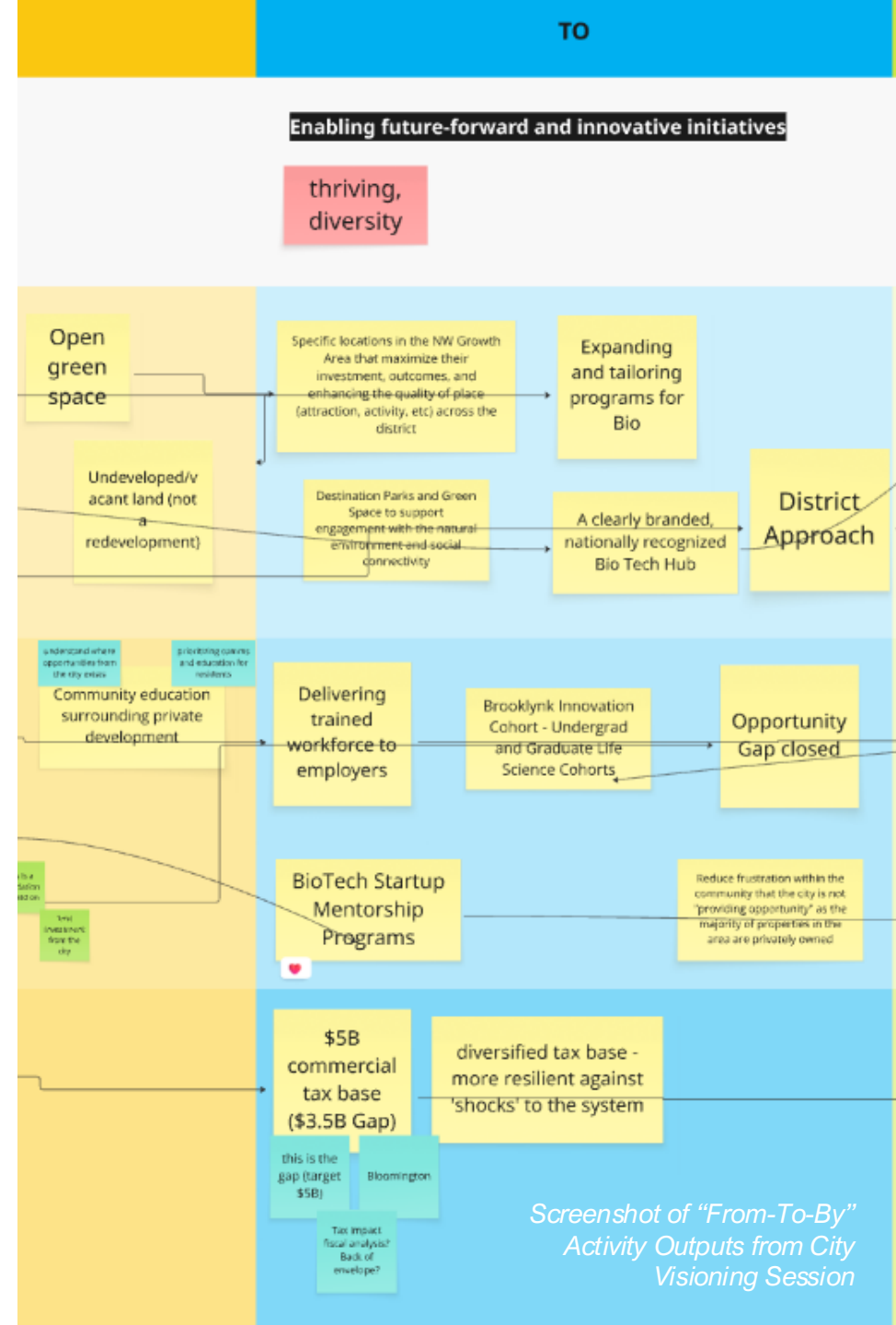
Assessment of Workforce Development Programs

Market Research

Sector Prioritization and Market Positioning

Financial Analysis

Identification of Potential Funding Tools, Incentives, and Policy Considerations



Assets, Gaps, & Emerging Opportunity Spaces

Activating the Innovation District

ASSETS

Location & Connectivity

Industry Ecosystem

Talent & Education

Physical & Natural Assets

Economic & Policy Support

GAPS

Capital & Scaling Support

Anchor Tenants

Workforce & Industry Alignment

Infrastructure Readiness

Community Perception & Inclusion

OPPORTUNITIES



Innovation Corridors & Pathways



Innovation Ecosystem Development



Expanded Workforce Pipelines



Green Infrastructure & Amenities



Community-oriented Opportunities

What Is Fixed vs. What Is Flexible

Fixed Elements

- District Boundaries
- Core Infrastructure Systems
- Phase 1 Planning Foundations

Flexible Elements

- Program Mix and Activation Strategy
- Partner and Anchor Engagement
- Phasing, Branding, and Implementation Approach



The background features a series of concentric, overlapping circles in various shades of blue, creating a dynamic, wave-like pattern that originates from the bottom-left corner and spreads across the frame.

Shaping the Future of the Brooklyn Park BioTech Innovation District

Brooklyn Park's Northwest Growth Area Plan Goals



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

Focused Goals for the Innovation District

Attract, Bridge, and Provide



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

Brooklyn Park BioTech Innovation District

Emerging Vision



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**

Brooklyn Park BioTech Innovation District

Emerging Vision



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

Brooklyn Park BioTech Innovation District

Emerging Vision



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)

Draft Vision Statement

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

Draft Vision Statement

Discussion Questions



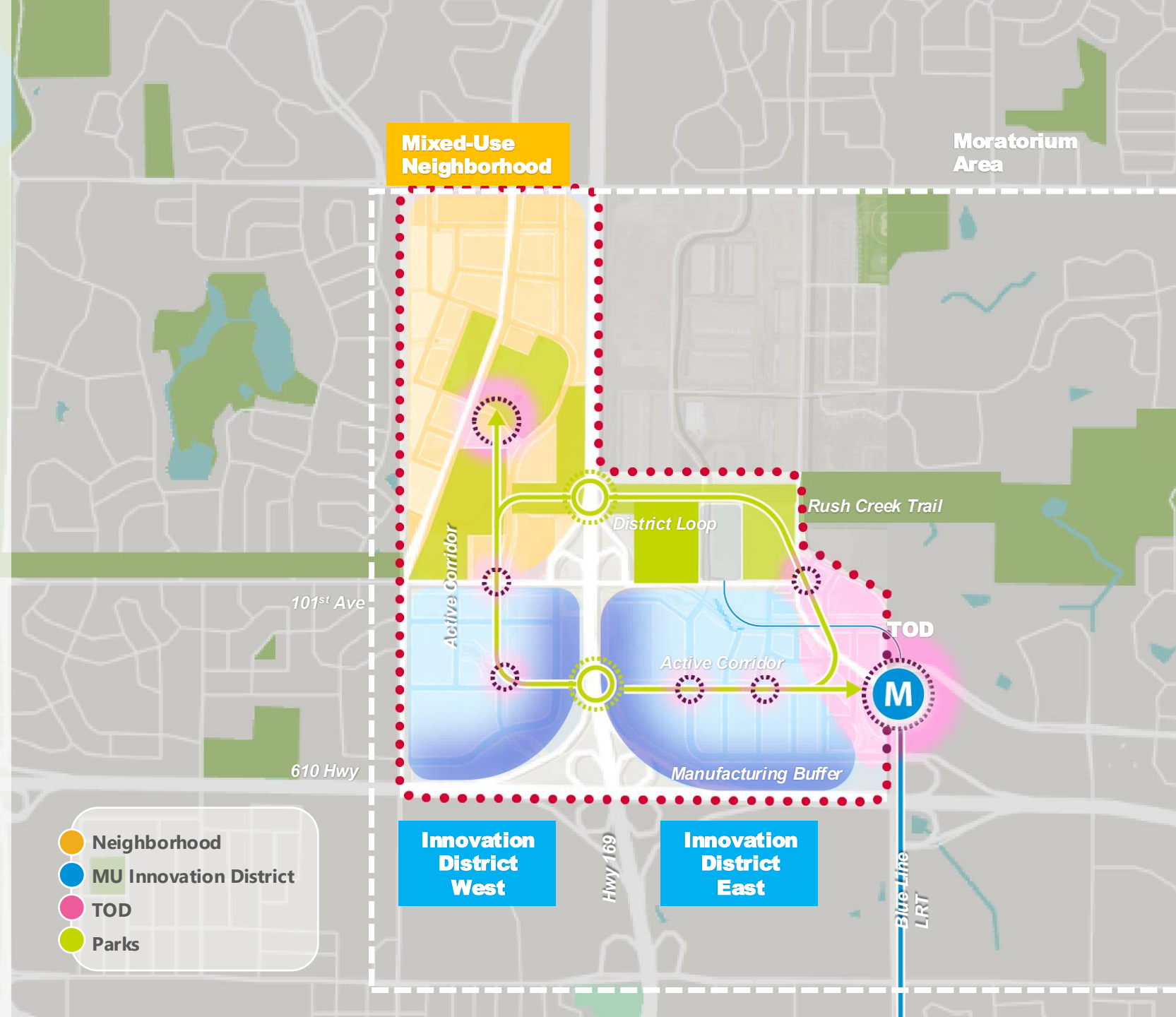
- **Does this vision resonate?**
- **Are there gaps or missing priorities?**
- **What does long-term success look like for Brooklyn Park?**

Northwest Area Growth Plan

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



Open Space

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



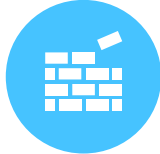
Mobility

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



Infrastructure

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



Land-Use

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



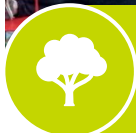
Activation

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



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
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

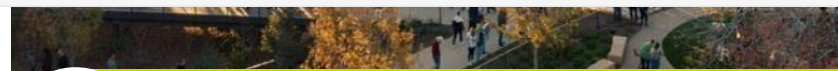


Advanced stormwater systems with bioswales

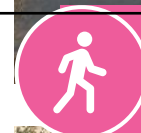
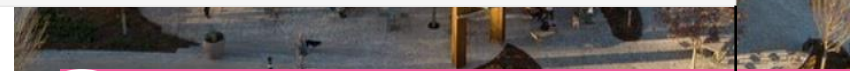


Research Triangle Park

Key Site Features



Expansive greenways connecting campuses



Regional transit hubs and shared mobility



Plazas of varied sizes for gathering and collaboration



Clustered R&D with residential integration



Innovation festivals and networking plazas



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





















Planning Opportunities to Support the Innovation District

Key Insights

Vision in Action!

A vibrant, walkable district with flexible green spaces, smart mobility, integrated infrastructure, mixed-use density, and year-round community activation.

- **Open Space:** Flexible social spaces with green areas, health, and wellness integration.
- **Mobility:** Pedestrian-first streets, layered mobility, last-mile focus, reduced parking.
- **Infrastructure:** Smart, synergistic systems enabling circular economy and public realm integration.
- **Landuse:** Mixed-use, walkable district with centralized density and green activation.
- **Activation:** Vibrant year-round programming with town square, park, and community mix.

Open Space	Mobility	Infrastructure	Landuse	Activation
<p>Social spaces are the key to district success</p>  <p>South Lake Union, Seattle</p>	<p>Layered mobility with last mile opportunities</p> 	<p>Capitalize on District Synergies</p> 	<p>Mixed-use to bring more activation to the site</p> 	<p>Vibrant district with many businesses</p>  <p>KU Crossings Lawrence, Kansas</p>
<p>Framework for Flexible Programming</p>  <p>San Francisco Biotech Cluster</p>	<p>Supporting pedestrian first through streets and activation</p>  <p>KU Crossings Lawrence, Kansas</p>	<p>Integrate systems and the public realm</p> 	<p>Integrated activation and green space</p>  <p>Jurong Innovation District</p>	<p>Town Square and Signature Park</p> 
<p>Opportunities for integrated green and variety of open spaces</p> 	<p>Consolidated and off-site parking, invest in last mile not surface lots</p> 	<p>Smart district to attract innovators</p>  <p>22 @ South Lake Union, Seattle</p>	<p>Public priority to have walkable district</p> 	<p>Mix of institution and community driven programming</p>  <p>Cortez, St. Louis</p>
<p>Combination open space programing with integrated health and wellness</p>  <p>Philadelphia Navy Yard Central Green</p>	<p>Combination of Fast and Slow mobilities</p> 	<p>Enable circular economies</p>  <p>Phoenix Innovation District Resource</p>	<p>Centralized density to focus where activity happens</p>  <p>Kendall Square, Cambridge</p>	<p>All year programing</p> 

Open Space

Social spaces are the key to district success



South Lake Union, Seattle

Framework for Flexible Programming



San Francisco Biotech Cluster

Opportunities for integrated green and variety of open spaces



Fanning Plaza, San Diego

Combination open space programming with integrated health and wellness



Philadelphia Navy Yards Central Green

Mobility

Layered mobility with last mile opportunities



Supporting pedestrian first through streets and activation



KU Crossings Lawrence, Kansas

Consolidated and off-site parking, invest in last mile not surface lots



Combination of Fast and Slow mobilities



Infrastructure

Capitalize on District Synergies



Integrate systems and the public realm



Smart district to attract innovators



22 @ Barcelona Smart City

Enable circular economies



Phoenix Innovation District Resource

Landuse

Mixed-use to bring more activation to the site



Integrated activation and green space



Jurong Innovation District

Public priority to have walkable district



Centralized density to focus where activity happens



Kendall Square, Cambridge

Activation

Vibrant district with many businesses



KU Crossings Lawrence, Kansas

Town Square and Signature Park



Mix of institution and community driven programming



Cortex, St. Louis

All year programming



Planning Opportunities to Support the Innovation District

Discussion Questions



What do you envision for the Brooklyn Park Innovation District?

Near-Term Priorities

Focus Areas for 2026

- Continue to Refine District Focus
- Advance Land Use and Infrastructure Frameworks
- Identify Key Funding Tools & Incentives
- Develop Site Massing Diagrams to Illustrate Development Capacity
- Industry & Partner Validation to Support Strategic Outreach Plan
- Develop Recommendations to Guide Implementation



Steering Committee Input on Priorities

Discussion Questions



- **Are we focusing on the right priorities to position the district for future investment?**
- **Where can the Steering Committee add the most value?**

Next Steps

Meeting Cadence & Expectations

A Look Ahead

- Monthly Steering Committee meetings (typically 60m)
- Clear agendas and decision points
- Regular progress updates and milestone tracking
- Virtual meetings, with quarterly in-person sessions

Note: This schedule is intended as a planning tool. It is flexible and may be adjusted as needed to accommodate updated project agendas, deliverable timelines, and partner availability.

Month-by-Month Meeting Focus

Month *Focus Topic*

2026

Jan	Steering Committee Kickoff & Visioning Session
Feb	Industry Sector Definition
Mar	Strategic Themes & Roadmap
Apr	Funding Tools & Incentives & Governance Model
May	Development Scenarios & Mixed-Use Integration
Jun	Engagement & Outreach Strategy
Jul	Branding & Narrative Identity
Aug	Draft Plan Review
Sep	Draft Report Prep
Oct	Review Report
Nov	Final Report

Thank you!

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

Innovation District West

Hwy 169

Innovation District East

Rush Creek Trail

TOD

M

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.

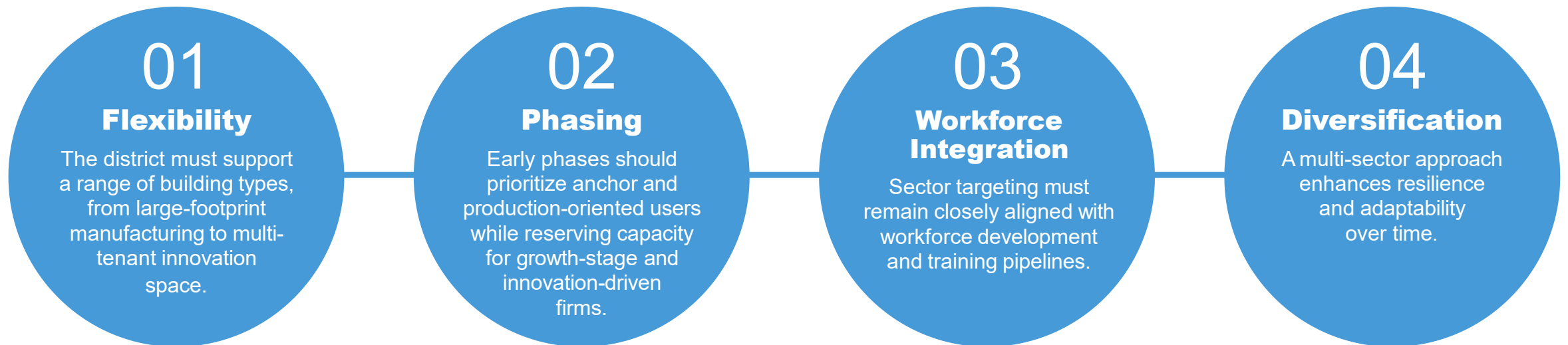
By focusing resources on sectors where Brooklyn Park can compete and scale, this approach enables informed investment decisions, strengthens recruitment and partnership efforts, and supports a development strategy that is both actionable in the near term and resilient over the long term.



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.




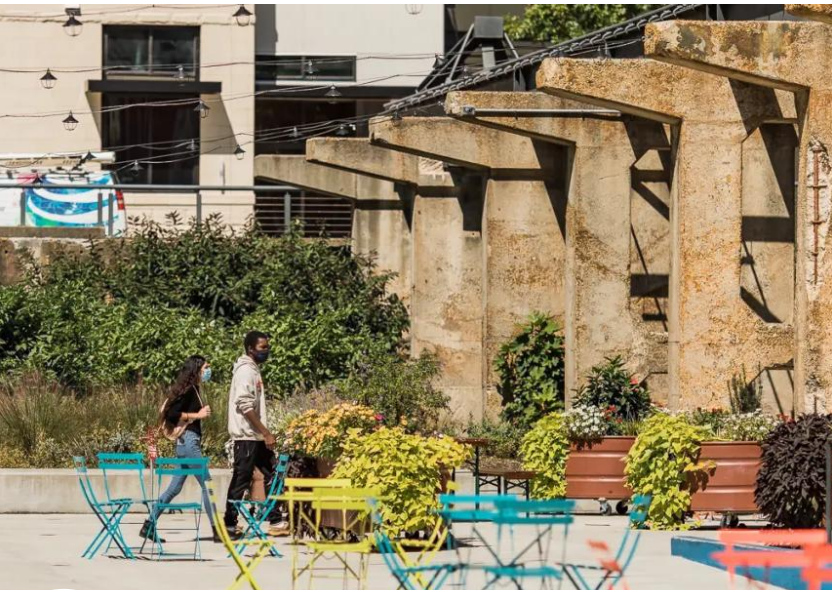
Innovation Quarter
Key Site Features



 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

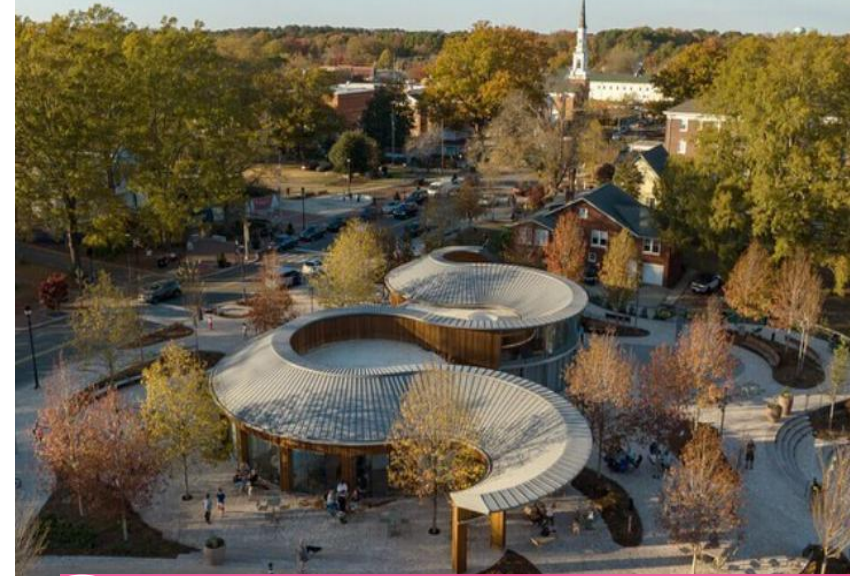
Research Triangle Park underscores the importance of long-term sector clarity and workforce alignment. Its nationally recognized biomanufacturing workforce pipeline, supported by NC BioNetwork and NC State's BTEC, demonstrates how coordinated training infrastructure can be a decisive competitive advantage.



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 (<i>Typical Applicant</i>)	Phase 1	Phase 2	Phase 3	Primary Purpose (Key Criteria)
Historic Tax Credits (Federal & State)	Adaptive reuse of historic structures (<i>Private developer</i>)	—	•	•	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 (<i>Private developer; state allocation</i>)	—	•	•	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 (<i>Private equity investors</i>)	—	•	•	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 (<i>Private developer</i>)	—	•	•	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 (<i>Regional consortium</i>)	◦	•	•	Secure transformational federal investment when BPBID anchors a regional innovation ecosystem
IIJA / IRA Infrastructure & Energy Programs	Transportation, energy systems, broadband, resilience (<i>City, utilities, developers</i>)	•	•	•	Reduce infrastructure and operating costs through federal climate and infrastructure incentives
Philanthropic & Institutional Capital	<i>Workforce programs, entrepreneurship, community activation</i> (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 (<i>District entity</i>)	—	◦	•	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

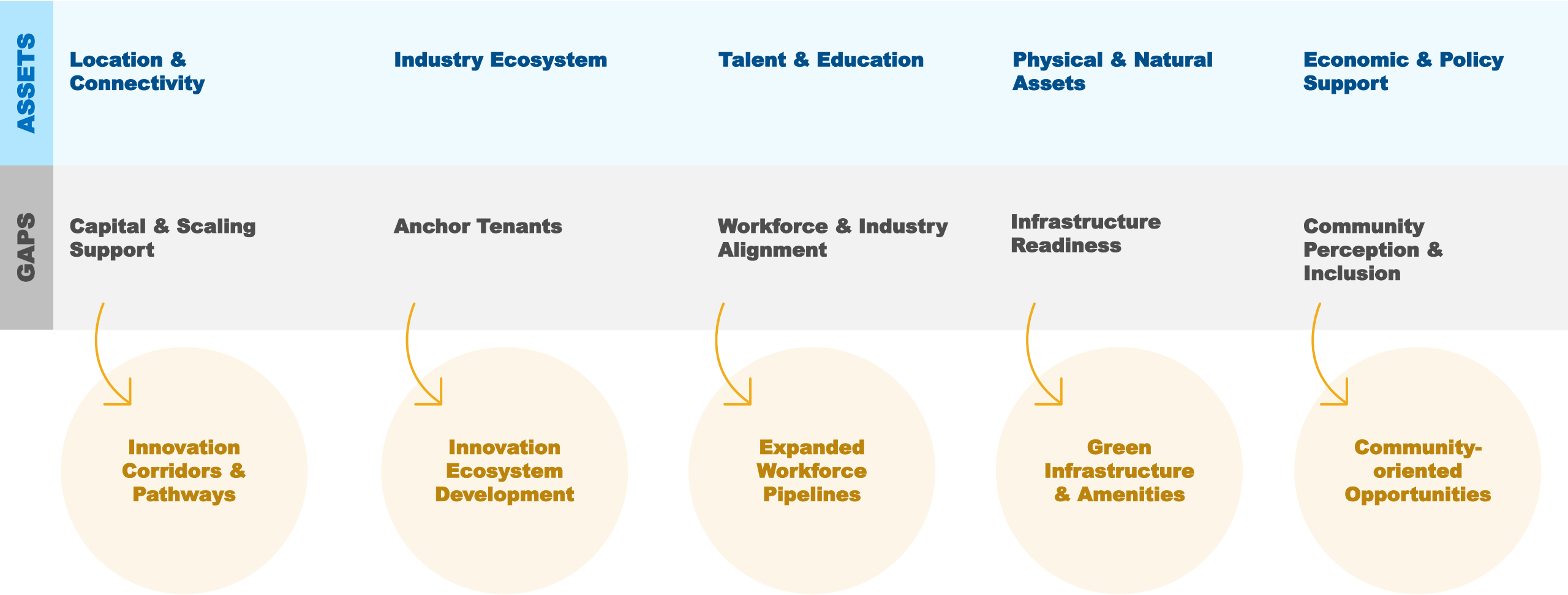
Immediate need for water, utilities, and site preparation; west side not development-ready.

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.



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

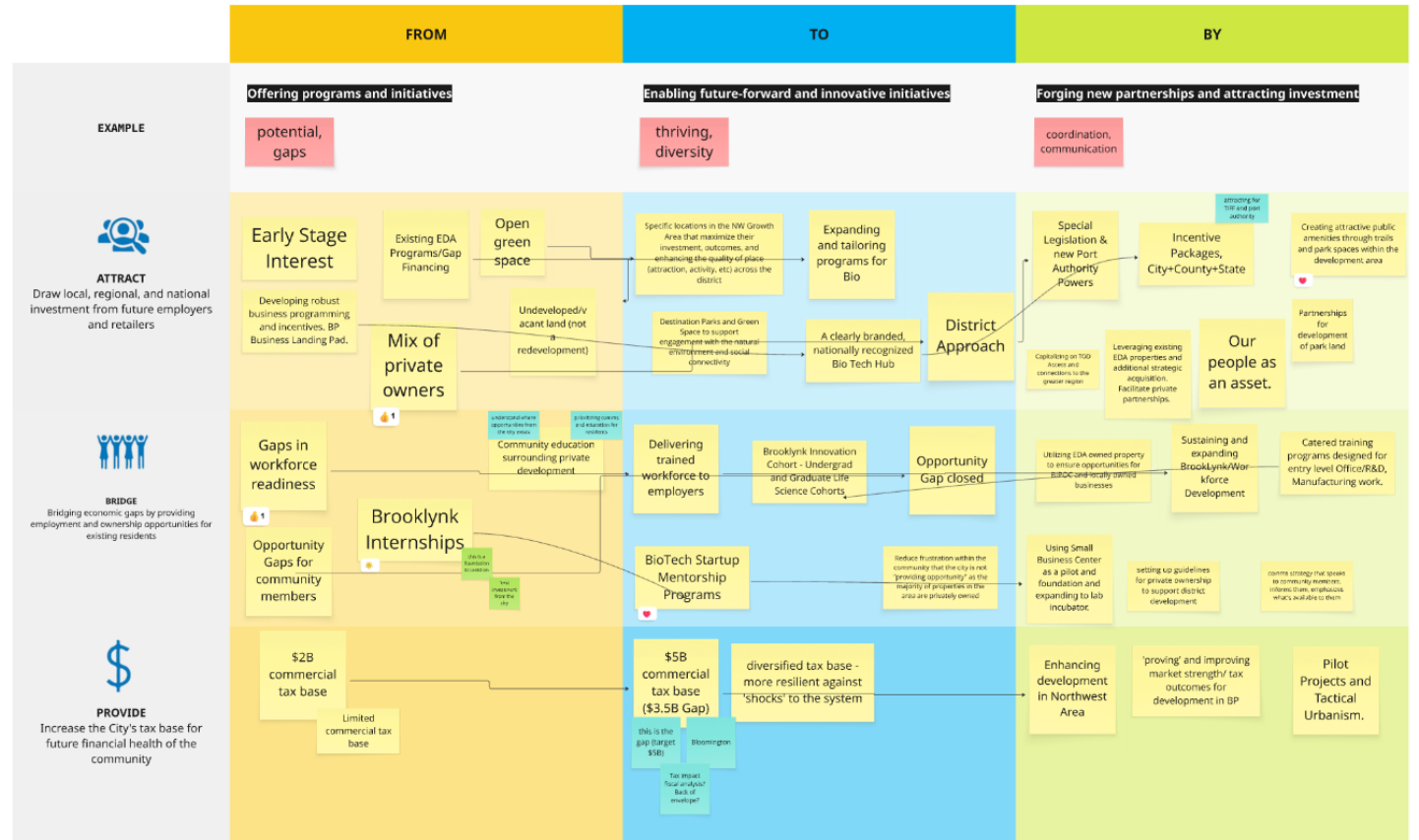
Increase the City’s tax base for future financial health of the community

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:

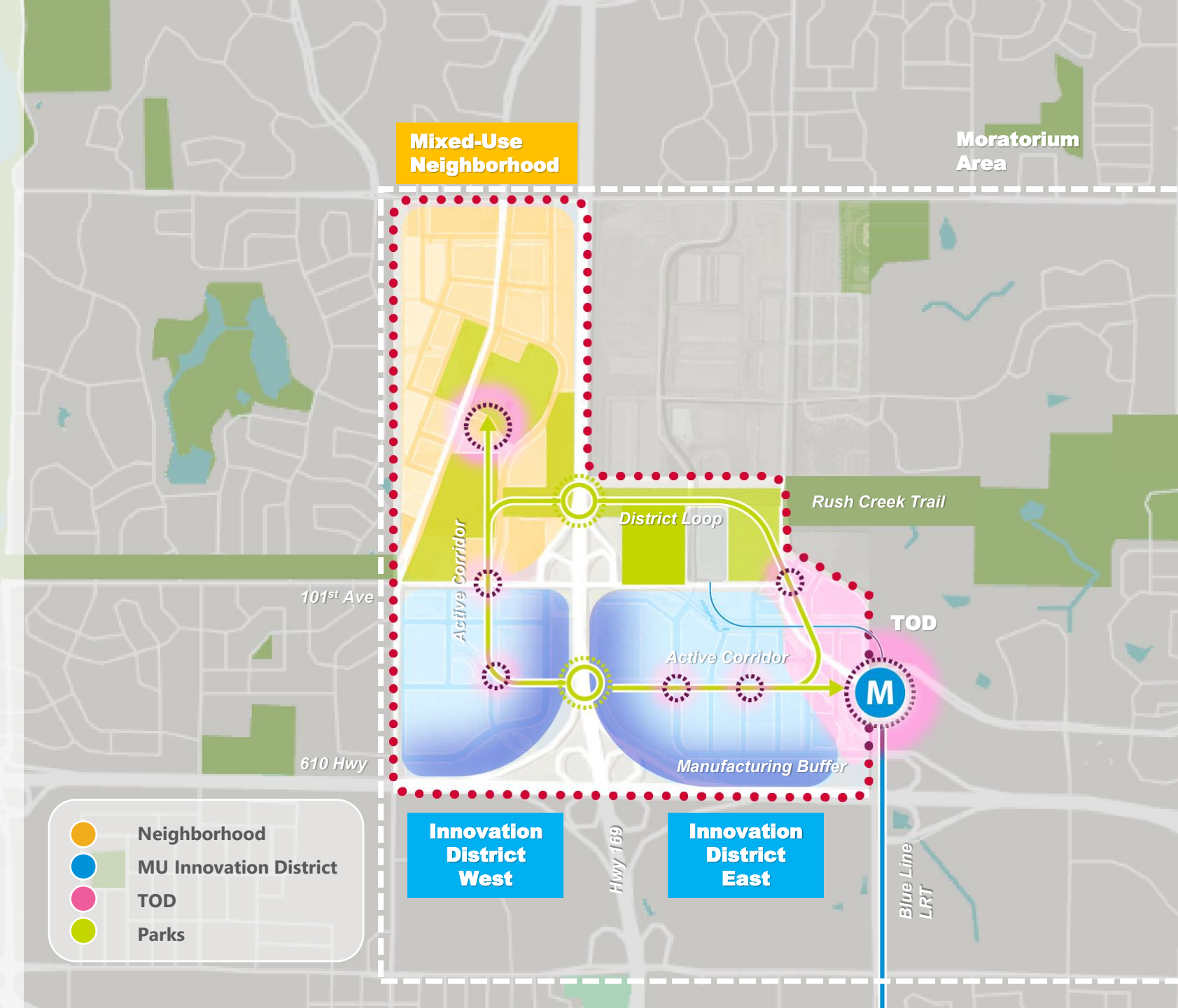
 **Open Space**

 **Mobility**

 **Infrastructure**

 **Land-Use**

 **Activation**

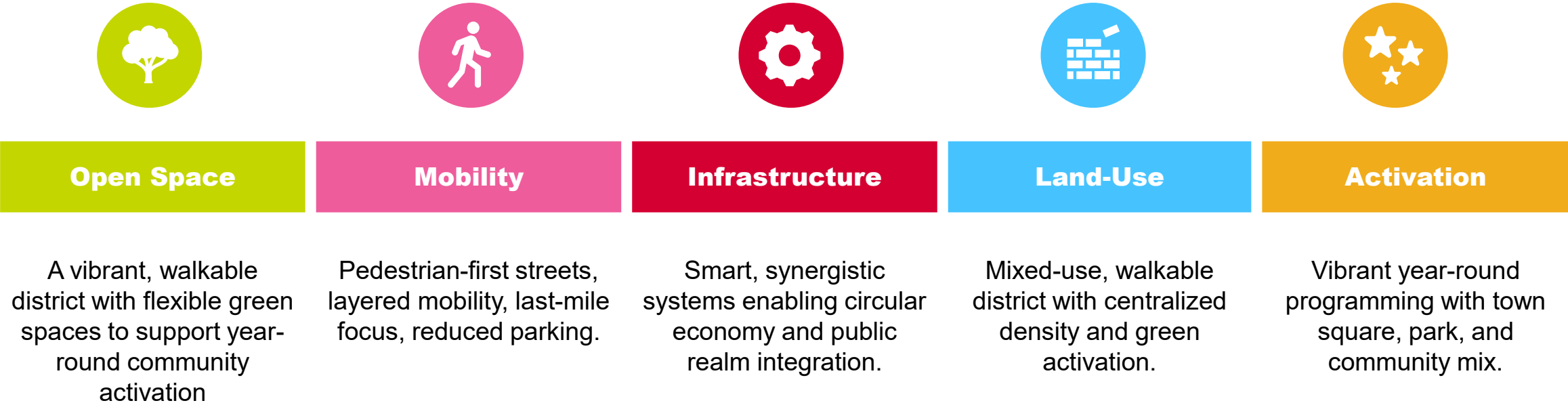


	Neighborhood
	MU Innovation District
	TOD
	Parks

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:

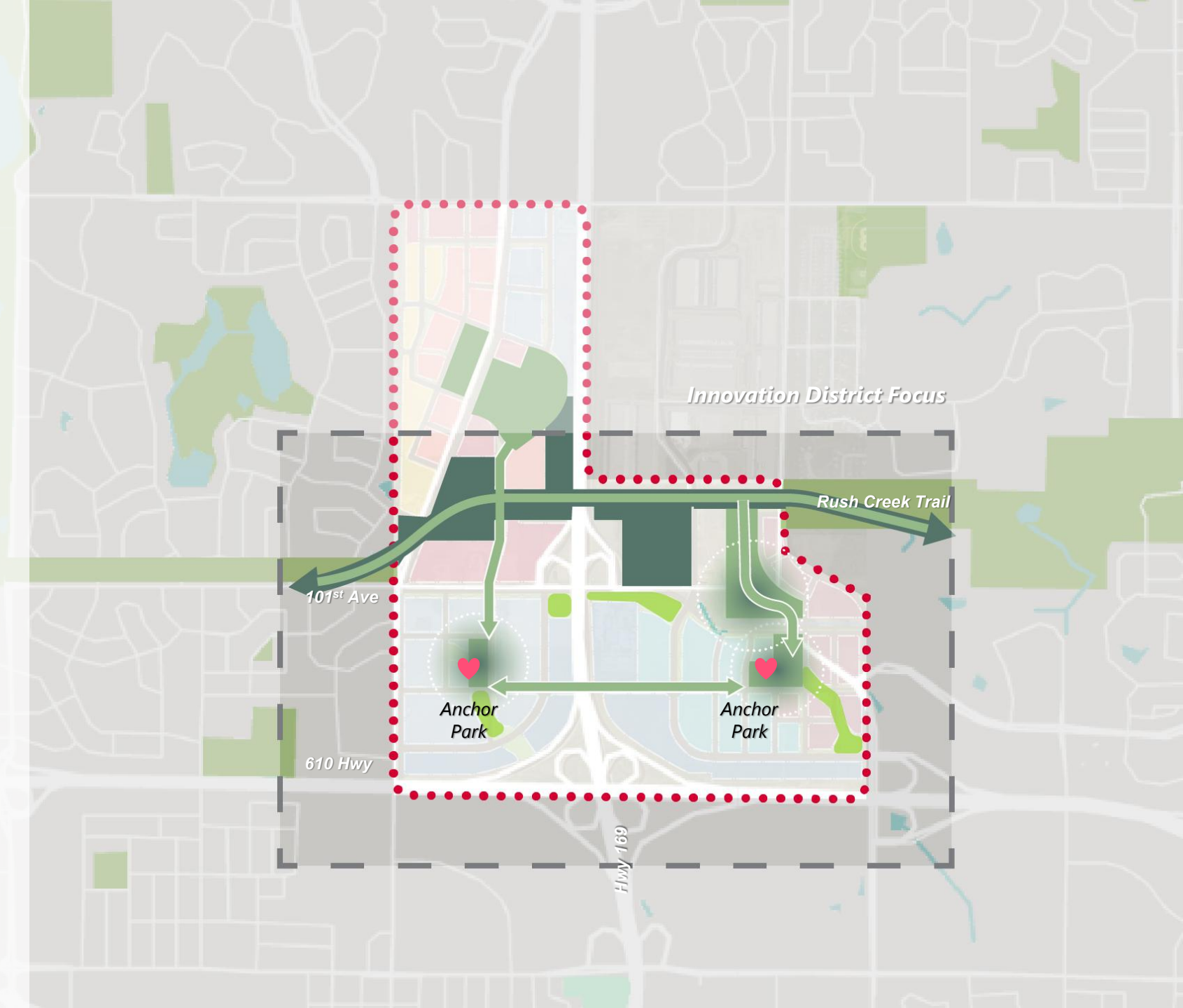
Provide easy access to programmed and flexible park space

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



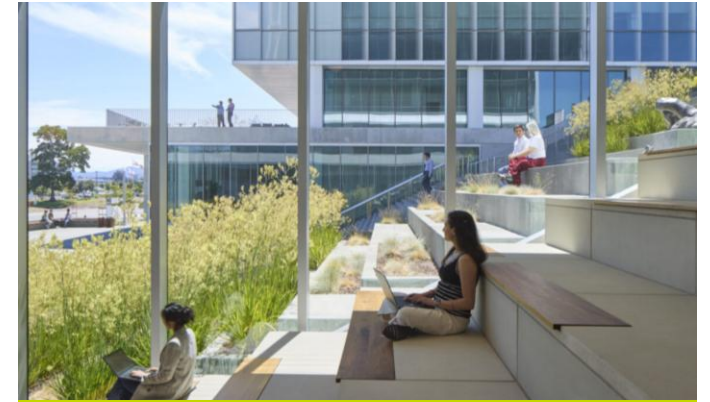
Open Space Opportunities

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:

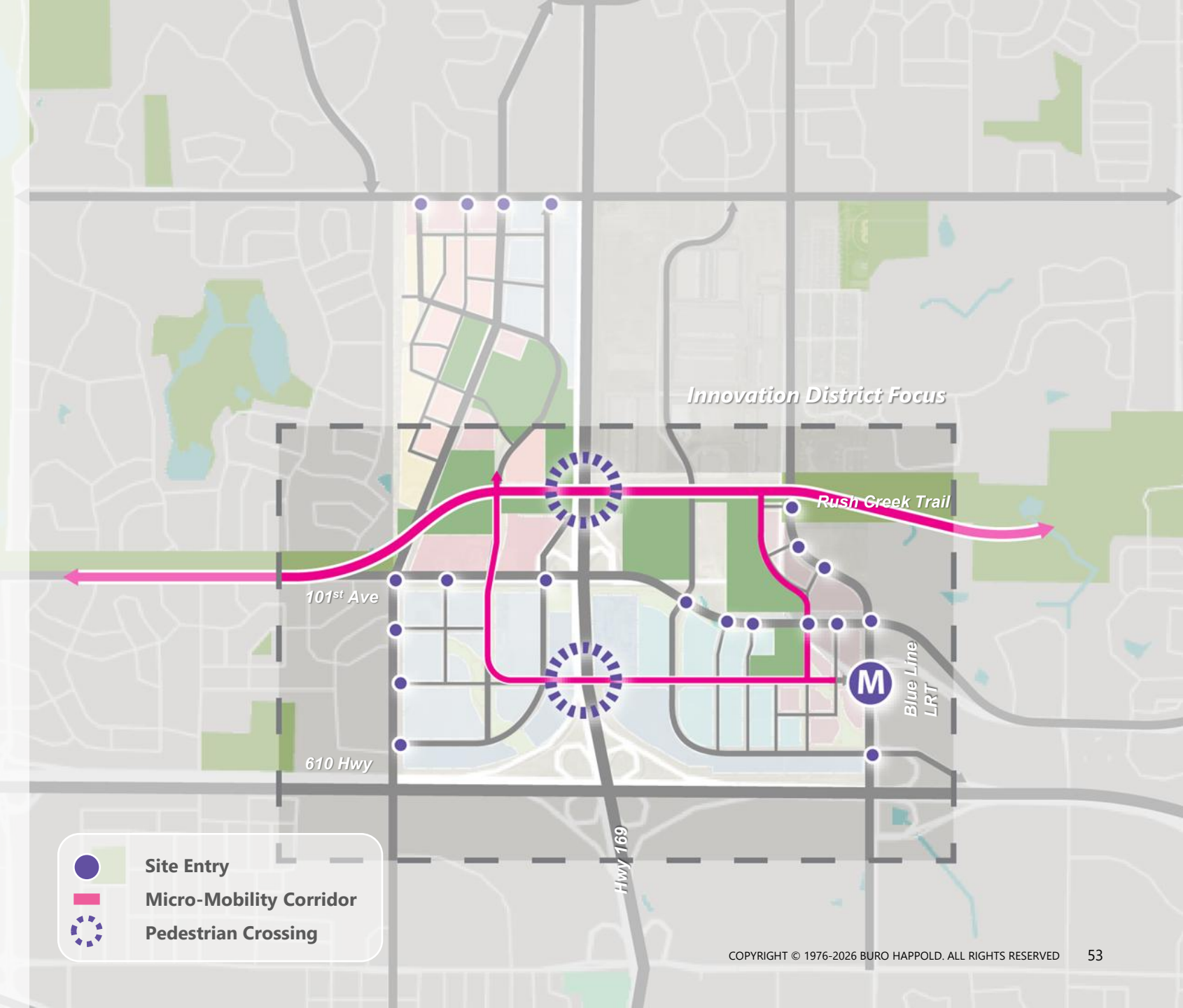
Enhanced connectivity between districts and surroundings

Pedestrian and Micro-Mobility Network:

Pedestrian-first planning and Complete Streets

Roads and Block Sizes:

Retaining connectivity while supporting flexible lots



-  Site Entry
-  Micro-Mobility Corridor
-  Pedestrian Crossing

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



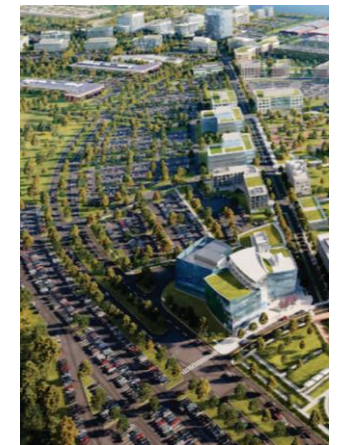
Active Ground floors



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:

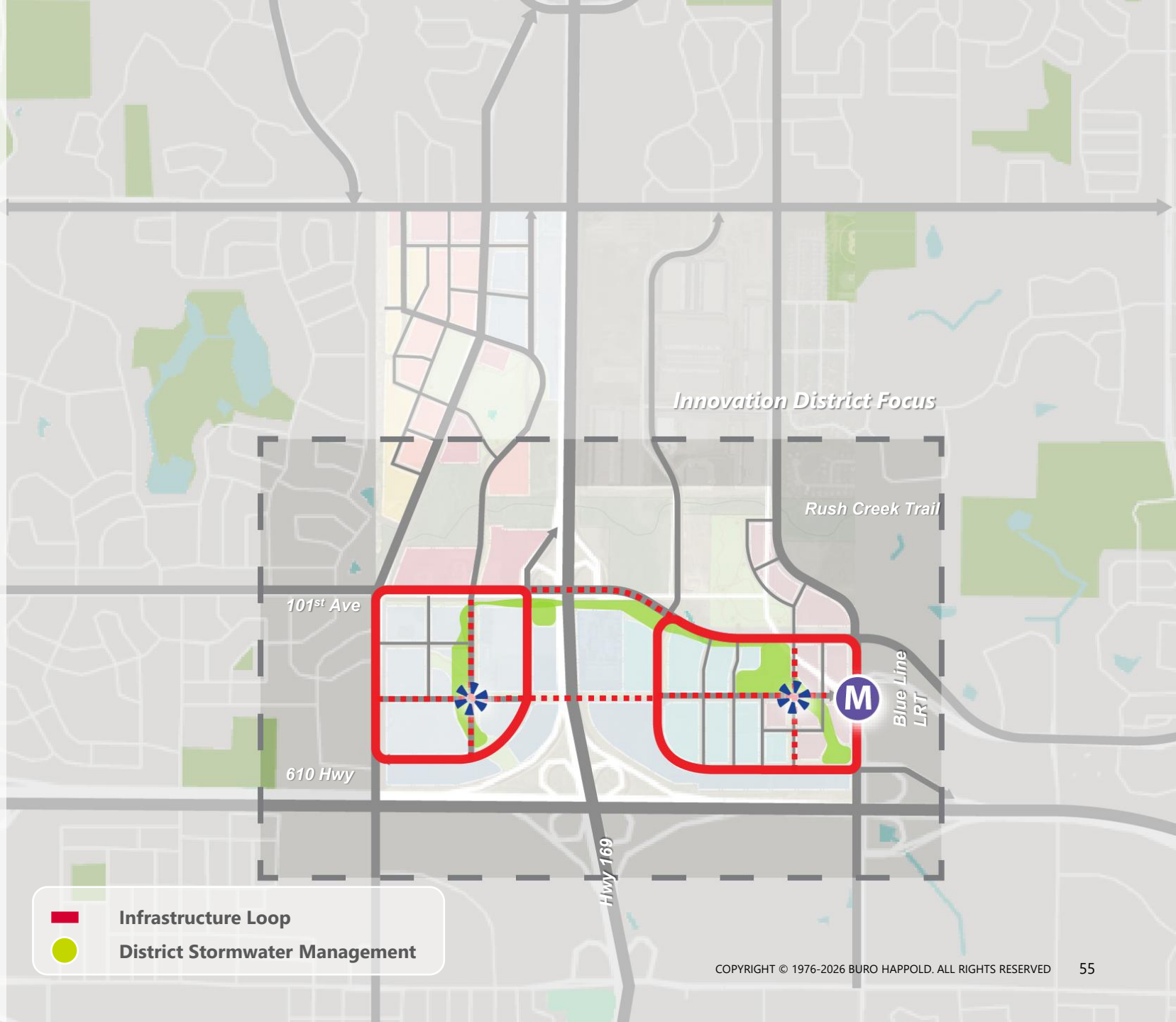
Connected and Flexible access to infrastructure

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



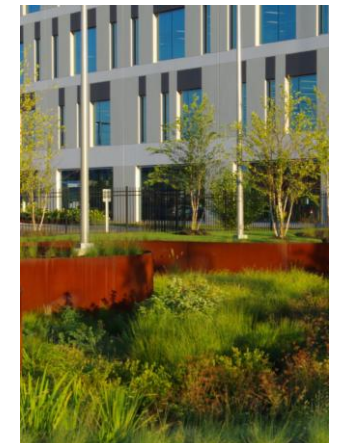
Smart City Integration and IoT Enablement



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:

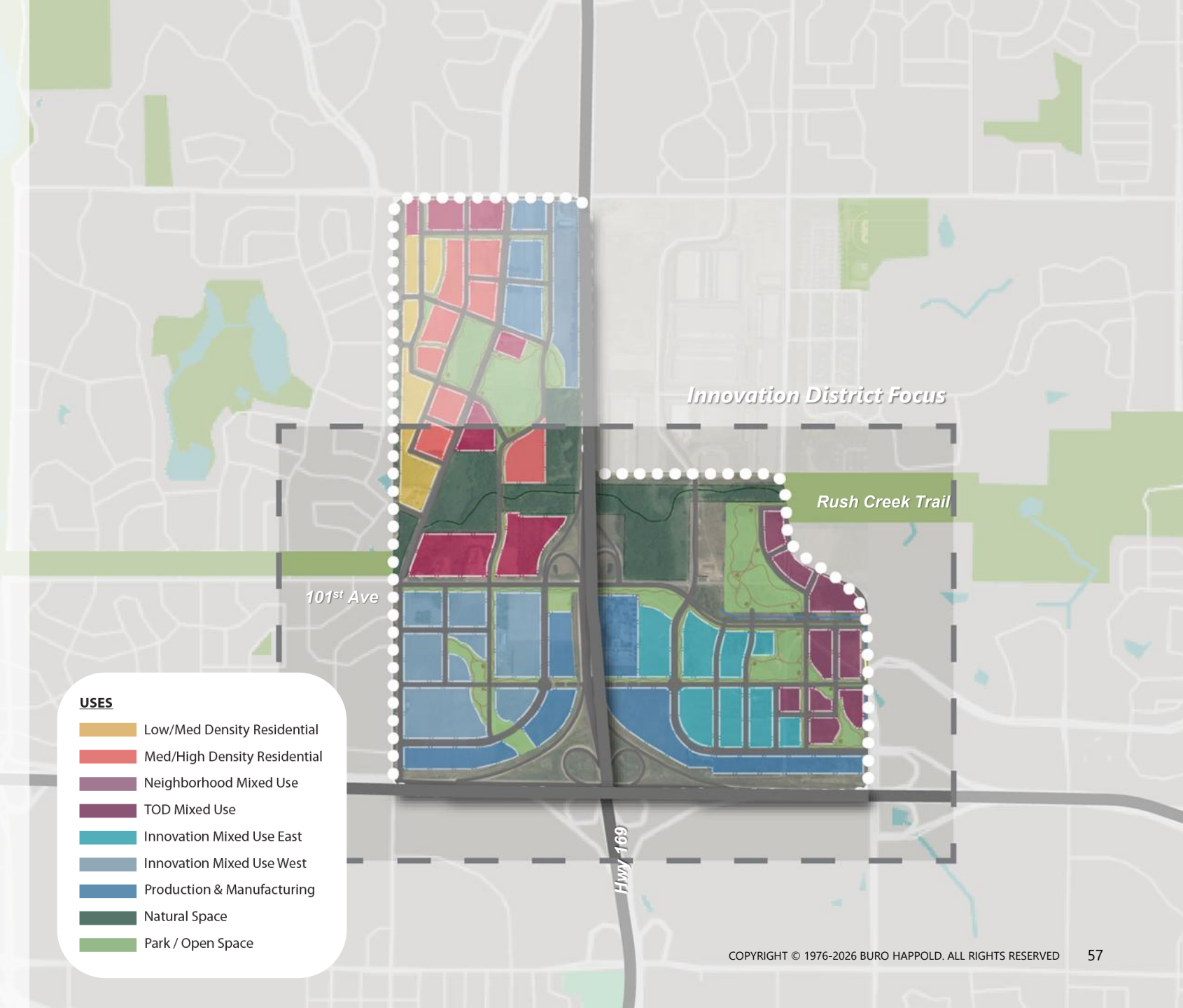
Connecting to surroundings through building types and land use

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



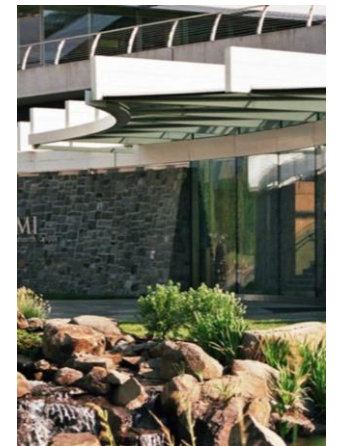
Integrated activation and green space



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:

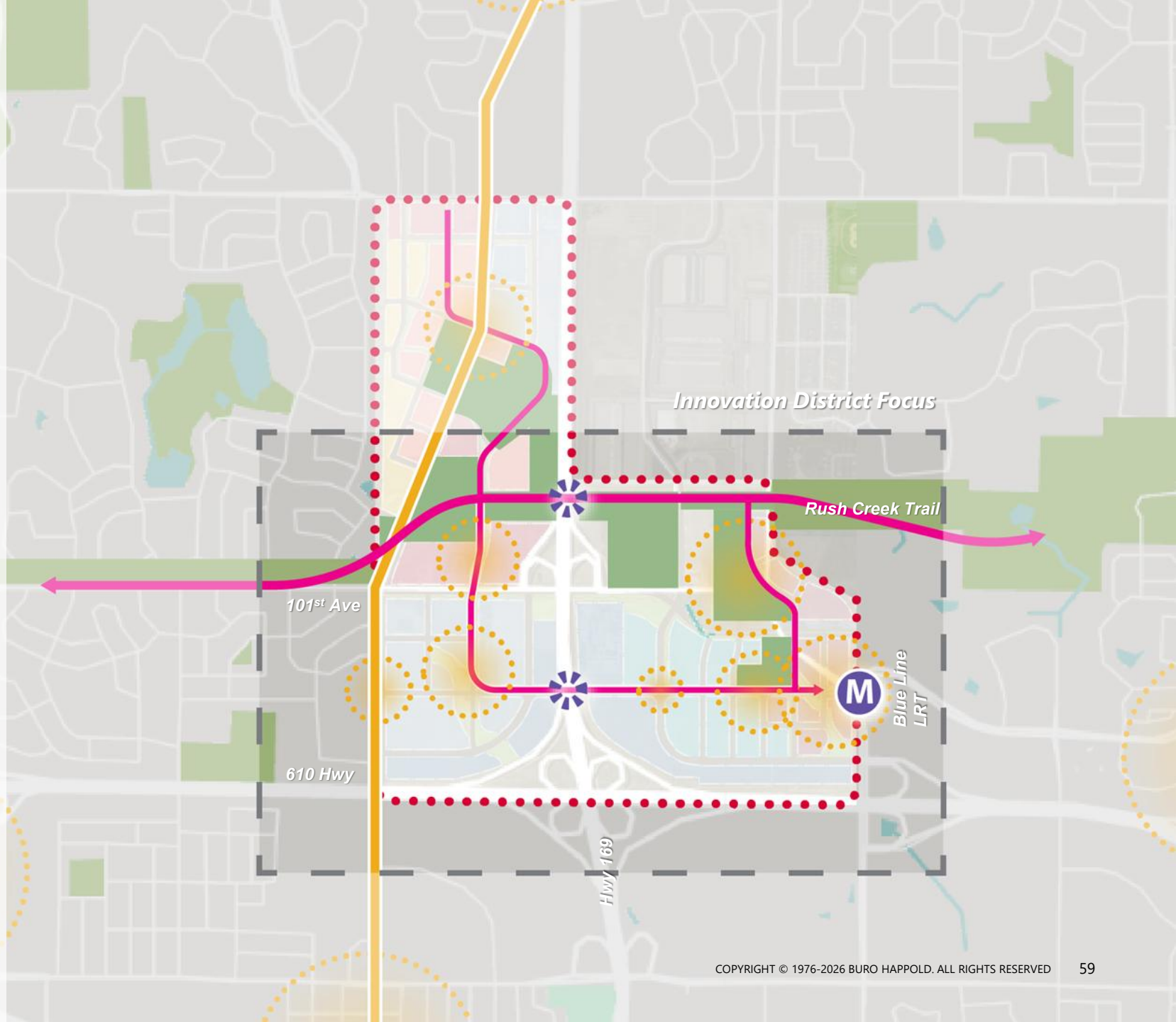
Concentrating activity and creating a district identity

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



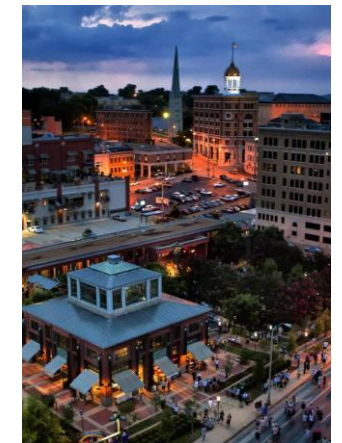
Support Variety of Businesses



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**

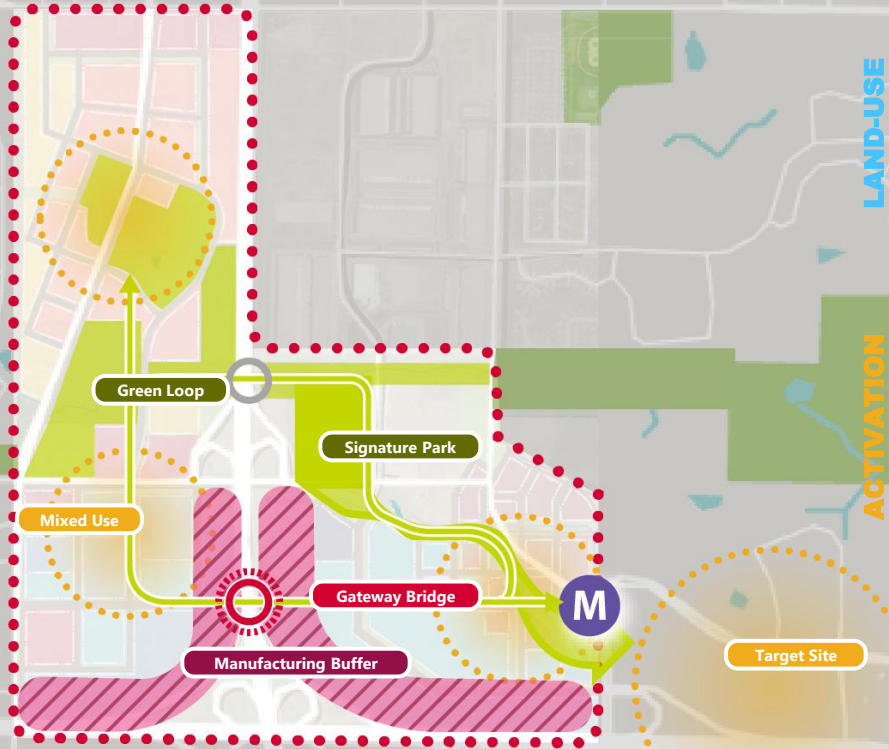
Buffer highway with manufacturing and investigate typologies that integrate housing

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

