

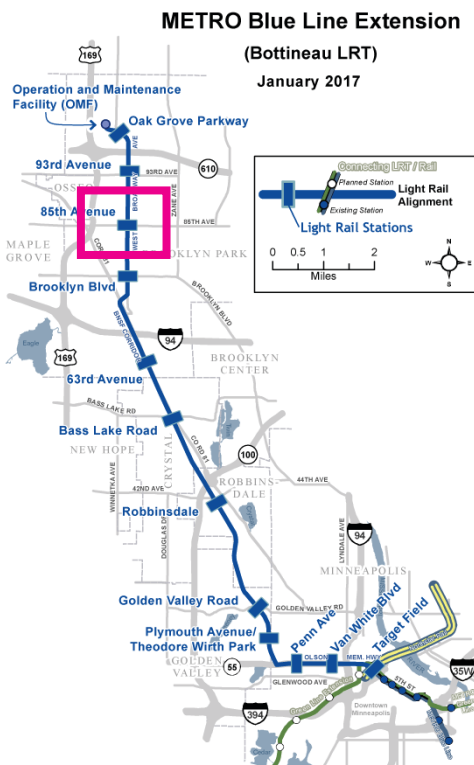


BROOKLYN PARK / 85TH AVE LRT STATION CDI DEVELOPMENT GUIDELINES

August 2018



The Brooklyn Park Library adjacent to the 85th Ave LRT Station Area.



OVERVIEW

The Blue Line LRT Extension / Bottineau corridor offers a unique opportunity to leverage new investment that would further enhance the cities and areas surrounding the transit stations. Of the five Bottineau LRT corridor stations that will be located in Brooklyn Park, the 85th Avenue Station is one of the most exciting.

Nestled in a strong community comprised of a mixture of affordable, single and smaller scale multifamily housing, and a hub of institutional and commercial uses that, paired with light rail transit, which create the building blocks of dynamic suburban destination. Home to the:

- North Hennepin Community College,
- Brooklyn Park Library (Hennepin County),
- a mix of retail and commercial uses, and
- future home to a new performing and fine arts education center (a collaborative project with North Hennepin Community College, Metro State, Osseo School District, the City of Brooklyn Park, and Hennepin County)

The broader community will benefit by adhering to a cohesive vision which makes the sum greater than the parts. Residents in the area will have greater access to services and supports, and visitors to the college, library, arts center and surrounding retail will fuel its vitality.



Conceptual drawings created during the Block Exercise.

Considerable planning has already occurred for the Bottineau LRT corridor, including:

- Brooklyn Park Station Area Plan (July 2016)
- Bottineau Corridor Housing Gaps Analysis, Bottineau Community Works (June 2018)
- North Hennepin Community College Master Facility Plan
- Performing and fine arts education center feasibility study (to be complete in Q3 2018)

All of these studies offer valuable insight into the opportunities surrounding the full corridor, and the 85th Avenue Station area in particular.

With the advent of the light-rail transit investment, the City of Brooklyn Park, North Hennepin Community College, and Hennepin County partnered with Twin Cities LISC / Corridor Development Initiative to lead a series of community workshops to explore development options and scenarios to enhance the 85th Avenue Light Rail Transit (LRT) Station Area, and to explore the potential for a more transit-oriented and walkable area. These development objectives are the result of the community workshops, and serve to inform the future development of the 85th Avenue LRT Station sites.



Existing context around the 85th Avenue LRT Station Area.

CITY GOALS

The City of Brooklyn Park, through its BP 2025 Plan, aspires to the following goals:

- 1: A united and welcoming community, strengthened by our diversity
- 2: Beautiful spaces and quality infrastructure make Brooklyn Park a unique destination
- 3: A balanced economic environment that empowers businesses and people to thrive
- 4: People of all ages have what they need to feel healthy and safe
- 5: Partnerships that increase racial and economic equity empower residents and neighborhoods to prosper
- 6: Effective and engaging government recognized as a leader

DEVELOPMENT GUIDELINES: 85TH AVE LRT STATION AREA

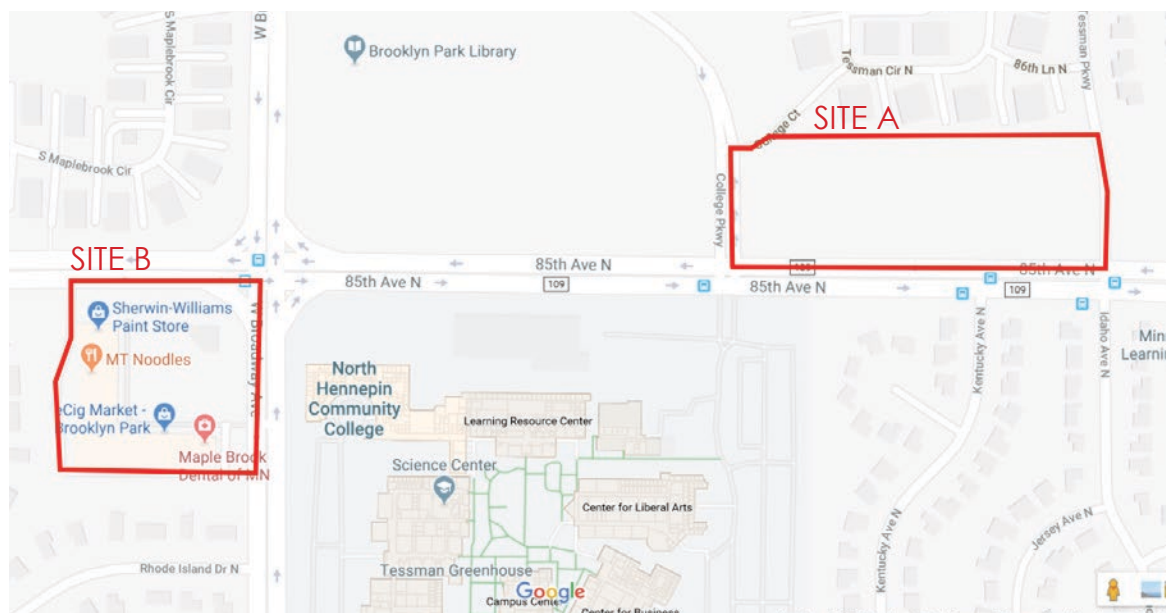
As a future station area along the Bottineau Light Rail Transit corridor, the 85th Avenue station area has already seen recent investment through the creation of the new Hennepin County regional library (Brooklyn Park Library). North Hennepin Community College also serves as an anchor institution and draws students from across the region. The immediate area is comprised of single family, and small to mid-scale multifamily housing (some of which was recently built and much of which is naturally occurring affordable housing), and neighborhood scale businesses. The opportunity is great to explore how transit-oriented development could further enhance the area by addressing accessibility, livability, and strengthening the pedestrian environment.

The potential of the proposed arts center is another lens to guide the future of the area. The presence of the performing and fine arts education center may attract a variety of creative uses, and visitors seeking activities pre or post performances.

It is important that the area maintain its neighborhood character and sense of place. This can be accomplished by enhancing the pedestrian flow of the area, attracting smaller scale retail and services, and utilizing public art or green space to make it memorable. There is a desire to ensure effective traffic flow, and access to parking and retail services, given the auto-centric nature of the suburban location.

Note: It will be necessary for developers to work with the community to address potential negative impacts during LRT construction and post construction changes to access and design, and to prevent displacement.

Two sites were explored through this process:





Site A (6.16 acres) is northeast of the 85th Avenue transit station, and situated near the Brooklyn Park Library and proposed arts center, just east of College Parkway. The site is owned by North Hennepin Community College, who has identified the need for affordable housing and child care services to accommodate the students that attend the college.

Site B (5.15 acres) is located at just west of the 85th Avenue LRT station, the southwest corner of the 85th Avenue and West Broadway intersection. The site is currently a commercial strip mall serving a number of small businesses, a child care/Montessori school, and a church. Currently owned by Fidelity Insurance.

These two sites near the 85th Avenue LRT Station offer an immediate important opportunity to capitalize on the transit amenity, strengthening multi-modal access and mix of housing options and commercial services.

RECOMMENDATIONS FOR THE OPPORTUNITY SITES A AND B

GOAL 1: Build on What's There - enhance neighborhood assets and educational institutions

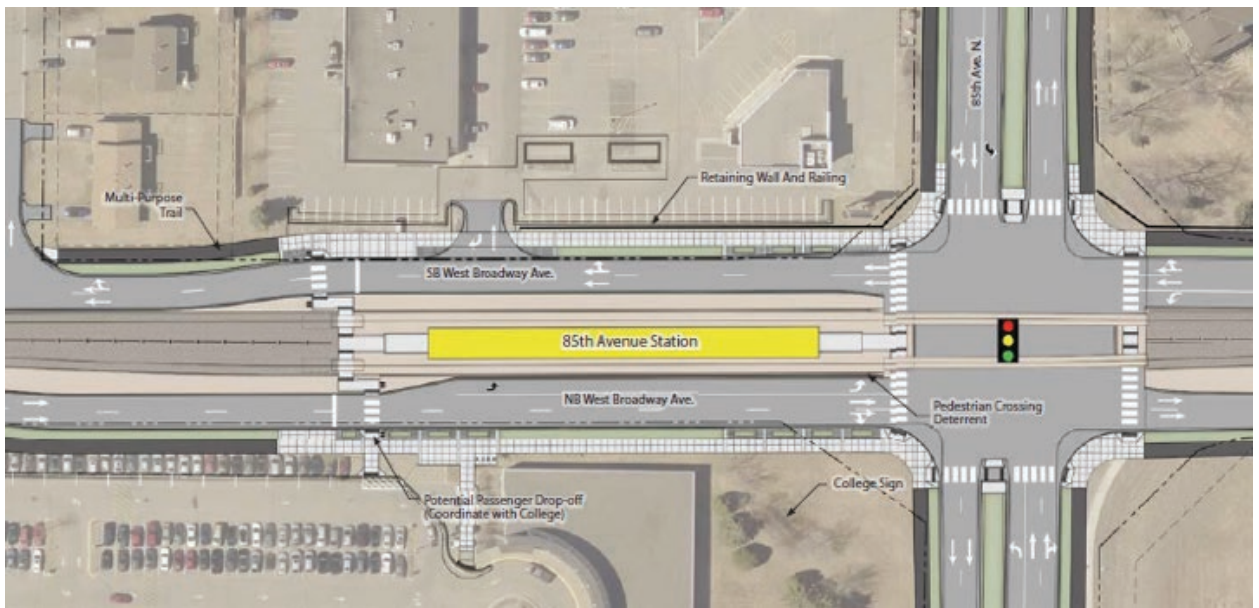
- A. Promote high-quality design, working to blend with existing / surrounding buildings architectural styles.
- B. Higher density (4 – 5 story building) situated close to 85th Avenue, and step down density as it approaches single family homes and fourplexes.
- C. Provide for a range of housing types and affordability.
- D. Enhance the intergenerational opportunities in the community.
- E. Strengthen the vitality of the area through increased density and mixed commercial and residential uses, with street level retail at the 85th Ave and West Broadway node.
- F. Encourage businesses that fit into and serve the needs of the community and anchoring institutions (North Hennepin Community College, the proposed art center, Brooklyn Park Library).
- G. The diversity of the community is a strength that should be nurtured through culturally focused businesses and ethnic cuisine.
- H. Maximize the site to take advantage of the projected growth and programs of North Hennepin Community College (applied learning).
- I. Anticipate the Performing Art Center population with complementary uses – foster other creative uses that inspire life-long learning and artistic development.
- J. Incorporate open space or a plaza to connect the arts center to neighboring development.
- K. Add green space, landscaping, or pocket parks to soften the built environment.
- L. Consider use of these guidelines to support more cohesive future development along the corridor.

GOAL 2: Enhance connections to maintain ease of access and safety for multiple users including pedestrians / transit users, bikes and automobiles

- A. Pedestrian and bike ease is key to creating a flow to the district.
- B. Improve crosswalks across West Broadway and 85th Avenue to improve pedestrian and bike circulation through the district (e.g. “complete street” design to accommodate multi-modal uses near the transit station).
- C. Utilize landscaping and streetscape amenities to create stronger pedestrian and bike district.
- D. Reduce traffic impact of streets in the immediate area, including Candlewood.
- E. Encourage well designed surface parking lots, and consider underground parking to increase green space.
- F. Ensure safety for library users, especially children, seniors, and differently abled people.



Brooklyn Park Station Area Plan - 85th Avenue.



85th Avenue LRT Station Location.

GOAL 3: Encourage higher density development of a mix of uses that complement transit and the surrounding uses

Support was expressed for:

- A. Mixed-income and mixed-use development near the LRT station area.
- B. Child care center and affordable housing provided in proximity to NHCC that serves young working families.
- C. Residential and retail services that complement and accommodate local residents and students attending North Hennepin Community College (NHCC).
- D. Provide retail space that serves a variety of business types (small, medium and larger spaces).
- E. Consider a business incubator space similar to the Midtown Global Market to support local entrepreneurs and small businesses.
- F. Locally owned businesses and strengthening opportunities for residents to live and work in the area.
- G. Focus on retention of existing businesses.
- H. Maintain or increase walkable destinations that strengthen access to local services (at or near site B).
- I. Transit oriented affordable senior rental housing.
- J. Health and dental services.
- K. Art related spaces to complement the performing and fine arts education center.

FOR MORE INFORMATION, CONTACT:

Jennifer Jordan
 City of Brooklyn Park
 (763)493-8137
jennifer.jordan@brooklynpark.org