

C Community Development Committee
Meeting date: July 18, 2011

E Environment Committee
Meeting date: July 26, 2011

ADVISORY INFORMATION

Subject:	City of Brooklyn Park 2030 Comprehensive Plan Update Review File No. 20463-1 Tier II Comprehensive Sewer Plan
District(s), Member(s):	District 2, Council Member Lona Schreiber
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Freya Thamman, Principal Reviewer, 651-602-1750 Phyllis Hanson, Local Planning Assistance Manager, 651-602-1566 Kyle Colvin, Engineering Services Asst. Manager, 651-602-1151
Division/Department:	Community Development / Planning & Growth Management Environmental Services / Engineering Services

Proposed Action

That the Metropolitan Council adopt the Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee:

1. Authorize the City of Brooklyn Park to put its 2030 Comprehensive Plan Update into effect.
2. Adopt the revised forecasts for population, households, and employment for the City, as detailed in Tables 1 and 2 of the attached Review Record.
3. Revise the planning area designation of the City from Developing to Developed in the *2030 Regional Development Framework*.
4. Advise the City to
 - a. participate in Council activities to monitor redevelopment in Developed Communities, and
 - b. implement advisory comments in the Review Record for Transportation and Subsurface Sewage Treatment Systems.

Recommendations of the Environment Committee:

Approve the City of Brooklyn Park's Tier II Comprehensive Sewer Plan.

ADVISORY COMMENTS

City of Brooklyn Park 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20463-1 – Council Business Item No. 2011-196

The following Advisory Comments are part of the Council action authorizing the City to implement its 2030 Comprehensive Plan Update (“Update”) and approving the City’s Tier II Comprehensive Sewer Plan:

Community Development Committee

The Council-adopted *Local Planning Handbook* states that the City must take the following steps:

1. Adopt the Update in final form after considering the Council’s review recommendations; and
2. Submit one electronic copy and one hard copy of the Update to the Council. The electronic copy must be organized as one unified document.
3. Submit to the Council a copy of the City Council resolution evidencing final approval of the Update.
4. The Council’s *Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council’s final action. If the Council has recommended changes, local governments should incorporate those recommended changes into the plan or respond to the Council before “final approval” of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3)
5. Local governmental units must adopt official controls as described in their adopted comprehensive plans and must submit copies of the official controls to the Council within 30 days after official controls are adopted. (Minn. Stat. § 473.865, subd. 1)
6. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council’s metropolitan system plans (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within nine months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Tier II Comprehensive Sewer Plan becomes effective only after the Update also receives final approval from the City’s governing body. After the Update receives final approval from the City and the Tier II Sewer Plan becomes effective, the City may implement its Update to alter, expand, or improve its sewage disposal system consistent with the Council-approved Tier II Sewer Plan.
2. A copy of the City Council resolution adopting its Update, including the Tier II Sewer Plan, must be submitted to the Council.

Background

Brooklyn Park is located in Hennepin County. The city shares boundaries with Champlin, Osseo, Maple Grove, New Hope, Crystal, and Brooklyn Center. Plymouth borders the southwest corner of Brooklyn Park. The Mississippi River borders the eastern portion of the city. Coon Rapids and Fridley share a border along the Mississippi River (Figure 1).

The *2030 Regional Development Framework* (RDF) identifies the city as being within the "Developing" geographic planning area (Figure 2). The City submitted its 2030 Comprehensive Plan (Update) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. §473.175) and the Council's 2005 Systems Statement requirements.

Rationale

1. Does the proposed Update conform to Regional Systems Plans?
2. Is the Update consistent with Metropolitan Council policies?
3. Is the Update compatible with the plans of adjacent governmental units and plans of affected special districts and school districts?

Conformance with Regional Systems Plans

- | | |
|---|-----|
| 1. Regional Parks | Yes |
| 2. Transportation, including Aviation | Yes |
| 3. Water Resources Management
(Wastewater Services and Surface Water Management) | Yes |

Consistent with Council Policy Requirements

- | | |
|--|-----|
| 1. Forecasts | Yes |
| 2. Housing | Yes |
| 3. <i>2030 Regional Development Framework</i> and Land Use | Yes |
| 4. Individual Sewage Treatment Systems (ISTS) Program | Yes |
| 5. Water Supply | Yes |

Compatible with the Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

- | | |
|-----------------------------|-----|
| Compatible with other plans | Yes |
|-----------------------------|-----|

Funding

None.

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

Review of the Brooklyn Park 2030 Comprehensive Plan Update

STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans (plans) and plan amendments to the Council for review and comment (Minn. Stat. § 473.864, Subd. 2). The Council reviews plans to determine:

- *Conformance with metropolitan system plans,*
- *Consistency with other adopted Plans of the Council, and*
- *Compatibility with the Plans of other local jurisdictions in the Metropolitan Area.*

The Council may require a local governmental unit to modify any plan or part thereof if, upon the adoption of findings and a resolution, the Council concludes that the Update is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans (Minn. Stat. § 473.175, Subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary. Each such plan shall be submitted to the Council for review and shall be subject to the approval of the Council as to those features affecting the Council's responsibilities as determined by the Council. Any such features disapproved by the Council shall be modified in accordance with the Council's recommendations (Minn. Stat. § 473.513).

CONFORMANCE WITH REGIONAL SYSTEMS

Regional Parks

Reviewer: Jan Youngquist, CD – Regional Parks System Planning, (651-602-1029)

The Update conforms to the *2030 Regional Parks Policy Plan*. The Update acknowledges and plans for the regional parks system facilities in the city, which include Coon Rapids Dam Regional Park; Rush Creek Regional Trail, which connects Coon Rapids Dam Regional Park to Elm Creek Park Reserve in Maple Grove; Shingle Creek Regional Trail, which connects Rush Creek Regional Trail to Brooklyn Center. In addition, there is the proposed Crystal Lake Regional Trail search corridor, which will connect Elm Creek Park Reserve to Victory Memorial Parkway Regional Trail in Minneapolis.

Transportation

Roads and Transit

Reviewer: Ann Braden, MTS – Systems Planning, (651-602-1705)

The Update conforms to the *2030 Transportation Policy Plan (TPP)* adopted in 2004 and addresses all the applicable transportation and transit requirements. The Council adopted a revised 2010 TPP in November 2010. A system statement detailing changes to the regional transportation system plans was recently sent to the City. Some of these changes have already been detailed in the Update.

Brooklyn Park is served by segments of four principal arterials I-94/ 694, Trunk Highway (TH) 610, TH 169 and TH 252 as well as numerous "A" Minor arterials. The TH 169/CSAH

81, CSAH 109 (85th Avenue) triangle interchange at the Brooklyn Park/Osseo border is under construction and will be completed in 2011.

Brooklyn Park is within the Metropolitan Transit Taxing District. The southern portion of Brooklyn Park is within Market Area II; the northern portion in Market Area III. Service options for Market Area II include regular-route locals, all-day expresses, small vehicle circulators, special needs paratransit (ADA, seniors), and ridesharing. Service options for Market Area III include peak-only express, small vehicle circulators, midday circulators, special needs paratransit (ADA, seniors), and ridesharing.

Advisory Comment

One of the recommended road improvements on Figure 5.3.14 in the "Target Area" is a new interchange at TH 169 and TH 101st Avenue. If plans for this interchange advance, the City will need to submit a response to the interchange evaluation criteria (Appendix E of the current TPP) in conjunction with a comprehensive plan amendment. In addition, MnDOT should request controlled access approval after the design and environmental documentation has been completed. Council approval of this Update does not imply approval of the interchange at TH 169 and TH 101st.

Aviation

Reviewer: Russell Owen, MTS – Systems Planning, (651-602-1724)

The Update, with supplemental information, conforms to the TPP and is consistent with Council aviation policy.

Water Resources Management

Wastewater Service

Reviewer: Kyle Colvin, ES – Engineering Services, (651-602-1151)

The Update conforms to the *2030 Water Resources Management Policy Plan (WRMPP)*. The Update summarizes the City's vision for the next 20 years or to year 2030. It includes growth forecasts that are consistent with the Council's recommended forecasts for population, households, and employment.

The Metropolitan Council Environmental Services currently provides wastewater treatment services to the city. Wastewater generated within the city is conveyed to and treated at the Metropolitan Council's Metropolitan Wastewater Treatment Plant located in St. Paul. The City's wastewater conveyance service is provided by Council Interceptor's 9004, 8252-481, 4-BP-541, 4-BP-540, 7015-A&B, 7015-C, and 69U1-70U2. The Update projects that the City will have 35,900 sewered households and 53,400 sewered employees by 2030. The Metropolitan Disposal System with its planned scheduled improvements has or will have adequate capacity to serve the City's growth needs as identified in the Update.

The Update provides sanitary flow projections in 10-year increments. The rationale for the projections is given in the Update and determined appropriate for planning for local services.

Brooklyn Park is not currently identified as a community impacted by wet weather occurrences. The Update however does include a description of an Inflow and Infiltration (I/I) reduction plan which includes televised inspection and repair, ongoing inflow and infiltration inspections, and regular maintenance of the sanitary sewer system. The City completed a sump pump inspection program in 2000.

Tier II Comments

The Tier II Sewer Element of the Update has been reviewed against the requirements for Tier II Comprehensive Sewer Plans for Developing/Developed communities. It was found to be complete and consistent with Council policies. Upon adoption of the Update by the City, the action of the Council to approve the Tier II Plan becomes effective. At that time, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Metropolitan Council for its records.

Surface Water Management

Reviewer: Judy Sventek, ES – Water Resources Assessment, (651-602-1156)

The Update conforms to the *WRMPP* for local surface water management. Brooklyn Park lies within the Shingle Creek and West Mississippi River watersheds. The Shingle Creek and West Mississippi River Watershed Management Commission’s joint watershed management plan was approved by the Board of Water and Soil Resources in 2004.

Brooklyn Park prepared a surface water management plan (SWMP) in 2009 that was reviewed by Council staff under separate cover. Council staff found the SWMP to be consistent with Council policy and the Council’s *WRMPP*.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

Reviewer: Todd Graham, CD - Research, (651-602-1322)

The Update, with supplemental materials, is consistent with the Council’s forecasts. The forecast-related content, including City-requested forecast revisions, is complete and consistent with Council expectations.

The City is proposing substantial revisions of population, households, and employment forecasts. City and Council staff have discussed this in March 2007 and again in August 2008. The revision reflects recognition of new developments and a Target campus in northwest Brooklyn Park. The forecasts below were reviewed in April 2007 by Council technical reviewers and determined acceptable.

At the City’s request, Metropolitan Council’s forecast will be revised, as shown in Tables 1 and 2, effective upon Council approval of the Brooklyn Park Update.

Table 1. Metropolitan Council Forecasts for Brooklyn Park

	<i>Previous</i>			<i>Revised</i>		
	Council Forecasts			Council Forecasts		
	2010	2020	2030	2010	2020	2030
Population	74,500	80,500	85,000	77,000	84,000	89,000
Households	28,400	32,000	35,000	28,700	32,800	35,900
Employment	26,900	29,100	32,000	28,600	38,200	53,400

Table 2.
Revised Council Forecasts for Brooklyn Park –
Showing Sewered / Unsewered Forecasts

	2010	2020	2030
Population -Unsewered	270	0	0
Population - Sewered	76,730	84,000	89,000
Population - TOTAL	77,000	84,000	89,000
Households – Unsewered	100	0	0
Households – Sewered	28,600	32,800	35,900
Households – TOTAL	28,700	32,800	35,900
Employment – Unsewered	0	0	0
Employment – Sewered	28,600	38,200	53,400
Employment – TOTAL	28,600	38,200	53,400

2030 Regional Development Framework and Land Use

Reviewer: Freya Thamman, CD – Local Planning Assistance, (651-602-1750)

The Update, with supplemental materials, is consistent with the *2030 Regional Development Framework* (RDF) for land use. The city is classified as Developing in the RDF. Developing communities are expected to accommodate sewered residential growth at a minimum net density of 3 to 5 units per acre. According to the RDF, developing communities are those in which more than 15% of the land is vacant or available for development. The Update indicates that less than 15% of the city, primarily in the northwest area, is available for development. The Update also discusses areas with potential redevelopment opportunities. Therefore, it is recommended that Brooklyn Park’s RDF classification be changed from Developing to Developed. As a Developed community Brooklyn Park is expected to plan and stage development that accommodates the forecasts through 2030 at appropriate densities: at least five residential units per net acre overall. Brooklyn Park is consistent with policies for Developed communities.

Most of Brooklyn Park is developed, primarily as low density residential (Figure 3). The goals of the Update include planning for all ages, creating a safe place to live work, and play, and creating a sustainable community. The future land use establishes the direction for guiding development and redevelopment in the city (Figure 4). Since the 1998 comprehensive plan update, some of the changes that the City made include the introduction of a Neighborhood Commercial land use designation, which distinguishes small retail and service uses and allows live-work units to aid in reducing travel by car and development of small businesses. The Update also increased the maximum allowed for Medium Density Residential from 7 to 9 units/acre and High Density Residential from 18 to 25 units/acre to encourage a variety of different housing types.

The northwest part of the Brooklyn Park will experience the most new development during the planning period. Figure 5 shows the northwest area and well as remaining infill areas, and also provides the development staging of these areas. The majority of the remaining developable area is guided as Mixed Use (MU, 424 acres), Business Park (BP, 344 acres), Signature Mixed Use (MX-1, 327 acres), and Low Density Residential (LDR, 272 acres).

The Update provides discussion of specific special issue areas where there have been land use studies and/or where future studies should be considered. In the northwest, these areas include the Target Campus, Jefferson Highway Area, and Highway 610 corridor. These areas focus higher intensity land uses along the major transportation corridors. The Target Corporation North Campus is in the northeast quadrant of Highways 610 and 169. This area is designated as Mixed Use and Signature Mixed Use and is planned to include significant office/commercial space and housing. As stated in the Update's supplemental information, this area could include up to 3,000 housing units, of which 20% would be workforce housing. A concept Master Plan for the Target Campus was created in 2006. As discussed in the Forecast section, the forecasts for the City were later revised. There is no approved Master Plan or environmental review for the Target Campus area.

The Update provides a variety of land use categories that accommodate housing. These include Office/Medium Density (O/M), Neighborhood Commercial (NC), Mixed Use (MX), and Signature Mixed Use (MX-1). O/M and NC allow residential live-work units, but they are not required. Mixed Use housing is limited to 30% of the overall land area, maintaining a proportion of 70/30 (non-residential/free standing residential). The Update's supplemental materials state that for the above categories, any housing is planned to be at a net density greater than 3 units per acre. Signature Mixed Use is planned to have at least 25 units per acre. Table 3 shows the Council's minimum density analysis of the remaining developable area to be 5+ units per acre.

Table 3. Metropolitan Council Minimum Density Analysis

Residential Land Use Category	Min Density	Gross Acres	Min Units	Density Min
Low Density (1.5-3)	1.5	272	408	
Medium Density (3.01-9)	3.01	151	455	
High Density (9.01-25)	9.01	44	396	
Office/Medium Density (O/M) ¹	6	5	30	
Neighborhood Commercial (NC) ²	3.01	4.8	14	
Mixed Use (MU) ³	3.01	127.2	383	
Signature Mixed Use (MX-1) ³	25	98.1	2452.5	
		702.1	4139	5.9
Based on supplemental information from 5/19/11, any housing in the NC, O/M, MU, or MX-1 would be 3+ units/acre.				
¹ : Allows, but does not require residential. Supplemental materials anticipate that 5 acres would develop at 6 units/acre.				
² : Live-work units allowed, but not required. Supplemental materials states that NC would likely have a small percentage residential (analysis assumes 15%)				
³ : Assumes 30% residential within the Mixed Use categories				

In addition to the remaining developable areas, the Update also discusses other special interest areas that are in transition or may have potential redevelopment opportunities, including Village Creek, Bottineau Boulevard Corridor, 85th Avenue, Brookdale Drive, and West River Road (Figure 6).

The City's Update accommodates the forecasted growth through the year 2030. In addition, the minimum net residential density is consistent with Council density policy and targets higher density residential (5 plus units per acre) in locations with convenient access to transportation corridors and adequate sanitary sewer capacity, as the RDF directs Developed communities to do.

Advisory Comment

As a Developed community, the City is advised to participate in the Council's redevelopment monitoring program.

Housing

Reviewer: Linda Milashius, CD – Livable Communities, (651-602-1541)

The Update fulfills the affordable housing planning requirements of the MLPA. The Update acknowledges the City's share of the region's affordable housing need for 2011-2020, which is 1,506 units.

To provide opportunities to meet this need, the Update indicates that 25 acres of land will be available between 2010 and 2020 for high density residential development at 9 to 25 units per acre. The Update's supplemental materials provided information on specific projects anticipated for 2011-2020 time period. It identified two master planned areas which designate approximately 45 acres of high density land at 14-40 units per acres. In addition, the supplemental materials discussed several specific mixed use projects that are anticipated to provide 780 units to be developed at high densities during the 2011-2020 time period.

The Update provides the implementation tools and programs that the City will use to promote opportunities to address its share of the region's housing need. These include utilizing powers and tools of the City's Economic Development Authority to make funds available for the creation of affordable housing; partnering with and supporting affordable housing programs offered by county, state, federal, and non-profit agencies; and continuing to participate in the Local Housing Incentives Account program. The City is an active participant in the Local Housing Incentives program of the Livable Communities Act and has applied for, and received, nearly \$4 million in grants through the LCA program.

Subsurface Sewage Treatment Systems

Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1159)

The Update is consistent with the 2030 *WRMPP* for Subsurface Sewage Treatment Systems (SSTS). The Update indicates that there are approximately 100 SSTS in operation within Brooklyn Park. The majority of the systems are located in north and west parts of the city which are expected to further urbanize over the next 20 years. The City's website indicates that City Code Title IX, Chapter 101 follows Minnesota Pollution Control Agency (MPCA) Chapter 7080 Rule design requirements. The City has delegated the responsibility of permitting, inspection, and maintenance management of SSTS to Hennepin County.

Advisory Comment

The MPCA adopted new Subsurface Sewage Treatment System Rules (Chapter 7080-7083) in February 2008. Hennepin County's SSTS management program is currently undergoing revision to incorporate those Rule changes. Following adoption of a new SSTS Ordinance by Hennepin County, Brooklyn Park will have one year in which to update their own local septic system ordinance to adopt at least the minimum County Ordinance standards. Council staff recommends that the City contact MPCA and Hennepin County Public Health staff to coordinate carrying out this local code update in a timely fashion.

Water Supply

Reviewer: Lanya Ross, ES – Water Supply Planning, (651-602-1803)

The Update is consistent with the *WRMPP* for water supply. The Council encourages the City to continue to implement conservation programs and measures in an effort to promote the efficient use of water.

Resource Protection

Historic Preservation

Reviewer: Freya Thamman, CD – Local Planning Assistance, (651-602-1750)

The Update addresses historic preservation in the community as required by the MLPA. The Update contains section on historic preservation, which includes policies for historic properties. The City commissioned an inventory of historic properties in 2000, which includes the Eidem Historical Farm.

Solar Access Protection

Reviewer: Freya Thamman, CD – Local Planning Assistance, (651-602-1750)

The Update appropriately addresses the protection of access to solar energy as required by the MLPA. The Update describes the City's policies of promoting the use of renewable energy, including solar energy, in new residential developments and public buildings, along with the City's policies for solar access. The Update states that residents and businesses are encouraged to include solar energy systems as part of their homes or buildings.

Aggregate Resources Protection

Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1159)

The Council's aggregate resources inventory, *Minnesota Geological Survey Information Circular 46*, indicates there are no viable aggregate resource deposits available for mining in Brooklyn Park.

Mississippi River Critical Area Plan

Reviewer: Tori Dupre, CD – Local Planning Assistance (651-602-1621)

The Update and Critical Area plan is consistent with Executive Order 79-19 standards and guidelines. The Mississippi River Critical Area encompasses approximately 700 acres of the city, and identifies this river section as the *Urban Developed District*. Executive Order 79-19 indicates that lands and waters in this district shall be maintained largely as residential areas, and expansion or redevelopment of new industrial, commercial and non-residential or non-recreational uses shall be limited to preserve the district's residential character.

The Update incorporates the City's existing Critical Area Plan, the "*2000 Mississippi River Stewardship Plan*," which the Metropolitan Council reviewed in January 2001 (2001-58, Referral 18434-1). The Council found the Stewardship Plan consistent with regional policy and systems plans, and consistent with Executive Order 79-19. The Stewardship Plan addressed State requirements to protect and preserve the Mississippi River Critical Area corridor as well as Federal standards established in public law and the Mississippi National River and Recreation Area (MNRRA), a unit of the National Park System. The Minnesota Department of Natural Resources (MDNR) approved the plan in 2001. The river corridor is developed and is primarily residential, with public land and open space (Coon Rapids Dam Regional Park) as the second largest land use. The Update does propose land use changes to the Stewardship Plan's land use map with the Update's Critical Area Plan (Figure 8.4.4). However, the proposed land uses are consistent with the critical area guidelines and standards for the *Urban Developed District*.

The Update's "*Mississippi River Critical Area and MNRRA Corridor Future Land Use*" (Figure 8.4.4) reflects a more accurate, parcel-level river corridor boundary than that shown in the Stewardship Plan. These land uses reflect the existing development: single family residential between West River Road and the Mississippi River; multiple family residential development west of River Park; offices and business on properties directly

south of the TH 610 bridge, and an elementary school at 93rd and West River Road. The proposed six-acre land use change from Commercial to Mixed Use (the businesses on West River Road and 93rd Ave) is a "Special Issue Area" and is evaluated in detail in the Update.

The Update defines Mixed Use as "office uses and commercial or retail uses that are ancillary and supportive of office uses. When adjacent to TH 610, uses must include buildings at least two stories in height with good aesthetic and architectural quality." However, the Update's Critical Area Plan states that new development, expansion and redevelopment of existing land uses are permitted only after the approval of site plans which conform to the City Code and the (Critical Area) plan. New commercial and industrial development or expansion of existing development will be limited to protect the river corridor. Therefore, the proposed land use change from Commercial to Mixed Use is intended to allow an appropriate mix of uses, subject to a master plan that will be compatible with the area.

The Metropolitan Council finds the Update's Critical Area Plan (section) consistent with regional policy and systems plans, and consistent with Executive Order 79-19. The Council will forward the review findings and recommendations to the Minnesota Department of Natural Resources, which has final approval authority, and to the National Park Service for their records.

PLAN IMPLEMENTATION

Reviewer: Freya Thamman, CD – Local Planning Assistance, (651-602-1750)

The Update includes a description of:

- Capital Improvement Program Yes
- Zoning Code Yes
- Subdivision Code Yes
- SSTS Code Yes
- Housing Implementation Program Yes

The Update describes official controls, such as zoning and subdivision regulations, the capital improvement plan, and housing improvement program. Hennepin County regulates all SSTS in the city.

COMPATIBILITY WITH PLANS OF ADJACENT GOVERNMENTAL UNITS AND PLANS OF AFFECTED SPECIAL DISTRICTS AND SCHOOL DISTRICTS

The City submitted its Update to the adjacent communities, affected school districts, affected watershed districts, and other special districts for comment on May 28, 2008. There do not appear to be any conflicts with the plans of adjacent and affected jurisdictions.

DOCUMENTS SUBMITTED FOR REVIEW

- City of Brooklyn Park 2030 Comprehensive Plan and adjacent community review comments (December 31, 2008)
- Revisions to Forecast, Housing, Land Use, Transportation, Wastewater, and Surface Water Management sections (April 16, 2010)
- Land use table, wastewater information, revised future land use map, modifications to transportation section/classifications (August 11, 2010)
- Supplemental information addressing housing phases, densities, Development Staging

Map/5-year staging table, existing land use map (April 4, 2011)

- Supplemental information addressing housing phases, densities, airport map/text wastewater projections (April 27, April 29, 2011)
- Supplemental Information addressing aviation/ Crystal Airport (May 2, May 9 2011)
- Supplemental Information regarding land use/housing (May 19, 2011)
- Supplemental information addressing aviation / Crystal Airport (June 6, July 5, 2011)

ATTACHMENTS

Figure 1: Location Map with Regional Systems

Figure 2: 2030 Regional Development Framework Planning Areas

Figure 3: Existing Land Use

Figure 4: Future Land Use

Figure 5: Development Staging By Land Use

Figure 1. Location Map with Regional Systems
 City of Brooklyn Park

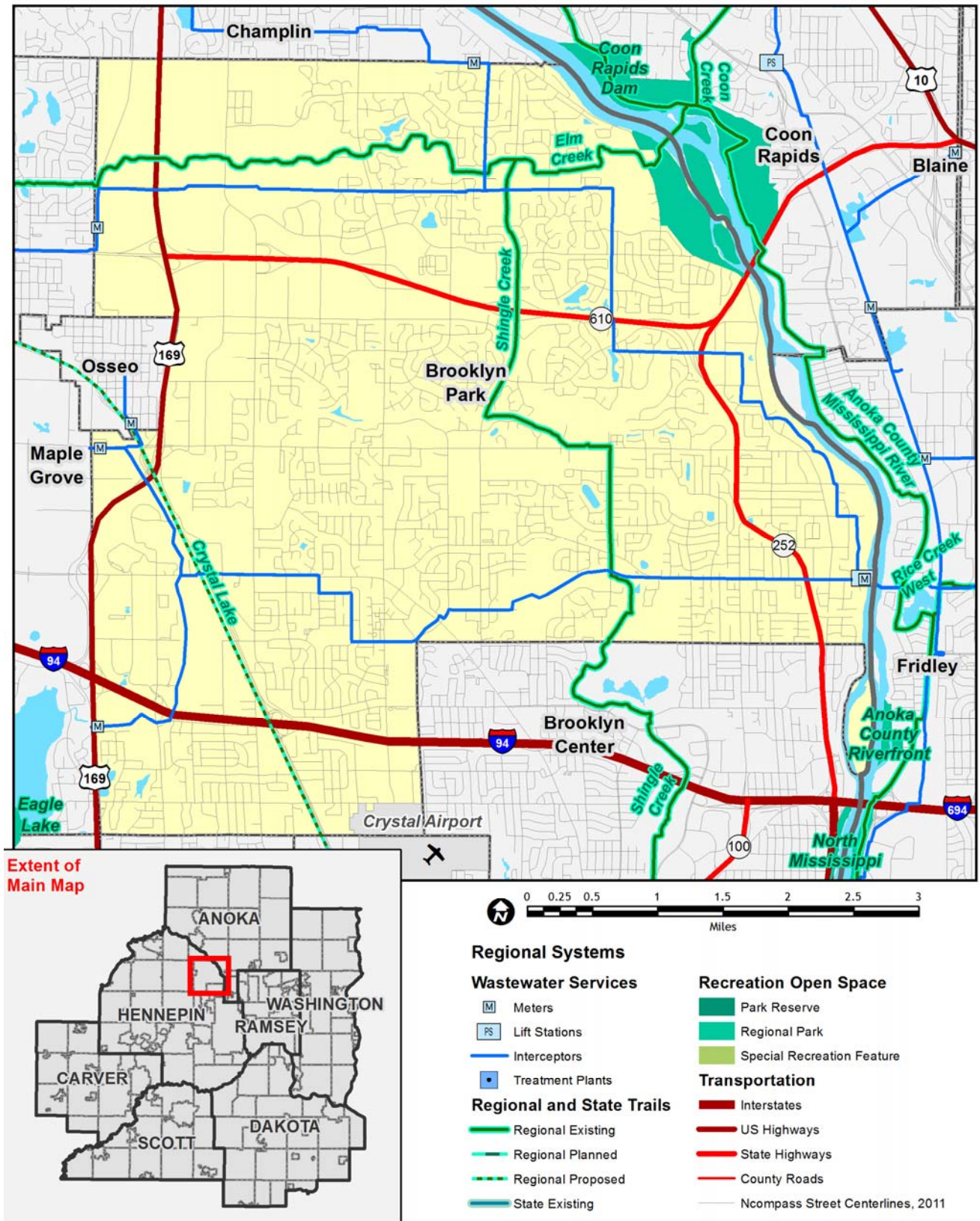


Figure 2. 2030 Regional Development Framework Planning Area
 City of Brooklyn Park

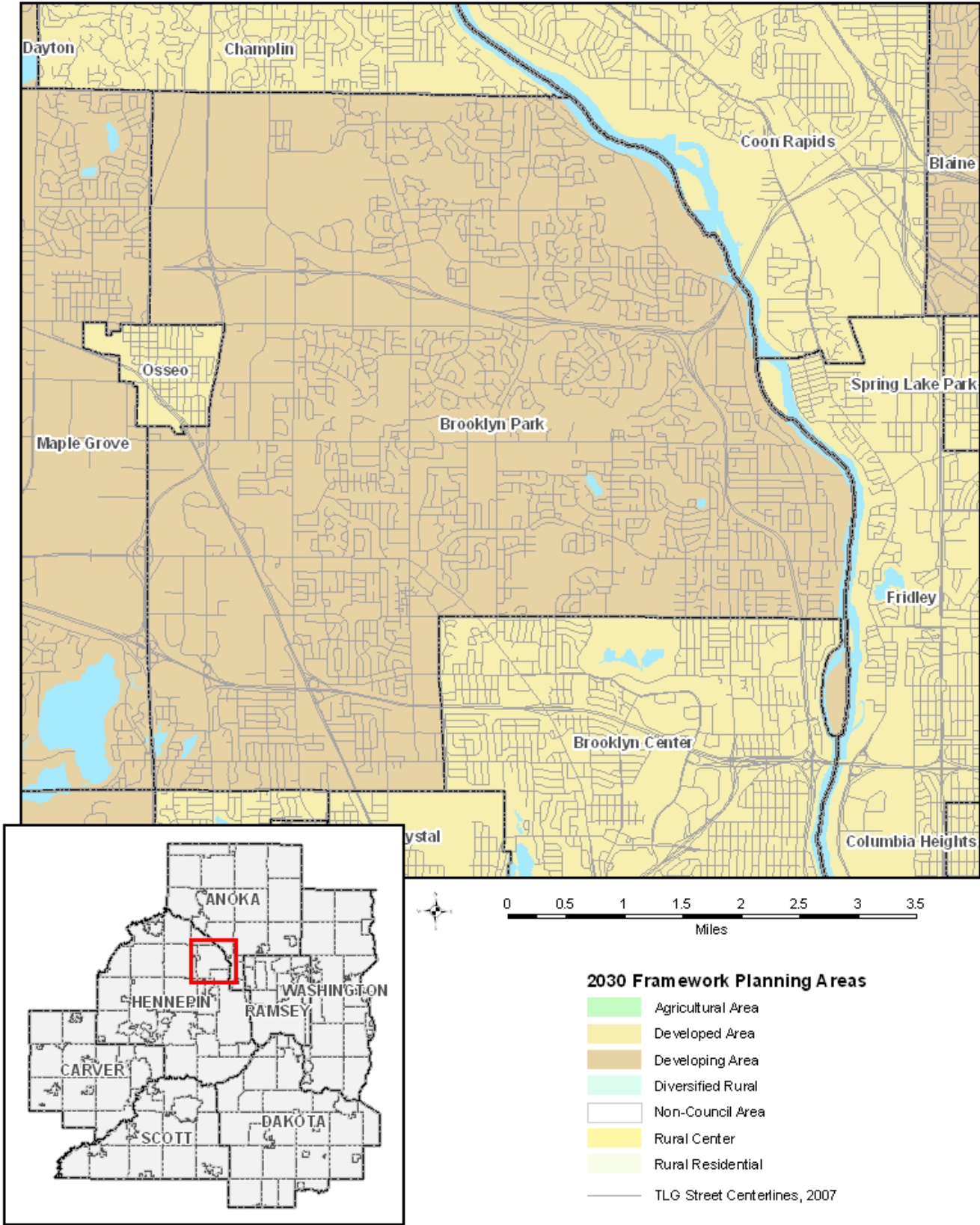
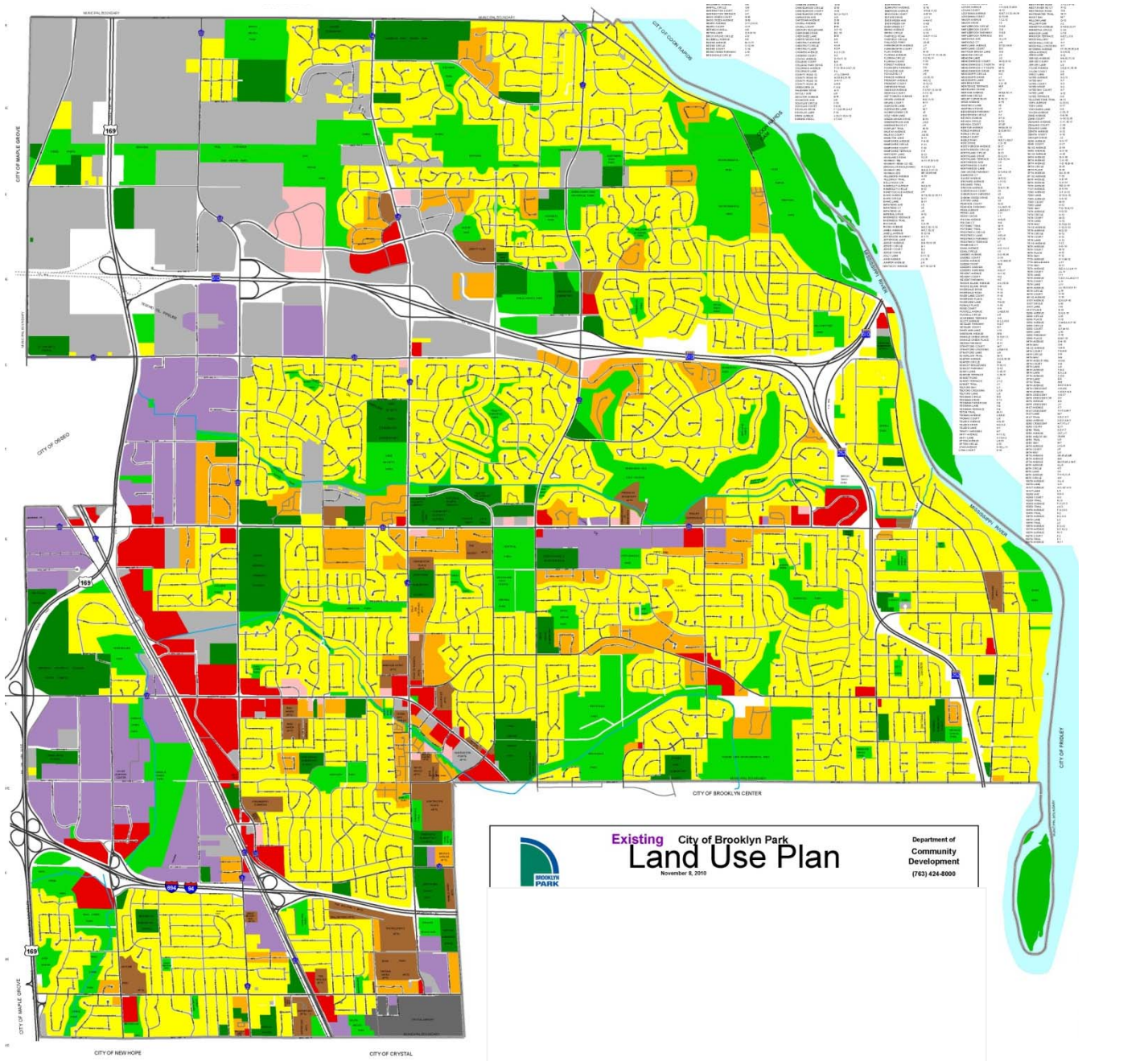





Figure 3. Existing Land Use
City of Brooklyn Park



Residential Land Uses

	L	Low Density Residential (Up to 3 units per acre)	5,649
	M	Medium Density Residential (Up to 9 units per acre)	823
	H	High Density Residential (Up to 25 units per acre)	336

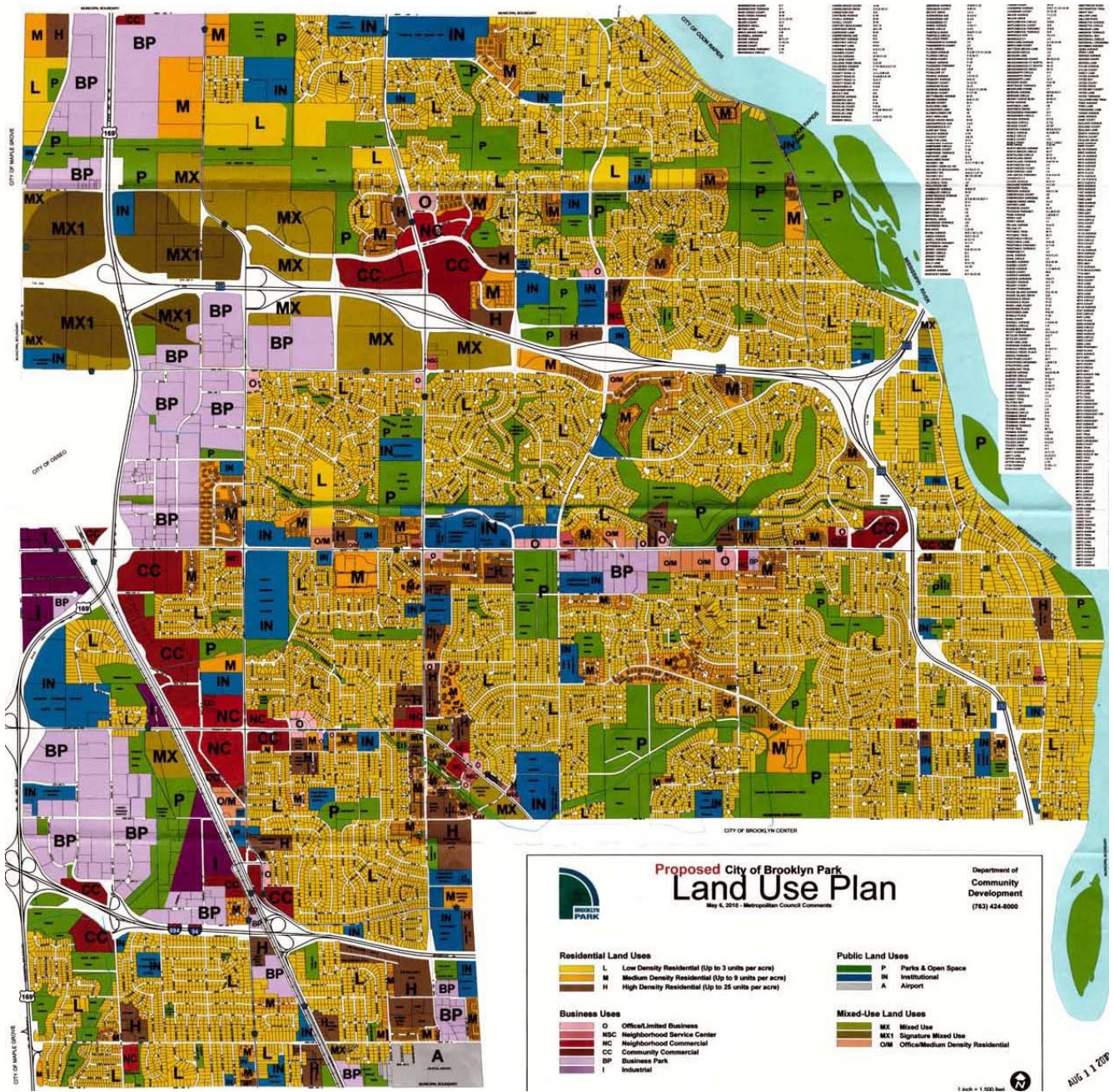
Business Uses

	O	Office/Limited Business	124
	C	Commercial	510
	I	Industrial	1,006

Other Land Uses

	P	Parks & Open Space	2,151
	IN	Institutional	936
	V	Vacant/Undeveloped	1,779
	A	Crystal Airport	78
	ROW	Rights of Way	3,900 (approx)

Figure 4. Future Land Use
City of Brooklyn Park



Residential Land Uses

- L Low Density Residential (Up to 3 units per acre)** (1.5-3.0 u/a)
- M Medium Density Residential (Up to 9 units per acre)** (3.01-9 u/a)
- H High Density Residential (Up to 25 units per acre)** (9.01-25 u/a)

Business Uses

- O Office/Limited Business**
- NSC Neighborhood Service Center**
- NC Neighborhood Commercial**
- CC Community Commercial**
- BP Business Park**
- I Industrial**

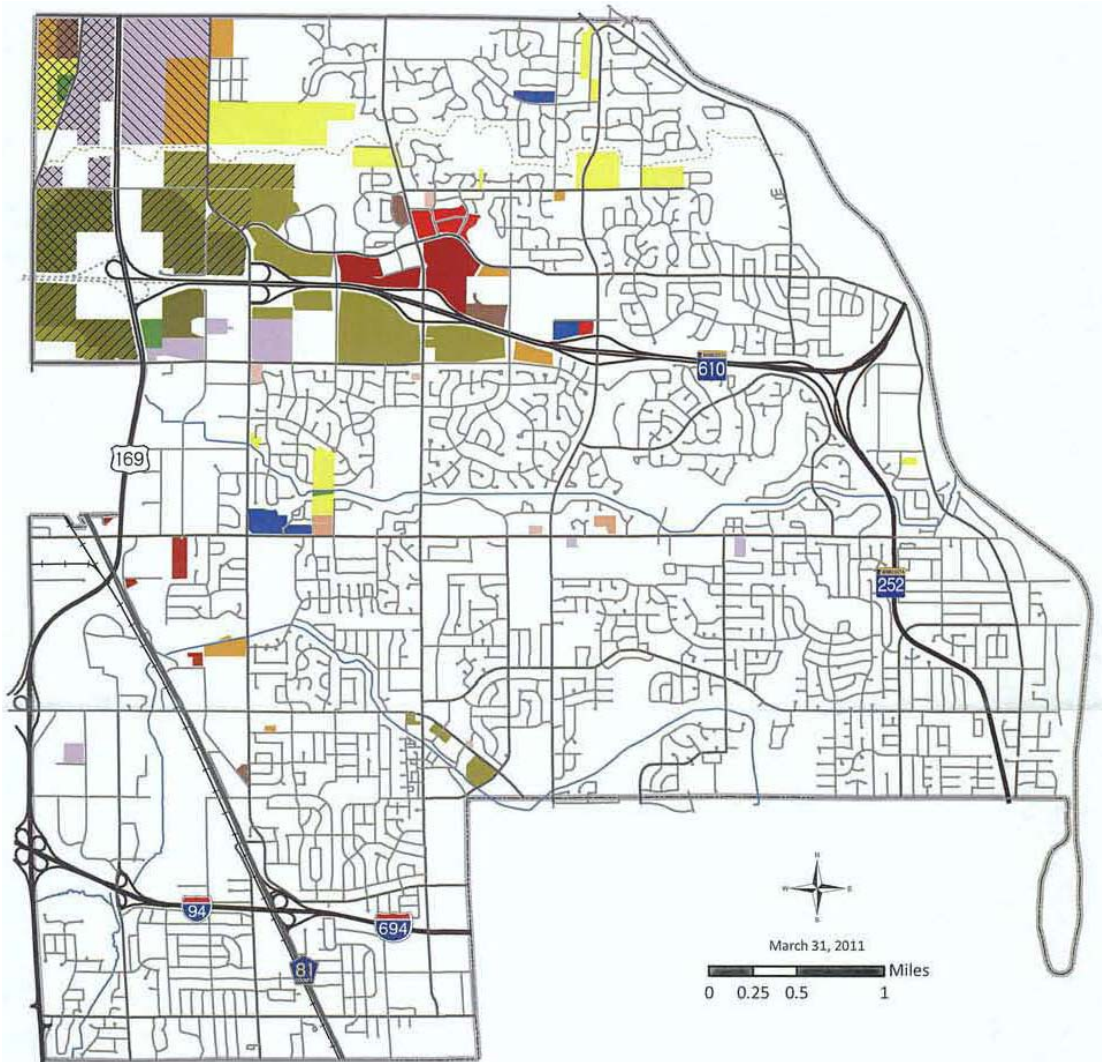
Public Land Uses

- P Parks & Open Space**
- IN Institutional**
- A Airport**

Mixed-Use Land Uses

- MX Mixed Use**
- MX1 Signature Mixed Use**
- O/M Office/Medium Density Residential**

Figure 5. Development Staging by Land Use
City of Brooklyn Park



- | | |
|-----------------------------|-----------------------------------|
| Business Uses | Residential Uses |
| Office/Limited Business | Low Density Residential |
| Neighborhood Service Center | Medium Density Residential |
| Neighborhood Commercial | High Density Residential |
| Community Commercial | Mixed Uses |
| Business Park | Mixed Use |
| Industrial | Signature Mixed Use |
| Public Land Uses | Office/Medium Density Residential |
| Parks & Open Space | |
| Institutional | |

- Availability for Development**
- 2015
 - 2020
 - 2025

Acres of Land by Year

Land Use	2010	2015	2020	2025	Total
BP	79	0	151	114	344
CC	113	0	0	0	113
H	25	0	0	19	44
IN	42	0	0	0	42
L	230	0	0	42	271
M	56	0	77	18	151
MX	274	140	0	10	424
MX1	36	196	0	95	327
NC	32	0	0	0	32
O/LB	12	0	0	0	12
O/M	15	0	0	0	15
P	15	0	0	7	22