

RESOLUTION NO. 2021-

RESOLUTION ADOPTING AN OPPORTUNITY SITE INFRASTRUCTURE FRAMEWORK TO GUIDE THE OPPORTUNITY SITE MASTER PLAN

WHEREAS, the Opportunity Site Master Plan (Master Plan) will be a multi-phased planning document initiated in 2019, to vision the future redevelopment of the area known as the Opportunity Site in Brooklyn Center, and will include a technical assessment of the physical elements of the site, community engagement, feasibility analysis and implementation plan, and;

WHEREAS, a master plan is a big picture, values-driven plan crafted to guide future development of a specific area. Master plans are not intended to provide specific details on specific development projects, and often consist of two primary components:

1. An *infrastructure framework* that comprises the physical layout of the area with land use, roads, parks, trails, stormwater, utilities, and related elements, and;
2. An *implementation framework* that identifies how the physical elements will be delivered and what they are intended to achieve. This component may include development goals, community benefits, financial feasibility, zoning regulations, and short and longer-term action steps.

WHEREAS, the Opportunity Site Infrastructure Framework (“Infrastructure Framework”) is a foundational component to the Opportunity Site Master Plan process, as it outlines guidance regarding land use, road network, public space network, and stormwater system, and;

WHEREAS, the Infrastructure Framework is critical for preserving and progressing the Opportunity Site Master Plan process because:

- The absence of cohesive site-wide policy guidance severely limits the City from aligning private property reuse or redevelopment in the Opportunity Site with city and community goals through the development review process;
- The Infrastructure Framework ensures consistency of site-wide infrastructure planning – particularly land use, roadway, public space, and stormwater systems – which will result in opportunities for more connective, efficient, sustainable, and cost-effective systems;
- It leverages and supports momentum from Three Rivers Park District, which has committed to a 4 acre “mini-regional park” within the Opportunity Site, and has amended their parks and trails master plan to include the project. Three Rivers Park District has also incorporated the park in their 2024 Capital Improvement Plan (CIP). Engagement for the park is scheduled to begin in 2021;
- City guidance on site-wide land and infrastructure use will aid city staff in their ongoing conversations with MnDOT over the future use and ownership of MnDOT held right-of-way (ROW) at John Martin Drive;
- The Infrastructure Framework supports implementation of the City of Brooklyn Center’s 2040 Comprehensive Plan, upon which the master plan is based;

- It will provide a context in which to focus and continue community engagement efforts around the future of the Opportunity Site.

WHEREAS, the Infrastructure Framework is based on input from community engagement focused on community priorities for the site, as well as the physical and geographic realities of the area, and;

WHEREAS, the Infrastructure Framework is not a final layout of the physical infrastructure elements, but rather a guide to inform the continued community engagement efforts, as well as the study, design and engineering of the physical infrastructure elements, and;

WHEREAS, the City of Brooklyn Center expects continued community engagement, which will inform elements of the Opportunity Site Infrastructure Framework and help refine technical details of the site infrastructure, and;

WHEREAS, the City of Brooklyn Center affirms and commits to continued public engagement around the future Opportunity Site Master Plan, which will help refine and guide development goals, community benefits, financial feasibility, zoning regulations, and short and longer-term action steps.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Brooklyn Center as follows:

1. The Opportunity Site Master Plan Infrastructure Framework shall be used as the guiding yet flexible framework in which to progress planning efforts of the Opportunity Site.
2. The City and its partners shall continue engagement and refinement of all elements of the Opportunity Site Master Plan.

Date

Mayor

ATTEST: _____
City Clerk