



**Updated June 14, 2022**

City of Brooklyn Center  
Community Development Director  
Attn: Ms. Meg McMahan  
6301 Shingle Creek Parkway  
Brooklyn Center, MN 55430

Ms. Meg McMahan,

Alatus LLC (“Alatus”), Project for Pride in Living (“PPL”), and Resurrecting Faith World Ministries (“RFWM”), together the Development Sponsors, are pleased to present the following formal land use approval package application for the proposed redevelopment parcels located at 2500 CO and 5900 Shingle Creek Parkway, Brooklyn Center, MN 55430. The proposed project, Opportunity Site – Phase #1, will encompass a significant area of the land on tax parcels PID #0211821240019 and PID #0211821240019, both currently owned by the City of Brooklyn Center Economic Development Authority. More specifically, the total size of this Phase #1 is approximately 16 acres divided as follows:

Alatus Market Rate & Mixed Use Multi-family – 5.09 acres  
PPL and RFWM Family & Workforce Housing – 3.09 acres  
Entrepreneur Market Plaza - .71 acres  
Resurrecting Faith World Ministries Event Center – 1.87 acres  
Outlot – 5.02 acres

A tremendous amount of work by various stakeholders in the community and region have participated in creating this proposed development concept and we are all excited to be moving this revolutionary project forward - thus far the outcomes have been outstanding.

In order to fulfill the established criteria for such a substantial submission, the applicant will discuss nine components related to the entire scope of the Opportunity Site – Phase #1 development proposal:



**Infrastructure Plan:**

Opportunity Site – Phase #1 has significant infrastructure improvements and investments that will be occurring in and around the area. Due to unique engineering circumstances of the Shingle Creek & West Mississippi Watershed Management District, the creation of large volumed stormwater facilities is required in order to adequately provide drainage services for the to-be developed parcels. These facilities will generally rest to the east of the proposed housing and commercial development footprint and will be integrated with pedestrian and way-finding improvements to improve the beautification of these parcels in general. When the project is completed, Opportunity Site – Phase #1 will occupy approximately 20% of the value of the to-be-built stormwater retention facility, with the other approximately 80% coming from to-be-developed Opportunity Site Phases.

The proposed development will also require an outlot, Outlot A, to be established, constructed, and maintained by the Development Sponsors and affiliated entities. This outlot, that will be approximately 5.02 acres in size, will encompass the interior site circulation for vehicles, pedestrians, and bicyclists, as well as any other shared multi-modal experiences, and will also serve to construct shared parking facilities for guests and residents alike in the form of on-street parking. Beneath these various transit ways will also be various utilities including stormwater, sewer, electricity, and fiber utilities. Various easements will need to be established in order to appropriately integrate these spaces into the larger community and ensure that adequate maintenance is completed at all times.

While Opportunity Site – Phase #1 contemplates the progressive components of a transit oriented development site (“TOD”), it is also crucially important to consider current transit and vehicular considerations. Below is a brief parking analysis based on the estimated residential use rates and the contemplated demand for the commercial and retail spaces. On the whole, the proposed development has a slight surplus of parking which will be available in the event of significant need for overflow parking:



**Opportunity Site - Phase #1**  
**Parking Infrastructure Analysis**

- 1.4 Parking stalls/unit Alatus
- 2.50% Guest parking as % of units
- 1 Parking stalls/unit PPL
- 3 Per 1,000 sf of office space
- 5 Per 1,000 sf of retail space

Building	Units or SF	Goal Parking	Actual Parking per plan	Notes	+/- goal
A - Market Rate (Site 1)	278	389	395	structured	6
Site 1 guest parking		7	-	2.5% of unit count	(7)
BC - Ent Market (Site 1)	20,000	60	60	blue shaded parking	-
BC - Event Center (Site 2)	26,478	132	104	purple shaded parking	(28)
A - Mixed Rate (Site 3)	205	287	294	structured	7
Site 2 guest parking		5	-	2.5% of unit count	(5)
PPL Housing - Site 4	60	60	84	structured	(46)
PPL Housing - Site 5	70	70	-		
PPL Housing - Site 6	60	60	76	structured	(54)
PPL Housing - Site 7	70	70	-		
Unassigned surface			154		154
		1,141	1,167		26

**Stormwater:**

The proposed Opportunity Site – Phase #1 stormwater management systems will consist of man-made infrastructure collecting and routing stormwater volumes into a to-be-constructed regional stormwater park that will be located on the east side of the proposed development (as seen below and in attached slides). This regional stormwater park will be handling rate control and water quality, among other things, in order to meet the stated criteria of both the City of Brooklyn Center and Shingle Creek and West Mississippi Watershed District. The to-be-constructed regional system, that will be a part of the infrastructure development for this master project, will also handle future stormwater management needs as the remainder of the Opportunity Site continues to be redeveloped from its existing uses. Stormwater plans are attached for each site as a whole with appropriate calculations for integration into the larger regional stormwater system this is being created.



**Phased Plan & Housing Plan:**

As the Opportunity Site – Phase #1 is currently considered, it would consist of six phases (A, B, C, D, E and F), with the first phase to commence being larger than the second through sixth phases. The first phase, A, would consist of Alatus – Multifamily Housing 1 (Site 1), Entrepreneur Market (Site 1), and RFWM – Event Center (Site 2), and a significant component of the site’s infrastructure components, as previously discussed.

The first phase of development: Opportunity Site – Phase #1A will consist of:

- J 278 market-rate rental units – Alatus Multifamily Housing 1 (Site 1) with 395 structured parking stalls (1.42 parking stall/unit ratio)
  - This will consist of studios, alcoves, 1 BDR, 2 BDR, 3 BDR, and 4 BDR units, some furnished and with co-living amenities and lease structures for more affordable, urban living options
- J 20,012 sqft – Entrepreneur Marketplace (“EMP”) (part of Site 1)– Owned by the City of Brooklyn Center (discussed further in the Commercial & Retail Plan section)
- J 26,478 sqft – RFWM – Event Center & Social Care Facility (Site 2) (discussed further in the Commercial & Retail Plan section)

It is anticipated that the first phase (A) development component will encompass approximately 50% of the total development activities and costs that will take place. It should be noted that Phases #1A, Phase #1B, and Phase #1C will consist of a blend of rental housing opportunities for a diverse spectrum of community members, much of the infrastructure for the development, and also will incorporate public spaces for inclusive business organization and growth training, as facilitated by the City of Brooklyn Center’s EMP.



The second phase of development: Opportunity Site – Phase #1B will consist of:

- 60 Low Income Housing Tax Credit (“LIHTC”) units – PPL & RFWM – Family Housing (Site 4)
  - This will consist of studios, alcoves, 1 BDR, 2 BDR, 3 BDR, and 4 BDR units; 75% of the total units will be greater than or equal to 2 BDR units
  - 16 units at 30% AMI (27% of units)
  - 44 units at 50% AMI (73% of units)

In this second phase, all of the rental housing developed, will be affordable to those at or below 50% AMI and with generally unit types greater than or equal to 2 BDRs.

The third phase of development: Opportunity Site – Phase #1C will consist of:

- ⌋ 205 mixed-income rental units – Alatus Multifamily Housing 2 (Site 3) with 290 structured parking stalls (1.41 parking stall/unit ratio)
  - This will consist of studios, alcoves, 1 BDR, 2 BDR, 3 BDR, and 4 BDR units, some furnished and with co-living amenities and lease structures for more affordable, urban living options
  - 41 units at 60% area median income (“AMI”) (20% of units)
  - 41 units at 80% AMI (20% of units)

Note that 40% of the housing in this phase will be at or below 80%. It is anticipated that from commencement of Phase #1A to the completion of Phase #1C will take approximately 3 years.

The fourth phase of development: Opportunity Site – Phase #1D will consist of:

- 70 LIHTC rental units – PPL & RFWM – Family & Workforce Housing (Site 5)
  - This will consist of studios, alcoves, 1 BDR, 2 BDR, 3 BDR, and 4 BDR units; 50% of the total units will be greater than or equal to 2 BDR units
  - 19 units at 30% AMI (27% of units)
  - 51 units at 50% AMI (73% of units)

In this fourth phase, once again, all of the rental housing developed, will be affordable to those at or below 50% AMI and with generally unit types greater than or equal to 2 BDRs.

The fifth phase and sixth phase of development: Opportunity Site – Phases 1E and 1F will consist of another 130 LIHTC rental units with details to be decided at a later date.



In summary, the first six (A – F) phases of the Opportunity Site – Phase #1 will consist of:

- J 743 multifamily housing rental units
- J 342 multifamily housing rental units which will have a designated affordability at or below 80% AMI or 56% of the total proposed multifamily housing development for the Opportunity Site – Phase #1
- J 260 of those 342 multifamily housing rental units will have a designated affordability at or below 50% AMI or 42% of the total proposed multifamily housing development for the Opportunity Site – Phase #1
- J 20,012 sqft – Entrepreneur Market – Owned by the City of Brooklyn Center (discussed further in the Commercial & Retail plan section)
- J 26,478 sqft – RFWM – Event Center & Social Care Facility (discussed further in the Commercial & Retail plan section)
- J Various public infrastructure facilities, plazas, pavilions, walking trails and spaces, and integration with existing transit infrastructure
- J Every phase will include components beneficial to the community – the total monetary value of those community benefits equates to approximately \$22.6 million.



### Commercial & Retail Plan:

The Opportunity Site – Phase #1 has been carefully crafted and through a diverse set of engagement efforts throughout the Brooklyn Center community, a thoughtful and impactful preliminary retail and commercial plan has been included for the proposed development. It will consist of two major offerings:

- J) **RFWM Event Center & Social Care Facility** – the Opportunity Site – Phase #1A will contain a full service, locally owned, Event Center that will exist to host events and services within the community.
  - o The vision for the RFWM Event Center & Social Care Facility Center is to, “[. . .] exceed the expectations of our clients and diverse community by giving them a beautiful Culturally Based Gathering experience as well as Event Space for all their types of Special Events. In order to achieve our vision we will have the required coordination and planning expertise for all types of events, with professional and competent staff that will help make the events of our clients a memorable one.”
  - o Furthermore, the RFWM Event Center & Social Care Facility has been established with a Campus Style Development, encompassing the following features:
    - Affordable Housing – sponsored by RFWM, PPL, and Alatus
    - Event Center – The Gathering Place
    - 24-Hour Child Care Facility
    - Barber / Beautification Suites
    - Therapy & Counseling Offices (Serving All Mental Health Clients)
  - o A brief overview of the businesses residing within the RFWM Event Center and Social Care Facility are as follows:
    - The Gathering Place  
The Gathering Place is an event center that offers unique and personalized services to all our clients, domestic and corporate. Our event hours of operation are from 7am to 1am. Our non-event staff work hours are from 7am to 5pm Monday through Friday. We will have a max of 7 employees during our office hours and require one parking space for each employee. As for catering and various event services, street parking will be available, and the designated Event Center staff spots will be available outside of working hours.

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- Faith Academy (24-Hour Childcare Center)

Faith Academy is a 24-hour childcare facility and will be open Monday through Saturday. The center will have a max of 7 staff within the 24-hour time frame, with seven spots designated to those staff during working hours. In addition, we will have three spots designated for parent pickup and drop-off.

- Lewis Family Wellness and Barber Suites

Lewis Family Wellness, a therapy office, will have operating hours from 8am to 8pm. Our Barber Suites will have working hours from 6am to 6pm. Both businesses will have available street parking that surrounds the building.

- The outcomes of the RFWM Event Center & Social Care Facility are as such:

- To gather a diverse community together in a safe and pleasurable environment.
- To unify a diversified community with services and entertainment.
- To meet the affordable housing needs of the Brooklyn Center community.
- To provide an affordable and excellent 24-hour child care facility for the Brooklyn Center community.
- To provide affordable services in the campus style community development.

- **Brooklyn Center Entrepreneurship Market Strategy – Entrepreneur Market Plaza**

- Acer Inc. and NEOO Partners Inc. have completed a significant amount of strategic diligence, engagement and review in crafting a business plan for the proposed Entrepreneur Market Plaza.

- Entrepreneur Market Plaza (“EMP”) Space Description:

*“The Entrepreneur Market Plaza space is a community-led vibrant global marketplace that provides an immersive experience for communities to discover and support BIPOC business in the community. We create different economic opportunities for entrepreneurs to seed their businesses in a thriving environment that is progressive and sustainable. Our mission is to provide local BIPOC businesses the opportunity to create a cultural experience that is innovative, supportive, and inclusive to the communities. Our Entrepreneur Market Plaza marketplace is located at the intersection of Hwy 10 & Shingle Creek in Brooklyn Center.” – pg. #8 – City of Brooklyn Center Entrepreneur Market Project*



- Three significant take-aways from the City of Brooklyn Center EMP document which was completed on May 31<sup>st</sup>, 2021 – pg. #5 – 6 of reference document:
  - *“By investing in small minority-owned businesses and entrepreneurs, the Entrepreneurship Market Plaza could positively impact job creation for BIPOC residents.”*
  - *“There is a robust innovation and small business support ecosystem in the region that could support the Entrepreneurship Market Plaza.”*
  - *“A general incubator format that provides a variety of services ranging from ideation to intensive incubation is the best approach for Brooklyn Center businesses.”*
- The Development Sponsors, as well as NEOO Partners, Acer Inc. and Design by Melo are still pursuing the proper and final execution of this building and its business plan and there will be forthcoming engagement with stakeholders to bring this business plan to fruition.

**Green Sustainability Plan:**

- ) Integration of District & Regional Stormwater Systems – Opportunity Site – Phase #1 will feature a fully integrated sustainable stormwater system tied into the greater Shingle Creek & West Mississippi Watershed Management District using both natural resources and man-made infrastructure to facilitate stormwater management and stormwater runoff. The site, once demolished and redeveloped, will be a dramatic improvement in overall permeability.
- ) Sustainable HVAC Systems – Each residential building in the proposed development will feature a fully centralized heating and cooling system known as a variable refrigerant flow (“VRF”) heat pump system. VRF systems balance heating and cooling needs throughout the building, versus a residential unit-only system – this results in an approximately 30% reduction in electricity consumption, minimal natural gas consumption, and an overall reduction in resident utility billings for a given period by about 30%.
- ) Exploring Integration of Geothermal Heating Sources – In addition to a centralized VRF heating and cooling system, the Development Sponsors will be exploring the possibility of geothermal water sourced heating and cooling that would be used to provide the input to the heating and cooling systems – this would virtually reduce the consumption of all natural gases and fossil fuels to an extremely small amount, if any, when paired with other sustainable building systems that are proposed



- ) Installation of Rooftop Solar Array Systems – all residential and commercial buildings with feasible rooftop surface areas will install commercial rooftop solar arrays for on-site electricity generation. For the multi-family residential buildings, most rooftop solar array installations will power approximately 50% of the electricity consumed on-site.
- ) Installation of Wireless Home Monitoring Systems for Residents – the installation of wireless thermostats and in-unit home monitoring systems will further reduce power consumption in units and allow for residents to balance their heating and cooling needs more appropriately when at, and away from, home.
- ) Installation of Real Time Energy Monitoring Systems – Reduce Power Usage & Water Usage – a majority of the residential multifamily units will have real time energy consumption monitoring happening on-site which will reduce spikes in electricity consumption and inform decisions regarding on-site potable water use as well as recognize if any water is being lost through leaks in municipal water utility systems
- ) Integration of Transit & Shared Multi-Modal Systems – the location of the Opportunity Site – Phase #1 and its adjacency to a major retail center with grocer and retail offerings allows residents of the proposed development to conveniently eliminate many last-mile trips with the help of shared multi-modal offerings on-site and other shared offerings. The Development Sponsors will be actively working to integrate autonomous circulator vehicles to allow for easy to-and-from to Shingle Creek Crossings free of charge. Additionally, a majority of the structured parking stalls in all multifamily residential buildings will have or be readied for electric vehicle charging.

**Planned Social Impact / Social Benefits Plan & Community Benefits Agreement:**

The Development Sponsors, the City of Brooklyn Center, and other stakeholders assisting with the Opportunity Site – Phase #1 have engaged in extensive community discussions and have especially focused on speaking with segments of the community that are often left under-represented in large community real estate development discussions. As a result of the thorough processes and procedures that were utilized, the development plan and proposal has seen significant advances and improvements consisting of a more diverse and representative development sponsor team, re-orientation of the proposed housing units and EMP, and additional event, health, and wellness offerings for the entire community of Brooklyn Center and the residents of this community. Please see the attached enclosure labeled “Community Benefits Schedule”, in addition to the materials submitted in the applicants PUD application, which outline the additional various community benefit components of the master plan that are planned.

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Additionally, the submission of these materials for the project Land Use Application materials will kickoff a process with the Citizen Advisory Task force, culminating in the agreement of development components for this proposed master development that will be memorialized in a development agreement or similar document that will live with the project. For further engagement efforts and discussion, please refer to the enclosed “Pilot Opportunity Site Engagement Report” that was completed in the first quarter of 2022.

**Plans for Parks & Greenspace:**

We recognize that what will set this place apart and make it a place unique to Brooklyn Center are the public spaces that weave everything together. This is true at a broader scale as the larger overall redevelopment becomes a regional center for living, working, and playing and it’s true all the way down to a hyper local scale in the spaces we create within the first phase of development. At the edge of our site are 2 unique larger parks with varied emphases on stormwater and/or recreation and play while within our site there are numerous opportunities to create moments within the landscape, places to stop and rest and interact with the outdoors.

**Three Rivers Park District:**

Just north of this Opportunity Site Phase #1 will be a 3.5 acre park owned and managed by the Three Rivers Park District. With over 27,000 acres under it’s control in the Twin Cities Metro, this organization’s mission is to promote environmental stewardship through recreation and education in a natural resources-based park system. Since 1957, this organization has provided places for communities to be active and provides wonderful programs to promote interaction and learning about our natural surroundings. This will be one of Three Rivers Park Districts first investments into Brooklyn Center as well as one of their first investments into a first ring metropolitan suburb.

Our belief is that each of these interactive, outdoor spaces are unique opportunities to help people stop and connect with each other and with their surroundings and that no detail is not worthy of this task. It’s these moments and the materials that create the unique spaces that will make important places while this part of the world is transformed into its next important version of itself.



**Public & Private Financing:**

The Development Sponsors have been working hand-in-hand with local agencies, private lenders, construction companies, architects, engineers, and other real estate stakeholders to developing a preliminary project financing model and proforma encompassing all of the items enumerated above. Here is a brief roll-up that can be discussed in more detail as the project progresses through the necessary approvals. It should be noted that due to the current inflationary environment, partnered with tremendous volatility in financial markets, we expect these values to change but this is our reasonable estimate of project costs and subsidy at this time.

<b>Opportunity Site - Phase #1</b>			
<b>Estimated Macro Sources &amp; Uses - Draft</b>			
Land Acquisition Costs	\$	7,635,000	3.2%
Hard Costs		195,734,376	81.2%
Soft Costs		27,117,525	11.3%
Financing Costs		10,535,758	4.4%
<b>Total Project Uses</b>	<b>\$</b>	<b>241,022,659</b>	
Debt	\$	113,976,984	47.3%
Equity		79,163,523	32.8%
Grant Proceeds / Deferred Loans / NMTC - Various Sources		18,406,152	7.6%
Gap Financing / Tax Increment Financing		29,476,000	12.2%
<b>Total Project Sources</b>	<b>\$</b>	<b>241,022,659</b>	

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The Development Sponsors, as well as the additional stakeholders, and all affiliated parties are looking forward to kicking off the formal entitlement process, further engaging in efforts to make the EMP a tangible asset for the City of Brooklyn Center, and ultimately providing a spectrum of residential and commercial development that is inclusive and accessible for a wide range of people from various walks of life.

Lastly, we appreciate the City of Brooklyn Center's reconsideration of this application and we have also enclosed a memo from BKV Group addressing each of the previously transmitted comments related to the incomplete application filed on May 10<sup>th</sup>, 2022.

*Sincerely,*

**Chris Osmundson**

Director of Development – Alatus LLC

(C): 612.201.8487

[cbosmundson@alatusllc.com](mailto:cbosmundson@alatusllc.com)

Enclosures:

- ) Community Benefits Schedule
- ) BKV Group – City Staff Memo Response
- ) Community Comment Integration Diagrams
- ) “*Brooklyn Center Entrepreneurship Market Strategy – Opportunity Site – Phase I*” – completed by NEOO Partners and Acer Inc.
- ) “*Pilot Opportunity Site Engagement Report*” – completed by NEOO Partners

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## WHAT WE HEARD FROM COMMUNITY: Inclusive gathering places and open spaces

### Pilot Site Program Includes:

- Entrepreneur Market Plaza
- Flex Street
- Stormwater Park
- Three Rivers Park
- RFWM Event Center
- Trail & Sidewalk Connections to existing community assets.

### Opportunity Site Master Plan

*Downtown will celebrate the diversity of the community with a series of accessible public spaces in which all residents of Brooklyn Center are welcome to participate in the social life of the City - to meet both familiar faces and strangers.*



## WHAT WE HEARD FROM COMMUNITY: Inclusive gathering places and open spaces

Pilot Site Program Includes:

- Trail & Sidewalk Connections to existing community assets.

### Opportunity Site Master Plan

*By connecting to regional trails and providing safe streets and appropriate support facilities, cycling can be an efficient, healthy, and environmentally friendly means of transportation for many people.*

*The pedestrian network in Downtown Brooklyn Center is designed to provide access to daily needs within walking distance of all residents and visitors.*



## WHAT WE HEARD FROM COMMUNITY: A housing spectrum that is more representative of Community standards.

### Pilot Site Program Includes:

- 250 Affordable Housing Units
- 205 Mixed Income Units
- 278 Market Rate Units

### Opportunity Site Master Plan

#### Housing Goals

- » Promote a diverse housing stock that provides safe, stable, and accessible housing options to all of Brooklyn Center's residents.
- » Housing unit affordability is prioritized for long-term unit accessibility to low-income households, including multigenerational views of family housing needs.
- » Housing is energy efficient and free from environmental hazards.
- » Housing is near amenities (health and social services, transportation, education, and quality job opportunities) that promote walkability, livability, and community.
- » Housing includes a mix of incomes, with different levels of affordability integrated.
- » Explore and implement best practices towards mitigating negative impacts from gentrification and resulting forced displacement.
- » Housing unit type reflects community's need, based on household type, size, and life stage (to be determined through housing study)
- » 20%-30% of the total number of housing units are affordable. The final amount will be based on a housing study, specific community needs, and financial/market feasibility. In order to achieve this goal a housing implementation plan will be developed



**WHAT WE HEARD FROM COMMUNITY:** Local Community business focus and integration of underserved residents.

**Pilot Site Includes:**

- Entrepreneur Market to be owned and programmed via community stakeholders, City of Brooklyn Center and Citizen Advisory Task Force.

**Opportunity Site Master Plan**

*Downtown will feature several areas of commercial, retail and civic activity that residents of Brooklyn Center and throughout the region will help activate throughout the week and the year.*



**Economic Development and Employment Goals**

- » Opportunities are created to promote local small business and entrepreneurial activities.
- » High quality businesses owned by people of color are supported and created to sustain a strong economic base and provide job opportunities to the local workforce.
- » Lease agreements prioritize for local business opportunities.
- » Project works through local business-development partners to connect residents and businesses to project construction jobs, contracting opportunities, and long-term employment within the project.



**WHAT WE HEARD FROM COMMUNITY:** Need for more childcare options.

Pilot Site Program Includes:

- 24-hour childcare center.

**Opportunity Site Master Plan**

*Downtown will feature several areas of commercial, retail and civic activity that residents of Brooklyn Center and throughout the region will help activate throughout the week and the year.*



## WHAT WE HEARD FROM COMMUNITY: What is the stormwater management strategy and alternative energy strategies?

### Pilot Site Includes:

- Stormwater strategies that are intended to be experienced through integrated landscape design, trails and places to gather.
- Onsite renewable and alternative energy sources.
- High efficiency building systems.

### Opportunity Site Master Plan

*Downtown will feature a stormwater system that manages rainwater throughout the District while also serving as a health, recreational, and aesthetic amenity for residents and visitors.*



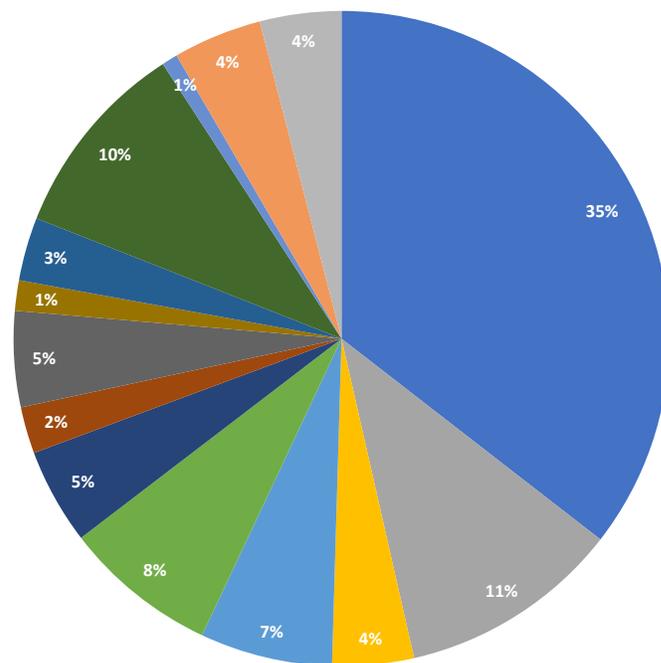
**Opportunity Site - Phase #1 (A, B, C, D, E, F)**

**Community Benefits Schedule (Per PUD Application)**

Code	Name (Per Legend)	SF	Total Costs	Costs PSF or Unit	Costs %
CG-1	Entrepreneur Market	20,000	\$ 7,500,000	\$ 375.00	33.1%
CG-3	24 - hour Child Care Center	5,200	\$ 2,314,651	\$ 445.13	10.2%
CG-4	Outdoor Play Area	1,900	\$ 845,738	\$ 445.13	3.7%
CG-5	Therapy Suites	3,100	\$ 1,379,888	\$ 445.13	6.1%
CG-6	Regional Stormwater Mgmt System	74,200	\$ 1,611,000	\$ 21.71	7.1%
CG-7	Public ROW - Shingle Creek to John Martin Dr	68,400	\$ 1,000,000	\$ 14.62	4.4%
CG-8	Street Lighting	65 total lights	\$ 485,500	\$ 7,469.23	2.1%
GS-1	Public Park And Trail System	222,900	\$ 1,000,000	\$ 4.49	4.4%
GS-2	Public Park	7,000	\$ 315,000	\$ 45.00	1.4%
GS-3	Entreprenuer Market Plaza	12,000	\$ 660,000	\$ 55.00	2.9%
GS-4	Community Flex Street	34,700	\$ 2,082,000	\$ 60.00	9.2%
GS-5	Public Plaza	3,700	\$ 166,500	\$ 45.00	0.7%
HS-1	60 Affordable Housing Units	-	NA		
HS-2	70 Affordable Housing Units	-	NA		
HS-3	287 Market Housing Units	-	NA		
HS-4	200 Mixed-Income Units	-	NA		
PA-1	Public Art Opportunity	-	\$ 1,500,000		
TR-1	Connection to Shingle Creek Regional Trail	12,300	\$ 922,500	\$ 75.00	4.1%
TR-2	Connection to Pedestrian and Bicycle Bridge	11,300	\$ 847,500	\$ 75.00	3.7%
TR-3	Access to Public Transit	-	\$ -		
TR-4	Public Bike Parking	-	\$ -		
<b>Total</b>			<b>\$ 22,630,277</b>		<b>100.0%</b>

**Community Benefit - \$ Composition**

- Entrepreneur Market
- 24 - hour Child Care Center
- Outdoor Play Area
- Therapy Suites
- Regional Stormwater Mgmt System
- Public ROW - Shingle Creek to John Martin Dr
- Street Lighting
- Public Park And Trail System
- Public Park
- Entrepreneur Market Plaza
- Community Flex Street
- Public Plaza
- Connection to Shingle Creek Regional Trail
- Connection to Pedestrian and Bicycle Bridge



# OPPORTUNITY SITE ADDITION

**LEGAL DESCRIPTION**

Lot 2, Block 2, BROOKDALE SQUARE, Hennepin County, Minnesota.

AND

Lot 1, Block 1, BROOKDALE SQUARE 2ND ADDITION, Hennepin County, Minnesota.

**OWNER**

ECONOMIC DEVELOPMENT AUTHORITY OF BROOKLYN CENTER  
6301 Shingle Creek Parkway  
Brooklyn Center, MN 55430

**SURVEYOR AND ENGINEER**

Bolton and Menk, Inc.  
7533 Sunwood Drive NW, Suite 206  
Ramsey, MN 55303

**SURVEYORS NOTES**

- For the purpose of this plat the most northerly line of Lot 1, Block 1, BROOKDALE SQUARE SECOND ADDITION is assumed to bear North 89 degrees 47 minutes 45 seconds West.
- The field survey was completed on May 4th, 2022.
- Distances are in feet.
- Contours are at 2 foot intervals.

**ZONING:**

Current zoning classification for subject property is C2- Commerce

**PROPOSED FUTURE ZONING:**

Transit Oriented Development

**SETBACKS:**

Minimum Distance Requirements (per Transit Oriented Development)  
Front Setback- 10 feet  
Rear Setback- 10 feet  
Side Interior Setback- 10 feet  
Corner Yard Setback- 10 feet

**AREA TABULATION**

LOT 1, BLOCK 1	144,536 SQ. FT.	3.318 ACRES
LOT 1, BLOCK 2	81,576 SQ. FT.	1.873 ACRES
LOT 1, BLOCK 3	108,193 SQ. FT.	2.484 ACRES
LOT 1, BLOCK 4	37,767 SQ. FT.	0.867 ACRES
LOT 1, BLOCK 5	31,494 SQ. FT.	0.723 ACRES
LOT 2, BLOCK 4	34,109 SQ. FT.	0.783 ACRES
LOT 2, BLOCK 5	37,280 SQ. FT.	0.856 ACRES
OUTLOT A	218,626 SQ. FT.	5.019 ACRES
OUTLOT B	692,530 SQ. FT.	15.898 ACRES
SHINGLE CREEK PARKWAY	463 SQ. FT.	0.011 ACRES
<b>TOTAL AREA</b>	<b>1,386,575 SQ. FT.</b>	<b>31.831 ACRES</b>

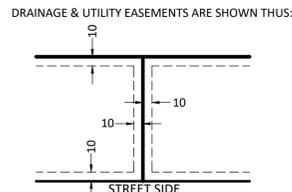
**LEGEND**

- MONUMENT FOUND
- 1/2" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 57632
- CONTROL POINT
- ⊕ BENCH MARK
- ⊕ AIR CONDITIONER
- ⊕ BENCH
- ⊕ BOLLARD
- ⊕ BUSH
- ⊕ CATCH BASIN
- ⊕ CATCH BASIN
- ⊕ DOWN SPOUT
- ⊕ FIRE HYDRANT
- ⊕ FLAG POLE
- (P1) BROOKDALE SQUARE
- (P2) BROOKDALE SQUARE 2ND ADDITION
- C COMMUNICATION UNDERGROUND
- E ELECTRIC UNDERGROUND
- G GAS UNDERGROUND
- S SANITARY SEWER
- SS STORM SEWER
- W WATER SYSTEM
- F FENCE - DECORATIVE CURB & GUTTER
- RETAINING WALL
- ADJACENT EASEMENT
- RIGHT OF WAY
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- ⊕ LIGHT POLE
- ⊕ MANHOLE-SANITARY SEWER
- ⊕ MANHOLE-STORM SEWER
- ⊕ METER
- ⊕ POST
- ⊕ SIGN TRAFFIC
- ⊕ TRANSFORMER-ELECTRIC
- ⊕ TREE-CONIFEROUS
- ⊕ TREE-DECIDUOUS
- ⊕ UTILITY MARKER-FIBER
- ⊕ VALVE
- ⊕ HANDHOLE
- (R) REGISTERED LAND SURVEY NO. 1300

**SURVEYOR'S CERTIFICATION**

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Andrew Hill  
License Number 57632  
Date 05/12/2022



BEING 10 FEET IN WIDTH, ADJOINING STREET LINES AND REAR LOT LINES AND 10 FEET IN WIDTH ADJOINING BOUNDARY LINES, AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.

GROUP HEALTH PLAN INC.  
PID: 0211821210005

RLS# NO. 1325  
N 89°10'11" E 538.37 (P2)  
N 89°47'45" W 537.27 (M)

TRACT P

100

JOHN W. ...

100

CUTLOT B  
692,530 SQ. FT. +/-  
15.898 ACRES +/-

ECONOMIC DEVELOPMENT AUTHORITY OF BROOKLYN CENTER  
PID: 0211821240020

LOT 1

BLOCK 1

SHINGLE CREEK PARKWAY

BROOKDALE SQUARE

COUNTY ROAD 10

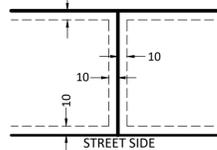
MINNESOTA HIGHWAY 100

# OPPORTUNITY SITE ADDITION

## EXISTING CONDITIONS



DRAINAGE & UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH, ADJOINING STREET LINES AND REAR LOT LINES AND 10 FEET IN WIDTH ADJOINING BOUNDARY LINES, AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.

**SURVEYOR'S CERTIFICATION**  
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

*Andrew Hill*  
Andrew Hill  
License Number 57632

05/12/2022  
Date

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- ⊕ VALVE
- ⊕ HANDHOLE
- (RLS) REGISTERED LAND SURVEY NO. 1300
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- E — ELECTRIC UNDERGROUND
- G — GAS UNDERGROUND
- S — SANITARY SEWER
- SS — STORM SEWER
- W — WATER SYSTEM
- F — FENCE - DECORATIVE
- CG — CURB & GUTTER
- RW — RETAINING WALL
- ADJ — ADJACENT
- EAS — EASEMENT
- RW — RIGHT OF WAY
- INT — INTERMEDIATE CONTOUR
- IND — INDEX CONTOUR

