

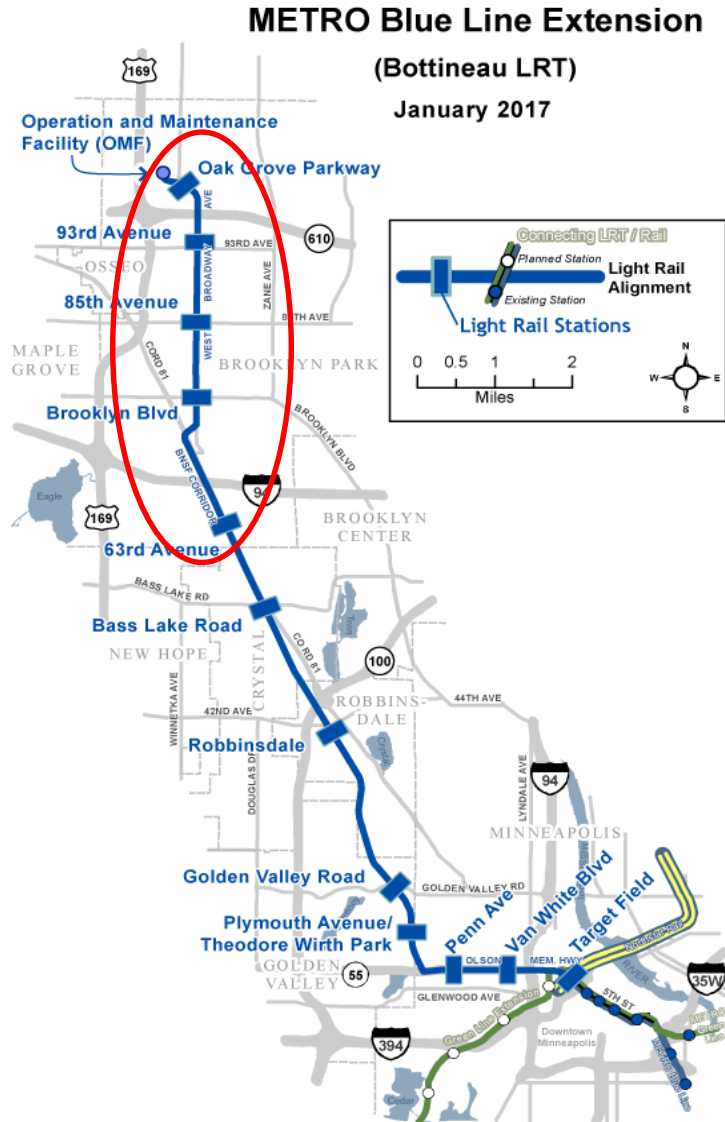
METRO Transit TOD Forum

Jennifer Jordan
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City of Brooklyn Park
May 21, 2019



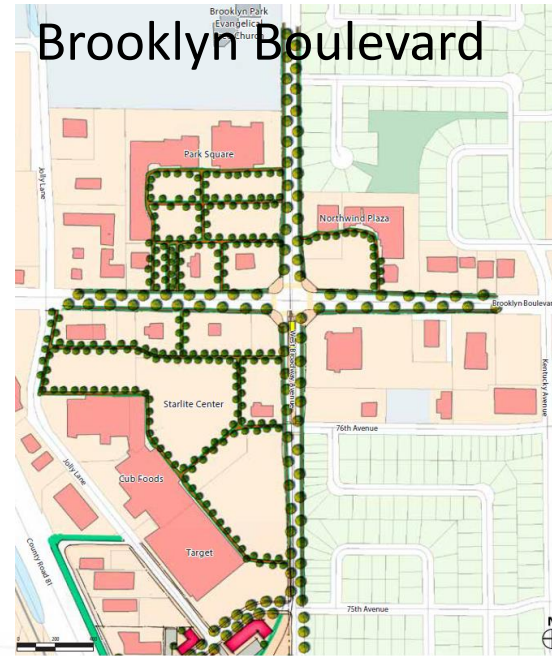
Brooklyn Park 
Unique. United. Undiscovered.

METRO BLUE LINE LRT DOWNTOWN MINNEAPOLIS TO BROOKLYN PARK



- Brooklyn Park has 5 stations
 - 63rd Avenue
 - Brooklyn Boulevard
 - 85th Avenue
 - 93rd Avenue
 - Oak Grove
- Station areas range from built-out to green field

BROOKLYN PARK LRT STATION AREA PLANNING 2015-2016



WHAT DROVE THE EFFORT?

- METRO Blue Line Extension – 2024
- Wanted regulations in place well in advance of the line
- Hennepin County – FTA grant
- Auto-oriented development pressure within the ½ mile station areas.
- Moratorium adopted in June 2017 to allow for time to develop and put TOD zoning in place for station areas.



PROCESS

- October 2017 – June 2018
 - Zoning effort avoided impact to single family homes
 - Meetings with businesses fall 2017
 - Multiple work sessions with Planning Commission and City Council fall 2017 and spring 2018
 - Community meetings in spring 2018 to gauge if we were headed in the right direction
 - Refinement as we went along

BP TOD ZONE DIFFERENCE

Parking inside

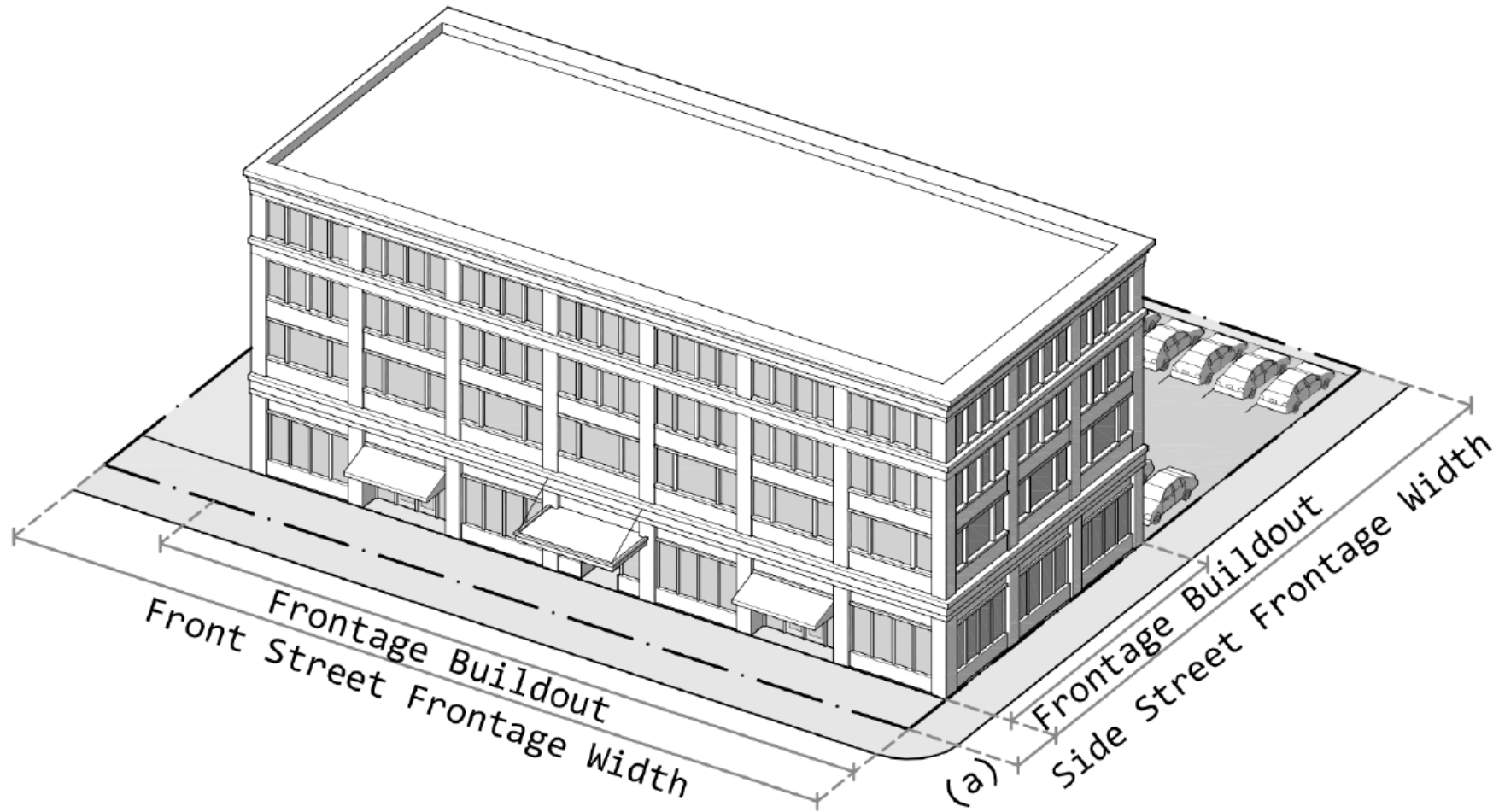
- Development is mainly a form-based approach
- Focus on a deliberate arrangement of building & street, lot coverage
- Let the market determine the parking required as long as it 'behaves' in terms of design

Parking outside

- Multifamily housing – 2 spaces per unit plus 0.5 space per unit for guests
- Retail – 1 space for each 200 sf of gross floor area
- Big-Box Retail under 50,000 sf – Max of 5 spaces per 1,000 sf of floor area

FRONTAGE BUILDOUT

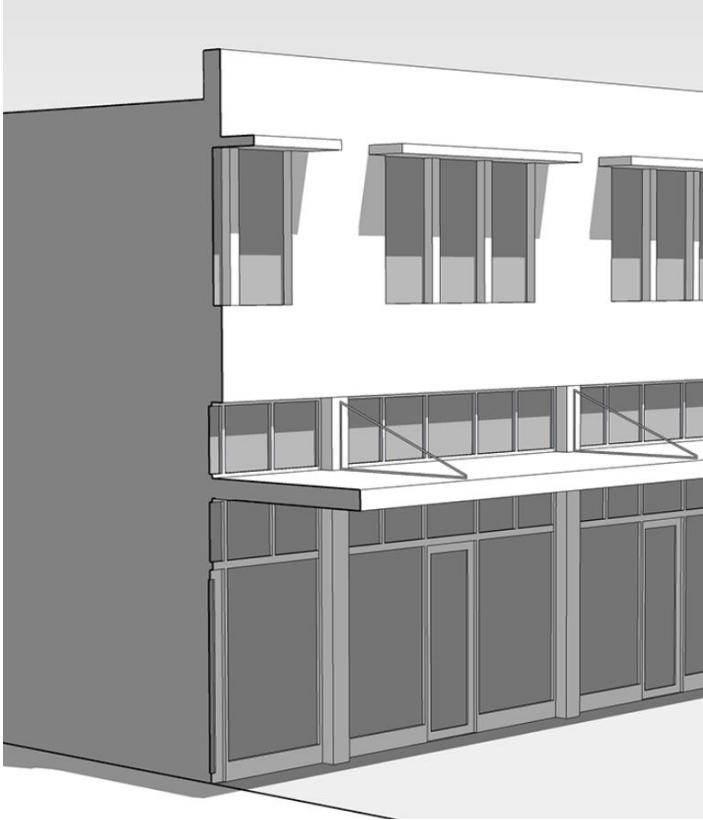
Figure 1. Minimum Frontage Buildout Illustration



FACADE TYPES



Common entry
frontage type

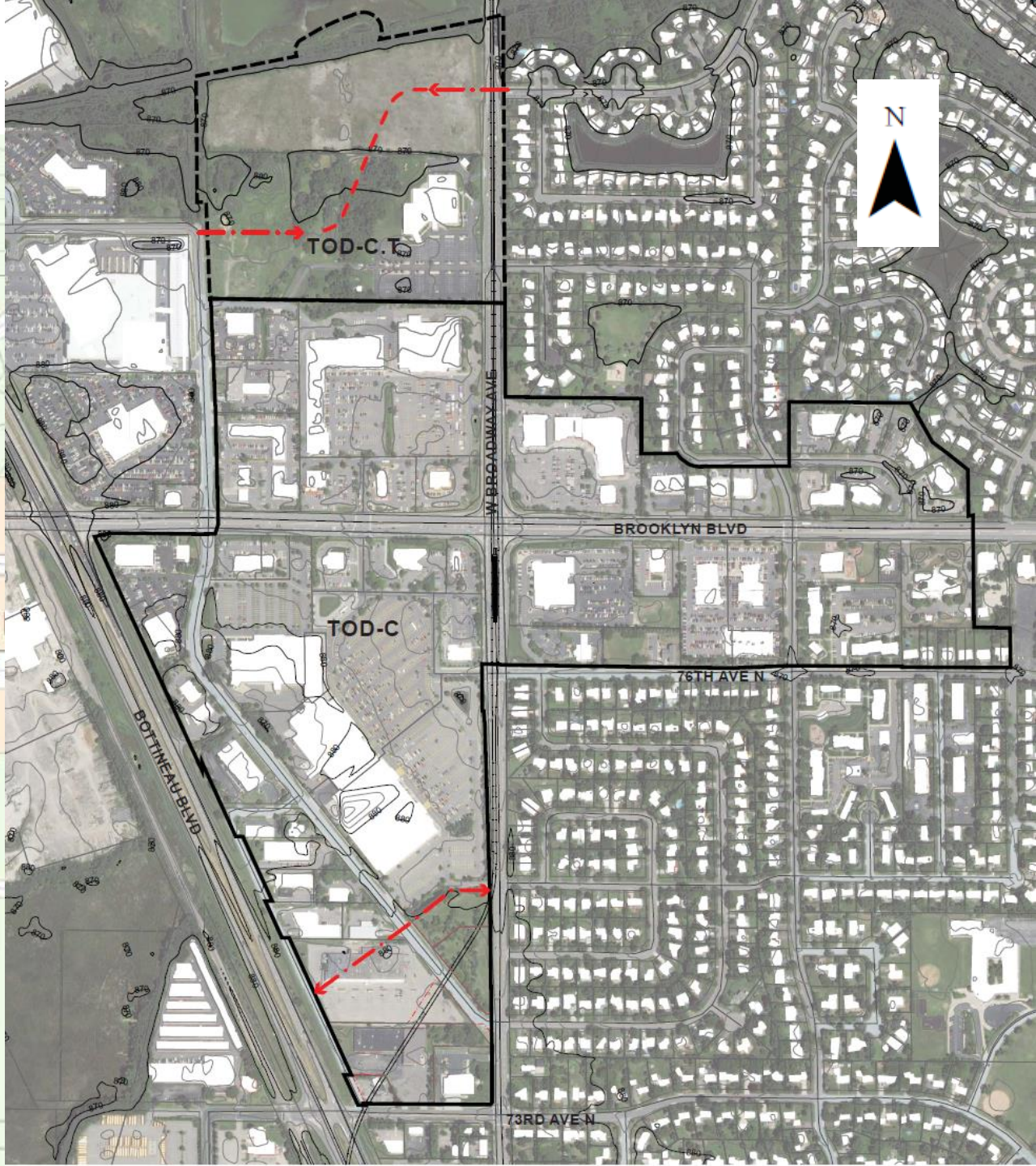


Storefront/shop
frontage type

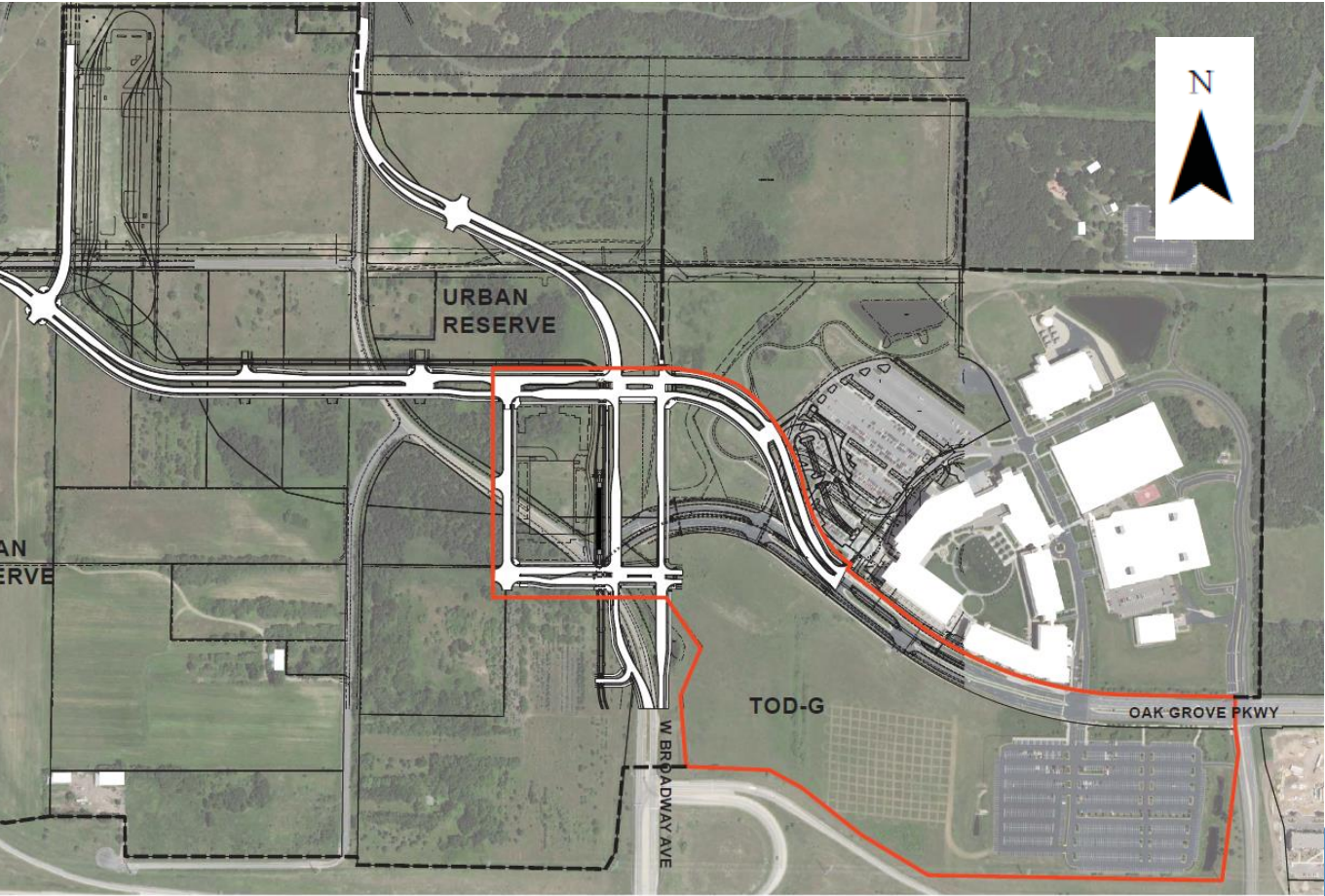


Stoop entry
frontage type

Brooklyn Boulevard



OAK GROVE



Lessons Learned

- Compelling argument to policy makers to let developers figure out their parking needs based on their bottom line
- Developer interest but no development projects underway yet - sends signal that the community is receptive to development
- Be realistic – start with what is palatable to policy makers and your community and see how it goes

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