

Agendas

200 - 200 - 205 - 275.

Tomorrow

60

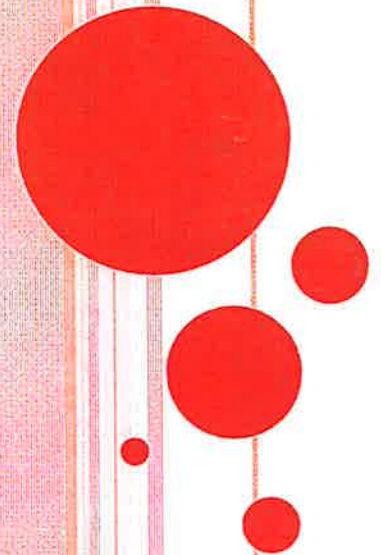
4,000 sq

37,000 sq ft of Gln

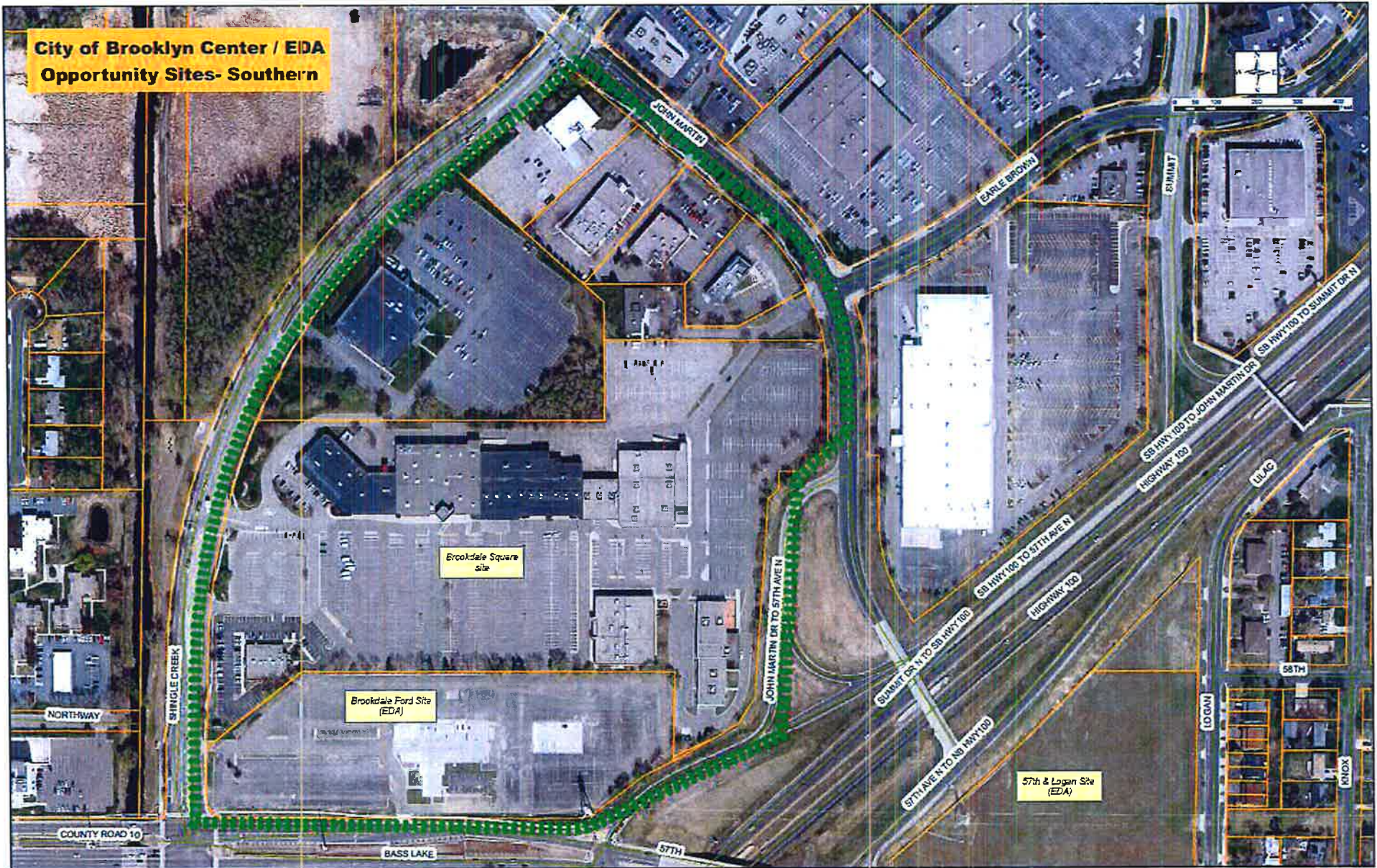
**REVIEW OF AN ALTERNATE DEVELOPMENT
CONCEPT AND VISION PROPOSED BY CCG
HOLDINGS FOR A MARKET RATE APARTMENT
DEVELOPMENT WITHIN THE SOUTHERN PORTION
OF THE OPPORTUNITY SITE.**

(BROOKDALE FORD & BROOKDALE SQUARE MALL SITES)

**City Council Work Session
November 28, 2016**



**City of Brooklyn Center / EDA
Opportunity Sites- Southern**



Southern Area: 47.36 acres lying north of Bass Lake Road and south of John Martin Drive, anchored by the EDA properties (the former Brookdale Square and Brookdale Ford sites)

BACKGROUND

- The September 14, 2015 City Council/EDA Work Session included a discussion on a preliminary development agreement (Contract for Exclusive Negotiations with Sand Development LLC) for the development of a market rate apartment and commercial Planned Unit Development within the southern portion of the Opportunity Site.
- On October 12, 2015, the EDA adopted Resolution No. 2015-22, a Resolution Approving Agreements Related to the Development of the Opportunity Site.
- On January 25, 2016, the City Council/EDA Work Session included a review of a Conceptual Master Plan illustrating the development of seven apartment buildings, comprising a total of 746 market rate apartment units; a two acre commons area with pool & activity building; a 50,000 sf. performing arts center with structure parking providing 160 stalls; public and private utility and street improvements to serve the development.





SOUTHERN OPPORTUNITY SITE: CONCEPT PLAN

DESIGN SUMMARY:

-General

- Central Green Organizes the space
- Approximately 750 units
- Approximately 500 Off St. Parking Stalls;
- Approx. 150 Ramp stalls for Arts Center

-Green Space

- Community Building and Pool w/ Party and Exercise Room - Playground and Tot Lot
- Axial connections, trails
- Open Play field

- Street Typology

- 55' Drive lanes w/ turn lanes at intersections
- 10' multi-use trail on both sides of the road
- Connected, walkable neighborhood

- Stormwater System

- Open green space for stormwater management
- Pond areas
- Structured Rain basins
- Sub-surface management below hardscape

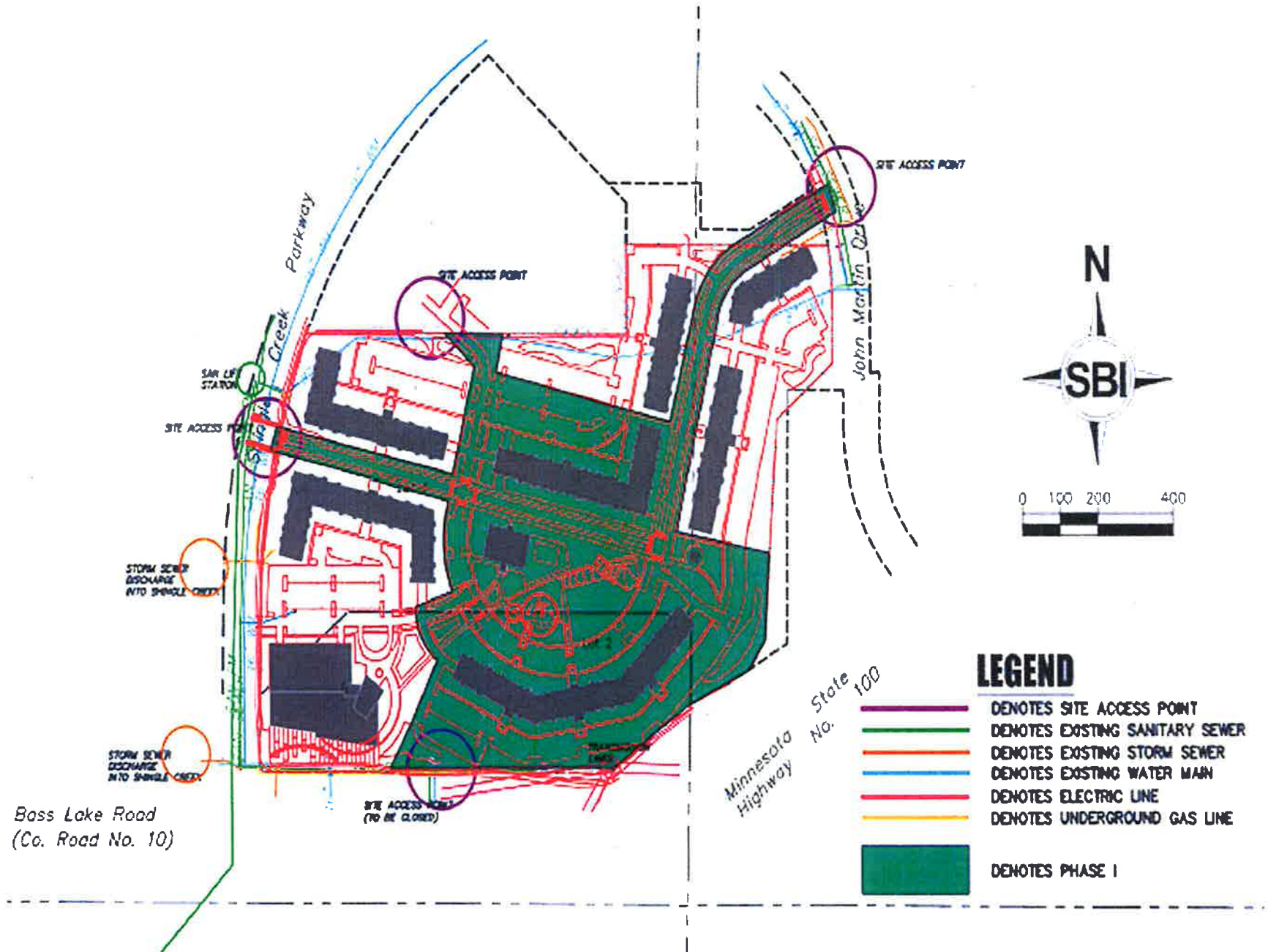
- Arts Center

- footprints based on Hopkins Arts Center: 2 floors at approximately 50,000 sq ft
- parking based on 1 stall per 300 sq ft



Prepared: January 14, 2016

SOUTHERN OPPORTUNITY SITE: Phase I Site Area



- LEGEND**
- DENOTES SITE ACCESS POINT
 - DENOTES EXISTING SANITARY SEWER
 - DENOTES EXISTING STORM SEWER
 - DENOTES EXISTING WATER MAIN
 - DENOTES ELECTRIC LINE
 - DENOTES UNDERGROUND GAS LINE
 - DENOTES PHASE I

Bass Lake Road
(Co. Road No. 10)

Minnesota
Highway
State
No. 100

BACKGROUND

- The consensus of the City Council/EDA was that the Conceptual Master Plan provided by Sand Development and Solution Blue met the City's vision for the redevelopment of its 32 acres within the southern portion of the Opportunity Site and satisfactorily addressed the provisions of the Preliminary Development Agreement necessary to proceed with the preparation of a Final Development Agreement.
- On February 8, 2016, the EDA adopted RESOLUTION NO. 2016-06 Authorizing Preparation of a Final Development Agreement Related to the Development of the Opportunity Site.



BACKGROUND

The preparation of the final development agreement (with a construction schedule for the 1st phase to commence in 2016) stalled with the following outstanding issues:

- The developer was unable to secure financing for the first phase of two apartment buildings comprising 308 units.
- The public infrastructure costs projected at approximately \$6.9 million was addressed as a fiscal challenge that could be resolved through a LCDA application for a Metropolitan Council Livable Communities Grant vs. a more cost effective project design alternative.
- The developer's proforma required up-front TIF assistance of \$5 Million through the EDA sales of a G.O. TIF Bond vs. a Pay-As-You-Go Note.



BACKGROUND

- The City's financial consultant, Springsted Financial, has provided the following TIF projections based on an assessed valuation of \$135,000 per unit:

	108 Units	201 Units
Par	\$3,250,000	\$6,925,000
Net Proceeds (deposit to construction account)	\$2,950,000	\$6,350,000
Capitalized interest	\$207,650	\$442,030

A recent FHA preliminary mortgage application Sand Development received a positive response, recommending that their application be limited to 200 units.

This fall, the EDA retained Loucks & Associates to assess the storm water management options for the Opportunity Site and the development costs for public infrastructure. Their analysis provided an alternative layout and design for storm water management with projected public infrastructure costs in the range of \$2.3 Million



EDA BUDGET-GOALS:

The Completion of the 1st phased redevelopment of the Southern Portion of the Opportunity Site is a 2016-2018 Strategic Goal established by City Council which has been addressed in the EDA's Budget proposal as follows:

-During the planning period of 2016 – 2018, the EDA will complete the following:

- Complete the demolition of the vacant Brookdale Square buildings and the former Brookdale Ford site;
- Complete the master planning of all infrastructure improvements for a multi phased planned unit development;
- Establish a tax increment redevelopment district and financial strategies to enable the completion of all necessary infrastructure improvements;
- Enter into development agreements with a qualified developer for the phased development consistent with the City's vision and master planning of the Opportunity Site.
- The first phase development of approximately 200 market rate apartment units.



BACKGROUND

- Throughout 2016, this strategic goal has been a significant component in staff presentations on planning and development activities within the City's Central Commerce District.
- The message focused on the EDA's commitment for a quality market rate apartment development for this site with an understanding that the EDA was open to considering development options that would promote and strengthen opportunities to achieve its goals.
- Devean George, partner with CCG Holdings, has proposed the following conceptual development plan that includes both market rate apartments, independent senior living apartments, and townhomes, a future performing arts center and a Brew House – restaurant.



CGG HOLDINGS, LLC
 BROOKLYN CENTER - SOUTH OPPORTUNITY SITE
 HOUSING MASTER PLAN - 102.02016

PEDESTRIAN GREENWAY
 CONNECTS ROW HOUSES
 TO ARTS CENTER

TOWNHOUSES:
 60 "TERRACE COURTYARD"
 UNITS WITH
 120 GARAGE STALLS

CONNECTION TO
 REGIONAL TRAIL
 SYSTEM

SHINGLE CREEK PARKWAY

BASS LAKE ROAD

STREET CONNECTION
 PROVIDES ACCESS FOR
 ADJACENT PROPERTY TO
 THE NORTH

SENIOR HOUSING: 200 UNITS
 5 STORY APARTMENT BUILDING
 ABOVE 200 GARAGE STALLS
 TENANT PARKING

JOHN MARTIN DRIVE

PERIMETER
 STORMWATER
 MANAGEMENT
 AREAS

4-5 STORY APARTMENT
 BUILDING ABOVE
 TENANT PARKING
 225-275 UNITS (TBD)
 225-275 STALLS (TBD)

PERIMETER TRAIL
 THROUGH LANDSCAPED
 BUFFER SPACE WITH
 CONNECTION TO TRAIL
 SYSTEM

PHASE 1: 200 UNITS
 4-5 STORY APARTMENT
 BUILDING ABOVE 200 GARAGE
 STALLS TENANT PARKING



CGG HOLDINGS HOUSING SITE

3991-001-00

SW AERIAL VIEW SHOWING CONTEXT



Architecture | Planning | Interiors

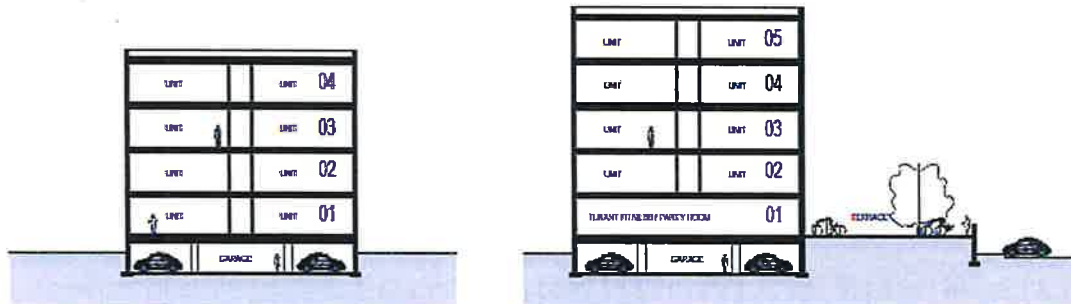
1/2" = 1'-0"

CGG HOLDINGS HOUSING SITE

3991-001-00

HOUSING TYPE DIAGRAMS

PHASE 1 APARTMENT BUILDING (SENIOR HOUSING & FUTURE PHASE APARTMENTS SIMILAR)



4 STORY AREAS - APARTMENTS OVER PARKING
(5 STORY AT SENIOR HOUSING)

5 STORY AREAS - APARTMENTS OVER AMENITY SPACE & PARKING

PHASE 1 APARTMENT BUILDING METRICS

DWELLING UNITS		
50 STUDIO APARTMENTS	600sf	30,000sf
70 1-BEDROOM APARTMENTS	838sf	58,660sf
80 2-BEDROOM APARTMENTS	1200sf	96,000sf

200 DWELLING UNITS TOTAL 184,660sf

AMENITY (Fitness, Party Rooms, Lobby etc) 10,000sf
net cross

(20%)
TOTAL DWELLING/AMENITY 194,660sf 233,592gsf

PARKING
200 GARAGE PARKING STALLS 64,370gsf

80 SURFACE PARKING STALLS
280 PARKING STALLS TOTAL (1 STALL / BEDROOM)

TOTAL BUILDING AREA 297,962gsf

FUTURE PHASE OWNER-OCCUPIED TOWNHOMES



2 STORY COURTYARD TERRACE TOWNHOMES OVER PARKING

FUTURE PHASE TOWNHOMES

52 DWELLING UNITS TOTAL (UNIT MIX TBD)

104 GARAGE PARKING STALLS TOTAL (2 STALLS PER DWELLING UNIT)



CCG Holdings, is requesting a 60 day exclusive negotiating agreement with the EDA (until the February 13, 2017 EDA Meeting) to work out a phased development agreement and tax increment assistance plan with the City of Brooklyn Center

Policy Issues:

- Does the Conceptual Development Plan provided by CCG Holding meet the EDA's vision for the residential redevelopment of the southern portion of the Opportunity Site?
- Does the EDA wish to proceed with a 60 day exclusive negotiating period with CCG Holdings to negotiate the details of a phased development agreement and tax increment assistance plan?

