METRO Transit TOD Forum

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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

63rd

Brooklyn Boulevard

85th

93rd

Oak Grove
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.
• 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
Figure 1. Minimum Frontage Buildout Illustration
FACADE TYPES

Common entry frontage type

Storefront/shop frontage type

Stoop entry frontage type
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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