

KEY ELEMENTS

- Provides for the transformation of the area from light industrial to business park over the long-term, supporting higher intensity employment uses
- Allows for commercial development to occur as market demands- likely sites at intersection of Foley Boulevard and Coon Rapids Boulevard
- Future business park development could include multi-story office, office/showroom, and retail and services to support employees and transit riders
- Encourages redevelopment to establish and maintain high quality site planning, architecture, signage and landscaping design that contribute to an attractive and unified development character
- Adds new roads north of Foley Boulevard to create new development sites and improve access
- Improved access to Highway 610 may be necessary to attract higher intensity employment uses
- Creates an opportunity for a plaza and parking on both sides of Foley Boulevard to support NLX Express in the short-term and Northstar over the long-term



DEVELOPMENT SUMMARY

Land Use	Acres*	Yield
Business Park	77	1,350,000 sq. ft.
Transit	10	
Utility	2	
Right of Way	10	
Total	99	

*Net acres excludes wetlands that may be available for development through mitigation.

- New Roadway
- Business Park
- Transit
- Utility
- Potential Rail Station
(location to be determined)
- * Potential New Access to Hwy 610
(improved access may be needed to attract higher intensity employment uses)

PROS:

- Maintains the area for primarily employment uses
- Allows flexibility to maintain existing light industrial uses while allowing for future redevelopment to higher intensity employment uses and employee-serving retail and services
- Reduced potential for use conflicts as area transitions from light industrial to business park
- Does not require as much investment in streetscape and trails
- Less environmental remediation of former plastics site will be needed

CONS:

- Slower redevelopment and absorption rate as there are competing opportunities both within the City and on greenfield sites in nearby communities, such as Brooklyn Park, with better access
- May need to revisit concepts for improving access to Highway 610 to make area more attractive to higher intensity employment uses
- Does not strongly support existing or future transit investments
- Foley Boulevard reconstruction will have a greater impact on redevelopment due to loss of full movement access to individual properties
- Does not provide enhanced connections to adjacent residential neighborhoods and the Mississippi River

IMPLEMENTATION STRATEGIES:

- Create a distinct and marketable brand for the area
- Develop new business park zoning district to guide redevelopment
- Construction of loop road to create development sites and provide improved access to the area
- Collaboration with MPCA on site clean-up of former plastics site to prepare it for redevelopment
- Coordinate with Anoka County on Foley Boulevard reconstruction to provide as much access to sites along Foley Boulevard as possible

LAND USE AND DEVELOPMENT CHARACTER



Light industrial



Flex building



Flex building



On-site landscaping and stormwater treatment



Transit waiting area with amenities like lighting, seating, public art, etc.



Retail / Restaurant



Multi-story office



Multi-story office with enhanced streetscape



Enhanced streetscape



Surface parking with lighting and landscaping

BUSINESS PARK CONCEPT

FOLEY BOULEVARD

STATION AREA PLAN