

A Special Advertising Section of Finance and Commerce Real Estate Thursday, Saluting Minnesota's Top Real Estate Projects

Village Creek of Brooklyn Park

Shingle Creek unifies recreational, residential, and commercial communities



Site plan of the Village Creek area in Brooklyn Park indicating the Beard Group and Ryland Homes project, with Shingle Creek running through the center.


A major transformation is underway in the northwest suburban community of Brooklyn Park. The Village redevelopment project continues to move forward, creating new neighborhoods and building on successful new development. Village Creek, located just north of Interstate 694 at Brooklyn Boulevard and Zane Avenue, was historically the primary commercial and residential corridor for the community. In response to changing market conditions, the City of Brooklyn Park initiated a process to transform this part of the city into a revitalized area where residents can live, work and play.

This effort is completely reconstructing an old commercial corridor and establishing a new neighborhood with easy access between housing, commercial areas and recreation opportunities. Several exciting improvements are now occurring including the restoration of Shingle Creek, construction of owner-occupied housing and commercial development and planning for a mixed-use condominium and additional commercial development.


Shingle Creek at the Heart of the Village

The restoration of Shingle Creek is central to the revitalization of the Village area. "The goal of this effort is to entirely rebuild Shingle Creek as a community asset and to create a vital neighborhood around a valuable natural resource," said Robert Schreier, director of community development for the City of Brooklyn Park.


Approximately \$4 million of improvements to Shingle Creek are creating a large linear park providing an amenity to the area that connects the neighborhood with trails and pedestrian bridges. The new park includes trails, fountains, play equipment, benches, picnic tables, public gathering areas, native plantings, and other landscaping elements.



The City of Brooklyn Park, in collaboration with its many partners, proudly creating *Progress Through Redevelopment* in Village Creek.



City of Brooklyn Park
 763-424-8000 • www.brooklynpark.org



PROJECT SHOWCASE

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The park was designed to buffer and at the same time join residential areas to commercial and transit areas. "As envisioned, the creek is turning into the focal point of the area, with roadways and pedestrian paths leading to it. If you take a walk down by the creek today, you get a feel for how much of an asset the creek is to the neighborhood and to the larger community," says Schreier.

Village Creek Project

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www.condosatvillagecreek.com

Village Creek Redevelopment

Significant investment has also taken place in the area surrounding Shingle Creek, including the former Village North Shopping Center area. Taking advantage of the creek enhancements, the Beard Group, in partnership with Ryland Homes, began construction in October 2005 on the Village Creek mixed-use area. This 27-acre site is the central development of the project area and includes two 3-story condominium buildings with retail on the first level at Brooklyn Boulevard and Welcome Avenue, a 2-story building at the intersection of Brooklyn Boulevard and Zane Avenue for offices, restaurants and shops, and 157 owner-occupied townhouses flanking the banks of Shingle Creek. The vertical mixed-use buildings will consist of 41 residential units in two buildings offering a wide variety of floor plan options. Retail space will occupy the first level of the buildings. The condos will provide a number of amenities including nine-foot ceilings, balconies, a high-tech fitness center, a game room, a club room, and underground heated parking.

Presales for the condos are currently taking place as well as leasing of the commercial space.

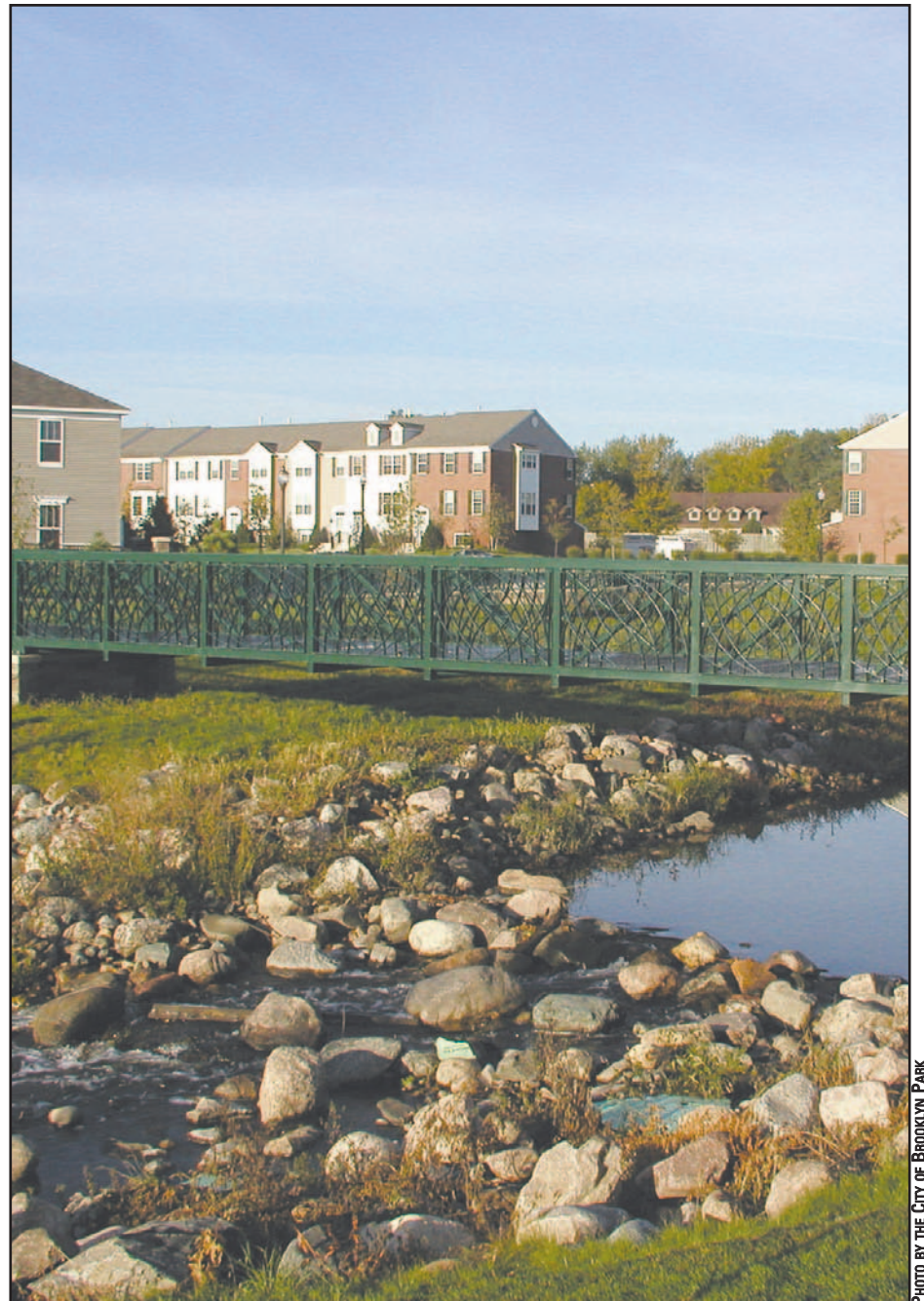


PHOTO BY THE CITY OF BROOKLYN PARK

A number of new pedestrian bridges have been constructed over Shingle Creek, connecting the new residential neighborhoods with commercial areas.

Glad to have participated in the Village Creek Project

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Extensive Housing Opportunities: Town Gardens, a Ryland Homes development, provides 134-units of owner-occupied housing on the west side of Zane Avenue. There are both attached, urban-style townhomes and single-family homes in this development.

Senior housing opportunities are available at Creekside Gables as a result of a \$3 million complete renovation and conversion of an existing apartment complex to senior housing by Lang Nelson Associates, Inc. A second phase is currently being considered on adjacent property, which would provide more than 100 additional units of senior apartments on the southwest corner of Brooklyn Boulevard and Zane Avenue.

Office and Commercial Improvements: The Smile Center, a full service dental office, is under construction on the north side of Brooklyn Boulevard. The site was a vacant property that the EDA purchased in 2004 to make way for redevelopment. The new facility will be a 4,800 square foot single-story building and plans to open for business in early 2008.

In early 2005, Aldi opened a 15,000 square foot market at the intersection of Welcome Avenue and Brooklyn Boulevard. Aldi privately reinvested in two under-utilized parcels to assemble a site for the new store.

The Brunswick Corporation's 60,000 square foot "Zone" entertainment center opened in October 2005 at Brooklyn Boulevard and Unity Avenue. The family entertainment center creates a new destination in the Village redevelopment area. The Zone features laser tag, an arcade, league and open bowling, billiards, meeting/party rooms and casual dining.



A view of Welcome Avenue demonstrating the pedestrian friendly design.

PHOTO BY RLK INCORPORATED

PROJECT SHOWCASE

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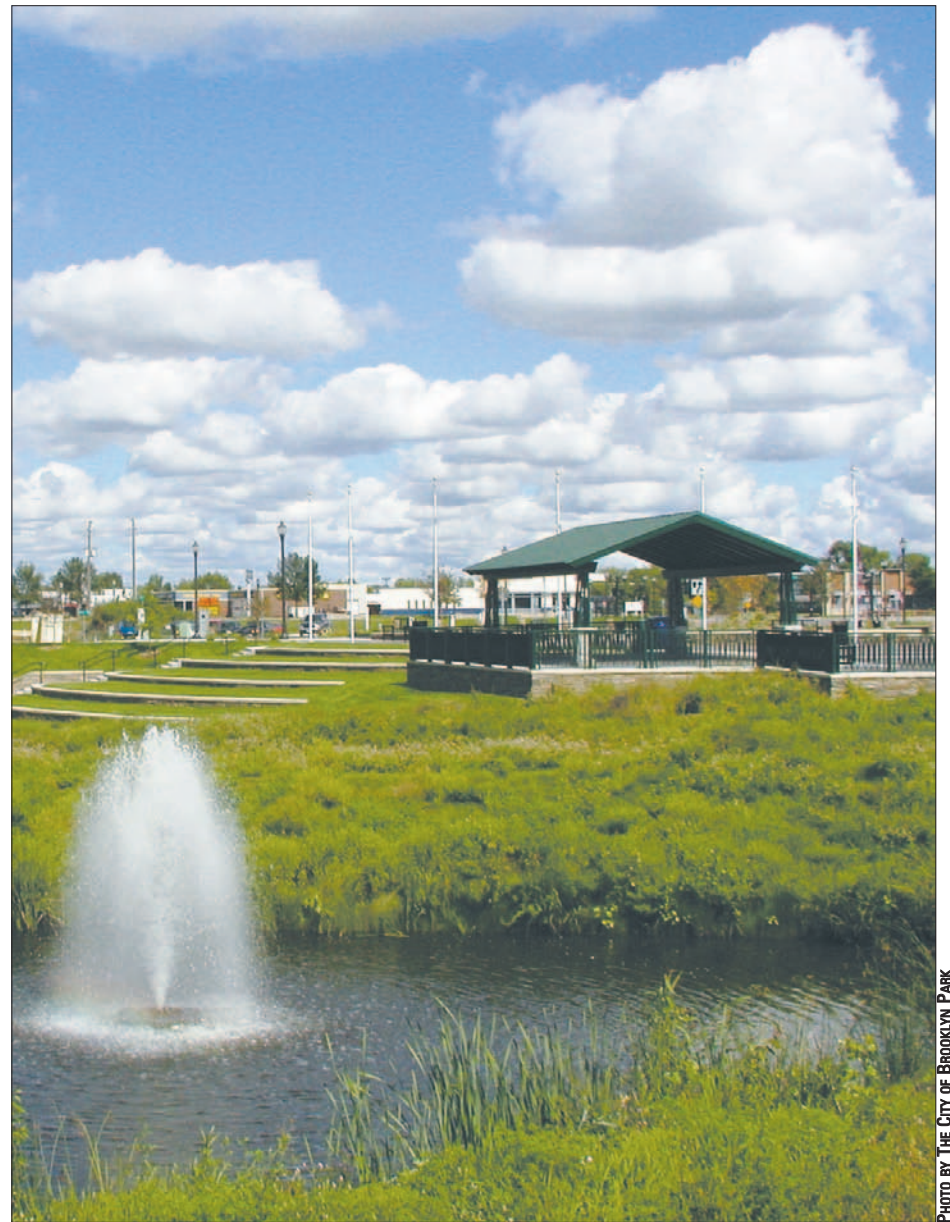


PHOTO BY THE CITY OF BROOKLYN PARK

New public space will provide residents a place to gather and enjoy the restored creek.

Future of the Village Area

The Village area has seen continued improvements over the past several years with more yet to come. The strength and commitment of many partners has made possible this project's success. In addition to the private partners, several public agencies joined Brooklyn Park as funding partners, including Hennepin County, the Metropolitan Council, and the Minnesota Department of Employment and Economic Development. "We're pleased development activity in the Village redevelopment area continues to move forward with the participation of many partners. This project demonstrates the community's commitment to reinvestment in an area that has long been considered Brooklyn Park's city center," says Brooklyn Park Mayor Steve Lampi.



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