



FRIDLEY NORTHSTAR

TOD TIF DISTRICT MASTER PLAN

Approved by City Council on December 8, 2014

MASTER PLAN COMPONENTS

Land Uses & Streets Plan

Illustrative Development Plan

Bike & Pedestrian Network Plan

Street Design Concepts

TOD Streetscape Design Features

Stormwater Management Recommendations

Illustrative Views of Key Redevelopment Sites

Appendix

Analysis of 57th Avenue Extension Concepts

East River Road Traffic Study

Recommendations for Amending TOD Overlay Zoning District



LEGEND

- TRANSIT STATION
- TOD AREA OF CHANGE
- COMMERCIAL
- LIGHT INDUSTRIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PARK
- RAMP
- STORMWATER
- RIGHT-OF-WAY
- 57TH AVE. CONNECTION
- PRIVATE ACCESS
- SIGNALIZED INTERSECTION
- RECOMMENDED SIGNAL

KEY FEATURES

- Mixed-use area at corner of East River Road & I-694 - light industrial, office, and residential
- Expanded Islands of Peace Park with increased active recreation area, visibility, and access
- New loop parkway west of East River Road better linking park and housing to East River Road
- Redeveloped housing oriented to park and new parkway within walking distance of school and transit station
- Redevelopment of portions of underused transit park & ride lots to housing
- Industrial/commercial businesses anticipated to stay in place
- Potential for additional commercial at south end of Main Street



REDEVELOPMENT POTENTIAL

Estimated Housing Development

- » 1,250 - 1,400 total units WITHOUT redevelopment of Georgetown’s southern buildings; net growth of 650 - 800 units
- » 1,550 - 1,750 total units WITH redevelopment of all of Georgetown’s buildings; net growth of 950 - 1,150 units

Projected Office Development

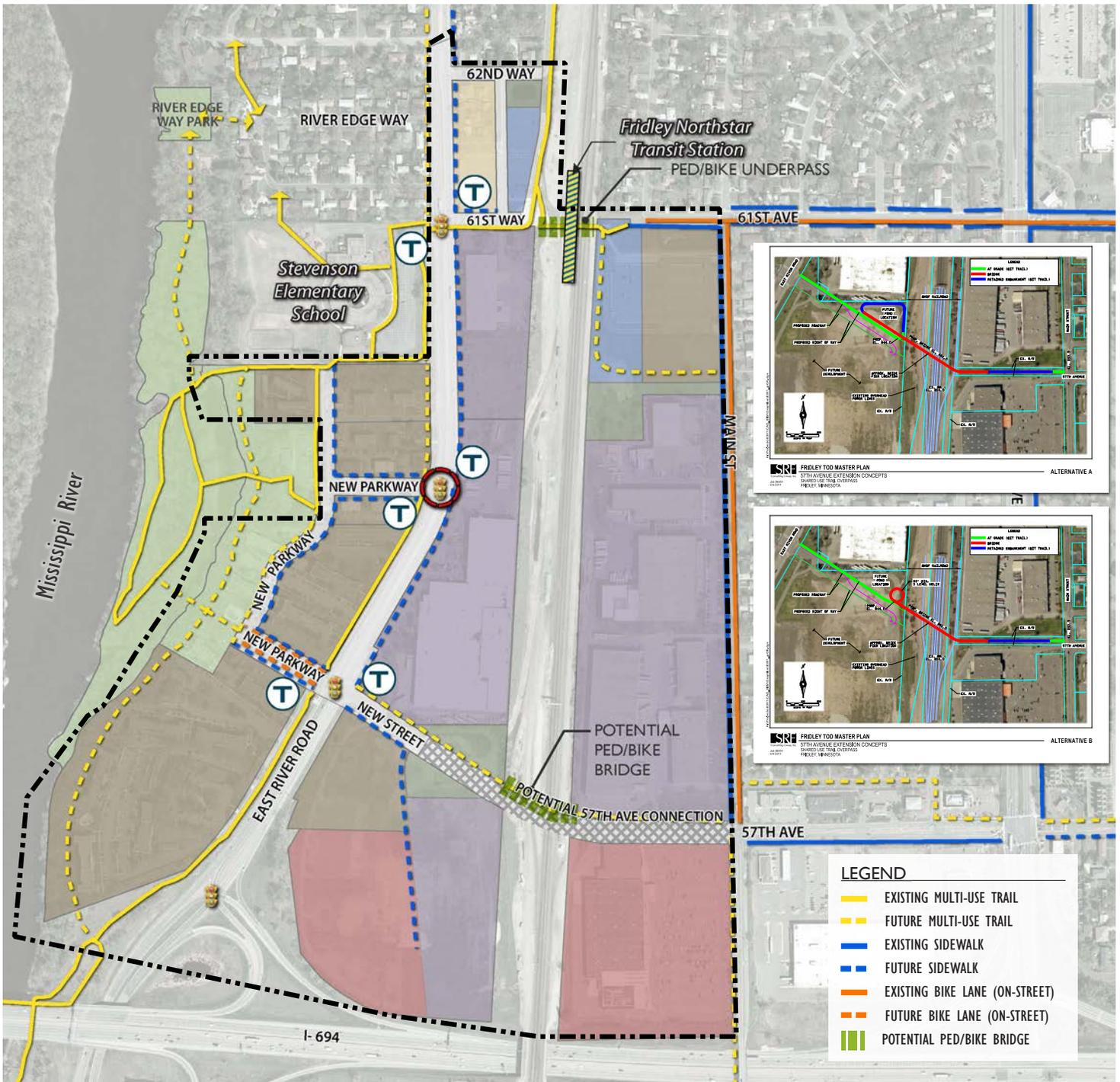
» 306,000 sq. ft.

Projected Light Industrial Development

» 134,000 sq. ft.

Projected Retail Development

» 15,000 - 20,000 sq. ft.



KEY FEATURES

Main Street

- » Sidewalk and bike lanes
- » Pedestrian/bike trail bridge over I-694

Safe Routes to School - Stevenson School

- » Trail connections south to Georgetown Apts and north to River Edge Way

Islands of Peace Parkway

- » Sidewalk, trail, bike lanes

East River Road

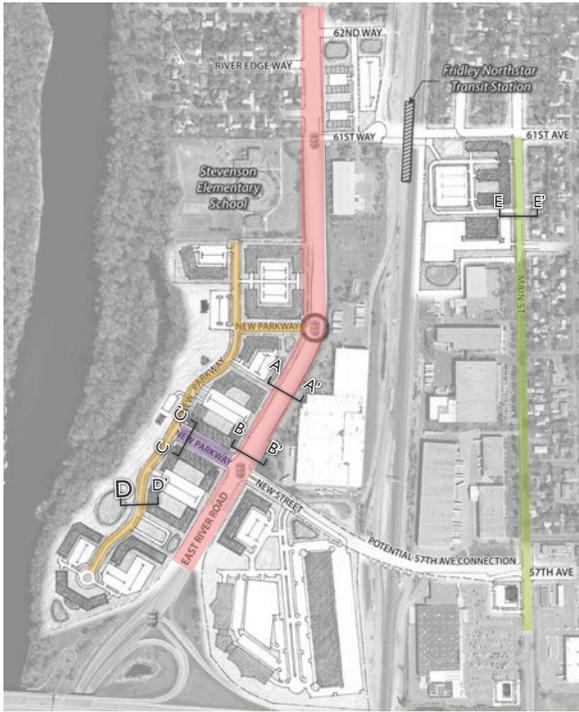
- » Sidewalk and trail
- » MRRT

Potential 57th Avenue connection

- » Pedestrian/bike trail bridge over railroad
- » Trail from Main Street to University Ave

STREET DESIGN CONCEPTS

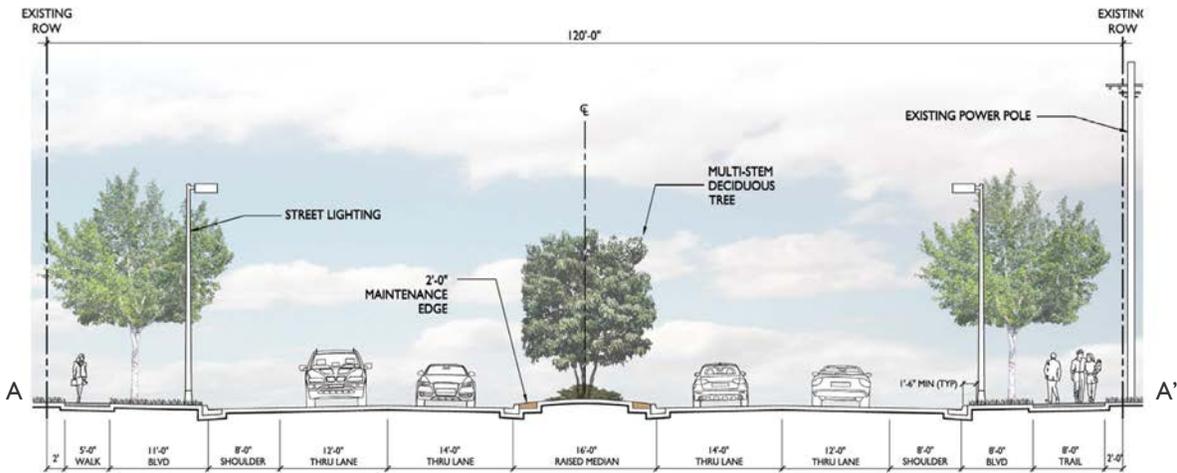
KEY



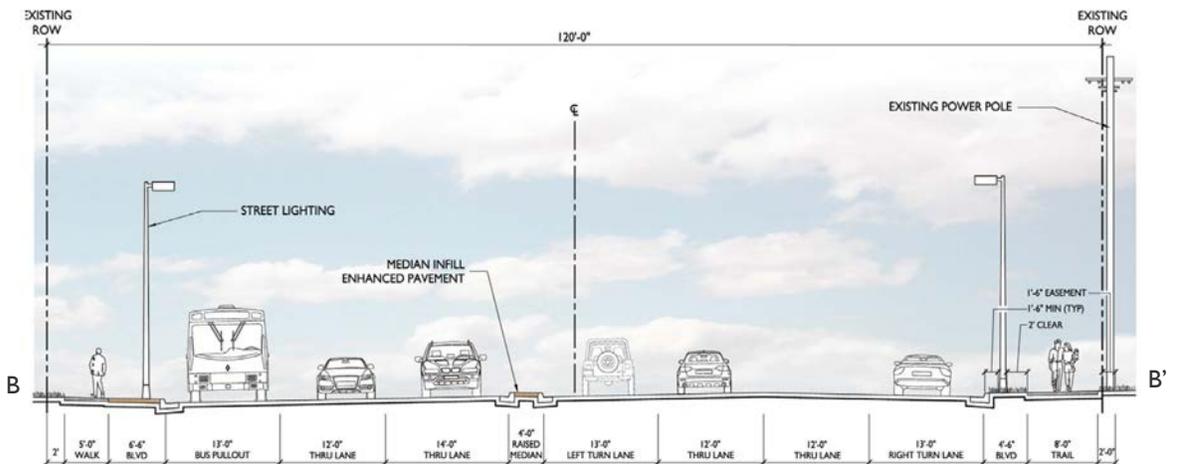
MAIN STREET



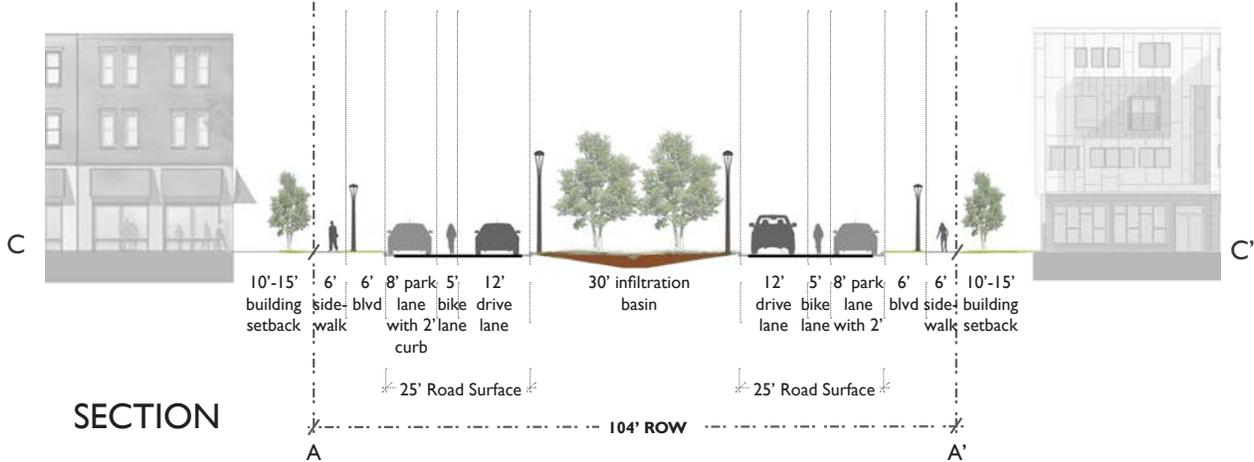
EAST RIVER ROAD - PLANTED MEDIAN



EAST RIVER ROAD - TURN LANES



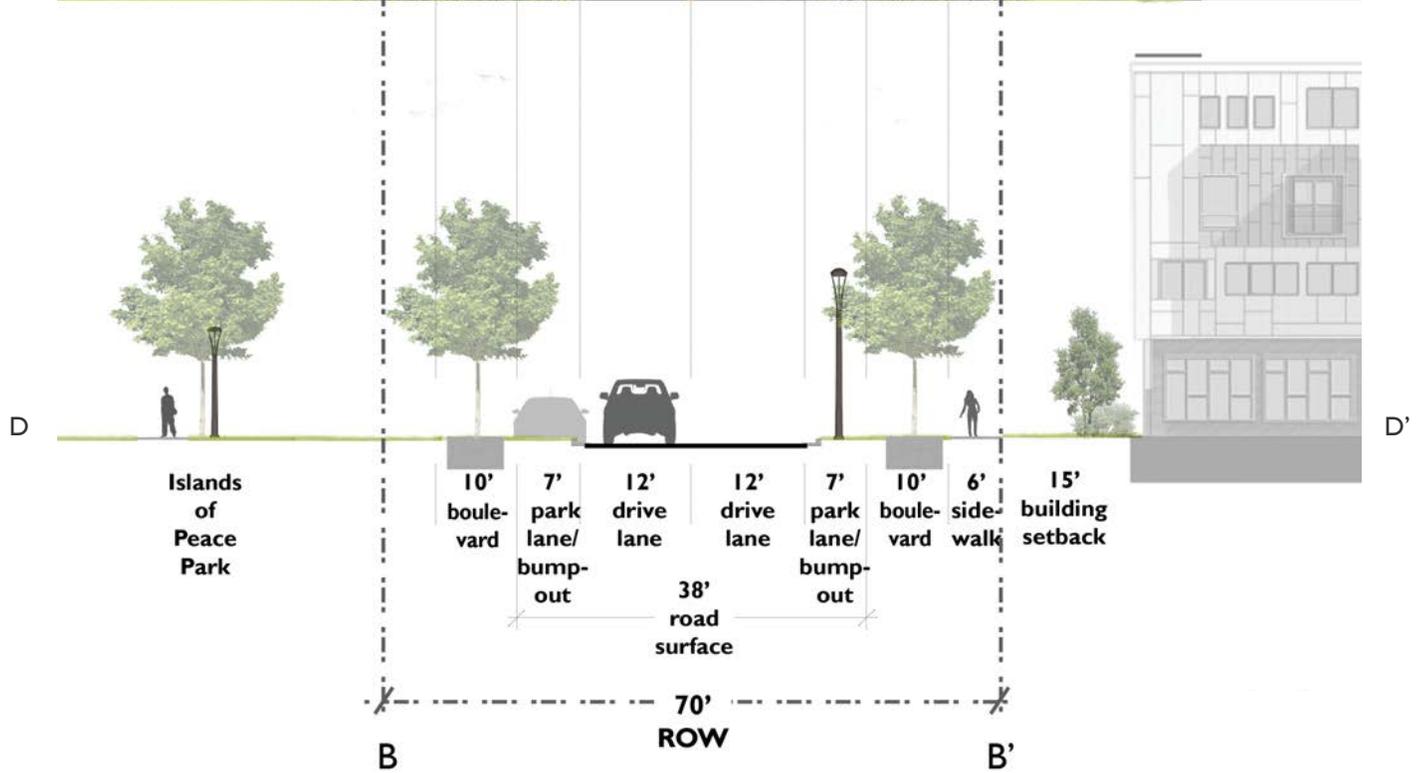
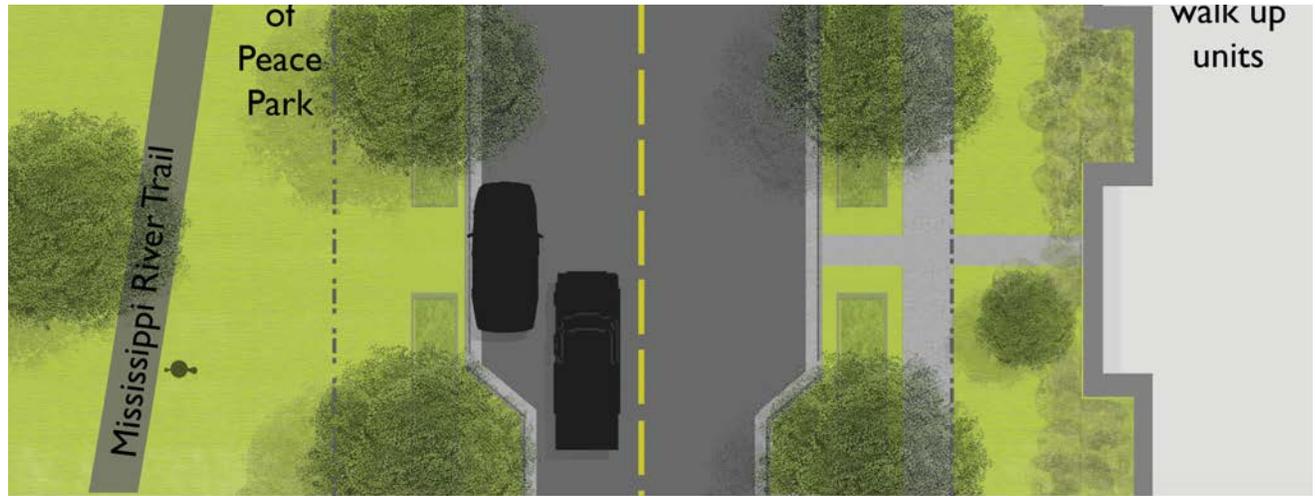
PARKWAY - MAIN ENTRANCE TO PARK AT EAST RIVER ROAD & 57TH AVE



SECTION

- NOTES:
 Street light spacing 100'
 Pedestrian light spacing 50'
 Tree plantings staggered spacing 45'

PARKWAY - ALONG ISLANDS OF PEACE PARK



NOTES:

- Street light spacing 100' on east side
- Pedestrian light spacing 50' along Mississippi River Trail
- Tree spacing 45'
- Tree trenches in bumpouts

TOD STREETScape DESIGN FEATURES

BENCH AND WASTE RECEPTACLE



Metal bench and trash receptacle with with natural cut outs



BENCH AND WASTE RECEPTACLE



Metal bench and trash receptacle with metal slats



PEDESTRIAN STREET LIGHT



BIKE RACK



Metal inverted "U" bike rack

MOVEABLE PLANTER



Metal moveable planters variety of sizes

BOLLARD



Metal bollard

PATHWAY LIGHT



Metal LED pathway lighting

LED area lighting height varies



Bench

Trash receptacle

Bike rack

Planters - multi sizes

Pathway light

Street light

TOD STREETScape DESIGN FEATURES

SIGNAGE/GATEWAY/PUBLIC ART



Directional wayfinding



Public art



Gateway sign

PERMANENT PLANTERS



Low raised planter, cast in place



High raised planter, cast in place

FENCING/ORNAMENTAL RAILING



Gabion wall



Metal railing with stone pillars

STORMWATER



Boulevard tree trench



Concrete and corten steel



Weir with natural stone/plantings

PAVING MATERIALS



Scored concrete



Colored concrete



Concrete pavers

STORMWATER MANAGEMENT RECOMMENDATIONS



Infiltration/treatment in the right-of-way can also provide shade and create a sense of place



A more naturalized stormwater pond is also a neighborhood amenity

3A
16,000 sq ft of infiltration area, in addition to what is shown, is needed to meet water quality requirements. An additional 17,900 cu ft of storage volume is needed for rate control assuming the shown BMP can store water 3.0 ft above the infiltration area.

It may not be possible to drain the southern portion of the property to the shown BMP location.

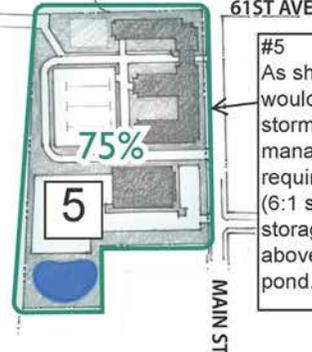
The required stormwater treatment BMPs could include green roofs, permeable pavement, cisterns*, rain gardens, underground detention/retention, and/or additional rain gardens.

4
7,800 cu ft of Water Quality Treatment and 14,000 cu ft of Rate Control storage is needed.

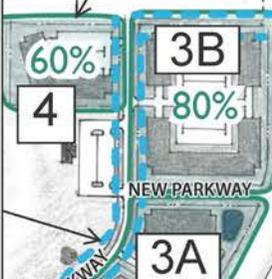
This could be achieved by cisterns, rain gardens, and/or permeable pavement.



6
As shown, this parcel would meet stormwater management requirements if 1.25 ft of storage (6:1) is provided above the NWL.



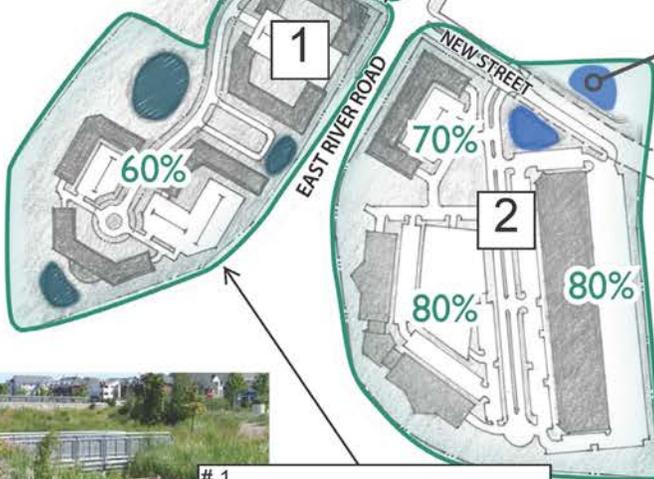
#5
As shown, this parcel would meet stormwater management requirements if 3.0 ft (6:1 slopes) of storage is provided above the NWL of the pond.



3B
22,100 cu ft of Water Quality Treatment and 41,000 cu ft of Rate Control storage are needed to meet city requirements. This could occur in a combination of BMPs including cisterns*, permeable pavement, green roofs, and underground detention/retention.



Pond expansion as needed to accommodate redevelopment in the sub-watershed



Infiltration basins with native planting provide color and habitat

1
As shown, this parcel would meet stormwater management requirements if 2.0 ft (6:1 slopes) of storage is provided above infiltration areas for rate control storage.

2
The pond footprint should be increased by 600 sq ft to accommodate water quality requirements. The Rate Control Volume will need an additional 11,200 cu ft of storage assuming the pond allows 4.0 feet of storage volume (6:1 slopes) above the NWL to meet stormwater management criteria.

The ponds might be better suited for the south and west portions of the property due the location of existing storm sewer connections.

LEGEND

- INFILTRATION/TREATMENT (RIGHT OF WAY)
- SUB-WATERSHED BOUNDARY
- SHEET FLOW
- INFILTRATION/TREATMENT (ON SITE)
- STORMWATER POND

Assessment of pond adequacy assumes that: the blue shape represents the NWL, there is a 10-ft. bench below the NWL, and the slopes below the bench are 3:1.

*Cisterns alone are not recommended for storage volumes greater than 30,000 gallons (4,010 cu ft) due to cost implications unless there is a high demand for stormwater reuse on the site or nearby.

NOTES

ON-SITE BMPs INCLUDE:

- » Cisterns
- » Green Roofs
- » Bioretention Rain Gardens
- » Infiltration basins/trenches
- » Grassed swales
- » Filter strips





Islands of Peace Parkway (57th Avenue) - looking west from East River Road



Existing View



Islands Park Drive - looking west from East River Road



Existing View



Corner of Main Street & 61st Avenue - looking west toward transit station



Existing View

