



**New Brighton City Council
Work Session Agenda
New Brighton City Hall | City Conference Room
803 Old Hwy 8 NW, New Brighton , MN 55112
5:00 PM June 9, 2026**

Members of the City Council will attend the meeting in person unless eligible to attend remotely per MN Stat. 13D.02

To participate in this meeting, members of the public may:

- **Attend the meeting in person.**
- **Watch the meeting electronically.** Tune into CTV Channel 8023 (CenturyLink) or Channel 16 (Comcast). To observe the meeting as a livestream or a webcast, visit NBMN.info/View-A-Meeting
- **Join the meeting electronically.** Members of the public who need to interact with our public officials about agenda items, City Administration, and matters that are otherwise of public concern to the City Council but are unable to or not comfortable attending the meeting in person, may join the meeting electronically at: <https://newbrightonmn.gov/zoom> (no app needed), by scanning the QR Code on the right, or by using their Zoom app to join and entering: Meeting ID 898 6240 2361, Passcode 867530



I. Work Session Item

1. **Downtown Vision Plan:** Council Update Prior to Finalization



Agenda Section:	Work Session Item
Meeting Date:	June 9, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Downtown Vision Plan: Council Update Prior to Finalization

Action Requested: Discussion

Form of Action: Other: Provide final guidance to our consultant on final changes and amendments you'd like to see incorporated into the final Downtown Vision plan.

Votes Needed: N/A

Summary Statement:	City staff and representatives from Damon Farber will be using the work session on 6/9/26 to review the final engagement results from our Downtown Vision Plan outreach efforts, review the resulting vision framework, and showcase a final downtown concept plan that highlights the potential of the Downtown area!
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Recommendations:	Review the draft presentation in preparation for discussion and feedback.
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Applicable Deadlines:	None.
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Community Impact:	Finalization of the Downtown Vision Plan and its ultimate incorporation into the next comprehensive plan has the potential to bring significant positive impacts to the entire community.
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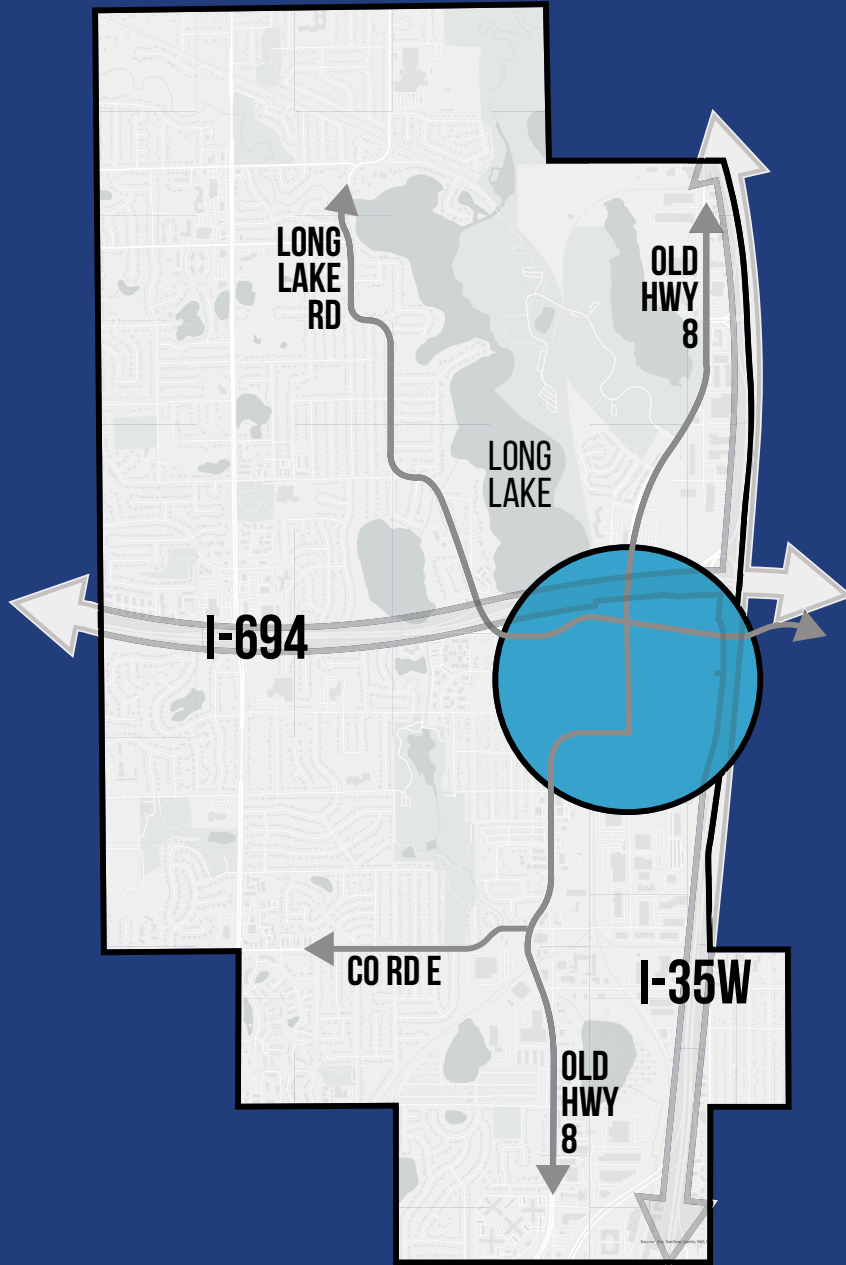
Legislative History:	-- February 2025: staff authorized to pursue Ramsey County Critical Corridor funding to support a Downtown study
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	<ul style="list-style-type: none"> -- May 2025: Ramsey County approves the City's funding request -- July 2025: Grant agreement and services contract approved -- September 2025: Staff completes initial kick-off meeting with the consultant to review process and steps -- October 2025: Study Kicks off at the Annual Pumpkin Walk concurrent with the launch of an on-line survey -- Jan 2026: Design charrette held to review public input from phase I and explore design options -- March 2026: Initial downtown concept plans presented to Council for review and feedback prior to public input phase II -- April 8, 2026: Downtown Options Open House and Survey #2 launch -- May 2026: survey #2 input compiled, and final vision plan materials prepared -- June 2026: plan finalization
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Strategic Priority:	<p><u>Economic Development</u></p> <p><u>City Assets</u></p> <p><u>Community Engagement & Belonging</u></p>
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Fiscal Impact:	Financial Consideration?	<u>No</u>
	Revenue/Expenditure Amount:	\$
	Financing Source:	Grant Funded Study (Ramsey County)
	Notes:	

Attachments:	<table border="1" style="width: 100%;"> <tr> <td style="width: 10%;">1.</td> <td>Downtown Vision Plan Council Update</td> </tr> </table>	1.	Downtown Vision Plan Council Update
1.	Downtown Vision Plan Council Update		



From Settlement to Center

NEW BRIGHTON DOWNTOWN VISION PLAN
CITY COUNCIL UPDATE

JUNE 9TH, 2026



DF/

Purpose of Tonight

To be reviewed:

- Final engagement results
- Planning vision
- Final downtown concept
- Implementation and phasing

Why This Plan Matters

Downtown is valued by residents, but fragmented and missing desired services. The downtown vision plan creates a long-term framework for a more connected, walkable, community-oriented center.

Engagement Overview



Engagement Overview

- **357 responses to Survey 1**
- **529 responses to Survey 2**
- **100+ open house attendees**
- **Pop-up outreach at Pumpkin Crawl**
- **Resident + business listening sessions**
- **Visual preference exercises**
- **Interactive concept feedback**

**What We
Heard**

**5 Key
Takeaways**



New Brighton Wants...

Walkability + Safety

- Walkability and safety were top priorities throughout engagement.
- Old Highway 8 and key intersections were identified as major barriers.
- Residents supported safer, more comfortable streets with better sidewalks, crossings, bike facilities, lighting, and trail connections.

New Brighton Wants...

Public Spaces + Gathering

- Residents want downtown to be a community gathering place, not just a place to drive through.
- Parks, plazas, outdoor dining, and event spaces were strongly supported throughout engagement.
- Flexible public spaces should support daily use, community events, and New Brighton's approachable character.

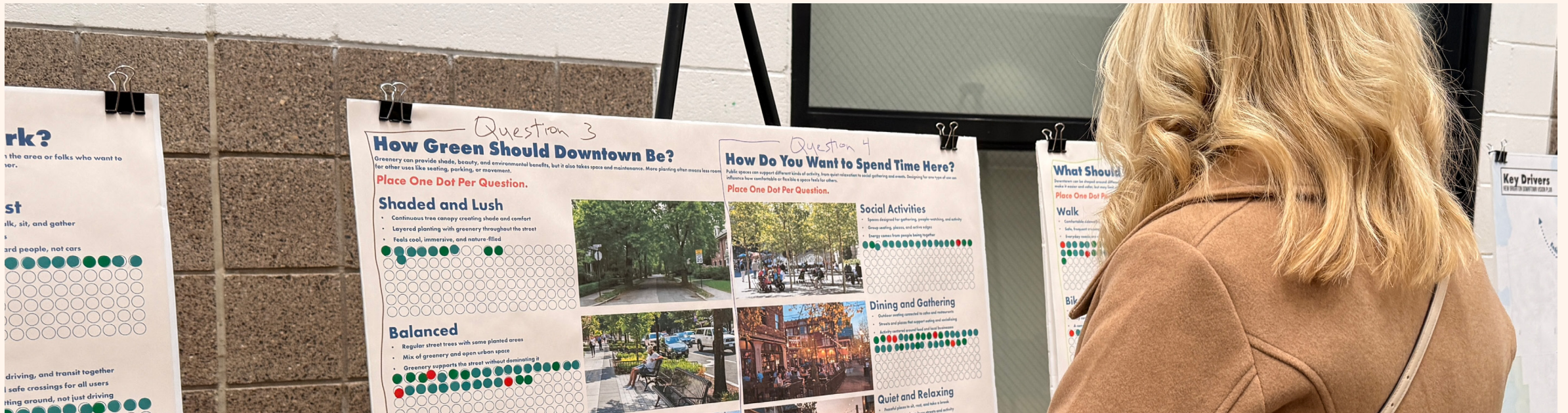


New Brighton Wants...

Small Town Identity

- Residents supported reinvestment that preserves New Brighton's small-town character.
- Human-scaled, walkable, green, and familiar places were strongly preferred.
- Incremental, community-oriented change was favored over large-scale redevelopment or growth for its own sake.





New Brighton Wants...

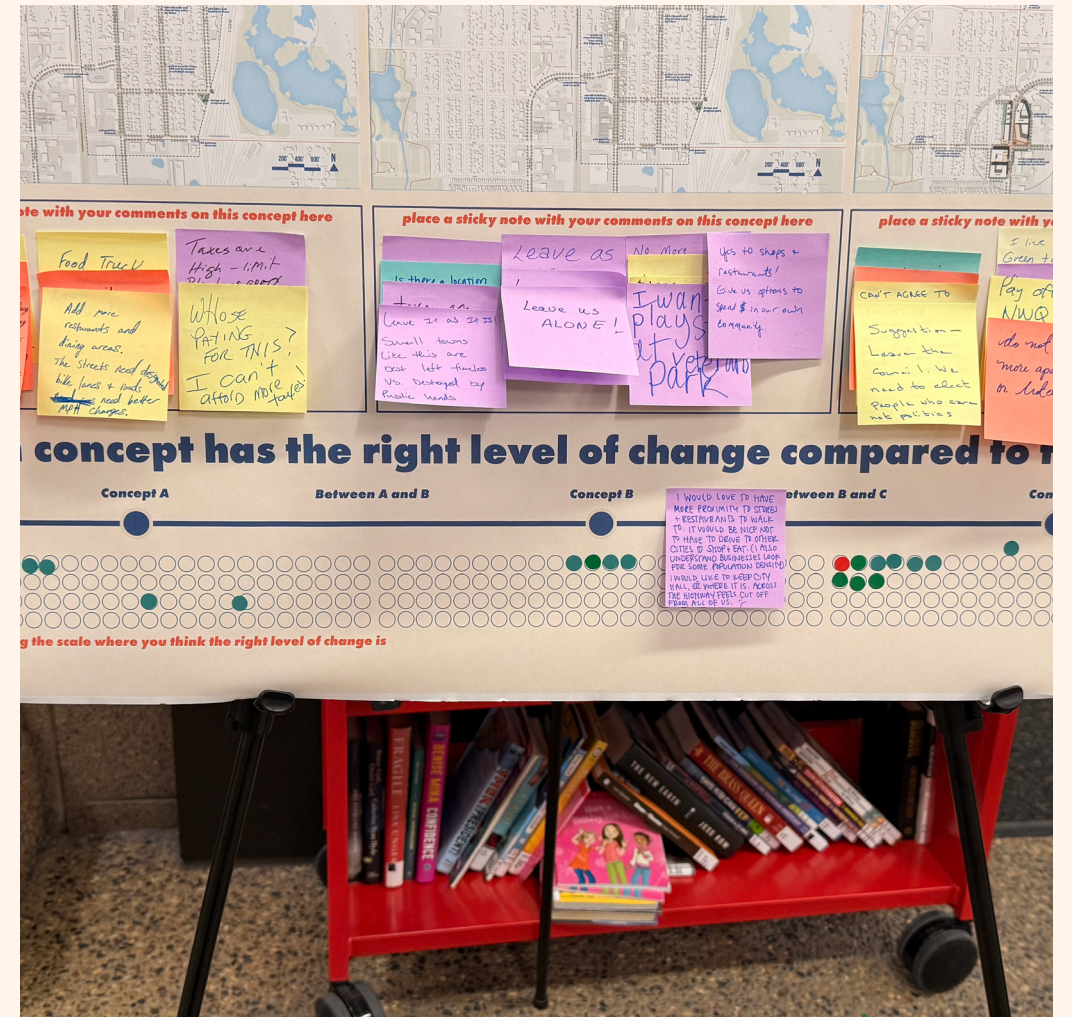
An Everyday Downtown

- Residents want downtown to better support everyday life and daily needs.
- Local restaurants, cafés, shops, services, and gathering spaces were strongly desired.
- “Park once” convenience was a key priority, allowing people to walk between errands, dining, recreation, and social activity.

New Brighton Wants...

Nature and Landscape

- Residents strongly valued landscape, greenery, and ecological character.
- Trees, native planting, stormwater gardens, and green infrastructure were preferred.
- Green connections should support comfort, walkability, resilience, and downtown identity.



How Feedback Shaped The Final Plan

Residents Asked For

- Safer walking and biking connections
- More places to gather
- Local businesses and daily amenities
- More greenery and comfortable streets
- Incremental change that respects neighborhoods

The Plan Includes

- Expanded sidewalk, crossing, and trail network
- A Downtown Hub and public realm improvements
- Flexible mixed-use and small-scale commercial opportunities
- Tree canopy, green infrastructure, and nature-forward public spaces
- Targeted redevelopment framework and transition zones

The Planning Vision

The Planning Vision

From Fragmented Corridor to Connected Community Center

- Strengthen downtown as a walkable, welcoming, community-oriented center
- Align streets, parks, trails, public spaces, development, and infrastructure
- Support change over time rather than one large transformation

The Guiding Principles



Put People First

Design downtown as a comfortable, walkable environment where streets, sidewalks, and public spaces prioritize people over vehicles.



Strengthen the Public Realm

Invest in plazas, parks, streetscapes, and gathering spaces that make downtown welcoming, active, and usable year-round.



Create a Downtown for Everyday Life

Support local shops, cafés, restaurants, and services that make downtown useful for daily needs and frequent visits.



Build a Community Gathering Place

Shape downtown as the social heart of New Brighton, hosting events, markets, festivals, and informal everyday activity.



Maintain New Brighton's Small-Town Character

Ensure that development and public space improvements reflect a human-scaled, welcoming identity unique to New Brighton.

The Guiding Principles



Connect People, Parks, and Places

Improve walking and biking connections between Veterans Park, the Community Center, Long Lake, neighborhoods, and downtown destinations.



Focus Change Where It Matters Most

Target redevelopment and investment within the downtown core and underutilized sites rather than expanding change into surrounding neighborhoods.



Design Safe and Comfortable Streets

Improve crossings, sidewalks, lighting, and bike facilities to create safer, more intuitive routes for all ages and abilities.



Utilize Planting for More Than Just Aesthetics

Incorporate naturalistic planting, stormwater landscapes, and green infrastructure that are resilient, attractive, and easy to maintain.



Invest Wisely and Incrementally

Pursue improvements that are financially responsible, phased over time, and designed to provide long-term community benefit.

Vision Statement

“Downtown New Brighton will evolve into a connected civic center organized around people-first streets, walkable destinations, housing choice, public life, and ecological identity.”



Birdseye perspective - looking southeast toward future Downtown New Brighton over I-694

Understanding the Vision

Before reviewing the concept plan, it is important to understand what this vision is, and what it is not.

Birdseye perspective - looking southeast toward future Downtown New Brighton over I-694

This is a long-term vision: The concept illustrates what downtown could become over time. Full implementation is expected to occur gradually over several decades, potentially 40 years or more, as opportunities arise.

No eminent domain is proposed: The plan does not recommend taking private property to implement the vision. Future changes would occur through voluntary redevelopment, public investment, partnerships, and normal market activity.

Existing neighborhoods are respected: Established residential blocks are expected to remain largely as they are today. The plan focuses on improving connections to downtown through trails, sidewalks, crossings, and public realm enhancements.

Redevelopment will happen incrementally: New buildings, streetscape improvements, parks, trails, and public spaces would not happen all at once. The concept shows a coordinated direction so individual projects can contribute to a larger, shared vision.

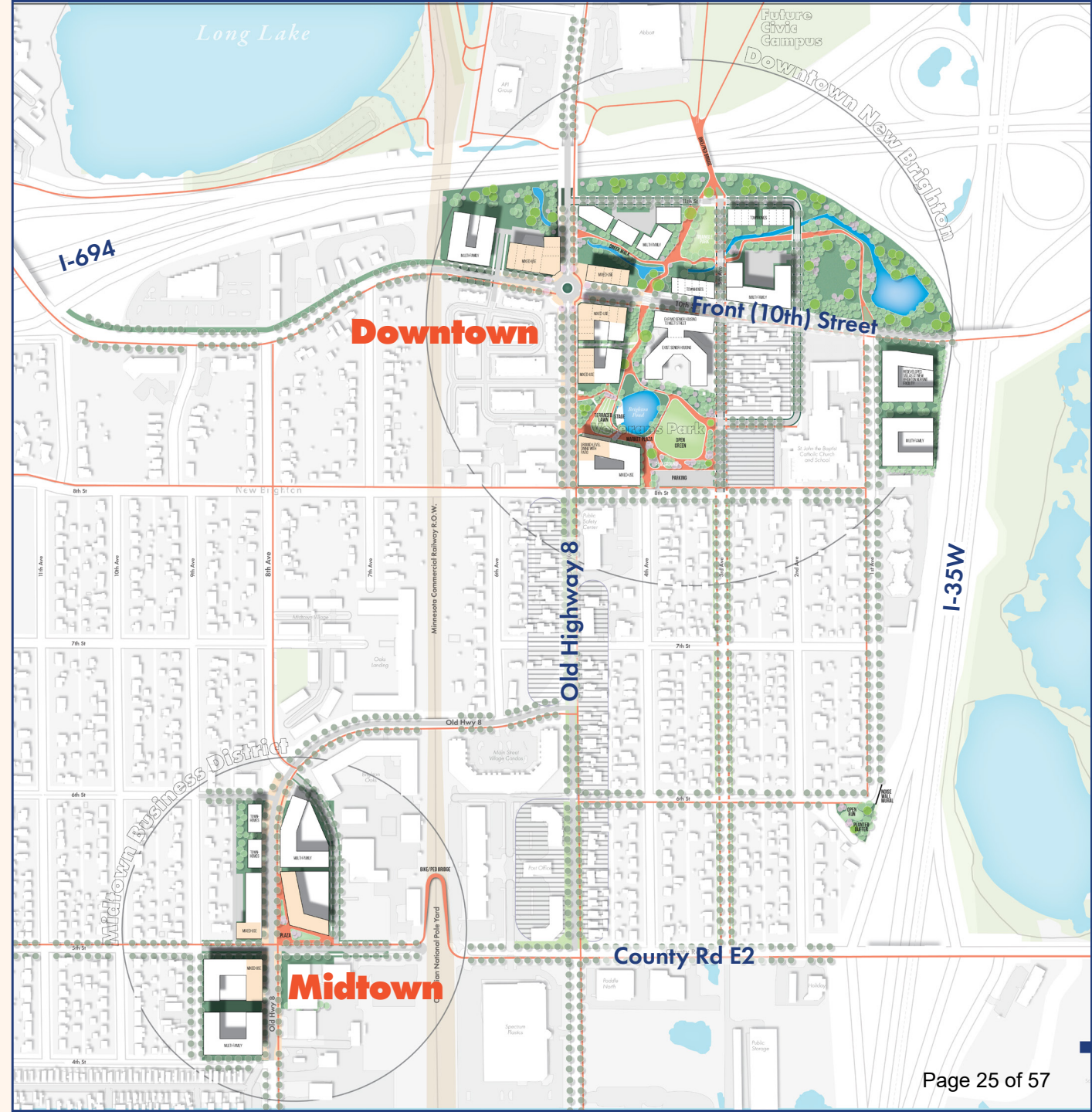
The concept is a guide, not a blueprint: The layout is intended to communicate priorities, relationships, and possibilities. Specific designs, property decisions, costs, phasing, and partnerships would be refined through future planning, engineering, funding, and public decision-making.

The Final Concept

The Final Concept

A coordinated framework, not a fixed blueprint

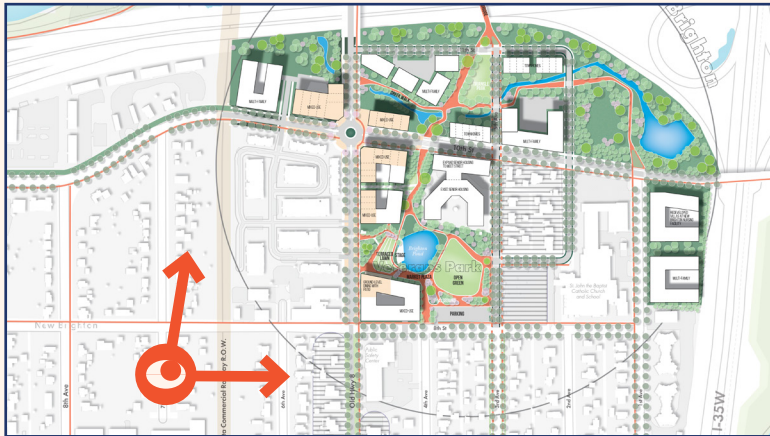
- Combines the most broadly supported elements from the concept alternatives
- Focuses public investment where it can strengthen everyday downtown experience
- Guides future redevelopment, public realm, and mobility decisions over time
- Anticipated implementation over three phases spanning 40 years



The Final Concept



Existing View



View Angle Key



Proposed Downtown Overhead

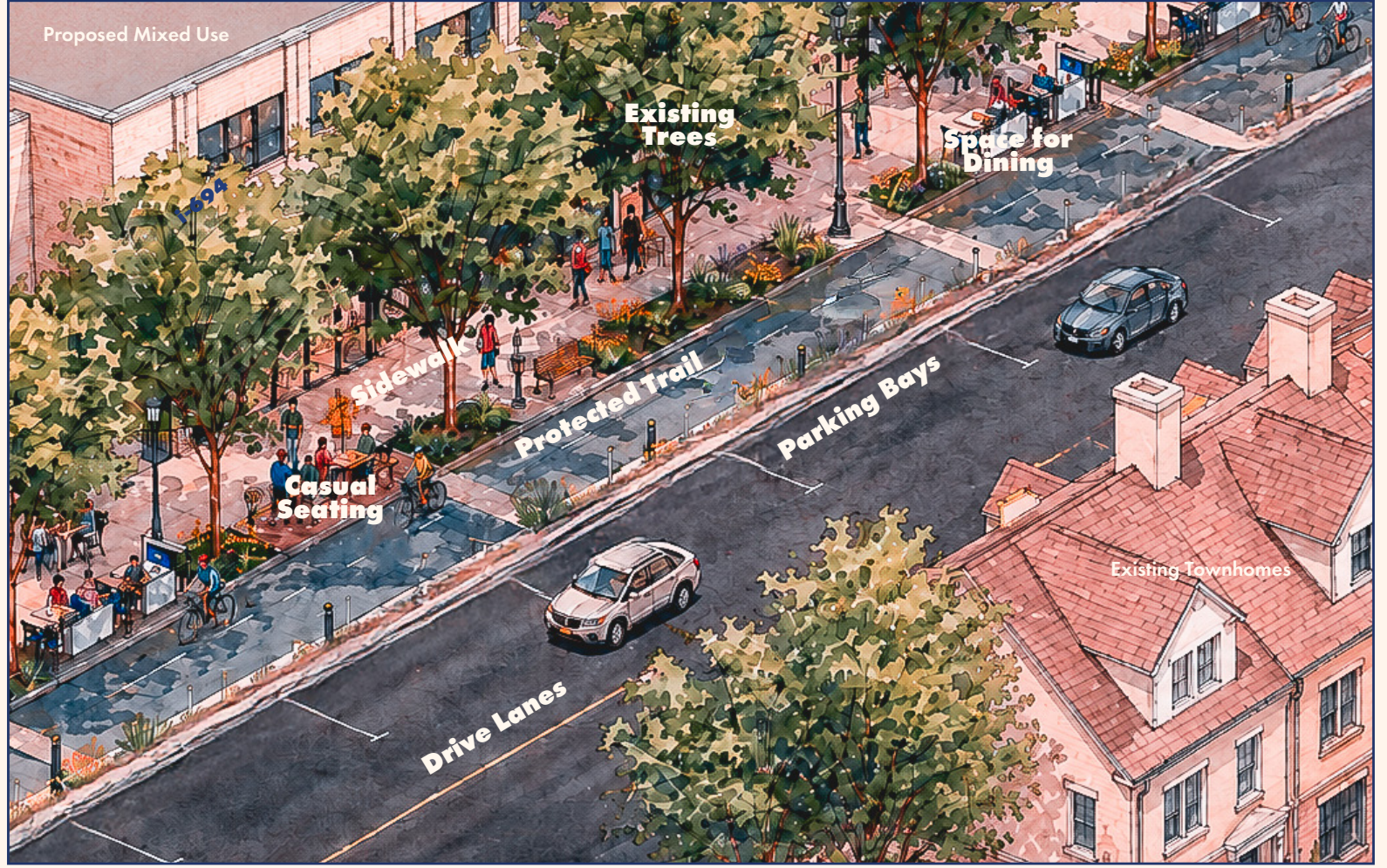
The Civic Spine



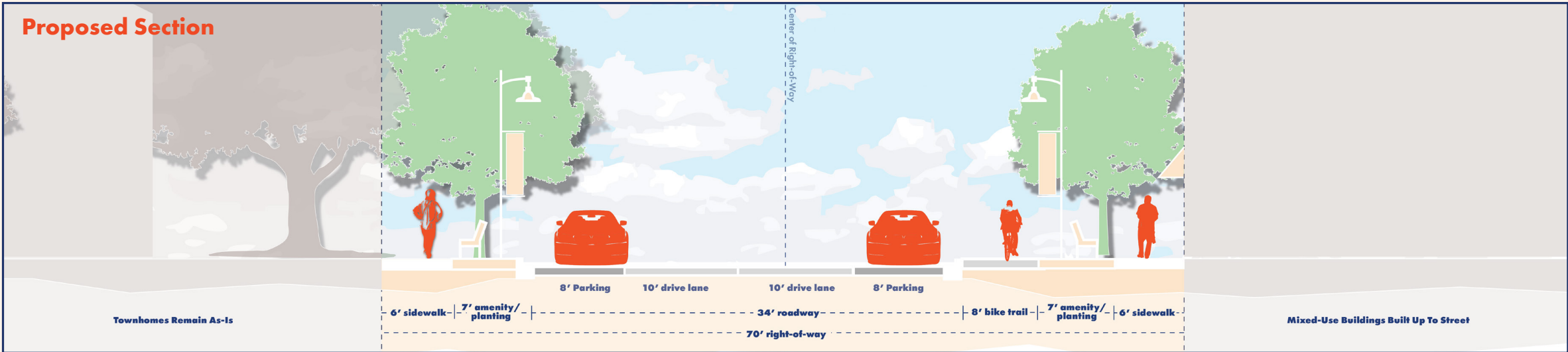
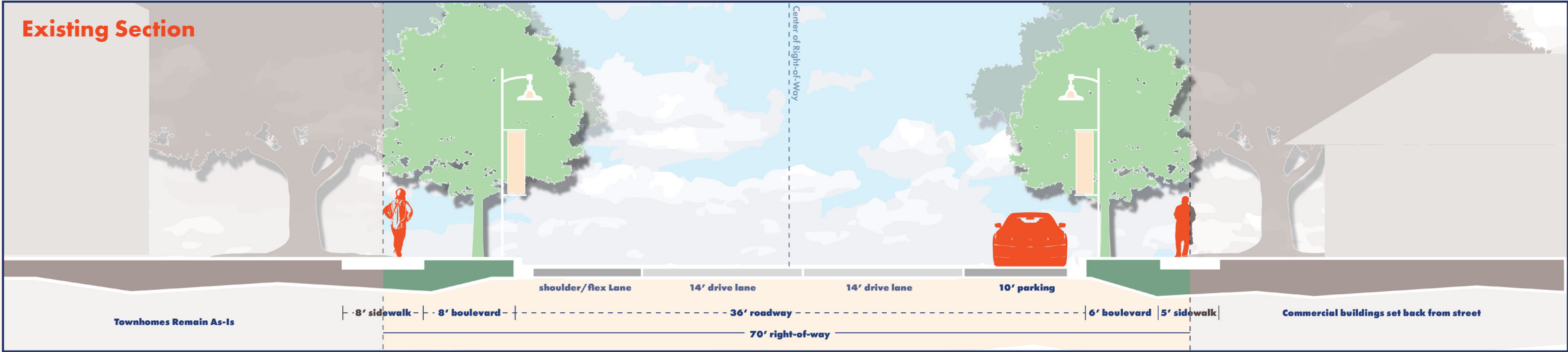
Existing View



View Angle Key



Old Highway 8 Through the Downtown Core

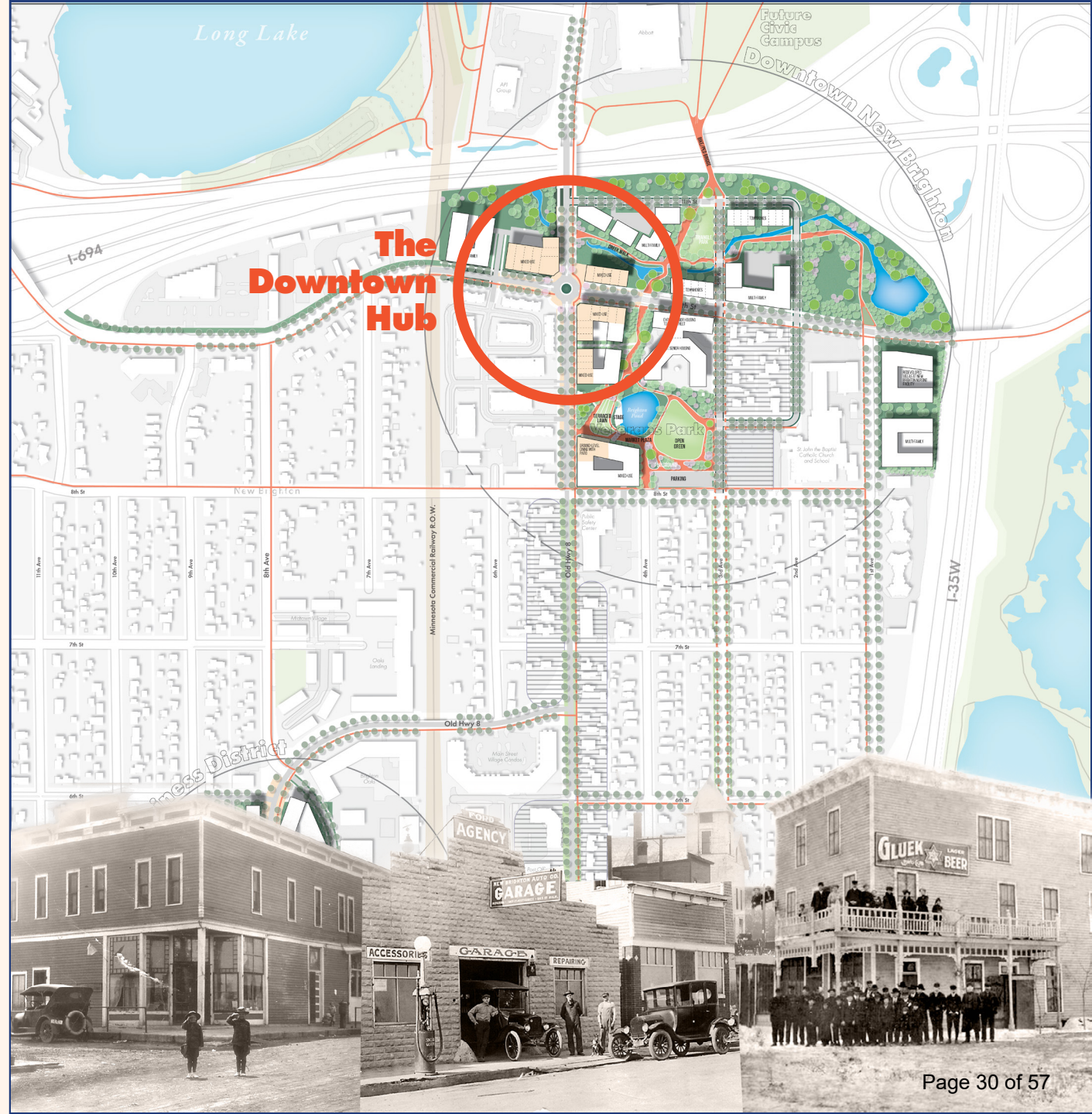


Existing vs. Proposed Sections: Old Highway 8

The Downtown Hub

Reinforcing the historic center of activity

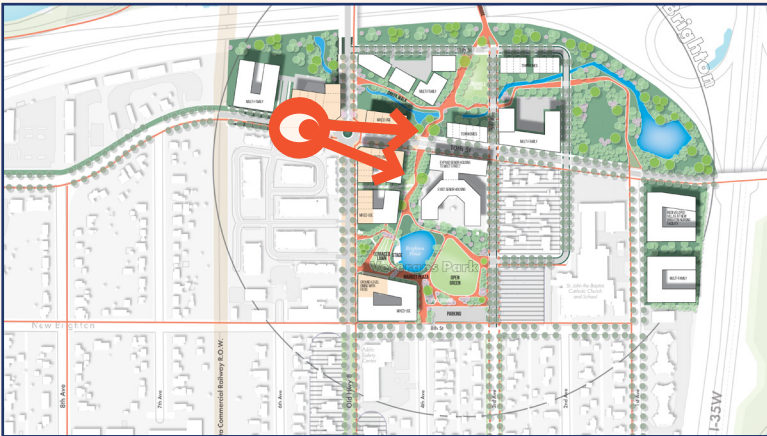
- Strengthens the area as the civic, commercial, and social heart of downtown
- Supports gathering, dining, small business activity, and mixed-use reinvestment
- Improves the relationship between streets, public spaces, and adjacent development



The Downtown Hub



Existing View



View Angle Key

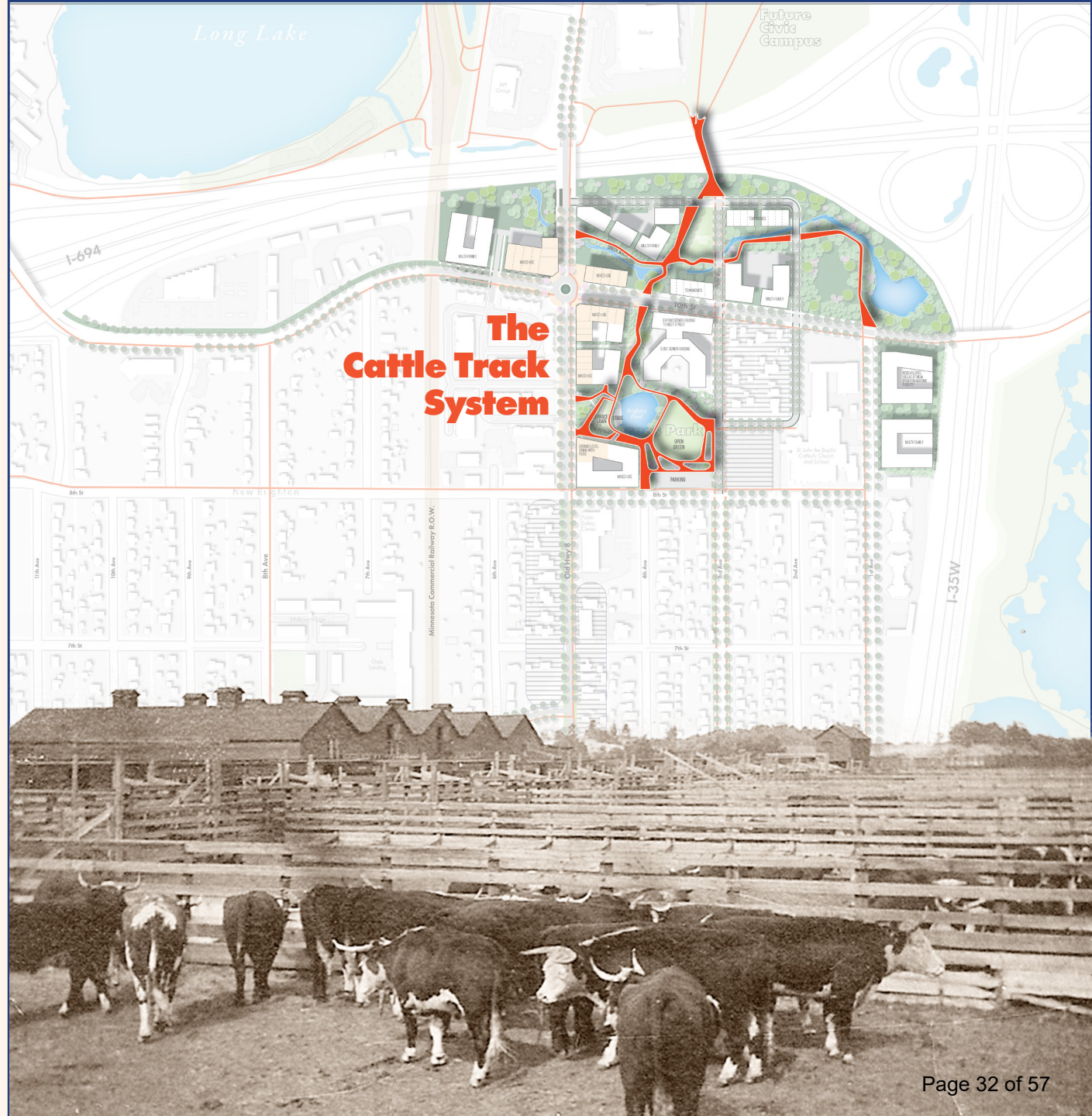


Sidewalk Cafe on Front (10th) Street

The Cattle Track System

Wandering paths with a hometown story

- Create informal bike and pedestrian links inspired by New Brighton's cattle exchange history
- Connect key downtown destinations with low-stress routes beyond the primary street network
- Turn movement into placemaking through trails, crossings, landscapes, and wayfinding



The Cattle Track System



Existing View



View Angle Key

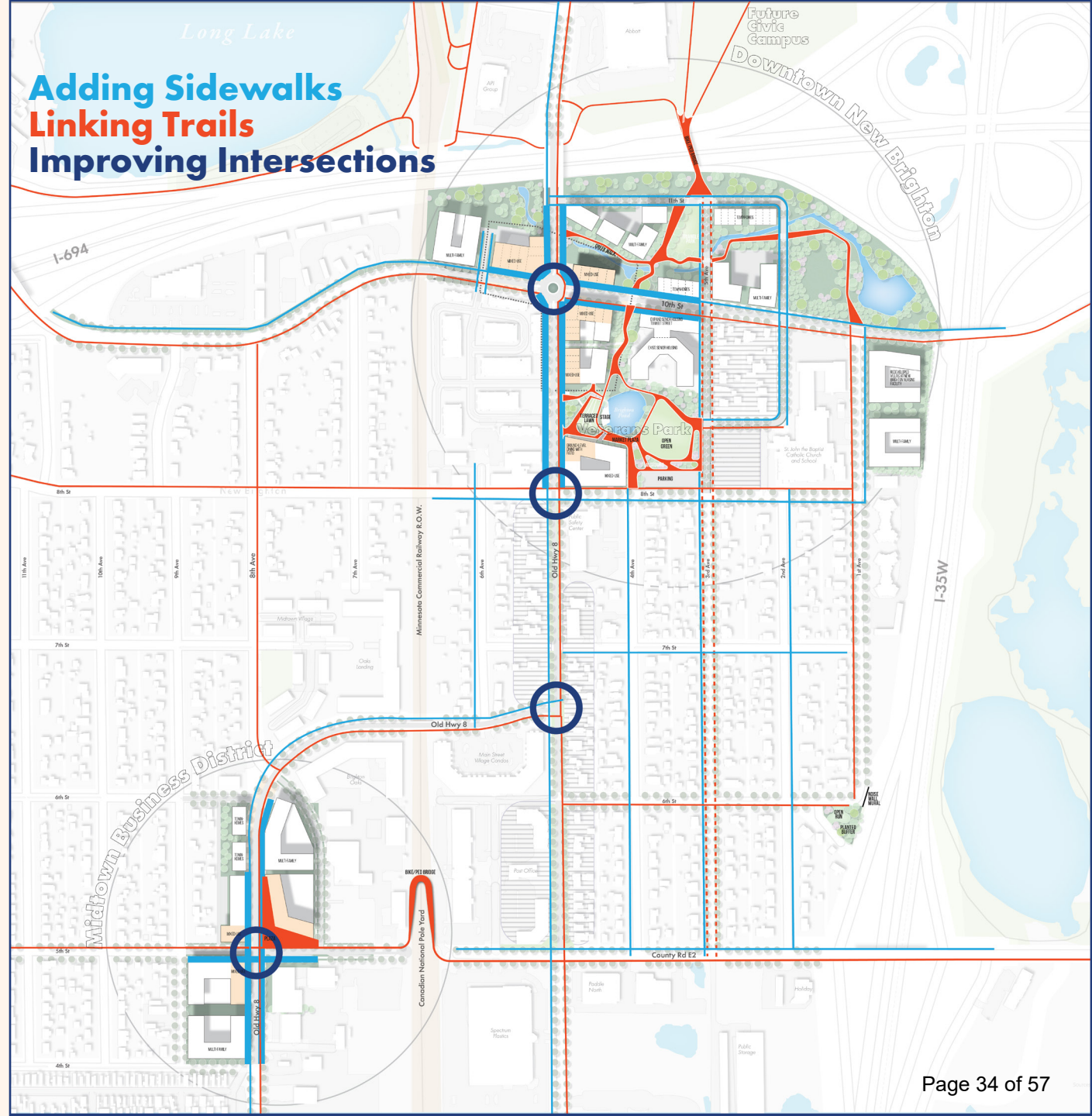


The Cattle Track System from Above

Connected Neighborhoods

Giving residents options for how they move around town

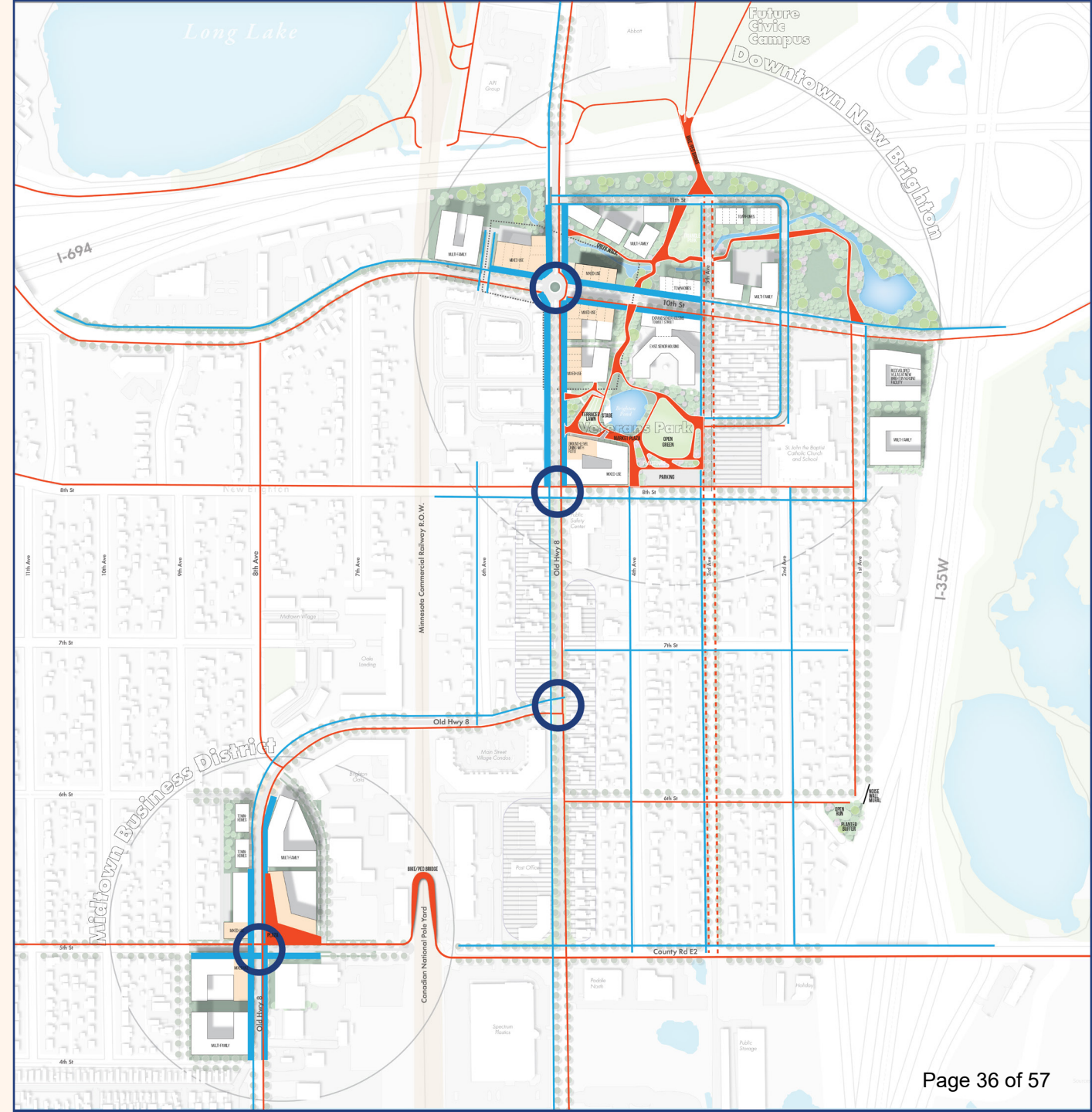
- Fill sidewalk gaps and improve crossings
Strengthen bike and pedestrian
connections to parks, trails, civic
destinations, and neighborhoods
- Improve wayfinding and access to Long
Lake, Veterans Park, the Community
Center, and nearby routes
- Support the community's desire to "park
once" and walk between destinations



Adding Sidewalks



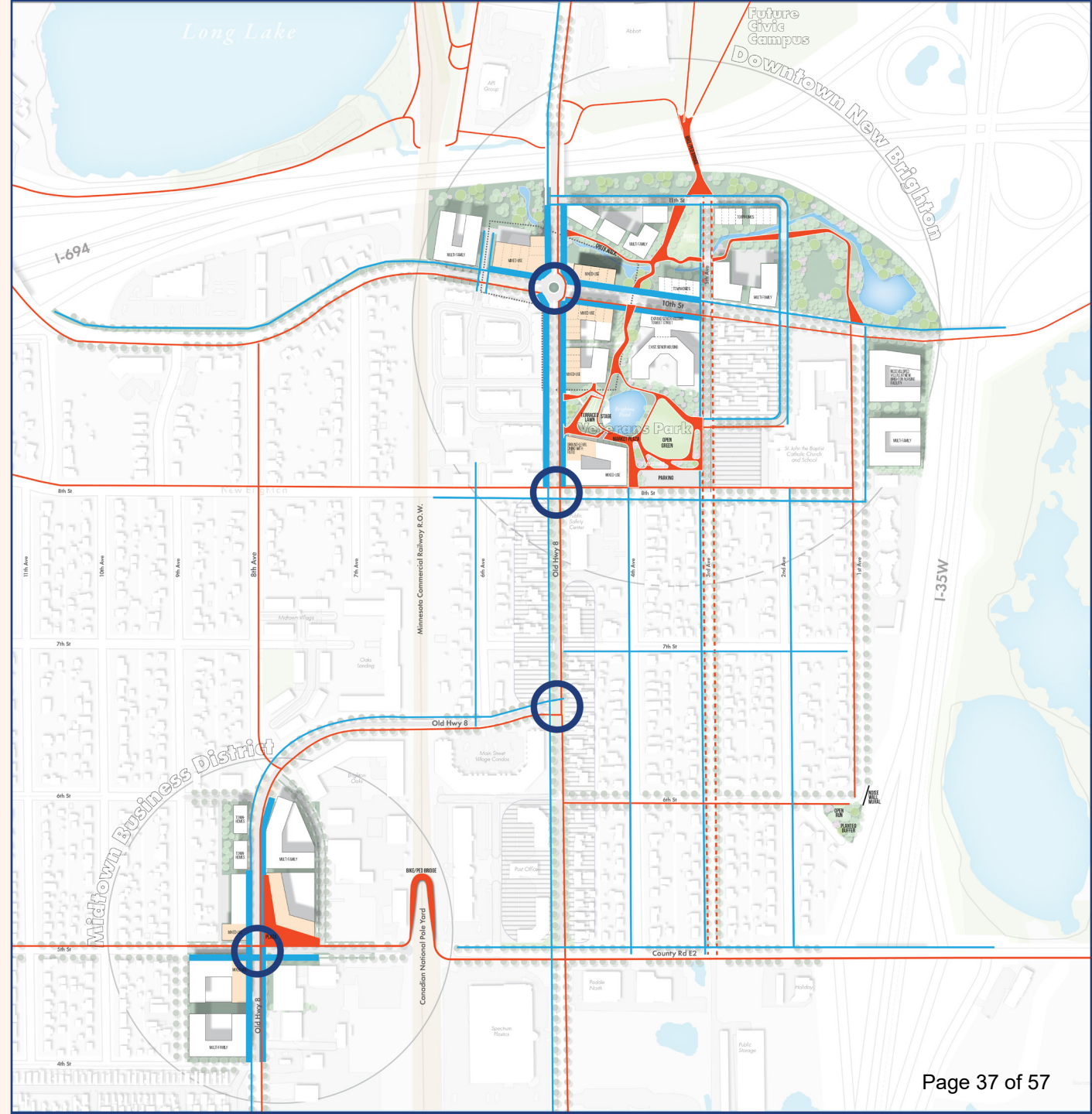
- Improve accessibility and connectivity by implementing one sidewalk per existing residential street and two sidewalks on all new streets
- Sidewalks should be dynamic, adjusting for grades, trees, and other existing features rather than running straight



Linking Trails



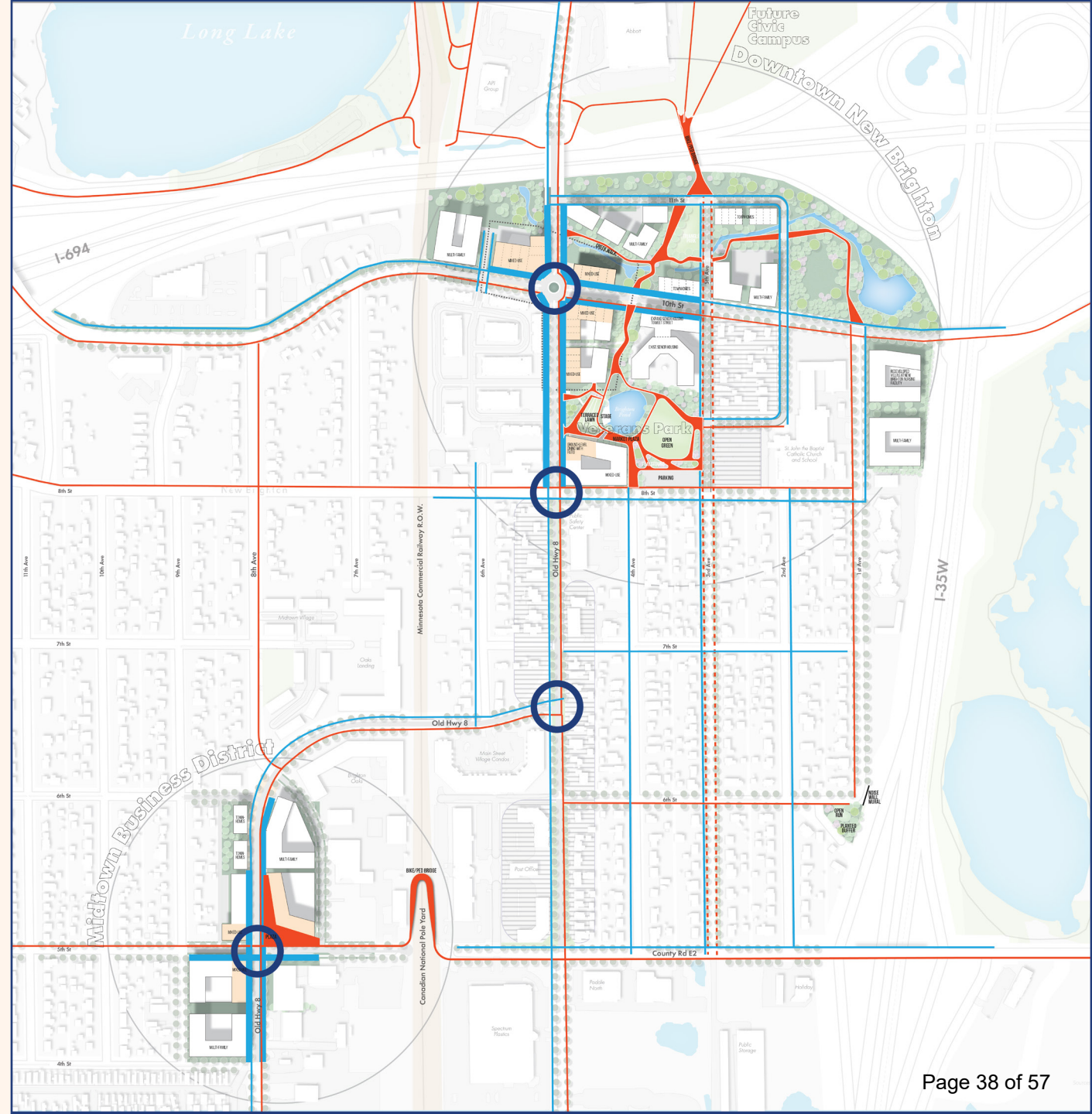
- Connect neighborhoods, parks, civic destinations, and local businesses through a more intuitive downtown trail network that links with existing trails
- Strengthen safe, comfortable movement across key barriers like Old Highway 8, I-694, the rail corridor, and large development blocks



Improving Intersections



- Improve safety and comfort at key downtown crossings with clearer markings, shorter crossing distances, better visibility, and more predictable vehicle movements
- Reinforce Old Highway 8 as a safer, more connected civic spine by upgrading intersections that currently divide key destinations



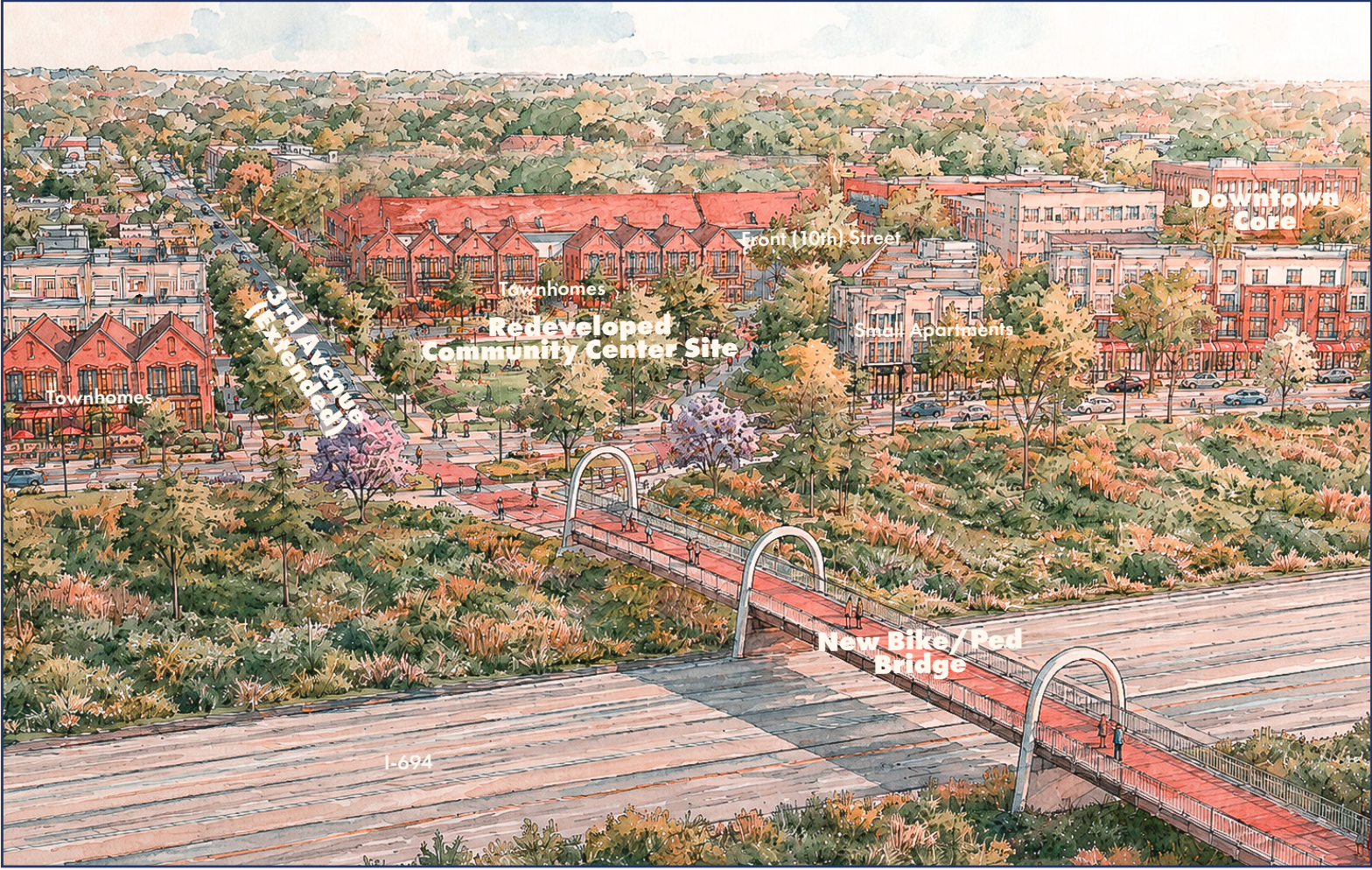
Connected Neighborhoods



Existing View



View Angle Key

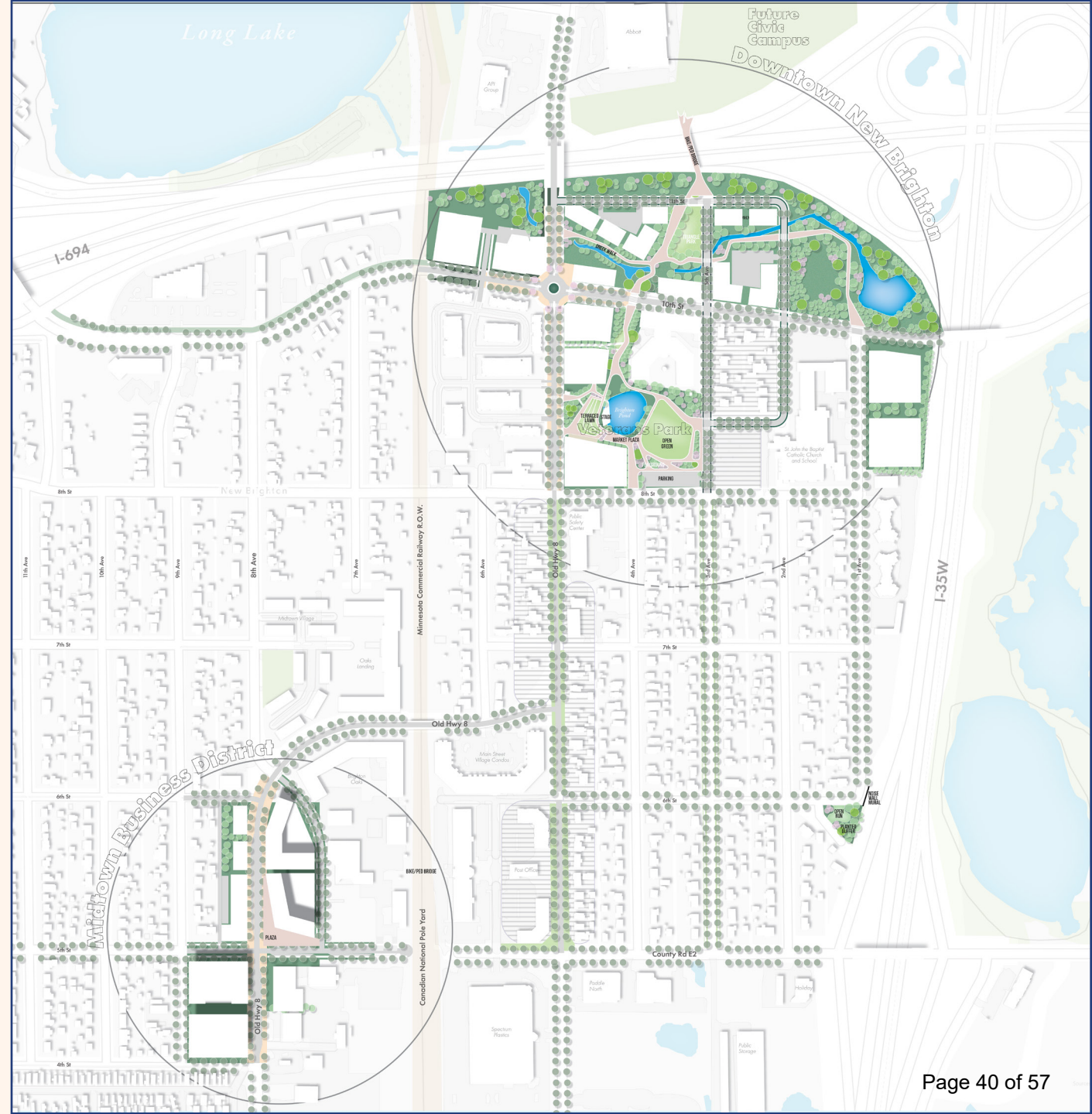


Overhead View Highlighting Community Center Redevelopment

Public Spaces and Parks

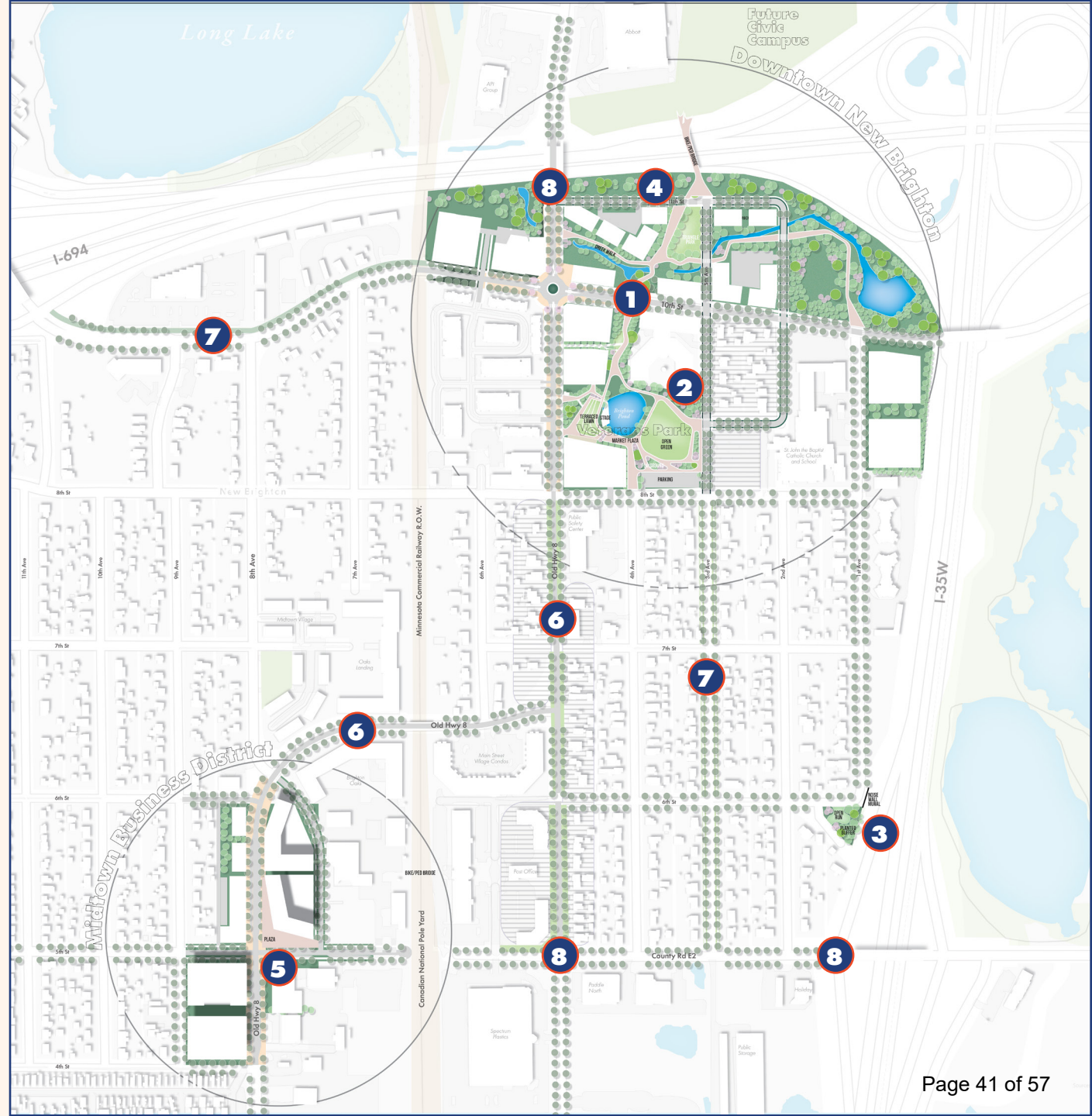
Public spaces become the anchors of downtown life

- Veterans Park remains a major civic green space
- New and improved plazas, pocket parks, and gathering areas extend activity
- Public spaces are designed for everyday use and community events



Public Space Priorities

- 1 Strengthen connections between parks, trails, and downtown destinations
- 2 Redesign Veterans Park to better serve the needs of local residents and interface with new development
- 3 Program and design a pocket park at the end of 1st Avenue
- 4 Establish Triangle Park to serve as a gateway into downtown and offer green space for new development.
- 5 Develop a plaza along Old Highway 8 in the heart of the Midtown Business District
- 6 Reinforce Old Highway 8 as a civic and social corridor
- 7 Increase tree canopy, landscaping, mobility infrastructure, and environmental integration along highlighted corridors
- 8 Establish a more cohesive identity through coordinated design elements, especially at gateways



Public Spaces and Parks



Existing View



View Angle Key

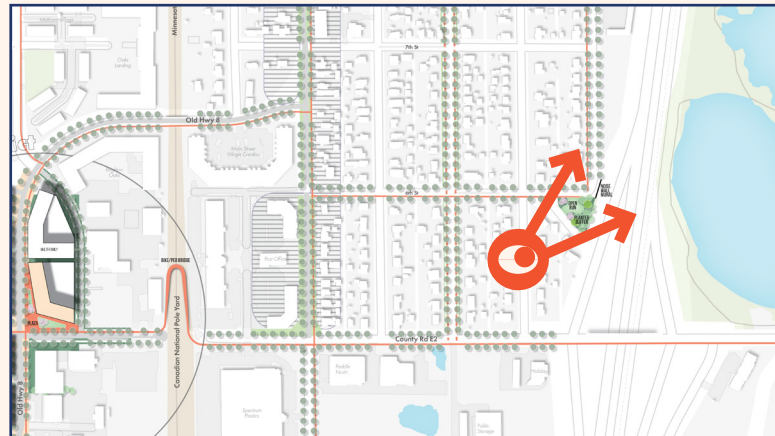


Overhead View Looking into Veterans Park

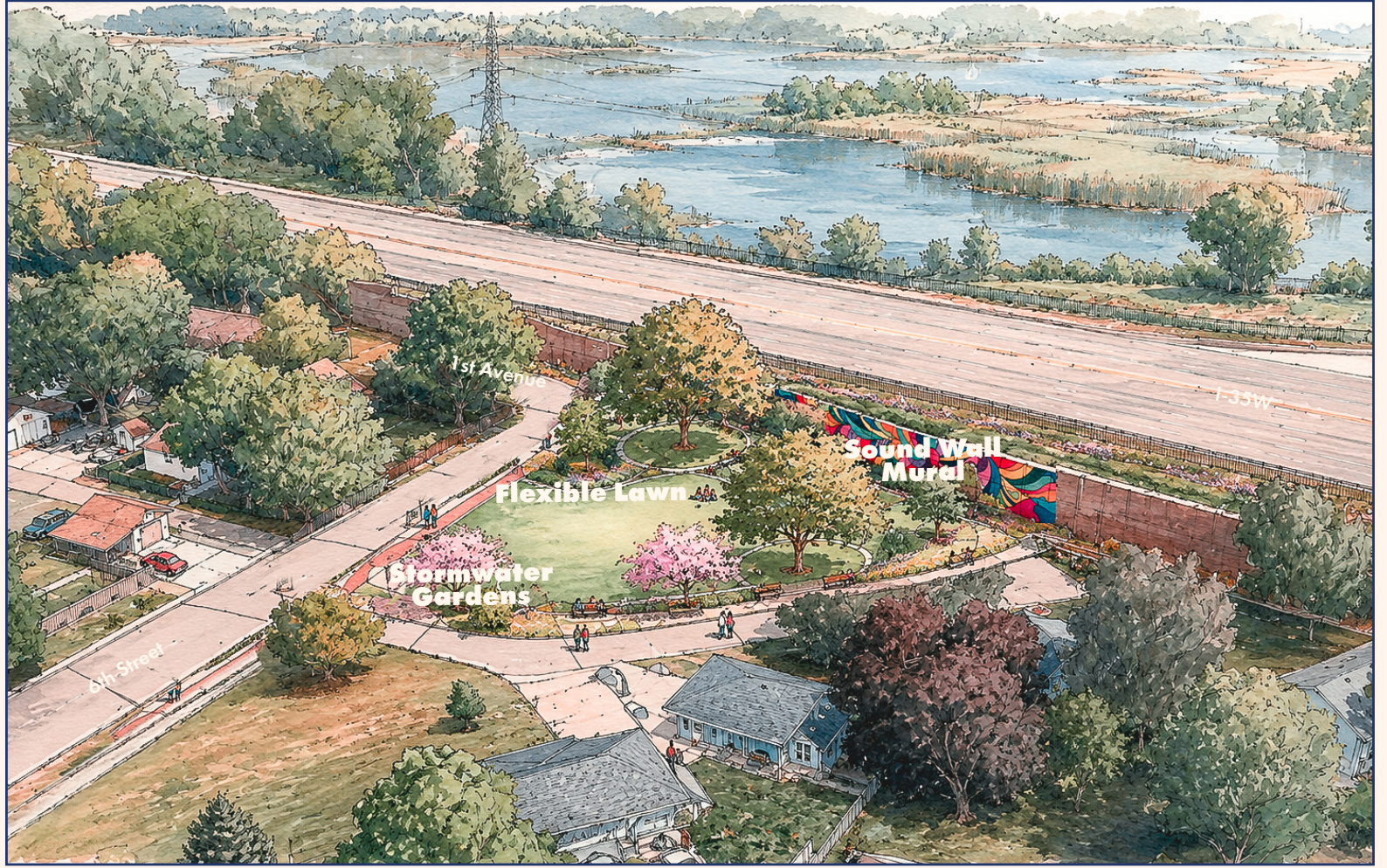
Public Spaces and Parks



Existing View



View Angle Key

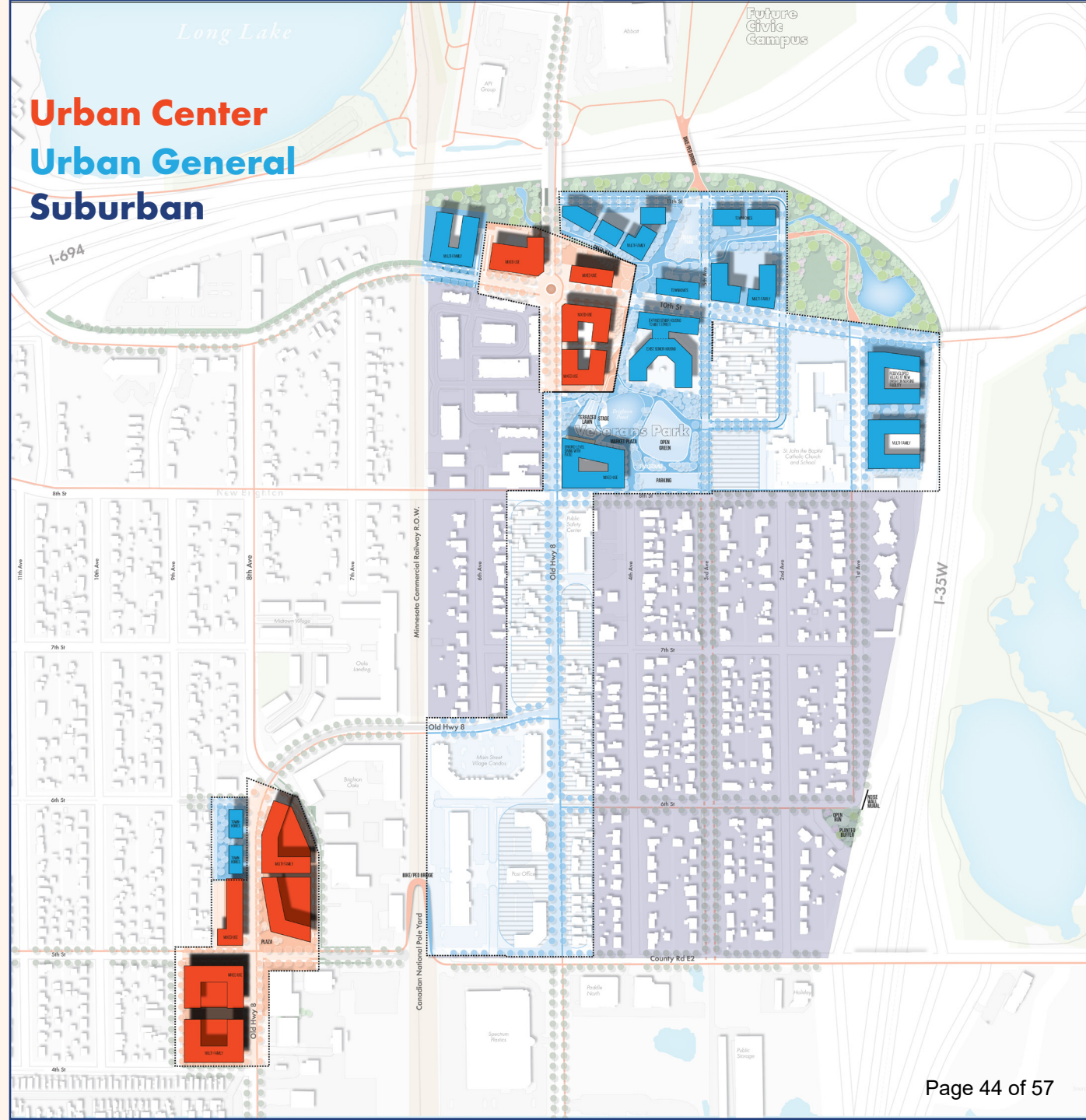


Looking at the 1st Avenue Pocket Park

Development Pattern Strategy

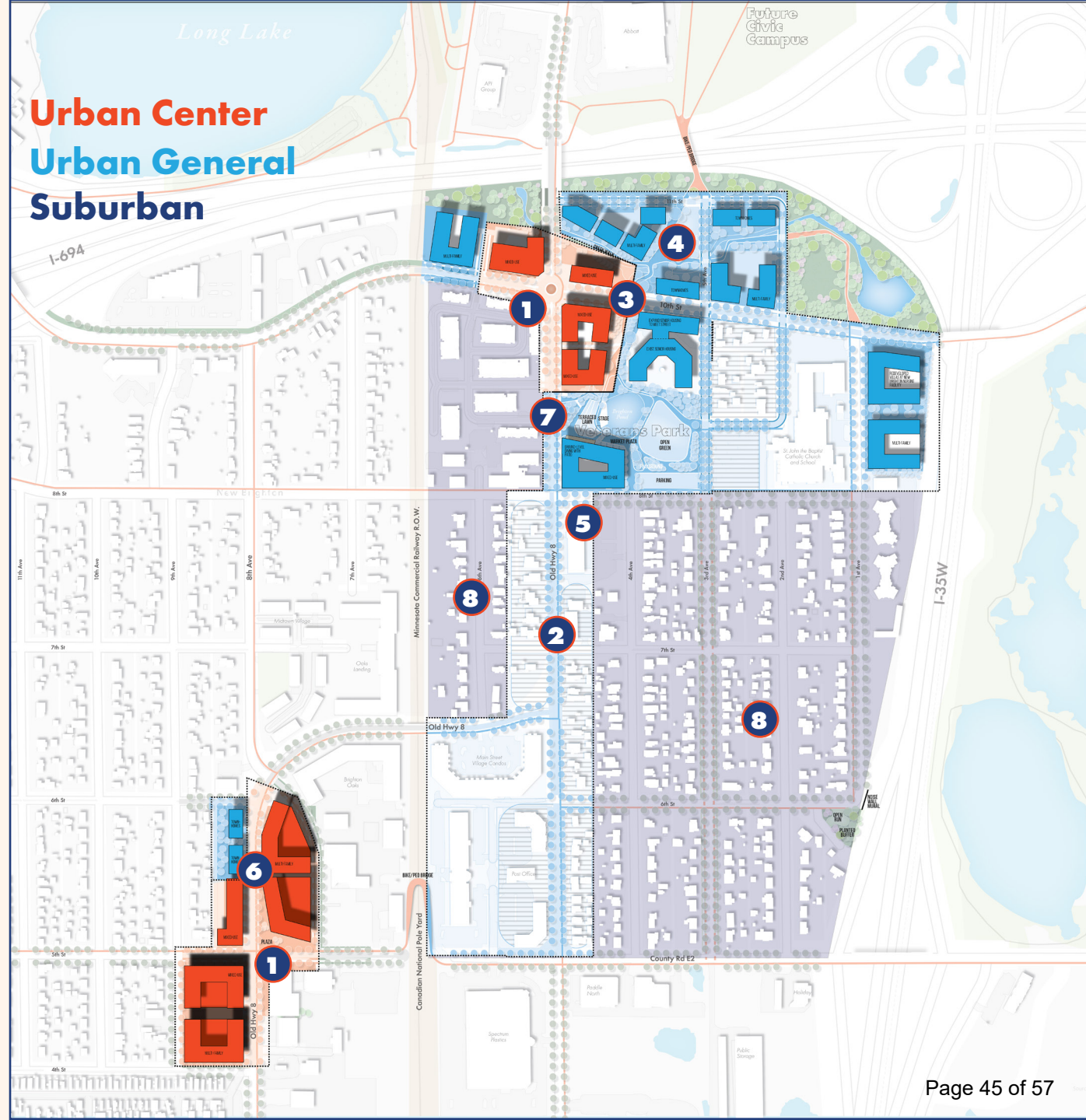
Focusing growth where it fits

- Concentrates mixed-use activity in strategic downtown locations
- Supports gradual transitions to surrounding neighborhoods
- Encourages walkable redevelopment without requiring wholesale change
- Provides flexibility for market conditions, property ownership, and future partnerships

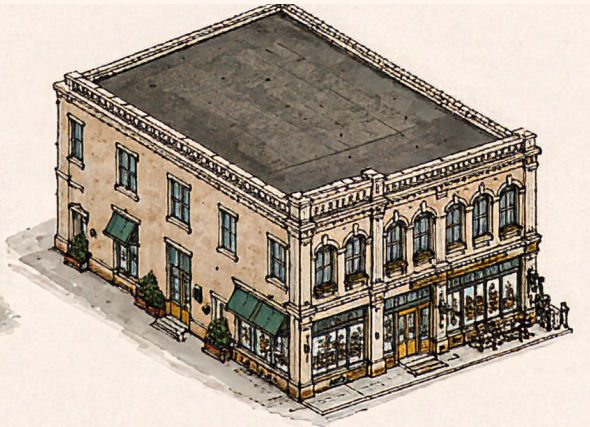
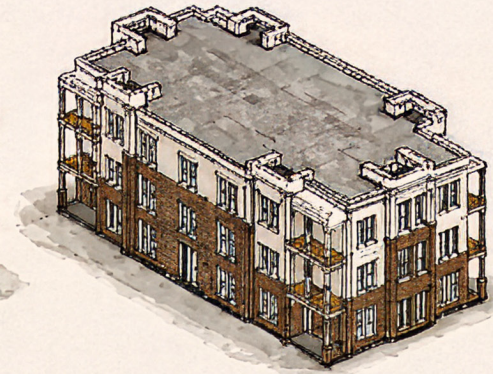
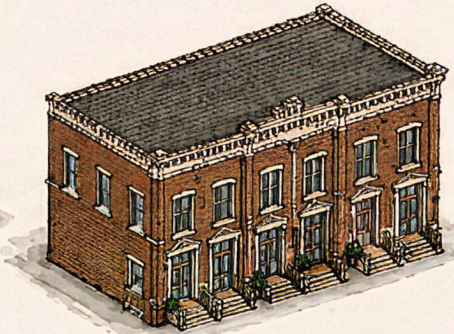
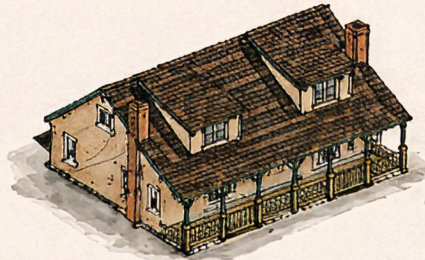
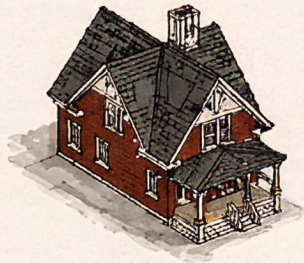


Development Priorities

- 1 Concentrate “Urban Center” mixed-use intensity around the downtown and midtown hubs
- 2 Reinforce Old Highway 8 as an active civic corridor and allow gradual shift to “Urban” category
- 3 Encourage buildings that frame and engage the street
- 4 Support incremental and flexible redevelopment patterns
- 5 Introduce gradual transitions between downtown and neighborhoods
- 6 Reduce fragmentation caused by surface parking and curb cuts
- 7 Align future growth with multimodal access and public investment
- 8 Maintain existing suburban residential districts and support upkeep of the housing stock



Appropriate Building Scales for Different Zones



Single-Family

Duplex/Triplex

Townhomes

Small Apartments

Mixed-Use

Description: Single-family homes and lower-scale residential areas that maintain the established character of nearby neighborhoods.

Description: Duplexes, fourplexes, and small residential buildings that provide additional housing options while remaining compatible with neighborhood scale.

Description: Attached homes that create a stronger street edge and provide a transition between lower-scale neighborhoods and more active downtown areas.

Description: Modest apartment or senior housing buildings that support more residents near parks, services, transit, and local businesses without overwhelming the district.

Description: Buildings with upper-floor housing above shops, services, or community-serving uses in the downtown core and along key corridors.

Appropriate Scale Zone:

Suburban

Appropriate Scale Zone:

Suburban
Urban General

Appropriate Scale Zone:

Suburban
Urban General

Appropriate Scale Zone:

Urban General
Urban Center

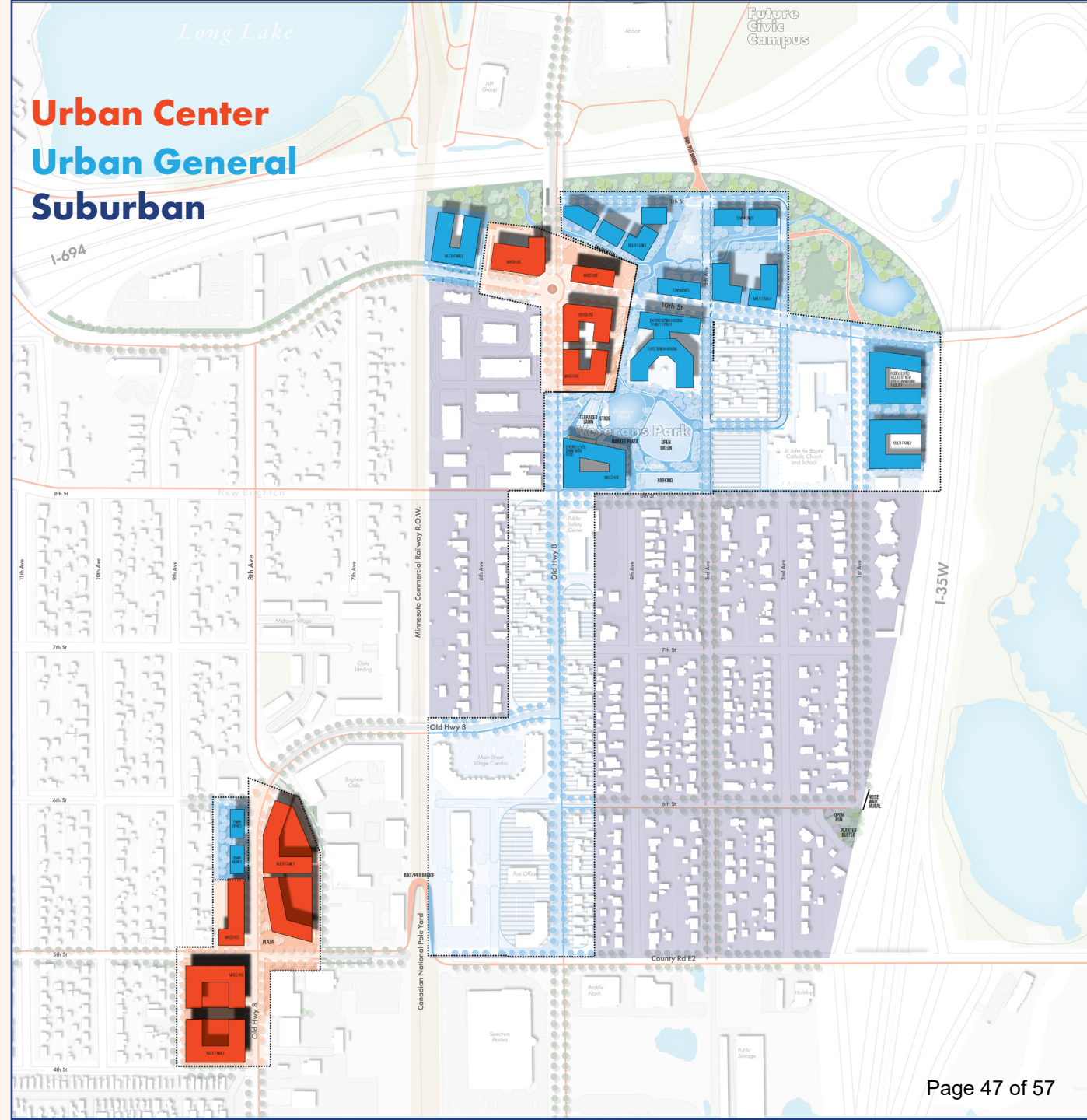
Appropriate Scale Zone:

Urban General
Urban Center

Existing Residential Areas Remain

Towards Long-Term Maintenance

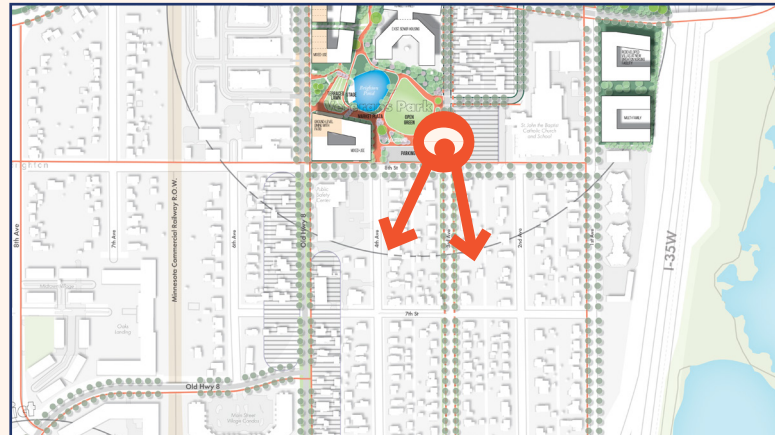
- Established residential blocks remain largely as they are today.
- Trails and sidewalks improve connections into downtown.
- Access improves without disrupting existing homes and streets.
- Downtown becomes easier to reach from nearby neighborhoods.



Existing Residential Areas



Existing View



View Angle Key

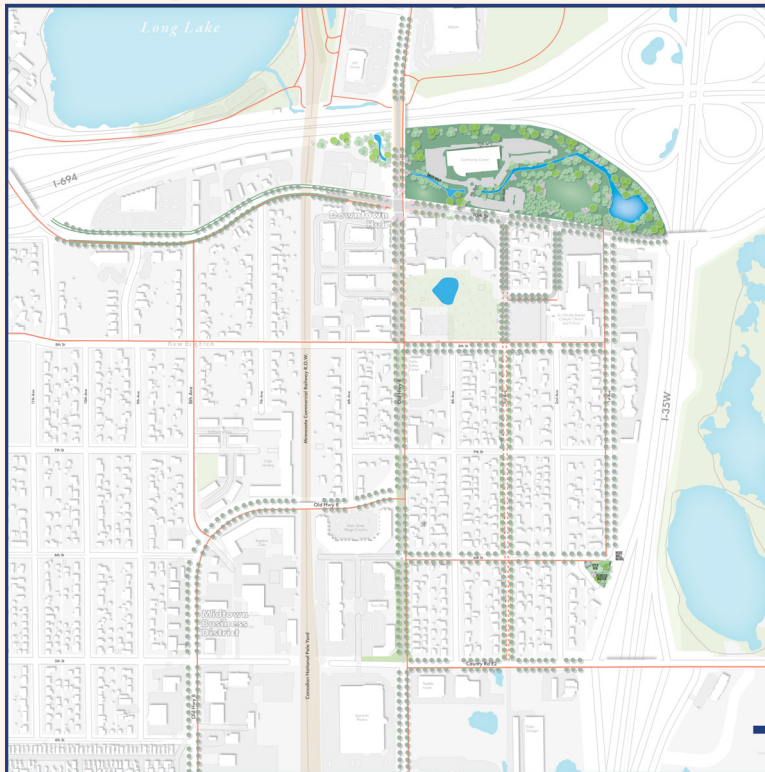


Looking South on Third Avenue

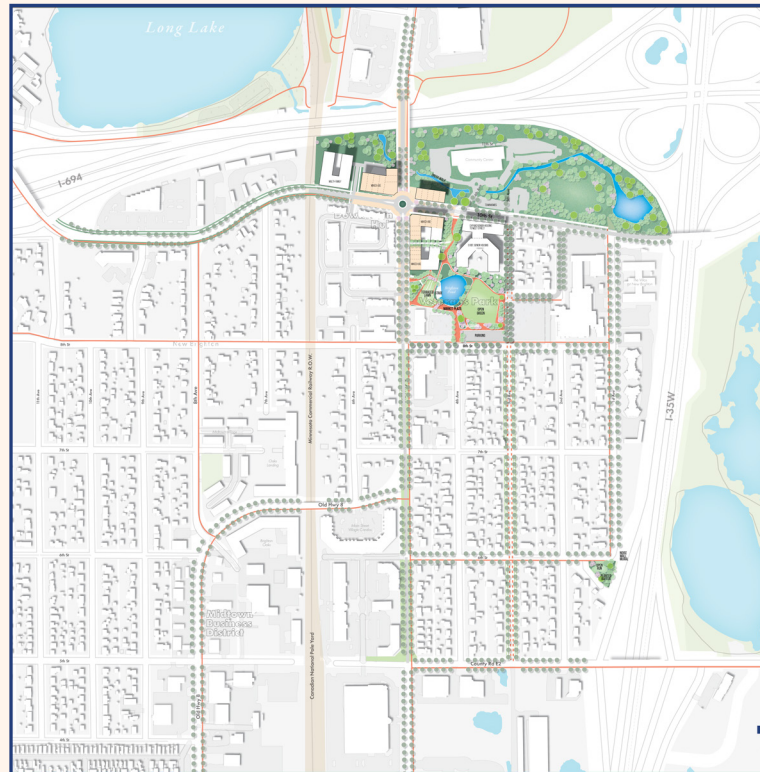
Getting From Here To There

Implementation Strategy

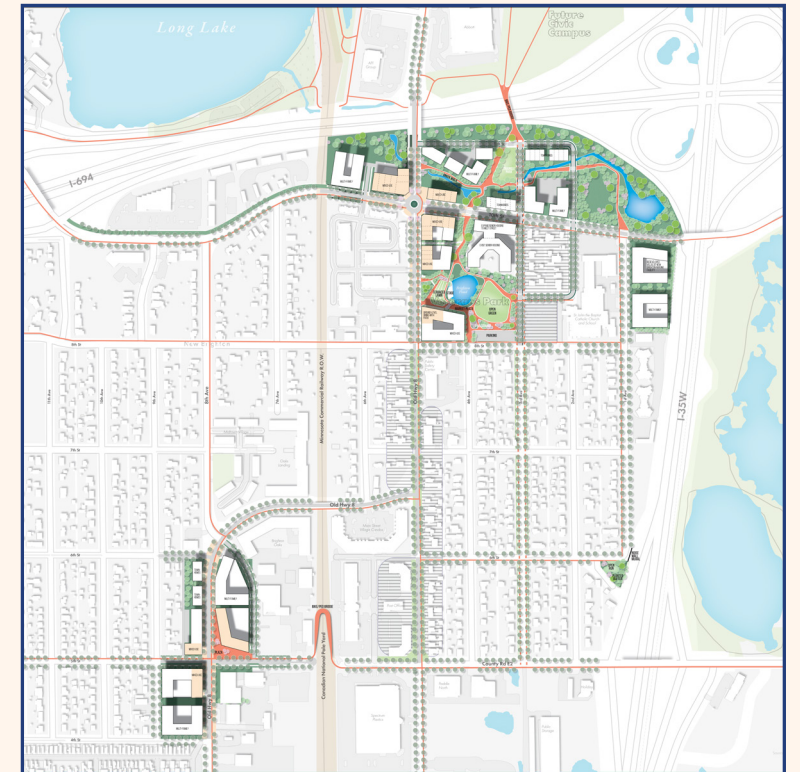
A phased path from early wins to long-term transformation



Phase 1 - 0-10 Years



Phase 2 - 10-25 Years



Phase 3 - 20-40 Years

The First 10 Years

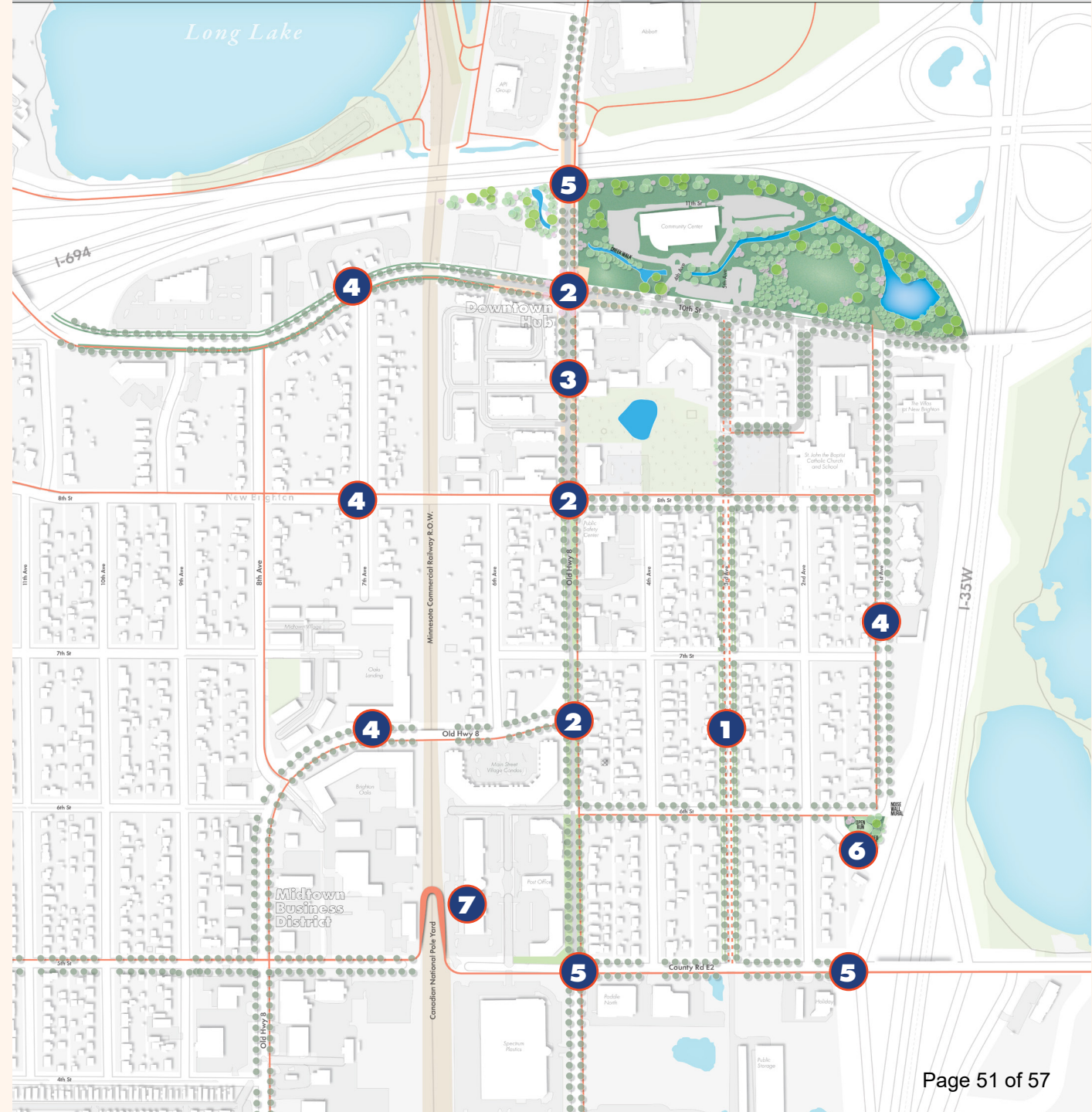
Phase 1

Improving Safety and Connectivity Infrastructure

Key Projects

- 1 Sidewalk gap improvements along key corridors
- 2 Enhanced pedestrian crossings at priority intersections
- 3 Streetscape and tree canopy improvements along Old Highway 8 north of 8th Street
- 4 Trail and park connection enhancements
- 5 Downtown branding, signage, gateways, and wayfinding
- 6 Create 1st Ave Pocket Park
- 7 Build Bike/Ped Bridge over north edge of rail yard
- 8 Zoning and development code updates
- 9 Develop shared parking and access management strategy

Downtown Vision Plan



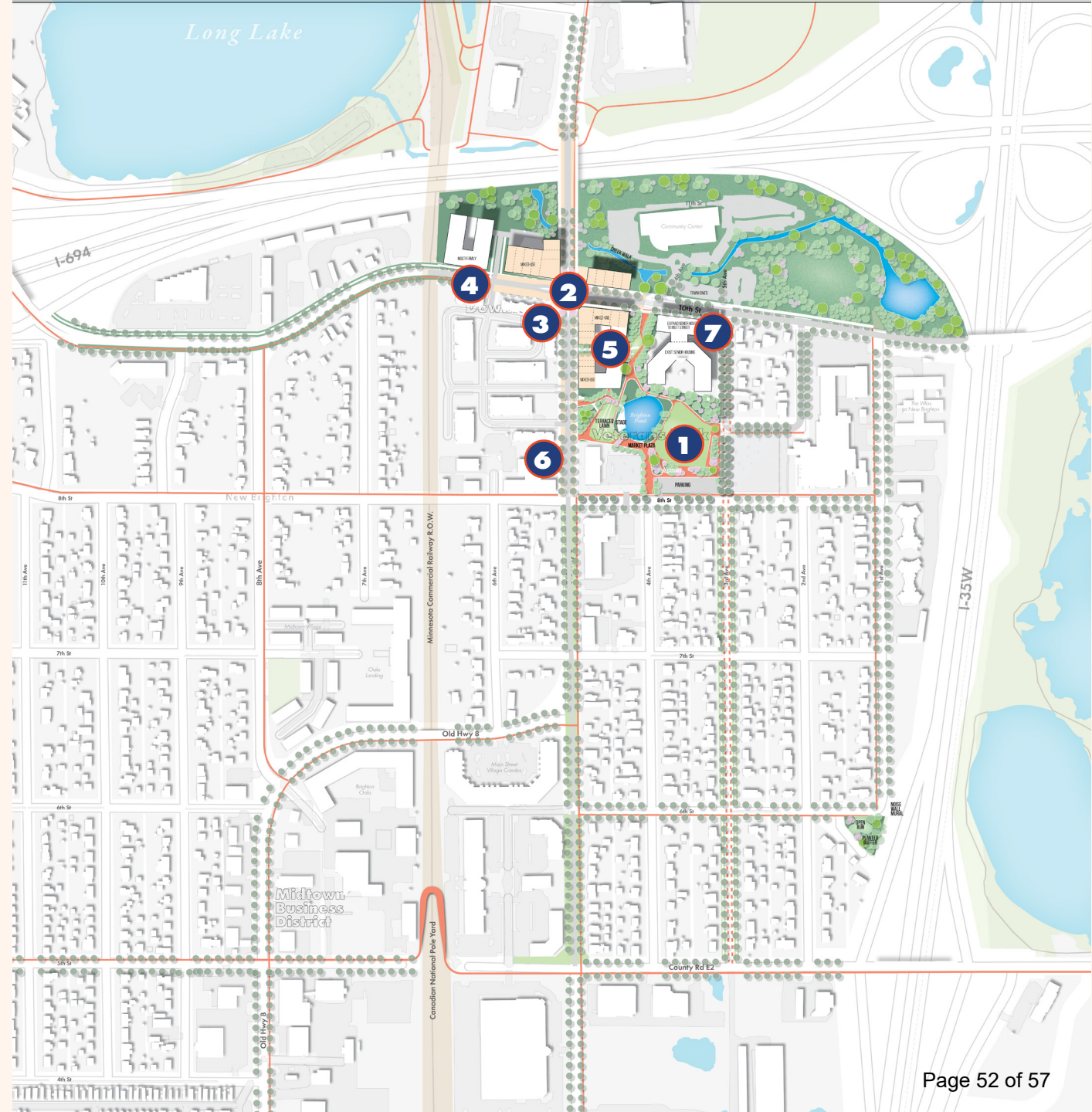
10-25 Years

Phase 2

Establishing the Downtown Core

Key Projects

- 1 Redesign and rebuild Veterans Park
- 2 Redevelop Urban Center properties at the intersection of Front Street and Old Highway 8 to create Downtown Core
- 3 Downtown Hub public space improvements
- 4 Corridor redesign and streetscape expansion
- 5 Shared parking and redevelopment partnerships
- 6 Improved transit stop environments and multimodal facilities
- 7 Expansion of existing elderly living facility adjacent to Veterans Park to better frame street



20-40 Years

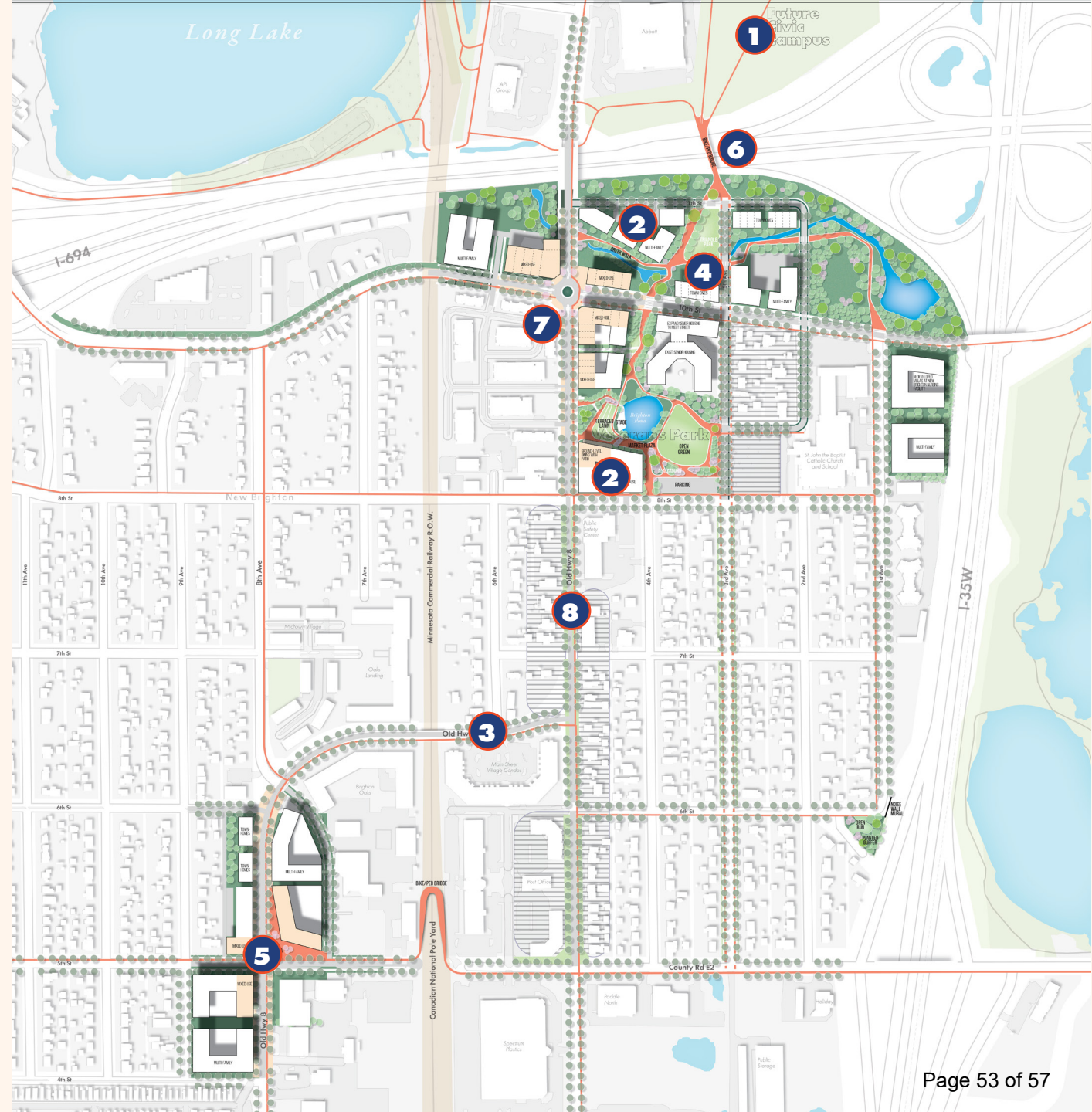
Phase 3

Relocations and Redevelopment

Key Projects

- 1 Relocation of Community Center and City Hall across I-694
- 2 Redevelopment of former Community Center and City Hall sites
- 3 Full buildout of the Civic Spine framework and streetscape enhancements from 6th Street to Midtown Business District
- 4 Expansion of district-scale public realm improvements
- 5 Redevelopment in Midtown Business District
- 6 Build bike/ped bridge over I-694 to relocated civic campus
- 7 Continued streetscape and public space reinvestment
- 8 Adaptive reuse and long-term civic partnerships

Downtown Vision Plan



What Happens Next

Turning the Vision into Action

Next Steps:

- Finalize and adopt the Downtown Vision Plan
- Use the plan to guide CIP, grant applications, zoning updates, and development review
- Begin Phase 1 project scoping and coordination
- Continue public engagement as individual projects move forward

This plan is not one project. It is a shared framework for guiding public investment, private reinvestment, and community decisions so downtown New Brighton can become more connected, walkable, active, and community-oriented over time.



Evening Overhead of Downtown New Brighton

Thank you!
Any Questions?