



# Why Choose Crystal?



Why choose the City of Crystal for your development? This handout shows the many advantages.

## ADVANTAGES FOR THOSE DEVELOPING IN CRYSTAL

Crystal has many advantages that can help make your development a success. As a first-ring suburb, Crystal offers easy access to downtown Minneapolis, other business and employment concentrations, and sports and cultural amenities in the Twin Cities.

Crystal is home to approximately 23,000 people and has approximately 500,000 sq. ft. of commercial space in its main commercial area at West Broadway and 56th Ave N (Bass Lake Road) anchored by Target and the Crystal Shopping Center. This commercial area is also the city's Town Center redevelopment area where the city is actively encouraging new multi-family residential development.



## CRYSTAL Town Center

### Town Center Zoning

The city has created a redevelopment area roughly corresponding to the limits of its main commercial area. This redevelopment area consists of two zoning districts: Town Center (TC) and Town Center – Planned Development (TC-PD). The following are the significant zoning requirements in these districts:

- Density. Allowed densities range from 16 to 80 units per gross acre.
- Off-street parking requirements for multi-family residential.
  - Within the TC district, the required parking ratio is one space per unit
  - Within the TC-PD, it is two spaces per unit, but this ratio can be reduced based on a parking study showing less parking is needed
- Building location. Building fronts are to be close to the street and parking located within or behind the building.
- Mixed uses. Town center zoning allows for, but does not mandate, a mix of uses within a building.

## OTHER ADVANTAGES

### Becker Park

City-owned Becker Park is located in the heart of the Town Center area and was completely reconstructed in 2020. The park now contains areas for community gathering including a large accessible playground, spray pad (fountain), performance area, open lawn and picnic areas, and a multipurpose oval which is flooded for recreational skating in winter.



### Blue Line Extension

Metro Transit is planning to extend light rail transit from Target Field in downtown Minneapolis to Oak Grove Parkway just north of Highway 610 in Brooklyn Park. One of the proposed stations would be in Crystal near the intersection of 56th Ave N (Bass Lake Rd.) and County Rd. 81/Bottineau Boulevard in the eastern part of the Town Center redevelopment area. For more information, visit <https://bit.ly/397L9hm>.

### Opportunity Zone

A portion of Crystal is located within a federally-designated Opportunity Zone (right) under the 2017 Federal Tax Law:

- This designation provides federal tax benefits for investments in new or substantially renovated buildings. Since this program is governed by federal tax laws, no city approval is required.
- Any private property within the Opportunity Zone is potentially eligible for these benefits. Neither the City of Crystal nor its Economic Development Authority own any development sites in the Opportunity Zone.
- Further information, including frequently asked questions (FAQs) from the IRS, can be found here: <https://bit.ly/39ta1k3>.

