



**WORK SESSION
VIRTUAL MEETING HELD VIA WEBEX
APRIL 27, 2021
5:45 PM**

Call to order

1. Discuss preliminary work and public outreach activities related to the Veterans Park Area Moratorium.

Adjournment

Auxiliary aids for individuals with disabilities are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9738.



STAFF REPORT NO. 13

WORK SESSION

4/27/2021

REPORT PREPARED BY: Melissa Poehlman, Asst. Community Development Director

DEPARTMENT DIRECTOR REVIEW: John Stark, Community Development Director
4/20/2021

OTHER DEPARTMENT REVIEW:

CITY MANAGER REVIEW: Katie Rodriguez, City Manager
4/21/2021

ITEM FOR WORK SESSION:

Discuss preliminary work and public outreach activities related to the Veterans Park Area Moratorium.

EXECUTIVE SUMMARY:

On December 8, 2020 the City Council approved a 7-month moratorium on the development of properties in the vicinity of Veterans Park (Park) that are guided for Medium or High Density Residential, or Commercial use in the 2040 Comprehensive Plan (Plan). While the Plan provides a guiding designation for the parcels along 66th Street and Portland Avenue, it provides no specific guidance for how these parcels relate to the Park itself. Veterans Park is an important community asset; the purpose of the moratorium and planning study is to develop standards that will ensure that private and public investments in the area work together for mutual benefit.

In January 2021, with the help of consulting planners and landscape architects from HKGi, the City undertook a planning study intended to better inform redevelopment goals in the area. The work session tonight will present the outcome of the initial phase of public engagement that took place in March and preliminary findings/thoughts related to possible overlay district regulations.

DIRECTION NEEDED:

Do the preliminary findings and thoughts reflect the feedback received and the desires for the form of development in the area surrounding Veterans Park?

BACKGROUND INFORMATION:

A. HISTORICAL CONTEXT

None

B. POLICIES (resolutions, ordinances, regulations, statutes, etc):

None

C. CRITICAL TIMING ISSUES:

- The development moratorium is scheduled to expire on June 24, 2021.
- In order to have new regulations adopted by this time, staff is planning for consideration (public hearing) by the Planning Commission on May 24; followed by a first reading by the Council on

June 8 and final consideration on June 22.

D. **FINANCIAL IMPACT:**

None

E. **LEGAL CONSIDERATION:**

None

ALTERNATIVE(S):

PRINCIPAL PARTIES EXPECTED AT MEETING:

Representatives of HKGi

ATTACHMENTS:

Description	Type
□ Presentation	Presentation

Portland & 66th Sub Area Study

City of Richfield, Minnesota

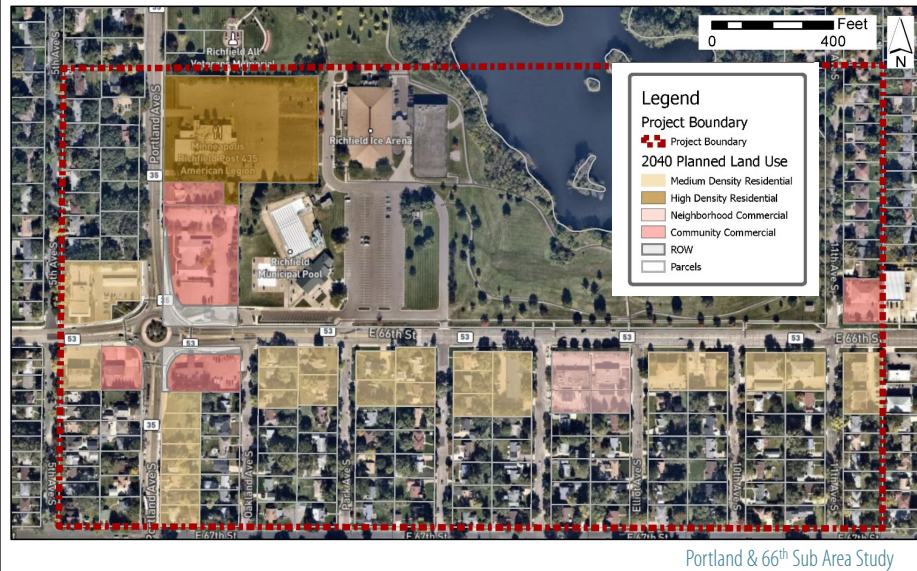


Welcome & Introductions

Lance Bernard, Planner – HKGi
Jeff Miller, Planner - HKGi

Portland & 66th Sub Area Study

Study Area



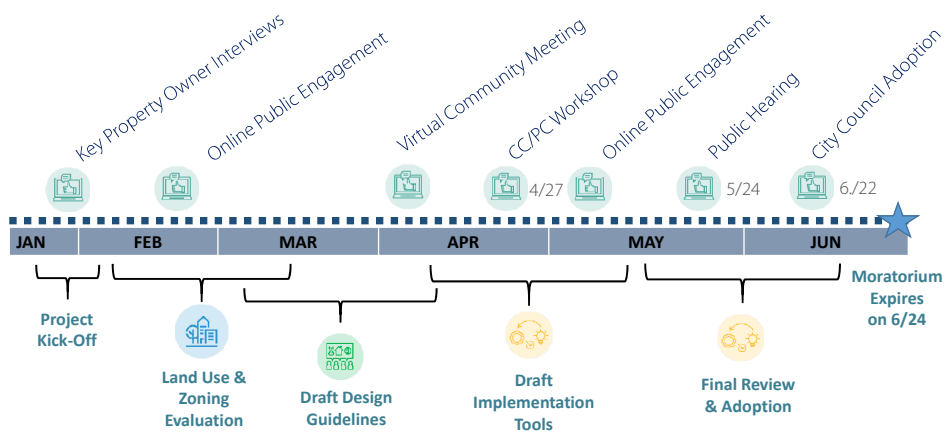
Study Objectives

- a) Establish design guidelines that define how different types of redevelopment can be designed to be compatible with adjacent neighborhoods and Veterans Memorial Park.
- b) Explore potential zoning changes to align property that is currently zoned for Low-Density Residential, but guided by the 2040 Comprehensive Plan for Medium Density Residential, High Density Residential, or Community Commercial land uses – state law.
- c) Recommend a preferred approach for implementation (e.g., zoning districts and an overlay district) and seek adoption before the moratorium expires.
- d) To avoid Comprehensive Plan amendments.
 - i. The Comprehensive Plan and the Land Use Plan reflects a common vision for the area that has been determined through a separate planning process.
 - ii. The vision for the study area has included a mix of Medium to High Density Residential and Community Commercial uses dating back to the 1998 Comprehensive Plan.
 - iii. The American Legion site has been guided for High Density Residential since 1998.

Portland & 66th Sub Area Study



Schedule



Note: Dates are subject to change

Portland & 66th Sub Area Study

Study Approach

Stakeholder Engagement



75 survey respondents and written (emailed) comments:

- People generally support a mix of land uses and higher density residential developments (e.g., condos, apartments, and senior housing).
- There is a strong desire to see improved pedestrian/bicycle connections within the park and between developments and the park.
- People are concerned about building heights, traffic volumes, and the potential increase in park users associated with a new development.

Hennepin County meeting (March 17):

- Redevelopment in the area will likely need to include a traffic study as part of the development review process.
- A traffic study will need to demonstrate how access points to a new development will not impact traffic operations at the roundabout.
- The County is generally supportive of a full access on Portland Avenue and RI/RO access.

Portland & 66th Sub Area Study

Study Area - Context



DRAFT Design Principles

- 1. Personal Connections:** Support redevelopment projects that preserves and enhances the ability of residents and users of Veterans Memorial Park to make personal connections to the park.
- 2. Park & Neighborhood Connectivity:** Increase connectivity to Veterans Memorial Park by incorporating vehicle, pedestrian and bicycle connections between park destinations (e.g., the memorial, lake, ice arena, and swimming pool), neighborhoods, and redevelopment sites along Portland Avenue and 66th Street.
- 3. Diversify Housing Options:** Use redevelopment sites to expand the mix of housing in the area (e.g. row/townhouse, affordable units, courtyard apartments, courtyard cottages, and live-work units).
- 4. Convenient Commercial:** Encourage a mix of community and small neighborhood commercial businesses in proximity to residential areas and the park destinations as an important amenity for residents and park visitors.
- 5. Sustainable Development:** Use sustainable design practices and new technology in developments that will help create a healthy, sustainable, vibrant neighborhood, and contribute to the park environment.
- 6. Building Transition:** Require site design and building architectural characteristics that provide appropriate transitions between single family residential neighborhoods and higher intensity uses.
- 7. Building Heights:** Locate the tallest portions of buildings away from adjacent low density residences. For sites adjacent to Veterans Memorial Park, locate the tallest portions of buildings away from the park's open areas.
- 8. Building Massing:** Locate and design buildings to preserve views to/from the park's open areas and prevent shadowing of the park.
- 9. Quantity of Parking:** Minimize parking needs by leveraging the study area's location along multimodal corridors to reduce the use of the automobile.

Portland & 66th Sub Area Study

Zoning Evaluation



Zoning Evaluation

Comprehensive Plan

- Updated every 10 years – Last update was adopted in 2019.
- Sets a number of goals for the community to achieve or strive for over the next ten to twenty years.
- Helps guide the form and type of development and redevelopment of land in the City for the next 20 years.

Study Objective:
Explore potential zoning changes to align property that is currently zoned for Low-Density Residential, but guided by the 2040 Comprehensive Plan for Medium Density Residential, High Density Residential, or Community Commercial land uses.

&

Recommend a preferred approach for implementation (e.g., zoning districts and an overlay district)

Zoning Controls

- The City's Ordinances, as established in the City Code, are the primary tools for implementing the Comprehensive Plan's goals and policies.
- The City Code contains planning and land use regulations, and the City's Zoning Code.
- These regulations include subdivision regulations to guide the division or re-division of land, guide street design and ensure the provision of utilities and adequate park land throughout the City.

Portland & 66th Sub Area Study

Zoning Evaluation

2040 Comprehensive Plan (Planned Land Use Designation)

Community Commercial

Medium Density Residential

High Density Residential (HDR)

- HDR includes multi-unit and multi-building developments at a more intense scale.
- 35 to 100 units per acre.
- The appropriate building height will vary by development and depends upon the characteristics of the development and its surroundings.

Existing Zoning

General Commercial (C-2): No changes needed

Single Family Residential to Medium Residential District (MR-2): Based on Precedent

Single Family Residential (R)

Recommendation

Rezone the property to better align with the
Planned Land Use designation and
development aspirations

Portland & 66th Sub Area Study

Zoning Recommendation for the Legion Site

2040
Comprehensive
Plan

High Density Residential

Zoning
Districts

Multifamily Residential District (MR-3)

Purpose &
Intent

- The purposes of the MR-3 District regulations are to reserve appropriately located areas for family living in a variety of types of dwellings at a reasonable range of population densities.
- Preserve as many as possible of the desirable characteristics of the single-family district, while permitting higher population densities.
- Provide space for semi-public facilities needed to complement urban residential areas and space for institutions that require a residential environment.
- Minimize traffic congestion and avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the surrounding infrastructure.
- Provide multifamily residential areas that are safe and attractive.

Portland & 66th Sub Area Study

DRAFT - Zoning Recommendations for the Legion Site

1. Rezone the American Legion Site from Single Family Residential (R) to Multifamily Residential District (MR-3)
2. Establish a "Veterans Memorial Overlay District" in an effort to implement the Design Guidelines:
 - a) High Density Residential development will include a mix of residential land uses that expand the variety of lifecycle housing options in the study area.
 - b) The integration of small commercial, retail, or office within the residential building(s) is supported, but will not be the predominate use. We are exploring the size limitations for this type of use.
 - c) Building heights will be a minimum of 2 stories and up to 5 stories.
 - d) Established tree lines along park property will be protected and preserved to the greatest degree possible.
 - e) Pedestrian connections will be placed along site perimeters to create a vibrant edge that leads people between developments, Veterans Memorial Park, ice arena, and pool.

Portland & 66th Sub Area Study

Site Capacity Study (additional materials will be provided at the workshop)

Site Capacity Study Objectives:

- To help articulate the design principles.
- To test density ranges and building heights.
- To test parking requirements.
- To evaluate access points.

Portland & 66th Sub Area Study

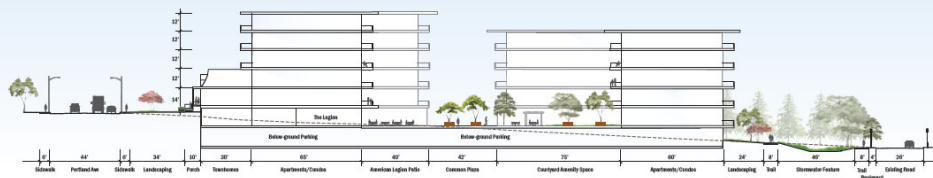
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Portland & 66th Sub Area Study

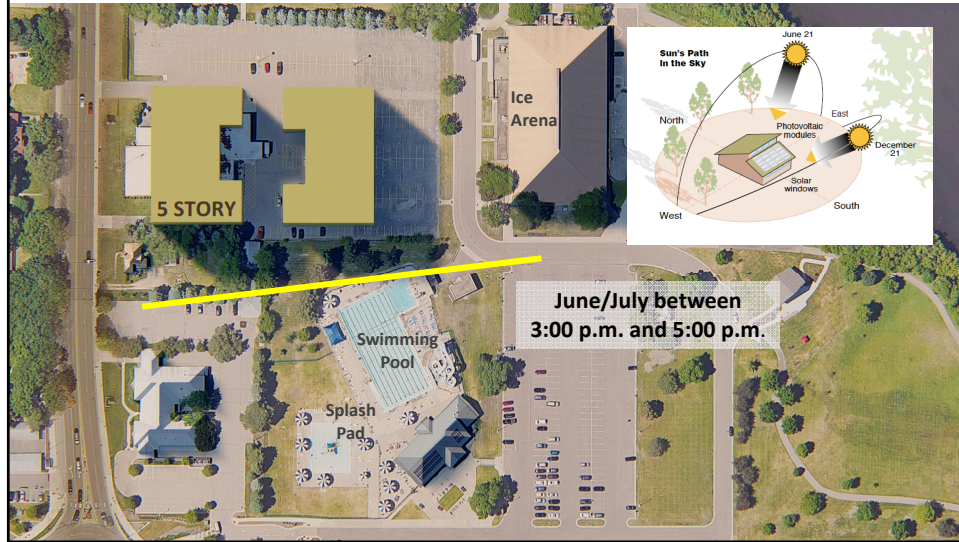
Building Height

- Building height is measured from measured from Portland Ave.
- ~ 20 foot grade change from Portland Ave. towards (east) the Ice Arena

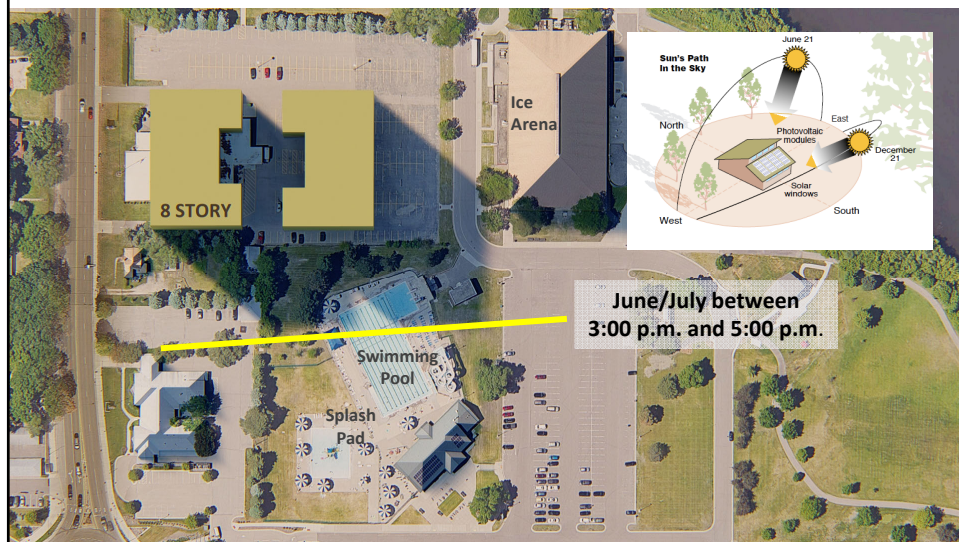


Portland & 66th Sub Area Study

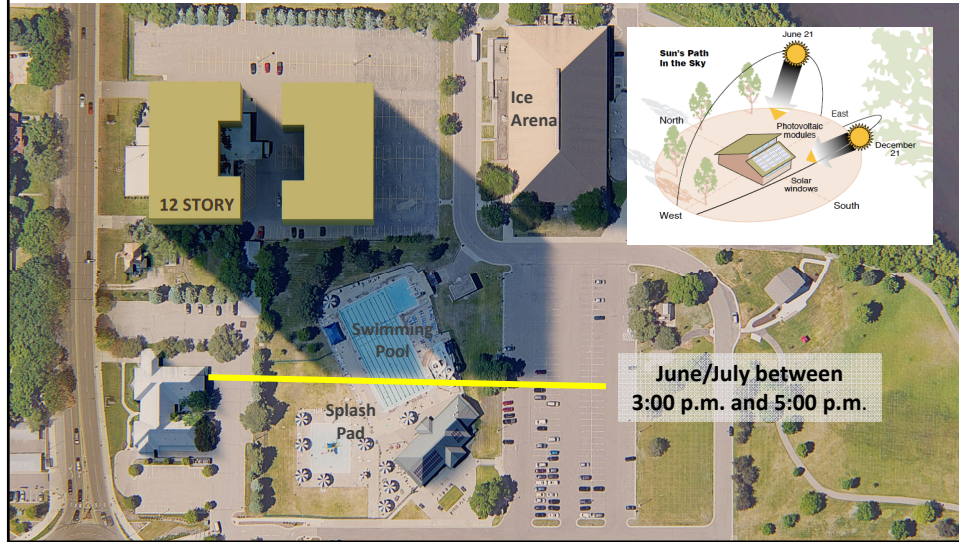
Sun Shade Study



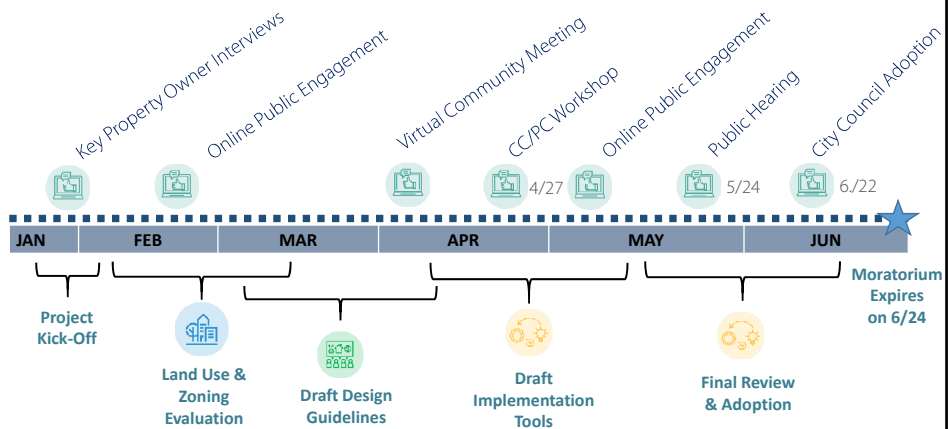
Sun Shade Study



Sun Shade Study



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Discussion

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