



CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

City Council Work Session

April 27, 2021

CALL TO ORDER

The meeting was called to order by Mayor Regan Gonzalez at 5:45 p.m. virtually via WebEx.

Council Members Present: Maria Regan Gonzalez, Mayor; Ben Whalen; Mary Supple; Simon Trautmann; and Sean Hayford O'leary

Planning Commission Members Present: Brendan Kennealy; Brett Stursa; Kathryn Quam; Peter Lavin; Jim Rudolph

Planning Commission Members Absent: Bryan Pynn; and Susan Rosenberg

Staff Present: Katie Rodriguez, City Manager; John Stark, Community Development Director; Melissa Poehlman, Assistant Community Development Director; Amy Markle, Recreation Services Director; Jane Skov, IT Manager; Blanca Martinez Gavina, Executive Analyst; and Kelly Wynn, Senior Office Assistant.

Others Present: Lisa Rudolph, Community Services Commission Chair; Lance Bernard, HKGI Planner; Jeff Miller, HKGI Planner, Peter Coyle, Attorney for Post 435; Mark Barthel, Post 435 Immediately Past Commander

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| Item #1 | DISCUSS PRELIMINARY WORK AND PUBLIC OUTREACH ACTIVITIES RELATED TO THE VETERANS PARK AREA MORATORIUM. |
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Assistant Director Poehlman introduced the item, gave a timeline for the moratorium and stated staff is asking for feedback.

Lance Bernard presented information on the following:

- Portland and 66th sub area study;
- Study objective;
- Schedule;
- Study approach (stakeholder engagement);
- Study area-context;
- Draft design principles;
- Zoning evaluation;
- Zoning recommendations for the Post 435 site;
- Site capacity study (additional materials will be provided at the workshop);
- MDR-site capacity study;
- HDR-site capacity study;
- HDR-site capacity study (long term);
- Building height; and

- Sun shade study

Council Member Whalen stated he is generally supportive of the recommendations but inquired about the significant difference of multi-family with 25% commercial and mixed use.

Assistant Director Poehlman stated staff has looked at mixed use versus MR3 and MR3 is expected to be more 'suburban' and have more green space within the design.

Council Member Whalen then asked about the building height and is concerned with the possibility of a five story structure as he would like to see something four stories or below.

Lance Bernard stated land use designation will allow for five stories and they are exploring ideas to better integrate the design.

Council Member Hayford O'Leary spoke of how he is happy with the recommendations for the site and would be fine with five stories. He expressed concern with the rest of the corridor along 66th and would like it to be mixed use to do away with so many restrictions.

Commissioner J. Rudolph expressed concern with overflow parking with the already busy pool, ice arena and band shell.

Assistant Director Poehlman stated capacity studies are using current parking requirements and are seeing the amount of allotted parking would be enough.

Commissioner J. Rudolph also stated he would like to see a soil study done to make sure the ground is sufficient.

Assistant Director Poehlman assumes Post 435 or potential developer would complete those necessary soil studies.

Attorney Coyle complimented staff on sharing information with ideas and the plans presented are a good faith effort. He spoke of how Post 435 is suffering from limitations and developers input. He spoke of explaining the collaborative process with the city to the members is taking much more time than envisioned. One component continues to come up and that is to supply some sort of commercial use and a 'free standing' building for Legion members at approximately 10,000 square foot area with meeting space and restaurant facilities. Post 435 members would also like see accommodations for veteran housing.

Mark Barthel asked where Post 435 would be housed within the recommendations and if would be a one or two story area.

Lance Bernard stated the plans presented have always included a 10,000-14,000 square foot area for Post 435 but has not entirely been determined as they are just recommendations.

Jeff Miller stated the concepts were to also show parking and where to best have it placed.

Council Member Supple spoke of how helpful it is to see how everything will work connectively and would not like to see anything above five stories.

Director Stark stated how the zoning ordinances need to match the comprehensive plan and staff does not want to change the comprehensive plan unless absolutely necessary.

Director Markle spoke of the positive things coming out is the connectivity aspect as many residents asked for fluid access for pedestrians and bikes. She also appreciates the incorporation of

green space and stormwater drainage. She spoke of being more comfortable with five stores or less so it doesn't impose on the park and pool areas.

Assistant Director Poehlman stated an August shade study can be done and any developer will be required to perform a study.

Director Stark added the study included in the presentation includes the summer solstice to show max amount of shade.

Assistant Director Poehlman asked about the possibility of a model to see what it would like from the arena seeing a five story building.

Lance Bernard stated they have not rendered a 3D model quite yet.

Jeff Miller stated intent that the concept was to have extra space around the building to create sightlines.

Council Member Trautmann echoed comments from other Council Members but expressed concern about the shade of the pool; spoke of the corner of 66th Street redeveloped with benefits of green space; and commercial development.

Commissioner Lavin stated his support of development and likes the holding pond idea. He echoed Council Member Trautmann's comments and is supportive of Post 435 building as they are a long standing piece of the community. He does not want to restrict the floors if a deeper affordability is possible.

Commissioner Quam asked about a 3D model to better visualize the area. She then agreed with comments from Director Markle regarding preserving green space. She then spoke of wanting to see more options for resident feedback other than online surveys.

Mayor Regan Gonzalez stated five stories max for the site sounds right but is difficult to visualize. She also asked about the potential of a free standing building for Post 435 and if that is an option for this site.

Assistant Director Poehlman stated regulations would not permit a stand-alone building right now. She stated staff would look at a PUD as an option as it is a very unique site and possibility of making an exception but would prefer to incorporate it into a mixed use building. She then summarized discussion points and desires suggested by Council Members and commissioners.

Director Stark added how difficult additional outreach could be due to time restraints and Covid restrictions but staff would like to do as much as possible so as to not blind side any nearby residents.

Assistant Director Poehlman stated a paper postcard was sent out to all residents around the site and staff has received many phone calls and emails from residents with questions and feedback.

Commissioner Lavin stated he not supportive of limiting Post 435 of their desired area and would like them to have a free standing building if they so choose.

Mayor Regan Gonzalez thanked staff, Post 435 leaders, and consultants for all working together on this project.

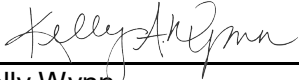
ADJOURNMENT

The work session was adjourned by unanimous consent at 6:58 p.m.

Date Approved: May 11, 2021



Maria Regan Gonzalez
Mayor



Kelly Wynn
Senior Office Assistant



Katie Rodriguez
City Manager