

Portland & 66th Sub Area Study

City of Richfield, Minnesota



Welcome & Introductions

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Study Area



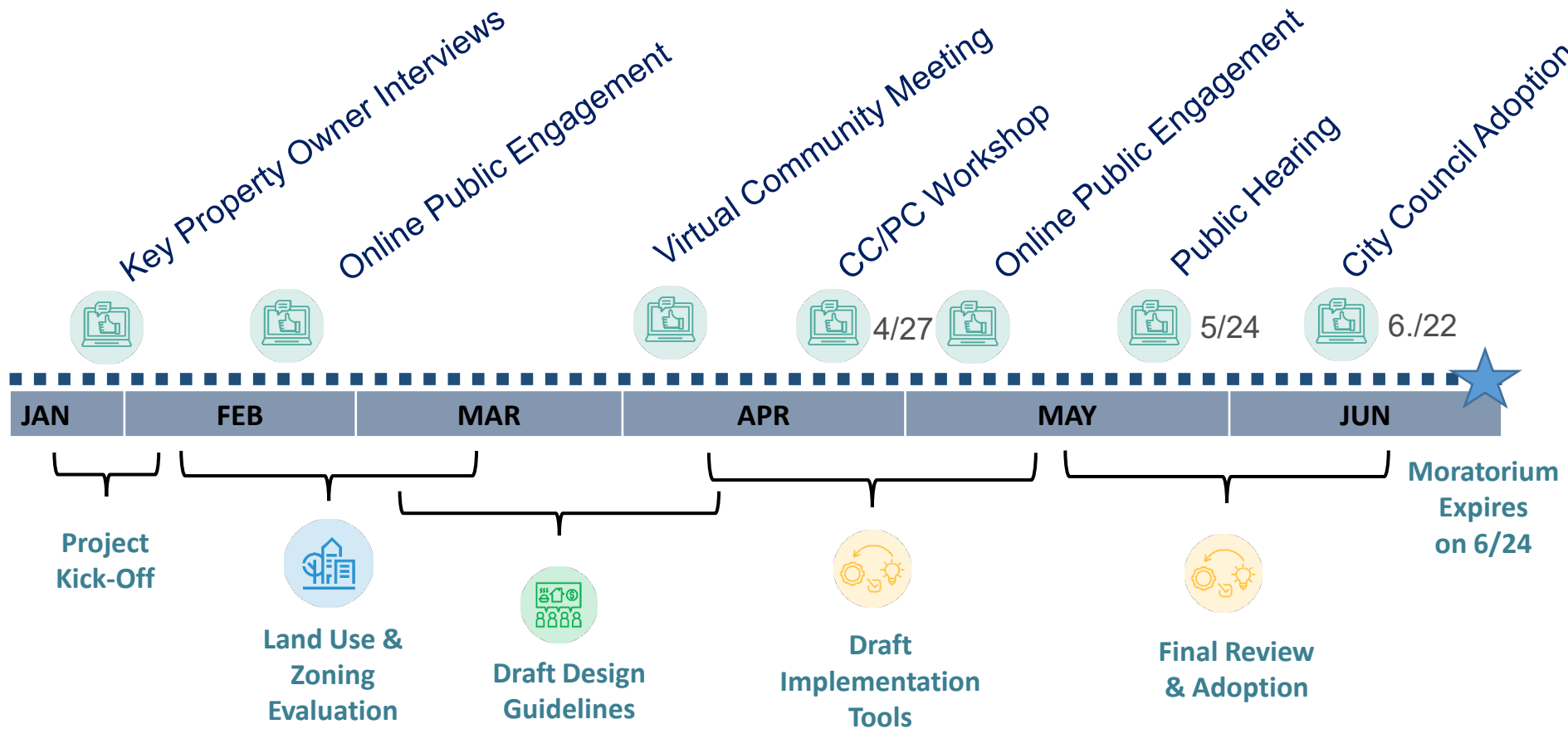
Portland & 66th Sub Area

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



Schedule



Note: Dates are subject to change

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 (e.g., HRA and American Legion site) will not impact traffic operations at the roundabout.

Study Area - Context



- A. Opportunities to improve pedestrian connections and parking needs for the memorial.
- B. An established tree line serves as an amenity and buffer.
- C. Property limitations per DNR rules/regulations.
- D. Building height and traffic concerns.
- E. Access modification will need to be reviewed by Hennepin County.
- F. Guided for High-Density Residential and Zone for Single Family Residential. The American Legion has desires to develop 2 residential buildings, while retaining space (~10,000 sq. ft.) for a restaurant/bar and meetings/events.
- G. Approx. 20ft. grade changes between Portland Ave. and the ice arena.
- H. Development will not be able to access the road serving the ice arena.
- I. Concerns of building height and impacts (shading) to the pool.
- J. Guided for Community Commercial and Zoned for Commercial: There are no known redevelopment plans at this time.
- K. Future Bus Rapid Transit (BRT) stations.
- L. Pedestrian improvements are needed between the parking lot, pool, ice arena, and memorial.
- M. A traffic study will need to demonstrate how access points to a new development will not impact traffic operations at the roundabout.

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 minimize shadowing of the park.

Zoning Evaluation



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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.

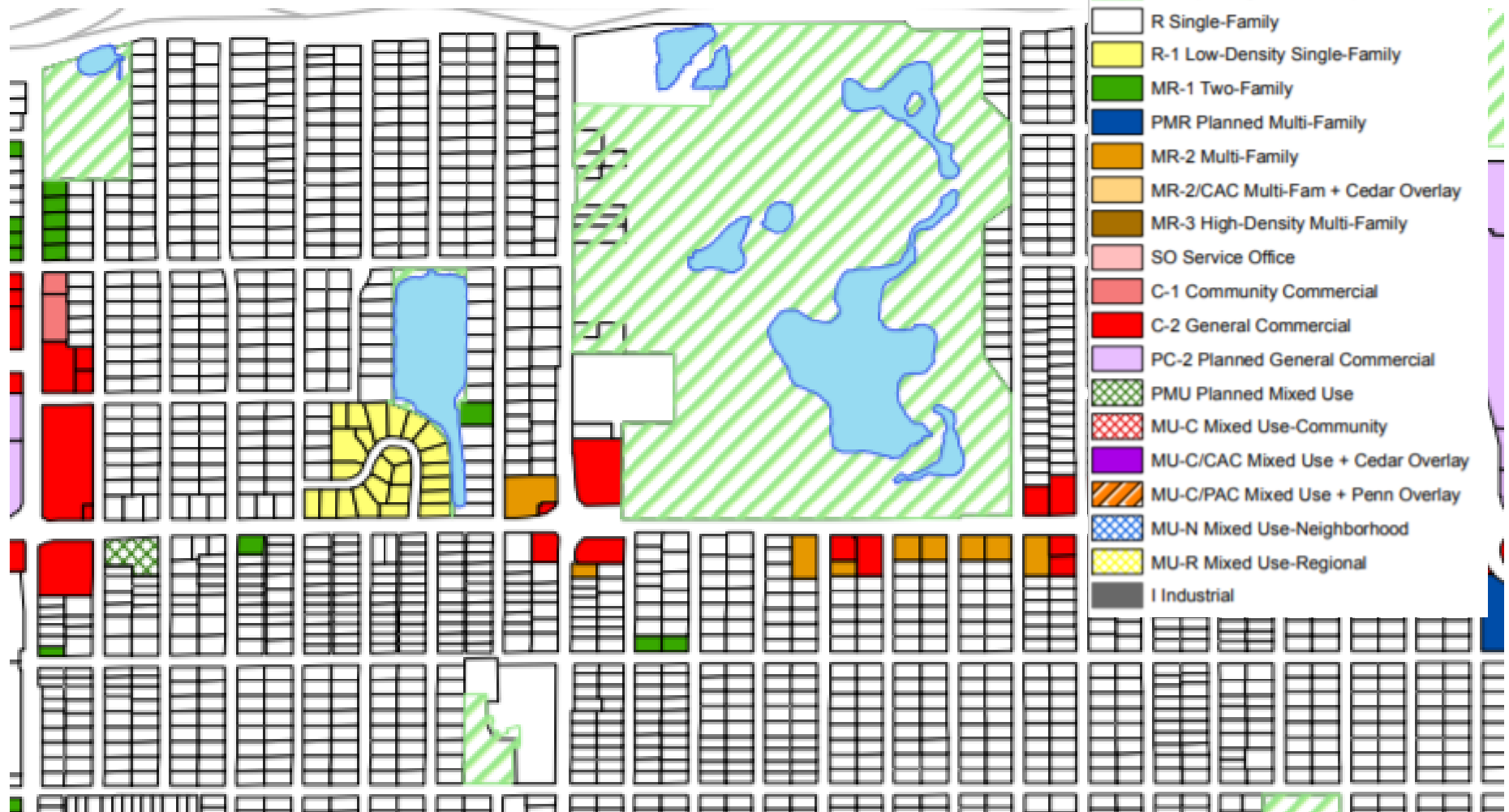
&

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.

Zoning Evaluation



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

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.

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

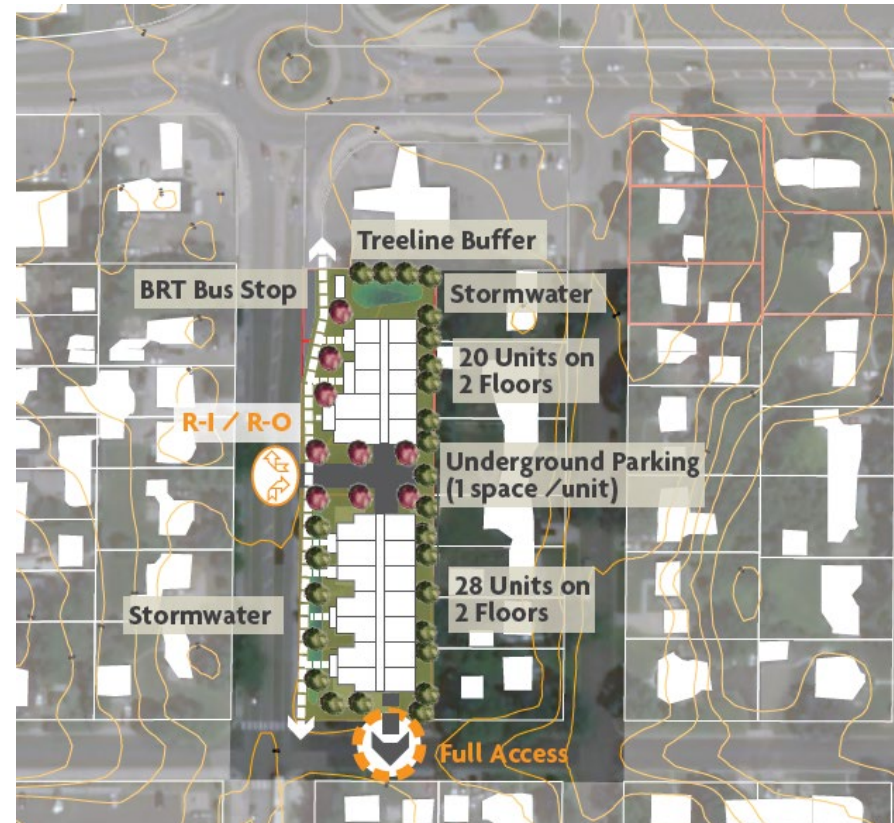
Site Capacity Study Objectives:

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

DRAFT Design Principles

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MDR – Site Capacity Study



Assumptions

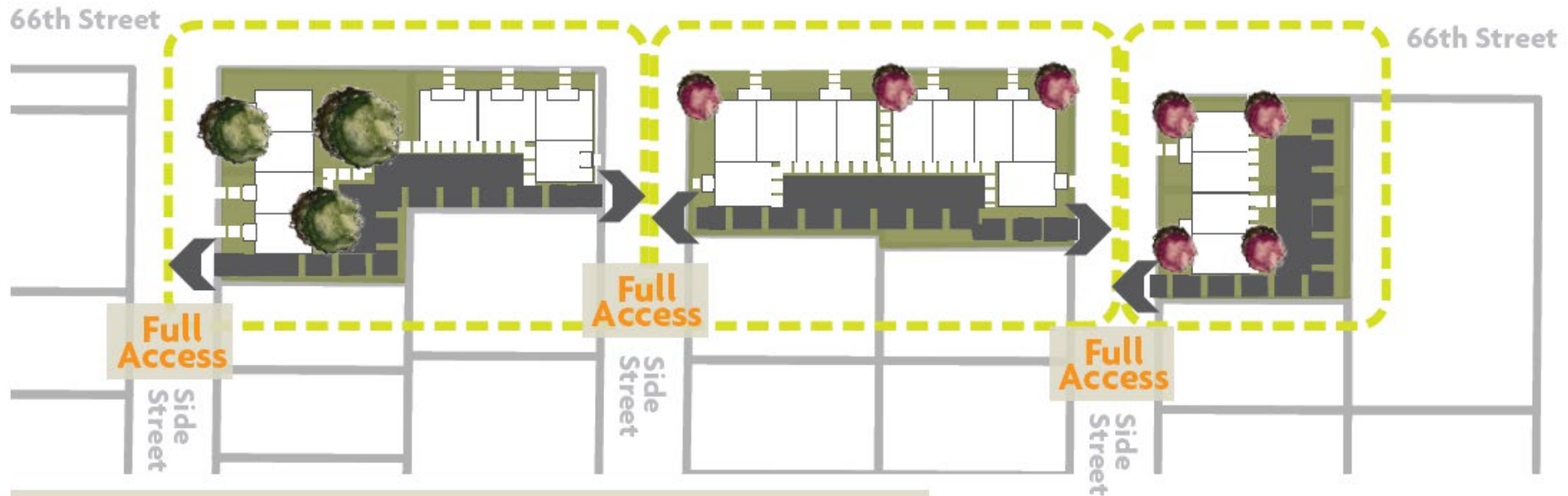
1. Access is limited from Portland Avenue
2. Buildings front Portland Avenue and parking is located in the rear (surface or attached)
3. 3-story maximum height (to match existing MDR)
4. Provide a buffer to existing residential homes

MDR – Site Capacity Study

Full Block with Staggered Parcels

Full Block with In-line Parcels

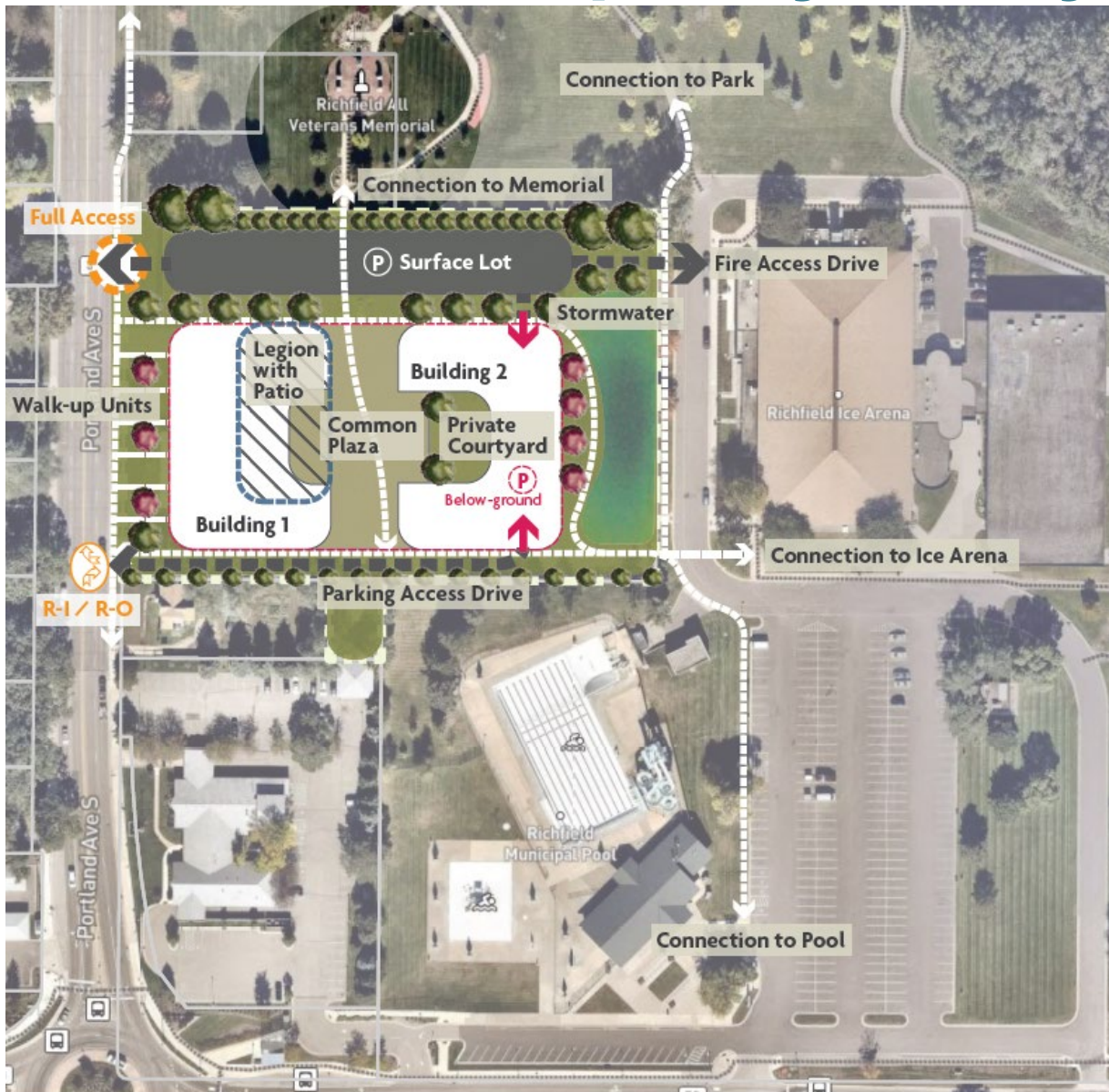
Half Block



Assumptions

1. Access is provided from the side street (not off of 66th Street)
2. Buildings front 66th Street where possible and parking is located in the rear (surface or attached)
3. 3-story maximum height (to match existing MDR)
4. Provide a buffer to existing residential homes

HDR – Site Capacity Study



Assumptions

1. This study explores two buildings with a common plaza.
2. North/south pedestrian connections between the site, pool, and the Veterans memorial.
3. Vehicle access is located north of the site on Portland Avenue (traffic control TBD)
4. Surface parking is provided to accommodate American Legion guests and Veterans memorial visitors.
5. Ground level or underground parking is provided for residents.
6. Stormwater management (ponding) is designed to be a site amenity and serve as a buffer between development and the ice arena.
7. Trees are preserved to the north between the parking lot and Veterans memorial.
8. Building 1 & 2: ~160 – 290 units

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9. ~220 to 260 parking spaces

HDR – Site Capacity Study

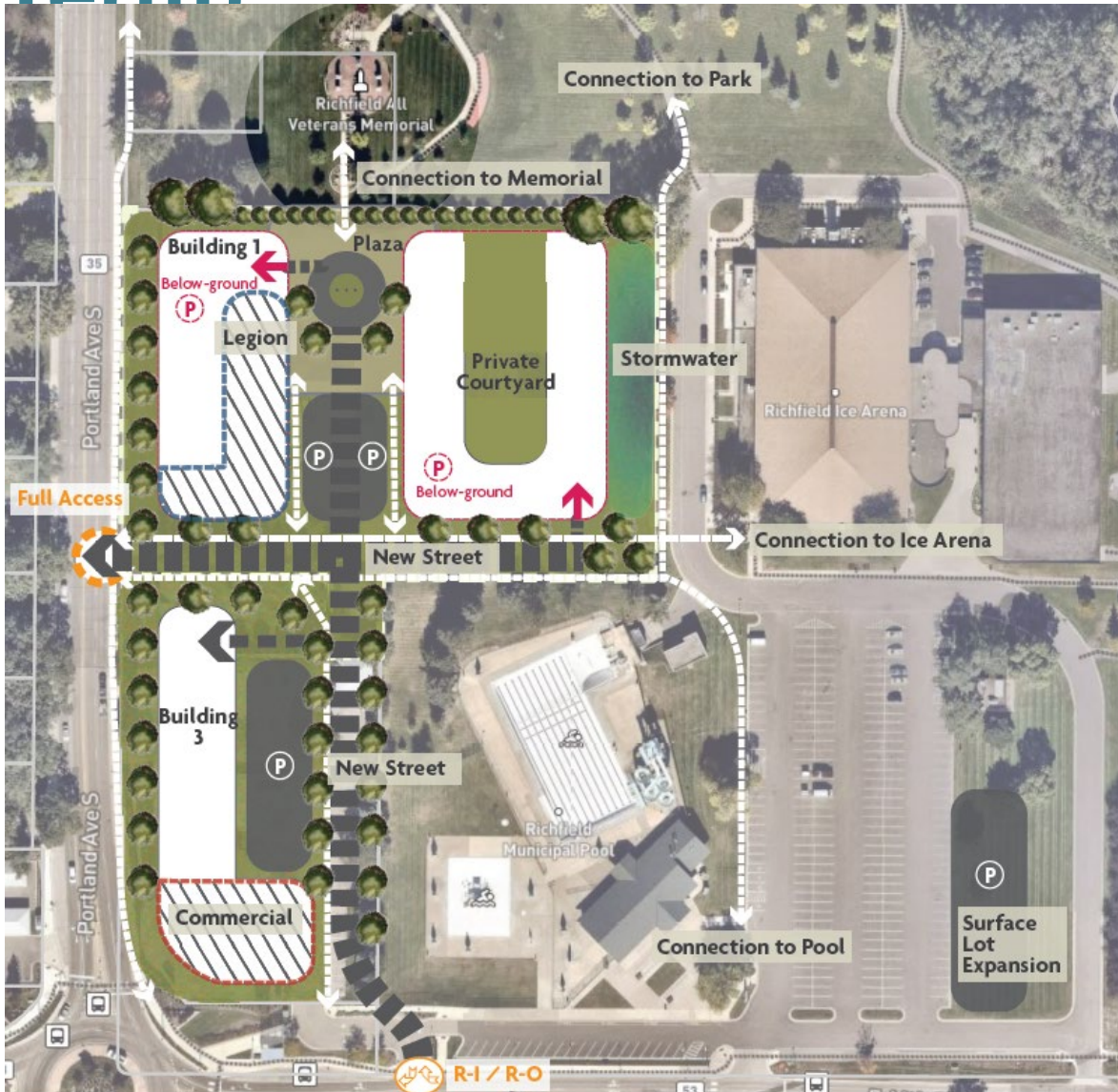


Assumptions

1. This study explores two buildings with internal traffic circulation.
2. North/south pedestrian connections between the site, pool, and the Veterans memorial.
3. Vehicle access is located north of the site on Portland Avenue (traffic control TBD)
4. Surface parking is provided to accommodate American Legion guests and Veterans memorial visitors.
5. Ground level or underground parking is provided for residents.
6. Stormwater management (ponding) is designed to be a site amenity and serve as a buffer between development and the ice arena.
7. Trees are preserved to the north between the parking lot and Veterans memorial.
8. Building 1 & 2: ~180 – 230 units
9. ~155 parking spaces

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HDR – Site Capacity Study (Long-Term)



Assumptions

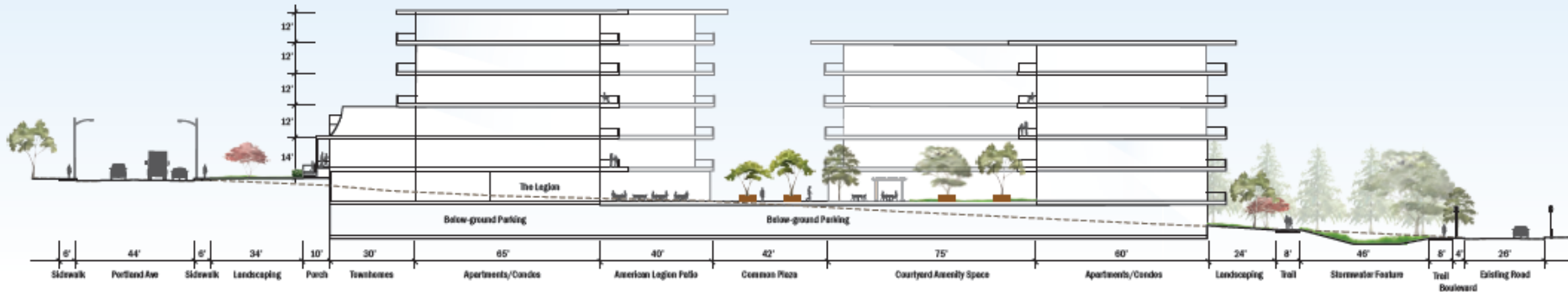
1. This study explores a long-term redevelopment scenario for the entire NE quadrant.
2. North/south pedestrian connections between the site, pool, and the Veterans memorial.
3. Surface parking is provided to accommodate American Legion guests and Veterans memorial visitors.
4. Ground level or underground parking is provided for residents.
5. Stormwater management (ponding) is designed to be a site amenity and serve as a buffer between development and the ice arena.
6. Trees are preserved to the north between the parking lot and Veterans memorial.
7. Building 1 & 2: ~260 – 315 units

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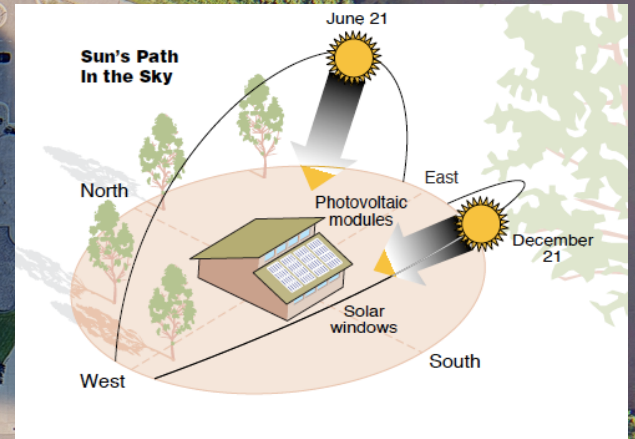
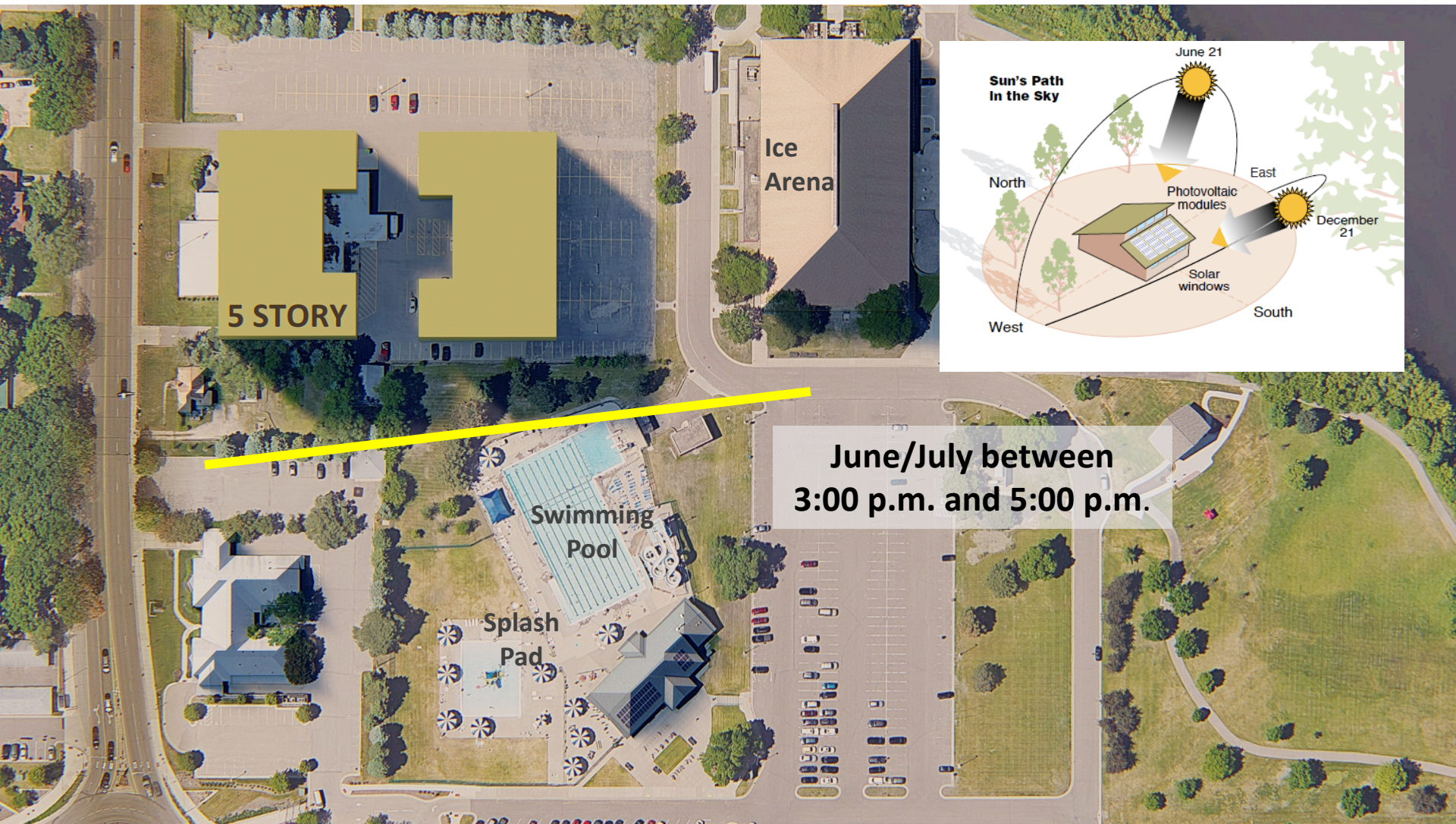
8. ~270 parking spaces

Building Height

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

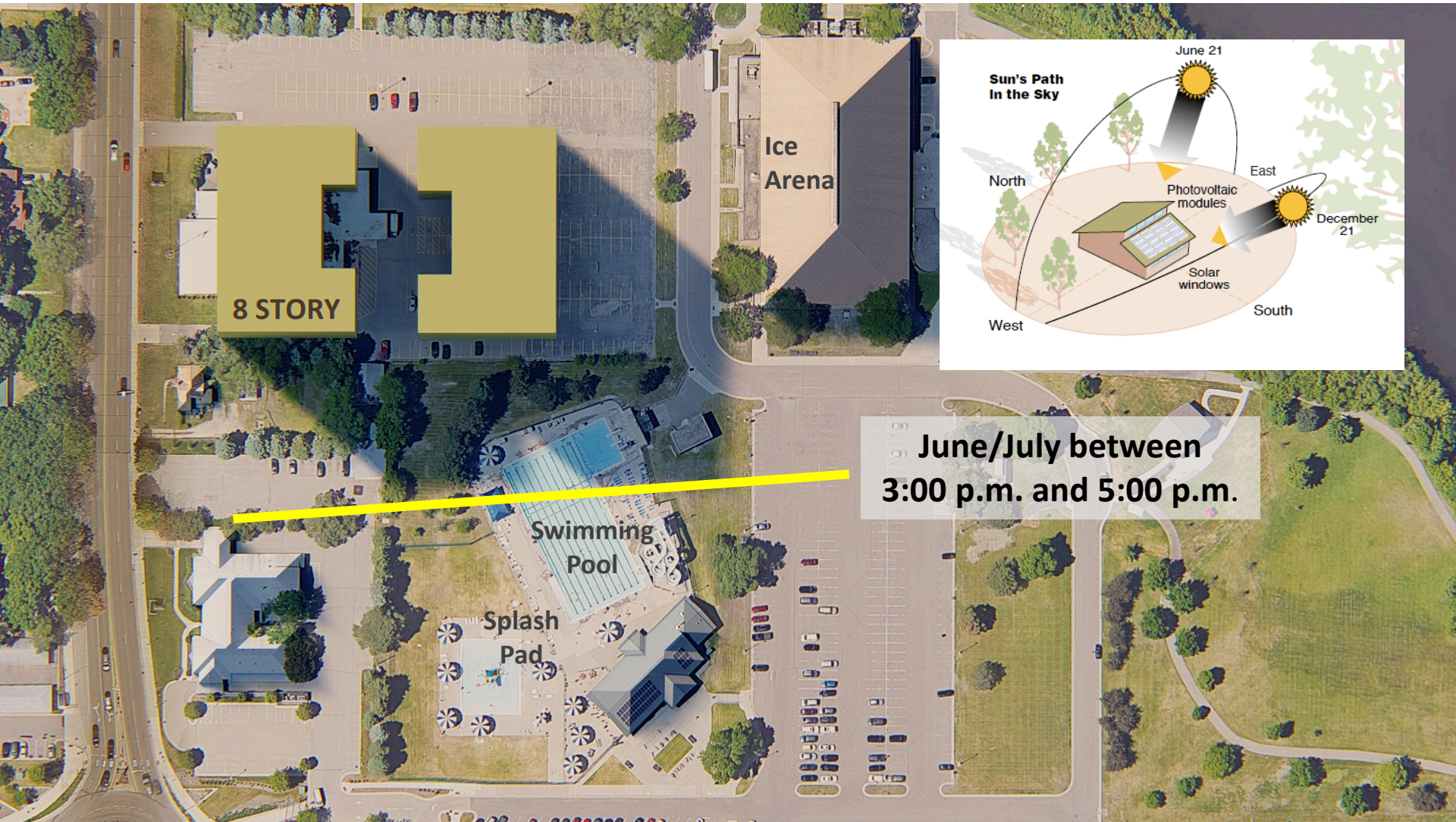


Sun Shade Study



June/July between
3:00 p.m. and 5:00 p.m.

Sun Shade Study

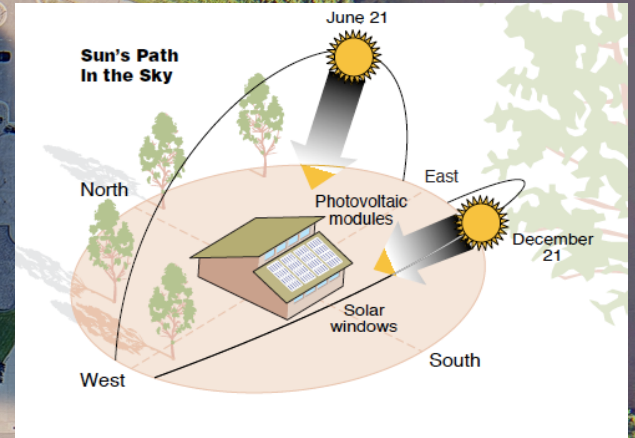


8 STORY

Ice
Arena

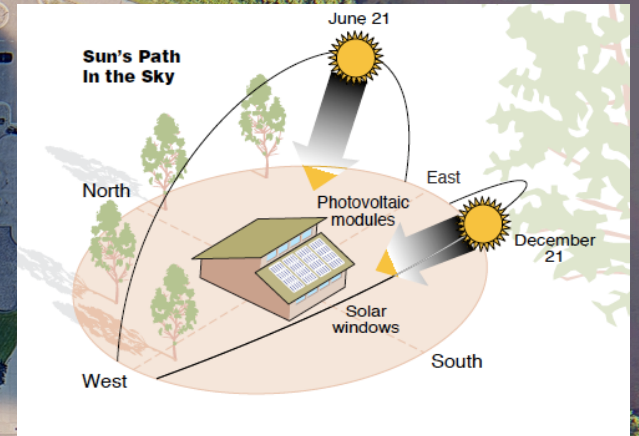
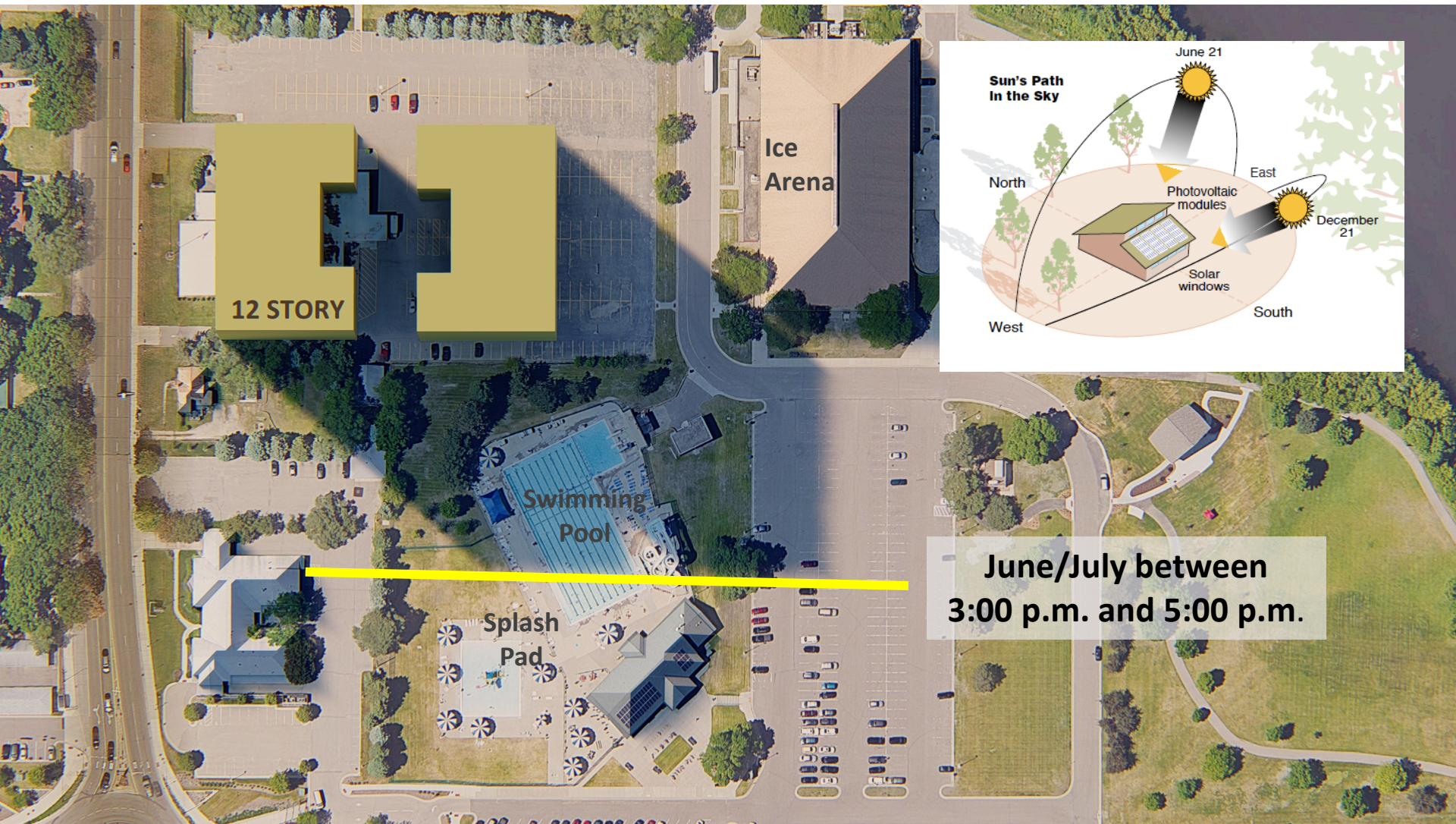
Swimming
Pool

Splash
Pad



June/July between
3:00 p.m. and 5:00 p.m.

Sun Shade Study



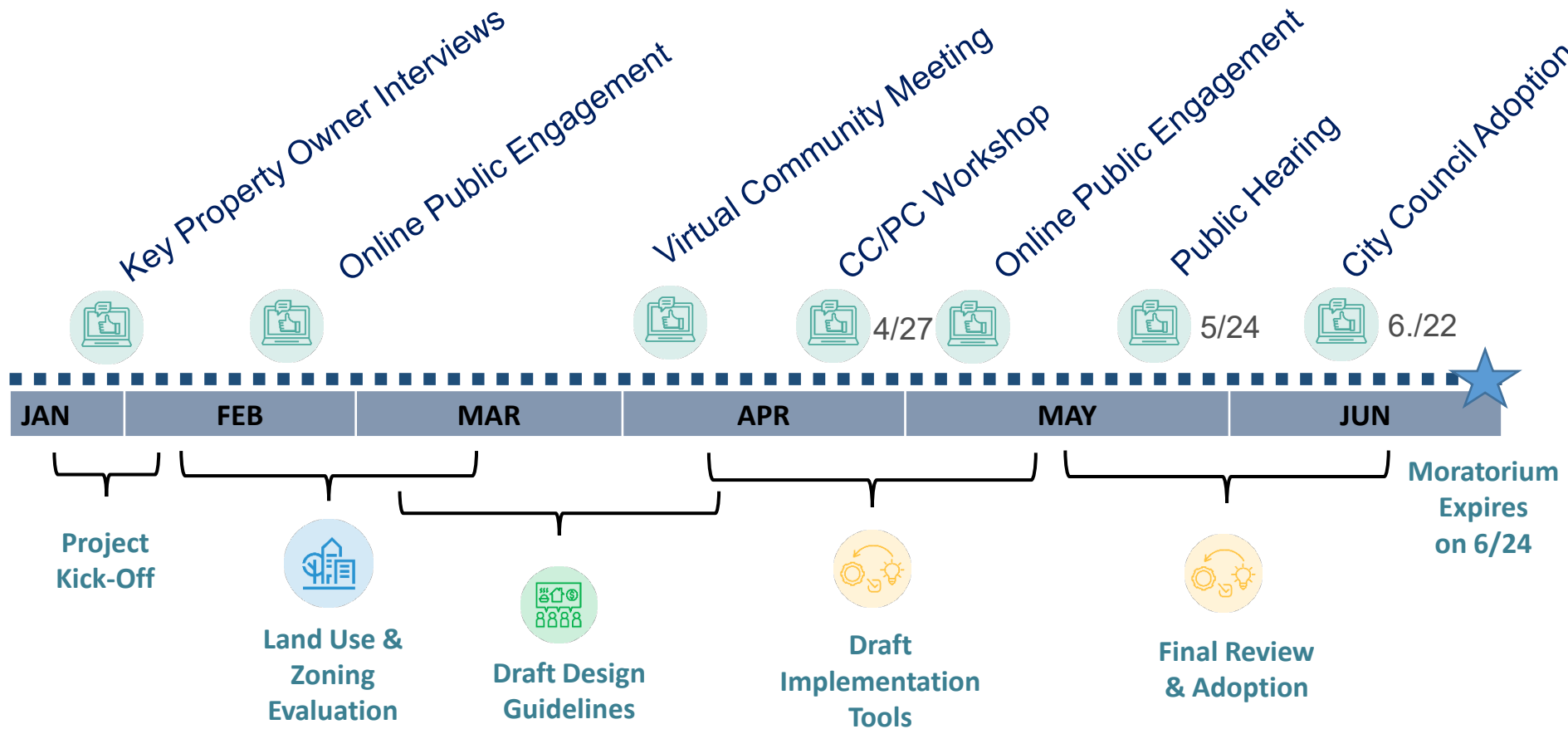
June/July between
3:00 p.m. and 5:00 p.m.

DRAFT - Zoning Recommendations

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 (e.g., minimum 75%) that expand the variety of lifecycle housing options in the study area.
 - 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.
 - b) Community Commercial development may include a mix of residential land uses.
 - c) Building heights for High Density Residential Development 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.
 - f) Maximum lot coverage for High Density Residential development will be adjusted to align with mixed use districts (e.g., 40%).



Schedule



Note: Dates are subject to change

Discussion