

CITY OF RICHFIELD COMPREHENSIVE PLAN UPDATE

TUESDAY, APRIL 10, 2018



WELCOME

- Tonight's Talking Points
 - Introductions
 - Comprehensive Planning Recap
 - Highlight Plan Elements (Chapters) – Key Changes
 - Next Steps
 - Questions/Answers



COMPREHENSIVE PLANNING 101

- Comprehensive Plans Provide:
 - Vision Statements and Goals
 - Policy Direction
 - Guides Growth
 - Twenty Year Time Horizon
 - Prepares for Implementation



COMPREHENSIVE PLANNING 101

- Minnesota State Statute
 - Seven County Metro Cities and Counties are required to update their plans every 10 years.
 - Facilitated by the Metropolitan Council
- Updates need to align with regional policies (2040 Thrive MSP)



PLAN ELEMENT REQUIREMENTS



Land Use



Transportation



Water Resources



Economic Competitiveness



Parks & Trails



Housing

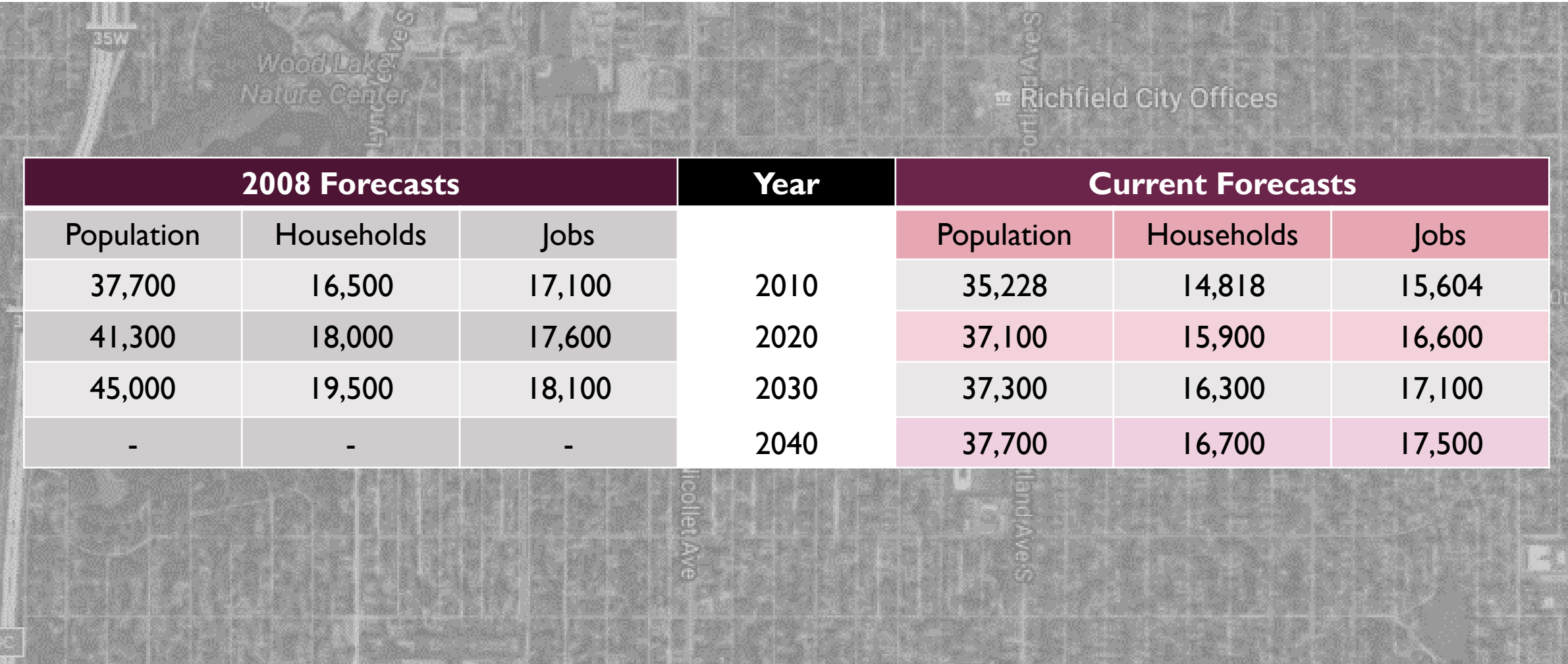


Resilience



Implementation

PLAN ELEMENT REQUIREMENTS



2008 Forecasts			Year	Current Forecasts		
Population	Households	Jobs		Population	Households	Jobs
37,700	16,500	17,100	2010	35,228	14,818	15,604
41,300	18,000	17,600	2020	37,100	15,900	16,600
45,000	19,500	18,100	2030	37,300	16,300	17,100
-	-	-	2040	37,700	16,700	17,500

COMPREHENSIVE PLAN CHAPTERS

Chapter Highlights

- Chapter 1: Introduction
- **Chapter 2: Community Direction**
- **Chapter 3: Demographics, Social & Economic Trends**
- **Chapter 4: Goals & Policies**
- **Chapter 5: Land Use**
- **Chapter 6: Housing**
- **Chapter 7: Transportation**
- **Chapter 8: Parks**
- Chapter 9: Utilities & Water
- Chapter 10: Implementation

CHAPTER 2: COMMUNITY DIRECTIONS

Key Changes:

- Recognizes Public Input (Key Themes)
 - Urban vs. Suburban
 - Higher Density vs. Lower Density
 - Affordable Housing (Too Much vs Too Little)
 - Bike Amenities (Positive & Negative Comments)
 - Valued Characteristics
 - Valued Amenities



CHAPTER 2: COMMUNITY DIRECTIONS

Key Changes:

- Recognizes Past Planning Efforts
- Provides guidance for 66th Street and Nicollet Avenue
 - Presents a Concept Idea
 - Introduces Design Guidelines



CHAPTER 3: DEMOGRAPHICS

Key Changes:

- Recognizes Richfield's growing diversity.



Figure 3-3.
Population by Race

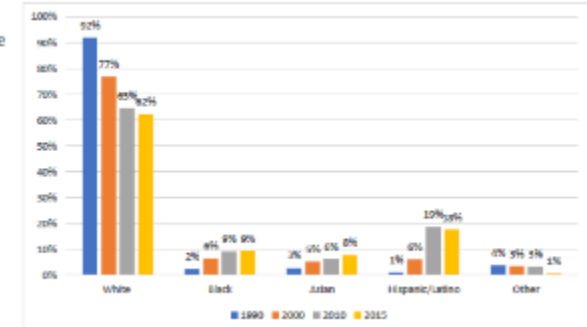
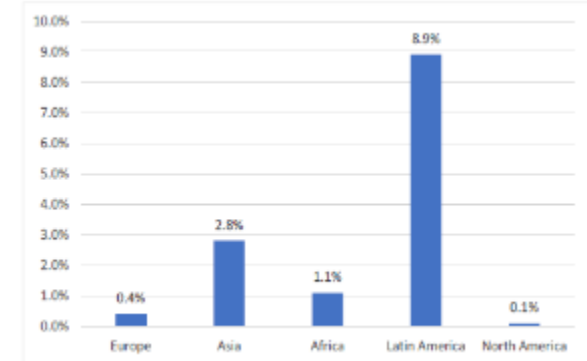


Figure 3-4.
Foreign Born
Population (2015)



CHAPTER 4: GOALS AND POLICIES



Key Changes:

- Establishes a Vision
 - What is an Urban Hometown?
- Recognizes Social Equity

Richfield, the “Urban Hometown”

“The Urban Hometown, is a community that reflects the characteristics of living in a close-knit community, while surrounded by the amenities and resources of a broader metropolitan area. The urban hometown feeling is rooted in the personal connections cultivated within our neighborhoods, parks, schools and streets. These connections are reinforced by quality housing, local commercial centers, recreational opportunities, and the cultural diversity found within our city. Our proximity to the Twin Cities only serves to expand the opportunities available to our residents, providing the best of both small town living and urban life. Our goal is to embrace these characteristics, and take steps to maintain and enhance the culture and community that makes us an urban hometown.”

CHAPTER 5: LAND USE

CHAPTER 6: HOUSING

Key Changes:

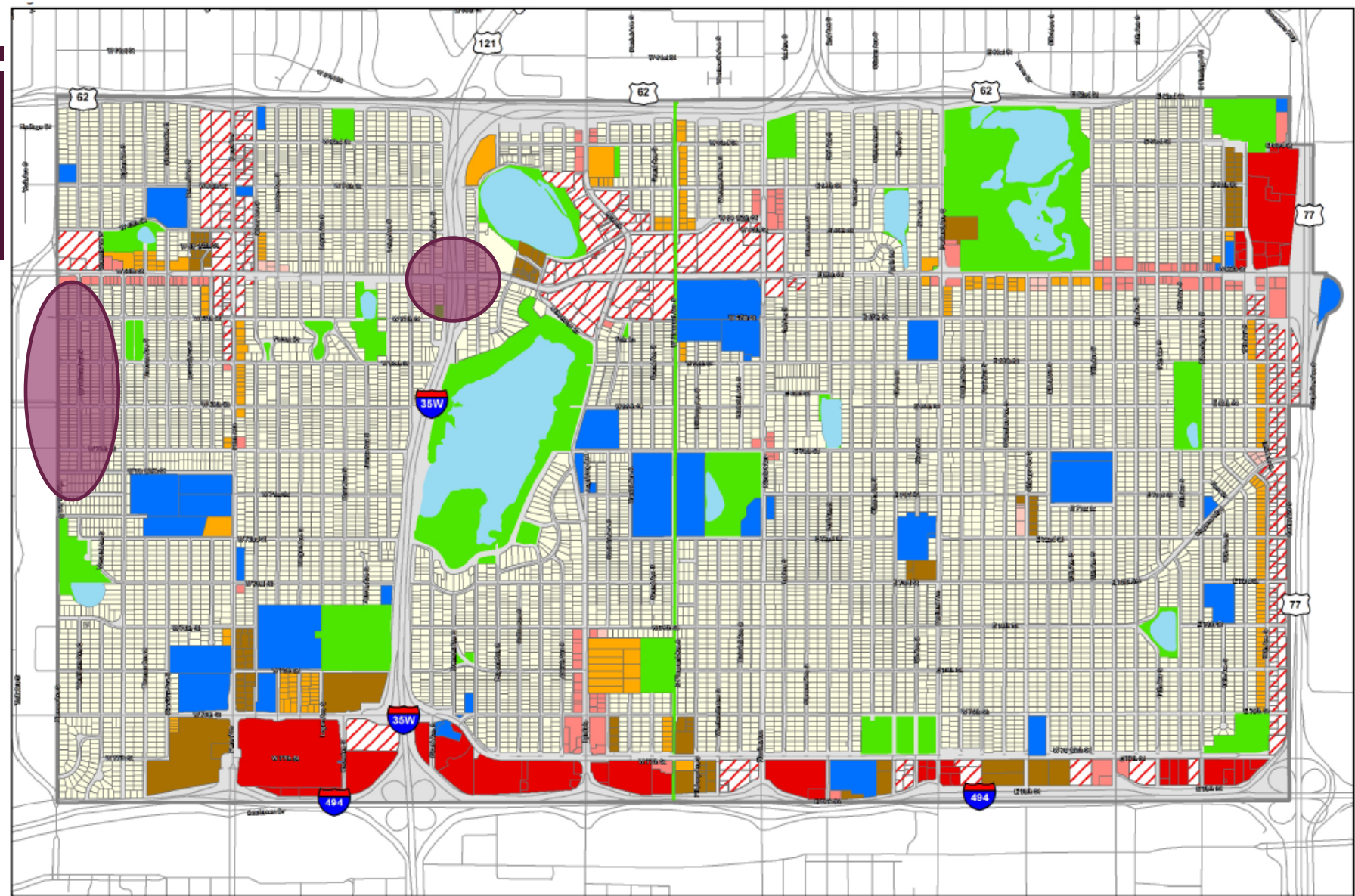
- Recognized Areas of Potential Change
- Modified the Future Land Use Categories
- Provided the Required Density Calculations
- Focused on Redevelopment Areas
- Provided the Required Affordable Housing Calculations



CHAPTER 5: LAND USE

Areas of Potential Change (for future discussion):

- Western Boarder
- I-35W & 66th Street



2040 Planned Land Use

Low Density Residential	Neighborhood Commercial	Park
Medium Density Residential	Community Commercial	Public/Quasi-Public
High Density Residential	Regional Commercial	ROW
	Mixed Use	Water

CHAPTER 5: LAND USE

2030 Comprehensive Plan	2040 Comprehensive Plan
Low Density Residential (LDR)	Low Density Residential (LDR)
Medium Density Residential (MDR)	Medium Density Residential (MDR)
Medium-High Density Residential (MHD)	<i>Removed</i>
High Density Residential (HDR)	High Density Residential (HDR)
High Density Residential/Office	<i>Removed</i>
Neighborhood Commercial (NC)	Neighborhood Commercial (NC)
Community Commercial (CC)	Community Commercial (CC)
Community Commercial/Office (CCO)	<i>Removed</i>
Regional Commercial (RC)	Regional Commercial (RC)
Regional Commercial/Office (RCO)	<i>Removed</i>
Mixed Use	Mixed Use
Office	<i>Removed</i>

CHAPTER 5: LAND USE

2040 Land Use Plan	Min	Max	Sq. Ft.	Percent Residential	Percent Commercial/ Office
Low Density Residential (LDR)	1	7	-	100%	0%
Medium Density Residential (MDR)	8	24	-	100%	0%
High Density Residential (HDR)	25	50	-	100%	0%
Neighborhood Commercial (NC)	-	-	5,000 sf (max)	0%	100%
Community Commercial (CC)	-	-	150,000 sf (max)	0%	100%
Regional Commercial (RC)	-	-	150,000 + sf	0%	100%
Mixed Use					
• <i>Lyndale Avenue & 66th Street</i>	50	75	TBD	50%	50%
• <i>Penn Avenue Corridor</i>	25	50	TBD	60%	40%
• <i>Cedar Avenue Corridor</i>	25	50	TBD	40%	60%
• <i>I-494 Corridor</i>	50	100	TBD	30%	70%

CHAPTER 5: LAND USE

■ Redevelopment Focused

Land Use	Total Acres	Percent of Acres Guided for Residential	Total Acres Allocated for Residential	Min Units Per Acre	Total Units
LDR (Infill)	3.40	100%	3.40	1	3
MDR	8.51	100%	8.51	8	68
HDR	21.12	100%	21.12	25	527
Mixed Use (Redevelopment Areas)					
Lyndale/66th	50.72	50%	25.36	50	1,268
Penn Ave	34.11	60%	20.47	25	511
Cedar	26.89	40%	10.75	25	268
I-494	2.44	30%	0.73	50	36
Total:	147.20	-	90.36	-	2,681
				Units Per Acre:	29.67

- **Required Density Goal: 20 units per acre**

CHAPTER 6: HOUSING

■ Document Affordable Housing Goals Set by the Metropolitan Council

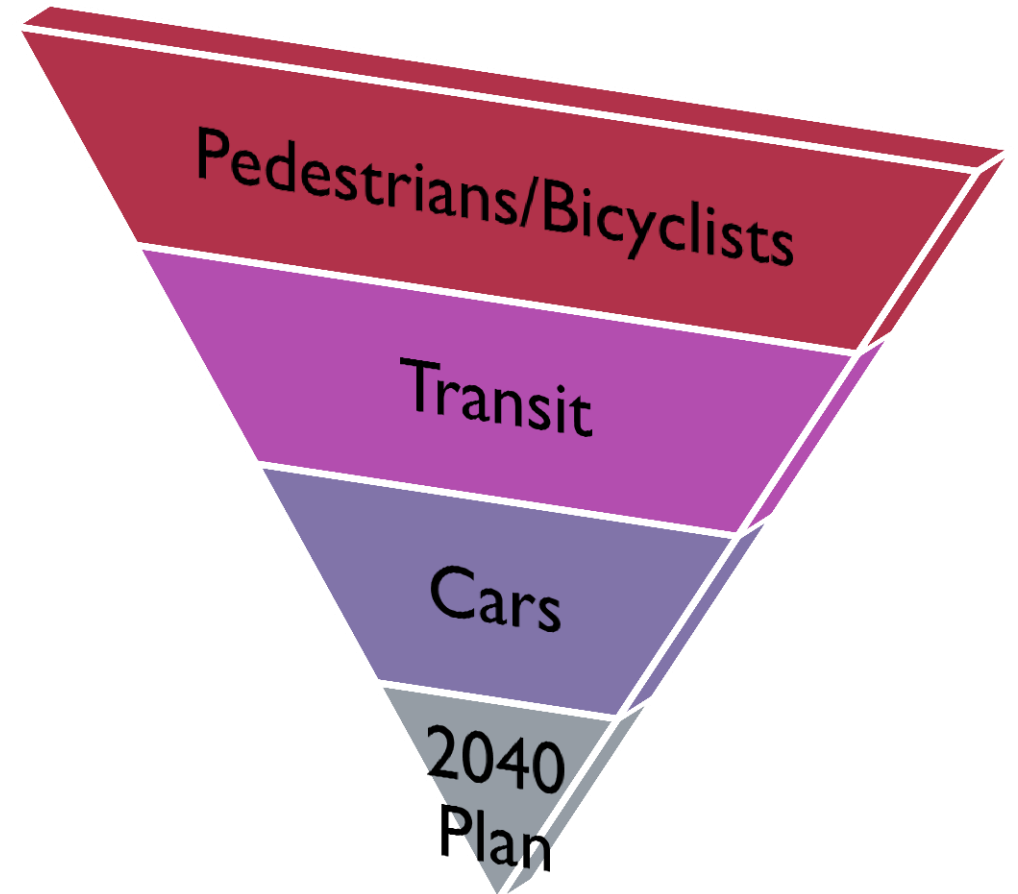
Redevelopment Area	Acres (Net)	Min. Percent Residential	Total Acres Allocated for Residential	Min. Units/Acre	Units
HDR	21.66	100%	21.66	25.00	541
Mixed Use: Lyndale/66 th	50.72	50%	25.36	50.00	1,268
Mixed Use: Penn Ave. Corridor	34.12	60%	20.47	25.00	511
Mixed Use: Cedar Ave. Corridor	26.89	40%	10.75	25.00	268
Mixed Use: I-494 Corridor	2.44	30%	0.73	50.00	36
Total	136.03	-	78.97	-	2,624

- Required Affordable Housing Goal: 121 units per acre

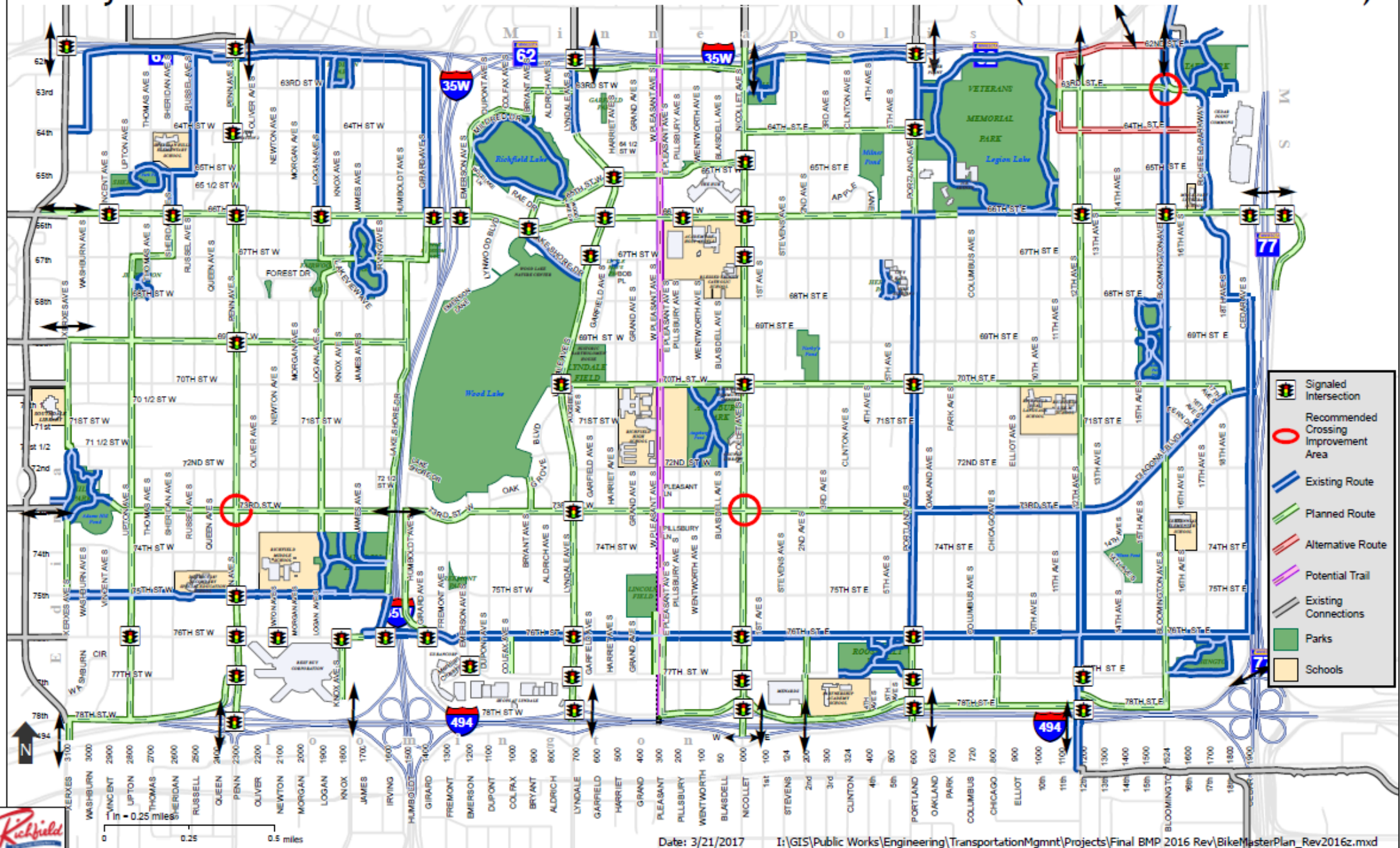
CHAPTER 7:TRANSPORTATION

Key Changes

- Multimodal Focused
- Stronger Emphasis on Peds, Bikes and Transit
- Incorporates Past Planning Efforts:
 - Bike Master Plan
 - Pedestrian Master Plan
 - Complete Streets Policy
 - Guiding Principles



City of Richfield: BICYCLE MASTER PLAN (2017 revision)



CHAPTER 8: PARKS

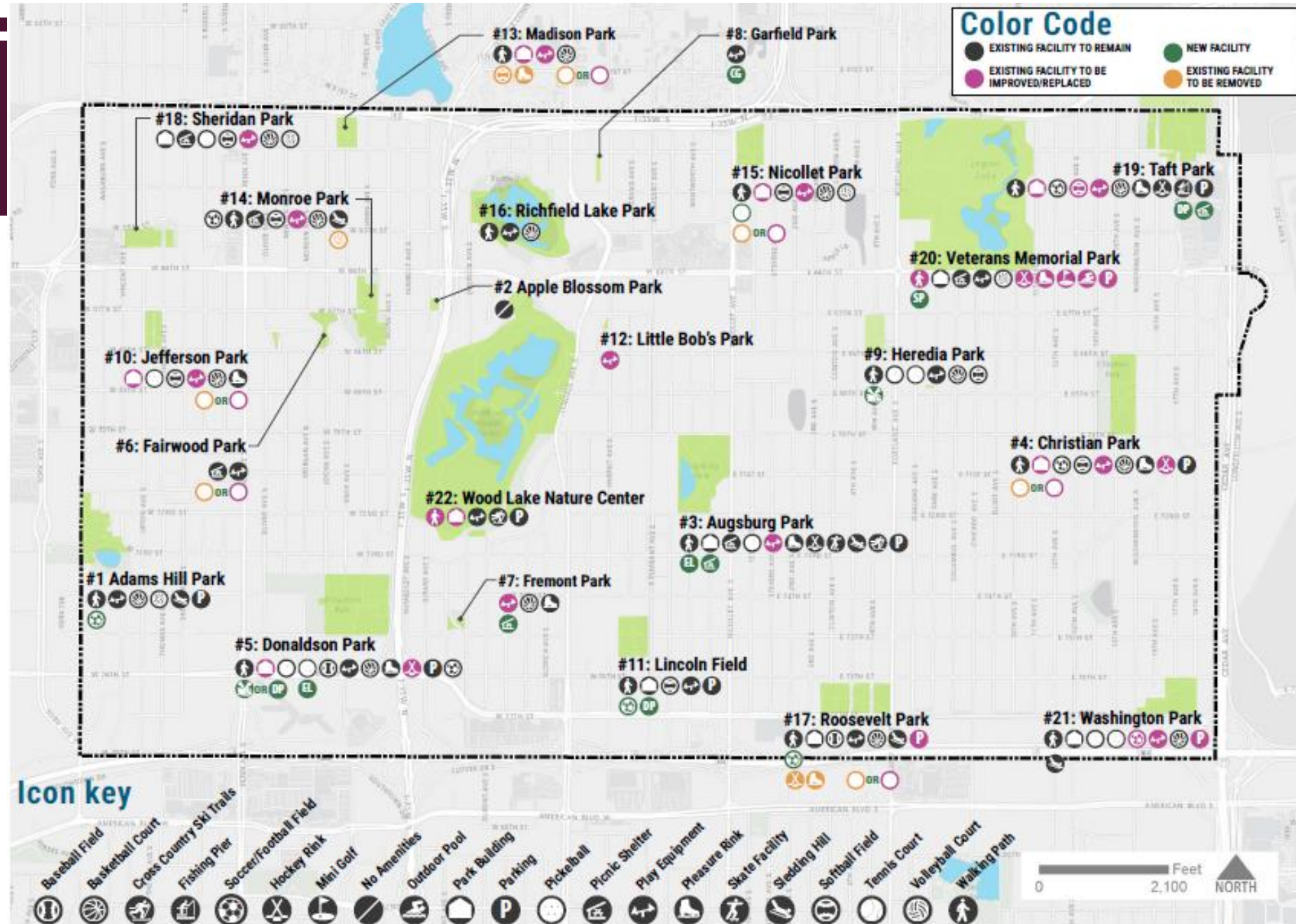
Key Changes

- Updates to the 10 Year Parks Master Plan
 - Inventory of all parks
 - Recommendations for each park
 - Planning Level Cost Estimates



CHAPTER 8: PARKS

- Specific Recommendations:
- Dog Park
- Soccer Fields
- Woodlake Nature Center Investments
- Asset Management



NEXT STEPS

Feb.

- Finalize Chapters
- Production

March

- Advisory Committee Review
- Open House
- Final Edits

April

- Presentation to City Council
- Presentation to Planning Commission
- Start 6 Month Mandatory Review

Sept

- Close 6 Month Mandatory Review
- Public Hearing
- Plan Adoption

*What's
Next?*

“Thank you for your
time and
commitment to
Richfield.”



QUESTIONS & DISCUSSION

TUESDAY, APRIL 10, 2018





Sign Regulations Update

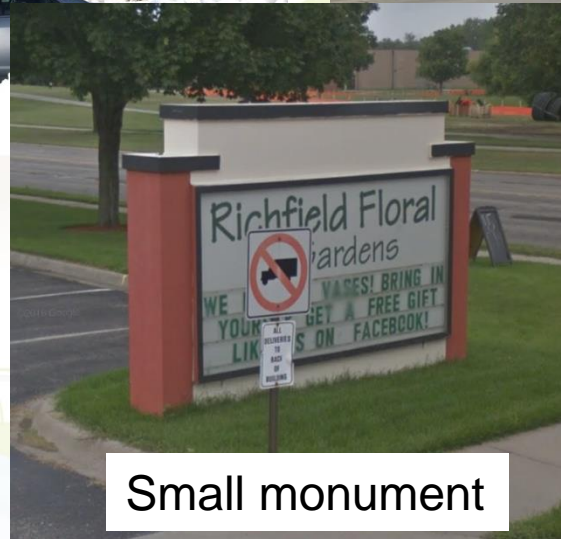
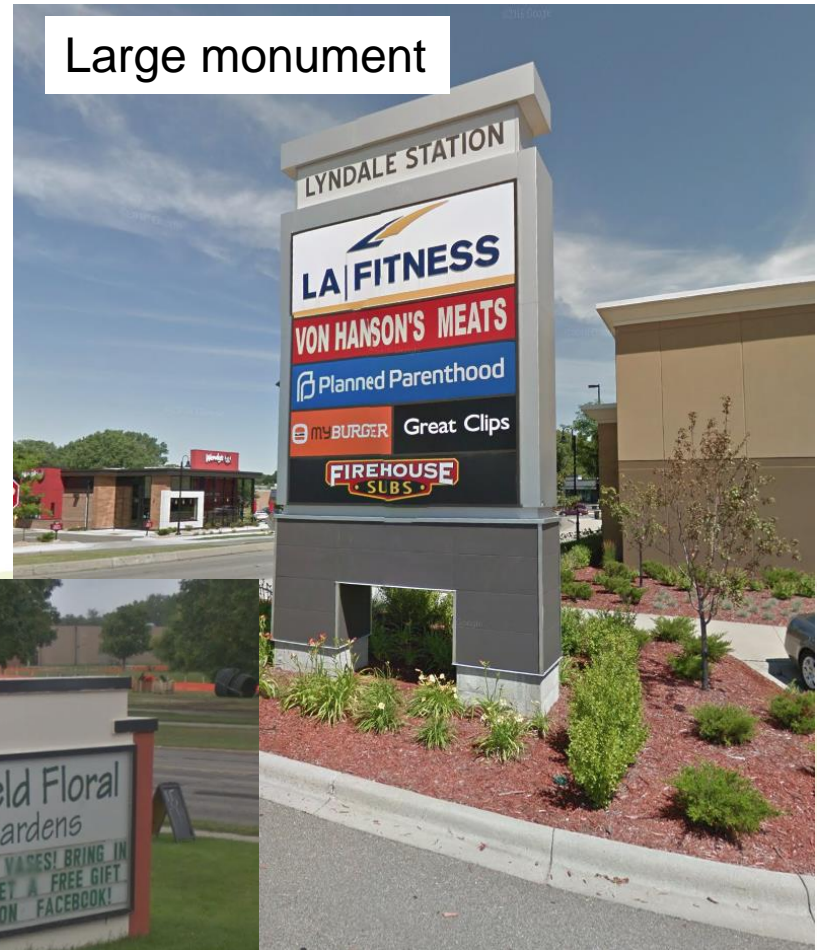
Work Session – April 10, 2018



Table of Contents

- Signs 101 – types of signs
- Current sign regulations
- Proposed portable sign regulations
- Penn Avenue Design Guidelines & proposed changes
- New regulations: citywide vs. districts
- Discussion / questions

Freestanding signs



Portable signs are prohibited

- Sandwich board / A-frame signs
- Sail / flag signs
- Businesses and community orgs have requested flexibility in this blanket policy



Why prohibit portable signs?



Why prohibit portable signs?



Side effect of current policies

- Unlimited ground signs are a nuisance
- Propose limit of two ground signs per lot



Proposed portable sign regulations

- One portable sign permitted per business
- Signs must be located on site of business, no off-premise signs allowed (per current ordinance)
- Signs must be located on private property – Not permitted in public right-of-way (sidewalks, boulevards or medians)
- Signs shall not block any accessible routes for pedestrians/mobility devices, including on private property
- Limited to 4 feet in height and 6 square feet in area, preventing oversized boards or other tall portables (like flag/sail signs, which will remain prohibited)
- Signs shall not be displayed between 10:00pm and 6:00am
- Permit not required

Portable signs

- Any questions so far?



Interim Ordinance – 66th Street construction

- Due to impacts on businesses during 66th Street reconstruction, regulations on temporary signs were relaxed in March 2017.
- Interim ordinance is now expired.
- Propose to give Community Development Director authority to suspend permit fees and time limits on temporary banner signs during major road construction projects.

Penn Avenue Design Guidelines

- Additional sign regulations apply in the Penn Central district (Crosstown to 68th St)
- Adopted in 2008
- Internally lit “box” signs are prohibited
- Staff has interpreted this prohibition to include dynamic displays (LED boards)
- Guidelines do not include any limitations on height or size

Internally lit “box” signs



Oversized and out of scale



Proper scale for Penn Avenue



Adaptation to guidelines

- Internally lit letters
- External lighting



Possible adverse effects of Penn Avenue Design Guidelines

- Nearly all freestanding signs on Penn were made nonconforming in some way
- Externally lit freestanding signs are perceived to be too dimly lit for businesses open in the evening
- Concerns with uniformity of all future signs using “gooseneck” lamp lighting?
(i.e. Davanni’s, Fraser, etc.)

Changes to Penn Guidelines

- Propose to allow dynamic displays (LED boards) with new size restrictions on size
- Re-allow internally lit freestanding signs on Penn Avenue, with restrictions on size



Reduce sign height

- Maximum height – currently 27 feet is the limit for all commercial property regardless of size
- Propose to reduce height to 20 feet
- Exceptions for Planned Unit Developments (Shops at Lyndale, Southdale Square, Lyndale Station, The Hub, etc.)
- Exceptions for properties adjacent to highway (Honda, Audi, backside of Target/Home Depot)

Reduce sign size

- Maximum sign area – currently 200 square feet is the limit for most commercial property regardless of lot size
- Propose to reduce sign size:
 - 100 square feet for properties < 1 acre
 - 150 square feet for properties 1-2 acres
 - 200 square feet for properties >2 acres
- Similar exceptions as outlined for sign height

Reduce quantity of large signs

- There is currently no maximum number of tall freestanding signs
- Propose limit of one tall sign (>8 feet) per lot. No limit on signs below that limit (small monument, directional signs, menu boards, etc.)
- Similar exceptions as outlined for sign height

CVS on Penn



Example of a recent sign with dynamic display – 20' max height

- Lyndale Liquor – 124 square feet



AFTER - SCALE: 5/16" = 1'-0"

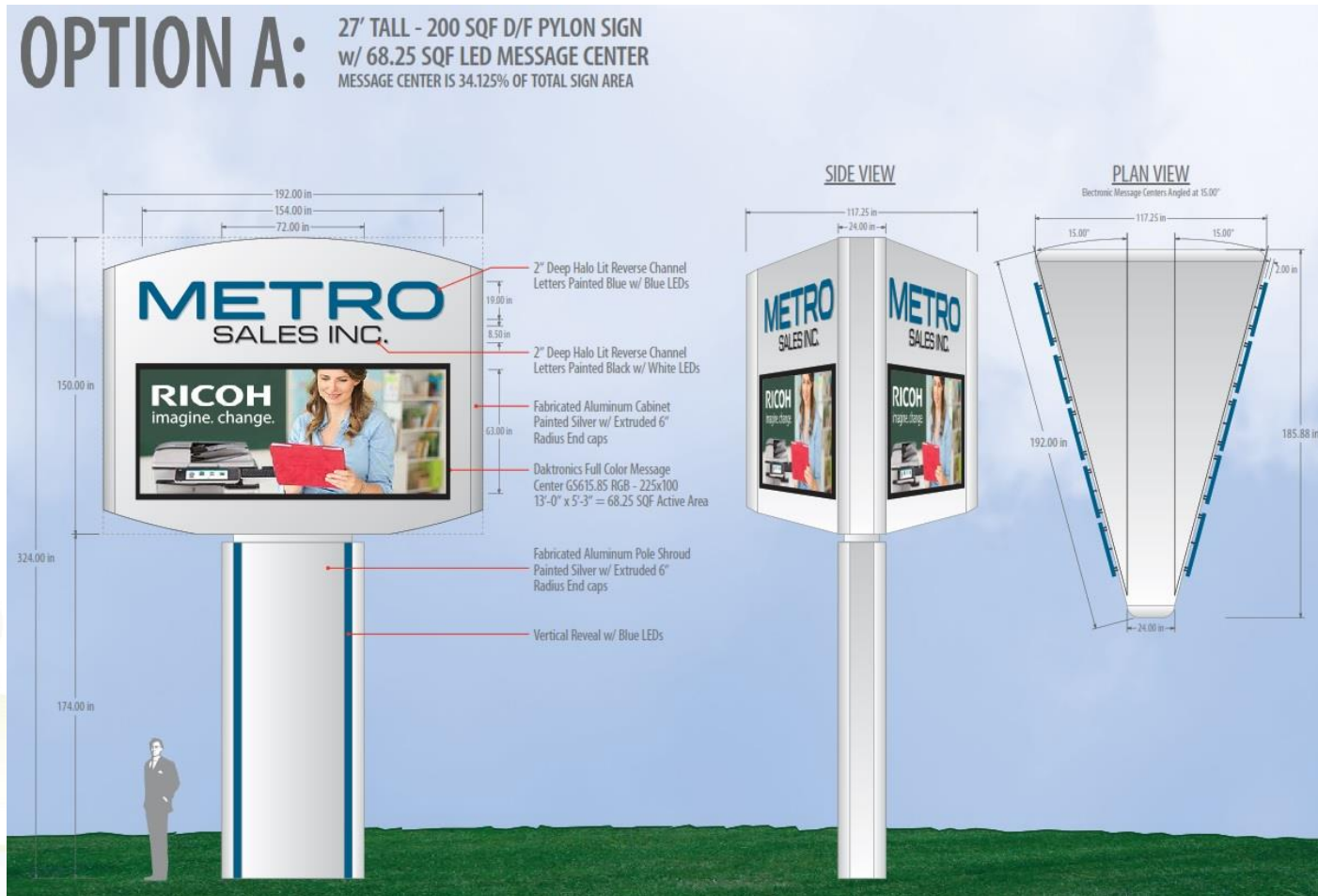


BEFORE - NOT TO SCALE



SCALE: 3/8" = 1'-0"

Example of a proposed sign with dynamic display – along 494



Citywide vs. districts

- Staff recommends implementing size and height reductions citywide
- Generally, these updated regulations better reflect the dimensions of most existing signs and avoid the addition of new oversized signage

Not changing

- Maximum sign height or size on large properties (>2 acres), Planned Unit Developments, shopping centers, and properties along highways
- Prohibition on internally lit “box” signs on buildings
- Prohibition on portable signs other than A-frame/sandwich board signs

Discussion / Questions?

