



**SPECIAL JOINT CITY COUNCIL, HOUSING AND REDEVELOPMENT AUTHORITY, AND PLANNING  
COMMISSION WORKSESSION  
RICHFIELD MUNICIPAL CENTER, BARTHOLOMEW ROOM  
OCTOBER 24, 2017  
5:30 PM**

Call to order

1. Comprehensive Plan update.
2. Affordable housing strategies.

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.**

**CITY OF RICHFIELD, MINNESOTA**  
Office of City Manager

October 19, 2017

Council Memorandum No. 98

The Honorable Mayor  
and  
Members of the City Council

HRA Memorandum No. 29

Housing and Redevelopment  
Authority Commissioners  
City of Richfield

Subject: Comprehensive Plan Update

Council Members and Commissioners:

On Tuesday, October 24 at 5:30 p.m., staff and Lance Bernard of SRF Consulting Group will present work thus far on the Comprehensive Plan update. The update will cover:

- Revised vision and goals (enclosed);
- 66th & Nicollet concepts;
- Parks Master Plan;
- Public Engagement Findings; and
- Next steps.

Two documents are attached for your review prior to the work session:

- Community Brief #2 related to the city-wide open house held on August 17 from 3:00 – 7:00 p.m. at City Hall; and
- Revised goals and policies.

Respectfully submitted,



Steven L. Devich  
City Manager

Attachments

SLD:mdp

Email: Assistant City Manager  
Department Directors  
Assistant Community Development Director  
Planning Commission

# Richfield 2040 Comprehensive Plan

## Community Brief #2 Phase II Public Engagement Summary

The City of Richfield hosted an open house on August 17th, 2017 from 3 p.m. to 7 p.m. at City Hall. The open house served as the second phase of public engagement activities for the Comprehensive Plan Update. The open house provided residents an opportunity to review and comment on draft elements of the plan. Specific items for comment included draft goals, concept ideas for the land uses near 66th Street and Nicollet Avenue, and draft park recommendations. The open house boards are provided in Attachment A.

The open house was marketed through a community-wide mailing, social media posts via Facebook, and through the help of the Comprehensive Planning Advisory Committee. Marketing materials also indicated (in Spanish) that a translator would be available during the open house. The Spanish translator engaged and assisted Spanish speaking residents at the meeting.

Overall, the open house was well attended. Over a hundred residents signed-in; however, general observations indicated much more in attendance. Many of those in attendance stated that they learned about the event through the community-wide mailing or through the City of Richfield's Facebook page. A summary of the open house findings is highlighted throughout this Community Brief.

## Key Themes

Most of the open house boards were interactive, allowing participants to vote on questions or provide written comments. Each comment was documented and reviewed by the study team to determine key themes. This qualitative assessment will help inform changes to the Comprehensive Plan. A summary of these findings is listed below.

### Richfield, the Urban Hometown

Residents were asked to help define what an "urban hometown" means to the community. A draft statement was provided for comment. In general, the public felt the definition captured the community.

### Draft Goals

The draft goals for land use, housing, transportation and parks were on display for comment. In most cases, residents were split on whether they agreed or disagreed on the goal statements. As this pattern emerged during the open house, study team members engaged residents on their reasons for voting one way or another. Staff learned residents were reacting to the goal statements differently. For example, those who agreed with the goal statements felt the statements captured Richfield positively. Those who responded negatively felt the goal statements were not being achieved today, and therefore, disagreed with the statement. However, those who disagreed with the goal statements felt the

statements represented a positive future for Richfield. This finding suggests most participants were in favor of the goal statements, regardless of how they voted.

## 66th Street and Nicollet Avenue Concepts

Many residents gravitated towards the concept boards developed for the 66th Street and Nicollet Avenue area. These concepts were supported by findings from the market analysis. More importantly, the concepts were presented as "ideas" to consider if the area redevelops over time. Key themes from the discussions and comments included:

- Residents were largely in favor of redevelopment patterns that supported mixed-use developments with a strong focus on commercial uses.
- Both concepts include the redevelopment of a small portion (south-west quadrant) of the Academy of Holy Angels property. Residents expressed a strong desire to keep this area undeveloped.
- There is a strong desire to see more local/small businesses in the area.
- Residents would like to see more restaurants, coffee shops and neighborhood services (e.g., grocery and hardware stores).
- In general, housing is supported if it is integrated with commercial development and is not the primary use. These comments were primarily focused on the Hub property.
- Residents indicated a strong desire to provide the area with a "facelift" through façade improvements, landscaping and pedestrian amenities.
- Residents expressed concerns about future building heights and their potential impact to adjacent neighborhoods.

## Parks

The draft park recommendations generated a lot of discussion amongst residents. A key item on display included potential sites for a future dog park. Potential locations include Christian Park, Donaldson Park, Lincoln Field, Taft Park, Veterans Memorial Park and Garfield Park. Residents were asked to vote on their preferred location. Many participants selected Donaldson Park and Veterans Memorial Park as a preferred location. Regardless of the location, participants agreed a dog park would be beneficial to the community.

Other items on display for comment included potential locations for a new soccer field. However, little input was received to determine a preferred location.

Overall, residents are pleased with Richfield's parks and amenities. Most of the conversations and comments focused on specific park improvements (e.g., programming, operations and maintenance).

## Land Use and Housing

The majority of the discussion on land use focused on housing. In general, there was consensus among existing residents that the housing stock is meeting today's needs and plays a large part in why people chose to live in Richfield. However, the term "housing affordability" has a different meaning to many. Residents defined "affordable housing" as single-family homes for first time homebuyers to apartment buildings in disrepair. In some cases, residents felt Richfield has too much affordable housing.



## Transportation

The transportation boards described Richfield's Bicycle Master Plan (2017) and multimodal goals. Discussions and comments indicated a strong support for multimodal options and expanding the transit system. For example, residents generally supported improvements for safe pedestrian connections and transit amenities (e.g., shelters and garbage cans). However, responses on the bicycle network varied widely. Most of these comments regarded recent bike lane improvements. In that respect, staff fielded questions on the benefits in expanding the bicycle network.

Comments were also received on the roadway system. Most of these comments pertained to spot improvements, such as signal timing, infrastructure improvements and crosswalks. Discussion also focused on current improvements along 66th Street and programmed improvements (e.g., 77th Street underpass) throughout the community.

## Attachment A- Open House Boards

# Comprehensive Planning 101

## Q. What is the Richfield Comprehensive Plan?

A. The Richfield Comprehensive Plan addresses the topics of land use, housing, transportation, parks and more. **This document helps shape how Richfield will grow and change over the next 20 years.**



## Q. Why should I be interested in the Comprehensive Plan?

A. The **comprehensive plan provides guidance to elected officials**, City staff, developers, neighborhood groups and other community stakeholder to ensure progress towards a common vision.

## Q. Why is the City updating the Comprehensive Plan?

A. Richfield is **required by State law** to update our comprehensive plan every ten years. The current Richfield Comprehensive Plan was adopted in 2008.

The City of Richfield consults the plan when:

1. A developer or property owner proposes to build a new building.
2. Rebuilding a street, constructing a bikeway, or planning a transit project.
3. Maintaining and investing in our park system.
4. Designing programs and strategies for affordable housing and employment.



# Comprehensive Planning 101

## Q. How will Richfield grow over the next twenty years (2040)?

A. The region is projected to grow at a slower pace than previous forecasts used in the 2008 Comprehensive Plan. Over the next 20 years, **Richfield is expected to see moderate growth** in population, households and jobs.

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	18,00	17,600	2020	35,700	15,600	16,600
45,000	19,500	18,100	2030	35,600	16,000	17,100
—	—	—	2040	35,900	16,400	17,500



# Early Public Engagement Findings

## Q. What has occurred over the past few months?

A. Richfield hosted informational booths throughout the community between April and June. An on-line mapping tool/comment form was also provided during this time. This was an opportunity for Richfield residents to provide input on what makes our community a great place to live, work and play.

## Q. What did you hear?

A. Input received during the public engagement activities were compiled to better understand key themes (e.g., issues, opportunities, needs and assets).

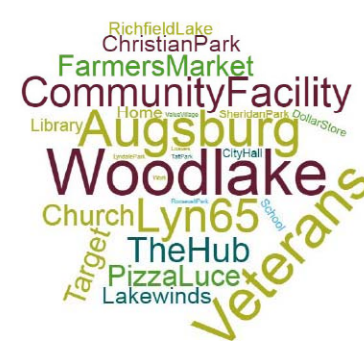
What is the city's best characteristic?



What is a needed amenity?



What is your favorite place?



What is your biggest concern?



# Early Public Engagement Findings

## Q. What makes Richfield a great place to live, work, and play (key themes)?

- 🏠 Respondents enjoy the city's **proximity** to downtown Minneapolis, MSP Airport, local businesses, and the Mall of America.
- 🏠 Residents have a strong connection and appreciation for the community's **parks and open spaces**.
- 🏠 Respondents recognize the benefits of Richfield's **small town character, inclusive feel, and diverse people**.
- 🏠 Residents value the **affordability** of the community.
- 🏠 Residents appreciate and utilize the **bike and pedestrian trails** throughout the community.

## Q. What should Richfield look like in 2040?

- 🏠 Respondents envision more **diverse housing opportunities, people, and local small business opportunities**.
- 🏠 Residents expect **blighted areas** of Richfield to be **redeveloped**.
- 🏠 Respondents anticipate there to be **more opportunities or improved services for walking, biking, and transit**.
- 🏠 Residents expect **enhanced education** opportunities and standards along with modernized facilities.
- 🏠 Residents envision **less concerns about crime** through greater enforcement and community engagement.

## Q. How do you typically travel to your favorite place in Richfield?

(Choose all that apply)



Car - 62%



Biking - 38%



Walking - 47%



Transit - 0.05%



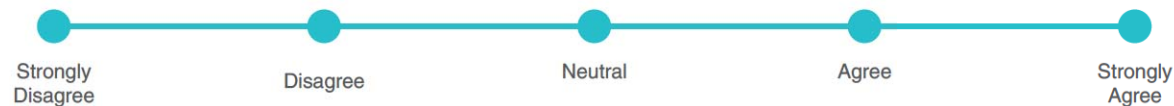
# Richfield, The Urban Hometown

## Q. What does an Urban Hometown mean to Richfield?

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.

## Q. Does the Urban Hometown definition accurately capture who we are as a community?

Place a dot below to answer the question.

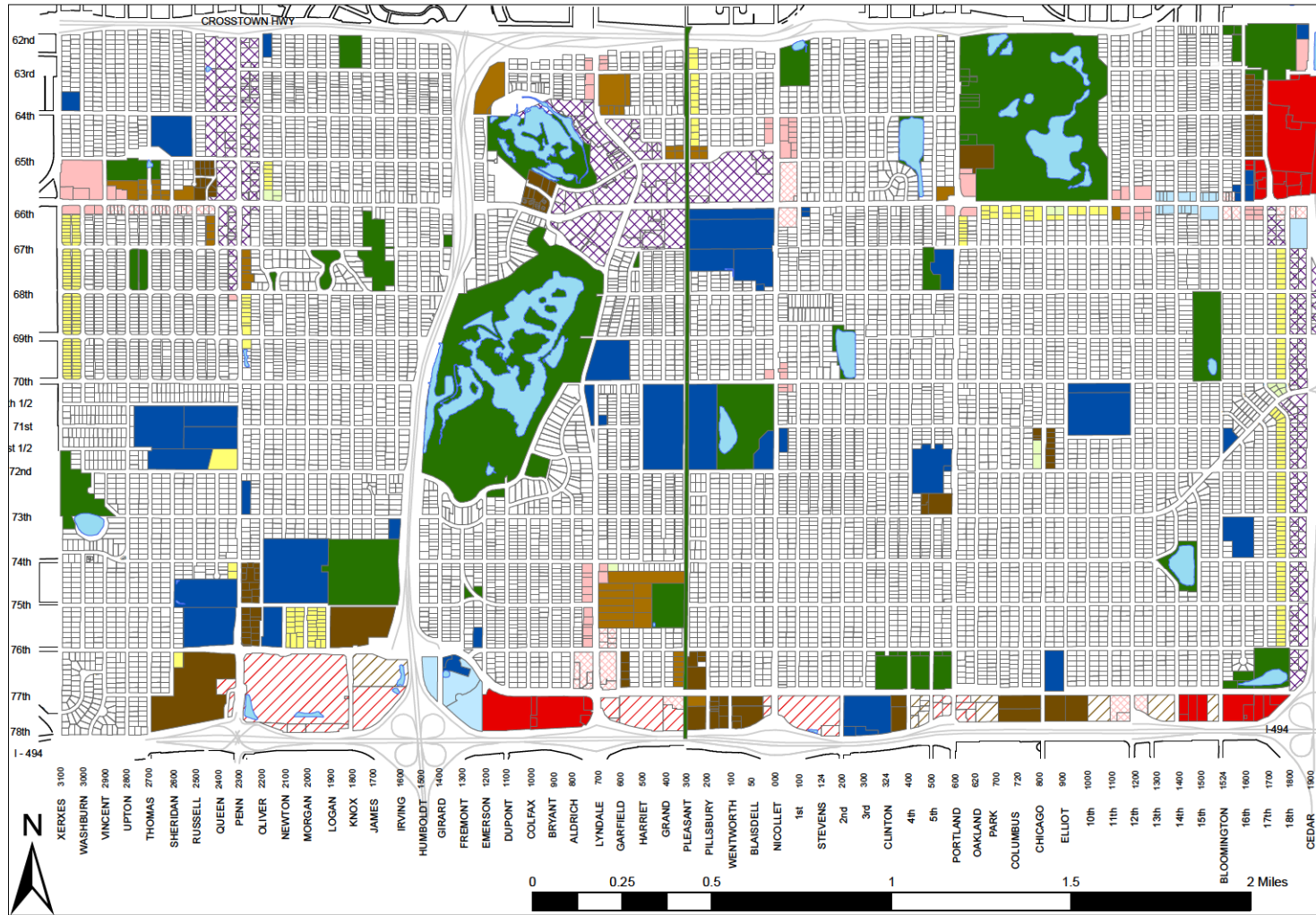


What do you think?  
Please share your thoughts.

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# Land Use Plan



## Legend

- Regional Commercial
- Regional Commercial/Office
- Comm Commercial
- Comm Commercial/Office
- Neighborhood Commercial
- Office
- High Density Residential
- High Density Res/Office
- Medium-High Density Res
- Medium Density Residential
- Low Density Residential
- Mixed Use
- Park
- Public / Quasi-Public





# Land Use Plan

Low Density Residential (LDR)



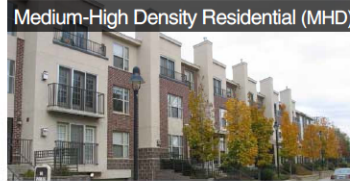
The low density residential category allows for the mixture of single-family detached and attached units such as, duplexes and lower density townhomes. Low Density residential development ranges from **1 to 6 units per acre**.

Medium Density Residential (MDR)



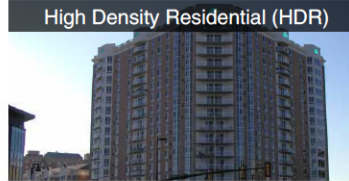
Medium density residential accommodates attached housing, predominantly townhomes or condominiums ranging from **7 to 12 units per acre**. Medium density residential also includes manufactured housing.

Medium-High Density Residential (MHD)



Medium - High Density Residential includes multi-unit and multi-building developments. The intent is to allow for higher density housing, such as townhome developments. The **allowed density would range from 12 to 24 units per acre** and no greater than 4 stories tall.

High Density Residential (HDR)



High Density Residential includes multi-unit and multi-building developments at a more intense scale. The allowed density range is a **minimum of 24 units per acre**. High Density Residential uses are primarily located convenient to transportation, utility, security, shopping and social services to support higher concentrations of people.

High Density Residential/Office (HDRO)



The HDRO includes multi-unit and multi-building developments with the presence of office uses. Like the HDR category, a **minimum density of 24 units per acre** is required.

Neighborhood Commercial (NC)



The intent of this category is to provide space to allow for goods or services that neighborhood residents need on a frequent basis. Neighborhood commercial uses must fit within the character and scale of a residential neighborhood and should be accessible by foot and bicycle. The size of neighborhood commercial is **limited to 5,000 square feet**.

Community Commercial (CC)



Community Commercial accommodates a wide variety of retail goods and services that are more intense than neighborhood scale commercial. Community commercial uses are primarily located along major local corridors, such as 66th St., Penn Ave., Nicollet Ave., and Portland Ave. An example of an existing community commercial area is the HUB. Community commercial uses can contain **buildings up to 150,000 square feet in size**.

Community Commercial/Office (CCO)



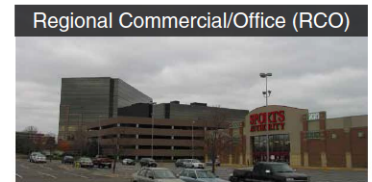
Community Commercial/Office allows for the presence of offices. Within this category, office uses are to be integrated into the overall development **up to a total building size of 150,000 square feet**. Office uses would preferably be located above retail uses or situated in stand-alone building developments.

Regional Commercial (RC)



Regional Commercial uses are primarily, if not exclusively located along regional corridors that provide visibility and accessibility. These commercial land uses are larger in scale, **ranging from 150,000 + square feet**. Primary uses would include large anchor retail tenants, mid-sized retailers or a collection of specialty retail tenants fashioned in lifestyles centers, shopping malls or large stand-alone buildings.

Regional Commercial/Office (RCO)



Regional Commercial/Office allows for the presence of offices. Office uses are to be integrated into the overall development with buildings **exceeding 150,000 square feet in size**. Office uses would preferably be located above retail uses or situated in stand-alone building developments.

Mixed Use (MU)

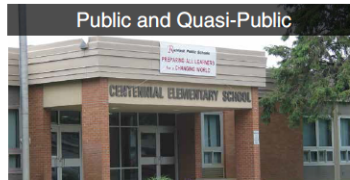


The intent of the Mixed Use category is to create a district that is a vibrant and pedestrian-oriented. That would accommodate residential, shopping, recreational and businesses uses in a flexible arrangement. Mixed-use densities are generally consistent with the high-density multifamily areas or higher.

Office (O)

Office uses are accommodated in several of the residential and commercial land use categories. However, the office land use category is intended to provide stand-alone office development. These stand-alone developments may include such uses as office-showrooms, research and development facilities, real estate offices or banks. A **floor area ratio (FAR) of 0.20 should be achieved** for stand-alone office building development.

Public and Quasi-Public



Public and Quasi-public uses include all civic, county and state facilities (excluding parks); religious facilities, schools and other similar non-profit uses.

Park



The park designation includes all public parks, public playgrounds and trail corridors.

Right-of-Way

Right-of-way includes all public land that is under the jurisdiction of the City of Richfield, Hennepin County or the State of Minnesota that is generally devoted to transportation and/or utilities.



# Land Use Plan

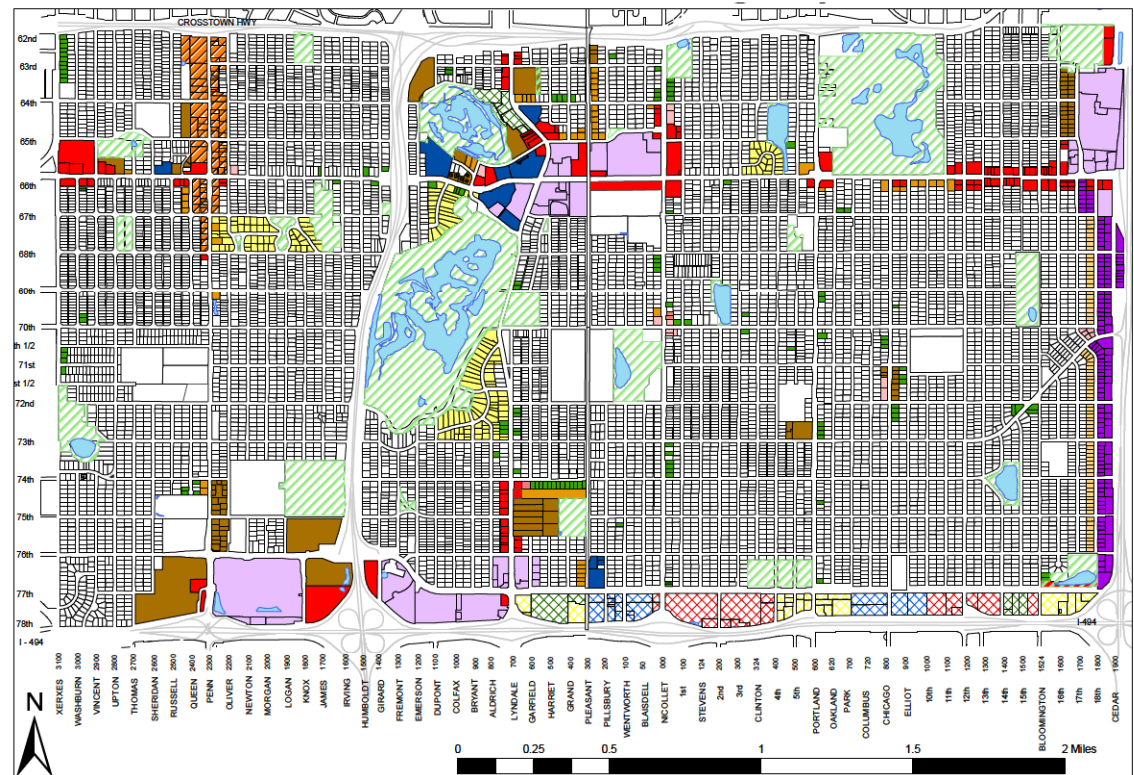
## Q. What is the difference between the Comprehensive Plan and the Zoning Ordinance?

A. The comprehensive plan guides land uses and informs future land use decisions. The Zoning Ordinance is part of the City Code and regulates the type, scale and intensity of development which may occur in the specific zoning districts. To fully understand how a parcel of land can be used, you first need to know how the land is planned in the Comprehensive Plan, and then determine how the land is zoned.

## Q. Does the Comprehensive Plan propose any changes to the land use plan.

A. Minor changes have been made over the past five years to the land use plan. **Land use changes are anticipated to be focused around 66th & Nicollet.** Minimal changes are expected throughout the remainder of the city.

Richfield Zoning Map



### Zoning Designation

Park (Zoning District is R)	C-1 Community Commercial
R Single-Family	C-2 General Commercial
R-1 Low-Density Single-Family	PC-2 Planned General Commercial
MR-1 Two-Family	I Industrial
PMR Planned Multi-Family	MU-N Mixed Use-Neighborhood
MR-2 Multi-Family	MU-C Mixed Use-Community
MR-2/CAC Multi-Fam + Cedar Overlay	MU-C/CAC Mixed Use + Cedar Overlay
MR-3 High-Density Multi-Family	MU-C/CAC Mixed Use + Penn Overlay
SO Service Office	MU-R Mixed Use-Regional
	PMU Planned Mixed Use



# Land Use Plan

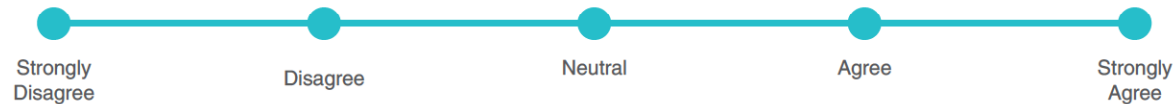
## Q. What are the land use goals for the comprehensive plan?

A. The comprehensive plan's draft land use goals include:

- Maintain and enhance the “urban hometown” character of Richfield.
- Develop identifiable nodes, corridors and gateways throughout the community.
- Provide an economic climate within Richfield that will encourage the availability of quality goods, services and employment opportunities for residents.

## Q. Do the draft land use goals capture your vision for Richfield?

Place a dot below to answer the question.



What do you think?  
Please share your thoughts.

A large yellow rectangular area with a thin black border, intended for users to write their thoughts or comments.



# 66th Street and Nicollet Avenue Market Analysis

## Q. What is a market analysis?

A. A market analysis typically **outlines key demographic data and economic/market factors**. This information can help determine if any new land uses (e.g., housing, retail, or office space) could be supported in an area.

## Q. Why was a market analysis prepared for this area?

A. We wanted to better understand the future development potential for the area. The findings helped shape concepts on how the area may redevelop over time. **The study is intended to be a resource for the city and property owners.**

## Q. What did the market analysis discover?

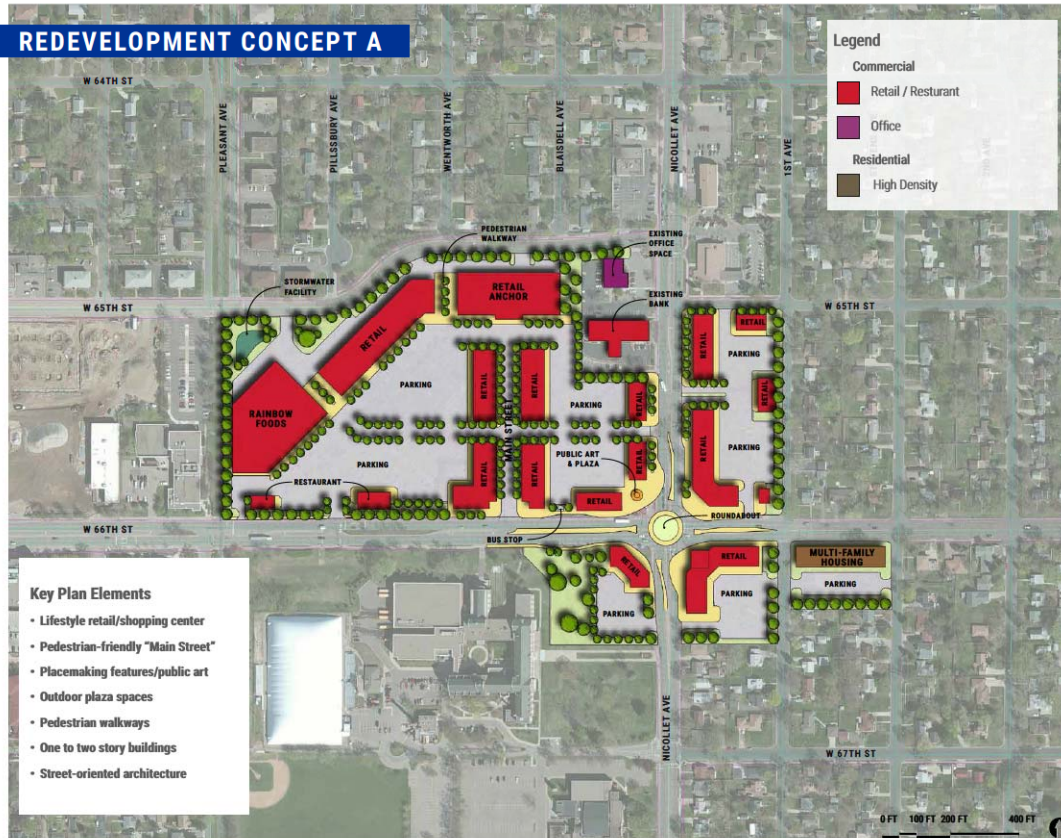
A. Below is a summary of the key findings:

- **Commercial:** The area will likely remain as a neighborhood oriented retail area in the future.
- **Big Box Retail:** It is unlikely the market will support future big box (e.g., Target, Walmart and Home Depot) retailers.
- **Housing:** The local housing market remains very strong and is changing to serve a higher income demographic. This area could attract additional multi-family homes.
- **Office:** The area could develop a relatively small amount of office space geared towards professional services.
- **The Hub:** The Hub property is privately owned. Future development of the site is unknown. However, the site could support a mixture of neighborhood retail, various residential homes, and limited amounts of office space.

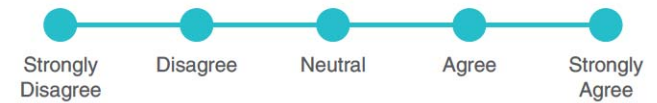


# 66th Street and Nicollet Avenue Concepts

## REDEVELOPMENT CONCEPT A



Does this concept portray a development option that fits the character of Richfield?  
Place a dot below to answer the question.



What do you think?

Please share your thoughts here.

Precedent Images



The concept represents an idea on what the area could look like in the future. This concept is based on the market analysis.



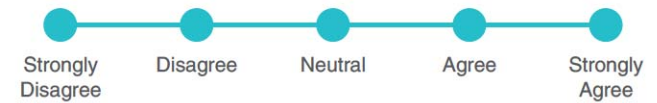


# 66th Street and Nicollet Avenue Concepts

## REDEVELOPMENT CONCEPT B



Does this concept portray a development option that fits the character of Richfield?  
Place a dot below to answer the question.



What do you think?

Please share your thoughts here.

Precedent Images



The concept represents an idea on what the area could look like in the future. This concept is based on the market analysis.



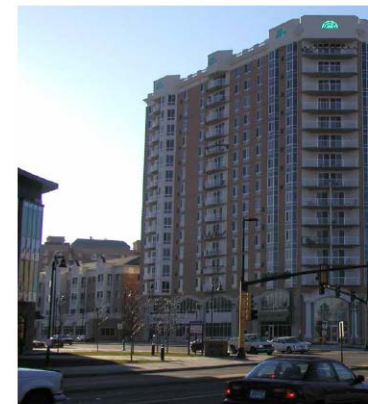
# Housing

## Q. How will the comprehensive plan address housing?

A. At a minimum, **the comprehensive plan has to address affordable housing.** Housing choices allow households to find housing affordable to them in the communities where they want to live. A full range of housing types can help increase resiliency as cities experience changing demographics and economic conditions

## Q. Does Richfield have a specific role in housing?

A. **The Richfield Housing and Redevelopment Authority (HRA) was created in 1975 to assure the long-term vitality of Richfield's residential and commercial property.** It uses federal, state, and local funds to create and administer programs that encourage investment in Richfield. The HRA consists of five board members who are nominated by the Mayor and approved by the City Council, serving staggered five-year terms. The City Manager serves as Executive Director, while Community Development Department staff manage the programs.





# Housing

## Q. What are the housing goals for the comprehensive plan?

A. The comprehensive plans' draft housing goals include:

- Maintain and enhance Richfield's commitment to housing maintenance, rehabilitation and redevelopment, resulting in an attractive, desirable and prosperous community.
- Ensure sufficient diversity in the housing stock to provide for a range of household sizes, income levels and needs.

## Q. Do the draft housing goals capture your vision for Richfield?

Place a dot below to answer the question.



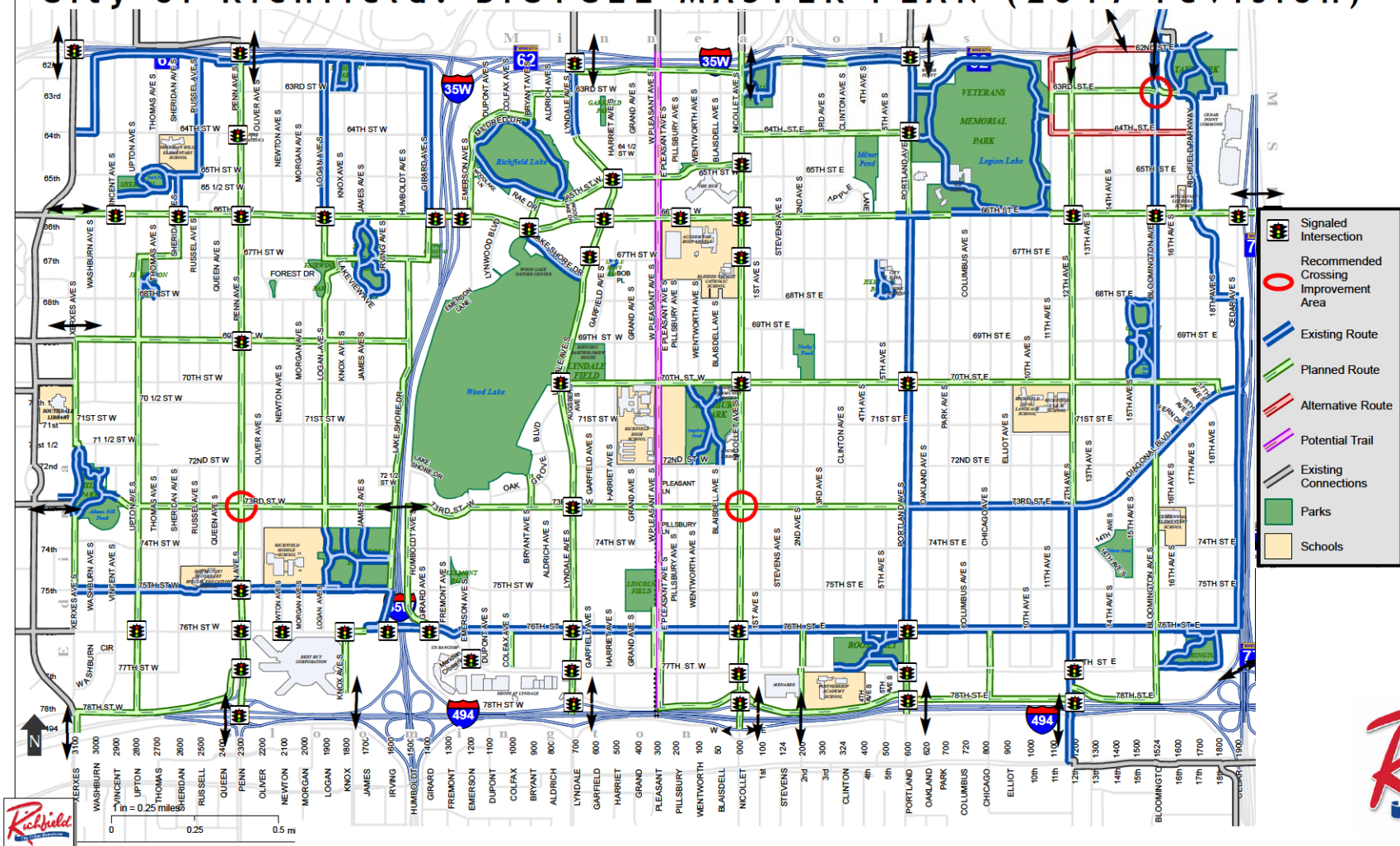
What do you think?  
Please share your thoughts.

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# Transportation

City of Richfield: BICYCLE MASTER PLAN (2017 revision)



# Transportation

## Q. How will the comprehensive plan address transportation?

A. The comprehensive plan will **recognize the recently adopted Bicycle Master Plan and Complete Streets Policy**. The Complete Streets Policy incorporates the philosophy that the streets and roadway sections throughout Richfield should be:

- Designed and operated in a safe, accessible, maintainable, and financially reasonable way with an acceptable level of service.
- Determined with consideration of the community values identified on a project-by-project basis using a thorough public involvement process that invites all residents and impacted parties to participate as stakeholders.

## Q. Does Richfield have a specific role in transportation?

A. The Public Works Department uses the comprehensive plan to identify transportation projects to be considered in the **Richfield Capital Improvement Plan/Budget**. This plan is approved by the Council and puts timelines and resources behind the projects. When the time comes for the planning phase of a project, Staff uses multiple commission created policies and public involvement to create a design that best serves the community of Richfield.



# Transportation

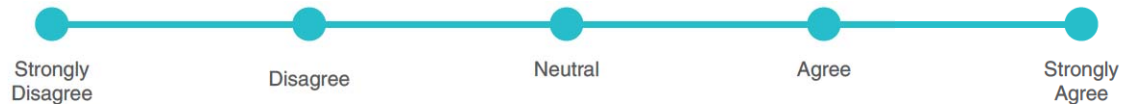
## Q. What are the transportation goals for the comprehensive plan?

A. The Comprehensive plan's draft transportation goals include:

- Improve pedestrian and bicycle travel in the City.
- Explore opportunities to enhance mass transit systems.
- Improve regional and local mobility and safe access to the City.
- Encourage development of areas where vehicle use is minimized.
- Encourage the use of alternative power sources for public vehicles.

## Q. Do the draft transportation goals capture your vision for Richfield?

Place a dot below to answer the question.

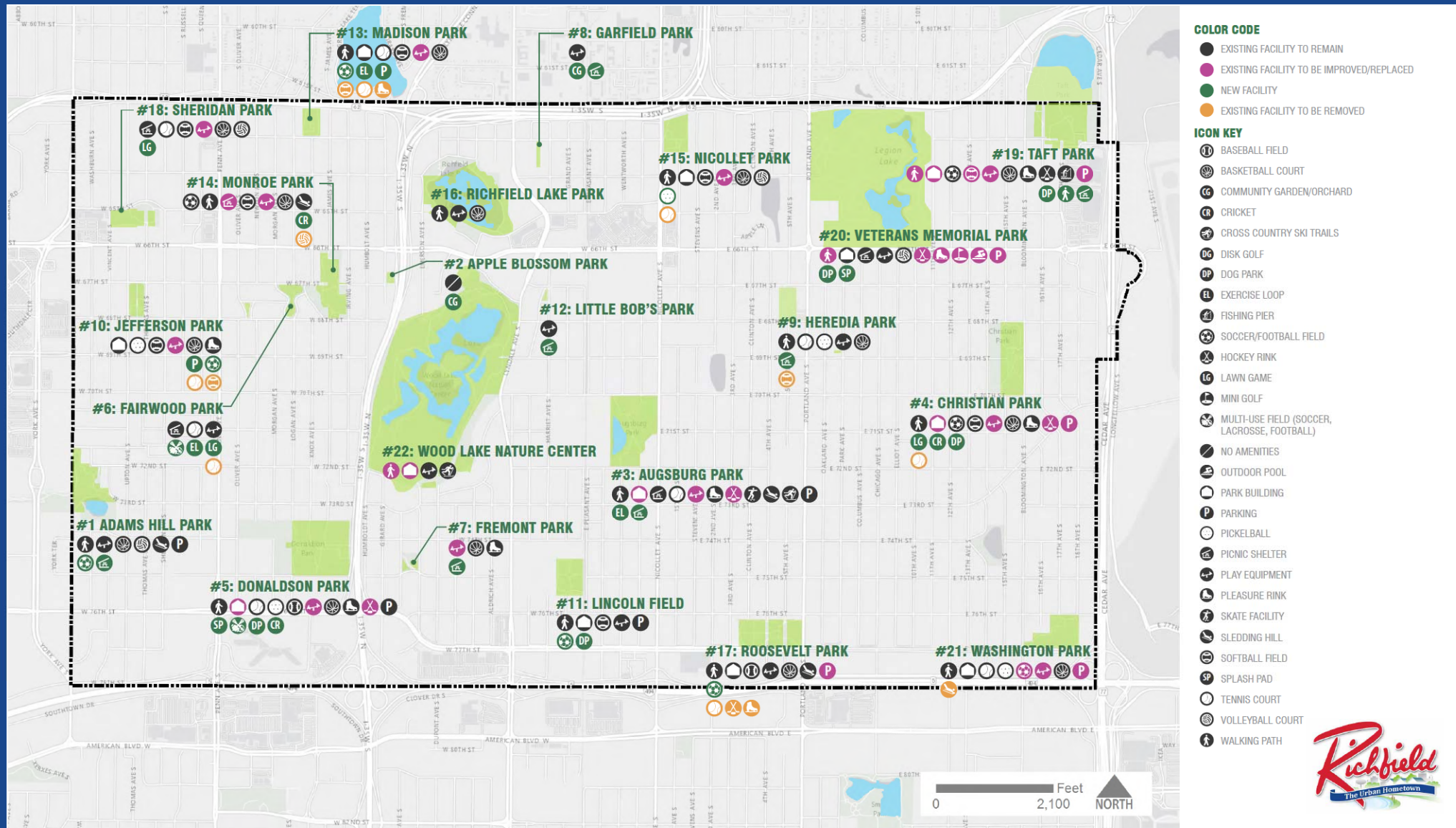


What do you think?  
Please share your thoughts.

A large yellow rectangular area for sharing thoughts, intended for handwritten or typed responses to the question above.



# Draft Parks Master Plan (10+ Years)



# Parks

## Q. How will the comprehensive plan address parks?

A. We have taken a more in-depth look at our parks. As part of this effort, Richfield is exploring improvements to each of the parks. This may include adding new facilities, removing existing facilities or maintaining what we have in our parks.

## Q. What are some of the proposed recommendations?

A. We are looking to create stronger destinations by investing in several parks, such as Veterans Memorial and Woodlake Nature Center. We are also looking to provide new facilities to accommodate a growing need in soccer fields and dog parks.



# Parks

Several locations have been identified to accommodate a dog park and soccer fields. Please select your preferred location:

Dog Park	
Christian Park	
Donaldson Park	
Lincoln Field	
Taft Park	
Veterans Memorial Park	
Garfield Park (Space for dog run only)	
Soccer Fields	
Adams Hill Park	
Donaldson Park	
Jefferson Park	
Lincoln Field	
Madison Park	
Roosevelt Park	

What do you think?  
Please share your thoughts.



# Richfield 2040 Comprehensive Plan

## Vision Statement

Richfield, “the urban hometown,” is a community that embodies the warmth of a small, close-knit community while surrounded by the resources of a larger metropolitan area. Our urban hometown community is diverse and rooted in the personal relationships in our neighborhoods, schools, parks, and businesses—each integral to our long-term success. The goal of Richfield’s 2040 Comprehensive Plan is to both embrace and thoughtfully expand upon the unique foundation that makes us the urban hometown.

## Land Use Goals and Policies

**A. Goal:** Maintain and enhance the “urban hometown” character of Richfield.

### **Policies:**

- Establish a land use pattern and supporting infrastructure that preserves and enhances the ability of residents to make personal connections in their neighborhoods.
- Provide a full range of housing choices that contribute to vital and desirable neighborhoods that welcome diversity, while maintaining a comfortable small town atmosphere.
- Require site design and architectural characteristics that provide appropriate transitions between lower and higher intensity uses.
- Preserve historical, natural and cultural resources.
- Develop residential standards (scale, density, etc.) for redevelopment areas that creates neighborhood character.
- Support and encourage commercial land uses that are diverse and responsive to their context.
- Maintain and provide quality amenities and a safe living environment.
- Establish land use policies that create a healthy, vibrant community of opportunity where low income people, peoples of color, new immigrants, and people with disabilities participate in and benefit from decisions that impact them.

**B. Goal:** Develop identifiable nodes, corridors and gateways throughout Richfield.

### **Policies:**

- Facilitate an intense mixed pattern of regional and community-oriented land uses along regional corridor routes, such as I-494 and Cedar Avenue.
- Focus commercial and higher density residential development along major thoroughfares.
- Encourage a mix of uses that serve a market in and around the City in community commercial nodes.
- Encourage a mix of uses that serve surrounding local neighborhoods in neighborhood commercial nodes.

- Create meeting places in multiunit complexes to allow for interaction between its residents, and between its residents and surrounding neighbors.
- Improve gateways to create a visual means of welcoming people to the City.
- Integrate public art into public spaces when feasible.

**C. Goal:** Provide an economic climate within Richfield that will encourage the availability of quality goods, services and employment opportunities for residents.

**Policies:**

- Accommodate business growth.
- Encourage and support the development of strong commercial districts that respect the values and standards of the residents.
- Encourage the development of viable and responsive neighborhood commercial services.
- Promote development that broadens the tax base.
- Create commercial districts that sustain specific types of development and stabilize the economic base.

**D. Goal:** Encourage development of areas where vehicle use is minimized.

**Policies:**

- Encourage shared parking between different developments when appropriate.
- Strongly encourage pedestrian-friendly and transit-friendly building and site design through measures such as higher density development and growth, which is located along major transportation routes.
- Require pedestrian connections between complementary land uses.
- Advocate the location of commercial activity at focused points in the City (“downtown” areas).
- Require new developments of a certain size to prepare Travel Demand Management Plans.

## Housing Goals and Policies

**E. Goal:** Maintain and enhance Richfield’s commitment to housing maintenance, rehabilitation and redevelopment, resulting in an attractive, desirable and prosperous community.

**Policies:**

- Support the rehabilitation and upgrading of the existing housing stock.
- Support ongoing maintenance and upkeep of residential properties.
- Develop policies for naturally occurring affordable multi-family housing that encourage the maintenance and upgrading of aging apartment buildings, while maintaining affordability and preventing displacement of residents.
- Limit redevelopment of single-family neighborhoods into other uses except where such neighborhoods are directly adjacent to commercial areas or areas adversely affected by major roadways, the airport, or other major developments.
- Ensure that redevelopment and infill projects maintain the integrity of existing neighborhoods.



- Encourage the use of quality, durable building and landscaping materials to maintain a high-quality standard in residential development.
- Implement housing codes and support programs which lead to a housing stock that reflects the City's commitment to sustainability and healthy living.
- Support initiatives which help connect residents with their neighborhood and foster a sense of community, such as block groups, neighborhood clean-up days, and cultural activities.

**F. Goal:** Provide a full range of housing choices that meet residents' needs at every stage of their lives, and ensure a healthy balance of housing types that meet the needs of a diverse population.

**Policies:**

- Acknowledge and support the City's allocation of the region's need for affordable housing.
- Promote the development of a balanced housing stock that is available to a range of income levels.
- Encourage improvements to the housing stock to better serve families with children and seniors.
- Encourage the creation of "move-up" housing through new construction and home remodeling.
- Maintain an appropriate mix of housing types in each neighborhood based on available amenities, transportation resources and adjacent land uses.
- Promote additional housing diversity to serve families at all stages of their life-cycle through assistance, incentive programs, and the exploration of possible partnerships.
- Give priority to projects that meet the following criteria when considering proposals for market-rate, multi-family housing:
  - Located in transitional areas between single-family neighborhoods and commercial areas.
  - Offers a complementary size and style to the community.
  - Includes a mix of unit sizes and amenities.
  - Includes amenities to build community and encourage active lifestyles.
  - Offers a mix of residential and complementary commercial uses, embody and preserve the feel of the "Urban Hometown" in their design.
  - Offers flexibility in their design to accommodate market changes.
- Give priority to projects that meeting the following criteria when considering proposals for housing that include an affordable component:
  - Located in proximity to public transportation, job centers, schools and other amenities.
  - Dispersed evenly throughout the City.
  - Provides two and three-bedroom units (or larger).
  - Contains a mix of market-rate and affordable units, with a higher proportion of market-rate units.
  - Maintains affordability through the rehabilitation of existing, aging multi-family housing.
  - Includes attributes such as single-level living, low-rise developments, townhome style housing, shared community spaces, accessibility, and energy-efficient building systems.

- Give priority to projects that meet the following criteria when considering proposals for senior housing:
  - Includes lower-density senior housing.
  - Offers a continuum of care.
  - Offers geographic balance throughout the City.
  - Easily converts to serve other populations.
  - Identified as feasible based on a market survey.
  - Incorporates feedback from residents located near the proposed development.
  - Results in updates and upgrades to existing senior developments.
- Regularly review land use and zoning ordinances to ensure maximum opportunities for strengthening housing choices.
- Promote the development, management, and maintenance of affordable housing in the City through assistance programs, alternative funding sources, and the creation of partnerships whose mission is to promote low to moderate income housing.

## Transportation Goals and Policies

**G. Goal:** Improve pedestrian and bicycle travel in the City.

### **Policies:**

- Embrace the City's Complete Streets Policy.
- Implement projects to improve connections as identified in the pedestrian and bicycle master plans, along with the Safe Routes to School Plan.
- Construct roadways to reduce vehicle speeding.
- Construct new sidewalks set back farther from the street for increased safety and accommodate winter maintenance operations.
- Utilize the existing ROW to accommodate pedestrians and bicyclists.
- Create safe road crossings in high traffic areas.
- Bury parallel utility lines to provide safer corridors and accommodate space for pedestrians and bicyclists.

**H. Goal:** Explore opportunities to enhance mass transit systems.

### **Policies:**

- Construct additional bus shelters attractive to users and safely located around intersections.
- Continue to work with Metro Transit to construct enhanced bus services.
- Work with existing groups and organizations to adequately meet the specialized transportation needs of seniors, youth, handicapped, and underprivileged citizens in the City.
- Promote mass transit options, such as bus rapid transit, to reduce dependence on automobiles and provide a diverse, balanced set of public transportation alternatives.
- Promote telecommuting and flex scheduling to reduce traffic.
- Identify or develop additional park-and-ride lots throughout the City to encourage transit ridership.

**I. Goal:** Improve regional and local mobility and safe access to the City.

**Policies:**

- Continue to work with MnDOT and the State Legislature to improve the operations of I-35W, I-494 and TH 62.
- Construct the extension of International Boulevard under TH 77.
- Consider roundabouts at major intersections.
- Preserve pavement condition on local streets.

## Sustainability and Resiliency Goals and Policies

**J. Goal:** Encourage the use of alternative energy sources and sustainable building practices.

**Policies:**

- Establish long-range energy/greenhouse gas emission reduction goals and commit to conducting an energy Action Plan or Climate Action Plan.
- Continue participating in the GreenStep Cities Programs to develop sustainable best practices.
- Become an innovator in the use of alternative fuels, wind power, and other sustainably energy sources.
- Install solar panels or similar energy sources on public buildings and encourage owners of businesses and private property owners to do the same.
- Encourage sustainable building practices.

**K. Goal:** Encourage protection of the environment in the day-to-day conduct of City business.

**Policies:**

- Reduce pollutants through public transit, car-pooling, traffic control, use of berms and trees, and stronger enforcement of pollution policies.
- Create more ways to monitor pollution and put plans in place to resolve problems.
- Use state-of-the-art methods to protect the environment in public projects and encourage the same in private development.
- Encourage innovative solutions to land use and transportation problems.
- Incorporate landscaping and aesthetics in all transportation improvements.

**L. Goal:** Encourage the use of alternative power sources for public vehicles.

**Policies:**

- Make fuel efficiency and alternative fuels a high priority when purchasing vehicles for use by the City.

## Park System Goals and Policies

**M. Goal:** Maintain and enhance Richfield's park system for today and tomorrow's residents.

**Policies:**

- Make facility improvements and lifecycle replacement based on demonstrated need. The City will evaluate recreation facility use prior to improvements or and at the end of a facility's lifecycle, and will determine at that time whether participation or use warrants replacement, conversion to an alternate uses, or removal.
- Preserve crucial public places like parks, recreation areas, open spaces, wetlands, and Wood Lake Nature Center.
- Provide all residents with access to parkland and trails within a walkable distance.
- Include criterion for all new park and facility improvements that improves sustainability of materials, energy use, operating cost and lifecycle replacement, and natural environmental impact.
- Incorporate best practices for stormwater retention in new park development and in the renovation of existing parks.
- Acquire park land from a willing seller basis. Where possible, the City will work to obtain a first right of refusal to purchase lands identified in this document.
- Prohibit tobacco use at all recreational facilities.
- Encourage parks to be naturalized with prairie grasses and pollinator-friendly plants, where suitable, to minimize maintenance costs and to beautify parks.

**N. Goal:** Provide recreational opportunities for all members of the community.

**Policies:**

- Provide all residents with access and the opportunity to be involved in recreation programs, regardless of age, culture and mobility level throughout the City.
- Provide adequate seating, shade, trail lighting and a trail loops of varying lengths in parks to encourage active living for an aging population.
- Provide public safety improvements as needed to ensure park and trail user's well-being. The City will utilize Crime Prevention through Environmental Design (CPTED) strategies.
- Provide parks and recreation facilities that are handicap accessible consistent with the Americans with Disabilities Act Accessibility Guidelines for Building and Facilities and universal design principles.

**Note: The Waste Water, Surface Water Management, and Sanitary Sewer Goals and Policies are still being evaluated and revised.**

## Waste Water Goals and Policies

- O. Goal:** Provide residents and businesses with affordable potable water that is safe and of high quality.
- P. Goal:** Provide a low-maintenance, efficient water system that supplies the long-term needs of residents and businesses.
- Q. Goal** Provide adequate water supply and pressure for residents and businesses.
- R. Goal:** Work with surrounding communities to provide an assured source of water in case of emergencies.
- S. Goal:** Provide adequate water services for areas designated for redevelopment.
- T. Goal:** Promote water conservation and sustainability by reducing water demand, reducing the waste of water, improving the efficiency of the existing system, and educating the public on water conservation.
- U. Goal:** Protect the groundwater supply from contamination.

### **Policies:**

- Design and construct improvements to the water system that meet demands of redevelopment and for sufficient fire protection for the entire community.
- Provide a minimal hydrostatic pressure of 50 psi.
- Selectively increase the size of pipes in the distribution system for areas within the City where low water pressures exist.
- Conduct a water rate study to adopt a conservation rate structure that promotes water conservation.
- Support an appropriate level of state funding for interconnections and other physical water system improvements to ensure water supply reliability, natural resource protection, and/or safety and security, including economic security, of the region and state.
- Investigate interconnection options with neighboring cities.

## Surface Water Management Goals and Policies

- V. Goal:** Protect surface water quality by reducing the use of pesticides and chemical turf treatments that contribute to water pollution.
- W. Goal:** Provide a public education program to alert the public on the importance of protecting storm ponds from harmful pollutants and ensure the proper disposal of solid and liquid wastes.

**X. Goal:** Perform a regular maintenance program of existing storm drainage facilities, including sump, catch basin and retention basin cleaning, to protect private property from flood damage and maintain high water quality.

**Y. Goal:** Explore innovative ways to improve the quality of surface water and evaluate the effectiveness of existing treatment methods at reasonable cost.

**Policies:**

- Design conveyance structures to accommodate a ten-year storm event and storage facilities to accommodate a one hundred year event.
- Demonstrate chemical treatment of surface waters as an innovative way to improve their quality and minimize their harm to the environment.
- Research a variety of treatment methods to assess their effectiveness to improve water quality at a reasonable cost
- Continue regular maintenance of storm ponds and drainage facilities to reduce damage to property and protect water quality.
- Educate residents in responsible water quality management and ensure proper disposal of solid and liquid wastes.
- Eliminate illegal connections to the storm water system.

## Sanitary Sewer Goals and Policies

**Z. Goal:** Provide high quality sanitary sewer service to the residents and businesses of Richfield in the most economical manner possible.

**AA. Goal:** Provide sanitary sewer service that meets the requirements of the 2030 population and employment forecasts of the City.

**BB. Goal:** Take all necessary measures to maintain the Metropolitan Council Environmental Services Design Peak Hour to Average Daily Flow (P/A) Ratio of 2.5 to avoid paying an MCES surcharge.

**Policies:**

- Take all measures necessary to protect the capacity of the interceptor sewers that service the residents and businesses of Richfield in the most economical manner possible.
- Work with MCES staff to monitor the metered flows from the Richfield system.
- Continually monitor the sanitary sewer system to identify points of Inflow/Infiltration.
- Continue to eliminate points of Inflow/Infiltration to the sanitary sewer system on public property, and require the elimination of Inflow/Infiltration on private property.
- Design trunk sewer expansions in relation to the proposed land use intensities outlined in the Land Use Element of the Comprehensive Plan.
- Make provisions to ensure sufficient sewer system capacity will serve the intensity of new development and redevelopment before final development approvals are granted by the City.

- Periodically review and evaluate the sewer collection system, MCES treatment plant capacity, and the accuracy of metered flow data provided by MCES in relation to the confirmed community growth and development.
- Determine who is responsible for the payment of reconstruction of sewer facilities will be made if insufficient capacity is available to serve the intensity of new development or redevelopment.
- Place funding priorities on maintaining the existing municipal sanitary sewer system.
- Consider replacing old sanitary sewer pipe at the time of road reconstruction or redevelopment.
- Prepare a financial analysis prior to the reconstruction of any portion of the sanitary sewer system.
- Fund future sewer facility improvements identified in the Capital Improvements Plan.
- Maintain operating efficiency, minimize sewage blockage, and reduce the potential for ill.
- Continue to improve the City's maintenance and inspection program.

**CITY OF RICHFIELD, MINNESOTA**  
Office of City Manager

October 19, 2017

Council Memorandum No. 99

The Honorable Mayor  
and  
Members of the City Council

HRA Memorandum No. 30

Housing and Redevelopment  
Authority Commissioners  
City of Richfield

Subject: Update on NOAH Preservation Strategies

Council Members and Commissioners:

On July 25, 2017, the City Council and Housing and Redevelopment Authority held a work session to review tools and strategies for preserving the city's naturally-occurring affordable housing (NOAH). Staff was asked to conduct additional research on the strategies and prepare a work plan for policymakers to review at a future date.

Staff will present the attached draft work plan at the work session on October 24. As part of the work plan, staff is seeking clarification on policymaker goals regarding affordable housing. Staff asks that you rank these goals so as to better prioritize the items identified in the work plan.

The work session on October 24 begins at 5:30 p.m. This item is second on the agenda and is estimated to begin around 6:00 p.m.

Respectfully submitted,



Steven L. Devich  
City Manager

SLD:ju

Email: Assistant City Manager  
Department Directors  
Planning Commission



# Naturally Occurring Affordable Housing (NOAH) Preservation Work Plan

## POTENTIAL GOALS

**Number in the order of importance (1 being most important):**

- \_\_\_ Provide *quality* rental housing (appearance and management)
- \_\_\_ Prevent displacement of existing tenants
- \_\_\_ Prevent loss of affordable rental housing
- \_\_\_ Maintain/expand access to affordable rental housing by Section 8 tenants
- \_\_\_ Promote mix of incomes in new units\*
- \_\_\_ Promote mix of incomes in rehabbed buildings
- \_\_\_ Maintain affordability in rehabbed buildings\*
- \_\_\_ Reduce number of cost-burdened renters
- \_\_\_ Promote supportive rental housing
- \_\_\_ Minimize negative impacts on existing Richfield renters
- \_\_\_ Replace lost affordable housing
- \_\_\_ Achieve Met Council Livable Communities Act Affordable Housing Goals by 2030 (66 new units at < 30% AMI; 29 new units 31-50% AMI; 26 new units 51-80% AMI)
- \_\_\_ Increase supply of two- and three-bedroom units\*/\*\*
- \_\_\_ Provide subsidized family housing\*\*
- \_\_\_ Provide affordable/subsidized senior housing\*\*
- \_\_\_ Other \_\_\_\_\_

\*Identified in 2015 HRA Affordable Housing Policy Statement

\*\*Identified in 2012 Rental Housing Inventory and Needs Assessment

**Items for Immediate Action:**

## **Naturally Occurring Affordable Housing (NOAH) Preservation Work Plan**

1. Define Goals
2. Develop a NOAH Preservation policy
3. Incorporate policies into Comp Plan (OR include language that a policy will be developed)
4. Apply NOAH Preservation strategies to any project receiving HRA/City assistance that includes affordable units
5. Meet with landlords to solicit feedback
6. Identify NOAH housing and those buildings at risk
7. Increase funding for Kids @ Home Program through the EDA budget
8. Create Pilot Rehab Financing Program

### **Items for Potential Action in 2018 (Prioritize based on Goals):**

1. Advanced Notice period for the sale of rental housing/Help preservation buyers buy at-risk buildings
  - Monitor St. Louis Park Ordinance
  - Seek landlord feedback
  - Work with/Encourage ULI/Family Housing Fund to develop system to disseminate information to preservation buyers – and offer a mechanism for sellers to find buyers
2. Prohibit Section 8 Discrimination
  - Seek landlord feedback
    - Educate about the program
    - Consider incentives to encourage participation
  - Assess the problem (i.e., is it discrimination or unaffordability or low vacancy rate?)
  - Monitor Minneapolis court case
3. 60-day Notice to Tenants Requirement
  - Assess the problem
  - Seek landlord input
  - Assess legal issues with a local ordinance
  - State law change
  - Consider applying to City/HRA-funded projects
4. Just Cause Eviction
  - Seek landlord input
  - Rebranding – Just Cause Non-Renewal
5. Building Permit Fee Reduction
6. Inclusionary housing ordinance

### **No Action at This Time**

1. Right of First Refusal
2. Increasing local government leverage through zoning