



**City of Hastings**  
**Parks & Recreation**

920 W 10<sup>th</sup> Street ▪ Hastings, MN 55033 ▪ Ph: 651-480-6175 ▪ [www.hastingsmn.gov](http://www.hastingsmn.gov)

**Parks & Recreation Commission Agenda**

Wednesday, February 21, – 6:00 PM  
*City Hall – Council Chambers*

- I. Call to Order 6:00 p.m.
  - a. Determination of Quorum
  
- II. Park Dedication 6:05 p.m.
  - a. Walden Addition – Land Equity Development
  
- III. Department Updates 6:30 p.m.

**Next Meeting: Wednesday, March 20<sup>th</sup> at 6:00pm**

All times are approximate

---



*Park and Recreation  
Commission Memorandum*

**To:** Park and Recreation Commission  
**From:** John Hinzman, Community Development Director  
**Date:** February 21, 2024  
**Item:** Park Dedication – Walden Addition – Land Equity Development

**Commission Action Requested**

Review the method of park dedication for the potential development of Walden Addition, containing 454 housing units including single family, twin home, townhome, apartments and senior housing as proposed by Land Equity Development. The 70.98 acre property is generally located east of TH 316 and Michael Avenue.

**Previous Commission Action**

On September 14, 2021 the Parks and Recreation Commission reviewed land dedication requirements for a 157 lot single family subdivision on the site. The Commission recommended cash in lieu of land to satisfy park dedication requirements. Because of the change in the type and number of units the Commission is asked to review.

**Planning Committee of City Council**

The Planning Committee of City Council (Chair Fox, Folch, and Leifeld) reviewed the plan for development at its January 30, 2024 meeting. As part of the discussion they asked that the method of park dedication be reviewed by the Parks and Recreation Commission in light of the changes and to determine if any physical land or facilities should be dedicated instead of taking the complete cash in lieu of land amount.

**Existing Condition**

Approximately 53.43 acres of the site is presently cultivated for agriculture and relatively flat and treeless. The eastern 17.55 acres of the property slopes down to the Sand Coulee. Development is limited to the upland area and the developer is seeking to transfer the Sand Coulee area to the MN DNR for further protection.

**Proposed Condition**

Construction of 454 housing units within two phases as follows:

<b>Phase 1</b>	
Townhomes	59 units
Twinhomes	54 units
Senior	24 units
Active Adult	36 units
Assisted Living	60 units

Apartments	170 units
<b>TOTAL PHASE 1</b>	<b>403 units</b>

<b>Phase 2</b>	
Single Family	51 units

**Adjacent Uses**

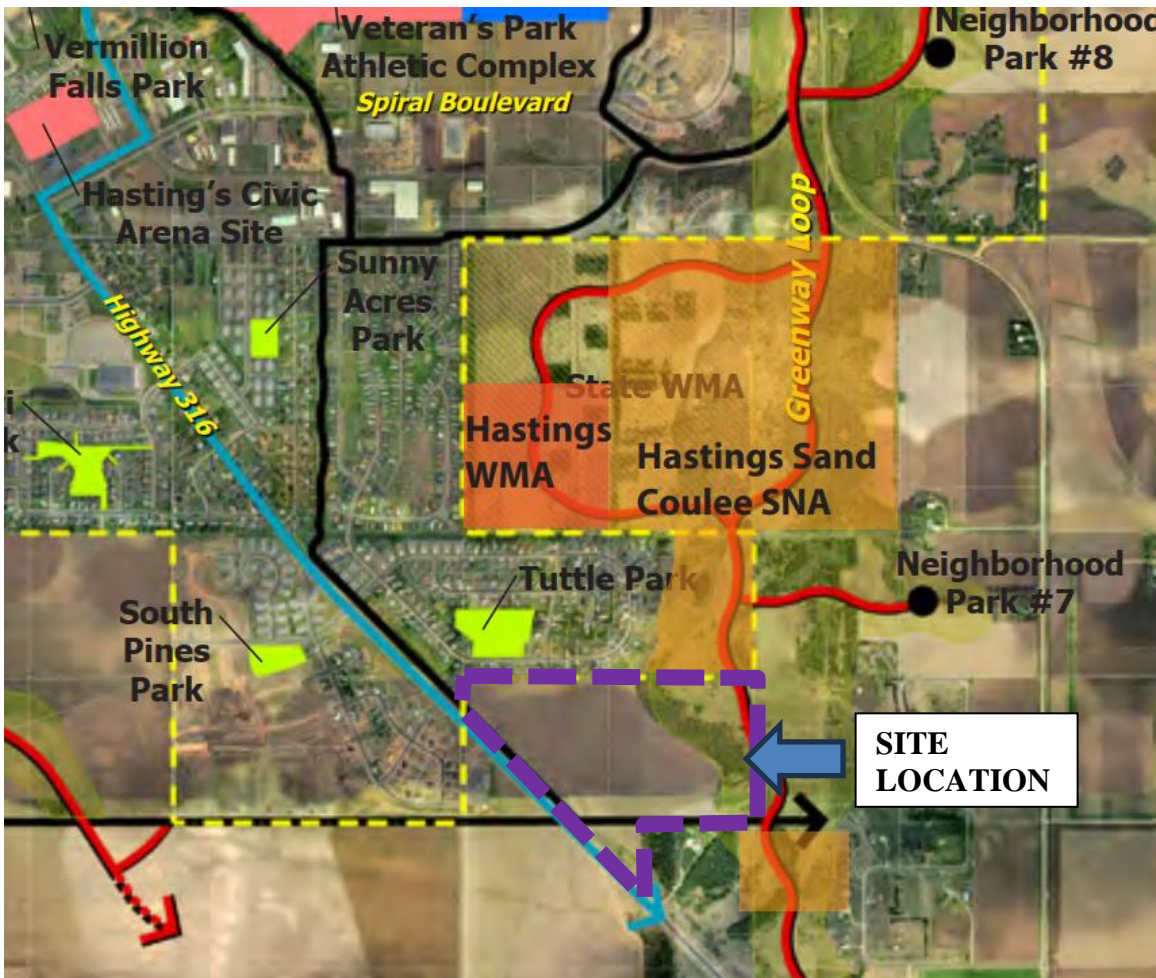
The following uses about the proposed park dedication

North	Single Family Residential – South Pines
East	Rural Residential – Marshan Township
South	Rural Residential – Marshan Township
West	TH 316 – Hope Lutheran Church

**PARK DEDICATION REQUIREMENTS**

**Comprehensive Plan**

The 2040 Planned and Existing Parks and Trails Map is depicted below:



**Subdivision Ordinance**

City Code Chapter 154.07 establishes public land dedication requirements for subdivision of land. All property subdivisions resulting in the addition of buildable lots are subject to dedication requirements. The obligation can be fulfilled in the following ways:

- 1) Physical land dedication
- 2) Payment of cash in lieu of land
- 3) A combination of land dedication and cash.

**Option - Physical Land Dedication**

Physical land dedication would yield as **33.6 acres** of Park Land as follows:

**Walden - Physical Land Dedication**

Total Park Acres	700
Total Population	22,303
Acres per person	0.031
Persons Per household	2.37
Acres per household	0.074
Number of Units	454
<b>Total Land Dedication (acres)</b>	<b>33.60</b>

- 1) **All or part of the land has been previously designated as open space, park land, or trailway in the Comprehensive Plan.**

*Analysis:*

- The eastern Sand Coulee area is proposed for protection. The Comprehensive Plan also identifies a portion of the Greenway Loop trail (depicted in red on the comprehensive park plan map) within the Sand Coulee.
- A trail is proposed along TH 316 (depicted in blue and black) consistent with the Park Plan.
- The Comprehensive Plan indicates future construction of a linking trail (depicted in black) along the southern border of the property between TH 316 and the Sand Coulee. This trail segment is not included in the plans.
- The Comprehensive Plan does not identify any further park land within the property.

- 2) **A need for additional parks or recreational facilities will be generated by the development.**

*Analysis:*

- The development is projected to add 454 housing units in a variety of densities.
- The proposed number of units is greater than anticipated in the Comprehensive Plan.
- Future residents will include span from small children to seniors.
- The developer is proposing many trails.

- The concept plan identifies park amenities including pickle ball courts, dog park and apartment swimming pool.
- The distance to Tuttle Park (abutting to the north) ranges from 450 feet to 0.5 mile. South Pines Park is located across TH 316 northwest of the site and is between 0.25 and 0.75 miles from proposed housing.
- Neighborhood parks should be no greater than 0.5 miles from a development.

3) **The land adjoins an existing park or school open space property.**

*Analysis:* The land does not adjoin an existing park or school open space property.

4) **The land could serve as a buffer between commercial\industrial property and residential.**

*Analysis:* The land does not abut commercial\industrial property.

5) **The land contains or abuts unique topographical features.**

*Analysis:* The property includes 17.55 acres of the sand coulee, a unique topographical feature that is proposed for protection.

6) **Sand Coulee Land as Park Dedication.**

*Analysis:* Only buildable land shall be considered for physical land dedication under the subdivision ordinance. The Sand Coulee area has not been identified for future development. Staff does not recommend use of Sand Coulee land to satisfy park dedication requirements.

7) **Credit for Construction of Park Facilities**

*Analysis:* Should the developer constructed amenities such as trails, dog park, pickle ball courts, and swimming pool be credited towards park dedication requirements? Amenities should only be credited if they are available to the general public, they cannot be private amenities. Must be public in perpetuity as well.

8) **Amount of Land for Physical Park Dedication**

*Analysis:* If physical land was a portion of the park dedication, our Comprehensive Plan would guide us towards at least 5 acres to develop a neighborhood park within the site, that would reduce the amount of cash in lieu requirement.

9) **Development Impact on Existing Parks**

*Analysis:* The nearest neighborhood Park is Tuttle Park to the north. It would likely see an increase in use from the residents of Walden.

### Option - Cash in Lieu of Land

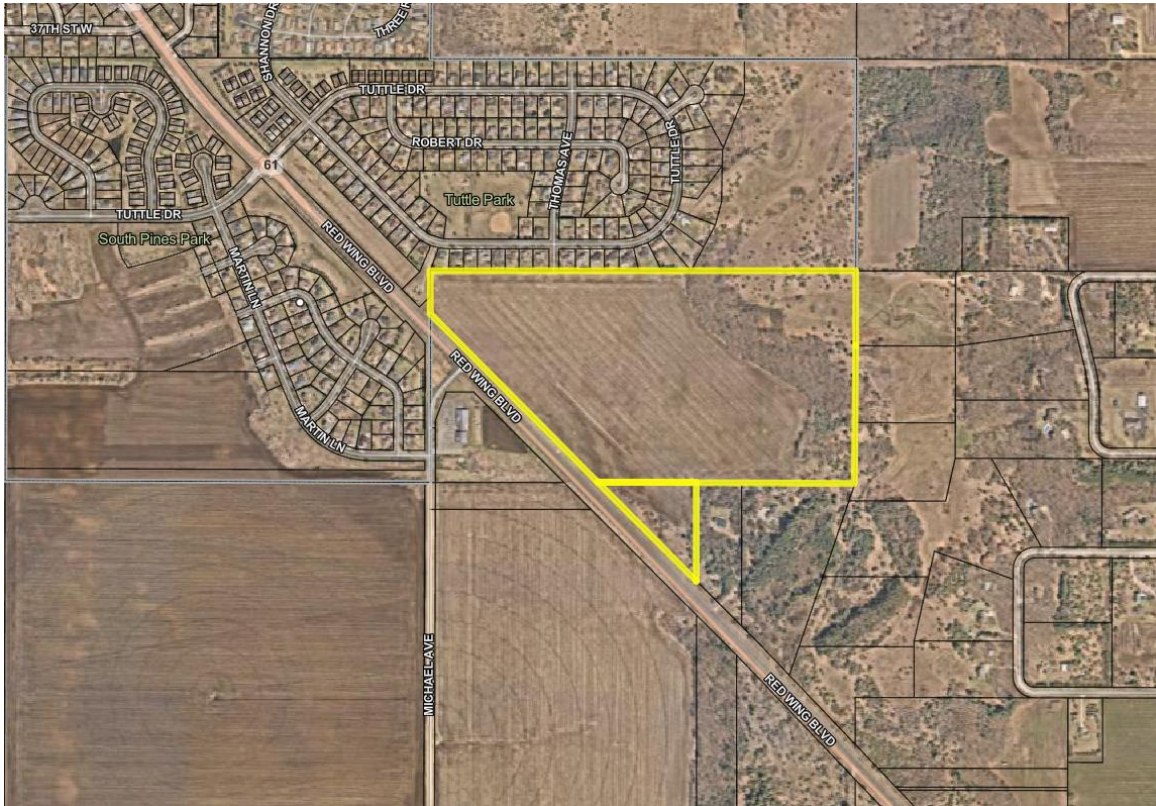
Payment of cash in lieu of land is based upon the number and density of residential development to be constructed. A total cash payment of \$1,199,800 would be required at the time of Final Plat based on the following calculation:

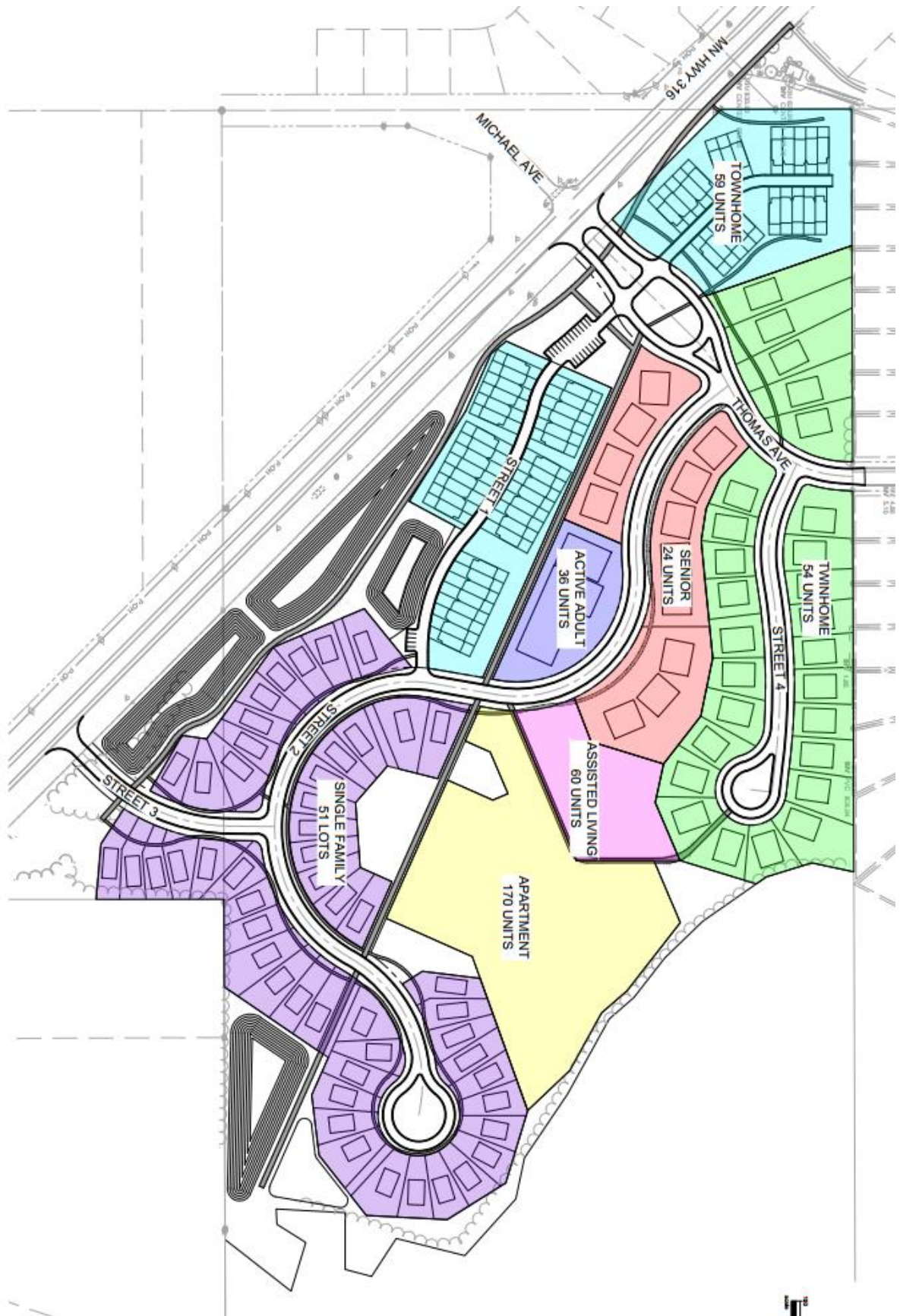
Unit Type	Number	Fee per Unit	Total Fees
Townhomes	59 units	\$3,200	\$ 188,800.00
Twinhomes	54 units	\$3,200	\$ 172,800.00
Senior	24 units	\$3,200	\$ 76,800.00
Active Adult	36 units	\$3,200	\$ 115,200.00
Assisted Living	60 units	\$2,100	\$ 126,000.00
Apartments	170 units	\$2,100	\$ 357,000.00
Single Family	51 units	\$3,200	\$ 163,200.00
<b>TOTAL</b>	<b>454 units</b>		<b>\$ 1,199,800.00</b>

### Attachments

- Location Map
- Development Plan

# LOCATION MAP









**PRESERVE**  
764,029.9 ft<sup>2</sup>  
(17.539713 acres)