



**City of Hastings
Parks & Recreation**

920 W 10th Street ▪ Hastings, MN 55033 ▪ Ph: 651-480-6175 ▪ www.hastingsmn.gov

Parks & Recreation Commission Agenda

Wednesday, January 17, – 6:00 PM
City Hall – Council Chambers

- | | |
|--|-----------|
| I. Call to Order | 6:00 p.m. |
| a. Determination of Quorum | |
| II. Park Dedication – Sunset West 3 rd Addition | 6:00 p.m. |
| a. Community Development Director – John Hinzman | |
| III. Arena Concept Plan | 6:30 p.m. |
| IV. Department Updates | 7:00 p.m. |

Next Meeting: Wednesday, February 21 at 6:00pm

All times are approximate



*Park and Recreation
Commission Memorandum*

To: Park and Recreation Commission
From: John Hinzman, Community Development Director
Date: January 17, 2024
Item: Park Dedication – Sunset West 3rd Addition – Greg J Homes

Commission Action Requested

Review the method of park dedication for the potential development of Sunset West 3rd Addition, a 41 lot single family subdivision proposed by Greg J Homes. The 10.65 acre property is generally located northwest of 15th Street and O’Connell Dr.

Existing Condition

The property is generally flat with interspersed trees of various sizes.

Adjacent Uses

The following uses abut the proposed park dedication

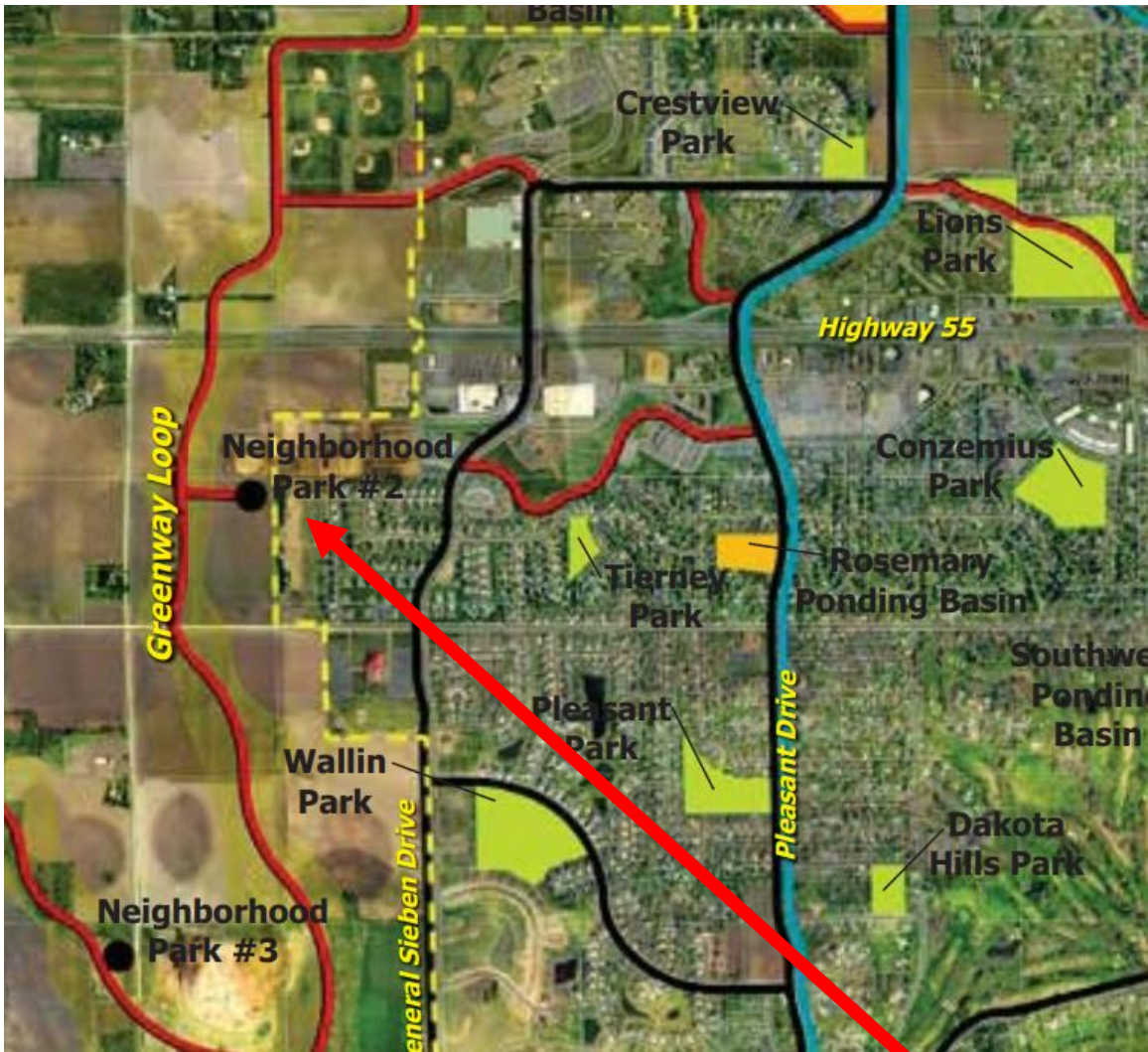
North	Residential – Prairie Ridge Townhomes
East	Residential – Single Family – Sunset West 2 nd Add
South	15 th Street Agricultural land
West	Agricultural land

PARK DEDICATION REQUIREMENTS

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.



SITE LOCATION

Option - Physical Land Dedication

Physical land dedication would yield as follows:

Sunset West 3rd Add - 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	41
Total Land Dedication (acres)	3.050

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

Analysis: Land immediately west of the subdivision has been identified for a future park location in the Comprehensive Plan.

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

Analysis: This development is projected to add 41 single family homes. Tierney Park is approximately 0.6 miles to the east and of the south of the site and Wallin Park is approximately 0.83 miles to the southeast. 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 a commercial\industrial property.

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

Analysis: Most of the property is flat with interspersed trees.

Option - Cash in Lieu of Land

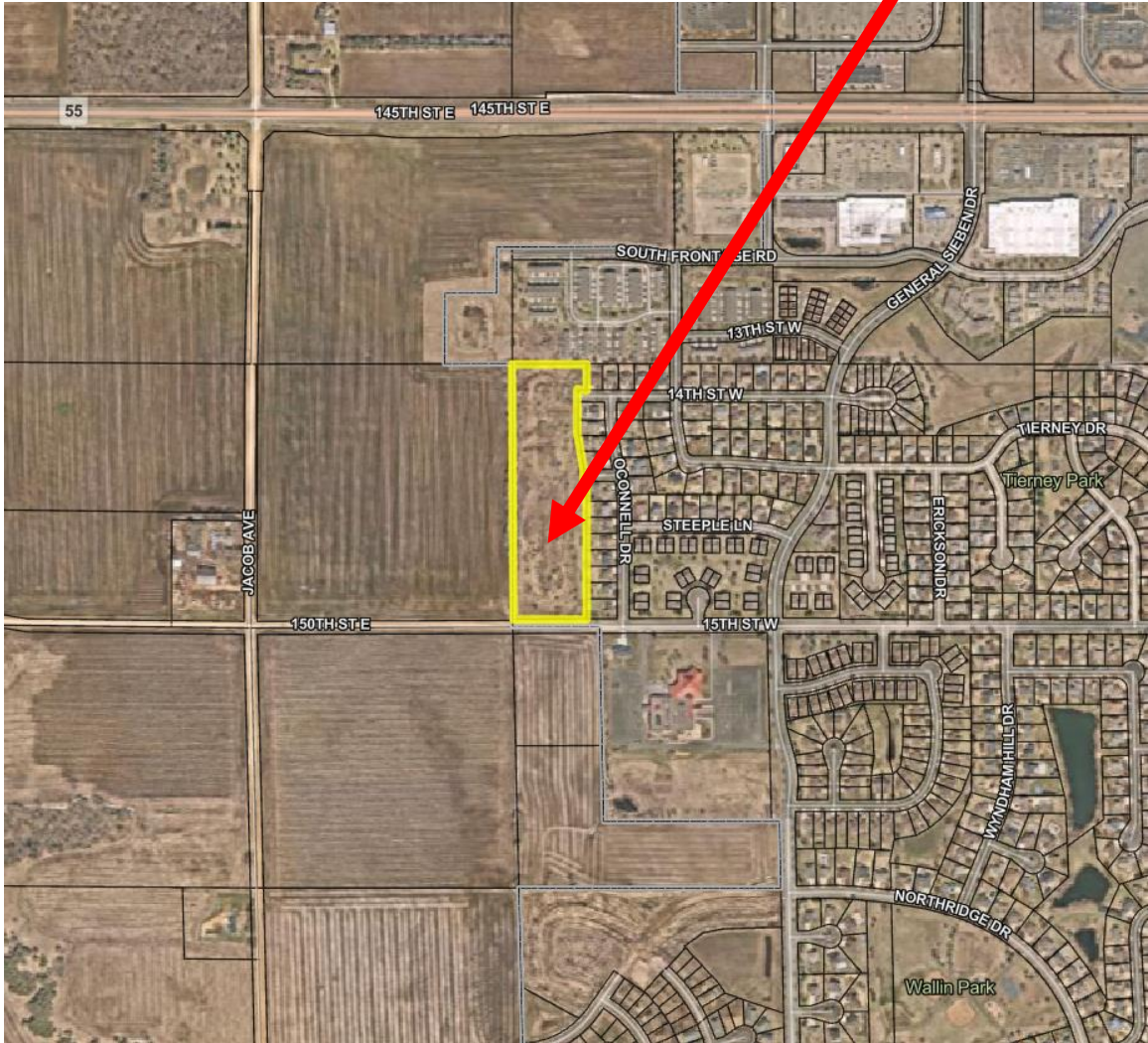
Payment of cash in lieu of land is based upon the number and density of residential development to be constructed. **A total cash payment of \$131,200** (\$3,200 x 41 units) would be required under this option at the present rate. Payment would be made at the time of final plat.

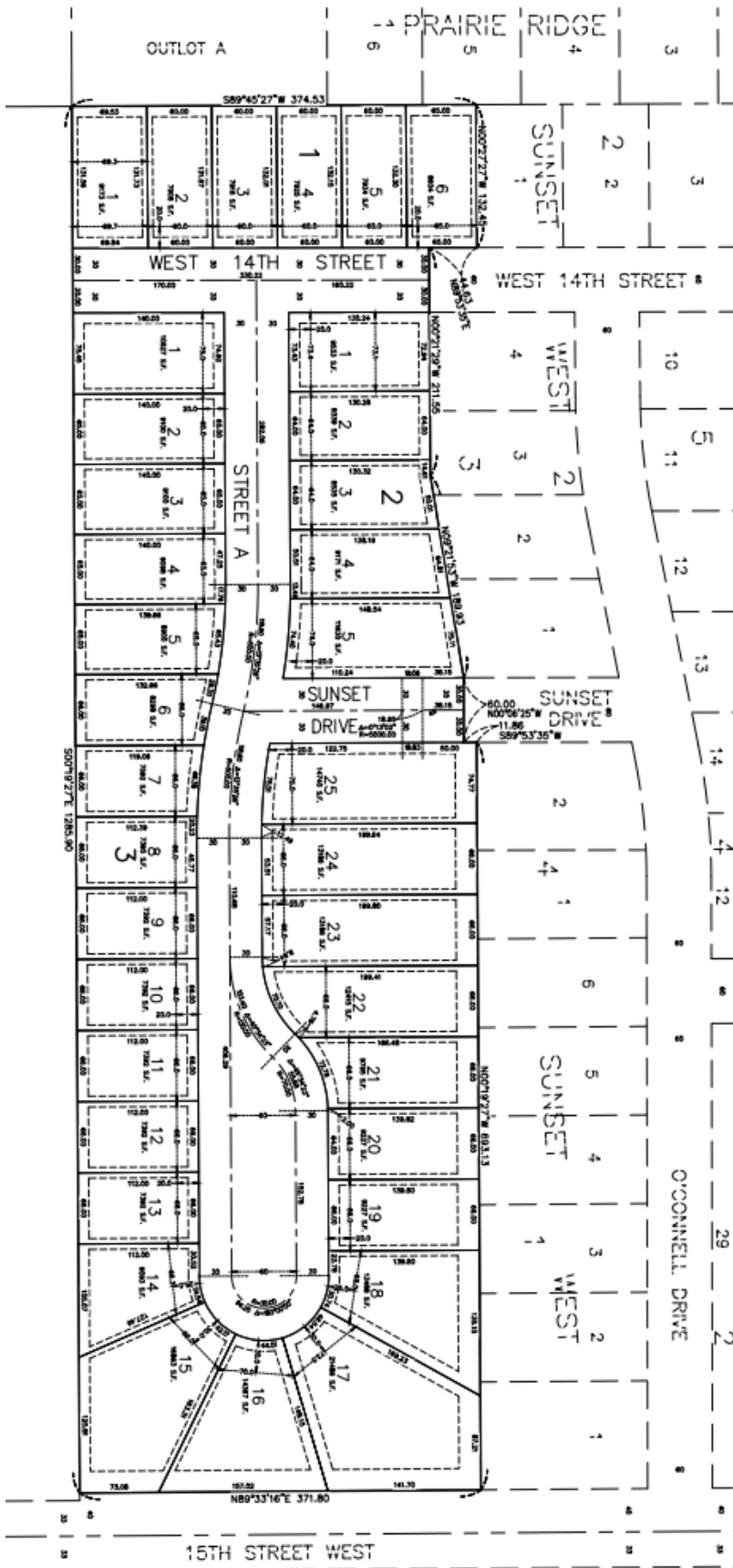
Attachments

- Location Map
- Development Plan

LOCATION MAP

SITE LOCATION





OUTLOT A

PRAIRIE RIDGE

SUNSET

WEST 14TH STREET

WEST 14TH STREET

STREET A

WEST

SUNSET DRIVE

SUNSET DRIVE

O'CONNELL DRIVE

15TH STREET WEST



Architecture
Engineering
Environmental
Planning
ISGInc.com

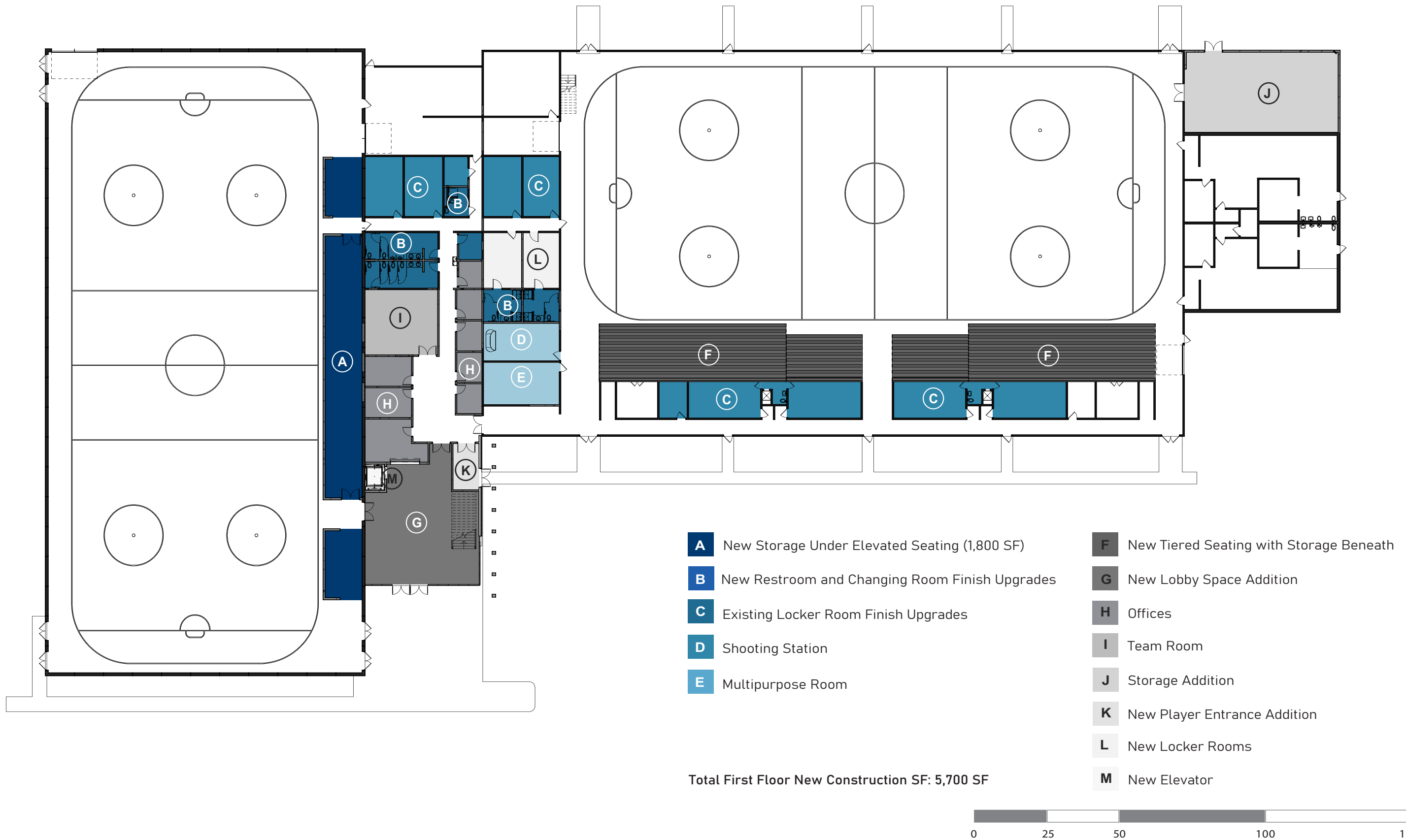


HASTINGS CIVIC ARENA

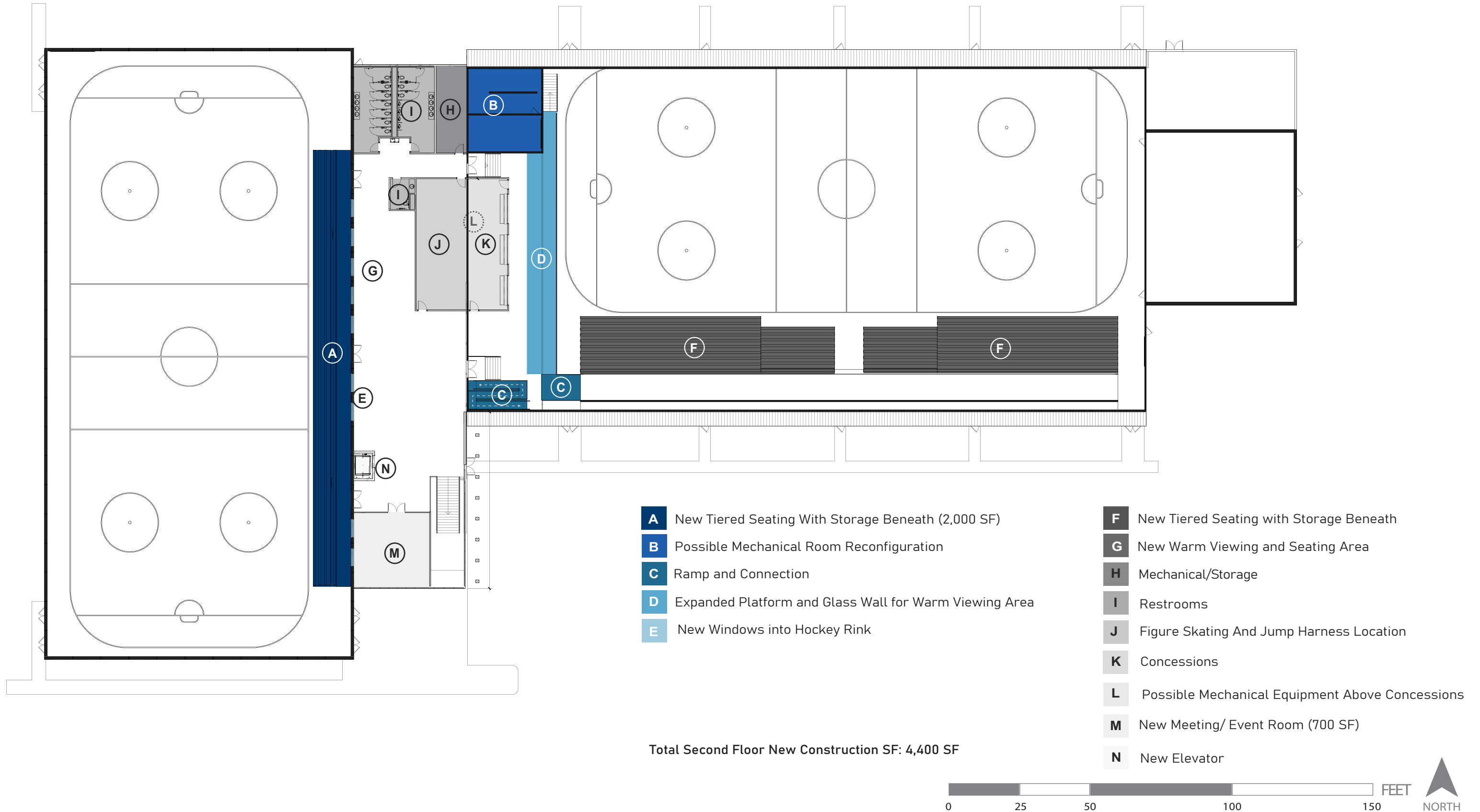
RENOVATION + ADDITION

HASTINGS, MINNESOTA

First Floor Plan



Second Floor Plan



FRONT ENTRANCE



EXTERIOR RENDERING

LOBBY INTERIOR



INTERIOR RENDERING

SECOND FLOOR



INTERIOR RENDERING

SEATING RENOVATION



INTERIOR RENDERING

Probable Project Cost Summary

Hastings Civic Arena Study

Hastings Minnesota

Project Description

Project Description (2)

ISG Project #: 23-29433
Date: 11/10/2023

Bldg SF: 24980
Time (Months): 0
Revision Date: 0/00/0000

SCHEMATIC DESIGN PHASE

SUMMARY	Rate	Estimated Construction Cost	Actual Construction Cost	Cost / SF
Division 1 - General Requirements		\$ 680,003.70	\$ -	\$ 27.22
Division 2 - Existing Conditions & Demolition		221,606.00		\$ 8.87
Division 3 - Concrete		806,380.00		\$ 32.28
Division 4 - Masonry		186,375.00		\$ 7.46
Division 5 - Metals		239,640.00		\$ 9.59
Division 6 - Wood and Plastics		253,900.00		\$ 10.16
Division 7 - Thermal and Moisture Protection		194,200.00		\$ 7.77
Division 8 - Doors and Windows		474,840.00		\$ 19.01
Division 9 - Finishes		84,335.00		\$ 3.38
Division 10 - Specialties		42,915.00		\$ 1.72
Division 11 - Equipment		-		\$ -
Division 12 - Furnishings		-		\$ -
Division 13 - Special Construction		-		\$ -
Division 14 - Conveying Systems		96,000.00		\$ 3.84
Division 21- Fire Suppression		99,920.00		\$ 4.00
Division 22- Plumbing		168,000.00		\$ 6.73
Division 23 - HVAC		817,100.00		\$ 32.71
Division 26 - Electrical		496,368.25		\$ 19.87
Division 27 - Communications		190,225.00		\$ 7.62
Division 28 - Electronic Safety & Security		173,675.00		\$ 6.95
Division 31 - Earthwork		-		\$ -
Division 32 - Site Improvements		-		\$ -
Division 33 - Utilities		-		\$ -
Construction Cost Subtotal		\$ 5,225,482.95	\$ -	\$ -
			\$ -	
Contingencies	10.00%	\$ 522,548.29	\$ -	\$ 20.92
			\$ -	
Regional Adjustment Factors	0.00%	\$ -	\$ -	\$ -
Total Construction Cost		\$ 5,748,031.24	\$ -	\$ 230.11
Soft Costs	25.00%	\$ 1,437,007.81	\$ -	\$ 57.53
FF&E	50%	\$ 718,503.91		
Testing/Design/and soft costs	50%	\$ 718,503.91		
Other Costs Identified By Owner		\$ -		\$ -
		\$ -		\$ -
		\$ -		\$ -
PROJECT COST TOTAL		\$ 7,185,039.05	\$ -	\$ 287.63