



City of Hastings
Parks & Recreation

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

Parks & Recreation Commission
Work Session Agenda

Tuesday, March 8, 2016 – 6:00 PM

Parks & Recreation Conference Room

- 1) Lee Stoffel – City Marketing and Communications 6:00 PM

- 2) John Hinzman – Community Development Director 6:15 PM
 - a. Artspace Park Dedication

 - b. Sunset West Park Dedication

- 3) Department Updates 6:35 PM

- 4) Choose alternative meeting dates or change the Tuesday of month 6:45 PM
 - a. August 9, 2016

 - b. November 8, 2016
 - i. Both meeting dates are Election days

- 5) Commissioner Reports 6:50 PM

Next Meeting: Tuesday, April 12, 2016

All times are approximate



Park and Recreation Commission Memorandum

To: Park and Recreation Commission
From: John Hinzman, Community Development Director
Date: March 8, 2016
Item: Park Dedication – Riverfront 2nd Addition – Artspace Hastings Lofts

COMMISSION ACTION REQUESTED:

Review the proposed park dedication for Riverfront 2nd Addition, a 1.0 acre plat containing a single mixed use building housing 37 live\work housing units and commercial space. The property is generally located on the northeast corner of 2nd and Tyler Streets.

PARK DEDICATION REQUIREMENTS

Subdivision Ordinance

City Code Chapter 154.07 establishes public land dedication requirements for the 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.
- 4) Private open space and facilities for public use.

Physical Land Dedication Option

Residential land dedication is determined as follows:

<i>Proposed Density (units) Per Gross Acre of Plat</i>	<i>Percentage of Gross Area of Plat to be Dedicated</i>
0.0-1.9	9%
2.0-3.5	11%
3.6-5.9	13%
6.0-10	15%
10+	Add 0.6% per unit over 10

The proposed gross density of 37 units per acre would allow a dedication of 31.2 percent of gross acreage. The 1.0 acre subdivision could yield 0.31 acres (13,591 s.f.) of park land dedication.

In addition to meeting size requirements, the property must also meet the following criteria:

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

Analysis: The Comprehensive Plan does not propose acquisition of land in the neighborhood for park development, or open space preservation on the subject property.

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

Analysis: Levee Park abuts the site to the west. Depot Park abuts the site to the southeast. The Mississippi River Trail is located on the eastern edge of the site.

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

Analysis: The property abuts Levee Park, Depot Park, and the Mississippi River Trail.

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

Analysis: The mixed use nature of the property and surrounding downtown uses does not require additional buffering.

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

Analysis: The proposed land is generally flat with no unique topographical features.

Cash in Lieu of Land

A total cash payment of \$40,700 (\$1,100 x 37 units) would be required under this option.

RECOMMENDATION

Acceptance of cash in lieu of land is recommended. The proposed physical land dedication does not meet the requirements of the Subdivision Ordinance or objectives of the Comprehensive Plan.

Attachments

- Location Map
- Parks Comprehensive Map

LOCATION MAP



Parks Comprehensive Map

City of Hastings

Parks, Open Space, and Trail System Plan



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|--|---|
| NEIGHBORHOOD PARKS | DESTINATION TRAILS |
| NATURE PARKS | LINKING TRAILS |
| ATHLETIC COMPLEXES | BIKE ROUTE |
| COMMUNITY PARKS | PARKWAY |
| RESERVE LAND - ATHLETIC COMPLEX | CITY LIMITS |
| SPECIAL-USE PARKS | NATURAL GREENWAY / OPEN SPACE CORRIDOR (CONCEPTUAL) |
| NEIGHBORHOOD PARK (GENERAL CENTER OF SERVICE AREA) | |

