



**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 29th, 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. South Oaks 4th Addition Park Dedication

 - c. Sunset West Park Dedication

- 3) Department Updates 6:45 PM

- 4) Choose alternative meeting dates or change the Tuesday of month 6:50 PM
 - a. August 9, 2016

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

- 5) Commissioner Reports 6:55 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 29, 2016
Item: Park Dedication – Riverfront 2nd Addition – Artspace Hastings Lofts

COMMISSION ACTION REQUESTED:

Review the following actions related to 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.

- 1) Method of Park Dedication
- 2) Request to Waive Cash in Lieu of Land Requirements

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 trailway 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.

Request to Waive Cash in Lieu of Land

Artspace has requested a waiver from the Cash in Lieu of Land park dedication requirements for the subdivision. The waiver request is based on the following:

- Unanticipated environmental remediation expenses.
- The property is developed as an affordable housing project. Additional cost to the project will require addition fund raising or cost cutting.

Past Actions on Waiver Requests

The City of Hastings has previously granted waivers to Park Dedication as follows:

- **Pleasant Acres 2nd Addition – 2006.** The Natural Resources and Recreation Commission recommended and the City Council waived park dedication fees totaling \$8,800. Habitat for Humanity proposed subdivision of City land into four single family home sites. It appears the City waived the requirements as owner of the property.

The City has not granted waivers in the following similar situations:

- **Great River Landing\Hudson Redevelopment – 2015** – City owned property sold for private development – physical land dedication.
- **Riverfront Addition – 2005.** Cash in lieu payment of \$57,955 approved for a similar development of the same property (project not constructed; fees not paid).
- **Pleasant Acres Addition – 2002.** Habitat for Humanity affordable housing project. Cash in lieu of land paid totaling \$5,950 for seven units.
- **Marketplace West – 2000** – Dakota County CDA affordable housing project – physical land dedication.

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
- Comprehensive Park Plan
- Preliminary Plat
- Artspace Waiver Request

LOCATION MAP



City of Hastings

Parks, Open Space, and Trail System Plan

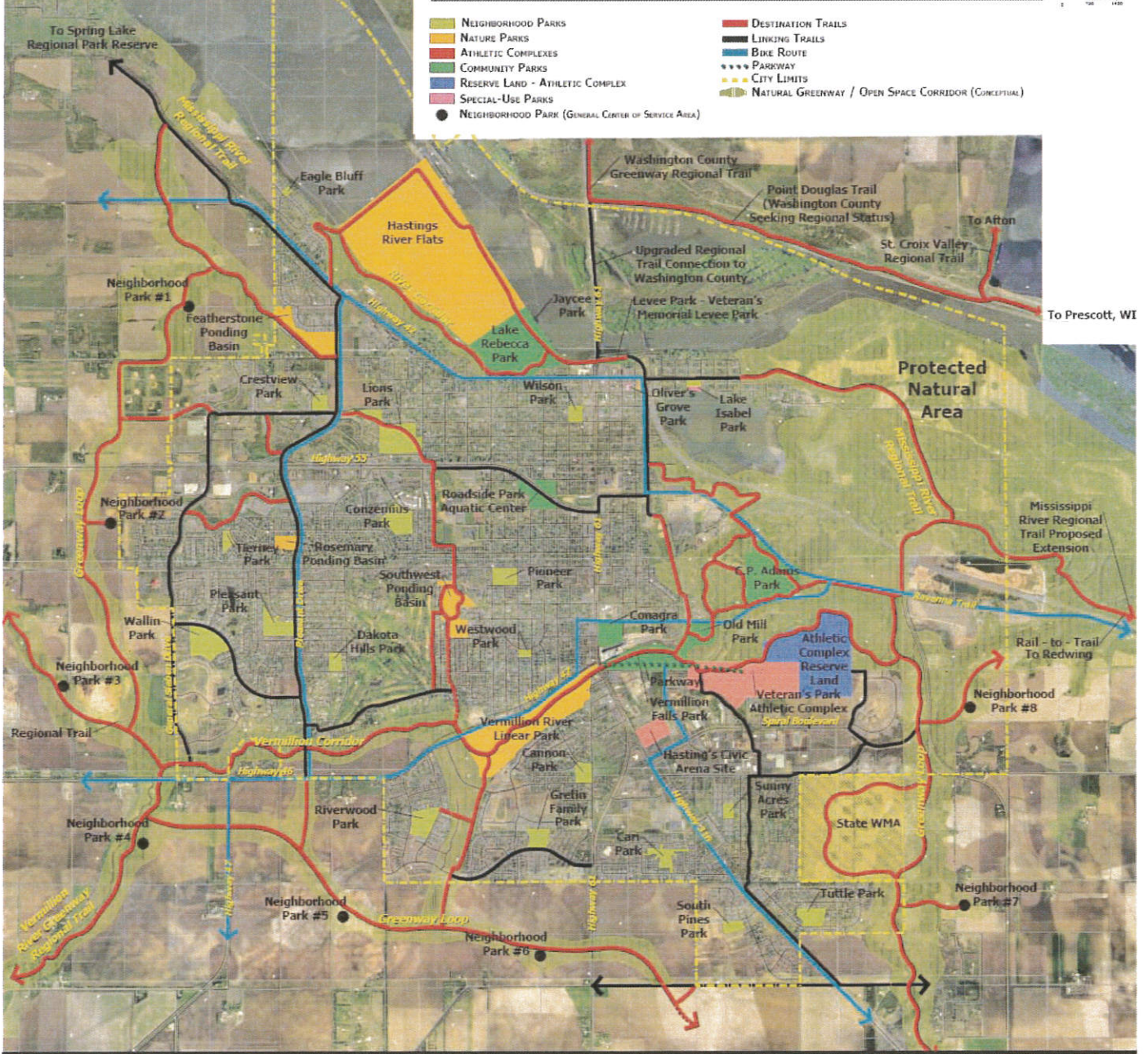


Figure 3.12
Trail System Plan



Offices
Minneapolis // Los Angeles
New Orleans // New York
Seattle // Washington, D.C.

250 Third Avenue North
Suite 400
Minneapolis, MN 55401

F // 612 / 333 / 9012
F // 612 / 333 / 9089

artspace.org

John Hinzman
Community Development Director
City of Hastings
101 4th Street East
Hastings, MN 55033

March 8, 2016

Re: Cash in Lieu of Land Waiver Request– Artspace Hastings Lofts

Dear John:

Artspace Projects, Inc. is requesting a waiver for the Cash in Lieu of Land for Artspace Hastings Lofts, an affordable housing building to be located at the corner of 2nd Street East and Tyler Street, the site of a parking lot currently owned by the City of Hastings. As the project will be situated on a portion of the site, a replatting of the site is required, which has triggered a public land dedication. Due to limited space on the downtown lot, the City has recommended Cash in Lieu of Land for the project that would total \$40,700, or \$1,100 for each of the 37 affordable housing units.

Artspace is requesting the waiver of this fee due to the fact that the city-owned land that is being purchased is contaminated with elevated chlorinated VOCs, metals, and BaP concentrations that will require remediation in order to construct the affordable housing building. When Artspace negotiated the Option to Purchase with the City, we were unaware of the contamination of the site. During our due diligence period, we were provided with a Phase I Environmental Report dated February 15, 1995, Phase II Environmental Report dated April 18, 1995, Remedial Action Plan dated November 27, 1996, and Certificate of Completion and Voluntary Response Action Agreement dated May 14th 1997. It was our understanding that the site had been cleaned of major contaminants. Upon further investigation with our consultant Braun Interec, we have discovered that much of the contamination remains. What we have learned is what was acceptable in the 1990's for environmental clean-up is no longer acceptable today. This means in present day, the City would not be issued a Certificate of Completion for the past actions that were taken.

During the construction of Artspace Hastings Lofts, the site will be remediated for current day standards. At this time, it is estimated that this will cost between \$200,000 - \$250,000. We are currently working with Braun on a Response Action Plan in order to applying for funding from DEED and the Metropolitan Council Tax Base Revitalization Account that is due by March 18th. If awarded these grants, Artspace will still need to pay a portion of the costs estimated around \$35,000.

Due to site conditions that will either cost the project an estimated \$35,000 if the grants are awarded, or the full \$200,000 - \$250,000 if not awarded, we are requesting a waiver for the \$40,700 for the Cash in Lieu of Land. Being that this is an affordable housing building, any additional cost to the project will

require either additional fundraising, which takes time to find additional sources, if available, or will require cutting cost in the design.

We appreciate the assistance of the City to date that has made this project possible, both monetarily, by selling the land for \$1, and in assistance and advocacy. We have been told by the public repeatedly that this is an important project for Hastings. It will develop a piece of land that has sat vacant for more than 30 years and will put it on the tax rolls. Most importantly, Artspace Hastings Lofts will be a contributing property to the Riverfront Renaissance, the downtown district, and the arts community.

Thank you for your consideration.

Sincerely,



Becky Carlson St. Clair
Project Manager
Artspace Projects, Inc.



Park and Recreation Commission Memorandum

To: Park and Recreation Commission
From: John Hinzman, Community Development Director
Date: March 29, 2016
Item: Park Dedication – South Oaks of Hastings 4th Addition

COMMISSION ACTION REQUESTED:

Review the proposed park dedication for South Oaks of Hastings 4th Addition, a 6.11 acre plat containing 30 single family lots (4.91 units per acre). The property is generally located southeast of 31st Street and Olson Drive. The Commissioner discussed the dedication at the February 9th meeting but was unable to achieve a majority recommendation for the action.

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.
- 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 4.91 units per acre would allow a dedication of 13 percent of gross acreage. The 6.11 acre subdivision could yield 0.79 acres (34,600 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 trailway in the Comprehensive Plan.**

Analysis: The Comprehensive Plan does not propose acquisition of land in the neighborhood for park development, or open space preservation. 31st Street provides a trail connection to the Hastings Trail System. The potential 0.79 acre park does not meet the minimum three acre size standard established for neighborhood parks as outlined in the Comprehensive Plan.

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

Analysis: Greten Park is within ¼ mile (walking distance), and Riverwood Park is within ½ mile (walking distance) of the proposed subdivision which meets the guidelines for neighborhood parks service area.

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

Analysis: The property does not abut an existing park or school open space property.

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

Analysis: The site does not abut commercial\industrial property.

- 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 \$66,000 (\$2,200 x 30 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
- Comprehensive Park Plan
- Preliminary Plat

LOCATION MAP



City of Hastings

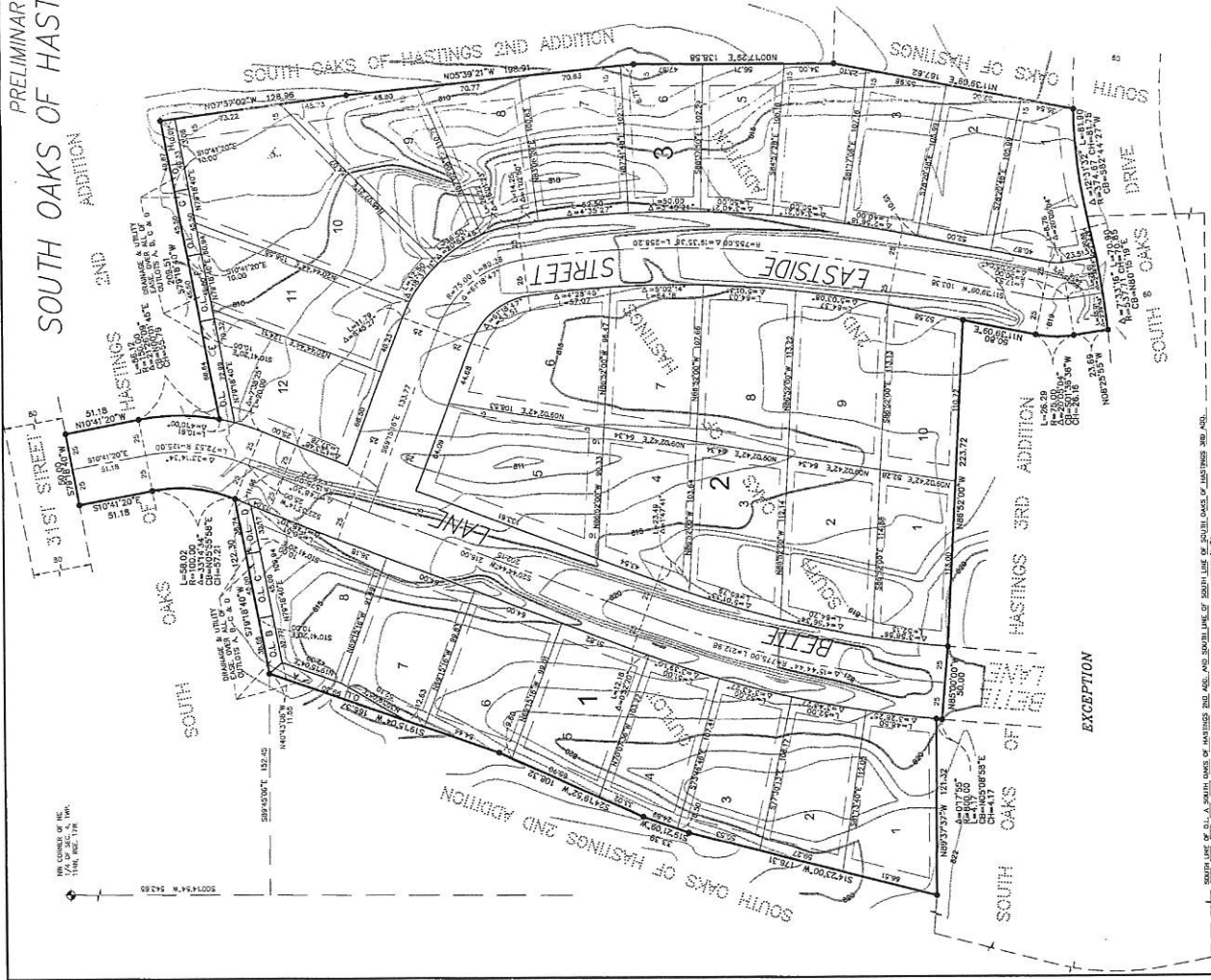
6
Project # 2010-1001-0011
 Date: 10/10/10

Parks, Open Space, and Trail System Plan



**Figure 3.12
 Trail System Plan**

PRELIMINARY PLAT OF
SOUTH OAKS OF HASTINGS 4TH ADDITION



PROPERTY DESCRIPTION
 OAKS OF HASTINGS 4TH ADDITION, according to the recorded plat thereof, on file in the office of the Registrar of Titles, Dakota County, Minnesota.
 Except that part of said Oaks 2, platted as SOUTH OAKS OF HASTINGS 4TH ADDITION, according to the recorded plat thereof, on file in the office of the Registrar of Titles, Dakota County, Minnesota.

PRELIMINARY PLAT DATA

- 1) GROSS AREA = 6.11 ACRES
- 2) 30 PROPOSED LOTS
- 3) ZONED: R3-PRD
- 4) OWNER
 GREG J. HOMES OF HASTINGS, INC.
 CONTACT PERSON: NICK JABLONSKI
 PHONE: 651-437-3700
- 5) SURVEYOR/ENGINEER
 JOHNSON & SCOTFIELD, INC.
 CONTACT PERSON: STEVEN P. VOIGT, PE
 PHONE: 651-388-1558, EXT. 103

LEGEND

- Ø EJECTS OUTLET.
- CONDUITS A PLACED "T" WITH NEW PIPE HAVING EJECTS IN PLACE.
- EJECTS A FOUND BORN MONUMENT.
- ⊙ EJECTS FOUND COUNTY MONUMENT.

DRAINAGE & UTILITY EASEMENTS ARE SHOWN THIS:

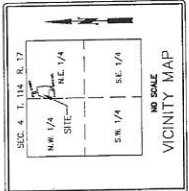


Being 5 feet in width and adjoining lots for these easements, the easements are shown as public ways and rear lot lines, unless otherwise indicated on this plat.



DATE: OCTOBER 20, 2015

JOHNSON & SCOTFIELD INC.
 SURVEYING AND ENGINEERING
 (651) 388-1558
 1112 HIGHWAY 55, SUITE 201, HASTINGS, MN 55033



PRELIMINARY PLAT OF
SOUTH OAKS OF HASTINGS 4TH ADDITION



DATE: OCTOBER 06, 2016
SCALE IN FEET
THIS PLANNING OTHER LAYOUT ARE BASED ON THE ASSUMPTION
HASTINGS 2ND ADD. HAS A RECORD OF INTEREST.

JOHNSON & SCOPFIELD INC.
SURVEYING AND ENGINEERING
1112 HIGHWAY 66
HASTINGS, MN 55033
(612) 231-2222



Park and Recreation Commission Memorandum

To: Park and Recreation Commission
From: John Hinzman, Community Development Director
Date: March 29, 2016
Item: Park Dedication – Concept Plan – Sunset West, Outlot C

COMMISSION ACTION REQUESTED:

Provide an initial recommendation for the method of park dedication for the Concept Development Plan of Sunset West – Outlot C, a 10.65 acre plat generally located northwest of 15th Street & O’Connell Drive. The developer submitted a concept plan showing 37 residential units (3.47 units per acre). The Comprehensive Plan identifies a future park location directly west of the proposed subdivision.

Previous Commission Review

The Park and Recreation Commission reviewed the concept at the February 9, 2016 meeting. A concept to provide a linear park along the western boundary of the subdivision was presented. Commissioners discussed various land concepts for the site. Since the February meeting the number of lots has been decreased from 44 to 37 resulting in a change to the previous park dedication estimates.

PARK DEDICATION REQUIREMENTS

Subdivision Ordinance

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- 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 potential gross density of 3.47 units per acre would allow a dedication of 11 percent of gross acreage. The 10.65 acre subdivision could yield 1.17 acres (50,965 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 trailway in the Comprehensive Plan.**

Analysis: The Comprehensive Plan identifies a future neighborhood park directly west of the proposed subdivision. The potential 1.17 acre park does not meet the minimum three acre size standard for new neighborhood parks as outlined in the Comprehensive Plan.

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

Analysis: Tierney Park and Wallin Park are both located within 0.5 miles (walking distance) of the proposed subdivision which meets the guidelines for neighborhood parks' service area.

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

Analysis: The property does not abut an existing park or school open space property. Undeveloped property abuts the site to the west and south and is guided for future residential development.

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

Analysis: The site does not abut commercial\industrial property.

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

Analysis: The proposed land is slightly rolling.

Trail Corridor Land Dedication

The applicant has prepared two exhibits depicting a 25 foot and 50 foot land dedication corridor within the subdivision. Mr. Jablonske has indicated he will be attending the meeting to further discuss with the Commission.

Cash in Lieu of Land

A potential cash payment of \$81,400 (\$2,200 x 37 units) would be required under this option. A reduction in the density would affect the cash yield.

Attachments

- Location Map
- Comprehensive Park Plan
- Concept Plan

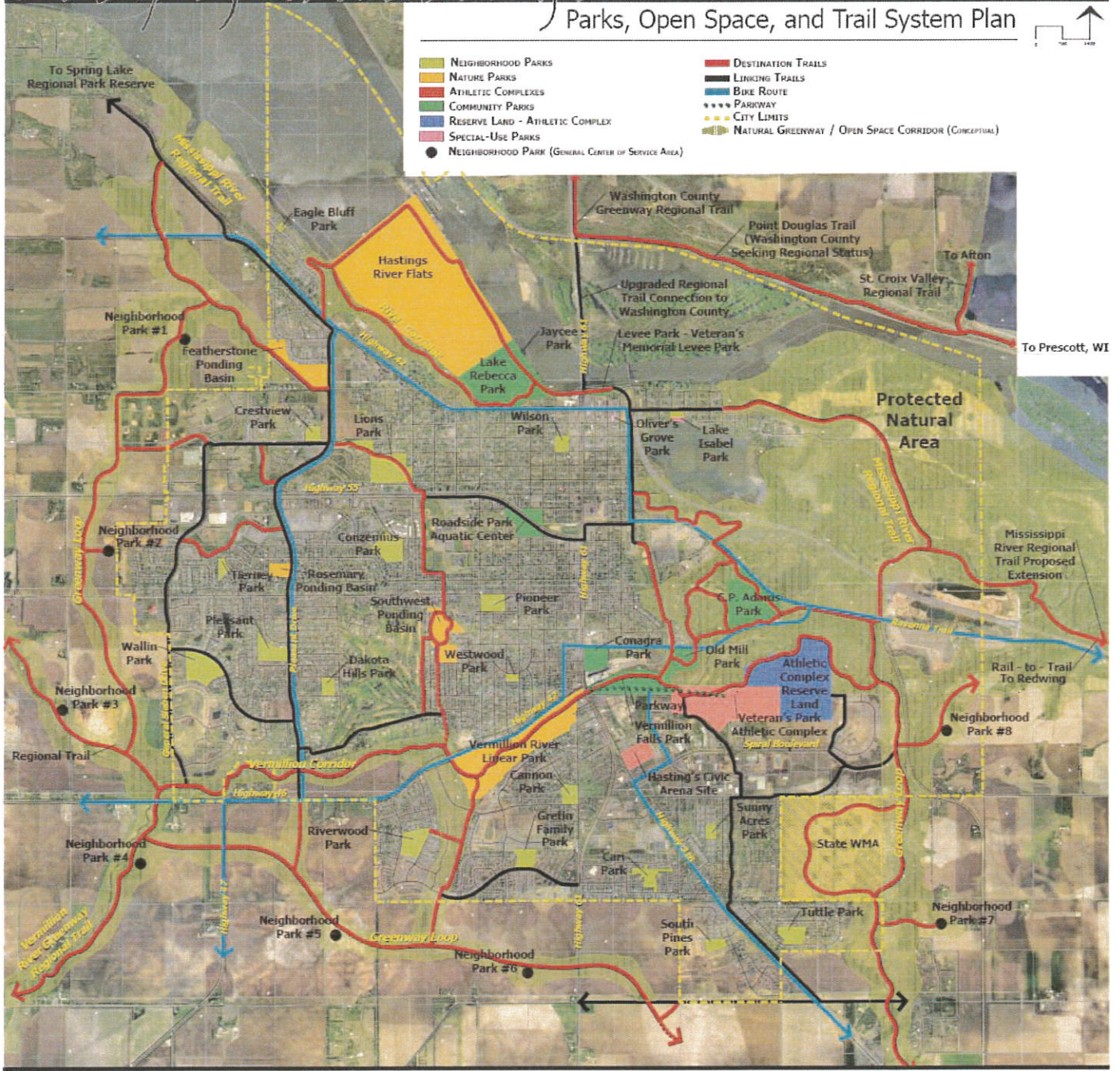
LOCATION MAP



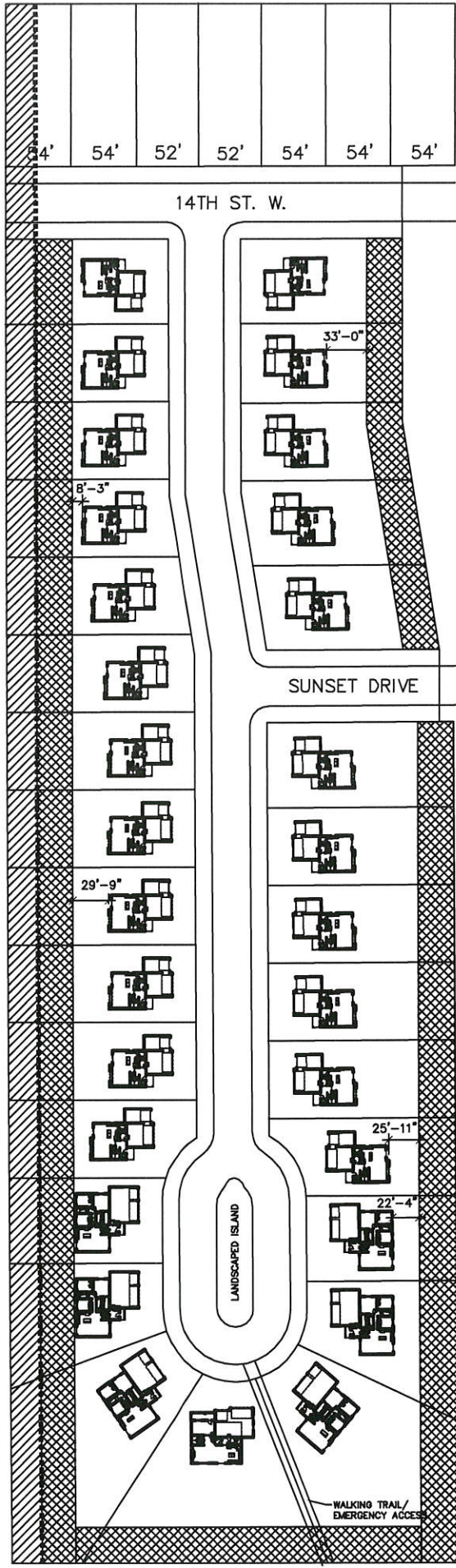
City of Hastings

Parks, Open Space, and Trail System Plan

6
Scale: 1" = 1/2 Mile
 Date: April 2010



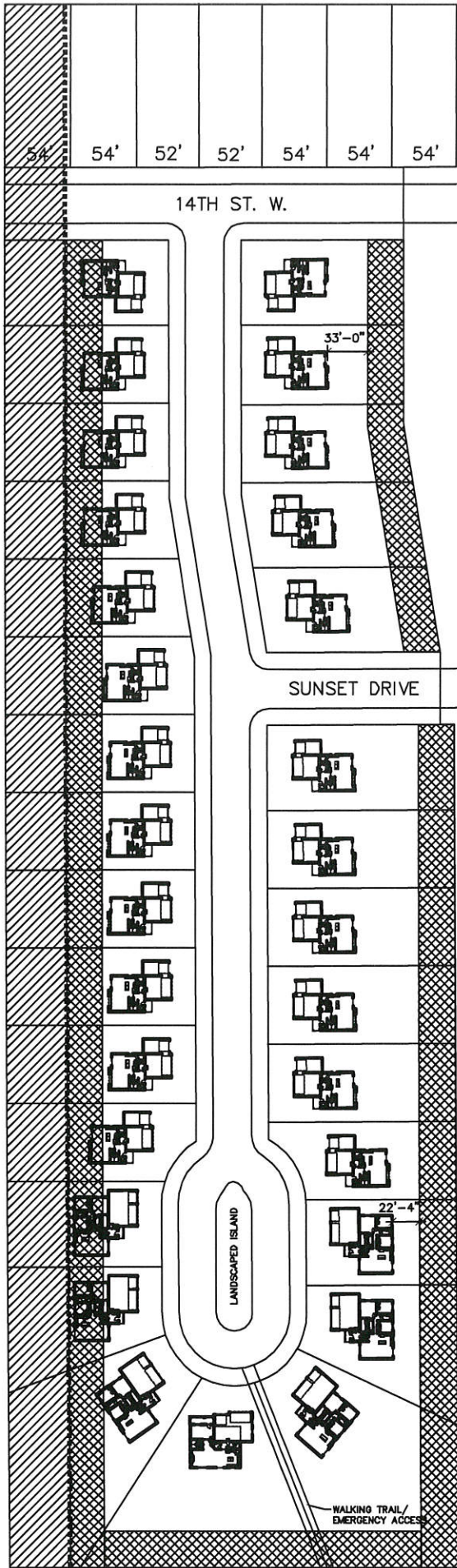
**Figure 3.12
 Trail System Plan**



OUTLOT C SUNSET WEST

37 Lots Total

-  25' PARK CORRIDOR
-  POTENTIAL 30' DRAINAGE EASEMENT



OUTLOT C SUNSET WEST

37 Lots Total

-  50' PARK CORRIDOR
-  POTENTIAL 30' DRAINAGE EASEMENT