



**City of Hastings
Parks & Recreation**

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

Parks & Recreation Commission Agenda

Tuesday, February 11, 2020 – 7:00 PM
City Hall – Council Chambers Room

- I. Call to Order 7:00 p.m.
- II. Determination of Quorum
- III. Approval of Minutes
 - a. Approve minutes of the Parks and Recreation Commission meeting held on January 14, 2020
- IV. Schoolhouse Square 4th Addition – Park Dedication 7:05 p.m.
- V. Vermillion Falls Park – Natural Resource Management Plan 7:20 p.m.
 - a. Friends of the Mississippi River – Karen Schik
- VI. Department Updates 7:35 p.m.
 - a. EAB Treatment Program
 - b. City Forester
 - c. People Movement Plan
 - d. Trail Projects
 - e. Isabel Park Master Plan
 - f. Vermillion Linear Park Restoration

Next Meeting: Tuesday, March 10, 2020 at 7:00pm
All times are approximate



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Parks & Recreation Commission Agenda

Tuesday, January 14, 2020 – 7:00 PM
City Hall – Council Chambers Room

- I. Call to Order 7:00 p.m.
 - II. Present: Chair, Chelsea Piskor, Commissioner Dave Pemble, Nicole DePalma, Bruce Karnick, Parks and Recreation Director, Chris Jenkins, Community Development Director John Hinzman, Sports and Recreation Coordinator, Phil Vargas and Recreation Programmer, Paige Marschall Bigler
Absent: Commissioner Ben Spader
 - III. Determination of Quorum
Quorum Present: 4:5
 - IV. Approval of Minutes
Commissioner Karnick motioned to approve minutes, Commissioner DePalma seconded the motion.
Minutes approved 4:4
 - a. Approve minutes of the Parks and Recreation Commission meeting held on October 8, 2019
 - V. Review Method of Park Dedication 7:05 p.m.
 - a. Bauer Property Annexation
Director Jenkins introduced John Hinzman, Community Development Director. Hinzman reviewed the method of park dedication and asked Commission to provide a recommendation to allow final engineering and design to commence in order to submit application for Preliminary and Final Plat approval. Commission discussed land dedication requirements and options available within City Ordinance. Commission asked questions of Director Hinzman, the applicant and Director Jenkins. Director Jenkins explained how funds received could be used.
Commissioner Pemble motioned to accept the option of Cash in Lieu of Land, Commissioner Karnick seconded the motion. Motion approved 4:4
 - VI. Natural Surface Trail Proposal 7:20 p.m.
Jenkins introduced John and Andy Storkamp and Craig Santelman and their presentation of an idea for a Natural Surface Trail. John Storkamp provided an overview of a proposed trail system including; location, characteristics, usage, benefits, and examples from other cities. Commission asked questions of presenters and discussed safety, use, timeline and maintenance responsibility. Director Jenkins explained that this project would be a collaborative effort. Commission expressed support of the potential project.
 - VII. Levee Park Warming House and Rink 7:35 p.m.
Sports and Recreation Coordinator, Phil Vargas provided warming house attendance numbers from 2015 – 2019 seasons. Director Jenkins expressed the struggle to maintain and operate the warming house and rink at Levee Park due to low daily attendance throughout the season since 2015 and ability to keep quality ice on the labyrinth. For 2019-2020 season, staffed hours at the Levee Park Warming House have been
-

reduced to Saturday and Sundays 12:00 p.m. – 5:00 p.m. Director Jenkins asked Commission to brainstorm alternative ideas and use of the portable warming house.

VIII. Updates

7:50 p.m.

Director Jenkins informed Commission that the new City Forester/Parks Keeper position has been filled and anticipate having the employee on-board by the end of January.

Commission highlighted the two vacant Commissioner spots for 2020-2021 term.

Commission asked to re-visit the idea for a Commission coordinated event in Hastings, and include this item on the February agenda.

Commissioner Pemble motioned to adjourn the meeting. Commissioner Karnick seconded the motion.

Motioned approved 4:4

Meeting adjourned: 8:29 p.m.

Next Meeting: Tuesday, February 11, 2020 at 7:00pm

All times are approximate



***Park and Recreation
Commission Memorandum***

To: Park and Recreation Commission
From: John Hinzman, Community Development Director
Date: February 11, 2020
Item: Park Dedication – Schoolhouse Square 4th Addition

Commission Action Requested

Review the method of park dedication for development of Schoolhouse Square 4th Addition, a one lot subdivision to contain a 90 unit senior housing apartment building as proposed by Real Estate Equities. The 2.07 acre subdivision is presently owned by Schoolhouse Partners LLC and generally located northwest of 10th Street and Ramsey Street.

Adjacent Zoning and Land Use

The following land uses abut the property:

Direction	Use	Comp Plan District	Zoning District
North	8 th Street Single Family Homes	Low Density Residential	R-2
East	Schoolhouse Square Townhomes	Medium Density Residential	RMU
South	10 th Street Single and Two Family homes	Medium Density Residential	RMU
West	Commercial – Green Mill, Premier Bank	Commercial	C-3

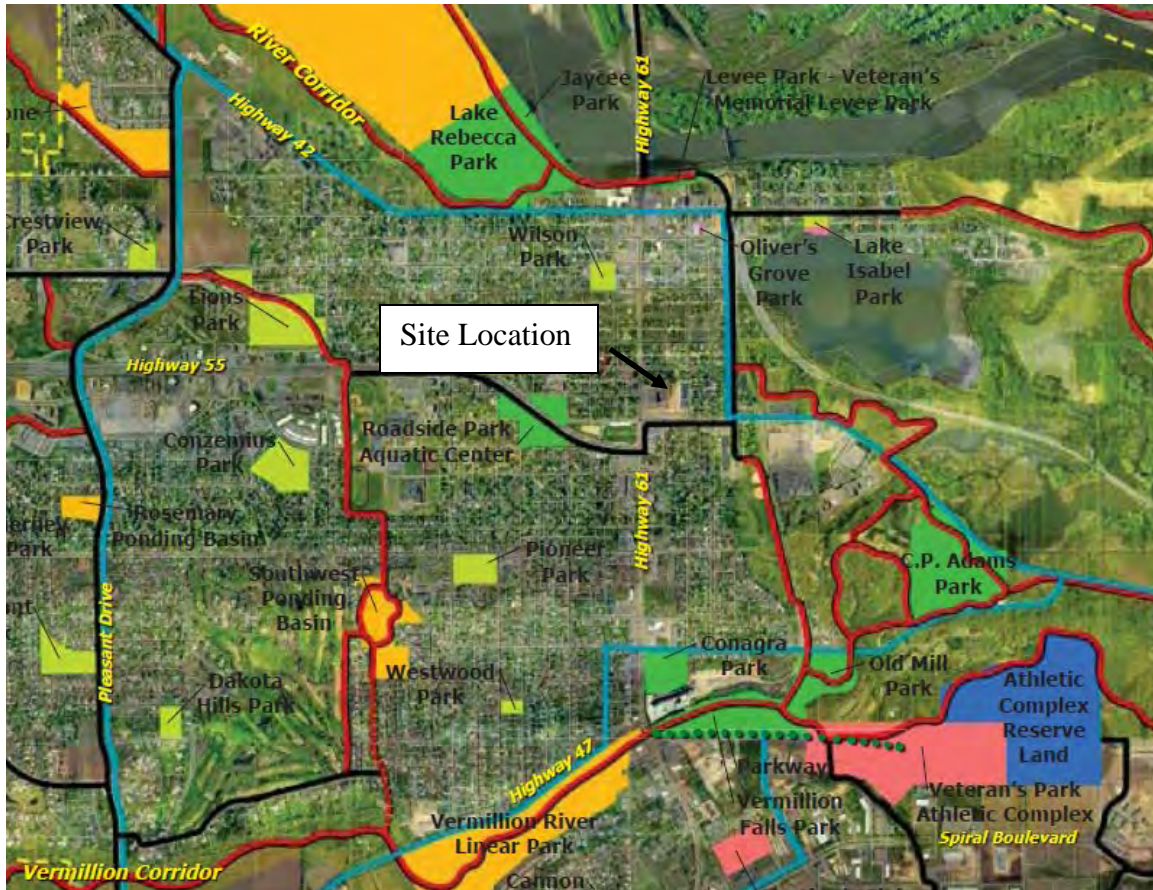
PARK DEDICATION REQUIREMENTS

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.

2040 Comprehensive Plan - Planned and Existing Parks and Trails



OPTIONS FOR PARK DEDICATION

Option - Physical Land Dedication

Physical land dedication would be required as follows:

Property Size	2.07 acres
Number of Residential Units	90
Residential Density	43.5 units\acre
Required Park Dedication	0.73 acres = 35.1% of the gross area

- 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 identify any open space or park land on the property. A “linking trail” is indicated along 10th Street.

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

Analysis: 90 independent living senior apartments would be added. Connection to the Hastings Loop Trail System along Bailly Street is 800 feet to the east. Roadside park is located approximately 2,000 feet to the west. The facility plans to add a private outdoor dog run and a roof top deck to serve residents.

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

Analysis: The proposed park does not abut an existing park or school.

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

Analysis: The building is located within the RMU - Residential Mixed Use Zoning District which serves as a buffer between commercial development to the west and lower density residential development to the east.

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

Analysis: The proposed land is generally flat and treeless.

Option - Cash in Lieu of Land

Payment of cash in lieu of land is based upon the number and type of residential units to be constructed. A total cash payment of \$99,000 (\$1,100 x 90 units) would be required.

Option - Private Open Space and Facilities

The Subdivision Ordinance allows for the development of private open space, park, and recreation facilities to account for up to fifty percent of the park land dedication requirements provided the land is not occupied by buildings and structures, is open to the public, deed restricted to ensure public access, provides for natural features, or has a desirable use and the proposed recreation facility will reduce the demand for public recreational facilities to serve the development.

All proposed community facilities would be restricted to use by residents of the apartment and not eligible for consideration.

RECOMMENDED METHOD OF PARK DEDICATION

Payment of cash in lieu of land is recommended to satisfy park dedication requirements. The subject property has not been identified for a park. The amount of land required for a park would preclude development of the building. Based upon the proposed 90 units to total payment would be \$99,000 (\$1,100 x 90 units).

Attachments

- Location Map
- Concept Plan

LOCATION MAP



Hastings Zoning

Zoning District - RMU Residential Mixed Use

155.08 SIGNS

- (2) A, R, and PI Districts.
- (a) Residential developments with 6 or more single-family or multifamily dwelling units may have 1 monument identification sign per the size indicated in the table in division (D)(1)(e) above
- Monument - Maximum Height - 5 feet, Sign Face Size - 50 square feet, Cap Height (max.) - 8 inches
- Wall - Maximum Size - Greater of 40 square feet or 5% of wall area

155.09 PARKING AND LOADING REQUIREMENTS

- (B) Design requirements.
- (1) Standard dimensions. 90 degrees, Curb Length 9.0 feet, Stall Length 18.0 feet, Aisle width 22 feet (Aisles that are not between 2 rows of 90 degree parking spaces may be 18 feet wide.)
- (2) Compact car dimensions. 90 degrees, Curb Length 8.0 feet, Stall Length 16.0 feet.
- (3) Compact car parking conditions. Compact car parking may be provided if the following conditions are met.
 - (a) A maximum of 25% of the total number of required parking spaces may be used for compact cars, provided the total parking area has at least 20 stalls.
 - (b) Compact car stalls shall be clearly marked with directional signs as approved by the city.
 - (c) Compact car stalls shall be distributed throughout the parking area to have reasonable proximity to the structure(s) served by and shall not have generally.
- (D) Setbacks/buffers.
 - (1) Access drives, driveways, and aisles shall not be allowed to intrude into a required parking setback except at the access point or where a joint drive serving more than 1 property will provide better/safer traffic circulation

115.26 RMU RESIDENTIAL MIXED USE

- (B) Uses permitted.
 - (1) Multiple-family dwellings;
- (C) Uses by special permit.
 - (1) Multiple-family dwellings greater than 40 feet in height as measured by the International Building Code.
- (D) Building and site design.
 - Approvals granted through building permit, site plan, special use permit, or planned residential development shall require conformance with the Original Hastings Design Guidelines...

115.50 RESIDENTIAL LOT REGULATION

- RMU District
- Minimum Lot Area - 12 d.u. per acre
- Front - 5
- Interior side - 1/4 building height (maximum setback required shall be 15 feet, but in no case less than 5 feet).
- Corner - 5
- Rear - 1/2 building height
- Height - 40

115.52 Architectural Standards

- (B) Applicability. Architectural standards in this section shall apply to the exterior construction of new commercial, industrial, institutional buildings, and the like, as well as multiple family buildings exceeding 8 units, and as follows.
- (3) Original Hastings Design Guidelines. Buildings and properties as identified in the Original Hastings Design Guidelines (adopted by the City Council on 5-5-2003) must adhere to the requirements of the adopted guidelines in addition to the provisions of this section.
- (C) General requirements.
 - (1) Building design and construction standards must be used to create a structure with equally attractive sides. Primary emphasis shall be placed on the most visible sides of a building.
 - (2) Primary building entrances must be clearly defined to promote visual interest and architectural presence.
 - (3) Large, uninterrupted expanses of a single building material shall not be permitted, unless the use meets the purpose or intent of this section as determined by the Administrative Official.
 - (4) No wall that faces a public right-of-way, parks, the public view from adjacent properties or a residential use or district may have an uninterrupted length exceeding 100 feet without including at least 2 of the following:
 - (a) Change in plane;
 - (b) Change in texture or masonry pattern;
 - (c) Inclusion of windows; and/or
 - (d) Equivalent change or incorporation
- (D) Specific requirements
 - (2) Classes of material.
 - Class 1 - Brick, Natural Stone, Glass, Seamless metal panels. Other materials not listed elsewhere as approved by the Administrative Official.
 - Class 2 - EIFS, Masonry Stucco, Specialty Integral Colored Concrete Block, Architecturally textured concrete precast panels, Tile. Other materials not listed elsewhere as approved by the Administrative Official.
 - Class 3 - Industrial grade concrete precast panels, Smooth concrete, Ceramic, Wood, Aluminum or Vinyl Siding. Other materials not listed elsewhere as approved by the Administrative Official.
 - (3) Required combinations of materials
 - (c) Multiple-family residential buildings exceeding 8 units.
 - 1. Front facades, and side and rear facade visible from public right(s)-of-way, the public view from adjacent properties, parts, or residential uses or districts must be composed of at least 25% of Class 1 materials, and at least 25% of Class 2 materials.
 - 2. Side and rear facades not visible from public right(s)-of-way, parks, public view from adjacent properties or residential uses or districts may use any combination of Class 1, 2, or 3 materials.

Parking Ratio

150 Total Parking Stalls /
90 Total Units = 1.67 Stalls per Unit

19-02-J -Parking Schedule

Level	Count
Level -1	61
Level 1	76
Grand total	137

53 Surface Parking Stalls adjacent to Building
36 Surface Parking Stalls at Lot A

19-02-J -Total Gross Area

Level	Area
Level 4	22,564 ft ²
Level 3	23,232 ft ²
Levels 2 - 3	23,232 ft ²
Level 1	23,238 ft ²
Level -1	23,616 ft ²
Grand total	115,882 ft ²

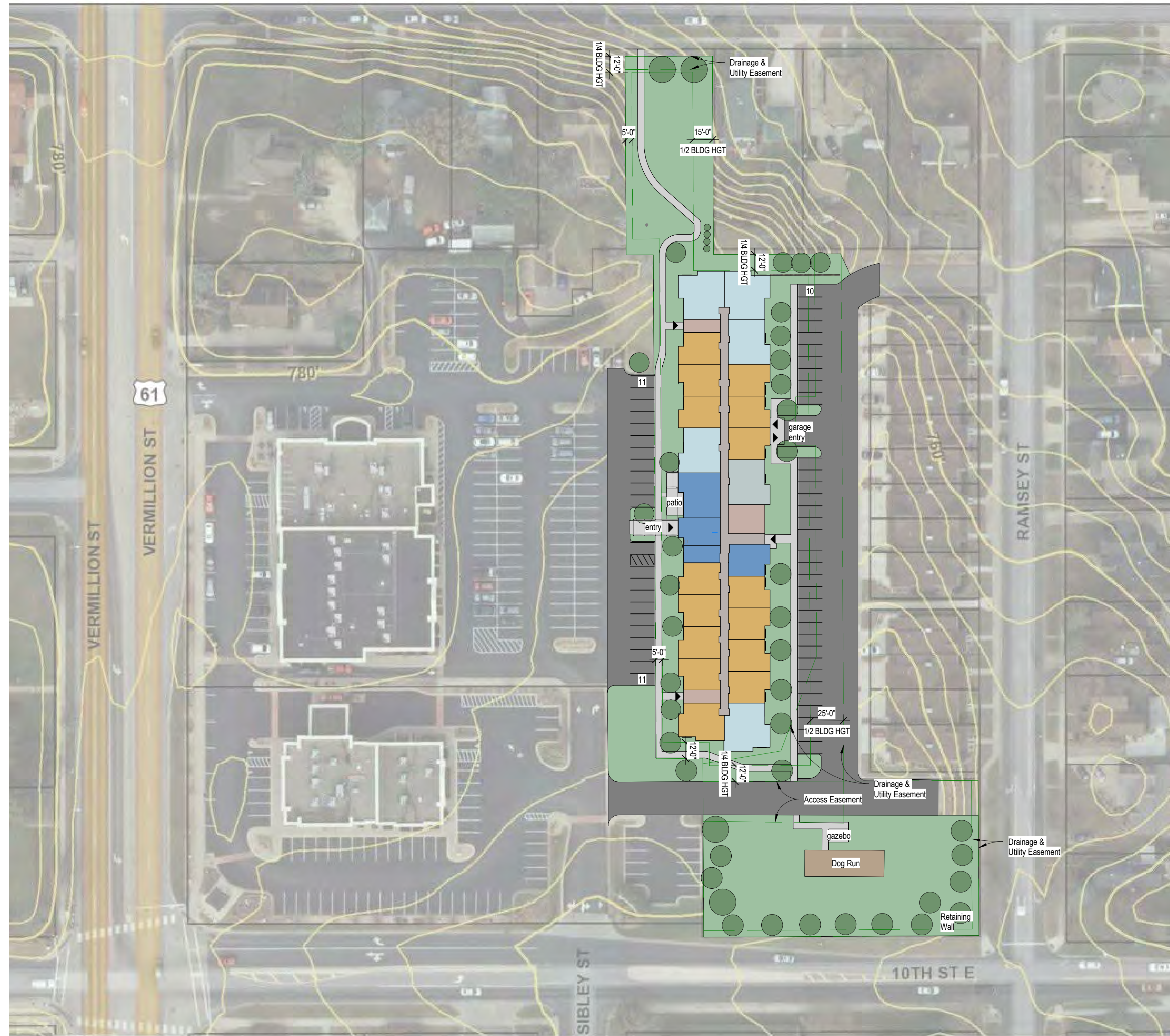
19-02-J -Unit Mix by Floor

Name	Unit Type	Count	Area	Level	Unit Type
Level 1					
Unit 1-0	1BR/1BA	14	712 ft ²	Level 1	
Unit 1-1	1BR/1BA	1	875 ft ²	Level 1	
Unit 3-0	2BR/2BA	2	994 ft ²	Level 1	
Unit 3-1	2BR/2BA	2	1,116 ft ²	Level 1	
Unit 3-2	2BR/2BA	1	1,122 ft ²	Level 1	
		20			
Levels 2 - 3					
Unit 1-0	1BR/1BA	15	712 ft ²	Levels 2 - 3	
Unit 1-1	1BR/1BA	1	875 ft ²	Levels 2 - 3	
Unit 3-0	2BR/2BA	5	994 ft ²	Levels 2 - 3	
Unit 3-1	2BR/2BA	2	1,116 ft ²	Levels 2 - 3	
Unit 3-2	2BR/2BA	1	1,122 ft ²	Levels 2 - 3	
		24			
Level 3					
Unit 1-0	1BR/1BA	15	712 ft ²	Level 3	
Unit 1-1	1BR/1BA	1	875 ft ²	Level 3	
Unit 3-0	2BR/2BA	5	994 ft ²	Level 3	
Unit 3-1	2BR/2BA	2	1,116 ft ²	Level 3	
Unit 3-2	2BR/2BA	1	1,122 ft ²	Level 3	
		24			
Level 4					
Unit 1-0	1BR/1BA	15	712 ft ²	Level 4	
Unit 1-1	1BR/1BA	1	875 ft ²	Level 4	
Unit 3-0	2BR/2BA	5	994 ft ²	Level 4	
Unit 3-2	2BR/2BA	1	1,122 ft ²	Level 4	
		22			
Grand total		90			

19-02-J -Unit Mix by Type

Name	Unit Type	Count	Area	Level	Total Area
1BR/1BA					
Unit 1-0	1BR/1BA	59	712 ft ²		42,020 ft ²
Unit 1-1	1BR/1BA	4	875 ft ²		3,500 ft ²
		63			45,521 ft ²
2BR/2BA					
Unit 3-0	2BR/2BA	17	994 ft ²		16,893 ft ²
Unit 3-1	2BR/2BA	6	1,116 ft ²		6,698 ft ²
Unit 3-2	2BR/2BA	4	1,122 ft ²		4,488 ft ²
		27			28,080 ft ²
Grand total		90			73,601 ft ²

REE-Hastings



Project Number

Date

Drawn By Author

Checked By Checker

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

Site Plan

1" = 50'-0"

SD_101



② View from 10th Street
12" = 1'-0"

Project Number	
Date	
Drawn By	Author
Checked By	Checker

**NOT FOR
CONSTRUCTION**

Date

Revision

Rev. No.

Images

12" = 1'-0"

SD_500



② View from Southwest
12" = 1'-0"



① View from West - Entry
12" = 1'-0"

Project Number

Date

Drawn By Author

Checked By Checker

**NOT FOR
CONSTRUCTION**

Date

Revision

Rev. No.

Images

12" = 1'-0"

SD_501



① View from North
12" = 1'-0"



④ View from East
12" = 1'-0"



③ View from Southeast
12" = 1'-0"



② View from Northeast
12" = 1'-0"

Project Number

Date

Drawn By Author

Checked By Checker

**NOT FOR
CONSTRUCTION**

Date

Revision

Rev. No.

Images

12" = 1'-0"

SD_502