



**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**

Tuesday, September 14, 2021 – 7:00 PM  
*City Hall – Council Chambers*

- 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 March 9, 2021
- IV. Heritage Ridge & Siewert Apartment Developments 7:05 p.m.
  - a. Community Development Director, John Hinzman
- V. Determine method of Park Dedication – Summergate Development
  - a. Community Development Director, John Hinzman
- VI. Pickleball Presentation 7:15 p.m.
- VII. Department Updates 7:45 p.m.

***Next Meeting: October 12, 2021 at 7:00pm***  
*All times are approximate*

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## City of Hastings Parks & Recreation

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### Parks & Recreation Commission Agenda

Tuesday, March 9, 2021 – 7:00 PM

*Zoom Meeting link to follow*

- I. Call to Order 7:00 p.m.  
**Present: Commissioner Chair Chelsea Piskor, Commissioners: Ben Spader, Dave Pemble, Bruce Karnick & Craig Santelman, and new Commissioners Scott Zuzek & Carl Bower. Parks and Recreation Director Chris Jenkins, City Administrator Dan Wietecha, Former Economic Development Coordinator, Rusty Fifield and Recreation Program Specialist Paige Marschall Bigler**
  
  - II. Determination of Quorum  
**Quorum Present: 7:7**
  
  - III. Approval of Minutes  
**Minutes Approved 7:7**
    - a. Approve minutes of the Parks and Recreation Commission meeting held on January 12, 2021
  
  - IV. New Commissioners 7:05 p.m.
    - a. Carl Bower
    - b. Scott Zuzek**Commission Chair, Chelsea Piskor administered the Oath of Office.**
  
  - V. People Movement Plan 7:15 p.m.
    - a. Reaffirm Support  
**Former Economic Development Coordinator, Rusty Fifield addressed the economic development components within the People Movement Plan and how the purpose of the plan is to reflect Hastings needs and the importance to think of the plan as a guide to help with future projects. Commissioner Bower asked how we move from a plan to funding the plan. Fifield highlighted the importance of collaborating with other city plans in the future. Commissioner Pemble asked how the information was gathered on growth in the community. Director Jenkins noted that our consultant HKGI worked with Dakota County staff to gather statistics. Rusty acknowledged the fact of an aging population in Hastings and that the plan has the ability to impact and encourage seniors to stay in Hastings. Commissioner Karnick motioned to approve the People Movement Plan. Commissioner Bower seconded the motion. Motion approved 7:7  
Next steps is for City Council to approve and adopt the People Movement Plan.**
  
  - VI. Department Updates 7:45 p.m.
    - **Upcoming Programs: Recreation Program Specialist will send PRC an email with upcoming programs for Spring.**
    - **Park Maintenance:**
      - Working on seasonal equipment for both winter and spring/summer.
      - Implementing a new way of assigning maintenance duties to streamline operations
-

- Planning to hire 11 seasonal staff at \$14.00 an hour, which is closer to surrounding Cities wages for seasonal maintenance staff, in hopes of attracting staff.
- Lake Isabel Park:
  - Met with Parks and Recreation Committee of Council and next steps is design and engineering as Master Plan shows
- DNR Grant:
  - Applying for \$100,000 grant for forestry work
- LCCMR Grant:
  - Applying for habitat restoration, water quality testing and parking lot restoration for Lake Rebecca Park
- Vermillion Linear Park:
  - Riverbank stabilization work in progress to prevent erosion
- Aquatics:
  - Seasonal Aquatics Manager started on Monday, March 8<sup>th</sup> in preparation for pool operations.
  - Allocating funds for pool renovations

Commissioner Pemble asked about cities preferred vendor for Emerald Ash Borer (EAB). Jenkins noted the 2021 preferred vendor approved by City Council is Rainbow Tree care for treatment or removal of Ash trees. Jenkins informed Commissioners that the City Forester conducted a thorough tree inventory in the North East quadrant of the City, identifying 24 Ash trees for removal. Jenkins said the City will be sending information out to households within the upcoming Spring Newsletter and working with HCTV on how to I.D. Ash trees for EAB. Commissioner Spader asked Director Jenkins to include a promo code for residents to use with Rainbow tree care.

Commissioner Piskor asked Director Jenkins to send out the Playground improvement schedule for all Commissioners to reference. Jenkins noted the next parks on the list are Lake Isabel Park and Dakota Hills Park.

Commissioner Karnick asked about ballfield procedures for the upcoming season. Director Jenkins noted that our Department will continue to follow the most current Executive Order and guidance from CDC/MDH for outdoor athletics. Field users will be contacted by our Sports Coordinator, Phil Vargas in the upcoming weeks.

Commissioner Bower asked when Tennis Nets will be up at Roadside Park. The intent is to wash off the courts when maintenance staff have time and then install the nets. A specific date for nets has not been identified. Users can contact our office at 651-480-6175 for most up to date information.

Motion to adjourn meeting by Commissioner Zuzek, motion seconded by Commissioner Bower.  
Meeting adjourned: 7:55 p.m.

***Next Meeting: April 13, 2021 at 7:00pm***

*All times are approximate*



*Park and Recreation  
Commission Memorandum*

**To:** Park and Recreation Commission  
**From:** John Hinzman, Community Development Director  
**Date:** September 14, 2021  
**Item:** Park Dedication – Siewert Apartments

**Commission Action Requested**

Review the method of park dedication for plat of SIEWERT APARTMENTS a one lot subdivision containing a 32 unit apartment building. The 0.42 acre property is owned by River City Investments, LLC (Luke Siewert) and the Hastings Economic Development and Redevelopment Authority (HEDRA). HEDRA has agreed to sell the property to River City to facilitate the development. The property is generally located at the northwest corner of 3<sup>rd</sup> Street and Tyler Street.

**Adjacent Uses**

The following uses abut the proposed park dedication

|       |  |
|-------|--|
| North | Mixed Commercial and Residential                               |
| East  | Tyler Street<br>Parking Lot - Red Rock Commuter Lot            |
| South | 3 <sup>rd</sup> Street<br>Senior Housing - Mississippi Terrace |
| West  | Commercial   |

**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.

**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.



### Option - Physical Land Dedication

Physical land dedication would be required as follows:

|                             |   |
|-----------------------------|---|
| Property Size               | 0.42 acres (18,295 s.f.)                          |
| Number of Residential Units | 32  |
| Residential Density         | 76.19 units\acre                                  |
| Required Park Dedication    | 0.06 acres (2,817 s.f.) = 15.4% 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:** No areas of the proposed site have been previously designated as open space, park land or trailway in the Comprehensive Plan. Sidewalks about the site

to the south and east. The Bailey Street Trail (part of the Hastings Loop Trail) is located directly east of the site.

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

*Analysis:* This development is projected to add 32 new market rate apartment units. Three existing parks are in close proximity. Depot Park is located approximately 270 feet northeast of the property (2<sup>nd</sup> and Tyler). Oliver's Grove Park is located approximately 500 feet northwest of the property (2<sup>nd</sup> and Ramsey). Levee Park is located approximately 600 feet north of the proposed property (1<sup>st</sup> and Tyler).

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

*Analysis:* The land does not abut existing park, school, or open space property.

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

*Analysis:* The downtown area is guided for mixed residential and commercial development. There is not a need for a buffer between this site and adjacent commercial sites.

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

*Analysis:* The site does not contain or abut areas of unique topographical features.

**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 \$35,200 (\$1,100 x 32 units) would be required under this option at the present rate. Payment would be made at the time of final plat.

**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.

The developer has not proposed any private opens space or facilities.

## **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. Existing park facilities are in close proximity to the property. Total cash payment of \$35,200 (\$1,100 x 32 units) would be required under this option at the present rate.

### **Attachments**

- Location Map
- Development Plan

# LOCATION MAP





SIEWERT APARTMENTS  
HASTINGS, MINNESOTA  
32-UNIT RESIDENTIAL BUILDING  
22 AUGUST 2021

NILE



**DRAFT DESIGN: 08.22.2021**  
BUILDING MASSING STUDY:  
VIEW OF ENTRY FROM 3rd STREET

SIEWERT APARTMENTS  
HASTINGS, MINNESOTA  
32-UNIT RESIDENTIAL BUILDING  
22 AUGUST 2021

NILE



**DRAFT DESIGN: 07.29.2021**

**BUILDING MASSING STUDY:  
VIEW FROM CORNER OF TYLER & 3rd STREET**

SIEWERT APARTMENTS  
HASTINGS, MINNESOTA  
32-UNIT RESIDENTIAL BUILDING  
22 AUGUST 2021

# NILE



**DRAFT DESIGN: 08.22.2021**  
BUILDING MASSING STUDY:  
ARIAL FROM TYLER STREET

SIEWERT APARTMENTS  
HASTINGS, MINNESOTA  
32-UNIT RESIDENTIAL BUILDING  
22 AUGUST 2021

NILE



**DRAFT DESIGN: 08.22.2021**  
BUILDING MASSING STUDY:  
VIEW FROM ALLEY



*Park and Recreation  
Commission Memorandum*

**To:** Park and Recreation Commission  
**From:** John Hinzman, Community Development Director  
**Date:** September 14, 2021  
**Item:** Park Dedication – Summergate-Best Property

**Commission Action Requested**

Review the method of park dedication for the annexation and development of 157 single family lots proposed by Summergate Companies. The 71.9 acre property is presently owned by Best Development Company. The property is generally located east of Red Wing Blvd (TH 316) and Michael Avenue in Marshan Township.

**Adjacent Uses**

The following uses abut the proposed park dedication

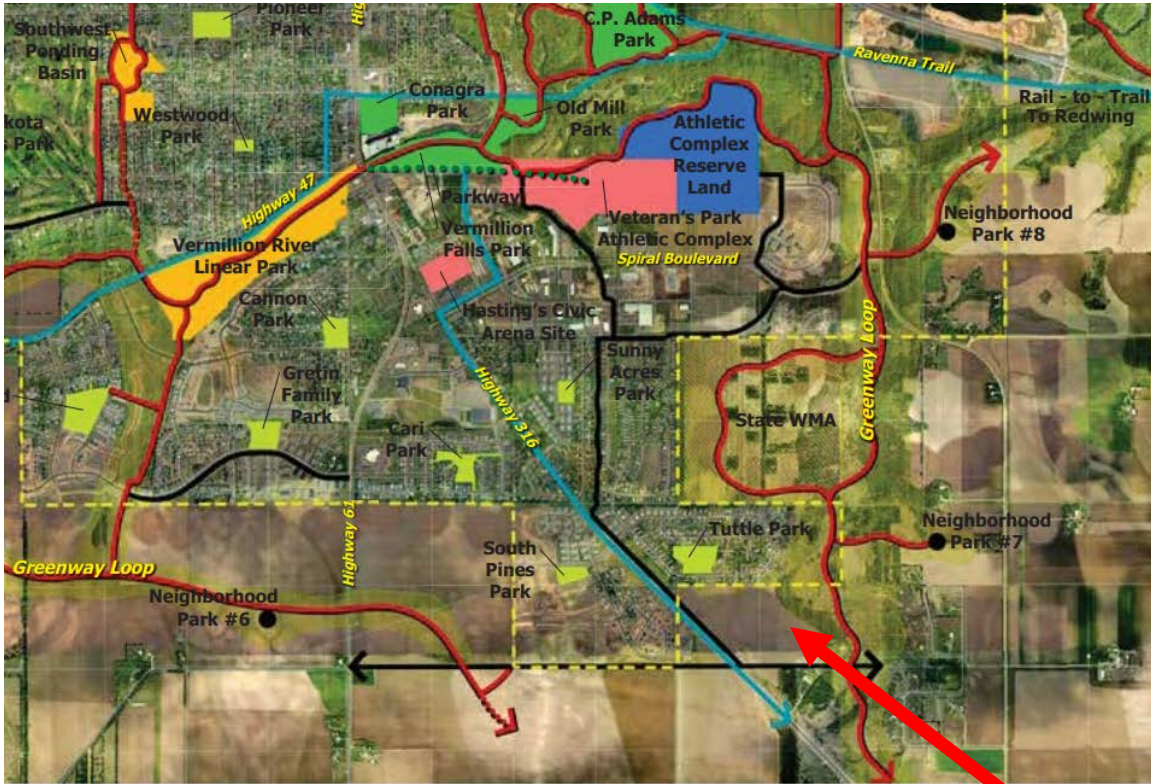
|       |  |
|-------|--|
| North | Single Family Residential<br>South Pines Development                     |
| East  | Marshan Township<br>Sand Coulee and Rural Residential                    |
| South | Marshan Township<br>Rural Wooded Land                                    |
| West  | TH 316 - Redwing Blvd<br>South Pines Development<br>Hope Lutheran Church |

**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.



**SITE LOCATION**

**Option - Physical Land Dedication**

Physical land dedication would be required as follows:

|                             |                                   |
|-----------------------------|-----------------------------------|
| Property Size               | 71.9 acres                        |
| Number of Residential Units | 157                               |
| Residential Density         | 2.18 units\acre                   |
| Required Park Dedication    | 7.9 acres = 11% of the gross area |

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

*Analysis:* A portion of the Greenway Loop Trail has been identified along the eastern extent of the property. The Sand Coulee comprises the eastern 18 acres pf the site. No other open space or park land has been identified in the Comprehensive Plan. A trail exists along Redwing Blvd directly north of the site.

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

*Analysis:* This development is projected to add 157 single family homes. Tuttle Park is located approximately 450 feet north of the development (Thomas and

Shannon). The Comprehensive Plan identifies Neighborhood Park #7 on property northeast of this site.

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

*Analysis:* The land does abuts the Sand Coulee.

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

*Analysis:* The site does not abut a commercial\industrial property

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

*Analysis:* The Sand Coulee is a unique topographical feature.

**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 \$345,400 (\$2,200 x 157 units) would be required under this option at the present rate. Payment would be made at the time of final plat for each phase. The cash in lieu rate is currently under review and may change by the time of Final Plat application.

**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.

The developer has not proposed any private open space or facilities.

**Sand Coulee Preservation**

Preservation of the Sand Coulee area is priority. With the Minnesota DNR's ownership of similar land to the north and east of the site, staff encourages the developer to seek sale of the Sand Coulee land for preservation purposes.

**RECOMMENDED METHOD OF PARK DEDICATION**

Assuming preservation of the Sand Coulee land, staff recommends payment of cash in lieu of land to satisfy park dedication requirements. Cash payment under current rates would be \$345,400 (\$2,200 x 157 units). The cash in lieu rate is currently under review and may change by the time of Final Plat application.

**Attachments**

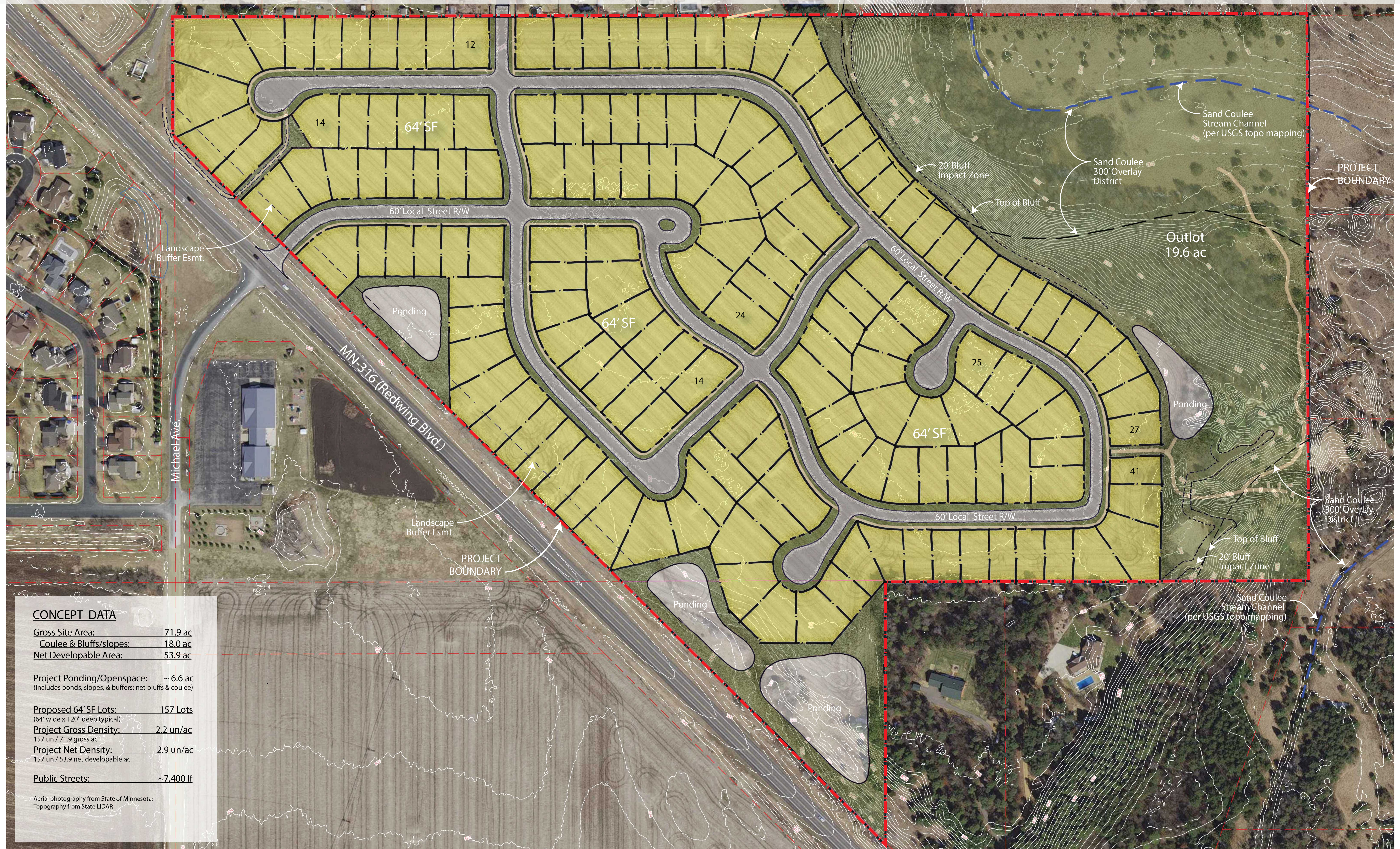
- Location Map
- Development Plan

# LOCATION MAP





# Concept Sketch Plan



## CONCEPT DATA

Gross Site Area: 71.9 ac  
 Coulee & Bluffs/slopes: 18.0 ac  
 Net Developable Area: 53.9 ac

Project Ponding/Openspace: ~ 6.6 ac  
 (Includes ponds, slopes, & buffers; net bluffs & coulee)

Proposed 64' SF Lots: 157 Lots

(64' wide x 120' deep typical)

Project Gross Density: 2.2 un/ac  
 157 un / 71.9 gross ac

Project Net Density: 2.9 un/ac  
 157 un / 53.9 net developable ac

Public Streets: ~7,400 lf

Aerial photography from State of Minnesota;  
 Topography from State LIDAR

**Westwood**

Phone (952) 937-5150 12701 Whitewater Drive  
 Fax (952) 937-5822 Minneapolis, MN 55343  
 Toll Free (888) 937-5150 westwoodpa.com  
 Westwood Professional Services, Inc.



8-26-2021  
 0033483

**Best Property**  
 Hastings, MN

0' 100' 200' 300'

