



Planning Commission Agenda

August 22, 2016
7:00 p.m.

Introductory Proceedings

Roll Call

Approval of Minutes: Regular Planning Commission meeting of July 25, 2016

Opportunity for Citizens to Address the Commission on items not on the Agenda

Public Hearing

- | | | |
|---------|---------------|---|
| ITEM #1 | 16-IUP-04 | Request for an Interim Use Permit to allow Minnesota Life College to use the property at 2000 West 76 th Street for social, meeting, and office space for their Community Living Program. |
| ITEM #2 | PC Letter #11 | Consider proposed amendment to the Richfield Comprehensive Plan. The proposed amendment will change the guide plan designation for properties within the Cedar Avenue Corridor (generally the area east of 17 th Avenue, between 66 th and 77 th Streets). |

New Business

Old Business

Liaison Reports

Community Services Advisory Commission
City Council
Housing and Redevelopment Authority (HRA)
Richfield School Board
Transportation Commission
Chamber of Commerce
Other

City Planner's Report

Next Meeting Date: September 26, 2016

Adjournment

"Auxiliary aid for individuals with disabilities are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612/861-9738".



Planning Commission Minutes

July 25, 2016

MEMBERS PRESENT: Chairperson Erin Vrieze Daniels and Commissioners Sean Hayford Oleary, Rick Jabs, Gordon Vizecky, and Susan Rosenberg

MEMBERS ABSENT: Commissioners Dan Kitzberger and Charles Standfuss

STAFF PRESENT: Melissa Poehlman, City Planner
Matt Brillhart, Planning Technician

OTHERS PRESENT: Ben Krsnak, Hempel Companies
Scott Nelson, DJR Architecture

Chairperson Vrieze Daniels called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES

M/Vizecky, S/Rosenberg to approve the minutes of the June 27, 2016 regular meeting.

Motion carried: 6-0

OPEN FORUM

No members of the public spoke.

PUBLIC HEARING(S)

ITEM #1

16-APUD-04 – Consider a request for an amendment to approved development plans for the Cedar Point Commons development at 66th Street and Richfield Parkway.

City Planner Melissa Poehlman presented the staff report.

Commissioner Hayford Oleary expressed concerns with the west building being set back so far from the sidewalk. He stated that if the building could not be moved closer to 66th Street, there should be direct connections from the public sidewalk to the customer entrances.

Chair Vrieze Daniels inquired if there was a sidewalk connection to the church property to the west and if there was a gate in the fence. Poehlman responded in the affirmative.

M/Vizecky, S/Rosenberg Hayford Oleary to close the public hearing.

Motion carried: 5-0

M/Hayford Oleary, S/Jabs to recommend approval of the PUD amendment, with the additional stipulation to provide direct pedestrian connections from the customer entrances on the west building to the 66th Street sidewalk.

Motion carried: 5-0

July 25, 2016

ITEM #2

PC Letter No. 9 – Consider amendments to the City’s Zoning Ordinance. The proposed ordinance allows the City to “opt-out” of recently-adopted legislation related to temporary family health care dwellings.

Poehlman presented the staff report. Commissioners were provided with written testimony from Mr. Gary Olson (attached to minutes).

M/Vizecky, S/Jabs to close the public hearing.

Motion carried: 5-0

In response to a question from Commissioner Rosenberg, Poehlman provided additional information on how the state statute came about.

M/Hayford Oleary, S/Rosenberg to recommend approval of the ordinance amendments.

Motion carried: 5-0

ITEM #3

PC Letter No. 10 – Consider amendments to the City’s Zoning Ordinance. The proposed ordinance would update regulations related to telecommunication facilities.

Poehlman presented the staff report.

M/Vizecky, S/Jabs to close the public hearing.

Motion carried: 5-0

M/Jabs, S/Vizecky to recommend approval of the ordinance amendments.

Motion carried: 5-0

NEW BUSINESS

None.

OLD BUSINESS

None.

LIAISON REPORTS

Community Services Advisory Commission: No report

City Council: Commissioner Rosenberg – City Council approved the bandshell 4-1

HRA: No report

Richfield School Board: No report

Transportation Commission: Commissioner Hayford Oleary – 70th Street bikeway update

Chamber of Commerce: Commissioner Vizecky – upcoming St. Paul Saints game event

Other: Commissioner Rosenberg noted the Richfield Beautiful Garden Tour on 7/30

CITY PLANNER’S REPORT

July 25, 2016

Poehlman reminded commissioners of the upcoming presentation at Richfield Middle School and noted that PennFest was looking for a volunteer to represent the Planning Commission.

ADJOURNMENT

M/Vizecky, S/Rosenberg to adjourn the meeting.

Motion carried: 5-0

The meeting was adjourned by unanimous consent at **7:39 p.m.**

Gordon Vizecky
Secretary



PLANNING COMMISSION STAFF REPORT

PC MEETING DATE: AUGUST 22, 2016

ITEM FOR PLANNING COMMISSION CONSIDERATION:

Public hearing to consider a request for an interim use permit to allow Minnesota Life College to use the property at 2000 West 76th Street for social, meeting and office space for their Community Living Program.

I. RECOMMENDED ACTION:

Conduct and close a public hearing and by motion: Recommend approval of a one-year interim use permit to allow Minnesota Life College to use the property at 2000 West 76th Street for social, meeting and office space for their Community Living Program.

II. BACKGROUND

Minnesota Life College is a nonprofit vocational and life skills training program for young adults with learning differences and autism spectrum disorders that has been operating out of the Colony Apartments in Richfield for 20 years. The curriculum includes helping students make successful transitions towards independent living and financial self-sufficiency. Members of the Community Living Program have graduated from Minnesota Life College and access the program for social connection and independent living support.

The property at 2000 West 76th Street is a single family home that has been vacant and on the market for more than a year. Minnesota Life College has applied for an interim use permit to use the property for social, meeting and office space for their Community Living Program. The interior of the property would need to be updated to meet accessibility standards. Only minor changes are proposed for the exterior, including the addition of deck/patio space and landscaping, and no major expansions or additions to the property are proposed at this time. The property is zoned Single Family Residential (R), and the proposed use is not currently permitted by the Zoning Code, therefore, an interim use permit is necessary. Staff has reviewed the proposed use and finds that it will maintain the residential character of the property while bringing an active use to a property that has been vacant for some time. Staff recommends approval of a 1-year interim use permit with a contingent 4-year extension (to be issued administratively) if there are no major issues or serious complaints in the first year of operation.

III. BASIS OF RECOMMENDATION

A. POLICY

- The purpose of an interim use permit is to allow a use that may not be compatible with the Comprehensive Plan to operate for a limited period of time.

- The Council may waive ordinance provisions upon a finding that the temporary nature of the interim use will eliminate the adverse effects the provisions were intended to prevent. The Council must find that the temporary nature of this permit makes the nonconforming use permissible at this time.
- In evaluating a request for an interim use permit, the Planning Commission and City Council shall also consider its compliance with the criteria outlined in Subsection 547.15 of the City Code, further articulated in the attached document.
- Should Minnesota Life College wish to continue this use beyond the maximum five-year length of the interim use permit, options could include the following:
 - a) Apply for a new interim use permit; or
 - b) Request an ordinance change to allow this use in the R zoning district; or
 - c) Request that the property be rezoned to another zoning district.
- By Ordinance, interim use permits terminate upon the occurrence of any of the following events, whichever first occurs:
 - a) The date stated in the permit; or
 - b) Upon violation of conditions under which the permit was issued.

B. CRITICAL ISSUES

- None

C. FINANCIAL

- The required application fee has been paid.

D. LEGAL

- Notification: Notice of this public hearing was published in the Sun Current in accordance with State and Local requirements. Properties within 350 feet were notified by mail.
- Council consideration is scheduled for September 13, 2016.

IV. ALTERNATIVE RECOMMENDATION(S)

- Recommend approval of an interim use permit for a different length of time (up to five years maximum).
- Recommend approval of an interim use permit with additional conditions.
- Recommend denial with a finding that the requirements necessary to issue an interim use permit are not met.

V. ATTACHMENTS

- Resolution
- Interim use permit requirements
- Consent agreement
- Site plans
- Planning & zoning maps

VI. PRINCIPAL PARTIES EXPECTED AT MEETING

- Minnesota Life College – Andrea Erickson

**RESOLUTION APPROVING AN
INTERIM USE PERMIT
TO ALLOW SOCIAL, MEETING, AND OFFICE SPACE
FOR USE BY MINNESOTA LIFE COLLEGE
AT 2000 WEST 76TH STREET**

WHEREAS, the City of Richfield (the City) adopted a Comprehensive Plan in 2009 to guide the development of the community; and

WHEREAS, the City has adopted a Zoning Ordinance or other official controls to assist in implementing the Comprehensive Plan; and

WHEREAS, an application has been filed with the City of Richfield, which requests an interim use permit to allow Minnesota Life College (the "Applicant") to develop space for social, meeting, and office uses at property legally described as follows:

The South 183.1 feet of the following described tract: That part of the South 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 28, North, Range 24, West of the 4th principal meridian described as follows: Beginning at a point on the South line thereof distant 983.1 feet East of West line thereof; thence North parallel with the West line thereof 328.1 feet to a point; thence West on line parallel with the South line thereof 131 feet to a point; thence South line on line parallel with the West line thereof 328.1 feet to a point; thence East on a straight line 131 feet to the place of beginning, Hennepin County, Minnesota.

WHEREAS, the Property is zoned Single Family Residential (R); and

WHEREAS, office and meeting space uses are not permitted as a principal use of property in this zoning district; and

WHEREAS, the City Council finds that the temporary nature of the proposed interim use eliminates the adverse effects the prohibition was intended to prevent; and

WHEREAS, the Planning Commission held a public hearing on August 22, 2016 to review the application for an interim use permit, following mailed and published notice as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Richfield, Minnesota, as follows:

1. The proposed interim use permit request meets all applicable conditions and restrictions stated in Subsection 547.15 of the 2007 Zoning Ordinance except as follows:
The proposed interim use is not a permitted primary use in the Single Family Residential (R) Zoning District. In accordance with Subsection 547.15 Subd. 3e the City Council finds that the temporary nature of the interim use eliminates the

detriment that a non-residential primary use will have to a residential area. The property is located on a corner lot, and is adjacent to other single family residential properties to the north, west, and east, and to the Best Buy headquarters building to the south. Woodlake Lutheran Church, Richfield Middle School, and numerous multi-family properties are also located nearby. Minnesota Life College has operated out of the Colony Apartments located one block to the east for 20 years.

2. An interim use permit for social, meeting, and office space by Minnesota Life College at the property legally described above, as described in City Council Staff Report No. _____ is approved with the following conditions:
 - a. The interim use permit will expire one (1) year from the date a certificate of occupancy is issued (tentatively June 1, 2017), or upon violation of the conditions under which the permit was issued, whichever occurs first.
 - b. The Community Development Director may issue an administrative extension of this permit for up to four additional years if there are no major issues or serious complaints in the first year of operation. The interim use permit shall be reviewed periodically by the City to ensure compliance with the conditions set forth in this resolution.
 - c. The annual monitoring fee, as dictated by City Code, will apply to this extension.
 - d. If building permits have not been issued and substantial work has not been performed, the permit shall expire one year from the date of approval below.

Adopted by the City Council of the City of Richfield, Minnesota this 13th day of September 2016.

Debbie Goettel, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

Interim Use Permit Requirements
Subsection 547.15 Subd. 3.

- a) *The period of time for which the interim use permit is to be granted will terminate before any adverse impacts are felt upon adjacent properties.*
Staff recommends that the permit expire one year from its effective date, with a possible administrative extension of up to four additional years, contingent on there being no major issues or serious complaints in the first year of operation.
- b) *The use will terminate upon a date or event that can be identified with certainty. Interim use permits may not be granted for a period greater than five (5) years.*
Staff recommends that the use terminate one year from the date a certificate of occupancy is issued (tentatively June 1, 2017), subject to the possible extension noted above in "a."
If building permits have not been issued and substantial work has not been performed, the permit shall expire one year from the date of approval, on September 13, 2017.
- c) *The use will not adversely impact the health, safety and welfare of the community during the period of the interim use.* The use of the property for social, meeting, and office space is not anticipated to adversely impact health, safety, or welfare.
- d) *The use is similar to existing uses in the area.* The property is located on a corner lot, and is adjacent to other single family residential properties to the north, west, and east, and to the Best Buy headquarters building to the south. Woodlake Lutheran Church, Richfield Middle School, and numerous multi-family properties are also located nearby. Minnesota Life College has operated out of the Colony Apartments located one block to the east for 20 years.
- e) *An interim use shall conform to zoning regulations except the City Council may waive ordinance provisions upon a finding that the temporary nature of the interim use will eliminate the adverse effects the provisions were intended to prevent.* See above, letters "b" and "c."
- f) *There is adequate assurance that the property will be left in suitable condition after the use is terminated.* The interior of the property will be updated to meet accessibility standards. Minimal changes are proposed to the exterior of the property, including the addition of deck/patio space and landscaping. No major expansions or additions to the property are proposed at this time.
- g) *By agreement, the use will not impose additional costs on the public if it is necessary for the public to take the property in the future.* The property owner has signed a consent agreement agreeing to this condition.
- h) *The property owner, by agreement, agrees to any conditions that the City Council has deemed appropriate for permission of the use, including a condition that the owner will provide an appropriate financial surety to cover the cost of removing the interim use and interim structures upon the expiration of the interim use permit.* The property owner is aware of all conditions
- i) *The property owner agrees to abide by any additional conditions that the Council deems appropriate for permission of the use.* The property owner is aware of all conditions.



Minnesota Life College's

CLP House Project

2000 W.76th Street, Richfield, MN 55423

The Community Living Program

The Community Living Program (CLP) is designed for adults with learning differences and autism spectrum disorders who are living independently and employed in Richfield and surrounding communities. Individuals in this program have successfully graduated from Minnesota Life College's independent living and employment skills training program, and access the Community Living Program for social connection and independent living support.

The Community Living Program is proposing to occupy the residence at 2000 W.76th Street, Richfield, MN and utilize it as a social, meeting and small office space. The property has most recently been a single family home, although it has been vacant for over one year.

Current Conditions

The Property is located within a single family residential neighborhood in the city of Richfield. It sits on the north side of 76th street, with Best Buy Corporate headquarters on the south side of the street. It is 1 block west of the Colony Apartments, where Minnesota Life College has been operating for 20+ years. One block to the east is the Woodlake Lutheran church, which has been the location of MLC's large group meeting space for the last decade, and it is one block south of the Richfield Middle School and Donaldson Park. The Property is on a corner lot, bordered by two single family residences. The driveway is accessible via Morgan Avenue.

The Property consists of 0.36 acres of land and currently exists as a single family home containing 2407 square feet and a detached 2 car garage. There are currently 4 parking spaces on the existing driveway. The house was built in 1941. There are 3 levels to this residence; main floor, basement and second story. The second story was added in 1995.

In terms of architecture, the building structure appears sound. A full inspection will be conducted as part of the purchase agreement.

Proposed Use

The CLP plans to utilize the existing structure as a social, meeting and small office space for the Community Living Program. The house could be used as follows:

1. Office space: 2-5 CLP employees will work in the house, providing care coordination activities and individual support as needed
2. Accommodation: individuals in the MLC community may use bedroom space as needed
3. Individual CLP members using the computer lab, meeting with CLP employees, etc.
4. Small groups of CLP members watching television, playing video games, cooking in the kitchen together, participating in craft clubs, etc.
5. Groups of 10-12 members attending classes on healthy living, board game night, etc.
6. Outdoor activities such barbeques, gardening and lawn games, typically in the early evening and on weekends

Maximum occupancy is estimated to be 20-30 adults. The majority of CLP members do not drive; therefore, parking is not believed to be a concern. If the concern arises, parking spots at either The Colony apartments or Woodlake Lutheran Church may be obtained, as both are longstanding partners of Minnesota Life College.

The CLP House will not be considered a public facility; it will be solely for the use of the Community Living Program members and program employees.

Proposed Improvements

The exterior of the residence will maintain its current residential appearance; however, there will be modifications in the interior to accommodate the needs of the Community Living program. Interior modifications would include:

- Updating the main floor to meet current accessibility standards
- Remodeling restrooms
- Adding technology infrastructure to support house activities

Although future needs of the CLP may require significant changes to the property, the current site plan application does not involve any expansion or additions to the building at this time.

Conclusion

The proposed CLP House provides the opportunity to convert a residence which has been vacant for several years into active use that will serve the needs of graduates of Minnesota Life College and provide a well-cared for home exterior and landscaping that fits nicely into the neighborhood. The proposed use of the home will maintain a residential look and allow for learning to take place, friendships to be built and resources to be provided for life-long independent living in the City of Richfield, which our graduates call home.



CONSENT AGREEMENT

WHEREAS, on November 13, 2007 the City Council of the City of Richfield adopted Ordinance No. 2007-19, which establishes a framework for regulating temporary use of land through the issuance of interim use permits; and

WHEREAS, Section 547.15 Subdivision 2 of this Ordinance requires an applicant for an interim use permit to sign a Consent Agreement wherein the applicant acknowledges and agrees that the proposed interim use will not impose additional costs on the public if there is a future need for public acquisition of the applicant's property through eminent domain, that the applicant has no entitlement to future reapproval of the interim use permit and that the applicant will abide by the conditions of approval that the City Council attaches to the interim use permit;

NOW, THEREFORE, Minnesota Life College, as applicant for an interim use permit for social, recreational, residential limited offices 2000 W. 76th Street Richfield, MN 55423 (use of property) (location) agree as follows:

1. The applicant acknowledges that the proposed use is temporary and terminates upon expiration of the interim use permit. The applicant has no legal or equitable right to future reapproval of the interim use permit and must file a new application for that purpose.
2. The applicant will comply with all conditions imposed by the City Council on the interim use permit.
3. This Consent Agreement shall be binding on any owner, operator, tenant and/or user of the property for which the interim use permit has been granted and the applicant is authorized to sign this Consent Agreement on behalf of said owner, operator, tenant and/or user of the property.

DATED: 7/12/16


Applicant Executive Director of
Minnesota Life College

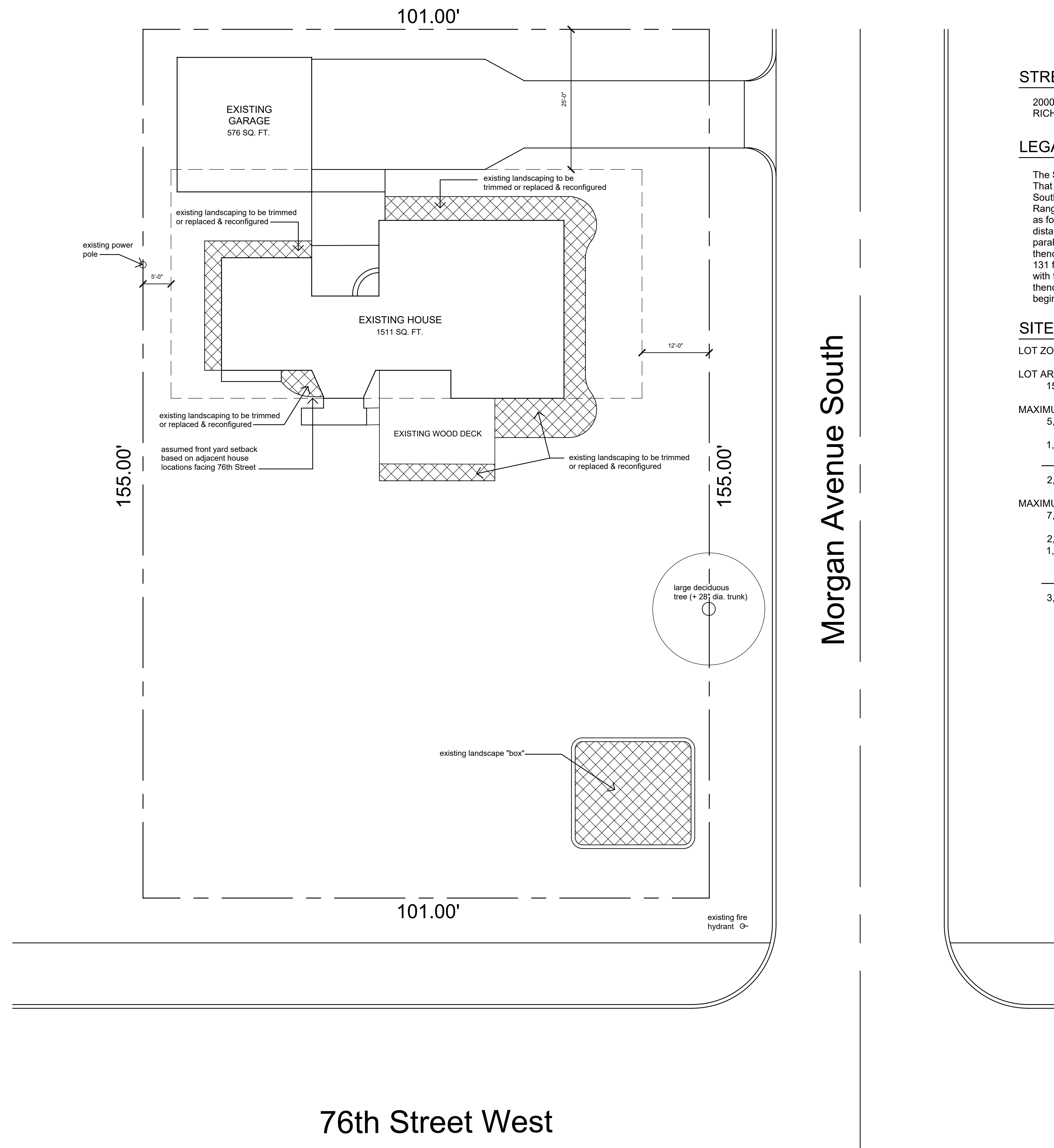
STATE OF MINNESOTA)
) SS
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 12th day of July, 2016 by Amy Gudmestad, the Executive Director of MN Life College, a Minnesota Non Profit, on behalf of said company.

Danielle Friedland
Notary Public



EXISTING SITE PLAN



STREET ADDRESS:

2000 76TH STREET WEST
RICHFIELD, MN 55423

LEGAL DESCRIPTION:

The South 183.1 feet of the following described tract: That part of the South 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 28, North, Range 24, West of the 4th principal meridian described as follows: Beginning at a point on the South line thereof distant 983.1 feet East of West line thereof; thence North parallel with the West line thereof 328.1 feet to a point; thence West on line parallel with the South line thereof 131 feet to a point; thence South line on line parallel with the West line thereof 328.1 feet to a point; thence East on a straight line 131 feet to the place of beginning, Hennepin County, Minnesota.

SITE TABULATIONS:

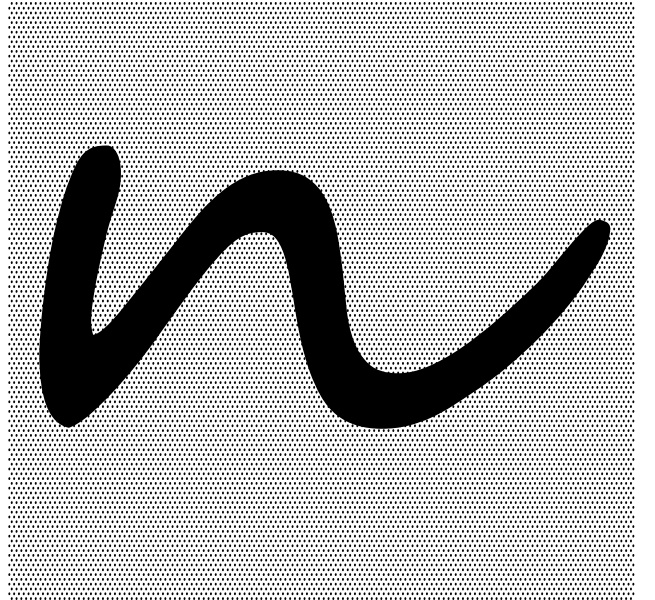
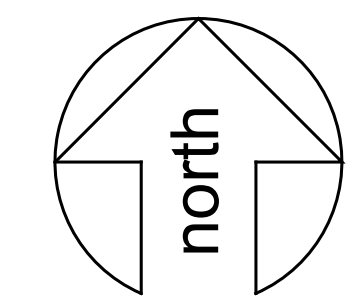
- LOT ZONED AS: R Single Family
- LOT AREA:
15,655 Square Feet = .36 Acres
- MAXIMUM LOT COVERAGE ALLOWED:
5,479 s.f. Allowed = 15,655 s.f. X 35%
- 1,511 s.f. = Existing House
576 s.f. = Existing Garage
- 2,087 s.f. = Total Existing Lot Coverage
- MAXIMUM IMPERVIOUS SURFACE ALLOWED:
7,045 s.f. Allowed = 15,655 s.f. x 45%
- 2,087 s.f. = Existing House/Garage
1,115 s.f. = Existing Driveway
350 s.f. = Existing Sidewalks
312 s.f. = Existing Wood Deck
- 3,864 s.f. = Total Existing Impervious Surface

Morgan Avenue South

76th Street West

SITE PLAN NOTES:

This Architectural Site Plan shows approximate location and is not to be used in lieu of a certified survey prepared by a licensed surveyor.



NICOLELLI ARCHITECTS

5950 - H Teakwood Lane N., Plymouth, MN 55442
phone/fax: 763.551.9357

Certification

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota.

Print Name: _____
Signature: _____
Date: _____ Reg No. _____

Project Address

2000 76th Street W.
Richfield, MN 55423

Project Owner

Minnesota Life College
7501 LOGAN AVENUE, SUITE 2A
RICHFIELD, MINNESOTA 55423

Sheet Title

+ Architectural Site
Plan - Existing
Conditions

Revisions

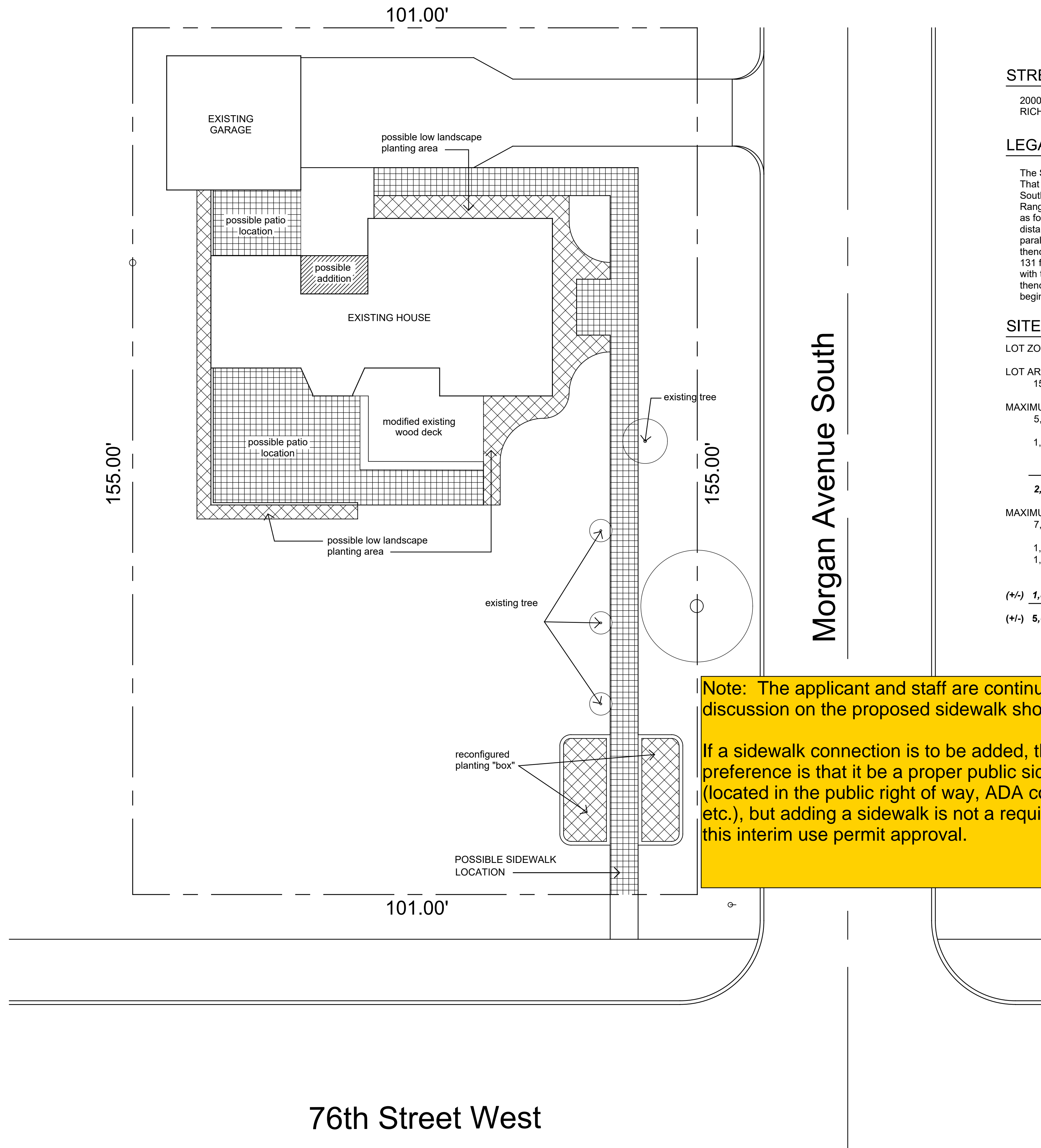
△	DATE	DESCRIPTION
1	XXX	XXX
2		
3		
4		
5		

Submittal Date

Commission No.: 16-50
Drawn by: EJN
Checked by: _____
City Review/Approval: July 18, 2016
Preliminary Bid: _____

Issued for Construction: _____
These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 203 of the Copyright Act 17 U.S.C. as amended December 1, 1990. The protection includes, but is not limited to, the overall form as well as the arrangement and composition of the spaces and elements of the design. Under such protection unauthorized use of these plans, work or forms represented can legally result in the cessation of such construction or buildings being erected and/or razed.

PROPOSED SITE PLAN



Note: The applicant and staff are continuing discussion on the proposed sidewalk shown.

If a sidewalk connection is to be added, the City's preference is that it be a proper public sidewalk (located in the public right of way, ADA compliant, etc.), but adding a sidewalk is not a requirement of this interim use permit approval.

STREET ADDRESS:

2000 76TH STREET WEST
RICHFIELD, MN 55423

LEGAL DESCRIPTION:

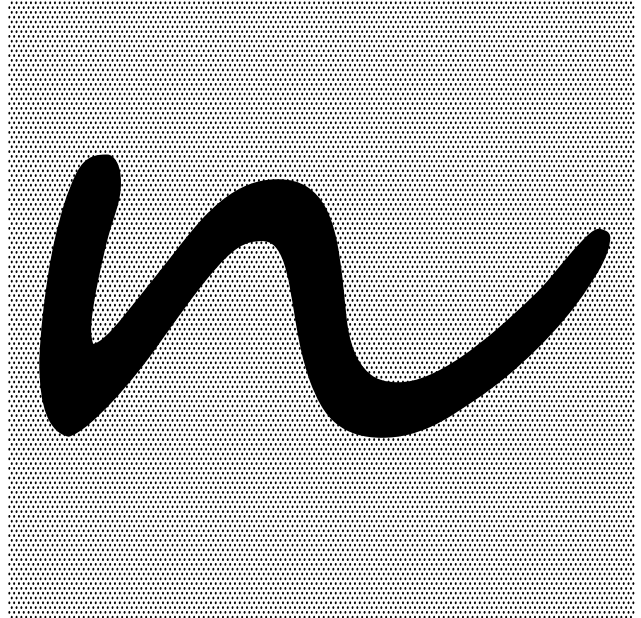
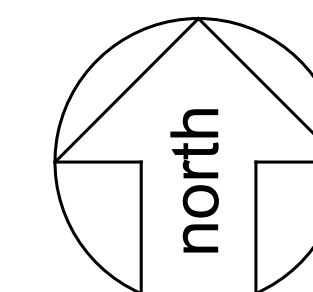
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SITE TABULATIONS:

- LOT ZONED AS: R Single Family
- LOT AREA:
15,655 Square Feet = .36 Acres
- MAXIMUM LOT COVERAGE ALLOWED:
5,479 s.f. Allowed = 15,655 s.f. X 35%
- 1,511 s.f. = Existing House
576 s.f. = Existing Garage
83 s.f. = Possible House Addition
- 2,170 s.f. = Total Lot Coverage with Addition**
- MAXIMUM IMPERVIOUS SURFACE ALLOWED:
7,045 s.f. Allowed = 15,655 s.f. x 45%
- 1,511 s.f. = Existing House/Garage
1,115 s.f. = Existing Driveway
200 s.f. = Existing Sidewalks
365 s.f. = Modified Wood Deck
(+/-) 1,855 s.f. = Possible Patio and Sidewalk Location
- (+/-) 5,046 s.f. = Total Impervious Surface with Patios & Sidewalk Addition**

SITE PLAN NOTES:

This Architectural Site Plan shows approximate location and is not to be used in lieu of a certified survey prepared by a licensed surveyor.



NICOLELLI ARCHITECTS

5950 - H Teakwood Lane N., Plymouth, MN 55442
phone/fax: 763.551.9357

Certification

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota.

Print Name: _____
Signature: _____
Date: _____ Reg No. _____

Project Address

2000 76th Street W.
Richfield, MN 55423

Project Owner

Minnesota Life College
7501 LOGAN AVENUE, SUITE 2A
RICHFIELD, MINNESOTA 55423

Sheet Title

+ Architectural Site Plan - Existing Conditions

Revisions

△	DATE	DESCRIPTION
1	XXX	XXX
2		
3		
4		
5		

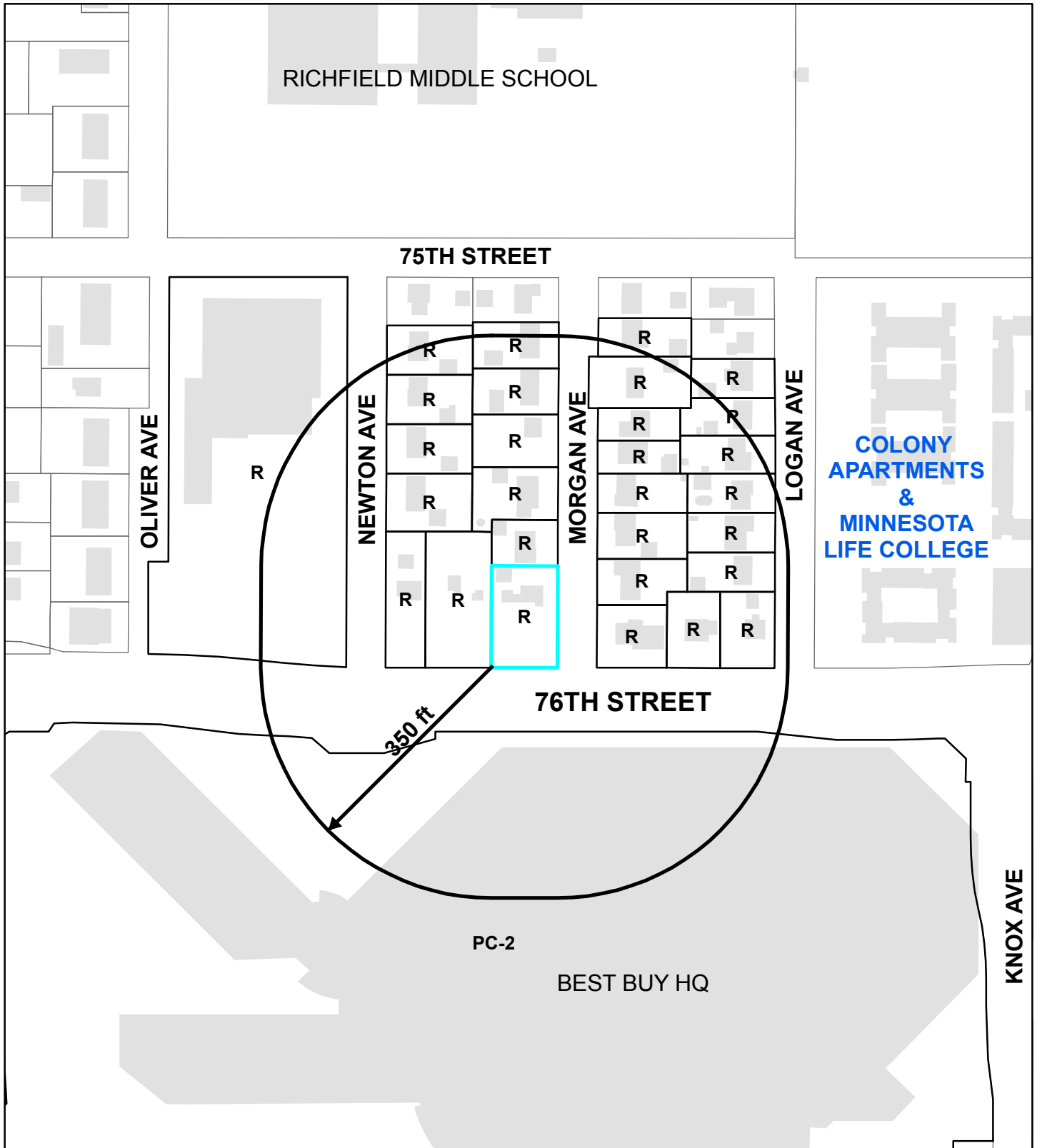
Submittal Date

Commission No.: 16-50
Drawn by: E.JN
Checked by: _____
City Review/Approval: July 18, 2016
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Issued for Construction: _____

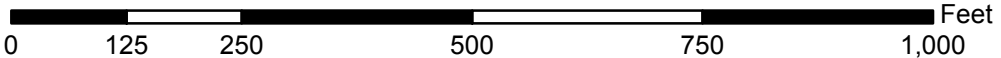
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2000 W 76th Street - IUP 8/2016

Surrounding Zoning

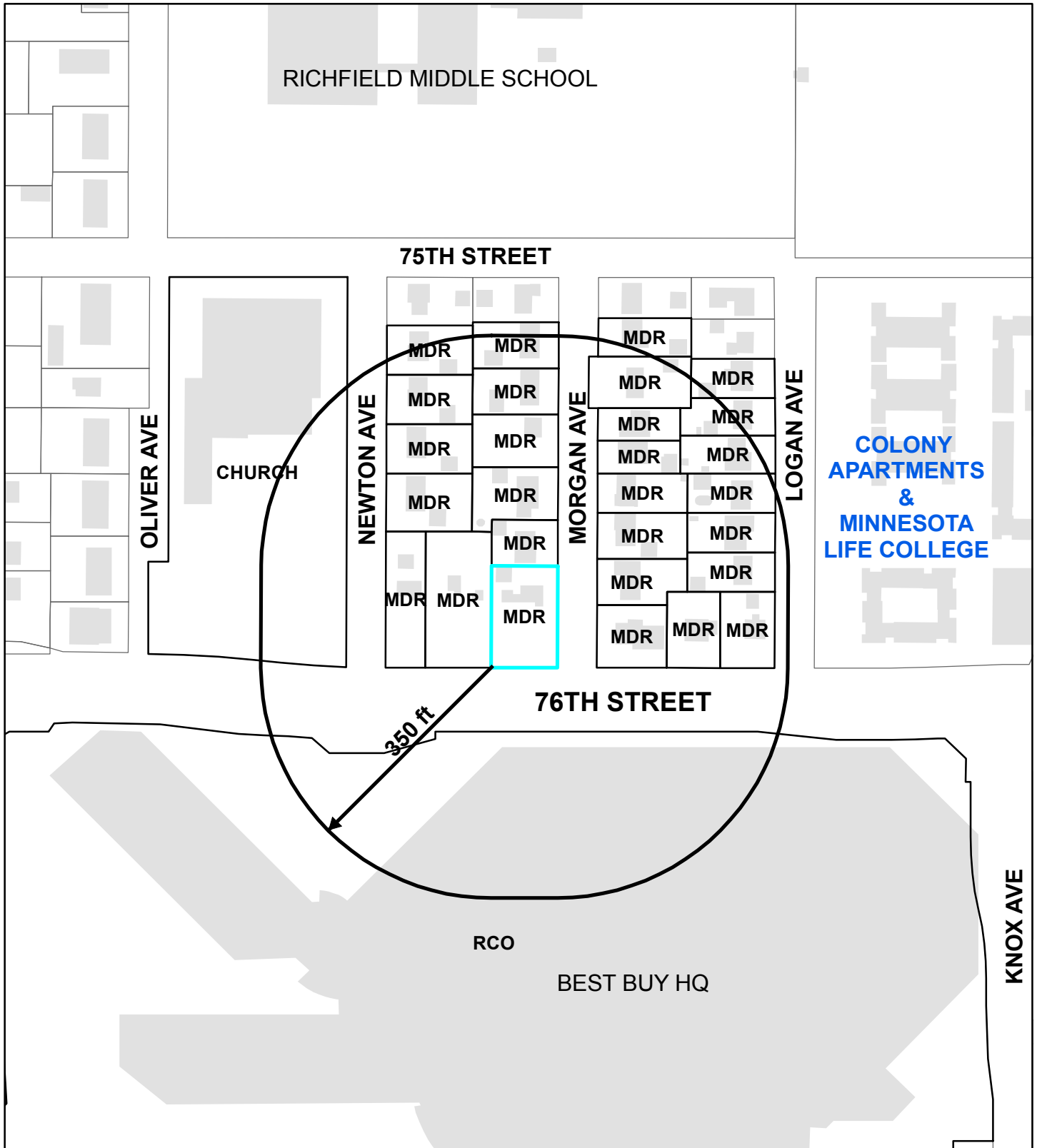


R - Single Family Residential
 PC-2 - Planned General Commercial

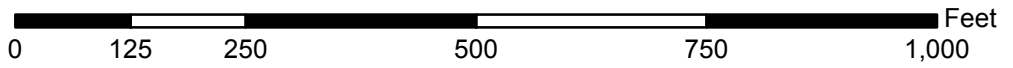


2000 W 76th Street - IUP 8/2016

Surrounding Comprehensive Plan



MDR - Medium Density Residential
 RCO - Regional Commercial/Office



AGENDA SECTION:	PUBLIC HEARING
AGENDA ITEM #	2
PC LETTER #	11
CASE #	



PLANNING COMMISSION STAFF REPORT

PC MEETING DATE: AUGUST 22, 2016

ITEM FOR PLANNING COMMISSION CONSIDERATION:

Public hearing to consider an amendment to the City’s Comprehensive Plan and adoption of a new Cedar Corridor Master Plan. The proposed amendment changes the guiding of properties east of 17th Avenue between 66th and 77th Streets.

I. RECOMMENDED ACTION:

Conduct and close a public hearing and by motion: Recommend approval of a Comprehensive Plan Amendment and Master Plan for the Cedar Corridor area.

II. BACKGROUND

In 2004 the Minneapolis-St. Paul International Airport constructed a new “north-south” runway approximately 1,200 feet from residential areas in Richfield. In anticipation of the opening of the runway, the City of Richfield and the Metropolitan Airports Commission (MAC) commissioned a study to identify potential impacts to nearby properties. The study, entitled Findings of the Low Frequency Noise Expert Panel, identified an area in Richfield where low frequency noise would create unacceptable negative impacts and that noise insulation would not be fully adequate nor economically feasible. As a result, it was determined that Richfield would need to redevelop within this “low frequency noise impact area.” The Cedar Avenue Corridor Master Plan was last-updated in 2004 to address these impacts. With renewed development interest in this area and expected transportation and access changes on the horizon, an update to the 2004 plan is needed.

Over the past several months, staff has worked with JLG Architects to gather community and policy-maker input to incorporate into a revised vision for the Cedar Corridor for the future. In addition to work sessions with the Council, Housing and Redevelopment Authority (HRA), and Planning Commission on January 19th, April 12th, and May 24th, City and JLG staff solicited input through two public open houses (March 10th and June 1st), a Richfield Connect survey, and youth input through a project with Richfield Middle School summer school students. A sampling of feedback is attached to this report. In general, participants favored an 18th Avenue alignment for the Parkway, felt strongly that businesses and amenities to serve the neighborhood should be the focus, and were concerned about displacing families.

The vision put forth by the master plan is:

- To establish a renewed brand at a signature gateway to the City.

- To extend Richfield Parkway as an important north-south connector, as a neighborhood amenity, and as a transitional element between new land uses and the existing single-family neighborhood.
- To introduce new commercial uses that capitalize on the site's unique resources that directly serve the local community and that provide employment opportunities.
- To increase the diversity of housing options.
- To encourage the rehabilitation and replacement of the lowest-quality housing stock.

The proposed plan scales back the area of potential redevelopment from the current plan; retaining more of the existing single-family neighborhood and providing a more gradual transition to commercial and high density housing areas. The extension of Richfield Parkway along 18th Avenue provides both a transition between these areas and a neighborhood amenity. Specific regulations related to height, setbacks, architecture, uses etc. will be created through a zoning overlay district, but the plan provides the outline for this future work:

- 60/40 commercial/residential mix (throughout mixed use area).
- 24-50 units per acre (mixed use area).
- Allowances for expansion of single-family homes in Medium Density area.
- Setbacks, height limitations, entrances, windows and generally the relationship of new buildings to the Parkway. A conceptual cross-section has been included in the plan.

The proposed plan also specifically addresses housing diversity and reinvestment. Reinvestment in existing single-family homes, combined with diverse offerings in the medium-density and mixed-use areas will ultimately result in housing options for all points in a person's life. The plan also makes note of the fact that Richfield is an affordable community that desires to remain affordable to existing and new residents. That said, the southeast corner of the City has been designated by the Metropolitan Council as an Area of Concentrated Poverty where 50% or more of residents are people of color (ACP50). The intent of redevelopment plans for this area is to support development that offers high-quality affordable housing options as well as desirable market-rate units and a strong employment base, resulting in a revitalized neighborhood that is culturally rich.

III. BASIS OF RECOMMENDATION

A. POLICY

- The Comprehensive Plan is a vision and guide to future land use decisions in the City. State Statute gives the Metropolitan Council the authority to set requirements and review cities' comprehensive plans.
- The Zoning Code is one of the tools used to effectuate the vision and land use plans described in the Comprehensive Plan. If the proposed Comprehensive Plan amendment is approved by the City Council, staff and consultant JLG Architects will prepare coordinating zoning amendments.

B. CRITICAL ISSUES

- The existing Comprehensive Plan does not reflect the City's vision for this area.
- The proposed Comprehensive Plan amendment must be distributed to adjacent cities and government units prior to submittal to the Metropolitan Council. Metropolitan Council staff has conducted a preliminary review of the proposed plans and have not raised concerns.

C. FINANCIAL

N/A

D. LEGAL

- Notice of this hearing was mailed to properties within 350 feet of the proposed development and published in the Sun Current Newspaper.
- Other Actions:
 - Council: Consideration scheduled September 13, 2016

IV. ALTERNATIVE RECOMMENDATION(S)

- Recommend approval of the resolution/plan with amendments.
- Recommend denial of the proposed changes or portions thereof.

V. ATTACHMENTS

- Resolution
- DRAFT Proposed Master Plan
- Community feedback

VI. PRINCIPAL PARTIES EXPECTED AT MEETING

Michelle Mongeon Allen, JLG Architects

RESOLUTION NO. _____

**RESOLUTION AMENDING THE CITY'S COMPREHENSIVE PLAN
CHANGING THE DESIGNATION OF
PROPERTIES WITHIN THE CEDAR AVENUE CORRIDOR**

WHEREAS, the City's Comprehensive Plan provides a Guide Plan establishing particular planning needs for specific segments of the City; and

WHEREAS, the Comprehensive Plan designates properties between 66th Street East and 77th Street East as "Community Commercial," "Office," and "High Density Residential;" and

WHEREAS, the City has reviewed the Guide Plan classification and determined that it would be appropriate to designate these areas as "Low Density Residential," "Medium Density Residential," "Community Commercial," and "Mixed Use" as described in City Council Staff Report No. ____; and

WHEREAS, the Planning Commission conducted a public hearing on August 22, 2016 concerning modifying the Guide Plan and approved the modifications; and

WHEREAS, the City Council considered the amendment on September 13, 2016;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richfield, Minnesota that the City's Comprehensive Plan is hereby amended to designate properties in the Cedar Avenue Corridor as "Low Density Residential," "Medium Density Residential," "Community Commercial," and "Mixed Use," as described in City Council Staff Report No. ____ and is contingent upon the following:

1. The revision is submitted to and approved by the Metropolitan Council.

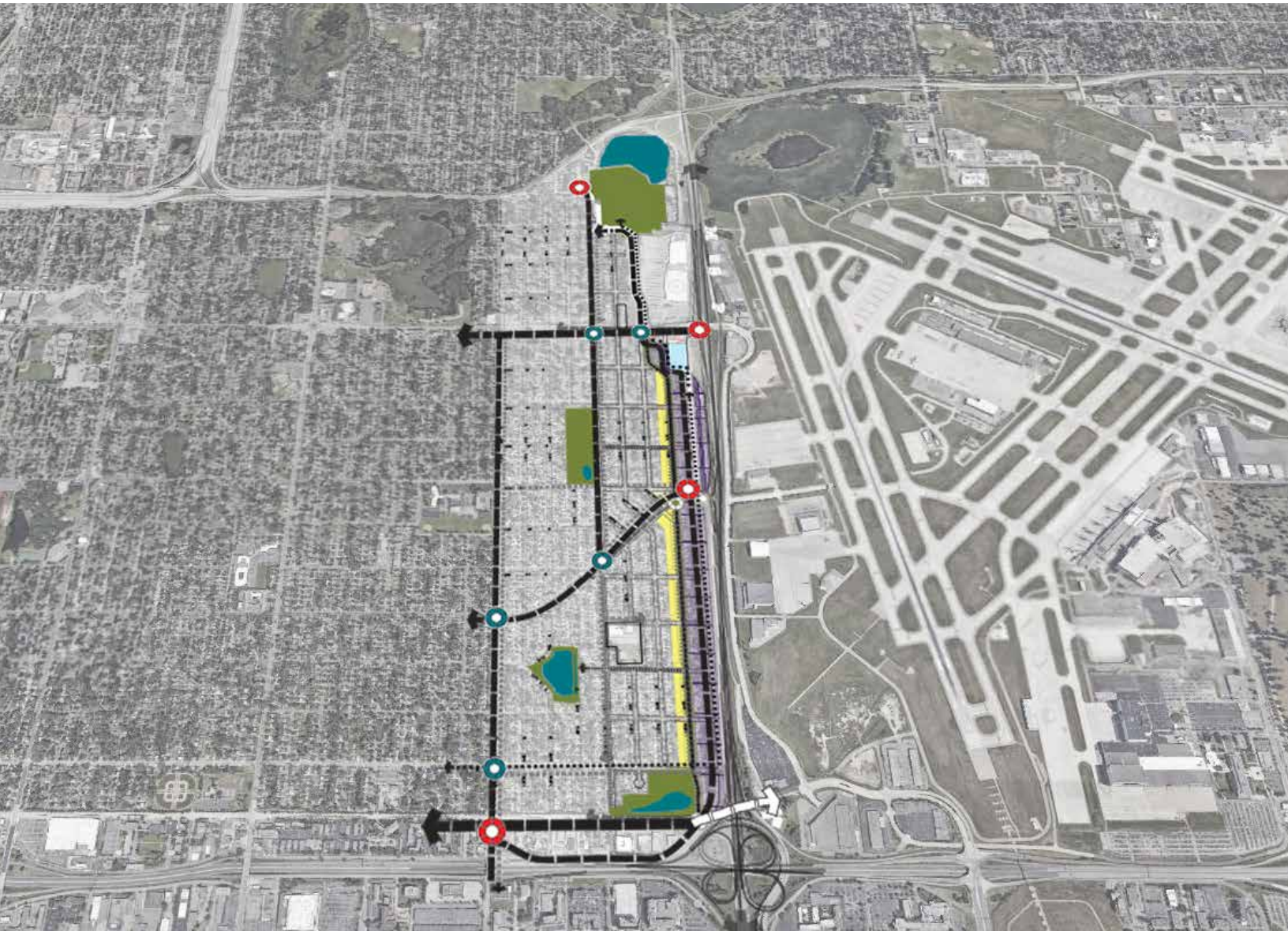
Adopted by the City Council of the City of Richfield, Minnesota this 13th day of September 2016.

Debbie Goettel, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

CITY OF RICHFIELD | CEDAR AVENUE CORRIDOR REDEVELOPMENT MASTERPLAN UPDATE



RICHFIELD, MINNESOTA | SEPTEMBER 2016



DESIGN FOR LIFE

PROJECT TEAM

CITY OF RICHFIELD COMMUNITY DEVELOPMENT

Contact: **John Stark, Community Development Director**
 6700 Portland Avenue
 Richfield, MN 55423
 612.861.9755
 jstark@cityofrichfield.org

Contact: **Melissa Poehlam, AICP, City Planner**
 6700 Portland Avenue
 Richfield, MN 55423
 612.861.9766
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Contact: **Karen Barton, Community Development Asst Director**
 6700 Portland Avenue
 Richfield, MN 55423
 612.861.9777
 kbarton@cityofrichfield.org

JLG ARCHITECTS

Contact: **Michelle Allen, AIA**
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 Minneapolis, MN 55401
 612.746.4260
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EXECUTIVE SUMMARY

Cedar Avenue defines the eastern boundary of Richfield. Land uses along the roadway corridor include a mix of single-family homes, apartments, and a number of free-standing businesses; the neighborhood continues to be impacted by the proximity to the Minneapolis St. Paul International Airport in a variety of ways.

In 2016, the City updated the 2004 Redevelopment Master Plan for the Cedar Avenue Corridor. While the initial study had successfully guided the Cedar Point redevelopment in 2007, the national recession that followed stalled initiatives south of 66th Street for the next decade. The plan update responds to a clearer understanding of the noise impacts resulting from the north-south runway addition at the airport – which is less than what was anticipated – and is more reflective of current market conditions, including development pressure that may arise with the construction of the new underpass at 77th Street, which received \$12.5M in funding in 2015. Additionally, the study parameters were adjusted to generally encompass the area from 66th Street on the north to 77th Street on the south, and from the City’s eastern edge at 77th to 17th Avenue on the west.

In 2014, 17th Avenue between 63rd and 65th Streets was reconstructed to become a “complete street” named Richfield Parkway, and a primary focus of the corridor plan update was the continuation and alignment of this parkway south of 66th Street. Calling for medium-density residential and mixed-use along the parkway spine, the proposed alignment and land use recommendations were established to better position the City of Richfield to meet its land-use goals:

- To maintain and enhance the “urban hometown” character of Richfield
- To develop identifiable nodes, corridors and gateways throughout the community
- To provide an economic climate within Richfield that will encourage the availability of quality goods, services and employment opportunities










INTRODUCTION

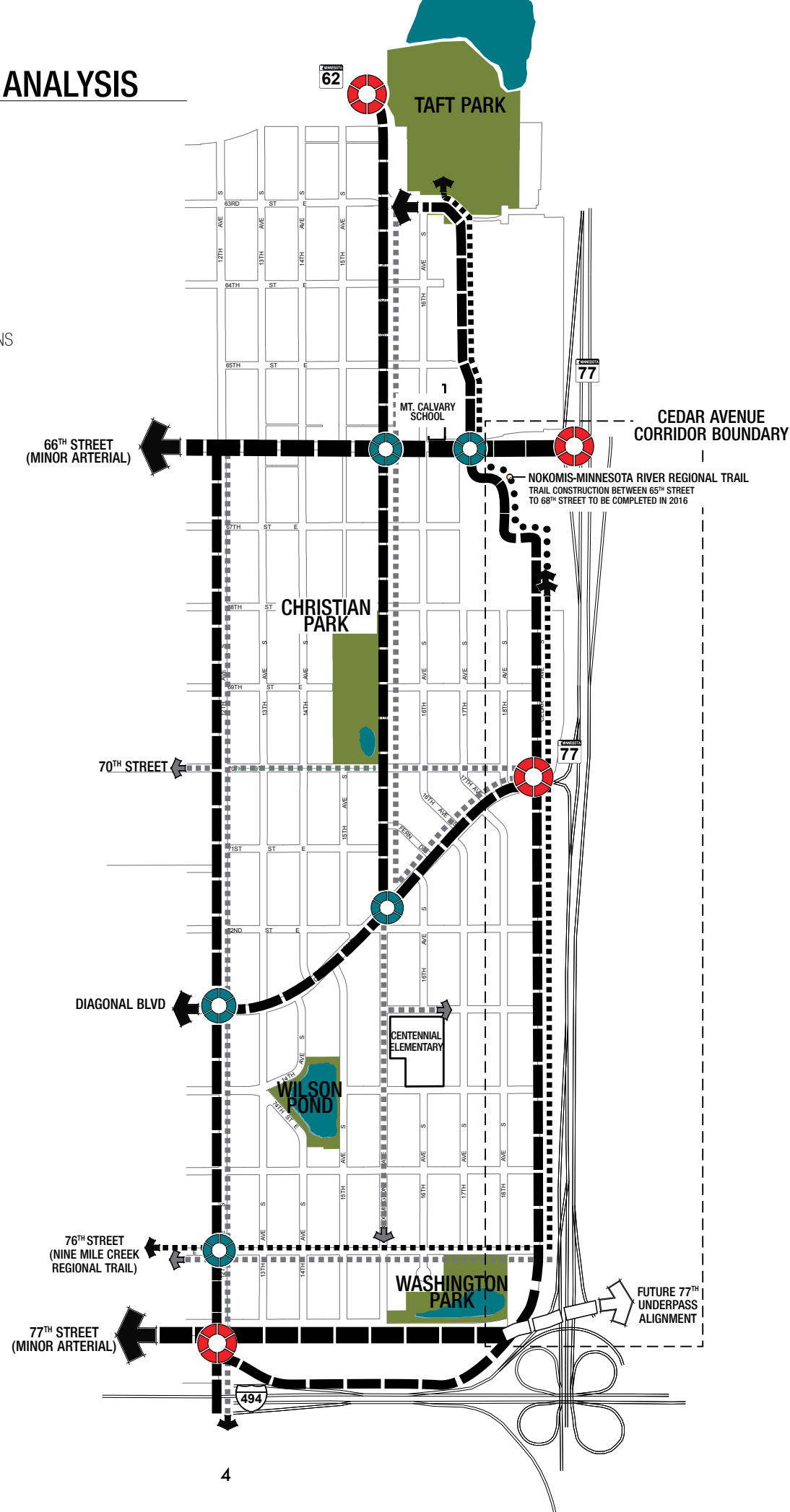
The Cedar Avenue area of Richfield is very reflective of the community as a whole. Predominantly residential, the neighborhood was developed primarily in the 1940's and 1950's around a grid street system containing homes with consistent scales and setbacks. It has a very traditional feel and includes schools, churches, parks and a mature tree canopy; like the city itself, this neighborhood conveys an image of being established.

For the sixty-plus years that have followed, the Cedar Avenue neighborhood has been impacted by the growth of the Minneapolis St. Paul International Airport, expansion of the regional highway network, and birth of second- and third-ring suburbs. As a result, development along the neighborhood's eastern edge has leaned towards a mix of low-rise rental apartment units and a sprinkling of small-scale commercial businesses, much of which is deteriorating due to age and environmental impacts.

A fully developed first-ring suburb, Richfield has been cognizant of the opportunity to redevelop and reshape these outdated areas of the city in order to position itself for a strong future, and understands that places like the Cedar Avenue Corridor can - properly planned - help to redefine Richfield for the next generation. Convenient transportation (including proximity to the airport), homogeneous housing stock, access to shopping and transit, and the community's changing demographics are all defining characteristics that are capable of both constraining and inspiring solutions as Richfield seeks to compete with other communities as a desirable place to live, work and play.

EXISTING CONDITIONS ANALYSIS

-  GATEWAY
-  NODES
-  PARK
-  REGIONAL TRAIL CONNECTIONS
-  PEDESTRIAN CONNECTIONS
-  VEHICULAR CONNECTIONS (COLLECTOR)
-  VEHICULAR CONNECTIONS (MINOR ARTERIAL)

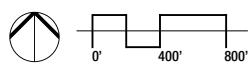


PURPOSE

In seeking to maintain a competitive position, Richfield continues its decades-long course of strategic investments that promote redevelopment in selected areas while broadly promoting policies and programs that improve neighborhoods and business areas throughout.

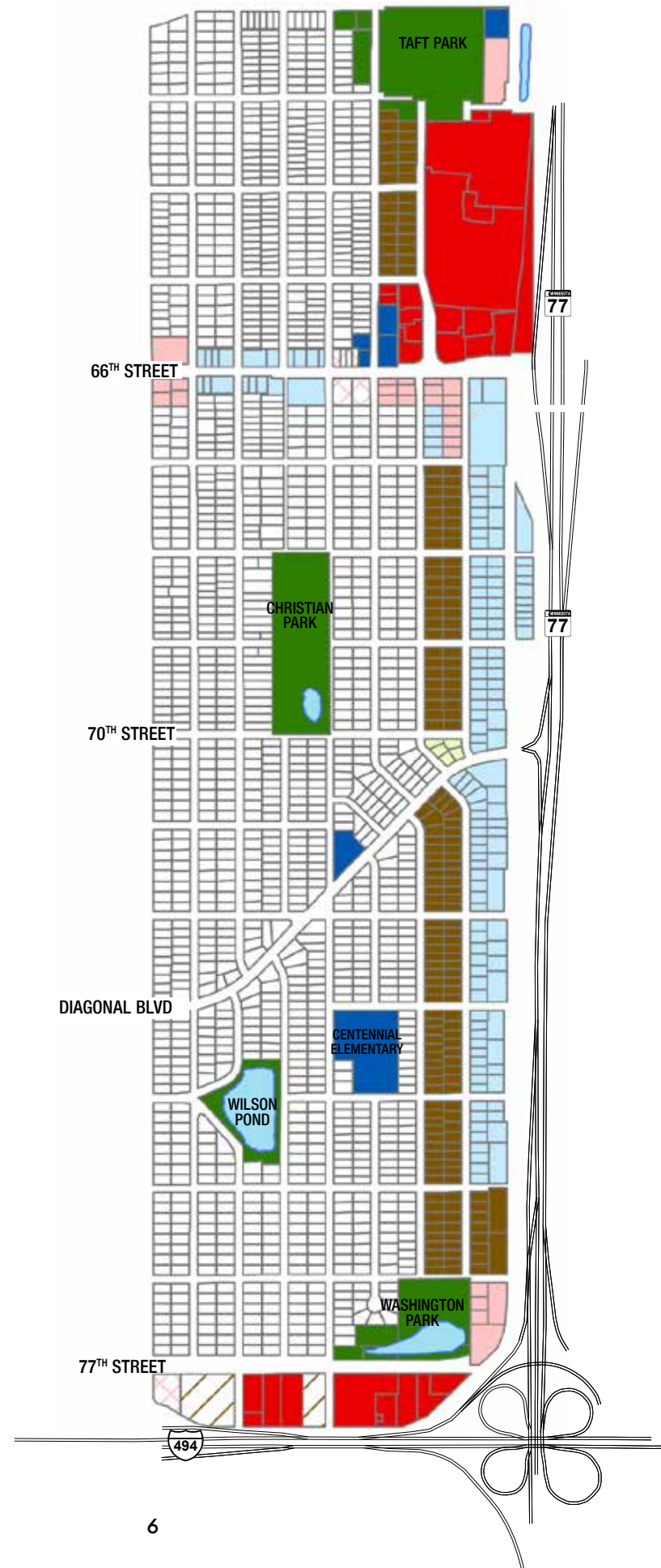
In 2004, the city created a Redevelopment Master Plan for the Cedar Avenue Corridor. While this initial study had successfully guided the Cedar Point redevelopment in 2007, the national recession that followed stalled initiatives south of 66th Street for the next decade. And so this plan update was commissioned in 2016 to assess and respond to current challenges and opportunities. Specifically, the plan update responds to a clearer understanding of the noise impacts resulting from the north-south runway addition at the airport - which is less than what was anticipated - and is more reflective of current market conditions, including development pressure that may arise with the construction of the new underpass at 77th Street, which received \$12.5M in funding in 2015. Additionally, the study parameters were adjusted to generally encompass the area from 66th Street on the north to 77th Street on the south, and from the city's eastern edge at 77th to 17th Avenue on the west.

The purpose of the plan is to help frame regulatory tools and policy, to guide public improvements, and to convey the community's vision for development to prospective developers, architects, planners and property owners.



EXISTING COMPREHENSIVE PLAN

- REGIONAL COMMERCIAL
- COMMUNITY COMMERCIAL
- COMMUNITY COMMERCIAL/OFFICE
- NEIGHBORHOOD COMMERCIAL
- OFFICE
- HIGH DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MIXED USE
- PARK
- PUBLIC



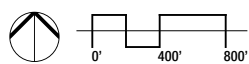
VISION

The Cedar Avenue Corridor is envisioned as an area that takes full advantage of the opportunities unique to its location, to the betterment of the neighborhood and to the city as a whole. The defining characteristics of this corridor – visibility, proximity to the airport, access to convenient transportation and transit, adjacency to regional shopping and business, a shifting demographic, and an established neighborhood with quality, albeit aging and homogeneous, housing stock – serve to both define parameters of and inspire the vision for this corridor.














The Master Plan update seeks to align with the over-arching goals of the Richfield Comprehensive plan, including enhanced connectivity, neighborhood stabilization/revitalization, targeted redevelopment and expanded business opportunities. The study assessed, and specifically addresses, gateways and nodes, connections, place-making elements and land-use within the corridor.

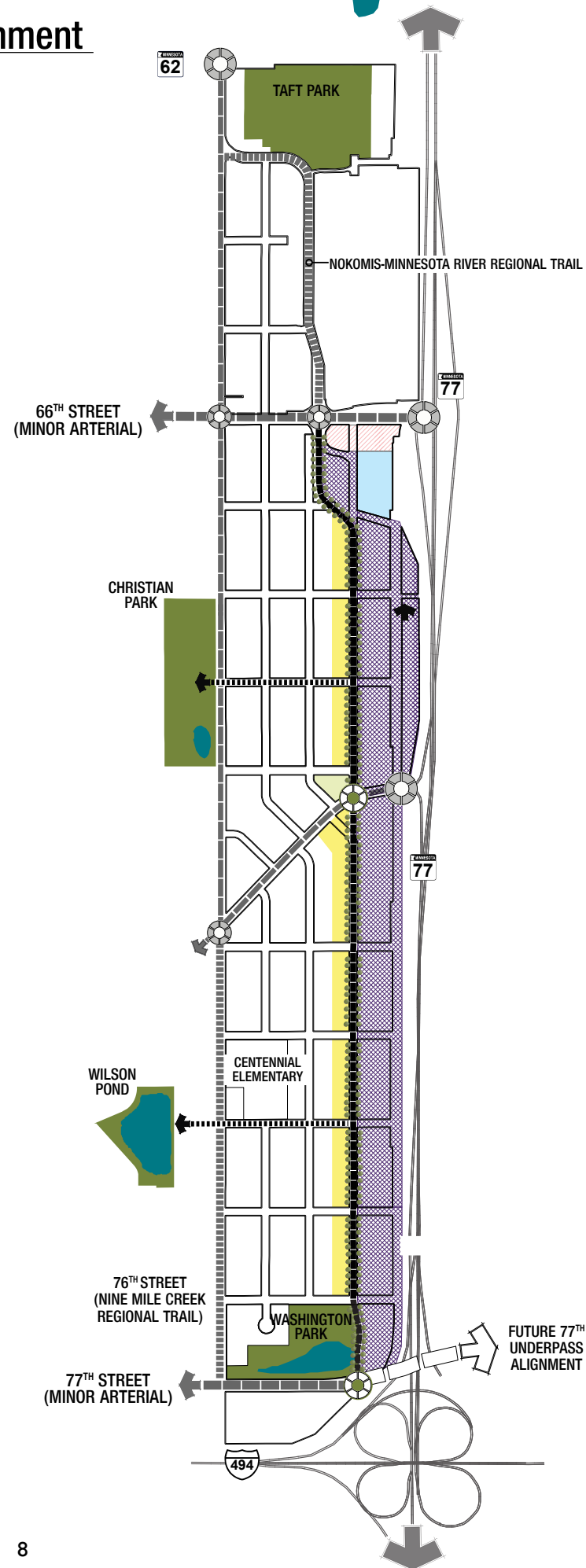
The vision for this targeted redevelopment masterplan of the neighborhood’s eastern edge is:

- To establish a renewed brand at a signature gateway to the city
- To extend Richfield Parkway as an important north-south connector, as a neighborhood amenity, and as a transitional element between new land-uses and the existing single-family neighborhood
- To introduce new commercial uses that capitalize on the site’s unique resources, that directly serve the local community, and that provide employment opportunities
- To increase the diversity of housing options
- To encourage the rehabilitation and replacement of the lowest-quality housing stock



RICHFIELD PARKWAY - 18th Ave Alignment

-  COMMUNITY COMMERCIAL/OFFICE
-  NEIGHBORHOOD COMMERCIAL
-  OFFICE
-  MEDIUM DENSITY RESIDENTIAL
existing single-family homes allowed to remain and improve
-  LOW DENSITY RESIDENTIAL
-  MIXED USE
-  NODE
-  EXISTING NODE
-  VEHICULAR CONNECTIONS
(COLLECTOR)
-  VEHICULAR CONNECTIONS
(MINOR ARTERIAL)
-  EXISTING PEDESTRIAN AND BICYCLE
CONNECTIONS
-  RICHFIELD PARKWAY
(INTERCITY REGIONAL TRAIL ROUTE)
-  PROVIDE PEDESTRIAN CONNECTIONS FROM
PARKWAY TO RESIDENTIAL NEIGHBORHOOD



PLAN ELEMENTS

The Cedar Avenue Corridor masterplan is intended to help create an economically viable place for residents to live, work, and play at the city's eastern edge. In assessing current conditions and future opportunity, three key plan elements ultimately rose to the top as drivers of the final plan:

- Alignment of Richfield Parkway
- Mixed-use Development Pattern
- Housing Diversity

RICHFIELD PARKWAY

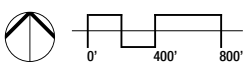
In 2014, 17th Avenue between 63rd and 65th Streets was reconstructed to become a "complete street" named Richfield Parkway, and a primary focus of the corridor plan update was the continuation and alignment of this parkway south of 66th Street.

This study identifies the alignment of Richfield Parkway to be along 18th Avenue from 66th Street on the north to 77th Street on the south. Two key contributors to that decision were 1.) the design and construction of a new underpass at 77th Street at 77th, and 2.) the ability to assemble property necessary to support appropriate and impactful development.

Richfield Parkway along 18th Avenue will follow the design established at the Cedar Point development north of 66th Street and will ultimately be classified as an 'A' Minor Arterial roadway. It is a divided-lane vehicular and greenway corridor that, by design, accommodates the needs of pedestrians and bicyclists in addition to vehicles, and includes enhanced landscaping.

Right-of-way alignment for the parkway will, at a minimum, preserve existing property boundaries to the west of 18th Avenue, and a variety of traffic calming measures such as roadway configuration and roundabouts will be further studied as detailed plans are developed. Important nodes along this extension of Richfield Parkway include a major gateway to the City of Richfield at 66th Street, a neighborhood node at Diagonal Blvd, the intersection at the "complete street" on 76th, and the terminus at 77th Street.

Ultimately, Richfield Parkway will be more than just an improved north-south connector. Enhanced with landscaping and well-designed bike and pedestrian paths, it will become an amenity that successfully seams together new mixed-use development with a revitalized single-family residential neighborhood.



MIXED-USE DEVELOPMENT PATTERN

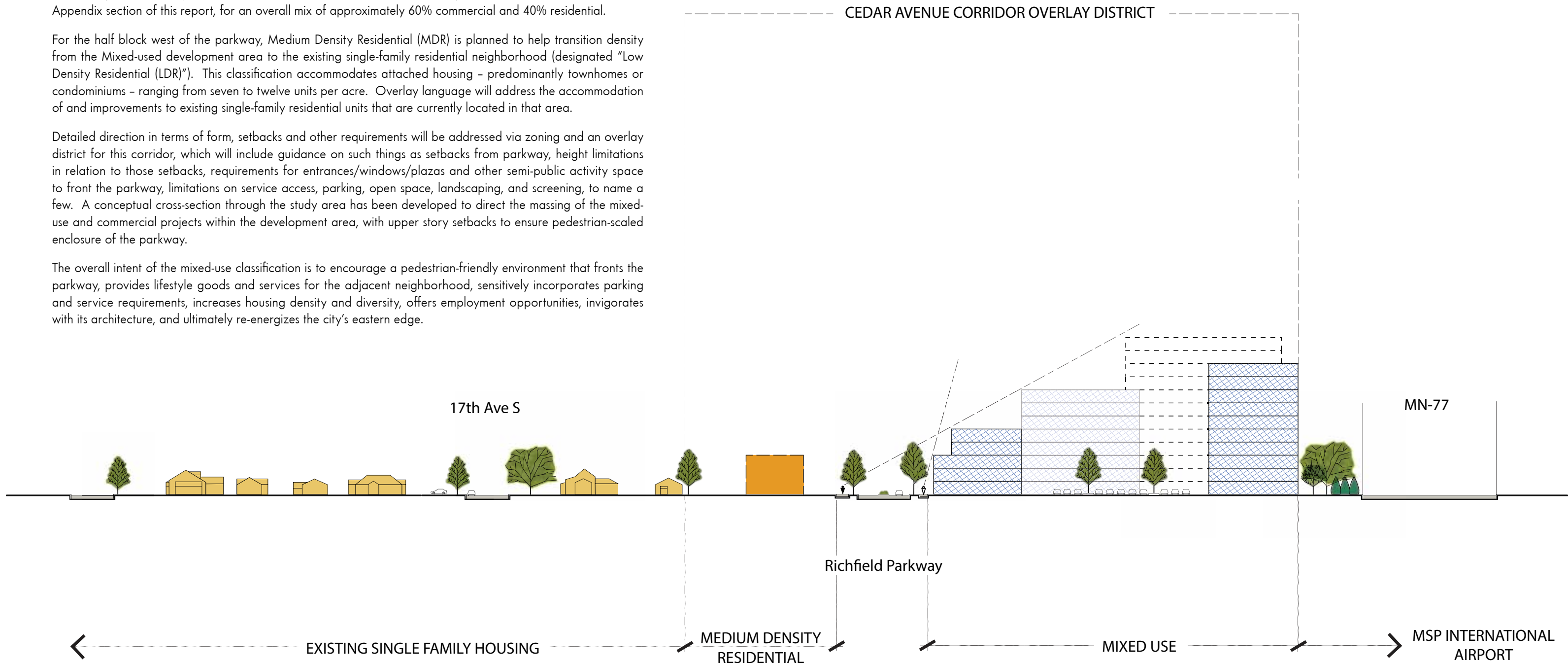
The intent of the land-use plan for the Cedar Avenue Corridor redevelopment is to stabilize and revitalize the existing low density residential (LDR) by introducing mixed-use development that accommodates the density necessary to support neighborhood-commercial type goods and services. Mixed-use development refers to the integration of residential, commercial, retail, employment, civic, recreations and educational uses in a way that not only supports and enhances each element in the development, but provides residents in the surrounding neighborhood a rich and diverse environment in which to live, work, shop, play and learn.

Generally, the redevelopment area east of the proposed Richfield parkway seeks to support a residential density of 24-50 units per acre, with predominantly ground floor retail and commercial and vertical integration of residential and office functions. The intent is to support mixed-use developments that represent a blend of the functions commonly associated with High Density Residential (HDR and HDRO), Neighborhood Commercial (NC), and Community Commercial (CC and CCO) as defined in the 2008 Richfield Comprehensive Plan and attached in the Appendix section of this report, for an overall mix of approximately 60% commercial and 40% residential.

For the half block west of the parkway, Medium Density Residential (MDR) is planned to help transition density from the Mixed-used development area to the existing single-family residential neighborhood (designated "Low Density Residential (LDR)"). This classification accommodates attached housing - predominantly townhomes or condominiums - ranging from seven to twelve units per acre. Overlay language will address the accommodation of and improvements to existing single-family residential units that are currently located in that area.

Detailed direction in terms of form, setbacks and other requirements will be addressed via zoning and an overlay district for this corridor, which will include guidance on such things as setbacks from parkway, height limitations in relation to those setbacks, requirements for entrances/windows/plazas and other semi-public activity space to front the parkway, limitations on service access, parking, open space, landscaping, and screening, to name a few. A conceptual cross-section through the study area has been developed to direct the massing of the mixed-use and commercial projects within the development area, with upper story setbacks to ensure pedestrian-scaled enclosure of the parkway.

The overall intent of the mixed-use classification is to encourage a pedestrian-friendly environment that fronts the parkway, provides lifestyle goods and services for the adjacent neighborhood, sensitively incorporates parking and service requirements, increases housing density and diversity, offers employment opportunities, invigorates with its architecture, and ultimately re-energizes the city's eastern edge.





HOUSING DIVERSITY

Housing is the largest component of the existing land use in the Cedar Avenue neighborhood, and the community understands that to remain competitive in retaining and attracting new residents, it needs to:

- Expand housing choices
- Promote the stabilization, revitalization and modernization of the existing housing stock
- Maintain affordability
- Support attractive neighborhoods

Richfield has a limited amount of diversity in its housing stock. Most of the units are single-family detached structures constructed in the mid-twentieth century and generally reflect the styles popular at that time – one story ramblers and one-and-a-half story expansion bungalows. The homes are also smaller, with most less than 1,200 square feet, and commonly lacking in the lifestyle amenities found in new construction.

Despite the age of the homes, the Hennepin County Assessor’s office generally ranks the stock as average or better – though the homes still may not have the features currently sought by homeowners. And so development that encourages reinvestment in the existing single-family structures in the form of renovations and expansions will not only expand housing choices, but will help attract and retain families in the community.

This reinvestment in the existing single-family housing stock, combined with diverse offerings in the medium-density and mixed-use redevelopment projects will ultimately result in housing options for all points in a person’s life, also known as “life-cycle housing”, which typically includes:

- Rental housing for young adults without the interest or financial capacity for ownership
- Units for first-time home buyers
- “Move-up” housing that allows growing families to move to a larger home
- Maintenance free housing for empty nesters
- Housing with supporting services for the elderly

Richfield is an affordable place to live, as well, and needs to remain affordable. But parts of the neighborhood have also been designated as an Area of Concentrated Poverty where 50% or more of residents are people of color (ACP50). The intent of the updated plan is to support development that offers high-quality affordable housing options as well as desirable market-rate units and a strong employment base, resulting in a revitalized neighborhood that is culturally rich.

The plan specifically addresses redevelopment along the Richfield Parkway in order to enhance the existing neighborhood and protect it from undue encroachments. The parkway serves as a clear delineator between higher-density mixed-used and the existing lower-density residential area. To further ease the transition, the half-block to the west of the parkway is designated Medium-density Residential (MDR) to both step down the physical scale and provide that low-rise attached product that is a key product in “life-cycle housing”.

Ultimately, the Redevelopment Master Plan is intended to further the community’s goals in regards to housing:

- To maintain and enhance her image as a community with **strong, desirable and livable neighborhoods**, and
- To ensure sufficient **diversity in the housing stock** to provide for a range of household sizes, income levels and needs

**Short Stop, LLC
7034 Cedar Avenue South
Richfield, MN**

June 25, 2016

City of Richfield
6700 Portland Avenue
Richfield, MN 55423-2599

RE: City Development of Cedar Avenue

Dear Melissa Poehlman,

Thank you for taking the time to speak with me on the phone the other day regarding the future plans for further development of Cedar Avenue. My family owns the property at 7034 Cedar Avenue South, which has been operating as Short Stop Superette since the late 1960's. We are very interested in the master plan and further development of the Cedar Corridor.

The property was rezoned office after the business was in existence. We are interested in maintaining a presence in the area and would entertain further investment to complement the existing local community provided appropriate zoning. We encourage the city to consider a medical facility, a mercado and other options that enhance the lives of current Richfield residents.

Randy Hohbein

Property Manager
Short Stop, LLC
612-859-7402

	Of the two options for north Richfield Parkway (66th St to Diagonal Blvd), which do you prefer (Cedar or 18th Ave)? Why?
1	Cedar Avenue. Fewer displaced from their single family homes.
2	18th Ave. Separation from freeway traffic.
3	I prefer the Cedar Ave. option, because it preserves as much of existing as possible. I am skeptical that housing in redeveloped areas will be affordable, and we need affordable housing.
4	18th Ave - It allows more distance between res and 77. Brings the greenway to the residential area so we as daily users can appreciate it and not the businesses. It also allows more flexibility with larger parcels to the multi-use development - more space versus long a narrow allows more opportunity and ultimate better resources for the neighborhood.
5	18th Ave. It gives enough space east of 18thAve to put in gig box stores (Costco, grocery store, etc.) to help with tax base. To the west of 18th Ave, family-friendly town homes could be added to encourage families to move to Richfield. Either way, get rid of those skunky apts. that face Cedar Ave!
6	18th because it is more accessible.
7	I prefer the alignment along 18th Ave S. It will provide more long-term space for redevelopment and a less significant curve on the route, creating more continuity.
8	Cedar, because of its linkage to the south Cedar option.
9	I prefer the Cedar Avenue Option. There seems to be less impact to the single family homes that already exist there.
10	Cedar Ave. There are more young families moving into this area that are looking for homes and not multi-family units. Multi-family units here would over burden the park and raise the noise level and traffic higher than it is already. Single family homeowners take more pride in their city. Cedar as the main throughway makes more sense for accident avoidance and truck traffic.
11	I prefer the 18th Ave alignment, as it feels like a more thoughtful through-way, whereas the Cedar alignment always felt forced and zig zags oddly.
12	Cedar Avenue because it seems the least intrusive to the residents also Cedar Ave. is already the route that "makes sense", so it seems most natural.
	Of the two alternatives for south Richfield Parkway (Diagonal Blvd to 77th St), which do you prefer (Cedar or 18th Ave)? Why?
1	Cedar Avenue. Fewer displaced from their single family homes.
2	18th Ave. hopefully to avoid traffic entering the circle at too high of a speed after exiting 77, gives traffic room to adjust to surface street speed.
3	Again, I prefer the Cedar Ave option, because it has more room for housing. Hopefully it will be mixed-use redevelopment that has room for small retail mixed in with housing.
4	18th again, same comments as north section the greenway next to 77 does NOTHING to help the neighborhood. Bring that beautiful nature and social piece into the neighborhood and not on HWY 77 front yard.
5	18th Ave. I like the idea of 18th Ave being a divider between commercial and 'other'. That area has never had much shopping area, either. Just get rid of those skunky acts facing Cedar!
6	18th because it is more accessible.
7	I prefer the alignment along 18th Ave S. This will provide a more obvious, continuous corridor and more space for additional development fronting the Cedar Freeway. As an additional benefit, it will provide direct access to E 70th St from the new route. As it currently stands, the connection between Old Cedar and 70th is awkward, requiring a brief jog on Diagonal and 18th.
8	Strongly prefer the Cedar route, because of the lesser impact to Washington Park, a critical element of this area. The eastern side of the park is a very popular sledding hill (the only one in the area!) and recreational part of the neighborhood. The 18th Ave alternative will end up taking out the part of the park that we most often use, the sledding hill. The hill also provides a significant element of visual appeal of the park as seen from the neighborhoods to the north and west, and also is a sound barrier from the highway noise of 494.
9	Also the Cedar Avenue option, as a resident that lives on Diagonal Blvd it seems this option would keep more traffic out of our neighborhoods and along a "main street"
10	Cedar Ave. Multi-family buildings are the norm for this area and would fit in with the existing neighborhood. A smaller commercial area would fit in much better for the new bike and walk path added to Cedar. I can just envision huge trucks climbing over the curb of the bike path to back into the many commercial businesses that the other proposal would bring to the area.
11	Agree that 18th should be the maintained alignment from 66th to 77th. It provides a very contiguous N-S roadway. One that doesn't parallel a freeway.
12	Again, Cedar avenue due to its lack of intrusiveness and that it is already that natural route.

	Please share any additional feedback about the Richfield Parkway alignment options or about the Cedar Avenue Corridor Master Plan in general
1	
2	
3	We should rename Cedar Ave, because there are now two Cedar Avenues parallel to each other and it confuses people.
4	Bringing the green way closer to the single family homes will also help reduce the scale from single to multi story units. Wider roads will also reduce the feeling of cave like and help the sun angles onto the single story homes.
5	I think both 18th Ave plans could really increase living options for Richfield with family-friendly town homes along the west side of 18th Ave. School populations would be helped, as well.
6	Washington Park needs a lot of help. Good work on redeveloping the city!
7	The current Comprehensive Plan identifies Richfield Parkway not as a straight north-south street parallel to the Cedar Freeway, but as a winding route connecting Taft Park to Woodlake via Old Cedar Ave, Diagonal Blvd, and 73rd St. Although I prefer seeing an "18th Ave Parkway" to an "Old Cedar Ave Parkway", I do not believe either should be called Richfield Pkwy south of Diagonal Blvd. I am unclear why the area between the 18th Ave Parkway and the Cedar Freeway must be commercial south of Diagonal Blvd. Large-scale residential would also fit in well. If this area truly sees redevelopment, we will be losing a lot of affordable housing along the Cedar corridor. It is imperative that we do not lose total housing units.
8	Please work to preserve and enhance the appearance and value of Washington Park with whatever changes are made. This is the only park of any real size in the SE part of Richfield.
9	I am excited to see this project start as this part of Richfield is in desperate need of a facelift. I do think it is important that any market driven redevelopment is done in a way that drives market value type housing if that is what goes in. Richfield does not need any more senior housing or section 8/low cost housing. This type of housing does not add to the value of Richfield as a city.
10	I do not like eminent domain - Richfield has taken too many single family homes and it's losing the home town feel. Will Richfield's east side look like Detroit - we could have vacant multi family buildings sitting in ruin when these corporations move out because of high taxes.

6/1/16 Cedar Corridor Feedback

OTHER GREAT IDEAS... board

- Non-subsidized (Sec 8-Sec 42) affordable multi family or multi family/commercial options
 - +1
 - No!
- More local business. No more chains, we have too many, more community oriented.
 - Yes!
 - Agreed!
- Green + community space to encourage people out walking, “friendly spaces”
 - Without dogs nipping at your heels
- Family restaurants
- Local businesses and more green, walkways, and park areas
- Leave 18th alone
- No more chains! (Bigbox)
- Community garden done by the community, for the community. Big and available for all.
 - Yes!
- Bike paths, if not removed, should be closely watch for bicycle/road violations!
- Affordable housing
 - No
 - No. We have enough in Richfield.
- Keep all the greenspace we have
- Family oriented businesses (community rec. center)
- Community garden
 - I second this
 - 3rd
 - We have a community garden
- God help us
 - It’s too late, their minds are made up
- Kid friendly parks, bike path
- Co-op
- Multi-story buildings to block airport noise, trees on buildings like Vancouver.
 - Yes
- Block off 16th after the commercial zone for safety reasons.

- No city control? Looks like wild west growth?
- Houses may not be bought ____ (??) up to new big building?
- Keep sledding hill at Washington Park and update the playground; make area kid-friendly and walking friendly.
- Holiday gas station by target!!!
 - 2nd it
- Froyo
- Smaller scale multi-family: Town/Row Homes w/brick
- No more than five story buildings on Cedar
- Housing available for all needs and families
- Make sure garbage haulers take the garbage instead of spreading it all over the neighborhood.
- Use the guide for walking etc. on Zillow to raise values for homeowners.

COMMENT CARDS

- This is very upsetting to a taxpaying homeowner who is now handcuffed – I will now have an additional disclosure for any buyer. I am stuck in my home until some developer wants to buy it – AND – I DID NOT BUY a house on a busy street. I DO NOT want some parkway with no parking in my front yard.
- If houses are bought out by a project buyer or through eminent domain, residents should be offered fair price for their homes and also restitution for the inconvenience of having to move.
- We need buildings to block absorb airport noise.
- Scrap the tunnel – ground water problems.
- We have a concern that things are going to be put together by pieces. People holding out on their homes may be built in.
- Will this effect Centennial Elementary? Will it drive away young families if it is pushed out? Will you provide greenspace to compensate for all the packed development? These questions (answers) could impact the ability for Richfield to survive well as a community.
- Would love to see less big box and more “family friendly” amenities such as green space and rec facilities. Need to develop true “community garden” space to cooperatively provide for our residents who need supplemental food sources.
- My front yard will be open to businesses, high traffic, and crime areas by building these areas. I am disappointed that this plan has migrated further than originally planned. I’m sure for others that will not have to look at this everyday are excited but this exposes us to so many commercial property views and it is taking away my homely views.
- It looks like my house would not be torn down, but the unknown of what could be in my backyard is unnerving. Would appreciate some sort of barrier (fence, trees) between a new building.
- Please no big box stores. Please no chains. Would love to have a portion of subsidized housing especially after the loss of Crossroads. Am happy to talk more!