



**PLANNING COMMISSION MEETING  
VIRTUAL MEETING HELD VIA WEBEX  
MAY 24, 2021  
7:00 PM**

Call to Order

Approval of the March 22, 2021, regular Planning Commission meeting minutes.

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

**Agenda Approval**

**Public Hearings**

1. Consider a recommendation of approval of:
  - 1) The Portland Avenue and 66th Street Study as a guiding document; and
  - 2) The attached ordinance establishing the Portland Avenue and 66th Street Overlay District.
2. Conduct a public hearing and consider a recommendation on an ordinance rezoning property in the vicinity of Veteran's Memorial Park.

**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 Reports**

3. Next Meeting Time and Location

Regular Planning Commission meeting on Monday, June 28, 2021, at 7pm via Webex

4. Adjournment

**Auxiliary aids 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

March 22, 2021

MEMBERS PRESENT: Chair Kathryn Quam, Commissioners Brendan Kennealy, Bryan Pynn, Susan Rosenberg, Peter Lavin, James Rudolph, and Brett Stursa

MEMBERS ABSENT: none

STAFF PRESENT: Melissa Poehlman, Asst. Director of Community Development; Ryan Krzos, Planner; Nellie Jerome, Assistant Planner

OTHERS PRESENT: For Item #1: Brian Bochman, Enclave Companies; Neil Reardon, ESG Architecture and Design. See attached list for additional public comments.

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

## APPROVAL OF MINUTES

M/Stursa, S/Rosenberg to approve the minutes of the February 22, 2021, meeting.  
*Motion carried: 6-0 (Commissioner Rudolph was absent for the vote)*

## OPEN FORUM

No members of the public spoke, no comments received.

## APPROVAL OF AGENDA

M/Quam, S/Lavin to approve the agenda.  
*Motion carried: 7-0*

## PUBLIC HEARINGS

**ITEM #1 - Public hearing and consideration of a recommendation on variety of land use approvals to construct a mixed-use development at the northeast corner of Lyndale Avenue and 65th Street.** City Planner Ryan Krzos presented the staff report. The applicants gave a brief presentation. City Planner Krzos reviewed the proposal's parking ratio, which met the minimum 1.25 stalls per dwelling unit, and noted that it was eligible for the 10% transit reduction. Public comments were received from callers regarding parking and traffic, best management practices for stormwater and greenspace, and impacts on neighbors. Additional written comments and a voicemail were received regarding similar issues.

M/Rosenberg, S/Rudolph to close the public hearing.  
*Motion carried: 7-0*

Commissioners discussed impervious surface coverage and parking, and it was confirmed that the proposal met the Zoning Code requirements as a Planned Unit Development.

M/Stursa, S/Lavin to recommend approval of rezoning the subject property from General Commercial (C-2) to Planned Mixed Use (PMU) and approval of a Planned Unit Development, Conditional Use Permit, and Final Development Plan for the proposed mixed-use development at the Northeast corner of Lyndale Avenue and 65th Street.  
*Motion carried: 7-0*

M/Quam, S/Rudolph to take a five minute recess before moving to the next item.  
*Motion carried: 7-0*

**ITEM #2 - Public hearing to consider a proposed ordinance amendment to modify rules related to home occupations.** Assistant Planner Nellie Jerome presented the staff report and a summary of public comments received. Commissioners discussed traffic concerns and keeping agricultural home occupations to a reasonable distribution scale. Public comments received at the meeting focused on retail sales, allowing special allowances for produce pickup through a CSA (community supported agriculture) model, and similar cities' policies on this issue.

M/Pynn, S/Quam to close the public hearing.  
*Motion carried: 7-0*

Staff clarified that the current home occupation rules wouldn't allow gardening, but this change was proposed in an effort to allow more access to urban agriculture. Staff noted that the proposed changes to the ordinance included edits that were not related to gardening, and that all retail sales are currently prohibited including the sale of honey produced on a residential lot.

M/Stursa, S/Pynn to recommend approval of an ordinance amendment to modify rules related to home occupations.

M/Lavin, S/Stursa to amend the motion to include an allowance for CSA distribution at residential sites with the caveat that distribution is only allowed for produce that is grown on-site.

*Motion for amendment carried: 7-0*  
*Motion as amended carried: 7-0*

## **LIAISON REPORTS**

Community Services Advisory Commission: no report.

City Council: no report.

Housing and Redevelopment Authority (HRA): Lee Ohnesorge, has joined the HRA. He has been involved with disability advocacy group in Richfield.

Richfield School Board: no report

Transportation Commission: multiple projects were discussed, new officers were appointed  
Chamber of Commerce: none.

Sustainability Commission: Community trash collection policy is ongoing, and there is work on tree replacement and preservation plan.

## **CITY PLANNER'S REPORT**

There is a work session focused on aligning planning districts with the comprehensive plan, and the Richfield City Council will meet with Bloomington City Council to discuss the CNU project at Portland and I-494.

## **ADJOURNMENT**

The next regular meeting will be Monday, April 27, 2021, at 7pm

M/Stursa, S/Pynn to adjourn the meeting.  
*Motion carried: 7-0*

The meeting was adjourned by unanimous consent at **9:58 p.m.**



## PLANNING COMMISSION MEETING 5/24/2021

REPORT PREPARED BY: Melissa Poehlman, Asst. Community Development Director

CITYPLANNER REVIEW: John Stark, Community Development Director  
5/19/2021

### **ITEM FOR COMMISSION CONSIDERATION:**

Consider a recommendation of approval of:

- 1) The Portland Avenue and 66th Street Study as a guiding document; and
- 2) The attached ordinance establishing the Portland Avenue and 66th Street Overlay District.

### **EXECUTIVE SUMMARY:**

On December 8, 2020, the City Council adopted a seven-month moratorium on land use applications for many properties in the area surrounding Veterans Memorial Park (Veterans Park). The moratorium provided time to conduct a planning study and evaluate whether or not current zoning regulations were consistent with the 2040 Comprehensive Plan and would effectively guide development in this unique area.

After six months of outreach and research, staff is recommending that the Council approve the attached Portland Avenue and 66th Street (PSS) Study and adopt the attached ordinance creating the Portland Avenue and 66th Street Overlay Zoning District. Together the PSS Study and Overlay District will guide future development and ensure that private and public investments in the area work together for mutual benefit.

The attached PSS Study documents the engagement process undertaken, the existing policy analysis, and then describes the Development Principles and Overlay District regulations recommended for adoption.

### **Development Principles**

The proposed Development Principles are intended to help express the community's expectations for development in the area of Veterans Park and were developed using community input and direction from City staff and elected leaders. Development Principles are fully articulated on Page 8 of the attached PSS Study and summarized here:

- **Personal Connections:** Support projects that will help residents to personally connect to the Park.
- **Park & Neighborhood Connectivity:** Increase connectivity by improving vehicle, pedestrian, and bicycle facilities.
- **Diversify Housing Options:** Use redevelopment to expand the mix of housing in the area.
- **Convenient Commercial:** Encourage a mix of community and small neighborhood commercial uses in proximity to residential areas and the Park.

- **Sustainable Development:** Use sustainable design practices and new technology to ensure a healthy, sustainable, vibrant neighborhood that contributes to the Park environment.
- **Building Transition:** Require site and architectural design that provides appropriate transitions between uses.
- **Building Heights:** Locate the tallest portions of buildings away from adjacent low density residences and Park open space.
- **Building Massing:** Locate and design buildings to preserve views to/from Park open areas and minimize shadowing.
- **Quantity of Parking:** Minimize parking needs by leveraging location along multimodal corridors.

### **Portland Avenue & 66th Street (PSS) Overlay District Regulations**

In order to achieve these Development Principles, the creation of a PSS Overlay District is recommended. The Overlay District regulations will modify the underlying or base zoning regulations to specifically adapt to this unique area. The regulations of the underlying district will apply unless specifically modified by the Overlay District. Full regulations are available in the attached ordinance; primary changes include:

- Allowing some mixing of residential and commercial uses within single buildings.
- Allowing multiple buildings on exceptionally large parcels (greater than two acres).
- Requiring a variety of housing types in larger developments.
- Reducing front yard setbacks along major thoroughfares and specifically requiring greenspace and landscaping of rear and side setback areas that are adjacent to Veterans Park.
- Requiring pedestrian connections along site perimeters in order to provide connections between public streets and public amenities.
- Generally maintains height allowances as permitted in underlying districts; allowing for modest increase (5 feet) to accommodate potential ground floor commercial in the High Density Residential (MR-3) District, but adding step back requirements for frontages along public streets and public land.
- Requires tree preservation and a shadow study as part of all development applications adjacent to Veterans Park.

While the proposed Zoning Overlay District will apply to future development, it does not require any changes to existing parcels. If and when property owners in the area decide to sell to a developer or redevelop their land on their own, the new regulations would apply.

### **RECOMMENDED ACTION:**

**Conduct and close a public hearing and by motion:**

- 1. Recommend approval of the attached Portland Avenue and 66th Street Study; and**
- 2. Recommend approval of the attached ordinance establishing the Portland Avenue and 66th Street (PSS) Overlay District regulations for properties in the vicinity of Veteran's Memorial Park.**

### **BASIS OF RECOMMENDATION:**

#### **A. HISTORICAL CONTEXT**

- Veteran's Park is an important community asset, providing year-round recreational opportunities for Richfield residents and visitors. The 108-acre park includes important facilities (ice arena, pool, mini-golf, band shell), as well as as natural space, and the Veteran's Memorial.
- The City's Comprehensive Plan guides land uses along the edge of the Park, along Portland Avenue and 66th Street, as a mix of low to high density residential and community commercial, but provides no specific guidance for how these parcels relate to the Park itself.
- Planned land use designations in Veteran's Park area have changed only slightly over the past 25 years, modestly expanding and contracting the commercial areas at the 66th & Portland interchange and varying residential densities along both streets. The Legion site has been guided for higher density housing since 1997.

- The City most recently studied the 66th Street portion of the proposed study area in partnership with Hennepin County, prior to the road reconstruction (2011). Identified next steps included continued collaboration with property owners in the area of Veteran's Park to strengthen the relationship between public and private spaces.
- The moratorium temporarily halted land use applications for properties with a Planned Land Use designation of Medium Density Residential, High Density Residential, or Community Commercial in the 2040 Comprehensive Plan.

**B. POLICIES (resolutions, ordinances, regulations, statutes, etc):**

- An Overlay District creates a set of regulations that are specifically tailored to a particular area. Underlying Zoning District regulations will apply unless specifically modified by the Overlay District.
- As a separate action tonight, the Commission will be asked to consider an amendment to the base or underlying zoning of several parcels in the study area. State Law specifically requires that the City modify base zoning districts to match the Comprehensive Plan. This required action has been deliberately separated from the discretionary action of adopting the Overlay District Regulations.

**C. CRITICAL TIMING ISSUES:**

- The moratorium is scheduled to expire on June 24, 2021. In order to have regulations in place by this date, the Planning Commission must make a recommendation to the Council tonight.

**D. FINANCIAL IMPACT:**

None

**E. LEGAL CONSIDERATION:**

- Notice of this public hearing was published in the Sun Current Newspaper.
- While not legally required, notice of this hearing was also sent to individual property owners and tenants in the area.

**ALTERNATIVE RECOMMENDATION(S):**

- Recommend approval of the attached ordinance with modifications.
- Recommend rejection of the attached ordinance. Base Zoning District regulations will apply.

**PRINCIPAL PARTIES EXPECTED AT MEETING:**

Lance Bernard, HKGi (land use consultant)

**ATTACHMENTS:**

Description	Type
☐ Ordinance	Ordinance
☐ Portland Avenue & 66th Street Study	Exhibit
☐ Add'l Public Comment - Email	Exhibit
☐ Map - Moratorium Area	Exhibit
☐ Zoning Map	Exhibit

DRAFT

ORDINANCE NO. \_\_\_\_\_  
AN ORDINANCE RELATING TO ZONING; ESTABLISHING REGULATIONS FOR A NEW PORTLAND AVENUE AND 66TH STREET OVERLAY DISTRICT; AMENDING SUBSECTION 512.01 OF THE RICHFIELD CITY CODE; AMENDING THE RICHFIELD CITY CODE BY CREATING NEW SUBSECTION 541.25; AMENDING APPENDIX I TO THE RICHFIELD CITY CODE BY REZONING PROPERTIES WITHIN THE PORTLAND AVENUE AND 66TH STREET TO BE SUBJECT TO PORTLAND AVENUE AND 66TH STREET OVERLAY DISTRICT REGULATIONS

THE CITY OF RICHFIELD DOES ORDAIN:

Section 1. Subsection 512.01, Subdivision 1 of the Richfield City Code is amended to read as follows:

**512.01. Zoning districts.** Subdivision 1. Establishment of districts. In order to carry out the purposes and provisions of this code, the city is hereby divided into the following zoning districts:

<b>Residential Districts</b>	
Single Family Residential	R
Low Density Single Family Residential	R-1
Two Family Residential	MR-1
Multi-Family Residential	MR-2
High Density Multi-Family Residential	MR-3
<b>Commercial Districts</b>	
Service Office	S-O
Neighborhood Business	C-1
General Commercial	C-2
<b>Mixed-Use Districts</b>	
Mixed-Use Regional	MU-R
Mixed-Use Community	MU-C
Mixed-Use Neighborhood	MU-N
<b>Industrial Districts</b>	
Industrial	I
<b>Planned Unit Development Districts</b>	
Planned Residential	PR
Planned Two Family Residential	PMR-1
Planned Multi-Family Residential	PMR
Planned Neighborhood Commercial	PC-1

Planned General Commercial	PC-2
<b>Overlay Districts</b>	
Airport Runway Overlay District	AR
Penn Avenue Corridor Overlay District	PAC
Cedar Avenue Corridor Overlay District	CAC
<u>Portland Avenue and 66th Street Overlay District</u>	<u>PSS</u>

Sec. 2. Section 541 of the Richfield City Code is amended by adding new subsections after Subsection 541.23, the new subsections to read as follows:

**541.25. Portland Avenue and 66th Street (PSS) Overlay District.**

**Subdivision 1. Purpose and intent.** The Portland Avenue and 66<sup>th</sup> Street Overlay District promotes both redevelopment of existing structures and new development to provide a balanced mix of compatible uses in proximity to the Veterans Memorial Park. Design regulations are provided to produce structures of consistent character and of appropriate scale that transition from single family residential to higher density mixed use and community commercial. The intent of the Overlay District is to guide the design character of redevelopment and revitalization in ways that are sensitive to the intent of the Comprehensive Plan and its surrounding land uses, while adhering to the *Portland Avenue and 66<sup>th</sup> Street Sub Area Study's* Development Principles:

- **Personal Connections:** Support redevelopment projects that preserves and enhances the ability of residents and users of Veterans Memorial Park to make personal connections to the park.
- **Park & Neighborhood Connectivity:** Increase connectivity to Veterans Memorial Park by incorporating vehicle, pedestrian and bicycle connections between park destinations (e.g., the Memorial, lake, ice arena, and swimming pool), neighborhoods, and redevelopment sites along Portland Avenue and 66th Street.
- **Diversify Housing Options:** Use redevelopment sites to expand the mix of housing in the area such as row/townhouse, affordable units, courtyard apartments, courtyard cottages, and live-work units.
- **Convenient Commercial:** Encourage a mix of community and small neighborhood commercial businesses in proximity to residential areas and the park destinations as an important amenity for residents and park visitors.

- **Sustainable Development:** Use sustainable design practices and new technology in developments that will help create a healthy, sustainable, vibrant neighborhood, and contribute to the park environment.
- **Building Transition:** Require site design and building architectural characteristics that provide appropriate transitions between single family residential neighborhoods and higher intensity uses.
- **Building Heights:** Locate the tallest portions of buildings away from adjacent low density residences. For sites adjacent to Veterans Memorial Park, locate the tallest portions of buildings away from the park's open areas.
- **Building Massing:** Locate and design buildings to preserve views to/from the park's open areas and minimize potential shadowing of the park.
- **Quantity of Parking:** Minimize parking needs by leveraging the study area's location along multimodal corridors to reduce the use of the automobile.

**Subd. 2.** Creation of district and applicability. The Portland Avenue and 66<sup>th</sup> Street (PSS) Overlay District shall apply to properties designated within Appendix 1 of this Code.

**Subd. 3.** Applicable regulations. All permitted, accessory, and conditional uses allowed in the underlying Districts shall be allowed in the PSS Overlay District with the following additions, qualifications, and/or exceptions.

The following abbreviations are used below:

Permitted use - P

Accessory use – A

Conditional use - C

a) MR-3 in the PSS Overlay District:

- Offices and clinics – A
- Restaurants Class I (serving alcohol) – A/C
- Restaurant Class II (traditional/cafeteria) – A
- Restaurant Class IV (take-out only) – A
- Retail services, general – A

- Retail services, neighborhood – A
- Taproom/cocktail room – A/C
- Additions for accessory uses:
  - All accessory uses shall be contained within the principal residential building.
  - All accessory uses shall have street frontage.
  - All accessory uses shall be located on the ground floor and shall not exceed 15,000 square feet.

b) C-2 in the PSS Overlay District:

- Assisted living facilities, nursing, or rest homes above ground floor commercial – P
- Dwelling, multifamily above ground floor commercial – P
- Live-work units above ground floor commercial - P

**Subd. 4.** Bulk and dimensional standards. All bulk and dimensional standards applicable in the underlying districts, as found in Subsections 525.11 (MR-2), 527.11 (MR-3), and 534.11 (C-2) of this Code, shall apply in the PSS Overlay District with the following additions, qualifications, and/or exceptions:

a) MR-2 in the PSS Overlay District:

- Front yard setback: The minimum front yard setback shall be 10 feet and the maximum shall be 25 feet along.
- Parking shall be located in the rear and/or side yards of the building.

b) MR-3 in the PSS Overlay District:

- Building height: The principal building heights shall be a minimum of 20 feet and up to a maximum of 55 feet or 5 stories, whichever is less.
  - Building heights shall be measured from the building footprint's average ground level elevation.
  - Floors above the third floor shall be stepped back a minimum of 15 feet when adjacent to public streets and

public land. Step backs may be adjusted depending on specific site conditions and building placements.

- Maximum building coverage: 40%
- Front yard setback: The minimum front yard setback shall be 15 feet and the maximum shall be 25 feet.
- Rear and side yard setbacks: When adjacent to Veterans Memorial Park, the required rear and side yard setbacks shall prioritize greenspace and landscaping as a transition/buffer to the Park.

c) C-2 in the PSS Overlay District:

- Front yard setback: The minimum front yard setback shall be 15 feet and the maximum shall be 25 feet.
- Rear and side yard setbacks: When adjacent to Veterans Memorial Park, the required rear and side yard setbacks shall prioritize greenspace and landscaping as a transition/buffer to the Park.
- Parking shall be located in the rear and/or side yards of the building.

**Subd. 5. Other performance standards. All additional performance standards applicable in underlying districts shall apply in the PSS District with the following additions, qualifications, and/or exceptions:**

a) MR-2 in the PSS Overlay District:

- A minimum of one primary building entrance shall face Portland Avenue or 66th Street depending on where the property is located.

b) MR-3 in the PSS Overlay District:

- Residential development shall include a minimum of two types of residential land uses that expand the variety of lifecycle housing options in the study area.
- A lot larger than two (2) acres is allowed to include a second building for all permitted, accessory, and conditional uses allowed in the MR-3 District.

- The two buildings shall be grouped into a single polygon to assess compliance with required setbacks.
- Existing trees shall be protected and preserved to the greatest degree possible.
- Pedestrian facilities shall be placed along the site's perimeter to provide walking connections between the public street and public amenities such as Veterans Memorial Park.
- Stormwater shall be managed onsite by using best management practices, such as raingardens, green roofs, and bio-infiltration swales to create aesthetically pleasing and useable public spaces or underground systems.
- Sites north of 66<sup>th</sup> Street shall plan internal traffic circulation to accommodate the potential for a north-south road (an approximate extension of Oakland Avenue) that would connect the sites to 66<sup>th</sup> Street.
- A shadow study shall be required as part of the development review process to evaluate potential impacts of shadowing on adjacent properties, measured by the sun's position at the time of the summer solstice.
- A minimum of one primary building entrance is required on each street façade and at least one building entrance every 75 feet of each street façade.

c) C-2 in the PSS Overlay District:

- Existing trees shall be protected and preserved to the greatest degree possible.
- Pedestrian facilities shall be placed along the site's perimeter to provide walking connections between the public street and public amenities such as, Veterans Memorial Park.
- Sites north of 66<sup>th</sup> Street shall plan internal traffic circulation to accommodate the potential for a north-south road (an approximate

extension of Oakland Avenue) that would connect the sites to 66th Street.

- Stormwater shall be managed onsite by using best management practices, such as raingardens, green roofs, and bio-infiltration swales to create aesthetically pleasing and useable public spaces or underground systems.

Sec. 3. Appendix 1 of the Richfield Zoning Code is amended by adding a new Section 22 to read as follows:

**Section 22. Portland Avenue and 66th Street Overlay District (PSS)**

LEGAL DESCRIPTIONS OF THE FOLLOWING PROPERTIES:

6501 Portland Ave S  
6505 Portland Ave S  
6527 Portland Ave S  
500 66<sup>th</sup> Street East  
6601 5<sup>th</sup> Ave S  
6600 Portland Ave S  
6601 Portland Ave S  
6613 Portland Ave S  
6617 Portland Ave S  
6621 Portland Ave S  
6625 Portland Ave S  
6629 Portland Ave S  
6633 Portland Ave S  
6637 Portland Ave S  
6645 Portland Ave S  
6601 Oakland Ave S  
6609 Oakland Ave S  
6615 Oakland Ave S  
6600 Park Ave S  
6608 Park Ave S  
701 66<sup>th</sup> St E  
6611 Park Ave S  
6600 Columbus Ave S  
6610 Columbus Ave S  
6601 Columbus Ave S  
6609 Columbus Ave S  
6615 Columbus Ave S  
6600 Chicago Ave S  
811 66<sup>th</sup> St E  
6611 Chicago Ave S  
817 66<sup>th</sup> St E

901 66<sup>th</sup> St E  
6600 10<sup>th</sup> Ave S  
1001 66<sup>th</sup> St E  
1015 66<sup>th</sup> St E  
6601 11<sup>th</sup> Ave S  
1100 66<sup>th</sup> St E

Sec. 9. This ordinance constitutes a rezoning of the following properties:  
6501 Portland Ave S, 6505 Portland Ave S, 6527 Portland Ave S, 500 66<sup>th</sup>  
Street East, 6601 5<sup>th</sup> Ave S, 6600 Portland Ave S, 6601 Portland Ave S,  
6613 Portland Ave S, 6617 Portland Ave S, 6621 Portland Ave S, 6625  
Portland Ave S, 6629 Portland Ave S, 6633 Portland Ave S, 6637 Portland  
Ave S, 6645 Portland Ave S, 6601 Oakland Ave S, 6609 Oakland Ave S,  
6615 Oakland Ave S, 6600 Park Ave S, 6608 Park Ave S, 701 66<sup>th</sup> St E,  
6611 Park Ave S, 6600 Columbus Ave S, 6610 Columbus Ave S, 6601  
Columbus Ave S, 6609 Columbus Ave S, 6615 Columbus Ave S, 6600  
Chicago Ave S, 811 66<sup>th</sup> St E, 6611 Chicago Ave S, 817 66<sup>th</sup> St E, 901 66<sup>th</sup>  
St E, 6600 10<sup>th</sup> Ave S, 1001 66<sup>th</sup> St E, 1015 66<sup>th</sup> St E, 6601 11<sup>th</sup> Ave S, 1100  
66<sup>th</sup> St E

Sec. 10. This ordinance is effective in accordance with Section 3.09 of the Richfield  
City Charter.

\_\_\_\_\_  
Maria Regan Gonzalez, Mayor

ATTEST:

\_\_\_\_\_  
Kari Sinning, Acting City Clerk



# PORTLAND & 66TH SUB AREA STUDY

CITY OF RICHFIELD, MN | MAY 2021



## STUDY PURPOSE

The purpose of the Portland Avenue & 66th Street Sub Area Study is to guide future private development in proximity to Veterans Memorial Park. The 2040 Richfield Comprehensive Plan recognizes Veterans Memorial Park as one of the City's premier destinations and envisions ways to strengthen development in the area. The Comprehensive Plan guides land in the vicinity of the park for a mix of uses, including medium to high-density residential and community commercial. The Plan does not provide guidance about how private redevelopment in the area will interact with Veterans Memorial Park.

To help ensure that private investments work in harmony with Veterans Memorial Park and upcoming investments (D-Line Bus Rapid Transit), the City commissioned this study to determine the appropriate land use controls for the area (see Figure 1).

### Study objectives include:

- » Establish development principles that define how different types of redevelopment can be designed to be compatible with adjacent neighborhoods and Veterans Memorial Park. Development principles are intended to be a tool for the community, the Planning Commission, City Council, and City Staff to assist in planning, designing, and evaluating future development proposals for the study area.
- » Explore potential zoning changes to align property that is currently zoned for Low-Density Residential, but guided by the 2040 Comprehensive Plan for Medium Density Residential, High Density Residential, or Community Commercial land uses.
- » Recommend a preferred approach for implementation (e.g., zoning districts and an overlay district).
- » To avoid Comprehensive Plan amendments. The Comprehensive Plan and the Land Use Plan reflects a common vision for the area that has been determined through a separate planning process. The vision for the study area has included a mix of Medium to High Density Residential and Community Commercial uses dating back to the 1998 Comprehensive Plan.

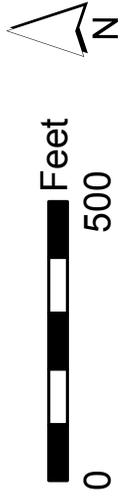
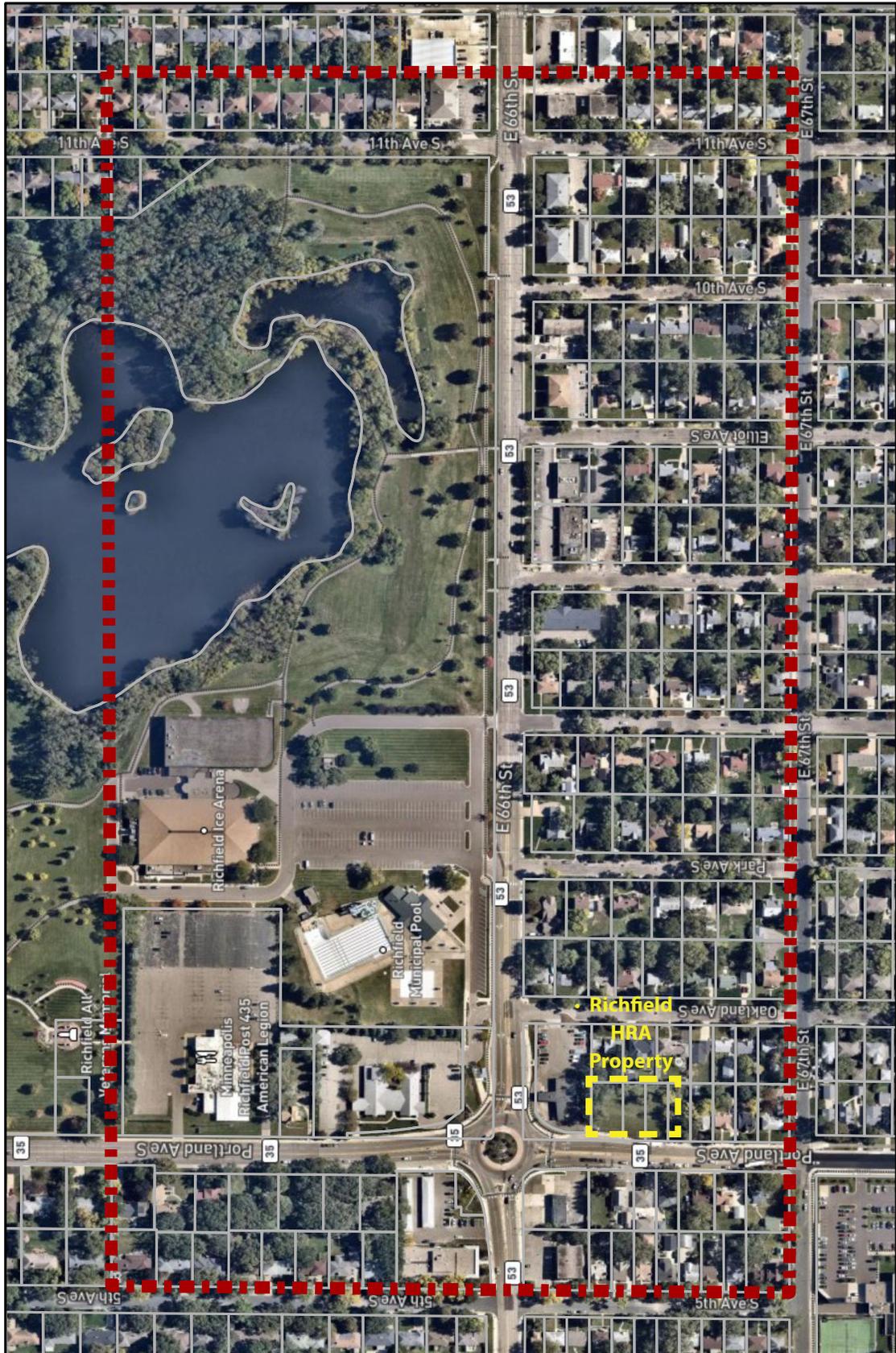


FIGURE 1. STUDY AREA



## PLANNING FOUNDATION

This study presents an opportunity to imagine how redevelopment around Portland Avenue and 66th Street might complement Veterans Memorial Park. It is also an opportunity to consider a much broader vision for the area, which includes future bus rapid transit (D-Line), improved pedestrian/bicycle connections, and the potential for residential development with increased density. The following plans help describe this vision in more detail and were used to help inform this study.

### 2040 COMPREHENSIVE PLAN (ADOPTED IN 2018)

The City of Richfield is required by state law to update its Comprehensive Plan every ten years. The last update was approved in 2018. The Comprehensive Plan is a statement of what the City of Richfield wants to become. It is a set of goals and policies designed to achieve a community wide vision. The Comprehensive Plan is based on a composition of concepts, patterns, and relationships that deal with integrating the social aspects of a community with its physical development. It includes directives for maintaining strong residential neighborhoods, it emphasizes the importance of parks and open space, and it seeks to maintain quality infrastructure.

One of the more prominent chapters in the Comprehensive Plan includes the Land Use Plan. It gives people a visual representation of what the community is expected to look like in the future. As it pertains to the study area, the Land Use Plan has guided property along Portland Avenue and 66th Street for High Density Residential, Medium Density Residential, and Community Commercial (see Figure 2). The Land Use Plan for this area has stayed relatively the same from previous Comprehensive Plans - dating back to the 1998 Comprehensive Plan.

### 66TH STREET CORRIDOR MASTER PLAN (MARCH 2011)

The 66th Street Corridor Master Plan seeks to improve the economic viability and market position of existing and future uses on the 66th Street Corridor, while enhancing the pedestrian character and enhancing the multimodal opportunities of the corridor. The Plan addresses land use, transportation and open space aspects of the corridor and provides recommendations for future improvements.

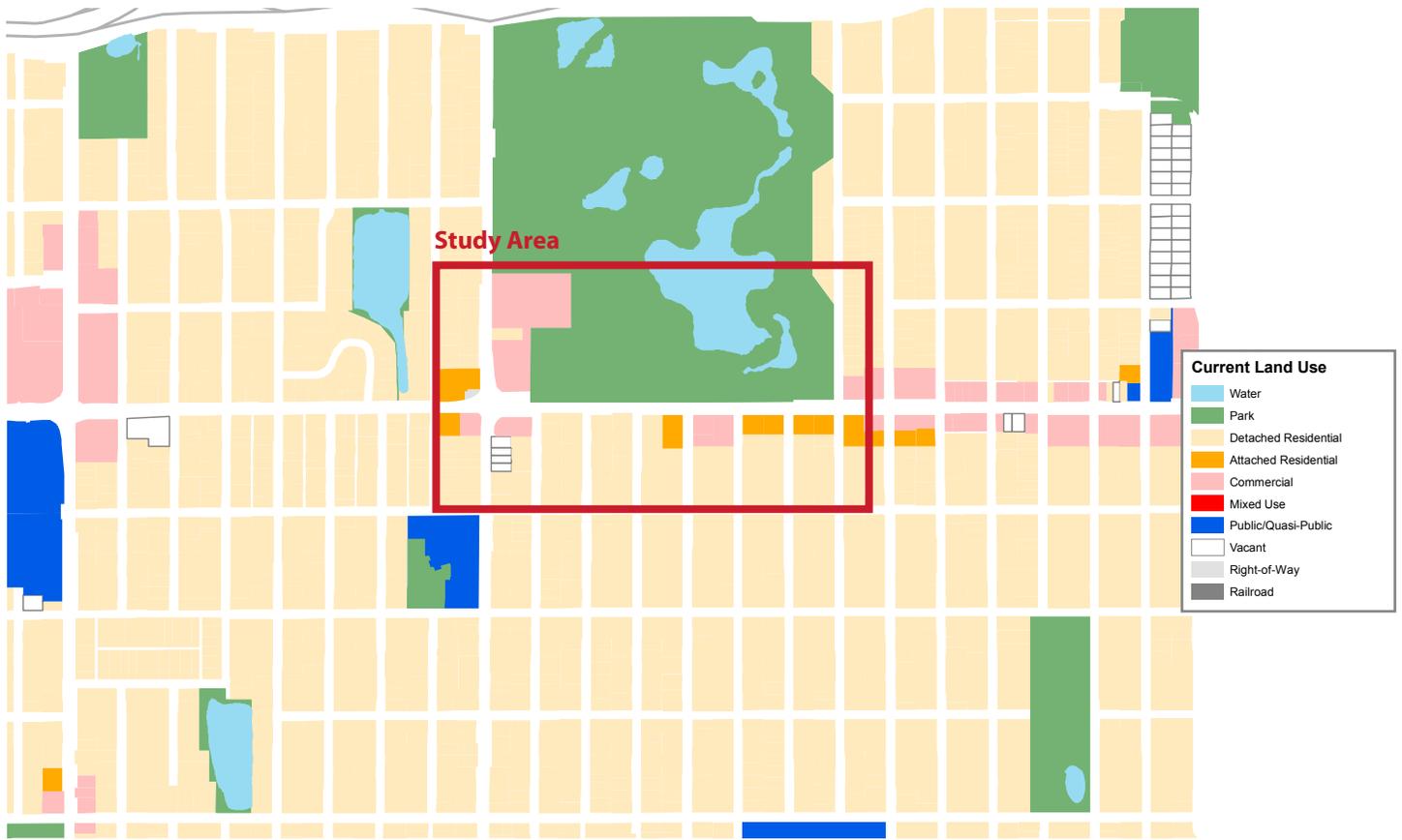


FIGURE 2. EXISTING LAND USE

## BICYCLE MASTER PLAN (2012) AND PEDESTRIAN MASTER PLAN (2018)

Richfield has adopted a Bicycle Master Plan and Pedestrian Master Plan, which help describe the importance pedestrian and bicycle networks play in the City’s overall transportation system by offering an alternative means of transportation. Both of the Plan’s recognize Portland Avenue and 66th Street as important corridors that help pedestrians and bicyclists move throughout the community. The Bicycle Master Plan also recognizes Portland Avenue as part of the Metropolitan Council’s Regional Bicycle Transportation Network (RBTN). According to the Metropolitan Council, the RBTN make up the “trunk arterials” of the overall system of bikeways that connect to regional employment and activity centers.

## METRO D-LINE – BUS RAPID TRANSIT (BRT)

Construction of the METRO D Line bus rapid transit (BRT) project is scheduled to begin in early 2021. The D Line will substantially replace Metro Transit Route 5 with fast, frequent, and all-day service. Bus rapid transit brings better amenities, faster service and a more comfortable ride.

The D-Line corridor follows Chicago Avenue and Portland Avenue to American Boulevard, ending at the Mall of America. The alignment serves North Minneapolis, Downtown Minneapolis, the Midtown area medical facilities, and the Chicago-Lake Transit Center. The alignment crosses into Richfield south of TH 62, then turns east on American Boulevard, serving commercial uses before ending at the Mall of America. Planned BRT stops along Portland Avenue in Richfield include 60th, 66th, 70th, 73rd, and 77th Street.



## PLANNING PROCESS

The study's planning process occurred over a six month period between January 2021 and June 2021. During this time, the City placed a moratorium on development until June 24, 2021 to allow time to explore appropriate development controls for the study area.

The planning process included opportunities for property owners, community members, members of the American Legion, and Veterans Memorial Park users to share ideas and comment on draft materials. Community engagement was predominately structured around on-line engagement to ensure people could stay involved during the pandemic, while physically distancing. The study's outreach efforts are highlight below.

**Study Website:** A study website was created to host on-line surveys and informational videos. The website contained study information, updates, key findings, recommendations, and invitations to participate in the planning process.

**Postcard Mailing:** Postcards were mailed to property owners in proximity of the park to inform them about the study and how to provide feedback.

**Survey:** Early on in the planning process, a survey was posted on the project website (see Attachment A). The survey helped gain a better understanding of the public's thoughts on potential development within the study area. A virtual tour of precedents (examples) throughout the metro was also used to depict Medium to High Density Developments for the study to consider. A total of 75 people responded to the survey or wrote comments directly to staff. General themes from those who participated include:

- » People generally support a mix of land uses and higher density residential developments (e.g., condos, apartments, and senior housing).
- » There is a strong desire to see improved pedestrian/bicycle connections within the park and between developments and the park.
- » People are concerned about building heights, traffic volumes, and the potential increase in park users associated with a new development.

Another survey was launched near the end of the planning process to confirm the study's design principles and draft findings (see Attachment B). A total of 110 people responded to the survey or wrote comments directly to staff (between May 6 and May 14, 2021). General themes from those who participated include:

- » People largely agree redevelopment projects should enhance connections to the park.
- » People largely agree redevelopment projects should embrace sustainable design practices.
- » People strongly agree that building heights should be minimized to protect views to/from the park's open areas.
- » A large number of people disagree redevelopment should expand the mix of housing or commercial uses in the area.
- » Written comments suggest more can be done to educate the public about the City's Comprehensive Plan and how it guides private development. It is important to note this study explores ways to balance private development in proximity to the park. Veterans Memorial Park is not being proposed for redevelopment.

**Informational Videos:** Informational videos were posted on the project website. The informational videos included a presentation with a voice over explaining the materials. The first video explained the study purpose and objectives, while the second video highlighted key findings and draft recommendations.

**Stakeholder Meetings:** One particular area of focus included the north-east quadrant of 66th Street and Portland Avenue. This site includes the Richfield Ice Area, Richfield Swimming Pool, American Legion, and Morris Nilsen Funeral Chapel, and a Memorial for Veterans. A larger portion of this site is guided for High Density Residential and owned by the American Legion. The Consultant Team met and/or spoke with American Legion representatives on several occasions to discuss their aspiration for development and to share study findings.

**Project Management Team:** The Project Management Team (PMT) included the consultant team and City staff. The PMT met three times to review and discuss study finding and coordinate public engagement activities.

**City Council/Planning Commission Workshop:** On April 27, 2021, City Staff and the Consultant Team met with the City Council and representatives from the Planning Commission and Community Services Commission to discuss preliminary work and public outreach activities related to the study.



## DEVELOPMENT PRINCIPLES

The development principles are used to help express the community's expectations for development within the study area. The development principles were developed using community input and direction from City staff and elected leaders.

- » **Personal Connections:** Support redevelopment projects that preserves and enhances the ability of residents and users of Veterans Memorial Park to make personal connections to the park.
- » **Park & Neighborhood Connectivity:** Increase connectivity to Veterans Memorial Park by incorporating vehicle, pedestrian and bicycle connections between park destinations (e.g., the Memorial, lake, ice arena, and swimming pool), neighborhoods, and redevelopment sites along Portland Avenue and 66th Street.
- » **Diversify Housing Options:** Use redevelopment sites to expand the mix of housing in the area (e.g. row/townhouse, affordable units, courtyard apartments, courtyard cottages, and live-work units).
- » **Convenient Commercial:** Encourage a mix of community and small neighborhood commercial businesses in proximity to residential areas and the park destinations as an important amenity for residents and park visitors.
- » **Sustainable Development:** Use sustainable design practices and new technology in developments that will help create a healthy, sustainable, vibrant neighborhood, and contribute to the park environment.
- » **Building Transition:** Require site design and building architectural characteristics that provide appropriate transitions between single family residential neighborhoods and higher intensity uses.
- » **Building Heights:** Locate the tallest portions of buildings away from adjacent low density residences. For sites adjacent to Veterans Memorial Park, locate the tallest portions of buildings away from the park's open areas.
- » **Building Massing:** Locate and design buildings to preserve views to/from the park's open areas and minimize potential shadowing of the park.
- » **Quantity of Parking:** Minimize parking needs by leveraging the study area's location along multimodal corridors to reduce the use of the automobile.



## EXISTING CONDITIONS

The following section provides an overview of the study area's existing conditions.

### EXISTING LAND USES

Veterans Park is one of Richfield's signature parks that offers a variety of recreational and programming activities, community gathering spaces, walking paths, and scenic views. The Park's southwest corner has been anchored by the Minneapolis/Richfield American Legion Post #435 since 1956. The study area is approximately 77 acres (excludes roads). Based on the City's Existing Land Use Map (see Figure 2), the study area is comprised of approximately 39% single family homes, 5% multifamily residential, 11% commercial, 44% public land, and 1% vacant.

The existing commercial (e.g., American Legion) and public land uses (e.g., ice arena) are characterized by larger surface parking lots and low lot coverages. The bulk of single family homes were built in the 1940s and 1950s, while multifamily residential land uses followed in the late 1950s and early 1960s.

### ZONING

Existing zoning in the study area (see Figure 3) consists of:

- » **Single Family Residential District (R):** The purposes of the R District regulations are to protect and preserve the single-family residential character of the R District; reserve appropriate locations for single-family dwellings; provide opportunities for cluster housing development; minimize traffic congestion and the overloading of utilities; and provide residential locations that are safe, attractive and quiet.
- » **Multifamily Residential District (MR-2):** The purposes of the MR-2 District regulations are to reserve appropriately located areas for multifamily dwellings; preserve as many as possible of the desirable characteristics of the single-family residential district while permitting higher population densities; provide opportunities for infill cluster housing development, thereby allowing greater intensities and a wider variety of housing types; minimize traffic congestion and avoid the overloading of utilities by preventing the construction of buildings of excessive size (or density) in relation to the surrounding land, buildings, or infrastructure; and to provide multifamily residential areas that are safe and attractive.

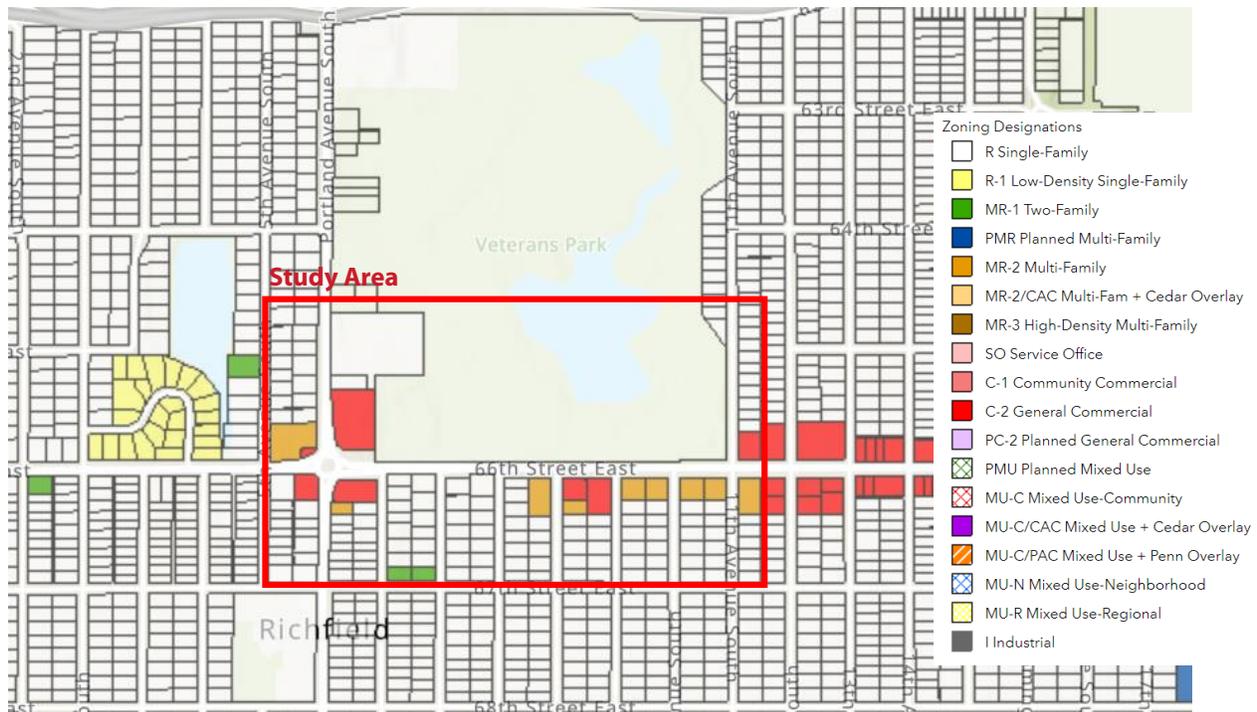


FIGURE 3. ZONING

- » **High-Density Multi-family Residential District (MR-3):** The purpose of the MR-3 District regulations are to reserve appropriately located areas for family living in a variety of types of dwellings at a reasonable range of population densities; preserve as many as possible of the desirable characteristics of the single-family district, while permitting higher population densities; provide space for semi-public facilities needed to complement urban residential areas and space for institutions that require a residential environment; minimize traffic congestion and avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the surrounding infrastructure; and to provide multifamily residential areas that are safe and attractive.
- » **General Business District (C-2):** The C-2 District allows a wide variety of retail and service businesses that may serve a trade area encompassing Richfield and beyond. Despite the commercial nature of these land uses, the City expects them to have an attractive appearance from all sides, to be compatible with nearly residential properties, to minimize adverse effects on surface waters, and to not significantly degrade the level of service or safety on nearby roads.

## PLANNED LAND USES (2040 COMPREHENSIVE PLAN)

The planned land uses identified in the 2040 Comprehensive Plan (see Figure 4) for the study area consists of:

- » **Low Density Residential (LDR):** The LDR category has been derived from the Single-family Residential category dating back to the 1997 Comprehensive Plan. The LDR category allows for the mixture of single-family detached and attached units, such as duplexes and lower density townhomes. LDR development ranges from 1 to 7 units per acre.



## REDEVELOPMENT ASSUMPTIONS

In recent months, the City and property owners adjacent to Veterans Memorial Park have received multiple inquiries about redevelopment options. One area of interest has been the American Legion property, which is guided for High Density Residential (HDR). The American Legion has expressed interest in redeveloping their property. At the time of this study, the American Legion reported that they were exploring all of their development options including standalone building(s) and mixed use building(s) that include residential units (market rate and Veterans housing), meeting and banquets space, and a restaurant/bar. This study assumed the American Legion will continue to have a presence on site and require a 10,000 to 14,000 square foot space to meet their needs.

Another area of interest includes property owned by the Richfield Housing Redevelopment Authority (HRA). Their property is located on the east side of Portland Avenue and south of 66th Street (see Figure 1). The HRA has plans to develop this property at some point in time and is guided for Medium Density Residential (MDR). This will likely include attached housing units (e.g., townhomes) that front Portland Avenue.

## ISSUES & OPPORTUNITIES

Figure 5 depicts issues and opportunities discovered during the planning study process. This map helps convey some of the items property owners and developers should be aware of when exploring their development options. Respectfully, a majority of these issues and opportunities are associated with the American Legion property as it pertains to high density residential development. The following items (key) corresponds with Figure 5.

- A** There is a strong desire to improve pedestrian and bicycle connections between properties and the Memorial.
- B** There is an established tree line that is viewed by many as an amenity and serves as a buffer between the Memorial and buildings/parking lots.
- C** There are limitations on how this property can be used (e.g., development or stormwater management) based on DNR rules and regulations.
- D** In general, the public is concerned about potential impacts (building heights and traffic) a development may have on this site with the park, pool, and ice arena.
- E** The American Legion property is guided for High-Density Residential and zoned for Single Family Residential and is considering their development options.
- F** There is a 20 foot grade change between Portland Avenue and the ice arena.
- G** There are limited opportunities to connect a roads between a development and the ice arena. Vehicle traffic should be handled internally and be separated from the ice arena parking lot. However, there are opportunities to build stronger pedestrian and bicycle connections between a property, Veterans Memorial Park, ice arena, and pool.
- H** Accessible parking is needed for the Memorial.
- I** There are concerns that future development may have potential implications to the pool (shading).

- J** This site is guided for Community Commercial. There are no redevelopment assumptions known at this time.
- K** These locations represent future Bus Rapid Transit (BRT) stations. This project is scheduled to begin in early 2021.
- L** Hennepin County is the responsible roadway agency for Portland Avenue and 66th Street. Therefore, development proposals will likely be required to submit a traffic study to Hennepin County for their review. A traffic study typically describes any access modifications to the site, anticipated traffic volumes associated with a new development, travel demand management strategies, and an analysis of the development's impacts to exiting and future traffic operations.
- M** The Richfield HRA owns three parcels near the proposed BRT station that are guided for Medium Density Residential (MDR).



FIGURE 5. ISSUES AND CONTEXT



## ZONING EVALUATION

The City's official controls include ordinances, fiscal devices and public programs that are established to carry out the Comprehensive Plan's land use, housing, transportation, public infrastructure, parks and open space goals and policies. The City's Ordinances, as established in the City Code, are the primary tools for implementing the Comprehensive Plan's goals and policies. Of particular note and relevance to the Comprehensive Plan is Chapter V and Appendix B of the City Code, which contain planning and land use regulations, and the City's Zoning Code.

Official controls, such as zoning regulations, subdivision regulations, and the zoning map are required by the Metropolitan Land Planning Act to be consistent with the Comprehensive Plan. It is important to note this study does not explore any changes to the Comprehensive Plan. The 2018 Comprehensive Plan went through a separate planning process that established the study area's planned land use designation (e.g., Medium to High Density Residential), which date back to the 1998 Comprehensive Plan.

## FINDINGS

There are several zoning changes that should occur in the study area to better align a property's land use plan designation in the 2040 Comprehensive Plan (see Figure 4) with the appropriate zoning district (see Figure 3). Findings from this evaluation are summarized below:

1. There are twenty (20) parcels guided for Medium Density Residential (MDR) and zoned for Single Family Residential (R). The most appropriate zoning district that aligns with the MDR land use designation for this area is Multifamily Residential District (MR-2).
2. The American Legion site is guided for High Density Residential (HDR) and zoned Single Family Residential (R). The most appropriate zoning district that aligns with the HDR land use designation for this area is High-Density Residential District (MR-3).
3. Property that is guided for Community Commercial (CC) are zoned accordingly - General Business District (C-2).
4. Property that is guided for Low Density Residential (LDR) are zoned accordingly - Single Family Residential (R).



## SITE CAPACITY STUDY

Concepts were created to test the development capacity for properties guided by the City's 2040 Comprehensive Plan for Medium Density Residential and High Density Residential (see Attachment C). Areas of focus include the American Legion, property owned by the HRA (see Figure 1), and a select number of properties along 66th Street. The concepts were reviewed and discussed between the Consultant Team and Project Management Team. The concepts were also used to help facilitate discussions with stakeholders (i.e., American Legion and Hennepin County) and elected leaders.

The concepts served the following purposes:

- » To articulate the study's design principles
- » To evaluate potential access points
- » To test density ranges and building heights (see sidebar)
- » To test parking requirements and needs
- » To generate ideas for design standards
- » To identify potential development constraints

It is important to recognize the concepts are not intended to represent specific development plans. They should be viewed as ideas and a source of inspiration when exploring redevelopment options that are consistent with the study's design principles, 2040 Comprehensive Plan, and recommended zoning changes.

## BUILDING HEIGHT

The City uses a mix of standards in the zoning code to define building height. Examples include:

- Section 507.07, Definitions: Subd. 59: "Height of building." The vertical distance to the highest point of the roof for flat roofs; to the deck line for mansard roofs; and to the average height between the highest roof ridge and its associated eaves for gable, hip and gambrel roofs, as measured from the average elevation of the lot adjoining the front building line.
- Section 507.07, Definitions: Subd. 124. "Story." That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between such floor and the ceiling above it.
- Section 525 Multifamily Residential District (MR-2), Subd. 525.11. Dimensional Regulations: Maximum building height is 35 feet.
- Section 527 High Density Residential District (MR-3), Subd. 527.11. Dimensional Regulations: Maximum building height is 50 feet.
- Section 534 General Business District (C-2), Subd. 534.11. Dimensional Requirements: Maximum building height is 40 feet.

## BUILDING HEIGHT

There are significant differences in typical building heights for residential, commercial, office and mixed use buildings. For example, residential buildings tend to have lower ceiling heights (10 to 12 feet) than retail or office space (12 to 14 feet). The MR-3 zoning district has a maximum building height of 50 feet. This development regulation is intended to limit building heights to five stories. However, a five story (50 foot maximum) residential building may be hard to achieve based on today's construction standards when integrating a commercial use (e.g., American Legion) on the first floor. This is demonstrated in Figure 6. Figure 6 also suggests a maximum building height of 55 feet could provide enough flexibility for a developer to achieve a five story residential building with a commercial use.

A five story building (~55 feet) was further tested to help address the following items:

- » Visual impacts to the park and Memorial
- » Shading implications to the pool
- » Site lines from Portland Avenue and 66th Street
- » Relationship (scale) with adjacent single family homes

This was achieved by creating a visual 3D model (see Attachment D) that offers different perspective points between a 55 foot building(s) and its relationship to the park and adjacent land uses. A shadow study was also created to determine if there is any potential shading implications to the pool during the summer solstice (see Figure 7-9). These visual aids helped determine how a new development can work in unison with the park and adjacent land uses.

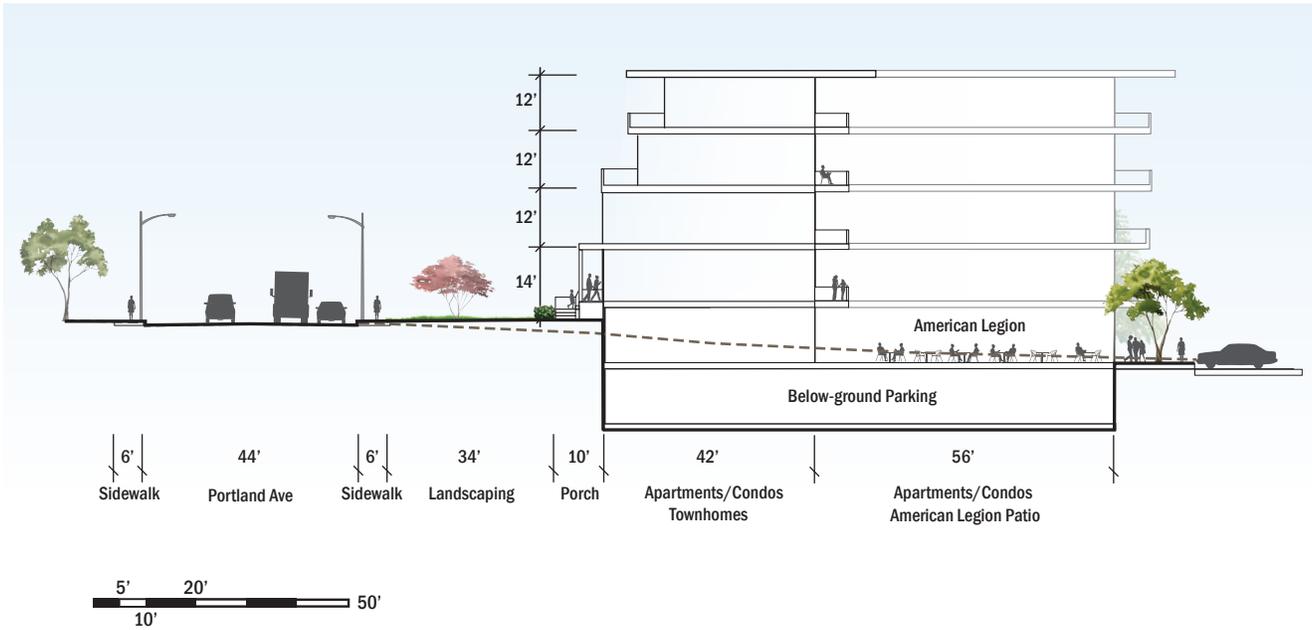


FIGURE 6. CROSS SECTION EXAMPLE

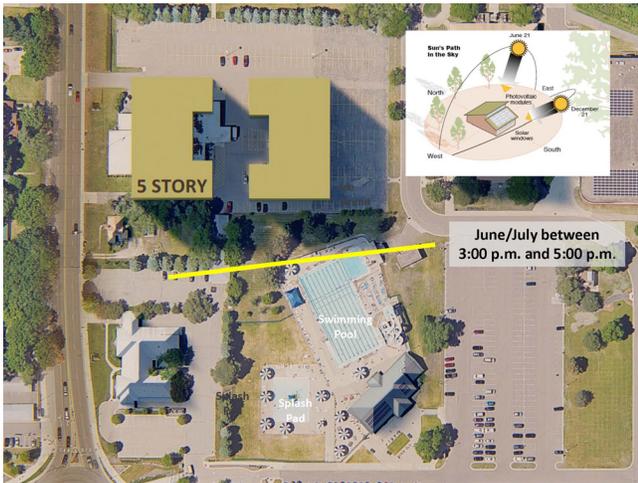


FIGURE 7. 5 STORY BUILDING

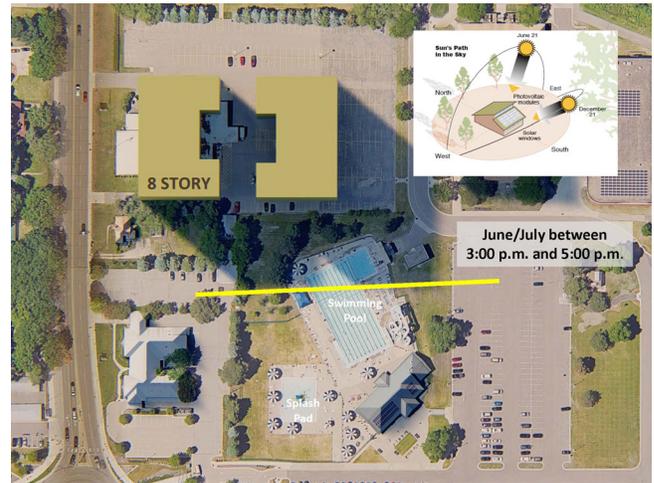


FIGURE 8. 8 STORY BUILDING



FIGURE 9. 12 STORY BUILDING

## SHADOW STUDY

Figures 7 - 9 helped determine if there is any potential shading implications to the pool during the summer solstice. Findings suggest buildings that exceed five stories could have potential shading implications to the park and pool. This finding may vary depending on the placement and size of the building.

## FINDINGS

Findings from the site capacity study (see Attachment C, visual models (see Attachment D) and shadow study (see Figure 7-9) include:

1. **Building Coverage:** A dimensional regulation for the MR-3 zoning district includes a maximum building coverage of 30%. The site capacity study for the American Legion property determined this percentage may limit a development's ability to achieve higher density ranges that align with the City's Comprehensive Plan (35 to 100 units per acre). The maximum building coverage for the MR-3 zoning district within the study area should be adjusted to reflect the City's Mixed Use zoning districts that range between 25% and 75%.
2. **Building Height:** The maximum building height for the MR-3 zoning district within the study area should be adjusted by five (5) feet (50 feet to 55 feet) to provide some flexibility for meeting today's construction standards for a mixed used residential building.
3. **Building Stepbacks:** Upper story stepbacks for buildings over three (3) stories will minimize visual impacts from the park, pool and adjacent land uses.
4. **Front Yard Setbacks:** A dimensional regulation for the MR-3 zoning district includes a minimum front yard setback of 40 feet. The site capacity study for the American Legion property determined this minimum requirement may limit a development's ability to create more flexible open space buffers between building(s) and the park (side and rear yard). The front yard setback should be adjusted to reflect the City's Mixed Use Neighborhood (MU-N), which has established a minimum 15 foot and maximum 25 foot front yard setback.
5. **Land Uses:** In general, City staff, elected leaders, and stakeholders are in favor of a mix of uses in the study area and agree the concepts help convey the design principles (e.g., connectivity and diversity of housing).
6. **Landscaping:** Established tree lines located along the American Legion's property will help minimize visual impacts between structures and the Memorial.
7. **Parking:** Parking requirements may influence what can be achieved on a property from a density perspective. Shared parking strategies should be explored to minimize the number of parking spaces required for a new development. It is assumed a mix of parking (surface and structured) will be needed for a mixed-use development on the American Legion site, while providing a limited number of shared surface spaces for the Memorial.
8. **Shading:** Buildings that exceed five stories could have potential shading implications to the park and pool (see Figure 7-9). This finding may vary depending on the placement and size of the building.



## RECOMMENDATIONS

This section identifies the recommended actions for implementing the study's objectives and development principles, while addressing some of the study's findings.

### REZONING

As part of the zoning evaluation, it was determined there are inconsistencies between the study area's planned land uses and zoning districts. These inconsistencies should be addressed to be in compliance with state law. The following recommendations include:

- » Parcels guided for Medium Density Residential (MDR) and zoned for Single Family Residential (R) should be rezoned for Multifamily Residential District (MR-2). Existing residential land uses will be allowed in perpetuity until a property owner chooses to redevelop their property. At that time, the development will need to follow the City's Zoning Code for a MR-2 zoning district.
- » The American Legion site is guided for High Density Residential (HDR) and zoned Single Family Residential (R). This site should be rezoned to High-Density Residential District (MR-3).
- » There are seven properties guided in the study area for Community Commercial (CC). These properties are aligned with the appropriate zoning district - General Business District (C-2). No rezoning changes are needed at this time.

## ESTABLISH AN OVERLAY DISTRICT

The City should consider adopting a zoning overlay district for the study area to help implement the Development Principles, while providing some flexibility for mixed used development to occur in the High-Density Residential District (MR-3) and General Business District (C-2). The purpose of an overlay district is to establish more specific design regulations for specific areas. Overlay district regulations are in addition to the requirements of the underlying or base zoning district. An overlay district typically provides requirements (or incentives) intended to preserve the character of an area. Increased flexibility in setting overlay district regulations is possible since the standards can be more closely tailored to an area within the community that shares certain characteristics. The additional layer of zoning requirements proposed for this overlay district include development standards that are reflected in Attachment E and summarized throughout this section.



SINGLE FAMILY PRECEDENT

### SINGLE FAMILY RESIDENTIAL DISTRICT (R)

There are no development standards being recommended for the R zoning district.

### MULTI-FAMILY RESIDENTIAL DISTRICT (MR-2)

Development in the MR-2 zoning district will need to be in compliance with the City's Comprehensive Plan. Residential development should include residential land uses that expand the variety of lifecycle housing options in the study area.

#### Development Standards

- A. Parking shall be located in the rear and/or side yards of the building.
- B. The minimum front yard setback shall be 10 feet and the maximum shall be 25 feet.
- C. Buildings entrances shall front Portland Avenue or 66th Street depending on where the property is located.
- D. A minimum of one primary building entrance shall face Portland Avenue or 66th Street depending on where the property is located.



MULTI-FAMILY PRECEDENT

## HIGH-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MR-3)

Development in the MR-3 zoning district will need to be in compliance with the City's Comprehensive Plan. Residential development will include a minimum of two types of residential land uses that expand the variety of lifecycle housing options in the study area. Potential housing types may include townhomes and multi-family buildings. Redevelopment in the MR-3 zoning district will be complementary to the Veterans Memorial Park and consist of multi-family residential buildings. The overlay district will allow some flexibility for commercial or office space to be integrated into a residential building. Potential uses may include a restaurant, bar, coffee shop, meeting space, or banquet space. Commercial and office space uses should be complementary to the residential uses and park users.



HIGH-DENSITY MULTI-FAMILY PRECEDENT

### Development Standards

- A. Residential development shall include a minimum of two types of residential land uses that expand the variety of lifecycle housing options in the study area.
- B. The principal building heights shall be a minimum of 20 feet and up to a maximum of 55 feet or 5 stories, whichever is less.
  - Building heights shall be measured from the building site's average ground level elevation.
  - Floors above the third floor shall be stepped back a minimum of 15 feet when adjacent to public streets and public land. Step backs may be adjusted depending on specific site conditions and building placements.
- C. A lot larger than two (2) acres is allowed to include a second building for all permitted, accessory, conditional, and interim uses allowed in the MR-3 District.
  - The two buildings shall be grouped into a single polygon to assess compliance with required setbacks.
- D. The maximum building coverage shall be 40%.
- E. The minimum front yard setback shall be 15 feet and the maximum shall be 25 feet.
- F. Existing trees shall be protected and preserved to the greatest degree possible.
- G. Pedestrian facilities shall be placed along the site's perimeter to provide walking connections between the public street and public amenities such as, Veterans Memorial Park.
- H. Stormwater shall be managed onsite by using best management practices, such as raingardens, green roofs, and bio-infiltration swales to create aesthetically pleasing and useable public spaces or underground systems.



GENERAL COMMERCIAL PRECEDENT

- I. Sites north of 66th Street shall plan internal traffic circulation to accommodate the potential for a north-south road (an approximate extension of Oakland Avenue) that would connect the sites to 66th Street.
- J. When adjacent to Veterans Memorial Park, the required rear and side yard setbacks shall prioritize greenspace and landscaping as a transition/buffer to the Park.
- K. A shadow study shall be required as part of the development review process to evaluate potential impacts of shadowing on adjacent properties, measured by the sun’s position at the time of the summer solstice.
- L. A minimum of one primary building entrance is required on each street façade and at least one building entrance every 75 feet of each street façade.

### GENERAL COMMERCIAL DISTRICT (C-2)

Development in the C-2 zoning district will need to be in compliance with the City’s Comprehensive Plan. The proposed overlay district includes some flexibility that will allow some residential uses with a commercial development when it is not the predominant use.

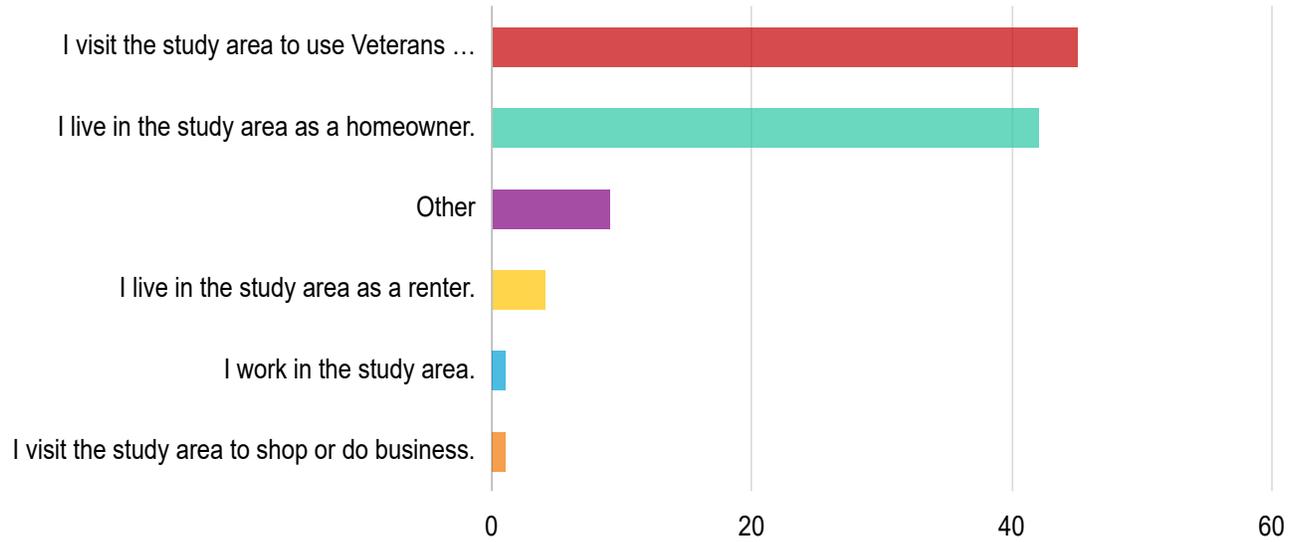
#### Development Standards

- A. Residential uses are only allowed on upper floors of a building with permitted uses on the ground floor.
- B. Existing trees shall be protected and preserved to the greatest degree possible.
- C. Pedestrian facilities shall be placed along the site’s perimeter to provide walking connections between the public street and public amenities such as, Veterans Memorial Park.
- D. Sites north of 66th Street shall plan internal traffic circulation to accommodate the potential for a north-south road (an approximate extension of Oakland Avenue) that would connect the sites to 66th Street.
- E. Stormwater shall be managed onsite by using best management practices, such as raingardens, green roofs, and bio-infiltration swales to create aesthetically pleasing and useable public spaces or underground systems.

# ATTACHMENT A - SURVEY 1

# Portland and 66th Sub-area Study Survey

## Tell us about yourself:

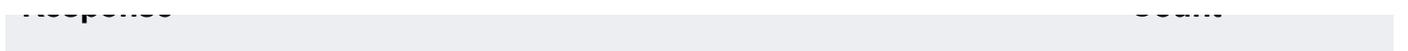


Answers	Count	Percentage
I visit the study area to use Veterans Memorial Park.	45	42.06%
I live in the study area as a homeowner.	42	39.25%
Other	9	8.41%
I live in the study area as a renter.	4	3.74%
I work in the study area.	1	0.93%
I visit the study area to shop or do business.	1	0.93%

Answered: 102 Skipped: 5

## If you responded "Other," please explain below:

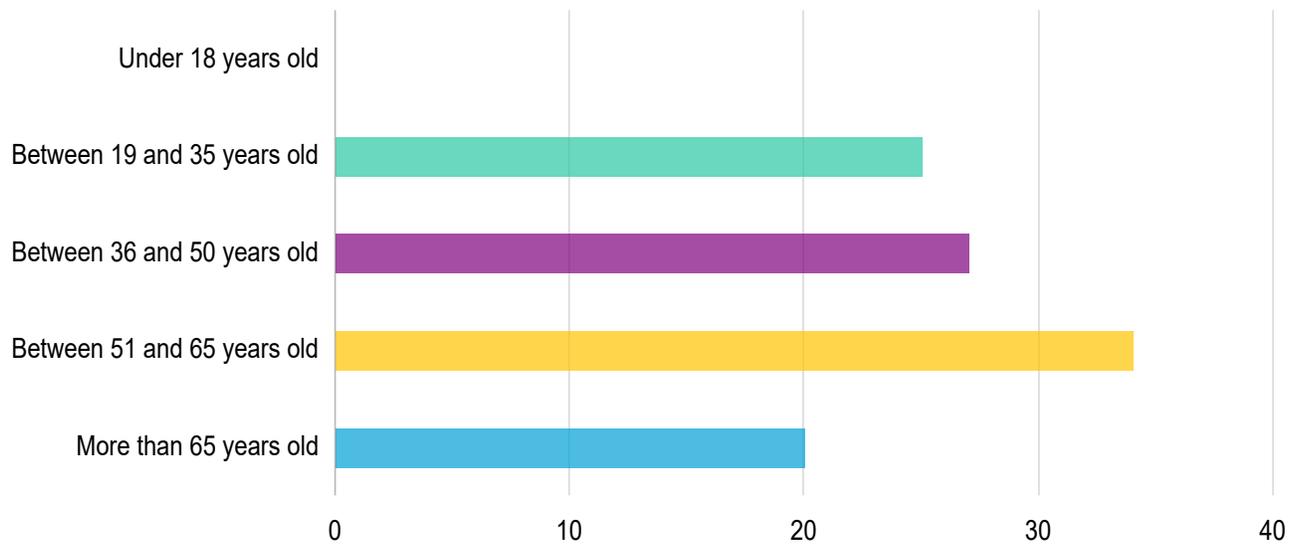
The word cloud requires at least 20 answers to show.



This is the real gem in Richfield that would be left untouched fexcept for development in areas that have not already been zoned commercial such as the Funeral home.. Keep some character in this small town city, PLEASE!	1
There are over 200 different birds that uses the park whether for migration or nesting. It already is a jewel as a nature habitat. Nature does not need improvement. Humans are the problem.	1
TEST - LANCE	1
Note: I live a block east of Veterans Park, which is close to the study area, but I'm not sure if it's considered part of the study area..	1
My name is Donald Belkengren and I am the current president of the Honoring All Veterans Memorial, located just north of the Legion post 435 property.	1
Live next to study area	1
Legion Post member and Board Member of The Honoring All Veterans Memorial	1
	0

Answered: 7 Skipped: 100

**Please select your age range:**



**Answers**

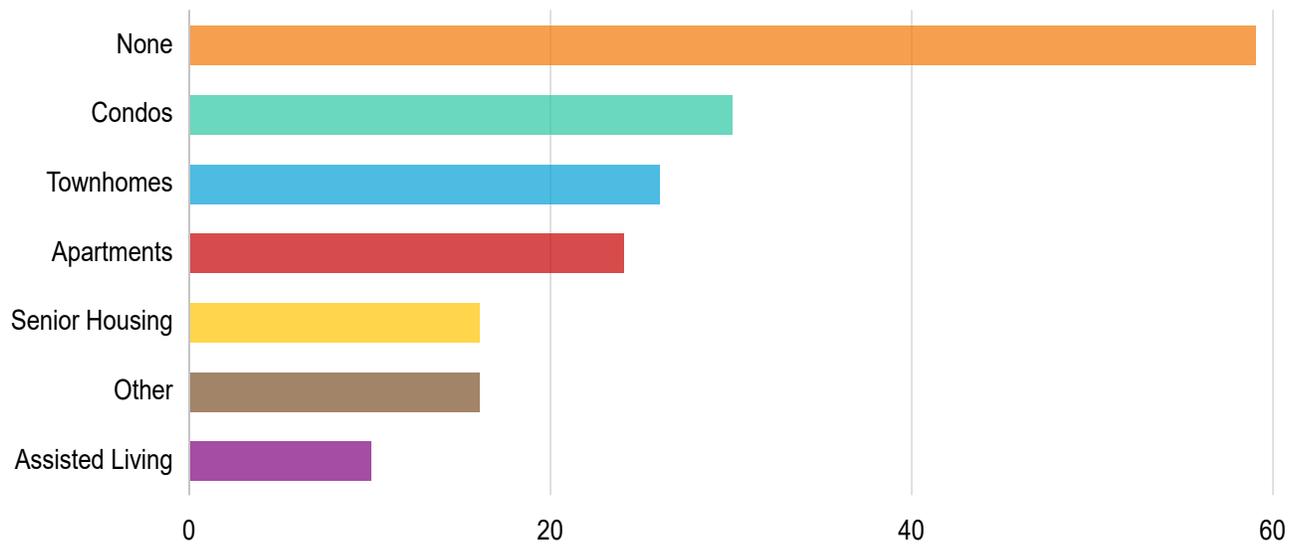
**Count**

**Percentage**

Under 18 years old	0	0%
Between 19 and 35 years old	25	23.36%
Between 36 and 50 years old	27	25.23%
Between 51 and 65 years old	34	31.78%
More than 65 years old	20	18.69%

Answered: 106 Skipped: 1

### What types of residential redevelopment should be explored within the study area?



Answers	Count	Percentage
None	59	55.14%
Condos	30	28.04%
Townhomes	26	24.3%
Apartments	24	22.43%
Senior Housing	16	14.95%
Other	16	14.95%

Assisted Living

10

9.35%

Answered: 105 Skipped: 2

### If you responded "Other," what other types of residential redevelopment would you like to see in the st...

The word cloud requires at least 20 answers to show.

Response	Count
Veteran related housing... or if city can purchase then be city activities related such as Community Center.	1
TEST - LANCE	1
Only across 66th from the park.	1
None.	1
NONE, Please save our park as a natural area!	1
No residential	1
no development as this land was donated to keep it as open as public land! do you remember cutting down the oak trees?	1
Low-income housing!	1
I would like to see the study area within Veteran's Park be planted with native plants to benefit wildlife and water quality in the park.	1
Disabled Veteran Housing	1
Development with NO reduction of natural areas. This is a prime spot for important songbirds.	1
Apartments or condos to house veterans who are low income or just getting started in careers after their military service.	1
Apartments must be multi use. It adds a lot and is really efficient use of space. I believe they promote pedestrian traffic as well. 67th and Portland would likely need lower speed limits or narrower street width to promote slower speeds.	1

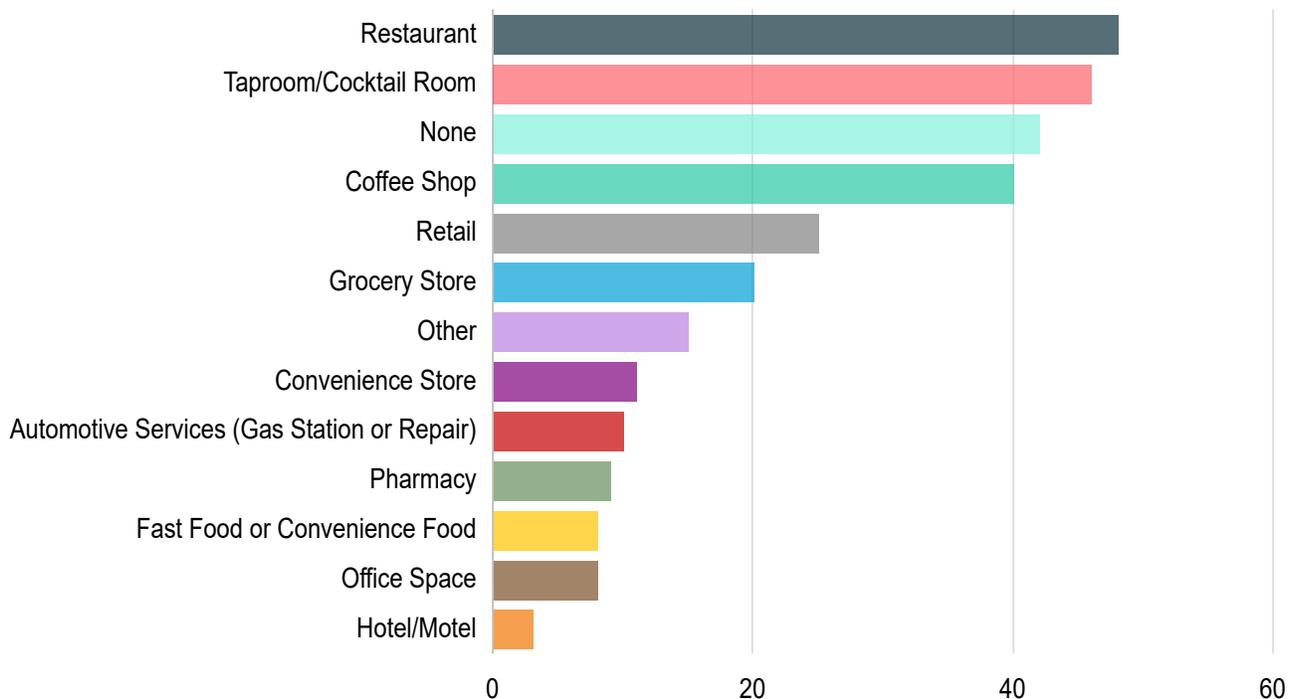
Anything but more high density housing. We have too much of that already in Richfield, and traffic is already bad on Portland. Why does the city refuse to listen to home owner concerns about high density low income housing?

55 plus 1

0

Answered: 15 Skipped: 92

### What types of commercial redevelopment should be explored within the study area?



Answers	Count	Percentage
Restaurant	48	44.86%
Taproom/Cocktail Room	46	42.99%
None	42	39.25%
Coffee Shop	40	37.38%
Retail	25	23.36%

Grocery Store	20	18.69%
Other	15	14.02%
Convenience Store	11	10.28%
Automotive Services (Gas Station or Repair)	10	9.35%
Pharmacy	9	8.41%
Fast Food or Convenience Food	8	7.48%
Office Space	8	7.48%
Hotel/Motel	3	2.8%

Answered: 103 Skipped: 4

### If you responded "Other," what other types of commercial redevelopment would you like to see in the ...

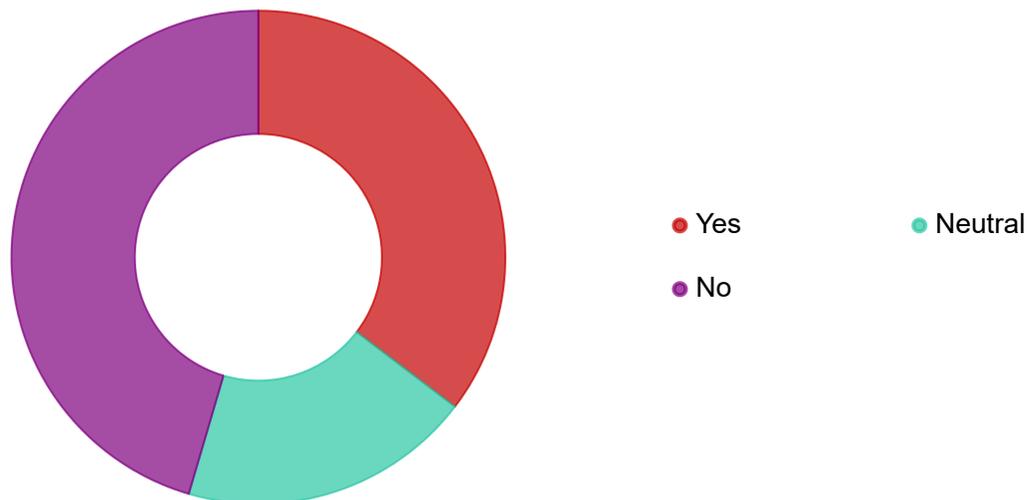
The word cloud requires at least 20 answers to show.

Response	Count
TEST - LANCE	1
Reuse if the Legion for restaurant or coffee shop	1
Reestablish Richfield legion post 435 on the lower lever of building to face the Veterans Memorial on the north side.	1
Only locally owned businesses!	1
None. None at all. The business there should remain, as should the homes.	1
NONE	1
Multipurpose apartments. See the Highlands Bridge redevelopment.	1
Meeting Space	1
invest in ecological services provided by the park	1

If purchased , buyer provide space facing memorial for Legion activities (Meetings, Ceremonies, food and drinks	1
Development that does not disturb or reduce current natural areas and 4 stories or less to reduce impact on songbirds and waterfowl.	1
Community Center/Rec Center with youth programming, with the Hockey arena and swimming pool staying. Also, local businesses are always great, especially ones that represent Our diversity! Local Roots has been awesome, breweries bring in great revenue.	1
Community center	1
Brewpub, Find a space in Richfield for Lyn65 Restaurant!	1
American Legion restaurant, bar and meeting rooms.	1
	0

Answered: 15 Skipped: 92

### Do you support mixed-use developments (e.g., housing with ground-level commercial) within the stud...



Answers	Count	Percentage
Yes	35	32.71%
Neutral	19	17.76%



Traffic. The only way in and out of the park/pavilion is on Portland/64th. During peak times (Farmers Market Saturdays, Christmas Tree sales, etc..) this can be a bit congested. Perhaps an additional entrance/exit?	1
Traffic circulation could be improved between the various amenities at the park. Consider linking the parking lots between the picnic shelter and pool with an interior Parkway, but preserve the park character (very narrow roadway like Minneapolis' parkways, unique pavement color, speed bumps, etc.)	1
The walking trails haven't been repaired or replaced in probably 20 yrs. The play area's replacement's weren't thought out very well. The original set up was more flexible and entertaining for kids.	1
The walking trail and pathway around the park. The bridge that goes through the brush area is unstable and people can barely use it to walk through the area. If the walking pathway going around towards the highway were improved then it would provide a larger area for people to walk or run around in the area.	1
the walking paths should be resurfaced and the playground could be expanded or another added in a different spot - its often quite busy. aside from that, people who go there go for nature and green space. Leave it untouched	1
The walking paths need to be repaved / replaced with more signage/maps of the parks throughout. Parking needs to be restricted at the Pool/Hockey Rink if a large shopping/living space is going in to reserve it for the pool / hockey rink guests and not for residents and or guests of the residential building. Additional lighting / other safety features should be added for individuals walking alone.	1
The round about on 66th and Portland is absolutely awful for pedestrians. It needs improvement. I am very concerned about putting a large housing development in the area will not help with congestion, plus they generally are not visually appealing. I appreciate having low density housing in my neighborhood.	1
The paths are in very rough shape and should be resurfaced. I use it every day and it is not smooth for bikes or walking. I also think there are areas that could use more picnic benches and trees that provide shade.	1
The park and nature area needs maintenance. It has been degraded by garbage, dog waste and general abuse. Building the bandshell was a waste.	1
The only thing that I can think of is some sort of handrail/rope to hang onto when on the Floating walkway through the marsh area--similar to what Woodlake Nature Center has on their Floating Bridge	1
The bike path on Portland at the entrance to the mini golf parking needs work as it forces you to enter a lane of traffic.	1

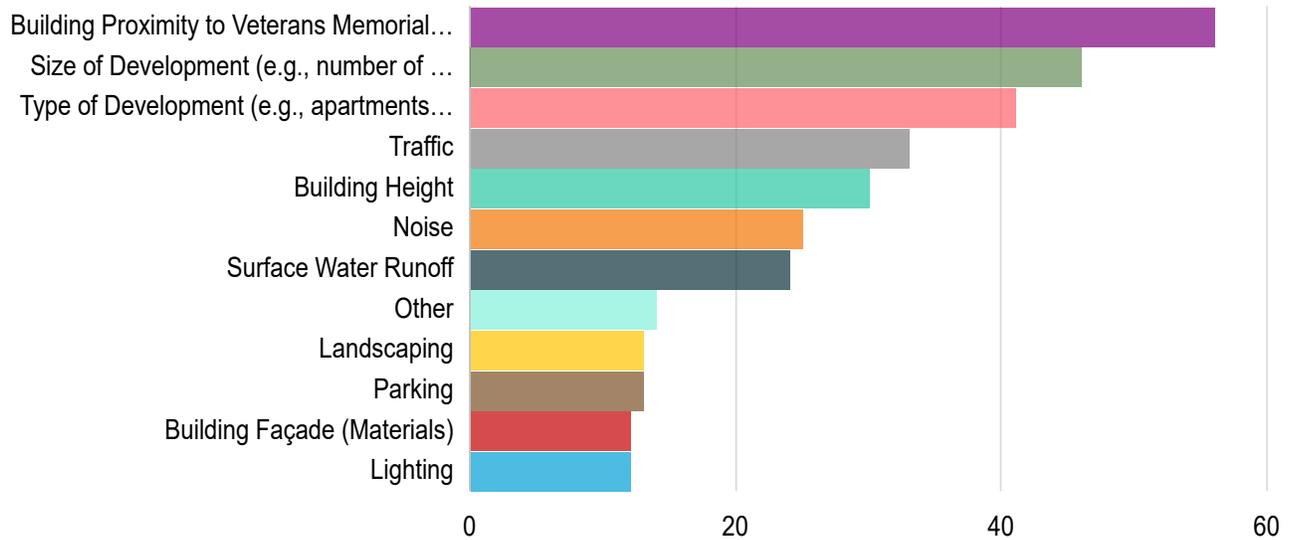
The best part of living here is that it's single family homes. Not townhomes or condos or apartments. Take out all the center mediums put in a couple years ago. Remove the one way on Oakland. T&T is the best hometown (Richfield motto) gas station perfectly located. If we wanted to live where there was a lot of commercial or high turnover rates we would move to Minneapolis.	1
TEST - LANCE	1
Spend some money on the park - improve paved walkways. Include amenities that compliment the park like Indoor batting cages or other indoor recreation facility. More separation between walking and biking paths.	1
Signage of the trails and circulation could be improved. As it is there are often bikers on the walking paths. Lighting and safety amenities could also be improved.	1
Restoring and protecting the natural resource base of the park. Providing soft programming so people understand the value of Nature in the city and strive to protect it.	1
Respect for the ecological value of the park rather than a focus on development to make money for the city. Housing and commercial development can take place in other areas.	1
Repave walking/hiking paths to better accommodate bikes/roller blades.	1
Protecting green spaces and nature	1
Please save park for walking, birding, and a natural habitat. Don't destroy it with more development.	1
Permanent trash containers near the "Honoring All Veterans Memorial" to help keep it respectfully clean.	1
Pedestrian and bike access improvement on Portland Ave. Could use sports field and outdoor ice rink. Alcohol allowed during events in pavilion.	1
Paths could use a new top coat	1
Not improved, leave it alone. We are running out of green space in Richfield. We need open green space for migrating birds.	1
no	1
No bikes on the trails.	1
More signage about the park and how it connects to other parks and trails would be helpful.	1
Maintain the natural space; improvements to paths.	1

Less commercialization, more focus on maintaining natural areas.	1
Leave the park alone!	1
Leave it alone! It's a little gem in the middle of the city. I doubt my input will mean anything. It seems that when asked for input, it makes no difference to the powers that be. Case in point, all the ridiculous roundabouts.	1
Leave it alone	1
Keep it natural	1
It would be nice to have some interpretive signs about the natural features of the park, such as the kinds of trees and wildlife found there and what drainage the marsh is part of (that is, where the water comes from and where it goes). Also it would be nice to have flower beds to add color to the park.	1
Instead, spend money on maintaining the existing features.	1
Instead of development you should clean up the lakes and protect the park to continue to support the wildlife within it!!!! You have housing and shopping nearby so why would you destroy parkland??? Care for what you have because once it is gone you cannot get it back!!! Do you want another Richfield Lake?? It is surrounded by shopping and housing and look how awful it is!! Full of trash and garbage---UGLY!!	1
Improved, probably not. I realize Richfield would like to raise money through more people paying taxes, but why cannot things be left alone ? The apartment complex near 66/Queen ruined the area. All of the "new" buildings weren't designed to fit into the neighborhoods but rather a inexpensive cookie cutter building. I realize I am most likely in the minority but it just makes me shake my head in shame.	1
Improve upkeep of walking paths and benches.	1
I walk the park daily and think the paths could be improved. More rest areas to take in the wildlife. Some other things like a rose garden or open space is nice. The bandshell is a waste as it is not used and an eye sore. Update the picnic area for people using it. (real bathrooms). Keep T and T as a gas station is necessary for this area. Don't build a high rise. Lots of empty commercial space in the area already.	1
I go to Veteran's park to enjoy nature. I would prefer to minimize additional amenities.	1
I enjoy the many loops available. Lighting would be my number 1 improvement.	1
Fix the walking and biking paths! Leave the Natural part of the park for nature.	1

Fix the leaking floating bridge. Clean up the lakes of trash. Enforce the pedestrian path as a path for pedestrians, not bikes. Leave the wildlife alone.	1
Do not build high density housing. It will ruin the park.	1
Consider Vondlepark in Amsterdam as a prime example of a superb park. More trees for shade and hammock usage, bocce courts and other places for families to gather.	1
Cleaning up the area where the Legion was	1
Bike repair station, e-car charging, community garden	1
Bike connections and paths	1
Benches upkeep... Community center	1
Bathrooms	1
Add and upgrade benches and picnic tables.	1
A safer boardwalk, more unpaved hiking trails, 9-hole disc golf course, grills and fire pits would be fun. Keep the mini golf and farmer's market. Expanded Arts and Nature programming for kids and adults. More use of the amphitheater and the green space nearby. Bocce ball courts. Make it even more fun! Upgrades to benches and picnic spots.	1
A more connected entrance to nature. A gateway of sorts that would compliment the new development and be welcoming to the park.	1
A bike repair station with vending unit of bicycle materials would be nice. Trail patrol by police.	1
1. There could be a few more waste receptacles along the walking paths and I think that free dog waste bag dispensers would encourage more people to pick up after their dog. From our experience, a good portion of the park users (including ourselves) are dog walkers that live in the neighborhood. 2. The large parking area behind the American Legion seems like wasted, unused space. It is always empty save for a parked semi truck or other random vehicles. 3. My wife is a lifelong swimmer and she thinks that the pool could open for lap swimming in the mornings during the summer and that might bring extra business and community engagement. Currently she drives to St. Paul every morning to swim instead.	1
	0

Answered: 61 Skipped: 46

## What are your top three (3) redevelopment concerns for the Study Area?



Answers	Count	Percentage
Building Proximity to Veterans Memorial Park	56	52.34%
Size of Development (e.g., number of housing units)	46	42.99%
Type of Development (e.g., apartments, condos, or townhomes)	41	38.32%
Traffic	33	30.84%
Building Height	30	28.04%
Noise	25	23.36%
Surface Water Runoff	24	22.43%
Other	14	13.08%
Landscaping	13	12.15%
Parking	13	12.15%
Building Façade (Materials)	12	11.21%
Lighting	12	11.21%

**If you responded "Other," what else concerns you about redevelopment in the study area?**

The word cloud requires at least 20 answers to show.

Response	Count
You have one of the best wildlife areas in the metro	1
The impact on plant and animal life in the park.	1
TEST - LANCE	1
Should be Park and or Veteran related aspects to design.	1
Potential for vandalism at the Honoring All Veterans Memorial	1
Maintaining the green areas of the park. It's such a nice natural area and would be nice to keep it that way.	1
Loss of businesses and community spaces	1
Losing nature.	1
I don't want to make more room for cars and e away from biking a walking	1
I am concerned about all of the above. You should not limit it to 3.	1
Environmental impact/sustainability in addition to water runoff	1
disturbance, noise and pollution from construction	1
Add underground parking or plenty of pervious space. Surface water runoff shouldn't be an issue, ther e are regulations that must be met. There's an added safety concern with increased population.	1
	0

Answered: 13 Skipped: 94

**What matters most to you when considering redevelopment directly adjacent to Veterans Memorial Par...**



<p>This part of the community I would hope would remain as many single family units or redeveloped same # units for existing housing. I am concerned that the increase in commercial and residential without parking will create headaches for residents. We bought knowing the area as a quiet single family area.</p>	1
<p>This park needs to be preserved as a space for birders, walkers and people seeking a quiet natural space away from the noise and activity of the playground areas. Unlike Wood Lake Nature Center, Vets Park has not received the care and maintenance on a year-to-year basis to preserve it as a destination. I am concerned if there is large-scale development this park will become a haven for after-hours destructive activity and drug use, and will no longer be a safe place for those who visit. That would be a shame.</p>	1
<p>This is important habitat for wildlife, especially songbirds and waterfowl. I live in Richfield and do not want to lose any of this natural area and do not want light pollution into the park. Any building would need fritted glass to avoid songbird deaths.</p>	1
<p>This area of the city needs some revitalization. It would be great to have small, local options to dine, get coffee and or a drink that would compliment the area. We enjoy this park immensely as a family and I frequently say it is the main thing I have enjoyed about relocating to Richfield. You have a lot of young families moving in, and many because they were priced out of the city. I know we are here now and not sure about staying because we miss our urban neighborhoods. Richfield has a lot of potential to grow in a unique way.</p>	1
<p>The upsetting of the adjacent wetlands, pools, woods, and all of the accompanying wildlife.</p>	1
<p>The two I think of first is how the buildings will integrate into the surrounding park areas. Low height (not more than three stories) and ample green space would go a long way. The park already suffers by having it's northern edge defined by Hwy 62, being "surrounded" by high buildings that utilize every square inch of surface area for building and parking lot would really harm the feel of the park.</p>	1
<p>The park is peaceful the way it is. There needs to be no new buildings. It is already a regional destination and people will come no matter what buildings do or don't exist nearby.</p>	1
<p>The area should remain wild with no encroachment. Veterans park is a jewel. One of the nicest things about Richfield. More housing is not needed.</p>	1
<p>The addition of higher density housing leads to heavier foot and vehicle traffic. With lower income denser housing comes crime. Look to the Hub for retail, brewery, or elevated food options.</p>	1

<p>That you are considering high density low income housing. PLEASE STOP!!!! I know you will ignore these comments and move forward. Just like the city moved forward with all of those ridiculous roundabouts down Lyndale avenue, tearing down property where Lyn65 is for more high density housing. City needs to support higher end places like Lyn65. Richfield has become a restaurant desert and magnet for high density low income housing. Look at 66th street and Penn - France avenue. Now you want to extend all that density and traffic all the way to Portland and beyond? This is the last straw and I'm moving. After living here for 30 years. There are no "engagement opportunities" - that is a complete joke.</p>	1
<p>That there is a building that provides more rental space for lower income people and that traffic is able to get around the area seamlessly without much interruption. That the buildings are accessible to those with disabilities. That there is free meeting space offered in the area for groups that would like to meet. That it does not interrupt traffic on Portland Avenue. Would like to keep the pool and other activities that the community uses for family activities. Enough parking should still be available after redevelopment. The park should remain accessible to the community and the picnic area should still remain operable.</p>	1
<p>That the park and the wildlife are not negatively affected.</p>	1
<p>That the city leaders are trying to use such a valuable asset not only to Richfield but also to our neighbors as a conduit to make Richfield less of a community and more of a city.. Go for a walk in Veteran's Park.. have a picnic by the Farmer's market, play miniature golf, seek the serenity of the war memorial.. then go for a drive to 50th and France and see what crammed development can do .. Don't do this to our community!</p>	1
<p>That promises (even "we'll do our best to make that happen") get upheld with accountability from local government.</p>	1
<p>That no development occurs and the economic value of the park be considered.</p>	1
<p>that it ties in with and does not over shadow the park</p>	1
<p>That it integrate well with the park, not be an eyesore</p>	1
<p>that it adds to the park and does not take away from it. This means are there things to do or see or spend your money at when you are done visiting the park or vice versa to go visit the park after you have done , seen, or spent money at you want to relax and take in the outdoors at Veterans Memorial Park</p>	1
<p>That development not detract from thriving wildlife in the area.</p>	1
<p>That design does not encroach upon the Honoring All Veterans Memorial</p>	1

TEST - LANCE	1
Space , it's nice to be able to see 1000 yards in all directions without something being taller than a home.	1
Ruining green space. Ruining the character of this town. Eliminating precious single-family homes, ruining the natural area. I.e., don't do those things.	1
Richfield has plenty of unused retail space and potential areas for redevelopment. It makes better sense to focus on filling this up, prior to taking this project on.	1
Richfield has a gem of a park with Veterans Memorial. I think the ability to get away from city life is possible in the park the way it is. We didn't need the pavilion (water under the bridge now). And we don't need a bunch of apartments looking down at the park. So what matters most to me is keeping the park a area with trees, water and serenity. I know we have airport noise, but that is most of Richfield. KEEP IT THE WAY IT IS!!	1
Preserving what green space Richfield has left for the health of its citizens. The environmental impact of the project. The amount this development would contribute to climate change.	1
Preserving the natural space as much as possible. Urban trees canopy create innumerable benefits including fiscal. Studies show kids do better in school when they have access to green spaces. If we want to protect our urban habitat we have to de-commodify every stretch of green space. You should consider expanding the tree canopy into the lawn along 66th to the east of the folly (AKA bandshell). Areas with more trees correlates to people with improve breathing and lung health, improved water management, lower urban heat island.	1
Preserving the largely natural character of the park while allowing for reasonable residential and/or commercial development. I'd prefer that any development have landscaping that would be appropriate for its location next to the park.	1
Preserving the integrity of the park.	1
Preserving quiet residential neighborhood, preserving natural aspects of the Park	1
Pollution and trash. Inherently will be many more people in direct contact with the area, that may or may not care about preserving the park. Almost certainly will end up with way more litter.	1
Personal safety and preservation of wild spaces within the park.	1
Parking and vandalism at the Honoring All Veterans Memorial.	1
Park overuse.	1

not overpopulating the area. Too many people in the park, too much traffic. The pool is already often very busy which would only be more so. We came to Richfield to live in the "Urban Hometown." I don't want big buildings and tons more people and more crowding of the park. It will also detract from the beauty of the area.	1
Not over crowding the area with people and traffic and maintaining the urban home town feel.	1
No more apartment buildings	1
Needs to make area Lively and easy to bike and walk around	1
Moving Richfield forward with useful amenities that will bring in new residents and serve future/younger residents. As a resident who moved to Richfield from Minneapolis, I still find myself heading back in to the city for many bars/restaurants, coffee shops and tap rooms.	1
more housing is needed to make overall housing more affordable.	1
Minimize impacts to the park (follow NEPA/MEPA & MPCA).	1
Maintaining the desire for residents to want to go to the park with a large multi-story residential complex in the middle of it. 1. Ensuring parking restrictions to guests of the pool/hockey rink without having paid lots. 2. The safety of the park 3. The cleanliness / upkeep of the park 4. Bringing in the right kind of commercial businesses.	1
Loss of habitat for existing wildlife. Noise and trash!!	1
loss of green space, increased foot traffic, increased litter.	1
Losing green space, traffic volume, noise, people losing their homes.	1
Less concerned about height or density of buildings; up to 4-5 stories would be fine as long as the buildings are up against Portland, and lower closer to the actively used parts of the park. Most important is quality architecture and building materials, timeless design built to last and blends well with surroundings.	1
Keeping our city accessible and diverse, environmental sustainability, increasing options for shopping, dining and socializing	1
Keeping crime low, congestion, the empty buildings that need addressing already in the neighborhood. The old Rainbow, old Payless, the random empty structures on 66th and 1st need development before this area of Richfield. I am really opposed to having high density housing so close to my house. It makes my neighborhood feel less intimate and more suburban.	1
Keep the feel of an open community park. Keep the pool and ice arena, we love them!!!	1

Keep as park .. no 350 units	1
It would be great to have an “upgrade” for families, as we already use veterans park frequently. We would love to get more use out of the space without compromising the environment. Rosland park in Edina made upgrades to modernize and it gets a lot of use with a great Art Center as well and disc golf. Very family-friendly is the theme, so if residential is considered, make sure it would work for the modern family (condos, and not too many). The park is a gem in our city, so the least amount of environmental impact is best. Something that captures the flair of our diverse town would be incredible!	1
It takes the beauty of veterans park away from the general public. I don't want to drive down Portland or 66th and see buildings, I want to see the park.	1
It should not intrude on the park or block views of the park for nearby homeowners.	1
It should NOT be developed.	1
It should be strictly put up for a vote by the citizens. No intervention by City Council and developers/contractors.	1
It should be kept natural. No multi unit housing.	1
It needs to be done with the current community in mind. I think changing out old apartments for nicer apartments or townhomes is great, but if these butt up against single family homes, design it so that the privacy of those homes are protected. I actually like the idea of townhomes replacing some of the current smaller apartments, as townhomes make a better transition from residential. Also, consider current community favorite businesses. My husband and I go to iTaco (grocery) frequently for specialty ethnic groceries. I'd love to see more businesses like restaurants and breweries move in, but care needs to be given in how to transition from residential to commercial.	1
It need to fit the park environment. Throwing in retail or housing doesn't fit. Choose amenities that fit with parks or recreation.	1
It is a valuable area because it is a natural habitat for many birds and animals. This value needs to be preserved	1
It is a natural , peaceful place. Don't destroy wildlife by building big housing units.	1
Influx of too many people causing park and facilities to be overcrowded and noisy. I like the wildlife at the park and would hate to see it unduly disturbed!	1
Improving on the areas ability to be a community resource and improving equitable growth of living options.	1

<p>I'm incredibly concerned about developers coming in from outside our community and gentrifying the area. East Richfield has many low-income families and renters and I worry that rent will increase in the area to match the high rents associated with new development. Also I think new buildings should try and blend in with community buildings that already exist in the area. I'm so tired of feeling like I don't belong in my neighborhood because I can't afford to live in the fancy modern architecture that developers love (like what's happening with the 66th and Lyndale redevelopment.</p>	1
<p>I'm concerned that it will be replaced with an auto-oriented building design, when it's location next to the park is ripe for pedestrian and bike focused infrastructure</p>	1
<p>I would like to see the Legion post 435 be a big part of the development of the property that the legion now stands on. It would be a great amenity to have it facing the "Honoring All Veteran Memorial" where veterans and visitors can relate to both. The memorial will continue to grow beyond my lifetime and would be a great legacy to leave behind a statement of honor to those who served.</p>	1
<p>I would like to see multi-use development with ground-level commercial. Pedestrian friendly, green space, connection to the park, public establishments.</p>	1
<p>I go to Veteran's park to enjoy nature. I do not want the wildlife to be detrimentally affected by more people and noise.</p>	1
<p>I don't support any redevelopment the park need to be left alone It doesnt need to be ruined for more retail we don't need or apartments</p>	1
<p>I don't want my property value to go down. Even starting this project has possibly affected my property value. People might not want to buy my home if they know it is slated to be torn down in the near future. I'm pissed!!</p>	1
<p>I do not want a thousand more people living close to the park. Part of the charm of the area is that it's not super crowded all the time, and I wouldn't want a lot more people around.</p>	1
<p>I am really hoping that the space is used to maximize development but also ensuring that there is a good mix of businesses and apartments/condos. It would be great for this area to see more pedestrian friendly opportunities to shop, eat, and recreate easily</p>	1

I am on board of The Honoring All Veterans Memorial located in Veterans Park, north of the proposed development site. Whatever future decisions are made should consider the proximity to an existing memorial that deserves respect for personal quiet reflection. I would hope the planners would consider developing the space on ground floor as a viewable and easily accessible area to the Memorial. It would be ideal if the American Legion Post is given first option to occupy that ground floor space. Adequate parking immediately adjacent to the handicap sidewalk entrance is a necessity, especially when we conduct Veterans holiday events throughout the year. The HAVM Board members would be happy to meet with the City Planners if needed. Thank you for this survey. Respectfully submitted, Brian R. Peterson.	1
Green space incorporated into use of land.	1
For development NOT IN the park I would be concerned about increased traffic since I live on Portland Avenue and 73rd Street	1
Flow of traffic, proper design time, public space to attract people.	1
Destruction of natural habitat, noise pollution, over use	1
construction timeframe/level of interruption	1
Avoiding negative impact on birds and other animals that live, nest, and migrate through the park	1
	0

Answered: 87 Skipped: 20

### What do you like about the precedent development examples? Please explain.



Nothing!	2
Nothing	2
Underground parking for residents, their own private amenities (pool / playground / green space), interior streets, smaller scale developments (less stories), Significant lighting of exterior spaces for safety.	1
They all look nice but the 4 story or taller buildings immediately adjacent to a park (like at Centennial Lakes) give it a feeling of an urban manmade park that just doesn't work for Veteran's. So I like those ideas and some mixed use on the south side of 66th but on the Legion site or the Funeral Home if it ever redevelops I think going taller than 3 stories would be a really bad idea, possibly even capping it at two.	1
The proposals are not clear on the website of what it will mean. How many buildings are being proposed, what height, how many units, etc.? Please update us with more info.	1
The examples seem to be unnecessary when considering all of the spaces within Richfield that could use much care and attention.	1
That they are not in Richfield	1
TEST - LANCE	1
Pedestrian connections and landscaping are important. Preserve as many mature trees as possible.	1
Nothing. Leave it alone.	1
Nothing. If it becomes housing it will undoubtedly be unaffordable for the average citizen.	1
nothing no changes are needed	1
Not sure.	1
Not a damn thing.	1
None!!!	1
NONE of it	1
No development would be better for nature.	1
Nature..recreational opportunities.. Wildlife..birds..	1
NA (I haven't been able to find those, sorry).	1

Looking at examples #34 Gabella @ parks development in Apple Valley and #36 Ecumen Seasons Senior Apartment in Apple Valley. I would like to see no more than a building with a maximum of four floors with the lower floor being for Legion post 435 and business that would help the community with store fronts that faced Portland Ave. Parking should be all around the building with underground parking for the residents of any apartments. This would not crowd the parking lot for the visitors to the Memorial Park or the veterans memorial and have plenty of room for the shoppers of the retail businesses.	1
I would prefer the smaller, shorter buildings.	1
I would like the area to be accessible for pedestrians and bikers and attract a diverse group of residents.	1
I really like the Henley apartments and Centennial Lakes examples because they offer a good mix of residential and office/business development while still including natural elements and connecting easily to the surrounding area. I also enjoy the Excelsior and Grand example since it connects easily to surrounding parks and provides more opportunities for individuals to live in the area instead of single residential spaces.	1
I really don't, but realize it is inevitable.	1
I love the idea of bringing more businesses to the area. I do not like the idea of condos and apartments. One reason we moved to this area was for the more urban feel and to be out of the cities. Adding all these medium and heavy size living complexes is not helping with the urban feel. What Richfield needs is grocery stores, restaurant options and shopping options.	1
I love that we're hoping to bring more new families and residents to Richfield with the increase in housing available.	1
I liked the connection of living to green space in a number of the examples. The variety of living options was nice as well.	1
I like upgrading infrastructure.	1
I like the penn and Coventry townhomes for their modern appeal and private entrances. These would make good transitions from single family homes to larger apartments or businesses. I like sienna apartments for its underground parking that allows for more green space and landscaping above. I like the mixed use of excelsior and grand and would love to see a coffee shop, ice cream parlor, restaurant, or brewery move in. For high density to replace the old legion building, I like the look of the lakes, with its asymmetric modern design. All of the examples with gabled roofs look outdated and out of touch. Richfield already has too many senior living communities. I'd like to see more modern buildings that attract young professionals and young families	1

I like smaller scale up against the park. The 3 story buildings I think are best. I think mixed use with the ground level being retail/food/drink would also be nice. Would be nice for having a day out at the park where you can easily stop off for a snack or whatever.	1
I like landscaping that elevates the curb appeal of the neighborhood. I also like pedestrian and bicycle connections.	1
I like 66th street the way it is with single family homes and the existing apartments along with a few small businesses.	1
I don't understand the amount of "development" you are talking about..however, the recent development on the east side (cedar Avenue) certainly has more Police reports now than any other part of our community.. what will keep that from spreading to new development in the Veteran Park area..	1
I don't like them	1
I don't like the idea of anything taking the place of the existing Pool, Ice Arena or land where the Band Shelter just was built, or where the picnic area/playground area is. I do like the idea of something more useful to everyone being in the VFW and Morris Nielson area (if they are both being sold?) such as a grocery store and restaurant. I feel the same for the area right across the street on 66th--that I would be open to low level construction that is useful to the whole community. I've heard the idea of a larger Community Center being built here, which I feel would be perfect use of this area on the corner!	1
I don't can't say I like any of the precedent development example. We have plenty of multi unit housing space in Richfield. Look at what is being built across from Target.	1
I do not want development in the park.	1
I do like multiuse development, and I think the area could benefit from some higher density use that would promote a more pedestrian friendly use.	1
I believe the right areas are being explored, but please be sure that we don't compromise too much of the park spaces by building nearby. It's already got a great blueprint for a community-based, centralized hub for recreation. Businesses should complement that vibe/aesthetic.	1
I am open to the type of building that is built in the area. If housing units are proposed for the corner of Veterans Memorial Park then it should include a public space like a restaurant, space that people can rent like the American Legion has. One of the other corners on Portland Ave and 66th street can include a gas station or convenience store and another corner can include a restaurant or bar. This would make the area more vibrant. It would be nice for some of the buildings to have flowers and a tree in front of it for decoration and enough lighting. It would be nice to have a free meeting space if people want to book a room for up to 50 people - a place with either a couple of tables and stackable chairs or just chairs, etc.	1

High quality construction built by local construction workers to maximize the benefits to the surrounding communities.	1
Don't like any of them. Inappropriate for Vets Park area.	1
Consider the Chamberlain apartments, there are multiple cars and traffic constantly flowing into and out of the area. We used to go on walks here but with all the traffic it's becoming less safe. This is what I fear for this development.	1
Community space.	1
Basically nothing. At least the "improvements " seem to be on the other side of 66th.	1
Again I'm very concerned about the size of housing and how that will affect the pond/wildlife and congestion of having more people living so close by. Turning onto Portland 1 block south of 66th already feels dangerous and is often very difficult for pedestrians.	1
Absolutely NOTHING. It will probably lead to crime in the park as well.	1
**In all honesty, I despise the look of most of the examples. There is an epidemic of horrible cookie-cutter design elements in so many new developments. Please, no orange! My favorite examples are Excelsior & Grand, The Edgewater, and Parkway West. These buildings blend in to the surrounding area well and don't look so "replicated". Small extra investment in aesthetics could have lasting positive effects for the city. I think that a group of smaller buildings would look more like a neighborhood than a mega-structure that envelops all the new housing. Natural landscaping is a plus. As with any walkable park, I think pedestrian connections are definitely important. I'm sure ample parking could be accomplished from a good underground parking space/ramp if this will be a large development.	1
	0

Answered: 50 Skipped: 57

## How would you characterize a sustainable development?



Response	Count
Well built with quality architecture that will stand the test of time, paired with ecological innovation in stormwater, solar, less pavement area, etc.	1
Unnecessary!	1
Thriving of wildlife!	1
the one that is not built	1
TEST - LANCE	1
Sustainable means increasing infrastructure and related services to match. Developers don't add funds for schools, sewer, water and roads when they plop down 80-120 unit apartments. Sustainable also means not adversely affecting the surrounding areas with lighting and adverse natural conditions (like sun).	1
sustainable is leaving everything hoe it his so the park isnt ruined for other generations	1
Sustainable development means building with future generations of Richfield residents in mind. I know that I am just one voice. At the end of the day what matters most is getting a collective idea of what this neighborhood/community needs, for both now and in the future, and pursuing that idea.	1
Sustainable development includes choosing not to further commercially develop some areas, focusing instead on preserving and increasing their ecological value.	1
Stop developing and leave some green space. Do you really need to pave every square inch of Richfield?	1

Something that used sustainable resources and techniques in construction and design (GREEN)	1
Something that has opportunities to grow and change with the times as it ages	1
Something small and the environmental aspects of the park taken into consideration.	1
Ridiculous and unnecessary.	1
Retains balance of green space and people. Saves trees. Doesn't block views of the park Doesn't threaten wildlife	1
Rent control and placing limits on the % increases in rent year over year, including increases between new tenants. New buildings should have requirements for % of reused/recycled materials and folks should put solar on top of the buildings. We should try and have rainwater reclamation built into the landscaping. Also, we need municipal compost, both in the area, and across Richfield. I think we should also try and find ways to ensure that there's both enough parking, but that we aren't wasting space by having parking lots take up so much space, so maybe underground parking garages (esp. for the high density) and an increased prioritization of connecting people with metro transit.	1
One that would not generate unreasonable levels of traffic and noise or fundamentally change the character of the general neighborhood.	1
One that sustains nature and not destroy it for "progress".	1
One that does not take away green space.	1
One that allows for a cohesive environment for new opportunities without harming the good things that were there before the development began. Safety to citizens is a critical component to any development these days.	1
One that adds to the vibrancy of the community but does not intrude too much upon existing green areas and wildlife.	1
Not knowledgeable enough.	1
not allowed	1
No further development	1
No development at all.	1
More single homes that are larger than the typical rambler here. Restaurants and Brew Pubs. Tear down the Hub instead of ruining Vets park. That place is an eyesore and should be #1 priority for Richfield to address	1

Mixed use, retail and commercial public space on the lowest levels and mixed use housing above. Some lower income housing, mixed with higher end properties to take advantage of the surrounding properties, views, access to "things of interest" and something that adds to the community.	1
Meets the needs of the community without depleting or degrading natural resources	1
Leaving green space undisturbed where it belongs.	1
Leave it alone.	1
Keep it as park..no development since all houses were removed in past along Portland	1
It preserves the character of the park environment, above all, and does not invite lots of more vehicular traffic.	1
It doesn't take more than it gives back. Whether it be compost, reusable energy, pervious pavement, reuse rain roof water.	1
I see sustainable development as green spaces. In an economic sense I see it as developments that offer continuous long term funding or services to the immediate community.	1
I guess I don't really understand the use of the word 'sustainable' here? Sustainable by whom?	1
Housing that is and will remain affordable for Richfield residents as well as businesses/office space that is relevant to our communities current and future needs.	1
Have no idea what this means?	1
Green infrastructure (green space, plants, pedestrian/bike friendly) storm water friendly pavement, energy efficient building.	1
Good thought of use of space and materials used in the space.	1
generates enough tax revenue to cover public lifecycle expenses - see StrongTowns.	1
Fits in with my neighborhood.	1
environmentally friendly, uses solar power and green technology , has minimal long term impact on the park, the contractor pays the workers a decent and fair wage and union labor is used.	1
Development that would serve the community without being an eyesore down the road 20 years. One that would sustain a tax base far into the future with both the commercial and residential use.	1
development that is actually wanted by the citizens of the city	1

Development that balances habitat preservation and improvement with racial justice and sustainable growth. Seeing green space and habitat as an urban good versus paved development.	1
Carbon neutral, pedestrian/bike friendly, minimal traffic increase, minimal noise increase, increase (or at least no loss) in green space	1
Buildings built to last with modern energy usage and environmentally friendly materials while protecting the park land.	1
Building into brown space and not into green space.	1
Ample parking, amenities for residents, access to public transportation.	1
Adequate green space, storm water management	1
A sustainable development to me is a development that is thoughtful and conscious of the materials being used but also thinking about using green technology to power these new buildings. In addition, thinking of rooftop gardens could be an interesting concept. In addition, being mindful to limit the amount of runoff is important.	1
A development that successfully considers its environmental, energy, cultural, and community impacts and finds ways to fit in (and not stand out) to the existing (environment, energy, culture, community)	1
A development that preserves the greenspace around it and adds some additional trees or flowers on the property around the buildings. It should allow for the containment of water and allow water runoff in the right direction from heavy rains and snow melt. It should not emit a lot of gas into the air and should be insulated properly. Something that does not pollute the environment to a large extent and can help curtail climate change. The use of the right building materials to make it more environmentally friendly.	1
	0

Answered: 53 Skipped: 54

Please provide any other comments you may have about potential redevelopment throughout the stud...



This park is vitally important to birds and bird watchers from far and wide. It provides a rare confluence of low-impact human activity and nature. Please do not let its unique relaxing, natural character be diminished. For example, the green space between Legion Lake and 66th Street should not, under any circumstances, have any structures add to it. It is very important for the sanity of city dwellers to have such scenes available to look at and/or walk in. Natural species must be protected. There are many other places in Richfield where development or redevelopment can happen. Vets Park should be disturbed as little as possible. If new multifamily housing is desired, let it be restricted to lots in the area that already have aging apartments on them or the veterans center, etc.

This is off topic probably, but years ago Richfield wanted to build multi story buildings to get older folks out of their homes to free up homes for younger people. If you look at what is being built by the Target store.. number one anyone living in a residential home probably can't afford the cost of these places and secondly they are multilevel. Now I don't think people are looking to move out of their one story homes and into something they have to go up and down 3 stories..Just saying.

This is a great area for families and kids, and I don't want it to turn into something massive. It should maintain its character whatever is done.

There should be long hard decisions made with thoughts not only of gain that leaders think may come from development in this area but also of the loss there can be to those who use the park as it is now.. Not only the people but all the natural plant and animal species that are affected with development.. PLEASE DO A LITTLE GREEN THINKING!!! It's not all about \$\$\$\$

The redevelopment ideas are a good opportunity to revamp this area of Richfield and modernize it. it should include a good mix of residential, commercial and recreational that can bring additional tax dollars to Richfield.

The project seems to value the land as measured in dollars. Of course, more taxable income for the city would follow. Please consider the value this land adds to our community that is immeasurable. Children use that area to fly kites. Play catch with their parents. Go sledding in the winter. Families bring blankets and picnic out there. People in our community go to the park to experience a bit of nature and to try to get away from the city. Looming buildings would ruin that. Adding a giant parking lot next to the lake would ruin that. You're forgetting what the park is already giving to us. It's a place to exercise and breathe fresh air. Don't forget to value what makes a community a community.

The park is peaceful the way it is. Larger buildings along 66th Street would detract from the beauty and peace of the park. It is already a regional destination and people already come here without adding a denser population. If any development is done, 66th Street from 12th Ave. to Cedar Ave. could instead use a facelift with so many small businesses along the street.

Thank you for allowing us to have input. I wish the community center project would still happen, as I feel strongly that it would bring more use to the park and build a stronger community for our families. If there is need for more input, I am happy to participate in other forums: Aric Bieganeck 6833 2nd Ave S 7636004998	1
TEST - LANCE	1
Stop!!!! You are tearing this city up enough!!	1
Slower traffic, improved transit, and better pedestrian/bike infrastructure on Portland Ave will be essential to making the area safe and accessible for all.	1
Please stop devaluing our natural spaces in East Richfield. Just because more people of color live in this half of the city does not make our green spaces less important or valuable. Do not allow greed to further imperil the ecosystem at the park. Clean water and clean air are priceless and critical for the health and wellbeing of all residents.	1
Please listen to those who do not wish this area developed any further.	1
Please listen to homeowners	1
Please do not encroach on the park itself, especially the wild spaces. When the weather is nice I take walks there almost every day. I enjoy the wildlife, the flora, and the peacefulness. Wood Lake does not have the same 'vibe' and I would have to drive there vs. being able to walk to Vet's Park.	1
People need a quiet natural place within reach of their homes. Trees and Marshland do wonders for people and their mental health.	1
Parks are gathering places. It is crucial to utilize them as community spaces and not retail or housing. The Hub is a good example of poor choices. If the hub had been made into a park it would offer more to the community than it does currently. It is in dire need of revitalization. Don't just give up and move on to destroying another green space. Adding more retail chains or a pharmacy would do nothing to benefit the community that already lives here. Elevated dining or a brewery/brewpub would be a welcome addition compared to convenience stores or chains. Adding high density housing on the edges of the area in question would block off the park from the community. You would essentially be selling off the park, it's view, and use to a housing complex. How does that benefit the current community? How many of the examples of developments provided, have lower level offerings to the community?	1
No more apartment buildings. Its RUINING Richfield	1
My biggest concern is to protect the "Honoring All Veterans Memorial" from vandals. We should respect all those who have their names engraved and the future names to be put on the memorial. With the legion being a good neighbor, I think this can be accomplished.	1

Make a new community center for resident to use for social activities. Ties in with the pool , golf and hockey. Don't destroy the park	1
Leave Vets Park alone. Read the Aesop fable about killing the goose that laid golden eggs	1
Leave as is..makes Richfield a livable community. No condos etc.	1
Just leave Vet's Park alone.	1
It should be done with Prevailing wage and local hire preferences	1
It seems Veterans Park is looked at for re-development over and over because of the land available. The park is a treasure in our city. It is a place to enjoy quiet and wildlife, to walk and bike. I'm fine with upgrading current amenities but not ok with adding new amenities. I believe we should preserve the green space we have. It offers a respite from hurried life. To be able to be in nature in the middle of the city is of great value and one of the reasons I love living here. Portland and 66th street traffic is very heavy already and building condos/apartments with mixed use businesses along the project area will increase traffic on these roads. Bringing additional traffic could be problematic for traffic and pedestrians considering the plan to decrease Portland from 4 to 2 lanes north of 66th street.	1
If purchased , buyer provide space facing memorial for Legion activities (Meetings, Ceremonies, food and drinks	1
I want a Labyrinth walking path at Vet's Park! Can this happen?	1
I think if the corridor along 66th is all converted to medium-density housing, traffic will be an issue since 66th was converted to one lane (which I think was a mistake). I get a little nervous about having a lot of rental units vs ownership units with the proximity to the park. Non-stakeholders will have less incentive to keep the area clean. But also understand the need for rentals.	1
I think building up across the street from the park makes a lot of sense but am VERY hesitant about building up directly adjacent to the park. To me the different parts of the study area should be treated very differently.	1

<p>I really would love to see "development not displacement" listed as a priority for this project. Existing community members shouldn't be evicted or alienated from our community for the sake of having a prettier street. I think that priorities should be given to local businesses (both in construction contracts and in the businesses that eventually occupy those spaces). We don't need another walgreens or dairy queen in the area. We need places where community can thrive. Also I think it would be neat to include a nature/sustainability/climate change educational feature in the area once it's completed, even just a sign/poster thing that folks can read and learn more about what was done here. (Kind of like the rain water reclamation sites along University Avenue near Hamline Avenue in St. Paul). I think that what you did to the American Legion was a dick move, and I worry about what might be done to other small locally owned/community run businesses in the redevelopment area.</p>	1
<p>I love the idea of bringing more businesses to the area. I do not like the idea of condos and apartments. One reason we moved to this area was for the more urban feel and to be out of the cities. Adding all these medium and heavy size living complexes is not helping with the urban feel. What Richfield needs is grocery stores, restaurant options and shopping options.</p>	1
<p>I love living close to veterans park. As it stands, I am one house away from preexisting apartments that border the park. If changes are made, I'd like those changes to ultimately raise my property value; not lower it. Don't have commercial immediately adjacent to single family homes, and don't have apartments that will tower and dwarf single family homes stand immediately adjacent. Otherwise I am all for redevelopment. Walkability was a big deal when we picked our house four years ago, and I'd love for this area to be even more walkable!</p>	1
<p>I live within three blocks of the park, so while not in the study area I am immediately adjacent to it. I run through the park several days a week. I worry about traffic, noise, and losing the sense of being away from the bustle that you can get in the park.</p>	1
<p>I feel that the openness and welcome feeling that Veterans Park has now for the whole community needs to be kept--this is a place to come to walk, bike, play, meet friends, see others from the community at places like the Pool, Farmers Market and Concerts at the Bandshell. Blocking that NE corner with a big wall of apartments or business would really be sad.</p>	1
<p>I am really excited about this project and hope that the project will bring more retail as well as residential space to the community. In addition, I hope that the development has some affordable housing options to allow for a wide range of individuals to live in this space and not just high income individuals. I am also interested in seeing how the project can support Richfield and create more destinations for people to come to and experience all that the city has to offer!</p>	1
<p>GREEN SPACES are an important city asset now and in the future!!!!</p>	1
<p>Get rid of minimum parking requirements to fully take advantage of the investment in bus rapid transit.</p>	1

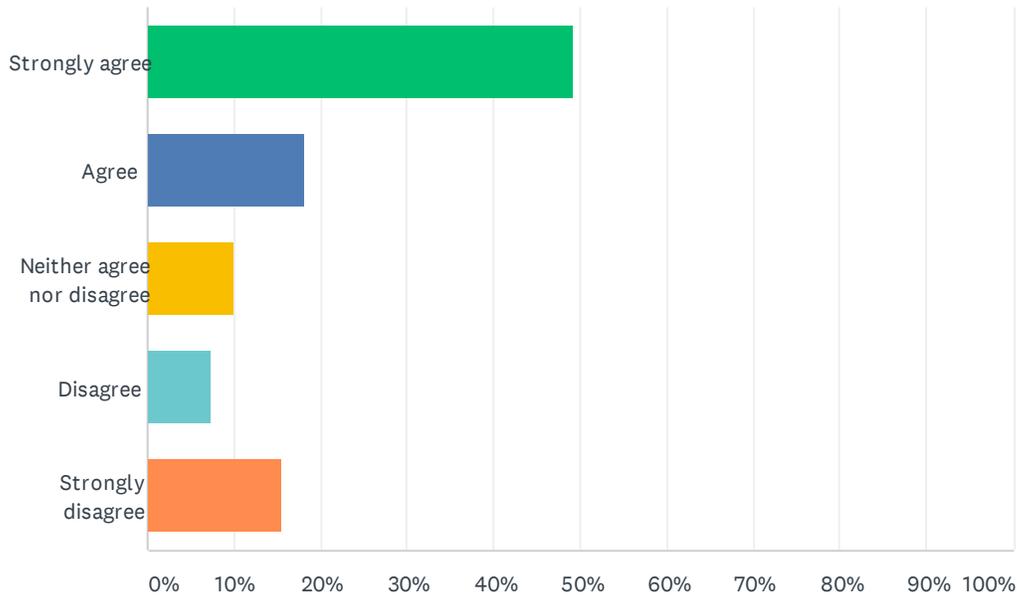
Do not develop it. You will ruin the park, the water park, and the ice rink.	1
Developing commercial and small business opportunities in the area would increase tax base and offer updated buildings and appeal. I also hope it won't move existing ones from the area. I love the park cause it's an escape from the city. Don't build a city around the thing. If we wanted to live among condos and apartments I would have bought a house downtown Minneapolis.	1
build baby build	1
Again, I'm not thrilled at the idea of making high density housing or anything more than 2 stories high. There are many places around the hub that need attention before a project changing the landscape of the park and residential feel of the veterans park neighborhood. Please don't build monstrosities in the neighborhood that would make it regretful for me to have bought a house in this area.	1
Adding apartments to an area with traffic issues already will only make it worse. There are enough empty retail buildings in Richfield - we do not need to build new retail spaces. Apartments can be built other places than adjacent to park. The fact the park doesn't bump up to housing makes it feel safer. Richfield is the hometown suburb - Hometown to me means single family housing, not stacks of apartments on each other, quit taking away the small town / home town feel of Richfield.	1
	0

Answered: 51 Skipped: 56

# ATTACHMENT B - SURVEY 2

## Q1 Personal Connections: Support redevelopment projects that preserves and enhances the ability of residents and users of Veterans Memorial Park to make personal connections to the park.

Answered: 110 Skipped: 2



ANSWER CHOICES	RESPONSES	
Strongly agree	49.09%	54
Agree	18.18%	20
Neither agree nor disagree	10.00%	11
Disagree	7.27%	8
Strongly disagree	15.45%	17
<b>TOTAL</b>		<b>110</b>

#	COMMENTS (100 CHARACTER LIMIT):	DATE
1	Not sure what that means	5/13/2021 2:38 PM
2	Are you asking if we need better paths for access and more parking for the park? Yes. People need to be able to park close by the veteran's memorial not way over by the playground. That lot gets full on busy days and is too far for many to walk !	5/12/2021 9:54 PM
3	Really don't understand where you are going with this question. You want to know if we should have more sidewalks into the park to promote access?	5/12/2021 9:48 PM
4	As long as it's not multi unit housing or tall buildings.	5/10/2021 7:25 AM
5	don't want to loose the natural habitats for all to enjoy while not making profit	5/9/2021 9:54 PM
6	The continuity of park usage should not be damaged by redevelopment just for profit	5/9/2021 2:25 PM
7	key message here is RESIDENTS	5/9/2021 10:07 AM
8	It fine just as it is	5/9/2021 9:47 AM

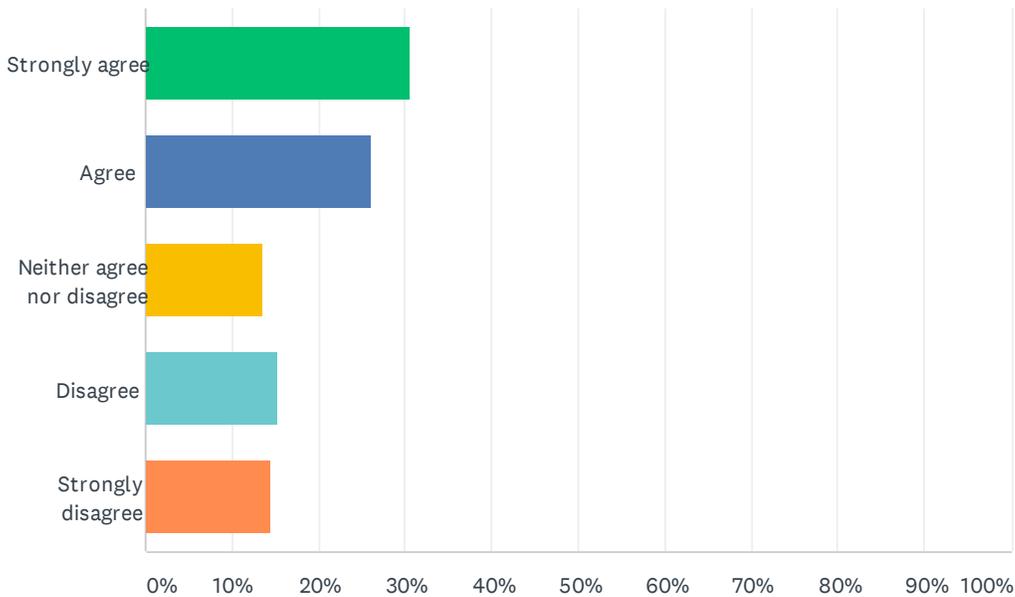
PORTLAND AND 66TH SUB-AREA STUDY

9	I support projects that enhance the park itself- repaving paths, a sound barrier on the Northside along 62, increasing native plant gardens.	5/9/2021 8:44 AM
10	Although Veterans is a "premier " destination in Richfield, it still has the feel of being a "quiet park". I would like to preserve this as much as possible.	5/8/2021 7:04 PM
11	I do not think the park needs to be redeveloped.	5/8/2021 4:29 PM
12	Your redevelopment will ruin the park w/private development.	5/8/2021 4:29 PM
13	This is a stupidly worded question. What is a personal connection? Is that to a tree or connection to a skyscraper? Could mean both. So I don't connect with sky scrapers. Does that make sense? Or do you think this is a stupidly worded question. Please call me any time.	5/7/2021 10:25 PM
14	Keep as is	5/7/2021 8:33 PM
15	I think the land from the area should be part of the park and kept a natural area.	5/7/2021 6:38 PM
16	This will bring more traffic to streets that were once 4 lanes but are now restricted to two.	5/7/2021 3:57 PM
17	Do not allow new building in the park that belongs to the residents of Richfield and not to only our city leaders	5/7/2021 2:00 PM
18	There is no mention of the Legion -- the Legion needs to have a strong, highly visible building onsite. They have been there for over 50 years.	5/7/2021 10:38 AM
19	Leave the park alone. Of anything add to the green space bot surround it with high density housing.	5/6/2021 9:54 PM
20	This shouldn't even be a question. Veterans park is one of the best parks in the state, it would be a complete shame to build Apt/Condos anywhere close to this landmark...	5/6/2021 8:13 PM
21	The only enhances needed are new paths. Let the park be.	5/6/2021 5:10 PM
22	"Preserving and enhancing" can be defined too many different ways for me to give a reasoned answer to this.	5/6/2021 4:53 PM
23	I reject the premise of "redevelopment"; it's code for ruin the park evermore	5/6/2021 4:44 PM
24	Neither additional development nor redevelopment would enhance the community or the park.	5/6/2021 4:03 PM
25	This questions assumes "redevelopment" is positive.	5/6/2021 3:09 PM
26	What exactly needs to be redeveloped? Highrises surrounding green space is a terrible idea...Richfield has developed enough by displacing single family homes	5/6/2021 2:16 PM
27	No high density housing near the park!	5/6/2021 1:35 PM
28	Keep the legion	5/6/2021 1:30 PM
29	No redevelopment, please. Keep the Vets Park area residential as it is now.	5/6/2021 1:22 PM
30	No more Developments no more TIFs let us realize the pros and cons of existing developments first	5/6/2021 11:11 AM
31	It would depend on what the redevelopment is. No apartments or housing!! Open land is not plentiful anymore, and it is wonderful to have the area for walking, picnicking, etc. Please do not put housing there - as like the housing by target, it looks terrible and makes everything look scrunched together. Housing of any kind, particularly hi-rise, would take away from the area's charm	5/6/2021 11:11 AM
32	As long as the plans fo mot take single family homes.	5/6/2021 11:05 AM
33	I believe a community center where the Legion currently is would greatly enhance the park	5/6/2021 10:53 AM
34	Would like to see more trees, maybe a garden, integrated art/sculptures in open areas, etc. Also is a great space to see urban wildlife. I heard there were otters I have yet to see and that keeps me coming back to find them :)	5/6/2021 10:43 AM
35	What are you trying to ask by this question? How do you intend for people to make an individual connection??	5/6/2021 10:04 AM
36	Do not take people's homes or scum up the view with tall apartment buildings	5/6/2021 9:59 AM



**Q2 Park & Neighborhood Connectivity: Increase connectivity to Veterans Memorial Park by incorporating vehicle, pedestrian and bicycle connections between park destinations (e.g., the memorial, lake, ice arena, and swimming pool), neighborhoods, and redevelopment sites along Portland Avenue and 66th Street.**

Answered: 111 Skipped: 1



ANSWER CHOICES	RESPONSES
Strongly agree	30.63% 34
Agree	26.13% 29
Neither agree nor disagree	13.51% 15
Disagree	15.32% 17
Strongly disagree	14.41% 16
<b>TOTAL</b>	<b>111</b>

#	COMMENTS (100 CHARACTER LIMIT):	DATE
1	Bicycle lanes within reason, not dominant.	5/13/2021 2:38 PM
2	Improve the parking and the sidewalks into the park like along the 66th street entrance to the ice arena has no sidewalk walking in and there is currently no path to connect to the walking paths as they only made a path to the bandshell!	5/12/2021 9:54 PM
3	Connection to memorial garden by handicapped and elderly people is important. Parking by memorial is a must. But let's not fill the park with criss crossing sidewalks and roads.	5/12/2021 9:48 PM
4	Portland Ave NEEDS to be safer for families - especially those with small children who use the park for recreational activities.	5/10/2021 3:19 PM
5	As long as it's not multiunit housing or tall buildings	5/10/2021 7:25 AM

PORTLAND AND 66TH SUB-AREA STUDY

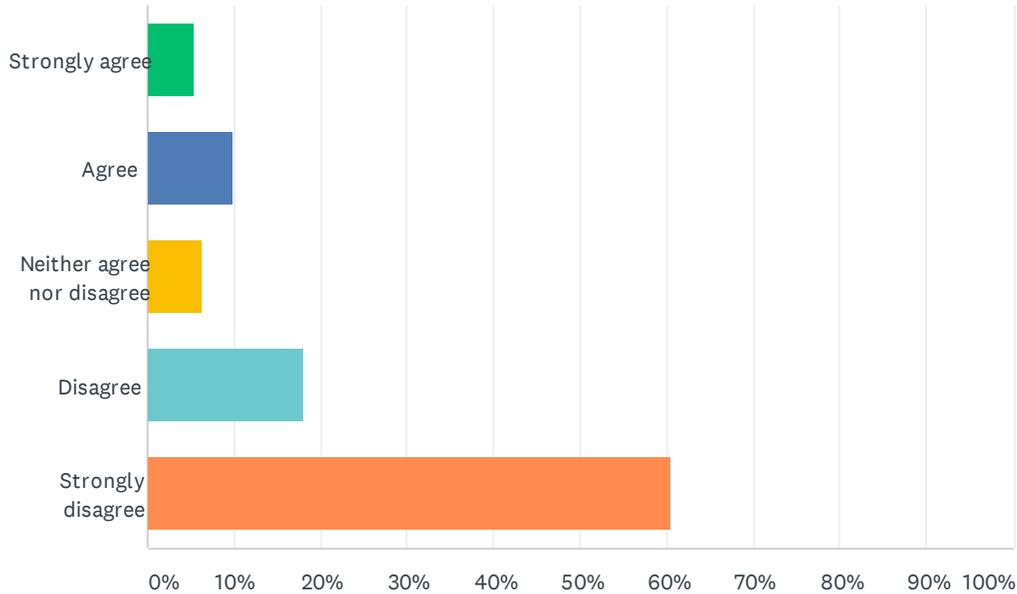
6	Need more recycling, better pick up for recycling and trash if you are wanting to increase foot traffic with electric buses	5/9/2021 9:54 PM
7	The space being redeveloped should be part of the Park	5/9/2021 2:25 PM
8	Yes except adding vehicle lanes	5/9/2021 11:12 AM
9	Seems to me there are enough parking and bike trails	5/9/2021 9:47 AM
10	We have plenty of high and medium density apartments. It's a horrible idea to put a high density apartment/housing on Veterans Park (old Legion).	5/8/2021 11:31 PM
11	Although I would not oppose improved pedestrian and bicycle connections, I would strongly oppose increased vehicle access. The parking lot Veteran's Park currently has is substantial enough to accommodate the volume of visitors.	5/8/2021 7:04 PM
12	There are already existing sidewalks, streets, and bike paths that connect people to the park.	5/8/2021 4:29 PM
13	No. Just no.	5/8/2021 4:29 PM
14	There are already plenty of access points, but there needs to be repaving of the paths.	5/8/2021 8:06 AM
15	Provide better access for bike and pedestrians, minimize vehicle traffic on 64th	5/8/2021 8:03 AM
16	This is also a stupid question. There is one answer and multiple questions here. I agree that we should connect by incorporation connection for all of the above but not between each destination.	5/7/2021 10:25 PM
17	Keep as is	5/7/2021 8:33 PM
18	I have actually been told by the city and county that they would NOT add additional pedestrian crosswalks at Portland and 66th Street when asked. Odd since the point is to make MORE accessibility and safer crossings	5/7/2021 6:38 PM
19	particularly when you are walking around the park, you have to go behind the ice arena, and that spot is a bit unsightly. would be nice if the paths were more 'official'	5/7/2021 5:52 PM
20	More traffic = more noise. It is hard to cross 66th or portland on foot now. Don't make it worse!	5/7/2021 3:57 PM
21	The park currently has sufficient access	5/7/2021 2:00 PM
22	Better crosswalks. Lighted and similar to the one by local roots.	5/7/2021 12:58 PM
23	Crosswalks on 66th at Park and other locations are adequate.	5/7/2021 10:45 AM
24	This principle does not address that the Legion has their Post home there and that the Legion needs to continue to have a highly visible and large enough building to serve the entire community.	5/7/2021 10:38 AM
25	Also add movable seating	5/7/2021 8:42 AM
26	The park is very accessible already.	5/6/2021 8:58 PM
27	As long as it doesn't take single family housing	5/6/2021 8:46 PM
28	Bike path/lanes run in all sides, not sure how more connected it needs to be?	5/6/2021 5:10 PM
29	...but see above comment	5/6/2021 4:44 PM
30	There are already pedestrian and bicycle connections between all of these places. No one is inconvenienced by not being able to drive from the rink to the park without going around the block.	5/6/2021 4:03 PM
31	These already exist to great extent.	5/6/2021 3:09 PM
32	A plan showing intended changes is necessary prior to answering this question	5/6/2021 2:16 PM
33	Make the park useful for the existing community	5/6/2021 1:35 PM
34	Already have plenty of bike accessibility. Keep the legion	5/6/2021 1:30 PM
35	Paths are good. Redevelopment is bad	5/6/2021 1:22 PM
36	AS LONG AS IT DOES NOT INVOLVE REMOVING EXISTING HOMES	5/6/2021 1:05 PM

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37	Bike/pedestrian path down 64th st in both directions would be great connecting target shopping to east richfield	5/6/2021 11:11 AM
38	There is already plenty of connectivity. The single driving lane each way on 66th already causes Issues with traffic when you get behind a bus, a police car that makes a traffic stop, a garbage truck. There is plenty of access already	5/6/2021 11:11 AM
39	There as lready is adequate access to the park.	5/6/2021 11:05 AM
40	Agree with pedestrian and bike connections. Enough vehicle access already.	5/6/2021 10:43 AM
41	Does this mean more roads, asphalt? Then, no. I'm unclear what this question is asking	5/6/2021 10:15 AM
42	I do think the park and areas should be accessible. I have concerns about more of the limited green space being destroyed to accomplish that goal. I want the park presevered but accessible.	5/6/2021 10:04 AM
43	We already have bike lanes, it is freely nice right now	5/6/2021 9:59 AM

### Q3 Diversify Housing Options: Use redevelopment sites to expand the mix of housing in the area (e.g. row/townhouse, affordable units, courtyard apartments, courtyard cottages, and live-work units).

Answered: 111 Skipped: 1



ANSWER CHOICES	RESPONSES
Strongly agree	5.41% 6
Agree	9.91% 11
Neither agree nor disagree	6.31% 7
Disagree	18.02% 20
Strongly disagree	60.36% 67
<b>TOTAL</b>	<b>111</b>

#	COMMENTS (100 CHARACTER LIMIT):	DATE
1	We don't need diversified or any other housing at the park. It is a community park and should be preserved. Keep the space open as park. We cannot easily get back green space once it's gone.	5/12/2021 9:54 PM
2	How about don't build there!!!	5/12/2021 9:48 PM
3	we do not want multifamily built in the park. Please do not knockdown houses that are across the street of Vet's Park.	5/12/2021 12:12 PM
4	As a homeowner, I along with many others in the community are opposed to such high-density apartments that will bring crime to the area. We along with many others have invested in renovating our homes and do not want to see such a negative impact on the community.	5/10/2021 3:19 PM
5	As a home owner on 5th Ave S., I - and many others - are opposed to a high-density development being planned/located on the current American Legion site/parking lot adjacent to Veteran's Memorial Park. We feel such housing would disrupt the fabric of our community,	5/10/2021 3:19 PM

PORTLAND AND 66TH SUB-AREA STUDY

create more traffic/noise and potentially facilitate petty theft/crime - something ALL homeowners in this area are highly opposed to!

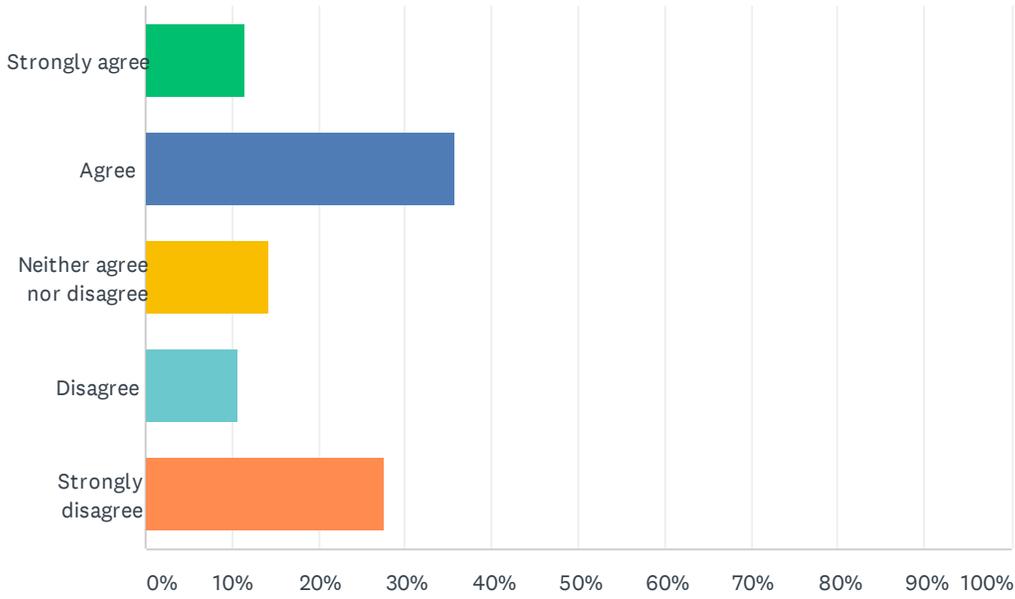
6	The residential sites currently going up is not diversity housing, they are monster buildings that ruin the site lines to the park and streets.	5/9/2021 9:54 PM
7	If there is true affordable housing	5/9/2021 9:10 PM
8	The areas shown should not be converted to housing at all!	5/9/2021 2:25 PM
9	I'm in favor of medium density vs high. Townhomes (yes) vs apartments	5/9/2021 11:12 AM
10	We do not need high density housing in that corridor, we are a SMALL TOWN suburb, keep us small town. Keep single family homes the priority for development.	5/9/2021 10:07 AM
11	Leave the residential houses intact	5/9/2021 9:47 AM
12	I love the diversity that is Richfield. I feel as though redevelopment sites will expand higher-end units and actually decrease the amount of affordable units.	5/9/2021 8:44 AM
13	More single family homes. If anything, we need to align with trends promoting property value increases.	5/8/2021 11:31 PM
14	Single family housing is in Richfield's best interest. I understand that this will likely not remain, but I believe that "affordable housing" and/or increasing population through multi-family housing will lead to exponential potential for deterioration of the park's current aesthetics.	5/8/2021 7:04 PM
15	The existing housing compliments the peacefulness of the park.	5/8/2021 4:29 PM
16	No skyscrapers, towers, or condos to shade the park.	5/8/2021 4:29 PM
17	We almost need a moratorium on senior and high density	5/8/2021 8:14 AM
18	There are already plenty of housing options along 66th, plus new ones near Target. I am strongly against adding tall buildings along Portland.	5/8/2021 8:06 AM
19	Leave park a park and buy the properties as they become available to claim more park area. Not more housing.	5/7/2021 10:25 PM
20	We do want Minneapolis-lite, no 2040. Focus on public safety and crime reduction versus your quest to be like Minneapolis	5/7/2021 8:33 PM
21	This is a neighborhood area and should stay that way. No HIGH RISE apartments or LOW INCOME please	5/7/2021 6:38 PM
22	this needs to be done carefully with thought toward existing single family homes, so things transition nicely	5/7/2021 5:52 PM
23	Making these changes makes way for lowering community standards of noise, peace, and quiet.	5/7/2021 3:57 PM
24	This sounds like the city just wants more money. Our city is already a very diverse community.	5/7/2021 2:00 PM
25	The homes & apartments that are established are great just the way they are.	5/7/2021 12:58 PM
26	Please do not take any additional existing homes.	5/7/2021 10:45 AM
27	No reference to the Legion in this principle. The City needs to incorporate what the Legion needs to continue their mission of serving veterans, elderly , youth and low-income families.	5/7/2021 10:38 AM
28	It would make the area more appealing and add depth	5/7/2021 8:42 AM
29	I do not believe there should be any high density housing in the 66th and Portland area. If there is I would be opposed to anything above 2 or 3 stories. I think this is a good opportunity to build townhouses , that blend in with the housing already in the area. Ideally I would like to see 2 story townhouses, with the first floor being wheelchair accessible.	5/7/2021 12:17 AM
30	Please dont turn this into a low cost or high density housing area towering over the park	5/6/2021 9:54 PM
31	I am so tired of nothing but housing developments going up on every open inch of space around here. And all the high rise buildings take away from being able to see the city. Too	5/6/2021 9:24 PM

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	many high buildings and enough already with apartments and other dwellings. Please stop!!!	
32	LEAVE IT AS IS	5/6/2021 8:13 PM
33	I would have to see the plan. A mixed plan that didn't exceed 2-3 stories and was well blended to the single family housing would be great	5/6/2021 5:57 PM
34	Apartments/town houses are their own little community, which defeats the idea of making the park more accessible. It will do the complete opposite	5/6/2021 5:10 PM
35	We need more affordable housing. That's it.	5/6/2021 4:53 PM
36	Many businesses will retain a heavily online workforce after the pandemic. The need to live in an urban area will decline as a result of this. People are going to choose to move further away from the metro if there is no need to commute.	5/6/2021 4:03 PM
37	I am not looking to add housing to the neighborhood. It is already quite urban and we do not need a greater number of residents or more available housing. The purpose of the city government is to serve the community in the way it wants...not push development projects to increase tax revenue and programming opportunities (unless those are goals for most residents. For my part, I don't want more neighbors, busier streets, or more programs.	5/6/2021 3:15 PM
38	These areas should be consumed by the park to preserve the environment.	5/6/2021 3:09 PM
39	Please stop removing single family homes and putting in multi-story developments	5/6/2021 2:16 PM
40	High density housing will destroy the natural sunlight to the park and increase parking and residential traffic, which will disrupt the wildlife habitats of the park. No high density housing!	5/6/2021 1:35 PM
41	No apartments. Low profile commercial retail. But keep the legion	5/6/2021 1:30 PM
42	I agree, but am trust no more existing homes will be eliminated in the area to build additional housing?	5/6/2021 1:25 PM
43	Keep the single family neighborhood feel as is,	5/6/2021 1:22 PM
44	Same as question 1	5/6/2021 11:11 AM
45	No!!!! keep the land open or put another restaurant-type place there	5/6/2021 11:11 AM
46	Leave the single family homes! Sick of blocks and bocks of high density housing. High density does not encourage families.	5/6/2021 11:05 AM
47	We have enough condo's and apartments	5/6/2021 10:56 AM
48	We need more affordable housing. We also need an equitable community center.	5/6/2021 10:53 AM
49	Diversify housing in a way that minimizes vehicular traffic.	5/6/2021 10:43 AM
50	Residential setting could lead to more waste, debris/garbage in the park, more traffic (street and walkways), added public safety concerns (more chance for assaults and other crimes), streets cannot support the additional traffic (turns on and off Portland or 66th going both directions; may lead to needing street renovations)	5/6/2021 10:24 AM
51	Richfield hasn't finished current housing developments.	5/6/2021 10:04 AM
52	Nope! Why would you do this?! Clutter up the area and increase population density, hard NO	5/6/2021 9:59 AM
53	Quit tearing down single family homes and destroying the very make up of the city. Just stop!	5/6/2021 9:54 AM

## Q4 Convenient Commercial: Encourage a mix of community and small neighborhood commercial businesses in proximity to residential areas and the park destinations as an important amenity for residents and park visitors.

Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	11.61%	13
Agree	35.71%	40
Neither agree nor disagree	14.29%	16
Disagree	10.71%	12
Strongly disagree	27.68%	31
<b>TOTAL</b>		<b>112</b>

#	COMMENTS (100 CHARACTER LIMIT):	DATE
1	Although I support small business locations in Richfield, no businesses or buildings should be added in the area along the park.	5/12/2021 9:54 PM
2	I like the idea of places for small businesses to be able to try and make ago of it. I don't think in the park is the right place.	5/12/2021 9:48 PM
3	Would welcome small businesses that are within walking distance and help enhance the community.	5/10/2021 3:19 PM
4	No commercial businesses on Parkland. Parks should be a place for people to connect nature.	5/10/2021 7:25 AM
5	Please consider quality non fast food dining emulating eat street of Nicollet Ave, Uptown Grand St in St Paul	5/10/2021 7:07 AM
6	We need more small business but not these cracker jack large corporations, again profits do not justify destroying the park	5/9/2021 9:54 PM

PORTLAND AND 66TH SUB-AREA STUDY

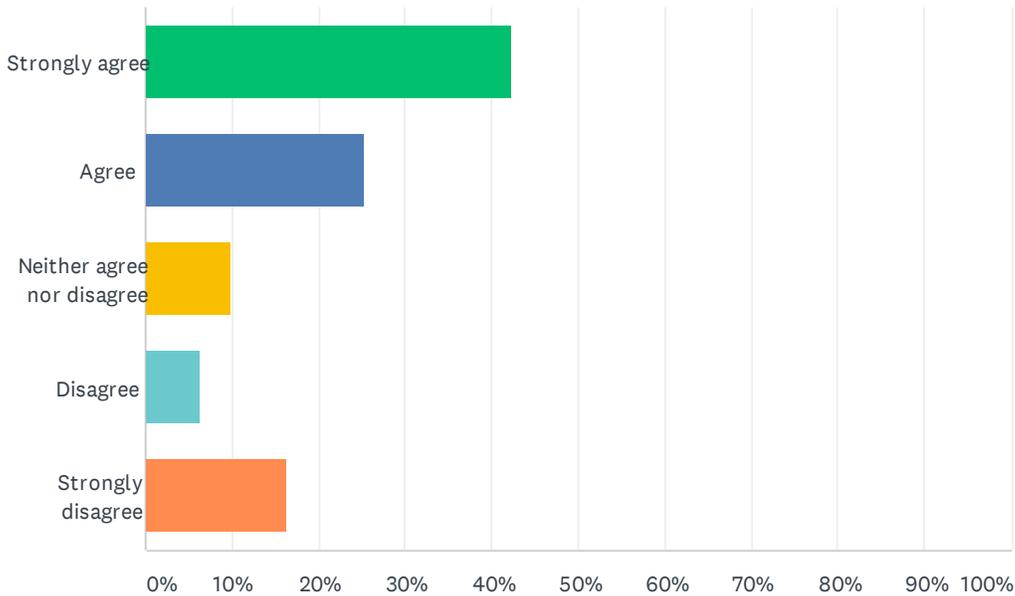
7	Priority to BIPOC businesses.	5/9/2021 9:10 PM
8	We should not sell off parts of the park for commercial use. The Nilson funeral home is OK.	5/9/2021 2:25 PM
9	I'd love to see 66th street from target to Veteran's park look like west end.	5/9/2021 11:12 AM
10	We do not need businesses in that area. It should be kept a nice outdoor space that can be enjoyed by many, not commercialized.	5/9/2021 10:07 AM
11	But not at the expensive. Of current residential homes	5/9/2021 9:47 AM
12	I am not opposed to developing the empty lot on close to the corner on Portland and 66th but there are many businesses along 66th already- they might be a block or two further east but I would agree with developing some of these areas before changing neighborhood feel along the south side of 66th.	5/9/2021 8:44 AM
13	There is already an appropriate "...mix of community and small neighborhood commercial businesses in proximity to residential areas and the park destinations". To "encourage" more would increase vehicle traffic in and around the park, disturb wildlife and may adversely affect the cleanliness of the park.	5/8/2021 7:04 PM
14	66th Street already offers many commercial businesses, especially east of the park. It would detract from the park to add any more commercial businesses than there are already.	5/8/2021 4:29 PM
15	Leave the businesses there alone.	5/8/2021 4:29 PM
16	Support, don't destroy small businesses. Every development project is removing 8 small businesses and replacing them with 1 or 2 large chains.	5/8/2021 8:14 AM
17	Restaurants like Sea Salt and Sandcastle are very popular at Minneapolis parks, can something similar be added near the playground on the east side of the park? More attractive than the ice cream place and offering adult options.	5/8/2021 8:06 AM
18	If people want to go to the park. They want to enjoy nature. If they want retail, they can go to a retail area. We don't need retail in the park. We need more park in the park	5/7/2021 10:25 PM
19	Keep as is. No housing displacement	5/7/2021 8:33 PM
20	I think that too much commercial businesses in the park can create negative impacts on wildlife and nature, especially with litter from take out food etc	5/7/2021 6:38 PM
21	businesses that make sense like coffee shops or lunch places. Not pawn shops, gas stations, or funeral parlors.	5/7/2021 5:52 PM
22	No rowdy businesses such as certain types of restaurants and all drinking establishments!	5/7/2021 3:57 PM
23	They are currently many business in Richfield already that provide the needs of the residents	5/7/2021 2:00 PM
24	Local roots is a great addition, along with the enchanted rock garden moving closer.	5/7/2021 12:58 PM
25	Please do not replace homes with mixed/commercial developments.	5/7/2021 10:45 AM
26	Again, where is the Legion building -- the Legion needs to receive the highest priority in this area -- and then everything else is planned around the Legion.	5/7/2021 10:38 AM
27	I think this would 100% make the park more of a destination!!	5/7/2021 8:42 AM
28	No big stores!!!	5/7/2021 12:17 AM
29	As long as it doesn't take single family homes	5/6/2021 8:46 PM
30	The current mixed community is great. I wouldn't want to see a ton more added because the neighborhoods already have high traffic volume	5/6/2021 5:57 PM
31	Would especially like to see affordable space for independent businesses.	5/6/2021 5:48 PM
32	As long as it's not rezoning.	5/6/2021 4:53 PM
33	Space for these businesses already exists on 66th street and Portland.	5/6/2021 4:03 PM
34	While I wouldn't mind seeing a few more restaurants or small businesses, this question is very vague. I am very wary of "encouraging" development.	5/6/2021 3:15 PM

PORTLAND AND 66TH SUB-AREA STUDY

35	Increased traffic will make the park feel less like a park.	5/6/2021 3:09 PM
36	Again, context necessary	5/6/2021 2:16 PM
37	As long as said commercial use is valuable to the community and doesn't disrupt the park.	5/6/2021 1:35 PM
38	Agree. Smaller non suburban businesses and keep the legion	5/6/2021 1:30 PM
39	Will this increase traffic in the area?	5/6/2021 1:25 PM
40	No new businesses around Vets Park, please.	5/6/2021 1:22 PM
41	Do not remove current resident homes on 66th between portland & 12th!	5/6/2021 1:05 PM
42	Seriously Richfield is just minutes from anything you could want. Do not take single family homes for businesses which brings more non-residents and therefore increases crime.	5/6/2021 11:05 AM
43	Small/local shops would be good. No chains are needed in this area.	5/6/2021 10:53 AM
44	Would love to see more neighborhood restaurants as well as small unique local businesses and organizations (avoid strip mall style franchises)	5/6/2021 10:43 AM
45	Added traffic on streets, with more people trying to make turns with busy streets can lead to more accidents	5/6/2021 10:24 AM
46	One thing I appreciate about Richfield is the variety of local businesses	5/6/2021 10:04 AM
47	Not needed and wouldn't be utilized	5/6/2021 9:59 AM

## Q5 Sustainable Development: Use sustainable design practices and new technology in developments that will help create a healthy, sustainable, vibrant neighborhood, and contribute to the park environment.

Answered: 111 Skipped: 1



ANSWER CHOICES	RESPONSES	
Strongly agree	42.34%	47
Agree	25.23%	28
Neither agree nor disagree	9.91%	11
Disagree	6.31%	7
Strongly disagree	16.22%	18
<b>TOTAL</b>		<b>111</b>

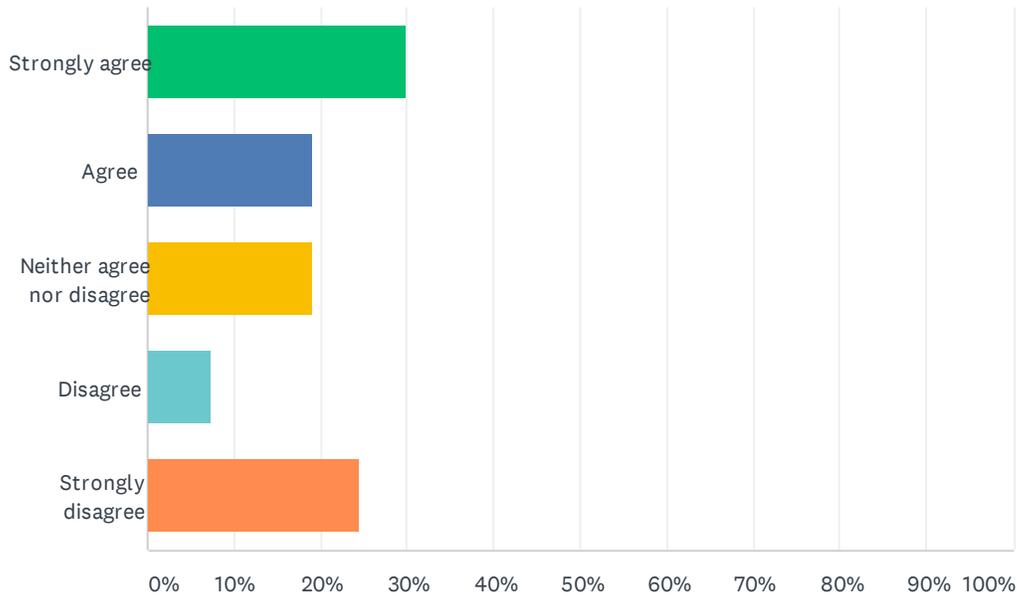
#	COMMENTS (100 CHARACTER LIMIT):	DATE
1	This comment is too vague and broad to agree on. We should add only things to beautify the park space like sculptures/gardens. Also keep most of it green space. A solar flower could provide interest and be a source of electricity for the park.	5/12/2021 9:54 PM
2	Don't build. Or how about some solar flowers to help generate electricity for pool/ice rink and have a nice look.	5/12/2021 9:48 PM
3	sustainable design practices equate to very high expenditures and increased taxes	5/12/2021 12:12 PM
4	As long as the design is not on commercial buildings nor tall buildings nor multi-unit housing	5/10/2021 7:25 AM
5	Only if you can commit to all incomes of living and not brining in people from Edina	5/9/2021 9:54 PM
6	The City had an opportunity for a community center and chose to incorporate those residences into the park.	5/9/2021 2:25 PM
7	I'm not sure what is meant here, but if you mean city provided wi-fi, garbage / recycling / compost, then I agree.	5/9/2021 10:07 AM

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8	How many more people can the veterans park sustain	5/9/2021 9:47 AM
9	I don't see how big housing units can help create sustainable development.	5/9/2021 8:44 AM
10	I would fully support sustainable design practices that would maintain the "health" of the park, its visitors and immediate residents.	5/8/2021 7:04 PM
11	I'm in favor of sustaining a vibrant neighborhood and park, but adding multi- resident housing would detract from that.	5/8/2021 4:29 PM
12	Sustainable sounds expensive	5/8/2021 8:14 AM
13	Keep as is	5/7/2021 8:33 PM
14	How can you bring in more people and not raise crime levels?	5/7/2021 3:57 PM
15	I don't feel there's a need for any more business or housing in Richfield that brings more crime to the city. They already can't provide a crime free environment	5/7/2021 2:00 PM
16	Please, another principle that does not address at all the importance of the Legion to be the primary focus for this property.	5/7/2021 10:38 AM
17	It needs to be sustainable, honestly it shouldn't even be a question	5/7/2021 8:42 AM
18	Preserving the park should be the #1 priority of the project.	5/6/2021 9:24 PM
19	AGAIN LEAVE THIS AREA ALONE	5/6/2021 8:13 PM
20	Only if there are no apartments, condos or businesses on park land	5/6/2021 5:45 PM
21	If there is any new development, it must be done sustainably.	5/6/2021 4:53 PM
22	Developments are unnecessary and deplete the character of the city.	5/6/2021 4:03 PM
23	"Sustainable design practices" is vague. I also believe our neighborhood is vibrant and needs little or no "development"	5/6/2021 3:15 PM
24	Again, adding housing and business will take away from the park.	5/6/2021 3:09 PM
25	As long as you keep the legion and little vegas	5/6/2021 1:30 PM
26	I have no idea what kind of new terminology this implies so I cannot answer.this i	5/6/2021 1:22 PM
27	Do not remove current resident homes on 66th between portland & 12th	5/6/2021 1:05 PM
28	As long as the requirement is on the developer and not residents via TIF	5/6/2021 11:11 AM
29	And in the concept of this, does not mean high density housing.	5/6/2021 11:05 AM
30	Sustainable design and new technology used in the creation of a community center would put us on the map!	5/6/2021 10:53 AM
31	Anything that is built should be sustainable but I do not agree that we need high density "developments".	5/6/2021 10:47 AM
32	Minimize vehicles/parking lot restrictions, bike parking, green space requirements, minimize noise, lighted sign brightness limits, mindful of wildlife in the area	5/6/2021 10:43 AM
33	Again disagree with redevelopment of any kind in this area	5/6/2021 9:59 AM
34	Stop tearing down single family homes	5/6/2021 9:54 AM

## Q6 Building Transition: Require site design and building architectural characteristics that provide appropriate transitions between single family residential neighborhoods and higher intensity uses.

Answered: 110 Skipped: 2



ANSWER CHOICES	RESPONSES	
Strongly agree	30.00%	33
Agree	19.09%	21
Neither agree nor disagree	19.09%	21
Disagree	7.27%	8
Strongly disagree	24.55%	27
<b>TOTAL</b>		<b>110</b>

#	COMMENTS (100 CHARACTER LIMIT):	DATE
1	Don't build anything in the park especially not high density/intensity!	5/12/2021 9:54 PM
2	Don't build high intensity in the park!!!!!!!	5/12/2021 9:48 PM
3	However, I'm opposed to high density development in the area.	5/10/2021 3:19 PM
4	Opposed to high-density development[s] adjacent to Veteran's Memorial Park unless mixed-use/condominiums.	5/10/2021 3:19 PM
5	No high density housing in Veterans Park. No tall buildings. Perhaps a low rise community center. Or nature building similar to Wood Lake.	5/10/2021 7:25 AM
6	Need to incorporate site lines of the park to make sure flight plans of birds are destroyed	5/9/2021 9:54 PM
7	Let these spaces remain part of the park!	5/9/2021 2:25 PM
8	Disagree with higher density uses in this area!	5/9/2021 10:07 AM

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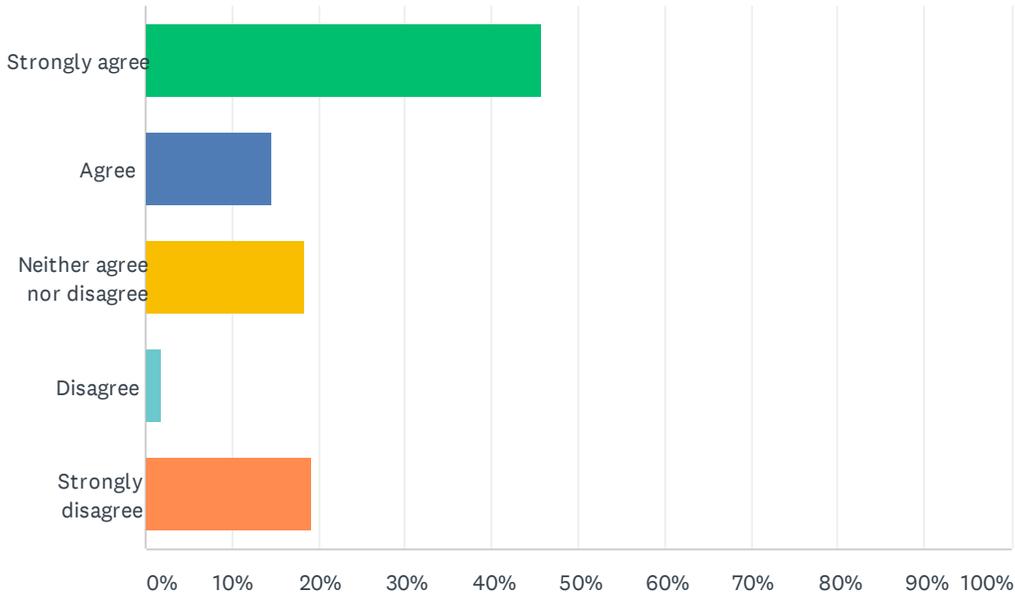
9	Once again to many people. Using the park?	5/9/2021 9:47 AM
10	I don't want higher intensity uses therefore, there would be no need for an appropriate transition	5/9/2021 8:44 AM
11	We need to limit height of any new developments.	5/8/2021 11:31 PM
12	I would like to limit the "high intensity" uses altogether, but if they are going to happen regardless then of course I would hope there would be "appropriate transitions".	5/8/2021 7:04 PM
13	I am opposed to higher intensity uses adjacent to the park.	5/8/2021 4:29 PM
14	Leave the neighborhood alone.	5/8/2021 4:29 PM
15	...or don't replace the 1R	5/8/2021 8:14 AM
16	Please don't build anything tall, or long rows of buildings that block all the views, especially on the north side of 66th or the east side of Portland.,	5/8/2021 8:06 AM
17	Again, I would live in Minneapolis if I wanted Richfield to be Minneapolis. Focus on crime reduction!	5/7/2021 8:33 PM
18	except that we really don't desire high density right in the space adjacent to the park. We have plenty of apartment buildings by the park on both the south and west side	5/7/2021 6:38 PM
19	What's wrong with single family homes. (I live in an apartment on the circle of 66th and Portland.)	5/7/2021 3:57 PM
20	Do not want a new building around our park that's currently used by my children	5/7/2021 2:00 PM
21	No reference has yet been made to what the needs of the Legion. The Legion is 95 years old; has been on this site for over 40 years and focuses all of their activities to help veterans, low income and community. The Legion needs to be the first priority in this project.	5/7/2021 10:38 AM
22	Yes, Richfield needs this everywhere!! Like how does cedar not have screening???	5/7/2021 8:42 AM
23	I feel like this is contradictory. an appropriate transition would not be high intensity. Appropriate transitions would be no more than 2 stores, and not hiding the park from the street.	5/7/2021 12:17 AM
24	Keep Richfield single family residential	5/6/2021 9:25 PM
25	No more housing!	5/6/2021 9:24 PM
26	Another dumb question	5/6/2021 8:13 PM
27	Yes, architecture styles should retain the community aesthetic.	5/6/2021 4:03 PM
28	I am in favor of single family residential neighborhoods and a reasonable number of multi-unit housing...I do not see a need for building more "high intensity use" sites. Again, as a resident, I don't want a denser community "developed" and I would really like the city to stop pushing this agenda on residents.	5/6/2021 3:15 PM
29	Fancy words to me that mean more sidewalks and roads in the park.	5/6/2021 3:09 PM
30	Stop adding so many high density developments before Richfield ceases to be the residential community it was, is and should be	5/6/2021 2:16 PM
31	I don't trust that the city planners have the ability to do this as they have proven with previously approved projects that they don't have an understanding of what this even means. Giant apartments do not belong near parks nor backed up to single family homes.	5/6/2021 1:35 PM
32	But no high rise high density apartments. Keep little Vegas and the legion	5/6/2021 1:30 PM
33	Do not remove current resident homes on 66th between portland & 12th	5/6/2021 1:05 PM
34	Dont build HD projects	5/6/2021 11:21 AM
35	Disagree because we should not be building more high density until we see ramifications of existing projects	5/6/2021 11:11 AM
36	Stop the high density housing. So this question is irrelevant. You are destroying the character and charm of Richfield by going to all high density.	5/6/2021 11:05 AM
37	If these transitions happen, it needs to be done well and the people being pushed out need to	5/6/2021 10:53 AM

PORTLAND AND 66TH SUB-AREA STUDY

	be compensated.	
38	Again, build sustainably and beautifully, but don't add high density.	5/6/2021 10:47 AM
39	Woofa! I have a masters degree in the social sciences and have read this question several times, but still don't understand it!	5/6/2021 10:13 AM
40	Stop tearing down single family homes. To put up high density will NOT enhance Vets Park, it will DESTROY it.	5/6/2021 9:54 AM
41	The new townhomes by Target are horrible. If new high density residential buildings will go up I would prefer traditional looking rowhomes not modern designs that look terrible.	5/6/2021 9:48 AM

**Q7 Building Heights: Locate the tallest portions of buildings away from adjacent low density residences. For sites adjacent to Veterans Memorial Park, locate the tallest portions of buildings away from the park’s open areas.**

Answered: 109 Skipped: 3



ANSWER CHOICES	RESPONSES	
Strongly agree	45.87%	50
Agree	14.68%	16
Neither agree nor disagree	18.35%	20
Disagree	1.83%	2
Strongly disagree	19.27%	21
<b>TOTAL</b>		<b>109</b>

#	COMMENTS (100 CHARACTER LIMIT):	DATE
1	Don't go so tall it looks like a different Veterans Park are.	5/13/2021 2:38 PM
2	Our park is not the place to build anything with more than one story. We don't want the feeling of a city in our natural park setting.	5/12/2021 9:54 PM
3	Don't build or only build 2 stories. Anything taller will dominate the park...	5/12/2021 9:48 PM
4	Again opposed to high-density living Veterans memorial park.	5/10/2021 3:19 PM
5	Opposed to high-density development[s] adjacent to Veterans Memorial Park unless mixed-use/condominiums.	5/10/2021 3:19 PM
6	No new buildings in the park unless it is a community building.	5/10/2021 7:34 AM
7	No tall buildings should be built in or around Veterans Memorial Par.	5/10/2021 7:25 AM

PORTLAND AND 66TH SUB-AREA STUDY

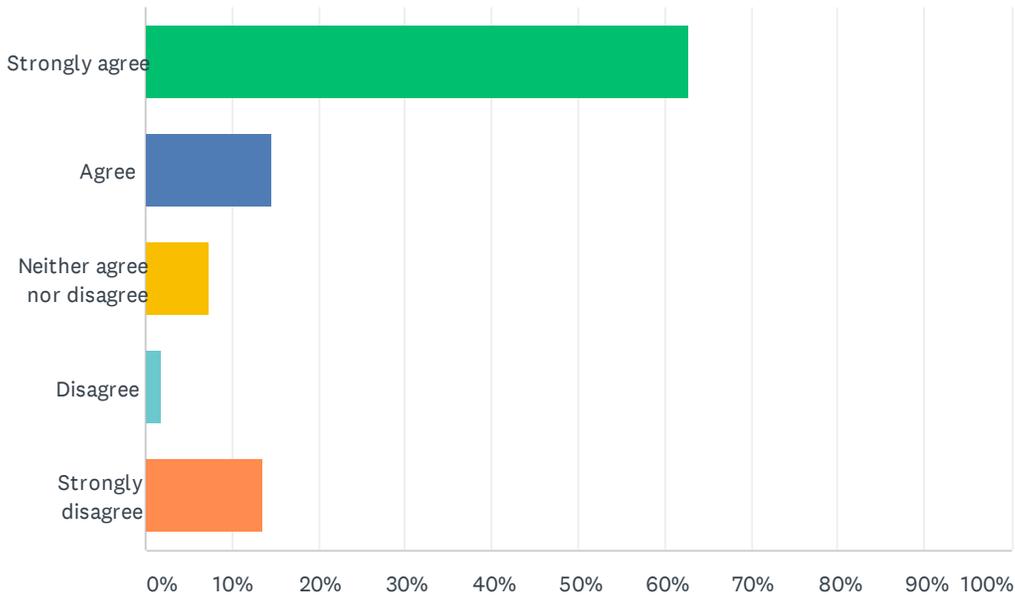
8	NO higher than 3 stories	5/10/2021 7:07 AM
9	If you put large buildings around the park, you are not for nature. You are only for profit. Must consider the long term effects of big buildings when they are not green like no glass, living walls. Practice what Finland and Sweden are doing in their new housing	5/9/2021 9:54 PM
10	Put them in some other part of Richfield	5/9/2021 2:25 PM
11	Don't have high buildings in this area!	5/9/2021 10:07 AM
12	Why do we need high density housing	5/9/2021 9:47 AM
13	Again, I don't want tall buildings any where near Veterans park	5/9/2021 8:44 AM
14	I'm leaving Richfield if you build property value lowering apartments on Veterans Park.	5/8/2021 11:31 PM
15	I would not like to see any buildings more than two stories tall next to the park. If buildings taller than single story are to be erected then yes, I would like the tallest portions of them to be as far away from the park as possible.	5/8/2021 7:04 PM
16	Tall buildings would detract from the beauty and peacefulness of the park.	5/8/2021 4:29 PM
17	Do not ruin the park by building towers.	5/8/2021 4:29 PM
18	...or don't have more than 3 stories / 30ft in high	5/8/2021 8:14 AM
19	A better option is to not build anything tall at all, it will ruin the overall aesthetic of the park.	5/8/2021 8:06 AM
20	Would love to see City of Richfield expand veterans park without any commercial or residential development	5/8/2021 8:03 AM
21	Stupid question. There is no option for me to say what I want if I don't want buildings. You have not allowed for anyone in this survey to voice ideas and options that don't include buildings. This is a very biased question that will lead people in one direction. Who did you hire to make up these vague and biased questions? the city can do better than this.	5/7/2021 10:25 PM
22	Poorly worded question and very poorly constructed survey.	5/7/2021 8:33 PM
23	Please do not put any tall buildings to encroach on our skyline views and sunsets. The natural beauty and open space feeling is what attracts people to the park. People in a metro area crave open natural areas that are not hemmed in by tall buildings. Take Richfield Lake, for instance. When you walk around that lake, you feel like there are buildings and windows staring down at you from all sides. No matter how you point the camera, you always get a reflection or a background with a building in it. YUCK! Please don't make some huge towering building by the park. Keep our spaces open and peaceful. Please keep the area just part of the park instead of redeveloping it. This is our only chance to increase park size and preserve it for future generations. Why do you think it is a destination? BECAUSE it is a natural area. Keep it that way!	5/7/2021 6:38 PM
24	Don't you mean tallest buildings? How can you separate a building into portions?	5/7/2021 3:57 PM
25	No building anything around our park	5/7/2021 2:00 PM
26	Don't alter the current landscape	5/7/2021 12:58 PM
27	First, incorporate the needs of the Legion as priority -- then come up with principles that support and enhance the Legion's ability to serve their community.	5/7/2021 10:38 AM
28	While I agree with this I don't think that anything should be more than 3 stories, and should not block the view of the park.	5/7/2021 12:17 AM
29	No tall buildings at all	5/7/2021 12:04 AM
30	Do not build sky scrapers next to our park	5/6/2021 9:54 PM
31	Preserve the park view	5/6/2021 9:24 PM
32	What?	5/6/2021 8:13 PM
33	2-3 story maximum (current heights of the few apartment buildings - those could be removed & replaced but don't add a ton more	5/6/2021 5:57 PM

PORTLAND AND 66TH SUB-AREA STUDY

34	Would prefer that exceptionally tall buildings not be allowed in Veteran's Park.	5/6/2021 5:48 PM
35	BUT NO BUILDINGS ON PARK LAND	5/6/2021 5:45 PM
36	Do NOT put in a tall building where the funeral home currently sits, as it would shade the pool.	5/6/2021 4:53 PM
37	I am not sure just what type of height we are considering. I would say no to a high rise.	5/6/2021 4:13 PM
38	However, anything taller than current structures bordering the park is too tall.	5/6/2021 4:03 PM
39	Any necessarily tall structures should be as unobtrusive as possible.	5/6/2021 3:15 PM
40	This is a moot point because the added traffic will deter from the park.	5/6/2021 3:09 PM
41	Don't build multi story buildings around Vets Park	5/6/2021 2:16 PM
42	No tall buildings.	5/6/2021 1:35 PM
43	How about no buildings taller than 2 stories and keep the legion	5/6/2021 1:30 PM
44	No tall buildings, please	5/6/2021 1:22 PM
45	Do not remove current resident homes on 66th between portland & 12th	5/6/2021 1:05 PM
46	No tall buildings anywhere	5/6/2021 12:55 PM
47	I guess it is already a done deal so why ask these questions	5/6/2021 11:21 AM
48	We must have strict limit on higher (i.e. 3 stories in full) instead of controlling layout to make them taller	5/6/2021 11:11 AM
49	Don't want to see any buildings over one story	5/6/2021 11:11 AM
50	There should be no high buildings by the park and ruin the view.	5/6/2021 11:05 AM
51	No more new buildings	5/6/2021 10:56 AM
52	Restrict building heights to protect views and minimize shadows	5/6/2021 10:43 AM
53	Buildings aren't necessary	5/6/2021 10:24 AM
54	Don't have a building that looks over the trees in the area	5/6/2021 10:24 AM
55	No high rise buildings!	5/6/2021 10:21 AM
56	Don't put any bldgs....	5/6/2021 9:59 AM

## Q8 Building Massing: Locate and design buildings to preserve views to/from the park's open areas and minimize potential shadowing of the park.

Answered: 110 Skipped: 2



ANSWER CHOICES	RESPONSES
Strongly agree	62.73% 69
Agree	14.55% 16
Neither agree nor disagree	7.27% 8
Disagree	1.82% 2
Strongly disagree	13.64% 15
<b>TOTAL</b>	<b>110</b>

#	COMMENTS (100 CHARACTER LIMIT):	DATE
1	Extremely important.	5/13/2021 2:38 PM
2	A maximum height of one story is what we should maintain if anything is built. It should keep to the current status quo. Better yet, don't build at all!	5/12/2021 9:54 PM
3	2 stories max or better yet do not build anything	5/12/2021 9:48 PM
4	No new buildings in the park unless it's a community building!	5/10/2021 7:34 AM
5	No tall buildings should be built. Only low rise buildings similar to Wood Lake nature center	5/10/2021 7:25 AM
6	Yes, put them somewhere else!	5/9/2021 2:25 PM
7	don't take away the views of the park when driving by, don't build here	5/9/2021 10:07 AM
8	If new buildings are an end point then yes, but why change anything	5/9/2021 9:47 AM
9	With the spaces under review, I don't see how it is obtainable to preserve the view. I live on the	5/9/2021 8:44 AM

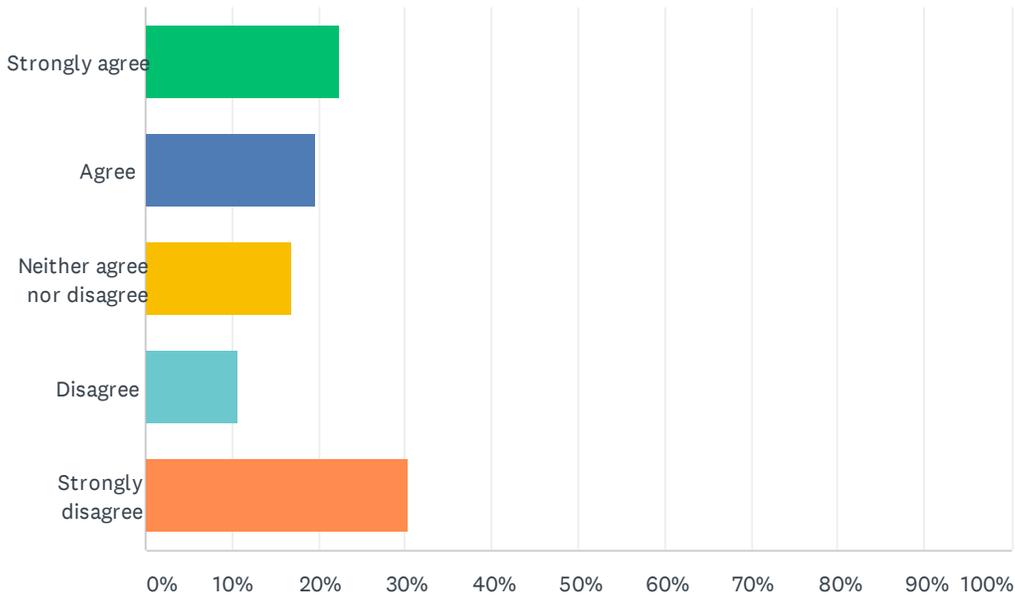
PORTLAND AND 66TH SUB-AREA STUDY

East side of the park and I do not want to see high rise in the skyline

10	As stated earlier, the buildings and homes currently adjacent to the park add to its peace and beauty. New development would detract from it.	5/8/2021 4:29 PM
11	Don't build new buildings.	5/8/2021 4:29 PM
12	I so miss the days I could walk around woodlake without seeing skyscrapers 2 blocks away	5/8/2021 8:14 AM
13	Keep all new buildings to a minimum.	5/8/2021 8:06 AM
14	Same as the prior question. This is insane!	5/7/2021 10:25 PM
15	as explained above, we don't want to see the building in the photos of sunsets and we certainly don't want some HUGE towering rectangle box. If it is going to be there, vary the roof height and give it a cottage-like feel with angled roof peaks and charm so that it looks like a storybook destination, not a metropolis please. Or as I stated before, keep it natural!	5/7/2021 6:38 PM
16	This is great for the people who visit the park. But what about the residents near the park? Is it OK to block us?	5/7/2021 3:57 PM
17	The priority to preserve is the prominent and continued location of the Legion at this Portland property.	5/7/2021 10:38 AM
18	See #7	5/6/2021 9:54 PM
19	Don't build buildings close to this site.	5/6/2021 8:13 PM
20	Replace old dated buildings with mandates new landlords would need to allow long standing residents preference at cheaper rent	5/6/2021 5:57 PM
21	Would prefer that exceptionally tall buildings not be allowed in Veteran's Park.	5/6/2021 5:48 PM
22	STREETS SHOULD BE BOUNDARIES SO NO VIEW AFFECTED.	5/6/2021 5:45 PM
23	But what about the traffic nightmare that will come with high density bldgs in that area. It's not great now after hockey games	5/6/2021 5:10 PM
24	New development is not necessary.	5/6/2021 4:03 PM
25	buildings and development are constantly threatening to overtake what green spaces we have. Where they are essential, buildings should always come second to the park environment.	5/6/2021 3:15 PM
26	Simply preserving views isn't enough. New buildings are the problem.	5/6/2021 3:09 PM
27	Don't build multi story buildings around Vets park	5/6/2021 2:16 PM
28	No tall buildings or high density housing near the parks.	5/6/2021 1:35 PM
29	Low buildings. Like the legion is now. Lower than street level and keep the legion	5/6/2021 1:30 PM
30	No tall buildings. No blocking the view of the park from 66th or Portland	5/6/2021 1:22 PM
31	Do not remove current resident homes on 66th between portland & 12th	5/6/2021 1:05 PM
32	No buildings = no shade issues	5/6/2021 11:11 AM
33	No tall buildings by the park.	5/6/2021 11:05 AM
34	Enough with redevelopment like this	5/6/2021 10:56 AM
35	Restrict building heights to protect views	5/6/2021 10:43 AM
36	The building should in no way impact the park negatively	5/6/2021 10:24 AM
37	No bldgs	5/6/2021 9:59 AM

## Q9 Quantity of Parking: Minimize parking needs by leveraging the study area's location along multimodal corridors to reduce the use of the automobile.

Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	22.32%	25
Agree	19.64%	22
Neither agree nor disagree	16.96%	19
Disagree	10.71%	12
Strongly disagree	30.36%	34
<b>TOTAL</b>		<b>112</b>

#	COMMENTS (100 CHARACTER LIMIT):	DATE
1	Be realistic rather than idealistic. An aging population isn't not going to start biking or walking. More safety measures necessary for women and girls to feel safe walking and biking alone.	5/13/2021 2:38 PM
2	DO NOT reduce parking. When we do have festivals and active times in the park it can be very difficult to find parking and we should not be limiting families from coming because of it. Most residents in Richfield have vehicles. We wouldn't use the park more if you leveraged the multimodal corridors. That actually can lead to more vandalism.	5/12/2021 9:54 PM
3	Do NOT decrease parking. This will create problems for events like the 4th of July or other groups. Those events make Richfield a destination. I have seen parking mostly full a number of times pre Covid19. Let's not drive parking out into the neighborhood if we can help it.	5/12/2021 9:48 PM
4	Seniors cannot bike, rollerskate, or use Skateboards to get to the park.	5/10/2021 7:34 AM
5	People need a place to park. Not everybody has mobility especially in Richfield.	5/10/2021 7:25 AM
6	Must start to think about more and safe bikes lanes vs parking, need to think about connecting	5/9/2021 9:54 PM

PORTLAND AND 66TH SUB-AREA STUDY

people by other modes of transportation vs having a large hot parking lot taking up room that could be used better

7	The parking lots that are there are usually already full, don't limit parking and push people to park on residential streets as it brings other issues like littering, etc	5/9/2021 10:07 AM
8	No need for more parking with the current situation or any new development	5/9/2021 9:47 AM
9	Every time this is done, you run out of parking....	5/8/2021 8:14 AM
10	Additional parking on site more favorable than parking within the neighborhood	5/8/2021 8:03 AM
11	Huh? I have a college degree and my wife has a masters in education and we both agree the wording of this one is crazy. English is a second language for many people in our City. I thought you wanted the opinions of people. I think you should redo this survey with clear simple unbiased questions. Whatever you find for results is going to be sooo biased.	5/7/2021 10:25 PM
12	People have been able to figure out how to access the park via many modes of transportation without city council intervention. Just say you want more bike lanes if that is your objective.	5/7/2021 8:33 PM
13	I am not exactly sure what you are trying to say here. This is poorly worded. I want to have nice pedestrian trails and bike trails but I also want to have space for people to park and use automobiles.	5/7/2021 6:38 PM
14	This area is swamped with vehicular traffic. Most of those people need to drive their cars. How will you limit traffic to what already exists or less?	5/7/2021 3:57 PM
15	Absolutely not. Prioritize the Legion parking needs as top priority for this principle.	5/7/2021 10:38 AM
16	Add more pedestrian and bike lanes, and narrow 66th so people don't drive so fast	5/7/2021 8:42 AM
17	People with disabilities always get screwed when it comes to parking. It usually means that disabled people can't go anywhere during peak times, like weekends.	5/7/2021 12:17 AM
18	Don't keep building things without appropriate parking	5/6/2021 9:25 PM
19	People need to drive. Limit cars, you limit who will go.	5/6/2021 9:24 PM
20	Um... farmers market, Christmas trees, the 4th and big hockey turnys. Let alone one of the decent playgrounds for kids.	5/6/2021 8:13 PM
21	I disagree with the movement to minimize parking standards that will provide inadequate parking.	5/6/2021 5:48 PM
22	SENIORS CANNOT WALK 2 MILES TO PARK!	5/6/2021 5:45 PM
23	So you remove the parking lots and now everyone going to the rink or pool have to park in the neighborhoods? Not sure you want kids crossing 66th that often	5/6/2021 5:10 PM
24	This is already the case. The only parking provided is for the pavilion and it is necessary for the farmers market.	5/6/2021 4:03 PM
25	We shouldn't need much more parking if we don't build multi-unit housing and expansive shopping/businesses. I don't want to live in Edina.	5/6/2021 3:15 PM
26	No additional parking, please. Preserve the park land.	5/6/2021 3:09 PM
27	Ensure adequate parking for any and all development.	5/6/2021 2:16 PM
28	Know what else will prevent parking issues? NOT BUILDING HUNDREDS OF UNITS NEXT TO THE PARK!	5/6/2021 1:35 PM
29	Large lots already there. Keep the legion	5/6/2021 1:30 PM
30	The park meds parking if you don't want to disturb nearby neighborhoods	5/6/2021 1:22 PM
31	There needs to be much consideration for handicapp parking AND parents with young kids/strollers. Do not remove current resident homes on 66th between portland & 12th	5/6/2021 1:05 PM
32	Sean O'Leary must be drooling to get rid of Richfield of streets.	5/6/2021 11:21 AM
33	It's been discussed and proven over and over that expecting mass transit and bikes does not correlate with less vehicles	5/6/2021 11:11 AM

PORTLAND AND 66TH SUB-AREA STUDY

34	We have enough bike lanes.	5/6/2021 11:05 AM
35	Just stop	5/6/2021 10:56 AM
36	Already enough vehicular amenities. Encourage other means of transportation that already exist like continued bike and led infrastructure as well as bus stop upkeep.	5/6/2021 10:43 AM
37	This would reduce noise and traffic in the already busy area	5/6/2021 10:24 AM
38	I don't know how to answer this. It would be 'strongly agree' for me and my family personally. But I'm not sure if the city/community is there yet.	5/6/2021 10:13 AM
39	Parking is sufficient now	5/6/2021 9:59 AM
40	People drive cars, get that through your head. The Chamberlain has zero parking, and our neighborhood is now a parking lot. Learn from your mistakes. Again for the people ik the back, PEOPLE STILL DRIVE CARS.	5/6/2021 9:54 AM
41	Address risk of parking at rink/pool if not enough parking is at the residential bldg. Residents will still have to park somewhere.	5/6/2021 9:22 AM

## Q10 Please use this form to leave additional comments.

Answered: 76 Skipped: 36

#	RESPONSES	DATE
1	Keep it beautiful in that area please	5/13/2021 2:38 PM
2	This study was worded in such a way that certain answers could be taken two different ways. It was very difficult to answer in a way that we feel you would clearly understand our viewpoints. The comment sections for each question were helpful but we are still concerned about the statistics being skewed if only the answer choices are looked at. Having a plan to preserve the park should have been an option overall.	5/12/2021 9:54 PM
3	I realize like everything else in Richfield it is already decided what will be done. We will end up with a multi story monster engulfing the west side and taking away not adding to the park experience. We should get something that brings beauty or adds to our parks. Solar tracking flowers? Art? Real flowers? Mix of these?	5/12/2021 9:48 PM
4	Please do not remove homes on the perimeter of Vet's Park. Please do not bring low income housing into the park area.	5/12/2021 12:12 PM
5	exciting but frightening	5/10/2021 5:42 PM
6	I strongly oppose high density apartments in this area due to the impact it will have on our neighborhood. Bring small businesses to the neighborhood mixed with condos. We did not invest in our home and renovate to have high density housing impact our neighborhood and bring down our home value.	5/10/2021 3:19 PM
7	Again, we are all for redevelopment in the study area if it enhances the community, increases home values and provides amenities to the local area. This does not mean however that residents who have called this neighborhood 'home' for the past 'x' years want their investment; e.g., home and normal daily lives impacted by the eyesore/burden of a high-density project. If I were to openly - and without biased - poll my neighbors and those directly adjacent to - or within the study area - I can confidently tell you they'd have no issues with this type of redevelopment in that retail atrocity on 66th and Nicollet Ave S.; e.g., the HUB. #Bulldoze HUB2040.	5/10/2021 3:19 PM
8	I walk around Vets Park every day and I enjoy seeing all the wildlife in the park, I hope all new development efforts will take into account the impact of wildlife in the park. Also I would love to see some basketball hoops at the park or an additional outdoor volleyball court as I know they would be well used.	5/10/2021 11:58 AM
9	The park should accommodate safe walking, biking, and meet the needs of senior citizens and children.	5/10/2021 11:51 AM
10	It would be so nice to see some sort of all inclusive community center in the area, one that caters to all ages. Our youth need a place to be, especially during the colder months.	5/10/2021 8:44 AM
11	Leave the park alone! We do not need housing on our park. If we do not put a community center on the park, then no more buildings. We have enough affordable housing in Richfield. What makes a city vibrant is to have multiple types of residential opportunities. Maybe the city Council should come up with a percentage of how many of each we should have. Use the bell curve. So much high income, so much low income, and the largest amount being middle income.	5/10/2021 7:34 AM
12	I don't want to see any commercial mix to use housing building in Veterans Memorial Park. A low rise community center perhaps. That park is a jewel and allows people to connect with nature. Keep commercial building, high-rise building, commercial building out of that park.	5/10/2021 7:25 AM
13	If you use large buildings in this area, housing that is too expensive for the young or income lacking, you are going to lose all that is good about this area. Profits over nature will not last and we will be looked at being the next Edina which we should do better than Edina b/c we can.	5/9/2021 9:54 PM

PORTLAND AND 66TH SUB-AREA STUDY

14	The Master Plan for the park has not been to add any residential or commercial facilities. Any uses considered for the American Legion should follow that concept. The use of the space, maybe even the existing building, for an enhanced Community Center would work well	5/9/2021 2:25 PM
15	Thank you for surveying us and working to improve our awesome city.	5/9/2021 11:12 AM
16	Please do not build high density housing here, keep it a beautiful peaceful area of Richfield. Let us be the "central park" of the Twin Cities by not selling out to large buildings but keeping our green space	5/9/2021 10:07 AM
17	There must a formula that calculates park size to the number of people that it can sustain without reducing the quality of the park	5/9/2021 9:47 AM
18	As noted above, I think Richfield should focus more on property value increasing activities and not about mass housing. One of the great parts about Richfield is we are right next to Minneapolis, Edina, and Bloomington and in many ways, our city is much more affordable than these cities. As with the stock market, you buy and hold. This is how Richfield residents like it. By being adjacent to housing areas with higher property values, you will see gains in value unless the cit of Richfield goes about decreasing that value by eating up single family homes and beautiful parks and replacing with mass housing.	5/8/2021 11:31 PM
19	My concern is that the development of the area in/around the park will compromise the current integrity of the park. The park is a gift in this neighborhood and I would love to maintain the quiet nature-in-the-middle-of-the-city environment. Please be careful in the decisions that will be made.	5/8/2021 7:04 PM
20	Tearing down existing houses to build multi-resident housing would hurt the neighborhoods and detract from the park.	5/8/2021 4:29 PM
21	Do not let any developers ruin Veterans Park the way they are damaging Queen Ave or Sheridan Park.	5/8/2021 4:29 PM
22	This park is a true gem for this part of the area, and it needs to be preserved and not over-built. Plans for all sorts of new buildings will drastically change the feel of the park. There should be phases that are re-considered after the project has begun. Additionally, I would love to see a sound barrier wall along the north side of Veteran's park to block Hwy 62, much like along I-35 through south Minneapolis.	5/8/2021 8:06 AM
23	We strongly encourage this area to expand the park as parkland and not any housing or commercial use. We live along 64th street and traffic already is high along this road. If parkland improvement is not feasible then we would like to see something very low density that would will keep additional traffic down	5/8/2021 8:03 AM
24	The questions were hard to answer because they didn't allow for my opinion. It was quite obvious that the decision has been made that building development is happening and you have squelched a significant number of honest opinions to be voiced for those who don't want buildings but want more park space. I'm saddened and disappointed that the city will, once again, say that they gave the public ample opportunities to discuss their ideas, but it won't matter because of how the city manipulated the peoples responses. I want more park space and for the city to reclaim the buildings like the legion, and the home and the mortuary as they might be available to buy. Once housing goes in, it creeps into the park forever. We need to keep every inch of Park and buffering properties we can. We should not put multi story buildings within sight of the part. When in the park, you should look out to trees or residential lots which also have trees. Not to a retail store or condo full of windows.	5/7/2021 10:25 PM
25	Again, poorly designed survey. Most of the questions are written for the council to interpret that respondents are supporting their Minneapolis-lite agenda. Our council reeks of Met-council stupidity.	5/7/2021 8:33 PM
26	These questions are so poorly worded. It is really hard to understand what is meant by the wording of these questions. Honestly, we have an opportunity as a community to purchase this land and preserve additional acres of the park and make it bigger and better. We will never have this opportunity again to preserve open land and nature in this part of the park and I think the city should purchase this with the public in mind--this is a destination BECAUSE it is a natural area and putting buildings with housing in this area creates a quasi-private feel to the park like it is "owned" and meant mainly for those living in the apartment complex or townhomes. This park is for EVERYBODY and should stay that way. We have enough tall apartment building boxes around Richfield Lake and so do NOT do this to Veteran's Park.	5/7/2021 6:38 PM

PORTLAND AND 66TH SUB-AREA STUDY

People enjoy watching the fireworks on the fourth of July. A tall building will block the view of everyone living behind this building to the west, and that is sad and unfair to take away the views of such a special part of our city's patriotic celebration. We also like to preserve our sunsets and views without a tall building in the background. Please do NOT put any tall structures here! Perhaps this location could be used to draw more people to Richfield by expanding the city pool to include more water features such as a wave pool, lazy river, islands, obstacle course, and more! Look at what other communities have done with their pool and water areas. We could do SO MUCH! People come from all over, families with small children, school groups, youth, and more, to enjoy a large outdoor pool area and new features keep it exciting and attractive. It is a perfect location with the picnic and play areas and bandshell nearby as well as nature trails and bike trails. THINK of all the wonderful opportunities the city has when it preserves SPACE! Instead of filling it with another apartment building. We have so many already. We don't need to be another metropolis. We need (and LOVE) the small-town feel of our community. We like the quiet streets and small single family homes and neighborhood parks. If we want to add tall apartment buildings, look to our city "center" area, such as the Hub and Lyndale and 66th street where we can create a nicer "downtown" feel, something like Hopkins has done with a historic or vintage look as well as modern. Something like 50th and France, with trendy outdoor areas and shopping. That would be GREAT by the Hub. But NOT by Veteran's Park, which is more of an outdoor, nature-loving destination. If you want to put money into something, add to the park. That is what I think most of us want. Thank you.

27	There is not much crime in this neighborhood now. Please don't invite more crime in by providing a culture where crime thrives. Don't look at this as a way of increasing the tax base by bringing in more people. Look at it as a way to ruin the peace in a peaceful neighborhood. Put bigger buildings around the Hub area, not in people's backyards.	5/7/2021 3:57 PM
28	We've leaved here a long time and I'd rather pay higher taxes they ruin our city by adding more housing that always brings more crime to the city. You can get to anything you need quickly currently in Richfield and that's why we live here and wish to continue to. People who are making this type of decisions normally don't live in the area they want to change. And most of if not all the changes are only made to increase revenue for the city. I have to live within my budget so the city needs to learn how to do that also. I realize cost go up but it should not happen because city leaders want to make themselves look good	5/7/2021 2:00 PM
29	Thru out this entire study, there has been no " hard facts" in writing as part of this study..about the the Legion and its historical and active involmnet in this property's past; and the importance of the Legion to continue in a highly prominent visible building including ensuring the parking needs and every other objective need of the Legion is protected by ordinance. The City has done a fine job of disrespecting the many men and women associated with the Legion and the significant contribution of \$\$ and service to all nonprofits that provide service to those in need the most.	5/7/2021 10:38 AM
30	Glad Richfield is thinking progressively!! Don't listen to the nay-sayers on Facebook please, these are all good ideas!	5/7/2021 8:42 AM
31	This is an opportunity to go well beyond what is required by the ADA for accessibility, and truly make accessibility a priority, and not just the bare minimum to be in compliance with the ADA. There should be a Bus drop off area, like a HUB, not just how it is now where the bus just stops in the street. Also there should be a drop off area/s for Metro Mobility and cars to drop off people with disabilities, or who cannot walk far distances. More than one drop off area would be ideal. This is the hardest for seniors and others who cannot walk far distances, when they go to the zoo, the fair, or large parks, and the drop off area is half a mile, or more from where you want to go. We also will need more than one drop off site if you are going to limit parking spots. The ratio required for how many disability parking spots you have to have in relation to the total number of parking spots has not been updated in decades and there are way more people with disabilities now, and the population will continue to grow, due to better medical care, and the Boomers aging. Cutting down on parking spots usually means that people without disabilities are more likely to park in disability spots, which no one ever enforces. What this usually means is that people with disabilities cannot go places during peak times. For example, people with a disabled family member, or senior, knew that they could not go to the mall of america on the weekends unless they got there when they opened their doors because all of the disability parking would be taken. This means no participating in farmers market, big events at the park, etc, You just have to accept that you can't go. If there are good places for bus drop off, and not just in the street the way it is now this would help because it would be easier to take the bus to the park. Small merchants would be great, as a destination,	5/7/2021 12:17 AM

PORTLAND AND 66TH SUB-AREA STUDY

as well as regular park goers. As far as walking, there is the HUB and Target, and if you live right in the middle of the two it's not as easy to walk to. It would be nice to have some things to walk to in that area.

32	Leave the park alone! Let the legion sell provided the neighboring homes views are not affected. Richfield, come on now, you're already building a TON of apt buildings....finish and FILL those before you start any more!	5/6/2021 11:20 PM
33	I would love to see a splash pad added. There are none in Richfield!	5/6/2021 10:40 PM
34	Please leave this park alone. Of you must build more high density homes push it to the Hwy 77 / 494 corridor.	5/6/2021 9:54 PM
35	Keep the American Legion at the park.	5/6/2021 9:39 PM
36	The city council will continue to ignore the long term residents until they are held accountable or the community leaves	5/6/2021 9:25 PM
37	Preserve the park and keep the views. By the way, is the bandshell ever going to be used for anything???? I am completely against more housing.	5/6/2021 9:24 PM
38	No high rises.	5/6/2021 9:17 PM
39	Building apartments of any kind, especially high density, would take away from the beauty of the park.	5/6/2021 8:58 PM
40	Don't take single family homes. Richfield will lose its small town feel in a big city	5/6/2021 8:46 PM
41	We the city of Richfield have enough low income apartments, \$600-700K condos, old folk homes. Leave the parks alone, the more parks you take away the more people with good income and education will leave. Don't get money hungry, think of it as if you were a kid. Would you rather be able to walk around a nice park not filled with dumb apartments and condos or NATURE.	5/6/2021 8:13 PM
42	Prefer to see the higher volume stay down off of Portland rather than create additional high volume on 66th street as you drive East from Portland	5/6/2021 5:57 PM
43	No new construction, No cutting down trees, No tearing down of any existing homes, No new retail.	5/6/2021 5:48 PM
44	I oppose development on the Veteran's Park site that would be too intensive near a wildlife area. Whatever goes in on the Legion site, I want an environmental impact study conducted.	5/6/2021 5:48 PM
45	DO NOT TAKE ONE FOOT FOR NEW BUILDING CONSTRUCTION UNLESS IT IS DOR A COMMUNITY CENTER OR COMMUNITY HEALTH CLUB.	5/6/2021 5:45 PM
46	Richfield is turning into downtown Minneapolis and taking all open spaces and building high rises. It will soon no longer be the Urban Hometown and be an extension of Minneapolis. Not what I signed up for when becoming a resident.	5/6/2021 5:10 PM
47	Don't bastardize this space to make a buck.	5/6/2021 4:53 PM
48	I want to see development of a disc-golf course in one of our parks. Maybe Veterans park is suitable. If you are not the right person to consider this, would you please pass the request on to someone who is? Thank you in advance.	5/6/2021 4:13 PM
49	I strongly oppose buildings in this area, particularly tall ones that will shade the pool and open recreation areas. Our parks and the open space they provide are the gems of Richfield. Leave them alone	5/6/2021 3:57 PM
50	Please stop trying to develop Richfield into a densely populated neighborhood with businesses and housing stacked on top of each other for miles. Your residents like having safe neighborhoods and good roads and we love our parks...but we are not South Minneapolis or Edina and don't want to be! Listen to your constituents and stop trying to make Richfield more populous!!	5/6/2021 3:15 PM
51	I'm disappointed in the wording of these questions. They are worded in such a way to stimulate positive response to building businesses and high density housing in veteran's park. I expect surveys to be written impartially. It's a park with forest, swamps and animals. This should not be "redeveloped" with said items. There is sufficient access already from almost all sides. I can't imagine veteran's park with "views" of high density housing, no matter how architecturally	5/6/2021 3:09 PM

PORTLAND AND 66TH SUB-AREA STUDY

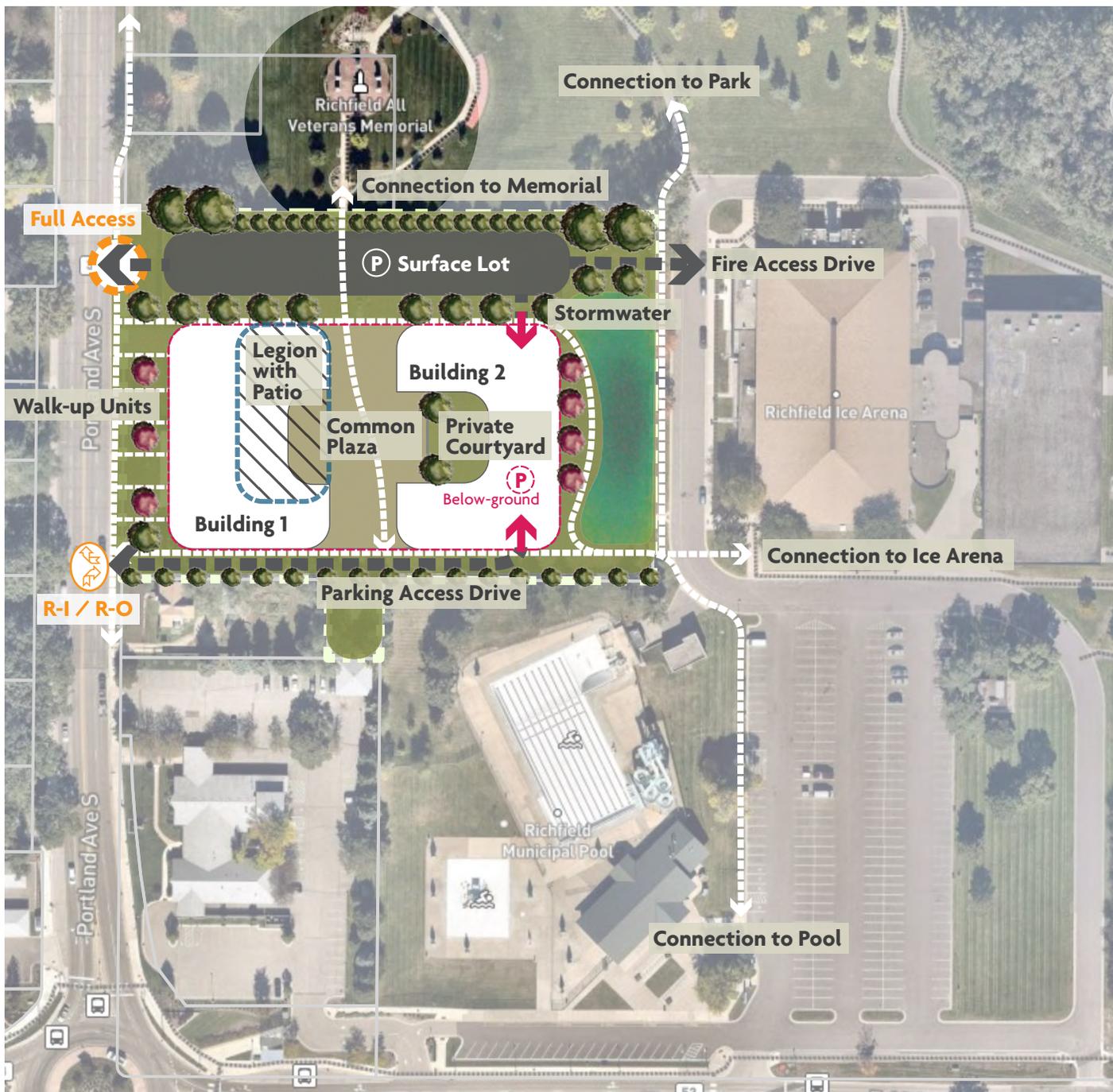
pleasing. The increase in traffic, construction, noise will obviously negatively impact Veterans park. The wording of these questions are obviously leading. I expect civil servants to listen to the community rather than influence it.

52	Please do not put high or medium density in this area. Expand the facilities that we already have e.g. the park and pool.	5/6/2021 2:36 PM
53	Please just stop the high density, multi story development on the borders and all of the main corridors throughout Richfield...enough already	5/6/2021 2:16 PM
54	Do not tear down any houses along 11th Avenue, 66th or Portland. We do not want apartments, condo, townhomes built near or in the park. This will take away from the park. Veterans Park is not a premier destination. It is used as a quiet park for residents living near the park and for those who want to drive a short distance to get to the park. The VFW does need to be cleaned up and something could be built in that location that would add to the amenities of the park. Housing would not add to the park amenities.	5/6/2021 2:00 PM
55	STOP TAKING HOMES FROM FAMILIES FOR PENNIES ON THE DOLLAR. STOP BUILDING. NOTHING HAS BEEN FINISHED OR MAINTAINED IN YEARS.	5/6/2021 1:36 PM
56	Not like you'll listen anyway, but you already have several unfinished gigantic high density housing projects in progress. We have not yet seen the impact on schools, roads, parks, etc, yet you want to forge ahead on introducing even MORE. Richfield is a first ring suburb, not Minneapolis proper. "The Urban Hometown" Richfield touts as a motto is steadily being stolen from its residents by greedy city planners and government officials. Our schools aren't even rated in the upper half of the state, but tax reductions are being given to commercial apartment developers constantly. Residents in single family homes have 6+ story apartments towering over their backyards, taking away their privacy, reducing their property's total value (because no one wants to live where there is no parking and people can watch every move you make on your own property), and Richfield just keeps approving these projects. If you want high density housing so badly, focus on actual high density areas--the hub sits as a largely empty parking lot and an empty grocery store, and is an area where high density housing makes sense. Instead, you plan to overshadow large portions of the park with a tall apartment building, and add hundreds of vehicle and residential traffic which will have a negative effect on the wildlife that makes Veteran's Memorial Park their home. The bright, sunny areas of the pool and park where existing citizens enjoyed spending their summer days will be shaded and overcrowded and apartment residents who didn't want to pay for parking spots will crowd the lots at the park and ice arena. Furthermore, your plan appears to include taking existing single family homes, driving more and more residents away. Yes, there is a shortage of affordable housing. No, many of those people don't want to live in yet another cookie cutter generic apartment. They want single family homes they can afford and can use to build wealth and community roots. Please don't do this plan. If private development MUST come to the former site of the Legion, please make it a low level multipurpose construction. Perhaps retail or community use rooms on the first floor and a max of two levels of housing above. No high density housing in this area!	5/6/2021 1:35 PM
57	Keep the legion and the atmosphere there. We don't need it to look like the new weird condos next to target that stand out like sore thumbs. Keep the legion and little Vegas!	5/6/2021 1:30 PM
58	I'm in my 30th year of living in this neighborhood and homes were eliminated when the roundabout was put in at 66th & Portland. I am retired now and sincerely hope homes on Oakland Avenue will not be eliminated like they were on Portland (directly behind my house on the West side).	5/6/2021 1:25 PM
59	Please keep the open feeling around this park. Do not reduce open space	5/6/2021 1:22 PM
60	According to the post card sent to residents near Vets, it appears residential homes on 66th between portland & 12th will be removed and low density housing & shops will be added. This makes NO sense & is very upsetting to current residents! Why not put that money into updating the old, unkept, commercial buildings along 66th from 12th ave to Richfield Pkwy?? Vets park is beautiful, adding buildings and low density living to the south side ( where homes currently are) would distract from the peacefulness of the area. In the 35 years I have lived in Richfield, far too many family & friends were forced to move from their beloved homes (Best Buy area, Target area, Chamberin apt area). As with the developments, just listed, the city 'heard' concerns from the residents, but went ahead and did it anyways....which makes surveys like this pointless.	5/6/2021 1:05 PM

PORTLAND AND 66TH SUB-AREA STUDY

61	When you ask these questions do you even care to read the comments? It is already a done deal go-ahead slam HD housing and make it all section 42 housing.	5/6/2021 11:21 AM
62	I am a long-time Richfield resident (over 40 years) but when I was in a west-Metro suburb, my mom still lived here (before I came back). I think any type of a multi story unit would be a bad move for that area, and would encourage more crime. Look at the high-rise buildings and the crime they bring in Minneapolis. People see those opportunities, and there is easy access to that area for those people. That is just one reason but a key one.	5/6/2021 11:11 AM
63	Please stop tearing down single family homes. It's already hard enough to find something affordable.	5/6/2021 11:07 AM
64	The recent changes to Richfield has destroyed the charm and character of the city. Have you never noticed that high density brings crime? And Richfield has more than it's fair share of both.	5/6/2021 11:05 AM
65	We have enough redevelopment that includes apartments & condos. What we need is to focus on the business still in our city	5/6/2021 10:56 AM
66	I know it's been recently voted down, but this is our city's chance to utilize the vacancy of the Legion site, in combination with the structures already present in the area (park, lake, pavilion, pool, ice arena, band shell) to create a community center in the city that meets the needs of residents in a way that the current building at Augsburg has never been able to do. How much private investor funds are needed to persuade city leadership to move forward with such a thing? I'll raise the money! I'm here to talk whenever: BJ Skoog // beejskoog@gmail.com	5/6/2021 10:53 AM
67	No high rise structures taller than 3 stories	5/6/2021 10:46 AM
68	Keep in mind people use this space to peacefully enjoy the environment (open green space of the large park, community—farmers market/bandshell/pool, enjoying wildlife) in a city already filled with noise and lights due to its proximity to Minneapolis and the airport and highways. Anything that will contribute to maintaining Veterans Park as that peaceful oasis much like Woodlake should be encouraged.	5/6/2021 10:43 AM
69	Building apartments that will not be affordable around a perfectly good neighborhood is not a good idea. I don't live in that neighborhood but I would be furious if everything in the plan would happen by my house	5/6/2021 10:24 AM
70	Having a large apartment building in the same block as better and park, especially in Portland is going to increase accidents and reduce traffic flow. An apartment building that is tall, will not fit in with the other buildings in the area. This would take away from the parks ascetic, make the park more busy, increase potential crime, and increase garbage, debris and cleanliness of the park.	5/6/2021 10:24 AM
71	Don't build up around the park, it will lose the neighborhood feel.	5/6/2021 10:21 AM
72	I am not sure why more housing and commercial projects need to be done along Portland when there are already some strips of vacant businesses along that road and there are unfinished housing projects in development. I think more areas of the park should be dedicated to prairie restoration	5/6/2021 10:04 AM
73	This is absurd! Stop overpopulating a green space and stop taking people's homes. Very bad idea and bad for the environment	5/6/2021 9:59 AM
74	Would love more food/drink options near the park - a brewery, patio restaurant, anything like that. Today many of the dining options in Richfield feel disconnected from the vibrant natural spaces we have in Richfield - we can *either* go to the park or go to eat, but never both. A model that comes to mind is Sea Salt restaurant in Minnehaha park. Provide more opportunity to help people *stay* in the park, not just come visit for an hour and need to leave at lunchtime, or rely on bringing their own food - it would help establish the park as a Third Place ( <a href="https://en.wikipedia.org/wiki/Third_place">https://en.wikipedia.org/wiki/Third_place</a> ) IMO.	5/6/2021 9:58 AM
75	Leave Vets Park, and the corridor and single family homes alone. Bad planning has already destroyed much of Richfield. Just stop!	5/6/2021 9:54 AM
76	I firmly believe we need a bigger community center such as what Shoreview or Eden Prairie has. This would be such a wonderful addition to Richfield.	5/6/2021 9:48 AM

# ATTACHMENT C - SITE CAPACITY STUDY



## Concept 1 Design Assumptions

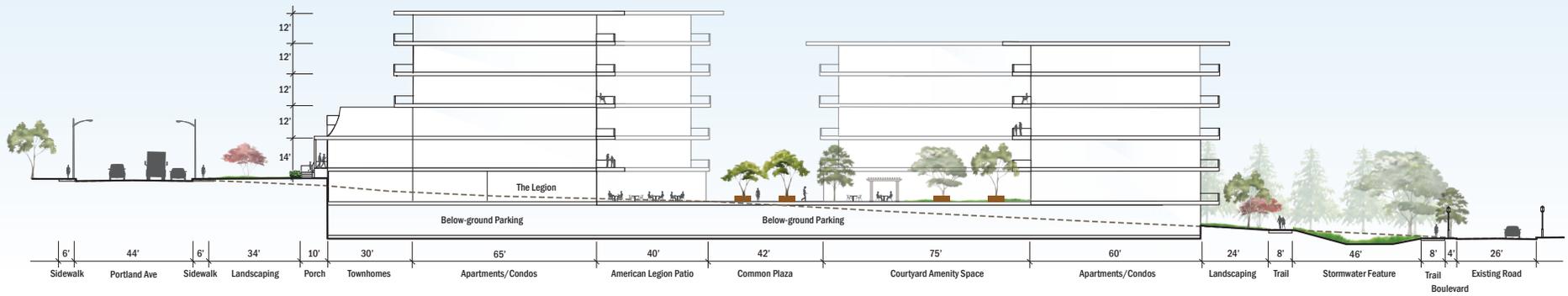
- » Retain access (e.g., right-in/right-out) onto Portland Avenue south of the site
- » Enhanced pedestrian/bicycle connections are provided to and through the site
- » Pedestrian plaza and outdoor seating
- » Building 1
  - 5 stories, 75 to 127 units\*
- » Building 2
  - 5 stories, 85 to 165 units\*
- » Surface Parking: 26-72 +/- spaces
- » Enclosed Parking: 192 +/- spaces (1 level)

## Base Design Assumptions

- » North/south bike and pedestrian connections between the site, pool, and the Veterans memorial
- » East/west bike and pedestrian connections
- » Vehicle access to/from Portland Avenue is shifted north on site (traffic control TBD)
- » Surface parking is provided to accommodate American Legion guests and Veterans Memorial visitors
- » Enclosed parking is provided for residents
- » Outdoor open space requirement of 300 sf/unit, with potential of 150 sf being provided by individual balconies and porches
- » Maximum lot coverage of 30%
- » Stormwater management (ponding) is designed to be a site amenity and serve as a buffer between development and the ice arena
- » Trees are preserved to the north between the parking lot and Veterans memorial

\* Unit ranges based on 1,000 sf – 800 sf average unit size / each individual floor plate

American Legion Site: Concept 1



## Concept 1 Section | American Legion Site Redevelopment





American Legion Site: Concept 2

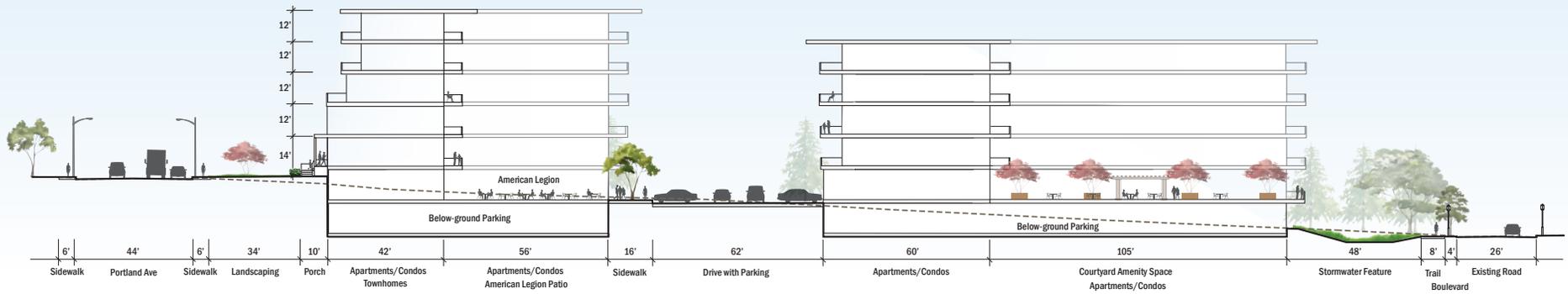
### Concept 2 Design Assumptions

- » Retain access (e.g., right-in/right-out) onto Portland Avenue south of the site
- » Limited pedestrian plaza space and outdoor seating
- » Enhanced traffic circulation and additional surface parking is provided onsite
- » Building 1 (Veterans Housing)
  - 5 stories, 95 to 125 units\*
- » Building 2 (Market Rate)
  - 5 stories, 85 to 105 units\*
- » Surface Parking: 88 +/- spaces
- » Enclosed Parking: 68 +/- spaces

### Base Design Assumptions

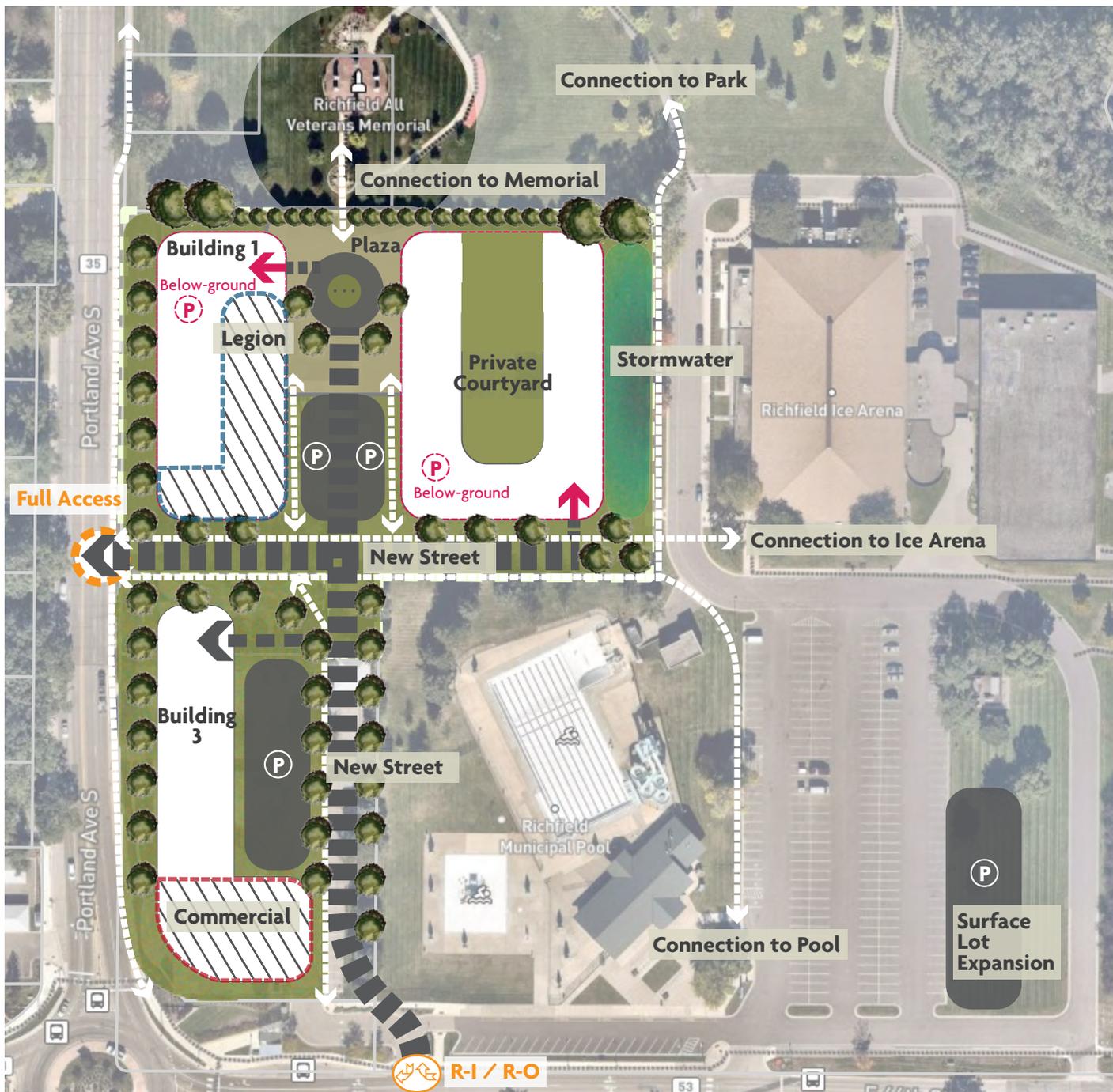
- » North/south bike and pedestrian connections between the site, pool, and the Veterans memorial
- » East/west bike and pedestrian connections
- » Vehicle access to/from Portland Avenue is shifted north on site (traffic control TBD)
- » Surface parking is provided to accommodate American Legion guests and Veterans Memorial visitors
- » Enclosed parking is provided for residents
- » Outdoor open space requirement of 300 sf/unit, with potential of 150 sf being provided by individual balconies and porches
- » Maximum lot coverage of 30%
- » Stormwater management (ponding) is designed to be a site amenity and serve as a buffer between development and the ice arena
- » Trees are preserved to the north between the parking lot and Veterans memorial

\* Unit ranges based on 1,000 sf – 800 sf average unit size / each individual floor plate



## Concept 2 Section | American Legion Site Redevelopment





American Legion Site: Concept 3

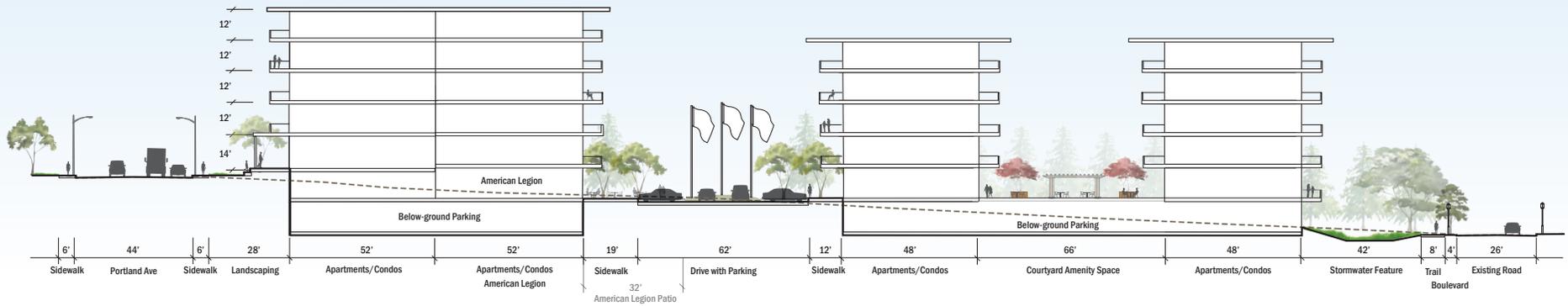
### Concept 3 Design Assumptions

- » Redevelopment includes other properties in the NE quadrant
- » Surface parking for American Legion guests and Veterans memorial visitors relocated to the interior of the site
- » Vehicular drop-off zone
- » Enhanced traffic circulation and additional surface parking is provided between the site, pool, and ice arena
- » Building 1
  - 5 stories, 50 to 75 units\*
- » Building 2
  - 5 stories, 209 to 240 units\*
- » Surface Parking: 52 +/- spaces
- » Enclosed Parking: 216 +/- spaces

### Base Design Assumptions

- » North/south bike and pedestrian connections between the site, pool, and the Veterans memorial
- » East/west bike and pedestrian connections
- » Vehicle access to/from Portland Avenue is shifted north on site (traffic control TBD)
- » Surface parking is provided to accommodate American Legion guests and Veterans Memorial visitors
- » Enclosed parking is provided for residents
- » Outdoor open space requirement of 300 sf/unit, with potential of 150 sf being provided by individual balconies and porches
- » Maximum lot coverage of 30%
- » Stormwater management (ponding) is designed to be a site amenity and serve as a buffer between development and the ice arena
- » Trees are preserved to the north between the parking lot and Veterans memorial

\* Unit ranges based on 1,000 sf – 800 sf average unit size / each individual floor plate



## Concept 3 Section | American Legion Site Redevelopment



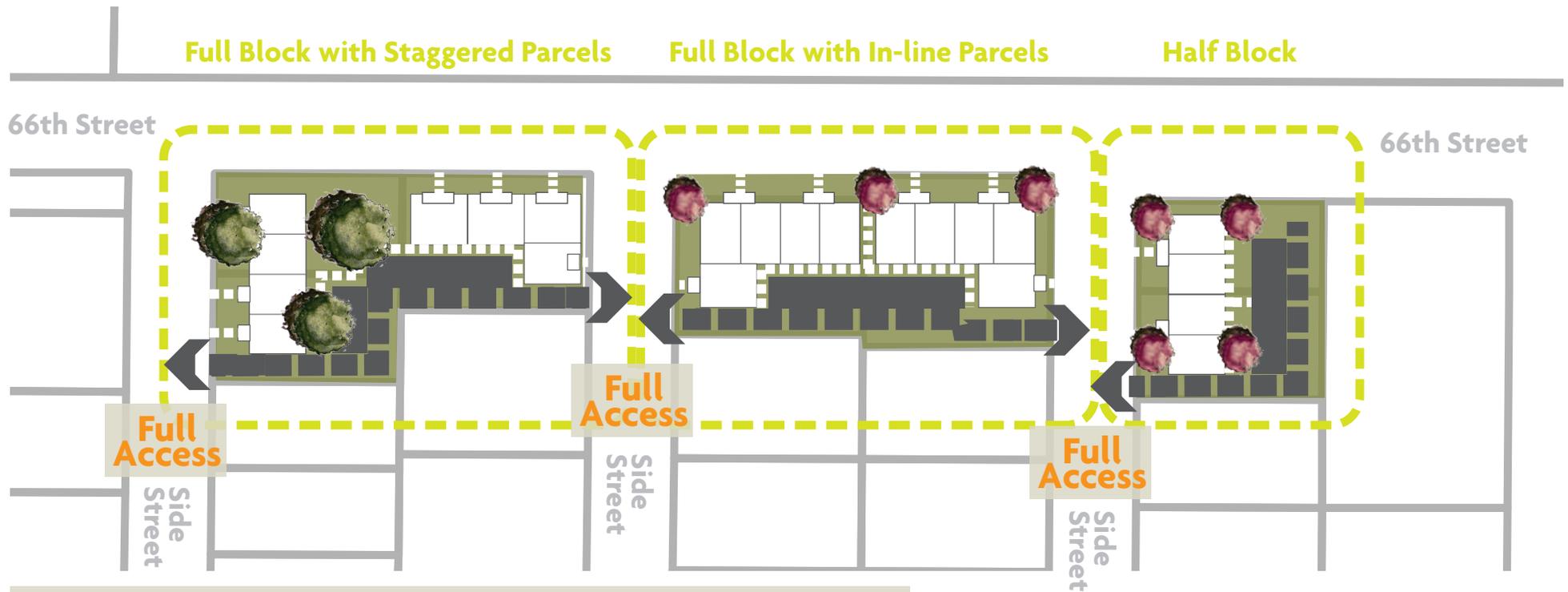


**Southeast Quadrant Redevelopment:  
Concept 1**



**Southeast Quadrant Redevelopment:  
Concept 2**

0 80 160 320 US Feet



## Medium-density Residential Infill Examples along 66th

### Framework Assumptions

- » As properties become available for purchase, in the case of willing sellers, redevelop single family homes so that they are in line with the recommended medium-density residential zoning
- » Preserve existing high quality trees where possible
- » Access from side streets (not off of 66th Street)
- » New residences front 66th Street where possible and keep parking in the rear (surface or attached)
- » 3-story maximum height (to match existing MDR)
- » Provide a buffer to existing residential homes

# ATTACHMENT D - VISUAL REPRESENTATION OF A CONCEPTUAL 5 STORY MULTIFAMILY RESIDENTIAL DEVELOPMENT



**CITY OF RICHFIELD** | AERIAL: LOOKING NORTH-WEST FROM EAST 66TH



**CITY OF RICHFIELD** | AERIAL: LOOKING SOUTH-EAST FROM PORTLAND AVE



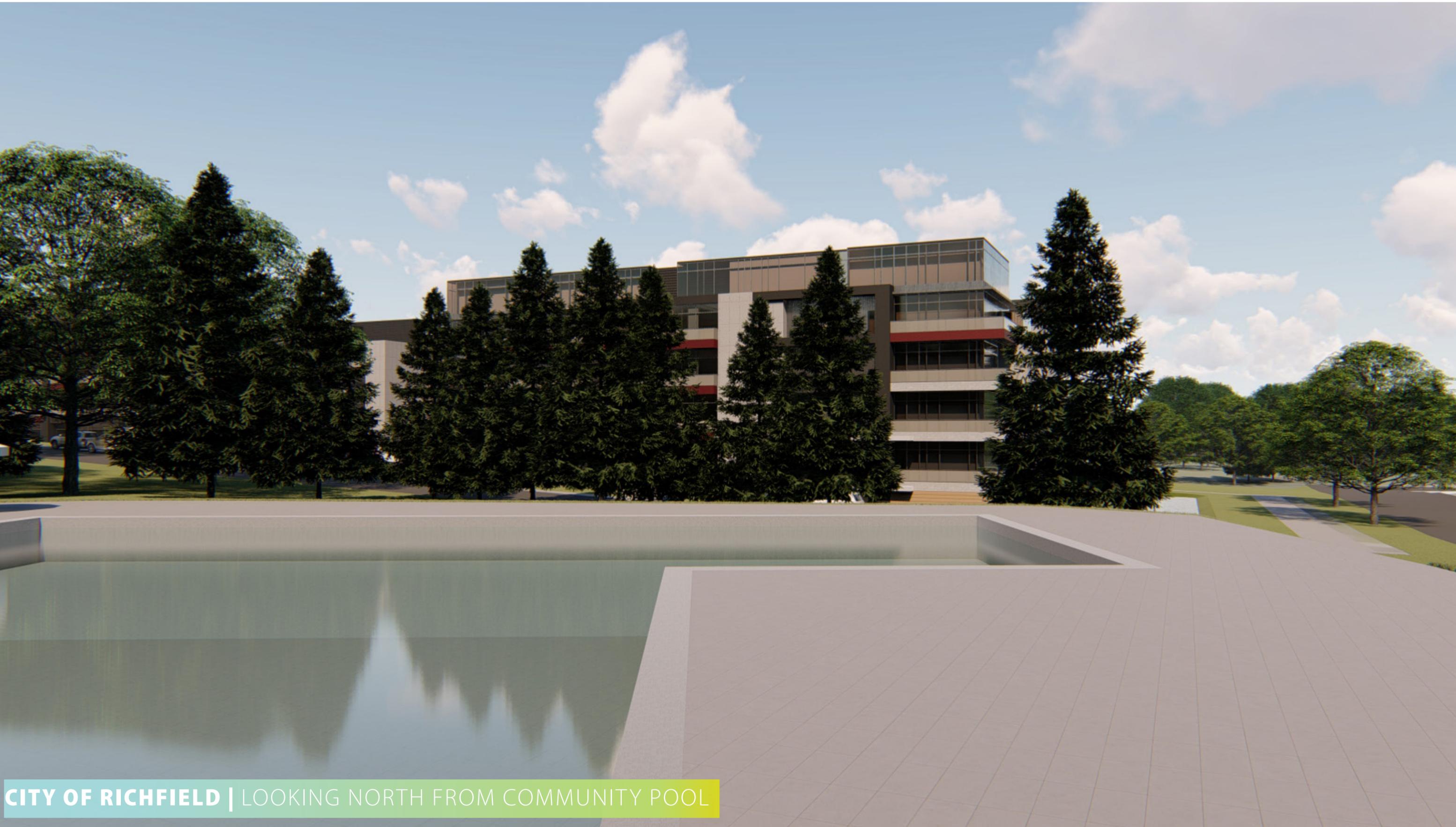
CITY OF RICHFIELD | LOOKING NORTH-WEST FROM COMMUNITY POOL



**CITY OF RICHFIELD** | LOOKING NORTH-WEST FROM EAST 66TH STREET



**CITY OF RICHFIELD** | LOOKING NORTH FROM EAST 66TH STREET



**CITY OF RICHFIELD** | LOOKING NORTH FROM COMMUNITY POOL



**CITY OF RICHFIELD** | LOOKING SOUTH-EAST FROM PORTLAND AVE



**CITY OF RICHFIELD** | LOOKING EAST FROM PORTLAND AVE

# ATTACHMENT E - PROPOSED OVERLAY DISTRICT LANGUAGE

## 541.25. – Portland Avenue and 66<sup>th</sup> Street Overlay District.

**Subdivision 1. Purpose and intent.** The Portland Avenue and 66<sup>th</sup> Street Overlay District promotes both redevelopment of existing structures and new development to provide a balanced mix of compatible uses in proximity to the Veterans Memorial Park. Design regulations are provided to produce structures of consistent character and of appropriate scale that transition from single family residential to higher density mixed use and community commercial. The intent of the Overlay District is to guide the design character of redevelopment and revitalization in ways that are sensitive to the intent of the Comprehensive Plan and its surrounding land uses, while adhering to the *Portland Avenue and 66<sup>th</sup> Street Sub Area Study's* Development Principles:

- **Personal Connections:** Support redevelopment projects that preserves and enhances the ability of residents and users of Veterans Memorial Park to make personal connections to the park.
- **Park & Neighborhood Connectivity:** Increase connectivity to Veterans Memorial Park by incorporating vehicle, pedestrian and bicycle connections between park destinations (e.g., the Memorial, lake, ice arena, and swimming pool), neighborhoods, and redevelopment sites along Portland Avenue and 66<sup>th</sup> Street.
- **Diversify Housing Options:** Use redevelopment sites to expand the mix of housing in the area such as row/townhouse, affordable units, courtyard apartments, courtyard cottages, and live-work units.
- **Convenient Commercial:** Encourage a mix of community and small neighborhood commercial businesses in proximity to residential areas and the park destinations as an important amenity for residents and park visitors.
- **Sustainable Development:** Use sustainable design practices and new technology in developments that will help create a healthy, sustainable, vibrant neighborhood, and contribute to the park environment.
- **Building Transition:** Require site design and building architectural characteristics that provide appropriate transitions between single family residential neighborhoods and higher intensity uses.
- **Building Heights:** Locate the tallest portions of buildings away from adjacent low density residences. For sites adjacent to Veterans Memorial Park, locate the tallest portions of buildings away from the park's open areas.
- **Building Massing:** Locate and design buildings to preserve views to/from the park's open areas and minimize potential shadowing of the park.
- **Quantity of Parking:** Minimize parking needs by leveraging the study area's location along multimodal corridors to reduce the use of the automobile.

**Subd. 2. Creation of district and applicability.** The Portland Avenue and 66<sup>th</sup> Street (PSS) District shall apply to properties designated within Appendix I of this Code.

**Subd. 3. Applicable regulations.**

All permitted, accessory, and conditional uses allowed in the underlying Districts shall be allowed in the PSS Overlay District with the following additions, qualifications, and/or exceptions:

The following abbreviations are used below:

Permitted use - P

Accessory use – A

Conditional use - C

- MR-3 in the PSS Overlay District:
  - Offices and clinics - A
  - Restaurant Class I (serving alcohol) – A/C
  - Restaurant Class II (traditional/cafeteria) - A
  - Restaurant Class IV (take out only) - A
  - Retail services, general - A
  - Retail services, neighborhood – A
  - Taproom/cocktail room – A/C
  - Additions for accessory uses:
    - All accessory uses shall be contained within the principal residential building.
    - All accessory uses shall have street frontage.
    - All accessory uses shall be located on the ground floor and shall not exceed 15,000 square feet.
  
- C-2 in the PSS Overlay District:
  - Assisted living facilities, nursing or rest homes above ground floor commercial - P
  - Dwelling, multifamily above ground floor commercial - P
  - Live-work units above ground floor commercial - P

**Subd. 4. Bulk and dimensional standards.** All bulk and dimensional standards applicable in the underlying districts, as found in Subsections [525.11](#) (MR-2), [527.11](#) (MR-3), and [534.11](#) (C-2) of this Code, shall apply in the PSS Overlay District with the following additions, qualifications, and/or exceptions:

a) MR-2 in the PSS Overlay District:

- Front yard setback: The minimum front yard setback shall be 10 feet and the maximum shall be 25 feet along.
- Parking shall be located in the rear and/or side yards of the building.

b) MR-3 in the PSS Overlay District:

- Building height: The principal building heights shall be a minimum of 20 feet and up to a maximum of 55 feet or 5 stories, whichever is less.
  - Building heights shall be measured from the building footprint's average ground level elevation.
  - Floors above the third floor shall be stepped back a minimum of 15 feet when adjacent to public streets and public land. Step backs may be adjusted depending on specific site conditions and building placements.
- Maximum building coverage: 40%
- Front yard setback: The minimum front yard setback shall be 15 feet and the maximum shall be 25 feet.
- Rear and side yard setbacks: When adjacent to Veterans Memorial Park, the required rear and side yard setbacks shall prioritize greenspace and landscaping as a transition/buffer to the Park.

c) C-2 in the PSS Overlay District:

- Front yard setback: The minimum front yard setback shall be 15 feet and the maximum shall be 25 feet.
- Rear and side yard setbacks: When adjacent to Veterans Memorial Park, the required rear and side yard setbacks shall prioritize greenspace and landscaping as a transition/buffer to the Park.
- Parking shall be located in the rear and/or side yards of the building.

**Subd. 5. Other performance standards.** All additional performance standards applicable in underlying districts shall apply in the PSS District with the following additions, qualifications, and/or exceptions:

a) MR-2 in the PSS Overlay District:

- A minimum of one primary building entrance shall face Portland Avenue or 66th Street depending on where the property is located.

b) MR-3 in the PSS Overlay District:

- Residential development shall include a minimum of two types of residential land uses that expand the variety of lifecycle housing options in the study area.
- A lot larger than two (2) acres is allowed to include a second building for all permitted, accessory, and conditional uses allowed in the MR-3 District.
  - The two buildings shall be grouped into a single polygon to assess compliance with required setbacks.
- Existing trees shall be protected and preserved to the greatest degree possible.
- Pedestrian facilities shall be placed along the site's perimeter to provide walking connections between the public street and public amenities such as Veterans Memorial Park.
- Stormwater shall be managed onsite by using best management practices, such as raingardens, green roofs, and bio-infiltration swales to create aesthetically pleasing and useable public spaces or underground systems.
- Sites north of 66<sup>th</sup> Street shall plan internal traffic circulation to accommodate the potential for a north-south road (an approximate extension of Oakland Avenue) that would connect the sites to 66th Street.
- A shadow study shall be required as part of the development review process to evaluate potential impacts of shadowing on adjacent properties, measured by the sun's position at the time of the summer solstice.
- A minimum of one primary building entrance is required on each street façade and at least one building entrance every 75 feet of each street façade.

c) C-2 in the PSS Overlay District:

- Existing trees shall be protected and preserved to the greatest degree possible.
- Pedestrian facilities shall be placed along the site's perimeter to provide walking connections between the public street and public amenities such as, Veterans Memorial Park.
- Sites north of 66<sup>th</sup> Street shall plan internal traffic circulation to accommodate the potential for a north-south road (an approximate extension of Oakland Avenue) that would connect the sites to 66th Street.
- Stormwater shall be managed onsite by using best management practices, such as raingardens, green roofs, and bio-infiltration swales to create aesthetically pleasing and useable public spaces or underground systems.

**From:** [cllewis419@gmail.com](mailto:cllewis419@gmail.com)  
**To:** [Melissa Poehlman](#)  
**Subject:** RE: Portland and 66 project  
**Date:** Wednesday, April 7, 2021 5:59:32 PM

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Why high-density housing? We have enough trouble with traffic as it is on Portland. Sometimes I have trouble getting out of my driveway because of the traffic. The housing I referred to is behind Cub. Also with the possibility of so many people you will over crowd our schools. Our property taxes keep going up and yet you are doing everything to destroy our neighborhood. I think that we do vote for our officials. I for one will be going are the neighborhood letting people know what you have told me. I am a Widow and it I loose the value of my house I won't be able to afford a nice place to live. You are dealing with more than property you playing with peoples lives.

Sent from [Mail](#) for Windows 10

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**From:** [Melissa Poehlman](#)  
**Sent:** Wednesday, April 7, 2021 2:20 PM  
**To:** [cllewis419@gmail.com](mailto:cllewis419@gmail.com)  
**Subject:** RE: Portland and 66 project

Ms. Lewis,  
Thank you again for your comments; we will include them in our public feedback.

Are you asking who to contact about the study? That is me. There is, as of now, no project proposal for the Legion site. If an application is submitted, a public hearing will be held to consider the particulars of the request. The designation of the property for high-density housing was approved by the City Council on November 13, 2018 as part of the Comprehensive Plan. The Comprehensive Plan review process took place over approximately 18 months before that and included a series of public meetings and a public hearing. While it would be exceptionally difficult for the City Council to change that designation, the study that we're undertaking now could influence the look and design of anything that is built.

I am not aware of particular problems related to housing on Nicollet Avenue. Is there a particular group of homes that is a concern for you?

Melissa

**Melissa Poehlman, AICP**  
Asst. Director of Community Development | City of Richfield  
📞 612.861.9766

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**From:** [cllewis419@gmail.com](mailto:cllewis419@gmail.com) [<mailto:cllewis419@gmail.com>]  
**Sent:** Wednesday, April 7, 2021 10:48 AM  
**To:** Melissa Poehlman  
**Subject:** RE: Portland and 66 project

There are many of the neighbors whose oppose this project. Who do we need to contact? As taxpayer we do have rights about what goes into our neighborhood and I found it hard to believe that you, as the governing body, don't have any say in the matter. If we have to we will go to court to stopped

a project that will put, from what I heard, 400 units and overrun our neighborhoods. Nicollet ave is a prime example of low cost housing while the police are always over there.

Carol Lewis

Sent from [Mail](#) for Windows 10

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**From:** [Melissa Poehlman](#)

**Sent:** Monday, April 5, 2021 1:26 PM

**To:** [cllewis419@gmail.com](mailto:cllewis419@gmail.com)

**Cc:** [Lance Bernard](#)

**Subject:** RE: Portland and 66 project

Hello Ms. Lewis,

Thank you for your comment; we will add it to the other comments that we have received.

I do want to make one point of clarification; the City is not planning to build anything. The American Legion owns a piece of property that they are planning to redevelop. Multi-family housing is allowed on their site and the City does not have control of the particular rents of a project unless we participate in the financing. The study that we are conducting is looking at whether or not there should be particular rules related to the design of buildings in the area of the Park. This would include things like height, building materials, windows, how far a building should be set back from the park, landscaping requirements, etc.

Thank you again for your comments. Please let me know if you have any additional thoughts.

Sincerely,

Melissa

**Melissa Poehlman, AICP**

Asst. Director of Community Development | City of Richfield

 612.861.9766

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**From:** [cllewis419@gmail.com](mailto:cllewis419@gmail.com) [<mailto:cllewis419@gmail.com>]

**Sent:** Tuesday, March 30, 2021 3:26 PM

**To:** Melissa Poehlman

**Subject:** Portland and 66 project

I have heard that you are going to build low income housing which I am strongly opposed too. I don't think that you need to build on every piece of vacant land and over run the park with people. There are a lot of people that live in Minneapolis and use Veteran Park on a regular basis. My

neighbors

feel the same way as I do. The value of our houses have gone up in recent years and the decisions you make could affect their value.

Carol Lewis

Sent from [Mail](#) for Windows 10

**From:** [Melissa Poehlman](#)  
**To:** ["Sandy Clay"](#)  
**Cc:** ["Lance Bernard"](#)  
**Subject:** RE: Portland and 66th survey Veterans Park  
**Date:** Wednesday, March 3, 2021 9:54:53 AM

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Sandy,

I'm sorry the survey didn't work for you. How frustrating! Thanks for taking the time to share your thoughts.

Melissa

**Melissa Poehlman, AICP**  
Asst. Director of Community Development | City of Richfield  
☎ 612.861.9766

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**From:** Sandy Clay [mailto:clay6600@gmail.com]  
**Sent:** Friday, February 26, 2021 7:59 PM  
**To:** Melissa Poehlman  
**Subject:** Portland and 66th survey Veterans Park

Hello Melissa (and to others it may concern),

Here are my thoughts about redevelopment around Veterans Park. The survey didn't work well on my phone when I tried to submit it and it deleted my answers (frustrating to say the least). So here are some of my ideas below. I am a long time homeowner in the redevelopment area for Veterans Park. By the way, my family and I use this park daily and love the natural setting. We like to enjoy sunsets in the park without a tall apartment building getting in the way. We like the open space.

I think this property in question (American Legion) should be purchased by The city of Richfield and kept as park. We can never get this land again if it is sold and built on. I think the best idea is to expand the outdoor pool into a water park with lazy river, various pools, climbing wall, etc. Many cities have amazing water parks. Ours is very basic. And this area for sale is abutting the pool area. This would be a great opportunity to invest in our community instead of more, sigh, apartment complexes. Water parks are a great family destination and would attract visitors to our city. Even if it just stayed grassy parkland I would be thrilled.

We LOVE our park's green space and our community is so land locked. We can't expand outwards to get more land. What we have is it. And to have land to add to our park would very much benefit our community as a desirable place to live.

For our existing park— improvements include: Connect trails in places that there are none such as a walking path around the play area and another around the small pond near the play area that reconnects to the play area. Also one behind the band shell. Docks and bridges and gazebo to the island would be neat. Keep or improve the amazing floating bridge path. We love that!! Plant new kinds of trees throughout the park such as white pines and birch trees to give it a northern Minnesota feel. Add more benches.

Offer more flower or ornamental gardens.

Create a peace garden labyrinth path. More grass. More trees. More natural areas!!!! Once a piece of land is developed it can rarely if ever return to a natural setting. Please NO high density skyscraper apartment buildings to clutter our natural sky and park space. If a park has a big apartment building in or near it it starts to feel like it is a quasi public space and more belonging to the apartment building. This is OUR community park. Keep big tall apartment buildings OUT! A green space would be the perfect addition to Veterans Park to enhance and expand it. What a wonderful investment in our community

I want Richfield to purchase this land to preserve it as additional park space. I don't want the park to become a "backyard" for an apartment building. It is a community park and it should stay that way! No tall apartment building. No high density!!!

I like landscaping and high quality look to a building but I don't want a building built there please. It would be a good place for an additional ice rink down the road if the arena ever expands. Or a perfect place to expand our pool into a water park, as I suggested above.

Thank you for considering my thoughts and suggestions. Please preserve our parks and sky view so it looks natural. No apartment buildings rising up in the distance getting in the way of sunsets and nature photography. People NEED natural areas without high rises around them. It reduces stress and is one of the number one things new and perspective homeowners look for when deciding where to purchase a home. A park and natural outdoor spaces. Keep our community a small town feel—the kind we boast about on all our brochures "the small town suburb". Not a big city with apartment buildings everywhere. Please keep these ideas in mind when you consider the options.

Thank you

Sandy Clay

6600 Columbus Avenue

Richfield

**From:** [Judy Moe](#)  
**To:** [Lance Bernard](#)  
**Cc:** [Katie Rodriguez](#); [John Stark](#); [Maria Regan Gonzalez](#); [Melissa Poehlman](#)  
**Subject:** Re: Survey question  
**Date:** Friday, May 7, 2021 8:51:22 AM

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Thanks so much Lance!

On Fri, May 7, 2021 at 8:29 AM Lance Bernard <[lance@hkgi.com](mailto:lance@hkgi.com)> wrote:

Judy,

Another quick follow-up... Here is a new (shorter) link for the project website.

<https://bit.ly/2RsLeGt>

Thanks,  
Lance

**Lance H. Bernard** | Associate – Planner | HKGi | Mobile: 320-420-7768

[www.hkgi.com](http://www.hkgi.com)

**From:** Judy Moe [mailto:[richfielddisabilityap@gmail.com](mailto:richfielddisabilityap@gmail.com)]

**Sent:** Friday, May 07, 2021 12:33 AM

**To:** Lance Bernard <[lance@hkgi.com](mailto:lance@hkgi.com)>

**Cc:** Katie Rodriguez <[krdriguez@richfieldmn.gov](mailto:krdriguez@richfieldmn.gov)>; John Stark <[jstark@richfieldmn.gov](mailto:jstark@richfieldmn.gov)>; Maria Regan Gonzalez <[MRegan@richfieldmn.gov](mailto:MRegan@richfieldmn.gov)>

**Subject:** Survey question

Hi Lance, I have a question about the survey on [this page](#).

I would like to encourage people to take the survey, but it won't allow me to link to it because it says I already took it, so I can't get to the original survey page.

The page I gave you the link to is so long and busy and then the link to do the survey is way down with a little blue thing to click on. I realize there is a "Survey" button to click on that makes you jump down to that area, but it is a multiple step process, and everything just

seems to blend together.

I can't send or post a link that I have to include a long explanation about how to find the link to click on.

This is an example of barriers to getting feedback from the community, and not just people with disabilities and seniors. When you feel like you have to jump through hoops to participate, and you aren't computer savvy, or don't have a lot of time, it just seems more complicated than it has to be.

Just my 2 cents.

If you could send me a link directly to that survey page I would really appreciate it.

Thanks -

Judy Moe

Richfield Disability Advocacy Partnership

612-386-2638

**From:** [Melissa Poehlman](#)  
**To:** ["Karen And Kent"](#)  
**Bcc:** ["Lance Bernard"](#)  
**Subject:** RE: Veteran's Park  
**Date:** Monday, March 8, 2021 10:58:27 AM

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Mr. & Mrs. Fairbairn et. al.

Thank you for taking the time to write all of this out. I'm so sorry that you had trouble with the survey. Your comments will be incorporated into the survey responses.

Sincerely,  
Melissa

**Melissa Poehlman, AICP**  
Asst. Director of Community Development | City of Richfield  
📞 612.861.9766

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**From:** Karen And Kent [mailto:[mermoo@q.com](mailto:mermoo@q.com)]  
**Sent:** Friday, March 5, 2021 9:58 AM  
**To:** Melissa Poehlman  
**Subject:** Veteran's Park

Hello Melissa Poehlman,

Thank you for taking time to hear our responses to the Veteran's Park area. We tried to fill out the survey. Some of the questions were a bit confusing. We weren't certain what you were trying to ask. Our daughter Lisha filled out the survey online and it did not process her response. Very frustrating for sure! Even though the survey says it is open through March 8 it said the survey was closed. Therefore we are emailing you directly. Please consider this email responses from five citizens.

You asked us what we like or dislike about Veteran's Park:

We love the green areas at Veterans Park and some of that has been removed over the years. Sadly, there are now areas that we once enjoyed as "park" that has been built upon and in other areas where there once was nice grass it has become weeds and not the soft grassy areas where the kids once ran up and down or people threw frisbees or played catch. Please work hard to keep, maintain and develop our green grassy park.

We love having a veterans memorial at Veteran's Park!

We appreciated that the Veterans Memorial area had parking directly next to it in the parking lot of the American Legion so that our veterans could easily park and walk a short distance up to the memorial anytime. We would like to see this still be available. But the rest of the space we would like to see turned into green park space with areas to picnic, swing or to just enjoy nature. Maybe offer some informational boards to explain a little about the park, it's name and history as well as it's natural habitat and what wildlife is found there. Those boards could also include the name of the person or family who donated the land.

We appreciate the picnic shelter area/farmers market area, but it is the only one in the park

so If any structure were to be erected, a smaller personal group sized pavilion/ picnic shelter would be nice.

Our family has used the amenities at the park: the playground, the ice cream shop and miniature golf, The veterans memorial, as well as the hockey arena and our Richfield pool.

We love the Richfield pool!

That is the destination point for many from various cities in the Minnesota and Wisconsin area. It has always been a popular pool.

The park really has a number of developed areas already. And we really miss the green spaces that these places have taken up or taken away from the park. Our park needs more green space.

We also love having the pathways to walk and wish there were a few more connections of the pathways. There are just a few areas where you can see everyone walks across the grass leaving a muddy mess. For example, we need a pathway to connect the west side of the band shell to the path. We need a path around the playground like we used to have so that parents can get exercise while their children are playing. The path behind the ice arena is usually muddy and too low to properly use. When walking into the park from the south driveway entrance there is no sidewalk so you have to walk in on the driveway towards the arena and then you cannot walk directly to the path without going on the grass. They make you continue to walk on the driveway towards the entrance of the hockey arena before connecting to the path.

I am uncertain if there is a path connecting the Portland Avenue entrance to the playground. These walk areas should be fixed.

Please do not allow for any housing to go in the place of the buildings currently along Portland Avenue adjoining the park.

Please be aware that if apartments went in there it would do a number of things. Number one, it would block the skyline. Number two, it would block the view of the park from the road.

Decreasing the beauty of our thoroughfares. Number three, it would cause the park not to feel as much like public space. It would feel more like a shared space with the residents of the apartments. Number four, it would reduce the aesthetic pleasing qualities of seeing nature and green space which brings calm and peace. Number five, our parks are the best amenities/assets Richfield has to offer its residents. This housing would take away from all of the citizens of Richfield: value.

Richfield invested money to make the park area along Portland Avenue be visible to passers by. Houses used to line the west side of Portland Avenue and were removed. Volleyball courts were added with aesthetically pleasing green space for picnicking surrounding it and the parking lot and universal playground were added. The city worked hard to open up the view and use of the park by removing buildings. Don't cover it up with new buildings.

Continue the good work they began to create a gem in our small city.

We have plenty of areas that high-rises and apartment buildings have gone up in Richfield. We need to defend and maintain our parks and green spaces and improve upon them only in ways that leads to more enjoyment of the natural beauty.

Sincerely,

Kent and Karen Fairbairn

Lisha Fairbairn

Ethan Fairbairn

Nancy Fairbairn

Please note: The views expressed here represent the feelings of all 5 adults listed above.  
We are all long-time citizens in Richfield.

# Veteran's Park Area Study Area



- ### 2040 Planned Land Use
- Proposed Study / Moratorium Area
  - Mixed Use
  - Regional Commercial
  - Community Commercial
  - Neighborhood Commercial
  - High Density Residential
  - Medium Density Residential
  - Low Density Residential
  - Park
  - Quasi-Public
  - Right-of-Way (ROW)



0 0.05 0.1 0.2 0.3 0.4 Miles

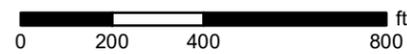
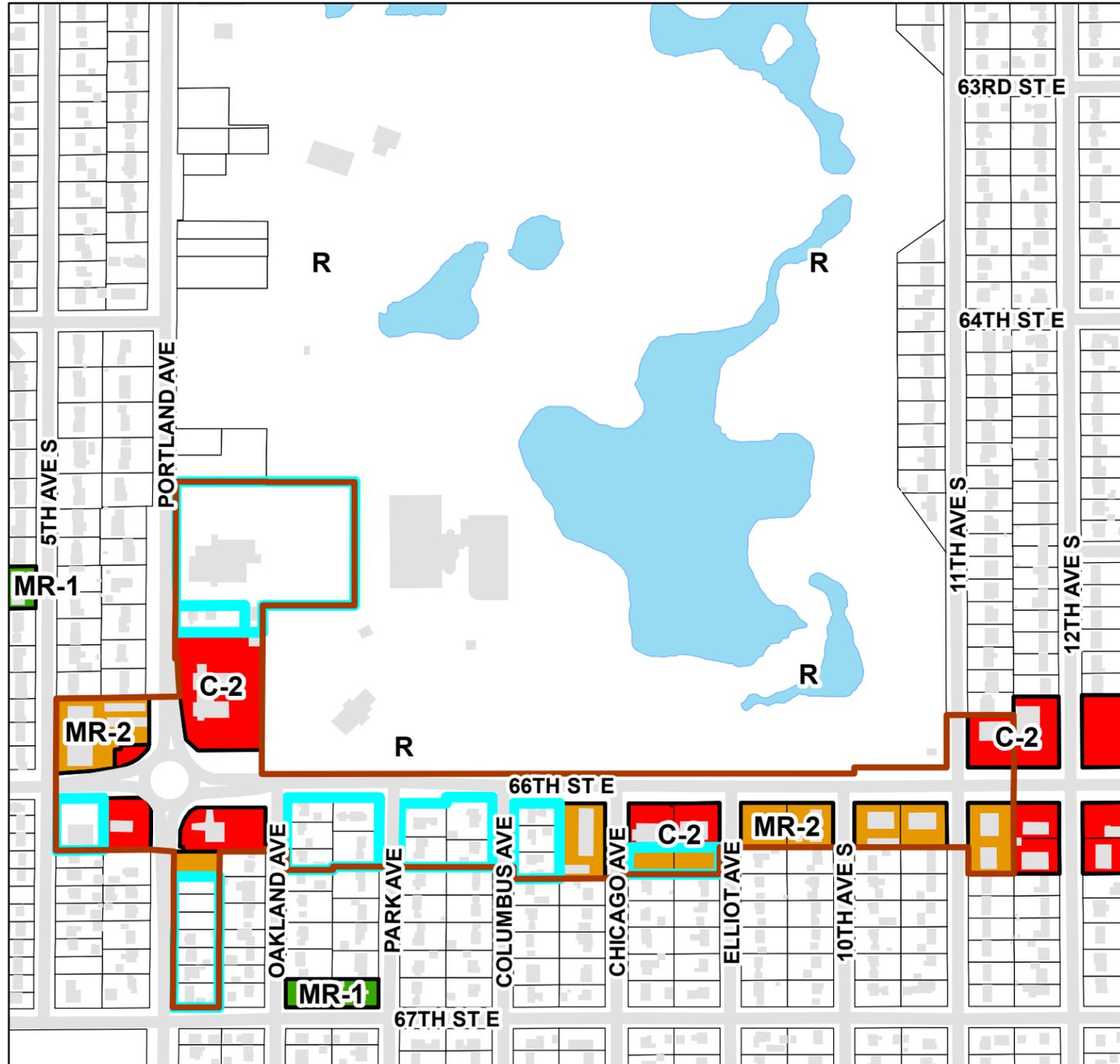


# Veteran's Park Area Rezoning

Existing Zoning

Proposed Zoning

Case No: 21-RZN-03



- Property Proposed for Rezoning
- Proposed Portland & 66th Overlay Boundary

**Zoning Districts**

- |                               |                                    |                                    |                             |
|-------------------------------|------------------------------------|------------------------------------|-----------------------------|
| R Single-Family               | MR-2/CAC Multi-Fam + Cedar Overlay | PC-2 Planned General Commercial    | MU-N Mixed Use-Neighborhood |
| R-1 Low-Density Single-Family | MR-3 High-Density Multi-Family     | PMU Planned Mixed Use              | MU-R Mixed Use-Regional     |
| MR-1 Two-Family               | SO Service Office                  | MU-C Mixed Use-Community           | I Industrial                |
| PMR Planned Multi-Family      | C-1 Community Commercial           | MU-C/CAC Mixed Use + Cedar Overlay |                             |
| MR-2 Multi-Family             | C-2 General Commercial             | MU-C/PAC Mixed Use + Penn Overlay  |                             |



**PLANNING COMMISSION MEETING**  
**5/24/2021**

REPORT PREPARED BY: Ryan Krzos, Planner

CITYPLANNER REVIEW: Melissa Poehlman, Asst. Community Development Director  
5/19/2021

**ITEM FOR COMMISSION CONSIDERATION:**

**Conduct a public hearing and consider a recommendation on an ordinance rezoning property in the vicinity of Veteran's Memorial Park.**

**EXECUTIVE SUMMARY:**

In 2018, the City adopted a final Richfield Comprehensive Plan to guide future growth within the City. This Plan is meant to inform decisions regarding land use, transportation, parks, and public facilities. Cities are required by State Law to ensure that their zoning ordinances are in compliance with their plan. This includes changing the zoning designation (rezoning) of properties where necessary to align with the Plan.

More recently, the City commissioned a study to determine the appropriate land use controls for the area in the vicinity of Veteran's Park. The Planning Commission will also consider a recommendation on approving the study and accompanying overlay zoning district at the May meeting. The proposed overlay district relies on the properties in the study area being zoned for the uses contemplated by the Comprehensive Plan.

City staff has identified properties within the study area where the current zoning designation does not align with the recommended Medium Density Residential, High Density Residential, or Community Commercial uses prescribed by the Comprehensive Plan. The proposed rezoning ordinance would change the zoning for the subject properties to the corresponding zoning designation, affecting the following properties:

- R to MR-3: 6501 Portland Ave;
- R to C-2: 6505 Portland Ave;
- MR-2 to C-2 6611 Chicago Ave and the South 75 ft of 817 66th St E;
- R to MR-2: 6601 5th Ave, 6617, 6621, 6625, 6629, 6633, 6637, 6645 Portland Ave, 6601, 6609, 6615 Oakland Ave, 6600, 6608, 6611 Park Ave, 701 66th St E, 6600, 6601, 6609, 6610, 6615 Columbus Ave.

Regardless of the outcome of the City's decision on the study and overlay district, staff recommends approval of the proposed rezoning in order to achieve the compliance with the Comprehensive Plan that is required by State Law.

**RECOMMENDED ACTION:**

**Conduct and close a public hearing and by motion: Recommend approval of an ordinance rezoning property in the vicinity of Veteran's Memorial Park.**

**BASIS OF RECOMMENDATION:**

**A. HISTORICAL CONTEXT**

- Planned land use designations for the subject parcels have largely remained consistent over the past generations of Comprehensive Planning efforts. The American Legion property has been consistently guided for high-density residential uses over this period, as have the medium density residential uses along Portland and 66th.
- The zoning designation of the subject properties has similarly remained largely unchanged over the last several decades.
- Past practice has been to rezone single-family properties that do not align with the Comprehensive Plan only in areas that are ripe for investment or when a project comes forward. Although technically required by Law to rezone all parcels to match their Comprehensive Plan designation, staff has made Metropolitan Council staff aware of this policy and it has been accepted.
- Given the fact that the City has now undertaken a specific study of this area and is adopting specific zoning guidance, it is appropriate to rezone properties.

**B. POLICIES (resolutions, ordinances, regulations, statutes, etc):**

- Minnesota Statutes Section 473.858 requires that cities amend their zoning ordinance so as to not conflict with the Comprehensive Plan.
- Current zoning regulations of the subject properties do not adequately regulate development to be in conformance with accompanying Medium Density Residential, High Density Residential and Community Commercial future land uses set forth in the Comprehensive Plan.

**C. CRITICAL TIMING ISSUES:**

- Cities have nine months following adoption of a Comprehensive Plan to amend their ordinances to conform with the Comprehensive Plan. This grouping of properties is being brought forward at this time to coincide with consideration of the Portland and 66th Sub-area study and overlay zoning district.

**D. FINANCIAL IMPACT:**

None.

**E. LEGAL CONSIDERATION:**

- Notice of this public hearing was published in the Sun Current Newspaper.
- Schedule for City Council actions:
  - June 8, 2021 - 1st Reading of the rezoning ordinance
  - June 22, 2021 - 2nd Reading of the rezoning ordinance.
- While not legally required, notice of this hearing was also sent to individual property owners and tenants in the area.

**ALTERNATIVE RECOMMENDATION(S):**

- Recommend approval of the ordinance with amendments.
- Recommend denial of the proposed rezoning with a find that the rezoning would conflict with the Comprehensive Plan

**PRINCIPAL PARTIES EXPECTED AT MEETING:**

Property owners in and around the subject area.

**ATTACHMENTS:**

Description	Type
☐ Ordinance - Rezone Veteran's Park Area	Ordinance
☐ 2040 Comp Plan Designations	Exhibit
☐ Zoning Map	Exhibit

**ORDINANCE NO.**

**AN ORDINANCE RELATING TO ZONING;  
AMENDING APPENDIX I TO THE RICHFIELD CITY  
CODE BY REZONING LAND IN THE VICINITY OF  
VETERAN'S MEMORIAL PARK IN ORDER TO  
CONFORM TO THE COMPREHENSIVE PLAN**

**THE CITY OF RICHFIELD DOES ORDAIN:**

Section 1. Paragraph 56, Section 3 of Appendix I of the Richfield Zoning Code (General Commercial District (C-2)) is amended to read as follows:

(56) M-9 (SE corner, 66th and Chicago). Lots 1, 2, ~~and 3, 4, and 15~~, Block 3, Terrace Gardens Addition. (Amended, Bill No. 2010-22)

Sec. 2. Section 3 (General Commercial District (C-2)) is amended to add a new Paragraph 95 to read as follows:

(95) M-5 (Portland N of 66th). That part of the West 1/2 of Northwest Quarter of Section 26, Township 28 North, Range 24 West, described as follows:

Beginning at a point on the West line of said Tract 434.12 feet North of the West Quarter corner; thence North along the West line of said section, 75 feet; thence East parallel with the East and West center line of said section, 280.3 feet; thence South parallel with the West line of said section, 75 feet; thence West parallel with the said East and West center line of said section, 280.3 feet to the point of beginning; Except the East 50 feet thereof.

Sec. 3. Section 14 of Appendix I of the Richfield Zoning Code (High Density Multiple Residential (MR-3)) is amended to add a new Paragraph 35 to read as follows:

(35) M-5 ("Legion Property"). Par 1: The East 50 feet of that part of the West 1/2 of the Northwest Quarter of Section 26, Township 28 North, Range 24 West described as follows: Beginning at a point on the West Line of said tract 434.12 feet North of the West Quarter corner; thence North along the West line of said Section 75 feet; thence East parallel with the East and West center line of said Section, 280.3 feet; thence South parallel with the West line of said Section 75 feet; thence West parallel with the said East and West center line of said Section, 280.3 feet to the point of beginning.

Par 2: The West 540 feet of that part of the West 1/2 of the Northwest Quarter of Section 26, Township 28 North, Range 24 West described as follows: Beginning at the West Quarter corner of Section 26; thence North along the Westerly boundary line of said Section 26 a distance of 509.12 feet for the point of commencement of the tract of land to be described herein, thence North along the Westerly boundary line of said section, a distance of 200 feet; thence Easterly parallel with the East and West center line of said Section 26, a distance of 964.125 feet more or less to a point which is 320.43 feet West of the North and South center line of the Northwest Quarter of said Section 26; thence South parallel with the said North and South center line of said Section 26, 113.55 feet more or less to a judicial landmark; thence South along a straight line which if produced would intersect a judicial landmark in the East and West center line of said Section 26 at a distance of 964.125 feet East of the West Quarter corner of said Section to a point in said line which is 509.12 feet North of the East and West center line of said Section 26, measured on a line parallel with the West line of said Section; thence West parallel with the East and West center line of said Section, 964.125 feet more or less to the point of commencement.

Par 3: The West 540 feet of that part of the West 1/2 of the Northwest Quarter of Section 26, Township 28 North, Range 24 West described as follows: Beginning at a point on the West line of said Section, 709.12 feet North, measured along the West line of said Section, from the West Quarter corner of said section, thence East parallel with the East and West center line of said Section, 964.125 feet more or less to a point which is 320.43 feet West of the North and South center line of the Northwest Quarter of said Section 26, thence North 123.51 feet more or less to a judicial landmark; thence North a distance of 26.49 feet more or less along a line which if produced would intersect a judicial landmark 499.96 feet North of said first mentioned judicial landmark and 319.81 feet West of the North and South center line of the Northwest Quarter of said Section 26 to its point of intersection with a line drawn parallel with the East and West center line of said Section and 859.12 feet North of said East and West center line measured along the West line of said Section thence West along said last mentioned line 960.96 feet more or less to the West line of said Section; thence Southerly along said West line, a distance of 150 feet to the point of beginning.

- Sec. 4. Section 13 of Appendix I of the Richfield Zoning Code (Multiple Family Residential District (MR-2)) is amended to add a new Paragraph 53 to read as follows:
- (53) M-8 (SE corner, 66th and 5th Ave). Lots 22 23, and 24, Block 1, and the west 1/2 of the vacated alley adjoining said Lots, McCutchan's Portland Avenue Park Addition.
- Sec.5. Section 13 (Multiple Family Residential District (MR-2)), Paragraph 42 is repealed.
- (42) M-9 (SE corner, 66th and Chicago). Lots 4 and 15, Block 3, Terrace Garden Addition. (Added, Bill No. 2010-22)
- Sec. 6. Section 13 (Multiple Family Residential District (MR-2)), Paragraph 43 is amended to read as follows:
- (43) M-9 (E side of Portland Ave, near S of 66th). Lots 28, 29, 30, 31, 32, 33, 034, and the West 1/2 of Lot 26, Auditor's Subdivision No. 340.  
(Added, Bill No. 2010-22)
- Sec. 7. Section 13 (Multiple Family Residential District (MR-2)), Paragraph 21 is amended to read as follows:
- (21) M-9 (~~SW corner, 66th and Chicago~~ S side of 66th between Oakland and Chicago) Lots 1, 2, ~~and 3,~~ 14, 15, and 16, Okstad Addition; ~~and Lots 3, 4, 15, 16, and 17, Auditor's Subdivision No. 340;~~ and Lots 1, 2, 13, and 14, Alm's Addition.
- Sec. 8. This amendment constitutes a rezoning of the following properties: 1) rezone 6501 Portland Avenue from R to MR-3: 2) rezone 6505 Portland Avenue from R to C-2; 3) rezone 6611 Chicago Avenue and the South 75 ft of 817 66th Street E from MR-2 to C-2; and 4) rezone 6601 5th Ave, 6617, 6621, 6625, 6629, 6633, 6637, and 6645 Portland Avenue, 6601, 6609, and 6615 Oakland Ave, 6600, 6608, and 6611 Park Ave, 701 66th St E, and 6600, 6601, 6609, 6610, and 6615 Columbus Ave from R to MR-2.
- Sec. 9 This ordinance is effective in accordance with Section 3.09 of the Richfield City Charter.

Passed by the City Council of the City of Richfield, Minnesota this 22nd day of June, 2021.

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Maria Regan Gonzalez, Mayor

ATTEST:

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Kari Sinning, Acting City Clerk



# Veteran's Park Area Rezoning

2040 Comprehensive Plan Designations

Case No: 21-RZN-03



 Property Proposed for Rezoning

## 2040 Comprehensive Plan Designations

- |  |  |
|--|--|
|  Mixed Use                |  Medium Density Residential |
|  Regional Commercial      |  Low Density Residential    |
|  Community Commercial     |  Park                       |
|  Neighborhood Commercial  |  Quasi-Public               |
|  High Density Residential |  Right-of-Way (ROW)         |



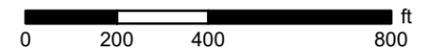
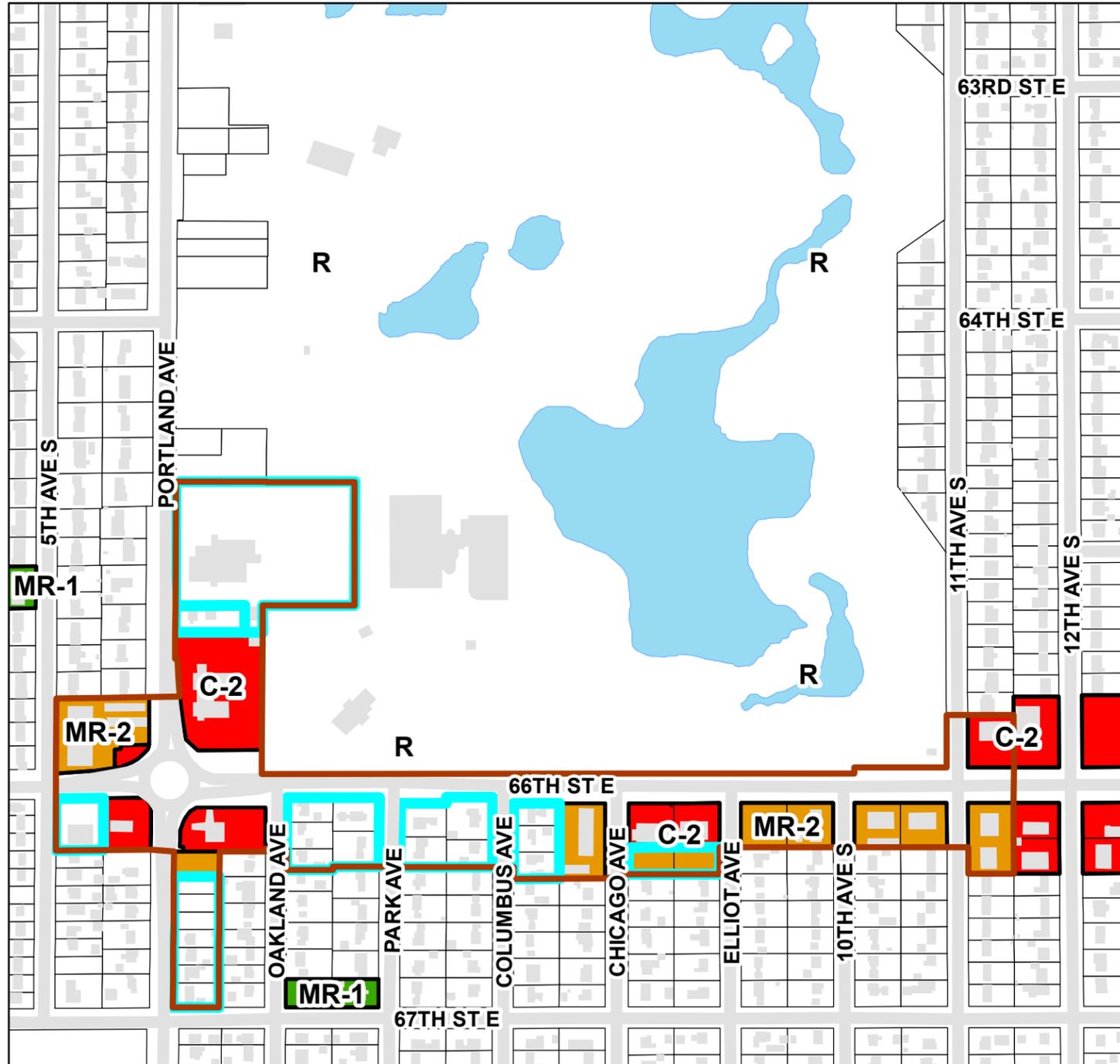


# Veteran's Park Area Rezoning

Existing Zoning

Proposed Zoning

Case No: 21-RZN-03



- Property Proposed for Rezoning
- Proposed Portland & 66th Overlay Boundary

**Zoning Districts**

- |                               |                                    |                                    |                             |
|-------------------------------|------------------------------------|------------------------------------|-----------------------------|
| R Single-Family               | MR-2/CAC Multi-Fam + Cedar Overlay | PC-2 Planned General Commercial    | MU-N Mixed Use-Neighborhood |
| R-1 Low-Density Single-Family | MR-3 High-Density Multi-Family     | PMU Planned Mixed Use              | MU-R Mixed Use-Regional     |
| MR-1 Two-Family               | SO Service Office                  | MU-C Mixed Use-Community           | I Industrial                |
| PMR Planned Multi-Family      | C-1 Community Commercial           | MU-C/CAC Mixed Use + Cedar Overlay |                             |
| MR-2 Multi-Family             | C-2 General Commercial             | MU-C/PAC Mixed Use + Penn Overlay  |                             |

