

# Portland & 66th Sub Area Study

City of Richfield, Minnesota



# Stakeholder Engagement Study Website



- Background Information
- Schedule & Updates
- Informational Videos
- 2 Surveys

**1,750**  
Site Visits

**10**  
Avg. Views  
per day



# Stakeholder Engagement

## Survey Findings



- ❑ **175+ survey respondents and written (emailed) comments**
- ❑ **Postcards were mailed to property owners in proximity of the park to inform them about the study and how to provide input.**
  - People generally support a mix of land uses and higher density residential developments (e.g., condos, apartments, and senior housing).
    - Most people participating understood this study was not exploring development in the park.
  - 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.
  - People are concerned about the potential impact development may have on the park's natural resources.

# Stakeholder Engagement

## Stakeholder Outreach



### **Hennepin County meeting (March 17)**

- Redevelopment in the area will likely need to include a traffic study as part of the development review process.
- A traffic study will need to demonstrate how access points to a new development (e.g., HRA and American Legion site) will not impact traffic operations at the roundabout.

### **American Legion meeting (April 8)**

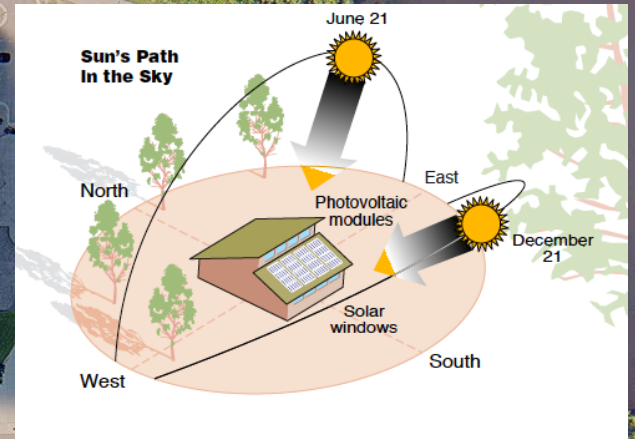
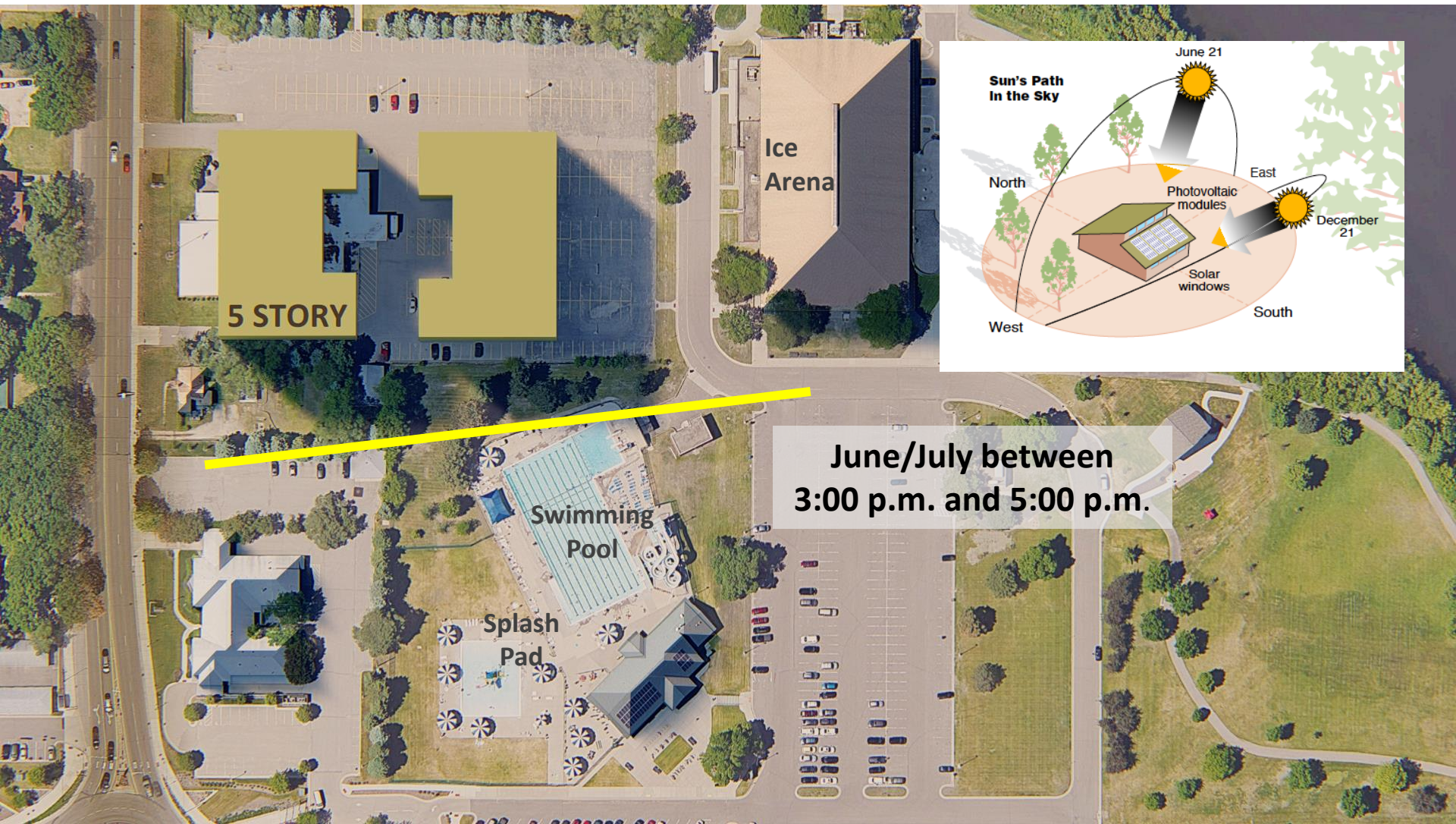
- The City and the Consultant Team presented preliminary findings and learned more about the American Legion's development plans.
- Multiple study updates were provided to American Legion staff to keep them informed about the study process.
- American Legion staff helped notify their members about the study and ways to participate.

# Design Principles

1. **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.
2. **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.
3. **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).
4. **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.
5. **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.
6. **Building Transition:** Require site design and building architectural characteristics that provide appropriate transitions between single family residential neighborhoods and higher intensity uses.
7. **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.
8. **Building Massing:** Locate and design buildings to preserve views to/from the park's open areas and minimize shadowing of the park.
9. **Quantity of Parking:** Minimize parking needs by leveraging the study area's location along multimodal corridors to reduce the use of the automobile.

# Building Height

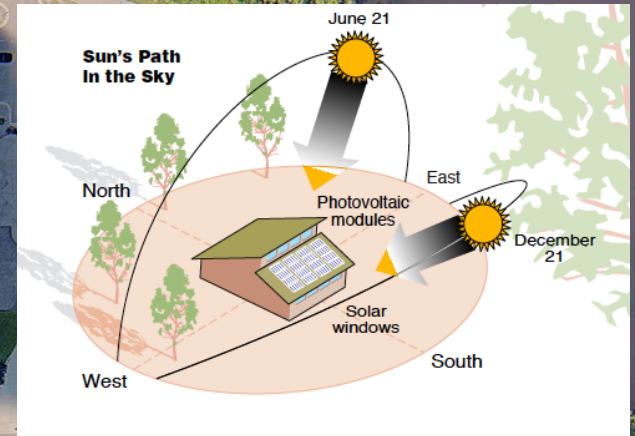
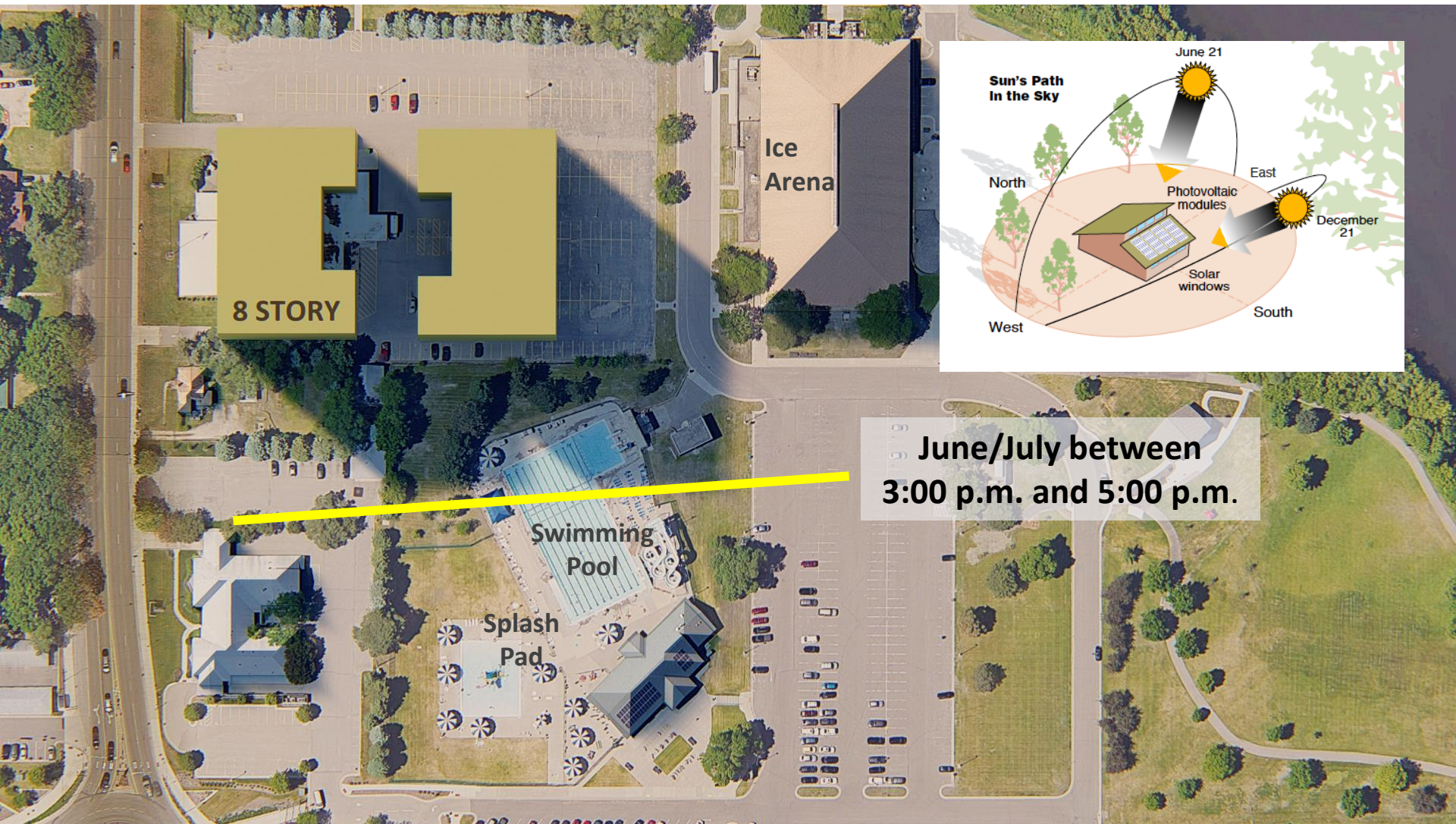
# Sun Shade Study



June/July between  
3:00 p.m. and 5:00 p.m.



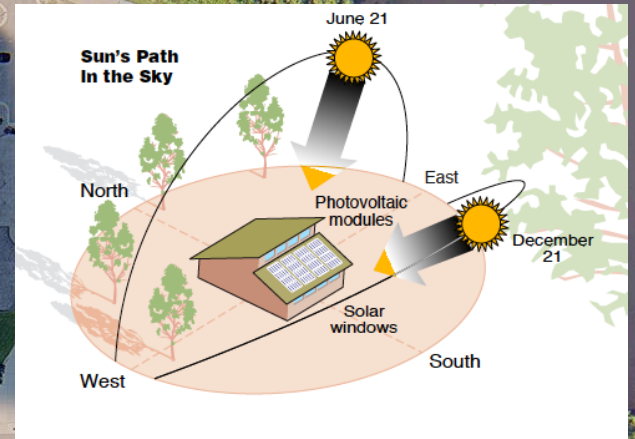
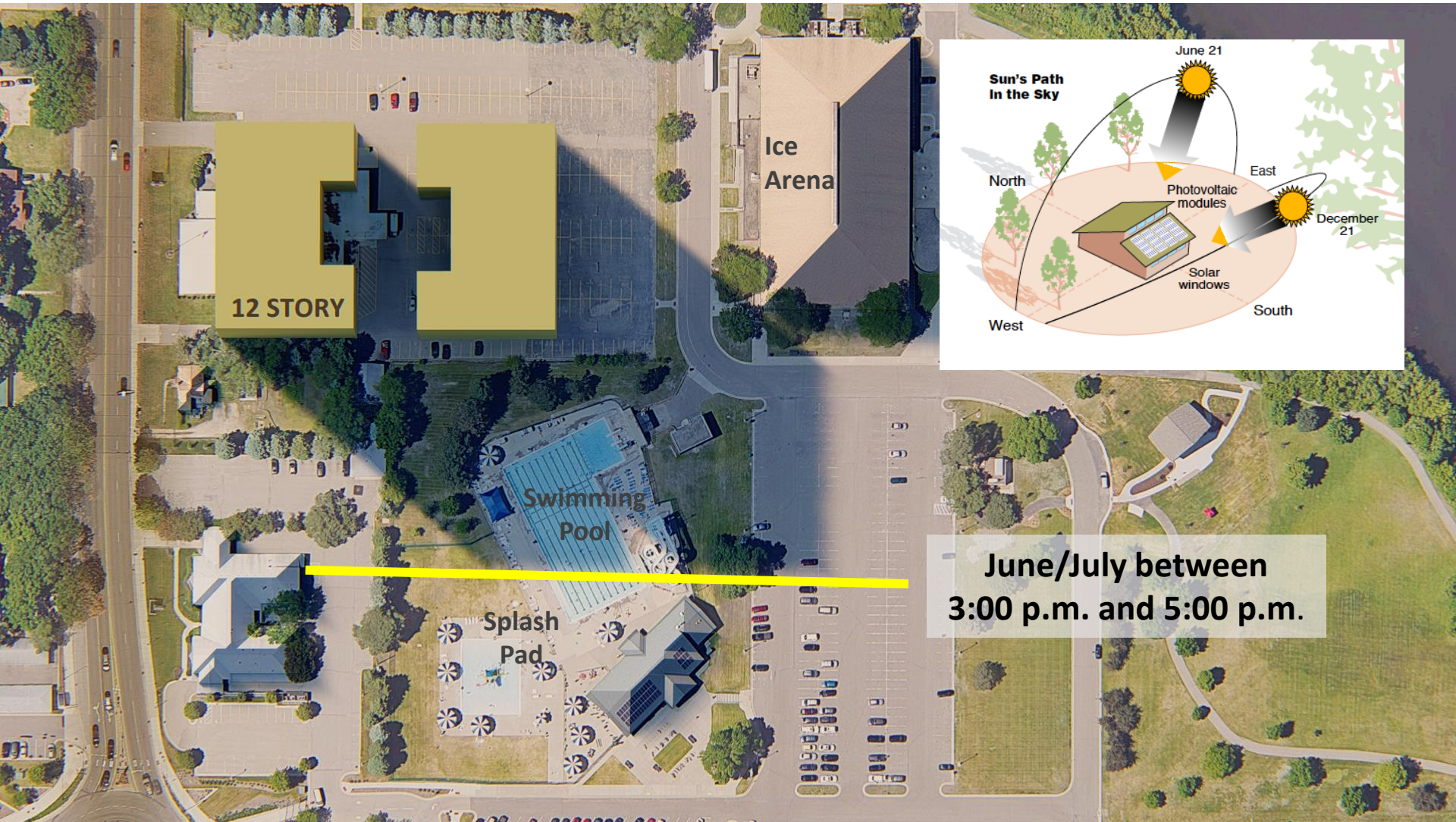
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# Sun Shade Study



June/July between  
3:00 p.m. and 5:00 p.m.

# Visual 3D Model

❑ Prepared at the request of City Council (April 27 workshop)

❑ Purpose:

- To test a five story building (55 feet) and it's potential site lines and relationship with adjacent land uses and Veterans Memorial Park.

The 3D Model is not being used to recommend building materials or architectural elements.



# Visual 3D Model



Looking North-West from 66<sup>th</sup> Street

Portland & 66<sup>th</sup> Sub Area Study



# Visual 3D Model

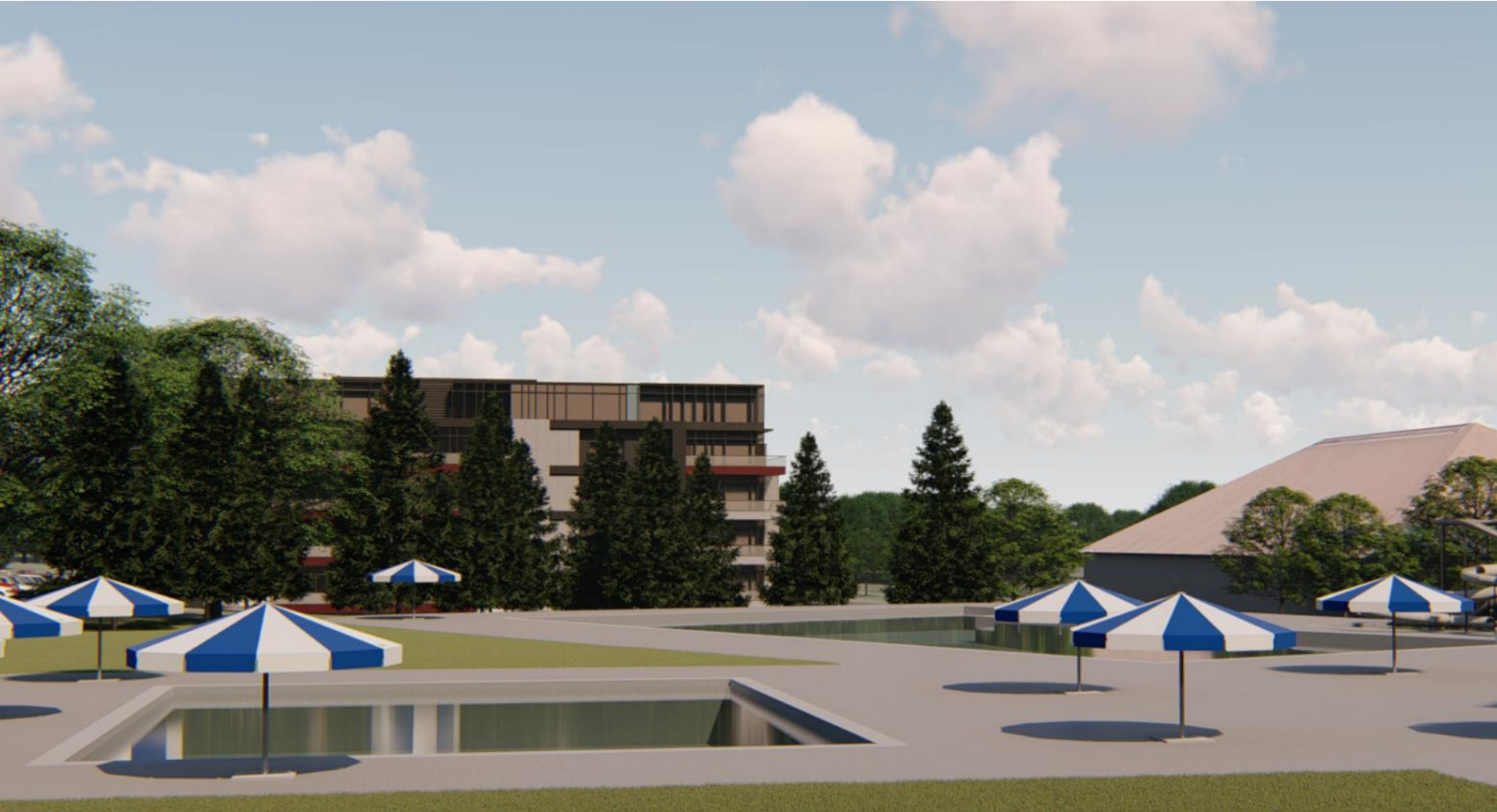


Looking South-East from Portland Avenue

Portland & 66<sup>th</sup> Sub Area Study



# Visual 3D Model



Looking North from 66<sup>th</sup> Street

Portland & 66<sup>th</sup> Sub Area Study

# Visual 3D Model



Looking North-West from 66<sup>th</sup> Street

Portland & 66<sup>th</sup> Sub Area Study