

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, February 15, 2011 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**

- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR JANUARY 18, 2011**

- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

- 4. OTHER BUSINESS**
 - 4.01 Update on Concord Boulevard Redevelopment Study**
 - 4.02 Elections**

- 5. ADJOURN**

NOTICE

The minutes from the January 18 Planning Commission meeting are not yet complete. They will be included in the next agenda packet.

MEMO
CITY OF INVER GROVE HEIGHTS

TO: Planning Commission

FROM: Thomas J. Link, Director of Community Development 

DATE: February 11, 2011 for February 15, 2011 Commission Meeting

SUBJECT: Concord Neighborhood Activities

City staff will make a presentation to the Planning Commission next Tuesday evening regarding the Concord Neighborhood. The purpose of the presentation is to review past planning activities and public improvements, recent planning activities and improvements, and upcoming planning studies.

The City's efforts in the Concord Neighborhood started in the mid-1990's. A Neighborhood Plan was prepared with significant neighborhood input and adopted in 1998. A key element of the plan was Heritage Village Park, an 80 acre riverfront community park. The City prepared a master plan for that park in 2004 with the assistance of a large citizen task force.

As a result of these planning activities, the City acquired the old railroad property, conducted a series of environmental investigations, and commenced remediation of groundwater and soil contamination. The City obtained grant funds and started to acquire properties in the Doffing Avenue Neighborhood from willing sellers. The City and the Dakota County Community Development Agency (CDA) also acquired several blighted properties along Concord Boulevard.

More recently, the City reviewed the Concord Neighborhood as part of its Comprehensive Plan Update. The City also updated the Heritage Village Park Master Plan and incorporated the adjacent Rock Island Swing Bridge. The last two years, Dakota County has reconstructed Concord Boulevard and built the Mississippi River Regional Trail, which extends through Heritage Village Park. The City has proceeded with the reconstruction and rehabilitation of the Historic Rock Island Swing Bridge and commenced development of the Heritage Village Park.

The City is in the process of selecting a planning consultant to update the 1998 Concord Neighborhood Plan. That update will 1) determine appropriate land use designations for neighborhood properties, 2) identify potential redevelopment sites, and 3) involve the residential neighborhood and the Concord business community in the planning process. After the neighborhood study update is complete, the City will select a consultant to assist with the preparation of design guidelines and conduct a study of market strategies of the selected site(s). The design guidelines and market strategy study is funded primarily by a Metropolitan Council Livable Communities Grant. The two studies will be undertaken in close cooperation with the City of South St. Paul, Dakota County CDA, Progress Plus - the City's economic development consultant, and Concord Neighborhood residents and businesses. Once the studies are finished, the City will then seek a developer to undertake redevelopment.

Enc: 2030 Comprehensive Plan Excerpts
City Council Memo Regarding Upcoming Studies, dated July 26, 2010
Concord Study Update Request For Proposal
2030 Land Use Map
Concord Area Project Area Plan Map
Concord Area Aerial Photograph
Heritage Village Park/Rock Island Swing Bridge Master Plan
Doffing Acquisitions Map

2. Land Use

- Businesses
- The river bridge
- Public recreation

The plan includes a set of detailed policies to direct future redevelopment efforts. The land use recommendations from the adopted Concord Boulevard Redevelopment Plan were directly incorporated into the Future Land Use Plan of the Inver Grove Heights Comprehensive Plan. This plan will continue to serve as a policy guide.

As Concord Boulevard improvements are implemented over the next few years, redevelopment proposals will likely be brought forward by property owners and developers interested in the corridor. The guiding principles for the Concord Boulevard Corridor are as follows:

1. Direct access to the corridor should be reduced and limited over time. Access should be via side streets, alleyways and in limited cases directly via shared drives.
2. Future development in the corridor may be either vertically mixed uses (i.e. residential or office over retail) or horizontally mixed uses. Redevelopment of individual parcels should be designed as part of a master planned area to avoid conflicts with existing adjacent landuses.
3. Commercial or business uses should be located around key intersections at 66th and 63rd Street and should be designed to utilize on street parking on side streets (not on Concord Boulevard) and shared off-street parking.
4. Commercial or office uses located along the corridor between key intersections should be designed to blend in with residential building characteristics and not require significant off street parking.
5. Residential uses occurring along the corridor should have porches that front on Concord Boulevard with yards that provide separation between the street and the residential structure.
6. Sidewalks should separate residential uses from the street and provide connectivity to area amenities and attractions such as Heritage Park and the Mississippi River.
7. Higher density residential uses should be supported not only as a means to redevelopment but as a means of intensifying the corridor to support commercial uses, provide a labor force and take advantage of public improvements such as Heritage Park.
8. Design features should consider building height in relationship to the bluff area and the Mississippi River.



A concept for Concord Boulevard explores the idea of mixed use along the corridor with commercial focused at key nodes. This concept takes advantage of the improvements with Heritage Park and the potential connections to the Mississippi River.

2. Land Use

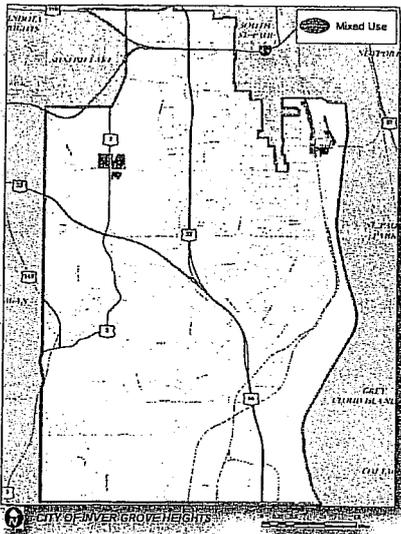


Figure 2.6: Mixed Uses

Mixed Use (MU)

Mixed use areas consist of lots or parcels that contain a mix of retail and service commercial, office, institutional, higher density residential, public uses and/or park and recreation uses, organized in a pedestrian friendly environment (see Figure 2.6: Mixed Uses).

Robert Street and 70th Street West: The Comprehensive Plan designates the area at the intersection of South Robert Trail and 70th Street West as mixed use. The vision for this area is to establish a neighborhood hub that integrates higher density residential uses with neighborhood commercial services. In recent years, there has been an increased interest in creating development patterns that capture historic urban qualities and land use relationships. This movement was originally known as "new urbanism" and is now generally known as "traditional neighborhood design" or TND. The mixed use area in Inver Grove Heights has the potential to be developed utilizing some of these design principles. The development pattern is expected to have a pedestrian orientation rather than a sole focus on vehicular movement. The opportunity exists to integrate a variety of land uses making neighborhood commercial areas truly accessible to the surrounding residential neighborhood both due to the close proximity of the uses and a pedestrian sidewalk or trail system that provides direct linkages. Also of long term consideration is the notion of "Transit Oriented Development" or TOD, which encourages mixed use as a means of supporting transit service because of its ability to generate transit users who both arrive and depart from a particular node (see inset TOD.) Developed in this manner, the mixed use area in Inver Grove Heights has the potential to become an attractive amenity for both the northwest area and the community as a whole.

Mixed Use Assumptions

In order to establish development projections, mixed use areas are assumed to be approximately 2/3 residential and 1/3 commercial. Residential density would be at a minimum of 12 units per acre in mixed use areas.

Concord Boulevard: Another area of mixed use is the Concord Boulevard Corridor (generally north of 70th Street.). The idea for mixed use along the Concord Boulevard Corridor is to encourage or facilitate redevelopment and reinvestment along the corridor in a way that helps traffic flow by controlling access, encourages an attractive street frontage as a gateway corridor to the City and allows flexibility in the use of lands along the corridor as business or residential uses. This pattern of use current exists along the corridor. A redevelopment plan was prepared for the Concord Boulevard area, which was adopted by the City in 1998. The plan addressed a number of issues including:

- Land use patterns
- The role of the Mississippi River levee
- Housing

Redevelopment of the Concord Boulevard corridor is an important future improvement that will support the significant investment in Heritage Park and reconstruction of Concord Boulevard and provide an important critical mass that helps sustain commercial development in Inver Grove Heights. Future redevelopment will also take advantage of the Mississippi River Regional Trail Corridor connecting Inver Grove Heights with regional destinations.

Mixed Use Area Policies

1. Provide a unique mix of commercial, residential, public and related uses in a pedestrian friendly environment.
2. Provide a flexible land use tool that supports redevelopment while minimizing the creation of non-conforming uses.
3. Enact zoning modifications necessary to facilitate a mixed use development pattern that includes small, neighborhood scale structures and design features.
4. Provide walkway and trail linkages to other public recreational facilities in the area.
5. Encourage consistent design standards that serve as a framework for both public and private improvements addressing streets, lighting, landscaping, building materials and building placements.
6. Limit commercial uses to those that provide neighborhood and convenience goods and services.

Industrial Office Park (IOP)

Industrial office park includes lots or parcels containing warehousing, storage and light industrial uses with associated office functions (see Figure 2.7: Industrial Uses). Industrial office park developments are usually designed in a unified manner and feature landscaped open areas and roadway edges, consistent lighting, and entry monumentation. The future land use plan identifies a number of IOP parcels along Highway 55 and 55/52.

Industrial Office Park Area Policies

1. Provide opportunities for new industrial development and expanded employment opportunities in Inver Grove Heights.
2. Provide attractive, planned environments as means to induce employers to locate within the City.
3. Enact standards for industrial developments that are in keeping with the need to improve the appearance and character of industrial properties.
4. Provide public services and infrastructure in keeping with the needs of

CONSERVATION LANDS AND NATURAL RESOURCES

There are five City owned conservancy lands in the park system consisting of 139 acres of oak savanna, oak woodlands, wetlands, creeks, ponds and natural prairie areas that offer residents opportunities to access open space and natural resources. These sites include Harmon Park, Marianna Ranch, River Heights Park, Woodlands Park and Marcott Woods. In addition, there are other natural areas owned by regional public agencies or private institutions that offer conservation and natural resource oriented park amenities. These include Pine Bend Bluffs Scientific and Natural Area, a 256 acre area owned by the Minnesota DNR and the Katherine B. Ordway Natural History Study Area and a 278 acre preserve owned and operated by Macalester College for education and research purposes. The Pine Bend Bluffs Scientific and Natural Area is open to the public, however the Katherine B. Ordway Natural History Study Area is only open to the public on a limited basis with advanced approval.

Conservation

Conservation lands are community open space that contain significant natural resources and are preserved for environmental, open space & aesthetic purposes.



Harmon Park

HISTORICAL AND CULTURAL RESOURCES

The City of Inver Grove Heights has a rich history as a River City. There remain two historic buildings, the old town hall and school house and property along the Mississippi that the City has been acquiring for Heritage Village Park. The park encompasses the old "Village" settlement and rail yard transportation hub along the Mississippi River. The park will provide space for historic displays, outdoor education and a proposed railroad historic center. Near the park are the remains of an old roundhouse foundation and Swing Bridge. The City and the County are working in cooperation to save and restore the swing bridge, Bridge 5600, which is a double decked rail and vehicle bridge that served the railroad, stockyard, and travelers from 1894 until 1999 and connected Inver Grove Heights to Saint Paul Park. Each of these artifacts adds to the historical and cultural significance of the Concord Avenue commercial area and riverfront area and providing abundant opportunities for interpretation and education.

Historical Sites

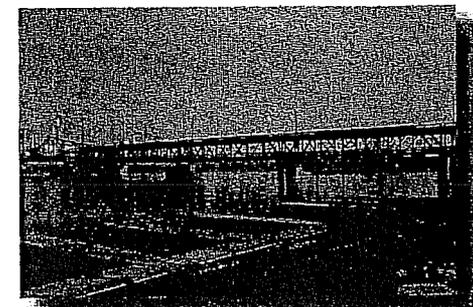
Historical Sites contain historical features for preservation and interpretation.



Old Town Hall

TRAILS AND BIKEWAYS

Trails are an integral component of the City's park system. There are 24 miles of off-road, on-road and internal park trails located throughout the developed community. Trails offer residents safe access to many city-wide destinations such as schools, shopping areas, parks and a wide variety of natural resources. Some trails are destinations in themselves, offering scenic walks



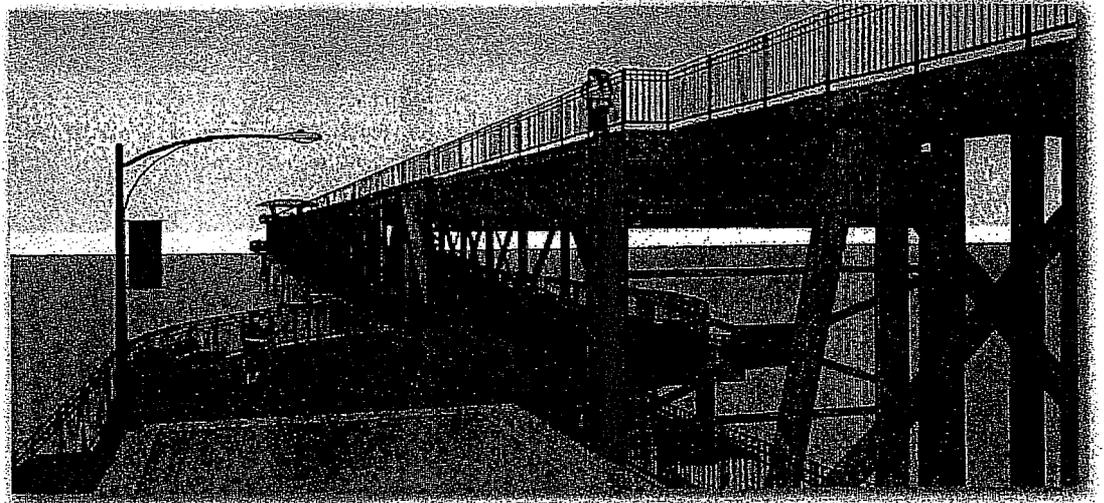
Bridge 5600

- Looped trails, seating areas and shade.
- Continued lifecycle replacement of existing recreation facilities.

HISTORIC AND CULTURAL RESOURCES

The City has a rich history as a river community and the City's residents long for a physical and historical connection to its river history. The City has been acquiring land for the development of Heritage Village Park, a community park on the Mississippi River. The continued acquisition and development of the park, including the restoration of the Bridge 5600, will have the potential to satisfy much of the

community's desire for a connection with its past. The City owns two historic structures, the old town hall and old school that if restored, could also provide places for historical and cultural interpretation. The continued development of the area with the provision for safe and convenient access to the



Bridge 5600 - Bridge Reuse Concept

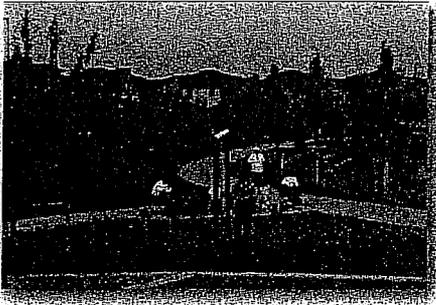
park and supportive land use around it has the potential to activate the park increasing the opportunities for Inver Grove Heights residents to interface with the City's historic and cultural resources found in the area.

SPECIAL USE FACILITIES

The park system contains two special use facilities that are popular with residents and serve important community recreation needs, the Inver Wood Golf Course and the Veterans Memorial Community Center. Both facilities need renovation and improvements to maintain profitability and to retain existing and attract new users. Improvement needs include:

- New program space.
- Potential alternative uses (multi-use) of ice sheets if skating participation declines.
- Aesthetic improvements.

6. Parks and Recreation



Active Recreational Uses

new park locations are designed to provide neighborhood recreation for future residential growth that are interconnected trails. Proposed new trails are designed to link neighborhoods to parks, to community resources and to create loop trail opportunities.

The 2030 Parks, Trails, and Open Space Plan is a guide to park system improvements and development of the park and recreation system to the year 2030.

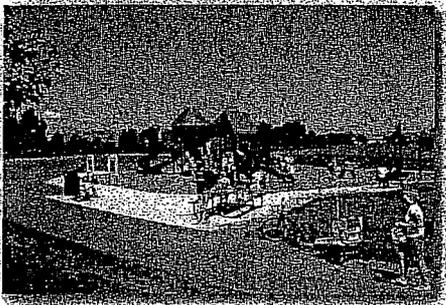
NEIGHBORHOOD PARKS



Passive Recreational Uses

Four new neighborhood parks are proposed to accommodate the neighborhood recreation needs of future residential growth in the Northwest Area representing 20 - 40 acres of new park land. New neighborhood park search areas are shown on Figure 6.7: 2030 Park, Trail and Open Space map. These search areas represent an approximate location of future neighborhood parks that are intended to meet the needs of the specific neighborhood they generally serve within ½ mile walk with no barriers such as busy roads or large water bodies to inhibit park access. Neighborhood parks are also located to be connected by a system of trails that may include varying facilities and may incorporate natural features to create unique amenities in a neighborhood.

COMMUNITY PARKS



Neighborhood Park

One new community park is proposed to accommodate the community recreation needs of future residential growth in the Northwest Area representing 20 - 40 acres of new parkland. The Community Park Search Area shown on Figure 6.7: 2030 Park, Trail and Open Space map represents an approximate location of the future community park to meet the community park needs within a 2 mile distance – a distance that encompasses all of the Northwest Area.

The Comprehensive Plan Update envisions an expansion of Rich Valley Athletic Complex to meet the future needs for playfields and programmed recreational activities.

The City has and should continue acquiring parkland for the future development of Heritage Village Park, a community park with cultural and historical significance in the City. As the Heritage Village Park area redevelops, the City should encourage adjacent land uses and public improvements that will activate the park with people to create a vital place and destination in



Community Park

the community. Such improvements might include development of a retail hub with restaurants or other destination oriented gathering places around or near Heritage Park and an enhanced water front area that enables public access and improved pedestrian connections to adjacent neighborhoods and the Concord Avenue commercial area. Currently, the area does have access to a private commercial marina.

OPEN SPACE & NATURAL RESOURCES

The City's 2003 Natural Resource Inventory (NRI) of the Northwest Area was conducted to plan for the management, protection and enhancement of natural resources (see Figure 6.6: NWA NRI). The NRI identified and ranked existing natural resources according to ecological and local values. Opportunities for expanding open space areas should be explored to meet the community's desire for natural resource preservation.

TRAIL AND BIKEWAYS

The Inver Grove Heights trail plan is a 20 year plan for a trails and bikeways in the City that will connect residents to parks, open spaces, schools, commercial areas and to regional trails and trails of adjacent communities. The plan suggests improvements to the Mississippi Regional Trail Corridor and the River, that provide access to natural resources and open spaces and trails that provide key connections to destinations in the City, to regional trails and to trail system of adjacent cities and new trails in the Northwest Area. New trails will promote a healthy active community and will accommodate a range of uses including walking, bicycling, in-line skating, etc., and a wide variety of trail user skill levels (see Figure 6.8: 2030 Comprehensive Trail Map).

Regional Trails

The Inver Grove Heights trail plan incorporates the three corridors identified by Dakota County, the Mississippi Regional Trail Corridor (MRRT), The South Urban Regional Trail and the North/South Regional Trail. A portion of the MRRT in Inver Grove Heights is scheduled for construction in 2008. There is a preferred alignment for the later phases. The City should continue to work with the County in the final planning and construction phases of the MRRT in Inver Grove Heights.

The South Urban Regional Trail has been identified by Dakota County as following Cliff Road from the Lebanon Hills Regional Park to the Mississippi River Regional Trail (MRRT). The Inver Grove Heights trail plan identifies

plan goals.

The land use policies related to the three development districts within the critical area corridor are as followed:

URBAN DEVELOPMENT DISTRICT

The urban development district is the most urbanized portion of the corridor in Inver Grove Heights containing the most varied land uses within the critical area. The varied uses range from residential, commercial, industrial and recreational uses. The exiting land use and transportation patterns have made it difficult for planning efforts to be effective in changing the character of the corridor.

A neighborhood redevelopment plan for the Concord Neighborhood was completed early in 1998. The plan has a number of recommendations for land use and revitalization that are consistent with MNRRRA objectives including areas of housing, business area redevelopment, street corridor aesthetic and safety improvements, marina improvements, and park and open space. The Concord Boulevard Neighborhood Plan is adopted by reference for this Critical Area Plan to provide additional background and insight for corridor related projects.

The land use plan recognizes the redevelopment plan for the Concord Neighborhood and the plan's recommendations by guiding the area for mixed use development. The intent of the mixed use category is to encourage or facilitate redevelopment and reinvestment along the corridor. Redeveloping in this manner has also taken into consideration its location within the urban development district. The land use plan has identified a set of guiding principles for the Concord Boulevard Corridor in addition to a set of mixed use area policies. Both set of polices have recognized its relationship to the Mississippi River.

RURAL OPEN SPACE DISTRICT

The rural open space area represents the largest policy area within the Critical Area extending from 80th Street to City Limits. Public utilities are not available in this area and are not planned in the future. However, small portions of land guided for industrial development within the rural open space district have been included in the MUSA.

11. Implementation

Table 11.4 Implementation Action Steps

Land Use
Economic Development

	Implementation Initiative	Description	Responsible Party	Priority	Cost
1	Review and update zoning and subdivision ordinance.	<i>State law requires consistency between a community's zoning ordinance and its comprehensive plan. Ordinances need to be thoroughly reviewed to ensure consistency.</i>	Planning Commission and City Council	Short Term	\$
2	Updated Concord Boulevard Corridor Master Plan.	<i>In 1998, the City adopted a redevelopment plan for the Concord Neighborhood. The City should update this study as the County continues to construct roadway improvements.</i>	City Council	Short Term	\$ to \$\$
3	Conduct Master Planning for the Northwest Area.	<i>Property owner/developer interest in the Northwest Area suggests that the City should begin a master planning effort for the Northwest Area's remaining land areas. This efforts should be collaborative process with property owners and regional agencies (Dakota County and MnDOT). The public purpose is to ensure that near term development is best organized to protect efficiencies of developing long term public improvements: potential interchange with I-494, a north/south transportation corridor, long term transit corridor, a community park facility and future fire station needs.</i>	City Council in partnership with property owners/ developers and regional agencies	Short Term to Mid Term	\$\$ to \$\$\$
4	Strengthen the role of the Economic Development Authority	<i>The City has established an Economic Development Authority; however, to date, the EDA has had limited responsibilities and functions. The City Council should consider strengthening the organizational structure and responsibilities of the EDA.</i>	City Council	Short Term	\$
5	Develop an Economic Development Strategic Plan	<i>An economic development strategic plan will outline a set of goals, objectives and initiatives for guiding the City in its efforts to enhance the quality of life and economic stability in the City.</i>	City Council or EDA	Short Term to Mid term	\$
6	Develop marketing materials to promote economic development opportunities in IGH.	<i>Marketing efforts should be developed to promote the quality life style within Inver Grove Heights that encourage a diverse labor force to live in Inver Grove Heights and the region thus enhancing the attractiveness for business expansion and growth. The marketing efforts should also highlight City owned lands available for economic development.</i>	City Council or EDA	Short Term to Mid term	\$

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Concord Neighborhood Studies

Meeting Date: July 26, 2010
 Item Type: Work Session
 Contact: Thomas J. Link: 651-450-2546
 Prepared by: Tom Link, Director of Community Development
 Reviewed by: N/A

Fiscal/FTE Impact:

- None
- Amount included in current budget
- Budget amendment requested
- FTE included in current complement
- New FTE requested – N/A
- Other

PURPOSE/ACTION REQUESTED

The City Council is to provide direction regarding the scope of work for the Concord Neighborhood Studies.

BACKGROUND

The City Council adopted the Concord Boulevard Neighborhood Plan in 1998. That plan was critical in creating what would become known as the Heritage Village Park. The plan also led to millions of dollars of public investment in the neighborhood with the acquisition and development of the Heritage Village Park, the acquisition and reconstruction of the Rock Island Swing Bridge and associated park, the construction of the Mississippi River Regional Trail and future trailhead, the reconstruction of Concord Boulevard, and several acquisitions throughout the Concord Neighborhood by the City, County, and Community Development Agency (CDA). The 1998 plan, however, anticipated considerable commercial redevelopment along both sides of Concord Boulevard. Obviously, no such private development has occurred.

The City Council in recent years has focused upon identifying a few specific sites along Concord Boulevard for private redevelopment, probably with mixed use – multiple family residential and neighborhood commercial development. The Inver Grove Heights Comprehensive Plan reflects these Council discussions. The plan changed the land use designation for those properties fronting on Concord Boulevard from Commercial to Mixed Use. The Comprehensive Plan text also discusses the concept of Mixed Use and the need for updating the 1998 Neighborhood Plan.

The City Council discussed the Concord Neighborhood Study in March. The City Council expressed concern that the scope of the proposed study was too broad and that the City should work towards getting a developer involved in a redevelopment project. The City Council also had concerns regarding costs. As a result, staff has submitted a grant application to the Metropolitan Council to assist in some of the study costs.

STUDY SCOPE

The proposed scope of work for the consultant has been narrowed. A unified park plan, neighborhood pedestrian access plan, and implementation measures have been removed. Also, staff would perform much of the research for the Neighborhood Land Use Study, instead of having the consultant do it.

The scope of work would be performed in two phases. The first phase would be the Neighborhood Land Use Study while the second phase would be a Market Strategy Study and Design Guidelines. The focus of this work would be to get a developer involved in a redevelopment project which reflects the City's needs and desires.

The first phase, the Neighborhood Land Use Study, would answer the following three questions:

- Which areas should be designated for residential uses, business uses, industrial uses, and mixed uses? As the enclosure illustrates, the Comprehensive Plan currently designates the entire stretch of Concord Boulevard, except for Heritage Village Park, as Mixed Use. This broad designation was intentional with the understanding that the City would subsequently refine the land use designations.
- Which specific site or sites does the City desire to redevelop? The CDA has acquired some blighted properties on the 6300 block, with the City's consent, with the intent of redeveloping. Other redevelopment sites may also exist in the neighborhood.
- What does the neighborhood think? The Concord Boulevard Neighborhood was actively involved in the 1998 study. A few years ago, the residential neighborhood opposed the CDA's affordable townhouse project on the 6300 Block. Except for the CDA development proposal, there has been no further discussion with the residential neighborhood or the business community since the late 1990s.

The second phase, the Market Strategy Study and Design Guidelines, would focus on the redevelopment site or sites identified by Council in the first phase. This phase would address the following questions:

- What type of mixed use does the City desire? The Marketing Strategy Study would provide guidance on the mix, type, and cost of housing (row houses, town houses, apartments, etc.) and economic/demographic markets (i.e. owner vs. rental, senior, affordable, market rate). The design guidelines would provide direction on the form of housing and how that housing can be integrated into the existing neighborhood. For example, the design guideline would address desired density, lot coverage, building height, parking, open space, and building materials.
- Are the City's desires marketable? The Market Strategy Study would determine if the City's ideas are feasible in the marketplace, identify barriers to implementing the redevelopment, and establish strategies for how the City could overcome those barriers.
- What does the neighborhood think? Again the Concord Boulevard residential neighborhood and business community would want to provide input regarding the type and design of redevelopment in their neighborhood.

In addition to the neighborhood, others would be involved in the planning process. The development community would be consulted throughout the preparation of the market strategies and design guidelines to assure that the City's redevelopment plans are reasonable and acceptable to developers. Progress Plus would provide knowledge of economic development tools, especially financial tools, and contacts with the private sector, including the development community. In particular, Progress Plus's relation with the Concord businesses would be a significant asset to public participation. The Dakota County CDA would participate since they have redevelopment expertise and funding and are a landowner of possible redevelopment sites.

After the Neighborhood Land Use Study, the Market Strategy Study, and the Design Guidelines, the City would be focused on what type of redevelopment it desires and where that redevelopment should occur. The City would be well positioned to seek a developer to meet the City's redevelopment needs.

COSTS

The anticipated cost of the three studies is approximately \$55,000-\$65,000. This amount could be reduced with grant monies. The CDA has already provided Inver Grove Heights with a \$15,000 grant towards the Neighborhood Land Use Study. The majority of the costs of the Market Strategy Study and Design Guidelines could possibly be funded by the Metropolitan Council Livable Communities Demonstration Account Pre-Development Grant. Since the deadline for such a grant application was this last Monday, staff has already submitted such a grant this last week. The City Council will consider a resolution supporting the grant application at its next meeting.

SCHEDULE

If the scope as described above is found satisfactory to the City Council, staff would prepare a Request For Proposal (RFP) for the first phase and bring it back to the City Council in September. The City Council could then proceed with consultant selection this fall and the first phase study in winter and early spring. The second phase would be performed in the spring and summer of 2011.

CONCLUSION

The City Council is to provide direction regarding the scope of work for the Concord Neighborhood Studies.

TJL/kf

Enc: Comprehensive Plan for the Concord Neighborhood

cc: Jennifer Gale, Progress Plus
Ellen Watters, Progress Plus
Dan Rogness, Dakota County CDA

CITY OF INVER GROVE HEIGHTS

REQUEST FOR PROPOSAL

CONCORD BOULEVARD NEIGHBORHOOD PLAN UPDATE

The City of Inver Grove Heights invites you to submit a proposal to update the Concord Boulevard Neighborhood Plan's Land Use Plan and identify potential redevelopment sites.

BACKGROUND

The Concord Boulevard Neighborhood is located in the northeast part of the city along the Mississippi River. The neighborhood consists of a mix of small single-family residences, businesses, and industries. The Concord Boulevard Neighborhood, sometimes referred to as "The Village", was initially settled in the 1880's and was the center of Inver Grove Heights until post World War II development moved out of the Mississippi River/Concord Boulevard Corridor.

The Concord Boulevard Neighborhood Plan was adopted by the Inver Grove Heights City Council in 1998. The plan included an analysis of conditions and issues, land use plan alternatives, selected land use and revitalization plan, and project implementation plan. Five neighborhood meetings were conducted throughout the preparation of the plan.

Subsequent to the plan's adoption, there have been significant public investments to implement the neighborhood plan, including:

- The acquisition of 21 properties, environmental investigation, environmental remediation, floodplain restoration, and grading of most of the future Heritage Village Park, an 80 acre community riverfront park
- The acquisition, environmental investigation, environmental remediation, and reconstruction of the historic Rock Island Swing Bridge, adjacent to the future Heritage Village Park
- The construction of the Mississippi River Regional Trail through the future Heritage Village Park
- The reconstruction of Concord Boulevard itself with an improved street-scape and upgraded utilities
- The acquisition of eight blighted properties along Concord Boulevard

- The preparation of a combined master plan for the Heritage Village Park and the historic Rock Island Swing Bridge

The 1998 Concord Boulevard Neighborhood Plan, however, anticipated considerable commercial redevelopment along both sides of Concord Boulevard. No such private redevelopment has occurred. The City Council has recently discussed initiating redevelopment by seeking a developer for a select site. The Inver Grove Heights Comprehensive Plan reflects these Council desires and has changed the land use designation for those properties fronting on Concord Boulevard from Commercial to Mixed Use.

PAST STUDIES

Several past and current studies contain information that is pertinent to the Concord Boulevard Neighborhood Plan Update:

- Concord Boulevard Neighborhood Plan, 1998
- Comprehensive Plan Update, 2009
- Heritage Village Park/Swing Bridge Master Plan Update (in process)
- Inventory of existing conditions, 2010

The Comprehensive Plan Update is available on the City's website. The other reports can be obtained from City Hall, upon request, in an electronic format or paper format.

SCOPE OF WORK

The selected consultant will update the land use plan of the Concord Boulevard Neighborhood Plan and identify potential redevelopment sites. The boundaries of the Concord Neighborhood are defined on the project area map, as attached. The update will answer the following three questions:

1. Which areas should be designated for residential uses, business uses, industrial uses, and mixed uses? The Comprehensive Plan currently designates the entire frontage of Concord Boulevard, except for Heritage Village Park, as mixed use. This broad designation was intentional with the understanding that the City would subsequently refine the land use designations. It is anticipated that the plan update will lead to amendments to the Comprehensive Plan's land use map.
2. Which specific site or sites should be redeveloped initially and in subsequent phases? The Dakota County Community Development Agency (CDA) has acquired some blighted properties on the 6300 block of Concord Boulevard with the intent of redeveloping the properties. Other redevelopment sites also exist in the neighborhood. The plan update will identify possible redevelopment sites

and analyze their respective advantages and disadvantages, their relation to the neighborhood, their ability to initiate redevelopment, and their ability to be a catalyst for further development and reinvestment by existing property owners.

3. What does the neighborhood think? The Concord Boulevard Neighborhood was actively involved in the 1998 study. There has been little further discussion about the neighborhood plan with the residential neighborhood or the Concord business community since the late 1990's. The City is seeking alternative ideas for engaging the residential neighborhood and business group in the plan update and redevelopment activities.

The work will be performed in close cooperation with the following three entities:

- Dakota County Community Development Agency (CDA) – The CDA provides assistance to the City on housing and redevelopment activities. The CDA has awarded the City a grant to fund a portion of this plan update. The CDA has also acquired properties in the Concord Boulevard Neighborhood and removed deteriorated structures.
- Progress Plus – A non-profit, public/private partnership, Progress Plus provides economic services to the cities of South St. Paul and Inver Grove Heights.
- City of South St. Paul – South St. Paul is considering the preparation of a neighborhood plan for their Concord Neighborhood. The two cities will coordinate planning efforts through regular, informal work group meetings that may, at times, include the consultant. The meetings will allow the two cities to share information, generate ideas, and coordinate and compliment land uses, development designs, and market strategies.

FUTURE WORK

The Concord Boulevard Neighborhood Plan Update is the first of two phases of studies. Upon completion of the Neighborhood Plan Update, the City will seek a consultant to prepare a market strategy study and design guidelines. This second phase will focus on the redevelopment site or sites identified in the Neighborhood Plan Update. This second phase will address the following questions:

- What type and scale of mixed use development does the City desire?
- Are the City's desires marketable?
- What does the neighborhood think?

The City of Inver Grove Heights has submitted an application to the Metropolitan Council for a Livable Communities Development Account Pre-Development Grant to

assist with the market strategy study and design guidelines. This second phase is not part of this scope of work but is noted for informational purposes.

The completion of the market strategy study and the design guidelines will provide the City with the necessary direction to seek a developer to undertake mixed use redevelopment in the Concord Boulevard Neighborhood as a catalyst for further redevelopment and reinvestment.

SCHEDULE

The scope of work should be completed within six months of the execution of a contract.

BUDGET

The budget for the work is \$40,000. The study is funded in part by a Dakota County CDA Redevelopment Incentive Grant.

WRITTEN PROPOSALS

Written proposals should include the following information:

- A. Project Approach – The proposal should reflect the firm’s understanding of the Concord Boulevard Neighborhood, address how the scope of work is to be accomplished, including the process and the product, and provide the specific methodology to be used.
- B. Project Personnel – The proposal should contain the names of key personnel, a description of their education, experience, roles and duties, and a description of the project team’s organization and individual responsibilities. The proposal should also contain biographic resumes of individuals with emphasis on their involvement in other recent similar projects that have resulted in redevelopment of specified sites.
- C. Relevant Experience – The proposal should discuss the firm’s experience and personnel’s experience with other recent similar projects, especially experience in neighborhood planning, site planning, mixed use development, redevelopment, and public participation.
- D. Performance – The proposal should describe the firm’s resources, including the size of firm, current workload, and ability and willingness to commit key personnel.

- E. References – The proposal should contain references and dates of other similar projects which have been performed by the firm within the last five years.
- F. Conflict of Interest – The proposal should list contracts which the firm has or has had in the last five years with private property owners in Inver Grove Heights and other possible conflicts of interest.
- G. Schedule – The proposal should include a schedule of tasks to be performed and completion date. The schedule should include anticipated communications with the City and meetings with the City Council, City staff, and public.
- H. Costs – The proposal should include a “not to exceed” cost, broken down by tasks, and a schedule of the number of hours and billing rates for individuals involved.

SELECTION OF CONSULTANTS

- A. Process – City staff will review the proposals and forward a recommendation to City Council for their consideration.
- B. Evaluation Criteria – Proposals will be evaluated by various criteria, including, but not limited to, the following:
 - Brevity, clarity, and organization of the proposal
 - Relevance and suitability of the project approach
 - Qualifications and expertise of key personnel to be assigned
 - Experience of the firm with similar projects
 - Demonstrated ability to perform the work in a timely and cost effective manner
 - Project costs
 - Potential conflicts of interest

SUBMITTAL

Eight paper copies and one electronic copy of the proposal should be addressed to Thomas J. Link, Director of Community Development, at 8150 Barbara Avenue, Inver Grove Heights, Minnesota 55077. The proposal shall be received no later than 4:00 p.m. on January 14, 2011.

Proposals are to be addressed to:

Thomas J. Link
Community Development Director
8150 Barbara Avenue
Inver Grove Heights, MN 55077

Proposals are due January 14, 2011.

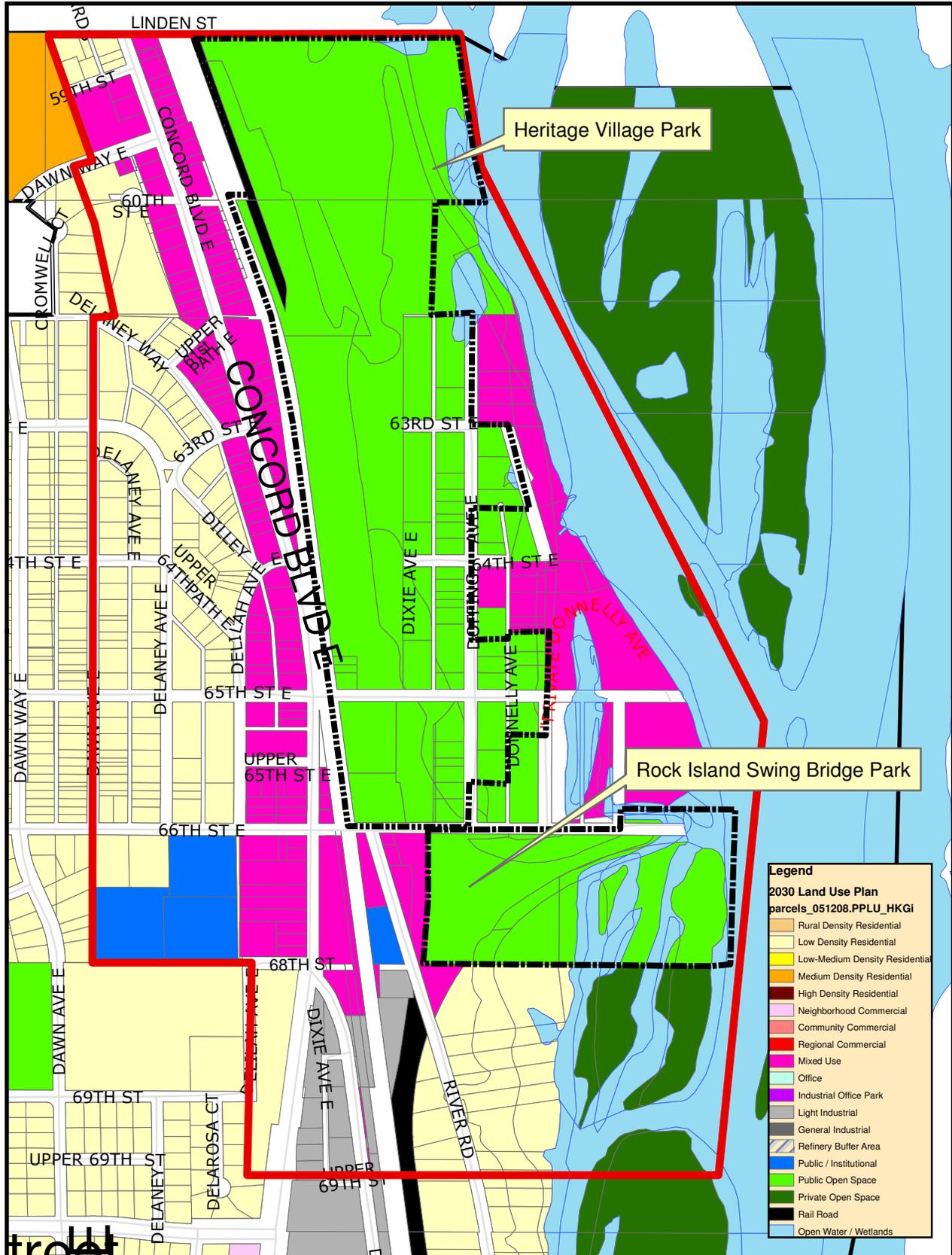
Questions regarding this Request For Proposal can be submitted by email to Thomas Link at tlink@ci.inver-grove-heights.mn.us by 4:30 PM on January 11, 2011. City responses to questions will be forwarded to all firms.

TJL/kf

Attachments: Comprehensive Plan for Concord Neighborhood
Concord Boulevard Neighborhood Project Area
City and CDA Properties in Concord Neighborhood

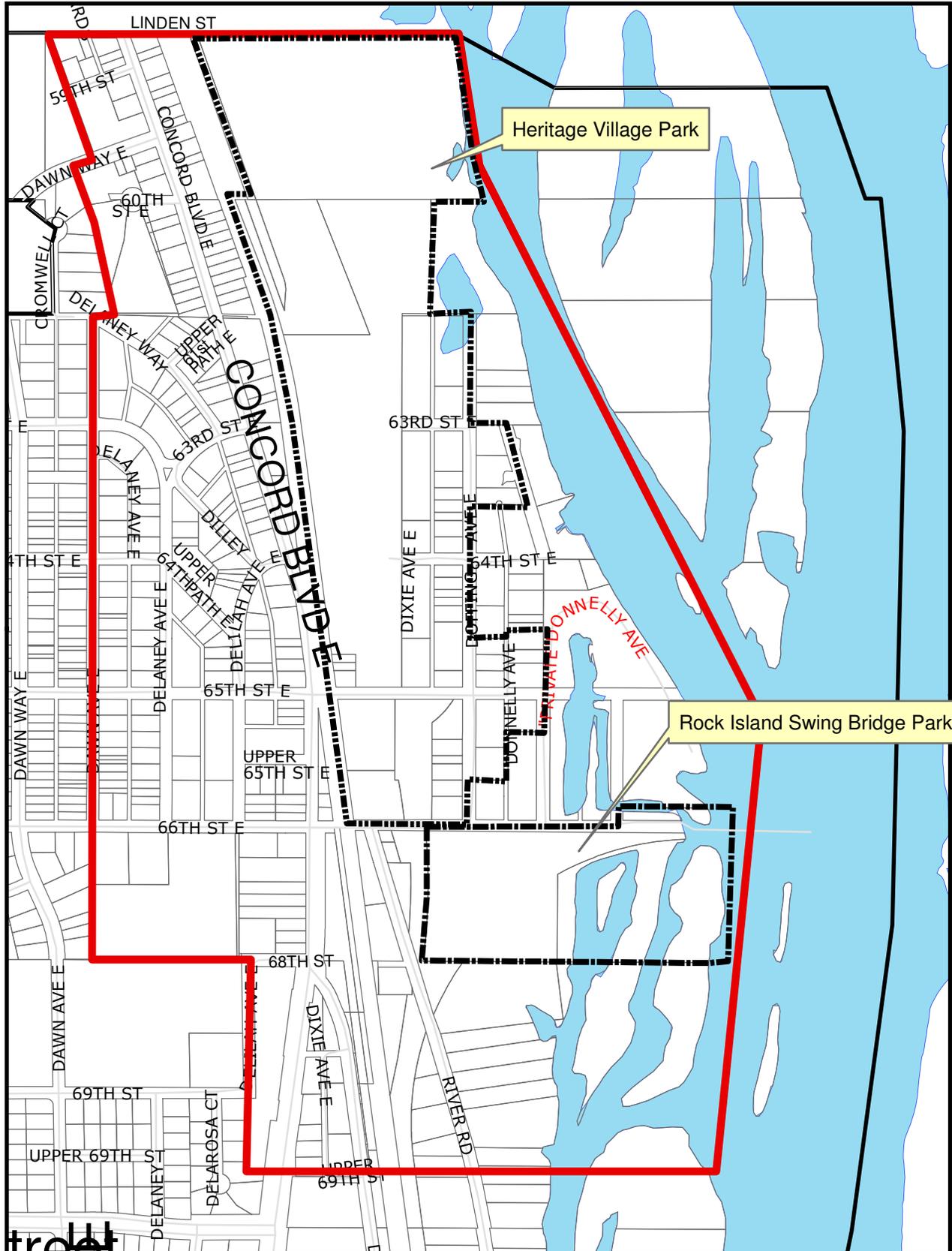


Concord Boulevard Neighborhood 2030 Comprehensive Plan



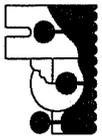


Concord Boulevard Neighborhood Project Area Plan



trolet





inver grove heights, mn Heritage Village Park

ON THE MISSISSIPPI RIVER

DEWEY & ASSOCIATES, LTD.
LAND USE PLANNING AND DESIGN
1000 W. WISCONSIN AVE. - SUITE 200
HOUSTON, TX 77002
TEL: 281-259-9621
FAX: 281-259-9623
Project # 10-07
Date: Dec. 1st, 2010



Interpretive Overlooks

Small overlooks to be placed along the trail throughout the park to make use of scenic views, provide seating areas, and to illustrate historical interpretive information.

History Mystery Node

Location for "clue" associated with a historical themed treasure hunt (typ).

Roundhouse Location

Rustic stone benches are placed along the edge of the roundhouse location for historical significance.

Rod & Gun Club

Infiltration Basin (typ)

Use of basins and rain gardens to collect and pretreat stormwater before entering another water body.

Natural Area

Enhance and restore native prairie and savanna areas of the park with appropriate plant species.

Regional Trail

Connection to the North

Vegetative Buffers

Create vegetative buffers along the berm for additional screening and naturalization. Plantings shall be appropriate for savannas or hardwood forests.

Pond Picnic Area

Gazebo picnic shelter overlooks the pond and adjacent lawn space, with adjacent satellite restrooms and a small fishing pier on the pond.

Community Space

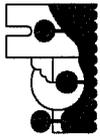
Open lawn space for various community events, informal sports, etc. with adjacent picnic shelter and parking lots.

Improved Roadway

Improve Duffing Ave. with designated turn lanes, adequate separation from adjacent businesses/residents, improved storm water collection, etc.



Master Plan - North



Inver Grove Heights, MN Heritage Village Park

ON THE MISSISSIPPI RIVER



Infiltration Basin (typ)

Use of basins and rain gardens to collect and pretreat stormwater before entering another water body

Improved Roadway

Improve Doffing Ave. with designated turn lanes, adequate separation from adjacent businesses / residents, improved storm water collection, etc.

Historical Buildings

Town Hall and Schoolhouse buildings could be relocated to increase historical significance of the park - depending on final use and costs for relocation. Locations shall be based on use of buildings to fit with appropriate setting, but could be part of the Heritage Gardens

Asphalt Trails

Provides access to park amenities and creates internal loops

Community Space

Open lawn space for various community events, informal sports, etc.

Heritage Gardens

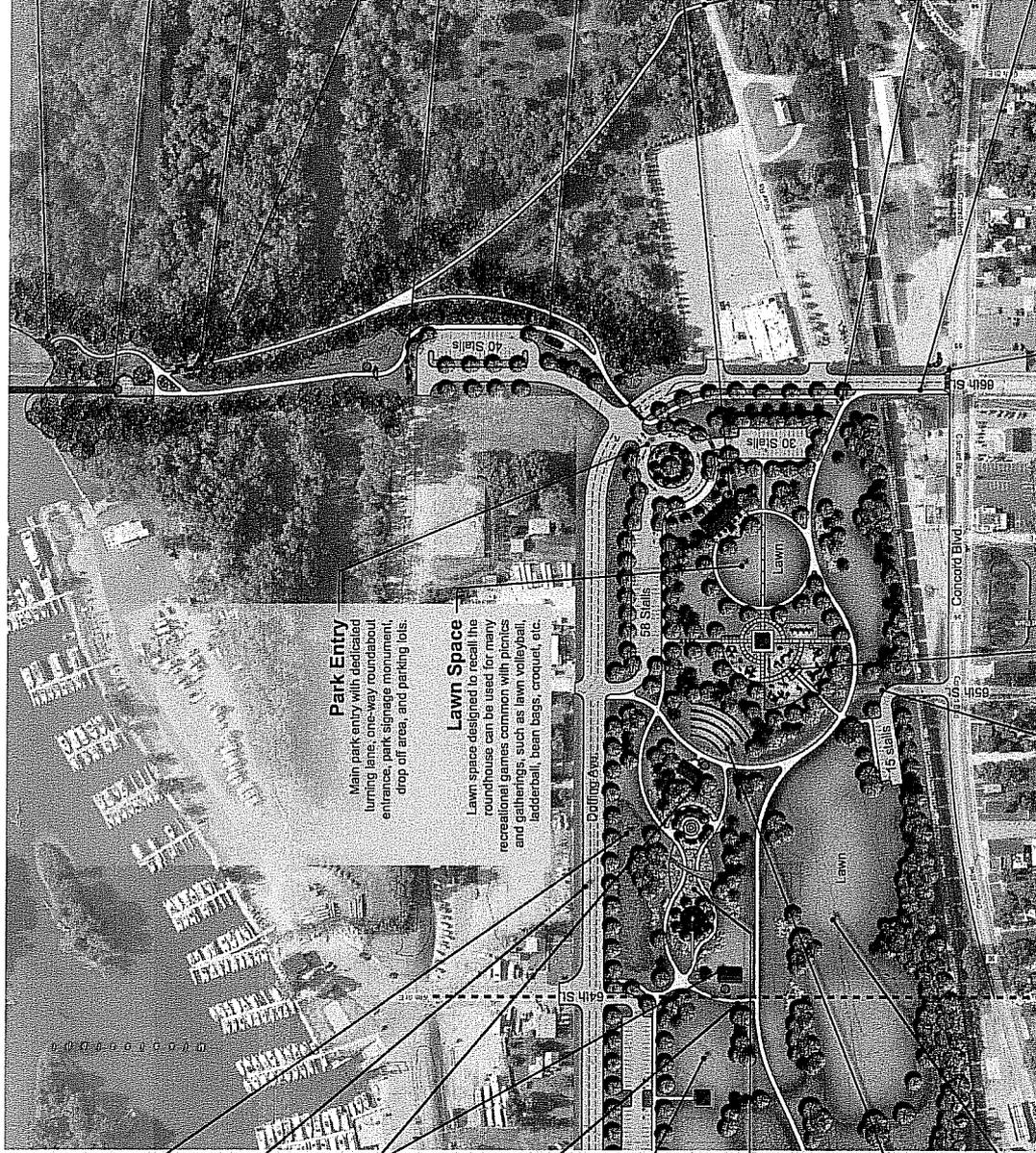
Ornamental gardens containing artifacts, sculptures and interpretive signage displaying the historical significance of the community intertwined with various seating areas and walkways

Event Seating

Small to medium sized park stage for various demonstrations, plays, movies, and park events with adjacent tiered seating in the hillside

Community Space

Open lawn space for various community events, informal sports, etc.



Park Entry

Main park entry with dedicated turning lanes, one-way roundabout entrance, park signage monument, drop off area, and parking lots.

Lawn Space

Lawn space designed to recall the roundhouse can be used for many recreational games common with picnics and gatherings, such as lawn volleyball, ladderball, bean bags, croquet, etc.

65th Street Access

65th Street access off of Concord leads to a parking lot and would remain the alternate fire access.

Central Play Area

Community sized playground for all age groups and a small splash pad area surrounding an open air picnic shelter.

66th Street Gateway

66th Street access off of Concord becomes the main park entrance road with a gateway monument sign along Concord

River Access

Small trail leads down to the river with blocks or large stones creating large steps along the waters edge that can withstand flooding for seating and viewing the river

Rock Island Bridge

Bridge overlook with entrance patio area for gathering and displaying historical information

Deck Overlook

Small deck built on upper railroad track area overlooking the natural areas and river with a staircase leading down to the bridge overlook

History Mystery Node

Location for "clue" associated with a historical themed treasure hunt (typ)

Bridge Gateway

A pedestrian trail leading to the bridge overlook contains historical signage over the trail and a monument sign is placed at the end of the roadway, creating a significant gateway to the bridge location

Regional Trailhead

Parking lot for bridge and trailhead with adjacent bike racks, seating, information kiosk, and restroom facilities with City utility services

Park Building

Multi-purpose building provides main park focal point when entering. Building contains full restrooms, picnic space for approx. 200 people, storage, and a patio area with additional picnic space and custom grills overlooking the lawn

Trail Connections

Trail built on previous railroad line provides a neighborhood connection

Trail Stop

Trail stop with bike racks, information kiosk, and maps with directions to Rock Island Bridge are provided along the trail intersection

Regional Trail

Connection to the South



Doffing Avenue Voluntary Acquisition Program

January, 2011

