



STEERING COMMITTEE MEETING #4

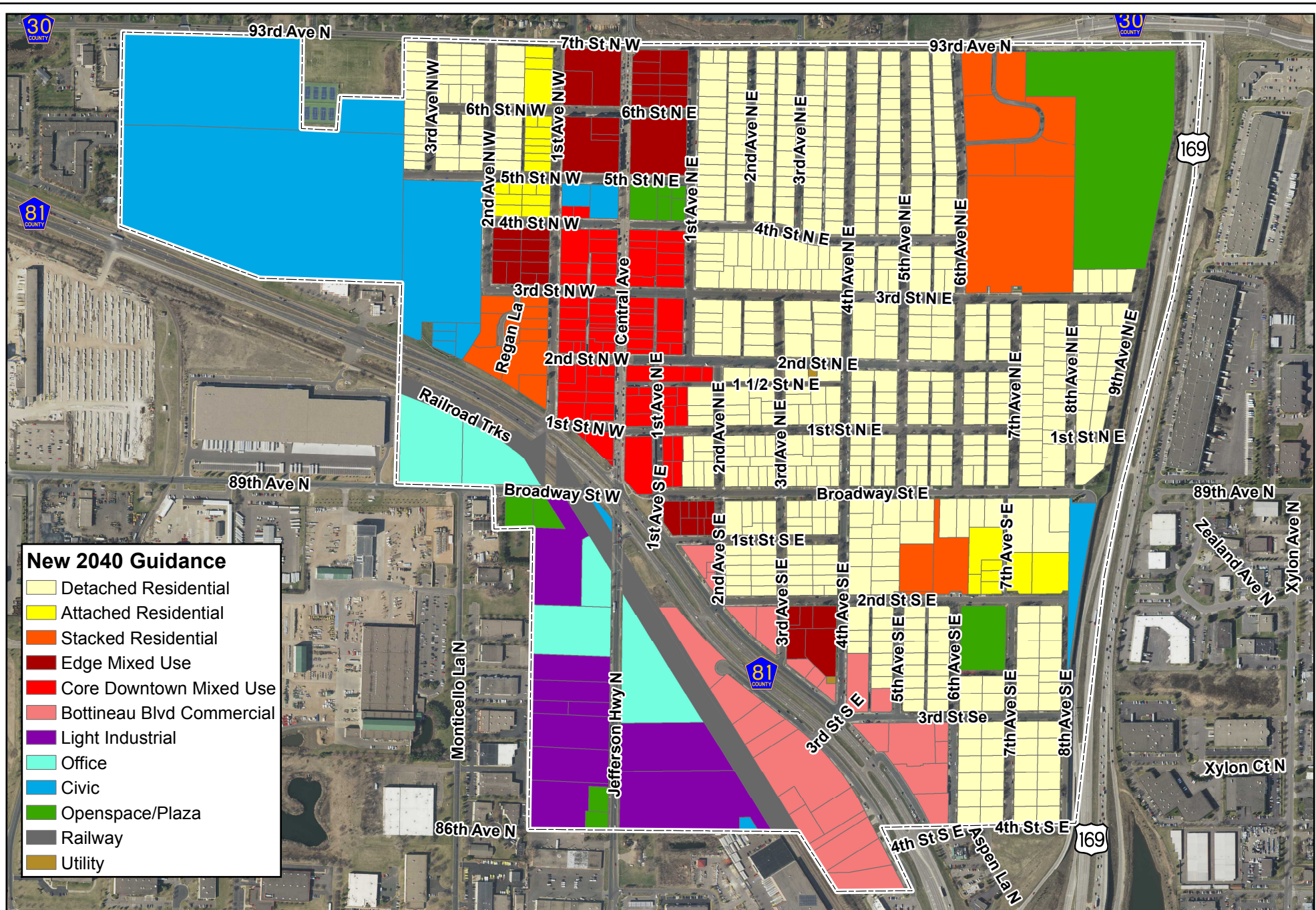
April 3rd, 2017

Topic: Parks

6:00 p.m. Draft Land Use Plan

6:30 p.m. Boerboom Park concept

6:45 p.m. Regional parks context



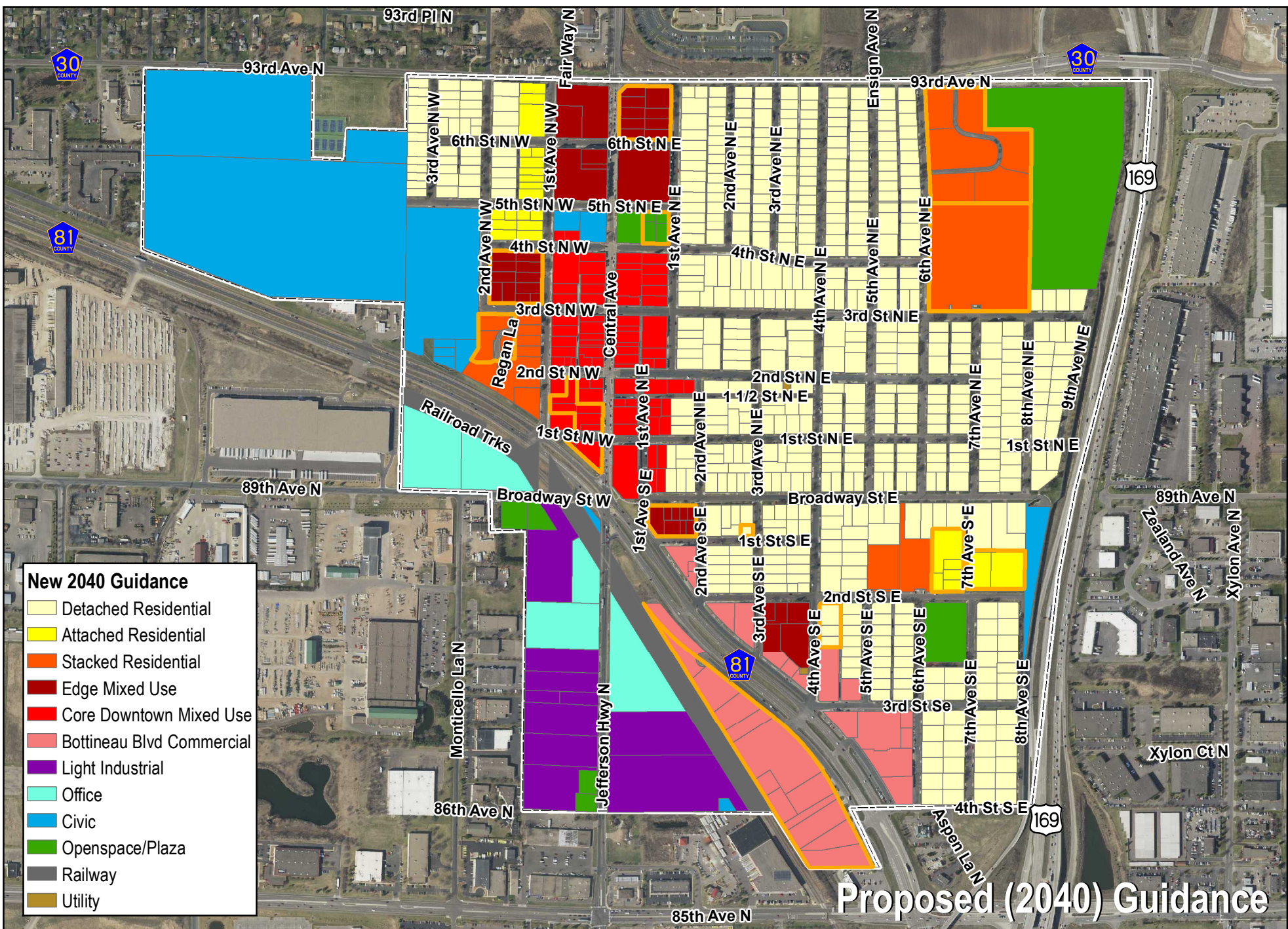
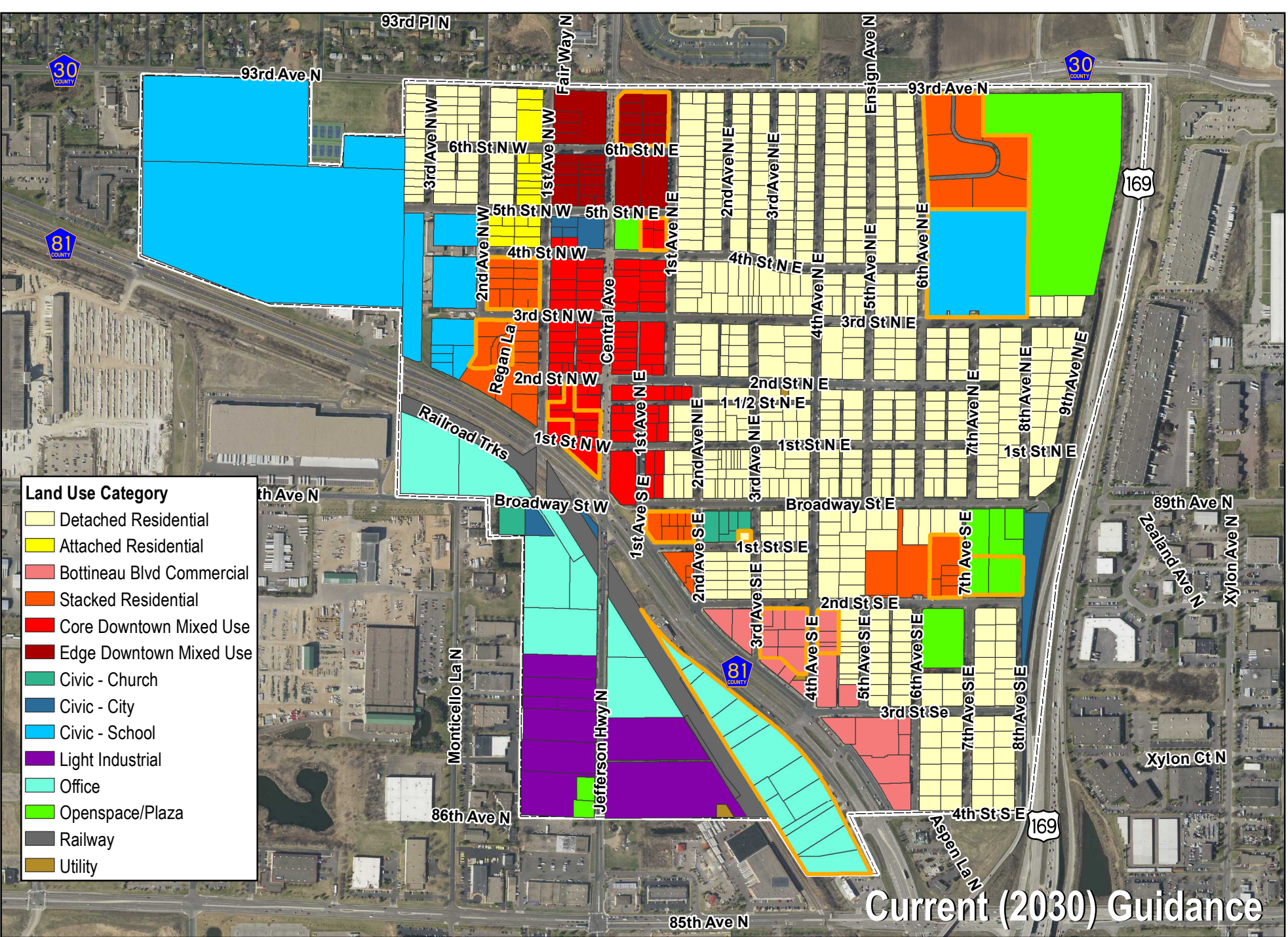
- New 2040 Guidance**
- Detached Residential
 - Attached Residential
 - Stacked Residential
 - Edge Mixed Use
 - Core Downtown Mixed Use
 - Bottineau Blvd Commercial
 - Light Industrial
 - Office
 - Civic
 - Openspace/Plaza
 - Railway
 - Utility

2040 Land Use Guidance
 Osseo 2040 Comprehensive Plan
 City of Osseo



0 1,000 Feet
 1 inch = 750 feet





Detached Residential	<ul style="list-style-type: none"> • <i>Single-family detached houses</i> • <i>Duplexes</i> • <i>Carriage houses</i> • <i>Accessory units</i> • <i>Density range of <u>3-4</u> to 8 housing units per acre</i> 	<p>This land use category represents the traditional detached single-family house, which has been the most prevalent form of housing in Osseo. The density range for detached residential housing is three (3) to eight (8) dwelling units per acre. In addition to single family detached houses, this land use category could allow <u>carriage homes, accessory units,</u> and duplexes. <u>Primary and secondary churches, schools and places of worship are appropriate uses in this district.</u></p>
Attached Residential	<ul style="list-style-type: none"> • <i>Rowhouses, side-by-side townhouses</i> • <i>Triplex, quadruplex</i> • <i>Mansion townhouses</i> • <i>Density range of <u>8 to 16</u> to <u>20</u> housing units per acre</i> 	<p>This land use category represents areas of attached housing units. The most common housing forms reflected by this land use category include rowhouses, side-by-side townhouses, <u>mansion townhouses,</u> triplex or quadruplex, <u>of which there are relatively few examples found in Osseo currently buildings.</u> Units are arranged vertically or horizontally in this unit type with a density range of <u>eight (8) nine (9)</u> to 16 dwelling units per acre</p>
Stacked Residential	<ul style="list-style-type: none"> • <i>Apartments, lofts, flats</i> • <i>Stacked townhouses</i> • <i>Vertical housing orientation (2 to 4 stories)</i> • <i>Density of <u>16-20</u> housing units per acre or greater</i> 	<p>This land use category represents areas of stacked residential units in apartments, townhouses, lofts, and flats with a vertical housing orientation of two (2) to four (4) stories in height and a density of <u>16-20</u> dwelling units per acre or greater. The higher density residential represented by this category will expand housing options for people <u>of all income levels and lifestyles, and this style of housing can support neighborhood walkability and patronage of local businesses. interested in living in a walkable downtown environment and will increase the local customer base for businesses in the downtown area.</u></p>
Bottineau Boulevard Commercial	<ul style="list-style-type: none"> • <i>Retail goods, services and entertainment</i> • <i>Double building orientation (<u>Bottineau Boulevard and when lots are adjacent to</u> neighborhood streets)</i> • <i>One and two story buildings</i> • <i>“Gateway” quality architecture and features</i> 	<p>This land use category represents areas of one and two story retail uses providing retail goods, services and entertainment with convenient auto access and high visibility from highways. Limited office uses are allowed within this category. <u>In areas adjacent to residential neighborhood streets, s</u>Structures <u>in this category</u> will be oriented toward both Bottineau Boulevard (County Road 81) and the adjacent neighborhood streets. <u>Development in this area will serve as a gateway to Osseo with a greater degree of and may incorporate</u> public amenities such as public plazas, fountains,</p>

		public art, or other landmarks. Development in accordance with Osseo's Architectural Design Guidelines is encouraged in areas adjacent to residential neighborhood streets.
Office	<ul style="list-style-type: none"> • <i>Employment intensive office uses</i> • <i>Limited supporting retail uses</i> • <i>Buildings of two (2) stories or greater preferred</i> • <i>"Gateway" quality architecture and features</i> 	This land use category represents multi-story office and service employment areas. Office-showroom and research-development services could also fit within this category. Development might include limited retail, but not large generators of retail traffic. Office buildings with two (2) stories or greater in height and a high quality architectural design will be encouraged.
Light Industrial	<ul style="list-style-type: none"> • <i>Light manufacturing, assembly, processing</i> • <i>Warehousing, storage, distribution</i> • <i>One level buildings with mezzanine space</i> • <i>Truck traffic</i> • <i>Limited outside storage</i> 	This land use category represents light industrial activity areas, such as light manufacturing, assembly, processing, research facilities, warehousing, storage, and distribution with limited outside storage and good access to county and state highways. Light industrial buildings may be one level with mezzanine space and truck loading facilities.
Downtown Core Mixed Use	<ul style="list-style-type: none"> • <i>Mix of commercial, entertainment, civic, housing, office</i> • <i>Vertical orientation with 100% active use on street (retail, entertainment)</i> • <i>Residential density of 20-40 units/acre (2 to 4 story structures)</i> 	This land use category represents a mix of uses that are typically found along a traditional small town "main street." Land uses include retail, services, entertainment, civic, institutional, housing, and office that are mixed within the core downtown area or mixed within single buildings. Development in this category will have 100% active retail, services or entertainment uses on the street level of buildings with a mix of uses above. Overall, it is assumed the mix of development in the Downtown Core will be closer to 30% residential and 70% commercial. Off-street parking areas will be located behind buildings or in parking structures. Residential development in this category shall have a density of 20-40 units/acre. Development in this category will be 2-4 stories with the front facades of the first and second stories placed up to the sidewalk with existing architecture. and Upper stories may be set back from the building line at the street to respect the existing architectural scale and character and to avoid a "canyon" feeling along the street. Development in accordance with Osseo's Architectural Design Guidelines is encouraged.
Downtown Edge	• <i>Wide mix of uses with predominant use more of a</i>	This land use category represents an area predominantly

Mixed Use	<i>residential nature</i> <ul style="list-style-type: none"> • <i>Commercial pushed to corners, not 100% street level</i> • <i>Civic focus encouraged</i> • <u>2 stories? Up to 3 stories?</u> 	residential in nature, but with a wide mix of uses allowed, including but not limited to commercial, entertainment, civic, institutional and office. Development in this land use pattern is assumed to be approximately 80% residential and 20% commercial. <u>Priority siting for commercial uses are the street corners, with residential uses located midblock. It is not required that 100% of the street level be active retail.</u> Residential development in the area shall have a density of 20-40 units/acre. <u>Residential parking should be accommodated on site.</u>
<u>InstitutionalCivic</u>	<ul style="list-style-type: none"> • <i>Government facilities</i> • <i>Schools</i> • <i>Library</i> • <i>Churches, Cemeteries</i> 	This land use represents institutional land uses in the community, both public and semi-public. These uses include, but are not limited to, city facilities, post office, library, schools, churches, and cemeteries that are used for public or semi-public purposes. As an older, formerly freestanding community, institutional land uses have traditionally been a major land use component within the city.
Parks & Open Space	<ul style="list-style-type: none"> • <i>Parks</i> • <i>Playfields, playgrounds</i> • <i>Plazas, open spaces</i> • <i>Trails</i> 	This land use category includes parks, plazas, open spaces, trails, recreational playfields, <u>grave yards,</u> and playgrounds.

Project Status Update

Overview

The City of Osseo is planning an expansion to Boerboom Veterans Memorial Park, which will more than double its size to a full city block. Currently, the city is exploring ideas for how the new space can best serve the community. WSB's Landscape Architecture Group has been tasked with developing a master plan for the park, which will serve as a guideline for the future development. Currently, the team is exploring three schematic concepts which envision different uses of the park. These concepts will ultimately be consolidated and refined into one overall plan for the park.

Public Outreach

As part of this process, WSB began an assessment of the current park. This included reaching out to community members at the Lion's Roar festival and a public open house for the ongoing comprehensive planning efforts, as well as conversations with city staff. This was done to better understand how the park is used today, and determine what current park users like or dislike about the park. To date we have received survey responses, met with individual residents during the open house, and presented schematic concepts to city staff and the Parks Commission for comment.

Feedback Summary

Upon reviewing the input we have received, some common themes were identified and used to influence the initial design concepts. Generally, people have a deep appreciation for the historic and commemorative nature of the park. The memorial monuments, benches, and flagpoles are important elements that must remain in the park. Park visitors enjoy the regular events and performances held in the park, but would like to see more day to day activities available for park users of all ages. Of the responses we received, most people agreed that a new park should include a play area, some type of water feature, more open lawn space, additional tables and seating, accessible walking paths, native plantings for pollinator habitat, a picnic shelter, and restrooms with a drinking fountain. People also like the recent improvements to Central Avenue, and would like to see a similar style carried into the park. As to be expected, there were also some areas of disagreement. Responses indicated a split between user's preferences for features such as a splash pad, a dog park, a skate park and a community garden. Concern was also expressed by some over the safety of crossing Central Avenue.

Moving Forward

Based on the feedback from the community and direction from both the City and Parks & Recreation Committee, we are now in the process of creating a single preferred concept for the park. This concept will include features from each of the initial schematic concepts, but the overall organization of the park's uses and circulation will resemble the formal layout shown in option one. The preferred concept plan will be presented to the City Council as well as the Parks and Recreation Committee in April. After final revisions, the plan will go back to city council in May to be formally adopted as the Master Plan for Boerboom Park. The final plan will be accompanied by suggestions for potential phasing, as well as a preliminary estimate of construction costs.



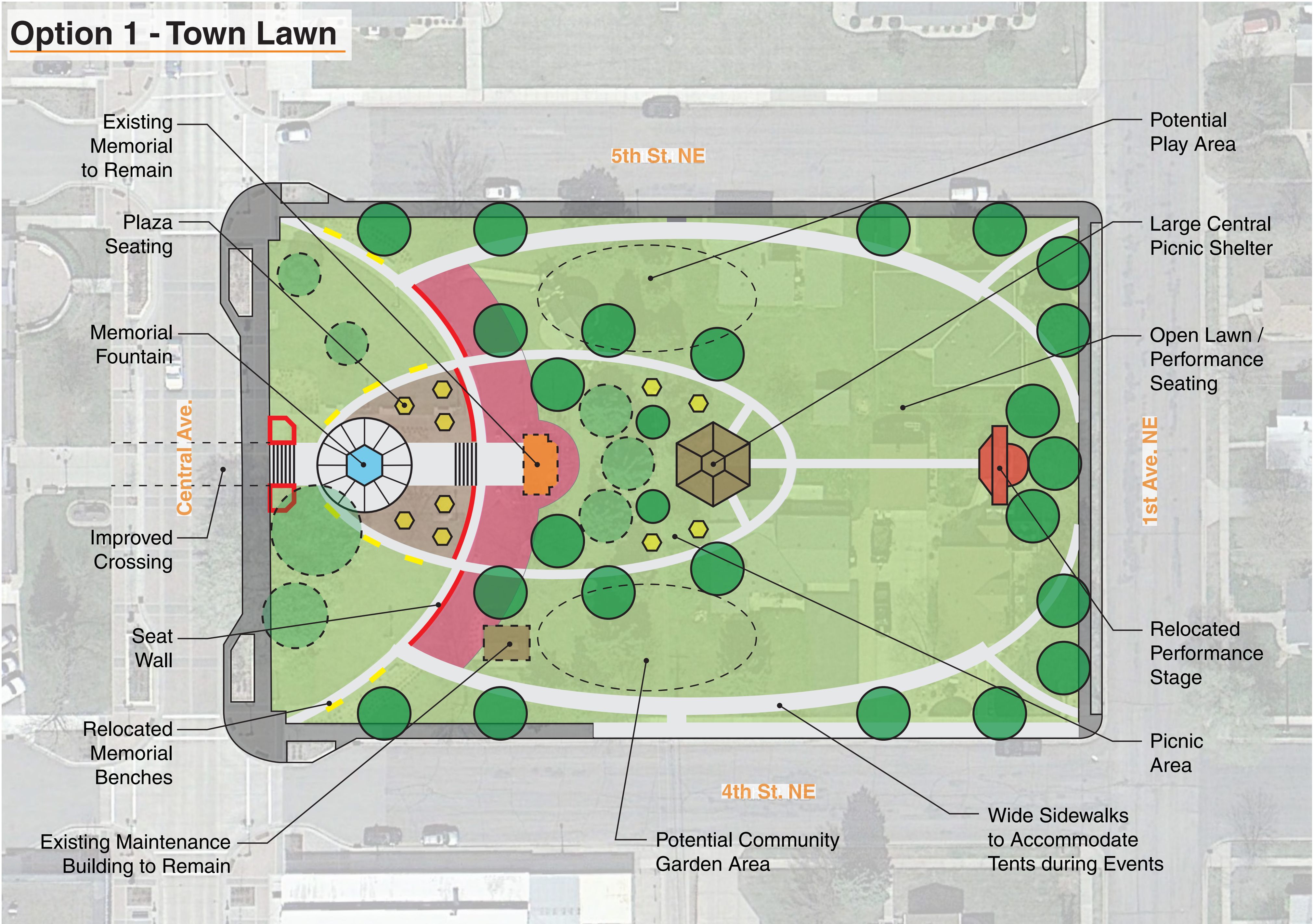
Boerboom Veterans Park

Preliminary Concept Plans | 04/03/17

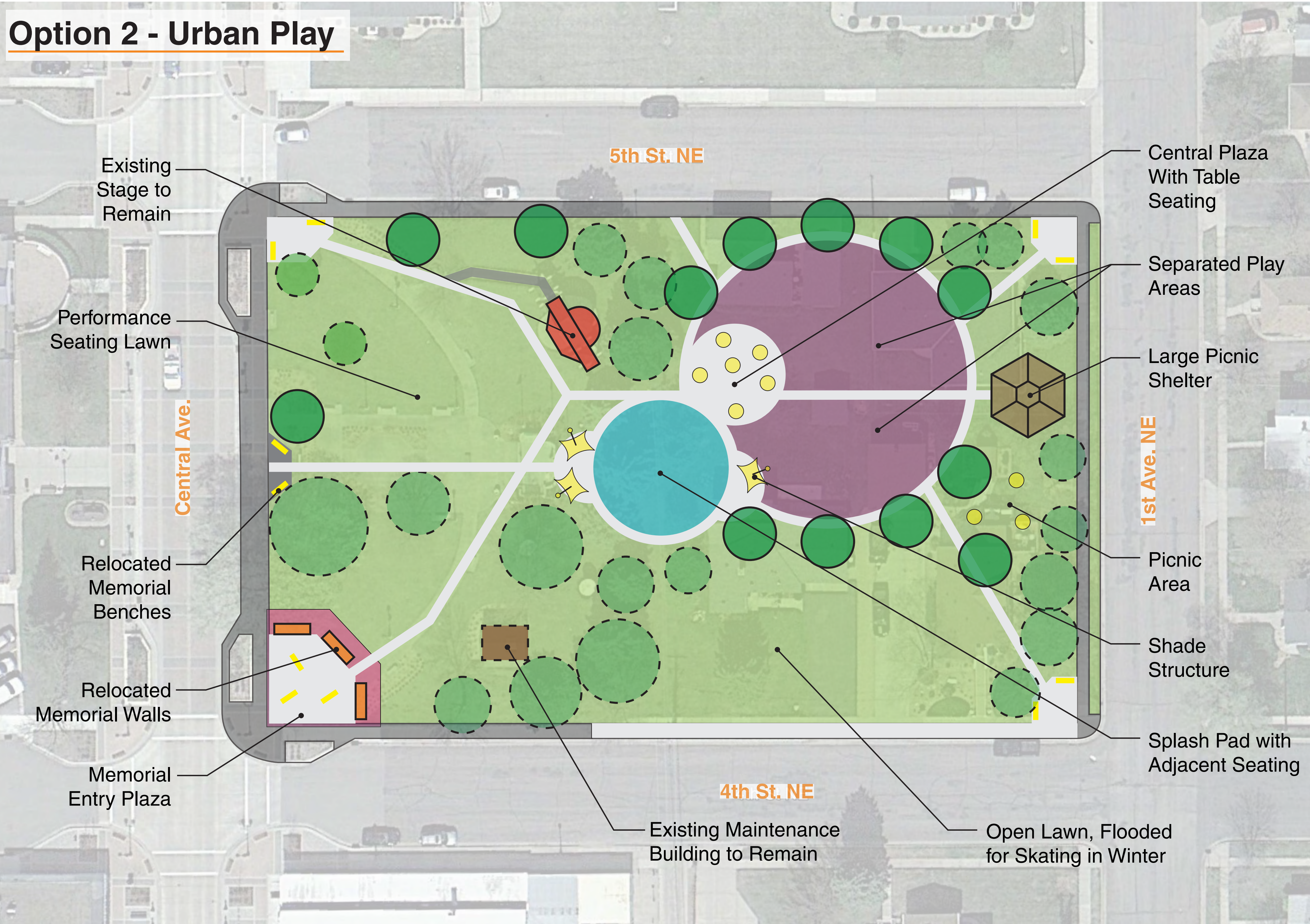


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Option 1 - Town Lawn



Option 2 - Urban Play

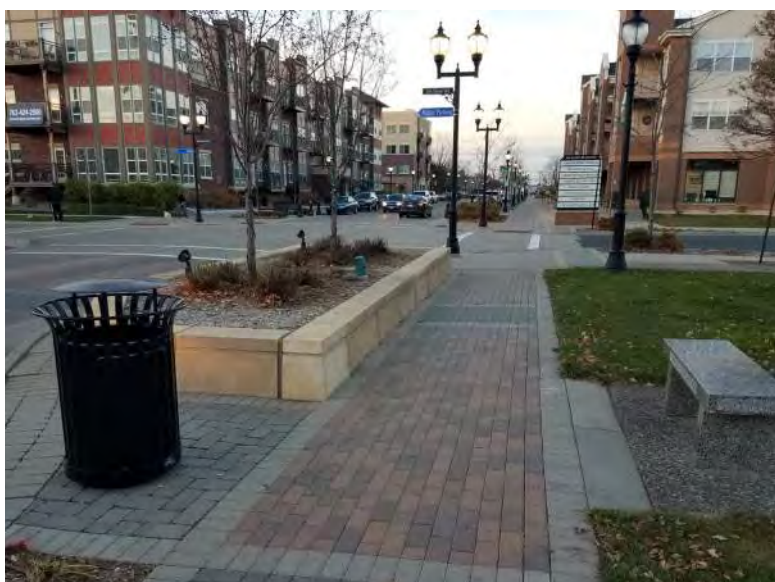


Option 3 - Garden Park



Site Elements

Existing



Option 1



Option 2



Option 3



