

REQUEST FOR COUNCIL ACTION

Date: 12/3/12
Item No.: 13.b

Department Approval



City Manager Approval



Item Description: Twin Lakes Redvelopment Area Discussion

1 **BACKGROUND**

2 On September 17, 2012, the City Council decided to let the Twin Lakes Alternative Urban
3 Areawide Review (AUAR) environmental review document lapse as scheduled on October 15,
4 2012 and to begin a new visioning process for the Twin Lakes Redevelopment Area. Based on
5 the new vision of Twin Lakes, an new AUAR would be created. Subsequently, at the October 15,
6 2012 meeting, the City Council adopted a policy requiring that until the new AUAR is approved,
7 an Environmental Assessment Worksheet will need to be conducted for any projects proposed in
8 Twin Lakes.

9 **DISCUSSION**

10 Community Development staff has been working on a preliminary outline on how a conversation
11 about the future of the Twin Lakes Redevelopment could take place. Staff would like to have a
12 discussion with the City Council to review staff's initial thoughts and receive feedback on the
13 desired process.

14 Outcomes

15 In outlining the process, staff has assumed that the land within Twin Lakes will remain in private
16 hands and the City will not purchase or own any of the developable land. Staff has also assumed
17 that this process will lead to a series of recommendations contained in a final report that will detail
18 changes to the zoning code (including the regulating plan), and possibly the Comprehensive
19 Plan. Staff does not anticipate (nor recommend) the creation of a new Twin Lakes Master Plan
20 or similar document as part of this process. This process should lead to specific
21 recommendations that can be included into existing regulatory documents. Having a separate
22 document outside of the zoning code not only leads to confusion on which document regulates
23 development but also doesn't provide for flexibility for development needed within Twin Lakes.

24 Steering Committee

25 As has previously been discussed with the City Council, staff would recommend that the City
26 Council serve as the "steering committee" for the process and be actively involved in the
27 process. This is not intended to diminish the role of the public as it is intended for there to be
28 extensive public outreach and citizen input in the process. (See discussion below). Instead, the
29 idea of the City Council serving as the "steering committee" is to better manage the process and
30 having the direct decision makers involved throughout the process. With a separate committee or
31 task force working on the issue, the process will take longer and cost more in time and resources.

In addition, the use of a separate steering committee or task force has been used previously on Twin Lakes issues (the Twin Lakes Stakeholder panel) and the Comprehensive Plan Update with mixed results. Staff has heard frustration from past participants that all their work within those processes was either ignored or changed with the final decisions by the City Council.

If there is a desire by the City Council to involve more people or groups on the steering committee, staff would recommend that all five of the City Council members be on the steering committee with additional people added as desired.

As much as possible, the steering committee work and public interactions should take place on non-Council meeting nights. This allows for better focus on the issue and ensures that appropriate time can be given to Twin Lakes.

Public Outreach

Staff recommends that an extensive citizen engagement be undertaken using both traditional and non-traditional methods to gather input about Twin Lakes.

Staff would propose numerous opportunities for input including regularly scheduled public input at seven Steering Committee meetings, at least four listening sessions to gather initial input, individual meetings with Twin Lakes property owners and other stakeholders. Staff also proposes meeting with the Planning Commission, the Parks and Recreation Commission, and the Public Works, Environment, and Transportation Commission to gather their input as well. Once a draft report is released, at least two public comment opportunities will be made available. As the process wraps up, there will be public comment opportunities at the Planning Commission and City Council meetings.

Staff would also plan using the website to gather input and possibly use social media, Next Door and the Roseville Patch to assist in gathering input. A combination of mailed notices, push emails, and the use of media outlets will help get the word out that input is wanted.

Process/Timeline

Staff has created a draft outline of what the process could look like. The process contains seven milestones:

Milestone #1 – Introduction of previous documents, brainstorming, and discussion of desired outcomes of process.

- Steering Committee Meeting #1
- Discussion of outcomes/expectations of process, past history of Twin Lakes, and brainstorming of ideas for the future of Twin Lakes.

Milestone # 2 Gathering of initial community input

- What does the general community want to have happen in the Twin Lakes area?
- Numerous input sessions
 - Will try to have them at different times- evenings, daytime, weekends.

- o Presence at City-wide events (Living Smarter Fair, Oval Activities), etc.
- o Ability to receive input online.
- o Up to seven general public listening sessions over a two-month period.
- o Input sessions would have background material and ask for direct input (What should develop in Twin Lakes?, What should not?) as well as any other input regarding Twin Lakes generally.
- o Property Owners Listening Sessions One-on-one meetings between staff and property owners within Twin Lakes Redevelopment Area.
- o Identified Stakeholders Listening Sessions – One-on-one meetings between staff and identified stakeholders.
- o Meetings with City Commissions/Boards-Staff will attend City Commission meetings to gather input about Twin Lakes.
- Steering Committee Meeting # 2 After listening sessions, staff will compile input and report back to Steering Committee.

Milestone #3 “Experts” input

- Steering Committee Meeting #3
- Gather “experts” for panel discussion of the development of Twin Lakes.
- Who should we get?/What type of disciplines? (Like Navigating the New Normal).
- “Expert” panel should comment on the input gathered so far as well as offering opinions and analysis on what would work in Roseville.

Milestone # 4 Review of input and thoughts received to date, direction to staff regarding draft report, release of draft report

- Steering Committee Meeting #4
- Recap of community and expert input.
- Based on that input and desires of Steering Committee, direction should be given to staff regarding draft report.
- Steering Committee Meeting #5
- Review of draft Twin Lakes report and final changes.
- Authorize the release of report document.

Milestone # 5 Community input- does draft report meet expectations?

- Public meetings to review draft report with public and to gather comments.
- Combination of presentation and open house.
- At least two public meetings.

119 **Milestone #6 Fine tuning vision based on input to Final Draft, approval of Final**
120 **draft for release**

- 121 ➤ Steering Committee Meetings #6 and #7.
122 ➤ Review of comments received regarding draft Twin Lakes report.
123 ➤ Review of revisions to draft report.
124 ➤ Approval of final draft report formal review.
125 ➤ Steering Committee work completed.
126

127 **Milestone # 7 Final Draft Approval**

- 128 ➤ Public comment at Planning Commission.
129 ➤ Planning Commission recommendation to the City Council.
130 ➤ City Council receive Planning Commission recommendation.
131 ➤ Public comment Hearing at City Council.
132 ➤ Approval of Twin Lakes document.

133 **POLICY OBJECTIVE**

134 The Twin Lakes Redevelopment Area has long been established as an important priority
135 for the City of Roseville. A goal of this process is to rethink the Twin Lake
136 Redevelopment Area so as to make it a successful and positive benefit to the Roseville
137 community. As a result of the process, the City will be able to complete a new
138 envrionmetnal review document (AUAR) for the Twin Lakes area.

139 **BUDGET IMPLICATIONS**

140 It is proposed that City Staff will manage the process. At this time, it is not expected
141 that an outside consultant would be needed to assist. There will be costs in regards to the
142 public outreach portion of the project that has not yet been determined.

143 **REQUESTED COUNCIL ACTION**

144 No action is needed at this time. The process as outlined in this report should be
145 discussed by the City Council. Based on the discussion, the City Council should give
146 direction to staff on how the process should proceed.

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Attachments: None