

Item 25-0554: Request to approve the Wilden Portfolio Park Preliminary Plat (Thrivent Campus)

City Plan Commission

Wed, May 28, 2025 3:30PM

Mayor Jake Woodford 15:10

All right on to 25-0554, request to approve the Wilden Portfolio Park preliminary plat, as shown on attached maps and subject to the conditions in the attached memo. Back to Don. Okay, there we go.

Principal Planner Don Harp 15:28

For a little history, I think the plan commission may recall, last July we went through the land use plan strategy and the zoning strategy for the Thrivent campus where we went through comprehensive land use plan amendment for mixed use, and also a plan development amendment that established the zoning regulations for that particular area which would include the boundaries of the preliminary plat that's shown on the screen. The preliminary plat consists of dividing approximately 260 acres into 14 parcels which would be future use— would be mixed use commercial. There'd be some parkland in there. Obviously, the trails and other green space would be accommodated within that boundary of the preliminary plat. Would be a series of out lots which more or less would be for stormwater detention. Also, there would be some trails and green space incorporated into those areas as well.

Principal Planner Don Harp 16:25

Lands proposed for dedication would be the connection between north—would be Meade Street and Ballard, which would be Evergreen drive. Also, Milestone Drive would be extended toward the existing corporate office. There's proposed road D, which is parallels to Ballard Road, also road C in that area that Dave has pointed out on the screen. So those areas would be dedicated, proposed for public dedication, which would happen through the preliminary—or, excuse me, the final plat stage. Right now, being in the preliminary plat stage gives staff early—some time to give feedback on the front end before the final plat is proposed, and that's the recordable document. So, this one is in that preliminary stage where modifications may occur, could occur based on staff analysis and review as we work through continuing our communication with the developer Thrivent team Land by Label and their consulting engineer.

Principal Planner Don Harp 17:31

Staff reviewed the plan development zoning regulations based on the lot size and configurations, and we found those all complying with the plan development that was established with those zoning regulations. Staff did have opportunity to assemble our comments through our development review team. Staff had provided a correspondence letter last week to Land by Label, Thrivent, and the [...] engineering team outlining staff comments related to the preliminary plat for such for suggested changes that those departments are community development, public works, and our park and rec department and Fire Department also weighs in on those preliminary plat comments. So, with those have been submitted subsequent to the staff report that you see here.

Principal Planner Don Harp 18:21

We did outline an anticipated schedule for the road designs in our staff report. At the end of my staff report, I had a note that we would like the recommending that the street designs track with the preliminary plat so there'd be a consolidated action item at council. So, we had initially anticipated this this may go to the June 18 council meeting, but with further dialog with public works, maybe a little shift in that schedule so that we could

have more dialog on Road C in the middle of the plat. So, at this time, staff is recommending approval, subject to our conditions, with the understanding that the preliminary plat and the road designs would track together at a municipal services meeting and therefore then be reported out at the same council meeting.

Mayor Jake Woodford 19:09

Thank you. Need a motion. We have a motion and a second to approve. Discussion from the Commission. All right, Commissioner Fenton, go ahead.

Aldersperson Denise Fenton (District 6) 19:22

Thank you, Your Honor. May I direct a question to anybody on staff? So, on the payment in lieu of parkland dedication, looking at when the it says the comprehensive plan did not know any future part [...] to this area, but understanding that this was privately owned when that comprehensive plan was developed, is there any concern? I mean, I understand that we still have public access, and grateful to see [...] trails still in [...] but is there any concern that the park land designated here, other than you know, just the trails and thing is going to be like held by the developer?

Mayor Jake Woodford 20:21

Director Homan.

Director Kara Homan (Community And Economic Development) 20:25

Are you speaking to the open space that is contemplated within this first plat or the public park that we have envisioned out, planned for but outside of this plats limits?

Aldersperson Denise Fenton (District 6) 20:40

I was speaking in terms of this one, understanding that we're going to get pretty substantial payment in lieu of dedication. But within this plat, it looks like out lot 2 is going to be designated as park space that would be held by the development company. And other than that, I, you know, I don't see public park land other than just the trail side.

Director Kara Homan (Community And Economic Development) 21:05

Yeah, so what's before you today is—

Mayor Jake Woodford 21:08

We've got a mic out of position. Do you have—is there—is—what mic do you have there, Dave? That should be better. Go ahead.

Director Kara Homan (Community And Economic Development) 21:19

With regards to public access of, say, privately or association on land, wherever—whatever this ends up being dated to, those would be pieces that would be negotiated as part of a development agreement. If you recall, we're currently evaluating whether TID creation is warranted. There'd be—if there is, there'd be a development agreement related to that. Aside from TID, we always have development agreements for all plats, so there'd be pieces we'd be able to negotiate coming forward. So, with regards to the existing trails that would be in those out lots, I believe we already have easements that might need to be tweaked and renegotiated as we move through the next steps.

Aldersperson Denise Fenton (District 6) 21:24

Okay, thank you. That clears it up.

Mayor Jake Woodford 22:10

Further discussion from the Commission. Just like to make note of the internal road network that's being proposed in the preliminary plat. It has been a priority of the city's since the earliest conversations with Thrivent and their master developer to improve connectivity across the site. This has multiple benefits for the community, not the least of which is public safety access for our fire department, in particular. Station six is located to the north east of the site, and right now that that connection across is fairly difficult. Really are either going up and around or down and around, so this connectivity across the site will be very helpful for facilitating Fire Rescue Services in particular. Also, I think, worth noting—and this is timely—when we have, we'll say, interruptions to the existing road network in this area, again, helpful to have connectivity across the site. So, we're pleased to see that this this is in the preliminary plat and that we're making this—are proposing to make this connection across. Be very helpful, not only for the site itself but for the long-term road network design of the city.

Mayor Jake Woodford 23:42

Further discussion? Hearing none, we have a motion and a second to approve. All those in favor please signify by saying aye. Aye. Any opposed? With none opposed that items been approved.