



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

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Roll Call

No.:

Submitted by: Larry Hulse, Community Development Department

SUBJECT—

Receive and file report regarding proposal from Erickson Development and Three Lakes Neighborhood Association for landscaping improvements and maintenance in the vicinity of the Three Lakes Parkway dam.

SYNOPSIS—

In response to the directive by the City Council on December 8, 2003, Erickson Development proposes to make the following improvements relative to the portion of Three Lakes Parkway that would be in lieu of construction of a through street:

- Design and construct a hammer-head fire apparatus turnaround on the west end of the dam.
- Design and construct a paved bubble or bulb at the east end of the dam where the traffic circle intersection will be developed.
- Design and construct a four-foot sidewalk to connect from the existing development across the dam to interconnect with an 8' recreational trail extension from development to the east and a future regional recreation trail to be developed along the retention lakes.
- Provide all necessary grading and seeding for the described improvements.

The Three Lakes Neighborhood Association proposes to perpetually mow and maintain a four-foot strip on either side of the sidewalk across the dam and provide snow removal for the same.

An endowment fund is not proposed due to administrative costs.

FISCAL IMPACT—

Initial installation of improvements would be at the developer's expense. Maintenance is proposed by the homeowner's association. If the homeowner's association ceases to exist the City could be responsible for on-going maintenance costs.

RECOMMENDATION—

Receive, file, and authorize the preparation of construction contracts regarding said improvements.

BACKGROUND—

On December 8, 2003 the City Council acted to amend the Easter Lake New Town Plan element of the Comprehensive Plan and the Three Lakes Estates PUD Concept Plan to remove the through connection of Three Lakes Parkway. This action included direction for the City Manager to develop a landscape plan for the public right-of-way area and negotiate with the neighbors for maintenance and with the developer for an endowment, with a report back to Council afterward.

On May 4, 2004 the developer Erickson Development represented by Tim Erickson and his consulting engineer Brian Campbell met with staff from the Community Development, Park and Recreation, Public Works, and Engineering Departments. The developer proposed to make the following improvements relative to the portion of Three Lakes Parkway that would be in lieu of construction of a through street:

- Design and construct a hammer-head fire apparatus turnaround on the west end of the dam.
- Design and construct a paved bubble or bulb at the east end of the dam where the traffic circle intersection will be developed.
- Design and construct a four-foot sidewalk to connect from the existing development across the dam to interconnect with an 8' recreational trail extension from development to the east and a future regional recreation trail to be developed along the retention lakes.
- Provide all necessary grading and seeding for the described improvements.

At that same meeting, representatives from the homeowners association indicated willingness to agree to perpetually mow and maintain a four-foot strip on either side of the sidewalk across the dam and provide snow removal for the same. Both the homeowners and Public Works staff indicated a desire to only landscape the area with prairie grasses with no trees or shrubs or any permanent structural improvements on the dam.

Community Development staff has subsequently considered the Council's endowment fund requirement. Estimates of the cost savings for the developer to make the proposed improvements in lieu of a public street connection are approximately \$43,500. With an agreement by the neighbors to maintain the walkway area across the dam, there does not appear to be significant enough costs to the City in the future to justify establishing an endowment to be

administered by the City Finance Department. The costs of administration could likely exceed any amount that might be justified as the developer's responsibility. There are no cost estimates at this time by the Park and Recreation Department that might indicate the cost for future trail development directly related to the area. It is conceivable that the developer could be asked by the City to participate in these future costs in some fashion. At this time it is recommended to forego the endowment initially proposed by the Council in the interest of administrative cost savings on the part of the City. However, a formal arrangement between the City, the developer, and the homeowner's association should be pursued to provide assurance that the proposed improvements will be constructed and maintained. This could be done when construction contracts go to the Council.