



MAYOR AND COUNCIL COMMUNICATION

DATE: 6/21/16

REGULAR

ITEM #: 28

MOTION

AGENDA ITEM: 5th Street and General Development Irrigation Standards
Commercial Construction Irrigation Standards

SUBMITTED BY: Stephen Wensman, Planning Director

REVIEWED BY: Kristina Handt, City Administrator
Stephen Mastey, Consulting Landscape Architect
Jack Griffin, Focus Engineering

BACKGROUND:

In March of 2015, the City had prepared design standards for the 5th Street Corridor based on the theming study prepared by Damon Farber Associates. The development community approached the City and requested a redesign to simplify the project. In the following months, the standard for 5th Street were revised and were formally adopted on August 11, 2015 at a City Council workshop. The irrigation standards had not been completed at that time and were not included in the approval. The irrigation standards were created in October 2015 and were submitted to developers, but not formally approved by the City Council. Similarly, a city-wide commercial irrigation standard was created, but not formally approved by the City Council.

ISSUE BEFORE COUNCIL:

Discussion on approval of the 5th Street Irrigation Design Standards and commercial irrigation standards.

PROPOSAL DETAILS/ANALYSIS:

The 5th Street Irrigation Design Standards were prepared by Stephen Mastey, the Consulting Landscape Architect and subconsultant, Water In Motion, an irrigation consultant to develop the standards, to address the need for irrigation of the 5th Street corridor. The concept for 5th Street has vacillated from a broad green corridor to a more natural corridor that would not have required irrigation, but revisions re-introduced turfgrass and other landscape improvements that more or less necessitate irrigation for the successful establishment and long term needs of the landscaping. The 5th Street Corridor is being installed by developers with the development of Savona, Boulder Ponds, Hunters Crossing and Inwood subdivisions. Future segments of 5th Street will be built by future developers, but portions of it may need to be completed by the City. The 5th Street landscape design includes 4" caliper trees, pollinator patch prairie, turf grass, and medians with prairie grasses, perennial flowers and bulbs. The Irrigation Design Standards represent best practices in the landscape industry. Best practices are important considering the growing scarcity of clean water, costs of inefficient water use, and best use of water for the health and

longevity of the City's investment in landscaping. The key elements are (See attached Water In Motion memo):

- Installer must be a Certified Irrigation Contractor (CIC).
- 100% coverage, even distribution of water.
- Allows for use of non-potable water – water reuse.
- No overspray of sidewalks, trails and streets.
- No overspray onto evergreens (avoiding damage or death).
- Flexible pipe in sleeves.
- Rainwater sensors.
- SMART irrigation controls.

FISCAL IMPACT:

The Irrigation Design Specifications for 5th Street mandate an expensive irrigation system to install for developers and for the City if it develops future segments of the 5th Street corridor. Maintenance of the system will be expensive, however the flexible pipe in sleeves and other features will lessen the damage from trail plowing and being run over as compared to a cheaper system. The system represents “best practices” and uses less water than a cheaper system which is a cost savings.

Similarly, the General Development Irrigation Standards, though a bit less detailed, is expensive for developers who do not like being told what to install on private property.

As the City considers the irrigation standards for 5th Street, it should also consider what it desires for the Village Creek Parkway, a very similar roadway being built in Easton Village by a developer and to be constructed in the future by others.

OPTIONS:

5th Street Irrigation Design Standards.

- a) Approve the Irrigation Design Standards for 5th Street, as presented, which represent “best-practices” in the irrigation industry.
- b) Reject the Standards and provide staff direction as to what the Council would like for the corridor (no irrigation to a very basic system).

General Development Irrigation Design Standards.

- a) Approve the Irrigation Design Standards for General Development, as presented, which are a bit simpler than the 5th Street Standards, but still represent “best practices” in the irrigation industry.
- b) Reject the Standards and direct staff to develop a more performance based standards that more simply protects the health, safety concerns such as overspray onto roads, sidewalks, and trails. Protects adjacent property from damage from overspray, etc.
- c) Have no specific standards for private irrigation systems.

RECOMMENDATIONS:

Staff recommends the City Council provide Staff direction based on the options and then Staff will prepare a Resolution in support of the motion at the next meeting for the consent agenda:

- For City projects and for 5th Street, the city adopt the 5th Street Irrigation Design Standards which represent “best practices” for irrigation.
- For General Development, because of the additional financial burden on developers, direct Staff to develop a more performance based standard to protect basic health, safety considerations.

ATTACHMENTS:

- 5th Street Irrigation Design Standards
- 5th Street Irrigation Design Standard Details
- General Development Irrigation Standards
- Water In Motion memo