



PARK COMMISSION
DATE: 1/30/14
AGENDA ITEM: VA

ITEM: Hammes Estates Development – Proposed Park Facilities

SUBMITTED BY: Nick Johnson, City Planner

REVIEWED BY: Dean Zuleger, City Administrator
Kyle Klatt, Community Development Director

SUMMARY AND ACTION REQUESTED:

The Park Commission is asked to review an updated development concept for the Hammes Estates site. The Park Commission reviewed development concepts for the Hammes site at meetings on July 15th and August 19th, 2013. The development team has since completed a new concept and would like to present it to the Park Commission to discuss proposed park facilities. The Park Commission should review the concept and provide feedback to the development team.

REQUEST DETAILS

On August 19th, 2013, the Hammes development team presented a concept plan to the Park Commission. The development concept, Attachment #1, included a small, centrally-located neighborhood park (shown in dark red) intended to serve the Hammes neighborhood. According to the minutes of the Park Commission meeting, the park size was approximately 13,500 feet (0.31 acres). At this meeting, the Park Commission unanimously recommended the proposed park facilities for approval (Vote: 6-0). Since this time, the Hammes development team has created a new concept (Attachment #2) with the goal of submitting a Preliminary Plat application in the near future. When city staff was presented with the new concept, it was noted that the proposed park facilities were not consistent with what the Park Commission approved. Before the development team proceeds with compiling the Preliminary Plat application, staff suggested that the development team present the new concept to the Park Commission to get their feedback.

In terms of amount and alignments of proposed trails, the new concept is fairly similar to the previous or original concept. However, the new Hammes concept plan does not include a centrally located neighborhood park. Instead, the new concept plan includes a new focus on the City owned property at the southeast corner of Goose Lake. As part of the development, the applicants are proposing to include a tot lot on this property, as well as installing a fishing pier. In meeting with city staff, the applicants stated that a fishing pier would be an extremely desirable amenity for the neighborhood. Staff has not yet completed extensive analysis of the City-owned property at Goose Lake. There is some concern about the existence of flood plain and drainage in the area. Without doing further analysis, it would difficult for staff to determine the viability of a City park at this location.

Finally, it should be noted that the City’s Park Plan does call for a neighborhood park in this general location. The City’s Park Plan is included at Attachment #4.

ATTACHMENTS:

- 1. Original Hammes Concept Plan, dated 8-19-13
- 2. New Hammes Concept Plan, dated 1-3-14
- 3. Excerpt from Park Commission Minutes, 8-19-13
- 4. City Park Plan

ORDER OF BUSINESS:

- Introduction Planning Staff
- Report by Staff Planning Staff
- Questions from the Commission..... Chair & Commission Members
- Discussion by the Commission Chair & Commission Members
- Action by the Commission..... Chair & Commission Members