

Meeting Date: 02/11/2021

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Consider Potential Expansion for Loral I Armstrong Delaney Central Park

Purpose/Background:

On January 14, 2021, the Park & Recreation Commission discussed the potential purchase of approximately 11 acres of raw land east of Loral I Armstrong Central Park for expansion. The present owner, St. Katherine Drexel Church indicated an offer to sell this land to the City for approximately \$517,000, and also, that there was apparent interest from a residential developer.

The result of the Commission's deliberation on this matter, was direction to Staff to map-out what a future residential land use of the property might look like, and how Park Dedication as a requirement of the subdivision as land versus cash, may yield the City additional athletic field space, together with improved access and parking. Please see January's case, and the attached DRAFT meeting minutes for additional information.

Notification:

Note: At this time there is no proposed plat for the land this topic discusses, this case is to respond to the offer to the City to purchase land to add to the park and no special notifications are required. Also, the Planning Commission is expected to discuss residential land use considerations for this same area, at their work session on February 11th, 2021, as a point of information.

Observations/Alternatives:

Observations:

Following the Commissions direction to 'ghost plat' the property to see what residential land use patterns might look like, and how fulfillment of Park Dedication requirements might address perceived needs for the park, Staff obtained permission from the church to embark upon this exercise. Attached are three diagrams of potential land use scenarios, each with the southeast quadrant of the 35 acres east of Central Park reserved for potential church related uses.

These three illustrative plats are shown as:

A 'yield plan' showing 59 lots with no park expansion. A plan showing a park expansion with a new, full size flex use athletic field and 48 residential lots (3.3 acres of new parkland). And a 49 lot plan demonstrating how two new athletic fields could be established by using portions of existing softball outfields (2.15 acres of new parkland). In both of the last two scenarios additional access at the east side of Central is gained, as well as parking.

It is important to note that the above concepts are not the only configurations that may be tenable for park expansion concurrent with the subdivision of land. A hybrid between the two may be possible, or a field(s) to the north may work well, with another to the far south near 161st Avenue. With a field to the south, this also sets up an

opportunity for a shared parking area with the church and the park, which would have several tangible cost benefits to each entity. Another aspect for consideration, is if it is beneficial to connect any future residential subdivision in this area to the existing parkway that terminates as a cul de sac near the park's present, eastern boundary.

Alternatives:

Relative to the original question and a recommendation to City Council on the proposed purchase of approximately 11 acres to expand Loral I Armstrong Delaney Central Park for \$517,000, the options appear to be:

- 1) Take no action at this time (formally or informally decline)
- 2) Purchase 11 acres without a plan for the land's use
- 3) Attempt to negotiate different terms or acreage for a purchase
- 4) Attempt to negotiate the dedication of land to be credited against future Park Dedication
- 5) Designate minimum expectations and goals for a park expansion to satisfy future Park Dedication obligations, to be met before or no later than the time of the subdivision of land east of the park

Staff would support options 3, 4, or 5, with an emphasis on the last two alternatives—understanding, that practically, alternative 5 is the most logical to realize.

Funding Source:

Funding for any potential land *purchase* this case discusses would be from the Park Trust Fund. In the alternative, the City may receive park land through the subdivision process, *or* receive the land in some other manner, and by agreement, provide credit against future Park Dedication owed as a Development obligation (land or cash fee).

Recommendation:

Staff recommends the motion as presented below.

Action:

Motion to recommend to City Council, that the future subdivision of land east of Loral I Armstrong Delaney Central Park include a park expansion consisting of a minimum of two new areas for flex-use athletic fields, additional public access and parking, to be considered as fulfilling Park Dedication obligations.

Attachments

approximate area of 11 acres

earlier concepts

shared flex fields

New flex field

yield plan

Form Review

Inbox

Grant Riemer

Form Started By: Mark Riverblood

Final Approval Date: 02/05/2021

Reviewed By

Grant Riemer

Date

02/05/2021 12:26 PM

Started On: 02/04/2021 04:26 PM