



# Request for Action

<b>To</b> Parks and Recreation Commission		<b>Item Number</b> 12.1
<b>Agenda Section</b> Work Session	<b>Meeting Date</b> August 10, 2022	<b>Prepared by</b> Michael Hecker, Parks and Recreation Director
<b>Item Description</b> Lennar Foster Property Concept		<b>Reviewed by</b> Zach Carlson, Community Development Director
		<b>Reviewed by</b> Cal Portner, City Administrator

## Action Requested

Discussion of the Lennar/Foster Property development including potential park dedication and onsite wetland mitigation.

## Background/Discussion

Paul Tabone, Land Entitlement Manager, from Lennar will attend the work session to discuss potential park dedication requirements and wetland restoration.

Lennar proposes inclusion of upland greenspace and the central water amenity (large pond) as part of the land dedication for their proposal. Wetlands, ponding areas, ponds and drainageways have typically not been included in the park land and/or cash contribution to the city.

Parks Commissioner Mike Niziolek states the body of water within the development appears to have some of the highest quality water for a lake. He feels that possible features related to this body of water should be considered by the Parks Commission as outlined in his email.

Additionally, to reduce the need to purchase off-site wetland credits, the developer would like to discuss onsite wetland mitigation/improvement to satisfy some of the required credit purchases. On-site mitigation improves the habitat and quality of the wetlands on the property but comes with requirements for long-term maintenance. Understanding these long-term maintenance obligations is paramount in deciding whether we want to support on site mitigation. Our wetland consultant will be present for the meeting to help explain the long-term maintenance standards.

## Financial Impact

N/A

## Mission/Policy/Goal

Opportunity to live, work and play

## Attachments

- Lennar Park Dedication Calculations
- Lennar Foster Property Park Dedication Exhibit

## The Elk River Vision

*A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity.*



Updated: August 2020

- Lennar Wetland Impacts Exhibit
- Mike Niziolek Email July 24, 2022

Lennar Park Dedication					
Unit Type	Units	Acres/unit	Cost/Unit	Land Dedication	Cash Dedication
Townhome & Small Lot SF	219	0.054	\$ 1,075.79	11.83	\$ 235,598.01
Single-Family	320	0.0846	\$ 1,425.93	27.07	\$ 456,297.60
Totals				38.90	\$ 691,895.61

Site is currently all zoned R1d - Single Family Residential

Medium density is defined as minimum 4 du/ac

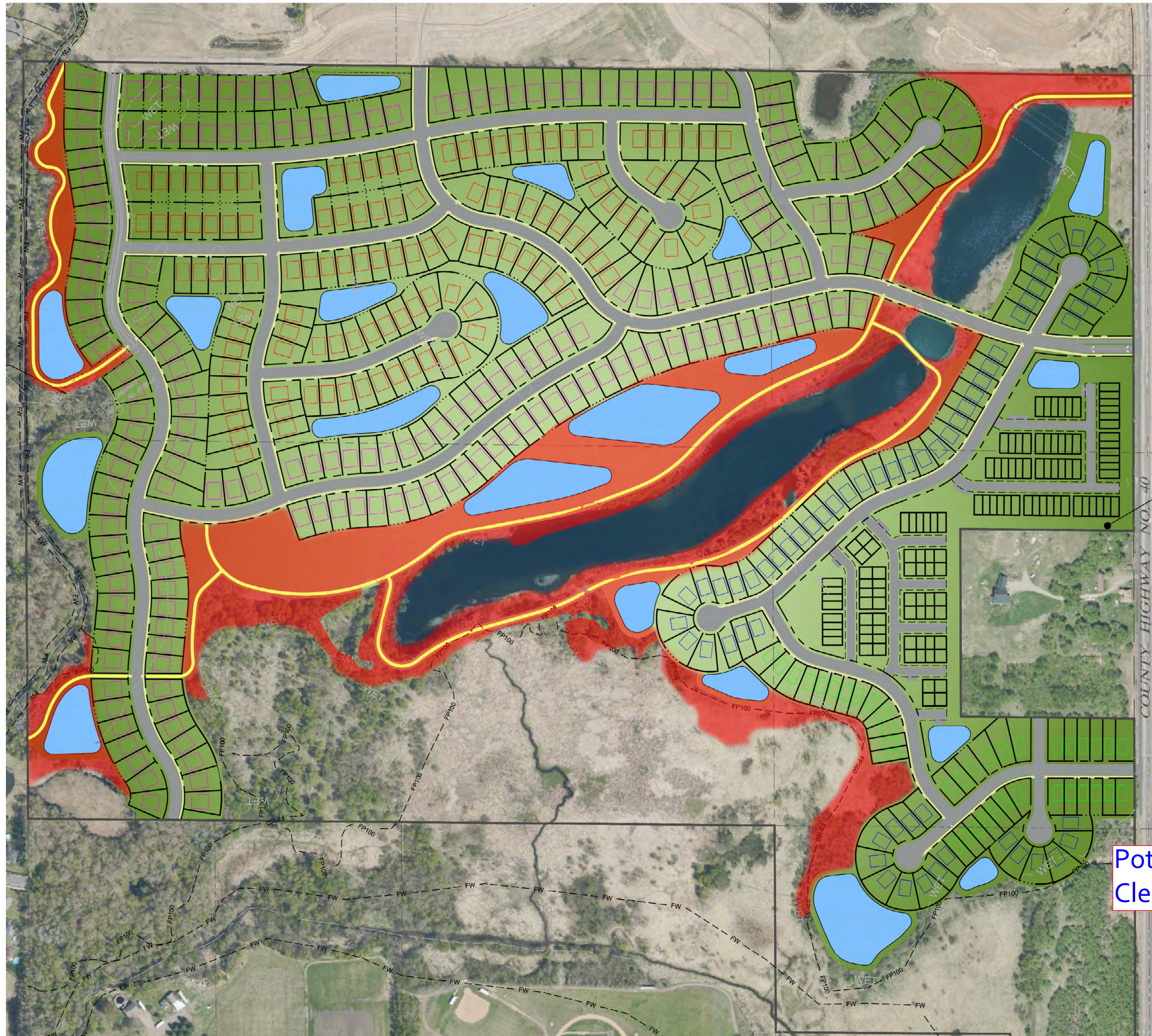
Townhome & Small lot SF section has a density of 4 du/ac

(219 units/55.42 ac)

Remainder is single family residential

Total open space required would be 38.9 acres (see above)

# LENNAR FOSTER PROPERTY



## LEGEND

- Trails (98,000 SF)
- Green Space (1,260,300 SF)
- Water Feature (637,113 SF)

**TOTAL AREA = 1,995,413 SF or 45.8 AC**

## POTENTIAL DEDICATION REQUIREMENTS

The amount of land to be dedicated shall satisfy the parkland standard of 0.03 acres per person as established, and as may be amended, in the park and recreation system plan. The total amount of land to be dedicated shall be calculated by multiplying the proposed number of dwelling units in each land use designation by the required acres of land to be dedicated per dwelling unit as shown below. The acres of land dedicated per dwelling unit has been determined by multiplying the parkland standard of 0.03 acres per person by the number of persons per dwelling unit, as determined by analyzing the most recent census data specific to the City of Elk River.

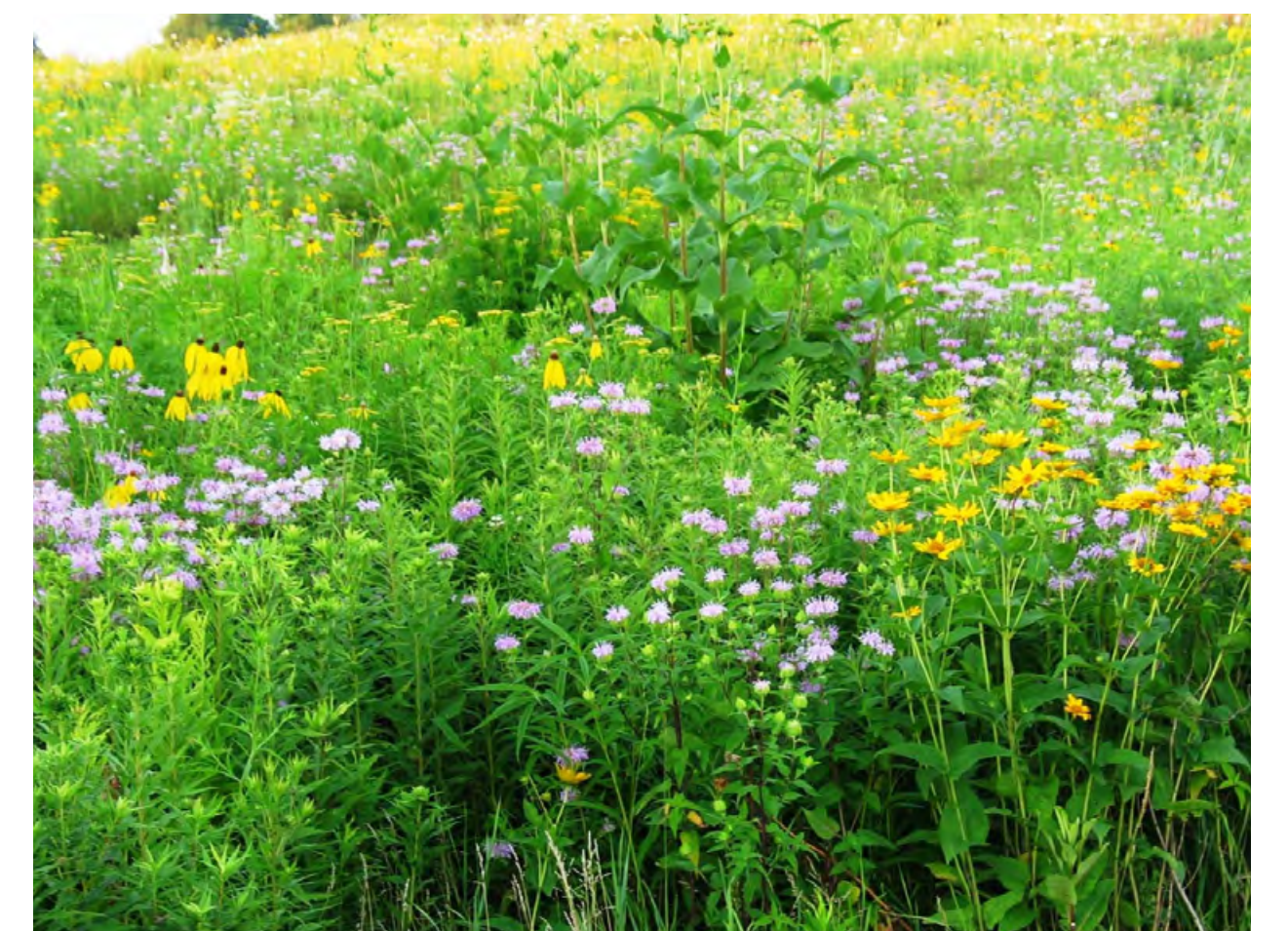
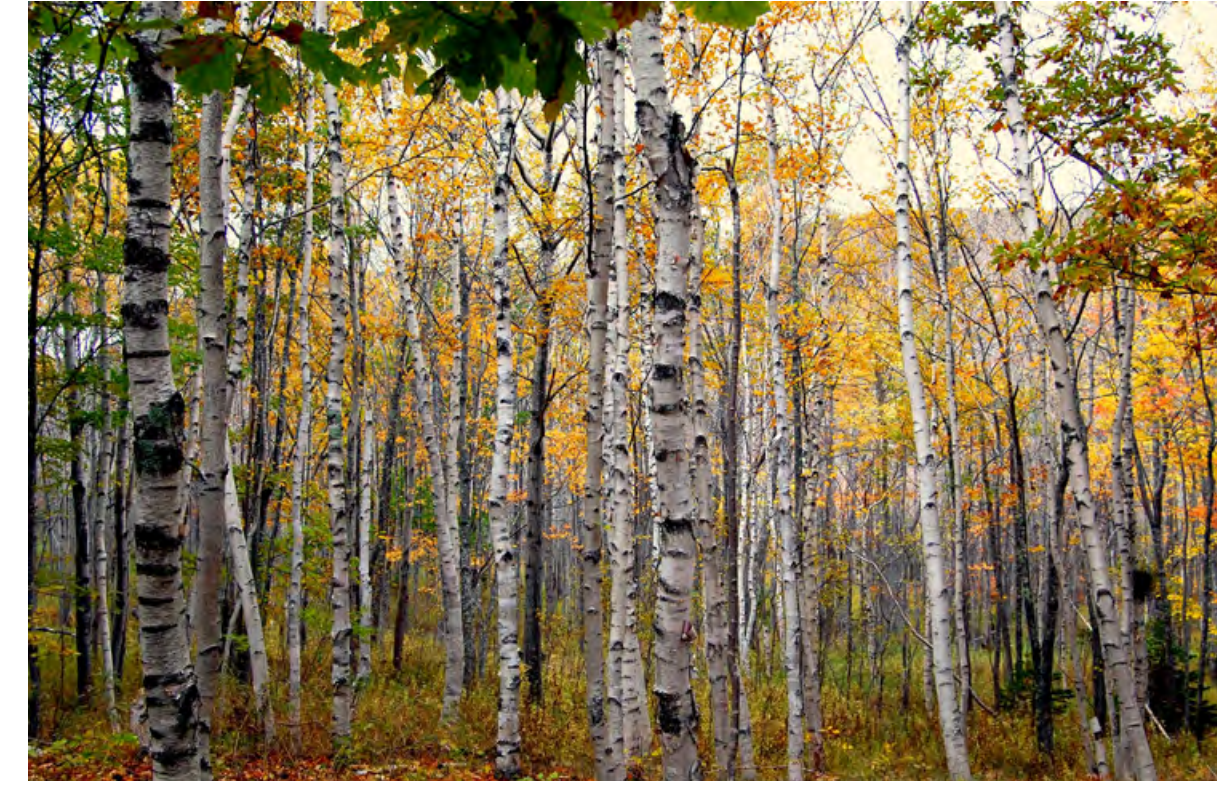
**Low density residential** = 0.03 acres of land \* 2.82 people per household = 0.0846 acres of land dedicated per dwelling unit.

**Medium density residential** = 0.03 acres of land \* 1.80 people per household = 0.0540 acres of land dedicated per dwelling unit.

Potential trail connection to Cleveland....

# LENNAR FOSTER PROPERTY

## PRECEDENT IMAGERY



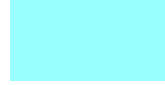


01 LOCAL WILDLIFE

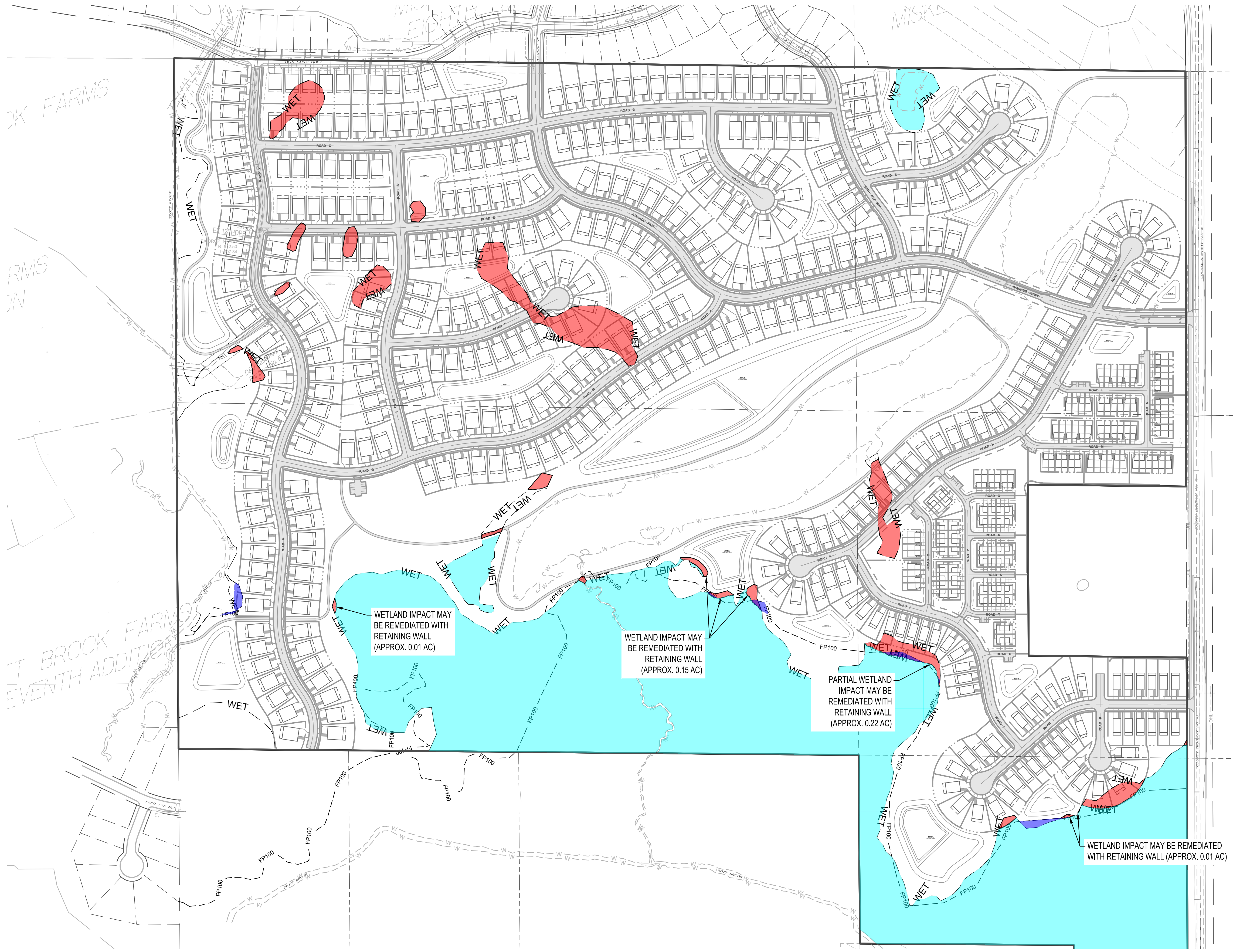
02 WAY FINDING + OUTDOOR EDUCATION & STORY WALK

03 RECREATIONAL AMENITIES

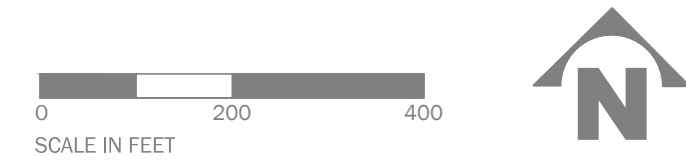
04 NATIVE VEGETATION

05 RESTORATION

LEGEND		
SYMBOL	DESCRIPTION	AREA
	POTENTIAL WETLAND RESTORATION	44.77 AC
	POTENTIAL WETLAND IMPACT	4.34 AC
	POTENTIAL FLOODPLAIN IMPACT	0.22 AC



WETLAND/FLOODPLAIN IMPACTS



## Hecker, Michael

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**From:** Michael Niziolek <michael.niziolek@isd728.org>  
**Sent:** Sunday, July 24, 2022 9:55 AM  
**To:** Hecker, Michael; Carlton, Zachary; David Williams (djw62563@hotmail.com)  
**Subject:** Lenmar-Foster

Hello Zach, Michael and David,

After our meeting on Thursday and seeing the magnitude of this development project I have some thoughts regarding park and recreation opportunities and associated topics which impact the park opportunities. The focus of my comments in this email are associated with the body of water within the development which appears to have some of the highest quality water for a lake like structure in the Elk River Area. It also appears that there are limited regulations governing this body of water with exceptional water quality for this region.

These are some possible features that I think we should consider. (I know that you may have already thought about these ideas.)

1. A swimming beach on the main body of water.
2. A waterfall/rapids area for people to enjoy by walking through or sitting in on a warm day.
3. Improved shoreline habitat of the main body of water to improve the natural fishery and maintain high water quality into the future.

I think some of these qualities could be achieved through the following development activities:

In the process of establishing a consistent elevation of the body of water, temporarily lower the lake by removing the beaver dam for the construction of the control structure which would become the waterfall/rapids recreation element in the park. While the body of water has been lowered, complete shoreline improvements, perhaps excavating some shallow basins, and then planting with diverse native vegetation to enhance the natural fishery of the lake in addition meeting some or all wetland mitigation requirements for the development. At the same time the water levels have been lowered, establish a swimming beach through excavating and utilizing small aggregate material from the site.

In the manipulation of the main body of water consider raising the height of water slightly; this may assist in improving the opportunities for the waterfall/rapids, the natural fishery, wetland mitigation and the swimming beach.

It might also be beneficial to modify the location of the outlet during the drawdown so the waterfall/rapids is in close proximity to the swimming beach and is the most desired location for some type of permanent control structure. (I would like the control structure to be constructed out of primarily natural stones with a weir design to safely accommodate 100 rainfall events.)

This work around the body of water could be completed at the same time the trail is being established to utilize the soil materials in an efficient way.

Thanks for taking the time to work on this project!

Have a wonderful week!

Sincerely,  
Mike Niziolek