Source

Mike Hood

Fiscal Impact

YES X

NO

Other Info.

Agenda Item No._____

TO: City Council

FROM: City Manager and Staff

DATE: August 10, 2007

RE: Auburn Hills Neighborhood Park Development Report

Summary: The Department of Parks and Recreation is requesting direction regarding the development of the 12.23 acre Auburn Hills Neighborhood Park, specifically relating to the route of Harvester Road and Derby Ridge Drive. The Department believes that the attached "Proposed Master Plan" represents a consensus of the adjacent neighborhood. At a neighborhood meeting, staff presented two draft plans showing different design options and posted those plans on the P&R website for additional comment. Both plans included standard features of a neighborhood park including a trail, small non-reservable picnic shelter, basketball half-court, and a small playground. Key differences in the plans were the proposed routing of Harvester Road and Derby Ridge Drive. The primary discussion of the neighborhood was the elimination of Harvester Road from the proposed routing through the park. Recognizing that this may require further research and time, planning staff has developed the "Proposed Master Plan" which allows for either road configuration. This would allow for construction to begin this fall.

Staff is seeking direction from Council on whether to proceed with the park development which would allow for either road alignment or to delay development until a final road alignment is determined. Park staff prefers that the development of the project proceed and when the final road layout is determined, park amenities may be adjusted as needed.

Project Description: The Department of Parks and Recreation is requesting direction regarding the development of the 12.23 acre Auburn Hills Neighborhood Park (Appendix A), specifically relating to the route of Harvester Road and Derby Ridge Drive. As part of the park master planning process, the Department conducted a neighborhood planning meeting on July 10 and believes that the attached "Proposed Master Plan" represents a consensus of the adjacent neighborhood. Approximately 25 people attended and 11 more submitted comments via the web site. At the meeting, staff presented two plans showing different design options and posted them on the P&R website for additional comment. Both plans included standard features of a neighborhood park including a trail, small non-reservable picnic shelter, basketball half-court, and a small playground.

The differences in the options reflected the two possible street layouts. The "West Road" Option shows the proposed Harvester Road entering the park property at the south and bordering the west park boundary. This alignment is approved on the CATSO Major Roadway Plan as is the Derby Ridge Road extension (Appendix B).

The "East Road" Option shows only the extension of Derby Ridge Drive along the east park boundary and connecting to the proposed Harvester Road which is now relocated outside of the north park boundary. This was the original CATSO alignment prior to being changed in 2005 (Appendix B).

At the July 10, 2007 meeting, the "East Road" option was preferred unanimously by those that attended the meeting. Those attending the meeting were supportive of all of the amenities as shown in the plan.

Recognizing that the future road configuration decision may require additional research and time, park planning staff has developed the "Proposed Master Plan" which would allow construction of permanent structures so that either road layout would work. The one amenity that will be impacted is the trail. Depending on the eventual road layout the trail could be re-routed and enlarged to increase the distance. The location of any sidewalks will be determined once the final street design is implemented.

The proposed Cow Branch Trail is a separate park planning issue. Its implementation is not addressed in this development as it is currently not funded. It is shown only to illustrate the eventual possible connection of Auburn Hills Neighborhood Park to the proposed Cow Branch Trail. However, the location of Harvester Road through the park may require either a box style underpass or grade level crossing.

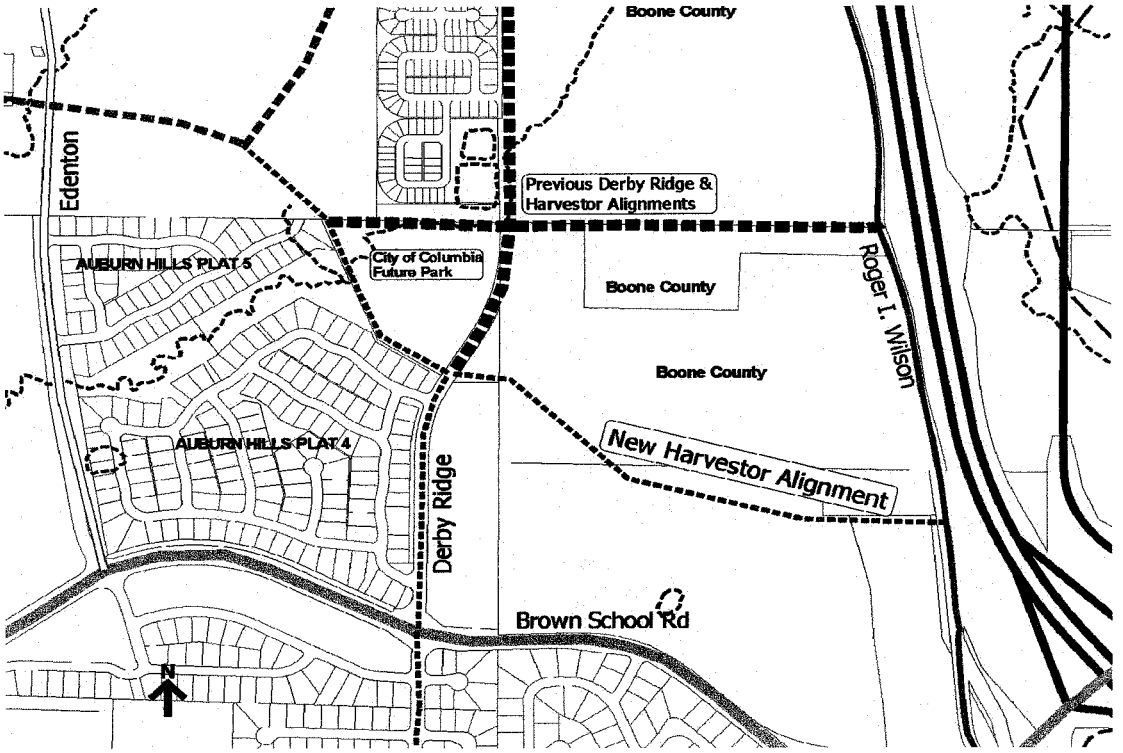
Staff is seeking direction from Council on whether to proceed with the park development which would allow for either road alignment or to delay development until a final road alignment is determined. Park staff prefers that development of the project proceed and when the final road layout is determined, park amenities may be adjusted as needed.

Recommended Council Action: If the Council concurs that the "Proposed Master Plan" is appropriate and reasonable, park staff will schedule a public hearing for the Auburn Hills Neighborhood Park Master Plan and request authorization to proceed with development.

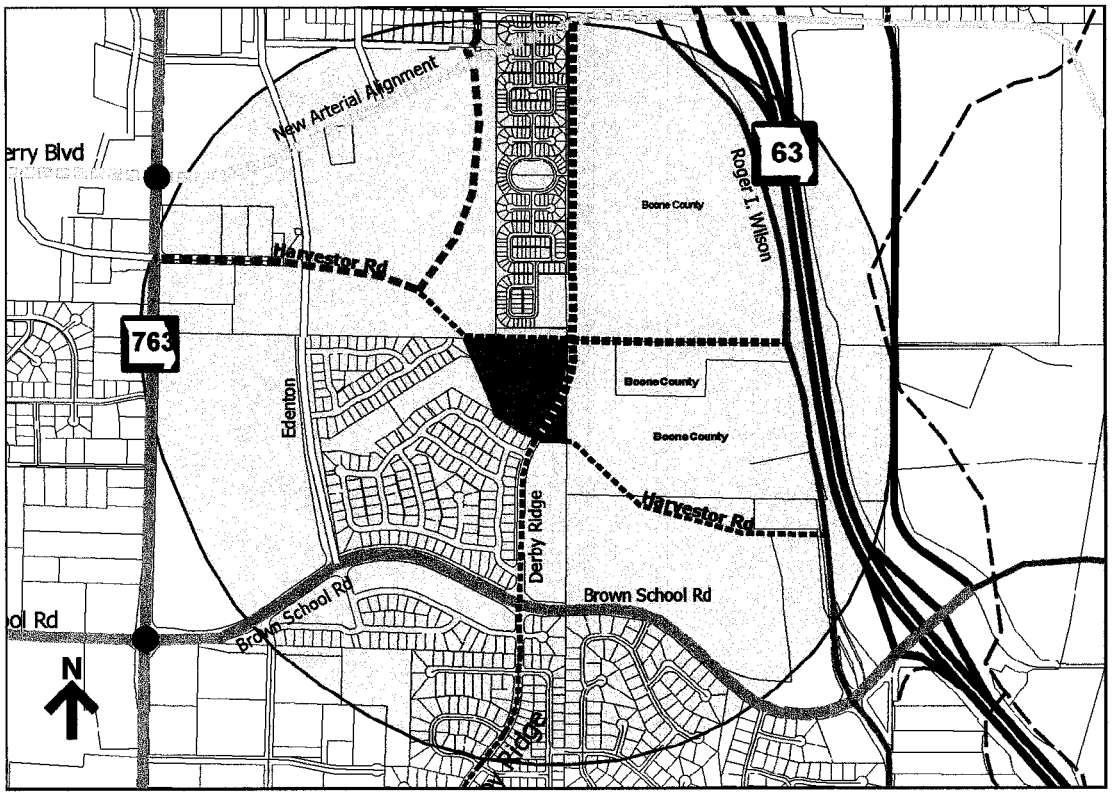
APPENDIX A

Auburn Hills Neighborhood Park. Acres: 12.23

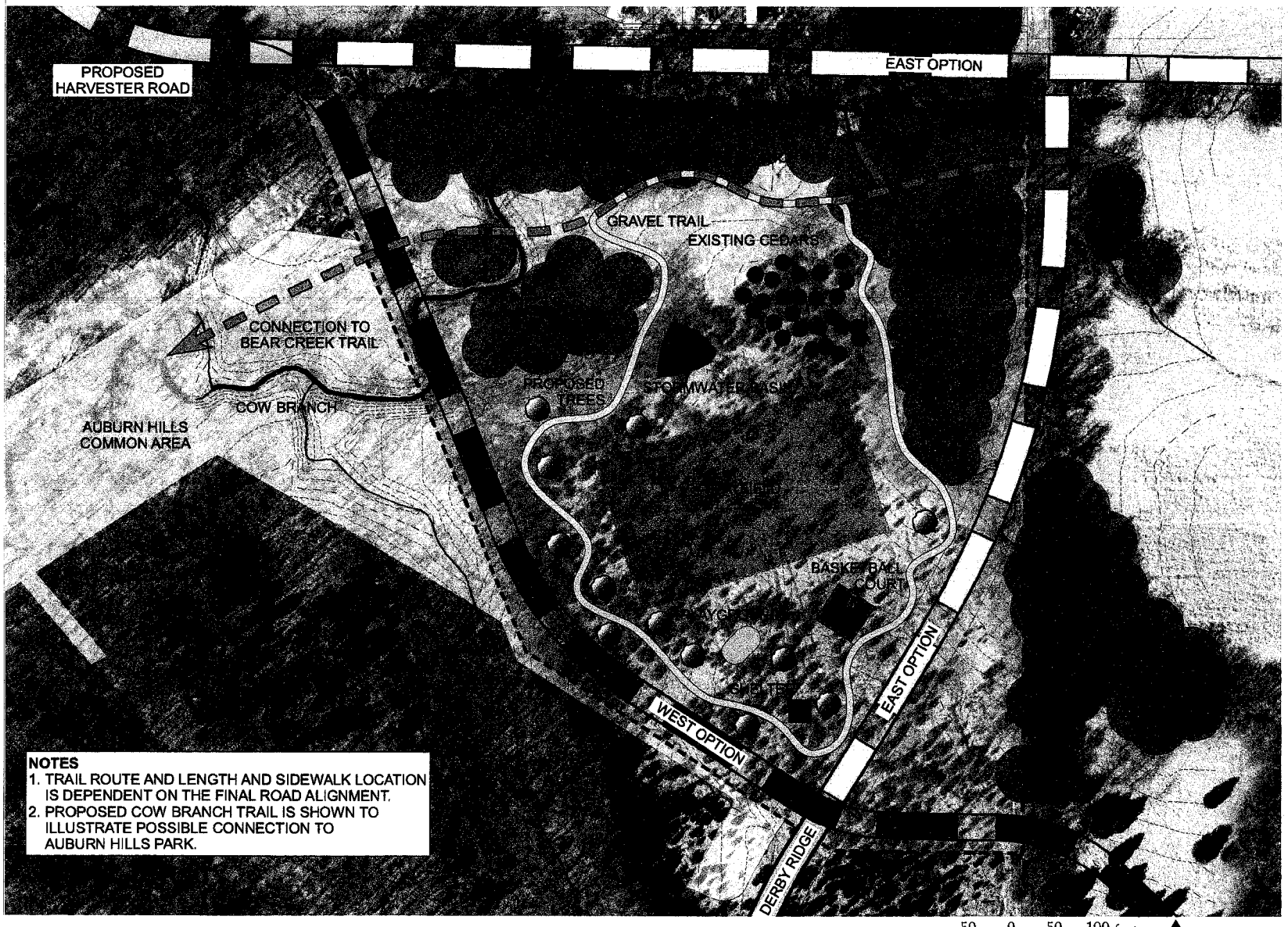
APPENDIX B
City Park Impacts Related to the CATSO Realignment of Harvester Drive



CATSO: Original Harvester Rd Alignment



CATSO: 2005 Re-Alignment of Harvester Road

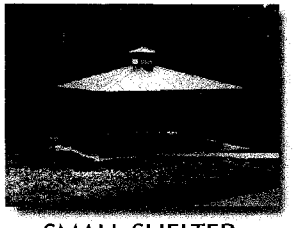


NOTES
1. TRAIL ROUTE AND LENGTH AND SIDEWALK LOCATION IS DEPENDENT ON THE FINAL ROAD ALIGNMENT.
2. PROPOSED COW BRANCH TRAIL IS SHOWN TO ILLUSTRATE POSSIBLE CONNECTION TO AUBURN HILLS PARK.

BASKETBALL COURT
(50'x50')

PLAYGROUND

TRAIL


SMALL SHELTER
(28'x28')

50 0 50 100 feet

N

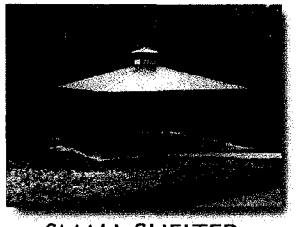
AUBURN HILLS PARK PROPOSED MASTER PLAN

CITY OF COLUMBIA
PARKS AND RECREATION

BASKETBALL COURT
(50'x50')

PLAYGROUND

TRAIL



SMALL SHELTER
(28'x28')

AUBURN HILLS PARK PROPOSED MASTER PLAN

50 0 50 100 feet

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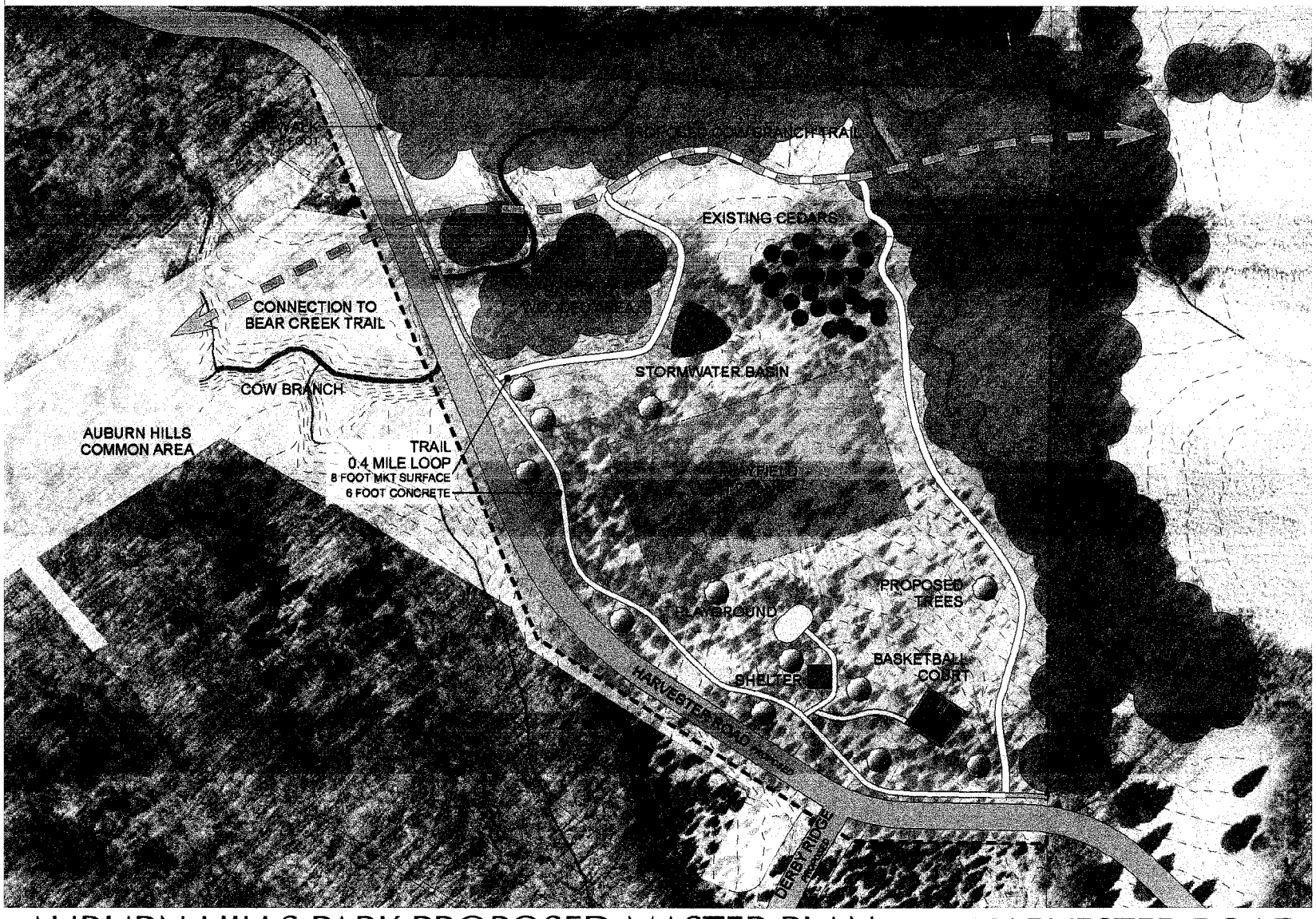
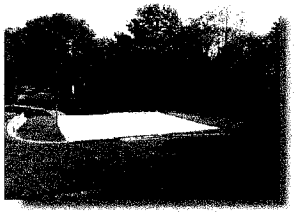
PARKS AND RECREATION

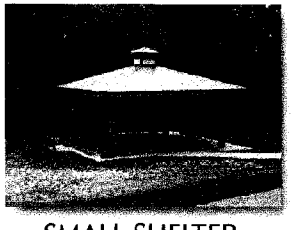
HARVESTER ROAD EAST ROUTE




BASKETBALL COURT
(50'x50')

PLAYGROUND

TRAIL


SMALL SHELTER
(28'x28')

AUBURN HILLS PARK PROPOSED MASTER PLAN

50 0 50 100 feet

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HARVESTER ROAD WEST ROUTE