

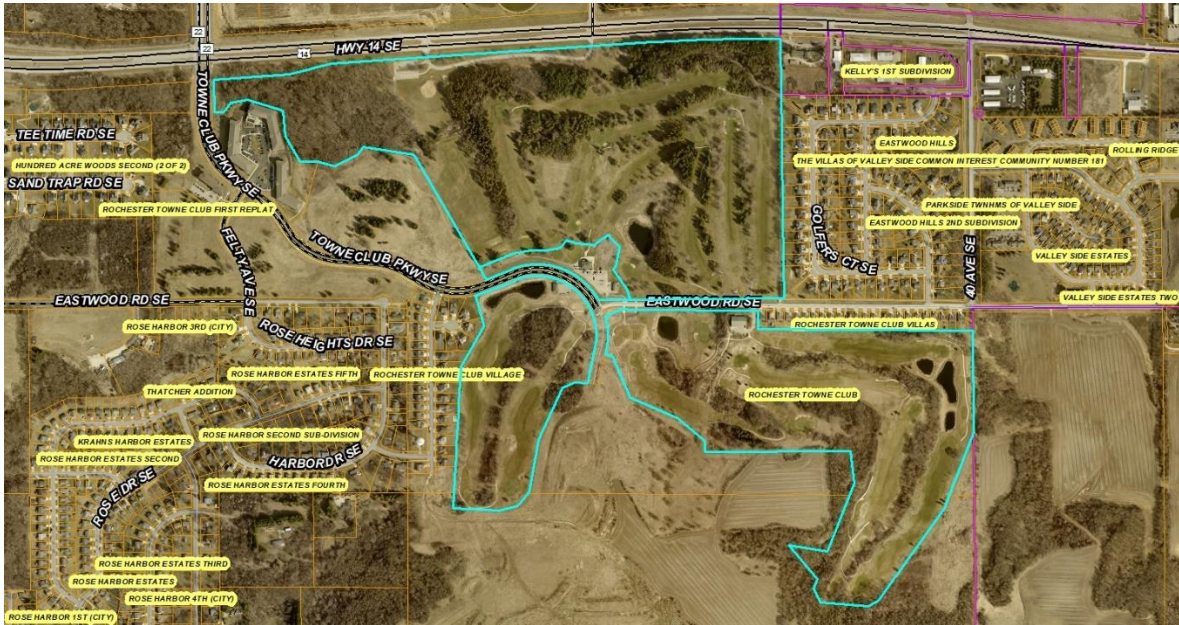
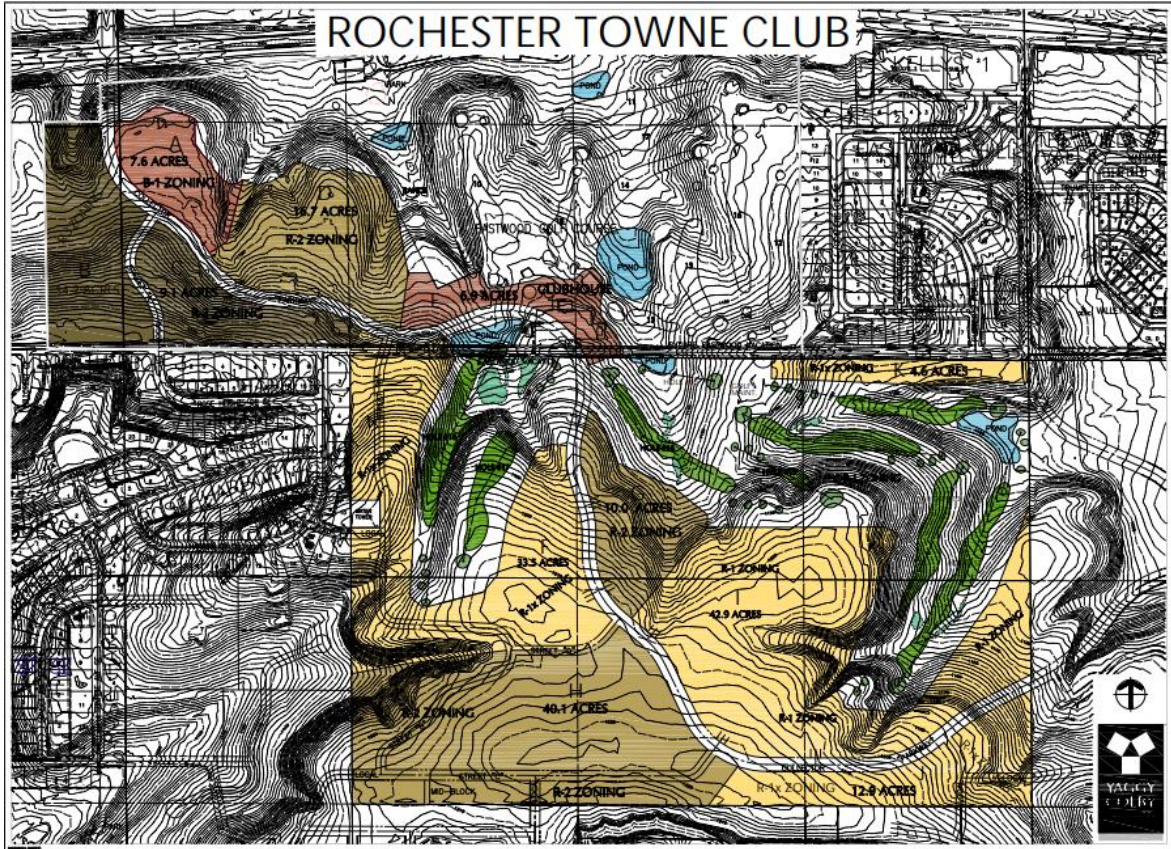


Eastwood Golf Property Review		June 2022
<b>Prepared By:</b>	Michael J. Nigbur	
<b>Request:</b>	Potential Re-Use of Eastwood Golf Course.	
<b>Location:</b>	Site is located south of Hwy 14 & west of 40 <sup>th</sup> Avenue with access from Towne Club Parkway & Eastwood Road	
Action Items		
<b>Request:</b>	Review the potential for development of portions of Eastwood Golf Course and/or alternate park uses.	
Summary and Background		

The City is proceeding through an analysis of the Utilization/Optimization of the Golf Courses in the City with consideration for alternate uses in an effort to adjust the operational activities to align the golf revenue and tax levy support for the operations and capital improvement needs along with golf community desires in the short term and foreseeable future.

While the surrounding area of the Eastwood Golf Course, and the golf course itself, went through significant development review and golf course modifications over 15 years ago which included a general development review and land swapping to better facilitate necessary changes that were contemplated to occur for Eastwood Road and the surrounding development. Those plans did not anticipate future reuse of all or any portion of the golf course, but for one exception. The revisions to the golf course did consider and had plans to redevelop the existing club house area as a private/public partnership with golf operations utilizing a small area, approximately 1500 square feet, of the club house. Though this re-use option all but died when the original developer did not pursue the partnership, the option is still a possibility, but this has not been pursued recently.

If re-use of the golf course for development did occur. There would be a wholesale formal review of any contemplated development scenarios. Without going through the formal review discussions did occur with various city departments.



<b>Existing Conditions</b>	
<b>Zoning:</b>	The golf course area is currently zoned R-1 with B-1, M-1, R-2 and R-1x in the immediate area. NOTE: the City is proceeding with a change in the Land Development Manual (UDC) which will have a wide flexibility for uses.
<b>Land Use:</b>	The underlying land use of the golf course is Parks and Open Space, with medium density residential and low density residential in the immediate area.
<b>Roadways &amp; Access:</b>	<p>The current golf course has frontage on both Towne Club Parkway and Eastwood Road. Any future additional access points would come from those two roadways if permitted. Towne Club Parkway did not contemplate any additional access points to serve the golf course property. Access spacing standards may not be met with the available areas contemplated for development. This would be further reviewed once a concept for development emerges.</p> <p>Due to the topographic conditions there would likely be culdesac roadways proposed as part of the development. All cul-de-sacs will be evaluated for at the land subdivision phase, pursuant to Section 64.227 of the City of Rochester Zoning Code.</p>
<b>Sidewalk &amp; Pedestrian Connections:</b>	<p>Pedestrian infrastructure is required on all public streets.</p> <p>Sidewalk and trail currently exists on Towne Club Parkway. A new trail is also currently being constructed along the north side of Eastwood Road as an extension to the Chester Woods Trail.</p> <p>Any extension of Towne Club Parkway as part of this development scenario would include extensions of the trail &amp; sidewalk abutting the roadway.</p>
<b>Utilities:</b>	<p>Public sanitary sewer and watermain are in the area for potential connection and service for the development activities.</p> <p>The water main in the cul-de-sac streets and dead-ends must be looped and water mains must be extended to adjacent properties per RPU requirements.</p> <p>The Sanitary sewer for the area north of Eastwood Road/Towne Club Parkway does not have immediate access to gravity flow sanitary sewer. A force main/lift pump would need to be private developed and maintained or approximately ½ mile of sanitary sewer extension from TH 14 would need to be made.</p> <p>The sanitary sewer for any development south of Eastwood Road does exist. However, new lines would need to be</p>

	constructed to serve any development scenario. There is also several sewer line sections that may need to be rerouted resulting from the development layout.
<b>Grading and Stormwater Management:</b>	<p>Grading and Stormwater Management Plan approval will be required as part of the subdivision approval process for development phases within this property.</p> <p>There are several ponds in the golf course, however, it is anticipated that these existing facilities will not meet the current standards to support any additional development of the golf course property. As such new or expansion of the facilities are anticipated to be needed. Due to the topography this would likely create a need for multiple new facilities.</p>
<b>Topography</b>	The golf course area is quite hilly with several valleys dividing up any area that remotely may be developable. This rolling property severely limits development potential unless significant grading were to occur to maximize the development areas. Without significant grading areas development areas are rather narrow with some steep grades.
<b>Wetlands &amp; Decorah Edge:</b>	The site is within the Decorah edge study area. There have been some previous wetlands delineations made on portions of the golf course. There are known wetland sites within the southerly ½ of the course with potential wetland locations on the north ½. A wetland delineation will need to be performed and likely further Decorah Edge study performed. It is anticipated that portions of the property that may appear to be suitable for development may end up not being so based on this further analysis.
<b>Boulevard Trees:</b>	Boulevard trees are required with this development at a rate of 1 tree for every 50-ft of frontage. Prior to the recording of the Final Plat, the applicant shall either make a payment to the Rochester Parks and Recreation Department to plant the required number of boulevard trees, or execute and record a Boulevard Tree Green Facilities agreement which will include a planting plan approved by the Parks Department.
<b>Parkland Dedication:</b>	The Towne Club General Development Plan proposes a neighborhood park within the site, not within the existing golf course. There is also the existing Eastwood Park closer to HWY 14. There is no additional parkland contemplated even if additional development were proposed within the golf course.

**Re-Use Summary**

Due to the prior development negotiations and land swapping that occurred much of the best and easiest developable areas lies outside of the golf course. However, there are areas within the current golf course that may have development potential. This review

does not give the level of detail to determine if the areas are financially cost effective for development.

Of the 165 acre golf course approximately 85 acres showed potential, on its surface, for possible development.

**Three areas north of Towne Club Parkway/Eastwood Road may be suitable for some development.**



Area 1, 2, and 3 would have approximately 34 acres of development potential. Additional grading may allow expansion of this acreage. Areas 1 & 2 are most suited for some multifamily housing and be developed together due to access limitations to Towne Club Parkway, with access coming from Eastwood Road. Area 3, with access also from Eastwood Road may be more suited for SF or townhome style development due to the topography and adjoining existing SF homes. These uses or development areas are hindered by potential Decorah Edge limitations and all three are restricted due to the lack of sanitary sewer. All three would also have some limitations or additional costs for grading of the property. The remaining areas of the north ½ of the golf course would be best used for passive recreation such as expansion of the mountain bike course or hiking/skiing due to the rolling/steep topography.

**Several areas south of Towne Club Parkway/Eastwood Road may be suitable for some development.**

Like areas noted above, Areas 4, 5, and 6 are impacted by Decorah Edge. Though only ½ of the area 4 is impacted. While sewer can more easily serve these three areas, there would likely be some sewer relocation to better align with any development scenario. As shown sewer was haphazardly extended through these areas since no redevelopment plans were contemplated at the time of installation. This existing sewer could impact development layout if not relocated.

While the LDM/UDC allows significant flexibility and a wide variety of residential uses ranging from Single Family Residential to Multifamily Residential are compatible, due to the topography of the area the most likely the use of areas would be best suited as Single Family or Town Home style of development. As noted above, due to the topography of the site significant grading would be needed for most areas to allow development and even more so with any large multifamily development. Any remaining areas of the property not suitable for development could be passive recreation or folded into the development as private open space.

Area 4 would take access from future Towne Club Parkway, Area 5 would have access potentially from future Towne Club Parkway or Eastwood Road. Area 6 would take access from Eastwood Road.



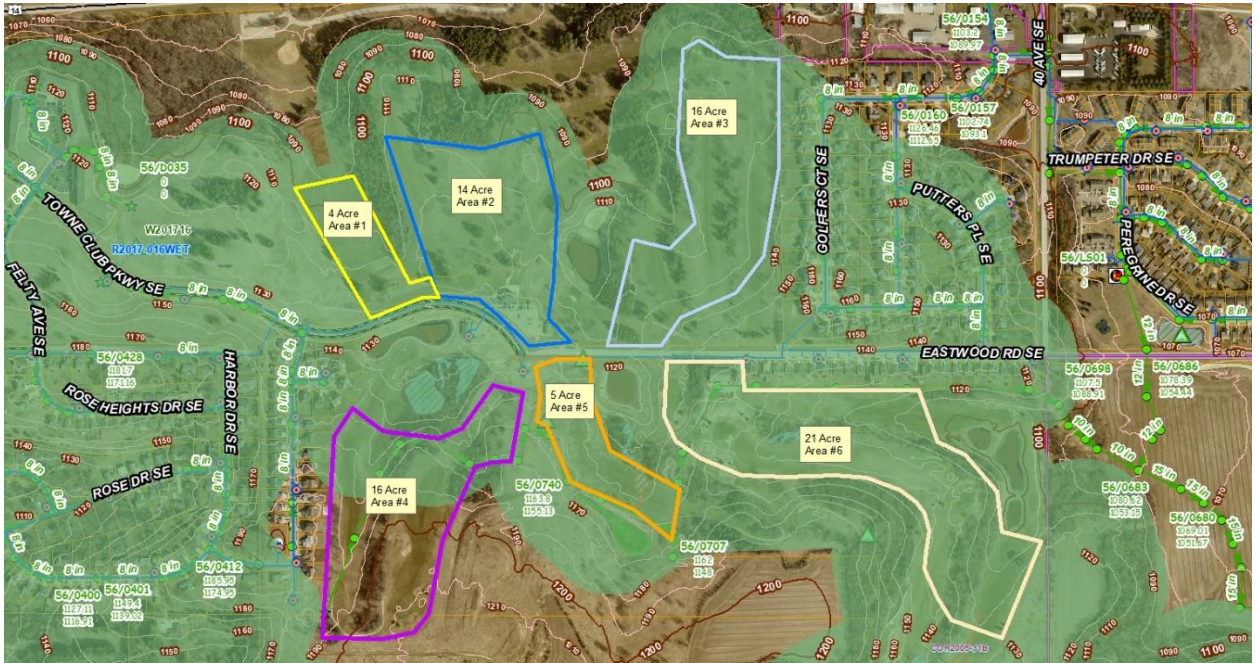
Because in all development scenarios, unless major grading did occur, roadway connectivity would be impacted as well. Further review by Community Development would be made to determine if the development areas complies with the connectivity ratios allowed by code.

## **RE-USE Parkland Options**

Given the challenges surrounding development of these areas we have also considered options for re-use as alternate park space. Options as eluded to are based on some nature based recreation due to topographic relief on the site, which does not make this suitable for sports complex or multi-field development.

The obvious options would include expansion of mountain biking, or creating a new disc golf course, using portion of the area for a sledding hill in the winter, keeping the area natural with trails which supports ground water recharge, or even creating small pockets that could support a neighborhood ball field or a court. These uses are duplicative to that which we have been developing in this southeastern part of the community at Gamehaven Regional Park to meet the needs of 4 season nature based recreation including the mountain biking, sledding, trails and hiking along with the 27 holes of disc golf.

## Final Conclusion:



Overall for this area, while development of the areas may be possible if we are able to avoid the wetlands and decoral edge limitations, there would be some larger costs associated with site grading, watermain looping, and sanitary sewer costs which ultimately may make this site significantly less desirable by a developer. To overcome these higher development costs, typically a lower land price would be warranted to offset risks associated with this additional work needed. A lower financial benefit to the City and the duplication in near area amenities may be two additional characteristic that are considered in the Utilization/Optimization review.