

Eastwood Golf Property Review		June 2022
Prepared By:	Michael J. Nigbur	
Request:	Potential Re-Use of Hadley Creek Golf Course.	
Location:	Site is located north of 48 th Street NE, east of Hwy 63/Broadway and west of Hadley Valley Road.	
Action Items		
Request:	Review the potential for development of portions of Hadley Creek Golf Course and/or alternate park uses.	

Summary and Background

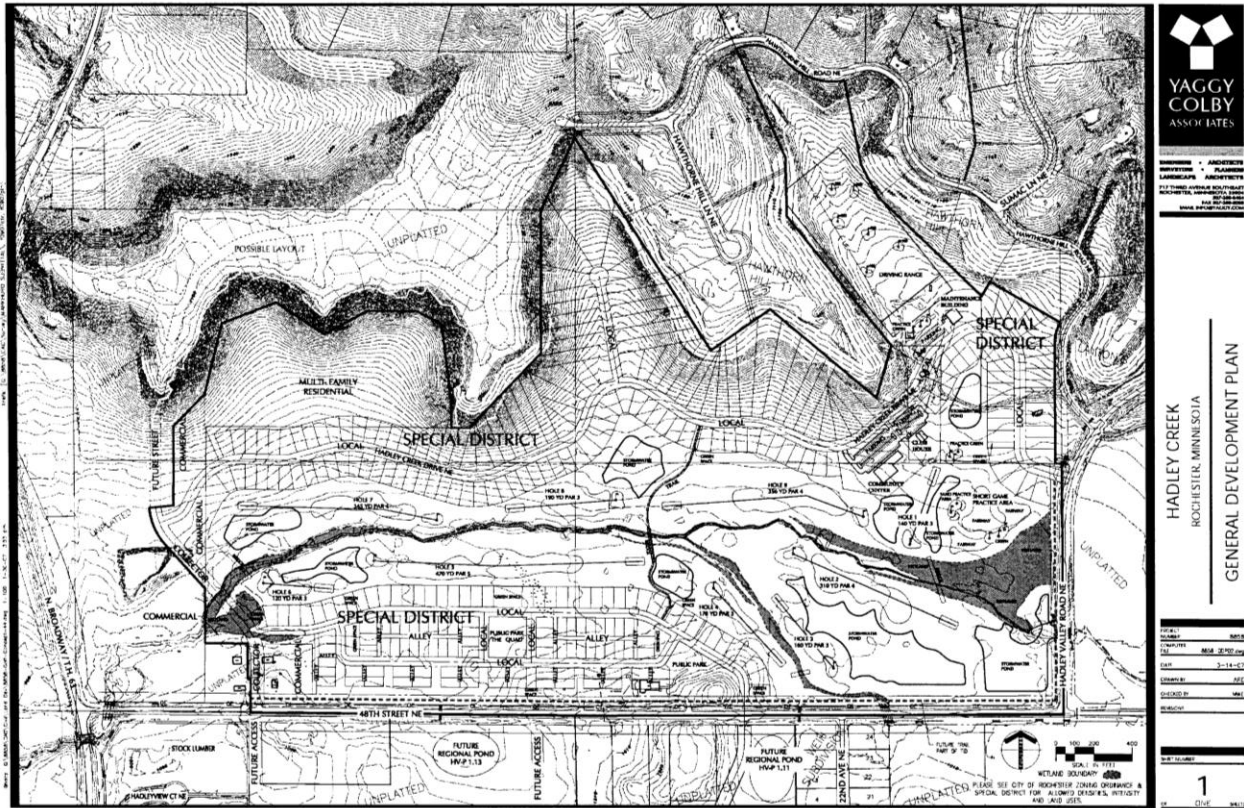
The City is proceeding through an analysis of the Utilization/Optimization of the Golf Courses in the City with consideration for alternate uses in an effort to adjust the operational activities to align the golf revenue and tax levy support for the operations and capital improvement needs along with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

The City originally owned the golf learning center consisting of 3 holes and practice putting facilities along with the surrounding vacant land area. In 2007 the surrounding area of the Hadley Creek Golf Course, and the practice golf facility itself, went through significant development review along with the creation of the golf course, park spaces and areas for housing. This development included a general development review and land conveyance to allow development adjoining ground and to create the larger golf facility that exists today.



Those plans did not anticipate future reuse of all or any portion of the golf course. The golf course covers 86 acres while the driving range covers 17.5 acres.

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

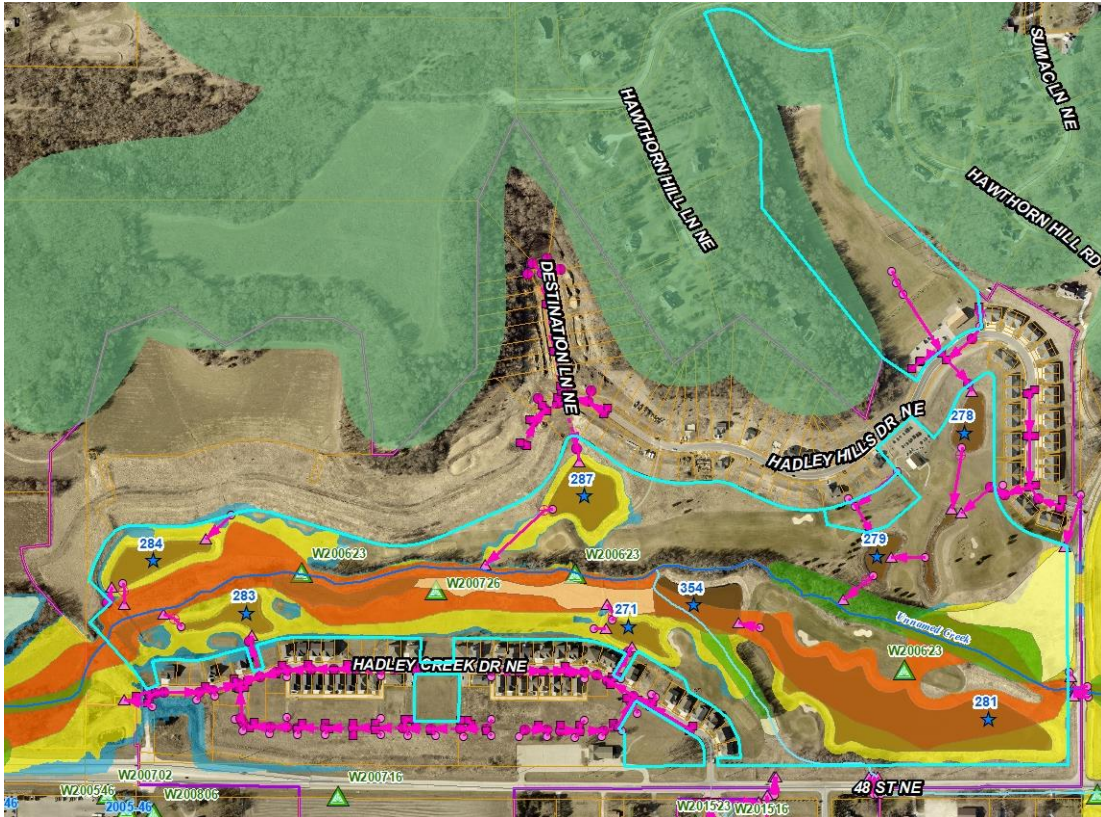


Existing Conditions	
Zoning:	The majority of the golf course area is currently zoned R-1 with a few locations, mostly of the park spaces, contained in the Special District NOTE: the City is proceeding with a change in the Land Development Manual (UDC) which will have a wide flexibility for uses.
Land Use:	The underlying land use of the golf course and park space is Parks and Open Space, and low density residential in the immediate area.
Roadways & Access:	<p>The current golf course and park spaces have frontage on Hadley Creek Drive and Hadley Hills Drive, which are both local roadways. Any future additional access points would come from those two roadways if permitted.</p> <p>Due to the limited frontage controlled for the parcels and in consideration of topography there would likely be culdesac roadways proposed as part of the development and/or direct driveway access to serve the development activities.</p> <p>Due to limitations on access for the entire development, new dwelling units may be restricted until secondary access is provided. Secondary access planned for the area lies on other privately owned property not under the city's control.</p> <p>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>
Sidewalk & Pedestrian Connections:	Pedestrian infrastructure is required on all public streets.
Utilities:	Public sanitary sewer and watermain are located in the adjoining roadways and are available for potential connection and service for the development activities.
Grading and Stormwater Management:	<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, designed for the adjoining property development. Some portion of the golf course property may be allowed to be developed without additional storm water management while others may require some onsite facility before storm water flows to the existing infrastructure or the creek.</p>

Topography	The golf course and park areas is generally flat with some terrain within the driving range. Existing topography is not a hindrance to development.
Wetlands & Decorah Edge & Flood Plain:	<p>The Decorah edge study area generally lies higher in elevation and really only impacts the perimeter of the driving range.</p> <p>There are wetland delineations made on portions of the golf course along with created wetland spaces within the flood plain area.</p> <p>Much of the golf course area is within floodway or flood fringe designation. These flood plain areas include Hadley Creek, multiple storm water facilities, and other water bodies.</p>
Boulevard Trees:	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.
Parkland Dedication:	There is no additional parkland contemplated even if additional development were proposed within the golf course. There are existing identified parkland outside of the golf course that may be considered for remaining. Any new development would however be required to provide payment for parkland dedication.

Re-Use Summary

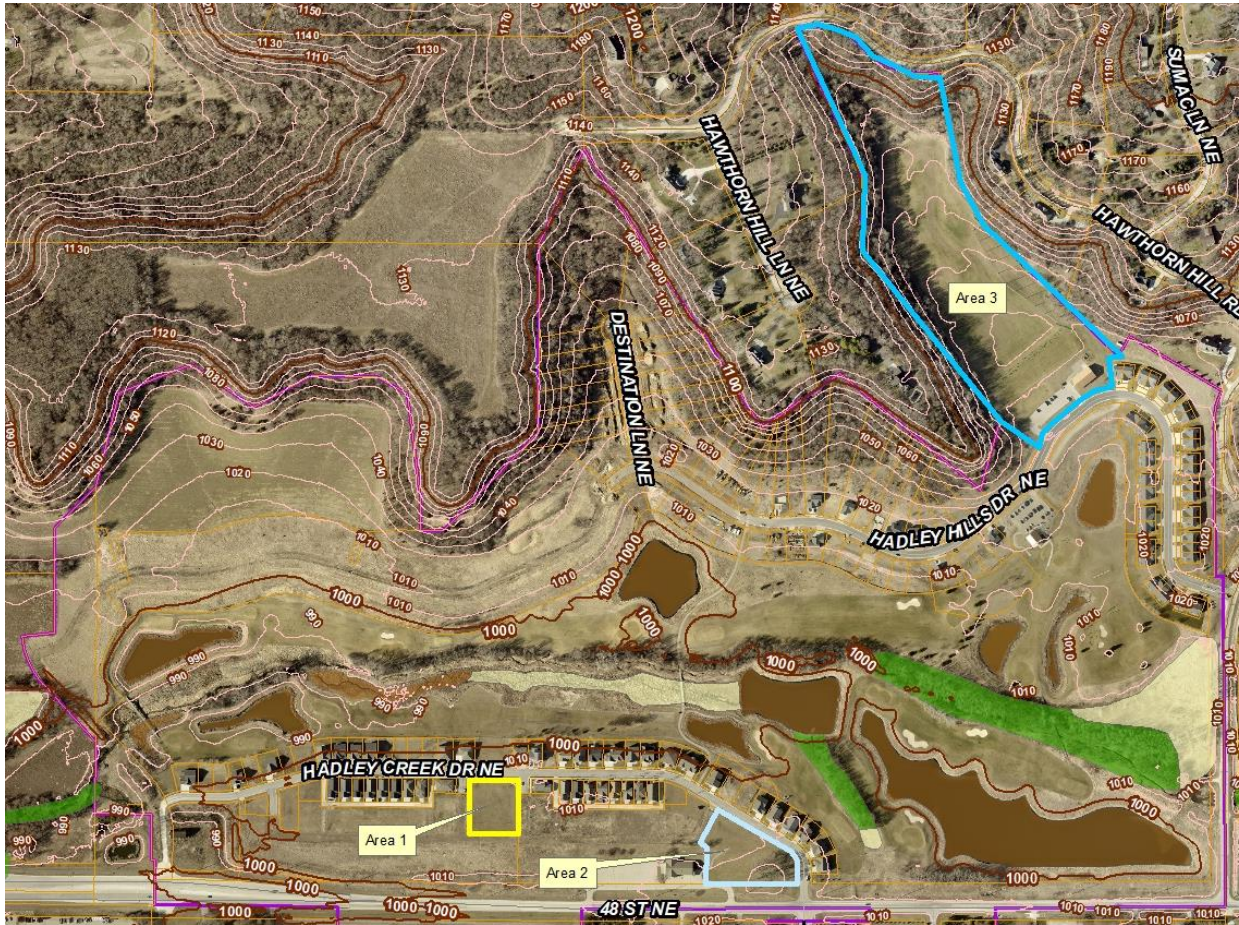
Due to the prior development activities, including the land swapping for the golf course creation, together with the flood plain and storm water facilities the majority of land that can be developed is now in private ownership or has limited development potential. However, the driving range area was previously identified for disposal under a separate review process as having development potential. There are also two small parks spaces south of Hadley Creek Drive that could be developed with access directly from the roadway.



Cumulatively these areas cover approximately 20 acres and are shown below:

Area 1 is approximately 1 acre, Area 2 is approximately 1.7 acres, and area 3 is 17.5 Acres 1 & 2 are most likely suited for a continuation of the abutting low density residential development. Area 3 has more options, due in part to its size, for reuse including some multifamily housing.

While area 3 does have more options for development, some restrictions need to be considered including some topographic changes and a septic easement along a portion of the east property line for the abutting owners. Area 3 also has the existing maintenance facility which could be kept for any golf learning activities that may remain, which has not yet been determined.



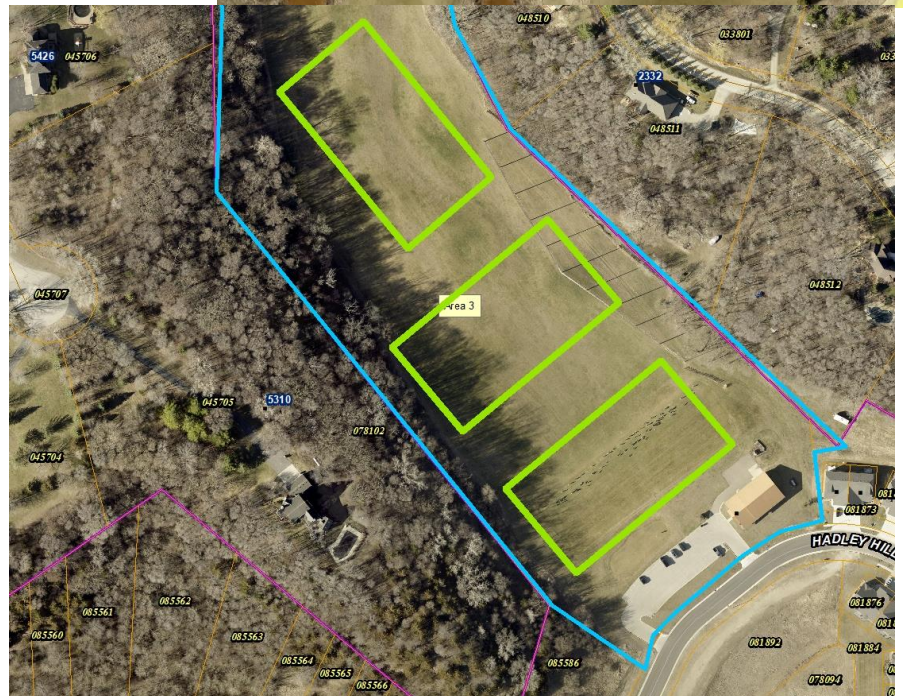
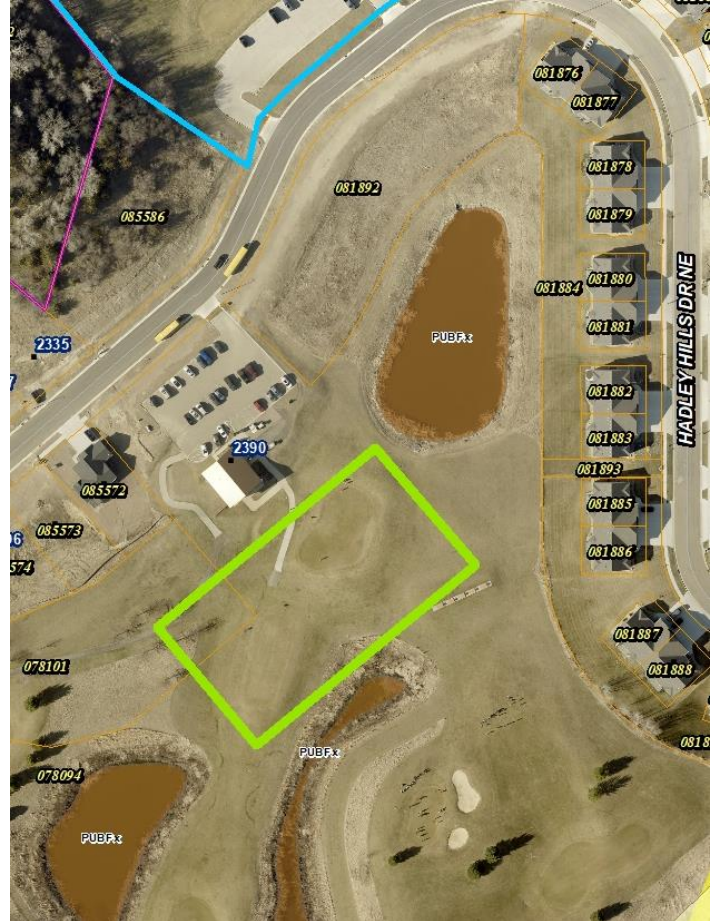
The LDM/UDC allows significant flexibility and a wide variety of residential uses ranging from Single Family Residential to Multifamily Residential are considered compatible

Lastly, the area of the existing club house is an ongoing use. This area could be redeveloped as an alternative use for the existing building or have the site cleared for alternate uses.

RE-USE Parkland Options

We have also considered options for re-use of this property as alternate park space. Areas 1 & 2 serve as space for the neighborhood park for the surrounding development. If these two locations are disposed of the neighborhood park needs would need to be met else where in the park space retained. Because of the amount of flood plain, wetlands and ponds there are limited active sports options. However, golf operations could be scaled back and return to more of the original concept of a golf learning center. The remaining area or all of the area, if no golf was the solution, could be some nature based recreation. Nature based recreation would be limited to trails utilizing the existing bridges and cart paths along with mowed trail areas or perhaps a disc golf course. The reuse for the driving range and the club house are more challenging.

The Club house could be converted to a small community center with space directly outside for a general sports field, though grading would be necessary. Grading would also be needed but some multiple field complex could be created in the driving range area. Though definitely not ideal due to the topography but it is possible.



Final Conclusion:

For this Golf Course and Park Space there is potential for some reuse, though significantly limited for the majority of the space due to the flood plain constraints. Ultimately, there is a need to retain park space for the neighborhood. This can be accommodated easily even if portions of the site were redeveloped. Consistent with past reviews the driving range holds the most potential for housing development. Redevelopment of areas such as a club house and maintenance facility are possible but the existing facilities may play a factor in what a buyer would pay for those areas. Removal of those facilities would affect how the remaining area of the golf course and park space could be used as well.