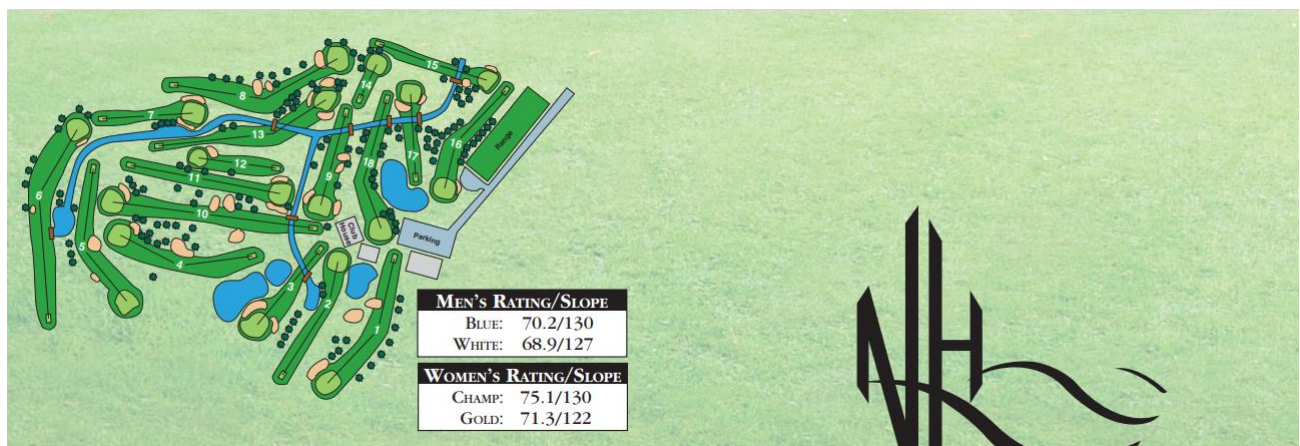


Eastwood Golf Property Review		June 2022
Prepared By:	Michael J. Nigbur	
Request:	Potential Re-Use of Northern Hills Golf Course.	
Location:	Site is located between West Circle Drive and 50 th Avenue NW, south of Nicklaus Drive and north of Alpha Parkway.	
Action Items		
Request:	Review the potential for alternate uses of portions of Northern Hills Golf Course	

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 acquired, through donation and purchase, property for Northern Hills Park that extended well beyond the immediate golf course starting in 1968. This property was scenic rolling farmland that was planned for park purposes including a golf course. The golf course began design in 1970 and had its grand opening in 1976. The golf course covers approximately 134 acres with the remaining lands acquired being within trails, drainage, and community park space. This review focuses solely on the golf course portion of the Park System as shown below.





Unlike Eastwood and Hadley Creek Golf courses, the boundary of Northern Hills has remained relatively unchanged considering all of the abutting development that has occurred surrounding the area. While the Golf Course boundary was not impacted, there were several public improvement projects related to roadway, sanitary sewer, watermain and storm sewer which directly impacted the short term operations for the benefit of the development in the area. Development of the surrounding area also continues to impact the course mostly related to storm water runoff.

Existing Conditions	
Zoning:	The golf course area is currently zoned R-1 with B-4, R1 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.
Land Use:	The underlying land use of the golf course is Parks and Open Space, with commercial/business development and low density residential in the immediate area.
Roadways & Access:	<p>The current golf course has frontage on both 50th Avenue NW and West Circle Drive. Future access from Alpha Parkway is planned but no time frame has been established when that may be available through the adjoining development nor has a specific route has not been identified. Any future access point from 50th Avenue NW would need to be reviewed in detail from a spacing distribution and any necessary improvements for turning movements. Expansion of the access for development to West Circle Drive may trigger the long anticipated conversion of this access to a right in/right out. This Circle Drive access conversion was contemplated when the Alpha Parkway connection was required from the adjoining property.</p> <p>Access spacing standards in consideration of any anticipated reuse proposals would be further reviewed once a concept for development emerges.</p> <p>Due to limitations on access for the entire development, new dwelling units may be restricted until secondary access is provided. Secondary access would need to be planned as part of any general development. In this case the property is under the city's control and could be accommodated.</p> <p>Due to the topographic conditions and inability to connect to existing development areas there would likely be culdesac roadways proposed as part of the development or alternatively roadway crossings of some rather large drainage ways/creeks. 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:	<p>Pedestrian infrastructure is required on all public streets.</p> <p>A trail currently exists along 50th Avenue NW. A new trail may also be required along West Circle Drive.</p> <p>It is anticipated that trail or sidewalk would also connect along with the access to Alpha Parkway.</p>

Utilities:	<p>Public sanitary sewer and watermain are within the golf course area for potential connection and service for the development activities. These utilities were extended through the golf course to support development in the surrounding areas.</p> <p>Watermain will need to be constructed to support any development activities with in the area. The water main in any contemplated 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 will likely need to be constructed to support any development. It is also possible that some of the existing sewer lines may need to be rerouted resulting from the development layout.</p> <p>All costs for construction of new lines or relocation of existing lines is a cost of the development.</p>
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, 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> <p>Based on past development outside of the boundary of the golf course storm water runoff from some of the sites has created ongoing drainage issues for the golf course. It is anticipated that while these may be correctable with any new development that may occur the burden would fall to the new development.</p>
Topography	<p>The golf course area is rolling former farmland with several valleys dividing up the course. This rolling property and especially the creek locations will limit development potential unless significant grading were to occur to maximize the development areas. Without significant grading the development areas are rather narrow with some steep grades.</p>
Wetlands & Decorah Edge:	<p>The site is not within the Decorah edge study area. However, there are some previous wetlands delineations made on portions of the golf course or on the private property directly abutting the course which would likely indicate the presence of wetlands within the golf course. A wetland delineation will need to be 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.</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:	While the City does have some additional parkland spaces outside of the golf course that is not considered part of this analysis. It is anticipated that further development of the golf course for residential development will require some combination of cash payment and land dedication/preservation (keeping part of the land area in city ownership) to meet the parkland dedication requirements.

Re-Use Summary

Due to the prior developments on the adjoining property that occurred, which never anticipated conversion of this golf course property to development, has created additional challenges to support new development on the site because of the lack of roadway or utility connections. However, there are significant 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 134 acre golf course approximately 97 acres showed potential for development. Though we would anticipate that something less of this area would actually be developed due to constraints of topography, wetlands and drainage ways/creeks.



Area 1 north of the creek may be suitable for some development.

Area 1, has approximately 17 acres of development potential. This area is virtually landlocked since no access was provided from the north through the development and the creeks on the south and east sides make vehicle access challenging. However, assuming a creek crossing is possible the access would most likely be from the south through Area 2. Steeper topography along the north edge of the property and flood plain along the creek and the narrow linear nature of the space will likely reduce the actual buildable area of the space below the estimated 17 acres. Regardless this area does have potential for a variety of residential uses from single family upwards to multifamily development. With the other open space resulting from the creek and wetlands this area would be an attractive setting.



Area 2 south of the creek is suitable for development.

Area 2, has approximately 80 acres of development potential. This area would have 3 potential access points: the existing access from West Circle Drive, the new access point to Alpha Parkway, and an access point from 50th Avenue NW. Each of these access points will need to have detailed review and approval by the appropriate road authority.

Similar to Area 1 the topography along with existing amenity ponds, and some drainage/wetland areas will likely further reduce the buildable area from the larger 80 acre space. Also due to the shape of the space the westerly area of this site may have additional challenges. These constraints are similar to other developments that have been constructed across the city.

Also as noted further grading and drainage analysis is needed to determine any mitigation measures that may be required. This information will help define the flood plain needed for the creek. Areas outside of the flood plain may need to be elevated with fill material to provide a minimum level of flood protection.

The question is not if development could occur in this area it is a matter of the actual amount that is possible. This analysis does not answer that question but could be answered in the more detailed feasibility for development.



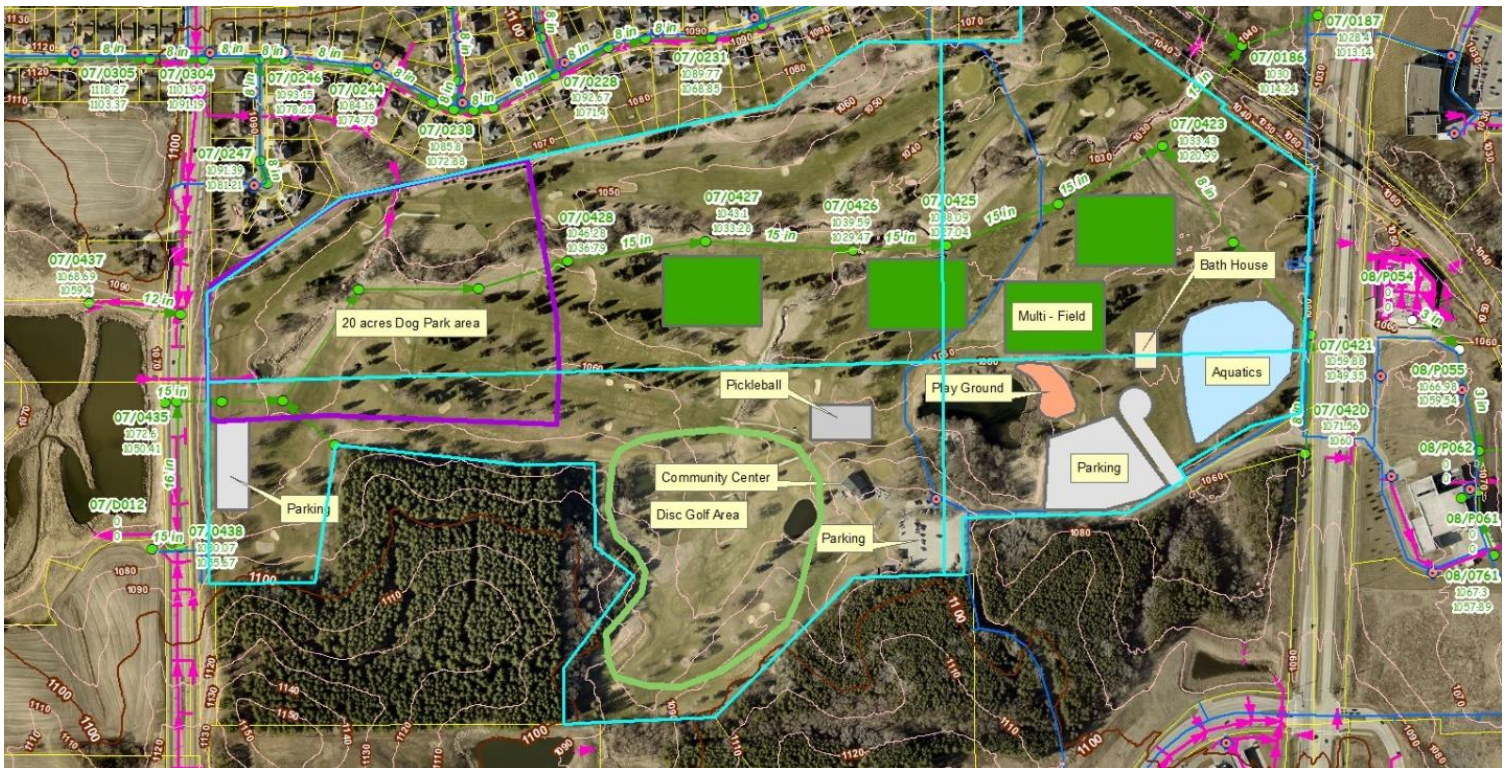
The LDM/UDC allows significant flexibility and a wide variety of residential uses ranging from Single Family Residential to Multifamily Residential which are considered compatible. The area along West Circle Drive is may also hold some potential for some higher intensity commercial/industrial use. This non residential use may be limited if the access to West Circle Drive is restricted to right in right out.

Regardless of the types of development implemented any remaining areas of the property not suitable for development could be passive recreation or folded into the development as private open space.

RE-USE Parkland Options

Given the challenges surrounding development of these areas and the opportunities of the amount of land available, we have also considered options for re-use as alternate park space. Options for this park space is very wide ranging as some more passive nature based recreation park or higher intensity as aquatics and sports complex. While topography and drainage/creek areas do create challenges to the need for open flat field spaces there is some room for providing these flat spaces, though not without some significant grading. The creation of a community wide park which has multiple uses has much more opportunity for success given the size of the space available. A concept showing the potential of a larger multiple use concept similar to Soldiers Field or Silver Lake Park is included. This concept has space allocation for a Pool & Aquatics area, Disc Golf, Pickleball, multi use fields, dog park along with expansion of parking and a major playground facility. Additionally, walking trails, paved and natural, could be developed throughout the park.

The distribution for larger aquatics (Pool) at this location would seem geographically appropriate for the community as would the disc golf course & pickleball. The dog park location would potentially meet the needs for the planned 4th site in the community, as identified in the Park System Plan, though it does have some overlapping area with the existing dog park on West River Road, a better location may be further north and slightly west. Development of flat multi use fields can be accomplished and would likely be needed over time for the community. This location would serve the northerly portion of the City as compared to some of the existing sports fields elsewhere in the southern area of the community. These fields would anticipated to be similar quality or condition to Withers Sports Complex



Unfortunately, this type of park does conflict with the smaller but existing community based park known as Lincolnshire and which was in part (through land swaps) a portion of the larger Northern Hills Park at one time. Lincolnshire Park has already been developed, and lies less than ½ mile from this site, as a community based park with a Splash Facility (under construction) multiple soccer fields, a baseball field, playground, new restroom (under construction), winter hockey rink and a new paved access trail and fills many of the needs noted above. A

Final Conclusion:

Overall for this area, this property can support a variety of potential different uses if the property were considered for some alternate utilization. A larger community park has been contemplated further north so the development of this area as parkland would create a need to review priorities and geography of amenities.

In the end both private development activities and conversion to some other park uses or even some combination of the two public & private uses are viable alternative options. Further refinement of financial feasibility for the private development would be needed as would a master plan for the overall park modifications. The park master plan process would fully consider the existing park facilities along with community needs & desires. These future reports would better outline opportunities and costs for conversion from golf at this location.