

DATE: September 26, 2022

WS

TO: Honorable Mayor
Members of the City Council

FROM: Mike Waltman, P.E., City Engineer
Luke Wheeler, P.E., Asst. City Engineer



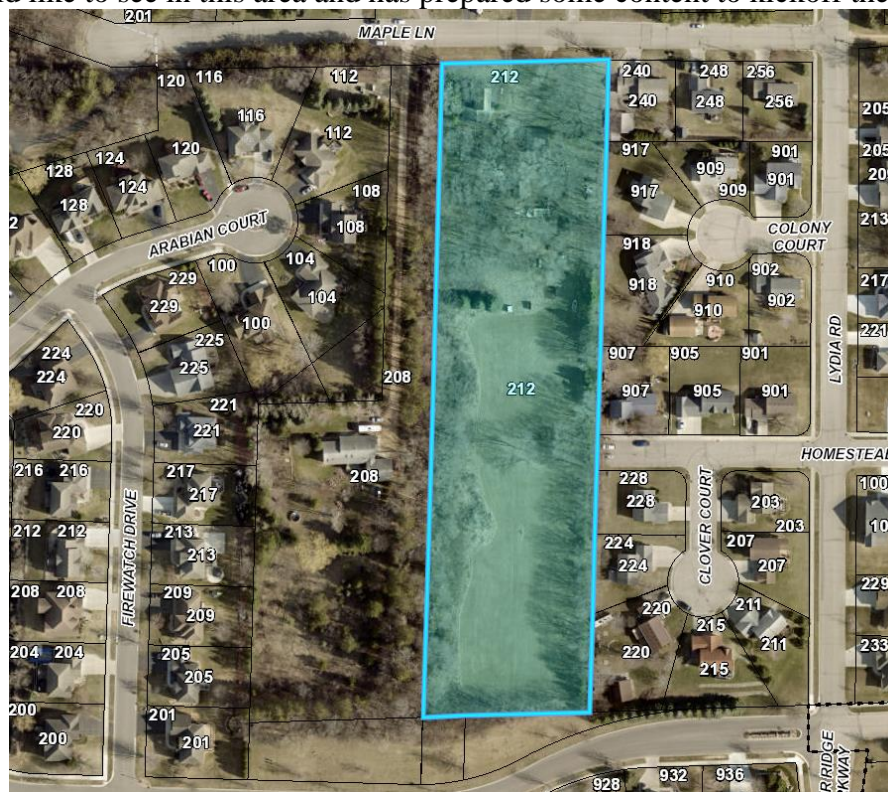
WORK SESSION ITEM: Work Session – Pauly Park

ACTION REQUESTED:

Discuss future plans for Pauly Park land

BACKGROUND:

The City of Jordan recently closed on the purchase a 5-acre parcel of land atop the bluff situated between the Bluffs at Cedar Ridge and Heritage Hills. This work session item is to serve as a kickoff/brainstorming session following the purchase. Staff is seeking direction on what the Council would like to see in this area and has prepared some content to kickoff the discussion.



There are several considerations council should contemplate when envisioning the future of this property, including but not limited to:

1. The desired type and footprint of the park
 - a. Staff anticipates the Council will see this as a neighborhood park, serving the immediately adjacent residential areas developed atop the bluff in this area. Does Council see it this way, or is it intended to attract residents from a wider area of Jordan?
 - b. Layout of desired park amenities, based on park type, will then help determine

desired park size.

2. Park Amenities

- a. What does the council want in the park for amenities? Ideas include:
 - i. Trail connection between Arabian Dr & Maple Ln
 - ii. Playground equipment
 - iii. Parking Lot – approximately 10 stalls but size depending on park amenities / need
 - iv. Basketball court – full or half
 - v. Pickleball court(s)
 - vi. Park shelter
 - vii. Benches
 - viii. Trees
 - ix. Unprogrammed open green space
- b. Does the Council wish to select the amenities and have PRAC confirm details? Or Would Council like to first have PRAC decide the desired amenities? Consider PRAC and staff direction.

3. Potential lot development / park revenue

- a. Assuming a typical neighborhood park size, there may be excess space available than necessary.
- b. Does the City have a desire to generate revenue from the site through lot development? If so, maximize to some extent? Or leave some unprogrammed space? See the attached concept ideas.
- c. Note infrastructure (water/sewer, cul-de-sacs, etc.) and associated investment would be needed to varying degrees, but this concept could generate funding for park amenities. The City could take on this effort directly or seek a private partner who could make the investment. Council could consider developing a concept and seeking a developer to purchase some remaining portion of the property surrounding the park, rather than have the City ‘play developer’ here.

4. Additional land acquisition

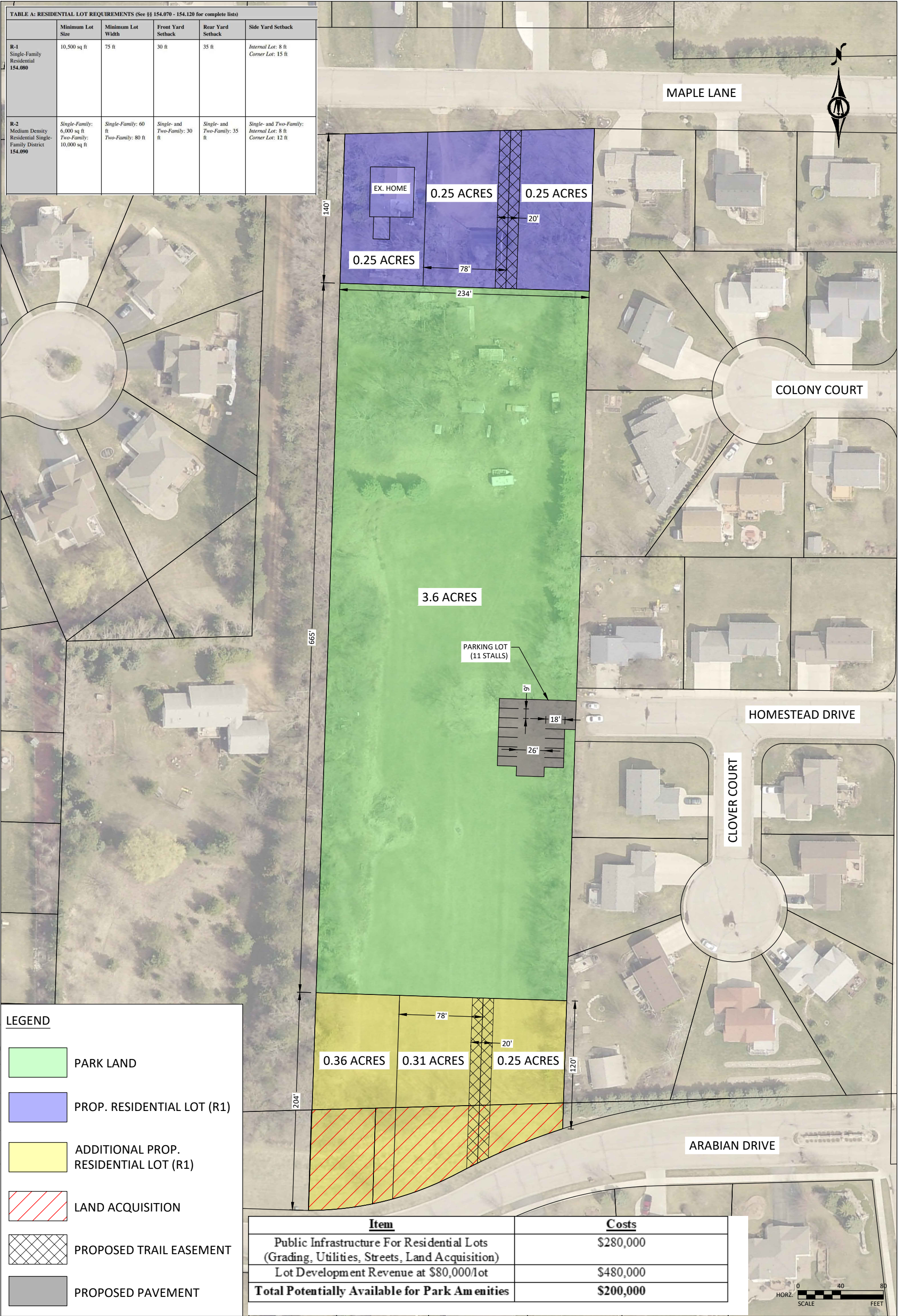
- a. Would the City be interested in an acquisition/swap of additional land on the south end of the park to create additional lots for park revenue and tax generation?
- b. The property owner to the west (208 Maple Lane) has indicated to the City Administrator some desire to have a driveway connection redone to access toward the east. A suggestion was made by the property owner to sell or swap property with their driveway, which could be added to the park land property. No discussion occurred with this property owner regarding cost implications of such a swap. Is the Council interested in exploring such a concept?

To help spark discussion surrounding the potential use of the land, staff have produced several high-level, conceptual layouts and estimates. These concepts include a variety of potential uses/configurations. These layouts certainly do not encapsulate all the possibilities for this land, but rather are to serve as a jumping off point for council’s discussion. High level cost estimating was compiled for each layout to give council context of potential costs. Below is a summary of each layout along with the high-level costs.

Concept level estimates have been provided on the figures. Detailed survey and design would be

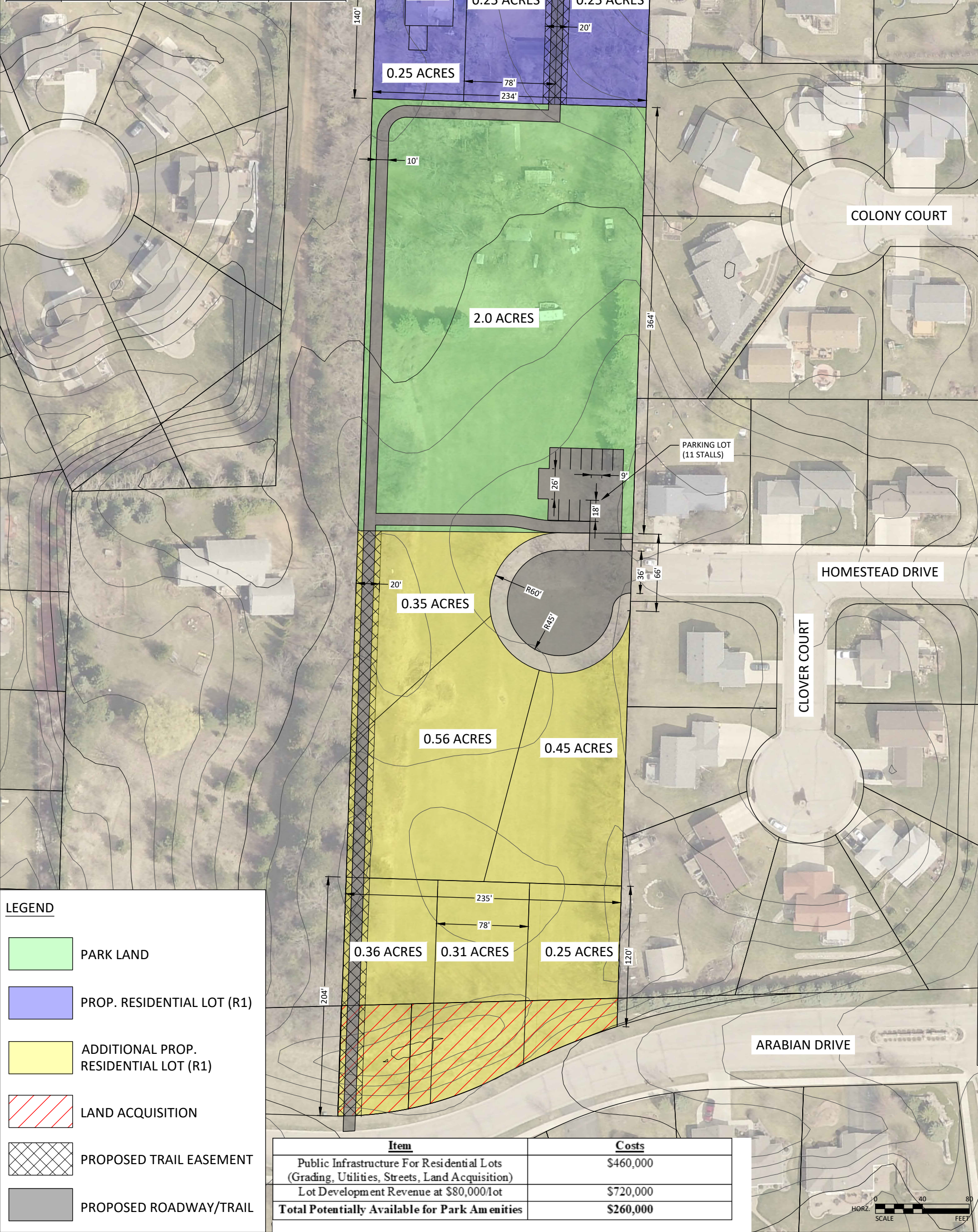
needed to formulate detailed estimates, however the goal of these estimates is to help capture the magnitude of potential infrastructure costs as compared to potential revenue associated with lot sales; should that concept be desired by council to pursue. Note the estimated costs do not include items such as WAC/SAC fees or land sale transaction fees.

H:\JORD\T14107713\1_CORRES\A_MEETINGS\CC 220926\WORK SESSION\PAULY PARK\WS_PAULY PARK.DOC

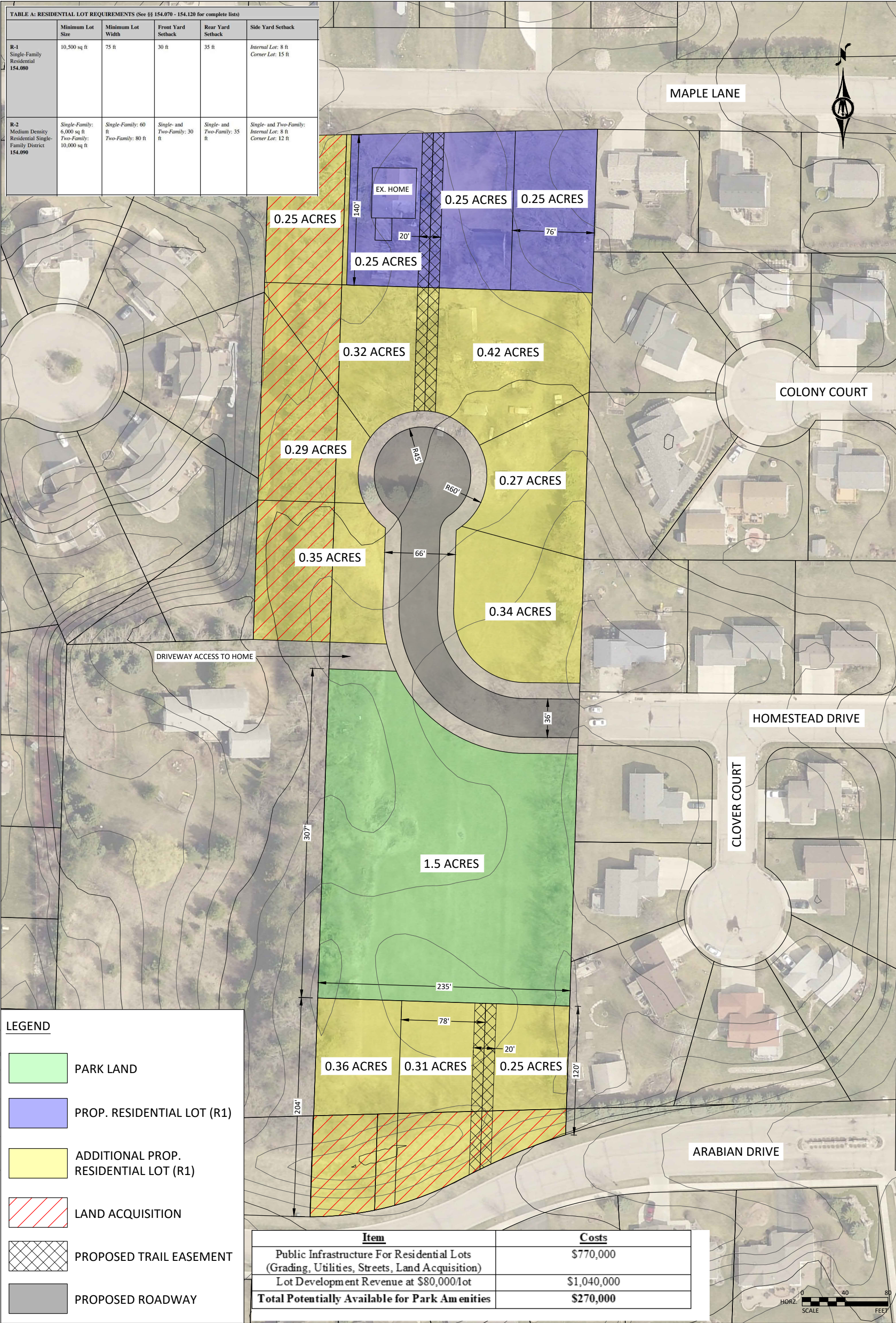


H:\JORD\T14107714\Public Miscellaneous Projects\Pauly Park\Pauly Park Layout_01.dwg 9/21/2022 11:31:33 AM

TABLE A: RESIDENTIAL LOT REQUIREMENTS (See §§ 154.070 - 154.120 for complete lists)					
	Minimum Lot Size	Minimum Lot Width	Front Yard Setback	Rear Yard Setback	Side Yard Setback
R-1 Single-Family Residential 154.080	10,500 sq ft	75 ft	30 ft	35 ft	Internal Lot: 8 ft Corner Lot: 15 ft
R-2 Medium Density Residential Single-Family District 154.090	Single-Family: 6,000 sq ft Two-Family: 10,000 sq ft	Single-Family: 60 ft Two-Family: 80 ft	Single- and Two-Family: 30 ft	Single- and Two-Family: 35 ft	Single- and Two-Family: Internal Lot: 8 ft Corner Lot: 12 ft

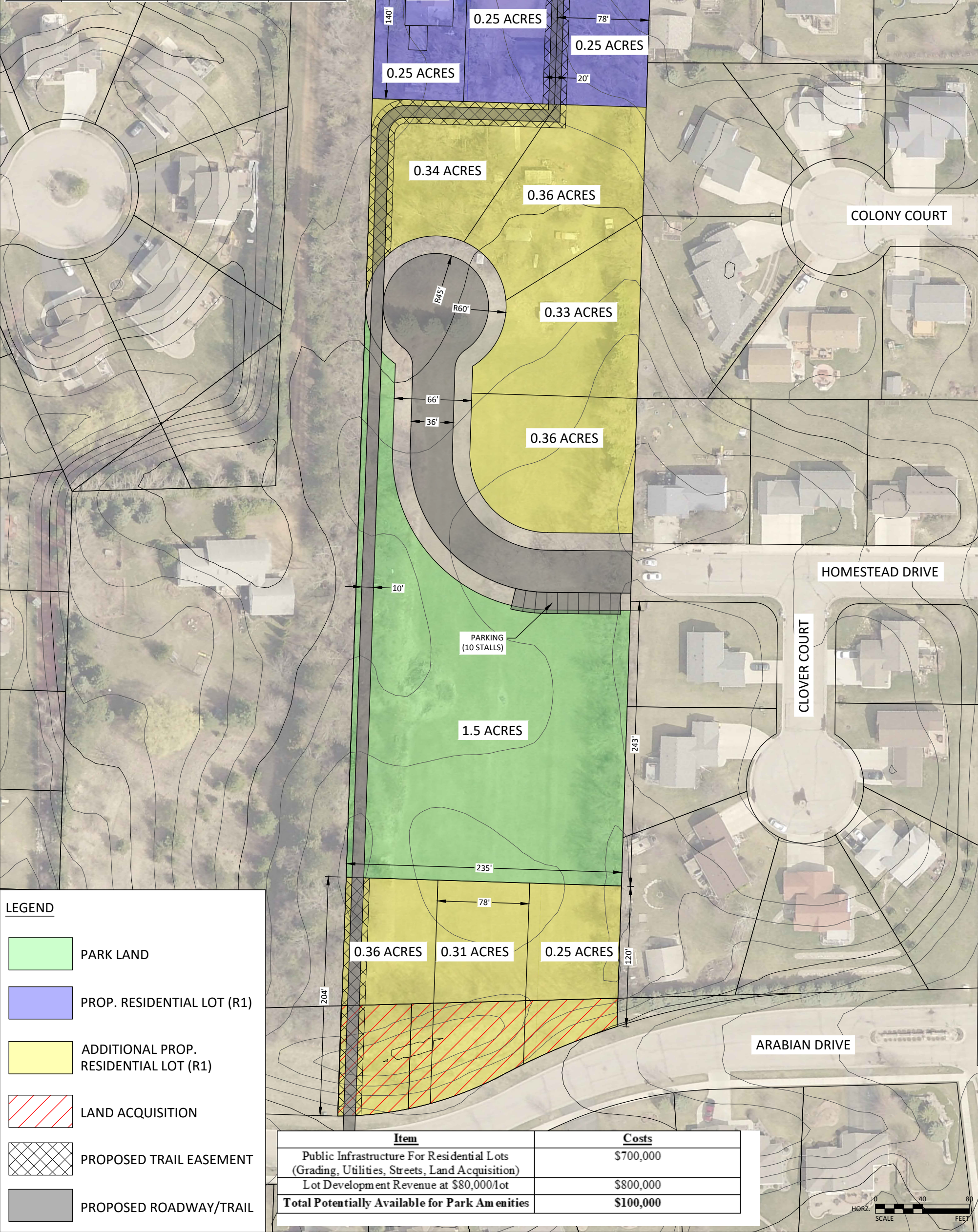


H:\JORD\T14107714\Public Miscellaneous Projects\Pauly Park\Pauly Park Layout_02.dwg 9/21/2022 11:15:54 AM



H:\JORD\T14107714\Public Miscellaneous Projects\Pauly Park\Pauly Park Layout_03.dwg 9/21/2022 11:17:13 AM

TABLE A: RESIDENTIAL LOT REQUIREMENTS (See §§ 154.070 - 154.120 for complete lists)					
	Minimum Lot Size	Minimum Lot Width	Front Yard Setback	Rear Yard Setback	Side Yard Setback
R-1 Single-Family Residential 154.080	10,500 sq ft	75 ft	30 ft	35 ft	Internal Lot: 8 ft Corner Lot: 15 ft
R-2 Medium Density Residential Single-Family District 154.090	Single-Family: 6,000 sq ft Two-Family: 10,000 sq ft	Single-Family: 60 ft Two-Family: 80 ft	Single- and Two-Family: 30 ft	Single- and Two-Family: 35 ft	Single- and Two-Family: Internal Lot: 8 ft Corner Lot: 12 ft



H:\JORD\T14107714\Public Miscellaneous Projects\Pauly Park\Pauly Park Layout_04.dwg 9/21/2022 11:13:48 AM



Real People. Real Solutions.

Work Session Pauly Park

September 26, 2022



Considerations

- **Desired type and footprint of park**
 - Neighborhood park serving adjacent residential
 - Regional park attracting from other areas of Jordan
 - Desired park amenities will help determine required size



Considerations

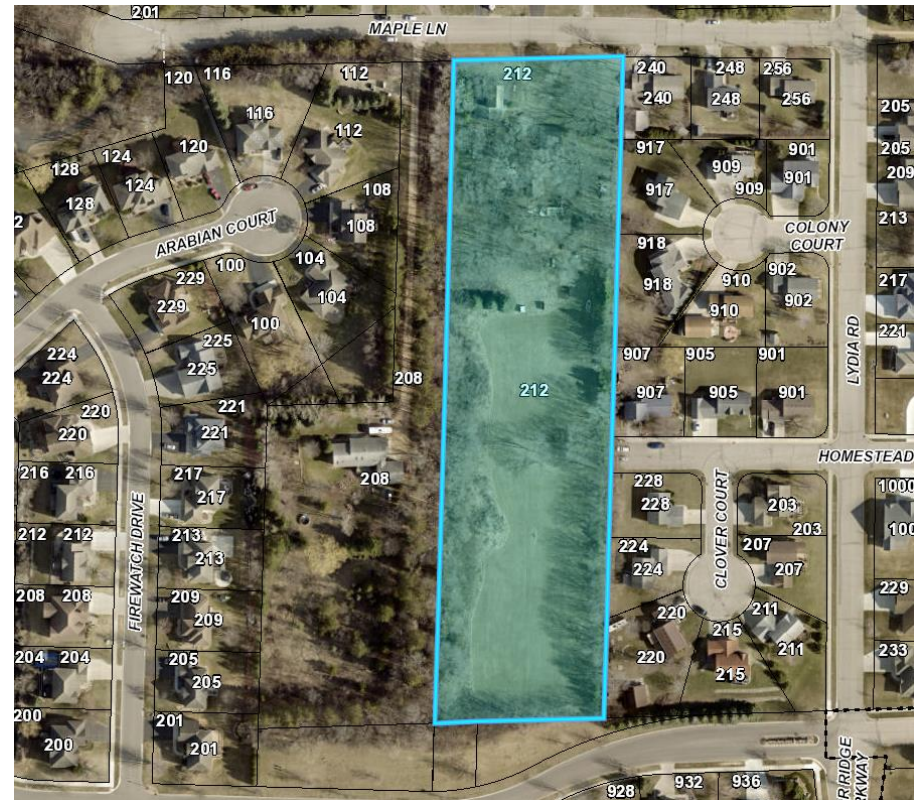
- **Park Amenities**

- Trail connection between Arabian Dr & Maple Ln
- Playground equipment
- Parking Lot – size depending on park amenities / need
- Basketball court – full or half
- Pickleball court(s)
- Park shelter
- Benches
- Trees
- Unprogrammed open green space



Considerations

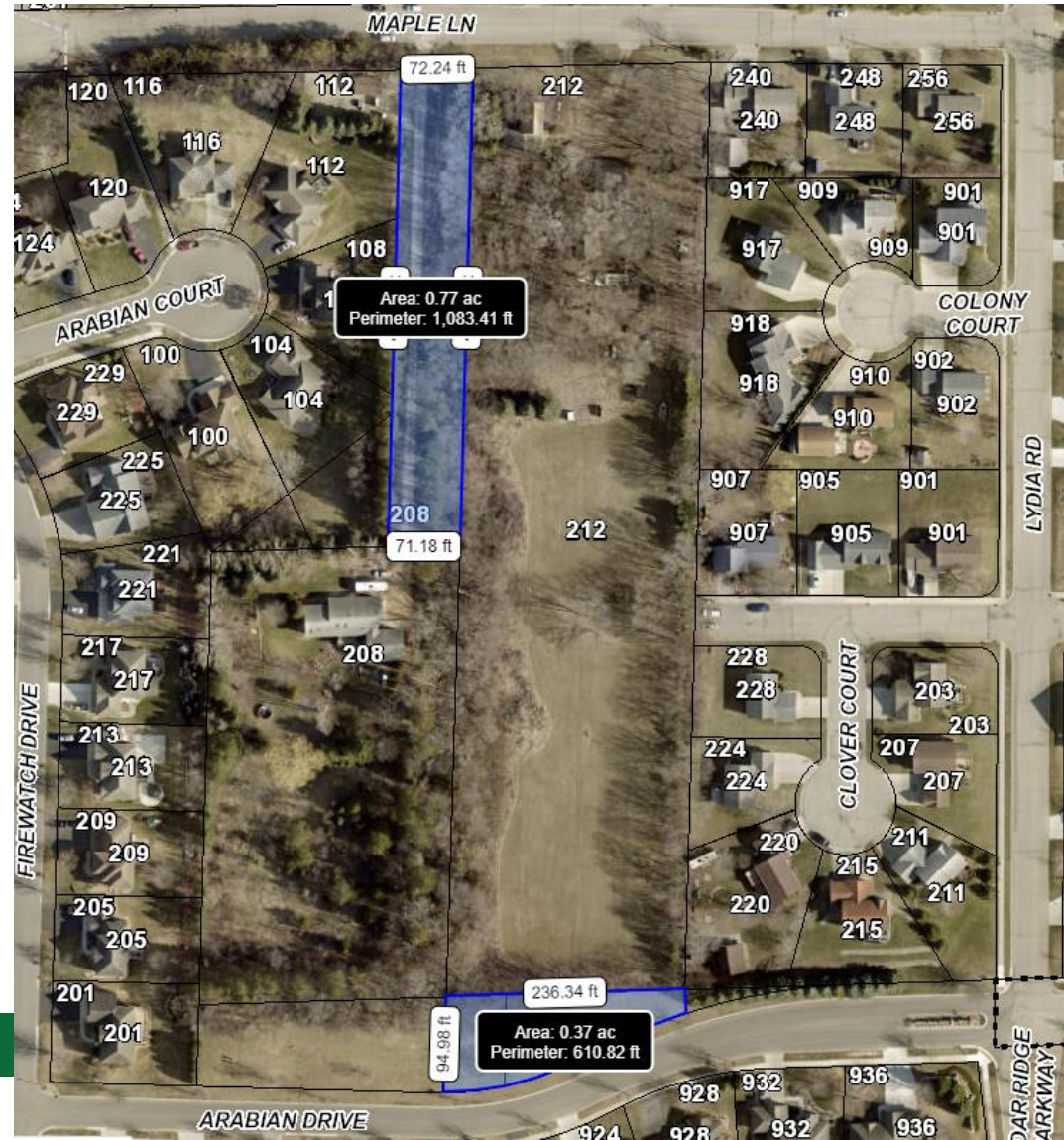
- **Lot Development / Park revenue**
 - If neighborhood park, excess space may be available
 - Desire to generate revenue thru development? Or leave as unprogrammed space?
 - Infrastructure needs could be generated thru development revenue
 - Could be taken on by City or developer



Considerations

- **Additional Land Acquisition**

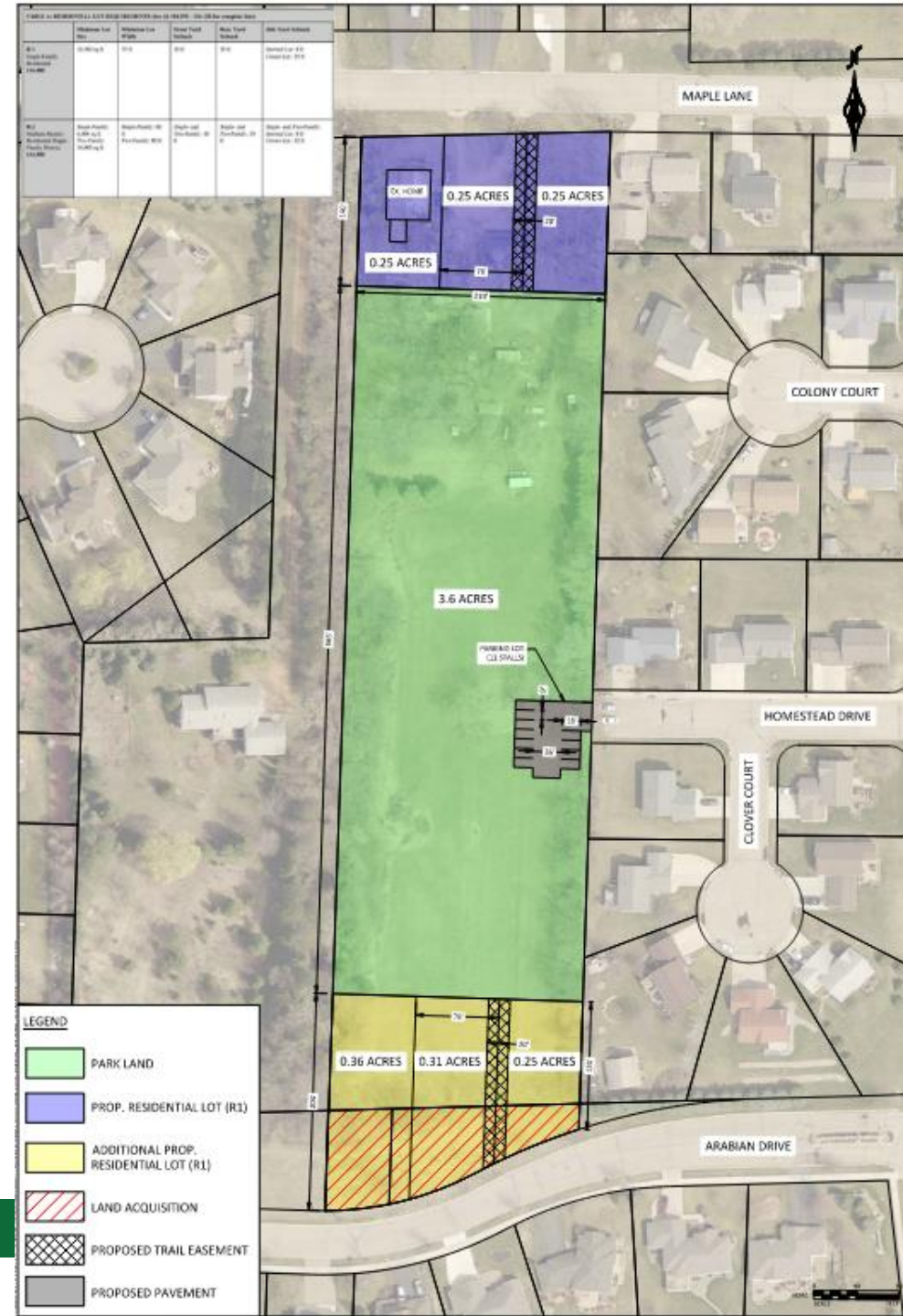
- South land
 - Owned by Bluffs at Cedar Ridge LLC.
 - Value for access to land from south?
 - Lot development in area
- 208 Maple Ln
 - Property owner has indicated desire to relocate access to east
 - No discussion to date on cost implications



CONCEPTUAL LAYOUT 1

- Lot development off Maple Ln & Arabian Dr (6 lots)
- 3.6 Acre Park

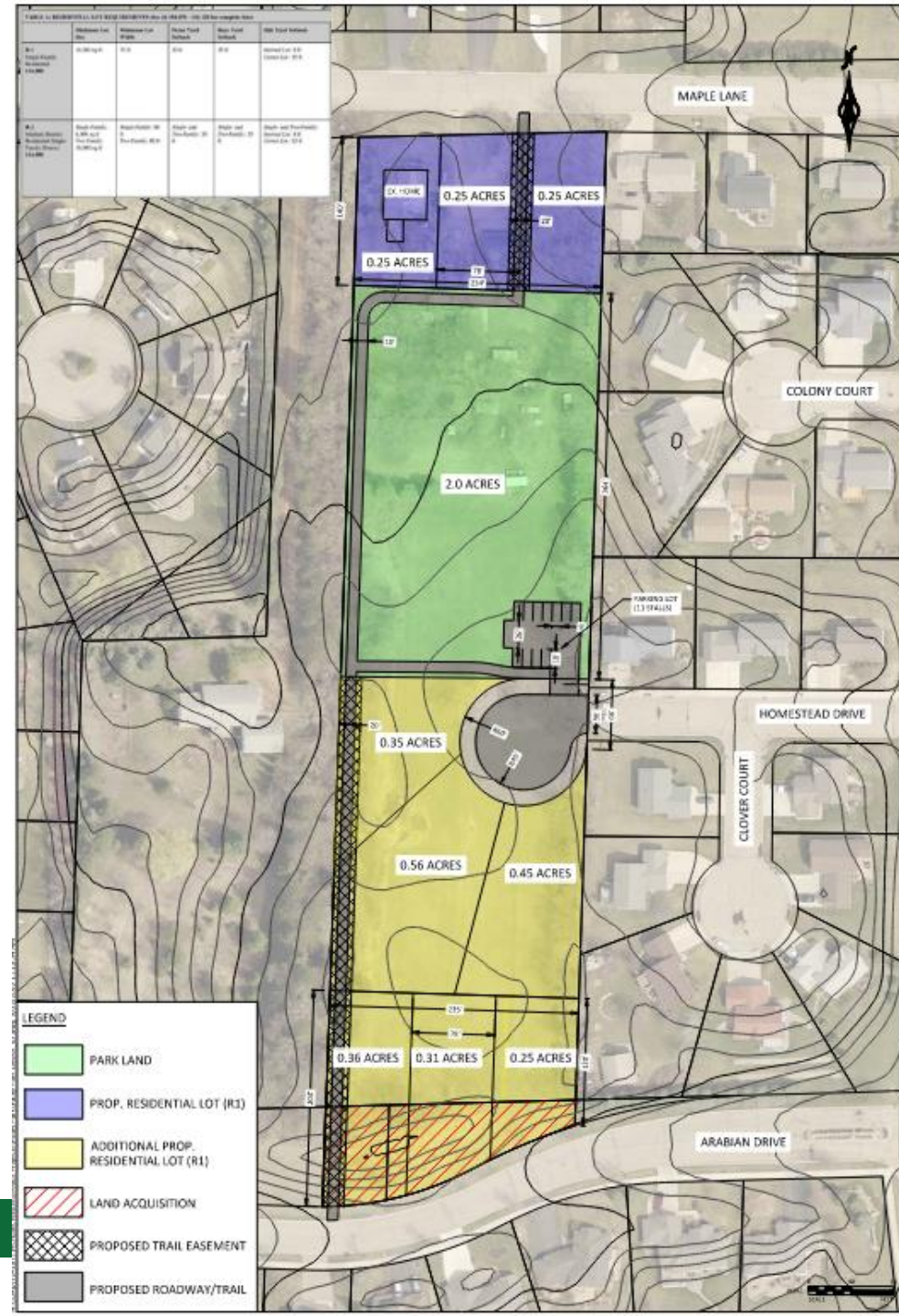
<u>Item</u>	<u>Costs</u>
Public Infrastructure For Residential Lots (Grading, Utilities, Streets, Land Acquisition)	\$280,000
Lot Development Revenue at \$80,000/lot	\$480,000
Total Potentially Available for Park Amenities	\$200,000



CONCEPTUAL LAYOUT 2

- Lot development off Maple Ln & Arabian Dr
- Offset cul-de-sac off Homestead with additional lots
- 9 total lots
- 2.0 acre park

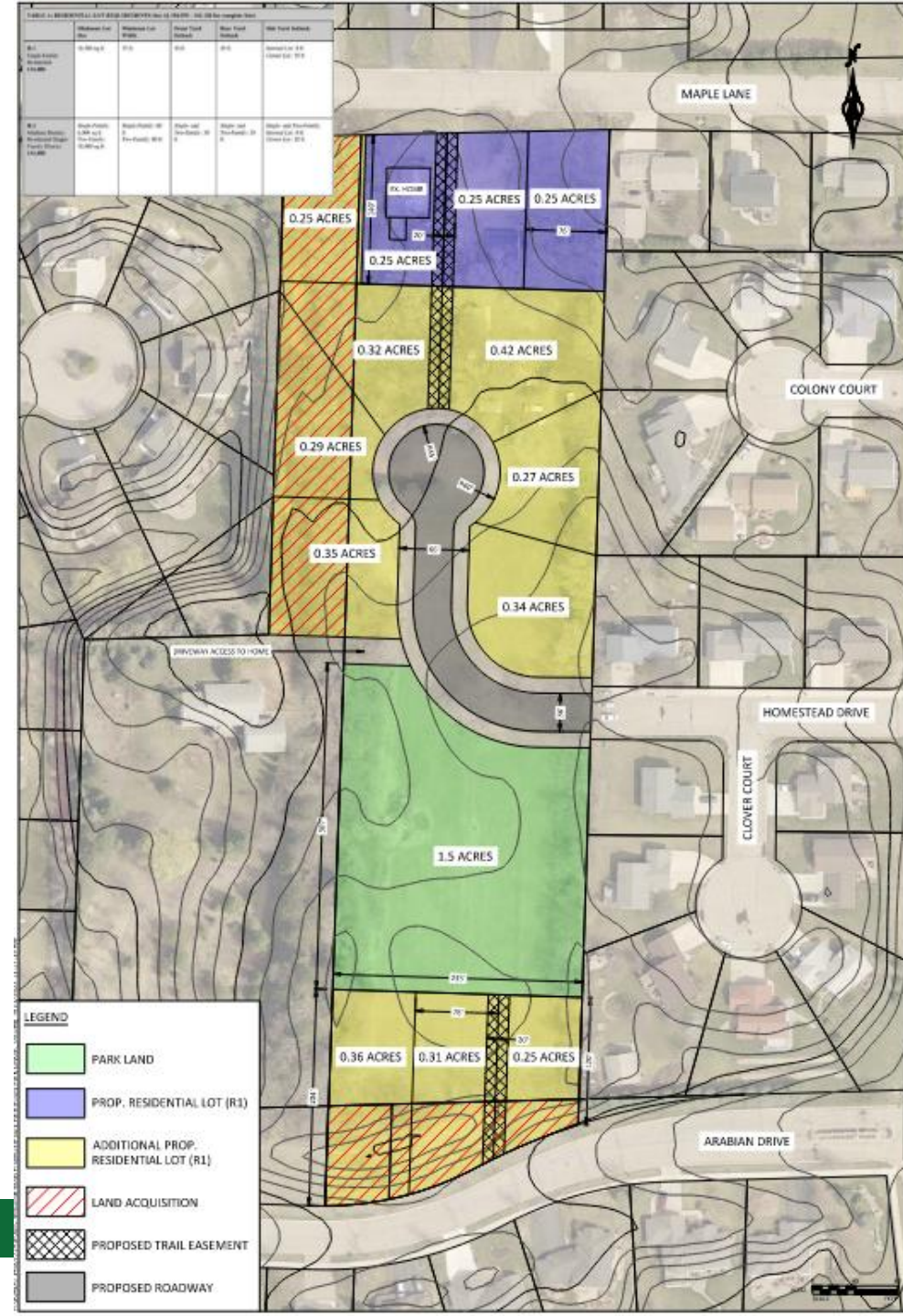
<u>Item</u>	<u>Costs</u>
Public Infrastructure For Residential Lots (Grading, Utilities, Streets, Land Acquisition)	\$460,000
Lot Development Revenue at \$80,000/lot	\$720,000
Total Potentially Available for Park Amenities	\$260,000



CONCEPTUAL LAYOUT 3

- Lot development off Maple Ln & Arabian Dr
- Cul-de-sac to north off Homestead with additional lots
 - Land acquisition over existing driveway to 208 Maple Ln
- 13 total lots
 - Lot over ex drive off Maple Lane has ex easement agreement with Comcast
- 1.5 acre park

<u>Item</u>	<u>Costs</u>
Public Infrastructure For Residential Lots (Grading, Utilities, Streets, Land Acquisition)	\$770,000
Lot Development Revenue at \$80,000/lot	\$1,040,000
Total Potentially Available for Park Amenities	\$270,000



CONCEPTUAL LAYOUT 4

- Lot development off Maple Ln & Arabian Dr
- Cul-de-sac to north off Homestead with additional lots
- 10 total lots
- 1.5 acre park

<u>Item</u>	<u>Costs</u>
Public Infrastructure For Residential Lots (Grading, Utilities, Streets, Land Acquisition)	\$700,000
Lot Development Revenue at \$80,000/lot	\$800,000
Total Potentially Available for Park Amenities	\$100,000

