

To: Planning Commission

Date: Sept. 15, 2022

From: The Parks & Trails Advisory Board

Subject: Cascade Creek Apartments

Attachment A: Excerpt from Parks and Trails Master Plan (Bornstedt Park Phase 2)

I am sending this communication on behalf of the Parks & Trails Advisory Board.

The board met on Sept. 14, 2022 and reviewed the proposed development Cascade Creek Apartments located at 38272 and 38330 Highway 211.

The Parks Board reviewed the proposed development and are recommending two items.

- 1) Acceptance of fee in lieu of parkland dedication
- 2) The Parks Board supports the Parks Department in exploring the option to establish a development agreement to build certain amenities as listed in the Bornstedt Park Phase 2 master plan.

The Parks Board recommends a fee-in-lieu of parkland due to the proximity of Bornstedt Park and because the existing park satisfies the proposed park system requirements as listed in the Parks and Trails Master Plan. The Parks Board also supports the development of a sidewalk on the east side of village blvd. right-of-way to meet the trail requirements of Trail 44 as listed in the Parks and Trails Master Plan.

At this time, an official recommendation was not possible due to a lack of a quorum. If necessary, the Parks Board will reconvene to supply an official recommendation.

Thank you for your consideration of this matter.

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Attachment A

Bornstedt Park Phase 2

Phase 1 is complete and includes a looped path, splash pad, playground, picnic tables, a community garden, and two picnic shelters. As depicted in Figure 9 below, Phase 2 will include a half-sized basketball court, viewing mound, a community center, and parking, and half street improvements along the north and west sides. This park offers the only splash pad in the city, and even without the planned parking lot, there is ample street parking. These factors combine to make this a destination park and the city should consider including a plumbed restroom as surrounding development continues and use intensifies.



Figure 9 Bornstedt Park Master Plan