

Item 24-0495: Approve the new roadway design parameters for Emerald Valley 8, 9, and 10 Subdivision Plat

Municipal Services Committee

Mon, Apr 22, 2024, 4:30PM

Alderson Denise Fenton (District 6) 03:25

All right, moving into the other action items 24-0495 approve the new roadway design parameters for Emerald Valley 8, 9, and 10 Subdivision plat, specifically those portions of ocean Pearl Court (Providence Avenue to Cul de sac), Providence (Avenue aquamarine avenue to West plotline), Aquamarine Avenue (Jasper lane to Providence Avenue), Jasper lane (aquamarine avenue to Plamann place), Plamann place (Jasper lane to Providence Avenue).

Alderson William Siebers (District 1) 04:01

Move for approval.

Alderson Brad Firkus (District 3) 04:02

Second.

Alderson Denise Fenton (District 6) 04:03

All right, we have a motion and a second. Director Block—or

Director Danielle Block (Department Of Public Works) 04:09

I can start.

Alderson Denise Fenton (District 6) 04:09

Do you want to talk to us about—okay, thank you.

Director Danielle Block (Department Of Public Works) 04:11

Yeah, thank you, Chair. If there are more specific questions that come up as we go through these streets, staff can assist in answering those questions. But a quick overview. This is the next addition to Emerald Valley. So this is part of the new process that DPW and Community Development are looking to implement where the typical section of the roadways are determined early and voted on by committee and Council prior to the plat being finalized, and it also assists with the development of the development agreements as well.

Director Danielle Block (Department Of Public Works) 04:52

Here we've used the new Complete Streets design worksheets that you would have seen in the policy and guide manual that we had presented to committee and Council last month. So it details out each one of these streets, the street designation and a lot of the different elements, whether it be the total width, sidewalks, terrace width, bike lanes, on street parking, and helps walk you through the process. It also is a great tool for us to use when we communicate with our developers and the engineers that are working for those developers, and so we have a clear record of what was determined, and also assists when we come back years later to pave these roads in final concrete.

Alderson Denise Fenton (District 6) 05:36

Thank you. Alder Hartzheim, what mic are you? 13? Okay. Are you not on? 13?

Alderson Sheri Hartzheim (District 13) 05:51

Oh, it's sounding on, but it's still red. How weird is that. Thank you, Chair, I appreciate this. I am very appreciative of this sort of information. I'm glad that we're taking this extra step as a city to present this information to the public.

Alderson Sheri Hartzheim (District 13) 06:09

In particular, I think it's very important to note that some of these new streets that will be constructed will have one side parking. This has become an issue in some other subdivisions in district 13, where people buy a house and say I was never told there was only going to be parking on one side of the street, etc.

Alderson Sheri Hartzheim (District 13) 06:30

The other thing that's very important is to note is that Providence Avenue from Aquamarine to the west plat line is noted to have 10-foot concrete on one side as far as a sidewalk, as opposed to the standard five foot on each side. This also has been a contention within some other subdivisions within District 13, and I'm glad that we're coming forward with this information as yet another point in time where it's being very obviously put forth that this is what this subdivision is going to be like. So I appreciate that, and I'm looking forward to more of these as they come along. Thank you.

Alderson Denise Fenton (District 6) 07:04

Thank you. I'm going to put traffic engineer Lom on the spot. And I asked Director Block this question. Is having the checklist helpful for you for your team as well? It was really cool for me to see this kind of come to fruition and see it all laid out like that.

Eric Lom (City Traffic Engineer) 07:29

Definitely. This is—it's just much more organized this way. We're all working off the same sheet of music. We're building the foundation as we go and moving along to the details in an orderly fashion. And so making these decisions on the front end and making sure that our elected officials are on board with the decisions that are being made is just going to result in a better product, better public relations with the folks that are going to ultimately live in these subdivisions.

Alderson Denise Fenton (District 6) 08:01

Thank you. And I thought it's—to Alder Hartzheim's point, I thought that it was really great that we have this transparent, upfront on the committee and Council agendas so that it basically becomes public record long—many years sometimes before the street is actually built. Are there any more questions or comments? Alder Wolff, do you—are you on the mystery 13 microphone?

Alderson Nate Wolff (District 12) 08:28

I think it's working too. So I don't know. But so my question comes back to—er a few months ago, we had some people come in here who were very upset about their new construction and their roads being built. And then their estimates didn't come back. Are we going to—are we going to try and use what we learned from that instance to make sure that these folks know their upfront costs? And I'm assuming that this isn't part of the wheel tax as well. So this would be special assessments as well.

Director Danielle Block (Department Of Public Works) 09:04

Chair, I can—yep, it's on. Yes, what you're referencing—typically, public works sends out a notice to those who have new concrete coming up in the five year plan and we will give an estimate of the quantity or the bid price that we've been seeing with a disclaimer that by the time their road reaches construction within the five year plan that we don't have control over those bid prices at that time. That tool is sent in order to help them

develop an estimate if they're considering. Now that information has to be passed along to prospective buyers. If in the case it was sent to, you know, one owner, needs to be passed along, it would be passed along during the real estate inquiry as well that there's an upcoming special assessment.

Director Danielle Block (Department Of Public Works) 09:54

We give an estimated bid price. We don't have the quantities at that time, usually. And we hesitate on giving a full estimate within that letter, because the special assessment policy could change by that point as well. So there's like three different pieces that have to come together for them to fully understand an estimate. Should they call our office and asked to walk through all those pieces coming together, the engineer and our special assessment technician do help prospective buyers or current homeowners pull that information together as an estimate only.

Aldersperson Nate Wolff (District 12) 10:31

Thank you.

Aldersperson Denise Fenton (District 6) 10:33

Any other questions or comments? All right, hearing none, we'll go ahead and vote. All those in favor, please signify by saying aye. Aye. That passes four zero.