

REGULAR BOARD MEETING

Meeting Date: 04/18/24

Business Item: CURRENT BUSINESS

Item Number: **6C**

Division: Planning, Design & Technology

Originating Source: Jonathan Vlaming, Associate Superintendent

Agenda Item: Rush Creek Regional Trail – Cooperative Agreement: Maple Grove and M&I Homes

Superintendent's Recommendation:

MOTION TO ENTER INTO COOPERATIVE AGREEMENT WITH M AND I HOMES AND THE CITY OF MAPLE GROVE FOR GRADING, DRIVEWAY AND UTILITY REMOVAL, RELEASE OF DRIVEWAY EASEMENTS, AND NEW ACCESS EASEMENT WITH FUNDING IN THE AMOUNT OF \$55,000 FROM THE 2020 ASSET MANAGEMENT PROGRAM.

Prepared By: Kelly Grissman, Director of Planning and Stephen Shurson, Landscape Architect

Background:

Three Rivers staff have been working closely with City of Maple Grove staff and several developers to coordinate Rush Creek Regional Trail planning, acquisition, and, in some cases, development along the Rush Creek in Maple Grove. Currently staff are working on an area just west of Elm Creek Park Reserve which affects the property Three Rivers will be acquiring in September located at 10775 Fernbrook Lane North (referred to as "Three Rivers Property"), Rush Hollow North development (located south of Three Rivers Property), and a City owned parcel (located west of Three Rivers Property) Attached Map. The Rush Creek runs through this area and the adjacent slopes are steep and bluff-like in areas, wooded and challenging to locate a regional trail.

In an effort to reduce impacts on the natural topography and vegetation, the need for extensive walls along the regional trail, and potential for future temporary or permanent easements across people's backyards, staff have negotiated a pro-active plan with the City and M and I Homes, that is in all parties' best interest and will hopefully set the example for regional trail work in other developing areas and communities.

The plan calls for rough grading the regional trail in the immediate future even though Three Rivers is not yet ready to pursue regional trail development. The grading work was designed to greatly reduce the need for an extensive retaining wall in this area and potential, future private property impacts. This work is also helpful to M and I Homes, the developer of Rush Hollow North, as they are then able to create lots with walk-out basements. The City has also been very supportive and negotiated a land exchange with M and I Homes that will provide for a local trail connection to the regional trail Attached Outlot B on Development Concept.

The plan also calls removing the shared driveway, utilities, and associated easements associated with currently serving Three Rivers Property and Rush Hollow North.

The main components of the Cooperative Agreement are as follows:

- M and I Homes will rough grade a section of the Rush Creek Regional Trail and remove the shared driveway and utilities
- Three Rivers will allow grading and related work on about a quarter acre of Three Rivers Property to support Rush Hollow North development and provide for smooth slopes between the property.
- M and I Homes and Three Rivers will release the existing driveway easement for the shared driveway.
- City shall provide a new access easement to Three Rivers across Outlot B of Rush Hollow North development.

Three Rivers will reimburse M and I Homes up to \$55,000 for the regional trail grading work with funding coming from the 2020 Asset Management Program and up to \$8,000 for driveway and utility removal with funding coming from the existing acquisition project budget.

The Cooperative Agreement is contingent on several items (i.e. property acquisition by both Three Rivers and M and I Homes, permits, etc.), should all of these contingencies be met, work will begin later this summer and likely be fully complete next year.

M and I Homes and the City intend to approve and sign the Cooperative Agreement prior to the Board Meeting.

Relationship to the System Plan:

The Request for Action supports the following goal(s) of the System Plan:

Goal 2: Parks Matter

Goal 3: Lead by Example

Attachments:

[Project Location Map.pdf](#)

[Development Concept.pdf](#)

[Cooperative Agreement.pdf](#)