

# MEMORANDUM



**Date:** January 30, 2006

Landscape Architecture

**To:** FILE

**From:** Jon Hoffman

Urban Design

**Project:** Brice Prairie Master Plan

Community Planning

**SAA #:** 2095

Civil Engineering

**Re:** Table Comments from Workshop #1

**Time/Location:** Sand Lake Elementary School, January 28, 2006

## Discussion:

After an initial presentation that gave project background, described the recommendations of the capacity report and described some starter ideas, the meeting participants divided into six worktables. The public comment was recorded on flip charts and, to a lesser extent, on base maps. The following are comments recorded on the flip charts. The following comments are divided by table, in no particular order.

### Table #1

#### Water Quality

- Environmental Impact
- Roads/Traffic/Railroad
- Emergency Services - Volunteer

#### Conservation

- How to get utilities
- Private/communal
- How much traffic
- Infrastructure
- Keep on Fringes of existing, use existing road connections and create buffers for views
- Mixed - Use
- Near Existing Store
- At Z & ZN

#### Open Space

- Bike/snow mobile trails - multi-use
- Connections
- Preserve views

### Table #2

#### OVERALL CHARACTER

- Fill in smaller acreages with development - keep larger areas for ag/open space.

- Be cautious about future water quality – affect on water/ground water – agricultural contaminates.
- Planning is good to manage future growth vs. impacts.
- Likes residential – but controlled and with good recreational opportunity.
- Public access to Lake is important – concern about depth of water – improve access we have and more access.
- Walking trails – safe from traffic – more connections to State trails.
- Allow some way for those involved in agriculture to transition to residential.

#### Conservation Areas

- Take advantage of fish and wildlife area/trail head with education opportunities – wildlife viewing
- PDR is one way of controlling an area that is somewhat fragile.
- If PDR is used – put a high priority on water quality

#### Residential

- Residential patterns should include open space
- Consider impact and differences between retention and detention areas
- Open spaces connected are a better product

#### Mixed Use

- To keep mixed use hamlets viable, we need a unique product – organic perhaps
- Prefer some retail
- Prefer clean industry
- Hamlets are good for residential – commercial connections
- Perhaps golf course
- Continue to enhance Midway
- Consider fish and wildlife for Town Hall needs

#### Table #3

- Keep farm acreage as green space
- Concerned about well contamination from salt, nitrates
- Concerned about staying below tipping point of population density where water/sewer would be required to bring to Prairie (to have b/w no nitrate drinking water)
- In support of PDR program to preserve agricultural land
- Businesses allowed in Conservation Mixed Use District would not contribute greatly to traffic problems
- No industrial zoning
- Safe bikeway along ZN and Z on south end of prairie
- Promote conservation residential development possibly w/shared septic system

#### Table #4

Can't stop development – More based on economics

Economics should be the driving factor in development

- Brice Prairie needs a 3rd access with overhead going across rail road
- More development would hinder the character of Brice Prairie
- Would like to see Sewer District or Water District
- Want to use 2006 scientific understanding

- Don't want to ignore lessons learned from 1950s – 1960s, e.g.. Superfund Site
- Want to see hard facts regarding groundwater contamination – groundwater studies
- Development other than residential should be welcomed

*Table #5*

- Overhead on train tracks
- Preservation/open spaces are important – but financial concerns are also important
- Property rights issues
- Water contamination is issue – especially if the area development is denser
- Wildlife corridors are important
- Preservation of habitat
- Bike lanes/sidewalks need to be developed - \* big safety concern
- Connect residential areas to bike trail
- Natural connection to bike trail behind Oak Grove Learning Center
- Need larger parks and play areas – get people out of house to meet each other
- Safe access to Omni Center and YMCA – for kids
- Residential – cluster development
- Look at technologies in the septic systems (digesters)
- Control grand water contamination

*Table #6*

- Town Hall should not be on Prairie - stay in Midway
- ZB & ZN bike and walking enhanced on shoulders
- Eco tourism – bikes, B & B's
- Minimize groundwater impact and use of groundwater
- Building on a hamlet around Prairie Store
- Traffic and environment impact analysis
- Fire department on Prairie
- Expand south boat ramp
- Lakeside trail
- Foot access to Lake from USFWS
- PDR critical to open area
- Develop Midway as a hamlet
- Open space use in conservation areas to complex to decide in general