

June 9, 2015
File: 193802812

**Reference: Northwood Lake Storm Water Improvements
City of New Hope Support Letter
City Project No.: 938**

Dear Bassett Creek Watershed Commission,

The BCWMC will be discussing the Northwood Lake Improvements project at the June 18th meeting, and we have prepared this letter to provide additional information and emphasize the support from the City of New Hope. As discussed at several BCWMC meetings and provided within the Feasibility Report, the City of New Hope is in favor of completing Concept A (storm water reuse concept) and Concept C (Jordan Avenue pond concept).

It is a high priority for the City to improve the water quality of Northwood Lake and downstream waters, and as open useable park space is already limited, any improvements shall consider the park and uses as a whole. As Concept B (pond concept) impacts useable park space directly adjacent to the lake, this concept is not amenable to the City, the residents or support groups such as the friends of Northwood Lake.

Reason for Improvements?

- Northwood Lake is an identified DNR Public Water and is also on the State Impaired Water List for excess nutrients.
- The proposed concept improvements treat over 100+ acres of drainage area which is currently not treated prior to entering Northwood Lake.

City Parks & Northwood Park Background

- Northwood Park, the "crown jewel" as listed on the City's website, is the only Community Park in the city, and hosts the annual community festival, Duk Duk Daze.
- City's Capital Improvement Program identifies playground and park improvements to be completed at Northwood Park in 2016 in concurrence with the storm sewer improvements.
- New Hope has lower percentage of park land compared to neighboring cities, of which the useable open park space of the areas are limited.
 - Of the approximate 200 park acres, much of the space is not open useable space and includes the golf course, city hall and fire station parking lots, ice arena and parking lots, wetlands, lakes, and other waterways.

CITY OF NEW HOPE

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Northwood Land Values

As requested at the BCWMC meeting on May 21st, the approximate area and value of the Concept B (pond concept) was requested. In efforts to show the other impacted areas of the park from storm water improvements, we also included the Concept C area and the existing Northwood South Pond BMP area in the table below. Approximate land values of the adjacent park resident properties were obtained using Hennepin County online tax information.

Storm Water Improvement Areas	Land Area (sf)	Land Price per SF	Total Est. Land Value	Comments
Concept B	42,000	\$7.53	\$316,260.00	Area not amenable to City for storm water pond improvements
Concept C	31,256	\$7.53	\$235,357.68	Jordan Ave. area designated in park area for storm water improvements
Existing Northwood South Pond BMP	45,668	\$7.53	\$343,880.04	Existing storm water BMP area in park; installed in 1990's; difficult maintenance pond for public works' staff
Total	118,924		\$551,617.68	

*Total Storm Water Improvement Areas 2.73 acres

Although estimated values were provided above, the actual value of land is difficult to provide as this type of open park space is adjacent to a lake, and is the City's premier and only community park.

Reaching the Goals of BCWMC and the City of New Hope

This innovative project meets many of the BCWMC objectives and goals including flood control, water quality, aesthetics, habitat, recreation, and education. This project also meets many of the goals of the City's Comprehensive Plan and Local Surface Water Plan including managing storm water runoff to protect the water quality and ground water recharge areas, as well as continuing to upgrade the City park facilities to maintain the park system's high quality, safety and user friendliness for all ages.

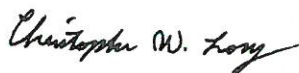
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The City's Comprehensive Plan has a policy to continue to partner with as many community groups and organizations as possible to enhance limited resources and to facilitate a wide array of programs that would not be possible on the City's own.

New Hope has identified the Northwood Lake Project as an innovative approach to providing the greatest long term impact with the least impact to its highly valued community open space. This project accomplishes the goals of both the BCWMC and the City, while still maintaining the highly valued community open space.

Sincerely,

STANTEC



Christopher W. Long, P.E.

Robert Paschke
Director of Public Works
City of New Hope
5500 International Parkway
New Hope, MN 55428

The following fully support the design and comments made by staff and engineering, and consider Concept A and C to be in the best interest of the BCWMC and City.



John Elder, City Council & Commissioner for BCWMC

Kathi Hemken, Mayor of New Hope

Cc: Kirk McDonald, Bernie Weber, Susan Rader, Dave Lemke, Shawn Markham – New Hope; Kellie Schlegel, Adam Martinson, Megan Albert – Stantec.