



**DATE:** April 9, 2021

**TO:** HRA Board

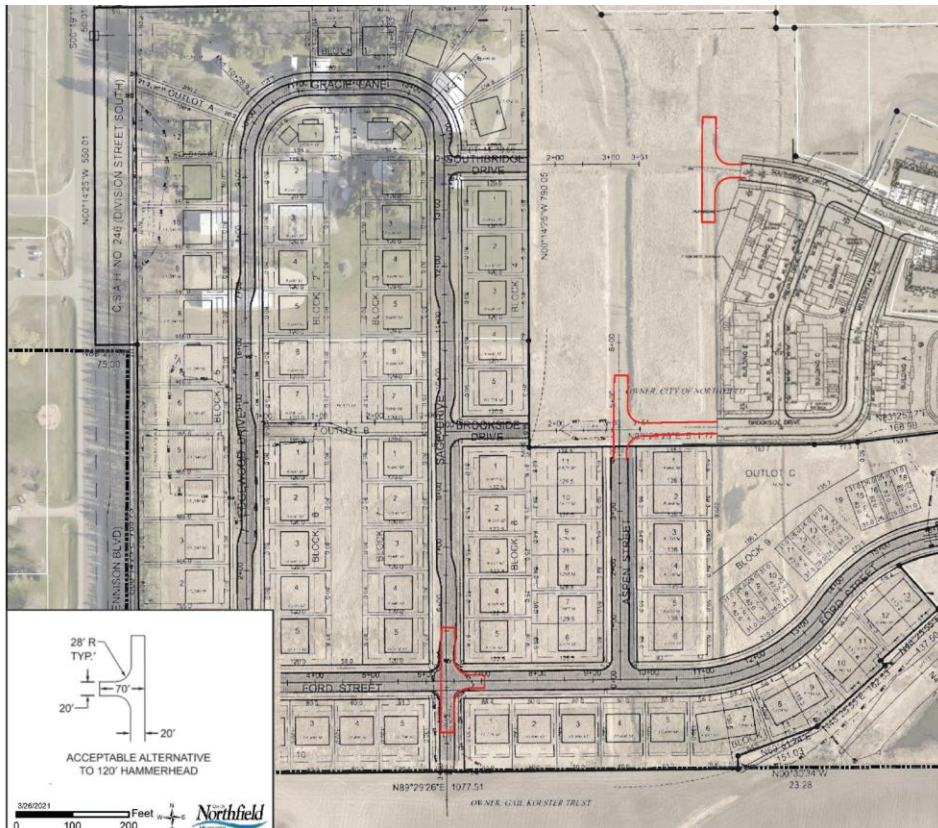
**FROM:** Mitzi A. Baker, AICP, Community Development Director

**RE:** HRA Land – Temporary Easements

Two housing development projects are proceeding in the Southbridge area, in Northfield. One is the Spring Creek II project, which will develop a portion of the HRA owned land. The other project will be a development of single family attached homes that offer one-level design, proposed as Bluffview. Both projects will be adjacent to the residual land HRA will continue to own. Each project prompts consideration of temporary easements on the HRA land. Formal easement documents and action items may be scheduled for the May HRA meeting.

**Temporary Turnaround Easements:**

Each of these projects require a temporary turnaround at the end of new public streets that will be constructed and stubbed to the HRA land. To facilitate these developments and the needed turnarounds, the HRA will be asked to grant temporary easements. Each turnaround would be constructed at the developers expense simultaneous with the public improvements.



**Temporary Pedestrian Facilities Easements:**

The City Council has expressed interest in exploring constructing pedestrian/tail connections between the two new developments and Aspen Street to the north, to facilitate non-motorized connectivity in the neighborhoods and to school routes. The City Council will be discussing these potential connections at an upcoming meeting. Public Works/Engineering will be preparing information on the potential connections, including costs, for the Council to consider. If the Council elects to proceed with and fund the non-motorized connections, the HRA will be asked to grant temporary easements for said purpose.

