



Legislation Text

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**File #:** 18-029, **Version:** 1

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**DATE:** January 11, 2018  
**TO:** Members of the Housing & Redevelopment Authority  
**FROM:** Janine Atchison, Housing Coordinator

Southbridge Land Swap Proposal-Koester

**SUMMARY AND ACTION REQUESTED:**

Housing & Redevelopment Authority (HRA) to consider preliminary soil condition report and provide staff with direction on the proposed land swap concept with neighboring property owners/developers Vern & Joan Koester.

**BACKGROUND:**

The HRA has reviewed site concept drawings based on a land trade with Vern & Joan Koester who own the adjacent property on the South and West of the HRA property. Based on the information provided, the HRA had planned to decide on the land trade at their December 14, 2017 meeting. At the meeting, a representative from Three Rivers Community Action Agency repeated earlier concerns regarding the soil conditions in the eastern most part of the site that is proposed to be utilized for expansion of the Spring Creek Townhome project.

The HRA directed staff to engage an engineering consultant to conduct additional soil testing before making a final decision on the proposed land swap. Staff obtained bids from multiple consultants and selected Braun Intertec. The soil borings were conducted on January 5, 2018. Preliminary results are anticipated prior to the January 11, 2018 HRA meeting, but not in time to be included in the staff report. A representative from Braun Intertec will be available to provide a verbal report and answer questions at the HRA meeting.

**ANALYSIS:**

Following the December HRA meeting, the developer located additional soil condition reports created by Braun Intertec for the planned Arcon Development of the site in 2004. Base on the results from soil tests completed in 2004 some grading and soil corrections were made at the site in question. A Grading Certification Plan indicates that soil correction occurred in the area that is being considered for the land trade between the HRA and Vern & Joan Koester.

The plan also shows that no soil corrections took place on the site where the Spring Creek Townhomes were built on the South side of Southbridge Drive. This appears to correlate with the location where additional soil correction was required by Three Rivers Community Action Agency during construction of the Spring Creek Townhome project in 2012.

**OPTIONS:**

The HRA may accept the transfer of land based on the verbal report from Braun Intertec.

1. If the Braun Intertec soil conditions report indicates little or no soil correction is required, the HRA may choose to proceed with the proposed land swap.
2. If the Braun Intertec soil conditions report indicates that additional soil correction required, the HRA may choose to direct staff to obtain estimates for soil correction. The report will indicate the depth the soil must be corrected making it possible to get estimates of the cost for soil correction.
3. The HRA may also reject the land swap proposal entirely.

**RECOMMENDATION:**

If the Braun Intertec Report indicates that little or no soil correction is needed, staff would recommend moving forward with the land swap proposal.

If the Braun Intertec Report indicates that significant soil correction is needed, staff would not recommend moving forward with the land transfer until costs estimates can be obtained.