



## **EDA STAFF REPORT Bass Lake Road Streetscape Finalize Concept Design**

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**FROM: John Sutter, Community Development Director**

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**DATE: August 10, 2017**

**TO: Anne Norris, City Manager (for August 15 EDA work session )**

**SUBJECT: Review updated concept plan and discuss design details for Bass Lake Road streetscape project**

On June 22, staff and design consultant SEH held a design workshop at the Becker Park building to gather input on the first draft of the Bass Lake Road streetscape concept. At the July 18 work session the City Council reviewed and discussed a second draft of concept.

The attached updated concept is intended to be the final concept presented for Council/EDA review before the consultant moves into detailed design. At this time staff and the consultant are proceeding under the following assumptions:

- Textured concrete will be the favored approach for making the hardscape attractive while minimizing long-term maintenance costs. This means colored concrete and paver bricks will not be part of the design, or at most will be used sparingly.
- If the existing street lights can be retrofitted with LEDs to provide better pedestrian lighting, and if that would be a lower cost alternative to replacement with new pedestrian-scale lighting fixtures, then we will use that approach.
- If the existing street light poles will remain, then we intend to use the existing banner arms for placement of a semi-permanent banner based on the city flag design instead of the seasonal banners in use today and common in many cities. If the existing street light poles will be removed, then some sort of fixture for vertically mounting the full-size city flag will be installed in the mini-plaza at the northwest corner of the Elmhurst intersection and also at the southeast corner of the Sherburne intersection.
- We will attempt to preserve the existing Honeylocust shade trees to the extent possible along the south side of the two city-owned parking lots.
- The planter boxes must be small enough to be moved with a forklift and truck to off-site seasonal storage.

Karl Weissenborn from SEH will be present to answer questions on the final concept and seek EDA input on design elements, materials and features.

Detailed design will be completed in fall 2017 for winter bidding and spring 2018 construction.