



MEMORANDUM

Date: April 2, 2020

To: Drew Havens, Town Manager

From: Marty Stone, Assistant Town Manager

Re: Council Direction Needed
Mitigation Options for Lea Island Cove Residents
Electric Department Facility

This is a follow up to the memorandum sent to your attention on January 31, 2020. Staff has worked with our consultant, CRA Associates, on possible mitigation measures to determine estimated costs. The project is at a critical stage where staff has to have final direction from Council on what additional mitigation measures, if any, are going to be added to this project. It should be noted that costs associated with any additional mitigation work (items 1-7) will likely require a budget amendment using Fund Balance.

Mitigation measures to be considered are as follows:

1. Construction of a screen wall. Total estimated of **\$620,000**.

The 15' tall precast wall would be approximately 380' long and run along the eastern boundary from the pole barn back toward Milano Avenue.

2. Construction of a masonry screen wall (cladding) around 2 sides of the pole barn. Total estimated cost of **\$195,000***.

Through preliminary design study, it was determined that a screen wall constructed past the pole barn was not an option because of foundation issues associated with the retaining wall being utilized in the area to bring the site to grade. Instead of constructing a screen wall past the pole barn, the screen wall would stop just short of the pole barn and a masonry screen wall would be constructed on 2 sides of the pole barn to provide the anticipated screening as the single screen wall in the past. The masonry wall would be an independent, **solid** brick wall that is 11'-4" tall and 160' in total length.

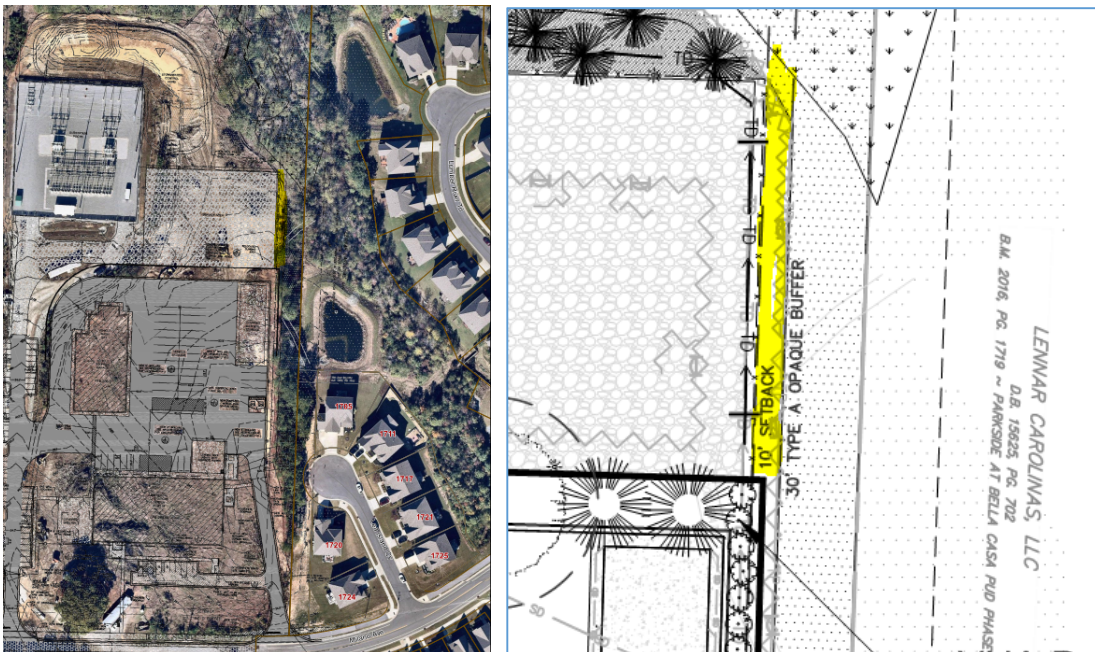
*To build the masonry screen wall on 3 sides of the pole barn is estimated to be \$250,000. This could be considered if the screen wall is not built.

3. Relocation of dumpster. Total estimated cost of **\$75,000**.

If a screen wall is constructed, the dumpster will not be visible from Lea Island Cove and noise could be louder (refer to memorandum dated January 31, 2020). Regardless of a wall, the dumpsters will be holding office/packaging trash and they are not anticipated to smell. The trash is not expected to be any different than what the dumpsters at town hall or the warehouse at public operations contain and there have been no nuisance odors documented. If there is an odor issue, moving the dumpster across the parking lot will not fix the problem. The town would clean the dumpsters to eliminate an odor problem if one ever developed. For these reasons and for operational purposes, staff recommends leaving the dumpster located as designed if the wall is constructed.

4. Additional landscaping on east side gravel lot. Total estimated cost of **\$35,000**.

In order to help increase screening, staff recommends that additional plantings be added to the project. More specifically, staff recommends that Green Giant Arborvitae (8-10' tall) be planted 6-7' on center generally within the area highlighted yellow below. This would add approximately 21 trees to that area. Additional evergreen shrubs may be added to the buffer if it is determined in the field by planning staff it is needed to satisfy the type "A" opaque buffer requirement.



5. Additional landscaping along the eastern boundary of the site. Total estimated cost of **\$150,000**.

In order to help increase screening, staff recommends that additional plantings be added along the eastern border as outlined below:

If the currently proposed chain link fence is used, do the following:

- Replace 10 Nellie Stevens with 10 Southern Magnolia (8-10' tall) planted 10' on center. Additional Wax Myrtles should be planted between these trees if there is adequate space.
- Replace 10 of the 13 Wax Myrtles adjacent to the retaining wall with 10 Green Giant Arborvitae (8-10' tall) planted 6-7' on center
- Additional plantings may be required to meet the type A buffer standard and placement of plants and trees will need to be coordinated with the zoning compliance officer.
- These additional plantings should be installed in the Type A buffer, outside of any fencing/retaining walls to achieve maximum opacity.

If the chain link fence is replaced with a solid fence 6-8' tall, the number of Wax Myrtles (shrubs) may be reduced by half. The number of trees would remain unchanged. See number 6 below for additional costs for replacing chain link fence with a solid fence.

6. Replace chain link fence with solid vinyl or composite fence on the east side of the property. Total estimated cost of **\$125,000***.

In lieu of a vinyl coated chain link fence or a screen wall as proposed in number 1 above, construct a dark vinyl or composite material fence along the east side of the property.

* The cost to replace the chain link with dark vinyl or composite material fence along the east, west, and north sides of the property is estimated to cost \$360,000.

7. Extend screen wall or provide a private fence to 1724 Lea Island Cove. Total estimated cost of **\$10,000**.

The resident of 1724 Lea Island Cove wants a screen wall to be extended or a fence to be provided for them to prevent kids from being able to leave property and enter into drive of the electric operations facility. A screen wall cannot be extended onto the adjacent property owned by the Bella Casa Homeowner's Association (HOA), which has an access easement on it belonging to a third party, without appropriate approvals. The HOA would have to get permission from the parties with an interest in the easement in order for the wall to be extended. More importantly, it does not appear from the schematics shown in the memorandum dated January 31, 2020, that the residents of 1724 Lea Island Cove will be able to see any objectionable areas of the site as previously identified (i.e., the dumpster and the contents of the pole barn). As for the request for a fence on the property, staff does not recommend constructing a fence on private property.

In considering the additional mitigation measures above, it should be noted that there are other costs associated with the Milano Avenue extension that the town is incurring. These costs include the realignment of the delivery driveway to avoid an easement that involves multiple parties (cost of \$30,000 includes for resubmittal to the Apex Technical Review Committee). In addition, Milano Avenue may have to be redesigned with retaining walls at its eastern and western ends to avoid having to obtain easements or rights of entry from the Bella Casa HOA (eastern end) and the Bella Casa Townes HOA (western end). Presently, staff is close to getting a right of entry from the Bella Casa HOA that would allow us to complete some grading on their property and avoid a rather long retaining wall structure on the eastern end of the road extension near the pool. If we cannot obtain the right of entry from the Bella Casa HOA, the estimated additional cost is \$200,000. On the western end, if we cannot get access approval for grading, it will cost the town an estimated \$110,000 to redesign approximately 200 feet of road in order to build a short retaining wall.

In summary, staff believes the estimated costs from our consultant are sufficient to complete the work; however, the actual costs will not be known until redesign is complete on any mitigation selected and costs are received from the contractor. The summary of potential additional costs follows:

Mitigation Construction Change	Estimated Total Cost
1. Screen Wall	\$620,000
2. Masonry Screen Wall (2 Sides of Pole Barn)*	\$195,000
3. Relocate Dumpster	\$75,000
4. Additional Landscaping (east side of gravel lot)	\$35,000
5. Additional Plantings along Eastern Boundary	\$150,000
6. Alternate Fence Material (east side only)**	\$125,000
7. Private Fence for 1724 Lea Island Cove	\$10,000

* Estimated cost to construct a masonry screen wall on 3 sides of the pole barn is \$250,000.

** Alternate fence material for east, north, and west sides for estimated cost of \$360,000.

If there are questions or concerns, please let me know.