


**PLANNING & DEVELOPMENT DEPARTMENT MEMORANDUM  
#01-2021**

**DATE:** January 25, 2021

**TO:** Honorable Mayor Meredith Leighty and City Council Members

**THROUGH:** Heather Geyer, City Manager 

**FROM:** Brook Svoboda, Director of Planning & Development   
Amanda Peterson, Director of Parks, Recreation & Cultural Services 

**SUBJECT:** Village Greens Fencing – Requested Information

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**PURPOSE**

To provide City Council with information regarding the request to install new fencing between the Don Anema Memorial Skatepark at E.B. Rains Jr. Memorial Park and the adjacent residential properties in the Village Greens neighborhood. Staff is also seeking direction from City Council on next steps.

**BACKGROUND**

During the past 10 years, several residents who live in the Village Greens neighborhood have approached staff and City Council members regarding noise and privacy concerns resulting from the users of the skatepark.

When the concerns were initially brought forward, City Council members and staff met with residents to discuss the situation and brainstorm possible solutions. Consideration was given to additional police presence, park rangers, natural (plant) barriers, fencing and video surveillance. Ultimately, a part-time, seasonal park ranger began providing general support throughout E.B. Rains Jr. Memorial Park. At the time, a temporary video surveillance system was also installed (it is no longer in place) and the Police Department increased foot patrols in the area. Although fewer concerns were brought forward once these steps were implemented, they did not fully address the complaints about noise or trespassing on private property.

Residents approached City Council members to ask for further action to be taken. Council requested that staff re-assess the fencing in the area.

The portion of the Village Greens neighborhood that is adjacent to the skatepark is unique in that there is a privately-owned alley separating each of the residential yards from the park. The resulting concern is that individuals can use the alley to remain out of sight from both the park and the residences, creating a potential safety issue. In addition, the alley space often collects debris and becomes overgrown due to the lack of maintenance. Residents are often unclear that the alley is a part of their property.

Staff has developed a cost estimate and a list of other considerations associated with the removal of the two privately-owned parallel fences, and the installation of a single privacy fence along the western-most boundary of each property. A map with the proposed fence is included as Attachment 1. The estimate below is based on recent similar projects that have been completed in the City, adjusted for inflation.

Cedar privacy fence (670 linear feet)	\$106,528.68
20% contingency	\$21,305.72
<b>Total anticipated costs</b>	<b>\$127,834.40</b>

Included in the cost estimate:

- Removal of the existing, privately-owned 4-foot-high chain-link fence on the western boundary of the alley
- Removal of the existing, privately-owned fences (materials vary) on the eastern boundary of the alley
- Installation of approximately 600 linear feet of 6-foot cedar fence
- Extending the side-yard fences approximately 4 feet to connect the existing residential side-yard fences to the new fence (approximately 70 feet in total)
- Temporary construction easements for each of the 16 properties (\$1 each; paid to each resident)
- Permanent maintenance easements for each of the 16 properties (\$10 each; paid to each resident)
- Minor removal of vegetation or tree pruning that is required for access or construction
- Stain and sealant to match other City-owned fencing

Not included in the cost estimate:

- Demolition of existing, privately-owned sidewalk within the alley
- Matching side-yard fencing materials to the existing residential side-yard fences
- Landscaping, reseeding or other rehabilitation of the additional yard space that will be created
- Tree removal or other significant removal of vegetation
- Gates between the residential properties and the park
- Brick pilasters

Other considerations:

- Approval would need to be secured from all 16 residential property owners to remove the existing fencing, modify the yard space and install new fencing. The owner(s) would be required to authorize both a temporary access easement and a permanent maintenance easement for the project to move forward.
- It is assumed that the City would take over the ownership and maintenance for that portion of the fence facing the park; property owners would continue to own and maintain the side-yard fence extensions.

### **STAFF RECOMMENDATIONS/NEXT STEPS**

Staff is seeking direction from City Council as to how to proceed with this request. If Council has a desire to continue forward with the project, staff recommends further discussion be scheduled during the Feb. 27, 2021 strategic planning work session to further refine the project scope and prioritize with other potential projects identified in the work session.

### **BUDGET AND TIME IMPLICATIONS**

This project is not included in the 2021 Budget, nor in the five-year Capital Improvement Plan. If there is desire to move forward with the project in 2021, a supplemental appropriation in the

amount of \$128,000 would be required to complete the project as described above, with staff recommending the funding source be from the reserve fund balance of the General Fund.

Once funding has been authorized, the project will take six to 12 months to complete. This timeline includes engaging residents, securing easements, bidding the project and construction. It does not include seasonal or workload variations that occur throughout the year; a specific timeline would be established once the project is authorized. Please note that there are no other fence projects scheduled for 2021. There are other parks capital projects and prioritization of work is important.

#### **STAFF REFERENCE**

If Council members have any questions, they may contact Director of Planning & Development Brook Svoboda at 303.450.8937 or [bsvoboda@northglenn.org](mailto:bsvoboda@northglenn.org).

#### **ATTACHMENT**

1. Map of proposed fence location

# ATTACHMENT 1

Proposed  
Fence  
Location

