

Project Basics	
Project Name <i>Owner(s)</i> <i>Address</i> <i>Contact Information</i>	Redevelopment Plat (Mississippi River Vista) at 104 Mississippi River Blvd N Streeter and Associates 18312 Minnetonka Blvd, Wayzata, MN 55391 Paul Sawyer, City of Saint Paul, 651-266-6417
Action being requested <i>purchase, donation, encroachment, parkland dedication, diversion, swap, master plan or design approval, other</i>	Informational item on parkland being dedicated in plat
Why is the action being requested?	The project team is preparing to submit their final plat documents for approval by the City. Parks and Recreation staff have worked with project team to identify area to be dedicated as parkland.
Is the action proposed permanent or temporary?	Permanent
Property type <i>neighborhood park, regional park, downtown park, plaza, trail, recreation center, private ownership/public usage, passive open space, bluff preservation</i>	Single-family residential; land to be dedicated will be parkway/linear parkland
Land area <i>square feet & acres</i>	Proposed dedication is approximately 8,311 sq. ft.
Land value & basis <i>assessed value, appraisals, comps</i>	Value not determined as dedication is provided by ordinance as 9% of plat area
Land characteristics/special features <i>proximity to significant natural feature, trail connections, water resources, natural areas, buildings, fields, play equipment, courts, other significant uses on/near property</i>	Land to be dedicated is along Mississippi River Blvd, a dedicated parkway. Across the street is a paved trail. The northern part of the property and parkway at this site is a small ravine that is a more natural area.

Project Basics	
Adjacent land uses <i>commercial, industrial, residential, etc.</i>	Residential, parkway/parkland
Applicable laws, codes, policies, guidelines <i>City, state, county, watershed districts, etc.</i>	City Leg. Code Sec. 69.511, parkland dedication through subdivision
Other department, agency involvement	Saint Paul Parks and Recreation, Planning and Economic Development
Processes <i>parkland dedication, parkland diversion, community engagement</i>	Parkland dedication
Legal issues (if any) <i>judgments, liens, deed restrictions, grant agreements</i>	

Public Purpose	
How does the proposed action impact the affected park property and Saint Paul's park system?	The land to be dedicated will add to the City's park system. By adding additional width along the parkway in a constrained area, greater flexibility is provided in the future for any development/redevelopment of trails, realignment/changes to the roadway, and addressing future grading and drainage/erosion issues.
How does the proposed action fit with adopted plans/policies? <i>Comprehensive Plan, Parks and Recreation System Plan, Regional Parks Policy and System Plan, SCORP, Legacy Plan, Legislative committee policies, watershed districts</i>	Consistent with Comprehensive Plan, city ordinance
Does the proposed action impact any other City initiatives/actions? <i>redevelopment, plan implementation</i>	No
How has the community been engaged? <i>communications, public notices, meetings, District Councils, special interest groups, elected and appointed officials, web posting, outstanding issues, support</i>	Developers have met with nearby neighbors and adjusted scale of their project based on feedback. No specific engagement has been done on the parkland dedication component.

Public Purpose	
Are there any precedents for the proposed action, and does the proposed action set any precedents for future decisions?	Process follows standard parkland dedication requirements in the City’s subdivision regulations. Nothing is out of standard practice.
What are the budgetary impacts of the proposed action?	Added lands increase parkway maintenance responsibilities slightly.
Are there any other issues or concerns?	No
STAFF RECOMMENDATION <i>Include key points of recommendations</i>	Informational item. No Commission action requested.
Attachments <i>timeline, plans, designs, correspondence, purchase agreements, maps, appraisals, sketches, photos, codes, laws, policies</i>	Map of proposed dedication and site boundaries, location maps

Checklist for all land-use decisions

- The land-use decision is consistent with the Parks and Recreation System Plan, Comprehensive Plan, and other relevant planning documents
- The land-use decision would have a neutral or positive impact on meeting existing/future demand for parkland.
- If the land-use decision has a budgetary impact, funding is available to cover the cost of the action and any ongoing maintenance needs
- The action would enhance the parks and recreation system
- There is community and/or institutional support for the decision
- There is a clear understanding of how the decision impacts the future of the parks and recreation system
- The action is consistent with the applicable decision principles outlined in the Parks and Recreation Vision Plan:
 - Furthering Parks’ role as the champion of health and wellness
 - Is a catalyst for private-sector investment
 - Exemplifying environmental leadership
 - Addressing lifecycle and operational costs
 - Helping connect people, parks, trails, and open spaces
 - Supporting a City-wide system of parks and recreational facilities





