

Project Basics	
Project Name <i>Owner(s)</i> <i>Address</i> <i>Contact Information</i>	Parkland Diversion at 420 Portland Ave Arne Carlson and Julie Carlson 420 Portland Ave, Saint Paul, MN 55102 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>	Diversion of parkland to adjacent property owners
Why is the action being requested?	Adjacent property owners have requested parkland be sold to them to increase the area of their lot in front of their house
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>	Park property is a mini park (27,000 sq. ft.)
Land area <i>square feet & acres</i>	Proposed diversion is 1,322 sq. ft.
Land value & basis <i>assessed value, appraisals, comps</i>	Real Estate Office will appraise value if approved by Commission
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>	Subject area was a grass and shrub area part of Nathan Hale Park. In 2017, applicants constructed a fence and landscaping over that portion of the park.
Adjacent land uses <i>commercial, industrial, residential, etc.</i>	Residential

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Applicable laws, codes, policies, guidelines <i>City, state, county, watershed districts, etc.</i>	Policy: Parkland Diversion Charter: Sec. 13.01.1
Other department, agency involvement	Saint Paul Parks and Recreation, Real Estate
Processes <i>parkland dedication, parkland diversion, community engagement</i>	Parkland diversion
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 subject park area is proposed to be sold in fee to the adjacent property owners. The area sold would reduce the size of Nathan Hale Park.
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>	Not consistent with Comprehensive Plan
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>	Applicants notified neighbors of their request and directed comment to the Parks and Recreation Department. Applicants also received a recommendation of approval from the Summit-University Planning Council.

Public Purpose	
Are there any precedents for the proposed action, and does the proposed action set any precedents for future decisions?	There are precedents of selling portions of parkland to adjacent property owners to achieve specific outcomes. These sales have been few and have been subject to scrutiny to ensure they accomplish a public purpose. Many requests of this nature have been denied.
What are the budgetary impacts of the proposed action?	Proceeds from sale of the land would go into the parkland replacement account.
Are there any other issues or concerns?	No
STAFF RECOMMENDATION <i>Include key points of recommendations</i>	Recommend the denial of request to sell subject parkland
Attachments <i>timeline, plans, designs, correspondence, purchase agreements, maps, appraisals, sketches, photos, codes, laws, policies</i>	

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