

Project Basics	
<b>Project Name</b> <i>Owner(s)</i> <i>Address</i> <i>Contact Information</i>	MUSC Holdings LLC
<b>Action being requested</b> <i>purchase, donation, encroachment, parkland dedication, diversion, street vacation, swap, other land transfer related</i>	Privately Owned Public Space for Parkland Dedication Requirement
<b>Why is the action being requested?</b>	Desire of owner to pursue alternative approach to fulfill preliminary plat’s parkland dedication requirement by entering into a separate agreement with the city for the development and maintenance of private land for public purposes pursuant to Saint Paul Legislative Code 60.511©
<b>Is the action proposed permanent or temporary?</b>	The easement will remain as long as the existing building remains as described in Article VI of the Parkland Agreement By and between The City of Saint Paul and MUSC Holdings, LLC
<b>Property type</b> <i>neighborhood park, regional park, downtown park, plaza, trail, recreation center, private ownership/public usage, passive open space, bluff preservation</i>	New park – plaza and open space that will be private ownership, public usage
<b>Land area</b> <i>square feet &amp; acres</i>	.67 acres
<b>Land value &amp; basis</b> <i>assessed value, appraisals, comps</i>	
<b>Land characteristics/special features</b> <i>proximity to significant natural feature, trail connections, water resources, natural areas, buildings, fields, play equipment, courts, other significant uses on/near property</i>	Near Minnesota United “Allianz” Stadium and in the Snelling Station Area on the Green Line.
<b>Adjacent land uses</b> <i>commercial, industrial, residential, etc.</i>	Currently the land is platted and expected to be commercial and residential in the
<b>Applicable laws, codes, policies, guidelines</b>	Saint Paul Parks Commission, Saint Paul City Council must approve of the agreement. CRWD

<i>City, state, county, watershed districts, etc.</i>	watershed district regulations must be complied with.
<b>Other department, agency involvement</b>	NA
<b>Processes</b> <i>parkland dedication, parkland diversion, community engagement</i>	Parkland Dedication, Community Engagement
<b>Legal issues</b> (if any) <i>judgments, liens, deed restrictions, grant agreements</i>	Parkland Agreement, Development Agreement, Currently MUSC does not own/control some of the adjacent spaces

<b>Public Purpose</b>	
<b>How does the proposed action impact the affected park property and Saint Paul's park system?</b>	The Great Lawn will be open to the public all year and is to be used by the public and in conjunction with activities and events in the Stadium. The location of open space has been identified in master plans including the Snelling Station Area Plan and the Greening the Green line plan as well as a plan for envisioning shared stacked green infrastructure which was completed by the Central Corridor Funders Collaborative.
<b>How does the proposed action fit with adopted plans/policies?</b> <i>Comprehensive Plan, Parks and Recreation System Plan, Regional Parks Policy and System Plan, SCORP, Legacy Plan, watershed districts</i>	No conflicts with adopted plans or policies. The vision established is for a vibrant public green space for the neighborhoods around the Stadium to support the physical, economic, environmental and social health within the community.
<b>Does the proposed action impact any other City initiatives/actions?</b> <i>redevelopment, plan implementation</i>	This is one part of the shared stack infrastructure that supports the master plan development of the stadium. This is the second privately owned, public space in the city.
<b>How has the community been engaged?</b> <i>communications, public notices, meetings, District Councils, special interest groups, elected and appointed officials, web posting, outstanding issues, support</i>	The community was engaged in the process of the Midway Snelling master plan development for the stadium which was approved by the City Council on August 17, 2016. The location of open space has been identified in master plans including the Snelling Station Area Plan and the Greening the Green line plan as well as a plan for envisioning shared stacked green infrastructure which was completed by the Central Corridor Funders Collaborative all completed with extensive community involvement.
<b>Are there any precedents for the proposed action, and does the proposed action set any precedents for future decisions?</b>	This is the second privately owned, public space in the City (Beacon Bluff)
<b>What are the budgetary impacts of the proposed action?</b>	For an initial investment of up to \$250k, the city will gain access to a .67 acre park for residents. There is no liability to the City for operating cost or capital maintenance.
<b>Are there any other issues or concerns?</b>	no

<b>STAFF RECOMMENDATION</b> <i>Include key points of recommendations</i>	Staff recommends approval. This is added green space that will be available to the residents of Saint Paul. The cost of development and implementation of this Park is quite low as compared to developing a City owned Park. MUSC is also taking on all operations cost and capital maintenance cost connected with the park
<b>Attachments</b> <i>timeline, plans, designs, correspondence, purchase agreements, maps, appraisals, sketches, photos, codes, laws, policies</i>	

Checklist for all land transactions/decisions

The land transaction/decision is consistent with the Parks and Recreation System Plan, Comprehensive Plan, and other relevant planning documents

The land transaction/decision would have a neutral or positive impact on meeting existing/future demand for parkland.

If the 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
- Catalyst for private-sector investment
- Exemplifying environmental leadership
- Addressing lifecycle and operational costs
- Helps connect people, parks, trails, and open spaces
- Supporting a City-wide system of parks and recreational facilities