

Project Basics	
Project Name <i>Owner(s)</i> <i>Address</i> <i>Contact Information</i>	Purchase of 1298 Arlington Ave E Estate of Ann McKinney 1298 Arlington Ave E, Saint Paul, MN 55106 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>	Purchase of property to add to Phalen Regional Park
Why is the action being requested?	Property was identified a park inholding in the 2011 master plan. Property has been placed on the market by the estate of the owner.
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 adjacent to regional park
Land area <i>square feet & acres</i>	Approx. 0.89 ac.
Land value & basis <i>assessed value, appraisals, comps</i>	Independent appraisal
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>	Single-family house with attached garage, mowed lawn, some tree cover. Adjacent to Bruce Vento Regional Trail on east and Phalen Regional Park on west.
Adjacent land uses <i>commercial, industrial, residential, etc.</i>	Residential, park

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Applicable laws, codes, policies, guidelines <i>City, state, county, watershed districts, etc.</i>	Purchase in accordance with municipal real estate regulations
Other department, agency involvement	Saint Paul Parks and Recreation, Real Estate
Processes <i>parkland dedication, parkland diversion, community engagement</i>	Purchase
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 purchase adds a significant inholding into the park system and allows for the development of projects identified in the master plan that required purchase of property to undertake.
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, Regional Parks Policy Plan, Phalen Master Plan
Does the proposed action impact any other City initiatives/actions? <i>redevelopment, plan implementation</i>	Allows park development to occur in future
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>	Property was identified as an inholding during the community engagement conducted during the master planning process. Several community members contacted the City to alert us that the property was for sale.

Public Purpose	
Are there any precedents for the proposed action, and does the proposed action set any precedents for future decisions?	Consistent with previous purchases. Does not set a mandatory precedent for future, but future inholding acquisitions would occur through a similar process.
What are the budgetary impacts of the proposed action?	Purchase price of \$240,000. 75% of purchase price provided by Met Council through a Parks Acquisition Opportunity Fund grant. Remaining 25% covered by City funds.
Are there any other issues or concerns?	No
STAFF RECOMMENDATION <i>Include key points of recommendations</i>	Recommend purchase of property
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