

## Exhibit A

### SUMMARY OF RECOMMENDATIONS

#### Division of Parks & Recreation Cherokee Regional Trail temporary property easements

Report Prepared **January 28, 2011**  
Public Hearing Proposed **June 1, 2011**

#### PROJECT

The City of Saint Paul proposes to construct for park purposes 1.93 miles of trail requiring 4 temporary construction easements on commercial properties at 188, 201, 215, and 539 Ohio Street adjacent to Cherokee Regional Trail and the property at 218 Ohio Street across the road from the project. This project will complete an off road bicycle and pedestrian trail connection between Harriet Island Regional Park and Cherokee Regional Park. The Lilydale/Harriet Island Regional Park Master Plan, adopted by the Saint Paul City Council November 18, 2009 (CF09-1301).

#### INITIATING ACTION

This project is initiated by the Division of Parks & Recreation with Federal Transportation Enhancement (TEA) funding. The easements are located along the Northwest side of the lower 1/3 of Ohio Street. The steepness of the road makes it impossible to meet the mandated bicycle design standards along this portion of the project. This route is the most direct and cost effective route to connect to Cherokee Park. It meets several goals of Parks and Recreation chapter of the City's adopted Comprehensive Plan.

#### EXISTING CONDITIONS

The parcels all abut Ohio Street and all have driveway entrances onto Ohio Street except the 539 address. 539 Ohio is currently used for vehicular parking and storage contains no buildings. 215 Ohio St. has 2 driveway entrances onto Ohio St. One driveway enters into a parking area and the 2<sup>nd</sup> driveway enters connects to a garage door of the single story metal structure on the property. The parcel address 201 Ohio St. includes a one story stone veneer fronted office building with an entrance driveway at the southeast corner of the parcel. Parcel address 188 Ohio St. has a single driveway entrance. The property contains a single story metal sided building with its main public entrance on Plato Blvd. The parcel address at 218 Ohio St. is across the road from the project construction is an architectural sheet metal business that receives regular deliveries of materials by flatbed truck from Ohio St. The property has two existing entrances from Ohio St. but is currently only using one of these entrances.

#### PROPOSED IMPROVEMENTS

As part of the Cherokee Regional Trail construction project, an off road bicycle and pedestrian trail will be built entirely within existing Park property or within existing city right of way. The trail construction will modify and widen existing sidewalk and in some portions narrow the street edge to provide sufficient width to construct the trail. Within the right of way, the existing driveway entrances to the easement properties will be revised to maintain access following completion of the trail. Portions of the trail along this segment

will include both retaining wall and ornamental railing in the areas where steep slopes abut the trail edge. The limits of the completed project will reside completely within the existing right of way, however, it is anticipated that during construction, some construction work may require short term use at the property edges where the properties intersect the project limits.

## **ALTERNATIVES**

A number of alternative were considered during the design process. One alternative included obtaining a permanent easement on the 539 Ohio Street parcel to allow construction of a bump out/rest area as recommended by MnDot to help mitigate the steepness of the ascent up Ohio St.

## **POSITIVE BENEFITS**

There are several benefits to obtaining the temporary construction easements:

1. Parks and Recreation will meet the statutory requirements for temporary use of private property during construction.
2. Design of the trail that makes use of the entire existing right of way will minimize any roadway conflicts and will not change Ohio Street's function or capacity.
3. The construction of the trail will provide a safer route for pedestrians and bicyclists to connect to the West Side neighborhood and to Cherokee Regional Park.

## **ADVERSE EFFECTS**

There will be no long term adverse effects from these easements. The property at 218 Ohio Street requires access from Ohio street and occasionally needs to utilize the full width of the existing roadway for very large truck deliveries. Because the roadway will be narrowed by 8' as a result of the project, engineering studies have shown that restoration of regular access from property's second driveway, modification of the driveway aprons and some additional entrance and internal driveway modifications will be needed to maintain delivery operations. Some short duration access issues during construction for all properties are anticipated and will be addressed in the construction documents. Following construction, any impacts will be corrected and the properties boundaries will remain unchanged

## **TIME SCHEDULE**

The project bidding cannot go forward until the temporary easements have been acquired. In the interest of advertising for bids at a favorable time, the rapid completion of these easements will be executed as soon as possible to allow the project bidding to proceed. An appraisal is completed, and negotiations will be completed by \_\_\_\_\_. The City could potentially complete the easements as soon as March 2011, but more likely in late 2011.

## **COSTS**

The cost to acquire the temporary easements is estimated at \$3,500. This amount includes estimated land rental values for a period of 8 months, The City's actual cost will be based on the appraised value of the property and subsequent negotiations with the owner.

## **FINANCING**

\$3,500      City of Saint Paul Capital Improvements Budget (2010/11)  
\$3,500      TOTAL (estimated)

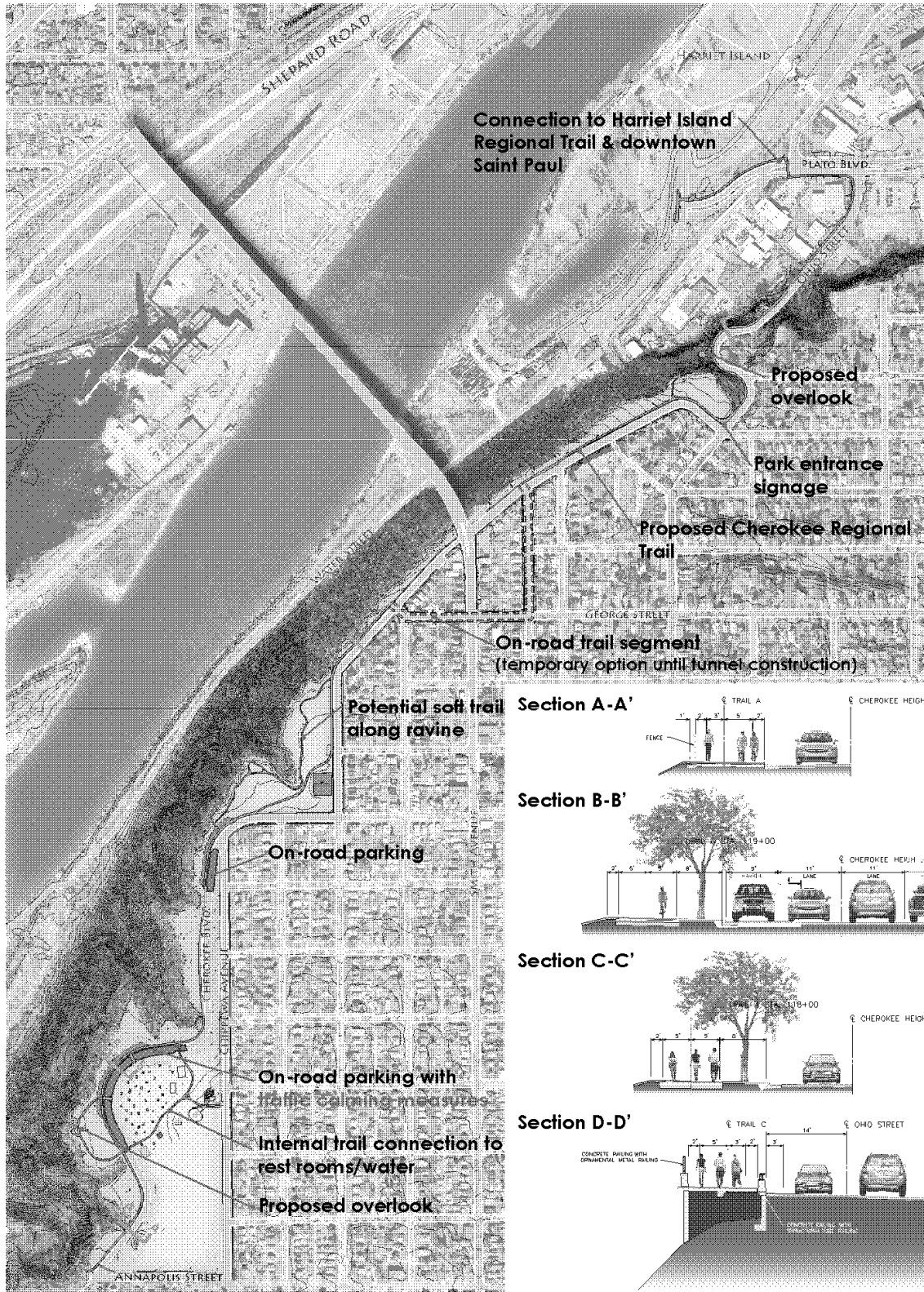
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**OVERALL TRAIL ALIGNMENT**  
 CHEROKEE REGIONAL TRAIL  
 CITY OF SAINT PAUL DEPARTMENT OF PARKS AND RECREATION DESIGN SECTION  
 SEPTEMBER 8, 2010