

SUMMARY OF RECOMMENDATIONS

Division of Parks & Recreation Trout Brook Regional Trail/Trout Brook (Trillium) Nature Sanctuary Property Easement Acquisition

Report Prepared **April 9, 2013**
Public Hearing Proposed **May 15, 2013**

PROJECT

The City of Saint Paul proposes to acquire easements for park purposes as follows:

- A. A 2,031 sq. ft. permanent easement and a 3,479 sq. ft. temporary easement at 1280 Jackson Street for the purpose of installing a storm sewer pipe for the development of a new park located between Maryland Avenue and Cayuga Streets, official address of the new park is 1200 Jackson Street.
- B. A 89,581 sq. ft. temporary construction easement at 235 Maryland Avenue East for the purpose of installing a lift station and force main connection to the Trout Brook Storm sewer. The lift station is located within City property, but additional area is needed outside of City property for construction staging, stockpiling, and access.

INITIATING ACTION

This project is initiated by the Division of Parks & Recreation with the assistance of Financial Services—Real Estate. The easements are required as follows:

- A. The storm sewer pipe delivers a base flow of water to the Trout Brook located within the new park.
- B. The lift station is needed to divert water out of the Trout Brook storm sewer for the surface stream (Trout Brook).

EXISTING CONDITIONS

- A. The land for the permanent easement located at 1280 Jackson Street is currently a gravel parking lot used by Insurance Auto Auctions to store salvaged autos.
- B. The land for the temporary construction easement at 235 Maryland Avenue East is currently a bituminous parking lot and open lawn.

PROPOSED IMPROVEMENTS

Permanent and temporary easements A and B as described above are needed to provide a base flow within the stream on-site. If the stream doesn't have a continuous base flow it is dependent on storm water only for a water source.

ALTERNATIVES

The creek will only have intermittent flow during rain events due to storm water from the residential neighborhood to the west. This type of flow has poor water quality and does not provide the habitat and ecological functions that a continuous flow stream would provide.

POSITIVE BENEFITS

The benefit to acquiring the easements are improved water quality and continuous base flow in the Trout Brook which provides greater ecological functions for plant and animal habitats. The improved water quality in the stream provides cleaner storm water before being discharged into the Mississippi River. The improved habitat creates a more park experience.

ADVERSE EFFECTS

The temporary easements will inhibit the use of the property during construction. The permanent easement will have no adverse effect on the current use of the property at 1280 Jackson Street and would not have adverse effect on future development since the easement is within and adjacent to an existing sanitary sewer easement and within the building set back from adjacent property lines. All items within this easement will be fully sub-surface.

TIME SCHEDULE

The property would be acquired as soon as an appraisal is completed, an offer made and negotiations concluded. The City could potentially close on the purchase as soon as the end of summer 2013.

COSTS

- A. The cost to acquire the temporary and permanent easement is estimated at \$95,000. This amount includes estimated land values, appraisal fees, taxes, environmental testing, and closing costs. The City's actual cost will be based on the appraised value of the property and subsequent negotiations with the owners.

FINANCING

All easements will be financed through the Capital Improvement Budget FY 2011 funding allocated to the development of the Trout Brook (Trillium) Nature Sanctuary Project.

CONTACT FOR ADDITIONAL INFORMATION:

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