

Midway Peace Park Development Project

PROPOSAL DESCRIPTION AND ENVIRONMENTAL SCREENING FORM (PD/ESF)

Land and Water Conservation Fund

Below is information for the LWCF Proposal Description and Environmental Screening Form for inclusion with a pre-proposal for the FY 2018 Outdoor Recreation Legacy Partnership (ORLP) Program. Further information is available upon request. Form will be finalized upon request or award recommendation announcements.

Name of LWCF Proposal: Midway Peace Park Development Project		Date Submitted to NPS: TBD (by September 14, 2018)	
LWCF Project Number:	Prior LWCF Project Number/Park Name(s) Associated with the Assisted Site(s): Not applicable.		
Local or State Project Sponsoring Agency <i>(recipient, or sub-recipient in case of pass-through grants)</i> City of Saint Paul			
Name of Local or State Sponsor Contact: Ellen Stewart		Title Landscape Architect, Department of Parks and Recreation, Design & Construction Division	
Address 25 W 4th St #400		City Saint Paul	State, Zip MN, 55102-2607
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STEP 1. TYPE OF LWCF PROPOSAL

New Project Application

- Acquisition *Go to Step 2A*
 Development *Go to Step 2B*
 Combination *Go to Step 2C*

Project Amendment

- Increase in scope or change in scope from original agreement.
 6(f) conversion proposal.
 Request for public facility in a Section 6(f) area.

Request for temporary non-conforming use in a Section 6(f) area.

Request for significant change in use/intent of original LWCF application.

Request to shelter existing/new facility within a Section 6(f) area regardless of funding source.

STEP 2. NEW PROJECT APPLICATION

B. For a Development Project:

1. Describe the physical improvements and/or facilities that will be developed with federal LWCF. Indicate to what extent the project involves new development, rehabilitation, and/or replacement of existing facilities.

This project involves new development of park land and facilities. In close partnership with community groups and partners, the City of Saint Paul is requesting funding from the LWCF FY 2018 Outdoor Recreation Legacy Partnership Program for redevelopment of this site, with the ultimate goal of creating new park space for this high-need community.

The proposed 3.5 acre, Midway Peace Park will increase the amount of green space in the Midway area. These parcels make up the future Midway Peace Park, and are located at 416 Griggs Street North. The site is very urban in character. Currently, the main area of the park is relatively flat and vacant and separated from a smaller section of the site by a steep slope and retaining wall.

Informed by input from the community, the site will include a play field, half basketball court(s), playground, adult fitness area, amphitheater/outdoor classroom, stormwater feature, sitting and shelter areas, picnic area, walking loop, tree plantings and garden areas, signage, litter receptacles, and lighting. Public art will be included as part of the City's placemaking efforts and a plaza area will act as a focal point and gathering space. Requested funding will primarily fund the development of the site.

Following the design process, demolition, removals, and any needed cleanup will take place. This project will go to bid in February 2019. Due to funding limitations, construction will be split into two phases. Phase I of construction will begin in April 2019, and is expected to be completed in September 2019. ORLP funding would develop and complete the remainder of the park in Phase II. If funded, Phase II, and therefore the entire park, is intended to be open to the public in December 2020. Project activities included in this grant request involve the development of the site.

The boundary map and site design map are below, with full size maps in the "FY18 ORLP _ Attachments _ MN _ St Paul _ Midway Peace Park" document in this proposal package.



2. When will the project be completed and open for public outdoor recreation use?

Phase I of construction will begin in April 2019, and is expected to be completed in September 2019. ORLP funding would develop and complete the remainder of the park in Phase II. If funded, Phase II, and therefore the entire park, is intended to be open to the public in December 2020.

D. Additional items to address for a new application and amendments:

1. Will this proposal create a new public park/recreation area where none previously existed and is not an addition to an existing public park/recreation area?

Yes (go to #3)
 No (go to #2)

3. What will be the name of this new public park/recreation area?

Midway Peace Park.

4. a. Who will hold title to the property assisted by LWCF? Who will manage and operate the site(s)?

The City of Saint Paul has acquired this land and holds the title to this property, and general funds will be used to operate and maintain park properties.

b. What is the sponsor’s type of ownership and control of the property?

Fee simple ownership
 Less than fee simple. Explain:
 Lease

7. As a result of this project, describe new types of outdoor recreation opportunities and capacities, and short and long term public benefits.

Requested funding will primarily fund the development of the site.

The new park will contain a play field, half basketball court(s), playground, adult fitness area, amphitheater/outdoor classroom, stormwater feature, sitting and shelter areas, picnic area, walking loop, tree plantings and garden areas, signage, litter receptacles, and lighting. Public art will be included as part of the City’s placemaking efforts and a plaza area will act as a focal point and gathering space.

When completed, activities and uses for this park will likely include an open play field to encourage diverse sports play, from Tuj lub (a traditional Hmong sport that was played for generations in Laos and then in Thailand refugee camps) to soccer to softball to Frisbee. In addition, there will be new space for local events (such as farmer’s market, food trucks, music, and other performing arts).

8. Explain any existing non-recreation and non-public uses that will continue on the site(s) and/or proposed for the future within the 6(f) boundary.

All elements will support the creation of a high-quality space that is intended for public and recreational use. Saint Paul has a parkland diversion ordinance that will prohibit the park land from being used for any purposes inconsistent with publicly accessible recreational space.

9. Describe the planning process that led to the development of this proposal.

Through several City-led efforts, this site was identified as a high-priority site for park development. For instance, in 2015 The Trust for Public Land was asked by the Central Corridor Funder’s Collaborative to develop approaches and guidance for new parks and open space development along the Green Line light rail transit corridor. Many partners participated in the collaborative development of the Greening the Green Line Initiative, including the City of Minneapolis, the City of Saint Paul, and industry leaders from development, community, finance, and non-profit sectors. Through this effort, Midway Peace Park was identified as a high-priority park site.

The local community has also demonstrated that they consider Midway Peace Park a priority park site, as demonstrated through the advocacy of local stakeholders that include residents of Skyline Tower and students at the nearby Gordon Parks High School. Throughout the implementation of this development project (as was done throughout the planning and design processes), engaging and convening residents, visitors and stakeholders in a creative and culturally-resonant manner will continue (led by the City and The Trust for Public Land).

10. How does this proposal implement statewide outdoor recreation goals as presented in the Statewide Comprehensive Outdoor Recreation Plan (SCORP) (include references), and explain why this proposal was selected using the State’s Open Project Selection Process (OPSP).

The SCORP sets priorities relating to the overarching vision of ensuring that “outdoor recreation opportunities connect everyone to the outdoors” and creating opportunities for experiences that “inspire a legacy of stewardship for the natural world and they provide fun, outdoor recreational opportunities that strengthen friendships, families, health and spirit now and into the future.” Increasing recreational opportunities for diverse populations is also key, as is increasing participation in nature or outdoor-based activities for underserved populations. As the SCORP notes, “declines in participation reduce the number of Minnesotans who receive the personal and community benefits of outdoor recreation. These include physical activity, social and family bonding, sense of place, community pride and overall quality of life benefits that being active outdoors produces. Declines in participation also reduce positive environmental impacts gained from recreating outdoors” (from http://files.dnr.state.mn.us/aboutdnr/reports/scorp_final_3308.pdf).

The SCORP identifies several Strategic Directions, and select strategies, directly addressed through this project, are detailed in the table below:

Strategy	How Park Project Addresses Strategy
Connect People to the Outdoors through Access: <i>Minnesotans should</i>	The park will be free to use and open to the public. The park and facilities will be designed, developed, and managed to

<i>have outdoor recreation lands and facilities they can get to easily, with amenities they can use and afford</i>	provide outdoor recreational opportunities for diverse cultures, all age groups, and people with all abilities.
Connect People to the Outdoors through Quality: <i>Visitors who have a good experience will return—and bring others with them. Outdoor recreation opportunities must provide quality experiences</i>	The SCORP notes that “visitors will feel well cared for and as if the outdoor recreation opportunity was designed just for them.” The design process is highly participatory and the project partners seek to ensure that the final designs for the park are reflective of the community’s vision.
Connect People to the Outdoors through Partnerships: <i>Through partnerships, we can reach more people, provide more services, and maintain higher quality facilities than we could do on our own</i>	Through this project, the City of Saint Paul seeks to “build relationships with organizations and community leaders that help us better reach our target markets.” This includes developing relationships with immigrant and minority groups and community leaders, as well as with schools. The commitment of these groups is central to ongoing park maintenance, promotion, support, and stewardship.
Development and Redevelopment: <i>...development and redevelopment should focus on densely populated areas, underrepresented areas, and areas that serve tourists as well as local residents</i>	This park site is in a densely settled and rapidly growing part of the city. This area lacks close-to-home outdoor recreational opportunities, and there are few projected opportunities for creating new parks in the future. This project will also provide open and flexible facilities to meet differing outdoor recreation needs for all abilities, lifestyles, and new and emerging nature-based recreation uses.

The State Letter of Recommendation included with this proposal explains the State’s Open Project Selection Process (OPSP).

11. List all source(s) and amounts of financial match to the LWCF federal share of the project.

Requested funding, match, and leveraged funds are described in the “FY18 ORLP _ Budget Narrative _ MN _ St Paul _ Midway Peace Park” document in this proposal package.

12. Is this LWCF project scope part of a larger effort not reflected on the SF-424 (Application for Federal Assistance) and grant agreement?

Phase II is part of the overall Midway Peace Park Project, as described in this proposal. The full project scope is reflected in the project narrative and budget narrative.

13. List all required federal, state, and local permits/approvals needed for the proposal and explain their purpose and status.

The City of Saint Paul’s multiple department site plan review process will take place at the time of 80% construction document completion at which time all local permits required will be determined. Those may include building, grading utility, sign and fence permits. Stormwater permits will be necessary for assurance of volume and rate.

STEP 5. SUMMARY OF PREVIOUS ENVIRONMENTAL REVIEW

1. Date of environmental review(s), purpose for the environmental review(s) and for whom they were conducted.

The following environmental reviews have been completed:

- Phase I Environmental Site Assessment (ESA) conducted August 2015 for Parcel 1 owned by Kresbach. Prepared for The Trust for Public Land and the City of St. Paul by Braun Intertec.
- Phase I Environmental Site Assessment (ESA) conducted August 2015 for Parcel 2 owned by Whitaker. Prepared for The Trust for Public Land and the City of St. Paul by Braun Intertec.
- Phase I Environmental Site Assessment (ESA) conducted August 2015 for Parcel 3, owned by Alerus. Prepared for The Trust for Public Land and the City of St. Paul by Braun Intertec.

The objective of these three Phase I ESA's was to evaluate the sites for indications of recognized environmental conditions and to assist in satisfying All Appropriate Inquiries (AAI) standards and practices. These Phase I ESA's were conducted in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E1527-13 and 40 CFR Part 312. The Phase I ESA was prepared on behalf of, and for the use by the City of Saint Paul and The Trust for Public Land, in association with the potential purchase of the Site.

The purpose of these Phase I ESA's was to evaluate the Site for indications of "recognized environmental conditions." A recognized environmental condition is defined by ASTM Practice E1527-13 as: "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment, 2) under conditions indicative of a release to the environment: or 3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions." In addition, a "controlled recognized environmental condition" is also a recognized environmental condition. A controlled recognized environmental condition is defined by ASTM Practice E1527-13 as "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls."

To provide a further summary of Previous Environmental Review, the Executive Summary from the Environmental Assessment is included, next. Further information will be provided upon request, or pending award announcements.

Phase I Environmental Site Assessment

Krebsbach Parcel
Southern Portion of 1190 University Avenue West
Saint Paul, Minnesota

Prepared For

The Trust for Public Land

and

City of Saint Paul

Project B1505841
August 3, 2015

Braun Intertec Corporation

Executive Summary

Braun Intertec Corporation conducted a Phase I Environmental Site Assessment (ESA) of the Krebsbach Parcel located on the southern portion of 1190 University Avenue West in Saint Paul, Minnesota (Site) in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E1527-13 and 40 CFR Part 312.

The Site was vacant from at least 1923 until the mid-1980s when the Site was developed as a paved parking lot for an auto dealership located on the adjoining property northeast of the Site. At the time of the reconnaissance, the Site consisted of a parcel totaling approximately 0.97 acres and was developed as a paved parking lot.

This assessment identified no recognized environmental conditions in connection with the Site, with the exception of the following:

- The government database records review identified several regulated facilities in the vicinity of the Site with documented soil, soil vapor, and/or groundwater contamination. No indications of contamination were noted in the government database records associated with the current or past uses at the Site; however, the potential exists for contamination to be present beneath the Site from off-site sources. An investigation was conducted in 2013 on the adjoining property south of the Site (400 Griggs Street/Whitaker Parcel) that included the collection of soil, groundwater, and soil vapor samples. The results of that investigation indicated no soil contaminants above regulatory use criteria for residential properties, but lead in groundwater exceeded drinking water standards and 1,3-butadiene detected in soil gas warranted further evaluation if buildings are proposed to be constructed in the future. Based on the intended use of the Site as open space, we do not recommend any additional investigation at the Site at this time.

This assessment identified no controlled recognized environmental conditions in connection with the Site.



Phase I Environmental Site Assessment

Whitaker Buick Parcel
North Griggs Street Between University Avenue West and
Bigelow Avenue
Saint Paul, Minnesota

Prepared For

The Trust for Public Land

and

City of Saint Paul

Project B1505841
August 3, 2015

Braun Intertec Corporation

Executive Summary

Braun Intertec Corporation conducted a Phase I Environmental Site Assessment (ESA) of the Whitaker Buick Parcel located on North Griggs Street between University Avenue West and Bigelow Avenue in Saint Paul, Minnesota (Site) in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E1527-13 and 40 CFR Part 312.

The Site consisted of a vacant, vegetated parcel from at least 1923 until at least 1953. By 1958, the Site was developed with an unpaved parking area. By 2009, vehicles at the Site has been removed and the Site consisted of a vacant parcel. At the time of the reconnaissance, the Site consisted of a vacant and vegetated parcel totaling approximately 1.29 acres.

This assessment identified no recognized environmental conditions in connection with the Site, with the exception of the following:

- A previous investigation was conducted at the Site in 2013 that included the collection of soil, groundwater, and soil vapor samples. The results of that investigation indicated no soil contaminants above regulatory use criteria for residential properties. However, metals including lead, arsenic, barium, and total chromium in a groundwater sample exceeded drinking water standards. Also, 1,3-butadiene detected in two soil gas samples warrant further evaluation according to the Minnesota Pollution Control Agency if buildings are proposed to be constructed in the future. Based on the intended use of the Site as open space, we do not recommend any additional investigation at the Site at this time.

This assessment identified no controlled recognized environmental conditions in connection with the Site.



Phase I Environmental Site Assessment

Alerus Financial Parcel
Northeast of North Griggs Street and Bigelow Avenue
Saint Paul, Minnesota

Prepared For

The Trust for Public Land

and

City of Saint Paul

Project B1505841
August 3, 2015

Braun Intertec Corporation

Executive Summary

Braun Intertec Corporation conducted a Phase I Environmental Site Assessment (ESA) of the Alerus Financial Parcel located northeast of North Griggs Street and Bigelow Avenue in Saint Paul, Minnesota (Site) in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E1527-13 and 40 CFR Part 312.

The Site consisted of a vacant, vegetated parcel from least 1923 until at least 1958. By 1966, a parking lot was under construction at the Site. An overhang attached to the Central Medical building on the adjoining property east of the Site was located on the east-central portion of the Site. By 1970, the Site was developed with a paved parking lot associated with the Central Medical building on the adjoining property east of the Site.

At the time of the reconnaissance, the Site consisted of a 3.13 acre parcel. The majority of the Site consisted of a paved parking lot. An overhang associated with the Central Medical Building on the adjoining property east of the Site was located on the east-central portion of the Site.

- The government database records review identified several regulated facilities within the vicinity of the Site. A previous investigation was conducted on the adjoining property north of the Site in 2013 that included the collection of soil, groundwater, and soil vapor samples. The results of that investigation indicated no soil contaminants above regulatory use criteria for residential properties. However, metals including lead, arsenic, barium, and total chromium in a groundwater sample exceeded drinking water standards. Also, 1,3-butadiene detected in two soil gas samples warrant further evaluation according to the MPCA if buildings are proposed to be constructed in the future. Based on the intended use of the Site as open space, we do not recommend any additional investigation at the Site at this time.

This assessment identified no controlled recognized environmental conditions in connection with the Site.

