

2016-92

**Facility Exchange for CSAH 116
Project at Bunker Hills Regional Park
Anoka County**

Jan Youngquist, AICP

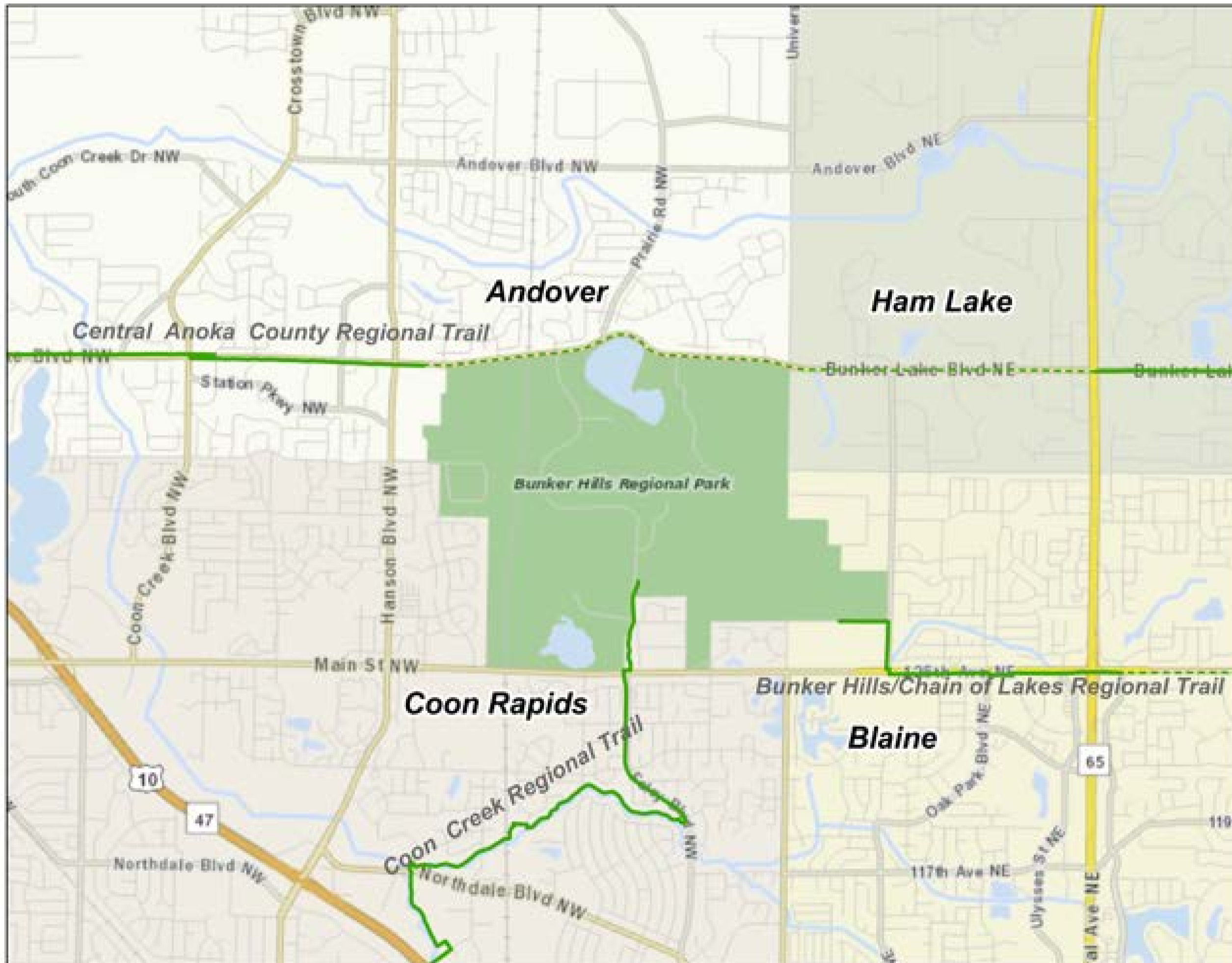
Planning Analyst—Regional Parks and Natural Resources

Community Development Committee

May 16, 2016

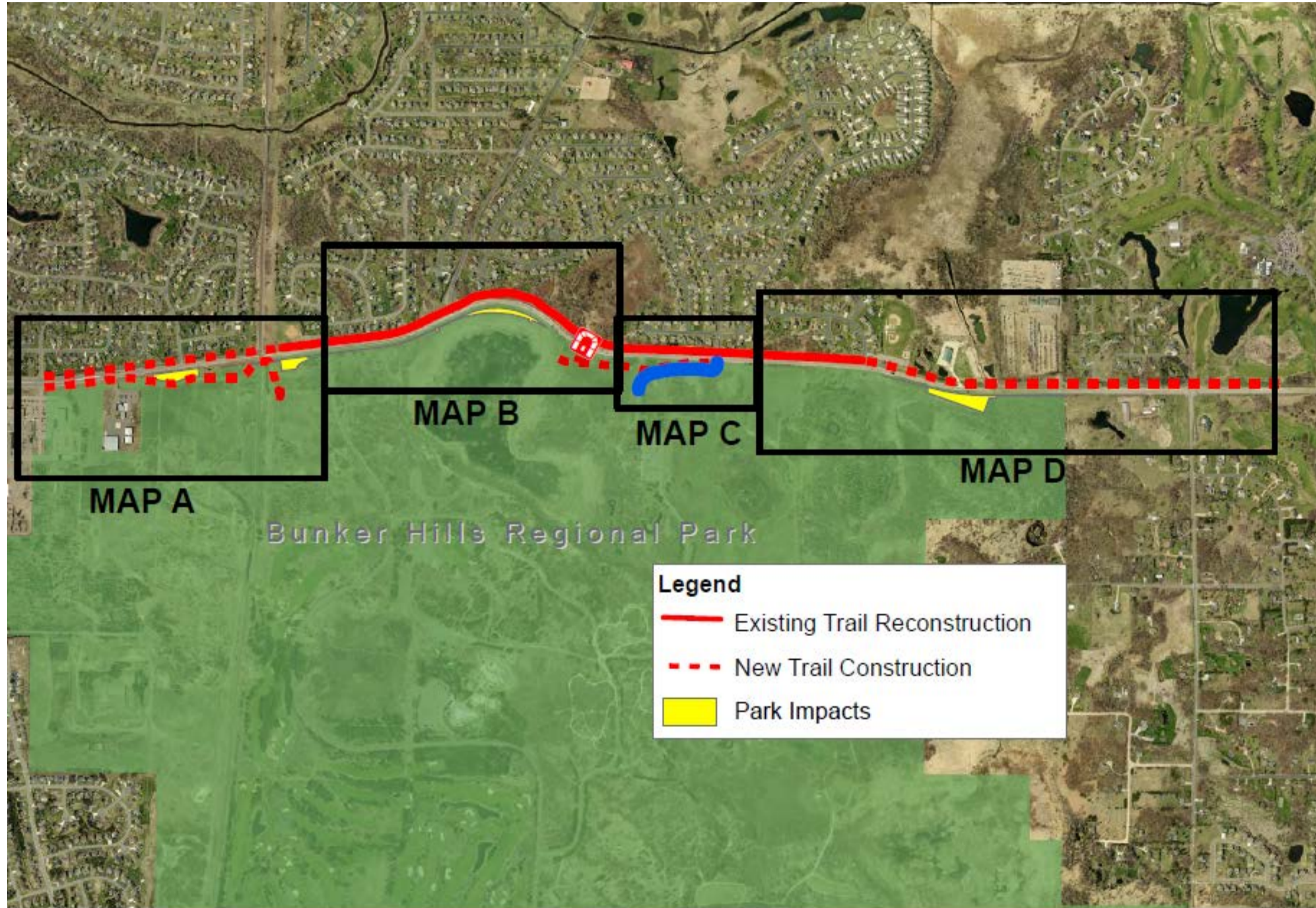


Bunker Hills Regional Park



- 1,600 acres
- Located in Andover, Coon Rapids, Blaine
- 622,000 visits in 2014

CSAH 116/Bunker Lake Boulevard Project



Bunker Hills Regional Park
Facility Exchange for 4.45 acres of Parkland Impacts
Reference Map

0 0.075 0.15 0.3 0.45 Miles

North arrow symbol
Date: 10/29/2015



2040 Regional Parks Policy Plan

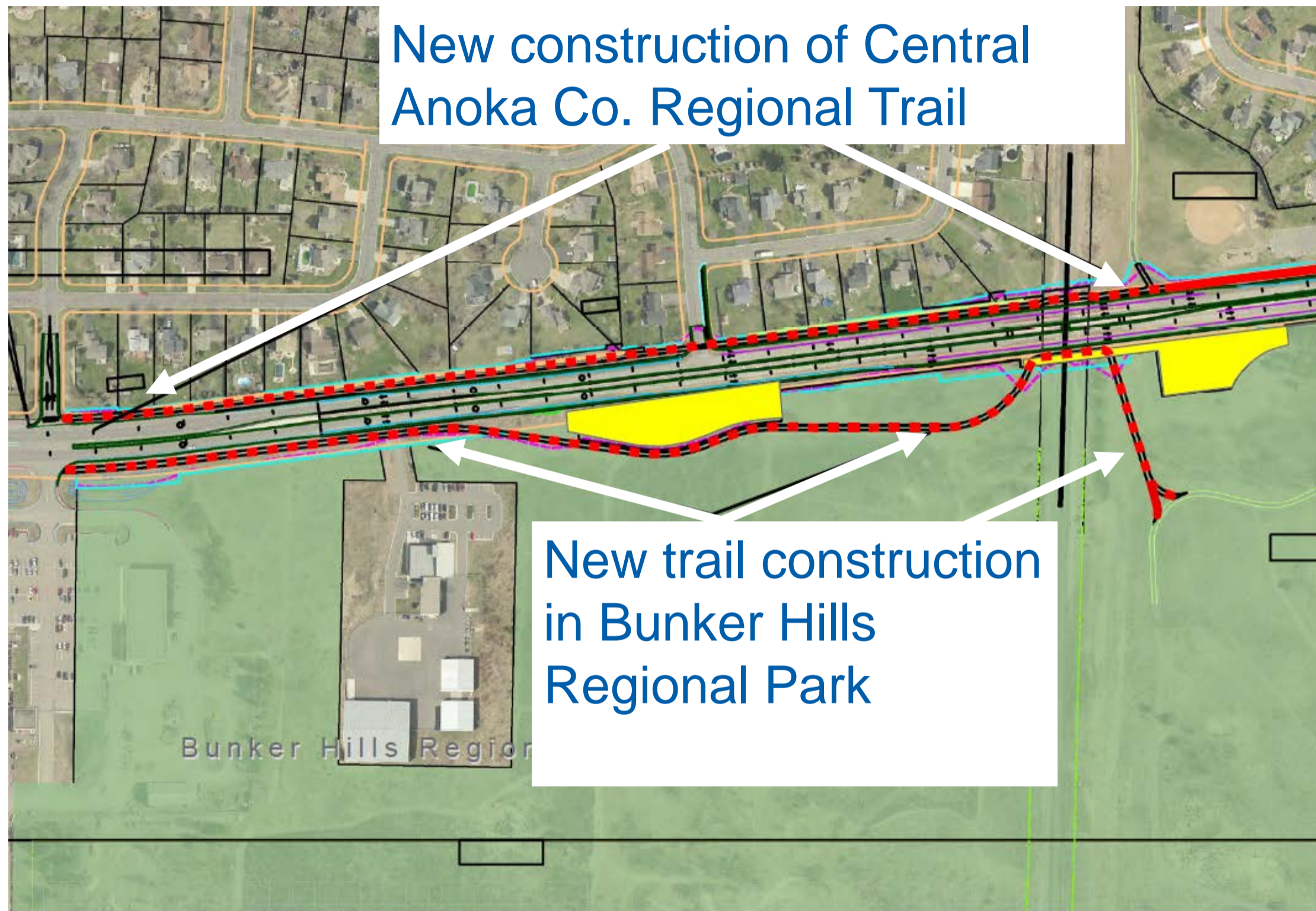
- Requires an equally valuable land or facility exchange to convert regional parkland to another use*

“Equally valuable facility” is defined as an exchange of land for facilities when recreational benefits and/or natural resource benefits are increased as a result of the exchange.

**System Protection Strategy 2*

CSAH 116/Bunker Lake Boulevard Project

Map A



- Yellow areas to be used for stormwater ponding
- New trail construction within Bunker Hills RP
- Constructing 0.75 mile of Central Anoka County RT

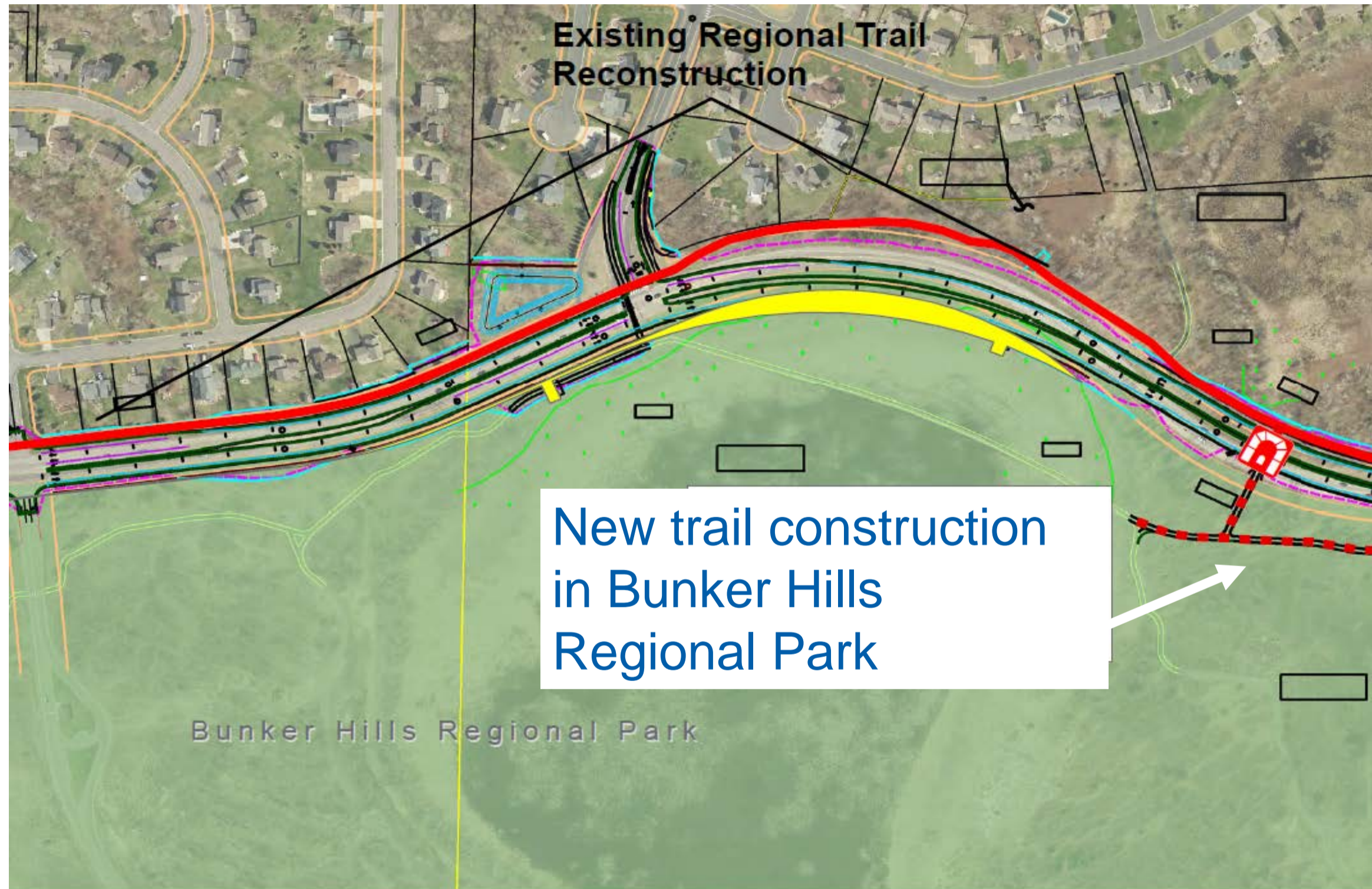
Bunker Hills Regional Park
Facility Exchange for 4.45 acres of Parkland Impacts
Map A

0 0.02 0.04 0.08 0.12 Miles

N
Date: 10/29/2015

CSAH 116/Bunker Lake Boulevard Project

Map B



- Yellow areas to be used for stormwater ponding
- New trail construction within Bunker Hills RP at pedestrian tunnel

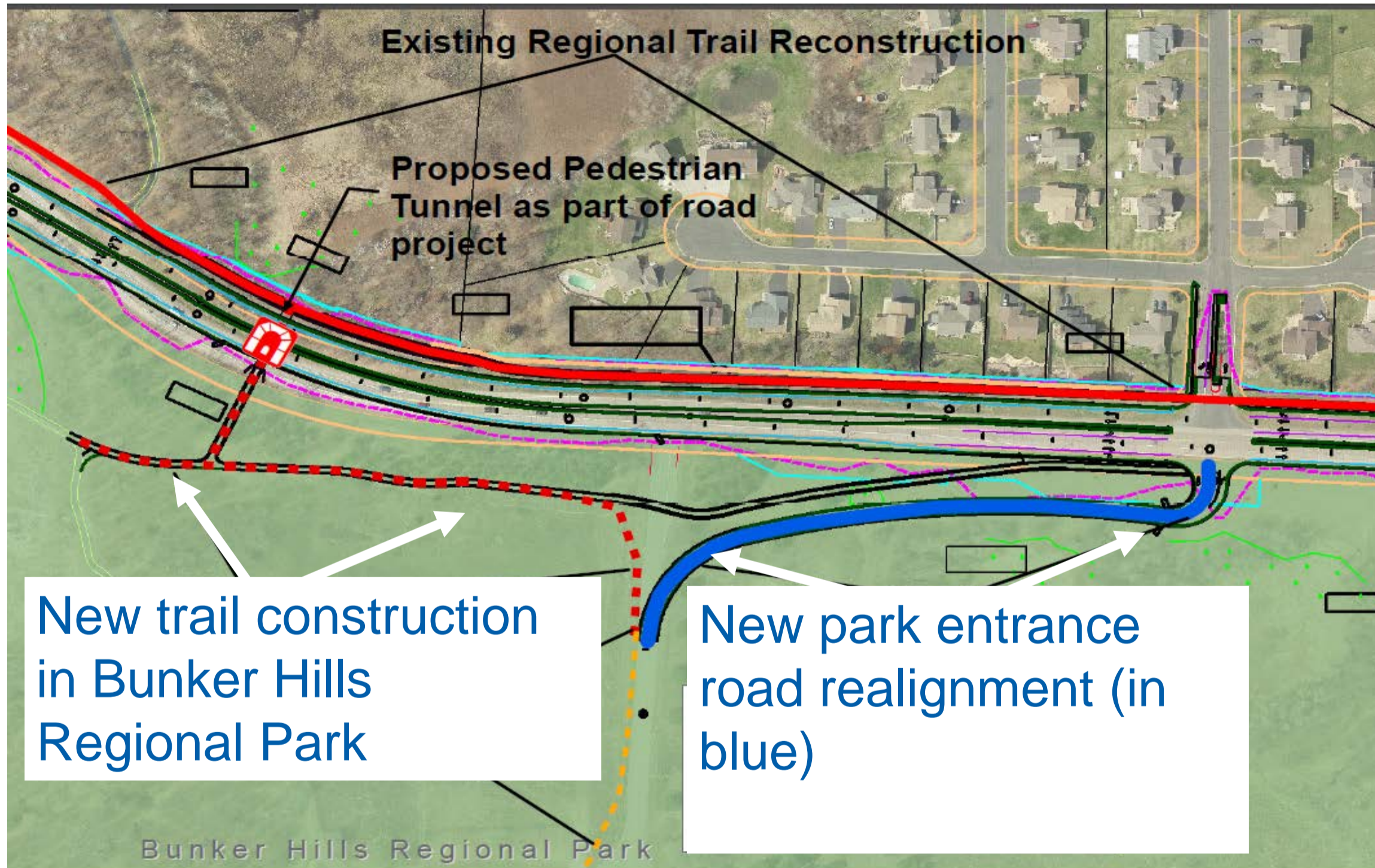
Bunker Hills Regional Park
Facility Exchange for 4.45 acres of Parkland Impacts
Map B

0 0.02 0.04 0.08 0.12 Miles

North Arrow
Date: 10/29/2015

CSAH 116/Bunker Lake Boulevard Project

Map C



- New trail construction within Bunker Hills RP at pedestrian tunnel
- Realign entrance road (in blue)

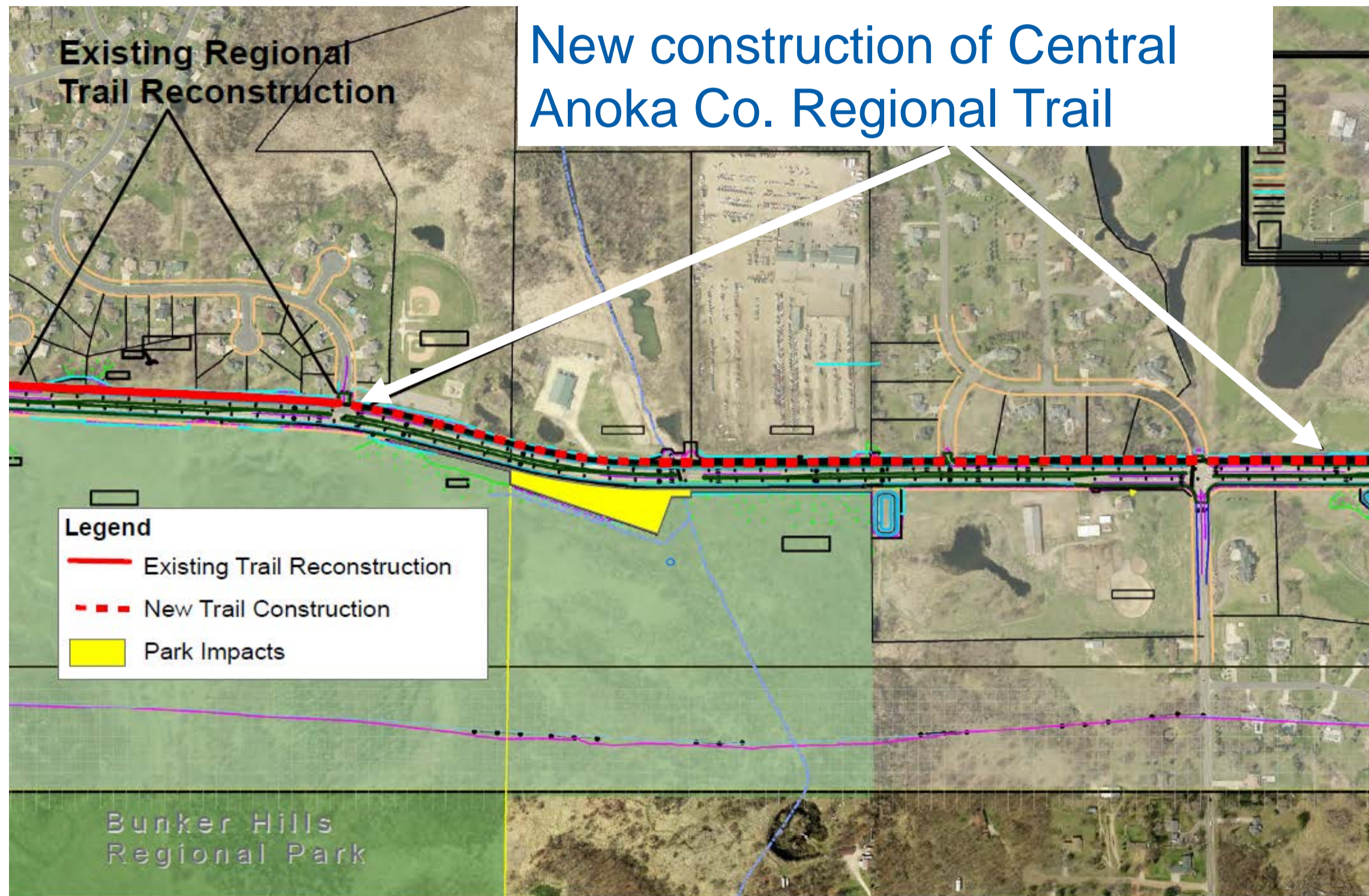
Bunker Hills Regional Park
Facility Exchange for 4.45 acres of Parkland Impacts
Map C

0 0.0125 0.025 0.05 0.075 Miles

Date: 03/15/2016

CSAH 116/Bunker Lake Boulevard Project

Map D



- Yellow areas to be used for stormwater ponding
- Construction of 0.8 miles of Central Anoka County RT

Conversion of Land within Bunker Hills Regional Park

- Does not affect the attributes and amenities of Bunker Hills Regional Park
- Does not negatively impact environmental features of the regional park
- Transportation and regional parks systems benefit from the exchange
- Consistent with Council policies

Recommendations

That the Metropolitan Council:

- Approve the conversion of 4.45 acres of land within Bunker Hills RP in exchange for:
 - Development of one mile of trail within the park
 - Construction of one mile of the Central Anoka County Regional Trail
 - Realignment of a park entrance road