

Business Item 2019-3

Above the Falls Master Plan Amendment (Graco/Scherer)

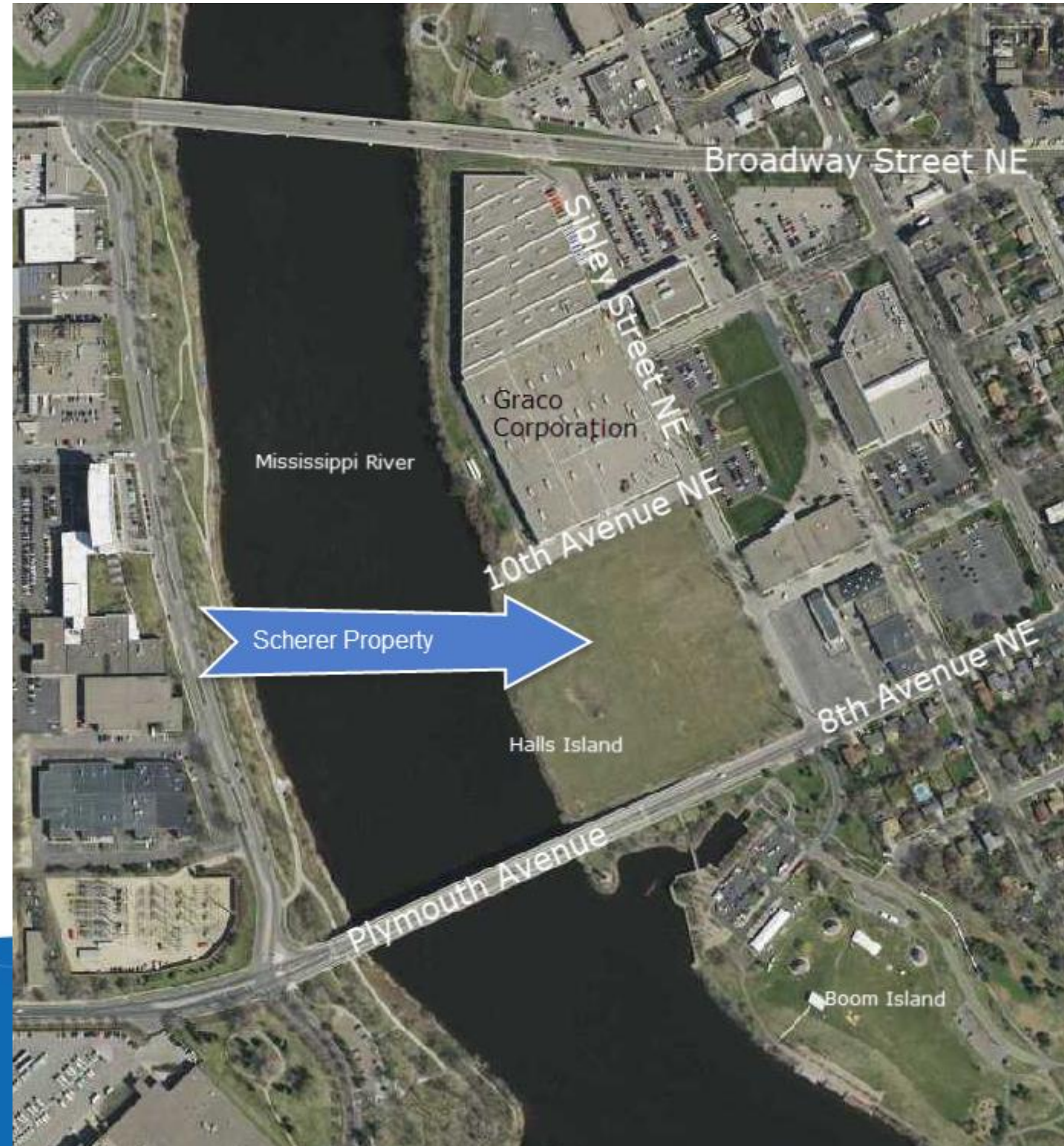
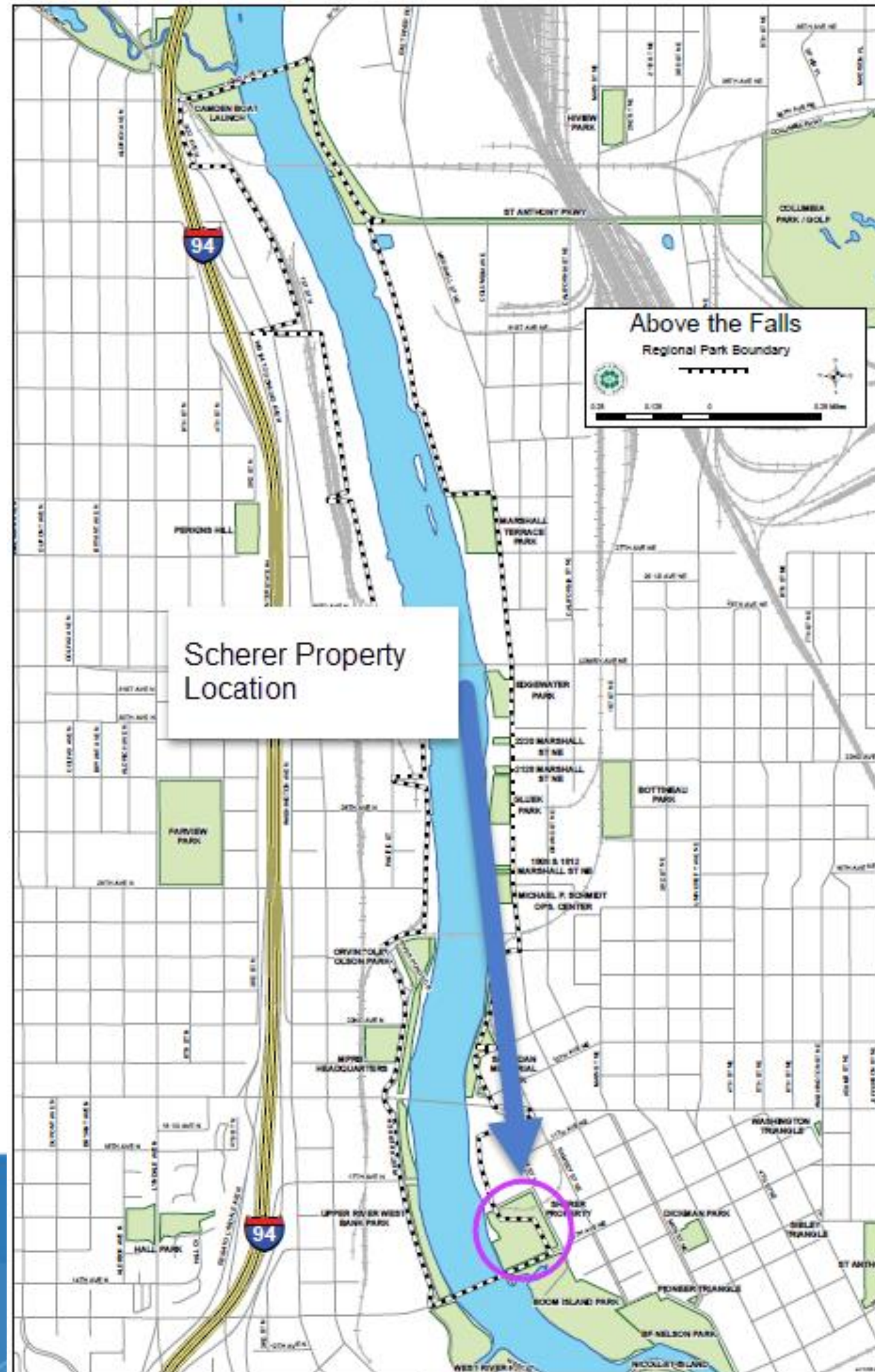
Minneapolis Park and Recreation Board

January 22, 2019

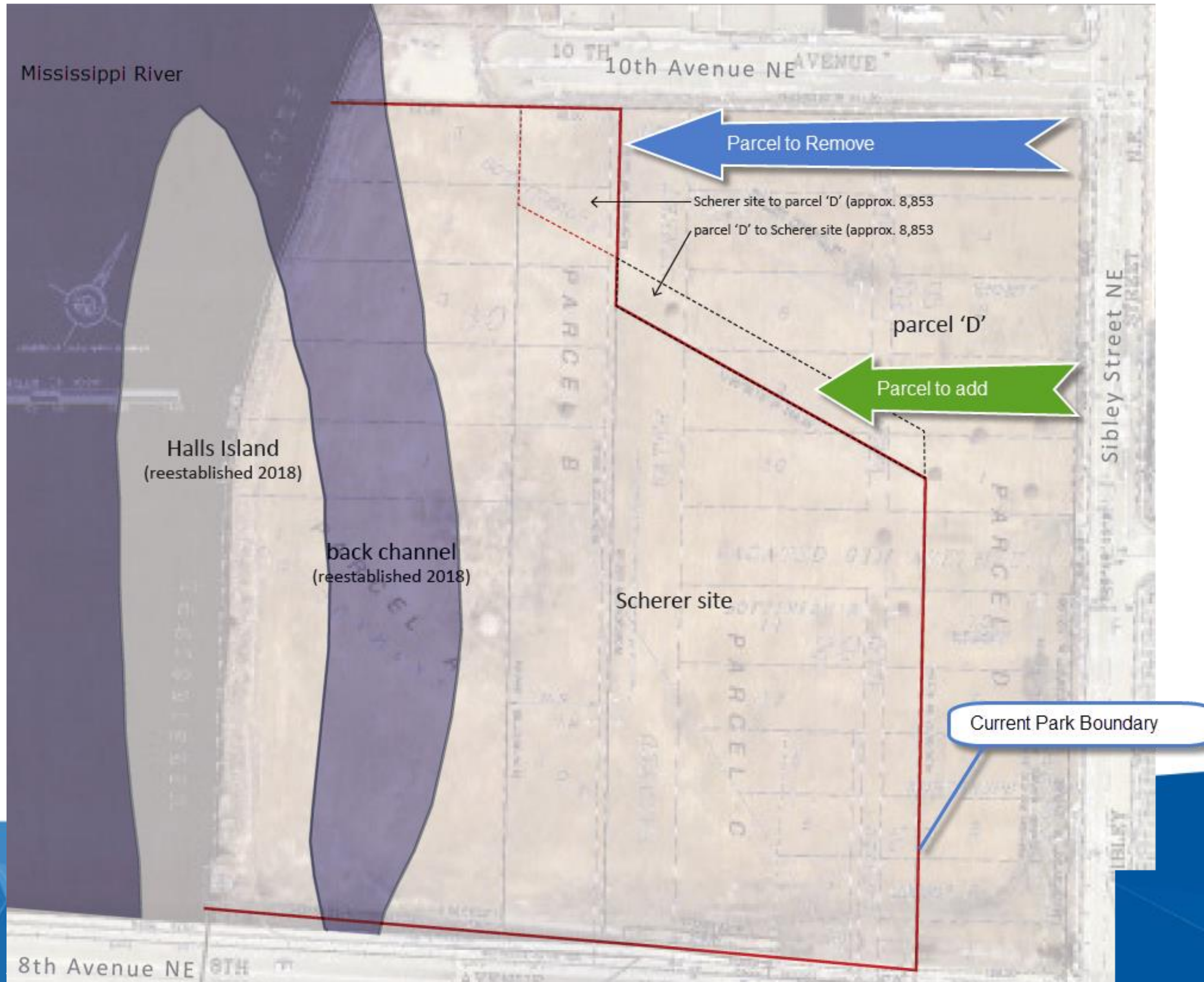
Community Development Committee



Scherer Property - Location



Proposed Parcels to Exchange



Policy Plan Guidance

The Council considers conversion of regional park land to other uses only if the conversion will not harm the Regional Parks System.

Chapter 6, System Protection, Strategy 2, Conversion of Regional Parks System Lands to Other Uses includes relevant criteria.

“Equally valuable land” is defined as land that:

- Is contiguous to the Regional Parks System unit containing the land proposed to be exchanged (within the same park/trail unit)
- Has comparable or better natural resource characteristics, and
- Could provide comparable or better recreation opportunities than the land being released from the covenant

Chapter 6, System Protection, Strategy 2: Conversions

Issues with respect to the alternative use, criteria 2:

Whether the specific site requirements for the proposed project are unique to the area proposed for conversion

The site requirements of the Graco Company campus master plan are unique due to the need for a contiguous parcel on both sides of 10th Avenue NE, which results in building and master plan efficiencies. Vacating 10th Avenue NE requires acquiring the full street right-of-way starting at the mid-point of the cul-de-sac on the western end.

Chapter 6, System Protection, Strategy 2: Conversions

Issues with respect to the alternative use, criteria 4:

Whether the proposed project is of greater benefit to the region than having the regional parks system unit remain in place

The proposed project benefits the region by helping facilitate development of an underutilized site. With the relocation of park land, the project allows the Above the Fall Regional Park to:

- *Secure easement access for the East Bank Trail*
- *Add width to the park for recreation amenities*
- *Expediate the development of the regional park*

Proposed Findings

The proposed master plan is consistent with the requirements of the *2040 Regional Parks Policy Plan*:

- Chapter 6, System Protection, Strategy 2, Conversion of Regional Parks System Lands to Other Uses
- Chapter 4, Siting and Acquisition Policy, Regional Parks: General Criteria
- Other Council policies

Proposed Action

- Approve the release of the restrictive covenant on 0.20 acres of Minneapolis Park and Recreation Board-owned land within Above the Falls Regional Park in exchange for placing a restrictive covenant on 0.20-acre of Minneapolis Park and Recreation Board-owned land adjacent to the regional park as described in Figure 3 and depicted in Figure 4.
- Approve the minor acquisition master plan boundary amendment to Above the Falls Master Plan that removes 0.20 acre and adds 0.20 acre as depicted in Figure 4.