

## Metropolitan Parks and Open Space Commission

Meeting date: June 3, 2014

For the Community Development Committee meeting of June 16, 2014

For the Metropolitan Council meeting of June 25, 2014

**Subject:** Crow-Hassan Park Reserve Master Plan Amendment, and Park Acquisition Opportunity Fund Grant Request for Crow-Hassan Park Reserve (27280 Tucker Road), Three Rivers Park District

**District(s), Member(s):** MPOSC District A, Rick Theisen

Policy/Legal Reference: MN Statute 473.313

**Staff Prepared/Presented:** Tori Dupre, Senior Planner (651-602-1621)

**Division/Department:** Community Development, Regional Parks and Natural Resources

### Proposed Action

That the Metropolitan Council:

1. Approve an amendment to the Crow-Hassan Park Reserve Master Plan to change the park reserve boundary to add the property at 27280 Tucker Road.
2. Authorize a grant of up to \$505,560 from the Parks and Trails Legacy Fund Acquisition Account to Three Rivers Park District to finance up to 75% of the costs to acquire a 38.56-acre parcel at 27280 Tucker Road for Crow-Hassan Park Reserve (Attachment 2), financed as follows:
  - \$111,369 from the FY2014 Parks and Trails Legacy Fund appropriation, and
  - \$394,191 from Metropolitan Council bondsThree Rivers Park District will match the grant with up to \$168,520, its 25% share of the total acquisition cost.
3. Authorize the Community Development Director to sign the grant agreement and accompanying documents including the restrictive covenant.

### Background

Three Rivers Park District requests an amendment to the Crow-Hassan Park Reserve Master Plan to add a property to the park reserve boundary, and requests a park acquisition opportunity fund grant of up to \$505,560 to acquire the subject property.

The 38.56-acre parcel is located at 27280 Tucker Road and borders the Crow Hassan Park Reserve in Hennepin County. The park reserve borders the subject property to the north and west, and County Road 203 to the east and south (**Attachment 3**). The Park District did not identify this parcel as an in-holding in the park reserve master plan since Hennepin County Department of Transportation had initially planned to diagonally cross the property with the future realignment of County Road 203.

However, when Hennepin County abandoned the road realignment project, and the owner expressed an interest in selling the property to the Park District, Three Rivers' staff reevaluated the park reserve boundary. Therefore, the Park District has negotiated a purchase price, and requests that the Metropolitan Council consider a master plan amendment to include the subject property within the park reserve boundary, as well as a park acquisition opportunity grant to assist the Park District in the acquisition (**Attachment 1**).

## Rationale

The Crow Hassan Park Reserve Master Plan Amendment is consistent with the requirements of the 2030 Regional Parks Policy Plan. The amendment addresses all required plan components outlined in the Policy Plan.

The Park District's grant request is consistent with the Park Acquisition Opportunity Fund Rules, which assists regional park agencies in acquiring land for the Metropolitan Regional Park System. Land must be within Metropolitan Council approved master plan boundaries. As of May 28, 2014, the cumulative total of all Park Acquisition Opportunity Fund grants is \$35,537,115 which acquired 2,818 acres.

All park acquisition opportunity grant agreements include an "agreement and restrictive covenant" that park agencies record to ensure that the property remains in regional recreation use. The Metropolitan Council's action authorizes the Community Development Director to sign the grant agreement and accompanying documents including the restrictive covenant.

## Funding

The Park Acquisition Opportunity Fund has two accounts: the Environment and Natural Resources Trust Fund and the Parks and Trails Legacy Fund. Pending the Metropolitan Council's May 28, 2014 action on two acquisition grants and the June 2014 action on a third grant (Three Rivers Park District, Intercity Regional Trail), the current Parks and Trails Legacy Fund account balance is \$1,984,997 which includes \$111,369 from the fiscal year 2014 Parks and Trails Legacy Fund appropriation, and \$1,854,717 of Metropolitan Council bonds.

Three Rivers Park District estimates the total acquisition costs for the 38.56-acre property at \$674,080, which includes grant-eligible expenses including the purchase price, appraisal, phase 1 environmental assessment, contamination remediation, legal services and closing costs, taxes and land stewardship as shown in Table 1. Two property appraisals valued the property at \$460,000 and \$485,000.

Table 1: Crow-Hassan Park Reserve Parcel Estimated Acquisition Costs

Cost Items	Amount
Purchase Price	\$550,000
Appraisal	\$1,800
Phase 1 Environmental assessment and contamination remediation	\$12,500
Legal services, closing costs, taxes, insurance	\$9,780
Land Stewardship (structure removal, boundary fencing, etc.)	\$100,000
<b>Total Acquisition (Estimated)</b>	<b>\$674,080</b>

The Park Acquisition Opportunity Fund grant will be financed with the revenue sources shown in Table 2, including fiscal year 2014 Parks and Trails Legacy funds and Metropolitan Council bonds. The Park District will fund the required 25% match (\$168,520) and does not request future reimbursement from a regional parks capital improvement program.

Table 2: Acquisition Grant Revenue Sources

Revenue Sources	Amount
Estimated Total Acquisition Costs	\$674,080
Grant Total (up to 75% acquisition total)	\$505,560
FY2014 Parks and Trails Legacy Fund (remaining fund balance)	\$111,369
Metropolitan Council bonds (remainder of grant request)	\$394,191
Local Match (25% of acquisition total)	\$168,520

The Metropolitan Council’s approval of this grant to Three Rivers Park District leaves an unobligated balance of \$1,460,526 in the Parks and Trails Legacy Fund acquisition account comprised solely of Metropolitan Council park bonds.

On July 1, 2014, the Parks and Trails Legacy Fund Acquisition Account will receive \$1,695,000 from Fiscal Year 2015 Parks and Trails Legacy Fund appropriation money, plus the Metropolitan Council bonds match of \$1,000,000 for a new balance of \$4,288,526.

### Known Support / Opposition

There is no known opposition to the master plan amendment, or the Park District’s grant request.

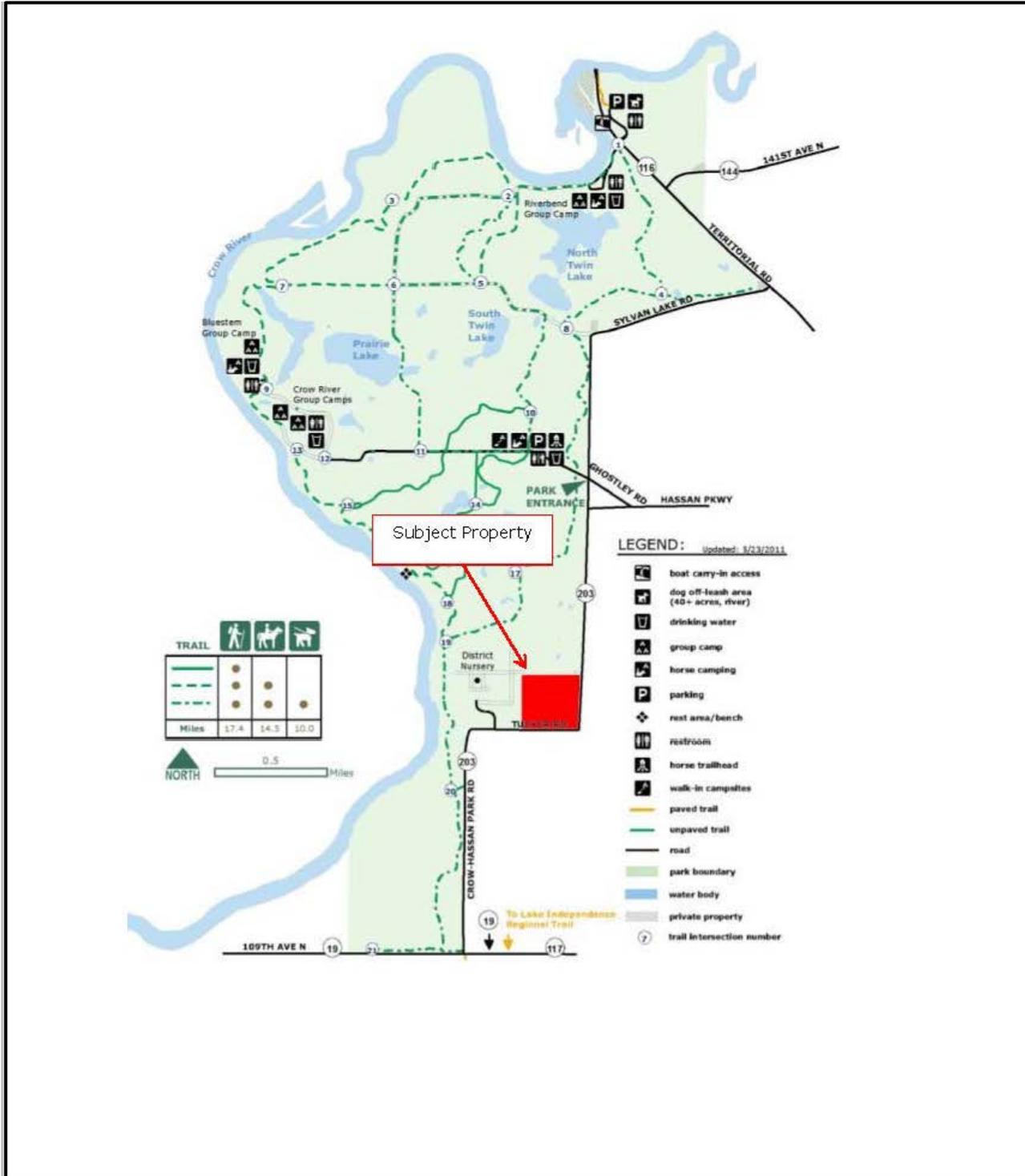
### Analysis

**Master Plan Amendment:** The 2030 Regional Parks Policy Plan requires that regional park master plans address the eleven items listed below.

**1. Boundaries and Acquisition:** Crow-Hassan Park Reserve is located along the Crow River in Hennepin County, in the Cities of Rogers and Hanover, MN. The 2,600-acre park reserve is bordered by the Crow River to the north and west and by County Roads 203 and 19 to the south and east. As a regional park reserve, Crow-Hassan provides a variety of outdoor recreational activities, while managing at least 80 percent of the park reserve as wild lands that protect the ecological functions of the native landscape.

The master plan amendment proposes to expand the park reserve boundary to add a 38.56-acre property shown in Figure 1 in red.

Figure 1: Crow-Hassan Park Reserve and Subject Property Addition



The 38.56-acre property is currently in agricultural use and includes a single family residence, two pole barns and other farm-related buildings. The Park District is evaluating the two pole barns for potential future use as equipment storage for the park reserve, but will demolish the home, garage and other structures, remove the well and septic, grade and seed the site.

**Figure 2: Crow River Park Reserve Boundary Addition parcel**



**Acquisition Costs:**

The Park District requests a park acquisition opportunity grant to finance up to 75 percent of the costs to acquire the subject property, and estimates that the total acquisition costs at \$674,080 (Table 2). The grant amount requested is up to \$505,560, with the Park District financing the required 25 percent match, or \$168,520.

**2. Demand Forecast:** Adding the subject property to Crow-Hassan Park Reserve meets the Park District’s policy, *“to protect parkland from undesirable encroachments or negative environmental impact, park boundaries will coincide with natural or existing features such as roads, water bodies.”* The subject parcel borders the park reserve boundary, and is not separated from the park reserve boundary by a road or natural feature. The Metropolitan Council’s visit estimates that show the park reserve had

approximately 36,500 visits in 2012. The Park District estimates that the addition of the subject parcel is not anticipated to alter annual visitation.

**3. Development Concept:** Crow-Hassan Park Reserve offers numerous recreational amenities including group camping, an off-leash dog area, and over 18 miles of multi-use trails for riding, hiking, cross-country skiing, and snowmobiling, as well as access to the Crow River. The Park District plans to develop three regional trails near the park reserve’s eastern boundary, and adding the subject property to the boundary will not change these development plans. Since the subject property is adjacent to the Park District’s nursery operation, the new area will create a buffer between the nursery and existing roads and trails.

The property is planned for an oak-aspen reforestation project, given the soil types. Park District staff will reforest the property using native species that are appropriate to the oak-aspen plant community, and will use plant materials grown in the Park District’s nursery.

Table 3 provides the estimated costs to complete the initial planting and to manage the vegetation for the first three years. The Park District anticipates no additional long term vegetation expenditures for the reforestation project, or costs to amend the park reserve boundary to include the subject property.

**Table 3: Estimated Development Costs - Reforestation Project**

Item	Estimated Cost
Materials and Hard Costs	
Seedlings	\$35,000
Equipment Rental/Usage	\$22,000
Cover Crop	\$7,200
Electric Fence	\$18,000
Labor	
Park District Staff preparation and maintenance	\$27,000
	\$22,200
<b>Total</b>	<b>\$131,400</b>

**4. Conflicts:** The master plan amendment presents no conflicts with other existing or proposed projects or land uses affecting the park reserve. The City of Rogers guides the land use of the subject property as residential estate and zones it agricultural, one unit per 40 acres. The City supports the master plan boundary amendment and took action to support the acquisition on February 14, 2012 (**Attachment 2**).

**5. Public Services:** The master plan amendment requires no change the Park District’s existing public services at the park reserve. There is no public water or sewer systems, and no transit service to this part of Hennepin County.

**6. Operations:** The subject property addition will not require significant long term maintenance, public safety, or facility expenditures. Crow-Hassan Park Reserve is operated under the Park District’s ordinances and policies, and has a full-time professional operations and maintenance staff.

**7. Citizen Participation:** On February 14, 2012 the Park District staff presented the proposed park reserve boundary adjustment to the Rogers City Council and received a resolution of support. The Park District held a public open house in February 26, 2009 at the City of Rogers Activity Center to review the proposed Crow-Hassan Park Reserve boundary modification following publication on the Park District’s website, a press release on February 17, 2009 and publication in the North Crow River News on February 23, 2009. The Park District also notified property owners within ¼ mile of the Park Reserve. At the open house, Park District staff received comments from approximately 20 citizens.

**8. Public Awareness:** Three Rivers Park District will make the public aware of the park reserve boundary addition through its marketing communication section which manages marketing, media relations, website information and promotion.

**9. Accessibility:** The Park District provides appropriate facility design and programming to all park and trail users. Future development will consider and implement accessible facilities and trails where appropriate as required to meeting the Americans with Disabilities Act standards.

**10. Stewardship Plan:** The Park District will manage the subject property within the existing park reserve management programs.

**11. Natural Resources:** The Minnesota Land Cover Classification System identifies four land covers within the subject property including cattail marsh, cropland, grassland and mixed trees. The County Biological Survey found no rare species or unique geology on the property. However, the Park District will use this resource inventory data to plan and complete the reforestation project.

### **Review by Other Council Divisions**

Metropolitan Council staff from Environmental Services, Community Development – Environment and Surface Water Management, Transportation Planning and Metro Transit reviewed the proposed Crow-Hassan master plan amendment and had no comments.

### **Conclusions**

The Crow-Hassan Park Reserve Master Plan Amendment is consistent with the requirements of the 2030 Regional Parks Policy Plan and other Council policies.

The Park District estimates the costs to complete the reforestation project on the subject property is \$131,400. Three Rivers Park District anticipates no additional costs resulting from the park reserve boundary addition.

Three Rivers requests a park acquisition opportunity fund grant (up to \$505,560) to finance up to 75 percent of the costs to acquire the project, and has provided a summary of grant-eligible expenses, consistent with the park acquisition opportunity fund rules.

**Attachment 1: Request Letter from Kelly Grissman, Three Rivers Park District**



May 1, 2014

Three Rivers  
Park District  
Board of  
Commissioners

Arne Stefferud  
Manager, Regional Parks and Natural Resources Unit  
Community Development Division  
390 North Robert Street  
St. Paul, MN 55101

Penny Steele  
District 1

Jennifer DeJournett  
District 2

RE: Crow-Hassan Park Reserve – Requests for:  
1) Park Master Plan Boundary Amendment; and  
2) Park Acquisition Opportunity Fund Grant

Dear Arne,

Daniel Freeman,  
Vice Chair  
District 3

Three Rivers Park District is respectfully submitting a Master Plan Boundary Amendment Request and Park Acquisition Opportunity Grant Request for Crow-Hassan Park Reserve in the City of Rogers.

John Gunyou,  
Chair  
District 4

The Park District has been working closely with the City and an adjacent Crow-Hassan Park Reserve property owner on the potential acquisition of a 38.6-acre parcel for the last several years. At the April 24, 2014, Board meeting the Park District Board of Commissioners executed a purchase agreement in the amount of \$550,000 to acquire the property contingent on several factors including the Metropolitan Council's approval of a master plan boundary adjustment and reimbursement request for 75 percent of acquisition costs estimated at \$505,560.

John Gibbs  
District 5

Per the Metropolitan Council requirements, the additional required documentation and background is enclosed and includes the following items:

Larry Blackstad  
Appointed  
At Large

- Draft Crow-Hassan Park Reserve Master Plan Amendment (includes documentation illustrating local support/approval via resolution (page 11))
- Copy of Board of Commissioners Board Action/Motion Approving the Master Plan Amendment and Purchase Agreement
- Metropolitan Council Documents and Cost Data Tracking Sheet
- Copy/invoice of Park District Appraisal
- Copy of Property Owner Appraisal
- Copy of Purchase Agreement
- Aerial Map of the property/Map showing Crow-Hassan Park Reserve Context
- Copy/Invoice of Environmental Phase 1 Assessment
- Property Tax Information

Steve Antolak  
Appointed  
At Large

Cris Gears  
Superintendent

Please process this request and forward to the Metropolitan Parks Open Space Commission, Community Development Committee, and Metropolitan Council at your earliest convenience.

Administrative Center, 3000 Xenium Lane North, Plymouth, MN 55441-1299  
Information 763.559.9000 • TTY 763.559.6719 • Fax 763.559.3287 • [www.ThreeRiversParks.org](http://www.ThreeRiversParks.org)

You may contact me at 763-695-7635 or [kgrissman@threeriversparkdistrict.org](mailto:kgrissman@threeriversparkdistrict.org) with any questions or concerns.

Thank you for your continued assistance through this process.

Sincerely,



Kelly Grissman  
Director of Planning

Enclosures

C: Jonathan Vlaming, Associate Superintendent

**Attachment 2: Rogers City Council action on Crow-Hassan Park Reserve master plan amendment**

**Reference 6D-4**

**RESOLUTION NO. 2012 - 09**

**A RESOLUTION OF SUPPORT FOR AMENDING THE MASTER PLAN BOUNDARY OF CROW-HASSAN PARK RESERVE AND THE RELATED ACQUISITION OPPORTUNITY**

**WHEREAS**, the City of Rogers recognizes Crow-Hassan Park Reserve as an important component of the regional parks system that serves residents of the City and the region; and

**WHEREAS**, the City of Rogers recognizes that an existing 38-acre property located at 27280 Tucker Road is immediately adjacent to the park reserve, is bordered on two sides by the park reserve and on two sides by roads, and as such is within the logical boundary of the park reserve as created by the existing road network; and

**WHEREAS**, the City of Rogers recognizes that inclusion of the 27280 Tucker Road property will protect the natural and recreational resources of the park reserve; and

**WHEREAS**, the City of Rogers recognizes that the owners of the property at 27280 Tucker Road are willing sellers, with the sellers initiating the request for the Park District to purchase their property; and

**WHEREAS**, the City of Rogers recognizes that Three Rivers Park District must amend the Crow-Hassan Park Reserve Master Plan Boundary to include the 27280 Tucker Road property prior to purchase of that property.

**NOW THEREFORE, BE IT RESOLVED**, that the City Council of the City of Rogers supports amending the Crow-Hassan Park Reserve Master Plan Boundary to include the property located at 27280 Tucker Road.

**BE IT FURTHER RESOLVED**, that the City of Rogers supports the acquisition of the property at 27280 Tucker Road by Three Rivers Park District.

Moved by Councilmember *Bell*, seconded by Councilmember *Ihli*

The following voted in favor of said resolution: *Bell, Bunting, Ihli, Stanley*

The following voted against the same: *None*

The following abstained: *None*

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the Clerk dated this 14th day of February, 2012.

  
\_\_\_\_\_  
Mayor (*Acting*)

ATTEST:

  
\_\_\_\_\_  
City Clerk

**Attachment 3: Crow-Hassan Park Reserve master plan amendment, boundary addition  
27280 Tucker Road**

