



RESOLUTION # 23-02
Authorization for Parkland Diversion and Dedication at Mica Park

WHEREAS, the Saint Paul Parks and Recreation Commission ("Commission") is an appointed body established to advise the Mayor and City Council on long-range and city-wide matters related to the Department of Parks and Recreation ("Department"); and

WHEREAS, the City of Saint Paul ("City") owns 1.5 acres of parkland at 2120 Montreal Avenue (parcel ID 172823410078) known as Mica Park and dedicated as parkland in the FORD plat; and

WHEREAS, the University of St. Thomas ("UST") is developing the site south of the Highland Bridge development at 101 Cleveland Avenue South (parcel IDs 172823410001 and 172823410002) ("Development Parcels"); and

WHEREAS, said development proposes to reconfigure the property boundaries north of the Development Parcels in the FORD plat, including the area containing Mica Park; and

WHEREAS, said proposal requires the vacation of Mica Park and re-establishment of a new Mica Park, which constitutes a diversion of parkland; and

WHEREAS, Section 13.01.1 of the City Charter requires that the Commission review any diversion or disposal of park property and present a recommendation to the Saint Paul City Council; and

WHEREAS, said section of the City Charter also requires an independent appraisal to determine the market value of parkland that is petitioned to be diverted; and

WHEREAS, an independent appraiser determined the value of the current Mica Park parcel as \$1,725,025.96, and determined the value of the proposed Mica Park parcel as \$1,952,582.20; and

WHEREAS, the UST development plan requires the platting of the Development Parcels and the additional area proposed to be reconfigured; and

WHEREAS, Chapter 69 of the City Legislative Code contains the City's subdivision regulations that govern how land is platted and otherwise subdivided; and



WHEREAS, Section 69.511 of said subdivision regulations govern the dedication of parkland that is required in subdivisions, including the requirement to dedicate up to 9% of suitable land for park purposes for residential and mixed-use developments; and

WHEREAS, a portion of the Development Parcels contain wetlands and slopes that are not suitable for park purposes; and

WHEREAS, there is not sufficient available land to complete the UST development, the 9% parkland dedication, and the other development components identified in the Highland Bridge master plan without dedicating the said unsuitable wetlands and slopes as parkland; and

WHEREAS, The University of St. Thomas has promised a cash donation of \$250,000 to the existing Mica Park budget to provide enhanced amenities for the community.

WHEREAS, Ryan Companies would remain responsible for the development of the relocated Mica Park per the 2019 Redevelopment Agreement; now, therefore, be it

RESOLVED, that the Saint Paul Parks and Recreation Commission concurs with the request to divert Mica Park by way of relocation, in a manner that meets all requirements of the Saint Paul City Charter relating to disposal or diversion of parkland, and in accordance with City Charter Section 13.01.1 recommends approval of the diversion by the Saint Paul City Council; be it further

RESOLVED, that the Saint Paul Parks and Recreation Commission recommends that parkland not be dedicated as part of the plat of the southeastern portion of the Highland Bridge site beyond what is required to relocate Mica Park as proposed.

Adopted by the Saint Paul Parks and Recreation Commission on May 11, 2023:

Approved:	Yeas	<u>6</u>
	Nays	<u>0</u>
	Absent:	<u>5</u>

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Attested to by:

Elizabeth Lee McDonald

Staff to the Parks and Recreation Commission