


REQUEST FOR COUNCIL ACTION

Date: May 11, 2015
Item No.: 14.a

Department Approval



City Manager Approval



Item Description: Request to Purchase Parcel PID 142923240029 for Stormwater and Wetland Mitigation Purposes

1 **BACKGROUND**

2 The Victoria Street reconstruction project involves reconstructing approximately one mile of
3 roadway from Larpenteur Avenue to County Road B. The project also involves constructing a
4 new pathway along this same stretch of roadway and also extending a new sidewalk from
5 County Road B to County Road B2 as part of the Park Renewal Program.

6 Part of this project requires the installation of stormwater infrastructure to accommodate existing
7 drainage concerns both on the roadway and on adjacent private property. The installation of this
8 infrastructure requires the construction of a treatment feature to handle runoff prior to draining
9 into the existing wetland on the west side of Victoria Street.

10 Additionally, the construction of the proposed sidewalk along the east side of Victoria Street will
11 involve disturbing and filling a small (approximately 2000 square feet) area of wetland along
12 Victoria Street. The City is required to mitigate this wetland fill at a 2:1 ratio.

13 Staff is proposing to construct a stormwater feature approximately 11,000 square-feet in size that
14 will accommodate both the required stormwater treatment as well as the wetland mitigation.
15 This feature is proposed to be constructed on a private parcel located just north of 1975 Victoria
16 Street, Parcel ID Number 142923240029. Currently, this vacant land has a diverse mix of
17 mature tree species in the upland, and has 0.65 acres of a Freshwater Forested/Shrub Wetland,
18 which is an extremely rare type in Roseville.

19 City staff had an appraisal completed for the parcel. The total market value of the parcel was
20 deemed to be \$96,500. The cost of the 11,000 square-foot easement needed for mitigation would
21 cost \$57,900 to purchase. Acquiring the 11,000 square-feet of upland would decrease the overall
22 value of the lot; the City would be severing the access from Victoria Street to the remaining
23 developable upland area on the west side of the property. City staff looked at alternative areas
24 for the mitigation, but the proximity to Victoria Street made this the least costly alternative, and
25 also required the least amount of upland damage required to construct the wetland.

26 If the City were to purchase the entire property, the 1.5 acre parcel has a lot of potential: the
27 City can protect the mitigation area and make long term maintenance more successful; add more
28 trees species to diversify the upland; the City can add a pathway to connect Reservoir Woods
29 open space to Pioneer Park; the City can ensure the protection of the local environmental
30 resources and no net loss of future wetlands in the area. It should be noted that none of these
31 proposals are currently funded but could be reviewed in future Capital Improvement Plans for
32 future implementation.

33 City staff is currently looking to partner with the Capitol Region Watershed District (CRWD) on
34 the acquisition of the parcel. The added protection to these water resources that ultimately drain
35 to Lake McCarrons would be beneficial to both parties. The Capitol Region Watershed District
36 will be considering our request for participation in the purchase of this parcel at their May 6th
37 Board meeting. Information on the result of the CRWD Board meeting will be presented at the
38 City Council meeting.

39 Staff has met with the property owners to discuss the purchase price. The property owners are
40 willing to sell this parcel to the City for the intended use.

41 If acquired, staff is proposing that this parcel be incorporated into the existing Pioneer Park
42 which borders this parcel to the north.

43 **POLICY OBJECTIVE**

44 Section 4.2 of the City’s Surface Water Protection Plan, Goal 2, Policy No. 3 states “The City
45 shall enforce the Shoreland, Wetland and Storm Water Management ordinance to regulate
46 alterations of shorelands and wetlands and to maintain existing aquatic, vegetation and wildlife
47 conditions to the maximum extent possible.” By acquiring this parcel, the City and watershed
48 will ensure the protection of the wetland buffer within this parcel and protect against potential
49 development on this parcel. The construction of the wetland feature will also help enhance the
50 water quality of the runoff currently entering this area from adjacent Victoria Street.

51 Also stated in the same plan, Section 4.6 Coordination and Collaboration, Goal 6 (Coordination
52 and Collaboration), Policy No. 4, “The City shall seek opportunities to leverage limited available
53 funding through project partnerships.” The City and CRWD potentially can partner in the
54 acquisition of this parcel for the overall benefit of the adjacent wetland features as well as the
55 overall watershed district.

56 **FINANCIAL DISCUSSION**

57 An appraisal of the property determined that the cost of the necessary drainage and utility
58 easement would be approximately \$57,900 while the total value of the parcel is \$96,500.

59 Staff would use funds from the City’s Stormwater Utility Fund for the purchase of either the
60 easement or the full parcel. If we are successful in obtaining a grant from the Capitol Region
61 Watershed District, those funds would offset the use of the Stormwater Utility Fund.

62 **STAFF RECOMMENDATION**

63 Staff recommends Council approve the purchase of the Parcel PID 142923240029 in the amount of
64 \$96,500 with cost participation from the Capitol Region Watershed District.

65 **REQUESTED COUNCIL ACTION**

66 Approve the purchase of the Parcel PID 142923240029 in the amount of \$96,500 with cost
67 participation from the Capitol Region Watershed District.

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Prepared by: Marc Culver, Public Works Director
Attachments: A: Parcel Figure



Wetland Boundary & Easement Location

Parcel North of:
1975 Victoria Street
 Roseville, MN 55113

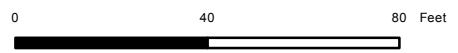


Prepared by:
 Engineering Department
 March 13, 2015

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Data Sources and Contacts:
 * Ramsey County GIS Base Map (12/02/13)
 * City of Roseville Engineering Department
 For further information regarding the contents of this map contact:
 City of Roseville, Engineering Department,
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Type
 Parcel 1.52 AC
 Wetland 0.65 AC



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