

MEMORANDUM
Comfort Lake-Forest Lake Watershed District

To: Board of Managers

Date: July 12, 2016

From: Mike Kinney

Subject: Land Acquisition Review

Background/Discussion

At the March 24, 2016 Regular Board Meeting the Board of Managers approved a scope of work for EOR to provide technical assistance supporting the District's Land Acquisition and Management Program. The total cost to conduct the initial site screening and complete project scoping evaluations for the two identified sites was not to exceed \$6,400. Since the approval of that scope of work, \$2,952.80 has been spent on engineering costs for this project.

The purpose of this agenda item is for the board to review the resulting findings from that scope of work.

As a reminder, two properties were reviewed in accordance with the District's Land Acquisition and Management Program (District-Wide 5920) within the Watershed Management Plan. In general, the properties are described as:

- Site A - Parcel located in commercial area of Forest Lake, tributary to the Target ditch and Comfort Lake.
- Site B - Parcels located west of I35 adjacent to commercial areas draining east under the freeway and tributary to Comfort Lake.

Staff requests that the board accept the findings of the report.

Attached: Land Acquisition and Management Review technical memo

Project Name	Land Acquisition Review	Date	07-06-2016
To / Contact info	Mike Kinney, CLFLWD		
Cc / Contact info			
From / Contact info	Jason Naber Greg Graske, P.E.		
Regarding	Land Acquisition Evaluation Results for Two Sites in Forest Lake, MN		

In support of the Comfort Lake Forest Lake Watershed District (CLFLWD) Land Acquisition and Management Program (hereafter, Program; District-Wide 5920) and at the request of the District Administrator, EOR has evaluated two sites, three parcels in total, against the criteria found in the CLFLWD Watershed Management Plan. For the purposes of this evaluation, the two sites will be referred to as Site A and Site B; both of which are in the City of Forest Lake.

Site A Summary

Site A is a 1.99 acre parcel located in the NW corner of 9th Avenue SW and SW 15th Street. This site did not score well against the parameters identified in the Program and there has been some recent interest from a private party in acquiring the parcel. Overall the site should be considered a low priority for acquisition and therefore it is not recommended the District continue to pursue acquisition discussions for Site A.



Figure 1: Site A Location Map

Site B Summary

Site B consists of two parcels (9.85 & 0.30 acres) and is located in the northwest corner of Interstate 35 and West Broadway. This site is considered moderate priority and has potential to provide some limited watershed benefits if site restoration activities are implemented. The parcel has very limited development potential due to its extensive wetland area. The upland area is not accessible without wetland impacts.



Figure 2: Site B Location Map

The ditched wetlands that drain east towards Bixby Park provide some opportunity for restoration. From a brief site visit and interpreting LiDAR contours it appears the site may support some type of ditch blockage project if the adjacent landowner to the south and west were a willing partner. Additional site information, including detailed contours, low floor elevations of adjacent structures and outlet elevations, are needed. Creating additional storage and water quality treatment for the commercial properties west of I-35 would have water quality benefits for downstream resources such as the Sunrise River and Comfort Lake. Expanding a project to include the undeveloped portions of the adjacent properties would provide greater opportunity for treatment. If the project were limited to the two parcels comprising Site B, it would be less cost effective to construct a project. This would likely require excavation to create the additional storage at a much greater cost and complex wetland permitting.

Site A & B Summary of Metrics

The following table summarizes the metrics used in evaluating both parcels. The categories used for ranking were taken directly from the Land Acquisition and Management Program (District-Wide 5920).

Table 1: Summary of Metrics used in Parcel Evaluation

	Site A	Site B
<i>Parcel Number(s)</i>	7.032.21.43.0006	07.032.21.12.0010
		07.032.21.11.0010
<i>City</i>	Forest Lake	Forest Lake
<i>County</i>	Washington	Washington
<i>Contributing Drainage Area (ac)</i>	32	83.2
<i>CLFLWD Lake Management District (LMD)</i>	Comfort LMD	Comfort LMD
<i>Catchbasin</i>	CL32	CL05
<i>Parcel(s) Size in Acres</i>	1.99	10.15
<i>Potential suitability of the property for a capital project or other project identified in the Plan:</i>	low	medium
<i>Potential for the land rights to facilitate the District's pursuit of water quality, flood management or other water resources goals identified in the Plan, with respect to specific waterbodies or more generally:</i>	low	medium
<i>The Market value of the rights to be acquired, by means of appraisal or other valuation as the Board of Managers determines appropriate for the transaction:</i>	NA	NA
est. market value	\$26,200	\$24,000
Tax paid 2016	\$1,252	\$682
The water resource value of the acquisition:	low	medium
<i>Consistency of the District's acquisition with the city's or township's land use classification and plans and potential for collaboration on use of the property:</i>	low	low
<i>The extent to which the water resource purposes of the acquisition may be achieved without the District's spending public funds, due to physical, regulatory or similar constraints on use of the property:</i>	low	high
<i>Ongoing property management costs:</i>	low	medium
<i>The District's ability to dispose of its property interests if its potential use for a capital or other project fails to materialize:</i>	low	medium