



**Minneapolis  
Park & Recreation Board**

*Administrative Offices*  
2117 West River Road  
Minneapolis, MN 55411-2227

*Operations Center*  
3800 Bryant Avenue South  
Minneapolis, MN 55409-1000

*Phone*  
612-230-6400  
*Fax*  
612-230-6500

[www.minneapolisparcs.org](http://www.minneapolisparcs.org)

*President*  
Anita Tabb

*Vice President*  
John Erwin

*Commissioners*  
Brad Bourn  
Meg Forney  
Steffanie Musich  
Jon C. Olson  
Scott Vreeland  
Liz Wielinski  
M. Annie Young

*Superintendent*  
Jayne Miller

*Secretary to the Board*  
Jennifer B. Ringold



17 August 2017

Ms. Breanna Rothstein  
City of St. Anthony  
3301 Silver Lake Road  
St. Anthony, Minnesota 55418

RE: **The Village LLC Development  
St. Anthony, Minnesota**

Dear Ms. Rothstein:

The Minneapolis Park & Recreation Board (MPRB) is submitting comments related to The Village LLC Development, located at Kenzie Terrace and Stinson Parkway, in the City of St. Anthony.

The MPRB was created by an act of the Minnesota Legislature in 1883. It serves as an independently elected, semi-autonomous governmental unit responsible for governing, maintaining, and developing the Minneapolis park system. The MPRB exists, in part and according to its mission, to “permanently preserve, protect, maintain, improve, and enhance is natural resources, park land, and recreational opportunities for current and future generations.”

Particular to The Village LLC Development, the MPRB owns and operates Stinson Parkway, located along the proposed project’s west border. For the purposes of this review, Stinson Parkway is considered to be parkland, not right-of-way, which places MPRB staff in the position of advocating for its protection and perpetuation according to the goals and policies of the MPRB.

The MPRB has been provided a set of drawings dated 2017-07-17 and prepared by BKV Group and Wenck. Comments are based largely on a review of those drawings and include:

- a) Any feature of the development extending beyond the west property boundary of The Village LLC Development is considered to be an encroachment upon parkland and is subject in their entirety to review by the MPRB. This includes driveways and walkways, grading or reshaping of the earth, retaining walls, and lighting fixtures, as well as any above or below-grade utilities. To date, no application for encroachment has been made to the MPRB. Any approvals offered by the City of St. Anthony that rely upon the use of any portion of Stinson Parkway shall be made contingent upon MPRB granting of a permit to encroach upon parklands.
  - o The proposed development includes several walkways extending onto parkland from the subject property. Each is considered an encroachment onto parkland. According to MPRB policies, the developer will be required to apply for a permit for these walkways to encroach upon parkland.

- The MPRB requires a formal review with the City of St Anthony and the City of Minneapolis of the pre and post development drainage patterns and proposed stormwater treatment, to ensure that additional stormwater is not making its way on to parkland.
  - Retaining walls currently extend from the subject property onto parkland. The MPRB will require that these walls be removed from parkland. If they are to remain on parkland or will be replaced on parkland, and according to MPRB policies, the developer will be required to apply for a permit for these retaining walls to encroach upon parkland.
  - The current driveways are considered an undocumented encroachment onto parkland. Other aspects of this letter offer more detail relative to those existing features and any potential changes thereto. According to MPRB policies, the developer will be required to apply for a permit for the driveways to encroach upon parkland.
- b) The MPRB limits access to parkways from streets and drives to the greatest degree practicable. The MPRB understands that three driveways currently extend from the subject property onto Stinson Parkway. The MPRB will not allow any relocation or adjustment to the current driveway openings without permissions, which in this case may require approval of the Board of Commissioners. As it appears the roadways within The Village LLC Development are private, and if adjustment or reconstruction of any of the driveway openings is required, the MPRB will require driveway aprons to meet its specifications and requirements.
- c) Commercial truck traffic is not permitted on MPRB parkways. The MPRB requests that, the proposed project is approved, regulatory signage be included to deter commercial truck traffic of any kind from moving onto Stinson Parkway. This includes construction truck traffic that may occur as a part of the construction of the project. If commercial truck traffic entering upon the parkway occurs, the MPRB may determine it to be necessary to close access points from the proposed project onto Stinson Parkway. The MPRB encourages the City of St. Anthony to consider required emergency vehicle access to the proposed project should the MPRB be placed in the position of closure of access points onto Stinson Parkway.
- d) The MPRB does not currently clear snow from the sidewalk along Stinson Parkway. The proposed development may determine it to be necessary to have snow cleared, in which case an agreement with the developer will be necessary.
- e) The MPRB has not had the opportunity to review a traffic study related to impacts on the intersection of Stinson Parkway and 26<sup>th</sup> Avenue NE. However, the combination of a sidewalk and significantly increased traffic from the proposed development may suggest additional lighting is necessary. The MPRB will explore the need for increased lighting, but the cost of the lighting would be driven by the proposed development and the costs thereof, if determined to be necessary, would be borne by the developer.
- f) The existing conditions drawings indicate several trees on or near parkland. It is unclear in the drawings if those trees are intended to remain as a part of the project, but any removal of a tree on parkland requires approval by the MPRB.

Ms. Breanna Rothstein  
City of St. Anthony  
Page 3

- g) The MPRB ordinances do not allow more than six hours of parking nor overnight parking between midnight and 6:00am within parks or along parkways, but may establish parking zones to place restrictions based on patterns of use or if problems arise with parked cars.
- h) The MPRB has no capital or rehabilitation projects planned in the area of the proposed development. Any need to modify parkland to accommodate the proposed development will be borne by the developer.

The MPRB appreciates the opportunity to offer comments on the proposed project. Should you have questions, please contact Cliff Swenson, Director of Design and Project Management, at 612.230.6473.

Sincerely,



Michael Schroeder, *Assistant Superintendent for Planning Services*

Copy: Liz Wielinski, *MPRB Commissioner, District 1*  
Jayne Miller, *MPRB Superintendent*