

**POSITION PAPER v.2: OPPORTUNITY CONCERNING BERTEAU SITE**

Sequence of Potential Events:

Developer buys property from hospital and is responsible for clean up

Developer applies to City for subdivision of property

City negotiates to trade to the developer its property (3+ acres in alignment with existing homes), along with financial contributions from the Park District and School District, in exchange for developer trading five to six acres elsewhere on the site to the City

City trades those five to six acres to Park District for Park District's six acres at Golden Meadows

City constructs expanded stormwater storage on six acres at Golden Meadows

Park District operates soccer field and, potentially, garden plots, on five to six acre Berteau site

In the future, Park District would swap the five to six acre Berteau site to SD 205 for a mutually agreed upon comparable amount of open space owned elsewhere by SD 205 so that a new school could be built on the Berteau property "park" site

Benefits:

No public funds are directly expended to get the best land uses in place for the community (stormwater, new housing, parks, (potentially school s long-term))

City realizes economic development (new homes) and greater capacity for stormwater storage at Golden Meadows

Stormwater mitigation is realized for the Pine Street and Geneva Avenue neighborhoods without having to construct major flood storage facilities in two park sites (East End and new park at Berteau)

A park site (Golden Meadows) that has generated consternation amongst neighbors is eliminated

**FACTS AND FIGURES**

**REAL ESTATE**

|                     |            |
|---------------------|------------|
| EMH Berteau Site    | 11.2 acres |
| City Property       | 3+ acres   |
| Golden Meadows Park | 6 acres    |
| Field School Site   | 4.1 acres  |

**FINANCIAL**

Subdivision Ordinance Donations

Park District (\$1,250 x est. 50 units = \$62,500)

School District (\$6,500 x est. 50 units = \$325,000)