

## MLT Existing Protection Acquisition Description

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**Sent:** Tuesday, January 3, 2023 4:48 PM

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**Subject:** RE: Project with Existing Protection

All:

I've attached a map that depicts the proposed project in question (Exhibit B Map). The property lies along the St. Croix River in northern Washington County, and abuts the City of Scandia's Wind in the Pines Park; Falls Creek Scientific and Natural Area lies immediately adjacent to the park on the north side, with another MLT conservation easement immediately north of that. See the Reference Map for the positioning of these properties.

A series of scenic conservation easements held by the National Park Service lie along the bluffs of the St. Croix River, and it is one associated with a portion of our prospective conservation easement that brings into play existing protection. You can see the location of the NPS scenic easement on the attached Exhibit B map.

In many aspects, the NPS and MLT easements are similar in that they:

- Restrict utilities except to serve property;
- Prohibit industrial use, mining
- Prohibit commercial facilities
- Allow for harvesting timber only in accordance with forest management practices acceptable to NPS
- Prohibit signs or billboards
- Prohibit dumping

The Land Trust's easement will add additional strength to two primary easement terms:

- Altogether eliminates development (with the exception of the current homestead); NPS allows for development in areas outside of the view of the river in accordance with local zoning and no more than one building every 1.5 acres.
- Provides for and encourages broader ecological management of the property, and restricts the harvesting of trees.

We propose to place an easement over the entirety of the property, with a building envelope around the existing structures. We will use the appraisal process to determine the extent to which, if any, value associated with MLT's easement lying over the top of the existing NPS easement. For example, what value does that further curtailing of development rights by MLT's easement add to the value of our easement.

As stated previously, this process was used nicely with our St. Croix River (Science Museum of Minnesota) easement, where the entirety of the property was covered by NPS Scenic Easements. LSOHC approved that project through a similar process.

I'd be happy to further discuss this with you.

Wayne