

# **Maplewood Properties**

## Community Engagement Update

**May 11, 2021**

## **Agenda**

### **Introductions**

Kari Collins, Community & Economic Development

### **Community Engagement Update**

John Slack, Perkins & Will

### **Next Steps**

Kari Collins, Community & Economic Development  
Jean Krueger, Property Management

### **Questions and Discussion**

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Perkins&Will

# **South Maplewood – Century Ave Redevelopment Properties**

*Ramsey County Presentation*



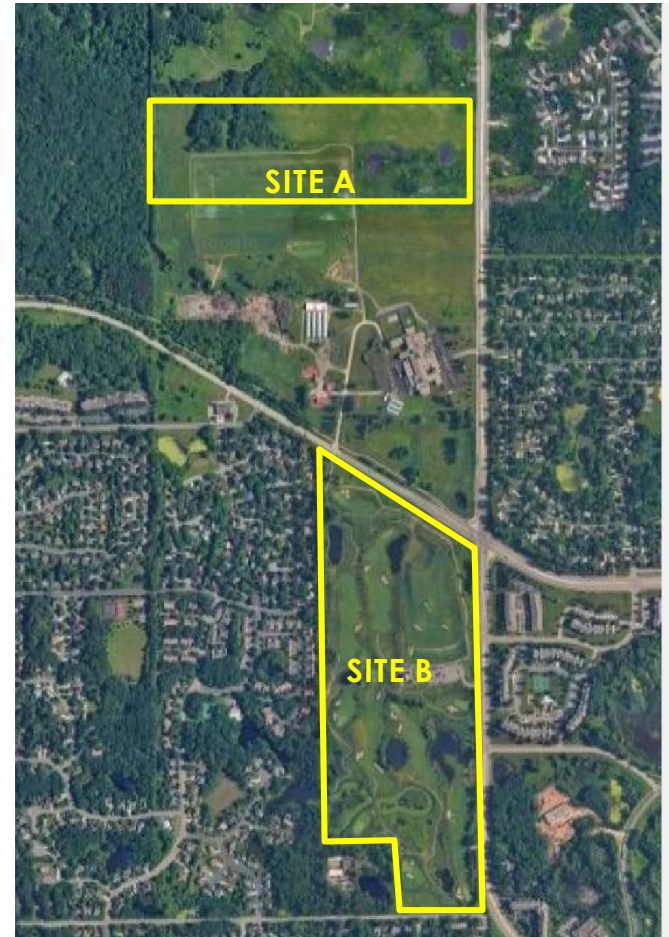
# Agenda

Overview

Engagement Summary

Site Frameworks

Recommendations





## Site Overview

**Site A** is a County-owned, 77-acre undeveloped site in the eastern portion of Maplewood's Battle Creek neighborhood with access from South Century Avenue. To the south is the Ramsey County Correctional Facility; to the North and West is Battle Creek Regional Park. To the east is residential property in the City of Woodbury.

**Site B** is the County-owned 88-acre Ponds at Battle Creek golf course, 601 South Century Avenue. To the north, across Lower Afton Road, is the Ramsey County Correctional Facility.

Sites included in study



# Ramsey County Vision and Goals

## Vision

*A vibrant community where all are valued and thrive.*

## Goals

**Strengthen individual, family and community health, safety and well-being**

through effective safety-net services, innovative programming, prevention and early intervention and environmental stewardship.

**Cultivate economic prosperity and invest in neighborhoods with concentrated financial poverty**

through proactive leadership and inclusive initiatives that engage all communities in decisions about our future.

**Enhance access to opportunity and mobility for all residents and businesses**

through connections to education, employment and economic development throughout our region.

**Model fiscal accountability, transparency and strategic investments**

through professional operations and financial management.



**WELL-BEING**



**PROSPERITY**



**OPPORTUNITY**



**ACCOUNTABILITY**

# Ramsey County: Economic Competitiveness and Inclusion Plan



**Cultivate economic prosperity and invest in neighborhoods with concentrated financial poverty**



**Enhance access to opportunity and mobility for all residents and businesses**

## Ensure Place-Based Inclusion, Create Resilient and Equitable Communities



Preserve and Increase supply of rental housing units for lowest-income residents



Foster inclusive development within County transit corridors



Expand affordable home ownership opportunities and improve housing stability for communities that have experienced historic wealth extraction



Support communities in equitable site development (e.g. procurement, contracting, site prep, etc.)

## Foster Economic Competitiveness, Innovation, and Transformation



Sustain and accelerate workforce recovery programs



Develop pathways to entrepreneurship and Black, Indigenous, and People of Color business ownership



Attract and Grow high-wage industry and innovation: tech, advanced manufacturing and life sciences



Strengthen business retention and expansion infrastructure to support communities

**When we are successful, Ramsey County will experience...**



**Fiscal Health**



**Inclusive Wealth Building**



**Economic Resilience**

## **Ramsey County 21st Century Parks Initiative**

In 2019, Ramsey County began the development of a vision to redefine parks and recreation for the communities of Ramsey County for the 21st century. In advancing a 21st century parks and recreation system, the county will:

- Take a residents first approach
- Engage in authentic and constructive community dialogue with underrepresented communities
- Be nimble and responsive
- Advance racial health and equity

# City of Maplewood 2040 Comprehensive Plan – Guiding Principles

The City of Maplewood has an approved set of guiding principles that describe community values that will be achieved through the implementation of the 2040 Comprehensive Plan.

- **Resilience:** The City has and will continue to promote balanced, sustainable, and supportive practices in order to ensure the needs of the present are met without comprising the ability of future generations to meet their needs.
- **Equity:** Equity is focused on making sure everyone has the resources they need to lead a healthy, productive life.
- **Health:** The health of Maplewood is directly related to the physical and mental health of its residents and employees. To improve health the City and its partners will not only need to address access to health services but issues like safe housing, healthy food access, active living, and community connections.
- **Age-Friendliness:** Maplewood is a community where individuals and families of all ages are welcomed, included, and supported. Age-friendliness addresses accessibility, walkability, and safety in the public realm as well.

# Engagement and Outreach Avenues

(November to present date)



Attendees: +/- 10 user group representatives

January - April 2021

Small group focused conversations with stakeholders with local and regional perspectives

## Stakeholder Conversations



### Community Meeting 01

Virtual meeting with community members and stakeholders to collect feedback, data, and information on potential site uses

Topics Presented: Masterplanning process, regional and high level site analysis

November 19, 2020

Attendees: Virtual Meeting with over 130 participants

Over **135** individuals participated



### Online Survey 01

Survey with materials presented in Community Meeting to collect feedback, data, and information on use

November - December 2020

Participants: 495 responses

**495** collected responses



### Community Meeting 02

Meeting to share analysis, get feedback and input on potential future land uses

Topics Presented: Survey 01 results, site scale analysis, online polling on land use and development preferences

January 27, 2021

Attendees: Virtual Meeting with over 110 participants

Over **130** individuals participated



### Online Survey 01

Survey with materials presented in Community Meeting to collect feedback, data, and information on use

January - February 2021

Participants: 335 responses

**335** collected responses



### Community Meeting 03

Present Design Frameworks and Checklist to evaluate site scenarios for each site

March 10, 2021

Attendees: Virtual Meeting with over 130 participants

**110** collected responses

# Community Meeting 1 and Survey

Summary of  
what we heard:



## APPRECIATION FOR AND PROTECTION OF NATURAL SPACES

Wetlands, Plant Communities, Wildlife

## SUPPORT OF GOLF

Programming, Facility Expansion

## PUBLIC RECREATION

Walking Trails, Bicycle Paths, Parks, Sports  
Facilities, Nature Viewing

## COMMUNITY SUPPORTED LAND USES

Housing, Mixed Use, Retail,  
Community Gathering Space

## FOOD RESOURCES

Community Gardens, Market, Expanded Food  
Access, Food Safety

# Community Meeting 2 and Survey

## OPEN SPACE

- Supported passive, programmed, agriculture, alternative energy
- Outside zip codes support passive types
- Adjacent zip codes also like active

## COMMERCIAL DEVELOPMENT

### Commercial Development (preferred)

- Adjacent: No response / Ag / Coffee Shop
- Outside: No response / Ag / Coffee Shop

### Commercial Development (not preferred)

- Adjacent: Large Box Retail / Industrial / Neighborhood Retail / Hotel
- Outside: Large Box Retail / Industrial / No Response

## PUBLIC / INSTITUTIONAL

- Adjacent: Library, No Response, Community Center
- Outside: No response / Library / Community Center

## HOUSING

### Housing (preferred) – Site A

- Adjacent: No Response / Independent Living Senior Housing / Single Family
- Outside: No Response / Affordable Apts / Workforce Apts

### Housing (preferred) – Site B

- Adjacent: No Response / Independent Living Senior Housing / Affordable Apts
- Outside: No Response / Affordable Apts / Independent Living Senior Housing

### Housing (not preferred) – Site A

- Adjacent: Luxury Apts / Market Rate Apts / Affordable Apts
- Outside: Luxury Apts / No Response / Single Family Detached

### Housing (not preferred) – Site B

- Adjacent: Luxury Apts / Affordable Apts / Workplace Apts
- Outside: Luxury Apts / No Response / Single Family Detached



## Stakeholder Meetings

## Organizations:

- City of Maplewood Planning Commission Members
- St Paul Chamber of Commerce
- City of Maplewood Community Design Review Board Commission
- Members MN Housing Partnership
- City of Maplewood Housing and Development Commission
- Ramsey County Public Health
- Visible City
- Met Council
- Twin Cities Land Trust
- Institute of the Environment (U of MN)
- Friends of the Mississippi
- Friends of Maplewood Nature
- The United Hmong Family, Inc
- Saint Paul Indians in Action
- Hmong 18 Council
- African American Leadership Forum
- American Indian Family Center
- Tiwahe Foundation

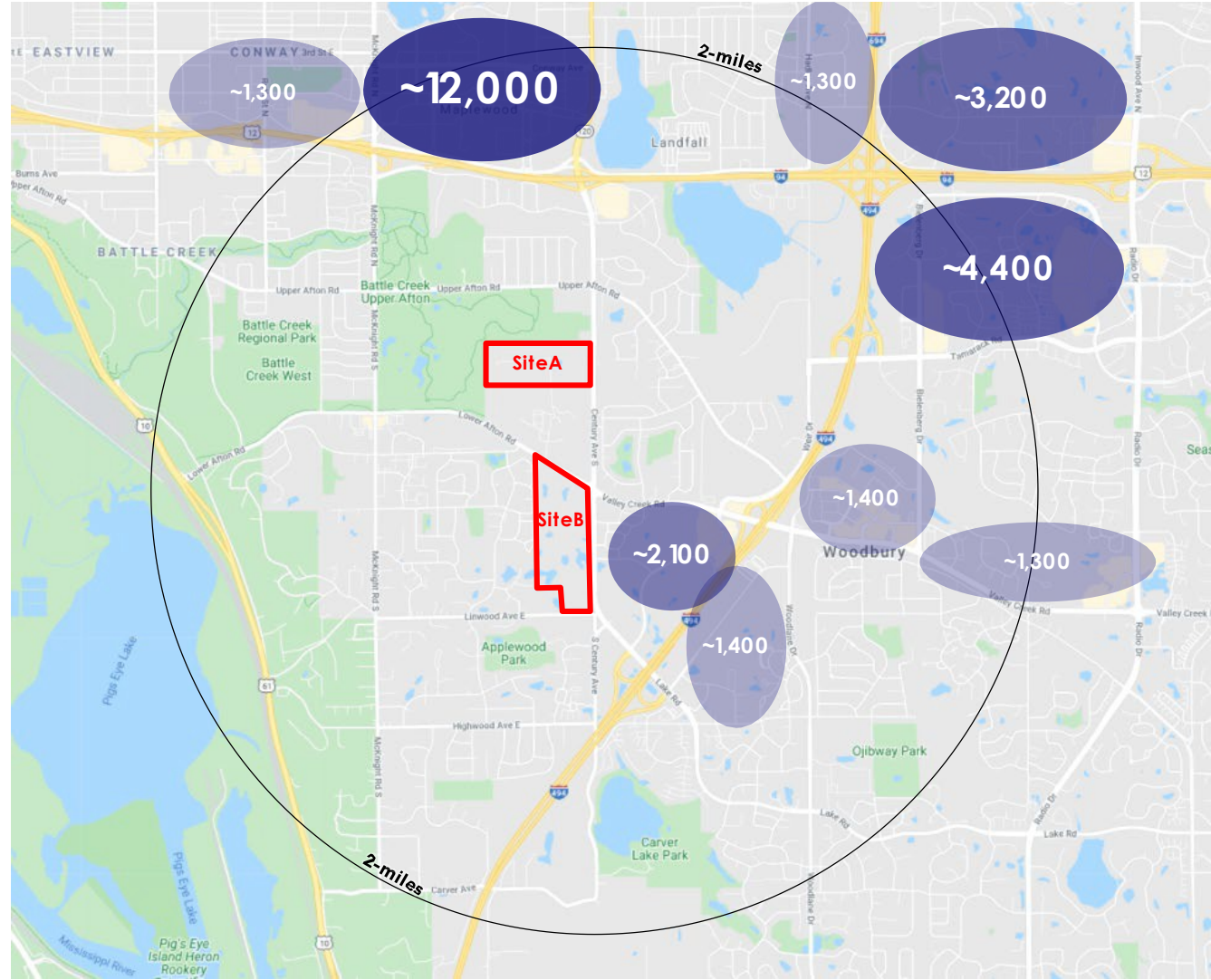
## Stakeholder Meetings

### Themes we have heard:

- Neighborhood Scale and Character
- Mix of Different Housing Typologies
- Affordable Housing Options with a Path to Ownership
- Food Access & Community Supported Agriculture
- Improved Public Transit & Multi-model access
- Equitable Development
- Community Space
- Improved Community Services
- Ensure Diverse Community Members have Equal Access to Development and Amenities
- Ecological Assessment of Properties

# Major Employment Districts

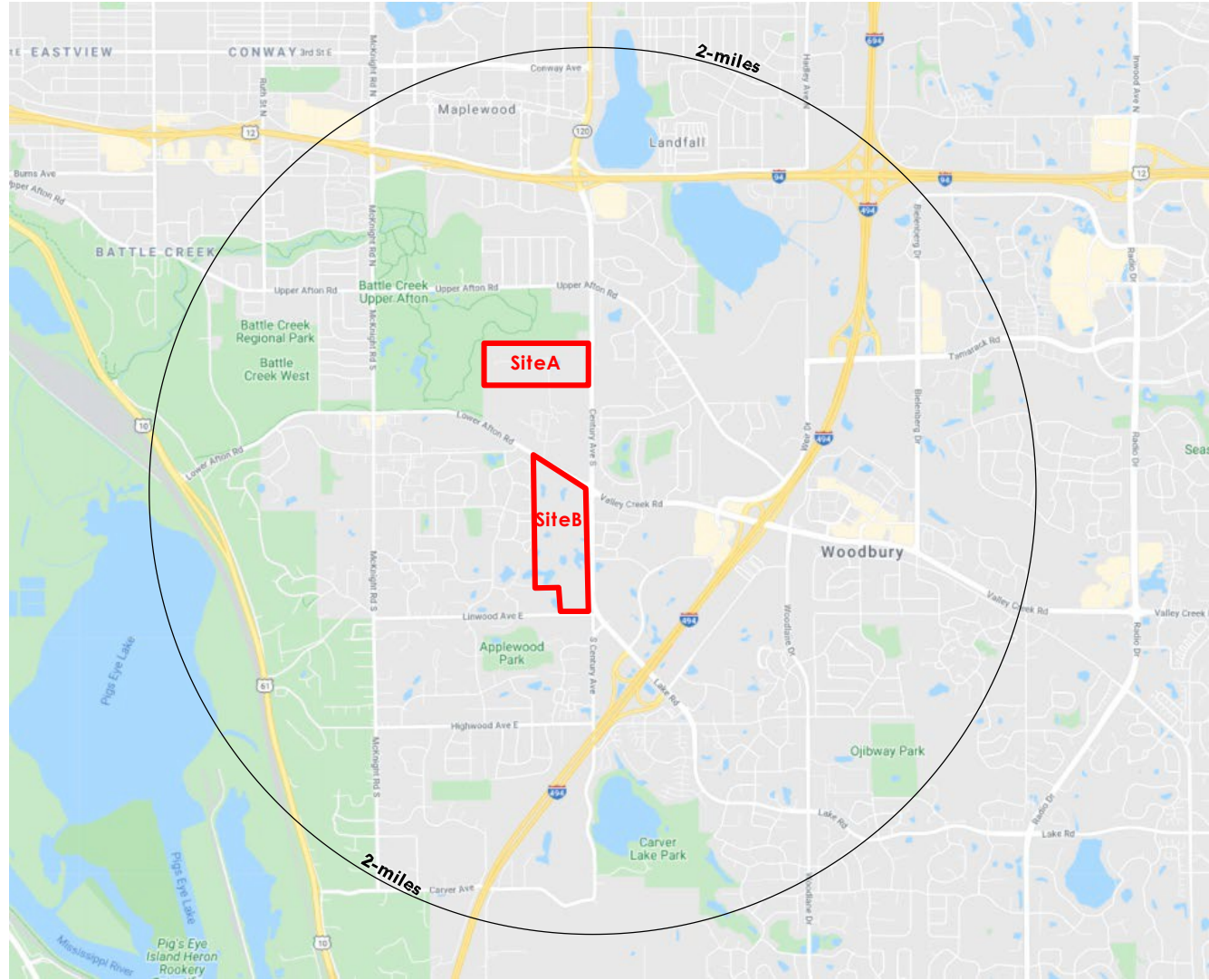
- 3M's world headquarters anchors a regionally significant concentration of jobs along I-94 just to the north of Site A
- The Woodwinds Medical Center anchors a significant employment area just east of Site B



# Racial/Ethnic Diversity

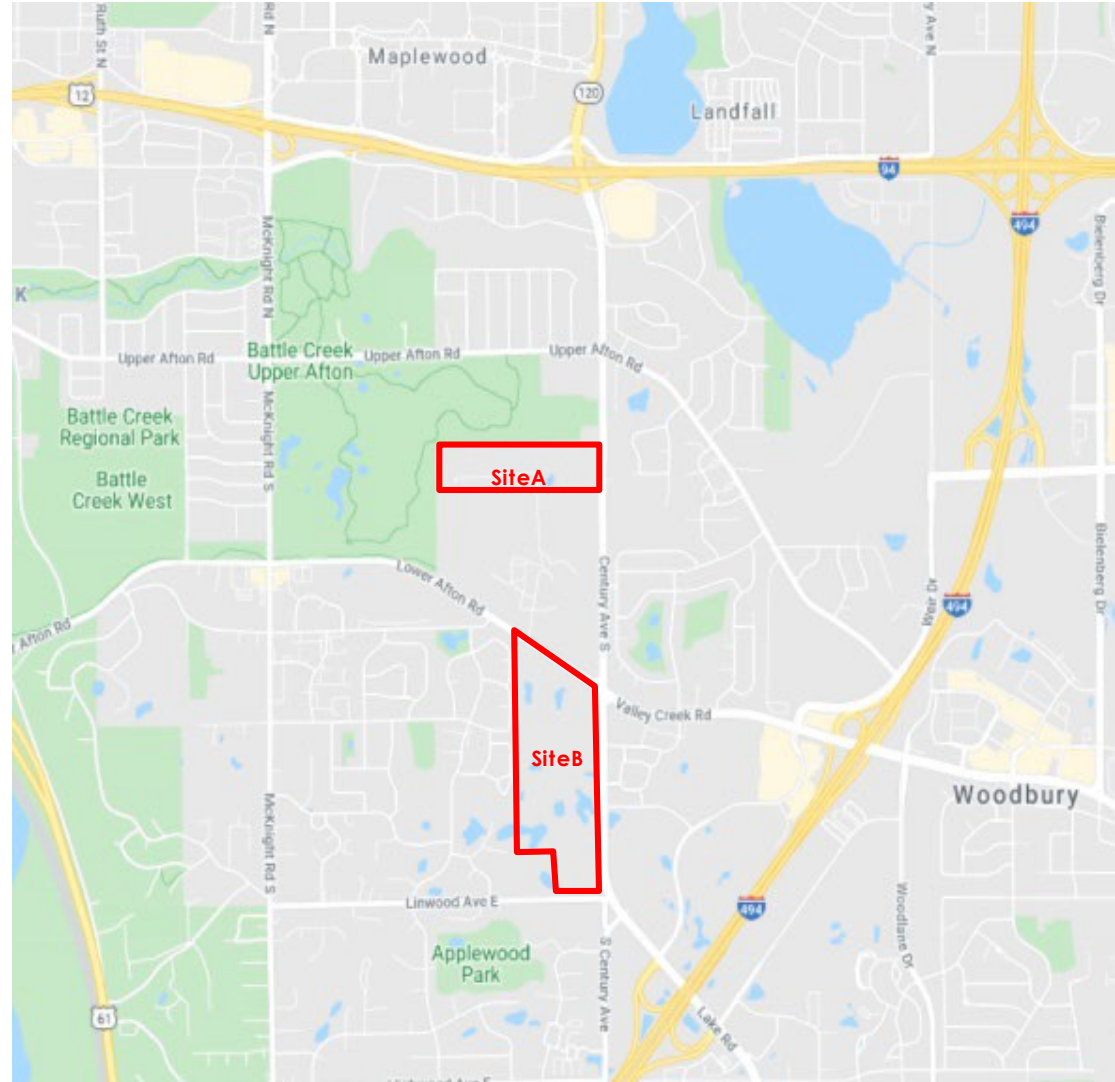
| Race/Ethnic Group | Within 2 Miles |
|-------------------|----------------|
| American Indian   | 0.6%           |
| Asian             | 9.2%           |
| Black             | 17.6%          |
| Latinx            | 4.8%           |
| Pacific Islander  | 0.1%           |
| Multi-Racial      | 3.2%           |
| White             | 65.3%          |

Data Source: Justicemap.org



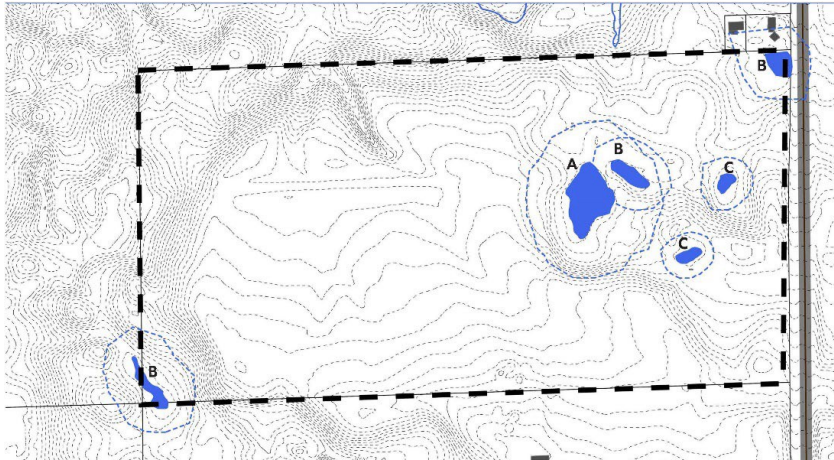
## Marketable Site Characteristics


- Close to Battle Creek Regional Park
- Adjacent to Carver Elementary School (Site A)
- Direct connection to I-94
- Convenient connection to I-494
- Proximate to major employment areas
- Large enough to include a mixture of uses (including open space)
- Less than 1 mile from prominent retail area (Valley Creek)
- Less than 10-minute drive to downtown Saint Paul
- Within an established residential area






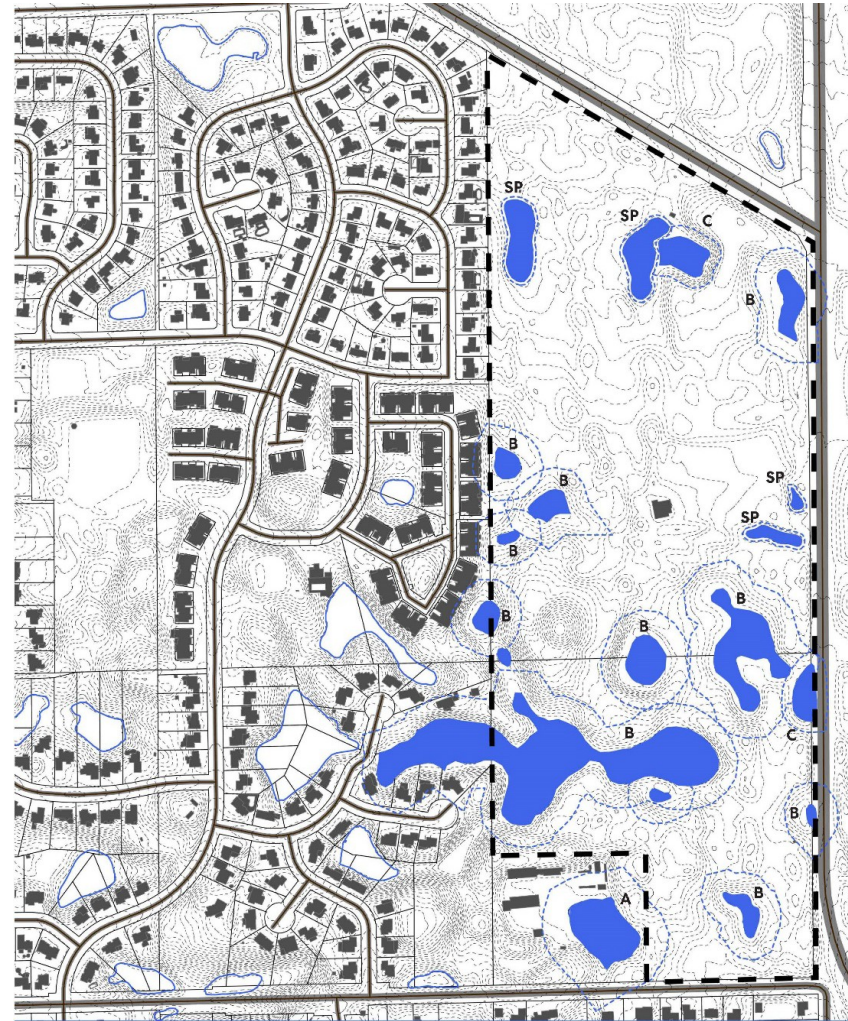
## Site A



 City of Maplewood  
wetland classifications  
(updated 2012)

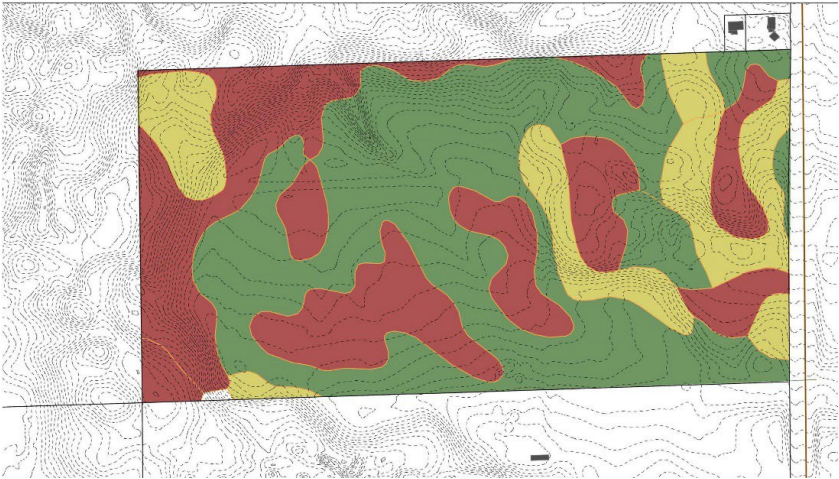
 Buffer setback based on classification:  
 Manage A - 100' buffer  
 Manage B - 75' buffer  
 Manage C - 50' buffer  
 Stormwater Pond - 10'

## Site B

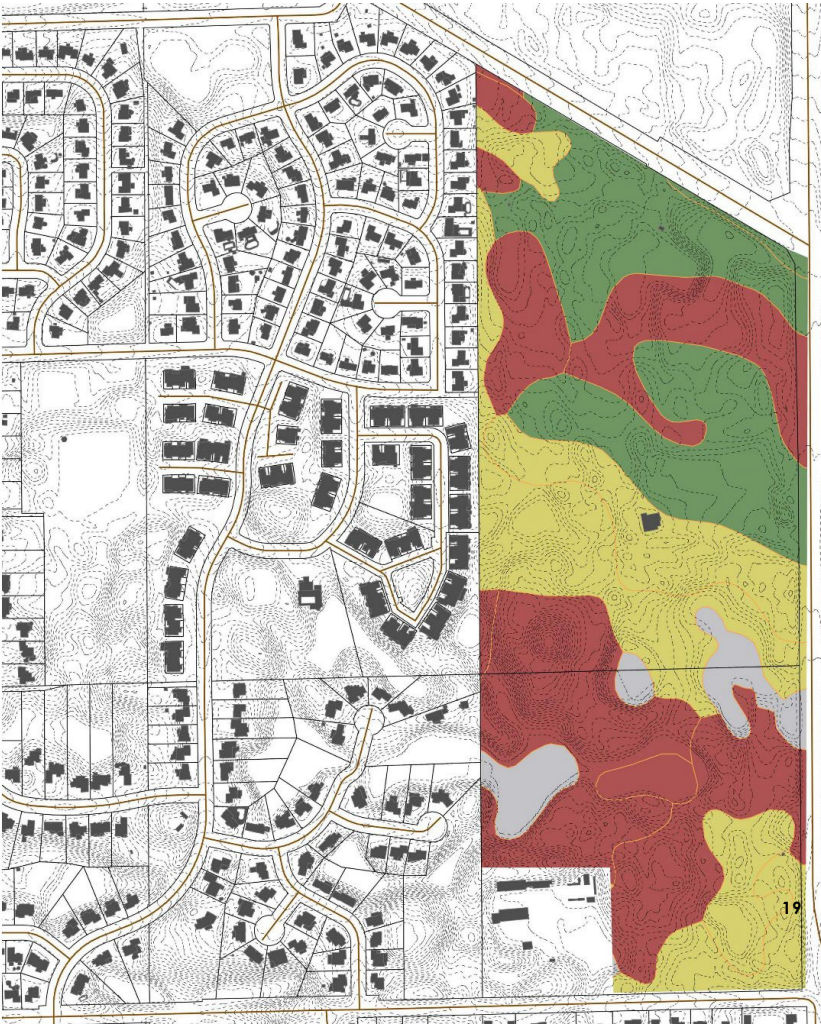




Site A



Site B

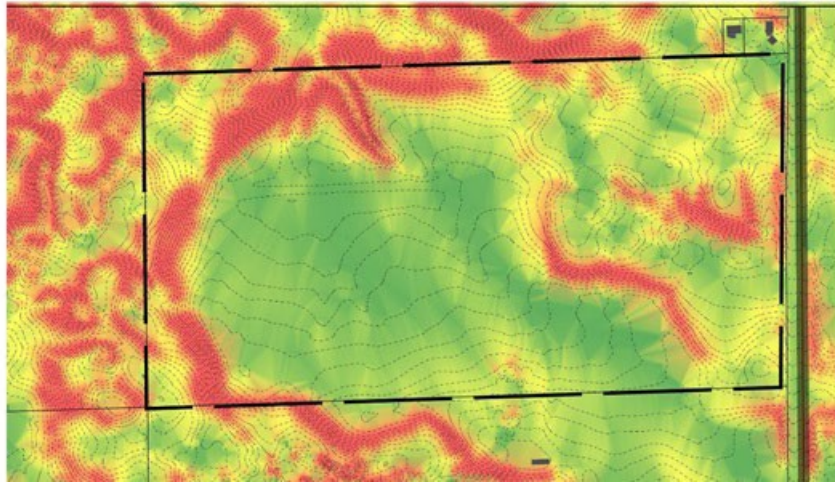


BUILDING DEVELOPMENT TYPE:  
DWELLINGS WITH BASEMENTS

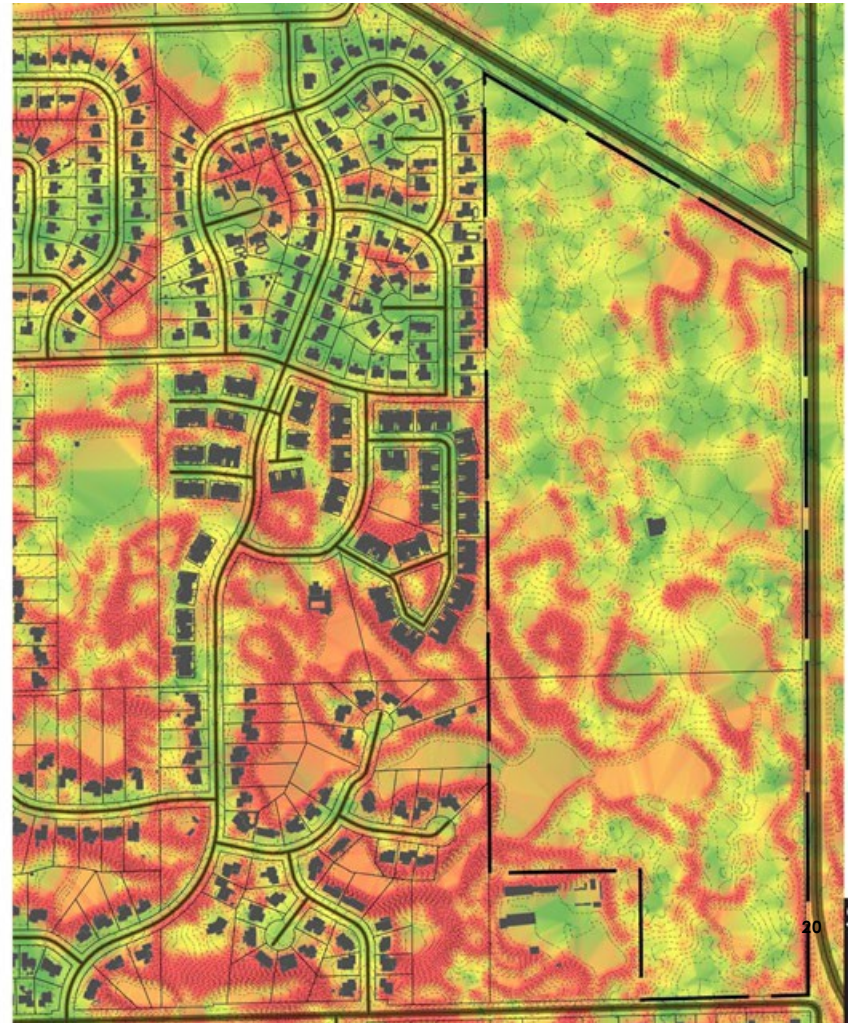




Site A

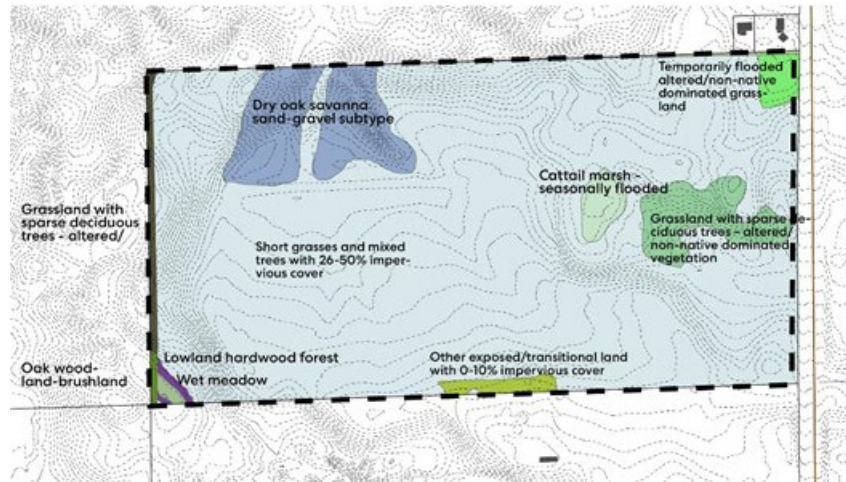


Site B





## Site A

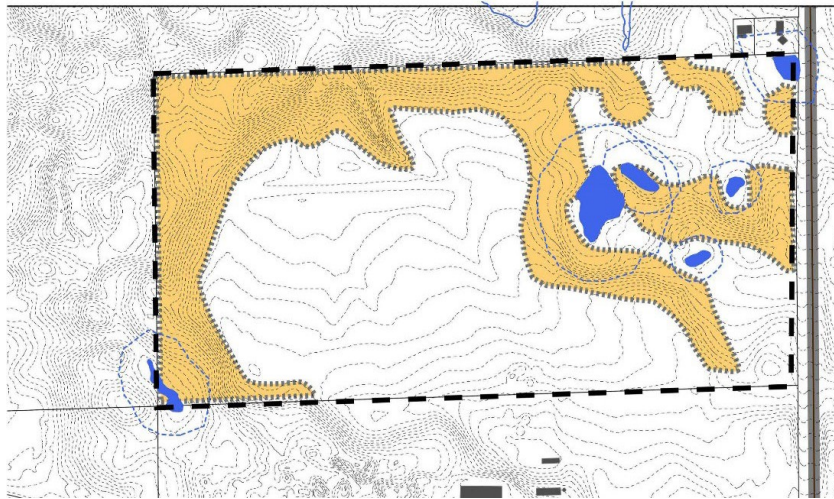


## Site B

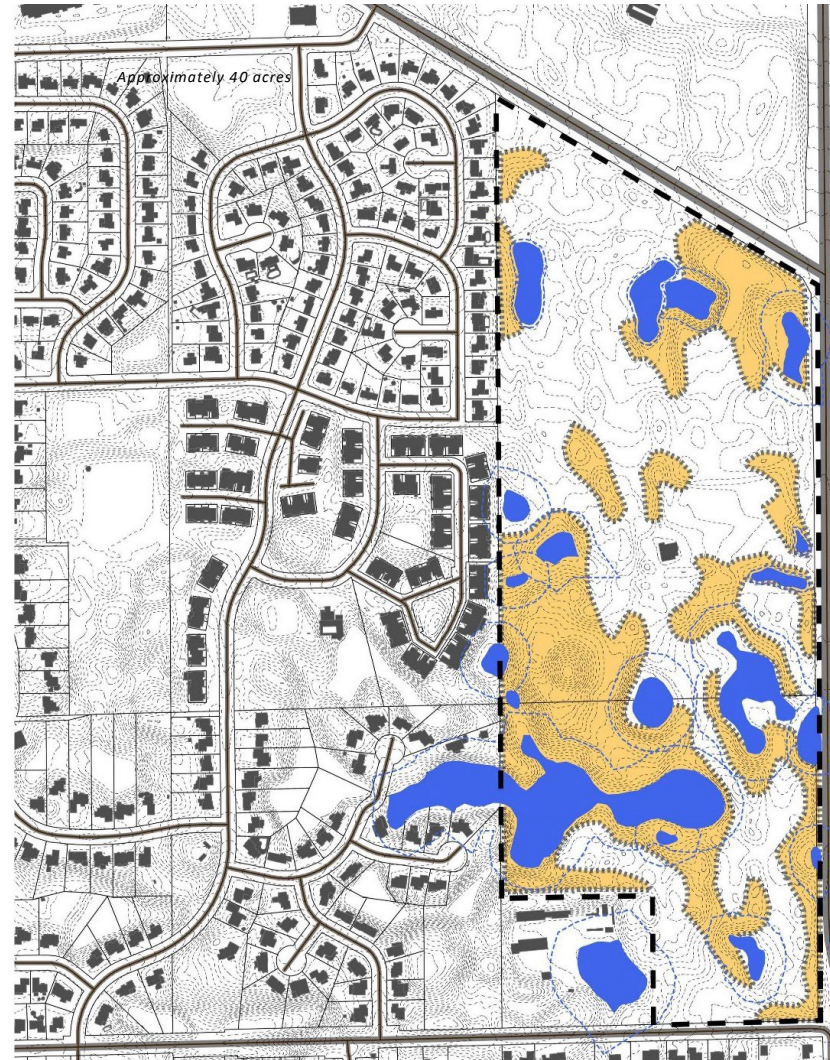




Site A



Site B



## Site Frameworks

*Each of the concepts developed for Site A and Site B will include:*

- Publicly accessible open space via a trail network.
- Community space for gardening/urban agriculture.
- Preservation of ecological sensitive areas and enhanced ecological systems (wetlands, grasslands, forested areas).
- Enhanced stormwater management.
- Improved access and connectivity to transit.
- Sensitivity to adjacent land uses.



## CHECKLIST

In response to community feedback, UMN's Institute on the Environment developed a **scenario evaluation tool** to better illustrate how well each potential design could supports these **Broad Goals**:

INSTITUTE ON THE  
**ENVIRONMENT**



*Housing*

*Recreation*

*Transportation*

*Cultural Services*

*Government Revenue*

*Economic Wellbeing*

*Environment*

*Equity and Access*

## CHECKLIST

- Reveal all ways that land provides value to the community (not just \$)
- Create a values-driven process of redevelopment
  - A. Better understand what sites can and can't contribute
  - B. Minimize trade-offs
  - C. Promote creative ideas to create as much "value" as possible

INSTITUTE ON THE  
**ENVIRONMENT**



*Housing*

*Recreation*

*Transportation*

*Cultural Services*

*Government Revenue*

*Economic Wellbeing*

*Environment*

*Equity and Access*



# Scenario Value

## Economy

Community Prosperity

Government Revenue

Transportation

Housing

Recreation

Cultural services

Water

Climate

Wildlife Habitat

Cultivate economic prosperity, equity, and justice in the community

Funds to promote a vibrant, healthy, safe, just, and equitable community

Safe, accessible, (sustainable) transportation system connecting people to destinations

Fulfill housing needs for a growing community. Provide low-income housing for a more equitable and diverse community

Provide outdoor recreation opportunities to boost people's mental and physical health; provide community connection; and enhance quality of life

Provides for a vibrant community, where people can gather, connect, and thrive

Mitigate dangers of storms and other water-related risks

Lessen dangerous impacts of urban heat islands; Reduce greenhouse gas emissions that contribute to climate change

Biodiverse, thriving ecosystem; caring for the environment

Child care center

Locally-owned business

County revenue

City revenue

Bike lanes

Bus Stops

Single-family Units

Multi-family Units

Low-income Units

Hiking trails

Golf

Sports fields

Community garden

Cultural center

Flood potential

Water quality

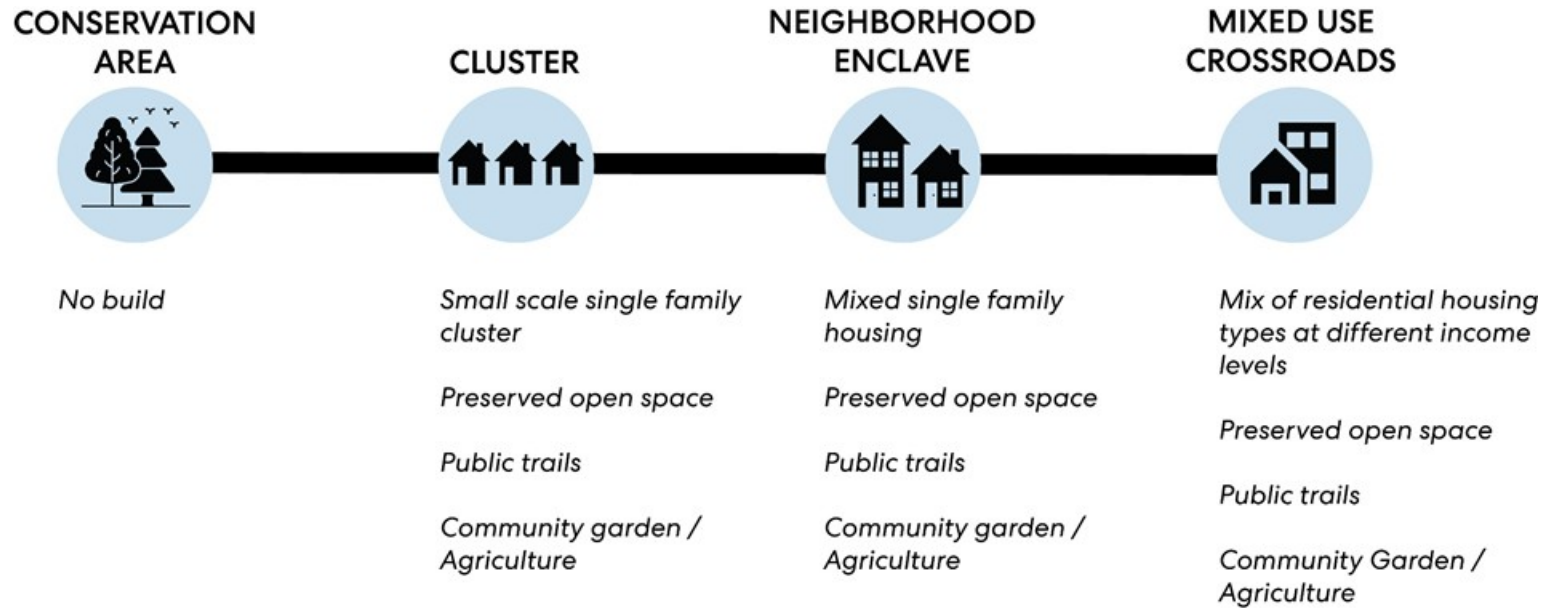
Carbon

Urban Cooling

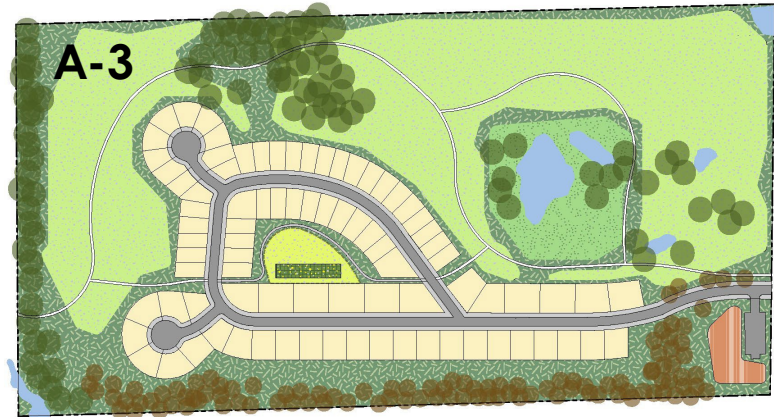
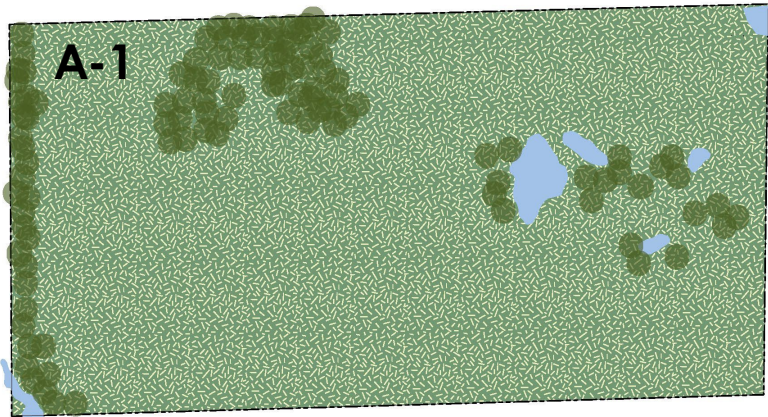
Birds

Bees

## Site A – Design Scenarios



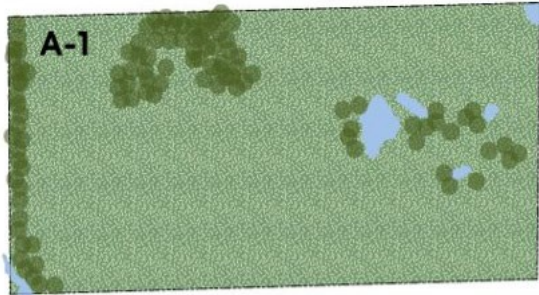
## Site A- All Concepts





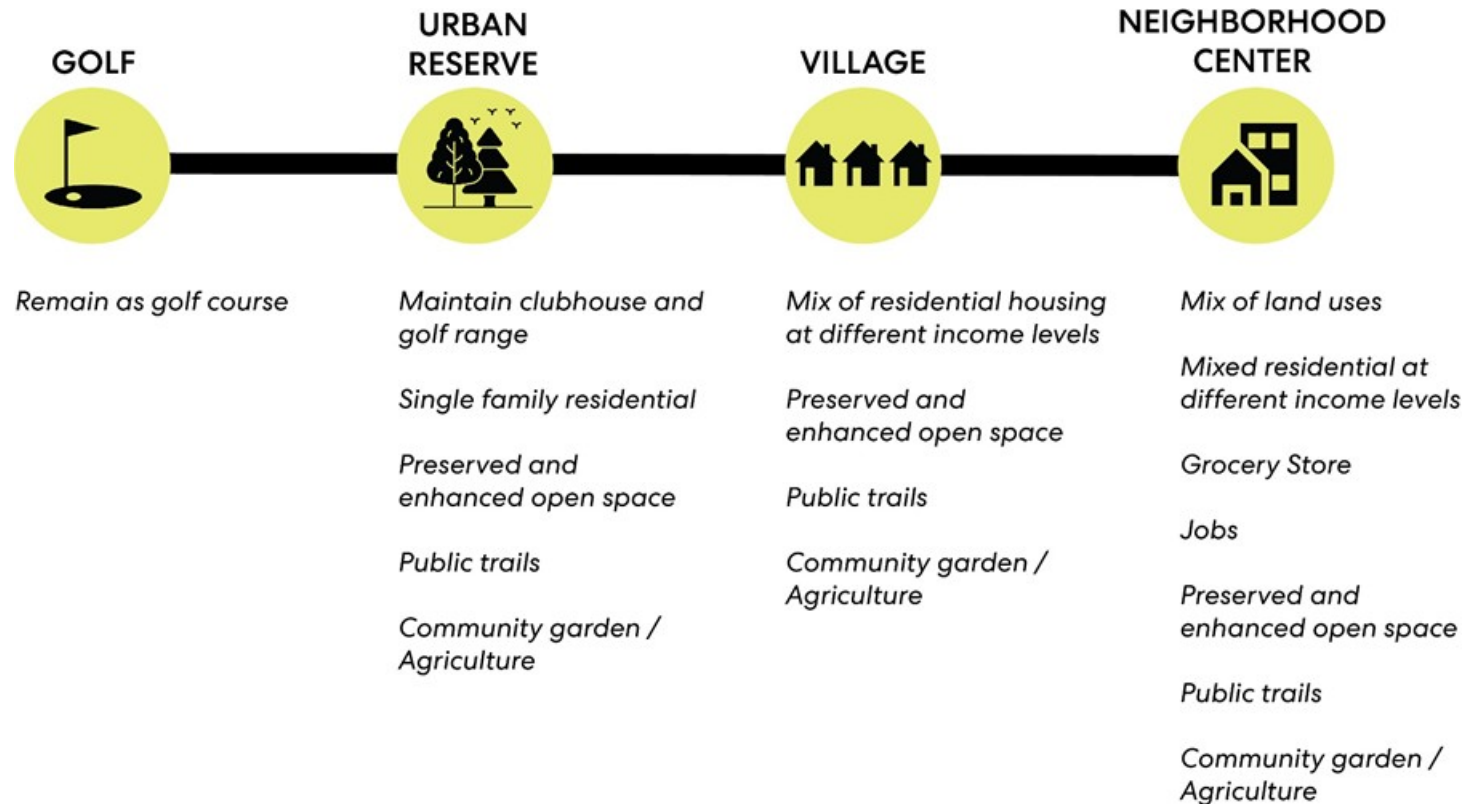
# CHECKLIST

## Site A- All Concepts



| Broad Goals         | Specific Objective              | A1                    | A2                    | A3                    | A4                    |
|---------------------|---------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Housing             | Single family                   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Multi Family                    | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Low income/subsidized           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Recreation          | Golf                            | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Trails                          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Park space                      | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Ball fields/courts              | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Playground area                 | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Fishing (pond with access)      | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Picnic /BBQ area                | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Transportation      | Bus stop(s)                     | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Parking                         | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Bike lane connections           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Cultural Services   | Community farm                  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Community garden                | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Historic preservation           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Public art space                | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Edible landscape                | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Community gathering space       | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Economic Well-being | Job training site               | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Childcare center                | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Locally-owned business          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Water               | Flood protection infrastructure | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Pesticide potential             | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Nutrient Runoff                 | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Climate             | Climate Change Mitigation       | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Renewable Energy                | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Urban cooling                   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Wildlife Habitat    | Bird habitat                    | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Bees                            | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Forest                          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Grassland                       | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Aquatic                         | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

## Site B – Design Scenarios



## Site B- All Concepts





# CHECKLIST

## Site B- All Concepts



B-1



B-2



B-3



B-4

| Broad Goals         | Specific Objective                             | B1                    | B2                    | B3                    | B4                    |
|---------------------|--|-----------------------|-----------------------|-----------------------|-----------------------|
| Housing             | Single family                                  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Multi Family                                   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Low income/subsidized                          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Recreation          | Golf   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Trails   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Park space                                     | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Ball fields/courts                             | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Playground area                                | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Fishing (pond with access)<br>Picnic /BBQ area | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Transportation      | Bus stop(s)                                    | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Parking  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Bike lane connections                          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Cultural Services   | Community farm                                 | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Community garden                               | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Historic preservation                          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Public art space                               | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Edible landscape<br>Community gathering space  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Economic Well-being | Job training site                              | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Childcare center                               | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Locally-owned business                         | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Water               | Flood protection infrastructure                | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Pesticide potential                            | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Nutrient Runoff                                | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Climate             | Climate Change Mitigation                      | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Renewable Energy                               | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Urban cooling                                  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Wildlife Habitat    | Bird habitat                                   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Bees   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Forest   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Grassland                                      | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                     | Aquatic  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

## Key Study Recommendations

### Site A:

- Any future development proposal for Site A should align with the County's overall goals related to economic inclusion and racial equity.
- Any future development proposal for Site A should include all of the redevelopment framework elements identified in this document.
- **Recommended redevelopment of Site A** should include **a mix of residential** as recommended in Scenario A-4. The housing types should include a combination of single-family and multi-family dwelling units. Smaller lot single-family housing should be prioritized to ensure compact development pattern and increased affordability. A mix of town homes, twin homes and apartments should also be included to provide a variety of housing options. A small community focused commercial space should be included as a part of the development along Century Avenue.

## Key Study Recommendations

### **Site B:**

- Any future development proposal for Site B should align with the County's overall goals related to economic inclusion and racial equity.
- Any future development proposal for Site B should include all of the redevelopment framework elements identified in this document.

## Key Study Recommendations

- **Option 1: Site B** could be **maintained as a private golf course** as recommended in Scenario B-1. The County should prioritize the sale of the property to a private entity that will operate the site as a golf course. As a part of the final agreement with the golf course operator, the County should request additional public access to the course (during non-peak hours) and an agreement that the course will prioritize the upkeep and enhancement of natural landscapes/environments.
- **Option 2: Site B could also be redeveloped** to include a **mix of residential housing and commercial land uses** as recommended in Scenario B-4. Housing types should include a combination of single-family and multi-family dwelling units. Smaller lot single-family housing should be prioritized to ensure compact development pattern and increased affordability. A mix of town homes, twin homes and apartments/condos should also be included to provide a variety of housing options. A mix of commercial space should be included as part of the development located in close proximity to Century Avenue. The commercial development could include retail uses, grocery store, and possibly professional office space. Additional public uses such as a library, community center, or other civic uses should also be considered.

# Maplewood Properties



## **Completed:**

- *Perkins+Will engagement*

## **In Progress/Next Steps**

- *Board to review options and determine if any additional due diligence and/or community engagement needed*
- *Final P+W presentation (Maplewood CC) – June*  
*Clarity re what city will support or allow*
- *Natural resources assessment – May-September*
- *Explore process for gauging market interest*
- *Discuss range of options based on community feedback and provide direction to County Project Team to engage the market*