

AGENDA
MAPLEWOOD CITY COUNCIL
MANAGER WORKSHOP

6:00 P.M. Monday, June 14, 2021

Held Remotely Via Conference Call

Dial 1-312-626-6799 or 1-888-788-0099

When Prompted Enter Meeting ID: 994 7542 5724#

No Participant ID, Enter # When Prompted

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. APPROVAL OF AGENDA**
- D. UNFINISHED BUSINESS**
None
- E. NEW BUSINESS**
 - 1. South Maplewood/Century Ave Redevelopment Study
- F. ADJOURNMENT**

RULES OF CIVILITY FOR THE CITY COUNCIL, BOARDS, COMMISSIONS AND OUR COMMUNITY

Following are rules of civility the City of Maplewood expects of everyone appearing at Council Meetings - elected officials, staff and citizens. It is hoped that by following these simple rules, everyone's opinions can be heard and understood in a reasonable manner. We appreciate the fact that when appearing at Council meetings, it is understood that everyone will follow these principles:

Speak only for yourself, not for other council members or citizens - unless specifically tasked by your colleagues to speak for the group or for citizens in the form of a petition.

Show respect during comments and/or discussions, listen actively and do not interrupt or talk amongst each other.

Be respectful of the process, keeping order and decorum. Do not be critical of council members, staff or others in public.

Be respectful of each other's time keeping remarks brief, to the point and non-repetitive.

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CITY COUNCIL WORKSHOP STAFF REPORT

Meeting Date June 14, 2021

REPORT TO: Melinda Coleman, City Manager

REPORT FROM: Michael Martin, AICP, Assistant Community Development Director

PRESENTER: Jeff Thomson, Community Development Director

AGENDA ITEM: South Maplewood/Century Ave Redevelopment Study

Action Requested: ☐ Motion ☒ Discussion ☐ Public Hearing

Form of Action: ☐ Resolution ☐ Ordinance ☐ Contract/Agreement ☐ Proclamation

Policy Issue:

On December 17, 2019, the Ramsey County Board of Commissioners adopted its budget for 2020-2021, which included the eventual closure of the 95-acre Ponds at Battle Creek golf course. In addition, Ramsey County owns 77-acres of undeveloped property north of its correctional facility. Ramsey County has partnered with the City of Maplewood to explore a range of development scenarios for these properties. At the June 14 workshop, Perkins+Will will be providing an update to the council on the South Maplewood/Century Ave Redevelopment Study.

Recommended Action:

No action required.

Fiscal Impact:

Is There a Fiscal Impact? ☐ No ☒ Yes, the true or estimated cost is \$59,930.

Financing source(s): ☒ Adopted Budget ☐ Budget Modification ☐ New Revenue Source
☐ Use of Reserves ☒ Other: Will be reimbursed by Ramsey County

Strategic Plan Relevance:

☐ Financial Sustainability ☐ Integrated Communication ☒ Targeted Redevelopment
☐ Operational Effectiveness ☒ Community Inclusiveness ☐ Infrastructure & Asset Mgmt.

The South Maplewood/Century Ave Redevelopment Study has the opportunity to provide a more realistic vision for these two sites should a future owner desire to change their land use. It would also give Ramsey County, as the current owner, more certainty in how the City of Maplewood and other stakeholders view the future of these sites should the County decide to sell either or both sites.

Background

The South Maplewood/Century Ave Redevelopment Study Area is a top reinvestment priority for the City of Maplewood and Ramsey County. This plan is intended to outline potential impacts and a variety of development scenarios – including no development.

Perkins+Will will provide the city council an overview of this process, including recapping feedback received from the three community meetings and numerous stakeholder group sessions. The project team will also provide next steps and discuss the format of the final report for this process.

As additional background, all project materials – including recordings of the three community meetings – can be found on the project website that can be located at www.maplewoodmn.gov/Ponds.

Attachments

1. Presentation

Perkins&Will

South Maplewood – Century Ave Redevelopment Properties

*City of Maplewood
Presentation*

6-14-2021





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

COUNTY GOALS



Cultivate economic prosperity and invest in neighborhoods with concentrated financial poverty



Enhance access to opportunity and mobility for all residents and businesses

STRATEGIES

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

OUTCOMES

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

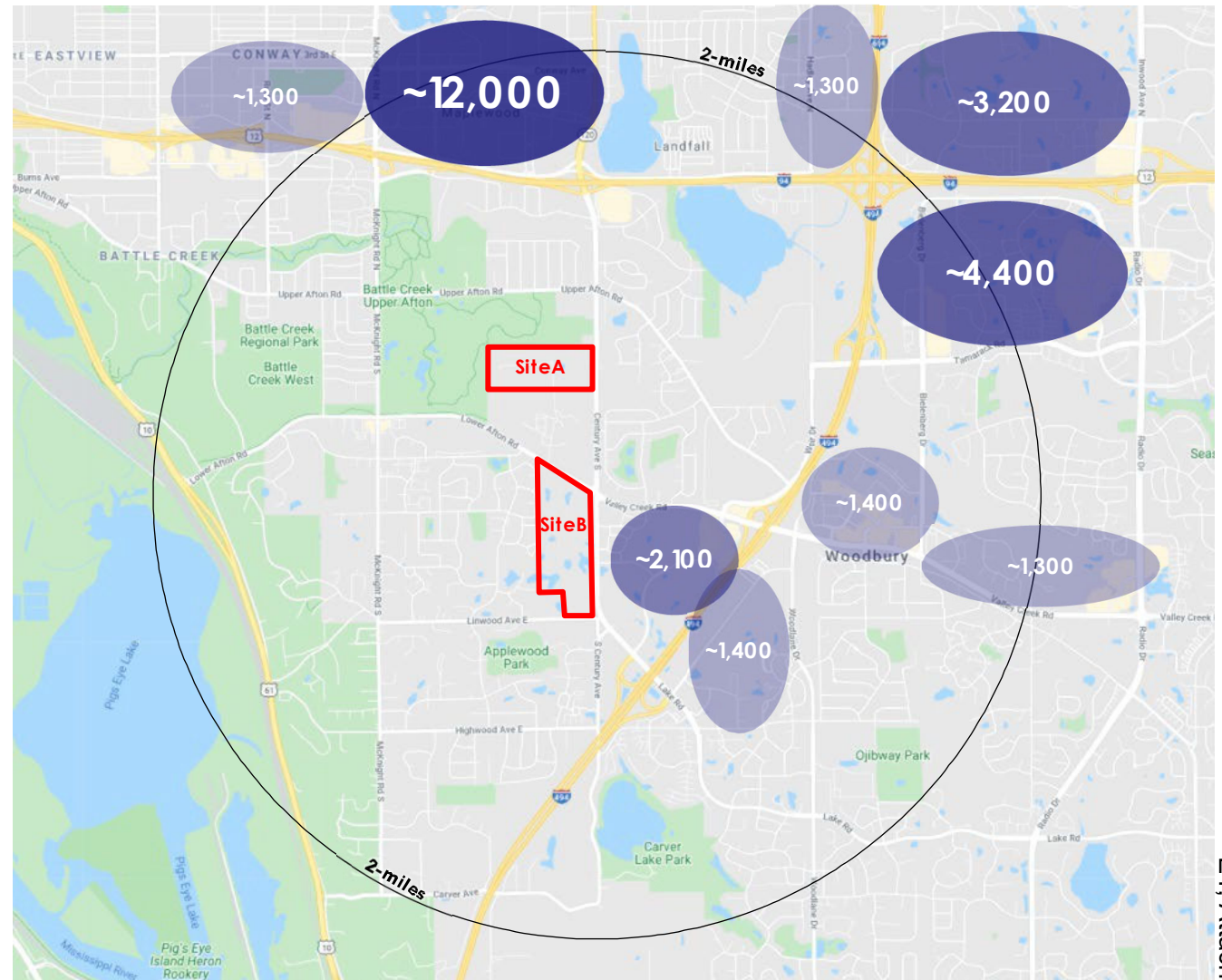
Stakeholder Meetings

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

- 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

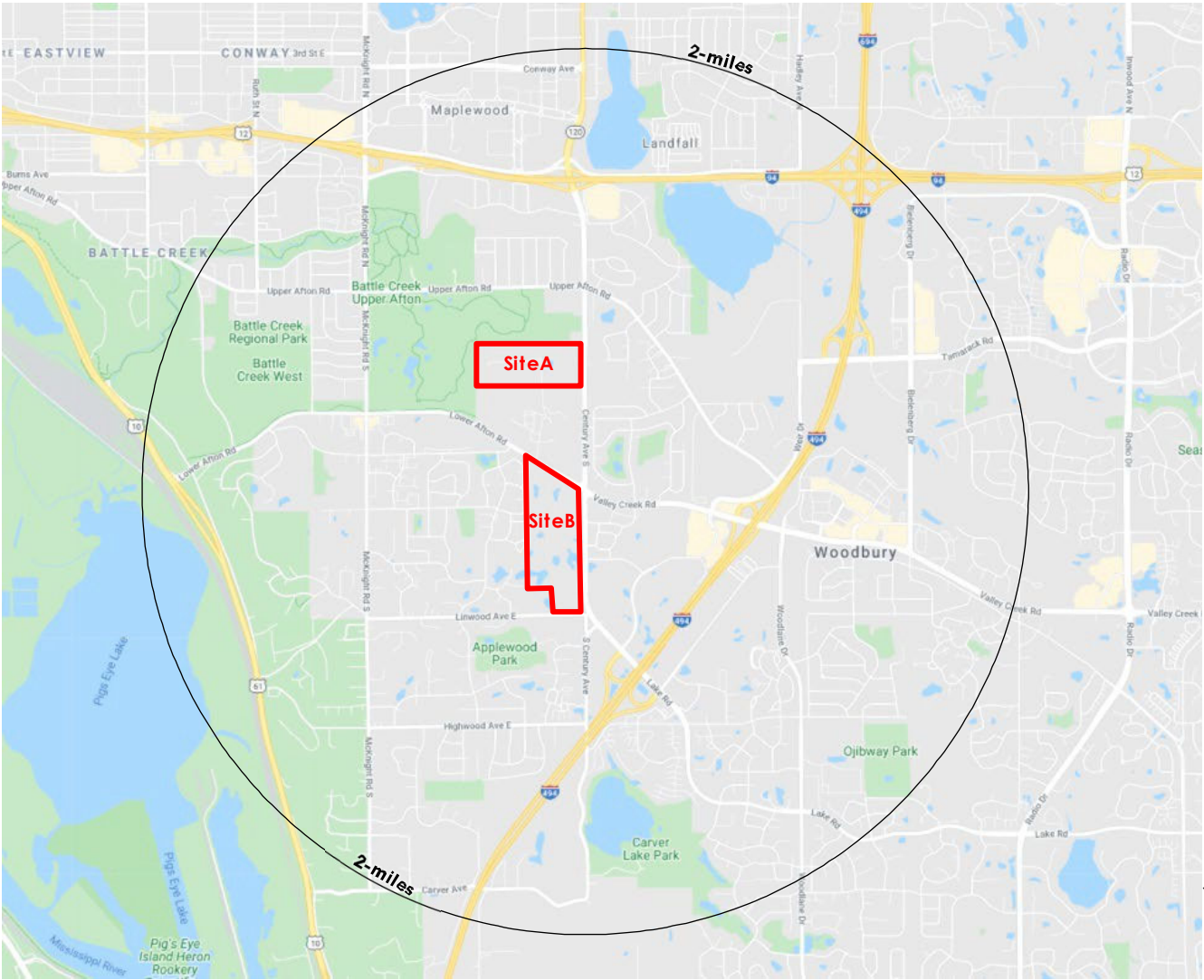
E1. Attachment 1



Racial/Ethnic Diversity

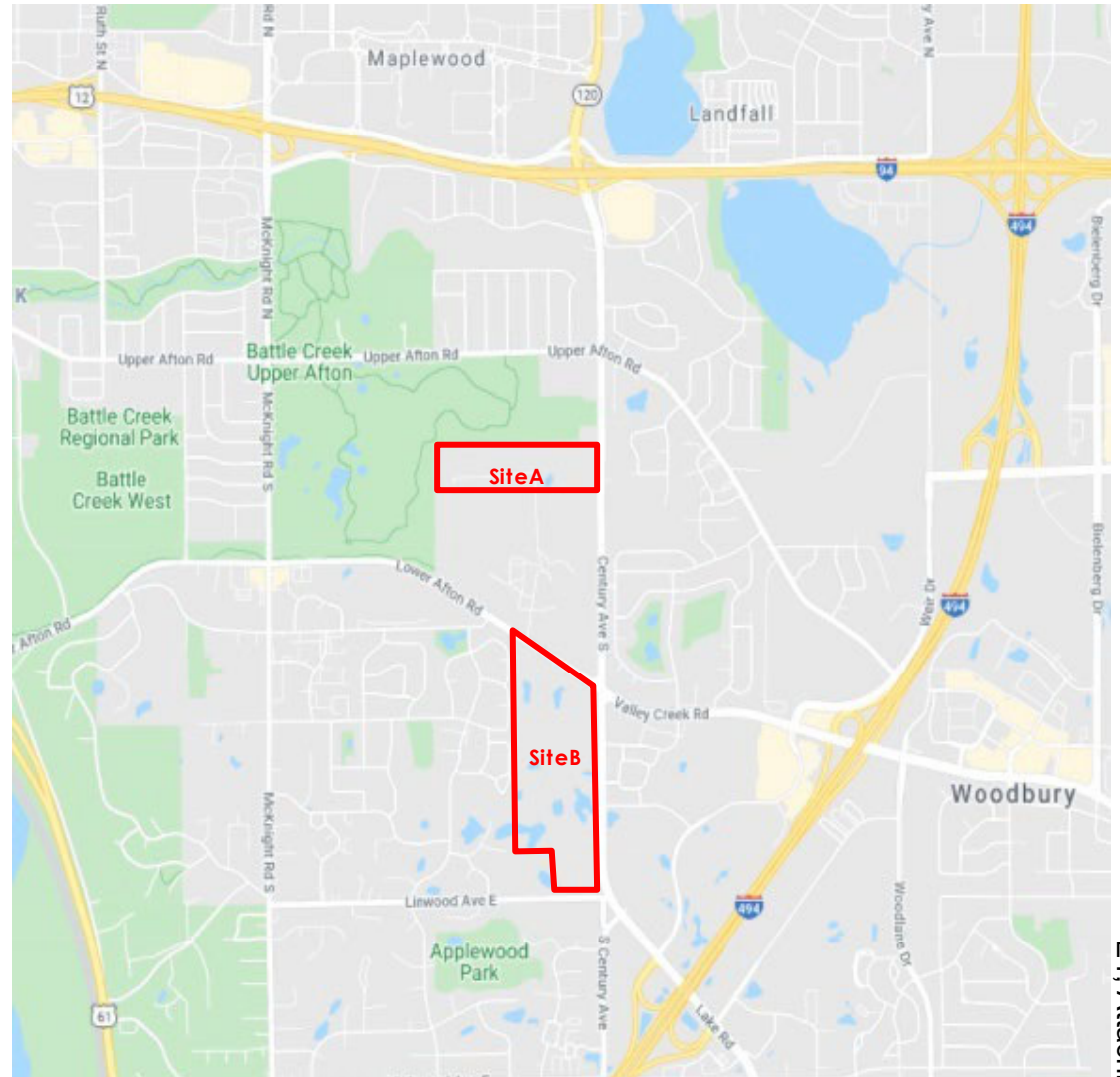
Race/Ethnic Group	Within 2 Miles
American Indian	0.6%
Asian	9.2%
Black	17.6%
Latinx	4.8%
Pacific Islander	0.1%
Multi-Racial	3.2%
White	65.3%

Data Source: Justicemap.org

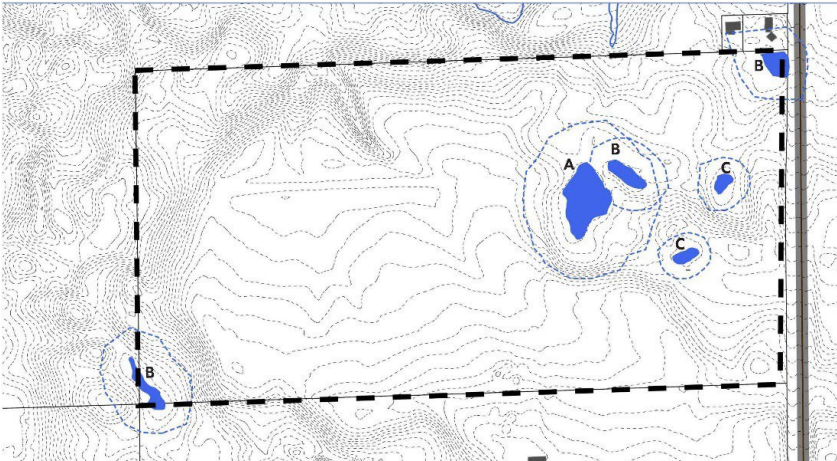


Marketable Site Characteristics

- 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



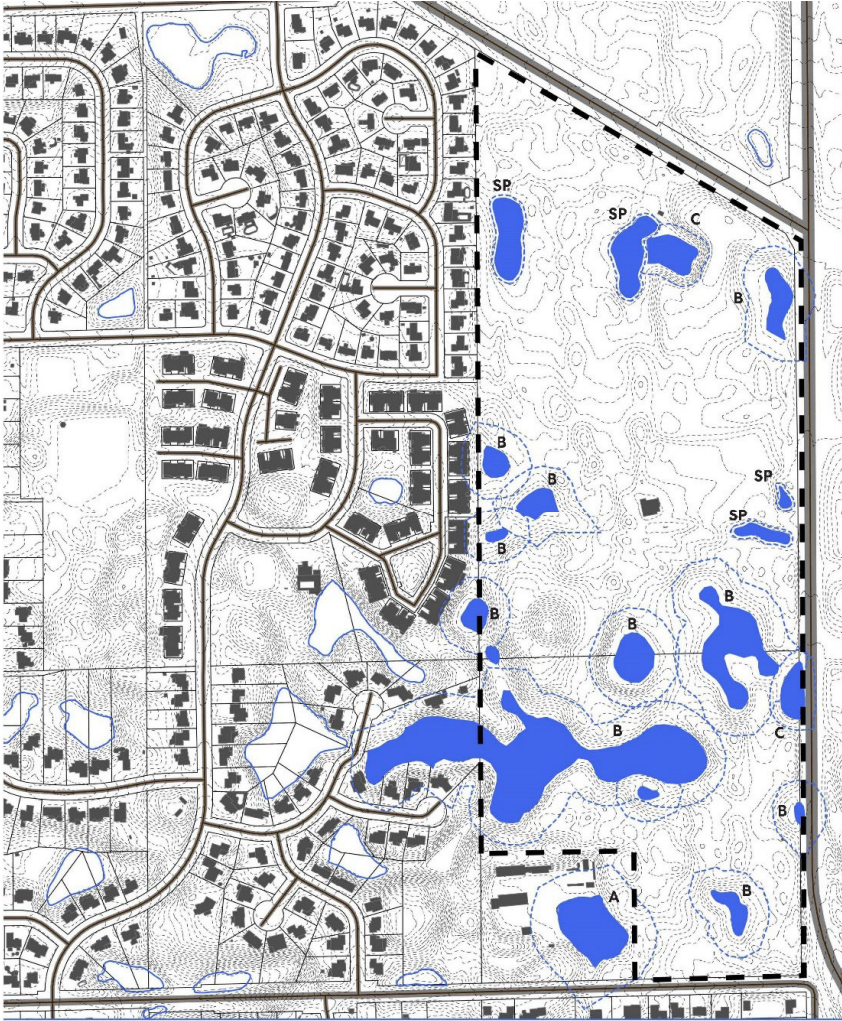
Site A



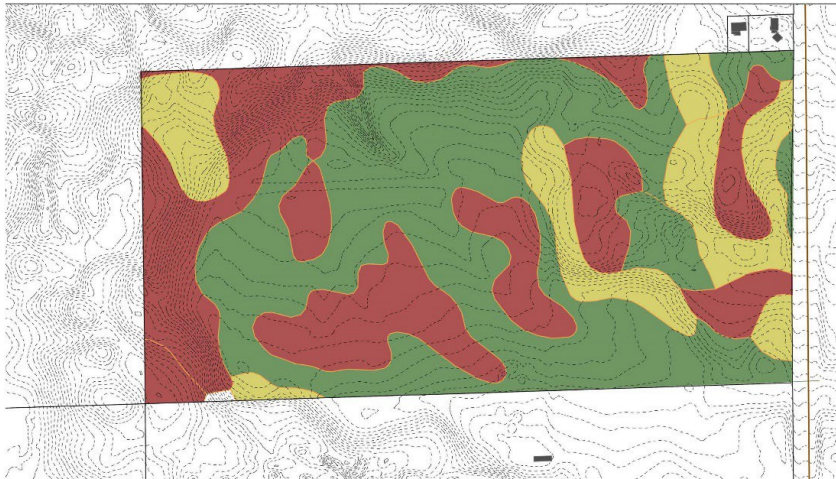
City of Maplewood
wetland classifications
(updated 2012)

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

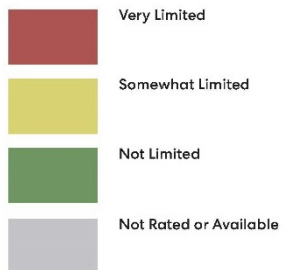
Site B



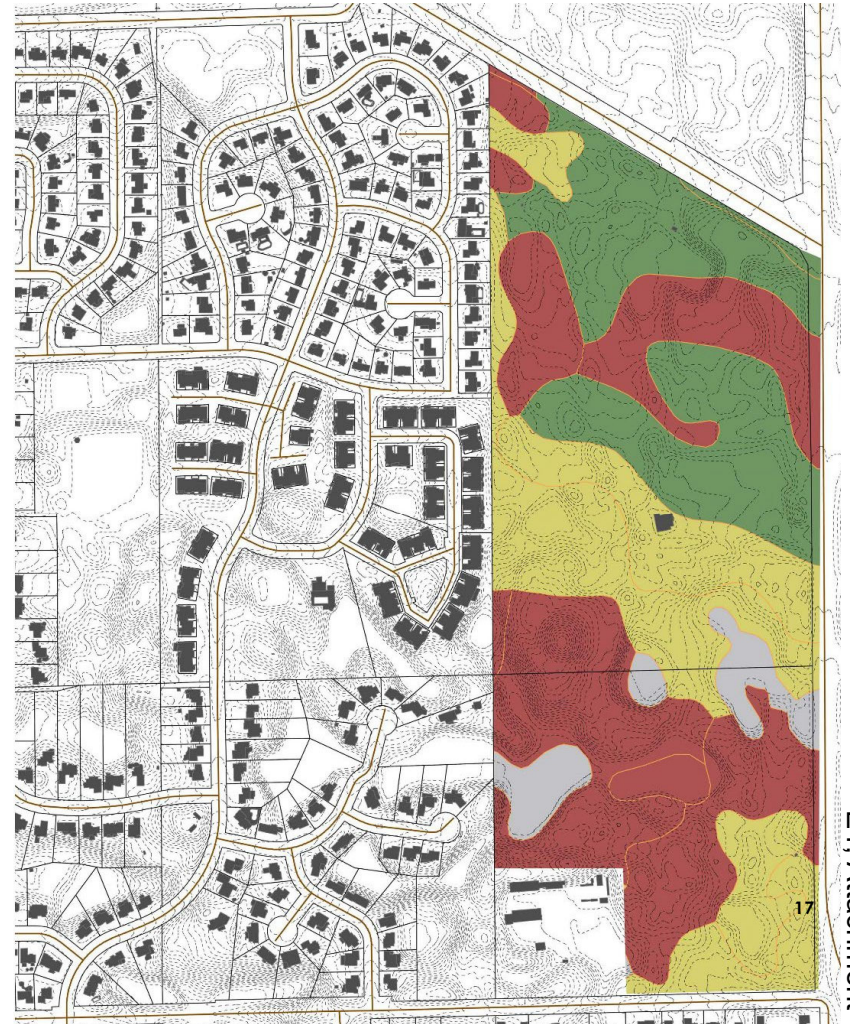
Site A



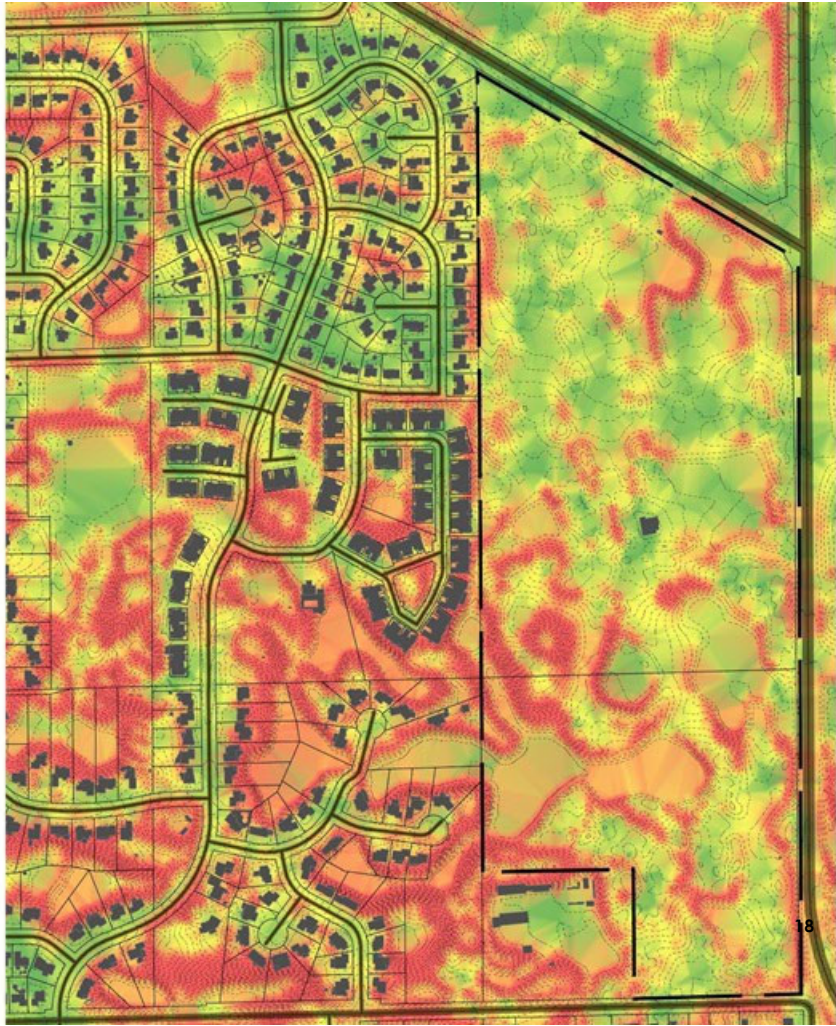
**BUILDING DEVELOPMENT TYPE:
DWELLINGS WITH BASEMENTS**



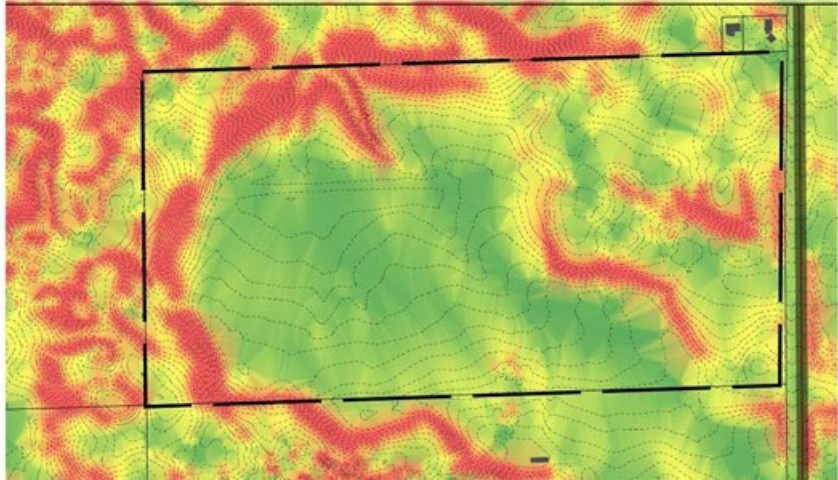
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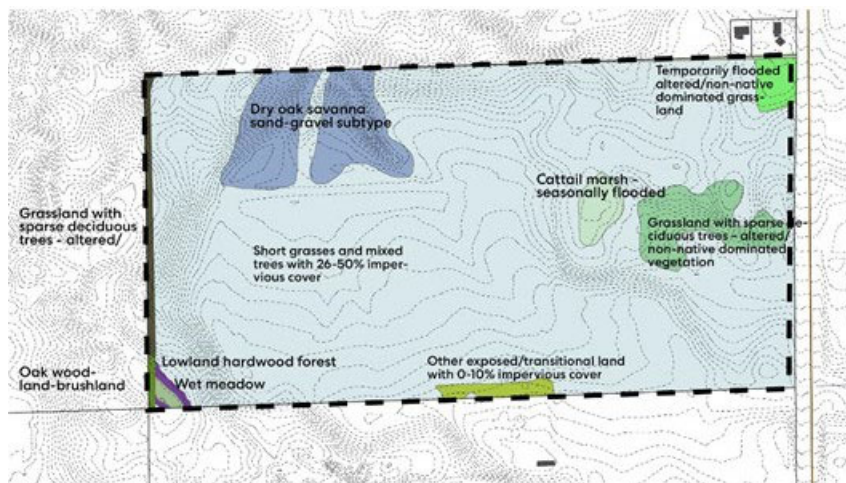
Site B



Site A



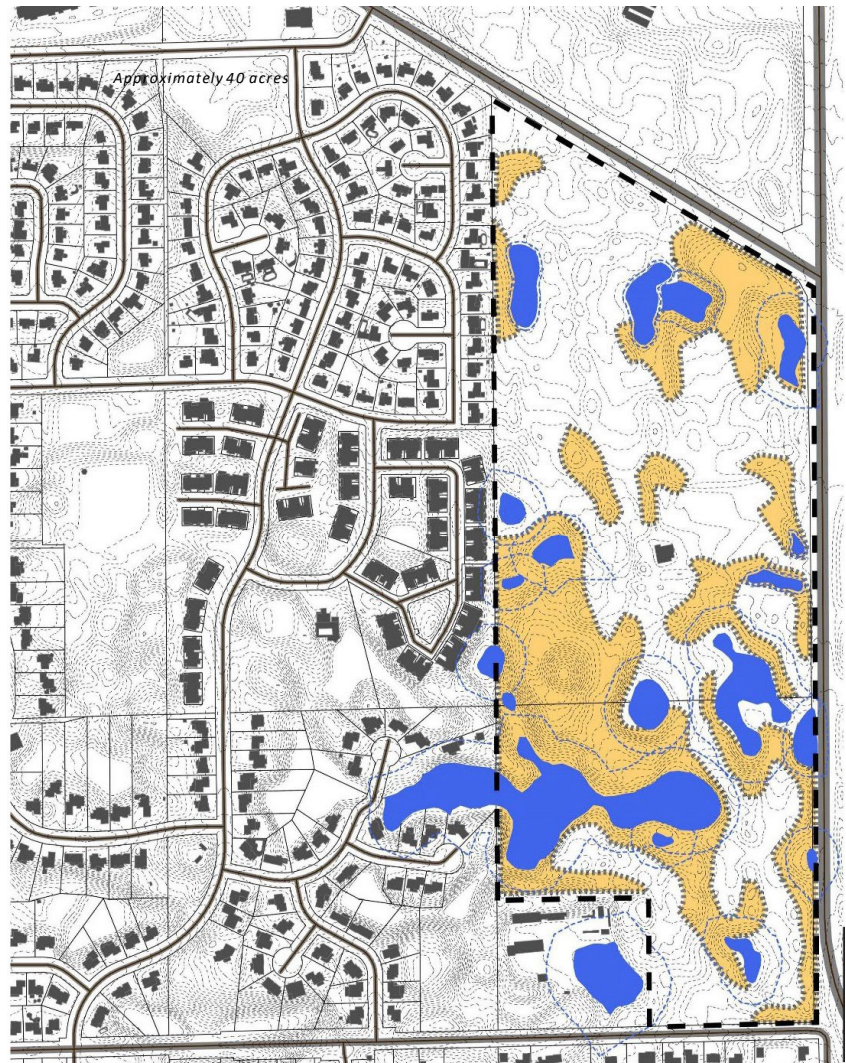
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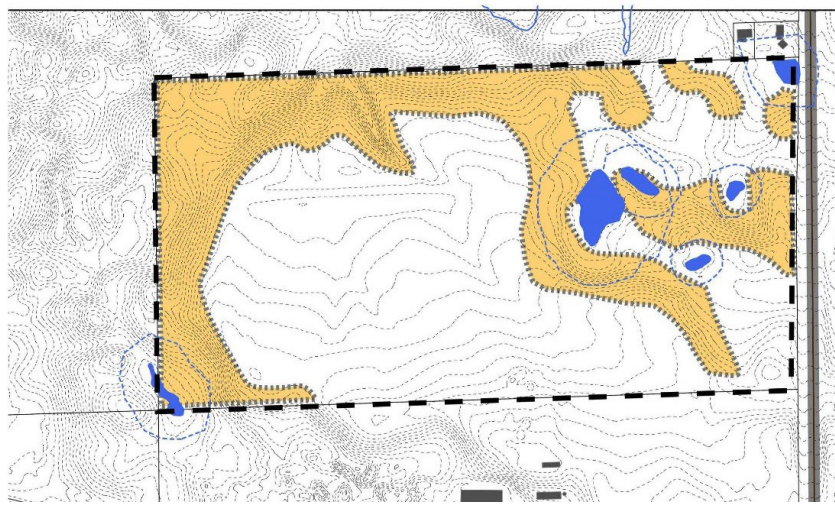
Site B



Site B



Site A



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

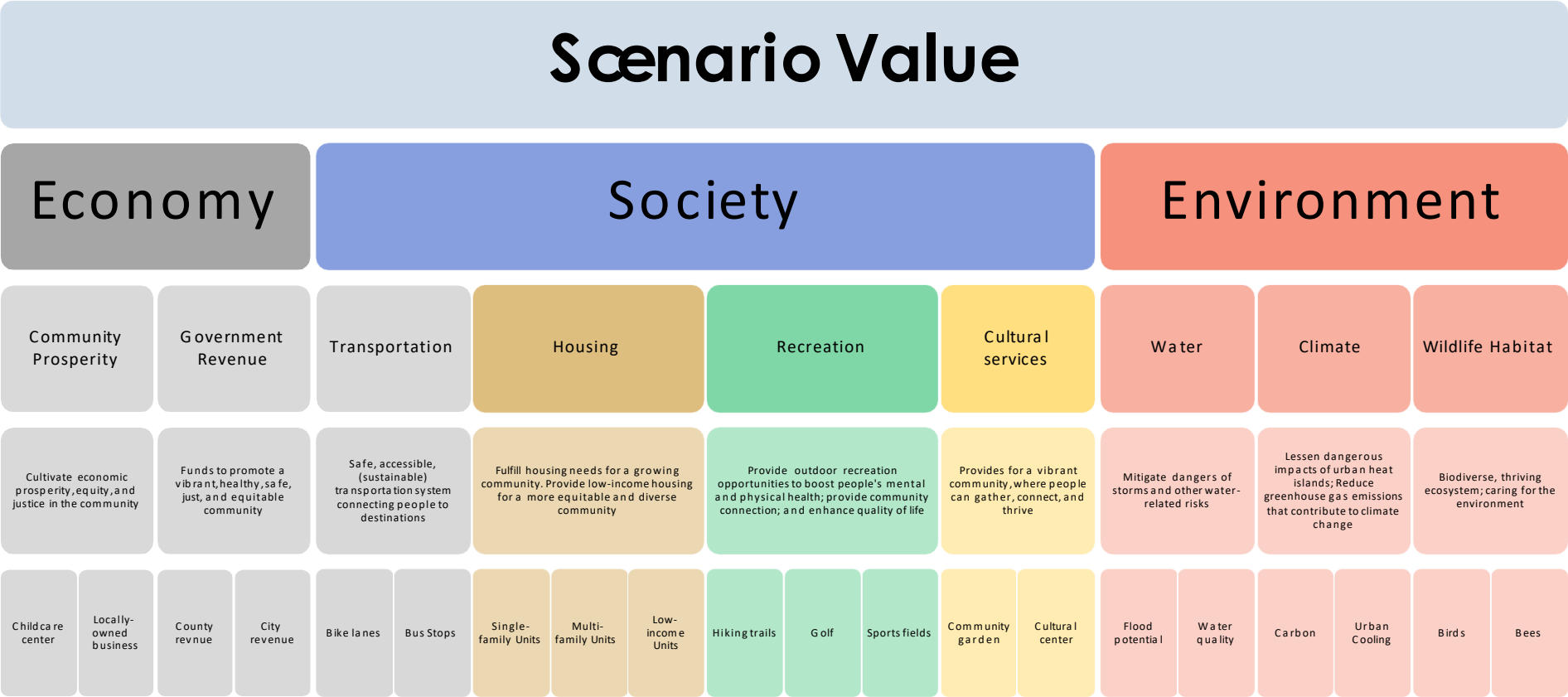
Cultural Services

Government Revenue

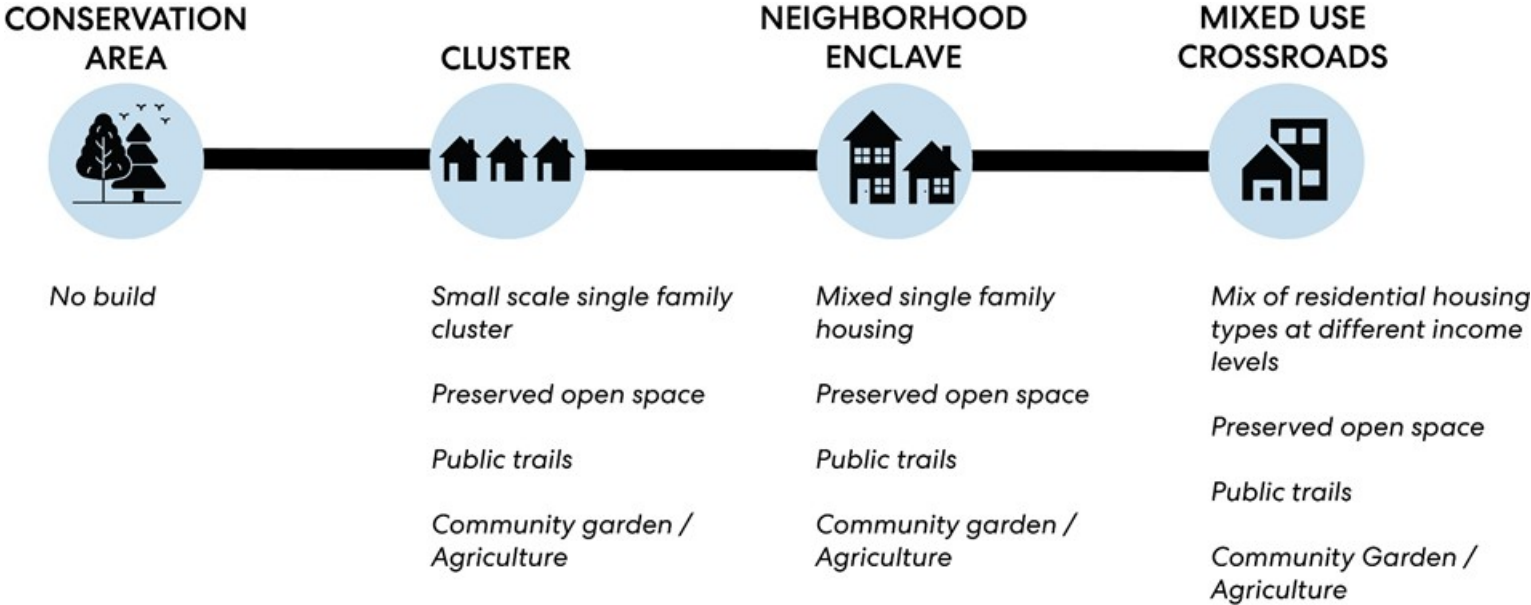
Economic Wellbeing

Environment

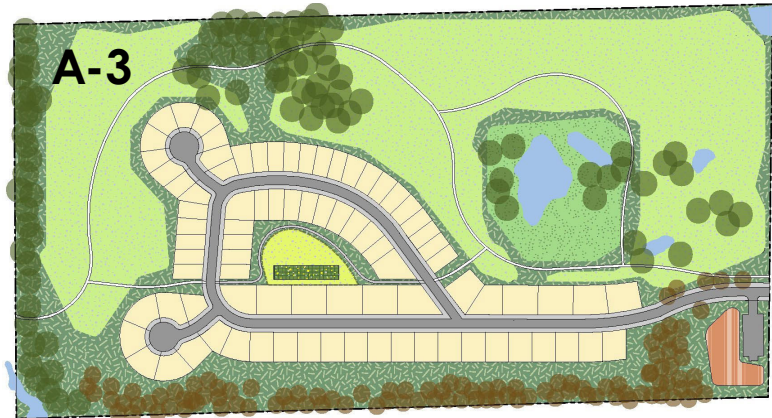
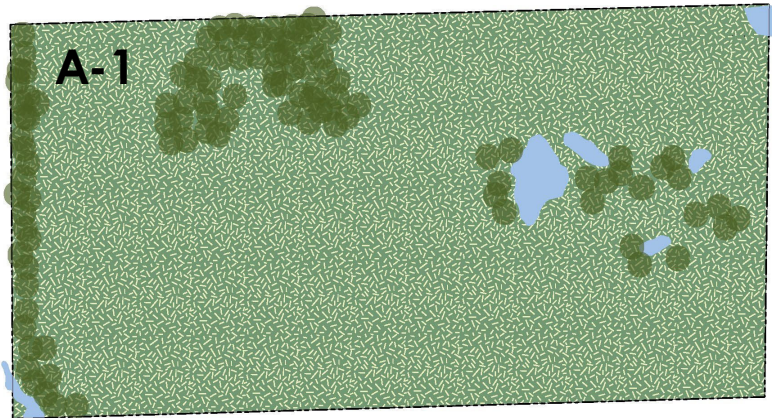
Equity and Access



Site A – Design Scenarios

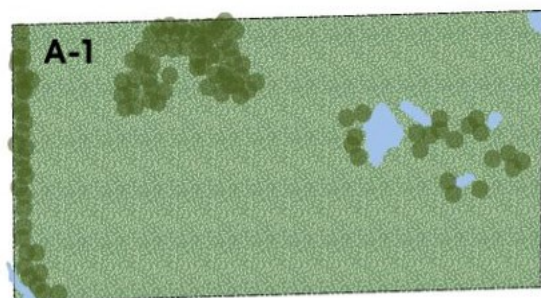


Site A- All Concepts



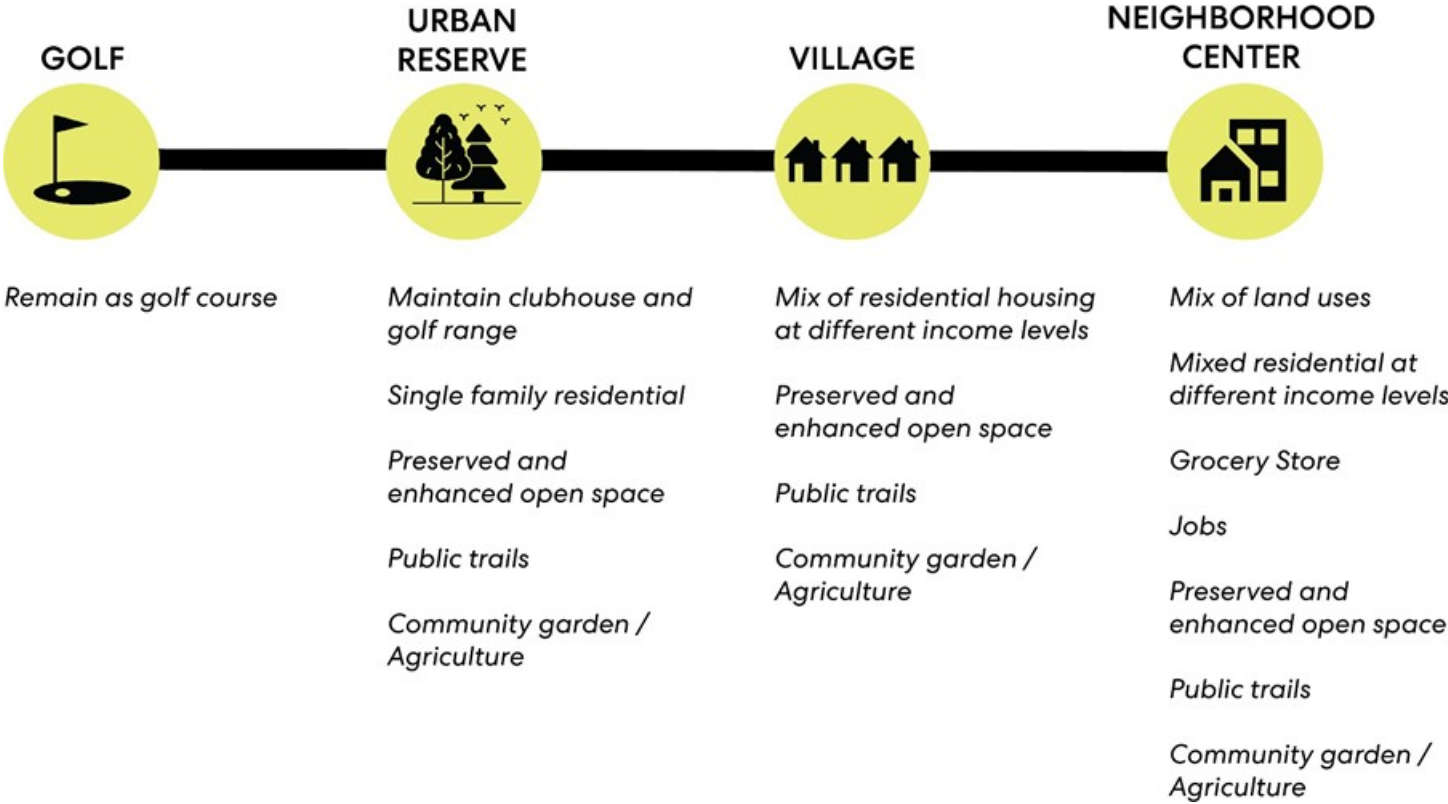
CHECKLIST

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

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*