

Perkins&Will

Ponds at Battle Creek Redevelopment Plan – Sites A and B

Agenda

Welcome (5 minutes)

Project Overview (15 minutes)

Introductions

What is a Master Plan

Schedule and Process

Preliminary Analysis of Existing conditions (15 minutes)

Visioning Workshop Activity (60 minutes)

Community Comments (10 Minutes)

Next steps (5 minutes)

Website, Survey, and ongoing engagement

This Meeting will be recorded!



Welcome

Welcome



Marylee Abrams
Mayor, City of Maplewood



Toni Carter
Ramsey County Board Chair

Project Overview

Introductions

Design Team



John Slack
Perkins&Will



Jay Demma
Perkins&Will



Vanessa Eickhoff
Perkins&Will

Leadership Team



Martha Faust
Redevelopment Manager
Ramsey County CED



Michael Martin
Assistant Community Development
Director, City of Maplewood

Meeting participants can use the chat function to introduce themselves and identify their interest in the project.

Virtual Meeting Rules

We are all in this together

Be respectful of other meeting attendees

Be patient – many of us are new to virtual meetings

Raise hand function – we will call on you during Community Comments

Attendees will be muted until the designated public comment times

Chat function – technology questions and community comments
– *Call Vanessa at 816.908.2723*

MIRO

The meeting is being recorded and the chat be saved and documented

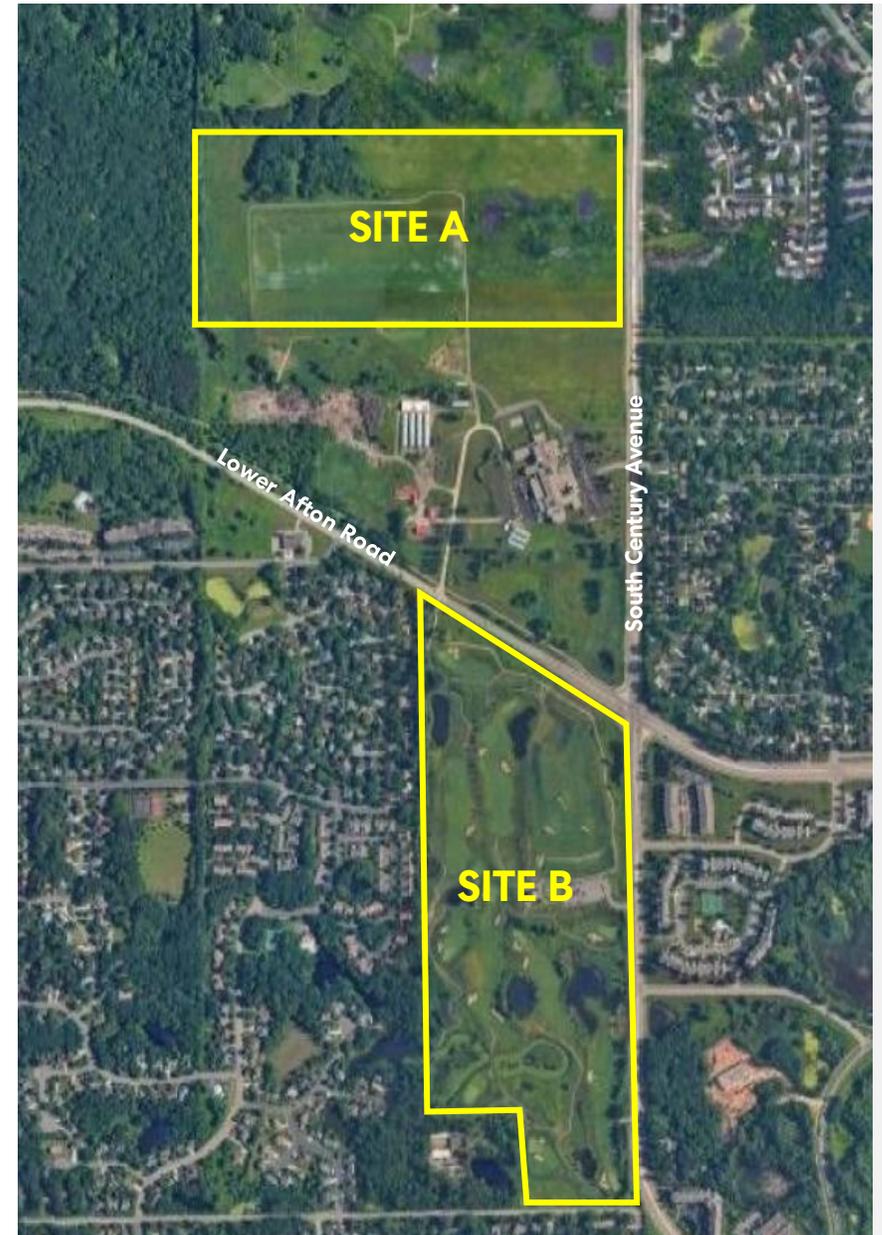


Redevelopment Master Plan

A Redevelopment Master Plan will.....

- Identify community desires for the future of the site(s)
- Guide the preservation or future improvements/development of the site(s)
- Addresses issues such as:
 - *Land use*
 - *Zoning*
 - *Transportation – Access/Circulation*
 - *Economic development potential*
 - *Aesthetics*
- Policy guide for decision-making

→
Sites included in study



Recent Discussions

The County Manager's 2020-2021 budget realigns the golf course portfolio, which includes closing The Ponds at Battle Creek at the end of the 2020 season.

→
Sites included in study



Site Overview

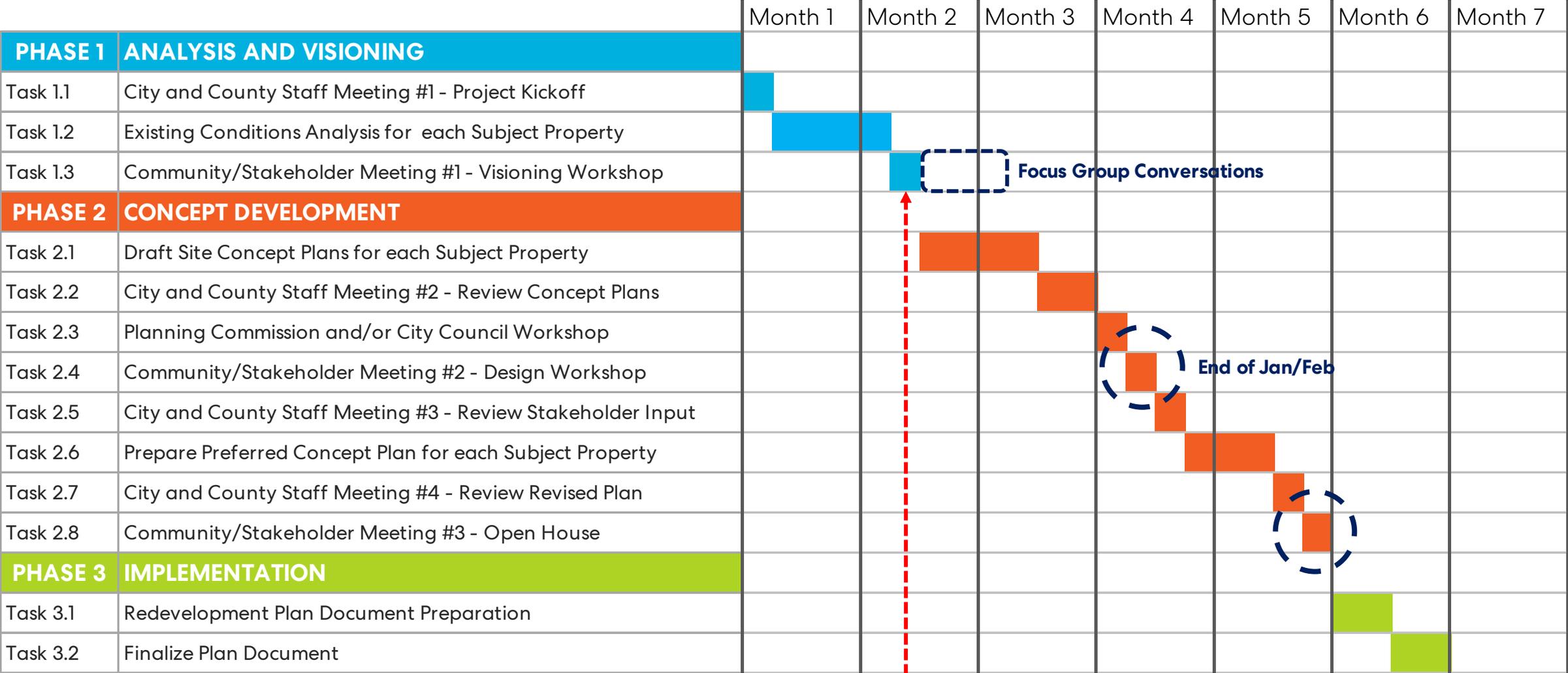
Site A is a County-owned, 77-acre undeveloped site in the eastern portion of Maplewood's Battle Creek neighborhood with access from South Century Avenue. To the south is the Ramsey County Correctional Facility; to the North and West is Battle Creek Regional Park. To the east is residential property in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



Project Schedule and Process

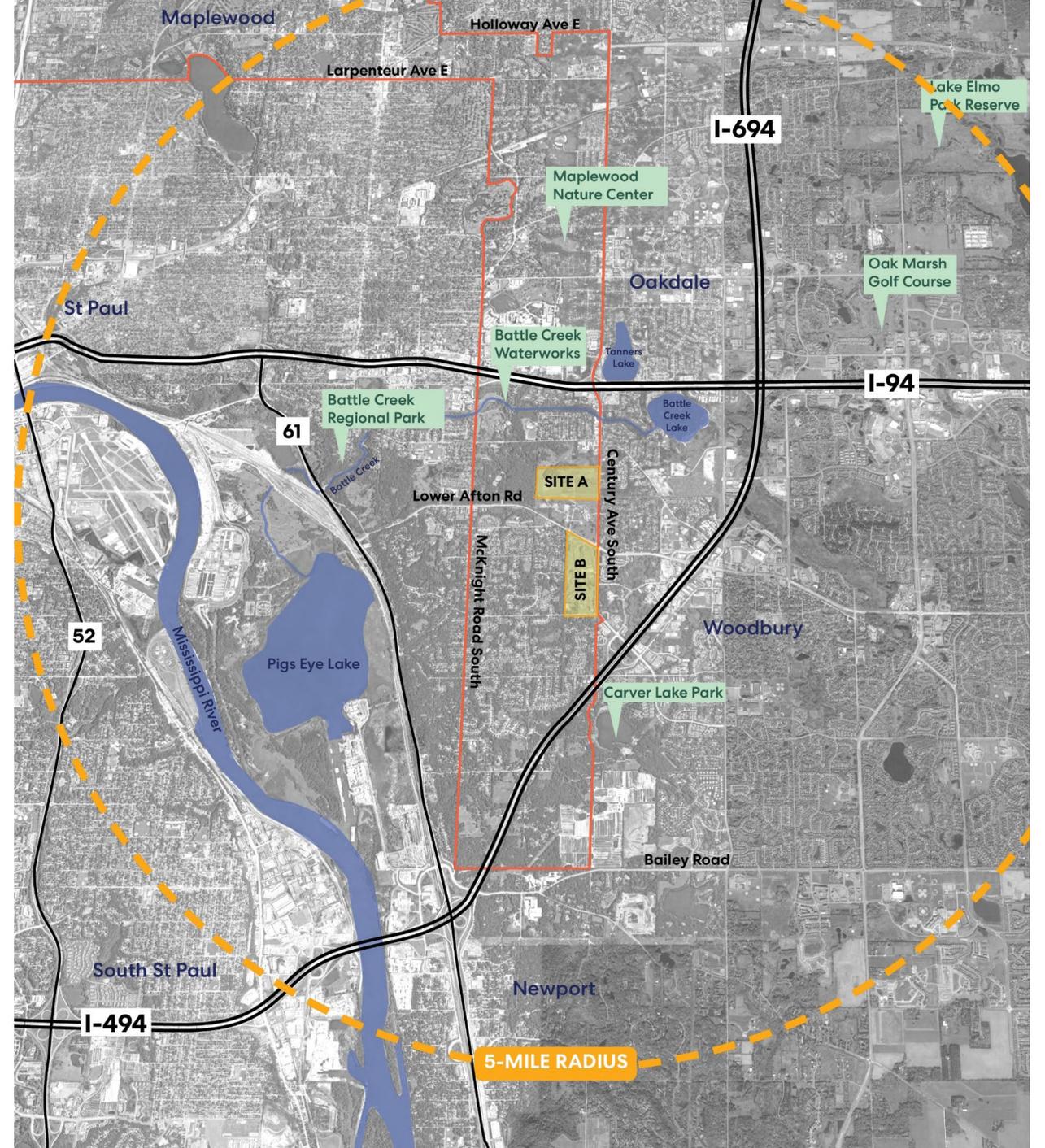


We are here

Analysis of Existing Conditions

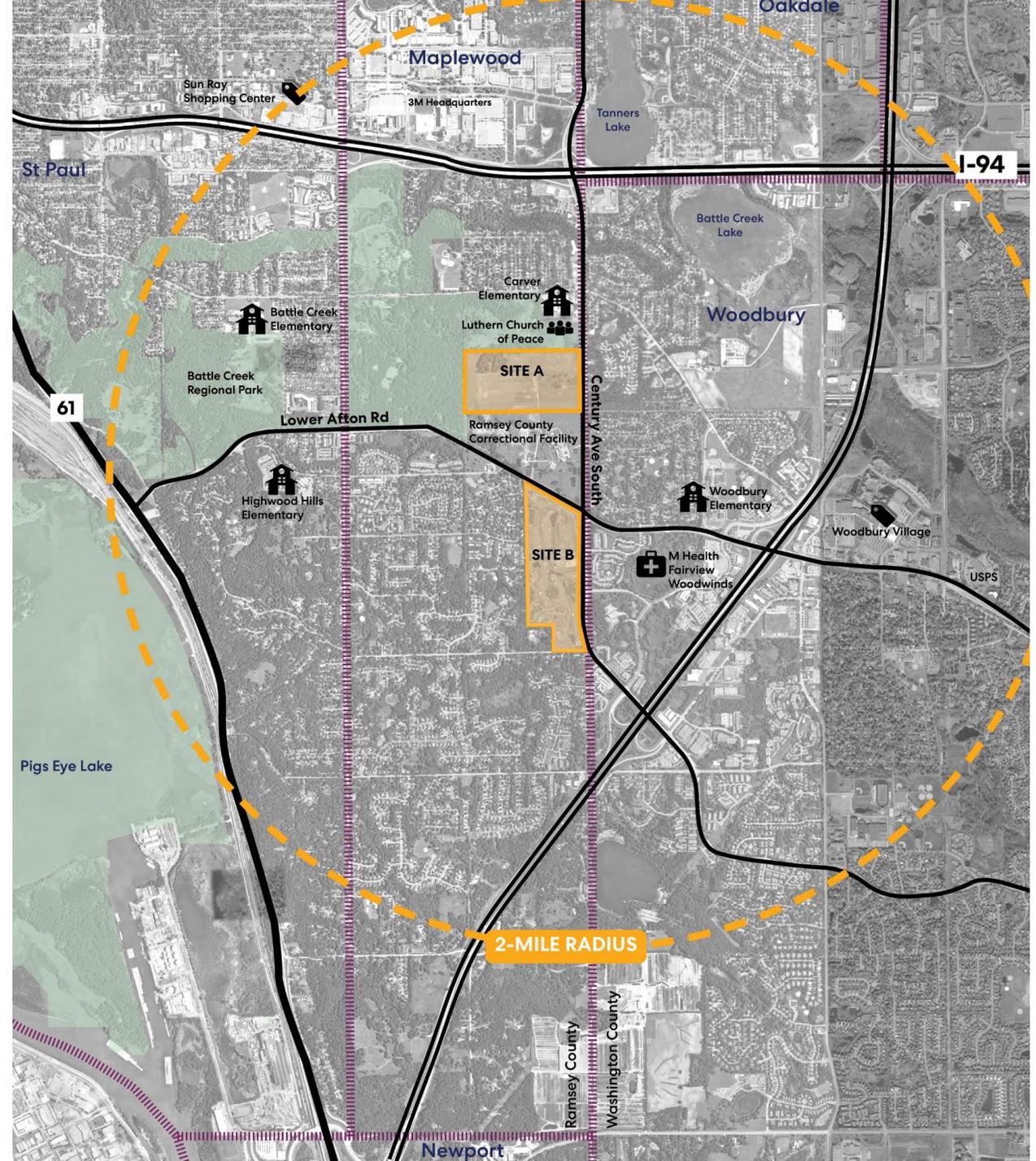
Regional Context

- Access to regional highway network
- Proximity to regional parks/trails/open spaces
- Proximity to compatible landuses



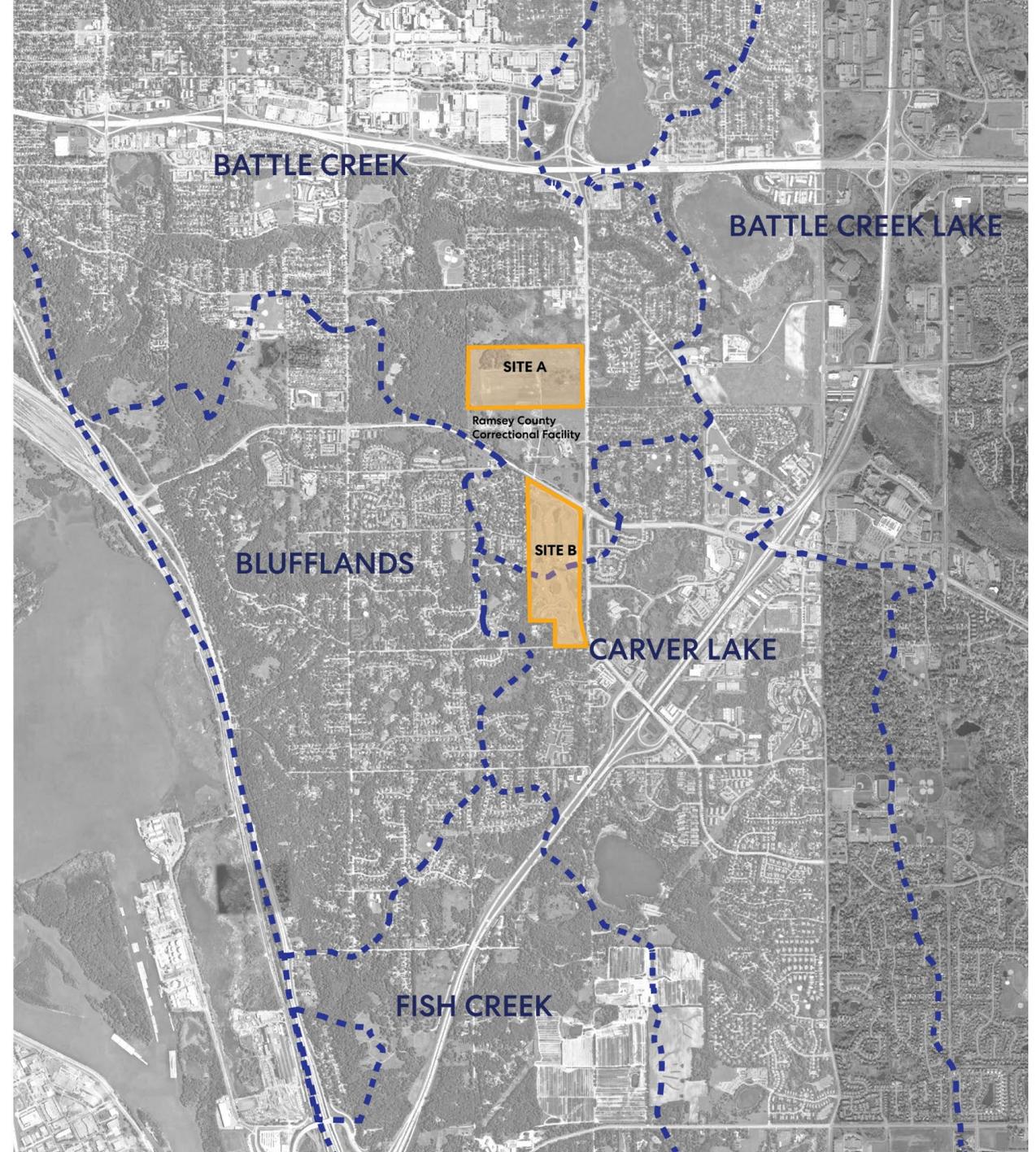
City Context

- Large redevelopment sites
- Great access
- Proximity to regional and local parks/trails/open spaces
- Adjacent residential areas
- Proximity to commercial and civic areas



Watershed

- Overall Watershed is the **Ramsey-Washington Metro Watershed District**
- Sites A & B fall into several Subwatersheds



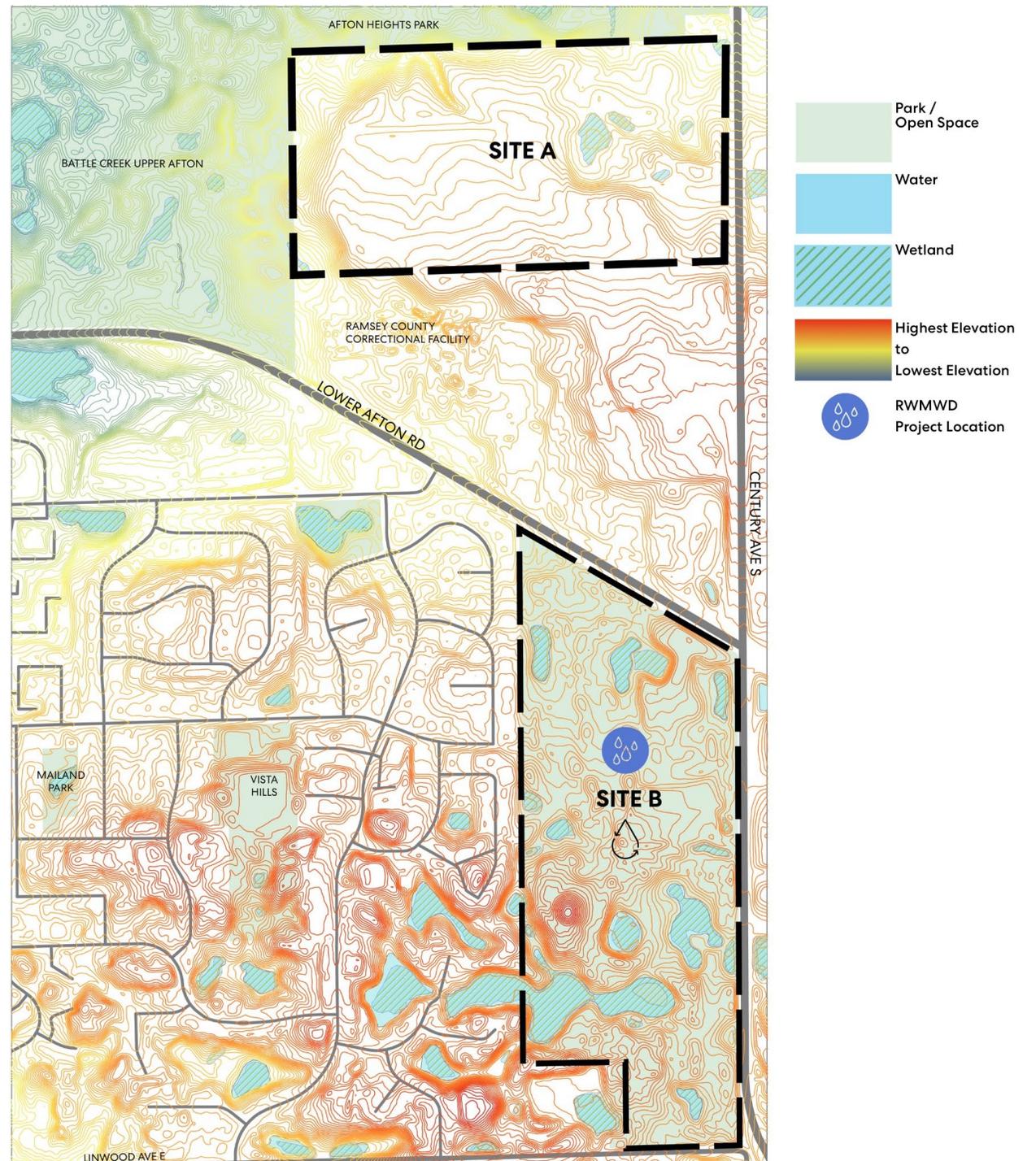
Natural Resources

Site A

- Rolling topography
- Open site with some wooded areas
- Some water/wetland areas

Site B

- Rolling topography
- Open site with some wooded areas
- Regional and localized ponding/stormwater



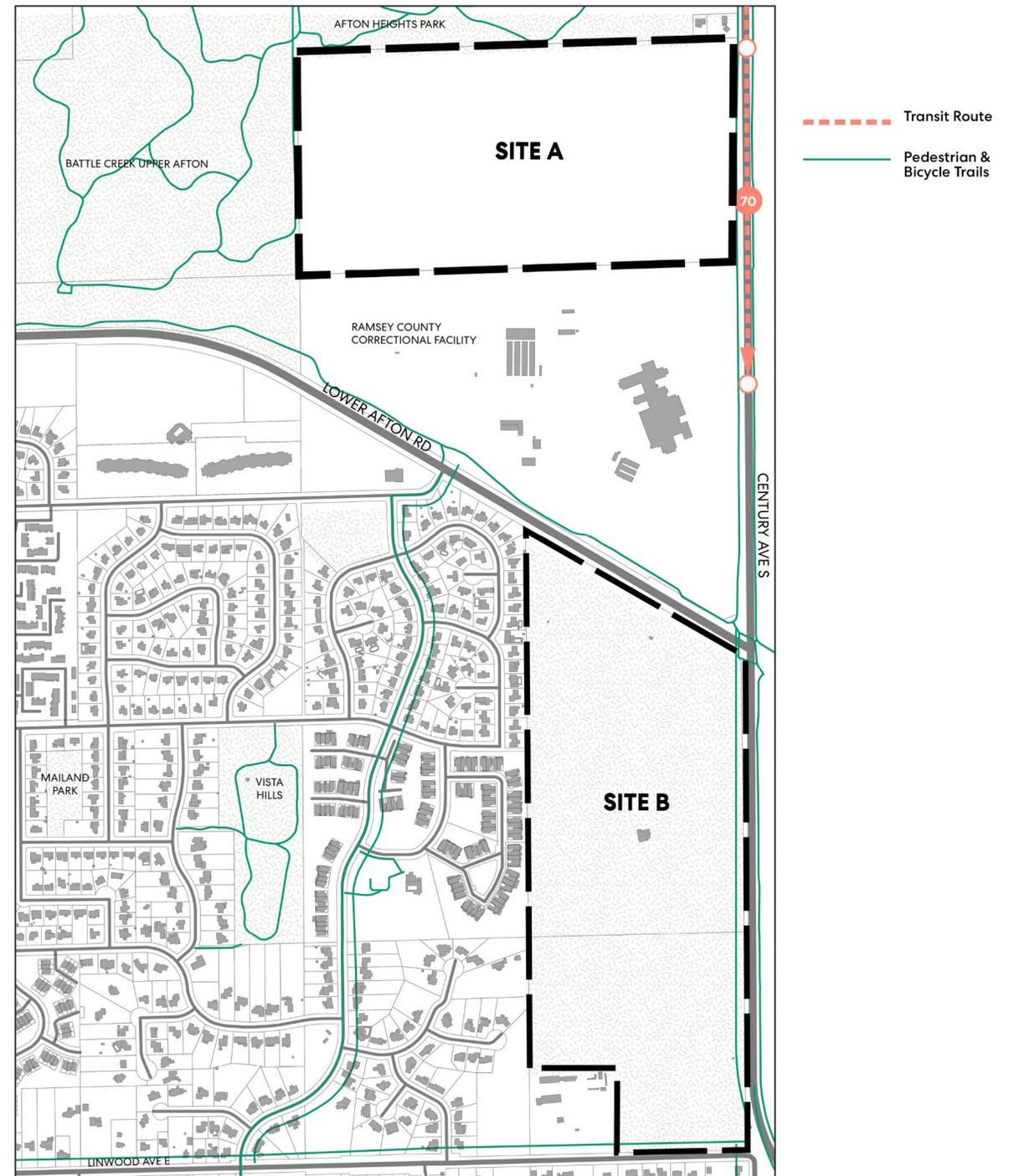
Access and Circulation

Site A

- Direct access of Century Avenue
- Adjacent to transit route 70
- Extensive network of adjacent trails

Site B

- Direct access of Century Avenue and Lower Afton Road
- Extensive network of adjacent trails



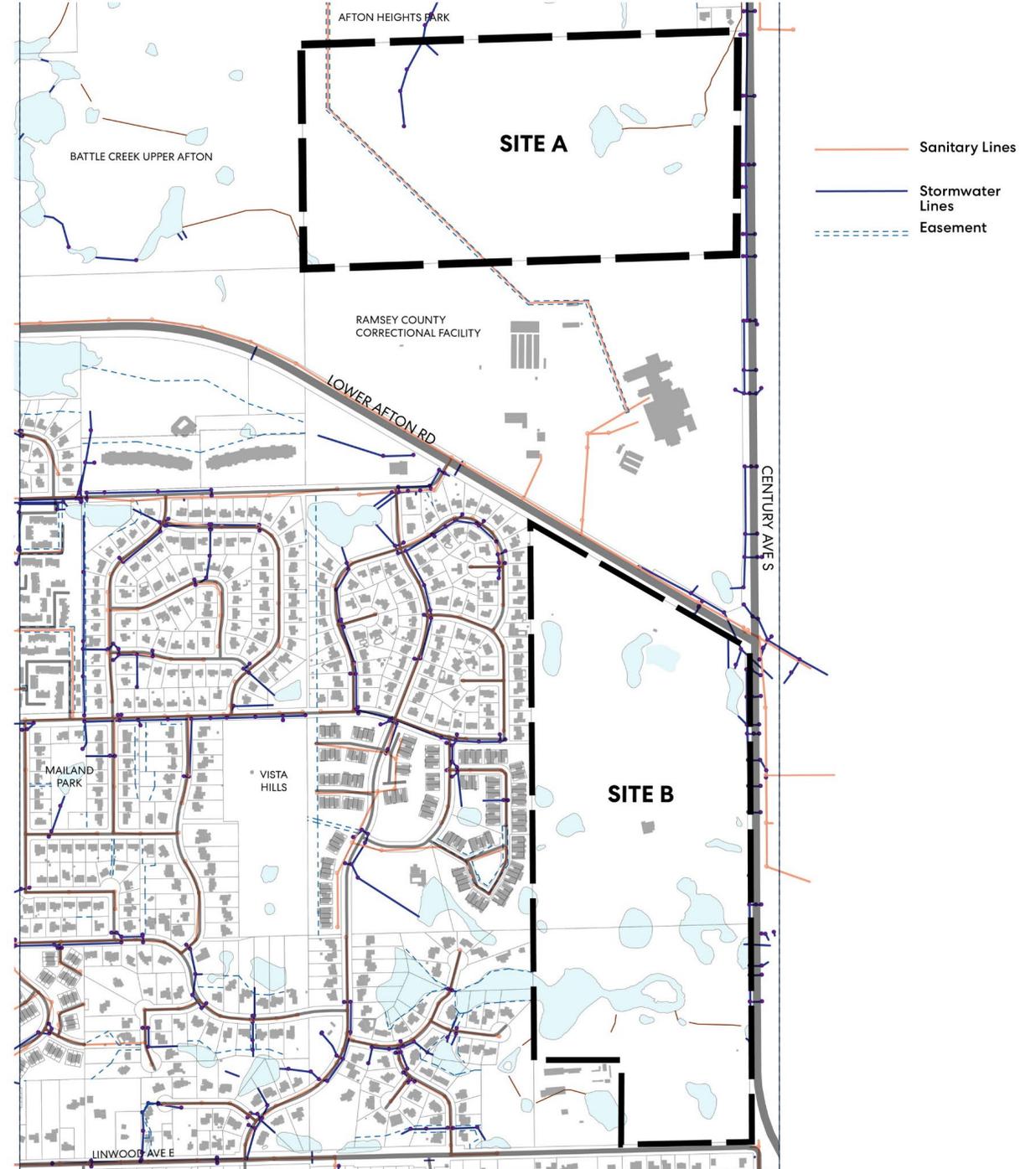
Utilities: Storm and Sanitary

Site A

- Access to storm and sanitary
- Existing easements

Site B

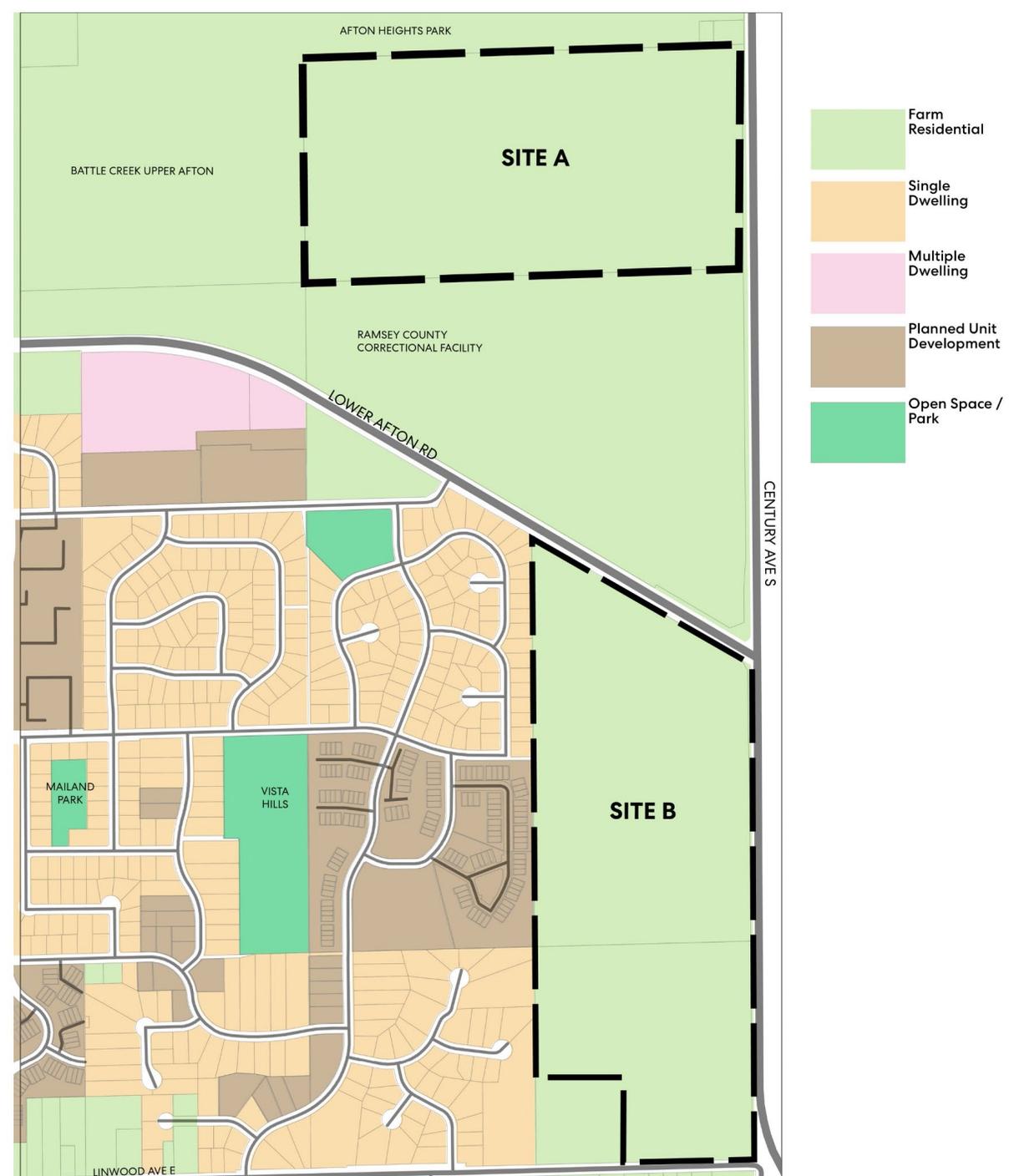
- Access to storm and sanitary



Zoning

Site A and B

- Identified as Farm/Residential
- Most forms of new development on either site will likely require a zoning change.



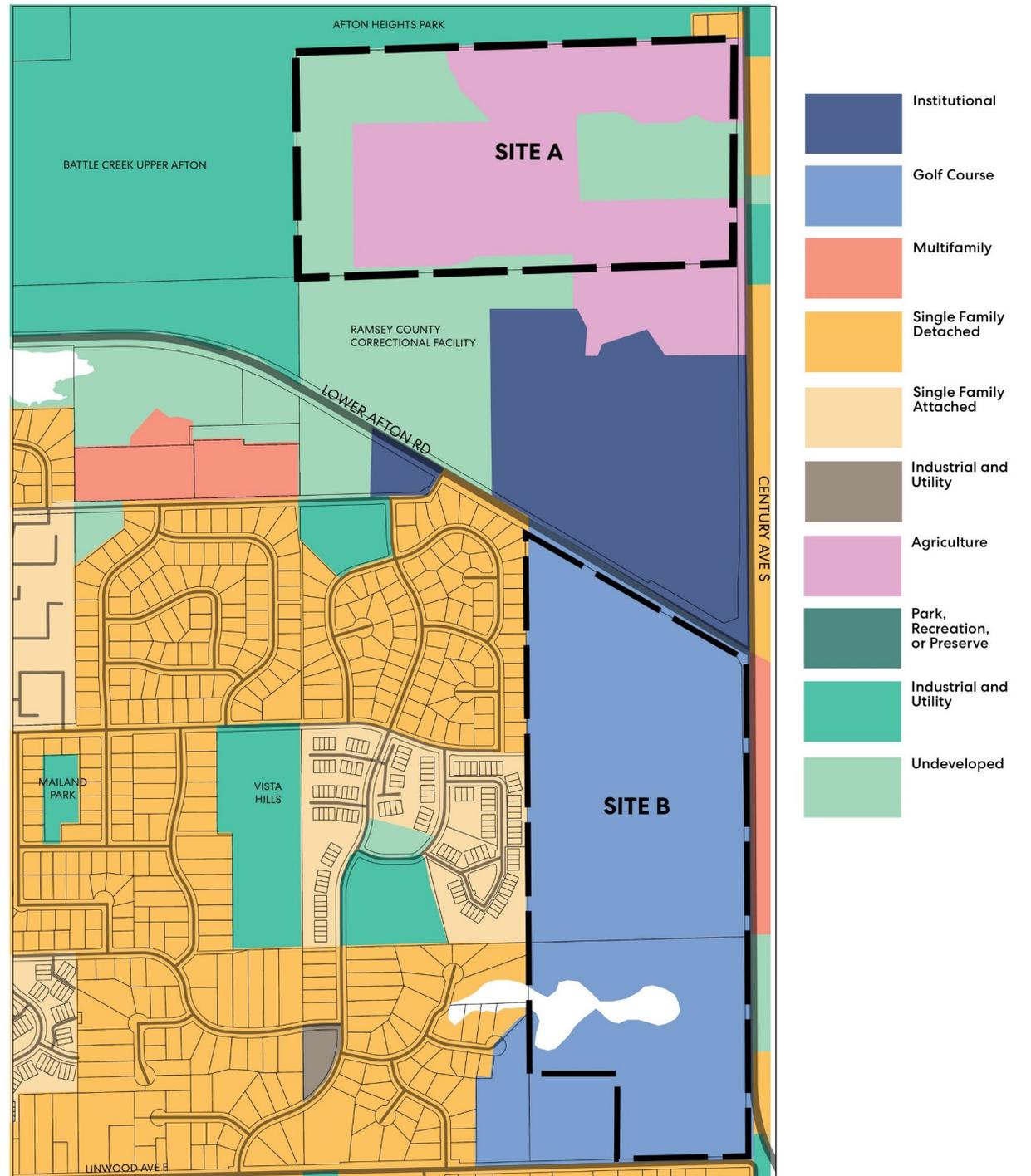
Current Land Use

Site A

- Agriculture is the dominant use of the site
- Significant portions of the site are categorized as Undeveloped

Site B

- Golf Course is the current use of the site



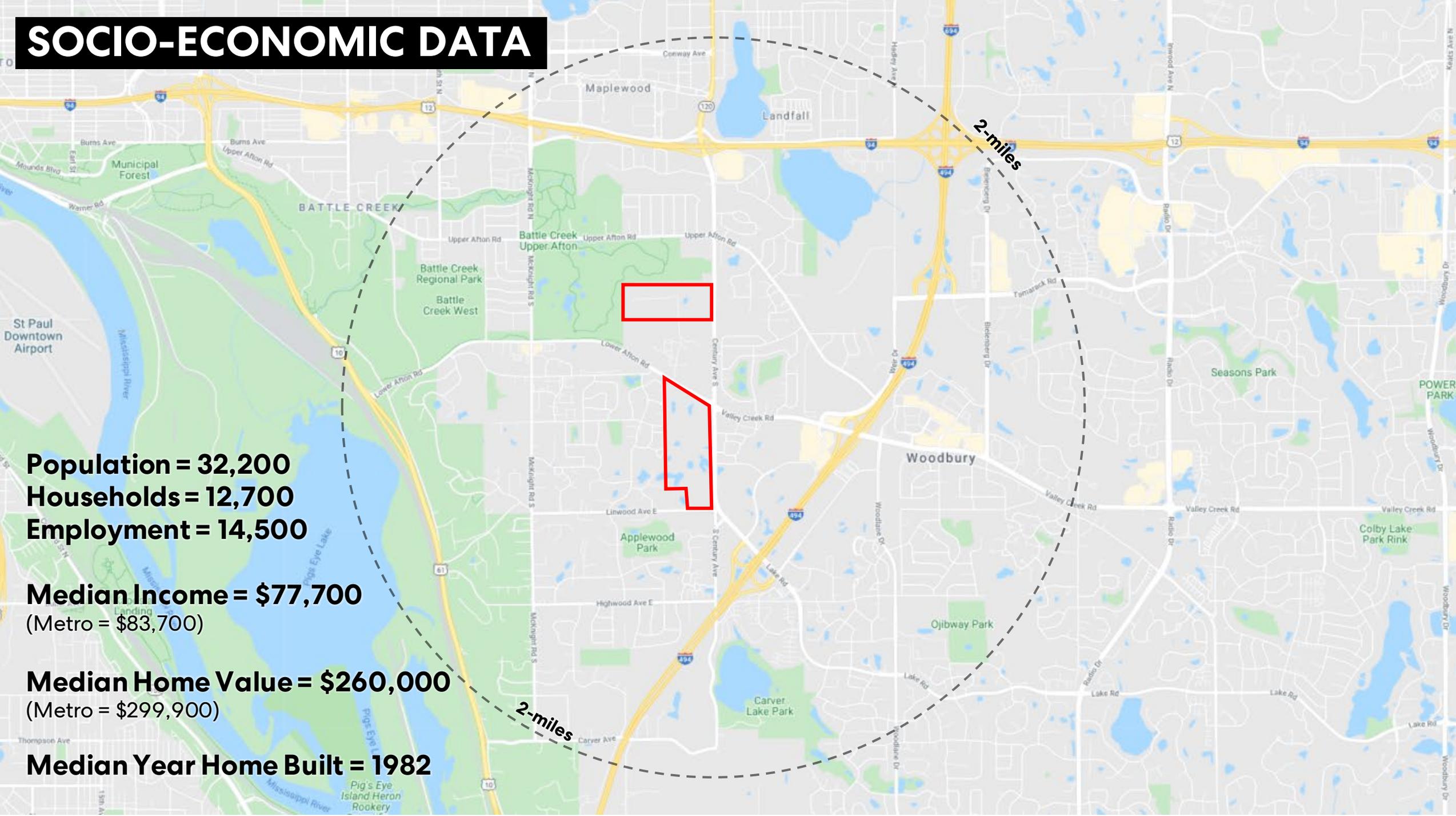
SOCIO-ECONOMIC DATA

Population = 32,200
Households = 12,700
Employment = 14,500

Median Income = \$77,700
(Metro = \$83,700)

Median Home Value = \$260,000
(Metro = \$299,900)

Median Year Home Built = 1982



Visioning Exercise

Miro Board – Please use link in meeting invite

**[https://miro.com/app/board/o9J_kgdEOE8=/
/](https://miro.com/app/board/o9J_kgdEOE8=/)**

miro PONDS AT BATTLE CREEK REDEVELOPMENT

HOW TO USE MIRO

NAVIGATION

OPTIONS TO MOVE AROUND THE BOARD

- 1) TO SCROLL AROUND THE BOARD, USE THE SCROLL WHEEL ON YOUR MOUSE
- 2) USE THE ENLARGEMENT TOOLS AT THE BOTTOM RIGHT HAND SIDE OF THE SCREEN

TOOLS

PRACTICE SPACE

COMMUNITY ENGAGEMENT QUESTIONS

	SITE A	SITE B	BOTH SITES
QUESTION 1 Assessing a future scenario of urban site development, which may include green infrastructure, what are the most likely opportunities for green infrastructure?			
QUESTION 2 Assessing a future scenario of urban site development, which may include green infrastructure, what are the most likely opportunities for green infrastructure?			
QUESTION 3 Assessing a future scenario of urban site development, which may include green infrastructure, what are the most likely opportunities for green infrastructure?			
QUESTION 4 Assessing a future scenario of urban site development, which may include green infrastructure, what are the most likely opportunities for green infrastructure?			
QUESTION 5 Assessing a future scenario of urban site development, which may include green infrastructure, what are the most likely opportunities for green infrastructure?			

SITE ENLARGEMENTS

SITE A
SITE B

HOW TO DRAW IN MIRO

TOOLS

PRACTICE SPACE

ANALYSIS BOARDS

2%

For those who are on their phone or unable to access MIRO....the same questions will be available in a survey form on the City website starting tomorrow

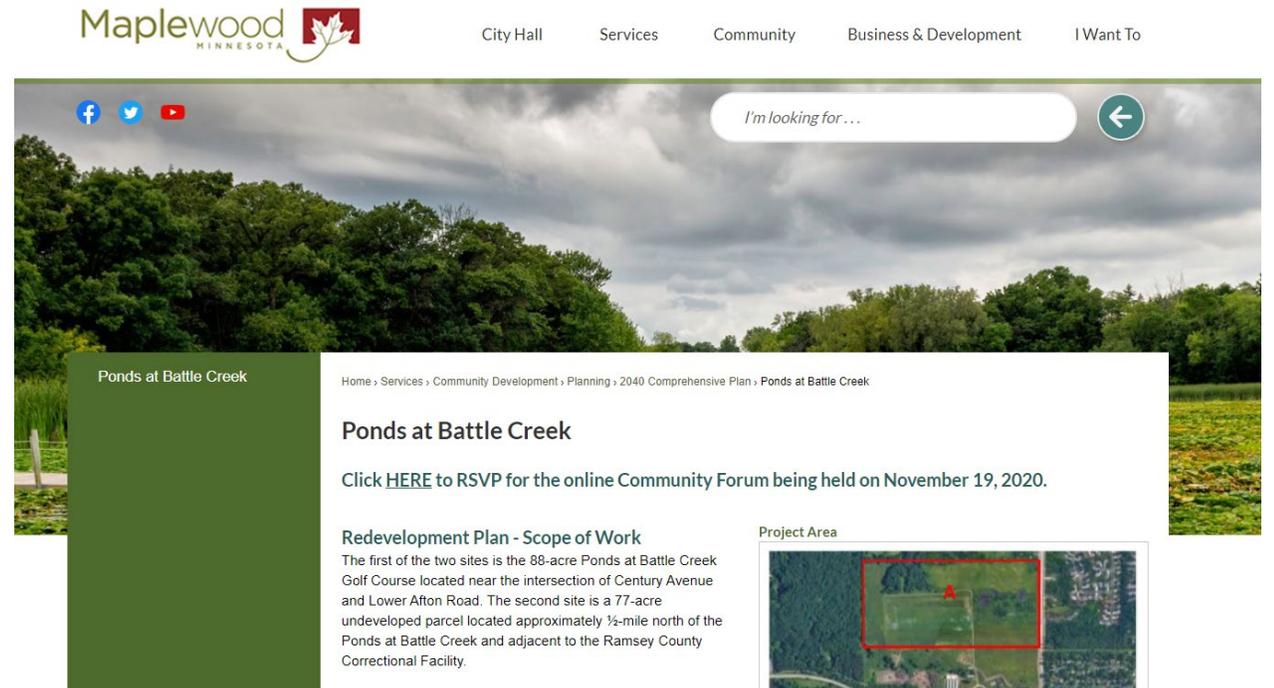
Community Comments

(10 minutes)

Next Steps

Continue your engagement!

- Follow the process at the project web
<https://maplewoodmn.gov/Ponds>
- Online survey (open until the end of Dec)
- Community forum #2 workshop (End of Jan/Feb)



Thank You