

Perkins&Will

# South Maplewood – Century Ave Redevelopment Properties

January 27, 2021

# Agenda

## Welcome (15 minutes)

- County Values statement
- Team Introductions
- Schedule Update

## Community Feedback Summary (10 minutes)

- Survey
- Stakeholders

## Site analysis updates (10 minutes)

## Interactive Polling (40 minutes)

## Open Comment Period (10 minutes)

## Next steps (5 minutes)

**This Meeting will be recorded!**



# 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



# Welcome

# Welcome



**Toni Carter**  
Ramsey County Board Chair

# Ramsey County Vision Statement / Values

## 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

## Foster Economic Competitiveness, Innovation, and Transformation



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



Foster inclusive development within County transit corridors



Sustain and accelerate workforce recovery programs



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



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.)



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

# Welcome



**Marylee Abrams**  
Mayor, City of Maplewood



# FAQ – Battle Creek Golf Course

If you have questions about the closing of the golf course, please refer to the FAQ on the Ramsey County website

<https://www.ramseycounty.us/your-government/projects-initiatives/maplewood-properties-site-planning>

The screenshot shows the Ramsey County website. The header includes the Ramsey County logo and navigation links: Home, Jobs, Calendar, News & Updates, Contact Us, and a search bar. A secondary navigation bar contains links for Residents, Businesses, Your Government, COVID-19 Info, and How do I...?. The main content area is titled "Maplewood Properties Site Planning". It features a sidebar with a "Your Government Projects & Initiatives" menu, a main text block with an aerial map of the site, a "Contact Us" box for Martha Faust, and a "Frequently asked questions" section with a question about properties for sale. A "Take a survey about the site" button is also present.

**RAMSEY COUNTY** Home Jobs Calendar News & Updates Contact Us Search

Residents Business Your Government COVID-19 Info How do I...?

Home / Your Government / Projects & Initiatives

Your Government  
Projects & Initiatives

- > Strategic Priorities
- > Comprehensive Plan
- > Ramsey County and the 2020 Census
- > Transforming Systems Together
- > Rice Creek Commons
- > Riversedge
- > Rice-Larpenteur Gateway Area
- > Boys Totem Town Site Redevelopment
- > East Metro Rail Yards Improvement Project
- > Bicycle & Pedestrian Plan
- > Criminal Justice Coordinating Council
- > Juvenile Detention Alternatives Initiative (JDAI) & Deep End Reform
- > Preventing & Ending Homelessness
- > Immigration Legal Defense & Wrap Around Services
- > Solar Resources

## Maplewood Properties Site Planning

Ramsey County and the City of Maplewood are working together to plan for potential future development at the 88-acre [Ponds at Battle Creek](#) site currently owned by Ramsey County and operated as a golf course and a 77-acre undeveloped parcel just north of the [Ramsey County Correctional Facility](#).

The plan will involve community engagement scheduled through Spring 2021:

- Nov. 19, 2020: Community/Stakeholder Meeting #1 ([view presentation](#)).
- Jan. 2021: Small group, stakeholder meetings.
- Jan. 27, 2021: Community/Stakeholder Meeting #2 ([Register](#))
- March 2021: Community/Stakeholder Meeting #3

Take a survey about the site

[Sign up for email updates](#), [read additional information from the City of Maplewood](#)

### Frequently asked questions

**What properties is Ramsey County considering selling?**

There are two county-owned properties in Maplewood along South Century Avenue. The 77-acre "Site A" is located just north of Ramsey County Correctional Facility. The 88-acre "Site B" has operated as the [The Ponds at Battle Creek golf course](#).

**What are the County's goals for the two properties?**

Ramsey County's [vision](#) is a vibrant community where all are valued and thrive. Broad community and economic development goals generally

Contact Us  
[Martha Faust](#),  
Redevelopment Manager  
[651-358-4341](tel:651-358-4341)

# 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

# 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**

**Chat will be turned off during presentation period**

**Participants will be muted during the presentation period**

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



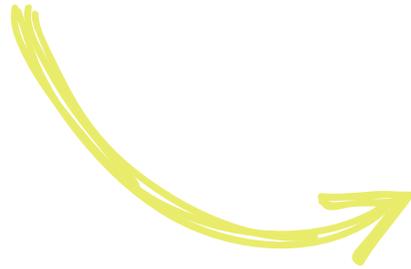
# Project Schedule and Process

		Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7
<b>PHASE 1</b>	<b>ANALYSIS AND VISIONING</b>							
Task 1.1	City and County Staff Meeting #1 - Project Kickoff	█						
Task 1.2	Existing Conditions Analysis for each Subject Property	█	█					
Task 1.3	Community/Stakeholder Meeting #1 - Visioning Workshop		█					
Task 1.4	Stakeholder Meetings			█				
Task 1.5	Community/Stakeholder Meeting #2 - Visioning Workshop			█				
<b>PHASE 2</b>	<b>CONCEPT DEVELOPMENT</b>							
Task 2.1	Draft Site Concept Plans for each Subject Property				█	█		
Task 2.2	City and County Staff Meeting #2 - Review Concept Plans					█		
Task 2.3	Planning Commission and/or City Council Workshop						█	
Task 2.4	Community/Stakeholder Meeting #3 - Design Workshop						█	
Task 2.5	City and County Staff Meeting #3 - Review Stakeholder Input							█
Task 2.6	Prepare Preferred Concept Plan for each Subject Property							█
Task 2.7	City and County Staff Meeting #4 - Review Revised Plan							█
Task 2.8	Community/Stakeholder Meeting #4 - Open House							█
<b>PHASE 3</b>	<b>IMPLEMENTATION</b>							
Task 3.1	Redevelopment Plan Document Preparation							█
Task 3.2	Finalize Plan Document							█

**We are here**

# Community Feedback

**Where we heard  
from you:**



**Community Meeting 01  
Online Survey  
Email Responses  
Stakeholder Meetings**

**Focused On:**



**Individual Feedback  
Regional Perspective**

# Survey Feedback

**Where are the best assets  
and/or opportunities?**

**natural aspects**  
**golf course**  
**diverse wildlife & flora**  
**wetlands & prairie**  
**open space**  
**ability for a diverse group of people to gather**  
**mixed housing and light industrial**  
**green space with trails & rec facilities (frisbee golf, basketball, soccer field, tennis)**  
**keep land undeveloped**  
**driving range**  
**connections to Battle Creek Park**  
**residential, commercial, light industrial or combination**  
**housing - single family, senior housing, multifamily**  
**addition of winter recreation**  
**diverse patronage of ponds is an asset to protect**  
**land size**  
**proximity**  
**highway access**  
**adjacency to parks**

# Survey Feedback

**What are the main challenges or issues?**

**congestion along Century Ave  
prison  
gun range  
saving open space for habitat / impact to wildlife  
new development balance with needs of community  
not destroying trees  
ensuring public access  
requirements for zoning changes  
limited infrastructure serving sites  
limited entry from Century Ave  
consistent look with the neighborhood of single homes  
terrain  
wetlands  
people who want to keep the golf course / community push back  
NIMBY neighbors  
busy intersection at Lower Afton & Century Ave  
groundwater  
impact of housing density on existing neighborhood character  
indoor community gathering space on this end of Maplewood**

## Survey Feedback

**What future land uses and amenities could be beneficial for the community?**

**maintain natural habitat**  
**open space for recreation (parks, trails, playgrounds, soccer)**  
**golf**  
**driving range**  
**open space for wildlife**  
**trails for walking & biking**  
**meaningful commercial development**  
**balance of low intensity housing adjacent to single family**  
**high intensity housing along Century Ave**  
**Ramsey county yard waste**  
**environmental education**  
**future uses should be contingent on removing firing range**  
**high end residential**  
**renovated art park**  
**retail with apartments above**  
**expand golf course facilities (club house & restaurant) for year-round activities**  
**connection by trails and bicycle paths**  
**natural park**  
**community farming**  
**fish ponds**  
**mixed business**  
**indoor community gathering space on this end of Maplewood**

# Survey Feedback

**What could change and  
what should remain?**

**golf course  
green space  
preserved and enhanced wildlife habitat & ecosystem  
viewing areas, trails, bicycle paths, frisbee golf  
winter activities  
new housing - rental apartments, single family homes, townhomes, condos  
property values of adjacent properties  
garden  
accessible playground area  
community value  
more trees  
larger clubhouse / food service  
wetlands**

# Survey Feedback

**What would be your ultimate vision?**

**golf course with youth programming  
low intensity housing in natural setting  
affordable place to golf  
open space  
community recreation - park, sports facilities, trails,  
affordable housing  
mixed residential housing  
community agriculture / greenhouse / nursery  
use of solar and renewable resources  
protection and enhancement of battle Creek park  
mixed use / commercial on site A  
nature park as part of site B  
community multi use building for all ages  
senior housing**

# Stakeholder Perspective (Regional)

## Who we have met with:

***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***

***St Paul / Ramsey County Public Health***

***Visible City***

***Met Council***

***Twin Cities Land Trust***

***Institute of the Environment (U of MN)***

# Stakeholder Perspective (Regional)

## Themes we have heard:

***Neighborhood Identity***

***Mix of Housing Typologies***

***Food Access & Community Supported Agriculture***

***Public Transit & Multi-model access***

***Equitable Development***

**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

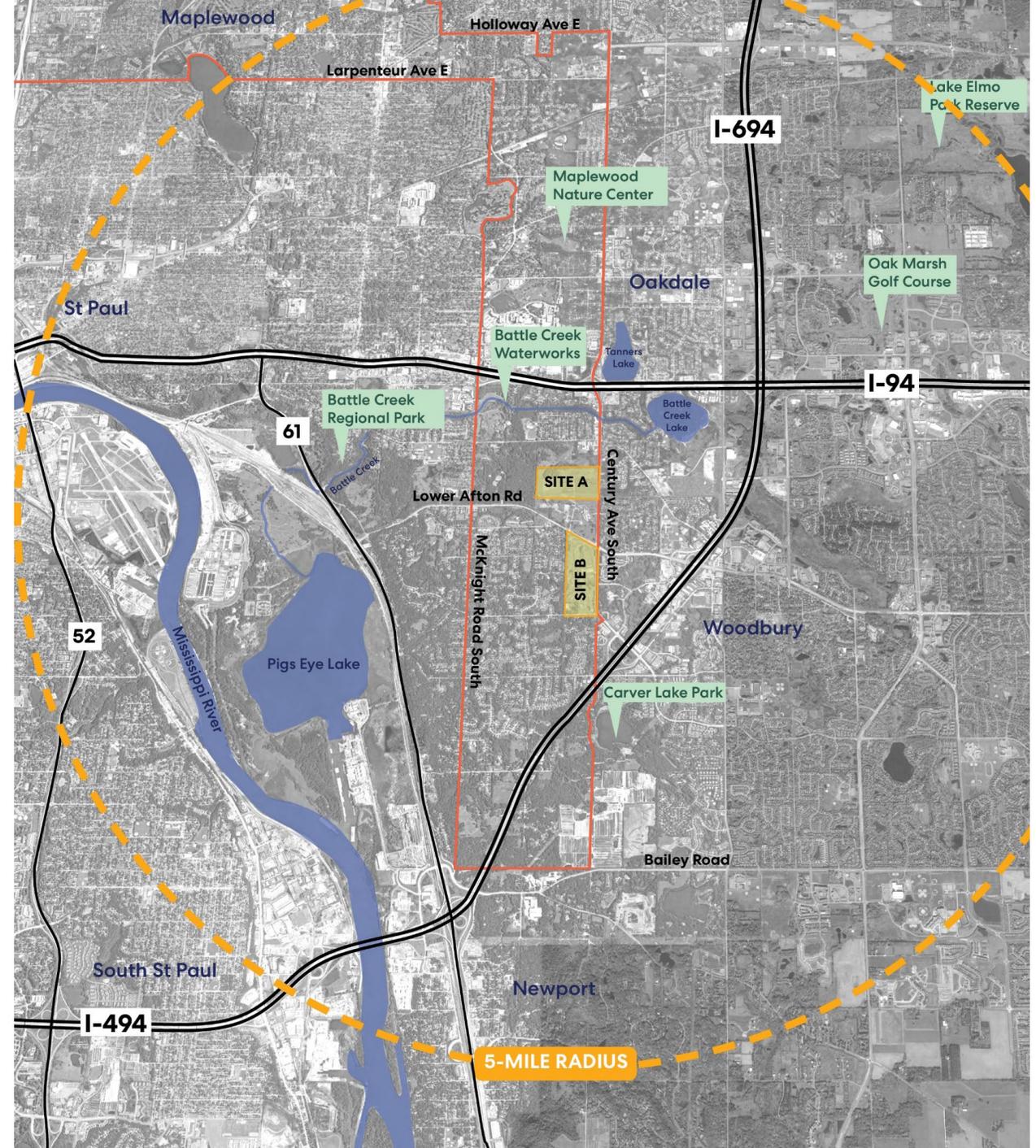
**FOOD RESOURCES**

Community Gardens, Market, Expanded Food  
Access, Food Safety

# Site Analysis

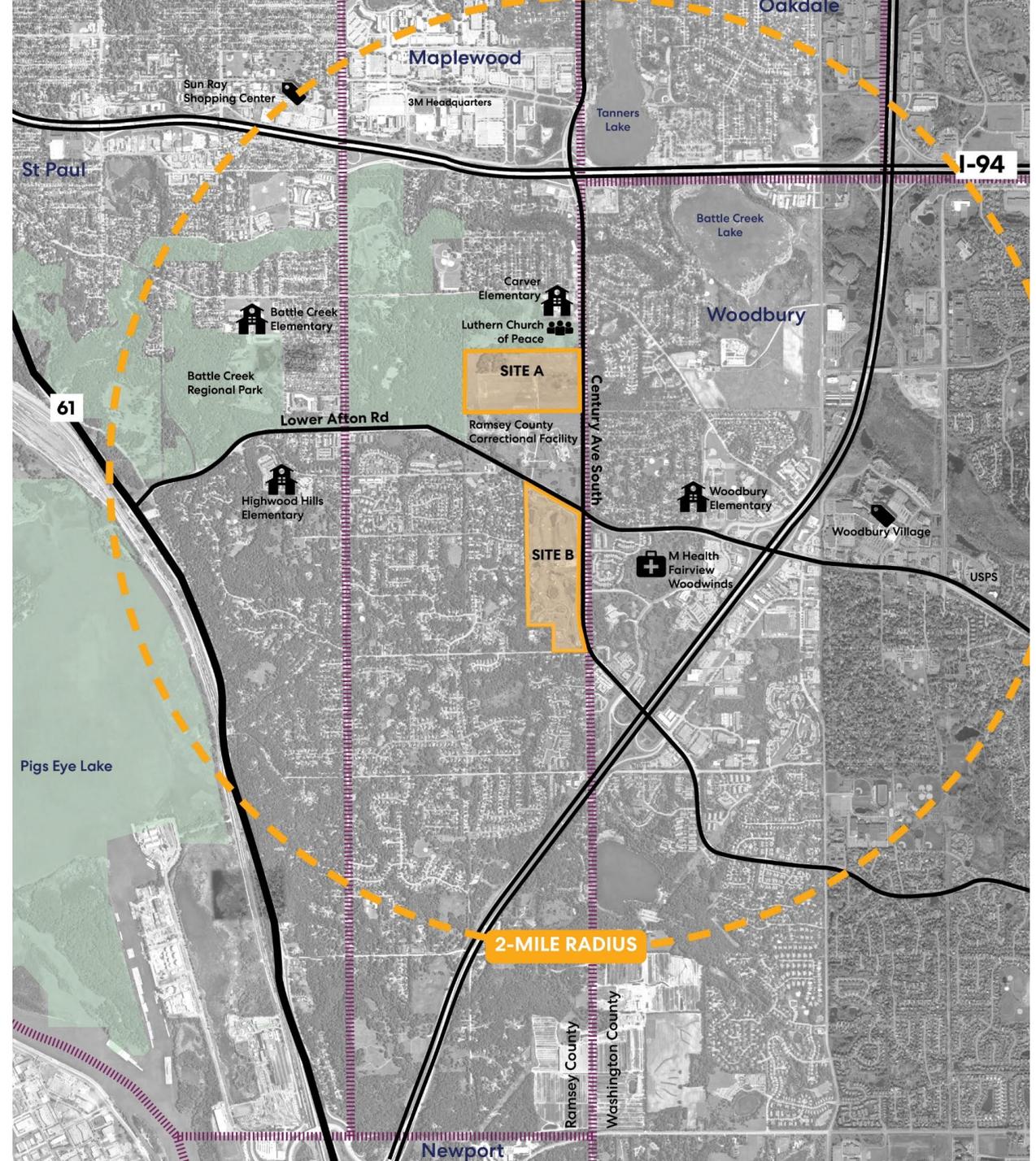
# Regional Context

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



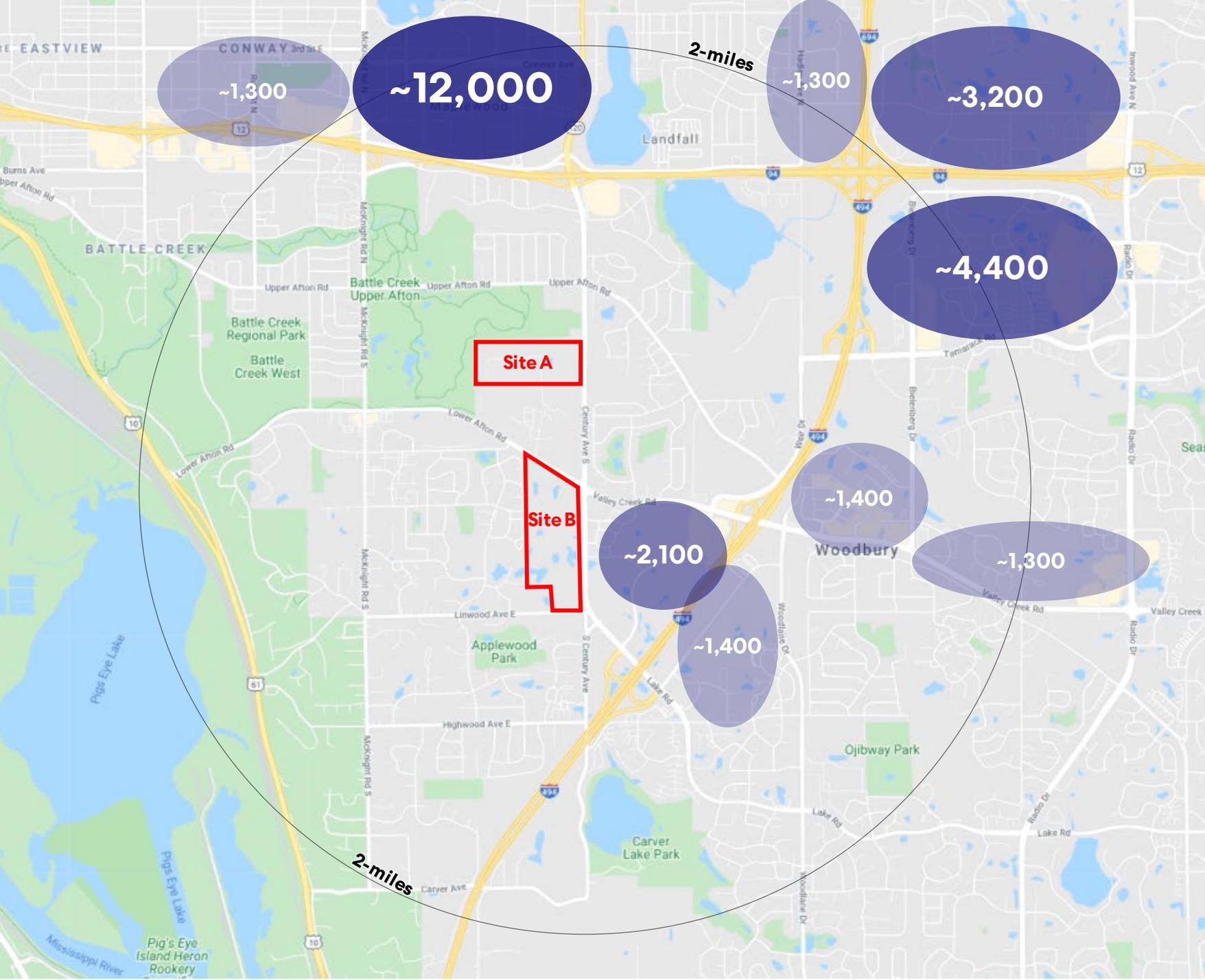
# City Context

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



# Major Employment Districts

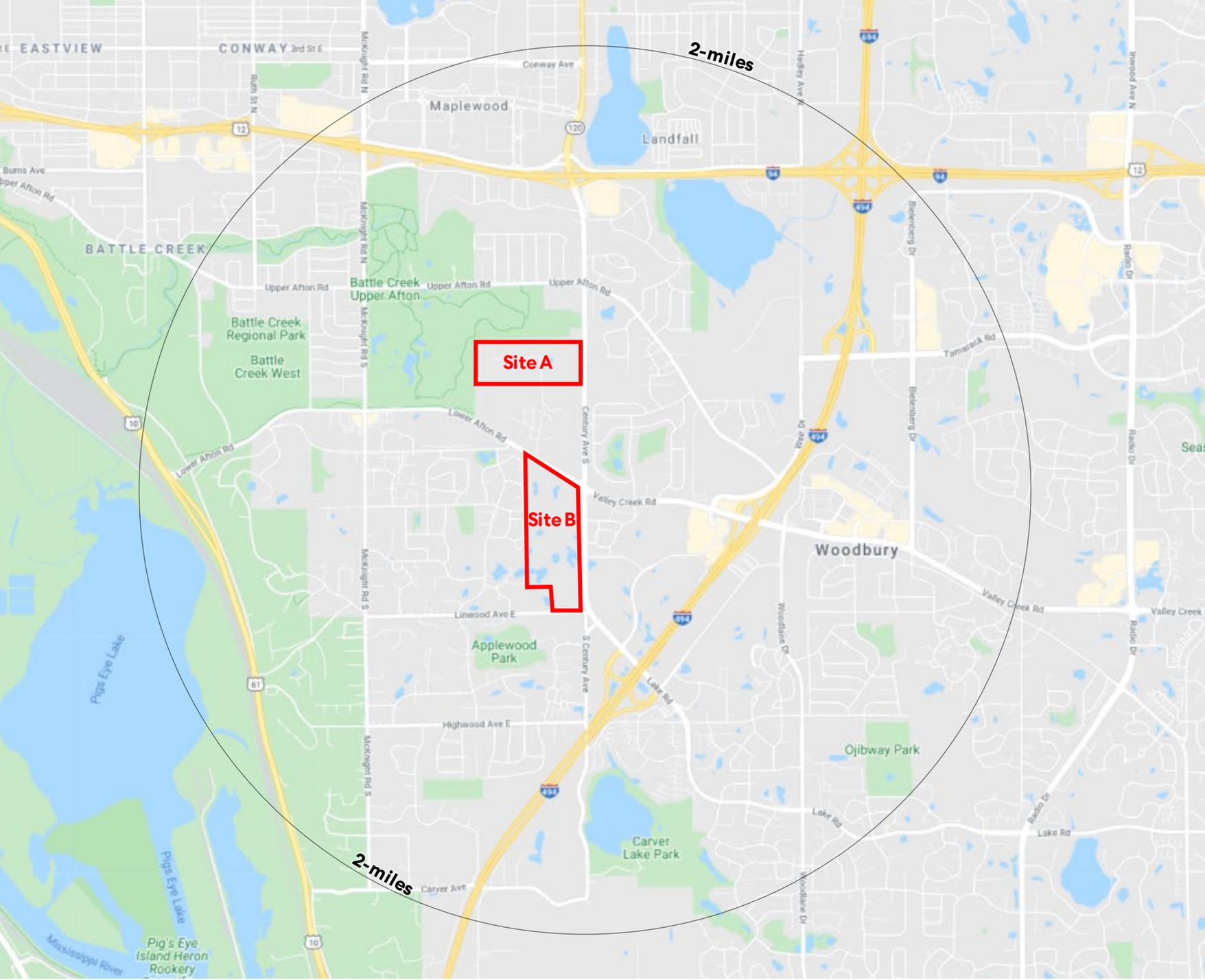
- 3M's world headquarters anchors a regionally significant concentration of jobs along I-94 just to the north of Site A
- The Woodwinds Medical Center anchors a significant employment area just east of Site B



Data Source: Metropolitan Council, TAZ Data Estimates and Forecasts

# Racial/Ethnic Diversity

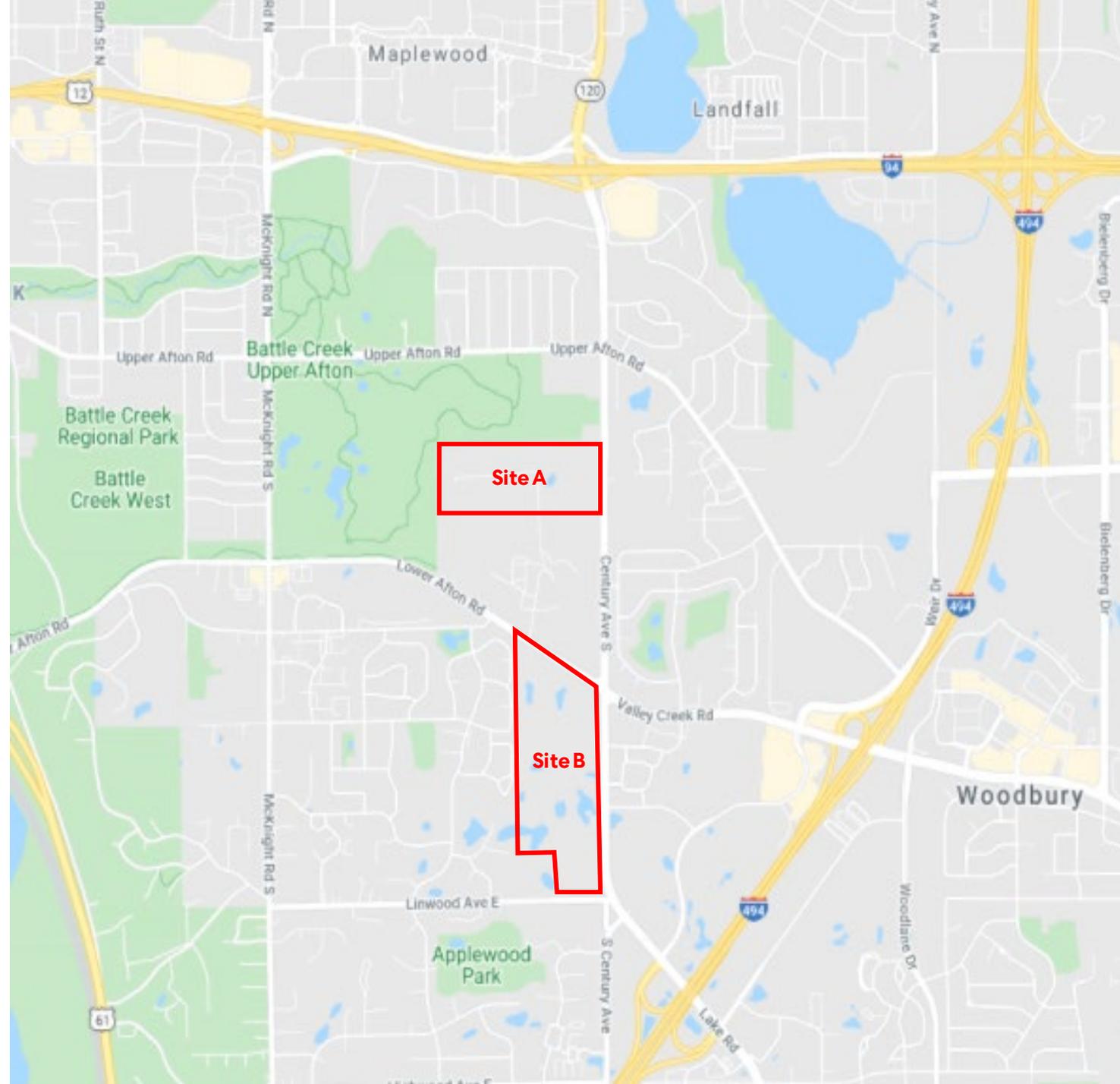
Race/Ethnic Group	Within 2 Miles
American Indian	0.6%
Asian	9.2%
Black	17.6%
Latinx	4.8%
Pacific Islander	0.1%
Multi-Racial	3.2%
White	65.3%

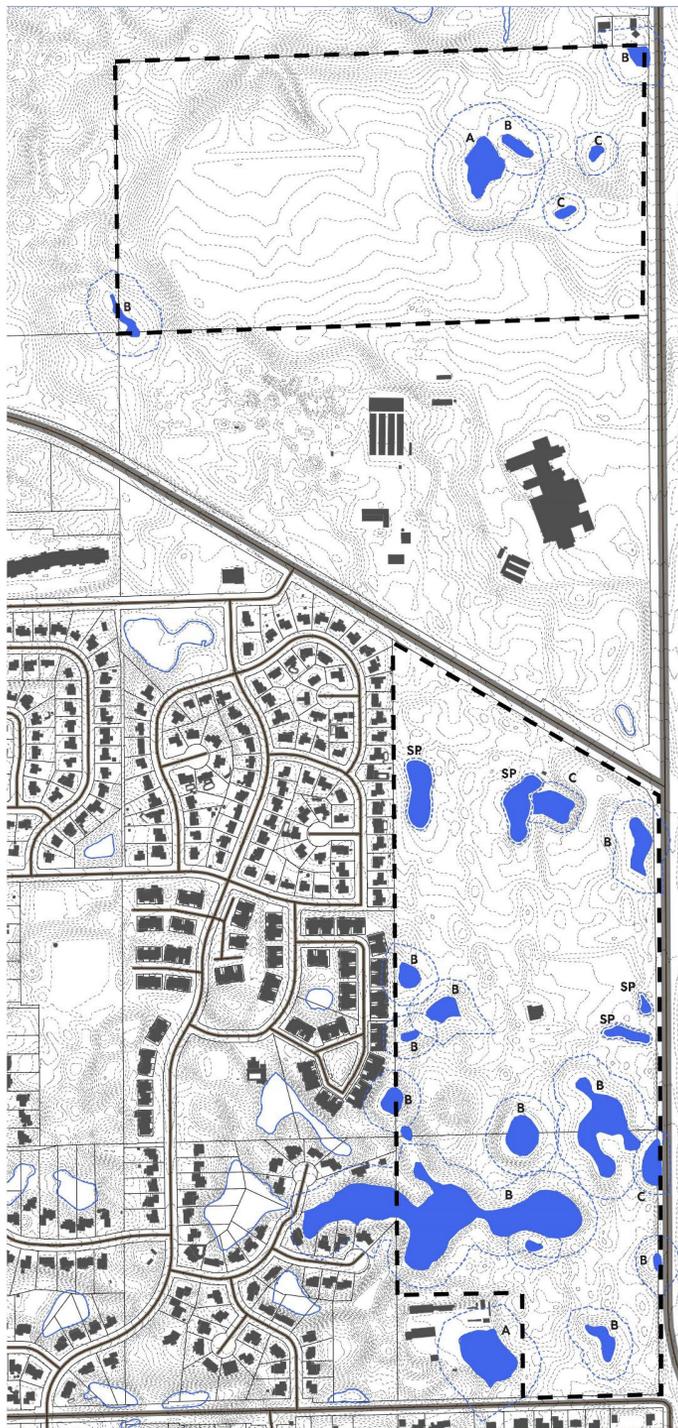


Data Source: Justicemap.org

# 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





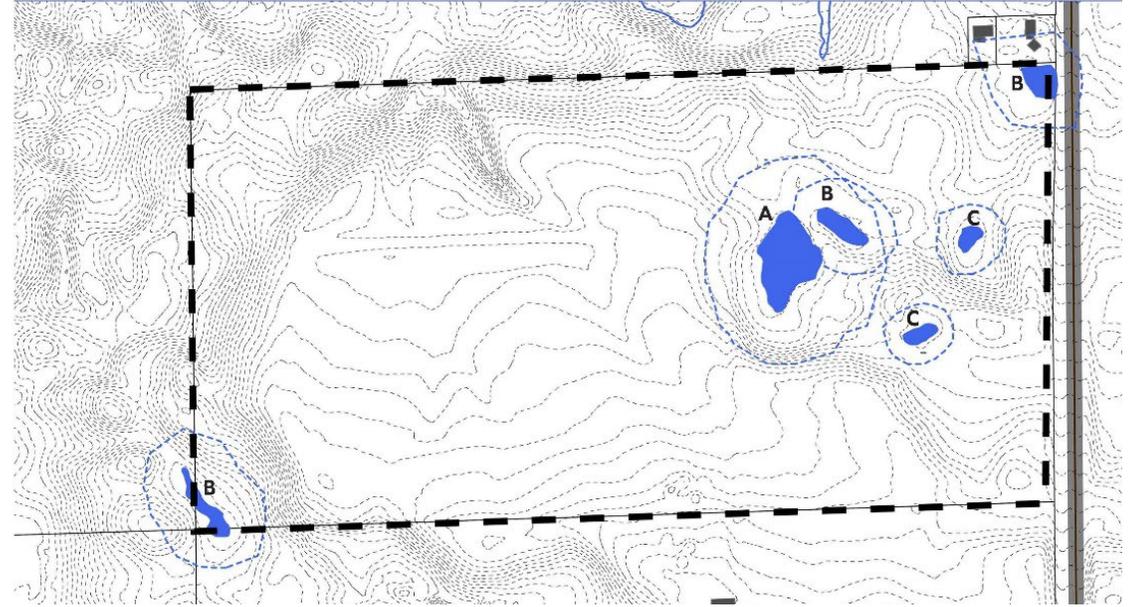
City of Maplewood  
wetland classifications  
(updated 2012)

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



**WETLAND  
CLASSIFICATION &  
BUFFERS**

# Site A



City of Maplewood  
wetland classifications  
(updated 2012)

--- Buffer setback based on classification:  
*Manage A - 100' buffer*  
*Manage B - 75' buffer*  
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City of Maplewood  
wetland classifications  
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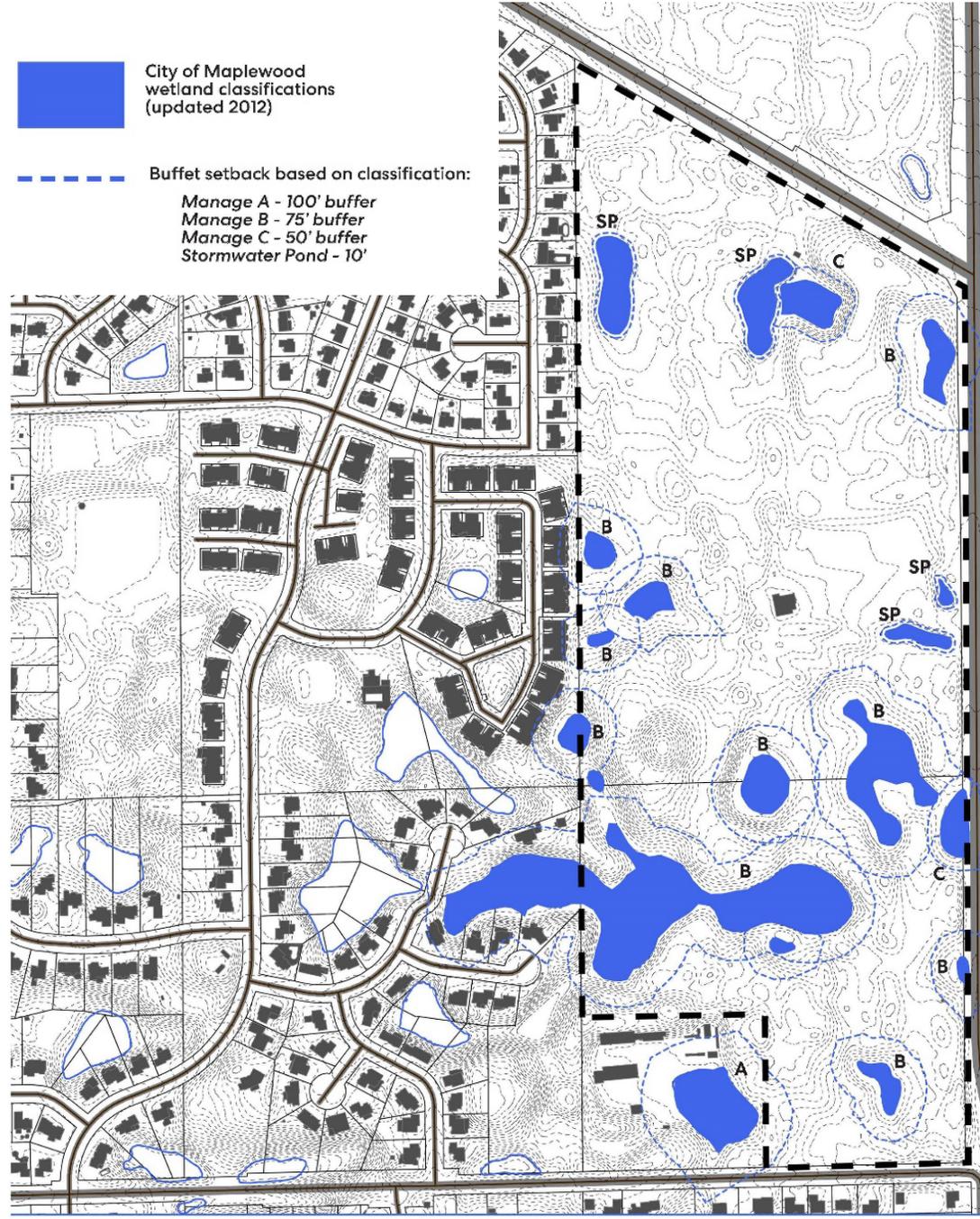


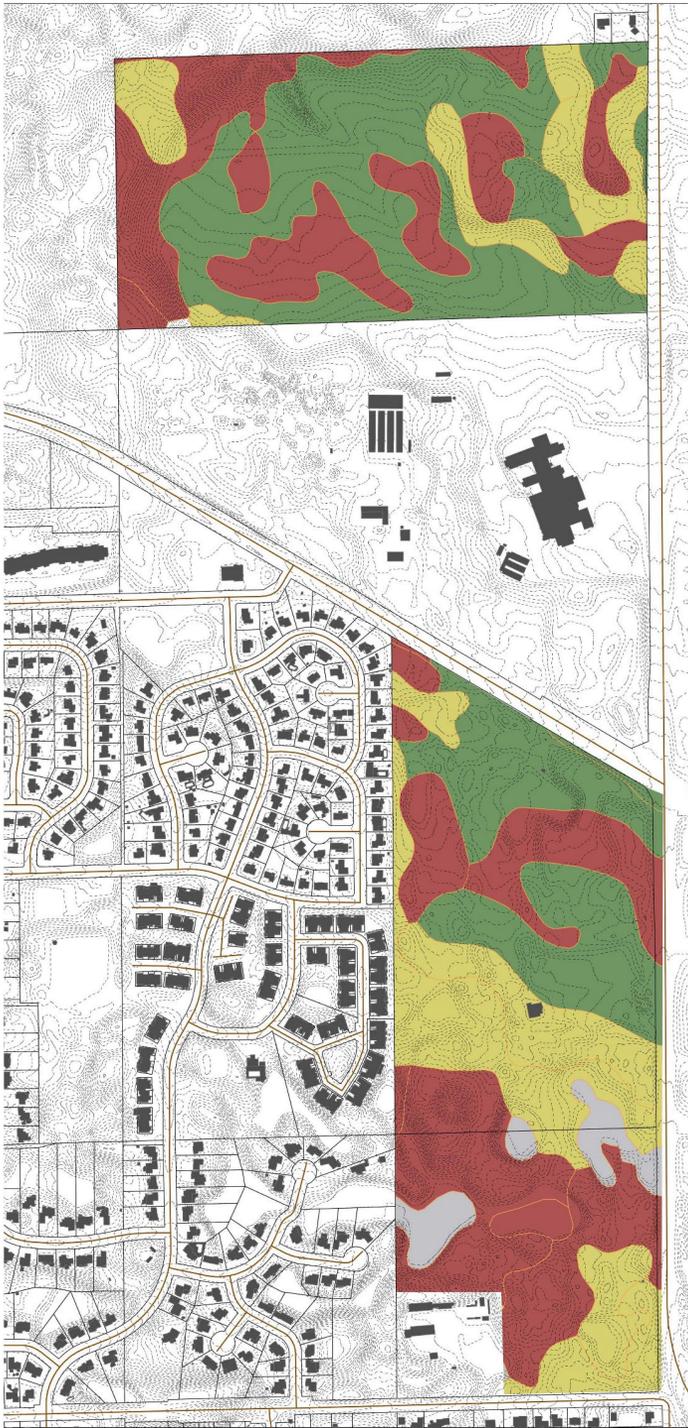
**WETLAND  
CLASSIFICATION &  
BUFFERS**

# Site B

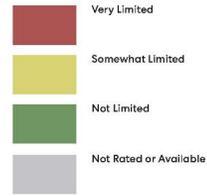
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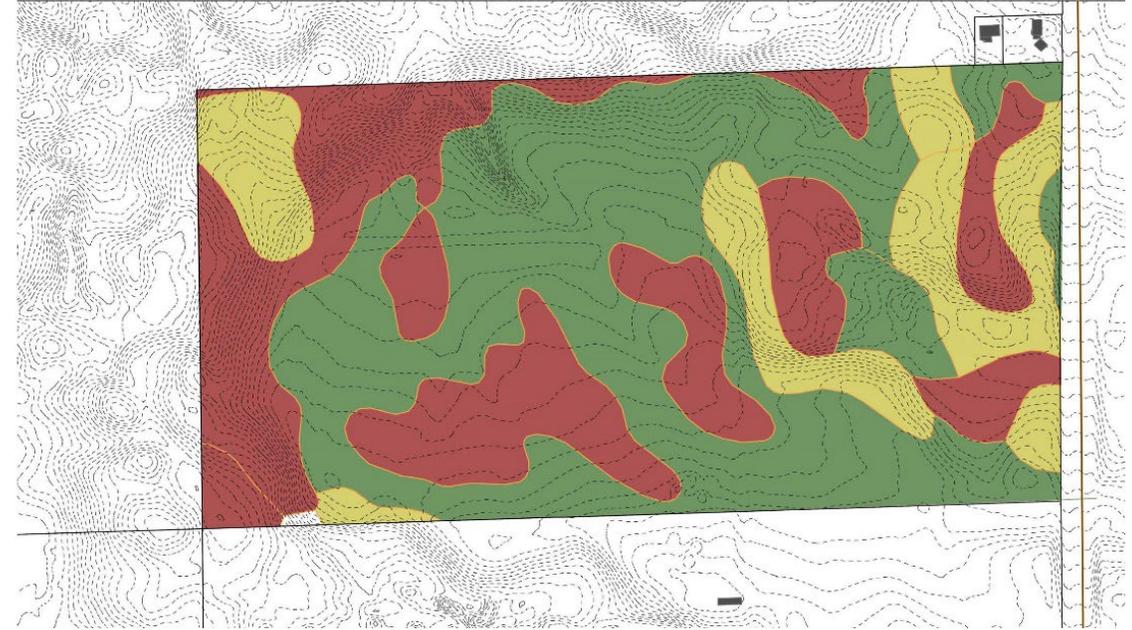


BUILDING DEVELOPMENT TYPE:  
DWELLINGS WITH BASEMENTS



 **SOIL SUITABILITY  
AND LIMITATIONS  
FOR USE**

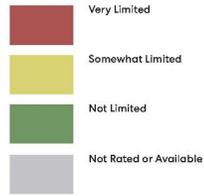
# Site A



BUILDING DEVELOPMENT TYPE:  
DWELLINGS WITH BASEMENTS

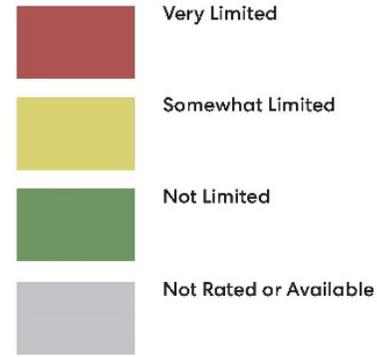


**BUILDING DEVELOPMENT TYPE:  
DWELLINGS WITH BASEMENTS**

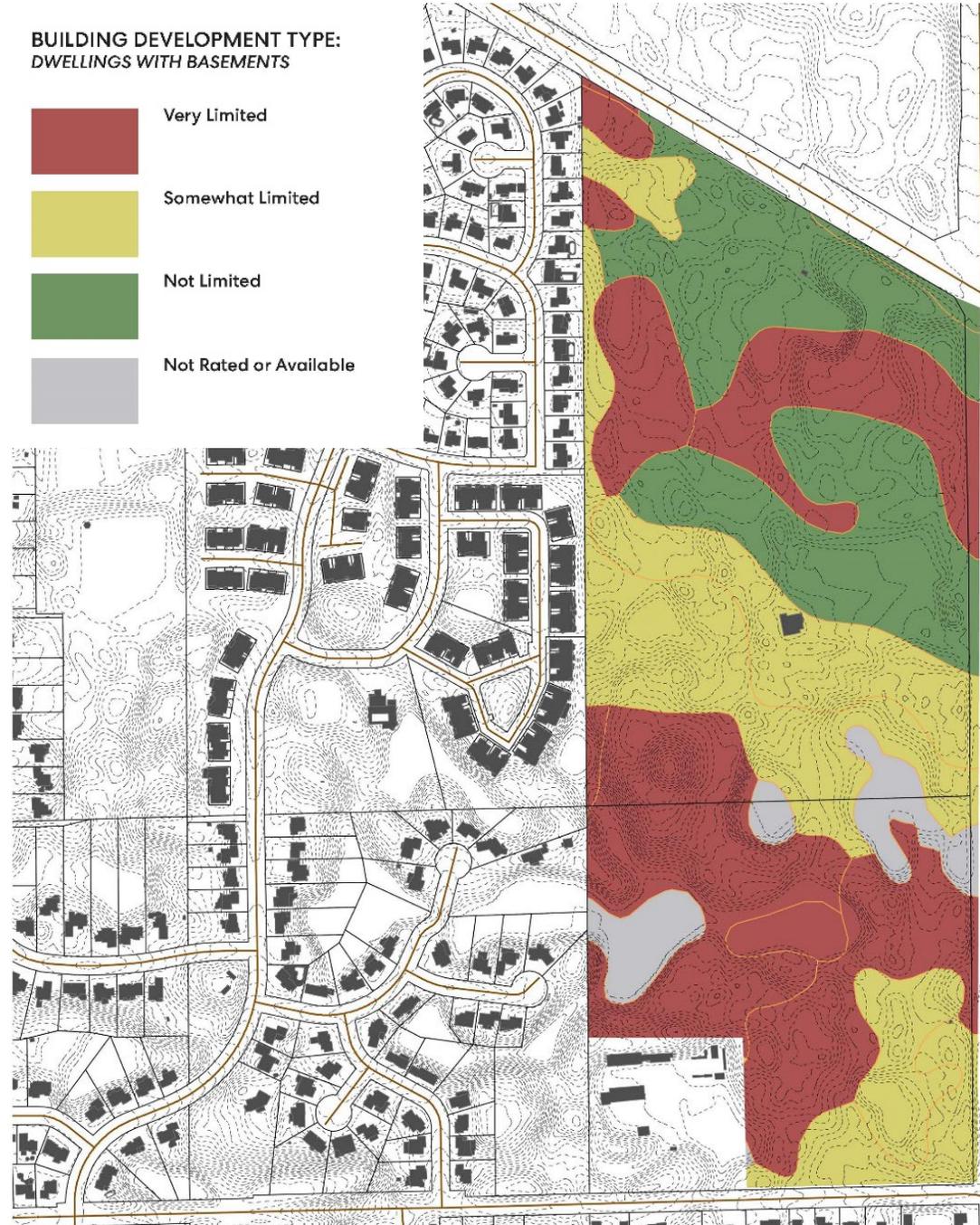
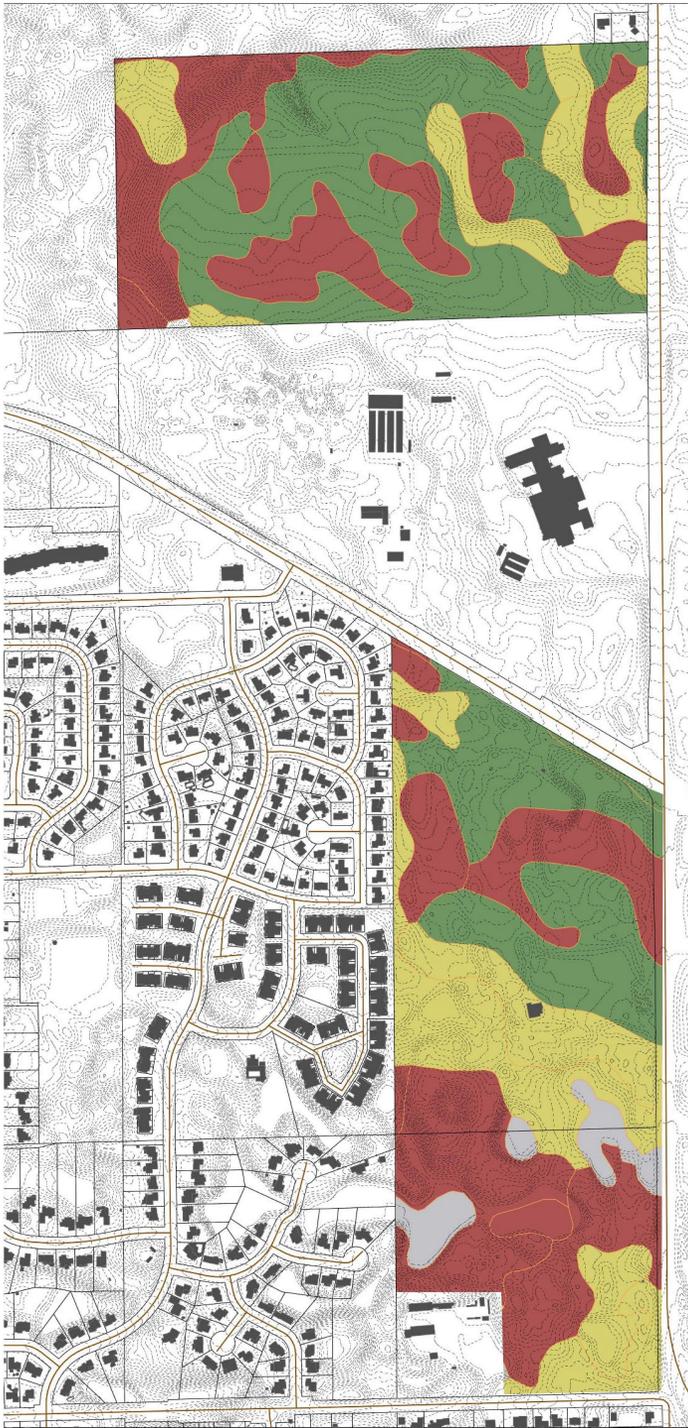


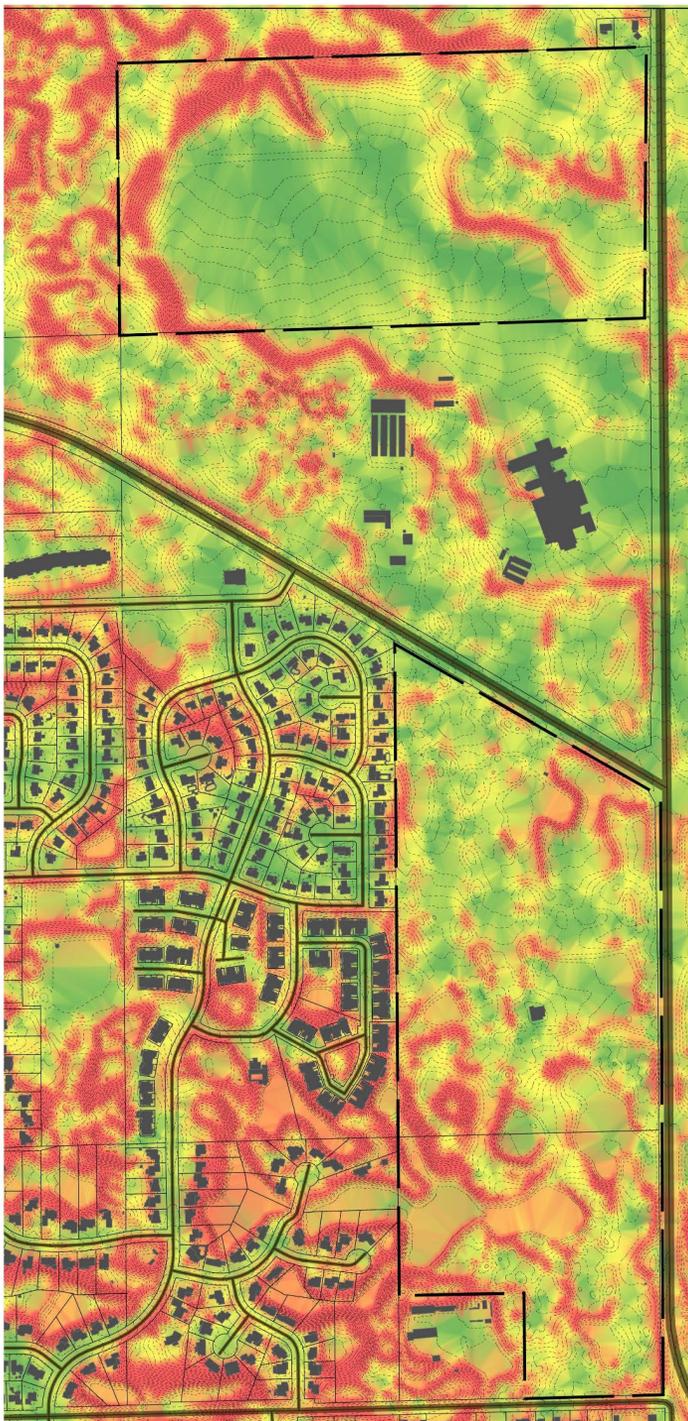
# Site B

**BUILDING DEVELOPMENT TYPE:  
DWELLINGS WITH BASEMENTS**

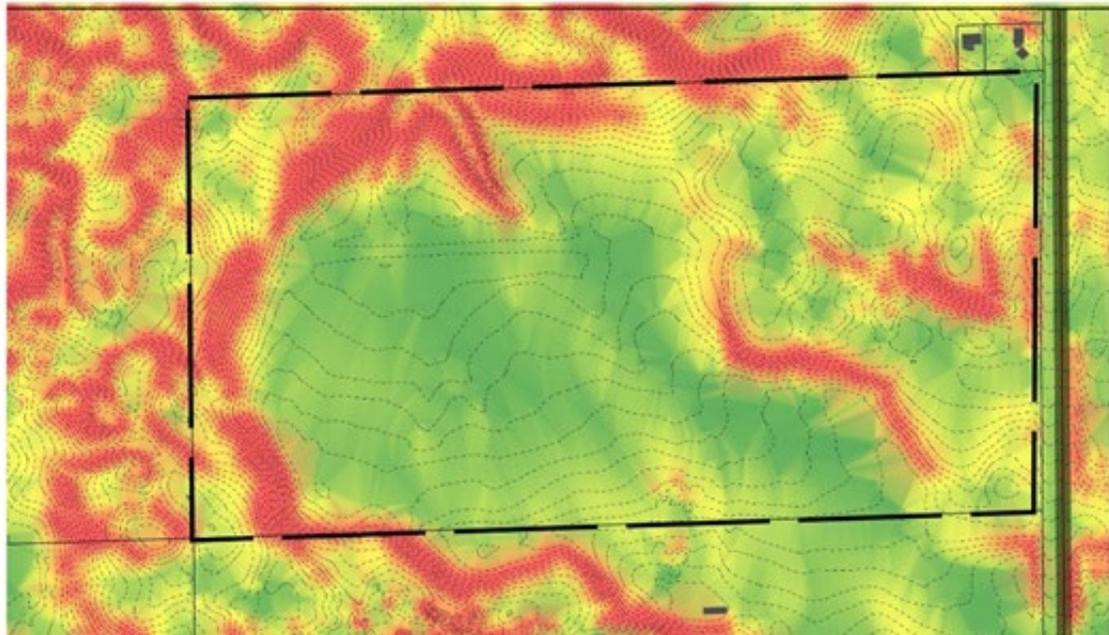


 **SOIL SUITABILITY  
AND LIMITATIONS  
FOR USE**





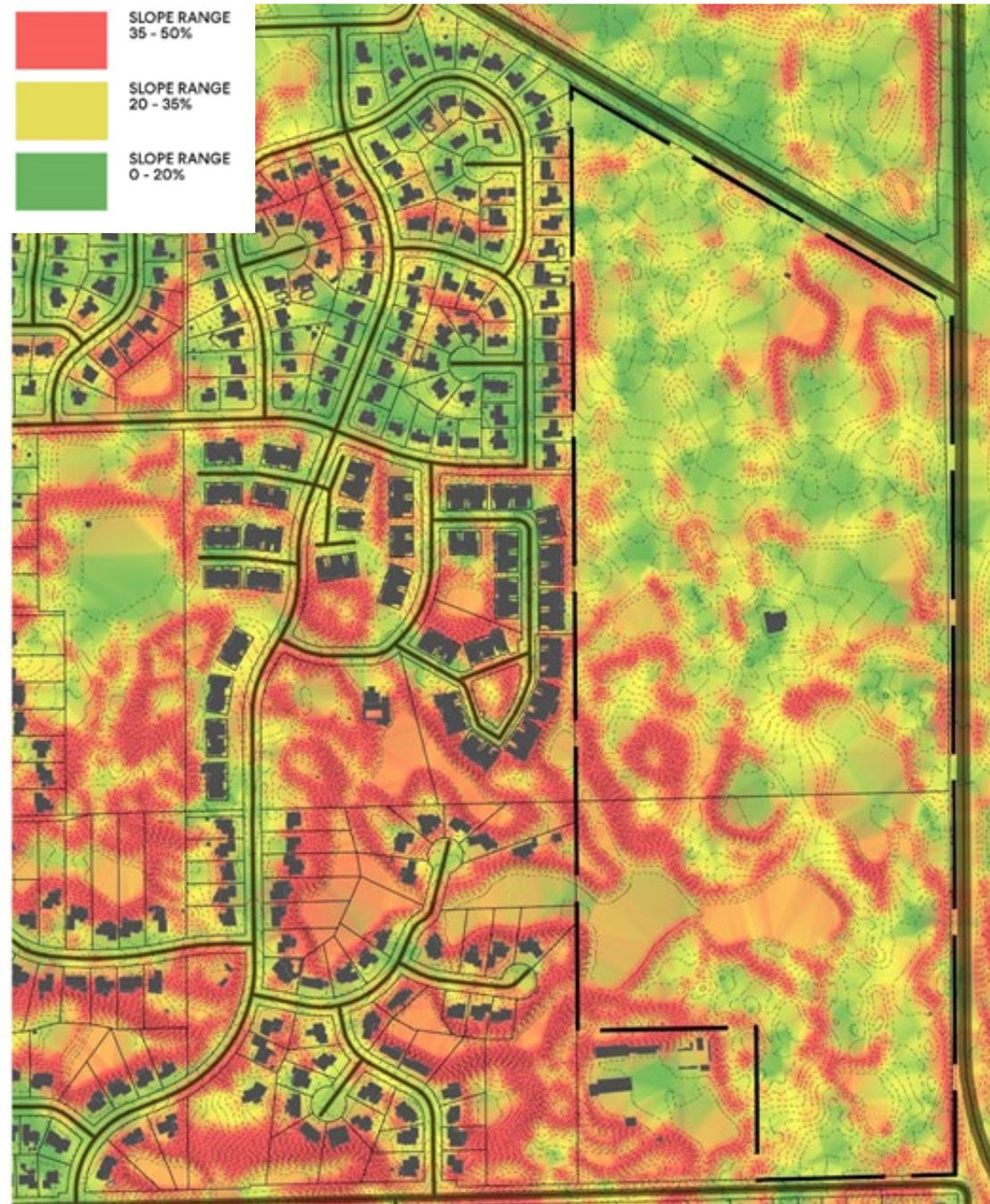
# Site A



**SLOPE ANALYSIS**



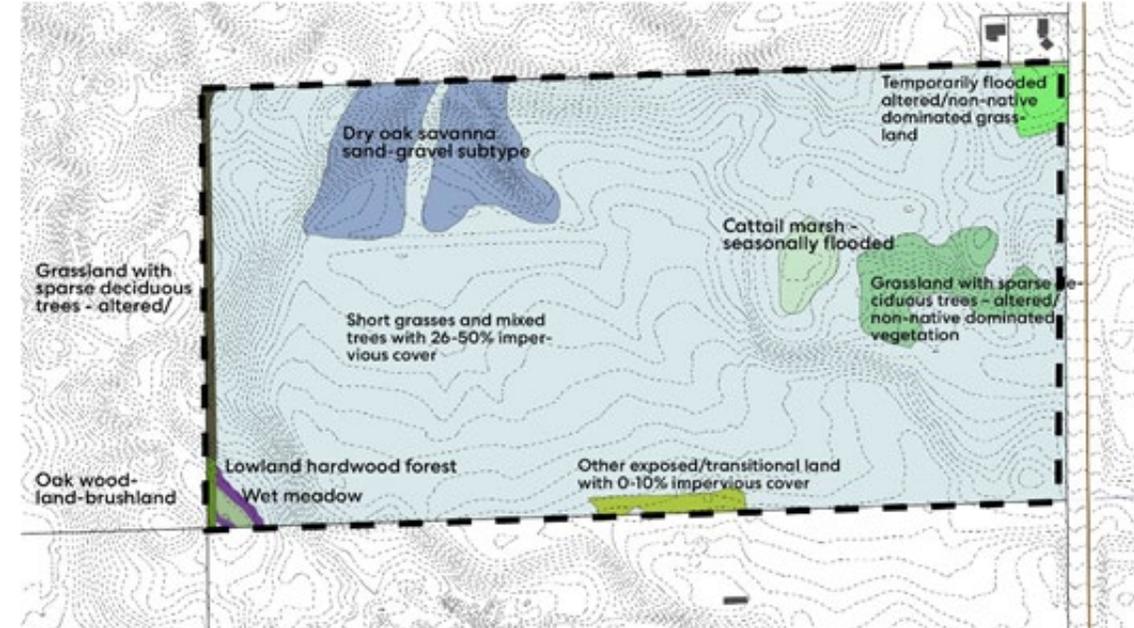
# Site B



**SLOPE ANALYSIS**

This is supplemental information added from original presentation

# Site A



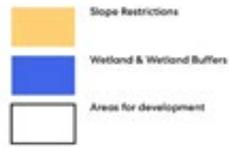
# Site B

This is supplemental information added from original presentation



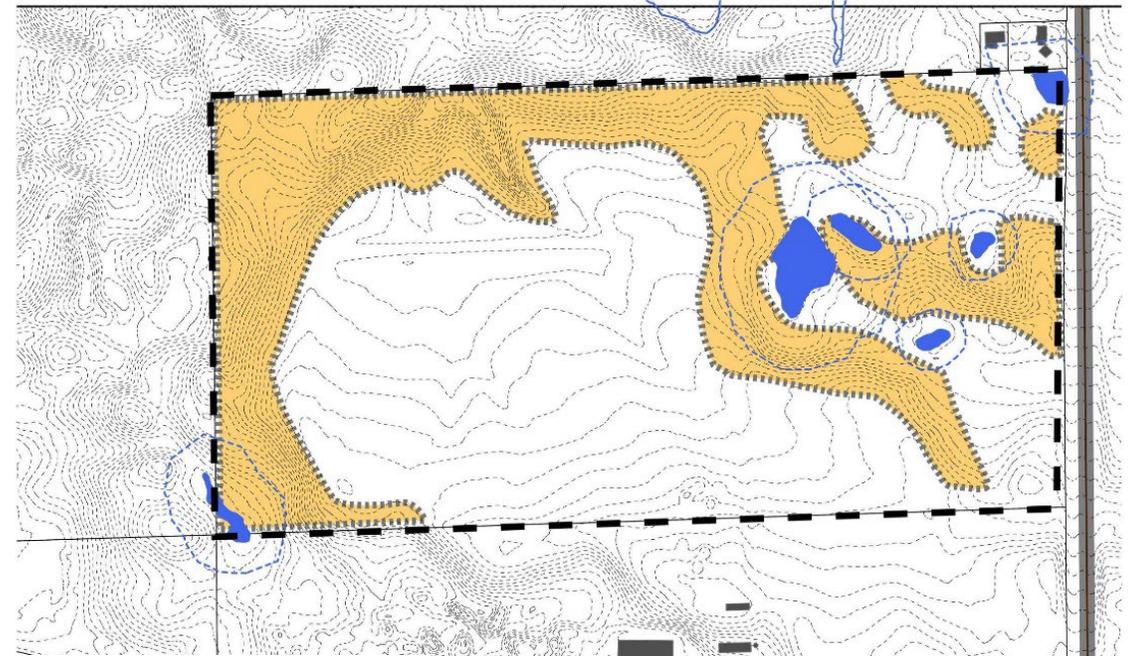
**MINNESOTA LAND COVER CLASSIFICATION SYSTEM**





**POTENTIAL AREAS  
TO DEVELOP AND  
PRESERVE**

# Site A

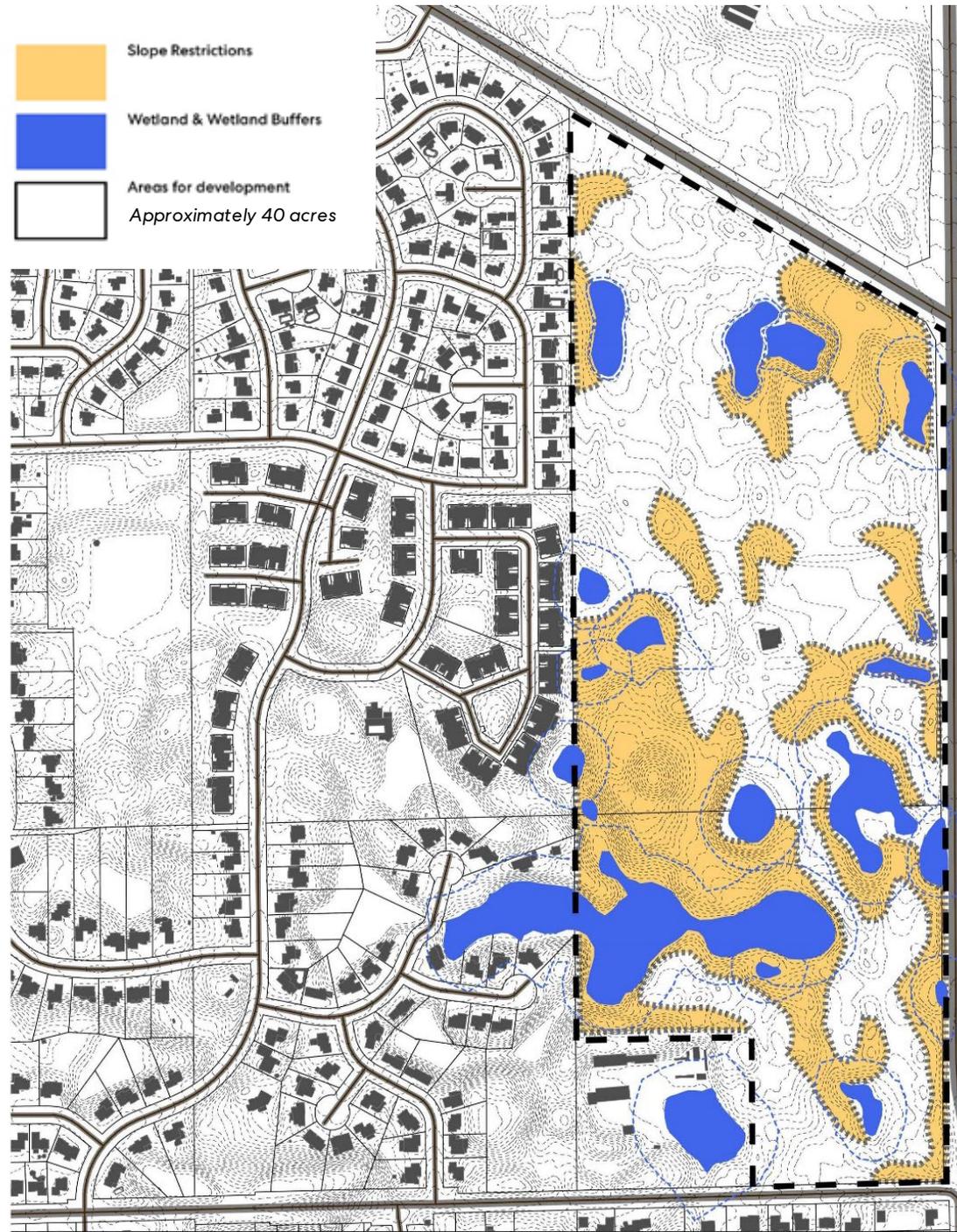




- Slope Restrictions
- Wetland & Wetland Buffers
- Areas for development

# Site B

- Slope Restrictions
- Wetland & Wetland Buffers
- Areas for development  
*Approximately 40 acres*



**POTENTIAL AREAS  
TO DEVELOP AND  
PRESERVE**

# Polling

Battle Creek  
Regional Park

**SITE A**

Ramsey County  
Correctional Facility

Lower Afton Road

South Century Avenue

**SITE B**



# Community Comments

(10 minutes)

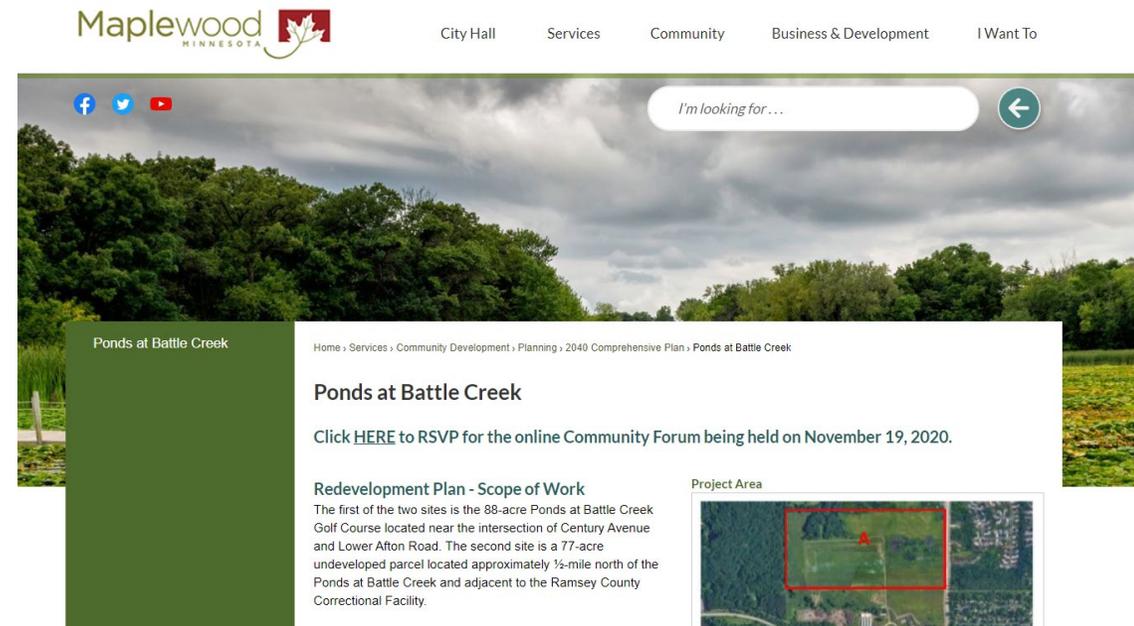
What additional information do you want to learn about in this process?

Is there a group you recommend our team speaking with for this project?

# Next Steps

# Continue your engagement!

- Follow the process on the City of Maplewood Project website
- Fill out the Project Survey #2 available until [Feb 12th 2021](#).
- Next meeting will include concepts for each site



<https://maplewoodmn.gov/Ponds>

**Thank You**