



SOUTH MAPLEWOOD CENTURY AVE REDEVELOPMENT PROPERTIES

June 2021

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Executive Summary

The South Maplewood- Century Avenue Redevelopment Properties Study was a collaborative planning effort between the City of Maplewood and Ramsey County. At the heart of the study was a robust stakeholder engagement process that focused on both local and County wide needs and desires for the redevelopment of the subject properties. The desired outcome of community wide engagement was a strategy for evaluating future development proposals for two large County-owned sites located along South Century Avenue.

The first site, or Site A, is a 77-acre undeveloped site in the eastern portion of Maplewood’s Battle Creek neighborhood with access from South Century Avenue. South of Site A is the Ramsey County Correctional Facility; north and west is Battle Creek Regional Park. East of the site, across Century Avenue, is residential property in the City of Woodbury.

The second site, or Site B, is the County-operated 88-acre Ponds at Battle Creek golf course; located at 601 South Century Avenue. North of Site B, across Lower Afton Road, is the Ramsey County Correctional Facility.

As the owner of both properties, Ramsey County does not have any immediate plans to redevelop or sell either site. However, the County will cease operations of the Ponds at Battle Creek Golf Course at the end of the 2021 golf season. This has motivated the County to think long-term about the future of Site B as



Site A and Site B Boundaries

well as Site A given its proximity to Site B and its currently undeveloped status.

Due to their size, development of either Site A or Site B could have a significant impact on the immediate neighborhood and potentially the broader surrounding community. Although Ramsey County owns both Site A and Site B, the City of Maplewood has jurisdictional authority over the zoning and future land use of each site. Therefore, the City of Maplewood and Ramsey County collaborated on how best

to work with the community in developing a strategy for evaluating future development, should it occur, so that it is consistent with the City’s comprehensive plan, the County’s goals, and the community’s values.

According to Maplewood’s comprehensive plan, Site A is currently guided for institutional uses and Site B is currently guided as park or open space. In both cases, these planned land uses are based on Ramsey County continuing to own the sites and maintain their current uses indefinitely. However, if the County sells either site, any new owner would likely need to work with the City of Maplewood to amend the comprehensive plan in order to accommodate some type of new development.

The City of Maplewood not only sees this planning effort as an opportunity to provide a more realistic vision for these two sites should a new owner desire to change either site’s land use, but 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.

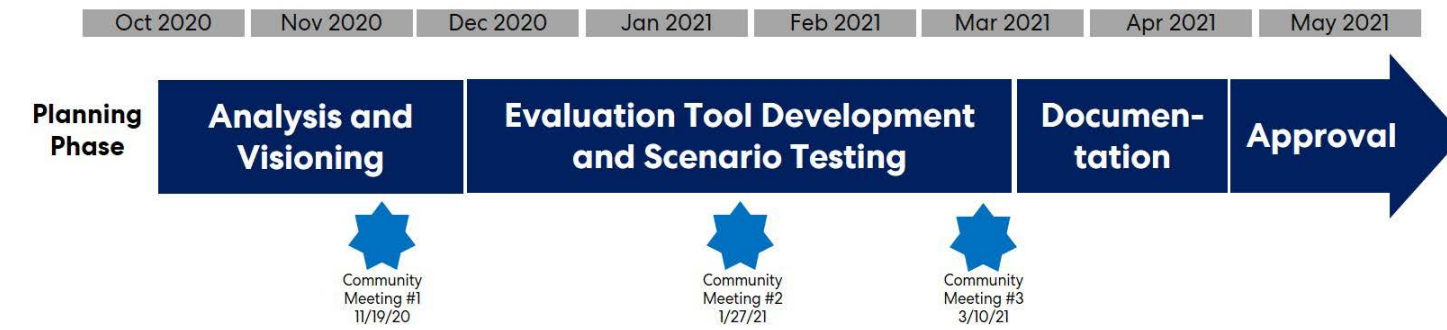
Planning Process

Planning for the South Maplewood - Century Avenue Redevelopment Properties occurred over an eight-month period between October 2020 and May 2021. The process included four phases. The first phase involved analyzing the existing physical and socioeconomic conditions

of each site and surrounding neighborhoods (e.g., topography, demographics, land uses, etc.). During this phase, an initial round of community engagement via a public meeting, a project website, an online survey, and stakeholder outreach helped inform a vision and set of goals for each site.

The second phase involved the development of a planning evaluation tool that integrated the community-guided vision and goals for each site with its physical and economic conditions. The evaluation tool was then refined based on additional community input and the testing of various development scenarios to better understand how future development proposals can be evaluated against both local and broader Ramsey County goals.

The third and fourth phases involved documenting the planning process and the eventual approval of each plan by the Maplewood City Council and Ramsey County Board of Commissioners.



Planning Process and Timeline

Community Engagement

During the process to investigate existing conditions and potential uses for the two sites, the team collected insights and desires of adjacent neighbors, site users, and community groups with interest in the two sites. Engaging with surrounding communities will continue to be crucial as the County moves forward to explore development opportunities and partnerships. By working with the community in exploring development opportunities, Ramsey County can ensure the vision is relevant to and serves the interest of current and future residents of Ramsey County.

Community engagement occurred over six months utilizing a variety of outreach methods including virtual community meetings, online whiteboards, focus group discussions, and online surveys.

Development Frameworks

Based on feedback received during the planning process, it was determined that rather than create a preferred design alternative, it would be more prudent to define a set of recommendations that will guide future development of either site. The development frameworks establish the baseline requirements for development of each site. It is recommended that any future development of either site must include all of the following framework components.

- Framework #1: Future development shall include publicly accessible open space via a trail network. The open space should allow for passive/active recreational opportunities and include an accessible trail system to connect either redevelopment site to adjacent community amenities. The trail network should be designed for shared multi-modal access and use.

- Framework #2: Future development shall include designated space that can be utilized for community gardening/urban agriculture. The design of the community garden/urban agriculture should comply with current City/County policies and best practices for urban agriculture.

- Framework #3: Future development shall preserve the ecological sensitive areas and enhance the existing ecological systems (wetlands, grasslands, forested areas) on either redevelopment site.

- Framework #4: Future development shall include enhanced stormwater management on either redevelopment site. Either redevelopment site should be designed to exceed current City (or regional watershed) standards for stormwater management.

- Framework #5: Future development shall include improved access and connectivity to local and regional transit networks. This will include accessible sidewalk/public realm connections and collaboration with transit partners to extend transit service to the project area.

- Framework #6: Future development shall include context sensitive design. Any future development on either site should provide landuse and development typologies with recommendations that are responsive to adjacent neighborhoods and areas.

Implementation and Study Recommendations

Even the best plans are of little value if they are not put into action. Implementation of the Century Avenue Redevelopment Plan requires the proactive leadership and collaboration of private entities and public agencies at multiple jurisdictional levels, including the City of Maplewood and Ramsey County.

Future redevelopment of the Century Avenue sites is also dependent on the full support and participation of community residents, local businesses, and the Ramsey County community. A concerted effort has been made throughout this project to involve a broad cross-section of the community. Community organizations, community residents, private organizations, and community leaders have provided input and guidance. The stakeholders have improved the planning process, and their continued participation and support will be critical in sustaining the community’s vision for the redevelopment sites over time. Even with a strong commitment, it will likely be many years before potential redevelopment will take full shape.

Based on the overall County goals and the input received for the community wide stakeholders, a series of recommendations has been developed that identifies the highest and best use for each of the redevelopment sites.



Site A:

- Any future development proposal for Site A shall meet the intent of the County’s overall goals related to economic inclusion, social equity and Community Health and Wellness.
- 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 housing types that includes 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.



Site B:

- Any future development proposal for Site B shall meet the intent of the County’s overall goals related to economic inclusion, social equity and Community Health and Wellness.
 - Any future development proposal for Site B should include all of the redevelopment framework elements identified in this document.
- Two specific landuse recommendations have been defined for Site B.
- Recommendation #1: Site B should be maintained as a golf course. 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.

- Recommendation #2: Redevelopment of Site B should include a mix of residential housing and commercial landuses. 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 South Century Avenue. The commercial development could include retail uses, such as a grocery store, and possibly professional office space. Additional public uses such as a library, community center, or other civic uses should also be considered.

01 Background / Purpose

This document summarizes the collaborative effort between Ramsey County and the City of Maplewood to engage stakeholders and the broader community in developing a strategy for evaluating future development proposals for two large County-owned sites located along South Century Avenue.

The first site, or Site A, is a 77-acre undeveloped site in the eastern portion of Maplewood’s



Site A and Site B Boundaries

Battle Creek neighborhood with access from South Century Avenue. South of Site A is the Ramsey County Correctional Facility; north and west is Battle Creek Regional Park. East of the site, across Century Avenue, is residential property in the City of Woodbury.

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As the owner of both properties, Ramsey County does not have any immediate plans to redevelop or sell either site. However, the County will cease operations of the Ponds at Battle Creek Golf Course at the end of the 2021 golf season. This has motivated the County to think long-term about the future of Site B as well as Site A given its proximity to Site B and its currently undeveloped status.

Due to their size, development of either Site A or Site B could have a significant impact on the immediate neighborhood and potentially the broader surrounding community. Although Ramsey County owns both Site A and Site B, the City of Maplewood has jurisdictional authority over the zoning and future land use of each site. Therefore, the City of Maplewood and Ramsey County collaborated on how best to work with the community in developing a

strategy for evaluating future development, should it occur, so that it is consistent with the City’s comprehensive plan, the County’s goals, and the community’s values.

According to Maplewood’s comprehensive plan, Site A is currently guided for institutional uses and Site B is currently guided as park or open space. In both cases, these planned land uses are based on Ramsey County continuing to own the sites and maintain their current uses indefinitely. However, if the County sells either site, any new owner would likely need to work with the City of Maplewood to amend the comprehensive plan in order to accommodate some type of new development.

The City of Maplewood not only sees this planning effort as an opportunity to provide a more realistic vision for these two sites should a new owner desire to change either site’s land use, but 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

The Ponds at Battle Creek Closure

Because the future of the Ponds at Battle Creek golf course plays a critical role in the planning of Site B, it is necessary to understand the circumstances of Ramsey County’s decision to close the golf course.

In 2020, the County Manager’s 2020-2021 budget realigned the golf course portfolio, which included closing The Ponds at Battle Creek. On March 2, 2021, the board voted to set September 12, 2021 as the final day the course will be open. This date ensures a final season of access for the community while

public engagement takes place to determine the future of the site. The decision to propose closing The Ponds at Battle Creek is the result of several factors:

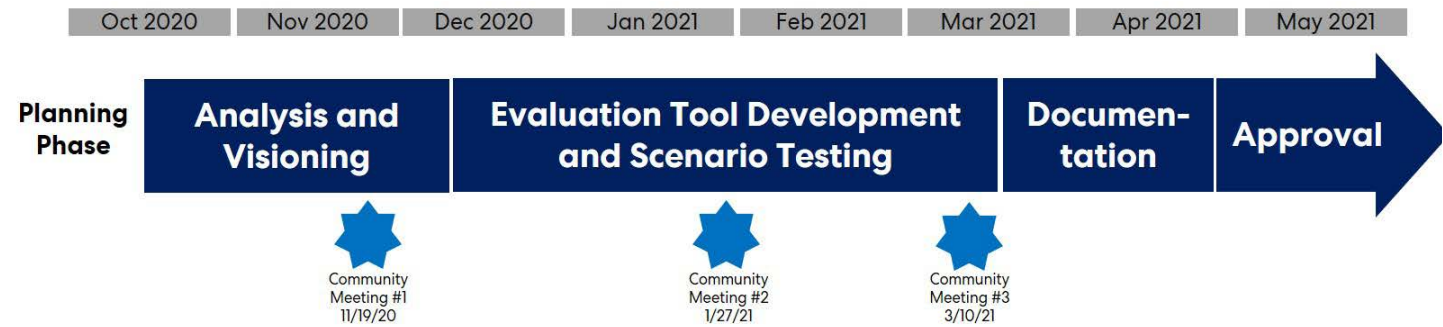
1. The Ponds at Battle Creek opened in 2004 and was financed as an “enterprise fund,” meaning it was intended to be self-supporting, paying for its operating expenses as well as the initial investment of \$3.5 million the county made to build the course.
2. The Ponds at Battle Creek golf course hasn’t proven profitable and has lost money operationally seven out of the past 10 seasons.
3. In 2015, the county board forgave \$5.7 million of debt for The Ponds at Battle Creek enterprise fund since the facility was unable to generate enough revenue to cover its debt payments. This includes the original investment, accrued interests and advances to the enterprise fund from other county funds.

Planning Process and Timeline

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The second phase involved the development of a planning evaluation tool that integrated the community-guided vision and goals for each site with its physical and economic conditions. The evaluation tool was then refined based on additional community input and the testing of various development scenarios to better understand how future development proposals can be evaluated against both local and broader Ramsey County goals.

The third and fourth phases involved documenting the planning process and the eventual approval of each plan by the Maplewood City Council and Ramsey County Board of Commissioners.



Planning Process and Timeline

- 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.

Study Goals

The future use of either redevelopment site will be delivered through the lens of the City of Maplewood and Ramsey County goals. The identified goals for the City originate in the 2040 Comprehensive plan. The relevant goals are identified below:

- 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.

Additional information about the City of Maplewood 2040 Comprehensive Plan goals can be found at:

<https://maplewoodmn.gov/1718/2040-Comprehensive-Plan>

The primary goals for Ramsey County are identified below.

- 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 i neighborhoods with concentrated financial poverty** through proactive leadership and inclusive initiatives that engage all communities in decisions about the 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.

Additional information about the Ramsey County goals can be found at:

<https://www.ramseycounty.us/your-government/leadership/board-commissioners/vision-mission-and-goals>

Ramsey County Economic Competitiveness and Inclusion Plan

In 2021, Ramsey County completed an economic competitiveness and Inclusion plan, focused on equitable growth and strengthening economic competitiveness within the County. The plan outlines a series of goals that define economic and community objectives to pursue over the next decade. Goals for the project include;

- *Cultivate economic prosperity and invest in neighborhoods with concentrated financial poverty*
- *Enhance access to opportunity and mobility for all residents and businesses.*

A Holistic Plan

County Goals

1

Cultivate economic prosperity and invest in neighborhoods with concentrated financial poverty

2

Enhance access to opportunity and mobility for all residents and businesses

Strategies

1

Ensure place-based inclusion, create resilient and equitable communities

- Preserve and increase the supply of rental housing units for lowest-income residents
- Expand affordable homeownership opportunities and improve housing stability for communities that have experienced historic wealth extraction
- Foster inclusive economic development within county transit, economic, and cultural corridors
- Support communities in equitable site development



2

Foster economic competitiveness, innovation, and transformation

- Sustain and accelerate workforce recovery programs
- Develop pathways to entrepreneurship and Black, Latinx, Asian, and Indigenous business ownership
- Attract and grow high-wage industry and innovation: technology, 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

Additional information about the Ramsey County economic inclusion plan can be found at:
<https://www.ramseycountymeansbusiness.com/about/ecip>

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Ramsey County 21st Century Park Vision

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*

Additional information about the Ramsey County Parks Vision can be found at:
<https://www.ramseycounty.us/residents/parks-recreation/planning-construction-restoration/21st-century-parks-vision-implementation>

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02 Community Engagement

During the process to investigate existing conditions and potential uses for the two sites, the team collected insights and desires of adjacent neighbors, site users, and community groups with interest in the two sites. Engaging with surrounding communities will continue to be crucial as the County moves forward to explore development opportunities and partnerships. By working with the community in exploring development opportunities, Ramsey County can ensure the vision is relevant to and serves the interest of current and future residents of Ramsey County.

Community engagement occurred over six months utilizing a variety of outreach methods including virtual community meetings, online whiteboards, focus group discussions, and online surveys.

Community Meetings

Community meetings were held at three distinct points in the study timeline. These meetings were held on a virtual meeting platform and advertised by the City of Maplewood on the project website. Each meeting was recorded to provide the opportunity to be

viewed later by those who could not attend. Presentation materials as well as results from interactive portions of the meetings, such as virtual whiteboard activities and Zoom polling, were documented and made available for download.

Each meeting was hosted by the City of Maplewood and Ramsey County leadership and presentations were led by the design team. The general format included introductions, summary of past meeting or survey results, presentation of new materials, interactive engagement on these new materials, an open comment period, and next steps. Each meeting had robust community attendance and participation.

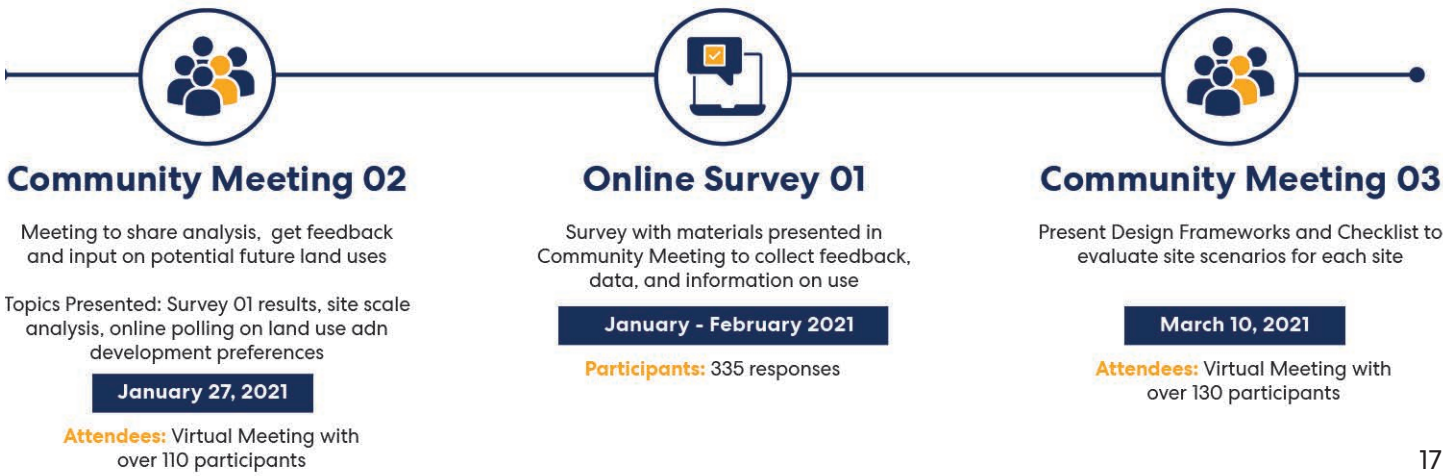
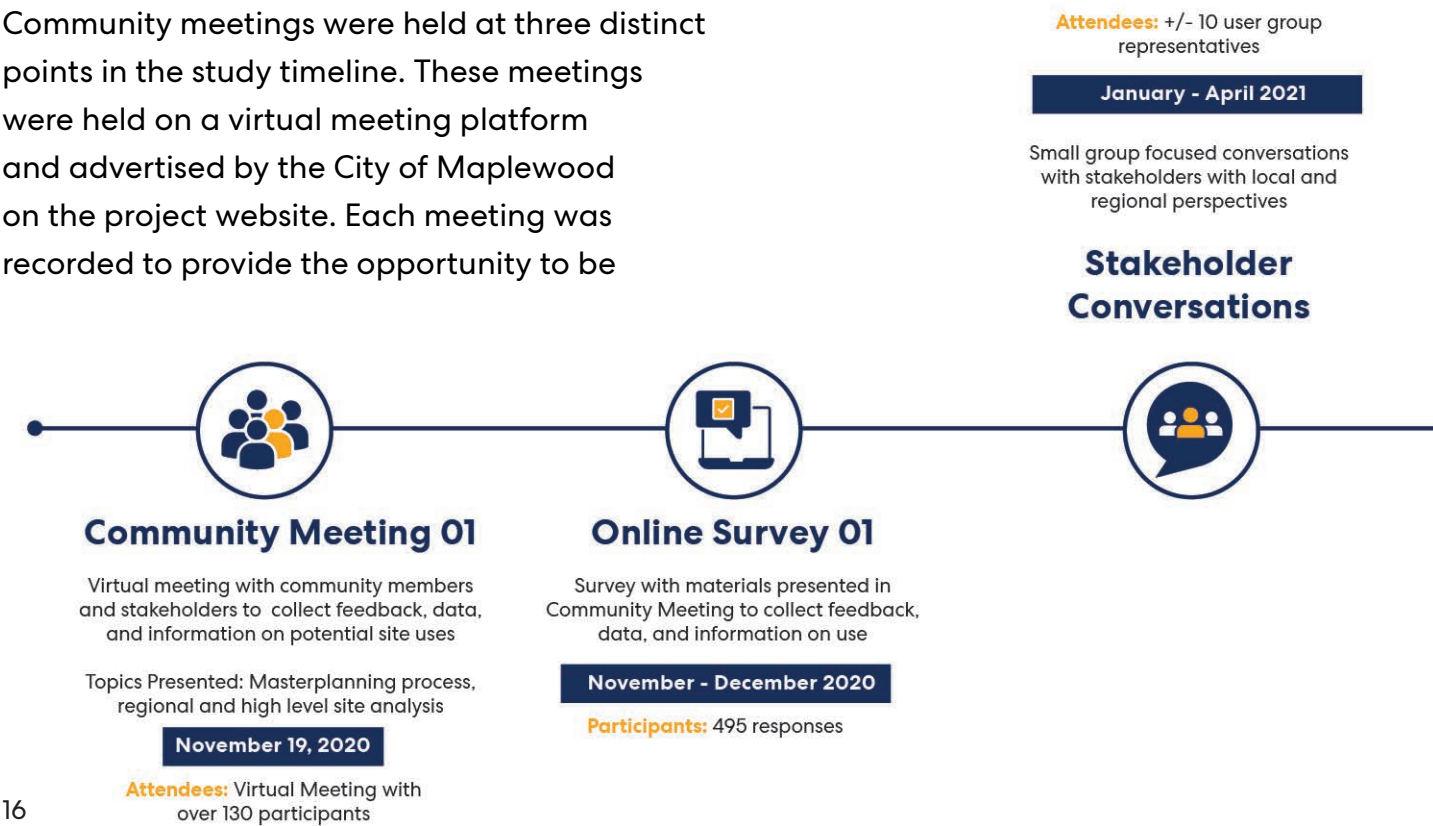
Meeting 01 topics included an overview of the planning process and schedule, introduction of

the design team and City/County leadership, an overview of the regional context of each parcel's location, and a presentation of high level analysis graphics such as land use, zoning, access, and utility services to each site. A miro whiteboard exercise was used to engage participants about the sites. These questions asked participants to identify best assets, challenges, beneficial future land uses for the community, and an ultimate vision for each site. The meeting closed with public comments and next steps.

Meeting 02 was held after the first public survey had closed and results could be summarized. The design team presented the themes that had emerged from the first survey. Site scale analysis was presented to illustrate opportunities and limitations on developable areas of each site. That information included slope analysis, wetland classification and related buffer requirements, land coverage classification (plant communities and previously disturbed areas), and soils. The overlay of this information outlined locations of potential development on each parcel. Engagement in this meeting utilized live polling to gauge interest in future land uses focused on several main categories: recreation, housing, institutional use, and retail/commercial. These

questions were the basis for public survey 02. The meeting closed with public comments and next steps.

Meeting 03 topics included the summary of public survey 02, proposed design frameworks intended to guide future development on each site, illustrative development scenarios for each site, and an evaluation tool developed by the University of Minnesota's Institute on the Environment that quantifies how well different development scenarios measure against the community goals and values identified during the public engagement process. The design frameworks outlined elements that must be included in any development scenario. Items in this list were developed from public comments and stakeholder feedback during the overall engagement process. The design scenarios included a range of development intensities for each site, such as no-build (ie – site remains as is), minimally developed, moderately developed, and densely developed. The evaluation tool measured how each scenario met community goals. These were presented individually and as a summary for each site. Live polling focused on the design framework, the design scenarios and land use, the effectiveness of the evaluation tool, and if the scenarios captured individual values and county goals for the development of the sites.



Online Surveys

Online survey questions were focused on the material presented at each of the community meetings. These questions were the same as those used during the interactive segments of the community meetings. The intention of these surveys was for community stakeholders who were unable to attend public meetings to still be able to provide input. The survey links were available on the project website and remained active for comments for at least two weeks after the public meetings.

The feedback received from the surveys was integrated with information received during other engagement efforts to inform to final recommendations.

Over 850
survey
responses

Survey 01

focused on questions related to resident preferences regarding potential change in the land use of each site, user needs, and desires for the project. This survey collected 495 total responses.

What we heard from survey responses:

APPRECIATION FOR AND PROTECTION OF NATURAL SPACES

WETLANDS, PLANT COMMUNITIES, WILDLIFE

SUPPORT FOR GOLF

PROGRAMMING, FACILITY EXPANSION

PUBLIC RECREATION

WALKING TRAILS, BICYCLE PATHS, PARKS, SPORTS FACILITIES, NATURE VIEWING

COMMUNITY SUPPORTED LAND USES

GATHERING OPPORTUNITIES, HOUSING, MIXED USE, RETAIL, COMMUNITY

FOOD RESOURCES

COMMUNITY GARDENS, MARKETS, EXPANDED FOOD ACCESS OPPORTUNITIES, FOOD SAFETY

WHAT ARE THE BEST ASSETS AND OPPORTUNITIES

- “diverse flora and fauna”
- “proximity to highways and parks”
- “golf course”
- “diverse patronage of ponds is a asset to protect”

WHAT ARE THE MAIN CHALLENGES OR ISSUES

- “congestion on Centry Ave”
- “consistent look with adjacent neighborhood”
- “zoning changes”
- “gun range”

WHAT FUTURE LAND USES AND AMENITIES COULD BE BENEFICIAL FOR THE COMMUNITY?

- “maintain natural habitat”
- “mixed business”
- “community space on this end of Maplewood”
- “Balance of low intensity housing adjacent to single family & high intensity along Century Ave”

WHAT COULD CHANGE AND WHAT SHOULD REMAIN?

- “golf course and driving range”
- “green space and natural habitat”
- “community value”



Survey 02

After the initial survey was completed and additional meetings with focused groups began, it was necessary to expand questions to obtain more specific information from the public on preferred land use options and specifics of recreation. These questions included opportunities for acceptable and not acceptable uses related to commercial, civic, and housing options.



There were 335 responses to these questions. The graphics present a summary of responses indicating the highest ranking according to percentage.

The survey ask specific questions about types of land uses for each parcel. Responses were similar for each site in response to these questions.

LAND USE TYPES		SITE A		SITE B		SITE A		SITE B	
COMMERCIAL	ACCEPTABLE	No Response (no use supported) Agriculture				LEAST ACCEPTABLE	Large Format Retail Industrial No Response		
CIVIC		No Response (no use supported) Library Community Center							
HOUSING		No Response (no use supported) Independent Living Senior Housing Affordable Apartments		No Response (no use supported) Affordable Apartments Independent Living Senior Housing			Luxury / Upscale Apartments No Response (no use supported) Single Family Detached		

		SITE A	SITE B
LAND USE TYPES	ACCEPTABLE	Open Space (Passive) Open Space (Active) Alternative Energy	
OPEN SPACE TYPES		Natural Habitat Wildlife Viewing Walking / Bicycle Trails	
SUSTAINABLE INFRASTRUCTURE		Green Corridors Solar Power Stormwater Detention	

The big picture questions cover topics of acceptable types of land uses, open space, and sustainable infrastructure on the sites. Responses were identical for both sites.

Survey 03

Focused on obtaining input on the design framework, the potential scenarios for each site, and the evaluation tool as a method for weighing the design scenarios. There was a total of 15 responses to 16 questions

Focus Group Conversations

To gather input from regional organizations and initiatives, smaller focused conversations were held on an ongoing basis from January to April 2021. The goal of these conversations were to obtain feedback from a variety of service organizations and interest groups who would represent a regional perspective. These additional conversations helped the team to understand and better coordinate with other planning processes and initiatives.

Key Findings/Outcomes

There were a total of nine focus group meetings held as part of the planning process. Most focus group meetings included multiple participants that represented different organizations or community groups. Each meeting attendee brought a unique perspective about redevelopment of both sites, and offered an opportunity to hear directly from other community based organizations about their challenges and needs. A series of focused questions was developed and served as a prompt to engage in a dialogue about the opportunities that each site could offer to the diverse community.

What we heard

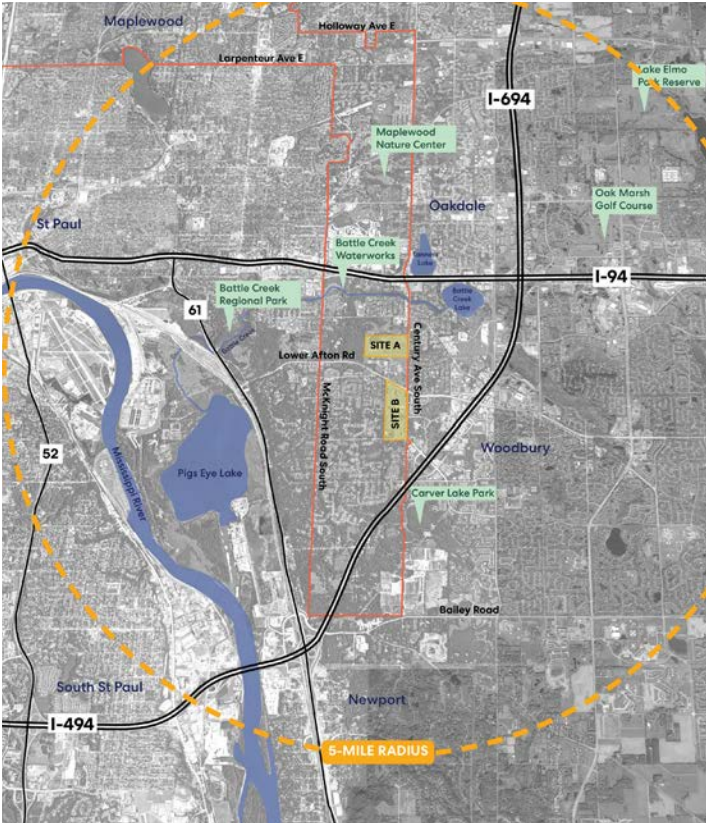
Based on the input received from the focus group meetings, a set of common needs and desires for both redevelopment sites was identified. Below is a list of the common themes we heard from the focus group meetings.

- Neighborhood Character
- Mix of housing typologies
- Food access & community supported agriculture
- Public transit & multi-modal access
- Equitable development and affordable housing
- Desire for an environmental assessment of sites
- Community Resources (ie - community center)

Stakeholder Groups Engaged

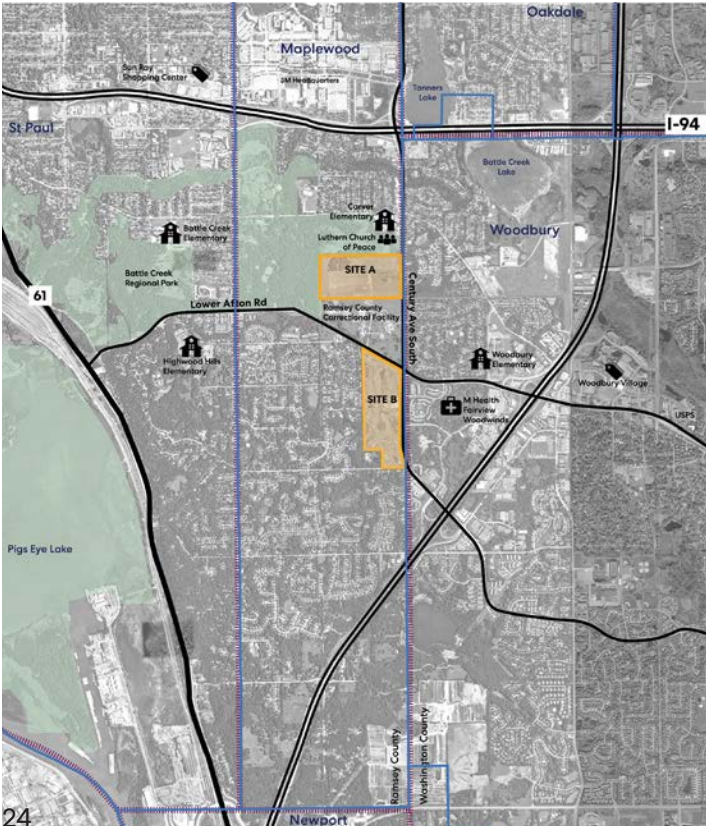
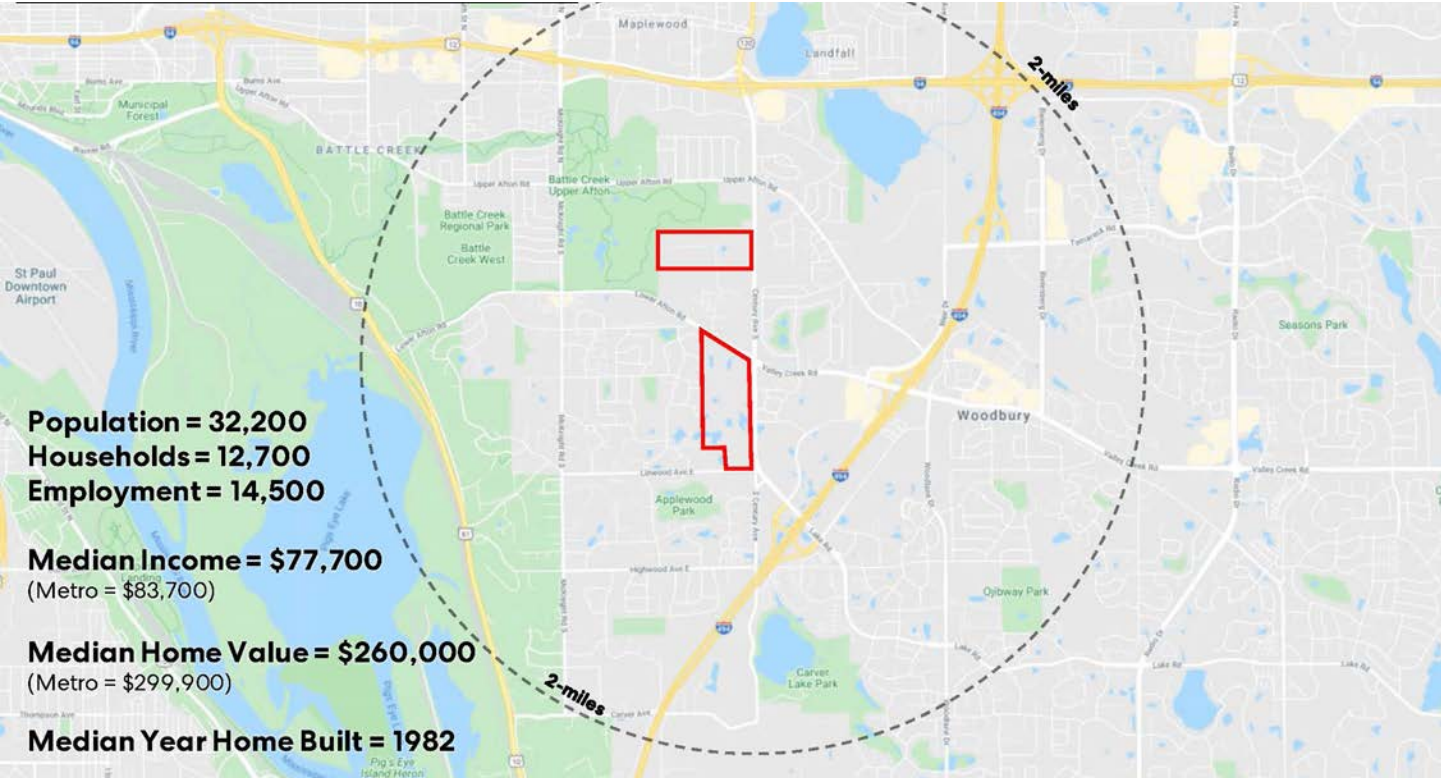
- City of Maplewood Planning Commission Members
- St Paul Chamber of Commerce
- City of Maplewood Community Design Review Board Commission Members
- MN Housing Partnership
- City of Maplewood Housing and Development Commission
- St Paul / Ramsey County Public Health Visible City
- Met Council
- Twin Cities Land Trust
- Institute of the Environment (U of MN)
- Friends of the Mississippi
- Friends of Maplewood Nature
- The United Hmong Family, Inc.
- Saint Paul Indians in Action
- Hmong 18 Council
- Ramsey County Equity Action Circle
- Community Stabilization Project
- African American Leadership Forum
- Saint Paul Promise Network
- Saint Paul Ward 7
- American Indian Family Center
- Tiwahe Foundation

03 Existing Conditions



Regional Context

Sites A and B are strategically located within the Twin Cities region. The sites have excellent access to the regional highway system via I-94 and I-494, which provide convenient access to important destinations throughout the region. The sites are also proximate to a number of regional parks and significant destinations, such as Battle Creek Regional Park, the Mississippi National River and Recreation Area, 3M’s world headquarters, and the Woodwinds Medical Center.



Local Context

Site A is adjacent to Battle Creek Regional Park and several institutional uses, including an elementary school, a place of worship, and the Ramsey County Correctional Facility. Meanwhile, Site B is adjacent to a variety of residential uses and a Saint Paul Police training facility. Both sites are located along Century Avenue and close to Lower Afton Road. These roadways provide excellent access to local destinations. Both sites are also situated very close to numerous parks, trails, and open space. Furthermore, major employment and shopping districts are less than a five minute drive from either site.

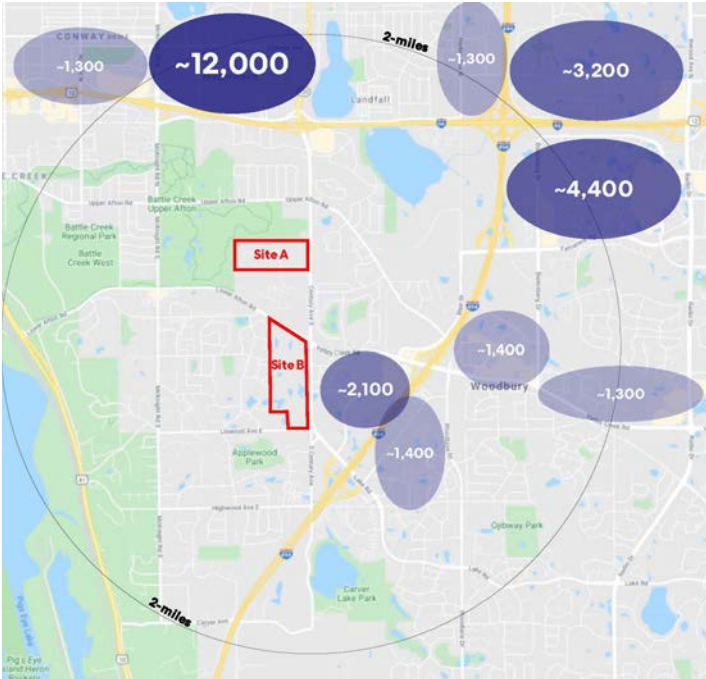
Socio-Economic Data

There are approximately 32,000 people, 13,000 households, and 15,000 jobs located within two miles of sites A and B. This population is racially and ethnically diverse. Over 1/3 of the population are BIPOC (Black, Indigenous, and other People of Color). Household incomes and home values within 2 miles of the sites tend to be slightly lower than the metro area median for each metric. This is partly due to a concentration of older, more modest, housing located to the east of the sites.

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	65.2%

Major Employment Districts

Sites A and B are proximate to several important employment districts. In particular are the 3M world headquarters, which has approximately 12,000 employees, and the area near the interchange of I-94/I-494/I-694, which has nearly 9,000 employees. The area anchored by the Woodwinds Medical Center, which is less than ½ mile from Sites A and B, has approximately 5,000 employees.



Marketable Site Characteristics

Both Sites A and B have the following characteristics that would make them very marketable should a property owner or developer want to develop either site:

- 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



1940



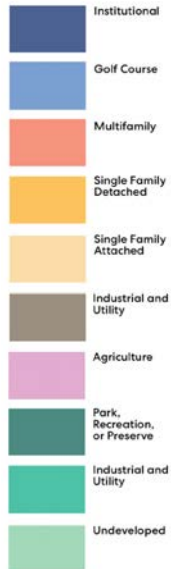
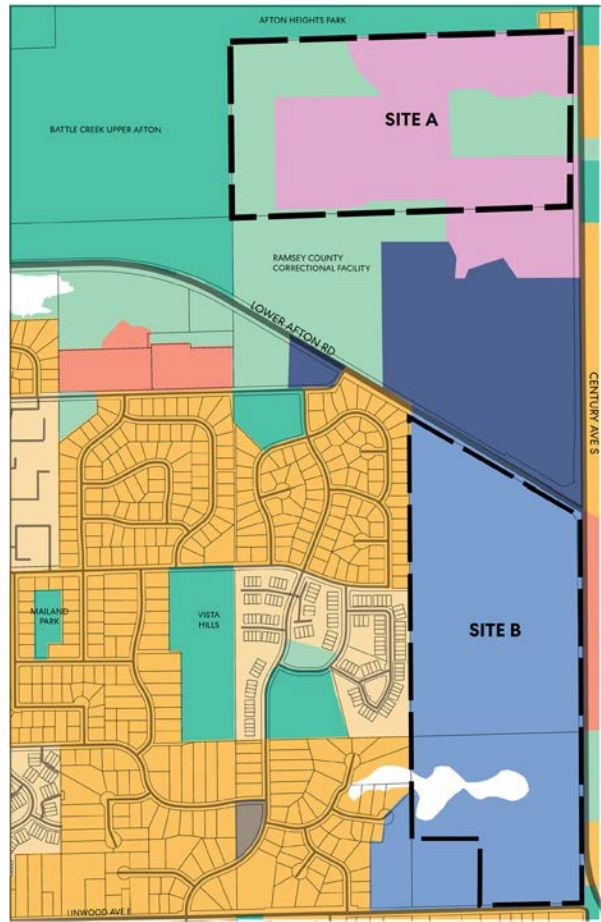
1953



1991



2010



Existing Land Use

Site A

The most recent land use survey indicates that Agriculture is the predominant use of the site. However, visual inspection of the site at the time of this study did not indicate any current agricultural activity.

The most recent land use survey also categorized significant portions of the site as Undeveloped.

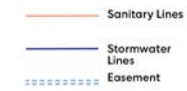
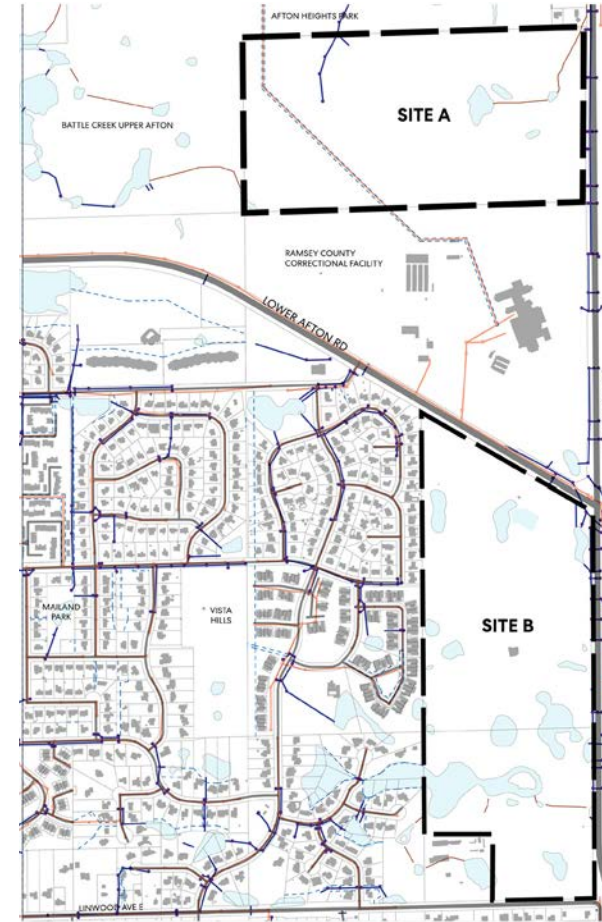
Site B

Golf Course is the current use of the site.



City of Maplewood Zoning

The zoning category for both Site A and B is Farm Residential. Therefore, most types of new development on either site will likely require a zoning change.



Storm & Sanitary

Both sites have sanitary and storm service to the parcels. Site A also has large easement through the property providing service to the Correctional Facility.



Access & Circulation

Both sites have direct access to Century Avenue. Public Transit serves Site A via Metro Transit route 70 with a termination stops at the Ramsey County Correctional Facility. Bus route 323 began providing service to Site B in June 2021. Public sidewalks are present along Century Avenue north of Lower Afton Road adjacent to Site A. Recreational and bicycle trail networks serve both sites and connect to the larger Battle Creek Regional Park along Lower After Road.

Wetland Classification & Buffers

The sites fall into the Ramsey-Washington Metro Watershed District. Site A is in the Battle Creek sub watershed. Site B falls into both the Battle Creek and Carver Lake sub watersheds.

Maplewood's wetlands are classified based on quality. Required wetland buffer width differs for each classification. The city's Wetland Map shows all regulated wetlands, their classifications, and lists buffer widths. Maplewood's wetland ordinance (City Code section 12-310) helps preserve the beneficial functions of wetlands and streams by regulating surrounding land use, educating the public, and encouraging stewardship of wetlands and wetland buffers.*

* <https://maplewoodmn.gov/1023/Wetlands>



Minnesota Land Cover Classification System

The Minnesota Land Cover Classification System (MLCCS) integrates classification of cultural features, non-native vegetation, natural and semi-natural vegetation into a comprehensive land cover classification system. The overall objective of MLCCS is to standardize land cover identification and interpretation.*

Short grasses and mixed trees with 26-50% impervious cover. There are also various seasonally flooded wetland and wet meadow areas. Dense tree coverage in the north area of the site is dry oak savanna.

Site B has a predominate classification of short grasses with sparse tree cover on upland soils. Wet meadow and mixed emergent marsh are denoted on the south portion of the site around larger wetland areas while non-native/alterd emergent vegetation is predominant on the north end.

* <https://www.dnr.state.mn.us/mlccs/index.html>



Soil Classification

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform.*



Slopes

The analysis color map indicates the range of slopes on each site. Site A includes steeper slopes on the northwest portion of the site adjacent to Battle Creek Regional Park and some areas around the existing wetlands. Site B slopes are tied to the land formations in the golf course and around the existing wetlands.



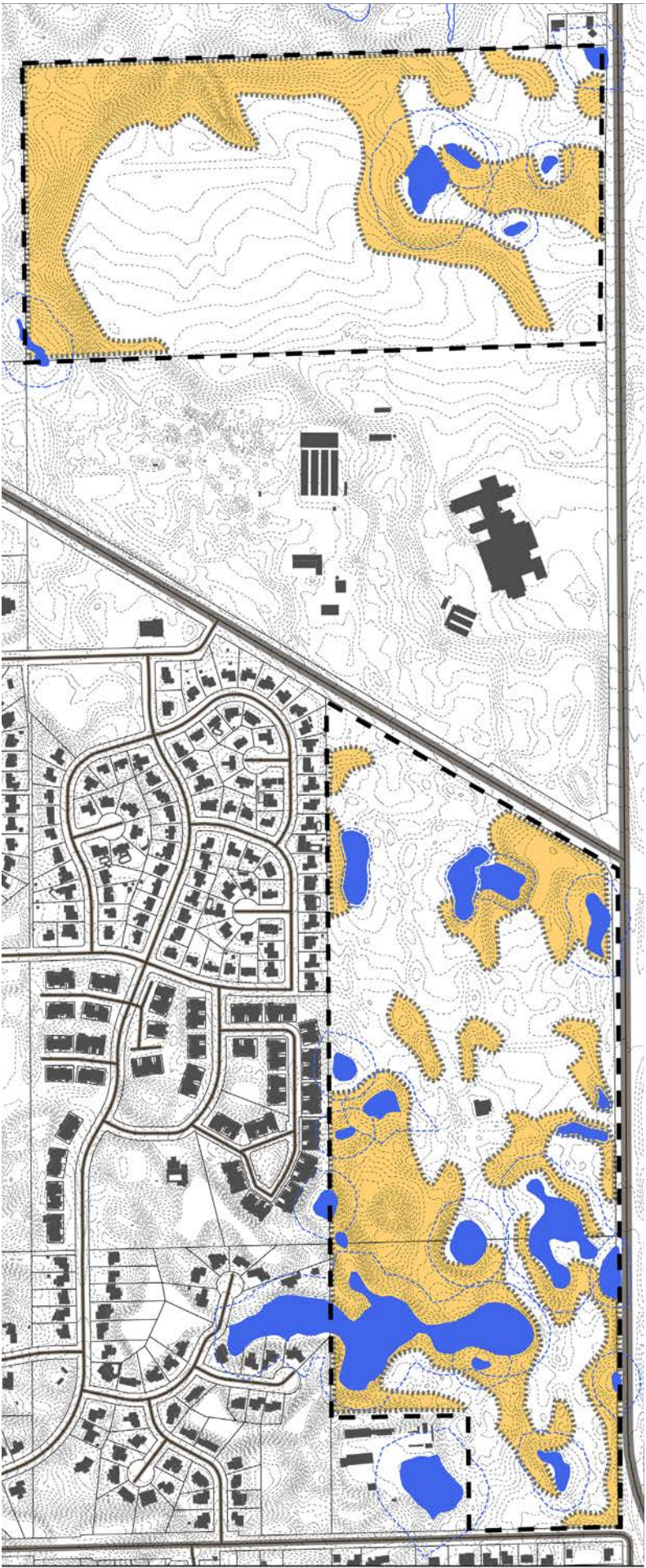
VIEW FROM NORTH EDGE OF SITE A



VIEW FROM SW PATH ON SITE B



VIEW ALONG WEST EDGE OF SITE B



Site Limitation Summary

Based on site limitations, the areas shown in white on each site are the areas where development may be possible.

Estimated Acres without slope restrictions and outside wetland and buffer areas.

Site A - 44 acres

Site B - 40 acres



04 Development Frameworks

Based on feedback received during the planning process, it was determined that rather than create a preferred design alternative, it would be more prudent to define a set of recommendations that will guide future development of either site. The development frameworks establish the baseline requirements for development of each site. It is recommended that any future development of either site must include all of the following framework components.

Development Frameworks



• Framework #1: Future development shall include publicly accessible open space via a trail network. The open space should allow for passive/active recreational opportunities and include an accessible trail system to connect either redevelopment site to adjacent community amenities. The trail network should be designed for shared multi-modal access and use.



• Framework #2: Future development shall include designated space that can be utilized for community gardening/urban agriculture. The design of the community garden/urban agriculture should comply with current City/County policies and best practices for urban agriculture.



• Framework #3: Future development shall preserve the ecological sensitive areas and enhance the existing ecological systems (wetlands, grasslands, forested areas) on either redevelopment site.

• Framework #4: Future development shall include enhanced stormwater management on either redevelopment site. Either redevelopment site should be designed to exceed current City (or regional watershed) standards for stormwater management.



• Framework #5: Future development shall include improved access and connectivity to local and regional transit networks. This will include accessible sidewalk/public realm connections and collaboration with transit partners to extend transit service to the project area.



• Framework #6: Future development shall include context sensitive design. Any future development on either site should provide land use and development typologies with recommendations that are responsive to adjacent neighborhoods and areas.



Checklist

To evaluate effectively the impact of the Maplewood property redevelopment, it is critical to document the full costs and benefits that the properties currently or could provide the community. Throughout the community engagement meetings, individuals were given opportunities to express their concerns and desires for what benefits might be lost or gained from the development of the Maplewood properties. These expressions provide critical information as what kinds of value the community currently or hopes to receive in the future from the sites. We used the feedback to develop an evaluation tool that would transparently evaluate the potential for each development scenario to address the multiple goals and objectives stated by community members.

We used a “values-hierarchy” approach to organize and describe the total value any scenario could provide based on the stakeholder comments. Rather than first debate what alternative development scenarios should be, it is important first to determine what a community might want the redevelopment to provide. This value-focused thinking approach is described by Keeney (1992; 1996) who stated that “Alternatives are relevant only because they are means to achieve your values. Thus your thinking should focus first on values and later on alternatives that might achieve them. Naturally there should be iteration between articulating values and creating alternatives but the principle is ‘values first.’” At the top of a values hierarchy is usually a few fundamental (ultimate) objectives. As one moves down the

hierarchy, the values describe how one would achieve those higher levels. Ultimately, some specific metrics could indicate how well one is doing to achieve those fundamental objectives.

We believe that these values are ultimately shared by all members of the community. The disagreements we’ve heard are likely about the priority or relative importance of each of these goals so we first want to layout these goals and objectives without priorities debated and use them as aspirational goals. For example, all else being equal we don’t feel that anyone wants to destroy wildlife habitat, or prevent anyone from having an affordable home to live in. A statement that someone likes golf does not mean they do not want some to have a place to live or vice-versa. Thus we recommend laying out the full set of goals first and then see what can be done to achieve these goals collectively.

We used a “values-hierarchy” approach to organize and describe the total value any scenario could provide based on the stakeholder comments.

SCENARIO VALUE

Society

Economic Well-Being

Environment

We used this values-focused framework to help generate the alternative scenarios for each of the redevelopment sites. However, there were six required attributes that all the scenarios were required to have related to the above broad goals and objectives:

- Societal - Some amount of publicly accessible open space via a trail network
- Societal - Some amount of community space for gardening/urban agriculture
- Societal - Improved access and connectivity to transit
- Societal - Sensitivity to neighbors
- Environmental - Preservation of some ecological sensitive areas and enhanced ecological systems (wetlands, grasslands, forested areas)
- Environmental - An emphasis on enhanced storm water management

Evaluating potential designs: We used the metrics and values above to explore how redevelopment scenarios of the two available spaces can each contribute to supporting community, city, and county interests. We used our judgment to determine the effect of each scenario on each metric. This is meant to reflect the intention of the design narratives. Since these are not actual designs, we thought it would be inappropriate to do too much quantitative analysis that would not reflect the intent of the design. These narrative designs are intended to achieve multiple goals, provide transparency, build trust in the design process and illustrate trade offs. We note that we did not include the revenue provided to Maplewood or Ramsey as this is simply outside of our team’s expertise.

We considered four development scenarios of each site. The first scenario for each is the current land use and land cover with no building done. The next three scenarios show increasing intensity of building and provision for social and economic attributes.

Society	Housing Fulfill the housing needs for a growing community and provide low-income housing for a more equitable and diverse community.	Single Family Units		Low-income / Subsidized Units		
		Multi-Family Units				
	Recreation Provide outdoor recreation opportunities to boost people's mental and physical health, provide community connection, and enhance quality of life.	Golf		Park Space	Playgrounds	Fishing
		Hiking Trails		Ball fields or courts	Picnic Areas	
	Transportation Safe, accessible, and sustainable transportation system connecting people to destinations.	Bus Stops		Bike Lanes		
		Parking				
	Cultural Services Provides for a vibrant community, where people can gather, connect, and thrive	Community Farm		Historic Preservation	Public Art Space	Community Gathering Space
		Community Gardens		Cultural Center	Edible Landscape	

Economic Well-Being	Prosperous Community A prosperous community would balance economic value with equity and justice.	Job Training Site		Locally-owned Businesses
		Child Care Center		
	Government Revenue Revenue that could be used to promote a vibrant, healthy, safe, just, and equitable community	City of Maplewood Revenue		
		Ramsey County Revenue		

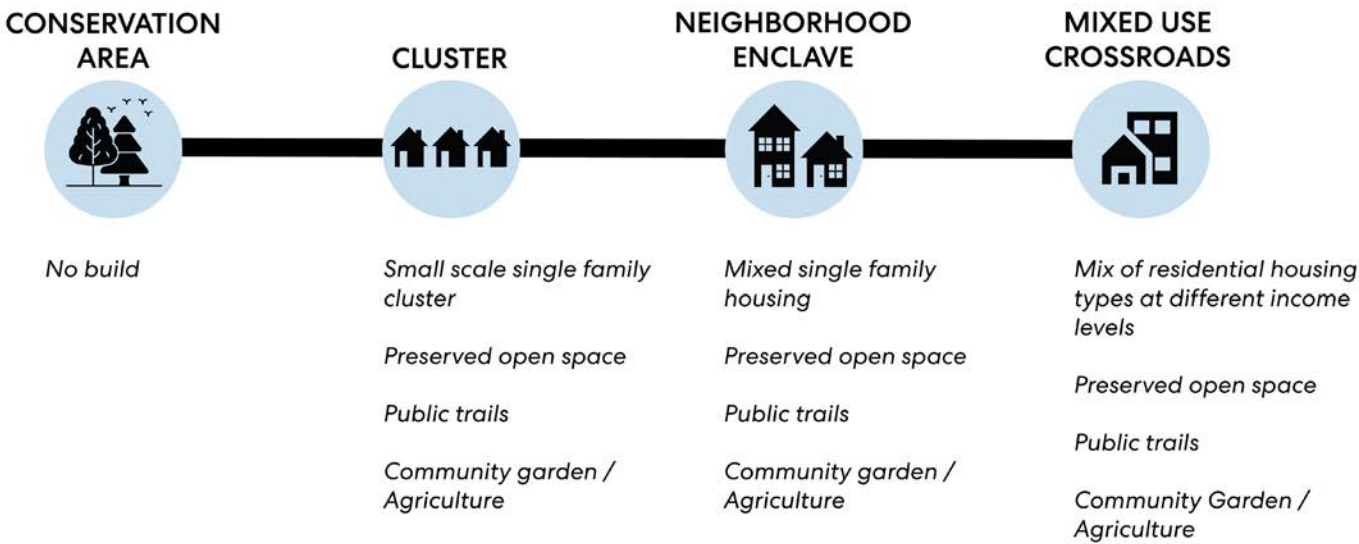
Environment	Water Mitigate dangers of storms and other water-related risks.	Flood Protection		Nutrient Runoff		
		Water Quality				
	Climate Lessen dangerous impacts of urban heat islands; Reduce greenhouse gas emissions that contribute to climate change.	Climate Change Mitigation		Urban Cooling		
		Renewable Energy				
	Wildlife Habitat Safe, accessible, and sustainable transportation system connecting people to destinations.	Birds		Forest	Aquatic	
		Bees		Grassland		

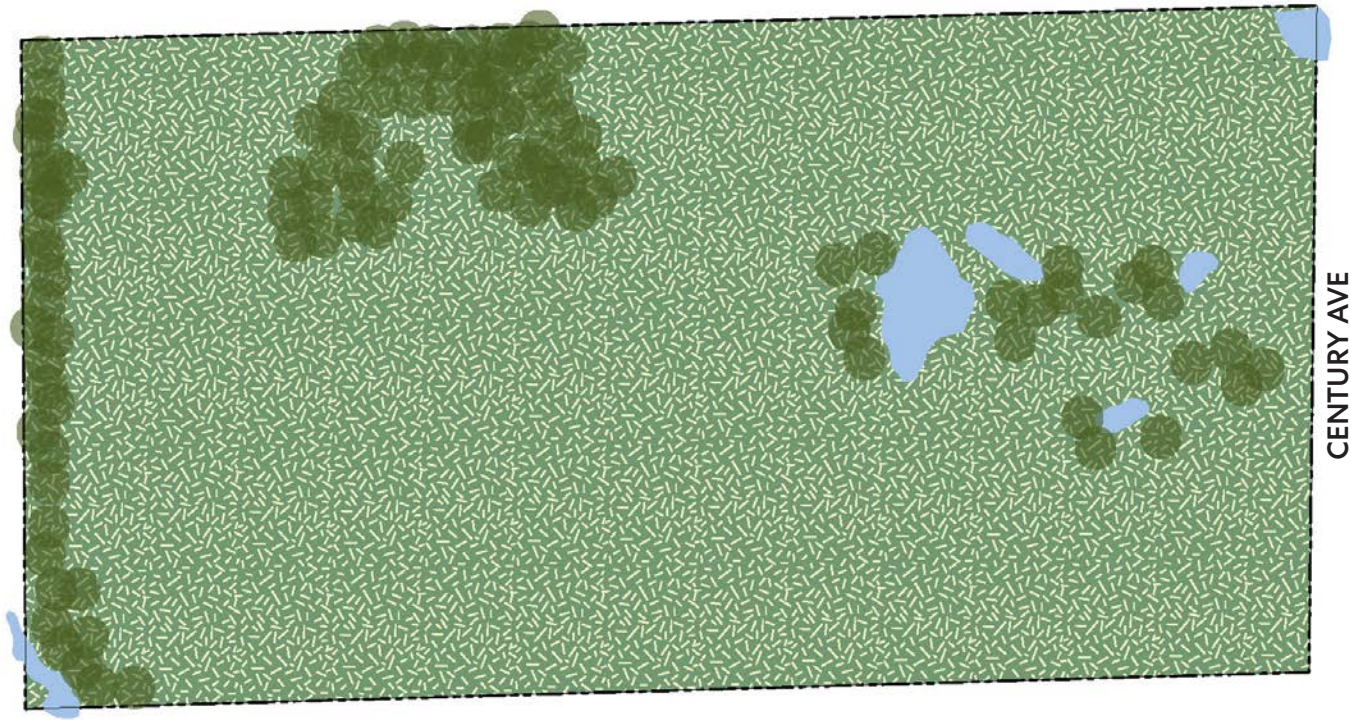
SITE A



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.

Potential Design Scenarios





Site A-1: No Build

Description:
 Site remains County owned land with minimal proposed improvements. The opportunity to connect the site to Battle Creek Regional Park can be considered to expand recreational opportunities in the community.

Checklist Summary:
 The “No build” scenario will provide no social or economic value but contribute some environmental benefits for climate and wildlife habitat, particularly grassland habitat which is likely to support bees and birds.



Site A-2: Cluster

Description:
 Scenario incorporates small lot single-family housing oriented in a cluster development pattern. The small lot orientation allows for more potential affordability and home ownership options. The cluster plan also includes a large community garden, enhanced open spaces with public trails, improved stormwater management for the site (green infrastructure improvements), and improved pedestrian connections to public transit along South Century Avenue.

Checklist Summary:
 The “Cluster” scenario will add some clear value to society by providing housing in the form of single family homes and some subsidized, low-income units, creating recreation value through trails, park space, picnic and playgrounds, offering some transportation infrastructure with a bus-stop, parking and bike-lanes and generate cultural services with a community farm, public art space, an edible landscape of fruit trees and a community gathering space. The low intensity development will not include economic drivers and will still provide environmental benefits similar to the no build except that we envision the potential for renewable energy (solar) to be developed and some decrease in grassland habitat and thus a likely decrease in bird and bee habitat. The developed land will also reduce the summer urban cooling services provided to the neighboring homes.



Site A-3: Neighborhood Enclave

Description:

Scenario incorporates small lot single-family housing with some town homes/twin homes. This orientation also allows for more potential affordability and home ownership options. The neighborhood enclave plan also includes a medium sized community garden located along South Century Avenue, enhanced open spaces with public trails, improved stormwater management for the site (green infrastructure improvements), and improved pedestrian connections to public transit along South Century Avenue.

Checklist Summary:

Checklist Information for Scenario 3 (A3): The “Neighborhood Enclave” scenario will expand its development intensity from A2. Key differences from A2: It will add more societal value by providing some units of all three kinds of housing and add ball fields to the recreation offered in A2. Instead of a community farm, community gardens will be provided. Transportation, economic and environmental metrics are similar to A2.



Site A-4: Mixed Use Crossroads

Description:

Scenario incorporates small lot single-family housing, town homes/twin homes, and medium density apartments. The small lot orientation allows for more potential affordability and home ownership options. There is also some mixed-use commercial opportunities in the building located along South Century Avenue. The mixed-use crossroads plan also includes a medium sized community garden, enhanced open spaces with public trails, improved stormwater management for the site (green infrastructure improvements), and improved pedestrian connections to public transit along South Century Avenue.

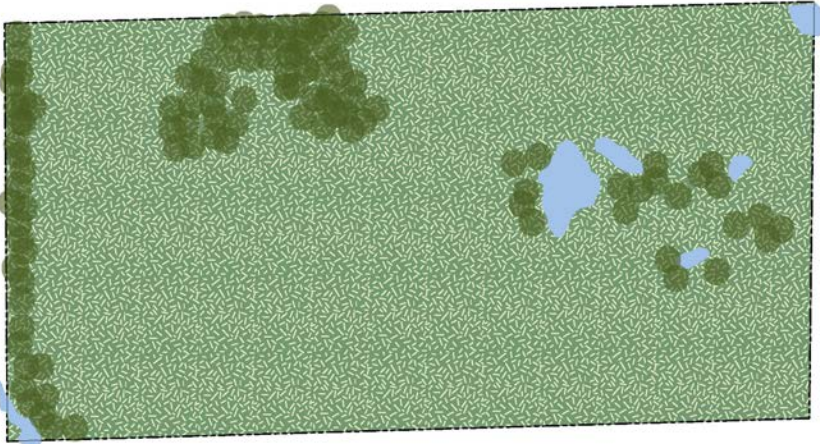
Checklist Summary:

The “Mixed Use Crossroads” scenario will increase development intensity from A3. While most of the societal values are the same, this scenario will have more multi-family and low-income housing provided. Most notably, this scenario would also contribute economic goals by envisioning a job-training site, childcare center and a café.

Summary

Checklist Matrix Summary

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



Site A-1: No Build



Site A-2: Cluster

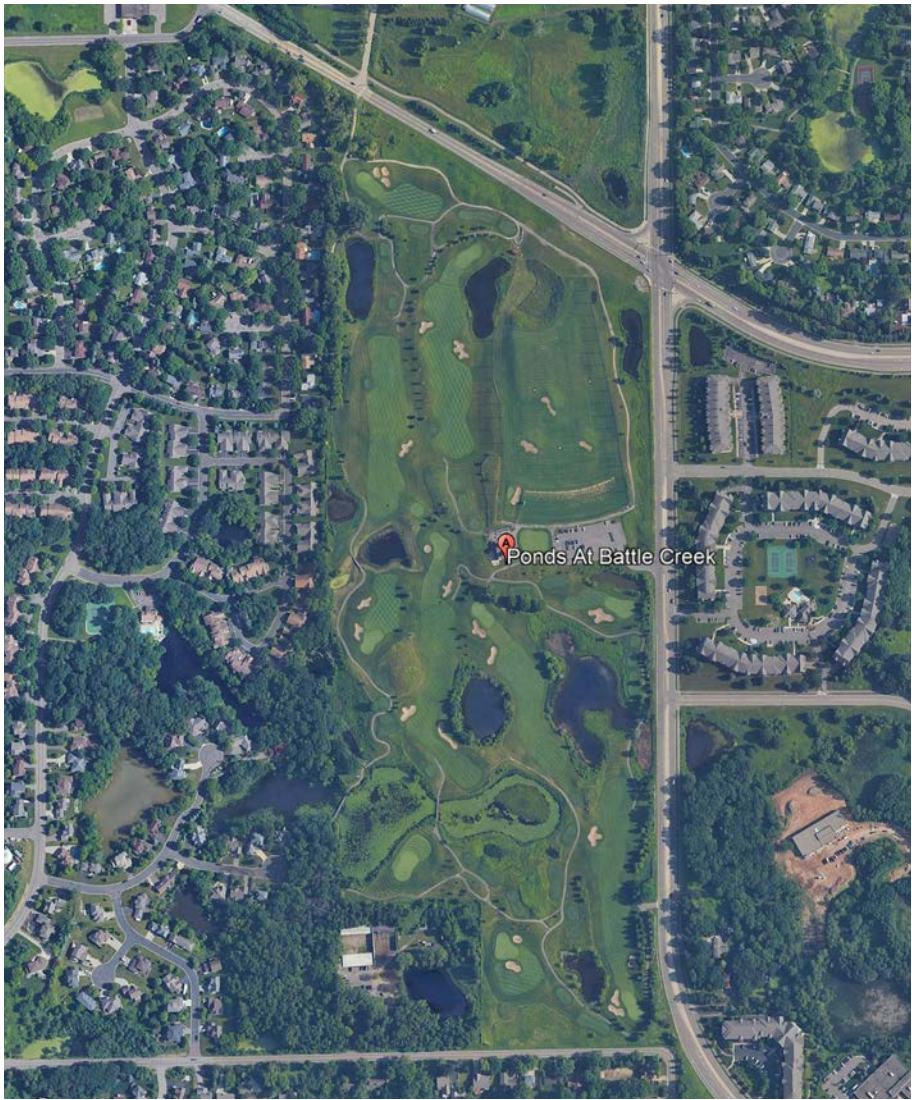


Site A-3: Neighborhood Enclave



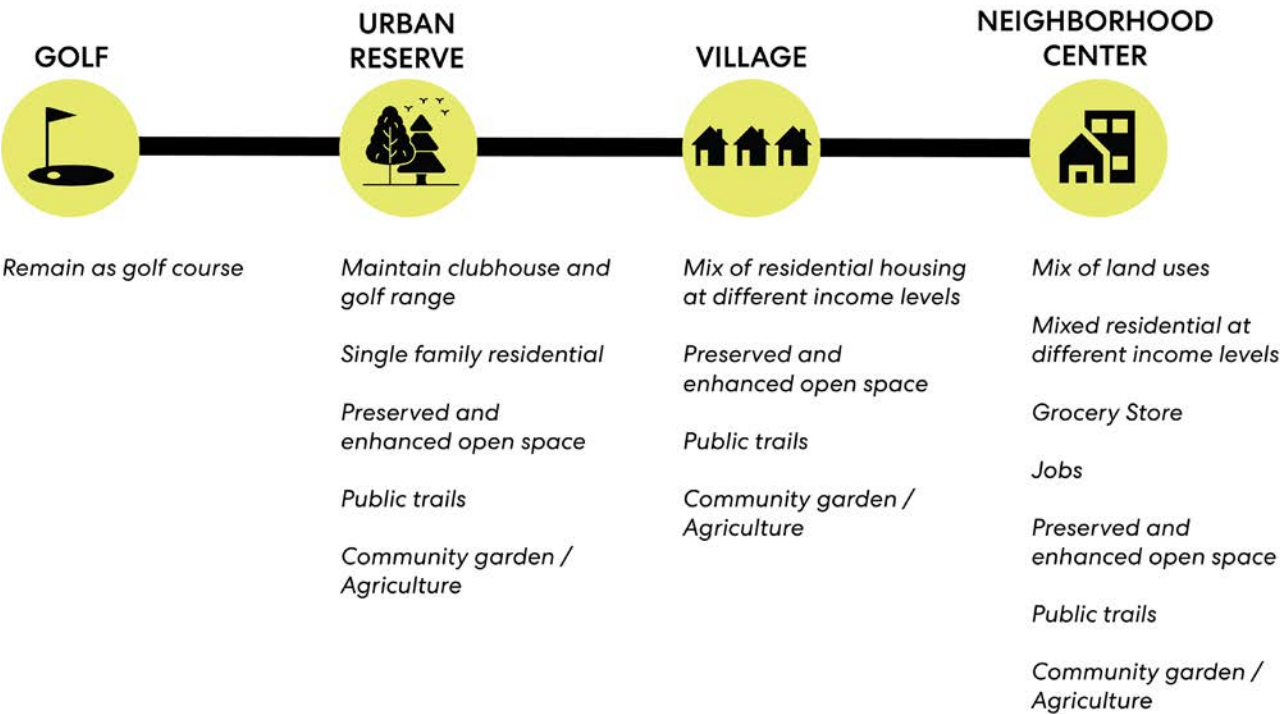
Site A-4: Mixed Use Crossroads

SITE B



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.

Potential Design Scenarios



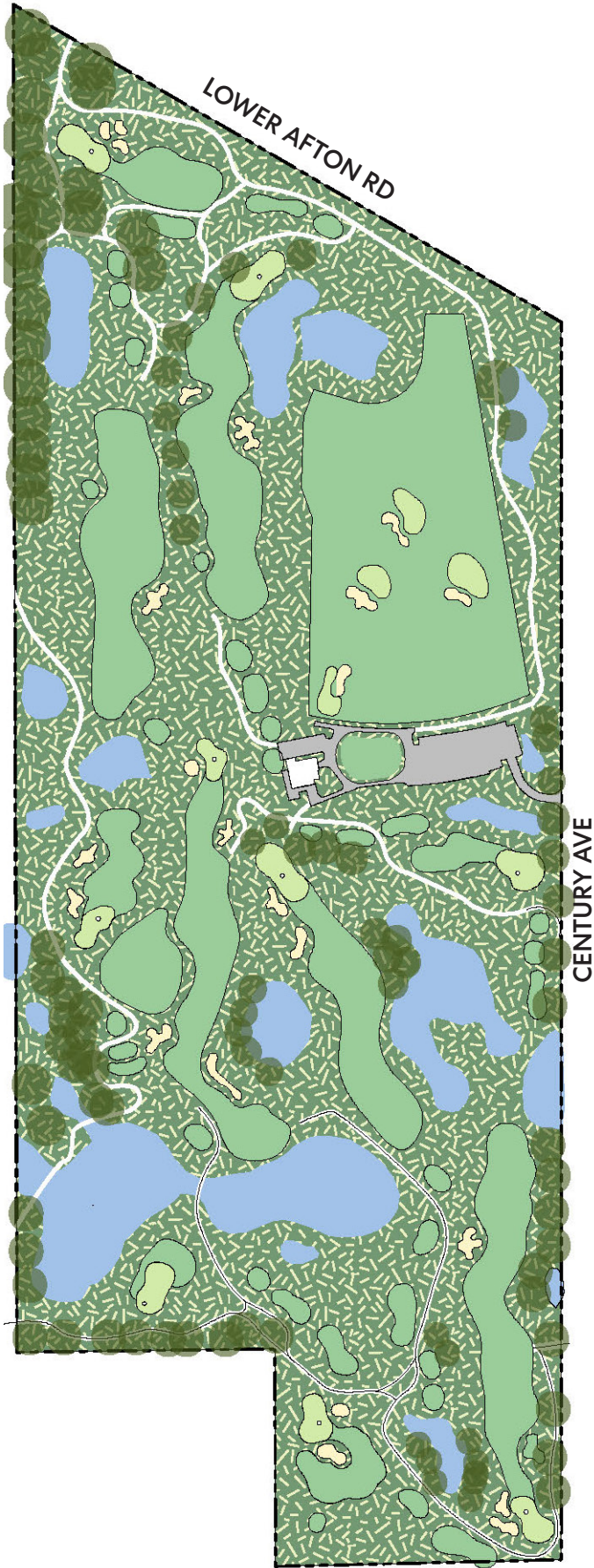
Site B-1: Golf

Description:

In this scenario, the site remains a golf course. This option assumes that the County will sell the site to a private entity that will operate the site as a golf course.

Checklist Summary:

The “Golf” scenario will provide no other social value other than golf or economic value but contribute some environmental benefits for climate and wildlife habitat, particularly grassland habitat which is likely to support bees and birds. We do know from our flood modeling assessments that the golf course does provide flood mitigation service to adjacent homes during large rainfall events.



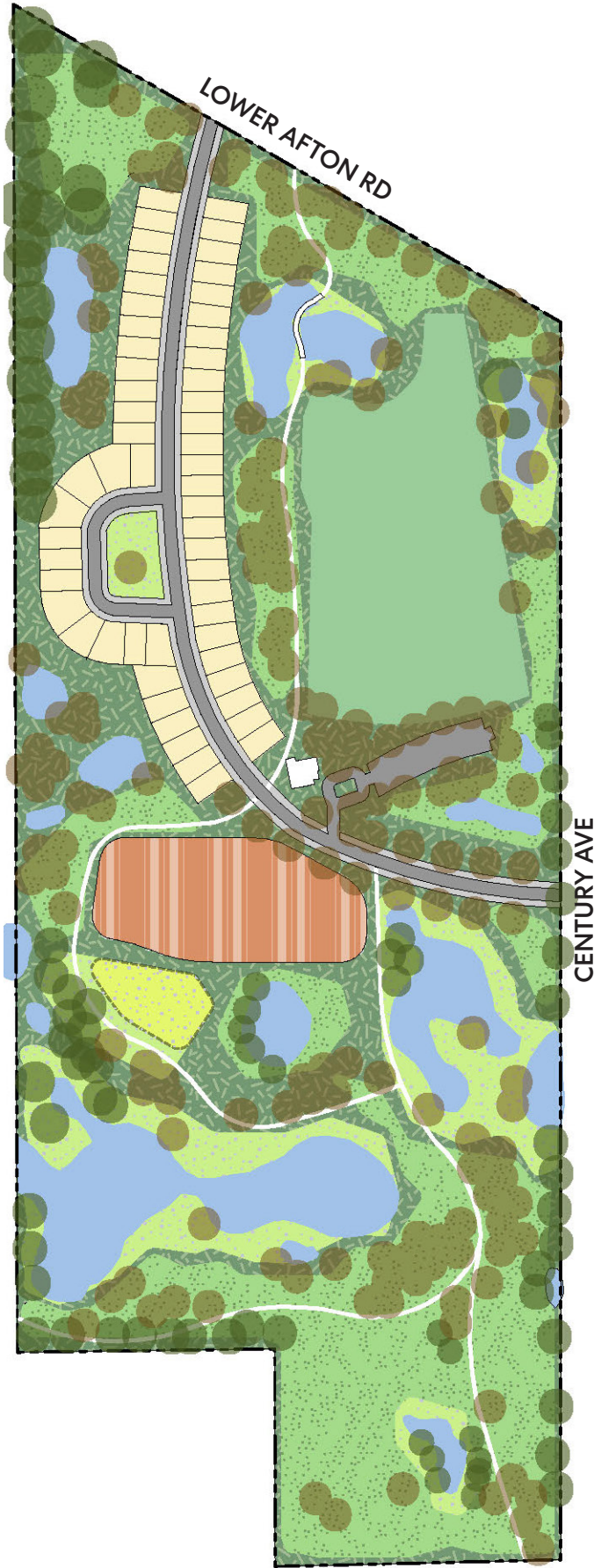
Site B-2: Urban Reserve

Description:

This scenario maintains the driving range and clubhouse building while incorporating small lot single-family housing and a large community garden. This orientation also allows for more potential affordability with a variety of unit types and home ownership options. The urban reserve plan also includes a large community garden, enhanced open spaces with public trails, improved stormwater management for the site (green infrastructure improvements), and improved pedestrian connections to future public transit along South Century Avenue.

Checklist Summary:

The “Urban Reserve” scenario will lose the golf course but add some clear value to society. We envision having a driving range for golfer and then including housing in the form of single family homes and some subsidized, low-income units, creating recreation value through trails, park space, picnic and playgrounds, offering some transportation infrastructure with a bus-stop, parking and bike-lanes and generate cultural services with community garden opportunities, public art space, an edible landscape of fruit trees and a community gathering space. The low intensity development will not include economic drivers. The topography and soil prevent much of the parcel from being developed so it will still provide environmental benefits similar to the golf course except that we envision the potential for renewable energy (solar) to be developed. The developed land will also reduce the summer urban cooling services provided to the neighboring homes.



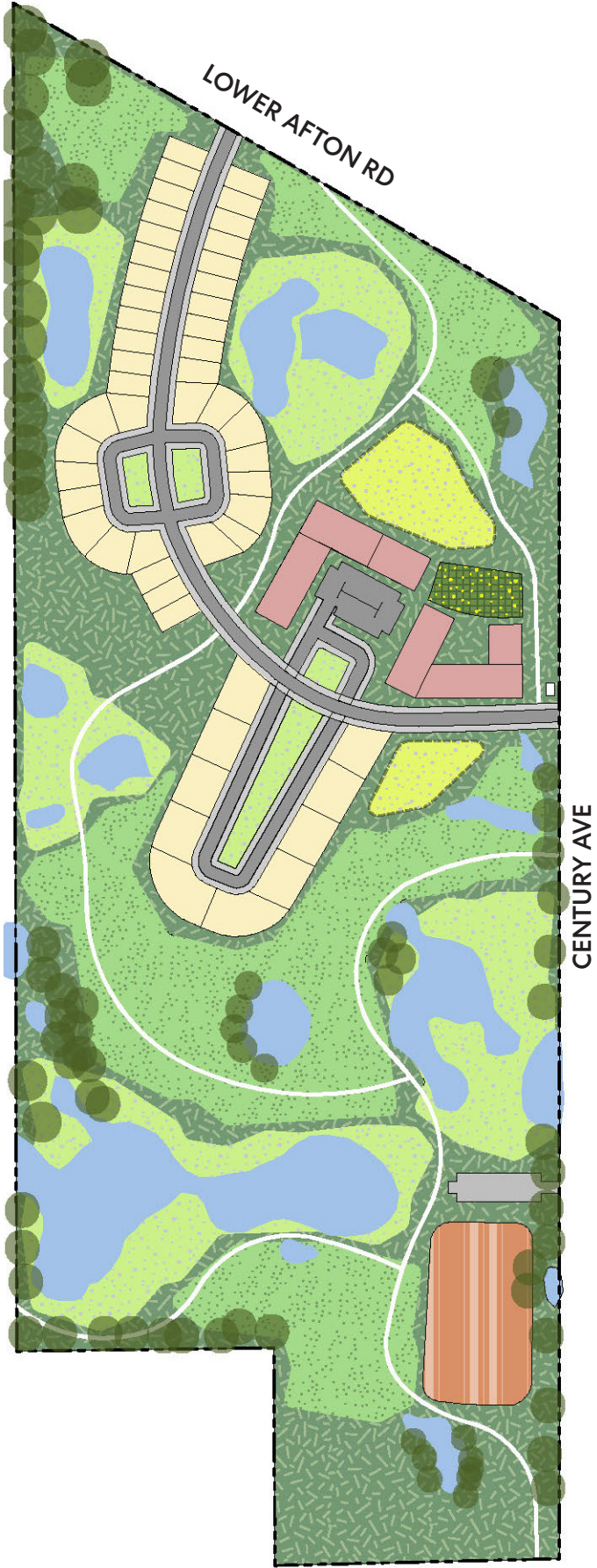
Site B-3: Village

Description:

This scenario incorporates small lot single-family housing, town home/twin homes, and medium density apartments. This orientation also allows for more potential affordability with a variety of unit types and home ownership options. This orientation also allows for more potential affordability with a variety of unit types and home ownership options. There is also some mixed-use commercial opportunities in the building located along South Century Avenue. The urban reserve plan also includes a large community garden located along South Century Avenue, enhanced open spaces with public trails, improved stormwater management for the site (green infrastructure improvements), and improved pedestrian connections to future public transit along South Century Avenue.

Checklist Summary:

The “Village” scenario will expand its development intensity from B2. Key differences from A2: The driving range is not included but it will add societal value by providing some units of all three kinds of housing (more multi-family and low-income), and add ball fields to the recreation offered in B2. Instead of community gardens, a community farm will be provided. Transportation, economic and environmental metrics are similar to B2.



Site B-4: Neighborhood Center

Description:

This scenario incorporates row homes, town homes/twin homes, and medium density apartments. This orientation also allows for more potential affordability with a variety of unit types and home ownership options. The scenario also includes retail (first floor of some apartment building and stand-alone buildings). The scenario also includes a grocery store or public community building. The neighborhood center plan also includes a large community garden located along South Century Avenue, enhanced open spaces with public trails, improved stormwater management for the site (green infrastructure improvements), and improved pedestrian connections to future public transit along South Century Avenue.

Checklist Summary:

The “Neighborhood Center” scenario will increase development intensity from A3. While most of the societal values are the same, this scenario will have slightly more multi-family and low-income housing provided and a bit more parking. Most notably, this scenario would also contribute economic goals by envisioning a job-training site, childcare center and a café.



Summary

Checklist Matrix Summary

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



Site B-1: Golf



Site B-2:
Urban Reserve



Site B-3: Village



Site B-4:
Neighborhood Center

Broad Goals	Specific Objective	A1	A2	A3	A4		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									
	Community gathering space									
Economic Well-being	Job training site									
	Childcare center									
	Locally-owned business									
Water	Stormwater infrastructure									
	Flood risk reduction									
	Pesticide potential									
	Nutrient Runoff Retention									
Climate	Climate Change Mitigation									
	Renewable Energy									
	Urban cooling									
Wildlife Habitat	Bird habitat									
	Bees									
	Forest									
	Grassland									
	Aquatic									

Summary Scorecard

We used a scorecard to show how each development scenario could provide for each metric and objective. We believe the scorecard allows the stakeholders to see the complexity of the decision without getting lost in the complexity of the analyses. For example, most of the metrics have different units of analysis: housing would be the number of units, trails are in linear feet or miles, community farm is in acres, etc. This exercise provides an opportunity to learn about the potential to achieve multiple goals or identify those that have trade-offs.

Insights from scorecard: What seems clear from this exercise is the potential for adding many dimensions of value. The clearest trade off is between golf and many of the other metrics on site B. The current golf course does not provide any other societal value listed. The inclusion of site A in a decision context, however, could provide a way to contribute to societal and economic values. Combining scenario A4 with B1, for example would allow for all kinds of housing, recreation, cultural services, transportation, some economic well-being while allowing the golf course to remain.

What’s not captured in the assessment?

We identified two important aspects of the decision context that have not been reflected in the discussions; decisions on other parcels in Ramsey County and the values and services that could be provided elsewhere. It seems that evaluation of the parcels in Maplewood are part of a broader set of linked decisions within Ramsey County and the City of Maplewood. The revenue from the sale of the properties could be used to support some of the broader Ramsey County goals, so including what could be done with the sale could provide some clarity to stakeholders. They discussed other properties and locations.

The assessment also focused only on what is being provided by the two properties and did not put that in the context of what is currently available to different stakeholders who likely perceive value at different scales. Similar to the first point about what other parcels are available, the full set of values and how the scale of assessment could differ between the county, city, the neighbors and beyond (golfers) would provide a truer sense of the decision that could help build trust about what motivated the initial decision to sell the property and also what creative opportunities could be explored to achieve the multiple goals of all stakeholders. Currently, this motivation is hidden and the resulting distrust limits constructive discussion by not allowing each stakeholder to look at the problem rationally.

05 Recommendations & Next Steps

Even the best plans are of little value if they are not put into action. Implementation of the Century Avenue Redevelopment Plan requires the proactive leadership and collaboration of private entities and public agencies at multiple jurisdictional levels, including the City of Maplewood and Ramsey County.

Future redevelopment of the Century Avenue sites is also dependent on the full support and participation of community residents, local businesses, and the Ramsey County community. A concerted effort has been made throughout this project to involve a broad cross-section of the community. Community organizations, community residents, private organizations, and community leaders have provided input and guidance. The stakeholders have improved the planning process, and their continued participation and support will be critical in sustaining the community’s vision for the redevelopment sites over time. Even with a strong commitment, it will likely be many years before potential redevelopment will take full shape.

This report recommends specific site improvements that will support future redevelopment to ensure the long-term sustainability of the sites.

The Century Avenue redevelopment Master Plan provides a set of development frameworks for future site improvements that will result in a more equitable development to support broader community needs and desires.

The Master Plan recommends additional research/ studies be conducted to understand the full extent of opportunities for each redevelopment site. Identified below are planning related projects that should be considered during the short-term. These additional recommended studies include:

- Complete the topographic survey for each site.
- Complete the environmental assessment of each site.

Key Study Recommendations

Based on the overall County goals and the input received for the community wide stakeholders, a series of recommendations has been developed that identifies the highest and best use for each of the redevelopment sites.

Site A:

- Any future development proposal for Site A shall meet the intent of the County’s overall goals related to economic inclusion, social equity and Community Health and Wellness.
- 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 housing types that includes 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 to 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.

Site B:

- Any future development proposal for Site B shall meet the intent of the County’s overall goals related to economic inclusion, social equity and Community Health and Wellness.
- Any future development proposal for Site B should include all of the redevelopment framework elements identified in this document.

Two specific landuse recommendations have been defined for Site B.

- Recommendation #1: Site B should be maintained as a golf course. 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.

- Recommendation #2: Redevelopment of Site B should include a mix of residential housing and commercial landuses. 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 South Century Avenue. The commercial development could include retail uses, such as a grocery store, and possibly professional office space. Additional public uses such as a library, community center, or other civic uses should also be considered.



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