





Appendix A:

COMMUNITY ENGAGEMENT

Community engagement is a means for all people to bring their voices into the process and share their ideas, backgrounds, and experiences to plan for a future that benefits everyone. Appendix A includes the specific comments of community members as they participated in a variety of community engagement opportunities throughout the Comprehensive Planning process. There were three phases of community engagement conducted between 2017 and 2018.

PHASE 1 OUTREACH

- » Social Pinpoint website
- available from June to October, 2017.
- » Booth at the June Movie Night at Bruentrup Historical Farm
- » Booth at July 4th event at Hazelwood Park
- » Booth at the July WOW Event at Wakefield Park
- » NSP Maplewood Oakdale Rotary Presentation
- » Maplewood Business Council Presentation (2 times)
- » Community Business Engagement Breakfast
- » Hmong Alliance Church
- » Assalam Mosque

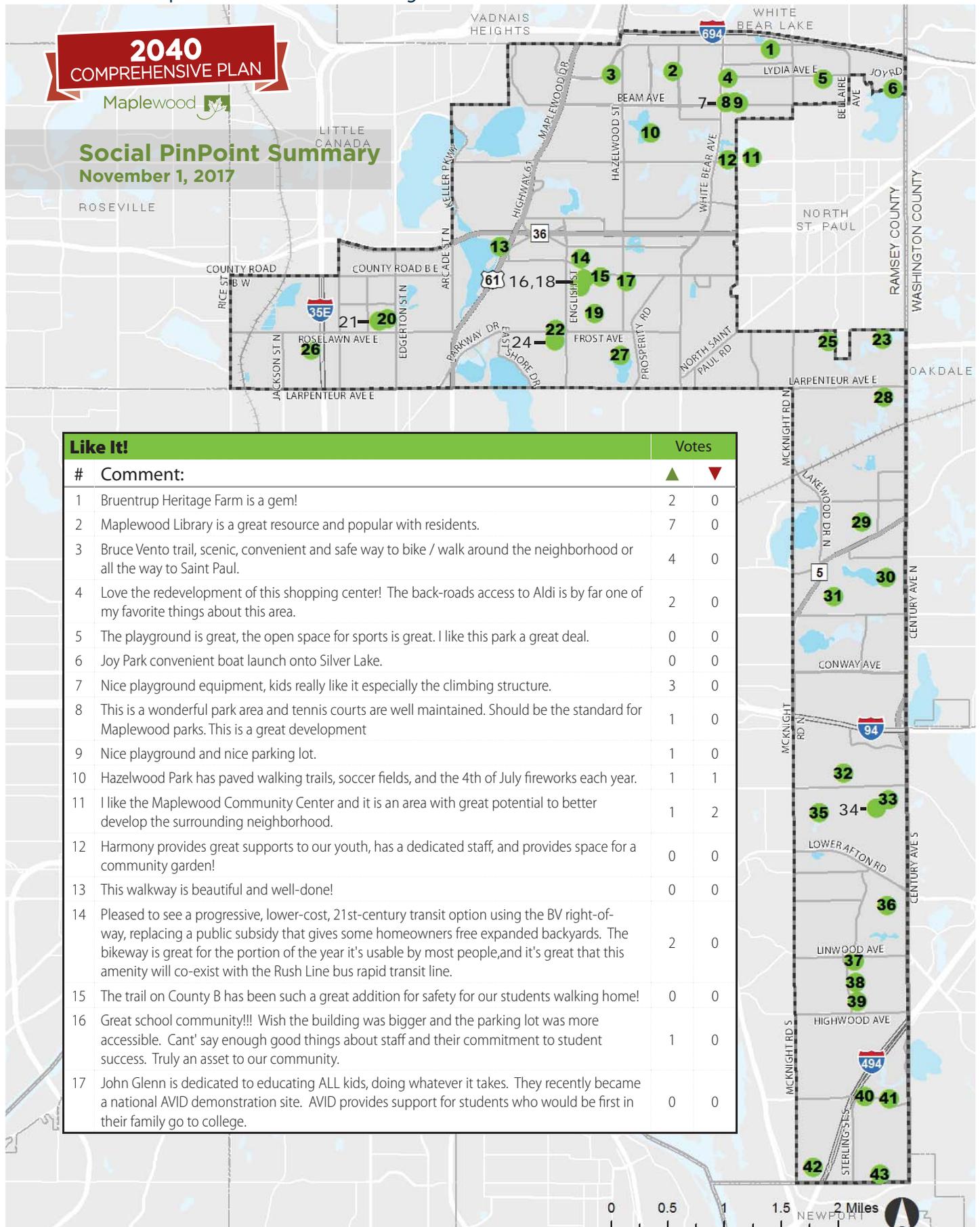
Phase 1: Inform and Listen

The first phase of community engagement extended from June to October of 2017. This phase was focused on gathering input from all segments of the community on what people like about the community, what they have concerns about, where there are safety issues, and what the 2040 Comprehensive Plan should consider.

The information gathered has been highlighted within the "What We Heard" boxes throughout many of the chapters. The following pages present the specific comments gathered from the Social Pinpoint website. Each of the comments is geographically coded to a location within the community.

Following the maps, there is a summary of the specific comments or conversations that were had during the process. These have been generally sorted into community strengths and weaknesses.

Social Pinpoint Summary: "I Like It!" Comments

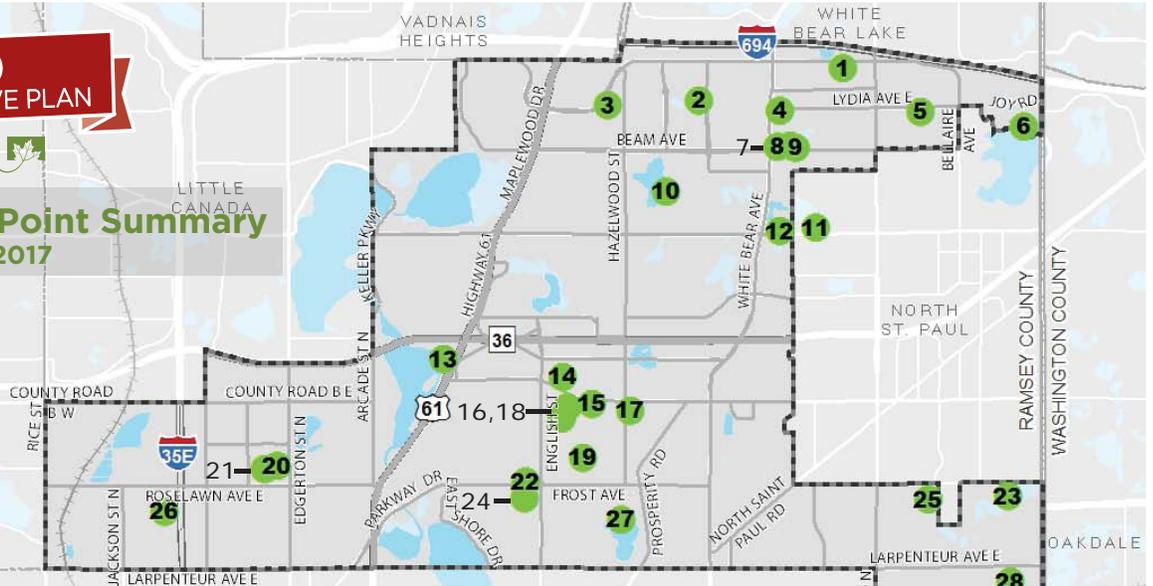


2040 COMPREHENSIVE PLAN

Maplewood 

Social PinPoint Summary November 1, 2017

ROSEVILLE



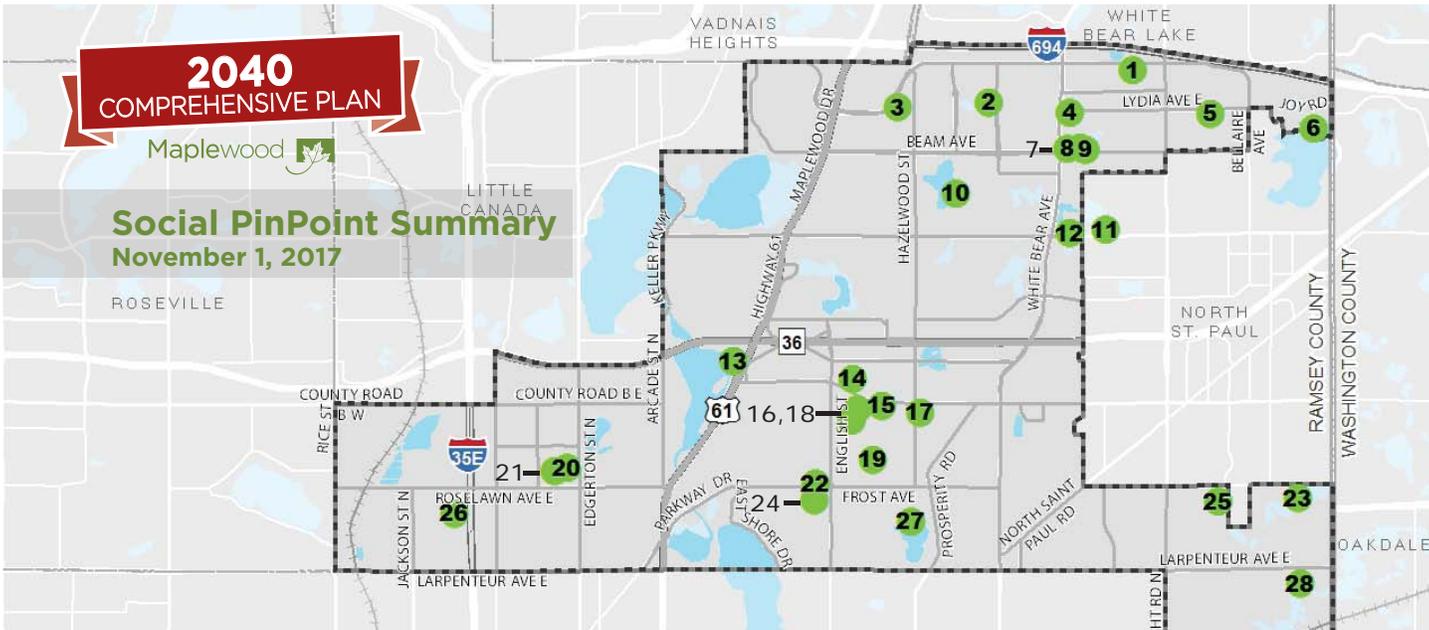
Like It!		Votes	
#	Comment:	▲	▼
18	Their "Leader In Me" program is teaching kids important life skills!	1	0
19	Gateway Trail is easy to get to from the Bruce Vento Trail, well maintained. Trails runs from St. Paul to just outside Stillwater.	9	0
20	Love the little community garden here!	2	0
21	Baseball fields are well maintained and work great for the t-ball program!	1	0
22	Redevelopment of the Gladstone neighborhood is a much needed improvement. This location is perfect for higher density-design driven housing with proximity to St. Paul and right next to the future Rush Line. There are also great natural and park amenities to include Phalen Lake, Gladstone Savanna, and the Gateway Trail.	4	0
23	The new trail through this area is nice. I am glad the wetlands and open space are preserved once the Fire Training facility was built.	0	0
24	The improvements to the Savanna and adjacent park are so nice.	5	0
25	Maplewood Middle School has created a welcoming and safe climate and culture. Staff and students are engaged every time I visit.	1	0
26	Love the park here. A section fenced off for a dog parklet would be a great improvement.	2	0
27	Glad to see the City working with the Watershed District to clean up the lake, this is much needed.	0	0
28	Did you know there is a preserve hiding in here? It's a great place for a walk. Please keep it up!	2	0
29	Playground facilities are great here - fun options for a wide age range.	2	0
30	The nature center is great.	10	0
31	Love the design of the road construction project here - rain gardens are nice and it is nice to have sidewalks all throughout.	1	0
32	Nice park. Well maintained baseball fields.	1	0
33	Carver is an amazing school. A dedicated and talented staff that cares for kids and families is what makes this place special. They have been recognized by the Minnesota Business Partnership two years in a row for their outstanding work!	2	0
34	Carver Elementary is a great school! Awesome staff and good community come together to help teach and raise the next generation!	3	0
35	Great off-leash dog park!	7	0
36	Would be nice to have paths in golf course available on off hours for walking, hiking, skiing throughout the year?	1	1



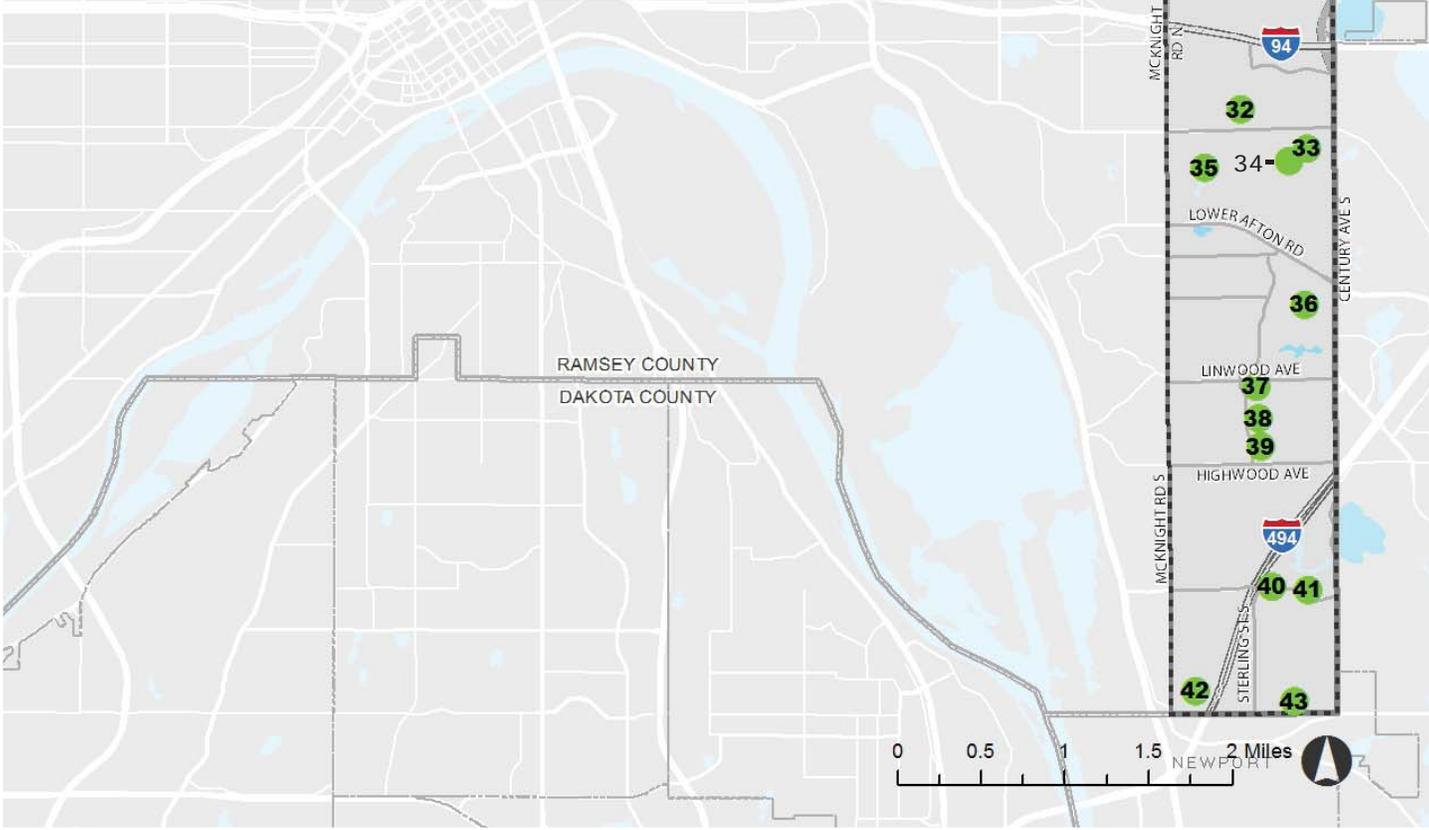
2040
COMPREHENSIVE PLAN

Maplewood

Social PinPoint Summary
November 1, 2017



Like It!		Votes	
#	Comment:	▲	▼
37	Nice park but under utilized, have often thought skate park or volleyball court could work well on flat , raised area here?	0	0
38	Nice park, under utilized, but could use a skate park or volleyball court on raised, flat part?	1	0
39	Applewood is a great little community park.	7	0
40	Pleasantview is a nice neighborhood park.	7	1
41	Nice park but under utilized space in it. Often thought a small skate park for teens there would work well on the flat, raised area. Otherwise a small volleyball court could work too?	0	1
42	New Fish Creek Trail is a great asset to the city!	17	0
43	1068 Marnie St s.	0	0

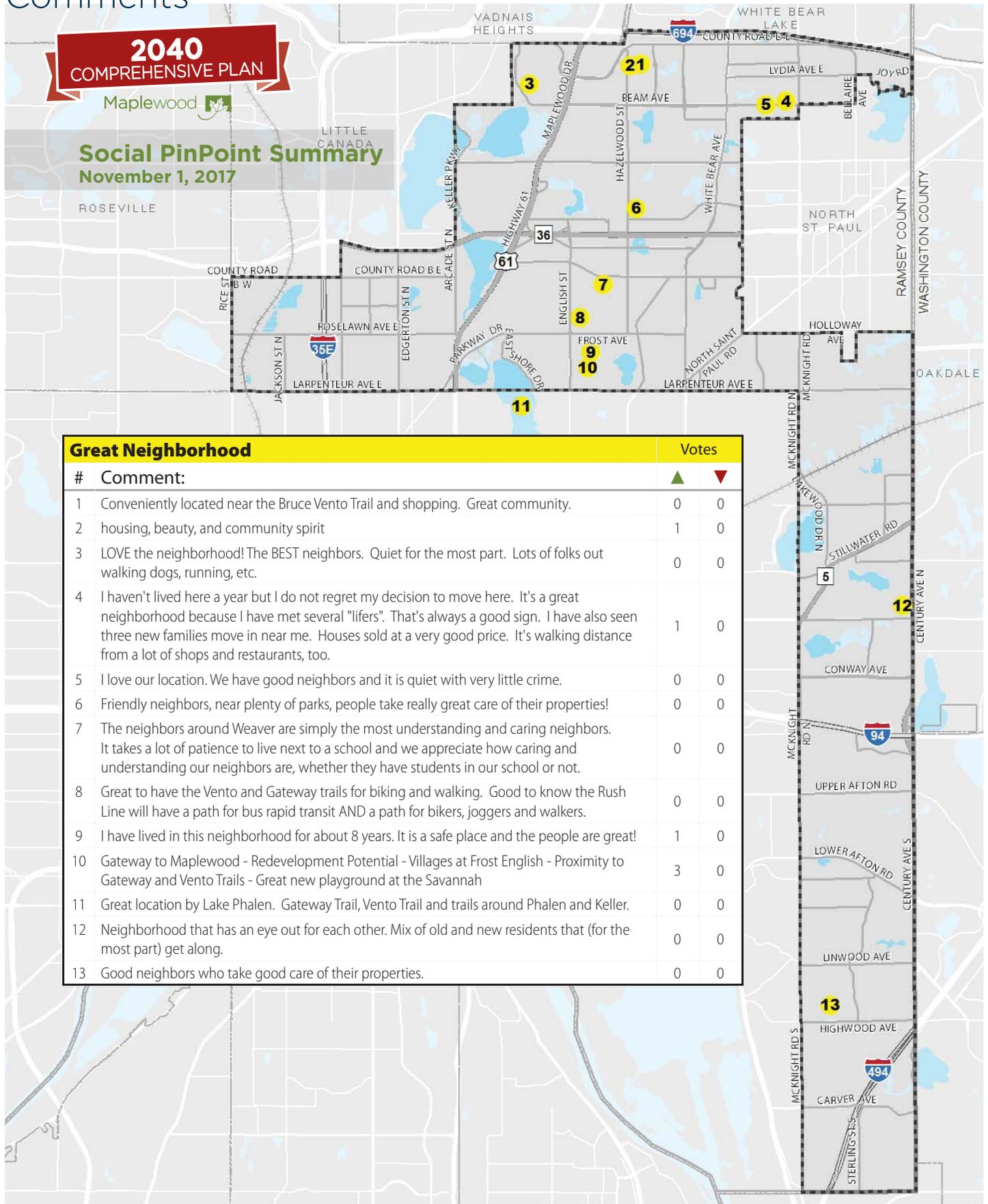


Social Pinpoint Summary: "Great Neighborhood" Comments

2040
COMPREHENSIVE PLAN

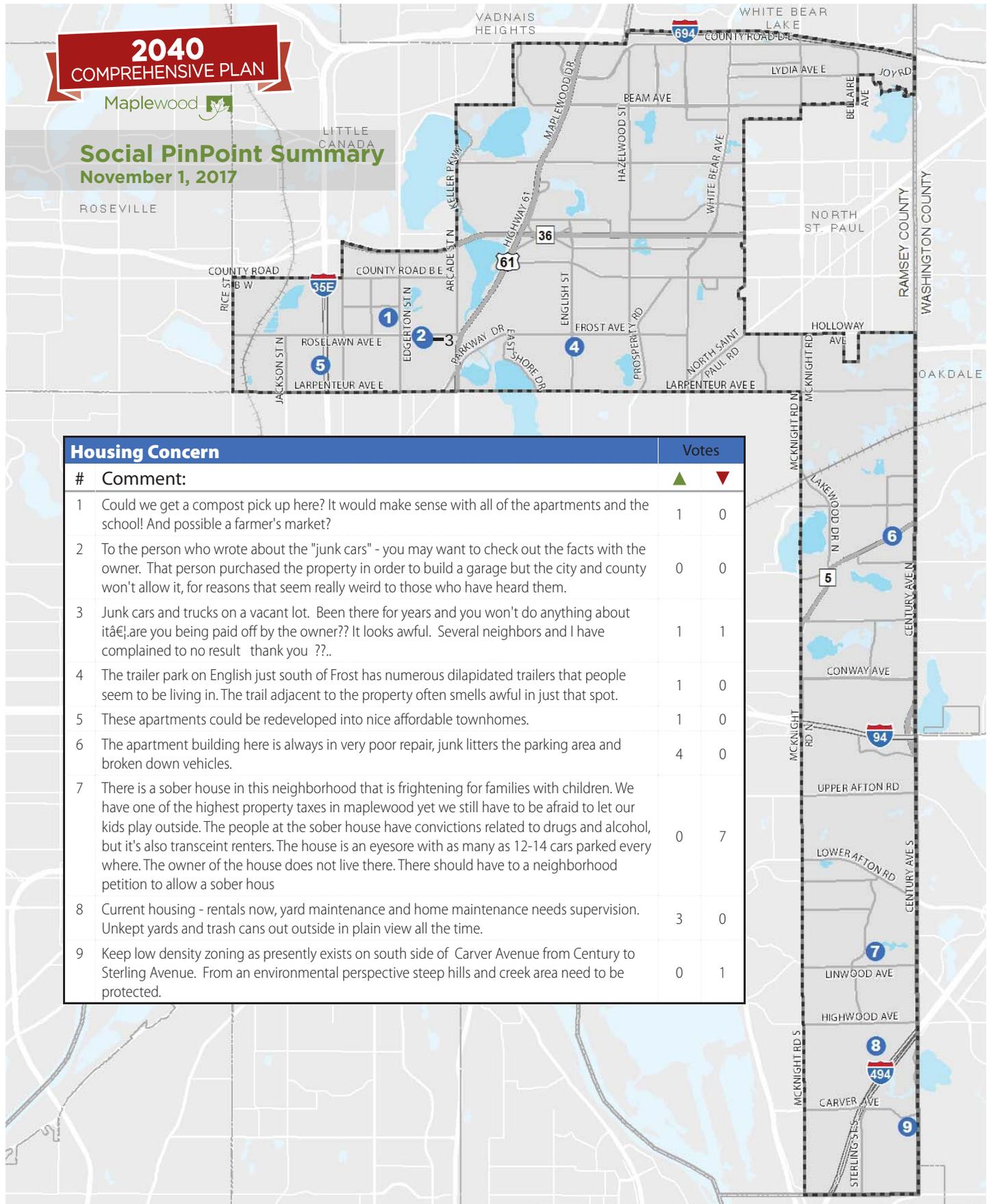
Maplewood

Social PinPoint Summary
November 1, 2017

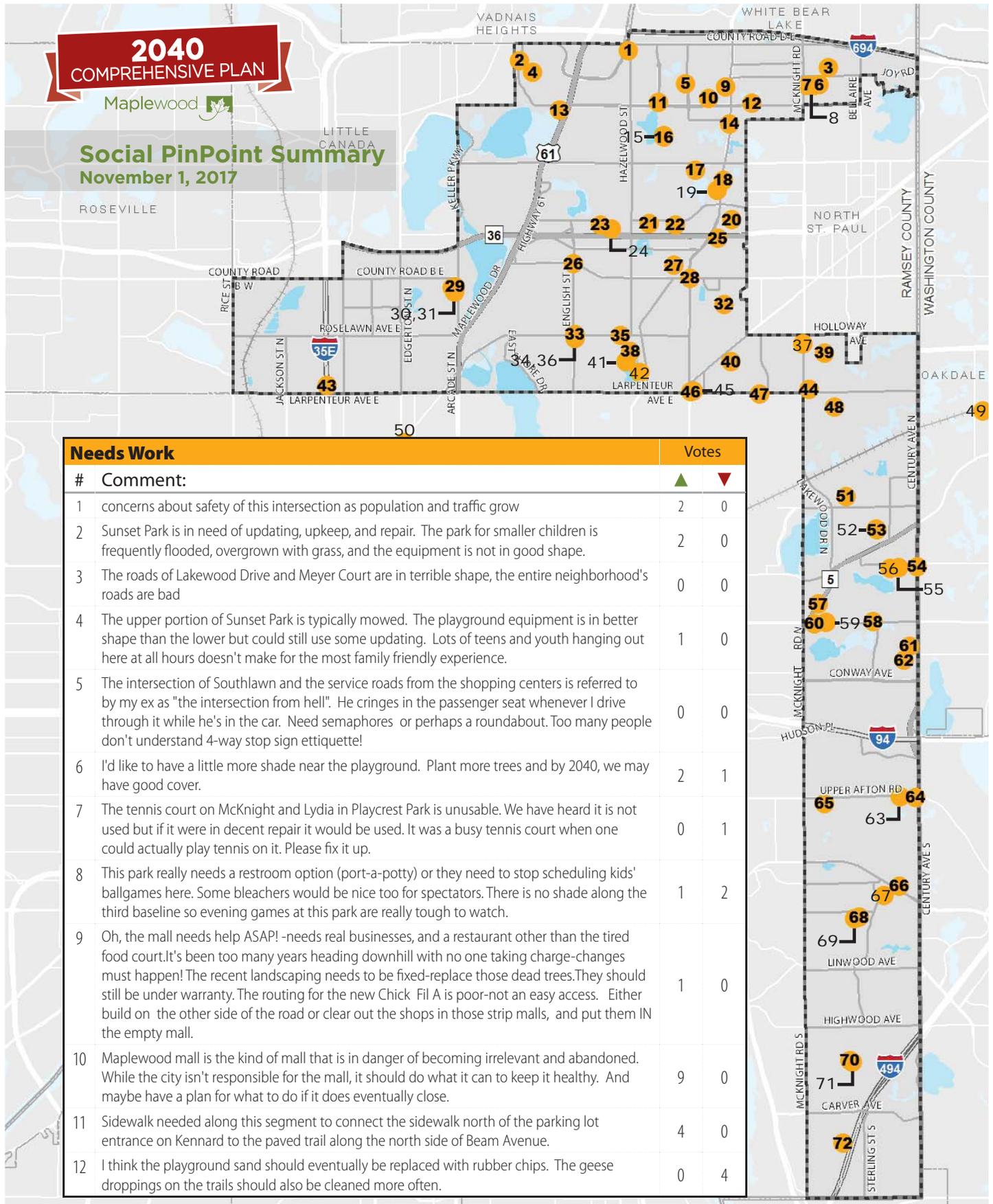


Great Neighborhood		Votes	
#	Comment:	▲	▼
1	Conveniently located near the Bruce Vento Trail and shopping. Great community.	0	0
2	housing, beauty, and community spirit	1	0
3	LOVE the neighborhood! The BEST neighbors. Quiet for the most part. Lots of folks out walking dogs, running, etc.	0	0
4	I haven't lived here a year but I do not regret my decision to move here. It's a great neighborhood because I have met several "lifers". That's always a good sign. I have also seen three new families move in near me. Houses sold at a very good price. It's walking distance from a lot of shops and restaurants, too.	1	0
5	I love our location. We have good neighbors and it is quiet with very little crime.	0	0
6	Friendly neighbors, near plenty of parks, people take really great care of their properties!	0	0
7	The neighbors around Weaver are simply the most understanding and caring neighbors. It takes a lot of patience to live next to a school and we appreciate how caring and understanding our neighbors are, whether they have students in our school or not.	0	0
8	Great to have the Vento and Gateway trails for biking and walking. Good to know the Rush Line will have a path for bus rapid transit AND a path for bikers, joggers and walkers.	0	0
9	I have lived in this neighborhood for about 8 years. It is a safe place and the people are great!	1	0
10	Gateway to Maplewood - Redevelopment Potential - Villages at Frost English - Proximity to Gateway and Vento Trails - Great new playground at the Savannah	3	0
11	Great location by Lake Phalen. Gateway Trail, Vento Trail and trails around Phalen and Keller.	0	0
12	Neighborhood that has an eye out for each other. Mix of old and new residents that (for the most part) get along.	0	0
13	Good neighbors who take good care of their properties.	0	0

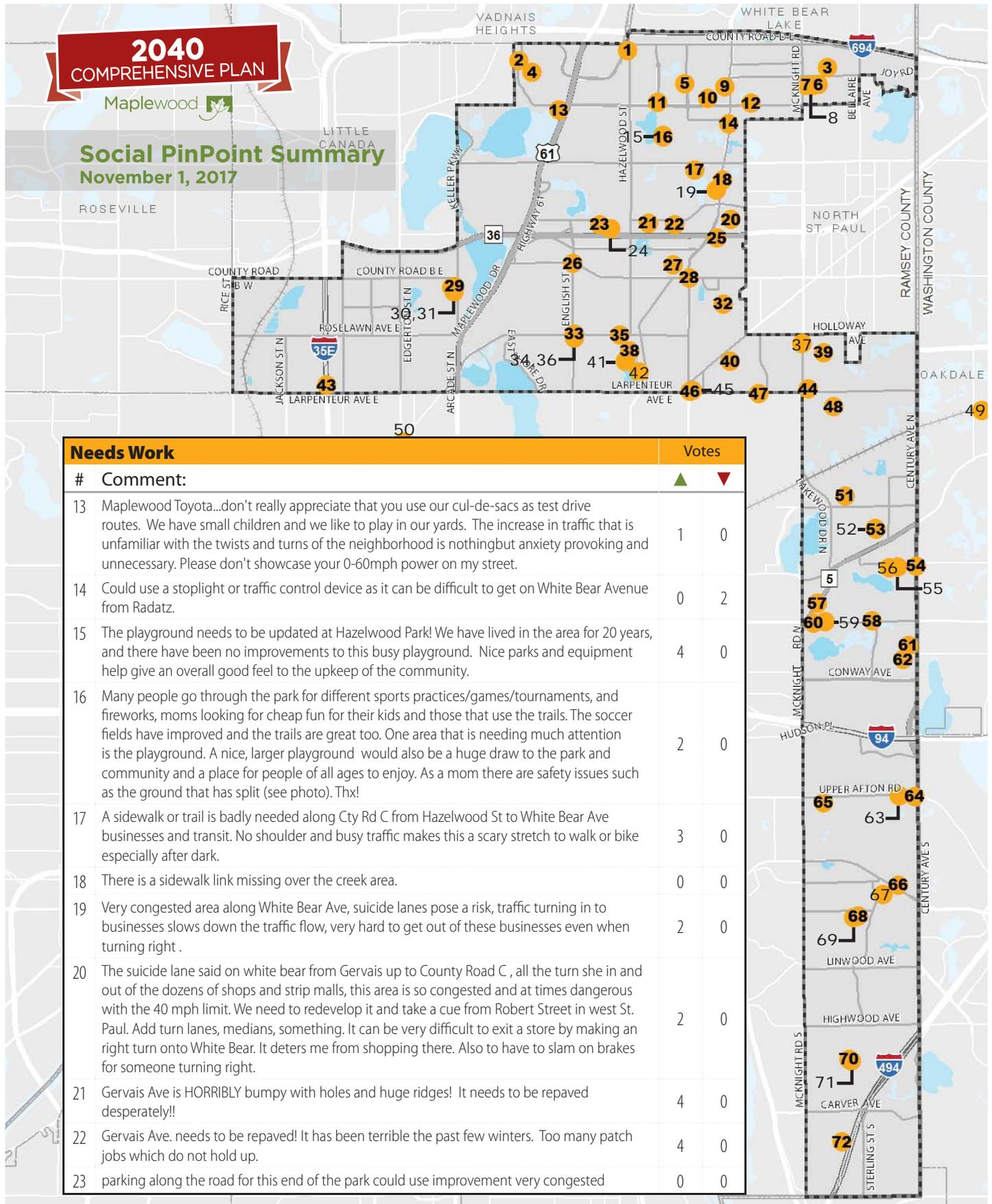
Social Pinpoint Summary: "Housing Concern" Comments



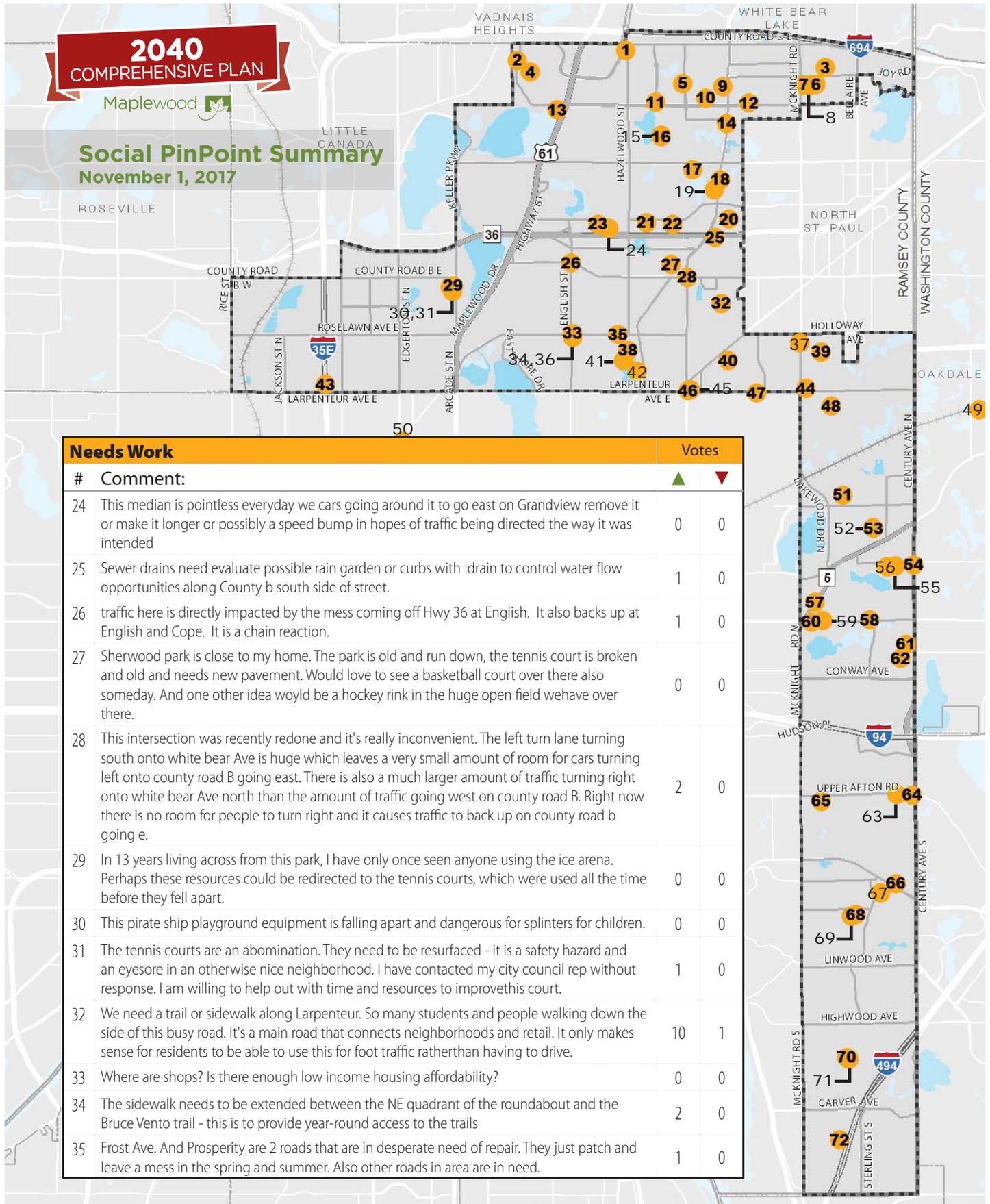
Social Pinpoint Summary: "Needs Work" Comments



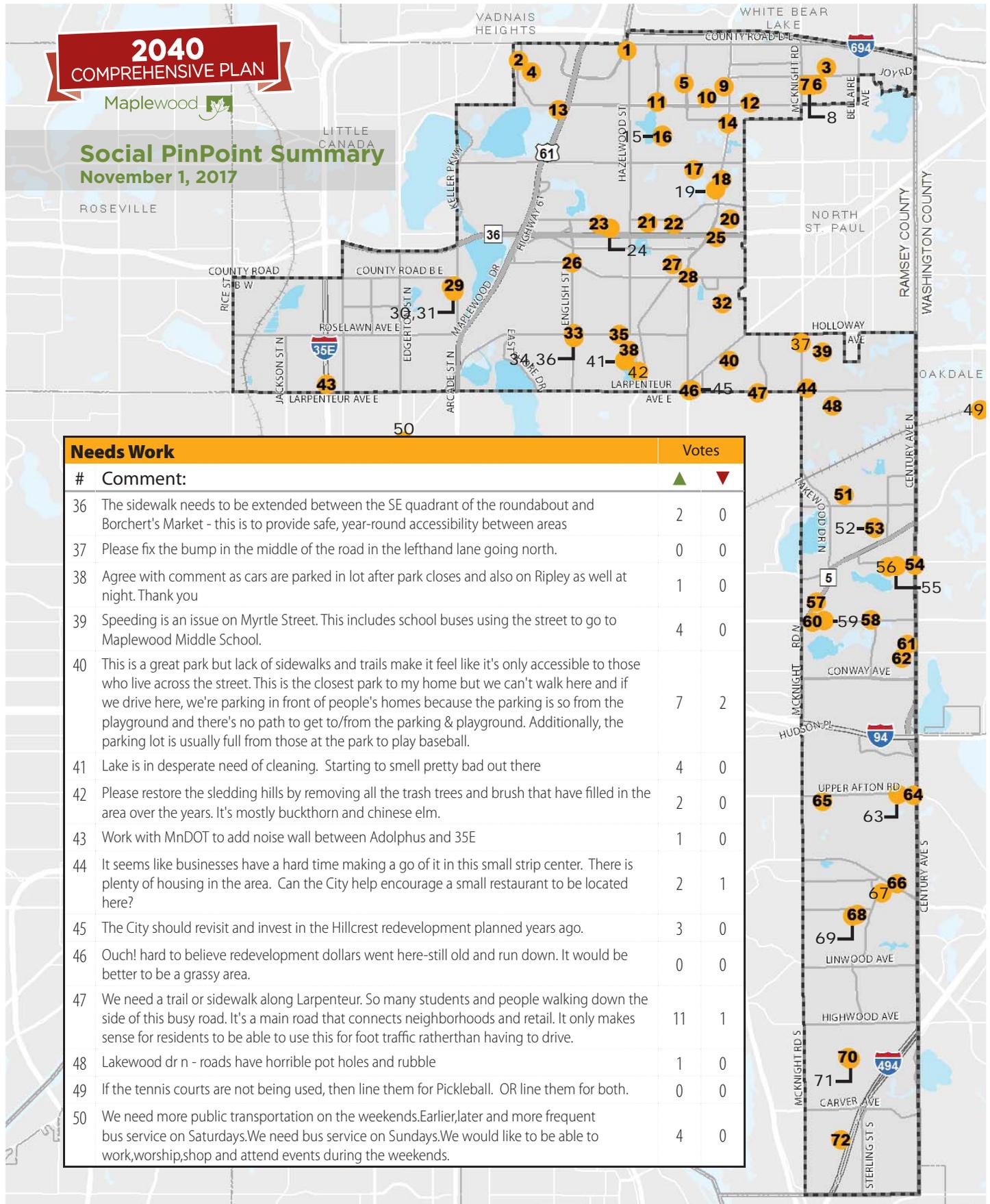
Social Pinpoint Summary: “Needs Work” Comments



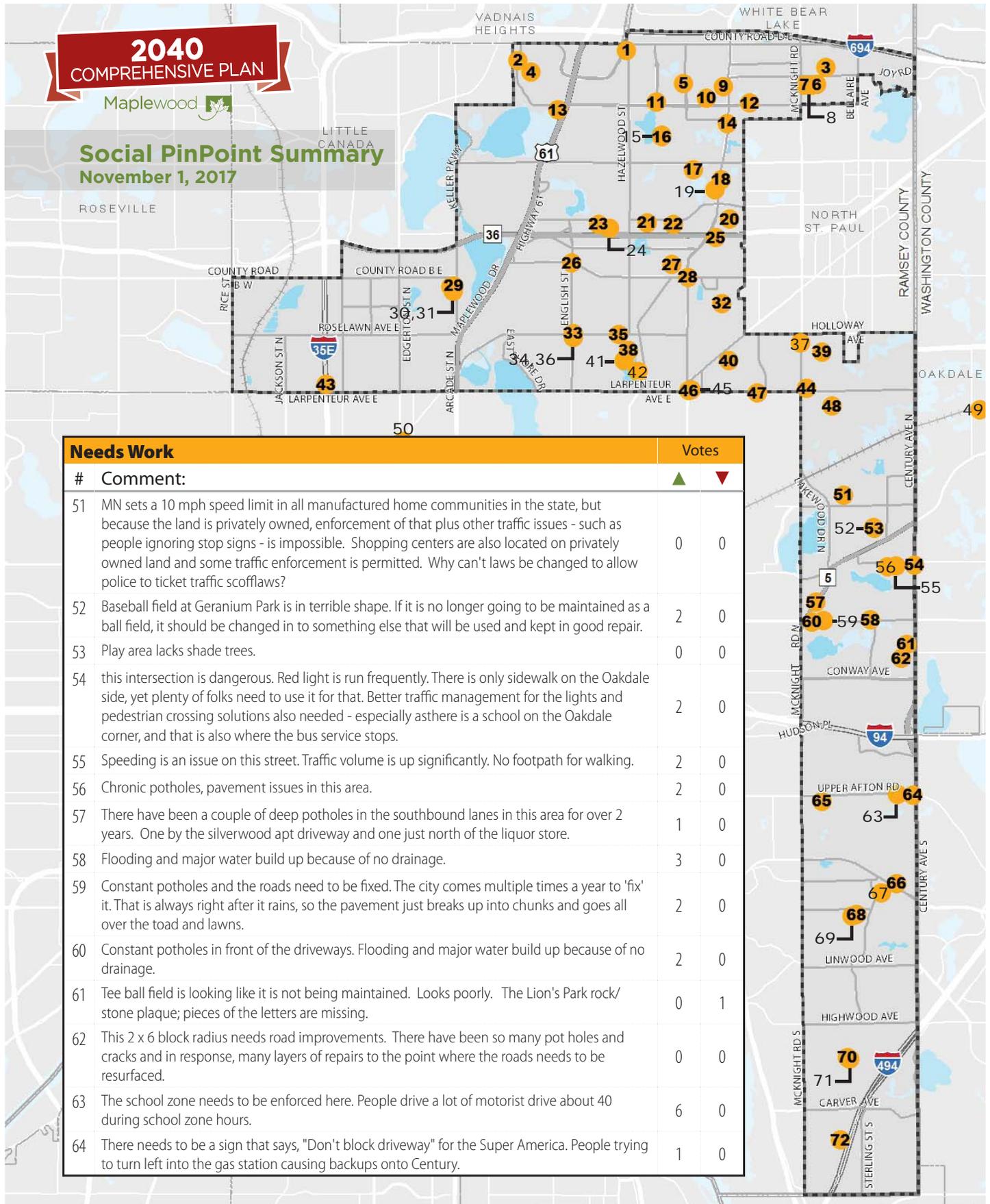
Social Pinpoint Summary: "Needs Work" Comments



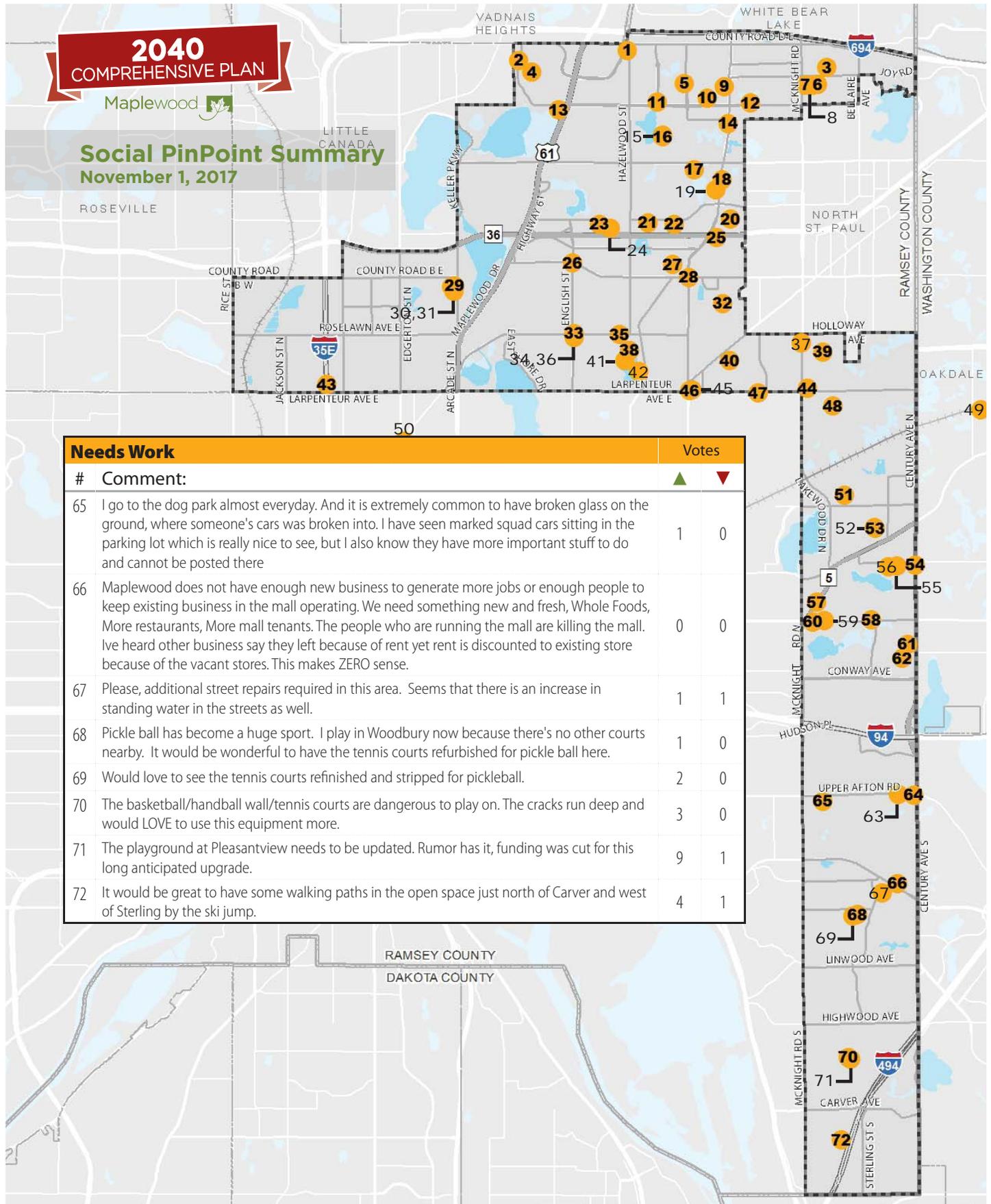
Social Pinpoint Summary: “Needs Work” Comments



Social Pinpoint Summary: "Needs Work" Comments



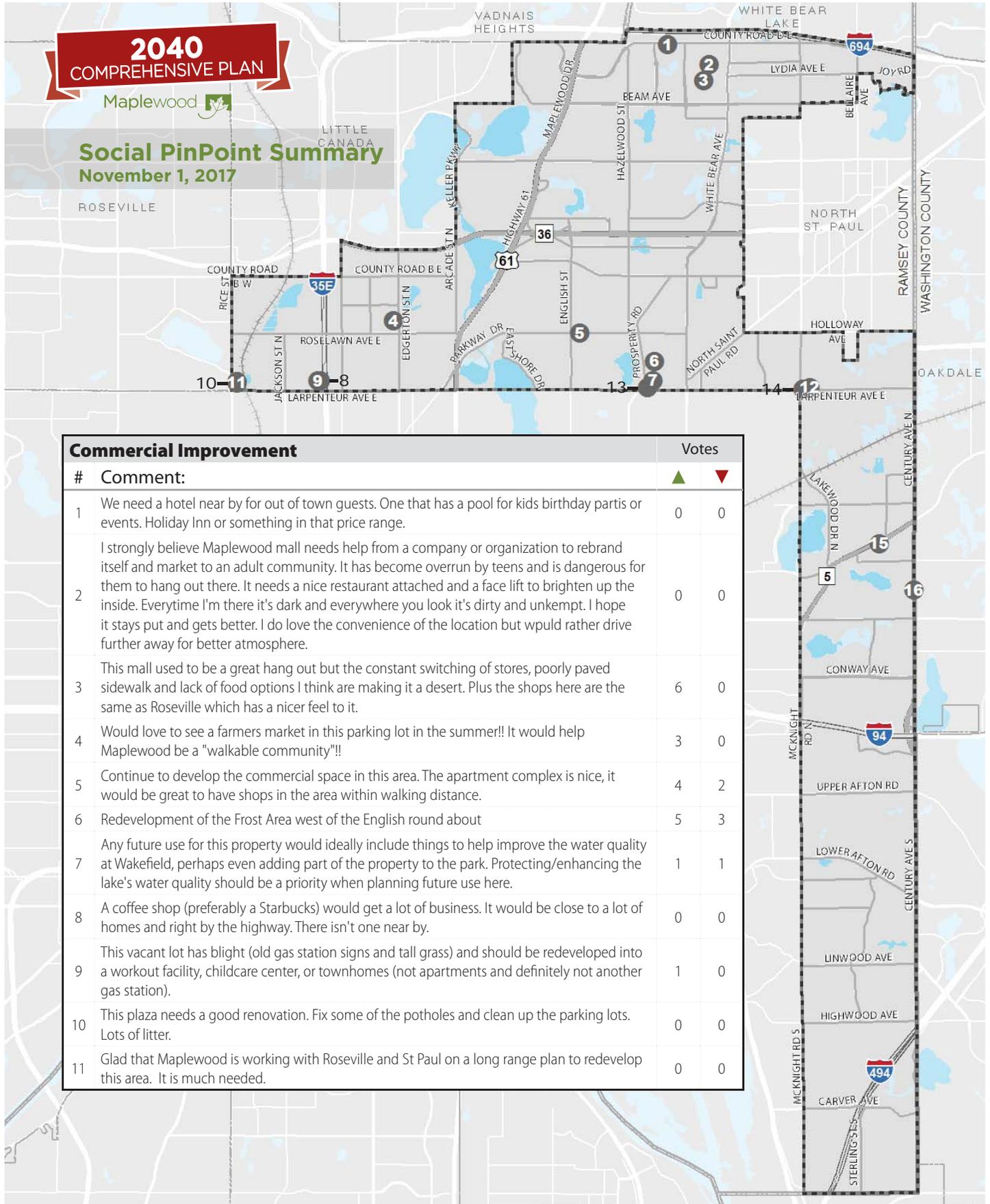
Social Pinpoint Summary: “Needs Work” Comments



Social Pinpoint Summary: "Commercial Improvement" Comments

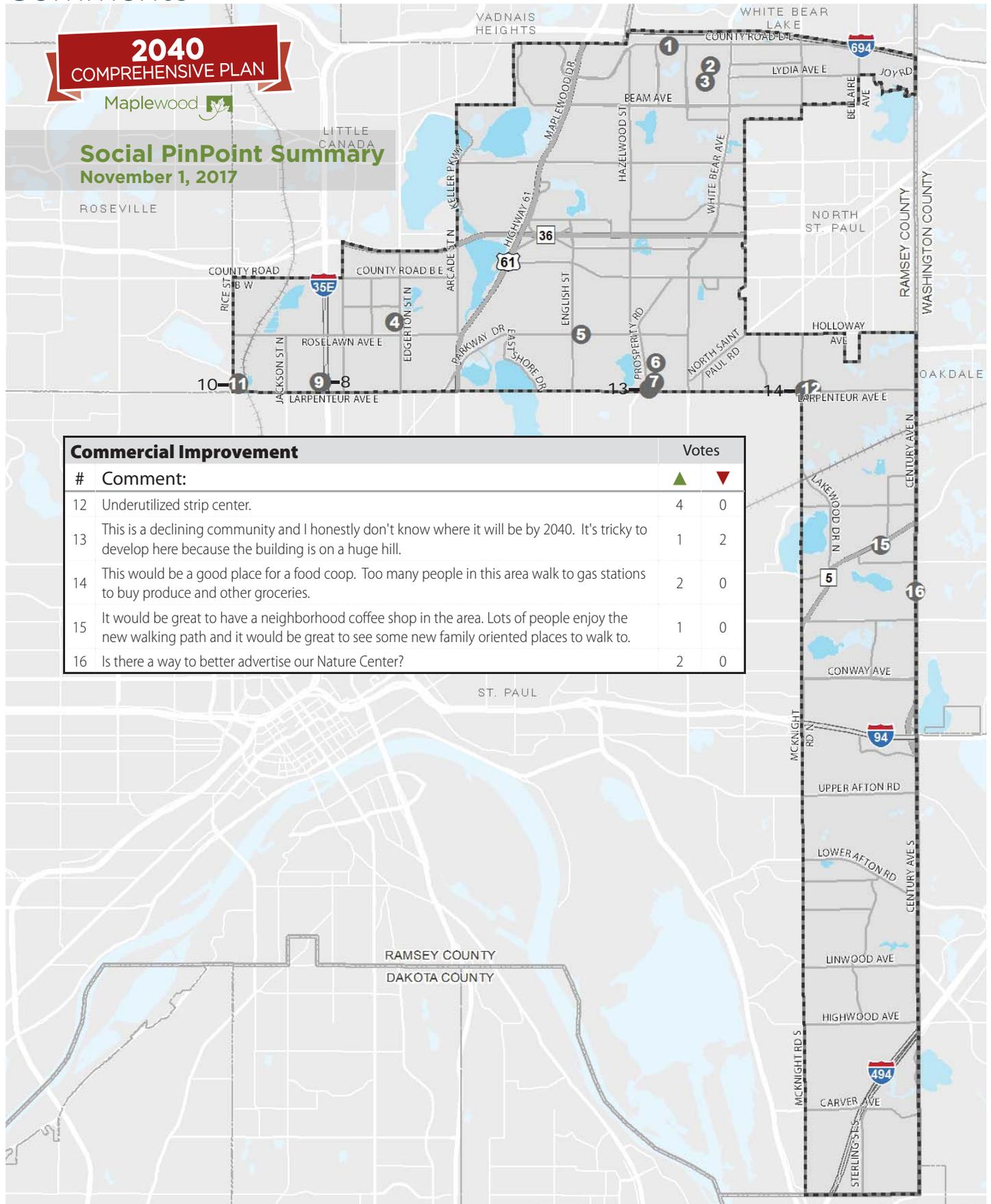


Social PinPoint Summary November 1, 2017

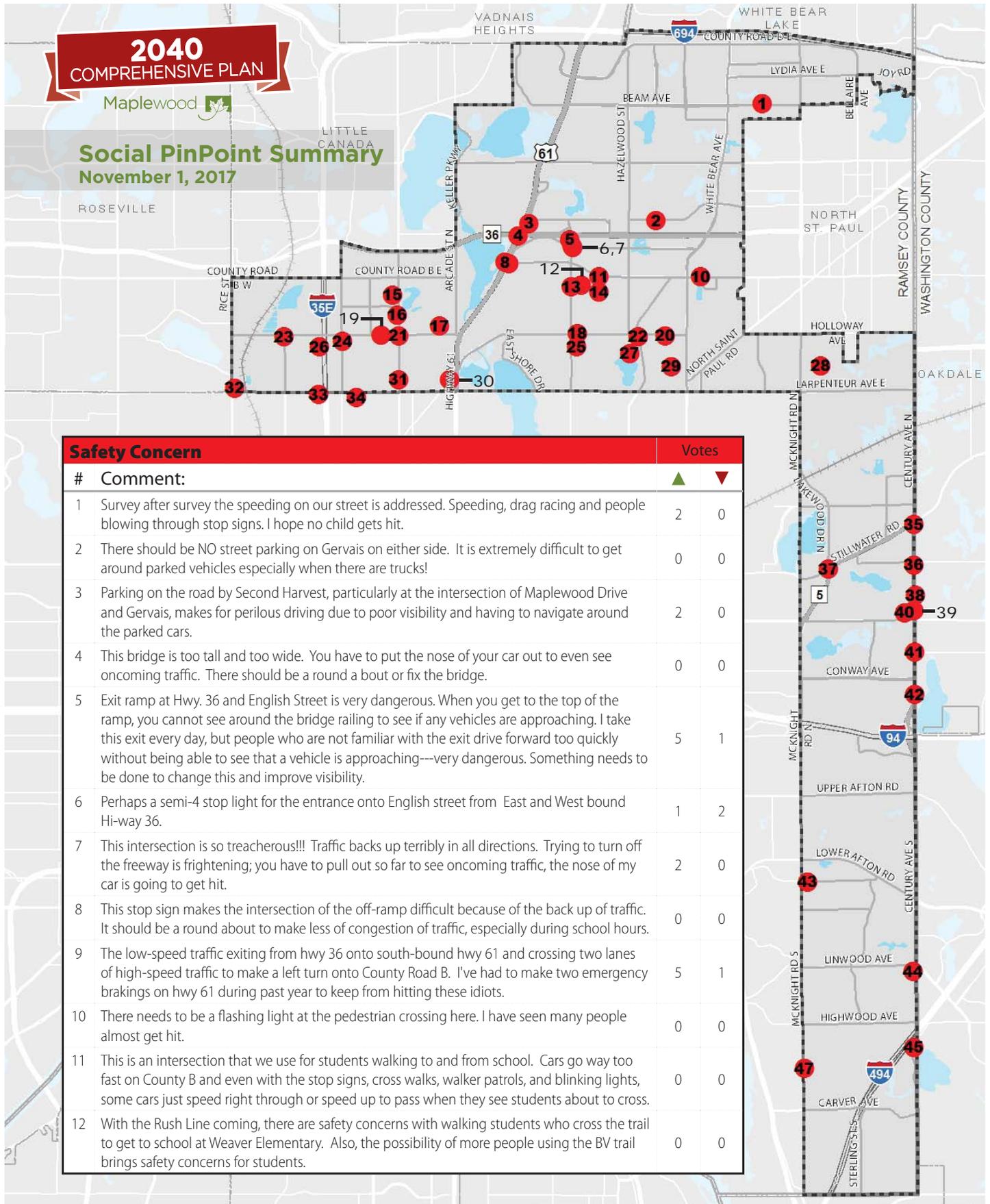


Commercial Improvement		Votes	
#	Comment:	▲	▼
1	We need a hotel near by for out of town guests. One that has a pool for kids birthday parties or events. Holiday Inn or something in that price range.	0	0
2	I strongly believe Maplewood mall needs help from a company or organization to rebrand itself and market to an adult community. It has become overrun by teens and is dangerous for them to hang out there. It needs a nice restaurant attached and a face lift to brighten up the inside. Everytime I'm there it's dark and everywhere you look it's dirty and unkempt. I hope it stays put and gets better. I do love the convenience of the location but would rather drive further away for better atmosphere.	0	0
3	This mall used to be a great hang out but the constant switching of stores, poorly paved sidewalk and lack of food options I think are making it a desert. Plus the shops here are the same as Roseville which has a nicer feel to it.	6	0
4	Would love to see a farmers market in this parking lot in the summer!! It would help Maplewood be a "walkable community"!!	3	0
5	Continue to develop the commercial space in this area. The apartment complex is nice, it would be great to have shops in the area within walking distance.	4	2
6	Redevelopment of the Frost Area west of the English round about	5	3
7	Any future use for this property would ideally include things to help improve the water quality at Wakefield, perhaps even adding part of the property to the park. Protecting/enhancing the lake's water quality should be a priority when planning future use here.	1	1
8	A coffee shop (preferably a Starbucks) would get a lot of business. It would be close to a lot of homes and right by the highway. There isn't one near by.	0	0
9	This vacant lot has blight (old gas station signs and tall grass) and should be redeveloped into a workout facility, childcare center, or townhomes (not apartments and definitely not another gas station).	1	0
10	This plaza needs a good renovation. Fix some of the potholes and clean up the parking lots. Lots of litter.	0	0
11	Glad that Maplewood is working with Roseville and St Paul on a long range plan to redevelop this area. It is much needed.	0	0

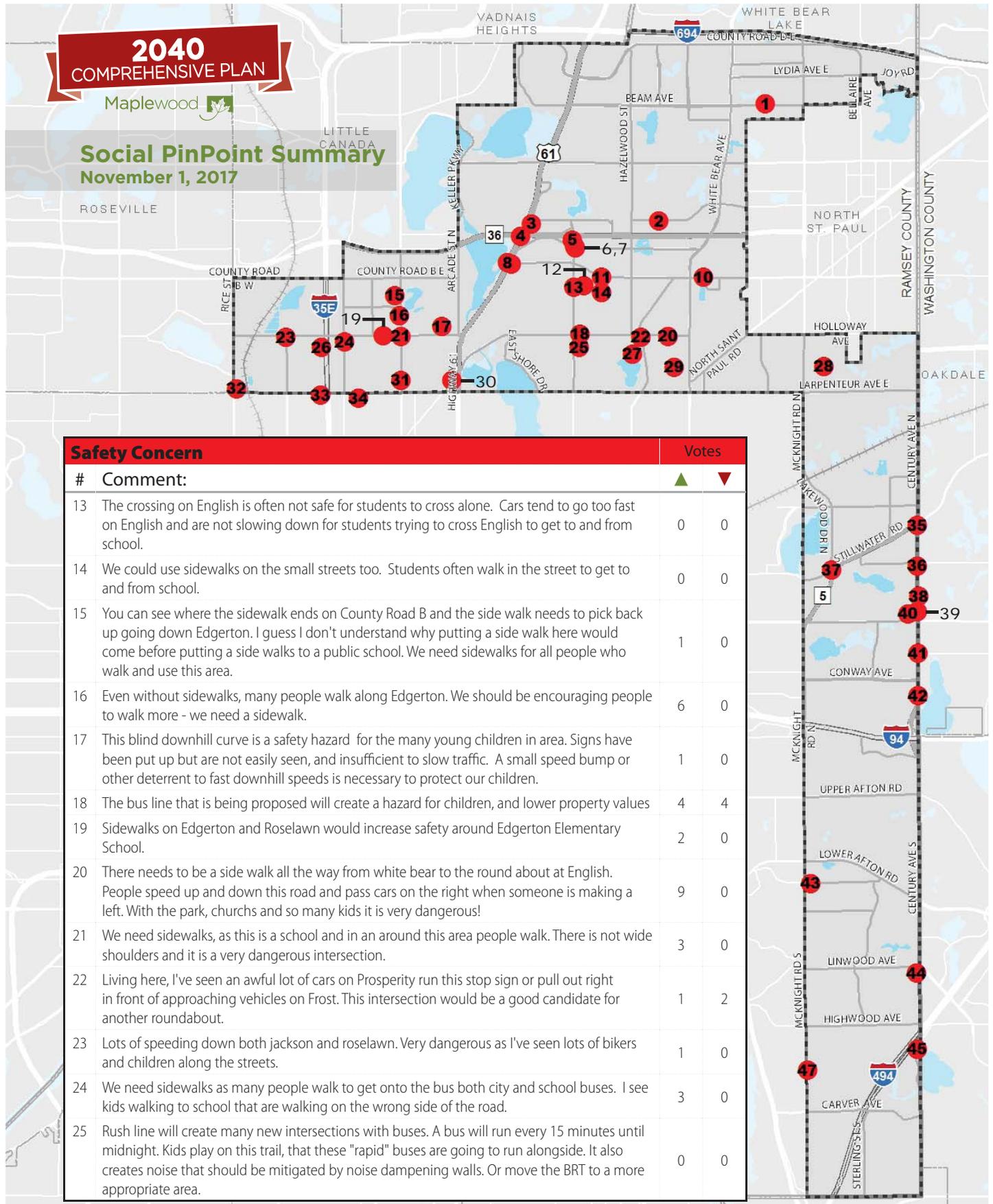
Social Pinpoint Summary: “Commercial Improvement” Comments



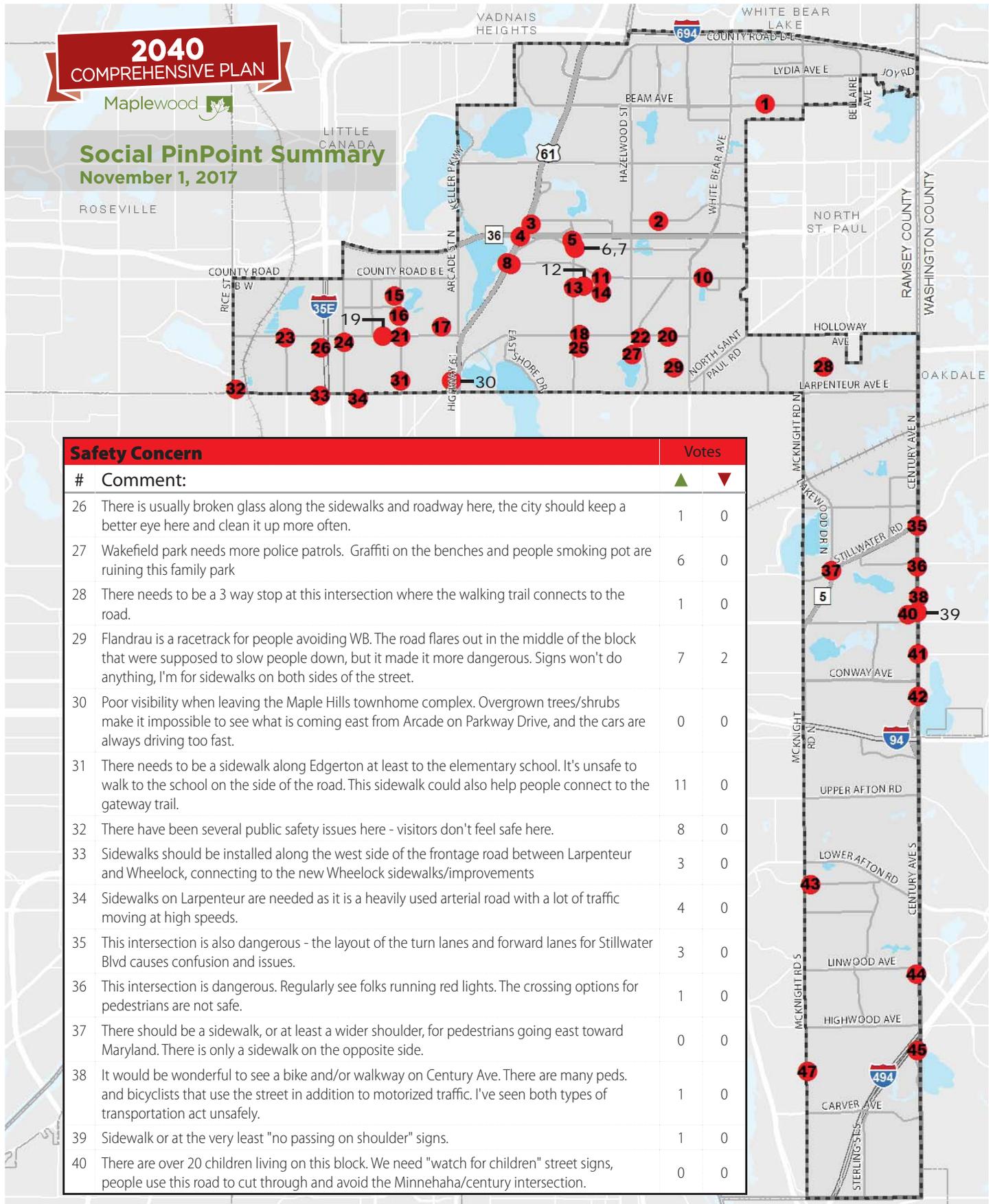
Social Pinpoint Summary: "Safety Concern" Comments



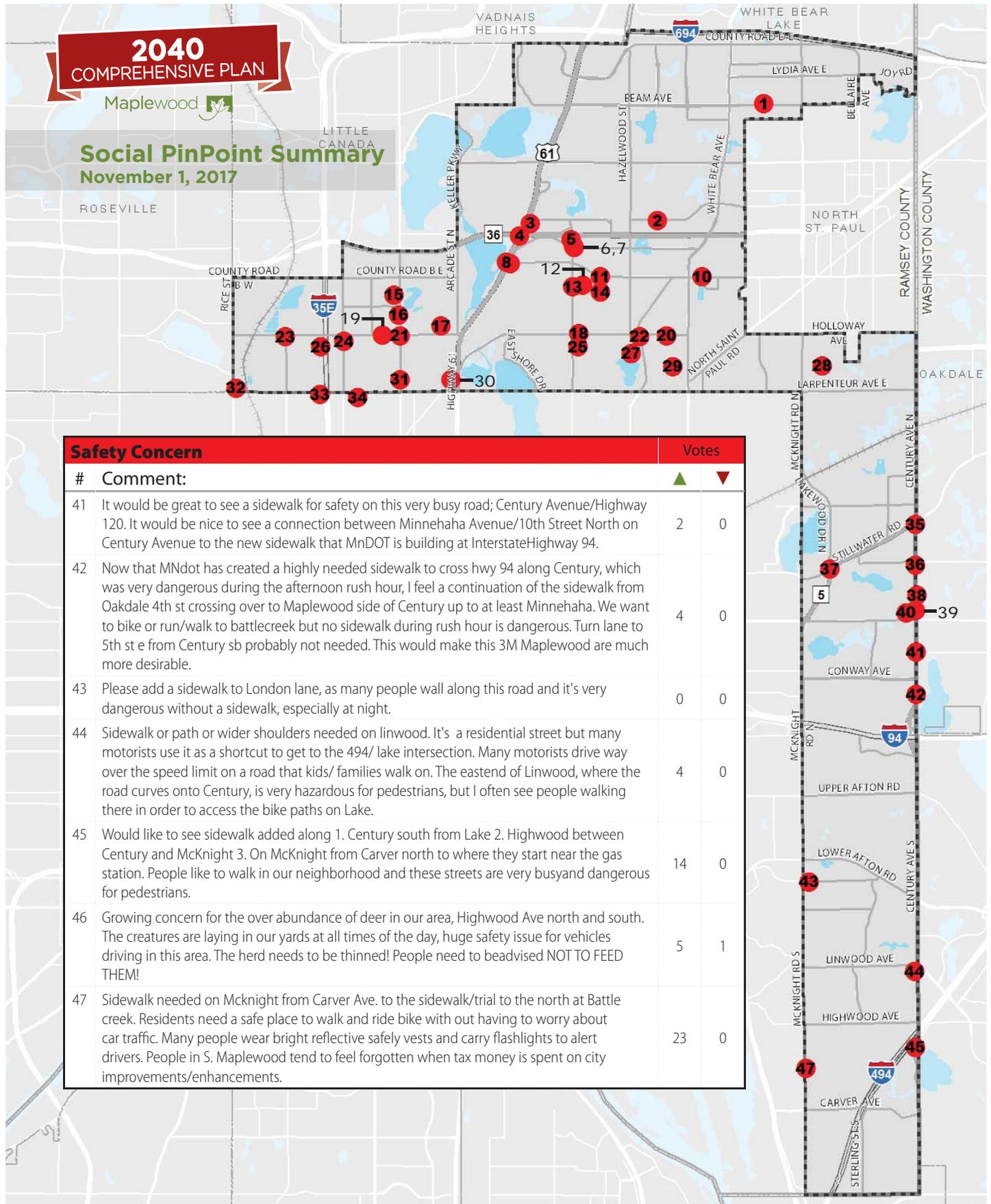
Social Pinpoint Summary: "Safety Concern" Comments



Social Pinpoint Summary: "Safety Concern" Comments



Social Pinpoint Summary: "Safety Concern" Comments



Comments from Community Conversations

- » Fun activities throughout the summer
- » Love the park systems
- » No sidewalk on residential streets, good, low-speed road
- » Convenience of service stores (etc. groceries to clothing) and it's a nice neighborhood
- » The parks & playgrounds; fun events for families
- » Parks, historical society Bruenturp Farm
- » Events like today
- » Plenty
- » I like it but I don't know why
- » Schools
- » I just like it, lived here since I was 7 years old
- » Parks, historical society Bruenturp Farm
- » Bike and walking paths
- » Shopping
- » Movie on the farm
- » Like Maplewood historical society
- » Great job of creating road access to Maplewood mall
- » Easy access to shopping
- » your forward thinking
- » GREAT CITY MANAGER
- » Library Fantastic!
- » Parks!
- » Trails
- » Parks
- » Bikes
- » Trails and Open Space
- » Gateway trail and bridge over century
- » Bike Trails and paths
- » City cares about effectively engaging the community and youth, art and creativity
- » Trails and parks system - especially ballfields
- » Vehicle charging stations
- » Great place to live
- » Parks and trails an asset
- » Redevelopment (like Gladstone) a positive
- » Love the schools
- » Maplewood Heights park is very nice
- » Easy to move around community
- » City generally served well

- » Continue to expand walking/biking trails
- » Improve surfaces and lighting of walking/biking trails
- » Need more ethnic restaurants
- » Need a better way to obtain answers to questions about issues
- » More sponsored activities that bring the community together (i.e. community fairs, concerts, etc.)
- » Maintenance your great park system
- » More bike trails
- » On the event that more multi- unit housing is built – I hope that street design standards are required – I hope that buildings are built that are alternative – good - not plain boxes
- » Concerned about the future of Maplewood mall and surrounding business
- » Market the Bruetrup Farm Barn more and to community and organization uses
- » Plan for mall redevelopment - assist their survival
- » Some sort of “downtown” similar to N. St. Paul
- » More senior living like a mini city
- » Work with watershed to improve lakes water quality
- » Wish for resurfacing for roller bladers
- » Need more and improved bike trails.
- » Re-surface trails and maintain them
- » Don't let the rush line ruin the bike paths!!!
- » Continue community policy approaches
- » Consider housing collaborating
- » Maplewood mall and surrounding business are stopping
- » A true downtown
- » Maplewood Wifi
- » Retail, entertainment, services
- » Residences that are walkable (other than Maplewood mall)
- » Better mass transit
- » Stillwater road needs improvement
- » Security at battle creek dog park - have stopped going their since so many car break-ins
- » Concern about trail in Rush Line corridor - more information needed
- » Future of Hillcrest Golf Course and impacts on Maplewood
- » Connectivity - particularly Maplewood Mall and St. Johns
- » Affordable housing
- » Dangerous intersection at Highway 36 and English Street
- » Continued street improvements needed
- » More street lighting and street plantings
- » Increase in vandalism

- » Need for more capacity in Highway 36
- » Indoor soccer complex would be nice
- » Need more indoor winter activities for kids
- » More communication needed between City and immigrant community
- » Improved access to information
- » Challenging to find housing (apartments, number of bedrooms needed, etc.)
- » Need more technical education - link between employers and youth
- » Playcrest tennis courts neglected
- » Tree trimming to improve visibility on streets - particularly stop signs
- » Increased awareness of what City has to offer needed
- » Harvest Park - would like permanent restrooms
- » Concerned about increased density around the Rush Line - disturb the tranquility of the surrounding neighborhoods
- » Street maintenance needed
- » More sidewalks and trails - safety issue to have kids walk in street
- » Long-term sustainability - how the City going to grow younger
- » Housing needs - challenging for young to find housing
- » Park bathrooms
- » Park bathrooms
- » Police presence on the South End (Carver/McKnight)
- » No bus on Bruce Vento Trail; use Hwy 61
- » The roads here could be better
- » More kids activities
- » Taxes too high
- » [Would like] free pre-schools
- » The rush line is taking a long time for being named "rush"
- » Taxes are high
- » Shopping center at Rice and Larpenteur is pitiful

Phase 2: Consult and Collaborate

The second phase of community engagement extended from October 2017 to February of 2018. This phase was focused on gathering more specific input and feedback on ideas and concepts, as well as goals, policies and actions on the draft plan.

Full chapter drafts of the draft plan, as well as condensed 'Chapter Highlights' pages were available for public review on the City of Maplewood Comprehensive Plan 2040 webpage. Additionally, the chapter highlights were used in an online survey to gather feedback from the community on what was missing, as well as what should be prioritized for implementation. An additional Social Pinpoint site was created as well, to gather further community comments on proposed trails and land use changes.

A series of open houses held at Carver Elementary School and the Maplewood Community Center were also hosted in coordination with city staff and project consultants. A few meetings, specific to the Lions Park, Beaver Lake, and Vista Hills neighborhoods were also held during this phase of community engagement. Outreach to Assalam Mosque and other community groups provided further input during Phase 2. A final presentation to the Maplewood Business Council occurred on March 22, 2018.

The following pages present the specific comments gathered from the Social Pinpoint website, the online survey, comments left on boards at community meetings, and comments received by email to city staff.

Social Pinpoint

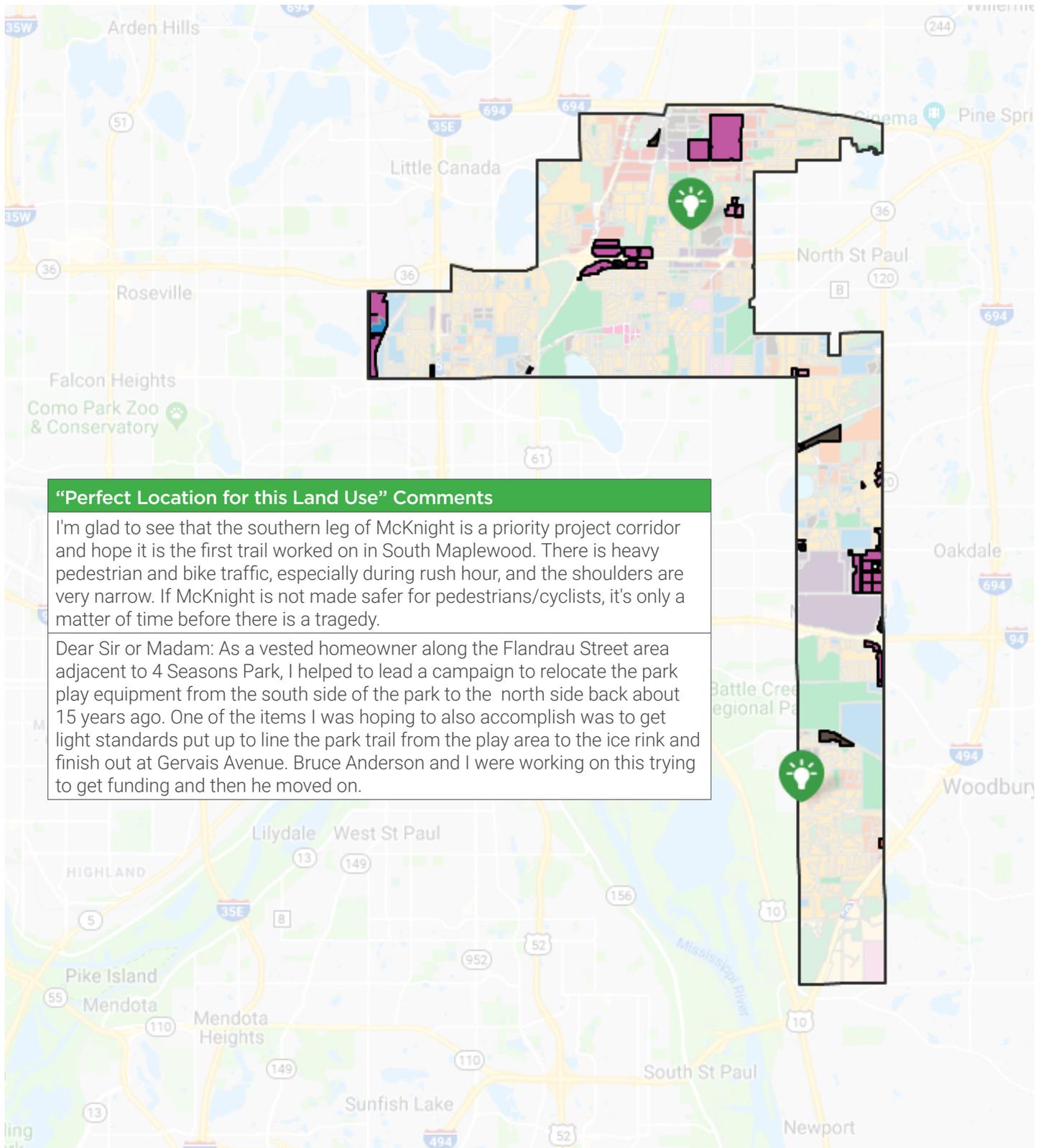
The following pages summarize the comments received through Social Pinpoint, an online map-based survey tool. Participants use icons to place points on a map to locate comments, preferences and ideas. Comments can be viewed by other participants and 'liked' or 'disliked'. During Phase 2 of engagement, future land use changes and future trail connections were presented. A total of 109 unique users visited the social pinpoint site, and 14 comments were left.

The following maps show the location of icons placed by participants, along with the associated comments.

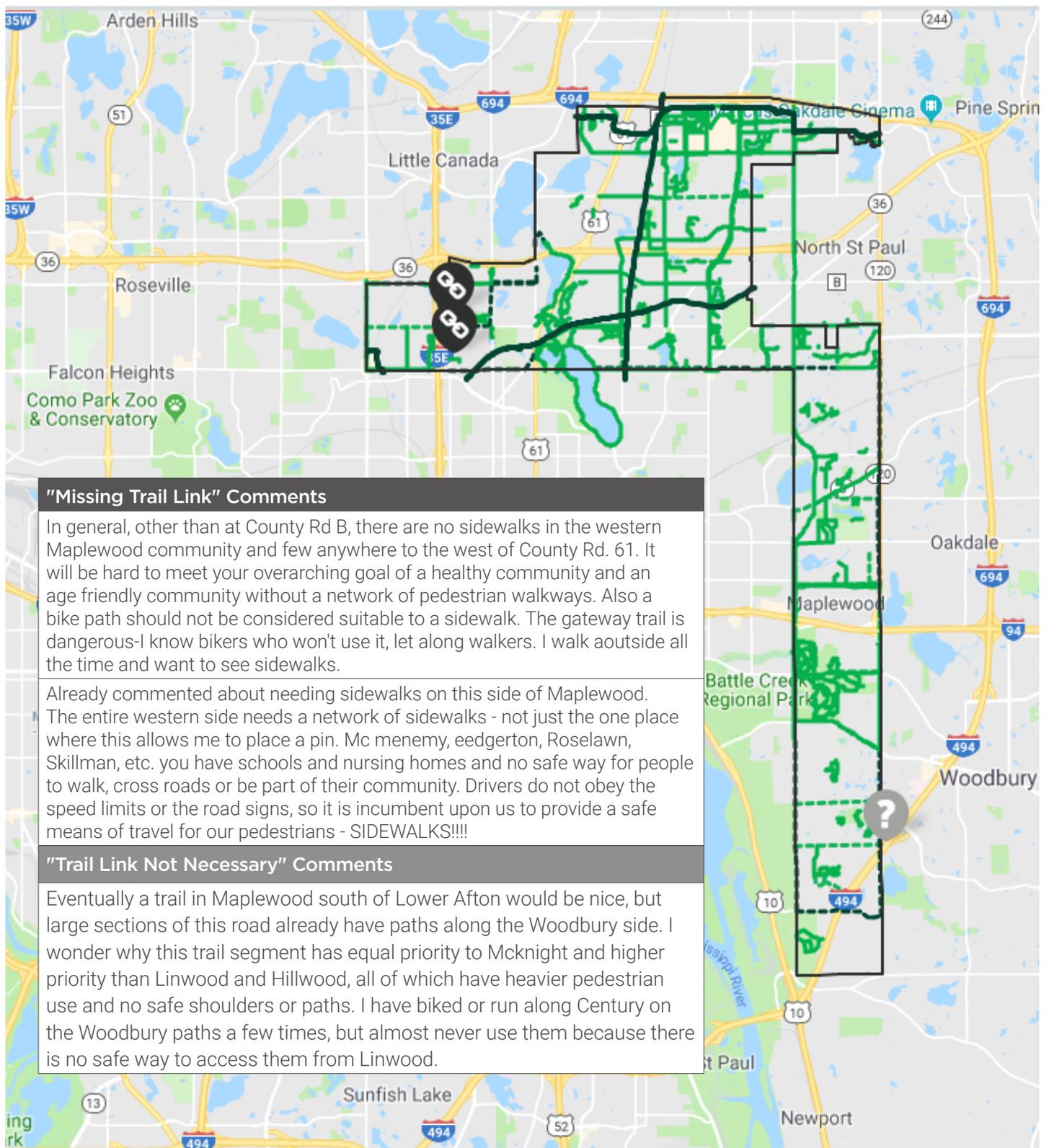
PHASE 2 OUTREACH

- Open House at Carver Elementary
- Open House at Maplewood Community Center
- Lions Park Neighborhood Meetings (2 times)
- Beaver Lake Neighborhood Meeting
- Vista Hills Neighborhood Meeting
- Assalam Mosque
- Full chapter drafts posted on City website for community review
- Chapter Highlights posted on City website for community review
- Social Pinpoint website - available from December 2017 to February 2018
- Online survey - available from December 2017 to February 2018
- Maplewood Business Council Presentation

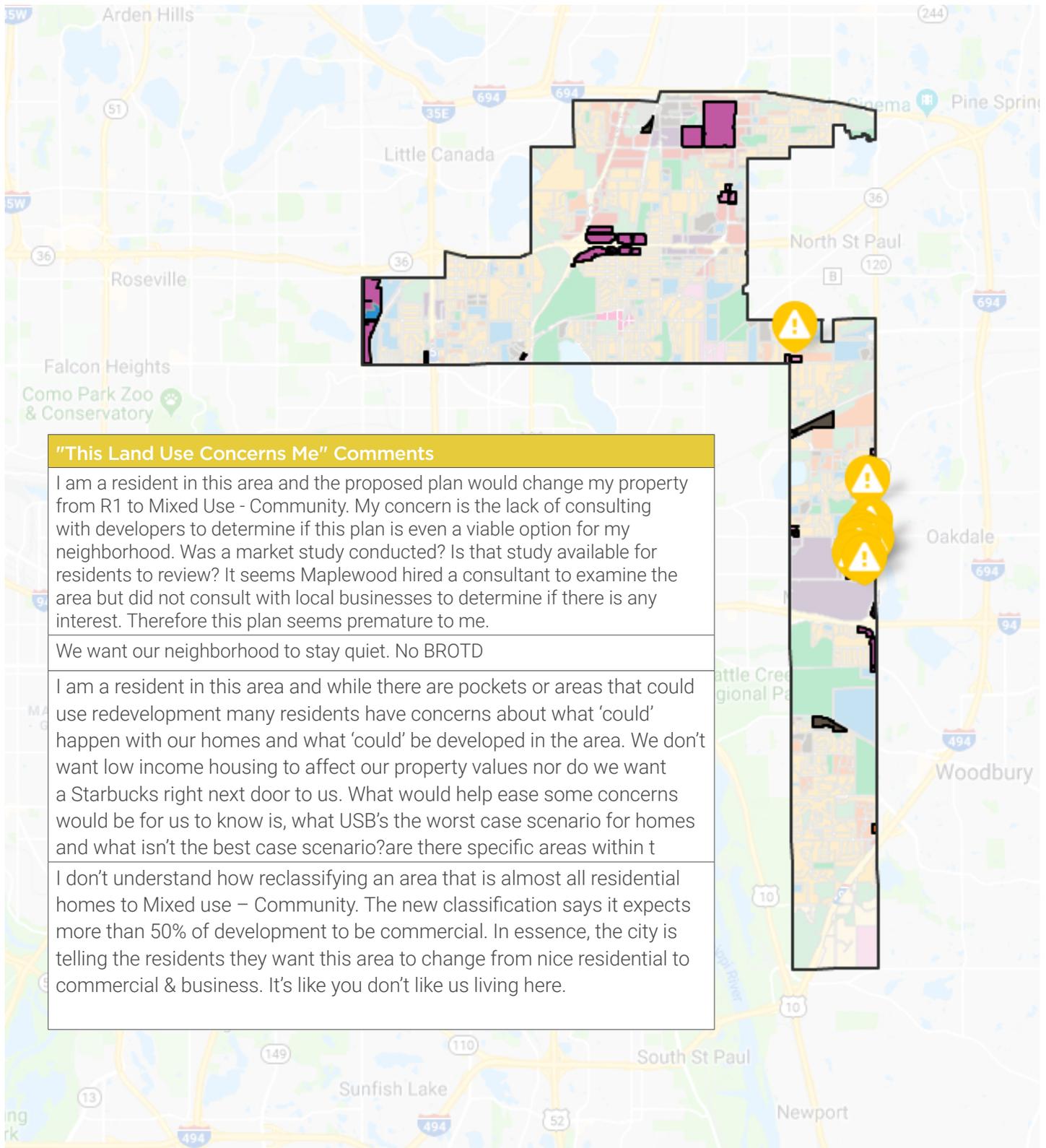
Social Pinpoint Summary: “Perfect Location for Land Uses” Comments



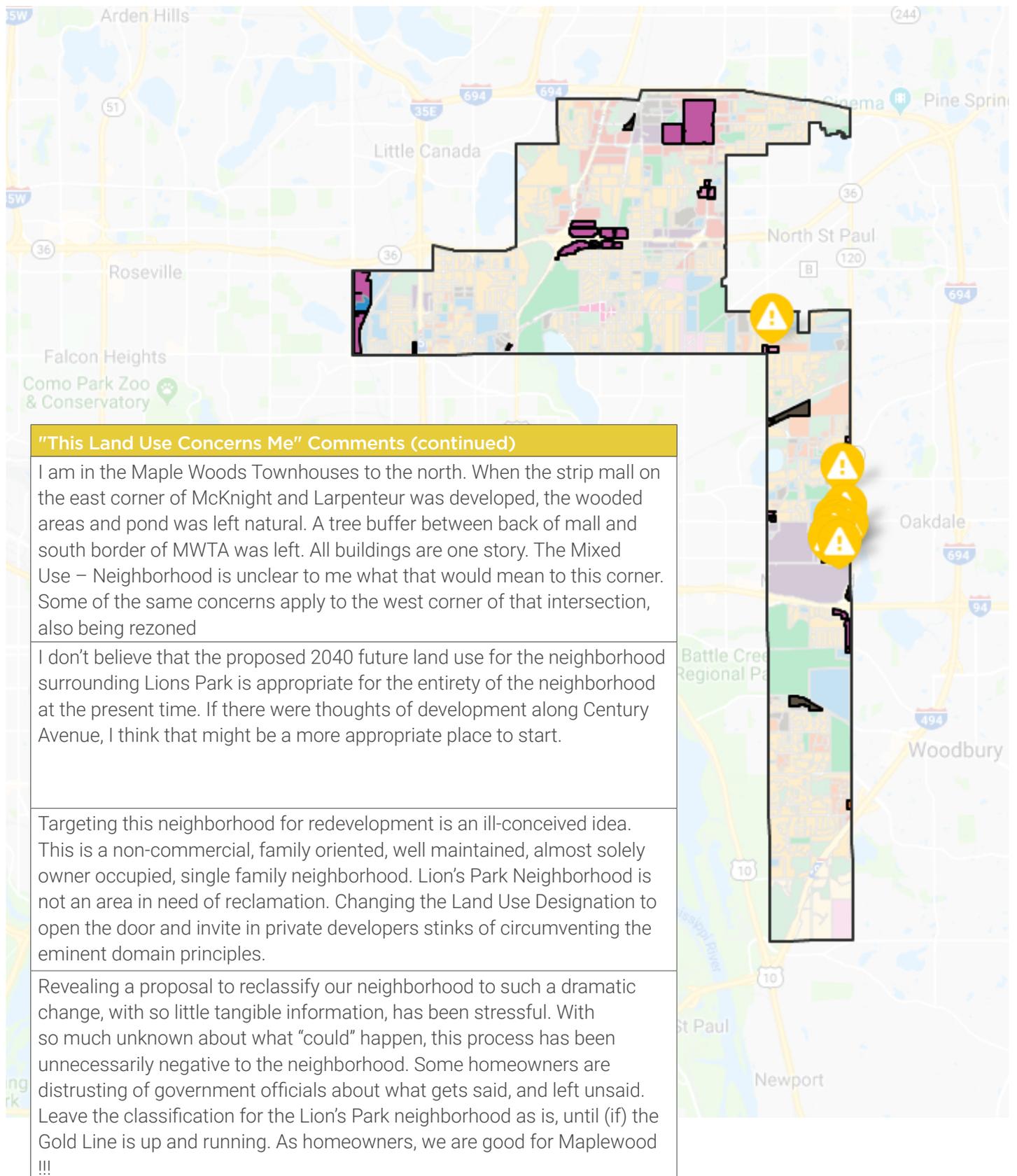
Social Pinpoint Summary: “Missing Trail Link” and “Trail Link Not Necessary” Comments



Social Pinpoint Summary: "This Land Use Concerns Me" Comments



Social Pinpoint Summary: “This Land Use Concerns Me” Comments



Online Survey

The online survey was open from December to February 2018. Survey participants were given the choice to review and answer questions on as many Chapter Highlight drafts as they preferred. Sixteen individuals submitted comments for a total of 57 responses. Figure A-1 shows the number of people who reviewed and responded for each draft chapter.

For each chapter highlight, the following four questions were asked:

- » After reviewing the chapter, what are you most excited about?
- » Do you have ideas for how to best implement ideas presented in this chapter?
- » What is missing from this chapter? What further information would you like to see?
- » Please share any other thoughts you have on this chapter

The following pages present answers given to questions, along with the chapter highlights reviewed. (Questions that did not receive any answers are not listed here.)

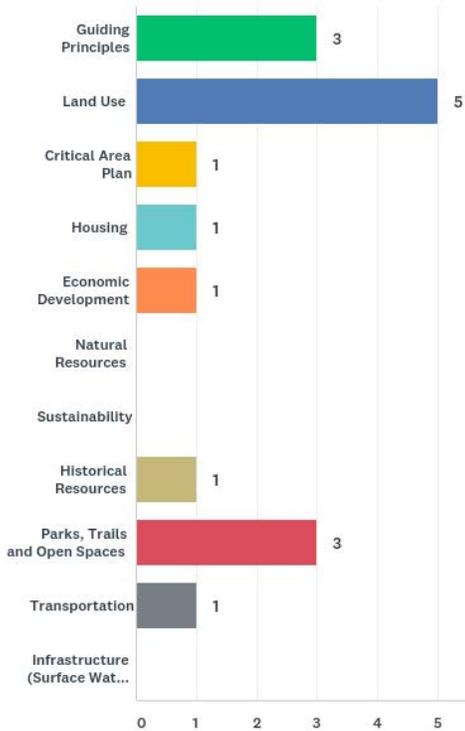


Figure A-1. Online survey question/response participation

2040 COMPREHENSIVE PLAN CHAPTER HIGHLIGHTS
3 GUIDING PRINCIPLES

PURPOSE
Guiding principles describe community values that are intended to be achieved through the implementation of the Comprehensive Plan. Rather than being focused in a particular topical area, like housing or parks, guiding principles are interrelated across many areas and will likely be implemented through collaboration and actions of multiple departments and community partners. In the development of the 2040 Comprehensive Plan, four themes emerged as guiding principles: resilience, equity, health, and age-friendliness.

RESILIENCE
The City's quality of life depends on its ability to adapt, evolve, and grow in the midst of challenges and changes. While frequently focused on the environment and natural resources, resilience is broader, also incorporating economic vitality and social well-being. 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 compromising the ability of future generations to meet their needs. It also includes ensuring the City can withstand large-scale events that may be caused by the changing climate. The City recognizes that resources are finite and that there is a sensitive interface between the natural and built environments. In addition to continued work with the Greenleaf Cities program, the City will continue to frame its planning and operations with resiliency in mind.

AGE-FRIENDLINESS
Maplewood is a community where individuals and families of all ages are welcomed, included, and supported. This begins with providing a wide-range of safe, affordable housing that can serve the needs of those wishing to relocate to the community, as well as those who would like to remain as they age. The community then seeks to provide meaningful ways to participate and be active, through employment, volunteerism, programs, education, and recreation. Age-friendliness addresses accessibility, walkability, and safety in the public realm as well.

HEALTH
The health of Maplewood is directly related to the physical and mental health of its residents and employees. While the community has a robust health care system, access to services in not the same for all individuals due to a variety of factors, including race, ethnicity, age, income, language, and abilities. In addition, it is important to remember that access to health care is not the leading cause of poor health. Studies have shown that the surrounding social, economic, and physical environment play a larger role in health outcomes than health care services. Thus, 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.

EQUITY
In many communities, including Maplewood, there are barriers that prevent all residents from having the same opportunities to thrive. For instance, race, ethnicity, and age continue to be predictors of health, education, income, housing, and recreation. The Comprehensive Plan seeks to identify and address the obstacles and disparities that lead to inequities within our community. It is important to note that a focus on equity does not mean providing equal access to the same amount of resources. History, systematic racism, and other factors have created a landscape where some benefit far more than others. Equity is focused on making sure everyone has the resources they need to lead a healthy, productive life.

WHAT'S NEXT?
Do you have ideas, thoughts, or comments about the goals, actions, or direction of the 2040 Comprehensive Plan? Visit www.surveymonkey.com/r/Maplewood2040 to give your feedback!

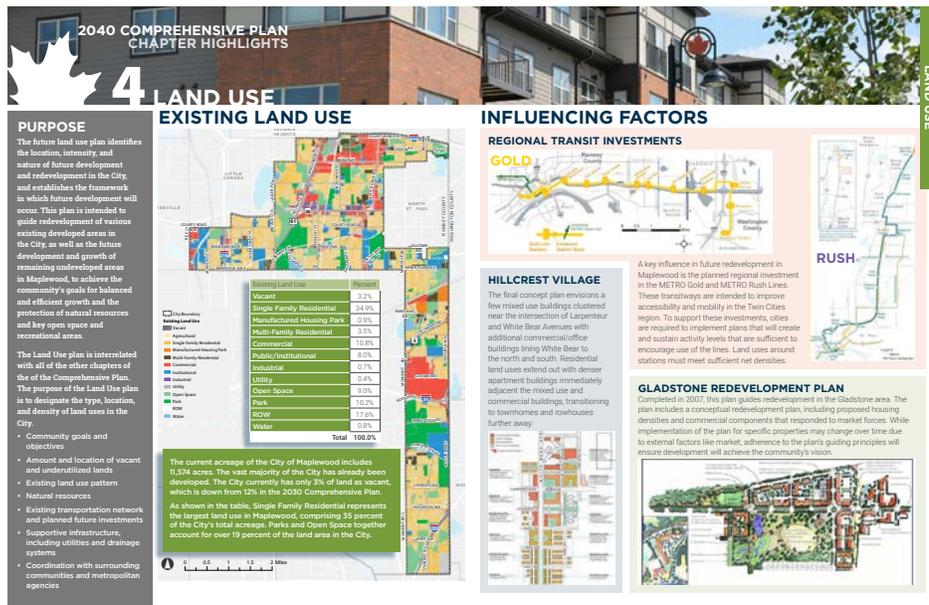
Chapter 3 Highlight: Guiding Principles

Q2: What are you most excited about the Guiding Principles?

- » The most exciting thing is getting these bad streets done. Nothing but potholes and bad water run off.

Q5: Please share any other thoughts you have on the Guiding Principles chapter:

- » We feel the neighborhood is very age friendly now, no need for a change. We also have a lot of Medical facilities that are very close. No need for more of them either!



Chapter 4 Highlight: Land Use

Q7: After reviewing the Land Use chapter, what are you most excited about?

- » The number of parks.
- » Only about sewers, new roads and curbs to direct the water flow and run off.
- » The potential gold line for quick public access to downtown St Paul
- » I'm glad to see sustainability is a priority.
- » Increased walk-ability/ bike access would be great. Being able to safely bike to a transit hub and get somewhere efficiently would be great. I love the idea of zoning regulations allowing for small neighborhood corner stores or coffee shops.

Q8: Do you have ideas for how to best implement ideas presented in the Land Use chapter?

- » It is important to elicit information from the residents of the neighborhood involved in the proposed changes.
- » We want it to remain as is, no change go to another area and make changes somewhere else. Those people would not be happy either, that is why we live in Maplewood. We love it the way it is now!
- » Ensure you are making information accessible and notifying residents of public meetings. Be prepared to answer questions at those meetings and provide specifics on the proposed plan.
- » Maplewood Mall needs to be rezoned and new uses considered. This style of retail has been destroyed by online shopping and we need to face that reality. Rather than investing in this space as a mall, it needs to become multi-use.
- » I wonder if some of our bigger retail spaces (the mall, some failing big box stores) could be reconfigured for other economic or community uses (an indoor playground or other community gathering space, offices etc).

**Q9: What is missing from this [Land Use] chapter?
What further information would you like to see?**

- » It is surprising that the percentage of single family residences is as low as it is. How can we preserve or increase the number of single family residences?
- » We would like you to remove the idea of putting in Sidewalks. We do NOT want the extra foot traffic and we surly do NOT want apartment buildings that rent from 25 to 50 people. Also we have enough big businesses here...we have 3M Company!
- » Has a market study been conducted related to mixed use areas and whether or not local developers would even be interested in these areas? Has there been collaboration with Oakdale concerning the area around Century Ave? Has there been input from St. Paul as well? What role does 3M want to play, if any? Is 3M interested in the future development of this area or more concerned with the gold line for their employees? Has there been any networking with developers to determine if they would even look to revitalize areas around Century even though they can buy open land in Woodbury and Lake Elmo areas? What is Oakdales plan for the vacant lot off of Century and the residential areas close to that area?
- » It would be good to see actual plans, not just objectives.
- » How are we going to fund all of this redevelopment?

Q10: Please share any other thoughts you have on the Land Use chapter:

- » We are contacting you with our concerns regarding the 2040 Comprehensive Plan change in zoning of the Lion's Park neighborhood. This plan eliminates the current single family residential designation replacing the area with mixed use high density residential and 50% commercial usage. This change is all based on the assumption of completion of the Metro Gold Line Bus Rapid Transit. There is a good possibility this line will never be built. If the line is built, it will not benefit our neighborhood. We would not be able to use the transit line due to the 3M campus preventing access to the terminal. Access to the transit line would be greater than a mile away. We are not in favor of any change in zoning. 100% of the neighborhood agrees with this point of view. This change would negatively affect the dynamics of the neighborhood. It is our request that you vote against any change of zoning for the Lion's Park neighborhood. Scott & Joanne Mohwinkel 529 Ferndale St N 40 year residents of the Lion's Park neighborhood 651-735-8881
- » We live in the Lions Park neighborhood. We have a very quiet and safe neighborhood. Many of us have worked hard to maintain and improve our homes. We feel very strongly that we want to preserve our home and neighborhood. We are strongly opposed to the proposal to change the zoning classification to a mixed use area.
- » We do not want to sell our property to the city or to a commercial realtor. We want be able to continue to live here and at some point sell to a family member! We have a very quiet and Friendly area and we want that to stay the way it is.

- » I believe the proposed changes around Century and 5th St are premature. It does not seem enough research was conducted in this area to validate making any zoning changes. If Maplewood wants to revitalize this area, they will need the support of the residents as well as businesses that would be taking on development projects here. If there is no interest from either group, not sure why we are trying to make any changes to zoning at this point?
- » Only 3% land left undeveloped? Very sad, considering how vacant commercial space we have. Redeveloping existing built spaces should be prioritized over developing untouched land. It was disappointing to see all those wetlands around Costco paved over while so much dead retail space was available just down the street.

**2040 COMPREHENSIVE PLAN
CHAPTER HIGHLIGHTS**

5 CRITICAL AREA PLAN

CRITICAL AREA PLAN

PURPOSE
The Mississippi River Corridor Critical Area (MRCCA) is a land corridor along the Mississippi River in the Twin Cities Metropolitan Area governed by special land planning requirements and land development regulations. Throughout the Twin Cities, the MRCCA comprises 72 miles of river across 30 jurisdictions. In Maplewood, the MRCCA includes just 115 acres, or one percent of the City's 11,974 acres and mostly lies within Fish Creek Preserve and Open Space. These regulations protect and preserve the natural, scenic, recreational, and transportation resources of this section of the Mississippi River. Originally designated in 1976, local communities within the corridor are required to complete a MRCCA plan as a chapter of their Comprehensive Plan.

MRCCA DISTRICTS
Six districts are defined in the MRCCA rules. The districts are based on the natural and built character of different areas of the river corridor. Structure setbacks, height limits, and the amount of open space required for subdivisions vary by district. All other MRCCA standards apply uniformly throughout the corridor. The presence and diversity of the districts supports the different dimensional standards needed to enhance the corridor's character and to protect the resources and features identified for special protection.

The only MRCCA District designation that exists within the City of Maplewood is the Rural and Open Space district (CA-ROS). The CA-ROS district is characterized by rural and low-density development patterns and land uses, and includes land that is visible from the river, as well as large, undeveloped tracts of high ecological and scenic value, floodplain, and undeveloped islands. Many primary conservation areas exist in the district. The CA-ROS district must be managed to sustain and restore the rural and natural character of the corridor and to protect and enhance habitat, parks and open space, public river corridor views, and scenic, natural, and historic areas.

PROTECTED RESOURCES WITHIN THE MRCCA
The following key resources and features are identified in the Critical Area Plan. They are given priority consideration for protection within the Mississippi River Corridor within Maplewood. Blue icons indicate this resource is present in Maplewood.

- Shore Impact Zones**
The shore impact zone is a "buffer" area between the water's edge and the areas where development is permitted. The land along the water's edge is environmentally sensitive and needs special protection from development and vegetation removal.
- Floodplains & Wetlands**
Wetlands are transitional lands between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. Floodplains are the areas adjoining a watercourse which have been or may be covered by large floods that typically occur on an average frequency in the magnitude of the 100-year recurrence interval.
- Natural Drainage Ways**
Natural drainage ways are natural open linear depressions which function for the collection and drainage of surface water. It may be permanently or temporarily inundated. The liquids flow under the force of gravity.
- Bluffs & Bluff Impact Zones**
Bluffs are a natural topographic feature having a slope that rises at least 25 feet and the grade of the slope averages 15 percent or greater, measured over a horizontal distance of 25 feet. A bluff impact zone means the bluff and land within 20 feet of the bluff.
- Native Plant Communities & Significant Vegetative Stands**
Native plant communities are plant communities that have been identified as part of the Minnesota biological survey. They represent the highest quality native plant communities remaining in the MRCCA. Significant vegetative stands are plant communities identified by the National Park Service that are largely intact and connected and contain a sufficient representation of the original native plant community. Much of this vegetation contributes to the scenic value of the MRCCA.
- Cultural & Historic Properties**
Historic properties are properties with features such as an archaeological site, standing structure, site, district, or other property that are listed in the National Register of Historic Places, the State Register of Historic Places, locally designated as a historic site, or are determined to meet the criteria for eligibility.
- Unstable Soils & Bedrock**
The stability of soil can be attributed to the mix of sand, gravel, silts, clay, water, air and other factors that cause soil stability issues. Karst formations are a form of unstable bedrock and are areas where sinkholes, springs, caverns, and stream sinks may exist.
- Public River Corridor Views**
Public river corridor views (PRCVs) are views toward the river from public parkland, historic properties, and public overlooks, as well as views toward bluffs from the ordinary high water level of the opposite shore, as seen during the summer months. PRCVs are deemed highly valued by the community and are worth protecting because of the aesthetic value they bring to the MRCCA.

MRCCA Districts within Maplewood

Chapter 5 Highlight: Critical Area Plan

Q12: After reviewing the Critical Area Plan chapter, what are you most excited about?

- » Fish Creek Park is great, and I love that Maplewood is working to continue to protect this space.

Q15: Please share any other thoughts you have on the Critical Area Plan chapter:

- » Preserving the historical areas and natural areas are very important!



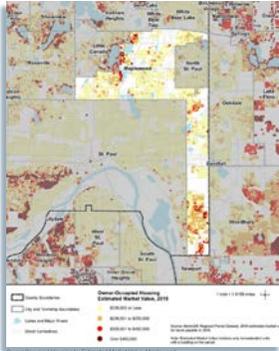
6 HOUSING

PURPOSE
Housing is the most significant form of development in Maplewood. More than 40 percent of Maplewood's 2040 land use plan is devoted to residential land uses. The housing supply determines who lives in Maplewood. The character of neighborhoods plays an important role in shaping the character and identity of the City. The purpose of the Housing Chapter of the Comprehensive Plan is to identify housing needs and to provide a foundation for local decision-making to guide residential development and redevelopment efforts in Maplewood.

AFFORDABLE HOUSING STUDY
League of Women Voters Roseville Area, March 2017.
The League of Women Voters conducted a study in early 2017 to examine the current state of affordable housing and associated programs in Maplewood and other northeast metro suburbs. The study concluded that cities in the area were not well informed about low-income affordable housing availability and had not made affordable housing more development friendly, through regulation flexibility. The League of Women Voters recommends that the cities need to pursue improvement in the following areas:

- Providing for a full range of affordable housing opportunities in each city.
- Preserving and improving current affordable housing.
- Promoting greater awareness of rental housing subsidy usage and linking low-income residents to support services.
- Supporting incentives that make development / rehabilitation more attractive to developers.
- Maintaining and repairing rental properties.
- Considering the inclusion of affordable housing on lands that are to be developed.

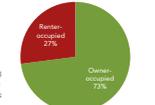
ESTIMATED MARKET VALUES



HOUSING IN MAPLEWOOD



Housing Tenure
A comparison of 2000 to 2015 data shows the owner-occupancy rate has dropped slightly from 76% to 73%. As of 2015, the community reported a total of 11,498 owner-occupied units and 4,357 renter-occupied units.



Unit Diversity

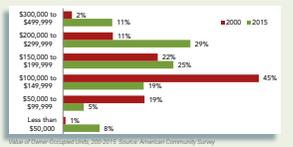
The City of Maplewood has more than 15,000 housing units, of which more than half are single-family detached structures. The City is seeing some increase in the variety in the types of housing units being constructed with more townhomes, rowhouses, and apartments in new developments. Senior housing has also been a recent focus with projects offering a range of options, including independent living, assisted living, and memory care.

Age of Housing Stock

Maplewood's housing stock is aging. Today almost one-third of the housing units in the community are more than 50 years old and more than two-thirds are older than 30 years. The age of housing is notable as structures surpassing 20 years begin to require major repairs such as replacement of siding, roofing, and mechanical systems. While this housing has created stable, strong neighborhoods for decades, future prospects may not be as promising without maintenance and rehabilitation.

Housing Cost

Looking at the value of owner-occupied units in 2015 based upon American Community Survey data shows that 57% of Maplewood's owner-occupied housing units were valued at \$200,000 or less. However, the value of owner-occupied homes has increased significantly in Maplewood since 2000. It is important for homeowners in Maplewood to see the value of their property to continue to increase, but it is also important to understand if rising housing values are pricing out households looking for affordable units to own. The stability and economic benefit of owning a home should be accessible to households of a range of income levels.



Chapter 6 Highlight: Housing

Q17: After reviewing the Housing chapter, what are you most excited about?

- » There is a need for the aging population! But we do NOT want apartment buildings in our area. If it is low income...that bring in more crime related issues. We have seen it over and over in the Twin Cities.
- » I am glad the city is working to improve the quality of police and fire services. After the fire department moved to the more central location, two houses in my neighborhood burned down (as well as one home on the St. Paul side of Mcknight). Neighbors who witnessed the fires mentioned long response times before the fire department arrived. I realize serving all areas of Maplewood is challenging due to the city's shape, but would like the city to continue to work to figure out how to get emergency services to the farthest corners of the city as quickly as possible.

Q18: Do you have ideas for how to best implement ideas presented in the Housing chapter?

- » Is the city working with neighboring cities so that EMS/police/fire gets dispatched from the nearest available department?

Q19: What is missing from this [Housing] chapter? What further information would you like to see?

- » Tell us just who would be offering to purchase this whole area and where are we suppose to move and will the one who would be purchasing, will they also pay all of our moving expenses? I think everyone who lives in this neighborhood should be given an answer to this!

Q20: Please share any other thoughts you have on the Housing chapter:

» Why would anyone in their right mind want to live next to a strip mall or small business, we want a quiet place to live and you want to up root all us to make this High density area. Living here is like living small town. We have enough stores, restaurants, gas stations and churches and hospitals, health clinic's and surly enough employees from 3M. Enough is enough.

7 ECONOMIC DEVELOPMENT

PURPOSE
A strong, diversified economy in Maplewood is critical to the well being of the residents of the City and to the fiscal strength of the City. Maplewood is the home of two major employers in the east Metro area – the 3M corporate headquarters and Hennipfent St. Johns Hospital – and has a strong and relatively stable tax base overall. Maplewood has the ability to build upon these economic strengths to enhance the position of the community and to support ongoing growth across different land uses, including retail, general commercial, mixed use development, and various forms of housing. The overall goal of the Comprehensive Plan, from an Economic Development perspective, is to identify and outline the roadmap to support ongoing growth of companies and industries while preserving and enhancing quality of life factors that make Maplewood attractive to new companies and new residents.

COMMUTING TO AND FROM MAPLEWOOD

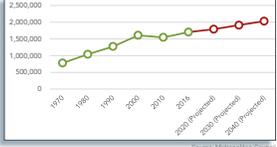
Commute Patterns
The majority of employed positions in the City are filled by non-residents commuting from other parts of the metro area. In addition, Maplewood residents overwhelmingly commute to jobs outside the community. The community has an opportunity to explore how to fill more of the positions in the community with local residents. Pursuing this strategy would reduce commute times for residents, build better linkages and ties between the local population and the business community in Maplewood, and reduce environmental impacts of commuting.



Where Maplewood Residents Work

EMPLOYMENT IN MAPLEWOOD

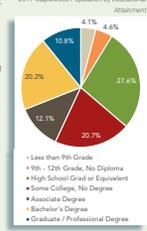
Employment Projections
As the City of Maplewood steadily developed during the Post World War II period, the base of employment in the community steadily increased. Total employment in Maplewood increased from just over 11,000 positions in 1970 to over 29,000 positions in 2000. Employment decreased slightly to around 27,700 by 2010, as a result of the Great Recession. Although the community is nearly fully built out, the Metropolitan Council forecasts that total employment in Maplewood will increase by nearly 8,700 positions between 2016 and 2040, reaching 36,600 positions by 2040.



Source: Metropolitan Council

Employment by Industry
Manufacturing, including a good deal of the employment based at the large 3M campus, accounts for nearly 38 percent of employment in the City. Retail trade, health services (associated with hospital and medical office employment) and other services account for significant portions of the employment base in Maplewood, as well. Given the presence of the Maplewood Mall and other shopping areas in the City, Maplewood has a larger share of its employment in Retail Trade, compared to Ramsey County and the metro area overall.

Educational Attainment
Maplewood has a lower share of residents with Bachelor's Degrees or higher, compared to Ramsey County and the Twin Cities metro area. Around 31 percent of Maplewood residents age 25 or older had at least a college degree in 2017, compared to 42 percent in Ramsey County and 41 percent in the overall Twin Cities metro area. While Maplewood companies can and do employ people who live outside the City, the educational strength of the City's population does, in part, impact the ability to attract new companies and ventures.



Chapter 7 Highlight: Economic Development

Q22: After reviewing the Economic Development chapter, what are you most excited about?

» The Transportation that will be coming in front of 3M Company, as it is needed for people who will be commuting for employment going both east and west. That will be needed for the future.

Q25: Please share any other thoughts you have on the Economic Development chapter:

» Most everyone owns a car or more. We have highways, Freeways, County Roads, buslines. With the transportation come to 3M...that should be more then enough, as most of us all drive and that should not impact our small area.



8 NATURAL RESOURCES

PURPOSE

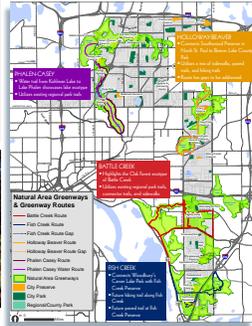
Protect, Connect, Restore, and Manage Ecosystems, Plant Communities and Species

Maplewood's quality of life depends on how it manages its natural resources – the air, minerals, land, water, and biota that form the foundation to life in Maplewood. This Chapter is a guide for managing natural resources in a sustainable way. It will help protect and enhance Maplewood's quality of life for current and future generations by suggesting strategies to protect, connect, restore and manage ecosystems, plant communities, and species.



The City of Maplewood has been a leader in urban natural resource conservation in Minnesota. From a bonding referendum in 1993 to acquire open space, to a rain garden program for reducing groundwater and filtering runoff to its lakes and streams, Maplewood's citizens and elected leaders quickly adopt new ideas from scientists, businesses, and regulatory agencies.

NATURAL AREA GREENWAYS



Natural Area Greenways

Maplewood's Natural Area Greenways are large, contiguous areas of habitat that encompass both public and private lands. They are essentially a map overlay of the target concentrations of wildlife habitat in the City. The Greenways were identified to support the protection, connection, and restoration of large scale ecosystems and to provide habitat for species that need large natural areas. Some of the public lands within the Greenway have potential for trails and passive recreation.

CLASSIFICATION OF NATURAL RESOURCES

Preserves

Maplewood owns and manages a system of preserves set aside for the protection of natural resources, scenic areas, and landscape buffers. The preserves are open to passive-use activities such as hiking, bird watching, and nature study. These sites are part of the City's Park System. The City has established two types of preserves:

Community Preserves are multi-use areas set aside for preserving natural resources, connecting people to nature, and providing educational programming and historic interpretation. They have amenities such as parking or asphalt trails to provide better access and facilitate programming. There are four community preserves: Maplewood Nature Center, Fish Creek, Gladstone Savanna, and Prairie Farm Preserve.

Neighborhood Preserves are natural areas set aside to preserve habitat and provide places where people can enjoy nature through low-impact activities such as hiking, birdwatching, and nature photography. Some have graded, mowed trails, some have no trails.

Open Space

There are many other City-owned or County-owned natural areas that are not part of Maplewood's Park System. Many of these contain wetlands or steep slopes. Some have high quality oak woodlands. They provide habitat, natural resource connections, stormwater management, and visual interest. There are typically no trails in these areas. Some open space sites have high ecological quality and should be actively managed.



Parks and Trails

Many of Maplewood's Neighborhood and Community Parks have areas of woodland or ruralized landscapes. A few of these, such as the woodlands and wetlands at Joy Park and at Vista Hills Park, are quite significant and cover several acres. Some park natural areas have high ecological quality and should be actively managed.

Chapter 8 Highlight: Natural Resources

Q27: After reviewing the Natural Resources chapter, what are you most excited about?

- » Excited because you care about our natural resources.
- » Establishment of buffers, restoration of degraded resources.

Q28: Do you have ideas for how to best implement ideas presented in the Natural Resources chapter?

- » Encourage home owners to plant their own gardens and plant trees and plant flowers that help the bee pollinators. Maybe the City of Maplewood could figure how to establish a fund to help with cost of purchasing for some of the home owners to buy or at a discount price so these things that would improve our city could be a wonderful and healthy thing to do.
- » If any of that 3% undeveloped land is adjacent to parkland, don't develop it — it will just contribute to the problems we are trying to solve.

Q29: What is missing from this [Natural Resources] chapter? What further information would you like to see?

- » It seems that this city is very interested in keeping our natural resources safe
- » Discussion of the impact of lawn chemicals on water quality needs to happen.

Q30: Please share any other thoughts you have on the Natural Resources chapter:

- » It is very important issue!
- » Maplewood's natural amenities are a key reason we love to live here. However they seem at a tipping point in terms of sustainability. Glad to see efforts to protect and preserve are a priority.

2040 COMPREHENSIVE PLAN
CHAPTER HIGHLIGHTS

9 SUSTAINABILITY: ENERGY

SUSTAINABILITY: ENERGY

SOME ACCOMPLISHMENTS SINCE THE LAST PLAN

- Energy Policies
- Adoption of the Mayor's Climate Production Agreement - 2008
- Energy Efficiency and Conservation Strategy - 2009
- Renewable Energy Ordinance - 2011
- Partners in Energy (Energize Maplewood Energy Action Plan) - 2015
- Adoption of the Green Building Code - 2013
- Living Streets Policy - 2013
- GreenStep Cities - Step 5 Award
- City Operations
 - Creation of Green Team
 - Decrease in energy use at City Buildings
 - Composting in City Buildings
 - Solar panels (Community Center and Nature Center) - 2011/2012
 - Green House Gas Emissions Inventory - 2015
 - Citywide decrease in greenhouse gas emissions from energy sources - 2016
 - Updated City Tree Ordinance - 2016
 - Maintaining Tree City USA Standards

ENERGY RESOURCES

Local energy resources are abundant and readily available for economic capture. Energy resources available in Maplewood include solar, wind, biomass, and efficiency resources. All of these resources are developed or used at the community scale. Property owners will request local building and zoning permits for solar and wind installations. Biomass is collected, stored, and generated and used in the community. Building improvements use local contractors, need local permits, and affect local property values when they are improved to incorporate energy efficiency. Maplewood must set goals and policies that treat sustainable local energy resources as an economically valuable local resource.

GOALS OF THE 2040 PLAN

- The City will follow the state energy goal guidelines of **reducing greenhouse gas emissions to 20 percent of the City's 2015 baseline levels by 2050** (an 80 percent reduction).
- The City will encourage and support **renewable energy**.

SNAPSHOT OF ACTIONS
(For a complete list, see Chapter 9 of the Draft 2040 Plan)

- Set interim goals to reduce greenhouse gas emissions and increase on-site solar photovoltaics.
- Modify the City's operating procedures and annual budgets to implement the **Climate Action and Adaptation goals**.
- Conduct a **site-specific solar energy capacity study** to identify the 20 most beneficial sites for solar PV development.
- Coordinate with Ramsey County and Minnesota PACE to develop a communications plan to review the financing opportunities and financial advantages available to utilizing PACE financing for solar PV.
- Develop and distribute an informational brochure outlining the current **incentives** available to Maplewood residents and businesses as well as the potential short and long-term **benefits of installing solar PV**.
- Coordinate with Ramsey County to explore the development of new incentive programs, particularly those aimed at **low and moderate income residents**.
- Conduct a **Green Economy Business and Economic Development Potentials** study to identify strategies in leveraging economic opportunities in the Green Economy and emerging renewable energy field.
- Adopt a **Climate Action and Adaptation Plan** that includes strategies for dealing with the effects of climate change.

ENERGY CONSUMPTION

Local energy resources are abundant and readily available for economic capture. Energy resources available in Maplewood include solar, wind, biomass, and efficiency resources. All of these resources are developed or used at the community scale. Property owners will request local building and zoning permits for solar and wind installations. Biomass is collected, stored, and generated and used in the community. Building improvements use local contractors, need local permits, and affect local property values when they are improved to incorporate energy efficiency. Maplewood must set goals and policies that treat sustainable local energy resources as an economically valuable local resource.

SOLAR CAPACITY

Solar reserves are those quantities of solar energy that can be estimated with reasonable certainty to be economically producible. Maplewood's gross solar reserves equal 23,403,633 megawatt hours per year. Based on the City's solar potential study completed September 2017, there are a total of 7,700 rooftops in the City of Maplewood which are viable for solar photovoltaic (pv) installations. The potential annual rooftop solar pv energy generation is 178,400,000 KWH. This is equal to approximately 59 percent of the City's total annual electric use.

WHAT'S NEXT?

Do you have ideas, thoughts, or comments about the goals, actions, or direction of the 2040 Comprehensive Plan? Visit www.surveymonkey.com/j/Maplewood2040 to give your feedback!

Chapter 9 Highlight: Sustainability

Q32: After reviewing the Sustainability chapter, what are you most excited about?

- » The priority on home gardens is great.

Q33: Do you have ideas for how to best implement ideas presented in the Sustainability chapter?

- » Sun is free and so is wind power, should encourage business to try and use that?
- » Create gardening clubs? Social opportunity (meet at community center) plus information opportunity.

Q34: What is missing from this [Sustainability] chapter? What further information would you like to see?

- » Specifics

Q35: Please share any other thoughts you have on the Sustainability chapter:

- » Glad to see this is a city priority.



10 HISTORICAL RESOURCES

PURPOSE

Historic resources include significant architectural, historic, archaeological, and cultural resources, including the stories of people that have lived, worked, and visited our city. Historic resources help create a unique sense of place in a community, provide beauty and interest, enhance the quality of life, and connect the people of today to the people and events of the past. Preservation of historic sites and structures can also be a tool for economic development, neighborhood revitalization, and environmental sustainability.

GOALS OF THE 2040 PLAN

1. Integrate preservation into City planning and procedures.
2. Identify and designate significant historic structures and sites.
3. Protect city-owned heritage resources and designated historic structures and sites.
4. Increase knowledge of Maplewood history.
5. Promote understanding and appreciation of Maplewood history and historic preservation.
6. Collaborate with partners to accomplish preservation goals and activities.

SNAPSHOT OF ACTIONS

(For a complete list, see Chapter 10 of the Draft 2040 Plan)

Planning and Procedures

- Develop voluntary, non-regulatory guidelines to support property owners as they invest in non-landmark designated heritage resources that are not required to be reviewed by the HPC.
- Develop guidelines for public improvement projects (i.e., streets, sidewalks, lights, utilities, etc.) that encourage protection of significant historic resources or patterns.
- Develop management plans for City-owned heritage resources, including disaster management.
- As Maplewood designates more historic sites and gains more understanding of historic preservation, the City shall develop its own design guidelines.
- Investigate tax and financial incentives for preservation and restoration efforts.

Survey and Inventory

- Complete a reconnaissance survey of historic structures and sites in the City. This type of survey is a broad overview and identifies potentially significant historic resources.

Designation of Heritage Landmarks

- Continue the Century Homes Program, offering certificates to owners of 100+ year old homes every two to five years.
- Designate a Maplewood Heritage Landmark each year.

Research

- Set research priorities and work with partners such as Maplewood Area Historical Society to research Maplewood history, including people, events, sites and structures.
- Conduct additional archeological investigations in the Fish Creek area.

Education, Outreach, and Celebration

- Develop materials and educate staff, officials, and the public about Maplewood history, the value of historic resources, and how to preserve and maintain historic structures.
- Establish a self-guided tour of historic sites.
- Create interpretive signage for city-owned historic resources.

SOME ACCOMPLISHMENTS SINCE THE LAST PLAN

- Revised Heritage Preservation Ordinance
- Received Certified Local Government status, which makes the City eligible for federal preservation grants
- Completed an Historic Context Study
- Re-invigorated the Century Homes Program
- Developed procedures for local designation of historic sites
- Designated Gladstone Savanna as a local historic site
- Partnered with Maplewood Area Historical Society to create 60 Stories of Maplewood History
- Celebrated history at Maplewood's 60th anniversary
- Developed interpretive signage for three projects

ISSUES + OPPORTUNITIES

Key challenges include:

- The City has very little documentation or knowledge of historic sites and structures within our boundaries.
- Owners of historic structures often do not know the significance of their site and special practices that should be considered when making alterations or repairs.
- Redevelopment plans often do not include evaluation of historic structures.
- Preservation requires funding and professionals with specialized knowledge and training.
- Maplewood does not have a lot of structures that the general public would see as historic.

Opportunities include:

- Maplewood is a certified local government, and is thus eligible for some federal grants.
- Maplewood is eligible for state grants through the Arts and Culture Heritage Fund.
- The non-profit Maplewood Area Historical Society is a strong partner of the City and has strong leadership for its programming, which includes: maintaining the Bounteup Heritage Farm, researching and archiving Maplewood history, and hosting educational programs.
- Structures built in the mid-20th century (Mid-century modern) are now historic. Much of Maplewood developed in that era and we have an opportunity to identify those structures that may be significant and educate residents about historic resources of this era.

WHAT WE'VE HEARD
“Bounteup Heritage Farm is a gem!”

WHAT'S NEXT?
 Do you have ideas, thoughts, or comments about the goals, actions, or direction of the 2040 Comprehensive Plan? Visit www.surveymonkey.com/f/Maplewood2040 to give your feedback!

Chapter 10 Highlight: Historical Resources

Q37: After reviewing the Historical Resources chapter, what are you most excited about?

» Very important to our city!

Q38: Do you have ideas for how to best implement ideas presented in the Historical Resources chapter?

» Think you are doing a good job

Q40: Please share any other thoughts you have on the Historical Resources chapter:

» Do we have a Museum? I don't remember hearing of one. I know North Sty. Paul has one.



11 PARKS, TRAILS & OPEN SPACE

PURPOSE

Parks are a source of civic identity and pride, and are also essential to the physical, economic, environmental, and social health of the City of Maplewood and its residents. Today, the City of Maplewood has an enviable parks and recreation system. The system is known for its leadership in sustainability and diverse recreation options. City parks and preserves serve as neighborhood anchors and provide places for community gathering, athletics, and respite, while the Nature Center and the YMCA operated Community Center are hubs for programming. The purpose of the Comprehensive Plan Parks, Trails, and Open Space Chapter is to guide investment in and reinvigoration of the parks and recreation systems for the next generation of Maplewood residents.

MAPLEWOOD PARKS SYSTEM

Athletic Parks

Maplewood's athletic parks are divided into two categories: youth athletic and community athletic. Currently, there are four youth athletic parks and two community athletic parks. The community athletic parks also serve youth needs.

Neighborhood Parks

Maplewood's network of 26 neighborhood parks provides a strong foundation of amenities for the overall system. Neighborhood parks are distributed evenly throughout the City and typically include facilities such as walking trails, playgrounds, and open play fields.

Maplewood Community Center

The Maplewood Community Center (MCC) features two pools, a gymnasium, an indoor track, racquetball courts, an aerobics studio, fitness room, massage facilities, childcare, banquet and meeting rooms, and a performing arts theatre. Beginning in 2016 the Maplewood Community Center is operated by the YMCA through a partnership with the City of Maplewood. Open and welcome to all, visitors may purchase passes or annual memberships, and residents of Maplewood can take advantage of discounted membership rates. Special offerings and partnerships at the Center include programs for seniors, wellness classes, and theatre and arts education opportunities.

PARK CLASSIFICATIONS

Park Classifications

- Community Park
- Community Athletic Complex
- Youth Athletic Park
- Neighborhood Park
- Special Use Park
- City Preserve
- Regional/County Park
- Park Service Area
- Open Space

PARK SYSTEM AT A GLANCE

- Over 930 Acres of city-owned parks, preserves, and open space.
- Over 1,000 acres of county, state, and agency-owned land.
- 36 Parks and 15 Preserves
- 18% of land within the City is park or open space
- Approximately 180 miles of sidewalk and on- and off-road trails
- 3 Regional parks
- 6 County parks
- Access to the Mississippi National River & Recreation Area

PARK SERVICE AREAS

- Park Service Areas help provide equitable and convenient access to facilities that do not need to be provided at each neighborhood park but that need to be distributed throughout the community. These facilities include tennis, baseball/softball, basketball, soccer, small shelters, and hockey/pleasure skating. These areas were identified by consolidating existing neighborhoods into larger service areas, keeping in mind major transportation and natural resource barriers. Each of the five park service areas are outlined in orange.

Preserves

The City owns and manages a system of preserves set aside for the protection of natural resources, scenic areas, and landscape buffers. The preserves range in size from 5 to 46 acres and are open to passive-use activities such as hiking, bird watching, and nature study. The City has established two types of Preserves: Community and Neighborhood. See Natural Resources for more info.

Chapter 11 Highlight: Parks, Trails & Open Space

Q42: After reviewing the Parks, Trails & Open Space chapter, what are you most excited about?

» I do think this is also an important chapter. We do need open space, trails and parks.

Q44: Please share any other thoughts you have on the Parks, Trails & Open Space chapter:

» That one reason we do NOT want our area changed we have a park and home owners like to walk around our little quiet neighborhood, most of us have a big lots.

12 TRANSPORTATION

PURPOSE
The Comprehensive Plan Transportation Chapter is meant as a framework to guide the maintenance and development of road, transit, pedestrian and bicycle facilities in the City of Maplewood. The Chapter is necessary to ensure that the City's transportation system best accommodates the present and future mobility, access, and safety needs of Maplewood's residents and visitors. The Chapter aims to position the City's transportation system within a regional context, putting emphasis on the ability of neighborhoods to attract new families, the capacity of business districts to attract new companies, and the ability of residents to access employment centers through a variety of transportation options.

BIKING + WALKING
The following is intended to guide City Staff in their decision-making for the bicycle and pedestrian system.

- Connect pedestrian and bike routes with transit facilities.
- Improve mobility and accessibility of all individuals including those with disabilities in accordance with the legal requirements of the ADA.
- Implement traffic calming techniques to help reduce the speed of traffic on neighborhood streets.
- Provide quality pedestrian and bike routes along streets that are adjacent to schools, parks and open spaces in commercial and retail areas, and high volume roadways.
- Encourage mode shift to non-motorized transportation and transit.
- Create a network of uninterrupted trails.
- The parks together into a comprehensive park and trail system, and tie in City trail system with those of adjacent cities and counties.
- Bike routes should be off-street, however when not feasible, streets should be designed for safe bicycle passage under all conditions. This includes providing dedicated space for bicycles that is clearly marked, with signage for bicycle awareness. It also includes clearly marked intersections where trails cross roads, trimmed vegetation at intersections, and a thoughtful integration of on-street parking where necessary.

MAPLEWOOD LIVING STREETS POLICY GOALS

- Encourage people to travel by walking or bicycling.
- Enhance the safety and security of streets.
- Create livable neighborhoods.
- Maximize the infiltration of stormwater.
- Improve the quality of stormwater runoff.
- Enhance the urban forest.
- Improve the aesthetics of streets within the community.

LIVING STREETS
Adopted in 2013, the City of Maplewood Living Streets Policy serves as the City's principal guide for evaluating and implementing all multimodal transportation improvement projects, including reconstruction and new construction. The policy establishes the preeminence of creating streets that are safe and accessible for users of all ages, abilities, and modes of transportation, enhance natural resources, and promote livability and quality of life.

Lower Capacity Streets (Local Roads)

Higher Capacity Streets (Collector)

Higher Capacity Streets (Minor Arterials)

TRANSPORTATION

Finished in 2012, the Baraboo Lane Meyer Street Improvement Project was the City's first Living Street project.

Chapter 12 Highlight: Transportation

Q47: After reviewing the Transportation chapter, what are you most excited about?

» I'm excited that my area is a priority for safer pedestrian-bicycle infrastructure, as we have none.

Q48: Do you have ideas for how to best implement ideas presented in the Transportation chapter?

» No living streets for us!
» More trails!

Q49: What is missing from this [Transportation] chapter? What further information would you like to see?

» We have heard those people with the living streets hate the. That's what is missing.
» Specifics

Please share any other thoughts you have on the Transportation chapter:

- » We do NOT want our streets two feet narrow, we want to be able to park on both sides. And we do Not want to have sidewalks! Please listen to what we have to say, we are the voters and we have a voice in this choice.
- » Future development should be required to include safe pedestrian-bike trails or sidewalks. This is a major livability issue.

2040 COMPREHENSIVE PLAN
CHAPTER HIGHLIGHTS

13 SURFACE WATER

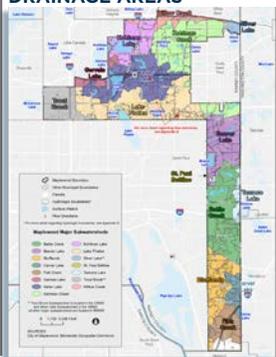
INFRASTRUCTURE

PURPOSE

The purpose of the Surface Water chapter is to establish the framework of a comprehensive program that does more than simply protect and improve the quality of existing water resources within the City. The Plan also recognizes that development and redevelopment must and will continue well into the future, and will serve as a guide for City staff to follow as they evaluate the potential impacts of a given project on these quality resources. This chapter will serve to:

- Provide the framework for management, improvement and protection of the City's surface water resources
- Contribute to the quality of life by preserving and enhancing the high environmental quality of the community
- Protect public investments and private property related to or affected by surface water
- Help to understand the larger context of surface water management issues in relation to land use and land use policy
- Balance environmental protection and enhancement needs with economic needs and capabilities
- Meet regulatory requirements

WATERSHED AND DRAINAGE AREAS



SOME ACCOMPLISHMENTS SINCE THE LAST PLAN

- The City has partnered with local watershed districts to construct BMPs, such as lime treatment systems, to help treat impaired water bodies
- The City has updated its ordinances and design standards to be compliant with the new NPDES requirements and is in-line with local watershed districts
- To account for the changing climate, the City of Maplewood has adopted the latest Atlas 14 precipitation frequency estimates for stormwater modeling
- The City has implemented a new asset management program to track stormwater related assets such as pipes, structures, manholes, basins, and treatment devices. This program tracks inspections, issues, maintenance activities and design data
- Following the 2011 storm event, the City identified 20 areas with flooding issues. As of 2017, there are only two areas from the 2011 storm event remaining to be addressed

KEY WATER RESOURCE ISSUES

The chapter identifies several key issues related to storm water management that the City is likely to encounter in the coming years. The issues equate to a need for continued long-term financial commitments and potentially increased funding for the surface water management program into the future. These issues include:

-  **Meeting the City's goals for improved water quality and the related requirements of the impaired waters program.**
-  **Addressing known and potential future localized flooding problems.**
-  **Meeting the challenges of an increased need for maintenance of the public and private stormwater system, including testing and removal of accumulated sediments in stormwater ponds and routine maintenance of the many small rain gardens and similar green infrastructure practices.**
-  **Coordinating efforts with natural resource improvement activities to explore, identify and implement cost-effective approaches.**
-  **Cooperating with the watershed agency partners that play a lead role in water quality monitoring and management to implement improvements throughout the City.**

WATERSHED DISTRICTS

The Minnesota Board of Soil and Water Resources (BWSR) provides guidance resources for Metro Area Surface Water Management Plans. These Statutes and Rules require the preparation of watershed plans by watershed management organizations (WMOs) and watershed districts (WDs) and the preparation of local water management plans that are consistent with the respective WMO/WD plans. The City of Maplewood works with the following three watershed districts:

- Ramsey-Washington Metro Watershed District (RWMWD)
- Capital Region Watershed District (CRWD)
- Valley Branch Watershed District (VBWD)

WHAT WE'VE HEARD

- Appreciate collaboration between City and Watershed Districts on lake improvements
- Explore opportunities to use rain gardens or curbs with drains to control water flow
- Concern for water quality in Wakefield Lake
- Concern for flooding and high water near Minnehaha Avenue

WHAT'S NEXT?

Do you have ideas, thoughts, or comments about the goals, actions, or direction of the 2040 Comprehensive Plan? Visit www.surveymonkey.com/r/Maplewood2040 to give your feedback!

Chapter 13 + 14 Highlight: Infrastructure

Q52: After reviewing Infrastructure, what are you most excited about?

- » New sewers lines

Open Houses / Neighborhood Meetings

Two open houses were held during Phase 2 of community engagement. The purpose of these events were to share the draft plan chapters with community members, and solicit further feedback on specifics. Each chapter of the draft plan was condensed into presentation boards, providing key issues, opportunities, goals, and action steps, as well as other important components to each chapter. Residents were encouraged to leave feedback directly on the boards using sticky notes or complete comment cards. Meetings were also held specifically with property owners in the Lions Park, Beaver Lake, and Vista Hills neighborhoods to discuss specific potential land use plan changes.

The following comments were left during the open houses and neighborhood meetings:

Lions Park Neighborhood Meeting (1/11/18)

Comment Card Feedback

Q1: What chapter or part of the Draft Plan are you most excited about?

- » New roads in neighborhood
- » New Main Street sewer
- » Curbed streets with 5' sidewalks

Q2: Do you have ideas about how to best implement ideas presented in the Draft Plan?

- » Allowance to install new main sewer line - with modern pipe- connecting my house to new street sewer

Q3: What is missing? What further information would you like to see in the Draft Plan?

- » As corner lot resident with proposed sidewalks on 2 sides, am I entitled to some compensation as I will forfeit 2000 sf of my property?

Q4: Please share any other ideas, comments, or feedback about the Draft Plan or the planning process:

- » Has there ever been a groundwater study in the Conway to Minnehaha Ferndale to Cty neighborhood to learn if we are facing flow - carbon issues impacting Oakdale, Lake Elmo and Cottage Grove?
- » At the meeting on Jan 11, 2018 it would have been good to have a microphone so people in the back of the room could hear what the people in the front of the room were asking or you could have repeated their questions.

Open House #1 (1/25/18)

Comment Card Feedback

Q1: What chapter or part of the Draft Plan are you most excited about?

- » #11 Parks, Trails and Open Spaces -- the residents on 7th St. E do NOT want the sidewalk.

Q2: Do you have ideas about how to best implement ideas presented in the Draft Plan?

- » The proposed land use change on Lower Afton appears to greatly affect value in Connemara in a negative way. I remain concerned at this time. Nothing I have heard so far precludes a negative outcome for residents of Connemara.

Q3: What is missing? What further information would you like to see in the Draft Plan?

- » Institutional Use by Lower Afton: Can that be split?

Q4: Please share any other ideas, comments, or feedback about the Draft Plan or the planning process:

- » [I] didn't get electronic info.
- » Reminder: Conemara I and Connemara II has a lifetime easement between Londlin Lane and Lower Afton Road.
- » Maplecrest Tennis Court is in literal absolute disrepair. I have repeatedly asked Kathy Jenneman (sp.) and others how I can help raise money to resurface. This needs to be addressed, as it is in utter disrepair.

Open House #2 (1/30/18)

Comments Left On Presentation Boards

Chapter 5: Critical Area Plan

- » By definition as “critical areas” high quality vistas, buffers and tracts of high ecologic value will require active resource management. Funding must be appropriated continuously for this important but not glamorous work or they will be lost. There is a need to capture these high quality natural resources in an ecological overlay with other high quality resources nearby as mapped resources. Prime opportunity for collaboration and partnership with other governmental and NGOs to protect and manage these resources. Comp plan needs to make this explicit.

Chapter 8: Natural Resources

- » [Re: Natural Area Greenways] **Important!

Chapter 11: Parks, Trails and Open Space

- » Seek additional funds (grants) or reallocate existing funds toward maintenance of park facilities and assets and natural resource open space management! Plan for actions that are not high profile but important.
- » Lions Park drainage issues = huge problem
- » Re-do the raingarden at Lions Park
- » No sidewalk on 7th Street E.
- » No plants either, along curb
- » Don't want a sidewalk on Margaret

Email/Letter Community Comments

Throughout Phase 2 of community engagement for the Comprehensive Plan, residents were directed to send email or letter comments to City staff. The following emails and letters were received by City Staff.

March 13, 2018

I2, Attachment 3

Members of city council;

I'm writing to voice my concern over the 2040 Comprehensive plan for Maplewood. I live in Connamara 2 on Londin Ln. E. and you have the land behind our building listed for high density residential building and also that this area is an area of notable change. When I purchased my home I was under the impression that the Connamara club had an eternal easement and nobody could build or develop that land unless we all collectively voted to approve such a move. I personally never want any development on our easement. I believe it should be kept GREEN.

Thanks for letting me voice my concerns and wishes.

Sincerely,

Sue Zukaitis

2445 Londin Ln. E

Maplewood, Mn

3/20/18, Attachment 3

To: Maplewood Planning Commission

Since I am unable to attend the March 20, 2018 public hearing regarding the Draft 2040 Comprehensive Plan, I am writing a brief letter outlining my thoughts on the Plan.

I own and live in a condo at Conmemora II on London Lane. Your ~~plan~~ Draft indicates plans to build additional High Density Residences in the area behind my current residence.

Prior to buying my condo in 2013 I checked public records and found that Conmemora had an easement on a significant area facing my condo.

That was a MAJOR consideration for me in purchasing the condo.

I thought the easement meant there was assurance the wooded area and the habitat therein would remain as is and that there would not be any new building/construction beyond the wooded area. (My condo balcony has that ~~view~~ view.)

There are hundreds of places in the Twin Cities to live for the view is another building and more people staring you in the face.

That wasn't the case for me at Conmemora II, or so I thought, with the easement.

My physical movement is severely limited because of a major auto accident, so I can't easily go to a park or trail for a walk or to enjoy a pleasant natural landscape, have a little of that here now.

That will drastically change if construction is
ed.

In addition any encroachment with more construction will adversely affect the marketable value of all the condos in our building.

Please do NOT build.

The easement is in place for good reasons.

Sincerely,
Deborah J Bruner

Michael Martin

From: Marge Zabel <marjorzab@aol.com>
Sent: Sunday, February 4, 2018 2:17 PM
To: Michael Martin
Subject: Opposition to the Proposed 2040 Land Use Lion's Park Neighborhood

To Maplewood City Officials:

The outcome of the neighborhood meeting on January 31, 2018 will hopefully stall the proposed mixed use community designation for the Lion's Park Neighborhood and eventually re-align any future proposed use in a more "toned down" residential use pattern. High Density does not fit well in the suburban feel of this neighborhood. As you know, it was met with much opposition from residents, Who can blame us? We do not think any of you would be living in or near this project. Hopefully, if the bus line is scraped, we can move on with a plan of rehabilitation of our current homes or if need be, replace some with single story, two story low density housing. The reason most of us live here is due to the SUBURBAN life style. We do not want URBAN shoved at us. If we wanted that type of lifestyle we would have the option of moving into an urban area.

There is much opposition to this proposed bus line, not only from our neighborhood, but from Oakdale, and Lake Elmo flat out said "NO BUSES". We are of the understanding that the planners have decided to recommend to table this project until more is known about the bus line and plans from developers.

As you know, 3M has landlocked Maplewood's access to the proposed bus line. This is just not a feasible plan. You would be taking away our homes to make room for high density housing, Along with this comes higher crime rates, and what about schools? Where are you going to educate the children that come with 50 units per acre? The traffic is overwhelming during 3M rush hours now. Where will you have all of these new residents drive and park? We are just eight blocks of Maplewood, wouldn't this be better put to the south side of 94 where there would be areas for park and ride with residents actually being able to access the bus line without having to walk over one mile to get to the station? It just seems like a "No Brainer" to leave this area alone. 3M will not allow residents to access this bus line through their property. Your considerations are appreciated.

Michael Martin

From: Toni Nelson <Toni@FDG-Advisors.com>
Sent: Tuesday, January 30, 2018 2:36 PM
To: Michael Martin
Subject: 2040 Comprehensive Development

Hi Mike – My husband and I own a home on Farrell Street in the Lion’s Park Development. We DO NOT want any of what you and the City of Maplewood are suggesting. We moved to our house 18 years ago. Our home means a lot to us. My Grandfather, Uncle and Dad built this home in 1950 – one of the first homes built. This development is unwanted in our neighborhood. We enjoy our neighborhood and our neighbors. We don’t have trouble in the neighborhood and the homes are well kept. Not sure why we are being targeted. But we are not interested in what the City of Maplewood is suggesting. Go pick on someone else.

Toni A. Nelson

Administrative Assistant to
Gloria J. Pozzini
Gregg R. Anderson, CFP
Chad C. Anderson
Financial Dimensions Group, Inc.
3900 Northwoods Drive, #125
Arden Hills, MN 55112
651-481-6292 (Direct)
651-481-6280 (Main)
651-481-6289 (Fax)
toni@fdg-advisors.com

Michael Martin

From: Sara Gedatus <saragedatus@yahoo.com>
Sent: Thursday, January 25, 2018 8:39 AM
To: Nora Slawik; Michael Martin
Subject: Brotd for Lions Park neighborhood

I live in the Lions Park neighborhood and my family loves living in such a quiet neighborhood. We would like to keep it that way. There are many people in our neighborhood who feel the same way. We are against the BROTD plans.

Thank you for your time
Sara Gedatus Garcia
651-468-8267

[Sent from Yahoo Mail for iPhone](#)

To: City of Maplewood

Re: Vacant Lot on Adolphus and Larpenteur

January 25, 2018

Dear Mayor and Council,

Thanks so much for your service to our community. This letter is to provide some constituent input regarding the vacant lot on Adolphus and Larpenteur that was recently a gas station. Please see reverse side for a summary of recommendations. It is an eyesore right now, but could be turned into a nice housing opportunity like what the city did ten years ago right across the street. Your own City Capital Improvement Plan suggested doing this and you did it (page 14), why not do it again? We think this was a great decision by the city so thank you.

My wife, Gwenia, and I just recently moved into one of those townhomes in April 2016, and we're still very excited about it! We would not like to see a gas station disrupting several young families with children and us right across the street; there are already two stations nearby within walking distance. Please consider rezoning if need be and have another nice set on townhomes built there. The old Champs property next to that parcel is also empty so it also could be used for more housing opportunity, though another Champs or something similar would also be great. If the city insists that a business be at the vacant lot in question, then we would suggest a Kwik Trip (for quality food, moderate prices), Trader Joe's, or a Mini-Target, those would be welcomed no problem! I hope we don't sound too nimby-sounding here, but we do not need another gas station, it just invites too many unnecessary problems for us next-door Maplewood residents. We choose to live in this spot because it is seven minutes to work for us both at the Capitol, grocery shopping, Menard's and everything else. There was no gas station here at the time and they are a dime a dozen. We would happily welcome new people and families instead.

We are happy to stay engaged with this opportunity. If you have any questions please feel free to ask. We look forward to your response. Thanks so much for your time!

Sincerely,



Joe and Gwenia Gould
191 Larpenteur Ave East
Condo Unit D
Maplewood, MN 55117

PS: We also very much enjoy Western Hills Park. We think the city does a great job there. We go there almost every week!

*A special thank you to
the staff! Much appreciated!
-Joe*

Please see reverse side 

At Larpenteur & Adolphus, ranked in priority order:

- 1) Workout Facility
- 2) Childcare Center
- 3) Mini-Target
- 4) Trader Joe's
- 5) Police Station
- 6) If gas station, Kwik Trip only (fresh, local, & quality food)
- 7) No apartments, unless townhomes

Other Notes:

Aesthetics could be much improved. Some more color and eye-pleasing landscaping.

Gas stations are a dime a dozen and there are already enough. They also can invite crime, especially at night.

There is good potential for a park between Onacrest Curve and Larpenteur. It is already city-owned property and already has woods, ponds, and trails. Just needs some cleanup. It could also be connected to nearby Western Hills Park.

MnDOT should build a noise wall at Larpenteur Ave and 35E. It's the only spot that does not have one since the highway redo.

Email Contact:

JoeGould05@gmail.com



January 15, 2018

To: Maplewood City Counsel Members

Michael Martin, Economic Development Coordinator

From: Diane Hanson
2152 Prosperity Rd
Maplewood, MN 55109
651- 777-5080

Regarding: ***What do you want Maplewood to look like in 2040***

Dear City Counsel Members and Michael Martin:

My Husband and I purchased the Old house (built in 1886) at 1800 English way back on June 2nd. of 1965. In September of 1970, we rented out the house on English and moved with our four young children to 2152 Prosperity.

We have lived in Maplewood for these past 53 years, and have seen many changes. When we first lived on English, the train was still operating. Our house, being close to the train tracks, would shake every time the train went by and it was so loud. At first I was so afraid, I thought it was going to come right through our house. As the days went by however, I found it somewhat comforting.

I have always been interested in that Old Railroad property that the City owns, on the corner of Frost and English. I can remember the huge train buildings that use to occupied that property. One of my neighbors told me that years ago they used to set up shops in the huge main building. It was a favorite place for people to come and purchase such things as: Fruits – Vegetables – Flowers – and Crafts.

I have had a vision for that section of land for the past ten years or so. Every time I go by that property I could see just how beautiful it all would look.

*This is **My Vision** – I can see entrances into and out of this project that are walking paths lined with flowering trees creating a shady pathway around the area. There would be drinking fountains and benches along the way for resting, perhaps a statue or two. The center, would be divided into four or six completely separate and different gardens. Such as perhaps: The Rose Garden*

– The Old English - The Japanese – and of course the Meditation Garden.

This would be a Community Project. We would invite every one to participate in some way. I have noticed that several of our neighbors have beautiful flower gardens. I think they maybe interested in working in the gardens, and sharing their talents with us. We would go around our Community and seek donations from Garden Centers, and Landscape Companies. I believe that they would be involved once they saw others participating in our project..

I believe we would need to have a few Professional Landscape Companies submit their plan of Our Vision and Design, for our review and decision. I think it is important for this to be professionally done It is important to have it done correctly. It would be most welcomed if some of our gifted gardeners and organizers in the neighborhood would get involved and share some of their time and knowledge with us.

We would come away with feelings of accomplishment and pride in our Neighborhood, which I feel is needed right now. I believe that if we can do this right, we would draw people from all over to come and spend some time in our beautiful gardens, and they would leave with a renewed spirit and maybe, some peace of mind. Perhaps the Maplewood Gardens would have the effect of changing more about our community, that can be imagined right now.

Can you vision it? It would be Beautiful and a friendly quite place of beauty to come and enjoy all there is to see.

So – what do you think? Let me know if you share my vision.

Sincerely,

Diane Hanson
Diane Hanson

P.S. - I'm 72 years old now. I doubt that I will be around that long. It would be wonderful if my vision would come about much sooner than 2040.

Michael Martin

From: Steph Layer <stephlayer@aol.com>
Sent: Friday, January 26, 2018 1:16 PM
To: DuWayne Konewko; Michael Martin; Jon Jarosch
Subject: 2040 Comprehensive Plan

January 26, 2018

Dear DuWayne Konewko, Michael Martin and Jon Jarosch

We are writing to you about the 2040 Comprehensive Plan issue.

First of all we have talked to most of the residents of our Maplewood area, and most of us ALL agree that we do NOT want this proposal to move forward to our neighborhood.

We purchased our property in 1972 and we love it here and we are planning to in time sell it to one or two of our Grandsons...not to the City of Maplewood, so you can raise taxes, re-zone to include businesses, bring in large apartments.

As a group you should be listening to the home owners. We all take care of our property, watch out for each other and pay our property taxes.

We do believe in the State of Minnesota, that the City of Maplewood has NO right to come in and buy up our homes, or try to scare us into selling.

We will not give up our house for redevelopment and changing this beautiful area.

We raised 3 children and 2 grandchildren. They all would be heart broken if this would be out of the family and I believe all of the neighbors feel the same.

Yes, we need streets, sewers and curbs and have needed them for many years. But why would we even want to pay for them, when you are planning to change everything. That means we would be paying for improvements for your new plan in this area. That would not be fair for any of us and if you really were planning to buy up our area, you should of included that later in the re development. If all the neighbors would start to think of that issue, you would really hear some loud voice and maybe we would have to ask someone at the Attorney General's office if this is legal or not. Everyone is very up set over this whole thing.

We have one more thing to add, about the sidewalks and narrowing our streets by 2 feet to make parking on only one side, By add a sidewalk coming from Conway then going east to Farrell St, then north to Margaret St., then west to Ferndale St. Then north to Minnehaha Ave. Instead of directing the food traffic from Conway straight through on Ferndale to Minnehaha. We don't want all that foot traffic from the apartments and from 3M company. We have some of it ,but this will encourage more to use our street which could also could increase crime. Most people who use the park are T- ball games or picnics and when they do they park on both sides of the street. Do you think for one minute that if you narrow our street that we would not have all those parking all the way up here and more. We have family picnics and our neighbors do the same in this area. Where are we going to park if this also happens. The park is not used a lot, so don't put sidewalks in for that reason. We do NOT want them at all.

We love our BIG lots, where would we have to move to find the same.

We are very firm on this issue, we will not sell and hope you will listen to everyone!

After all we are the Voter's and should have a say!

This is where we love to live!

Sincerely,
Tom and Stephanie Layer
580 N. Farrell St.
Maplewood, MN 55119

From: Ryan Hoveland <ryan@apexcommercialproperties.com>
Sent: Friday, January 12, 2018 2:09 PM
To: Nora Slawik
Subject: Community meeting Thursday January 11th, follow up

2

Nora,

Thank you for the presentation that was done by you, your staff, and the outside consulting firm that was hired to assist in the 2040 future planning for the City of Maplewood. It is clear from some of attendees last night that many members of the community are unfamiliar with how development actually happens, with fears abounding from such thoughts as eminent domain to houses being demolished in the foreseeable future, to even an automotive shop popping up where a neighbor's house was previously.

Going forward on a plan such as the one presented, for all of Maplewood, I would recommend that you discuss what the likelihood of different scenarios actually playing out are with the private sector individuals who would be some of the likely candidates to do so. This would help to allay concerns of many of the residents, or at least give them a more likely picture of what may play out. With some of the lack of information for individuals, and unrest spreading amongst the ill-informed, rumors seemingly spread like wild-fire.

Overall, thank you for bringing this in front of the community and proactively engaging us. If details based upon the Gladstone development can be shared for next time, such as what the average sale price of homes in comparison to their tax value were, I think that would be the most relevant information, and what the timeline was from when the infrastructure was put in place to interest expressed by developers. I for one would be curious on both those pieces of info.

Ryan Hoveland

President

Office: 612.361.4806

Mobile: 612.802.0988

Ryan@ApexCommercialProperties.com

On Jan 17, 2018, at 9:43 AM, Michael Martin <michael.martin@maplewoodmn.gov> wrote:

Hi Ryan,

Thanks for your comments and for attending the neighborhood meeting last week. There always an inherent challenge in presenting a lot of information about a complex situation while also trying to be mindful of people's time. We likely will work to address your suggestion of having more examples of development scenarios at future meetings.

As for Gladstone, there is no demonstrable effect on the sales of home prices compared to tax values that would be different from any other place in Maplewood. In conversations with the county's assessor's office there is nothing at this point that would lead me to believe that the work thus far in Gladstone would have a measurable effect by itself on the tax value of single family homes.

For the question about infrastructure and developer interest – there have been two phases of infrastructure improvements in Gladstone and within each phase a “signature” redevelopment project. In each scenario the developer was committed to the redevelopment project prior to the infrastructure improvements being made. Based on those developer commitments the city was able to leverage various fiscal tools to fund the subsequent infrastructure improvements. The city has not been in a position to fully fund these type of improvements out of the general fund so there has always been a need for alternative funding streams.

Gold Line will be different in that it is not a city-led project and it is not using city funds, so the infrastructure investment will be made first and then any related development would follow.

Thanks again for attending and let me know if you have any other questions.

<imagedeeebf.PNG> Michael Martin | 651-249-2303

Michael Martin

From: Ryan Hoveland <ryan@apexcommercialproperties.com>
Sent: Wednesday, January 17, 2018 10:05 AM
To: Michael Martin
Cc: Nora Slawik; Melinda Coleman; DuWayne Konewko
Subject: Re: Community meeting Thursday January 11th, follow up

Michael,

Thank you for your input regarding the Gladstone project, however I think that you may be missing the point of my comments from the meeting, and the interest/concern from other members of the neighborhood/community. What I as a resident would desire to help make my decision on whether I support the change in zoning or not would be an extended timeline, giving detailed examples of what tax values for homes in the Gladstone development were prior to the proposed zoning change, how they compared to other similar homes in either a percentage increase or decrease for tax value, and ultimately what the sales price for homes that were sold for the project were in comparison to said tax value, and possibly how that compared to other similar homes nearby that were not involved or impacted by the Gladstone development. The more concrete facts that can be provided as evidence, the more informed decisions can be made by community members, especially since many of these individuals do not have the resources or capabilities of putting together an analysis such as this.

Additionally, for the next meeting, I believe that instead of presenting the grandiose idea of a zoning change which from what I have heard from many of my neighbors since then is only a negative to them and a positive to what they are perceiving as corporate bullies taking their homes away, the facts need to be laid out on what is possible and what isn't for future developments. There was the fear from one individual about auto mechanic shops popping up next to her, others fearing a soaring tower enveloping their property from all sides if they don't sell, and I even received a call this week from one neighbor who didn't attend the meeting, who had heard from another that this would mean that no one can get a mortgage on their home if this passes.

So you are aware, there has been a call to have a meeting tonight between neighbors to discuss this plan, and I think there are a lot of rumors being passed along about what this would actually mean for us. If you have any concrete facts that you would like to pass along to me to be presented at the meeting, I'm happy to receive these and bring what I can. I as of yet am undetermined on my opinion of the proposed change, however since this is literally what I do on a daily basis with other commercial developers throughout the Twin Cities, I am aware of more of what this could realistically entail.

For the next meeting, I believe Thursday the 25th, please have facts related to uses that zoning would allow, specific examples of setbacks, what uses would require CUPs and what the process entails, and if possible, the economics related to the Gladstone project, what the tax value per sf of land is for each block (I would caution calling out individual lots), and if you have the resources to provide, recent sales comps of other mixed use development on the east metro. If you don't have the resources, I can see what I am able to provide to you from our comps.

Thank you,

Ryan Hoveland
President
Office: 612.361.4806
Mobile: 612.802.0988

Michael Martin

From: Ryan Hoveland <ryan@apexcommercialproperties.com>
Sent: Wednesday, January 17, 2018 10:35 AM
To: Nora Slawik
Cc: Michael Martin; Melinda Coleman; DuWayne Konewko
Subject: Re: Community meeting Thursday January 11th, follow up

Will do. Certainly if some of the concerns such as setback, zoning, required parking ratio can be addressed at the next meeting, and we know that for sure, I can inform others that those items will be discussed on the 25th.

Ryan Hoveland

President

Office: 612.361.4806

Mobile: 612.802.0988

Ryan@ApexCommercialProperties.com

Apex Commercial Properties, LLC

155 S. Wabasha Street, #115

St. Paul, MN 55107

www.apexcommercialproperties.com

This email message, including any attachment(s), is intended only for the named recipient(s) and may contain proprietary, confidential, or legally privileged information. Unauthorized individuals or entities are not permitted access to this information. Any dissemination, distribution, disclosure, or copying of this information is unauthorized and strictly prohibited. All brochures, flyers, descriptions or other information supplied is believed to be reliable, but Apex Commercial Properties, LLC shall incur no liability by reason of inaccuracies or omissions in this information. Any information or documentation presented or prepared by Apex Commercial Properties, LLC should not be construed as legal advice. Recipient(s) assumes sole responsibility for ensuring that all legal documentation, such as leases, purchase agreements, letters of intent to purchase or lease proposals supplied by Apex Commercial Properties, LLC conforms to all applicable laws and regulations. It is advised that all recipients secure their own competent legal counsel in the negotiation of real estate transactions. If you have received this message in error, please advise the sender by reply email, and delete this message and any attachments.

On Jan 17, 2018, at 10:23 AM, Nora Slawik <nora.slawik@maplewoodmn.gov> wrote:

Ryan,

Thank you. I will talk with the City Manager about the concerns you mention. As a resident myself I think you are bringing forward important points. I will see if we can get you anything today but I am uncertain. Please let us know how the meeting goes.

--Nora

Nora Slawik | 651-738-7099

Mayor

<[image3bed3b.JPG](#)>

Office of the City Council

nora.slawik@maplewoodmn.gov

www.MaplewoodMn.gov

<[image03e64f.PNG](#)><[imageb8687d.PNG](#)>

Michael Martin

From: Ryan Hoveland <ryan@apexcommercialproperties.com>
Sent: Wednesday, January 17, 2018 10:35 AM
To: Nora Slawik
Cc: Michael Martin; Melinda Coleman; DuWayne Konewko
Subject: Re: Community meeting Thursday January 11th, follow up

Will do. Certainly if some of the concerns such as setback, zoning, required parking ratio can be addressed at the next meeting, and we know that for sure, I can inform others that those items will be discussed on the 25th.

Ryan Hoveland

President

Office: 612.361.4806

Mobile: 612.802.0988

Ryan@ApexCommercialProperties.com

Apex Commercial Properties, LLC

155 S. Wabasha Street, #115

St. Paul, MN 55107

www.apexcommercialproperties.com

This email message, including any attachment(s), is intended only for the named recipient(s) and may contain proprietary, confidential, or legally privileged information. Unauthorized individuals or entities are not permitted access to this information. Any dissemination, distribution, disclosure, or copying of this information is unauthorized and strictly prohibited. All brochures, flyers, descriptions or other information supplied is believed to be reliable, but Apex Commercial Properties, LLC shall incur no liability by reason of inaccuracies or omissions in this information. Any information or documentation presented or prepared by Apex Commercial Properties, LLC should not be construed as legal advice. Recipient(s) assumes sole responsibility for ensuring that all legal documentation, such as leases, purchase agreements, letters of intent to purchase or lease proposals supplied by Apex Commercial Properties, LLC conforms to all applicable laws and regulations. It is advised that all recipients secure their own competent legal counsel in the negotiation of real estate transactions. If you have received this message in error, please advise the sender by reply email, and delete this message and any attachments.

On Jan 17, 2018, at 10:23 AM, Nora Slawik <nora.slawik@maplewoodmn.gov> wrote:

Ryan,

Thank you. I will talk with the City Manager about the concerns you mention. As a resident myself I think you are bringing forward important points. I will see if we can get you anything today but I am uncertain. Please let us know how the meeting goes.

--Nora

Nora Slawik | 651-738-7099

Mayor

<[image3bed3b.JPG](#)>

Office of the City Council

nora.slawik@maplewoodmn.gov

www.MaplewoodMn.gov

<[image03e64f.PNG](#)> <[imageb8687d.PNG](#)>

The information contained in this electronic message may be confidential and/or non-public information and is intended only for the use of the individual(s) to whom this electronic message is addressed. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this electronic

Michael Martin

From: Megan Hoveland <megan@ciranda.com>
Sent: Thursday, January 18, 2018 11:06 AM
To: Michael Martin
Cc: Ryan Hoveland
Subject: Lions Park Neighborhood & Proposed 2040 Comprehensive Plan
Attachments: Nov 2017 Draft Plan.pdf

Good Morning,

On January 11, 2018, Maplewood city representatives held a meeting at the Carter Elementary School which my husband Ryan and I attended. The meeting pertained to my neighborhood as I am a resident at 2625 5th St E and a proposed plan to designate my neighborhood as Mixed Use – Community. I am writing today to express my concern with this proposed plan.

It was asked at the January 11th meeting if 3M had expressed interest in developing this area. We were told by the consultant that Maplewood hired and a city planner that 3M did not; 3M was only interested in the Gold Line Bus Stop. After reading through the attached draft, it appears 3M has expressed interest in redeveloping the area for their employees to offer their staff nearby amenities and that Maplewood is supporting this goal. This goes against the information that was provided during the meeting where city officials emphasized the need to redevelop the area for housing due to expected population growth. Upon reviewing the attached proposed plan in further detail, page 31 of the 2040 draft plan states:

- 4.1 Promote the development of “spin-off” office or employment-oriented land uses (such as medical office) in the vicinity of 3M... in order to capitalize on the presence of 3M
 - This seems to imply that 3M is interested in acquiring or participating in the redevelopment of the area for office use
- 4.4 Support the efforts of the private sector to acquire, demolish, and reuse economically challenged properties in the vicinity of 3M, by the virtue of their location, condition, or value no longer function at their highest potential economic use.
 - When asked if any developers were interested in our area, the response from city representatives at the meeting was no. Representatives of the city stated that they had no contact with developers related to any interest in redeveloping the area.
 - At least 7 homes in my neighborhood are new structures, built within the last few years. In addition, many of my neighbors have done extensive remodel projects on their homes. The majority of owners in this neighborhood are longtime residents whose houses have been in the family for several generations. Of the residents near my home, all yards are maintained and properties are in good condition. The above statement about the condition of the neighborhood is false and misleading.
- 5.2 Promote potential mixed-use nodes to the local development community as opportunity areas for a variety of redevelopment options, including retail, residential, and office uses.
 - Representatives of the city did not discuss actively engaging developers to examine our neighborhood at any time during the meeting

My neighbors held a meeting on January 17th to further discuss our concerns. There is a general sense of panic and alarm at this proposed plan, especially when compared to the 2030 plan. Please note, residents are discussing this matter with counsel. We understand that you are allocating 8pm at the January 25th open house to meet again. A majority of my neighbor’s plan to actively engage with you at this time.

I feel the designation of Mixed Use – Community is not feasible or acceptable for this neighborhood and not supported by residents. It is my impression that Maplewood is not providing us with all the facts on why this area was designated Mixed Use – Community over Low Density Residential, including any market studies or fiscal comparisons to other areas in Maplewood that have been redeveloped.

I would like to continue the dialogue with your office on what the next steps are with this plan. In particular I would like to know if residents of Lions Park will have the right to vote on this plan, whether residents will have any say in what types of development can take place in the area (whether we get to vote on proposed development plans in the future) and what the specific details are to maintain and control the look and feel of this existing neighborhood.

My husband Ryan Hoveland will be in attendance on January 25th and we are both willing to continue to discuss this matter with you in further detail.

Regards,

Megan Hoveland

Manager of Legal Affairs

Ciranda, Inc. ~ Innovative Organic Ingredients

715.808.8882 (ph) ~ 715.386.3277 (fax) ~

megan@ciranda.com ~ www.ciranda.com

From: Michael Martin [mailto:michael.martin@maplewoodmn.gov]
Sent: Thursday, January 18, 2018 11:51 AM
To: Megan Hoveland <megan@ciranda.com>
Cc: Ryan Hoveland <ryan@apexcommercialproperties.com>; DuWayne Konewko <DuWayne.Konewko@maplewoodmn.gov>; Rita Trapp <rita@hkgi.com>
Subject: RE: Lions Park Neighborhood & Proposed 2040 Comprehensive Plan

Hi Megan,

Thanks for contacting me with your concerns. The question posed last week was if 3M itself has expressed a desire to redevelop properties nearby its campus – that answer is still no. 3M has not expressed to the city it would want to take this on. We are not privy to internal conversations of 3M but they have not demonstrated in the past that they are likely to get involved in development outside of its campus boundaries. With that said, the city is very interested in using the location of 3M's campus to its advantage in encouraging potential redevelopment and more importantly guide the type of redevelopment that would occur.

I am glad you are able to review the plan and the policies you referenced from the housing chapter are obviously not just applicable to the 3M area but as written in the draft plan are also referencing other parts of the city. Development of a comprehensive plan is not about what a developer believes is feasible or what properties corporations want to buy and redevelop– but the focus is on the city itself deciding on a vision for guiding redevelopment if and when it comes. Is everything going to come to fruition that this city puts in the plan? Likely not, and that is why the city is required to the process over again in 10 years.

Trust me, I understand the apprehension from the neighborhood when the city comes in and proposes a potential land use change. Those are tough discussions and a much different one than the 2030 plan fostered for this neighborhood. The city is not hiding any information – everything we have is on the website. After the open houses this month, next steps include a public hearing before the planning commission likely in March and then the city council voting to approve a draft plan to be submitted for review by adjacent communities. Adjacent communities get six months to review the plan and then the city council would consider approving the plan to be submitted to the Metropolitan Council for review – this will likely occur near the end of 2018.

The neighborhood does not get a vote. The members of the city council are the only people who get to vote to approve the comprehensive plan or any land use proposal. With that said, I know the city council wants to hear from residents in this neighborhood so please contact them and show up to the open house. If in the end a land use change is approved in your neighborhood, next steps would include developing zoning ordinances in which the city would ask your neighborhood to provide comment on again – this work would occur in 2019. But that is only if the council ultimately decides to approve a land use change.

Thanks to you and Ryan for providing comment to the city on the proposed plan. From staff's perspective this is what we want to be happening right now. We want the city council to be able to have a temperature of what people are thinking about the decisions that are going to be asked to make. Look forward to seeing on next week at the open house.

Please let me know as questions and comments comes up.



Michael Martin | 651-249-2303

Michael Martin

From: Megan Hoveland <megan@ciranda.com>
Sent: Thursday, January 18, 2018 3:54 PM
To: Michael Martin
Cc: Ryan Hoveland; DuWayne Konewko; Rita Trapp
Subject: RE: Lions Park Neighborhood & Proposed 2040 Comprehensive Plan

Good Afternoon Mr. Martin,

Unfortunately, this is a disappointing response. My intent here is to encourage you to openly engage with citizens of this community. I am trying to determine the strategic analysis and reasoning behind presenting this land use change. If the comprehensive plan is broad in scope and not specific to our area, then I am searching for information to make an informed assessment for my asset and future. I am assuming this is the same community that you are a part of and have a vested stake in. It was my understanding that having your information available on the website was to encourage open engagement and discussion which will be raised with city council members. Since that is not the case, I will actively seek out the council members on my own as well as other outlets as I try to work with my neighbors and discuss options with counsel if necessary.

Regards,

Megan Hoveland

Manager of Legal Affairs

Ciranda, Inc. ~ Innovative Organic Ingredients

715.808.8882 (ph) ~ 715.386.3277 (fax) ~

megan@ciranda.com ~ www.ciranda.com

ATTENTION: PLEASE PLAN TO ATTEND THE FOLLOWING MEETINGS!!

THIS CAN AFFECT YOUR PROPERTY IN MAPLEWOOD

JANUARY 30, 2018 MAPLEWOOD COMMUNITY CENTER 6:30 P

JANUARY 31, 2018 NEW FIRE STATION MCKNIGHT RD. 6:00P

A must
→

← *A must*

You have received in the mail Maplewood's proposed 2040 Comprehensive Land Use Plan. If you are unaware of this proposal, please go to the Websites below, read about what the City of Maplewood is proposing for our neighborhood. High Density Multi-use Land Use. This means: commercial and residential properties. FIFTY UNITS PER ACRE WITH RETAIL AT SOME OF THE SITES ON GROUND FLOOR. This will potentially affect your property value. PLEASE READ ABOUT THIS AND VOICE YOUR THOUGHTS AT THE MEETINGS SCHEDULED FOR JANUARY 30, 2018 AT 6:30 PM AT MAPLEWOOD COMMUNITY CENTER AND WEDNESDAY JANUARY 31, 2017 AT THE NEW FIRE STATION ON MCKNIGHT ROAD. (South of Minnehaha). It is URGENT that you attend these meetings, voice your thoughts on the website and if you wish to oppose this, sign the petition that is being passed through the neighborhood.



Michael Martin, AICP
Economic Development Coordinator

1902 County Road B East
Maplewood, MN 55109
Office 651-249-2303 Fax 651-249-2319
michael.martin@maplewoodmn.gov
www.maplewoodmn.gov

Maplewood 

2040
COMPREHENSIVE PLAN

**We want your feedback, thoughts
and ideas on the draft plan!**

4 ways to give your feedback and get more info!

- 1** Visit www.maplewoodmn.gov/2040 to review the draft plan and chapter highlights
- 2** Visit www.surveymonkey.com/r/Maplewood2040 to give your feedback on specific chapters
- 3** Visit www.maplewoodmn.gov/shapeyourcity to leave your comments on parks, trails, and future land use map
- 4** Contact City Staff
2040@maplewoodmn.gov

RECEIVED

FEB 01 2018

CITY OF MAPLEWOOD

by *Andrea Lindt*
2:20 pm

**I/We oppose the proposed 2040 Comprehensive Land Use Plan for Lions Park
Neighborhood in Maplewood, MN**

Name	Address	Phone	Email address	Date
THOMAS LAYER	580 N. FARRELL ST	(651) 738-068		1/20-2018
Mark Skaar	2697 Margaret Ave E	651 238-5641		1-20-2018
Arian Skaar	2497 Margaret Ave. E.	451-402-9294		1-20-18
Delaney Skaar	2697 Margaret Ave. E.	651-587-0674		1-20-18
Michael Eastlund	2669 Margaret Ave E	651-769-4459		1-20-18
Anita Anderson	2725 5 th street E	651-757-5834		1-20-18
Toni Nelson	571 Farrell St N	651-735-7835		1-20-18
Gary Nelson	571 Farrell St N	651-735-7835		1-20-18
Robert Messing	595 Ferndale St N	651-739-5379		1-20-18
Rae Messing	595 Ferndale St N	651-739-5519		1-20-18
Thomas A Smith	639 Farrell	651-730-5481		1-20-18
Stephanie Jage	580 N. Farrell St	651-735-0681		1-20-18
Billie J Kenney	559 Farrell St N	651-246-0015		1-20-18

**I/We oppose the proposed 2040 Comprehensive Land Use Plan for Lions Park
Neighborhood in Maplewood, MN**

Name	Address	Phone	Email address	Date
THOMAS LAYER	580 N. FARRELL ST	(651) 738-068		1/20-2018
Mark Skaar	2697 Margaret Ave E	651 238-5641		1-20-2018
Arian Skaar	2497 Margaret Ave. E.	451-402-9294		1-20-18
Delaney Skaar	2697 Margaret Ave. E.	651-587-0674		1-20-18
Michael Eastlund	2669 Margaret Ave E	651-769-4459		1-20-18
Anita Anderson	2725 5 th street E	651-757-5834		1-20-18
Toni Nelson	571 Farrell St N	651-735-7835		1-20-18
Gary Nelson	571 Farrell St N	651-735-7835		1-20-18
Robert Messing	595 Ferndale St N	651-739-5379		1-20-18
Rae Messing	595 Ferndale St N	651-739-5519		1-20-18
Thomas A Smith	639 Farrell	651-730-5481		1-20-18
Stephanie Jage	580 N. Farrell St	651-735-0681		1-20-18
Billie J Kenney	559 Farrell St N	651-246-0015		1-20-18

**I/We oppose the proposed 2040 Comprehensive Land Use Plan for Lions Park
Neighborhood in Maplewood, MN**

Name	Address	Phone	Email address	Date
Hugo Chavolla	644 Ferndale St. N	612-751-9765	hugo.chavolla@gmail.com	1/26/18
Kelley Diethelm	2634 Fremont Ave E	651-373-2381	kelkrebear@hotmail.com	1-29-18
Daniel Diethelm	2634 Fremont Ave E		detr12@hotmail.com	1/26/18
Jay Jay	2627 Fremont Ave		J.J. Suprenant@yahoo.com	1-28-18
May Lerby	2624 Fremont Ave E	612-644-6838		1/28/17
Andrew Anderson	696 FERDALE	612-615-5651	andrews3@gmail.com	1-25-17
Pu B J	2654 MARGARET AVE E			1-28-18
Yasmin Davis	2654 Margaret Ave	612-512-7390	HVACTIME@USFamily.com	1-28-18
Jay	2666 Margaret Ave	612-206-4050	Fuegi_Ving@hotmail.com	1-28-18
Scott H. Knies	2663 Margaret Ave	651-731-0540	KLSTANLER@G.COM	1-28-18
Maria Pabon	2660 5th St E	651-490-4857	mcpabon@gmail.com	1-28-18
Jerry Erickson	2670 Minnesota St E	651-285-0192	SWEDER2670@MSN.COM	1-28-18
JERRY LUND	2684 MHAHA	651-714-7162	GOLFSTER99@Yahoo.com	1-28-18

**I/We oppose the proposed 2040 Comprehensive Land Use Plan for Lions Park
Neighborhood in Maplewood, MN**

Name	Address	Phone	Email address	Date
Marjorie + Jerry Zeb	2648 5th St. East	651-357-6234	marjorzeb@aol.com	1-20-18
Jody Brucula	588 Ferndale St N	651-600-2500	jody.b@me.com	1-20-18
Zoe Wallin	547 FERDALE ST N	651-738-6223		1-20-18
Martin Mihajlovich	537 Ferndale St	651-739-8445	Smihajlovich@me.com	1-20-18
Jay Kaiter	505 Ferndale St N	651-261-9600		1-20-18
Keegan Keul	516 Ferndale St N	612-331-2252	Keegan.Keul@ferndale.com	1-20-18
Russ Smith	557 Ferndale	651-735-1485	NONE	1/20/18
BARRY HALVERSON	577 FERDALE	651-468-1252		1-20-18
John June Kaiter	570 FERDALE ST N	651-735-6334	johnjunekaiter@comcast.net	1/20/18
Angie + Brad Borchas	2643 Conway	651-334-0184	AngieKahl@AOL.com	1/20/18
Angie Borchas				
L. H. August	2691 Conway Ave.	651-357-8734		1-20-18
Jill Swetz	445 Farrell Ave	651-276-5175	NONE	1-20-18

I/We oppose the proposed 2040 Comprehensive Land Use Plan for Lions Park Neighborhood in Maplewood, MN

Name	Address	Phone	Email address	Date
de Reink	621 Ferndale St N	651-739-3319		1/24/2018
KEAL WAERSTROM	626 FERNDALE ST. N	651-348-3693		1/26/2018
Brian Brady	649 FERNDALE ST N	651-253-4581		1/26/2018
Brett Terry	646 Ferndale ST N	651-757-7613		1/26/2018
Jane Anderson	680 Ferndale	651-739-9118		1-26-18
Lie Lee	2633 5th St E	651-325-8073		1-27-18
Mike Esch	556 Ferndale St. N	651-295-7343		1/27/18
SCOTT MOHWINKEL	529 FERNDALE	651-735-8881		1/27/18
Mitch Imbertson	500 Farrell St N	651-402-1438		1/27/18
CHAD HAUER	500 FARRELL ST. N.	651.208.4016		1/27/18
Roberta Baker	521 Farrell St N	651-324-6911		1/27/18
Wayne R McCloud	2695 Freeman St	651-739-0844		1-27-18
Bryan + Maria Rostler	548 FERNDALE	651-736-7313		1-27-18

I/We oppose the proposed 2040 Comprehensive Land Use Plan for Lions Park Neighborhood in Maplewood, MN

Name	Address	Phone	Email address	Date
Pat Knierim	509 Farrell St	651-738-1417		01/21/18
Debbie Gibson	581 Century Ave N	651/493-4232		01/22/18
Bruce & Sybil	581 Century Ave N	651 493 4232		01/22/18
Bruni Pacheco	571 Century Ave N	651-739-0629		1-24-18
Lynn Rechey	533 Farrell St N	651-735-9666	larichoy2@yahoo.com	1/24/18
M. Pichard	509 FARRELL ST	(651) 738-1417		1-24-18
Beeley Richman	509 Farrell St. N.	(651) 738-1417		1-24-18
John Kay	560 Farrell St - Maplewood	651-738-0661		1-24-18
Leann Miller	631 Farrell St	651-731-7873		1-25-18
Will Cowen	2675 Marguerite	612-883-0974		1-25-18
Matthew & Amanda Crawley	2698 5th St. E	612-791-3223		1-25-18
BARB AND Glenn Kaye	2706 E 5th St	651-731-9753		1-25-18
Gene Mohwinkel	529 Ferndale St N	651-735-8881		1-25-18

I/We oppose the proposed 2040 Comprehensive Land Use Plan for Lions Park Neighborhood in Maplewood, MN

Name	Address	Phone	Email address	Date
<u>Paul H. H. H. H.</u>	<u>510 Farrell St N</u>	<u>651-468-8267</u>	<u>Saragedatus@yahoo.com</u>	<u>1/20/18</u>
<u>Jeffrey D. Blakesley</u>	<u>515 Farrell St N</u>	<u>651-352-7001</u>		<u>1/20/18</u>
<u>Bob & Charlotte Coleman</u>	<u>2655 Fremont Ave</u>	<u>651-739-9778</u>	<u>0</u>	<u>1/20-2018</u>
<u>owners of 549- Farrell St. also</u>				
<u>Tammy Benn</u>	<u>2713 Fremont Ave</u>	<u>651-642-1292</u>		<u>1/20/18</u>
<u>Charles Johnson</u>	<u>569 Century Ave</u>	<u>651-955-4625</u>		<u>1/20/18</u>
<u>John J.</u>	<u>2700 Fremont Ave</u>	<u>651-2835949</u>		<u>1-20-18</u>
<u>R.W. Fossner</u>	<u>2705 Fremont Ave E</u>	<u>651-735-9220</u>		<u>1/20/18</u>
<u>Tom H. H. H.</u>	<u>548 PARALEL</u>	<u>612-558-6367</u>	<u>HOWARD@VETERAN</u>	<u>1/20/18</u>
<u>Jim H. H. H.</u>	<u>585 Ferndale N</u>	<u>651-733-5296</u>	<u>imbojim@gmail</u>	<u>1/25/18</u>
<u>Shawn Selvis</u>	<u>571 Ferndale N</u>	<u>651-201-1180</u>	<u>ShawnSelvis717ATGmail</u>	<u>1/25/18</u>
<u>Charles Blaise</u>	<u>2667 5th St E</u>	<u>651-733-1044</u>	<u>MNCBBlaise@gmail</u>	<u>1/25/18</u>
<u>Mynna Malykhina</u>	<u>2667 5th St E</u>	<u>651-732-1114</u>	<u>mnmcm@msn.com</u>	<u>1/25/18</u>

I/We oppose the proposed 2040 Comprehensive Land Use Plan for Lions Park Neighborhood in Maplewood, MN

Name	Address	Phone	Email address	Date
<u>Angela Liso</u>	<u>2707 Margaret Ave</u>	<u>612-590-3740</u>	<u>aliso1218@comcast</u>	<u>1/29/18</u>
<u>Arnon Quinstad</u>	<u>2707 Margaret Ave</u>	<u>612-590-3740</u>	<u>aliso1218@comcast</u>	
<u>Gerald T Parenteau</u>	<u>617 Century Ave N</u>	<u>651-738-2737</u>	<u>None</u>	<u>1-29-18</u>
<u>Cynthia A Parenteau</u>	<u>617 Century Ave N</u>	<u>480-343-5628</u>	<u>thePop62@yahoo.com</u>	<u>1-29-18</u>
<u>Chasme Barenton</u>	<u>617 Century Ave N</u>	<u>651-738-2737</u>	<u>none</u>	<u>1-29-18</u>
<u>Kathy Reeves</u>	<u>634 Ferndale</u>	<u>651-738</u>		<u>1-30-18</u>
<u>Francis Joseph Sci</u>	<u>627 Ferndale</u>	<u>651-442-1133</u>		<u>1/30/18</u>
<u>Peggy Erickson</u>	<u>2671 Conway Ave</u>	<u>651-739-3593</u>		<u>1/30/18</u>
<u>Greg Erickson</u>	<u>2671 Conway Ave</u>	<u>651-739-3593</u>		<u>1/30/18</u>
<u>Susan Ruiz</u>	<u>520 Ferndale St N</u>	<u>651-528-3389</u>		<u>2/30/18</u>
<u>Patti Heller</u>	<u>618 Ferndale St N</u>	<u>651-503-6724</u>		<u>1/31/18</u>
<u>Doug Thompson</u>	<u>643 Ferndale St W</u>	<u>651-245-8417</u>		<u>1-30-18</u>
<u>Walter Cepanich</u>	<u>488 Ferndale St N</u>	<u>651-226-7580</u>	<u>w.cep@comcast</u> <u>gmail.com</u>	<u>1-30-18</u>

Draft Plan Comments

Natural Resources Chapter (formerly Chapter 7):

Summary of Comments on 7_Natural Resources(MCG).pdf

Page: 7-111

-  Author: mgernes Subject: Sticky Note Date: 2/1/2018 12:21:00 PM
1st bullet not so much protect as to restore and maintain. Suggested language:
"With so many challenges and limited resources it's critical to prioritize staff resources and available funding to priority sites and natural resources."
-  Author: mgernes Subject: Sticky Note Date: 2/1/2018 12:28:32 PM
"The City needs to continually seek funding and support for natural resource enhancement and management via public and private grants, city budgets and partnered ventures."
-  Author: mgernes Subject: Sticky Note Date: 2/4/2018 5:48:48 PM
The asset management software could also be used to inventory and track large and small quality natural resource patches or parcels.

Page: 7-112

-  Author: mgernes Subject: Sticky Note Date: 2/4/2018 5:56:45 PM
Revise to: Oak savanna is a fire-dependent
-  Author: mgernes Subject: Sticky Note Date: 2/4/2018 5:58:32 PM
Lakes such as Keller were smaller at the time...
-  Author: mgernes Subject: Sticky Note Date: 2/4/2018 6:10:13 PM
Since Maplewood was dominated by savannas, why not site a savanna specialist species such as loggerhead shrikes rather than ovenbird which are more typical in forested communities.
-  Author: mgernes Subject: Sticky Note Date: 2/4/2018 6:10:58 PM
Where is Table 7.1, has it not been developed yet?
-  Author: mgernes Subject: Sticky Note Date: 2/1/2018 12:31:48 PM
Our preserves and natural areas need to be actively managed or they will degrade over time.

Page: 7-113

-  Author: mgernes Subject: Sticky Note Date: 2/4/2018 6:15:04 PM
... aggressive nonnative cattails
-  Author: mgernes Subject: Sticky Note Date: 2/4/2018 6:15:12 PM
-  Author: mgernes Subject: Sticky Note Date: 2/4/2018 6:15:14 PM
-  Author: mgernes Subject: Sticky Note Date: 2/4/2018 6:37:51 PM
Highlight, especially with Fish Creek there may be stream restoration or habitat improvement opportunities. Partnerships with Washington and Ramsey County Conservation Districts as well as Ramsey-Washington Metro Watershed District as well as MN DNR.
-  Author: mgernes Subject: Sticky Note Date: 2/4/2018 6:53:50 PM
Yes, good point, thank you! Add this is a prime opportunity to apply ecological overlays to identify these resources.
- Here or elsewhere, mention it is easier, more cost effective and more successful to manage remnant-intact communities compared to wholesale restoration actions.

Page: 7-116

Author: mgernes Subject: Sticky Note Date: 2/1/2018 12:49:15 PM

Some park natural areas such as the South end of Wakefield Park and Joy Park have high ecological quality and should be actively managed.

Author: mgernes Subject: Sticky Note Date: 2/1/2018 12:55:17 PM

Some of these properties, be they City or County owned or privately owned have high ecological quality and need to be inventoried and identified on an 'ecological overlay' as part of the City GIS mapping and asset inventory. Active management is needed to sustain these high quality resources.

Author: mgernes Subject: Sticky Note Date: 2/1/2018 12:56:55 PM

Higher ecological quality tracts need to be managed to sustain their integrity.

Author: mgernes Subject: Sticky Note Date: 2/4/2018 7:12:58 PM

This greenway should be revised to include Hillside park and tails to the east and south via Maplewood Middle school and the wetland trail complex past Evergreen Apartments and connect to the Sterling Ave trail.

Page: 7-117

Author: mgernes Subject: Sticky Note Date: 2/4/2018 7:23:11 PM

Canada thistle is on the control list. Oriental bittersweet is on the eradicate list which is the most stringent category.

Author: mgernes Subject: Sticky Note Date: 2/4/2018 7:34:56 PM

Maplewood is one of the few cities that has sponsored public-private cooperative neighborhood removal efforts of buckthorn. Maplewood has also contracted to remove buckwood this species from several city properties. Though commendable the effort needs to include more aggressive and ongoing efforts at these locations to reach a point were buckthorn regeneration is controlled. Admittedly eradication will not be able to be accomplished, but we can focus efforts and be more strategic to achieve manageable populations.

Author: mgernes Subject: Sticky Note Date: 2/4/2018 7:38:32 PM

EAB controls will require effective use of city staff, contractors and citizens. It must include continuing education and appropriate selection of other native tree species to replace lost ash trees.

Author: mgernes Subject: Sticky Note Date: 2/4/2018 7:39:41 PM

use native "wildflower" species here rather than just flower

Page: 7-118

Author: mgernes Subject: Sticky Note Date: 2/4/2018 7:47:35 PM

Looking forward in a plan like this we ought to set a goal of naturalizing another 10% of current conventionally maintained turf.

Page: 7-121

Author: mgernes Subject: Sticky Note Date: 2/4/2018 7:53:53 PM

Commit to ongoing management practices such as prescribed burning as often as needed to reach ecological goals.

Author: mgernes Subject: Sticky Note Date: 2/4/2018 7:56:18 PM

Educate commercial property owners regarding latest de-icing applications.

Author: mgernes Subject: Sticky Note Date: 2/4/2018 7:59:03 PM

City needs to commit city funds to these important goals in addition to partnered and grant opportunities.

Page: 7-122

Author: mgernes Subject: Sticky Note Date: 2/4/2018 8:02:38 PM

Provide assistance to residents in managing their natural resources. For example the buckthorn neighborhood pickup.

Page: 7-123

Author: mgernes Subject: Sticky Note Date: 2/4/2018 8:03:45 PM

Excellent, thank you!!

Author: mgernes Subject: Sticky Note Date: 2/4/2018 8:06:38 PM

Identify and establish priority and timetable ...

Parks, Trails, and Open Space Chapter (formerly Chapter 10):

Summary of Comments on 10_ParksTrailsOpenSpace_Mike Germes.pdf

Page: 10-161

 Author: mgernes Subject: Sticky Note Date: 2/4/2018 8:38:16 PM
There are existing resources that should be included in the natural area greenways.

Page: 10-171

 Author: mgernes Subject: Sticky Note Date: 2/4/2018 9:28:36 PM
Maintain and actively manage neighborhood preserves...

Page: 10-172

 Author: mgernes Subject: Sticky Note Date: 2/4/2018 9:44:43 PM
...target natural communities and species...

 Author: mgernes Subject: Sticky Note Date: 2/4/2018 9:47:18 PM
Seek stable funding to implement resource management practices recommended in management plans

Page: 10-180

 Author: mgernes Subject: Sticky Note Date: 2/4/2018 9:55:27 PM
Develop management plans for each of the city preserves

Phone Call Comments/ Questions

The following calls were placed to City staff regarding the Comprehensive Plan.

Table A-1. Phone call comments

DATE	COMMENT/QUESTION	RESPONSE GIVEN
12/27/17	What it means to have his property and others circled and marked as a mixed use community and if the city, county or state was intending to acquire his property	The city/county doesn't intend to acquire properties. The city anticipates changes in 2040 as such certain areas like the mixed use community will be zoned to allow more flexibility for higher densities and mixing of uses as against strictly residential.
1/5/18	Questions about comp plan -	Left voicemail - explaining his home and other SFH are not affected but if Crooked Pint, vacant lot and apartments were to develop this is what it could look like
1/5/17	Clarifying if his property was in mixed use or not - wants it to be.	Confirmed it was - property owner was happy to hear this.
1/8/18	Asked about the future changes for Century Avenue and when it might takes	Caller said she had figured it out but wanted to know when the sidewalks on century ave will be done. I gave caller Steve Love's (the city engineer) number.
1/8/18	Questions about comp plan -	Left voicemail
1/9/17	Questions about comp plan - comments about plumbing school	Discussed requirements of current use of building and some aspects of 2040 plan.
1/11/18	Wondering if Jan 11 meeting was still being held	Was told yes.
1/11/18	Wanted the presentation for 1/11/18 neighborhood meeting. Could not make it to meeting	Lions Park Neighborhood meeting presentation emailed on 1/17/18
1/18/18	Wanted to know what half mile station buffer meant	Emailed explaining half mile buffer is just about showing what properties are near the station area; no policies are in play here
1/23/18	Questions about New Century guiding	Answered email.
1/26/18	Says doors are locked - didn't leave name or number	
1/26/18	Missed meeting was seeking info	Emailed link to presentation and other materials related to comp plan.
2/1/18	Questions about her property being reguided to mixed use	Answered questions.
2/1/17	Questions about mixed use guide across street	Left voicemail answering questions; encouraged to call back if more questions are out there

