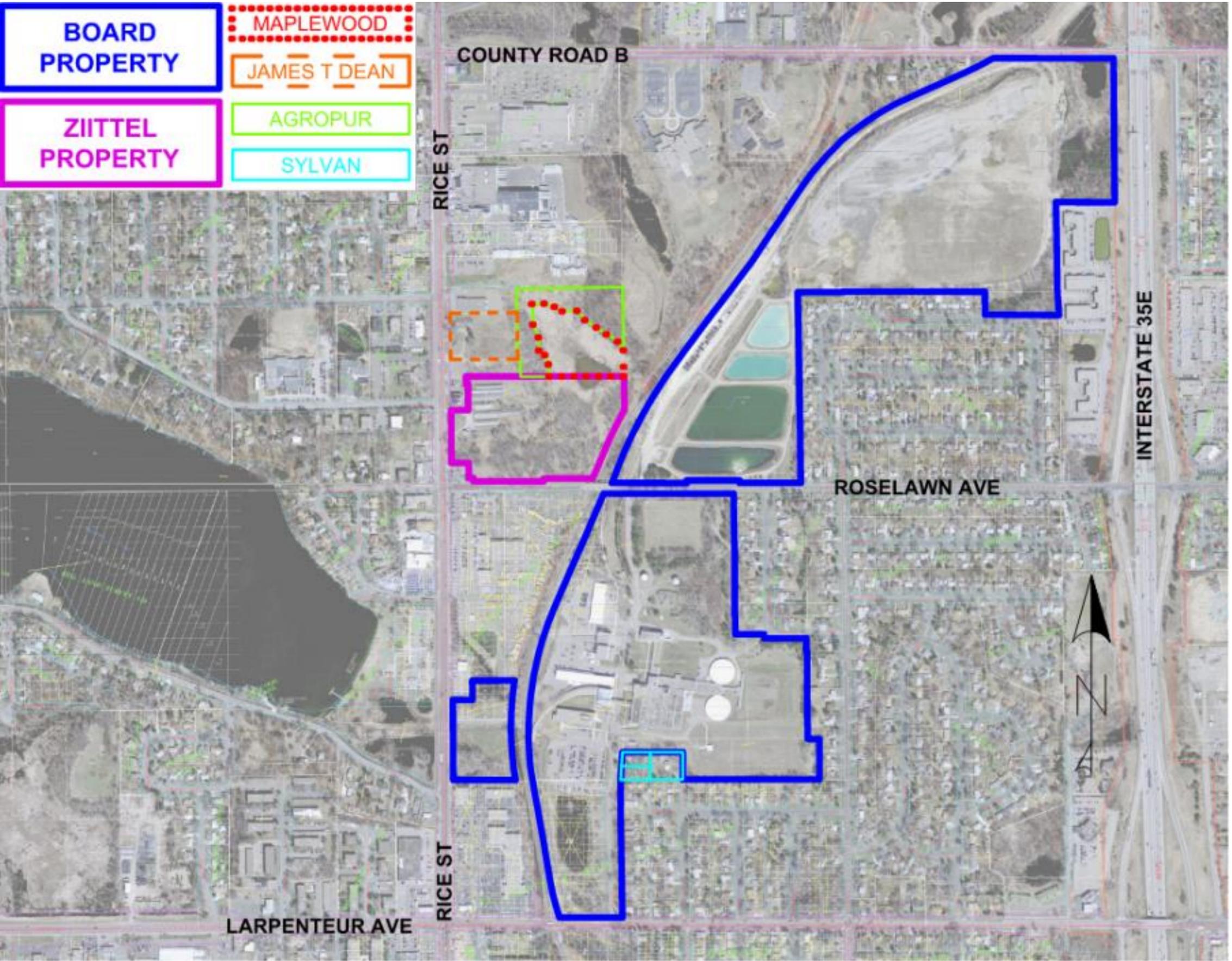


# Property Planning Actions Rice and Larpenteur Site Sandy Lake Site

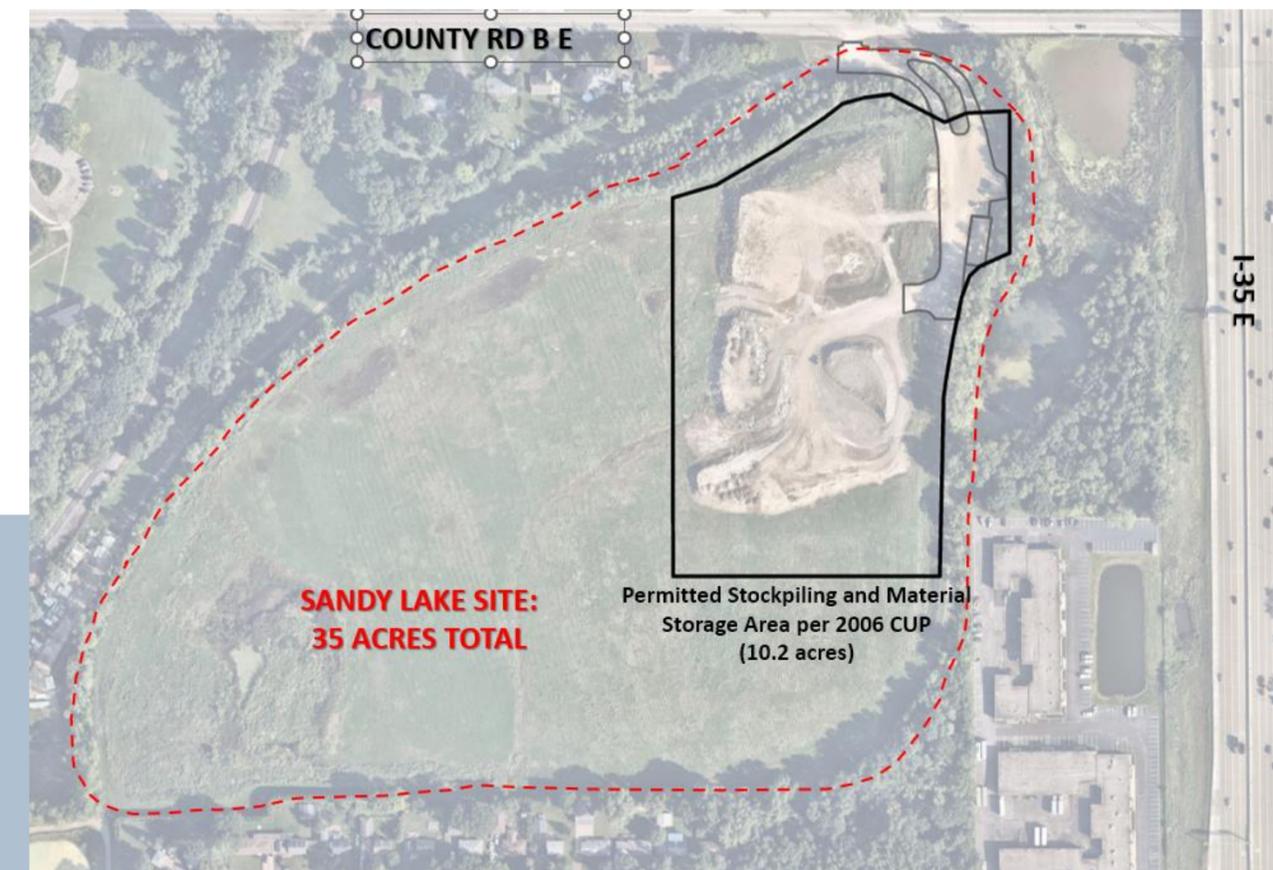
Todd Blomstrom  
Assistant General Manager

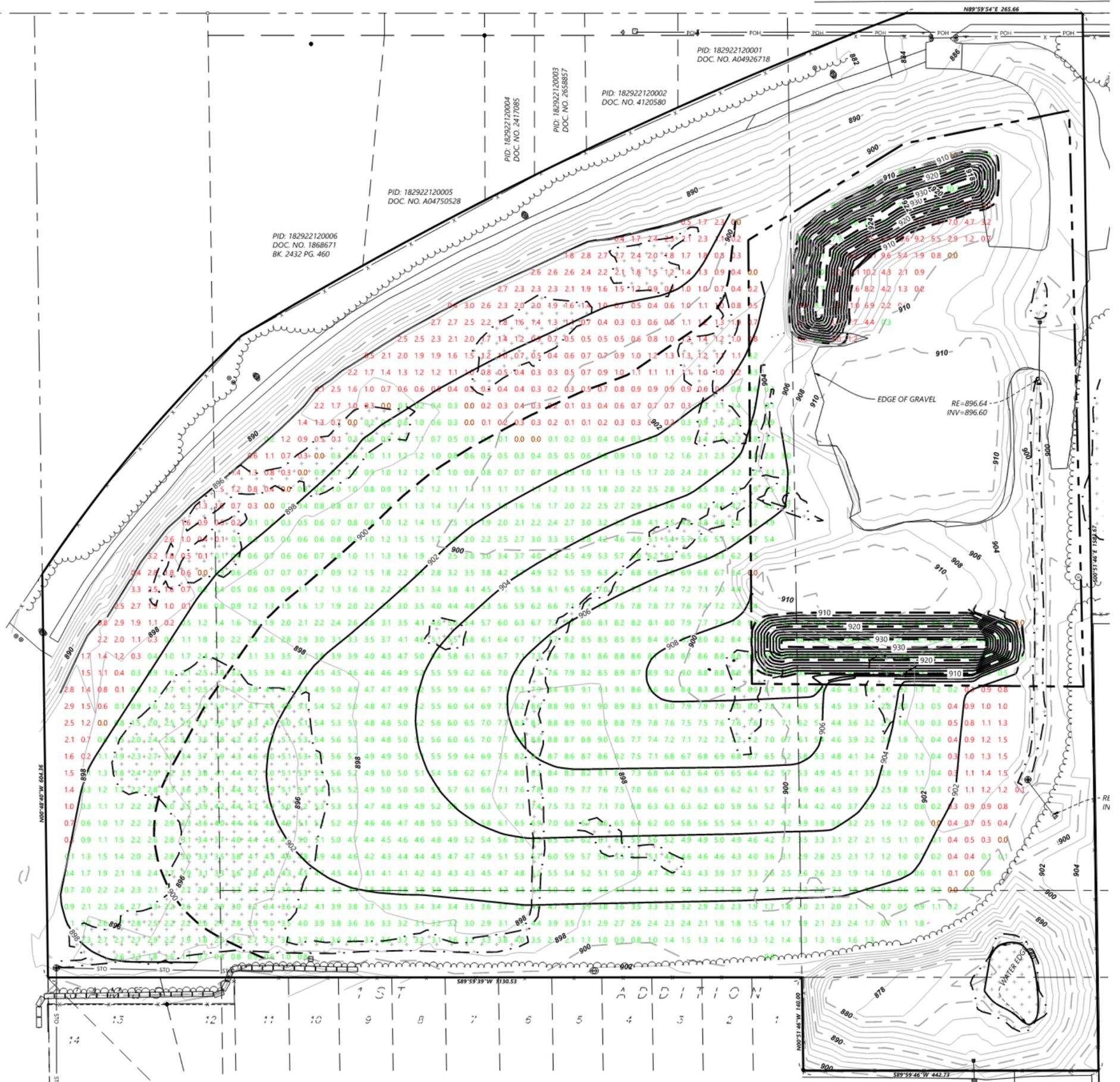
Rich Hibbard  
Engineering Division Manager



# Site use history

- 1940 Purchased the property for lime processing
- 1950s Adjacent residential development begins
- 1998 Lime disposal at site ends and soil recycle begins
- 2006 CUP for crushing operations is approved by Maplewood
- 2009 Capping completed in coordination with MPCA
- 2014 MPCA reclassifies lime disposals sites under industrial landfill rules
- 2017 Ceased crushing operations and limited activity from 7 to 7
- 2019 MPCA requests closure plan to include 2% slope
- 2024 Soil available at Pigs Eye site: 34,000 cubic yards





# Grading Plan (Draft) with 2% Slope

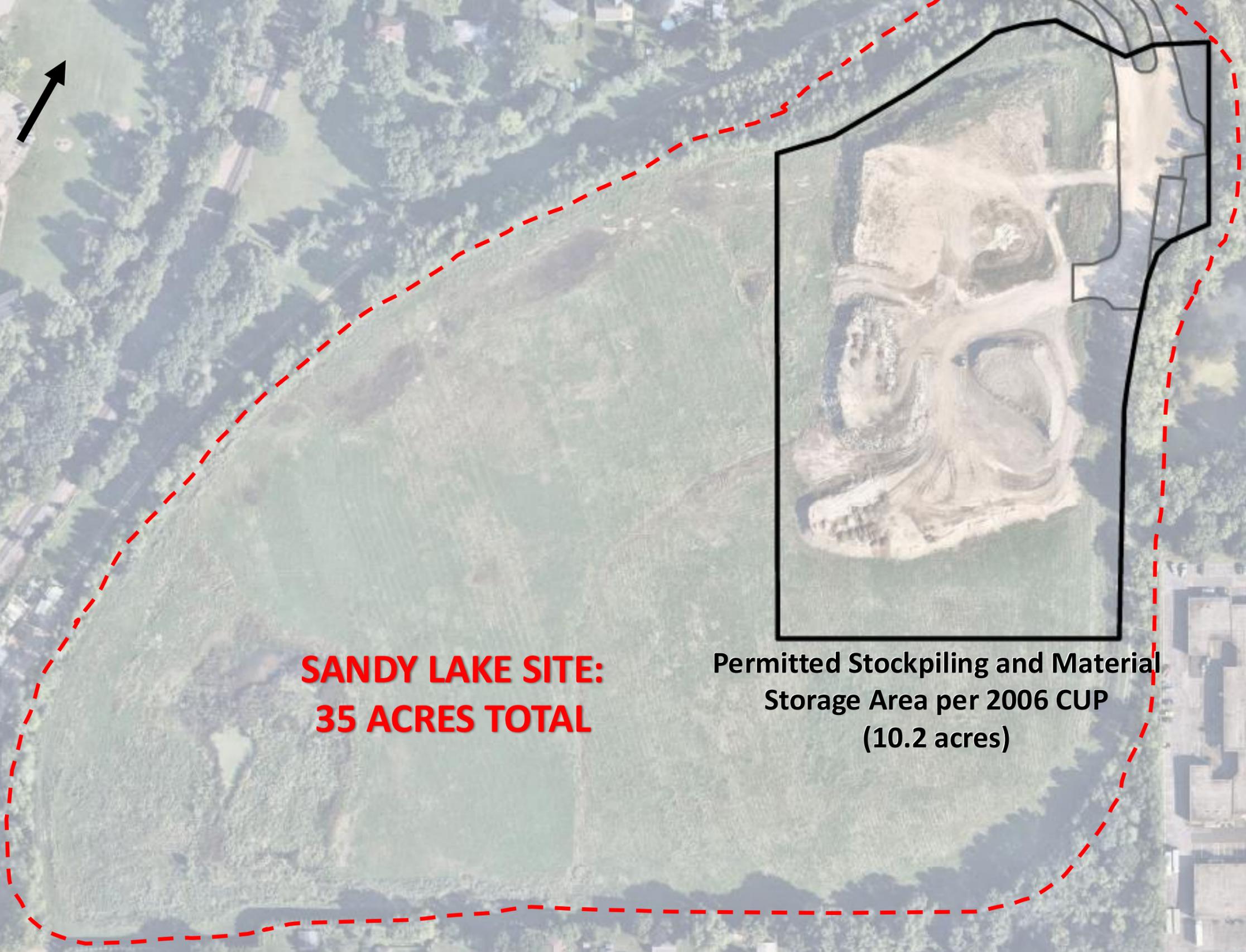
**COUNTY RD B E**



**I-35 E**

**SANDY LAKE SITE:  
35 ACRES TOTAL**

**Permitted Stockpiling and Material  
Storage Area per 2006 CUP  
(10.2 acres)**



Rice Street & Roselawn  
Property



# SPRWS Campus Property





# Roselawn Site History

- 
- 2014 SPRWS purchases 13 acre property for \$2.5M
  - 2016 SPRWS enters into an agreement with Galilee Evangelical Lutheran Church (GELC) to allow temporary use for community gardens
  - 2018 Rice-Larpentuer Alliance adopts Vision Plan including housing at site
  - 2021 Agreement expires with GELC for gardens
  - 2023 SPRWS identifies specific space need for the site
  - 2024 Rondo Community Land Trust presents housing and gardens concept to Maplewood City Council. Rice-Larpentuer Alliance engages with the public at multiple neighborhood events with the same concepts.

# Space Needs for Pipe Storage



# Pipe Yard Storage Area



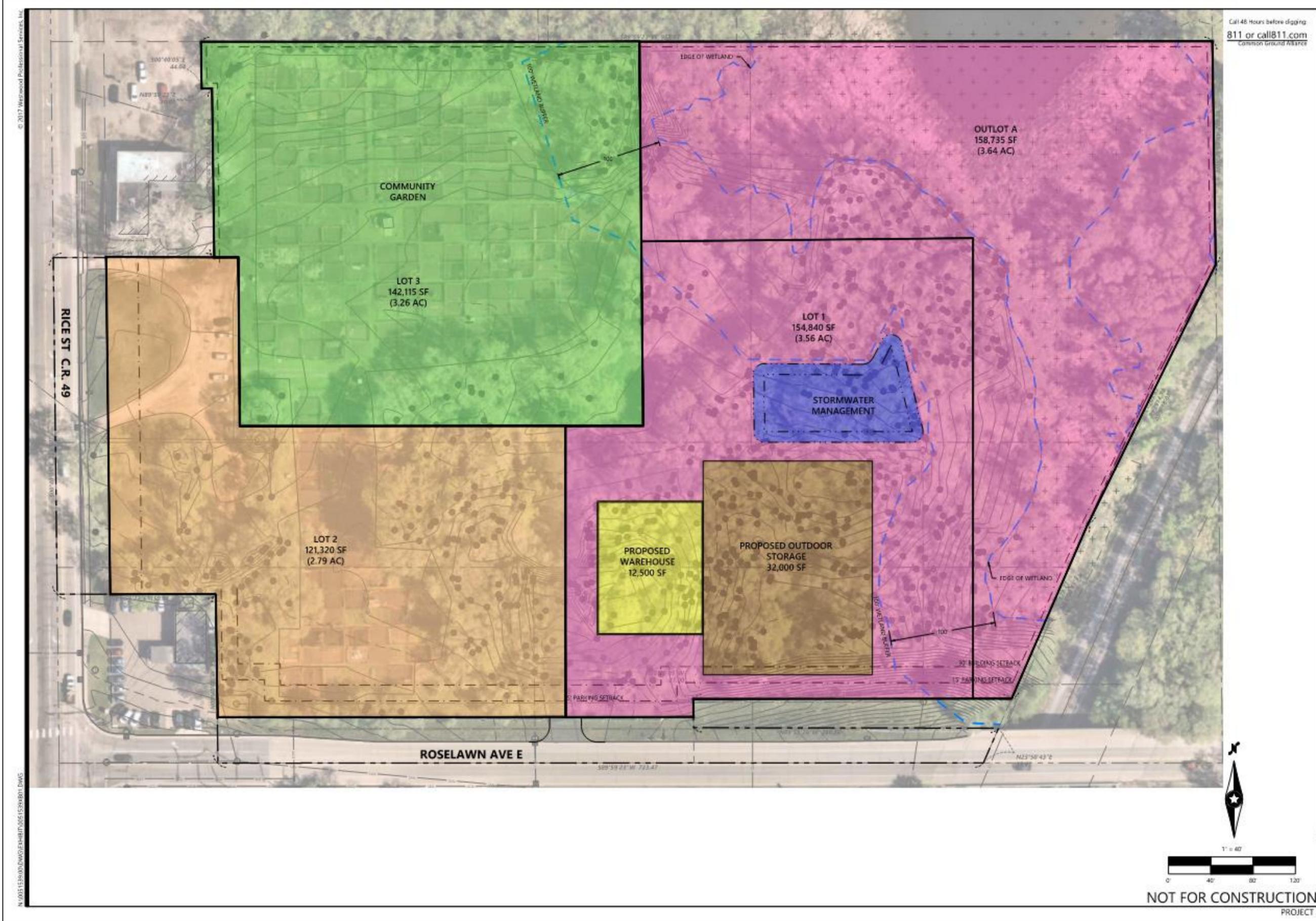


**Property Size: 13.2 Acres**

Pipe and Fitting Storage	11,250 SF
Pipe Cleaning	<u>1,000 SF</u>
Total Indoor Storage	12,250 SF
Outdoor Staging Area	32,000 SF

**Lot Summary**

- Outlot: 3.64 ac
- Lot 1: 3.56 ac
- Lot 2: 2.79 ac
- Lot 3: 3.26 ac



REVISIONS

NO.	DATE	DESCRIPTION

PREPARED FOR:  
**ST. PAUL REGIONAL WATER SERVICES**  
1900 SICE ST  
ST. PAUL, MN 55113

ROSELAWN SITE  
MAPLEWOOD, MN

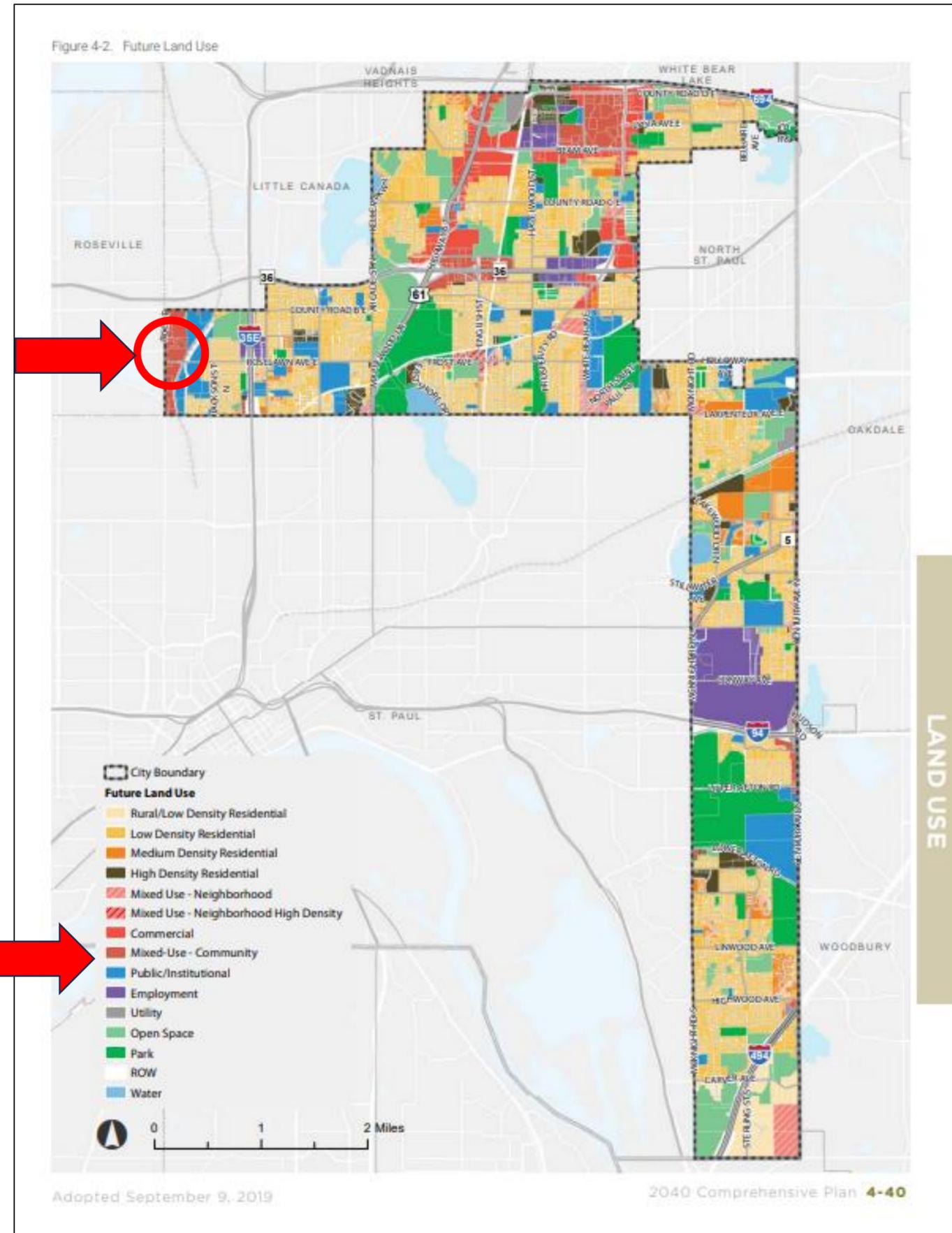
**Westwood**  
Professional Services, Inc.  
12291 Annapower Drive, Suite #408  
Maplewood, MN 55127  
Phone: 651.251.4150  
Fax: 651.251.4150  
www.westwoodps.com

SITE  
CONCEPT 1A

SHEET NUMBER:  
**1A**

ST. PAUL WATER-ROSELAWN SITE

# Maplewood Comprehensive Plan Future Land Use



# Requested Board Direction

Does the Board wish to direct SPRWS staff to proceed with the following three actions?

1. Initiate land use process with the City of Maplewood to amend the existing Conditional Use Permit at the Sandy Lake site for placement of fill and site grading to satisfy site reclamation requirements of the MPCA based on industrial land fill designation.
2. Submit application for property subdivision and associated zoning designation to subdivide the Rice & Roselawn property and retain property for future construction of a storage facility.
3. Determine fair market value for surplus land at the Rice & Roselawn site. Continue discussions with parties interested in potentially purchasing excess land for consideration by the Board.