



STPAUL.GOV

# Introduction to Ames Lake Property RWMWD Flood Mitigation Project

**HOUSING AND REDEVELOPMENT AUTHORITY**

**December 10, 2025**

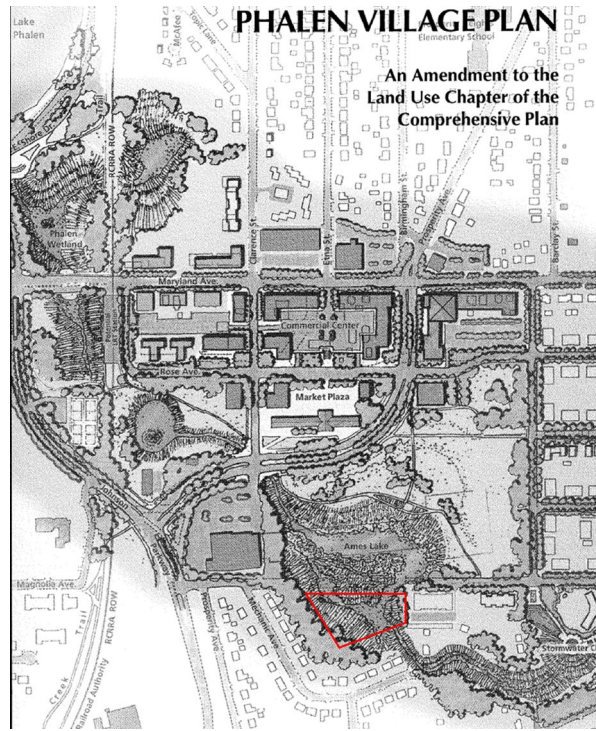


# Ames Lake – Property Information

- 0 (1400) Magnolia Ave
- 2.13± Acres
- Wooded lowland
- Prone to:
  - Flooding
  - Trash & dumping
  - Falling trees
  - Unsheltered activity
- Average HRA maintenance cost of approx. \$6,000 per year
- In HRA property portfolio for 28 years







## PHALEN VILLAGE PLAN

An Amendment to the  
Land Use Chapter of the  
Comprehensive Plan

## Phalen Village Small Area Plan adopted by City Council 12/6/1995

- 40 Acre Study Area
- Realign Prosperity Ave
- Restore Ames Lake and wetlands in low areas unsuitable for development
- Enhance property values
- Attract quality commercial and residential development
- Design wetland water-cleaning ecosystem to filter and detain stormwater runoff

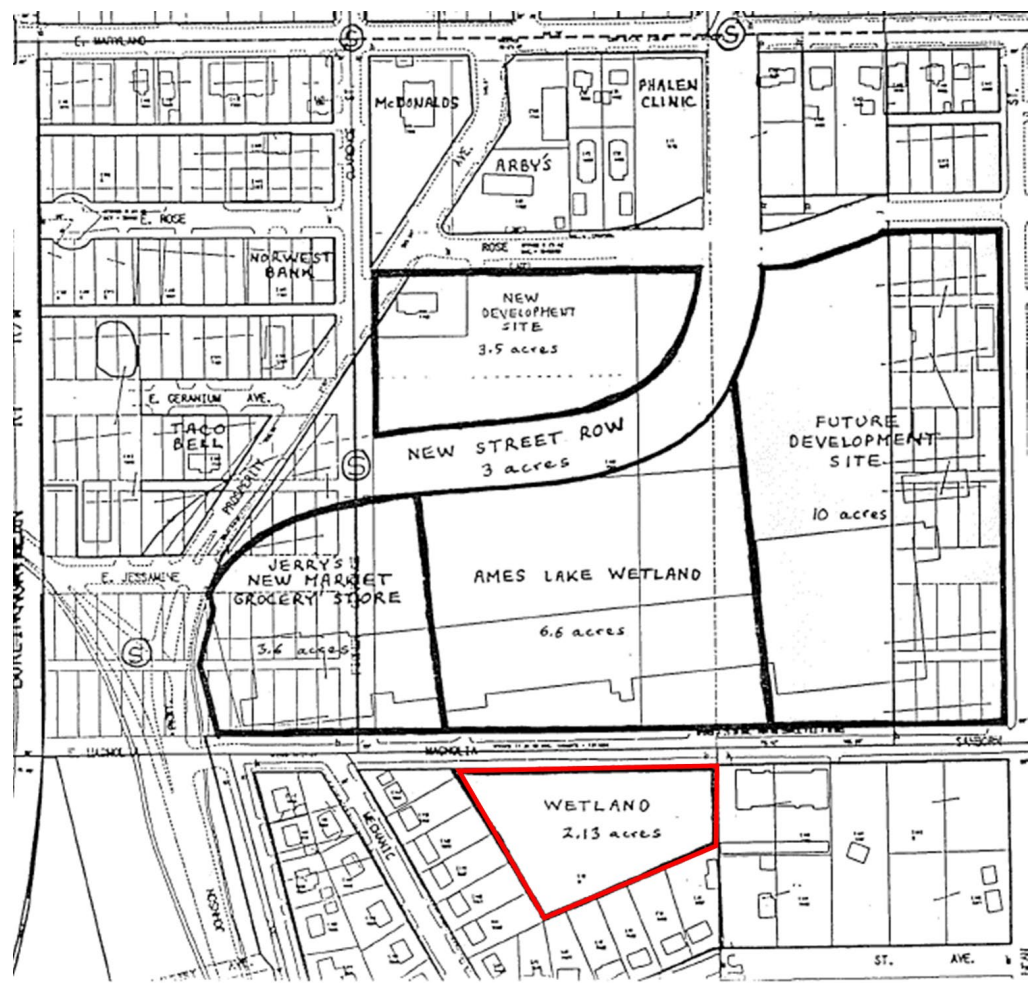
## Ames Lake - History

# Ames Lake - History

## HRA Acquisition 1997

HRA RES 97-4/9-5 approved acquisition

- 8.7 ac for restoration of Ames Lake wetland
  - 6.6 ac north of Magnolia
  - 2.13 ac south of Magnolia
- 3 ac for Prosperity Ave realignment
- Eastern 10 ac for redevelopment





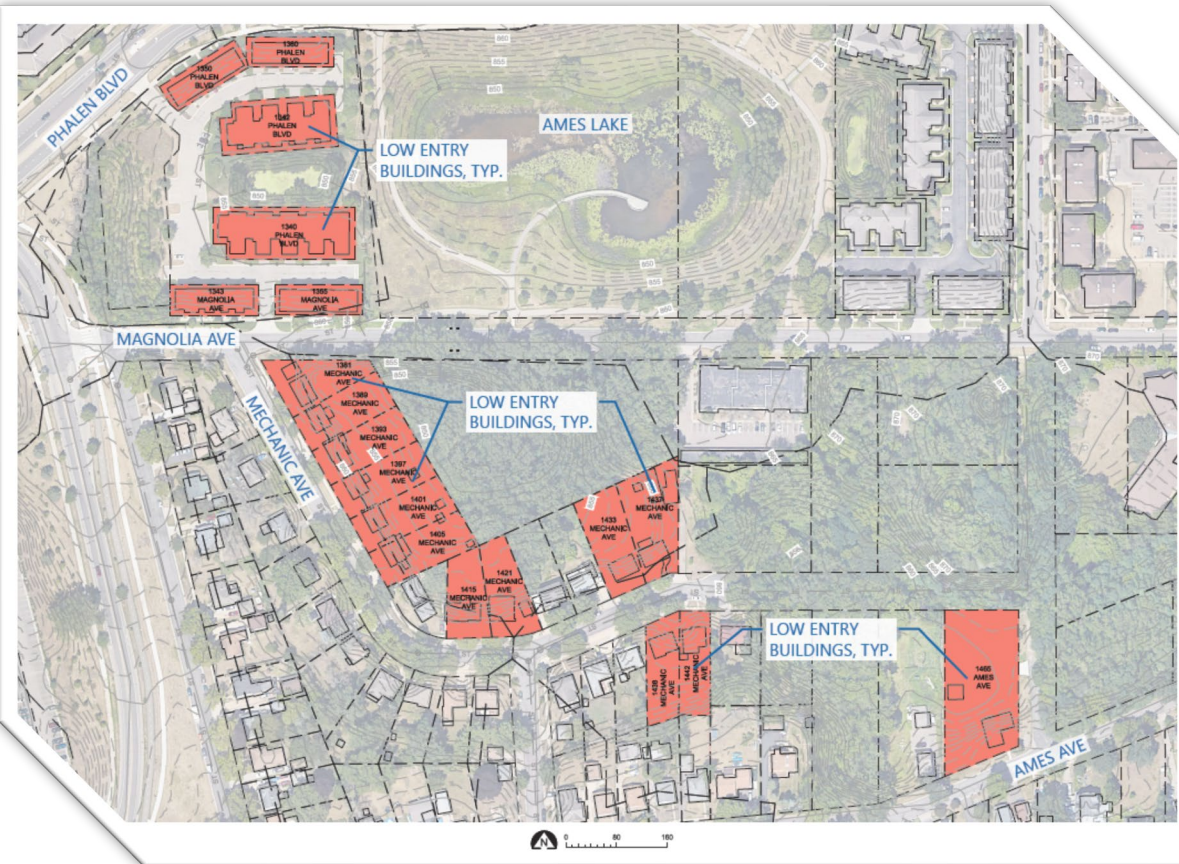
# Ames Lake – History

- Restoration of Ames Lake completed in about 1999
  - RWMWD heavily involved in and financially supported restoration
- HRA approved conveyance of Ames Lake to the City for \$2.00 in 2000 & 2001; Staff working to transfer Ames Lake Park in 2026
- Current maintenance by City and RWMWD





# Ames Lake – RWMWD Proposal



## Ames Lake Flood Control Feasibility Study, Nov. 2023

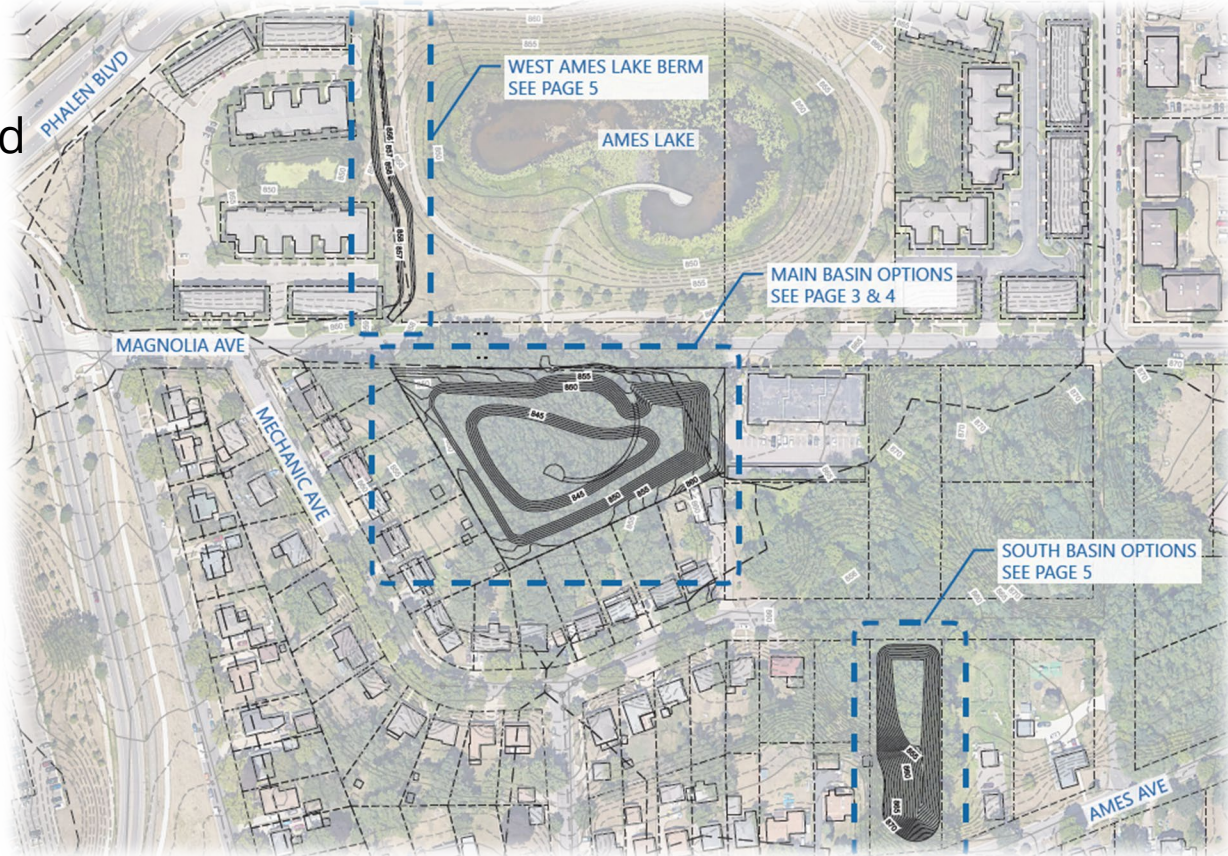
- Initiated by Ramsey Washington Metro Watershed District (RWMWD) to reduce flooding
- Location in City with largest number of flood-prone habitable structures in one area (within RWMWD)
- Existing conditions, total properties in floodplain: 42



# Ames Lake – RWMWD Proposal

Three locations for proposed improvements

- West Ames Lake Berm
- Main Basin (1400 Magnolia)
- South Basin (0 Ames)



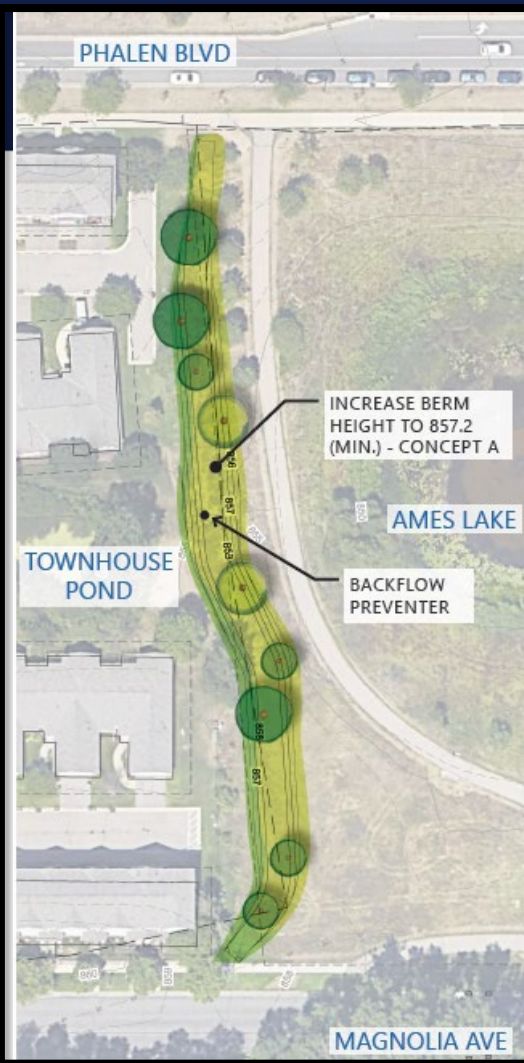




# Ames Lake – RWMWD Proposal

## West Ames Lake Berm improvements include:

- New berm along property boundary between townhomes and Ames Lake Park
- Restore with upland/prairie vegetation to match surrounding Ames Lake vegetation
- Replant/replace trees as needed
- Install backflow preventer on outlet pipe from townhouse pond into Ames Lake







# Ames Lake – RWMWD Proposal

## Main Basin Improvements include:

- Grading of subject parcel only
- Permanent pool intended
- Modify existing storm sewer culvert toward Magnolia right of way
- Equalizer pipe to Ames Lake
- Emergent/shoreline/upland native vegetation similar to Ames Lake
- Clear existing trees, preserve trees when possible
- New trees of same species palette as Ames Lake





## Main Basin Alternate Option







# Ames Lake – RWMWD Proposal

## Main Basin - Option 1

Additional improvements:

- *Boardwalk into pond mirroring Ames Lake*
- *Loop trail 0.2 mile (ADA compliant)*
- *Pathway seating throughout*

## Main Basin - Alternate Option

Additional improvements:

- *Smaller pond but added park / lawn area for multi-use play space*
- *Retaining walls along north, east, and south sides of basin*
- *Potential art installation space*
- *Loop trail possible, not shown*
  - *Below retaining wall subject to flooding in small rain events*
  - *Above retaining wall (safety rail needed)*



# Ames Lake – RWMWD Proposal



## South Basin Improvements include:

- Clear existing trees
- Grade basin
- Maintain 10 ft grading buffer on south and west parcel boundaries for maintenance vehicle access
- Connect to existing storm sewer
- Restore with native vegetation





# Ames Lake – RWMWD Proposal Costs



**RAMSEY-WASHINGTON**  
METRO WATERSHED DISTRICT

- All staff to lead planning, design, construction, construction admin, and grant applications
- All costs using existing watershed district funds and/or state grant funding



**SAINT PAUL  
MINNESOTA**

HOUSING AND REDEVELOPMENT AUTHORITY  
MELANIE MCMAHON, INTERIM EXECUTIVE DIRECTOR

- Land only, no funds (HRA retains ownership during project)
- Final improvements turned over to HRA, property maintenance budget for costs until conveyed to City for Ames Lake Park



# Ames Lake – RWMWD Proposal Costs



- 2024 MPCA Community Resilience Implementation Grant
  - HRA Executive Director provided letter of tentative support to continue discussions
  - Commitment of land deferred pending formal review and HRA Board approval
  - Funds not awarded due to tentative support rather than dedicated support; RWMWD informed that the project likely would have scored high
- 2025 MPCA Community Resilience Planning Grant
  - Grant application deadline December 11, 2025
  - Similar information requested as 2024 grant opportunity
  - Requesting letter of dedicated support from HRA Board





# Ames Lake – RWMWD Proposal Results & Timeline

Properties removed from the 100-year floodplain

- Concept A (dark green) 26 properties
- Concept B (all green) 34 properties

Properties with reduced flood-risk (but remain in the 100-year floodplain)

- Concept A 16 properties
- Concept B 8 properties

Anticipated project completion

- 3 - 5 years





# Requested Action

- **December 10, 2025:** Letter of support to be signed by the Executive Director for inclusion with RWMWD's grant application to MPCA (submittal deadline of 12/11/2025).
- **HRA formal action proposed to take place on December 17, 2025:** Dedicate the property at 0 (1400) Magnolia, and possibly 0 Ames, for RWMWD's expanded open space and stormwater project.