

SMALL AREA PLAN

City Council

New Prague | July 15, 2024

STAKEHOLDER GROUP

Duane Jirik – Mayor

Rik Seiler – Councilmember

Brandon Pike – Planning Commissioner

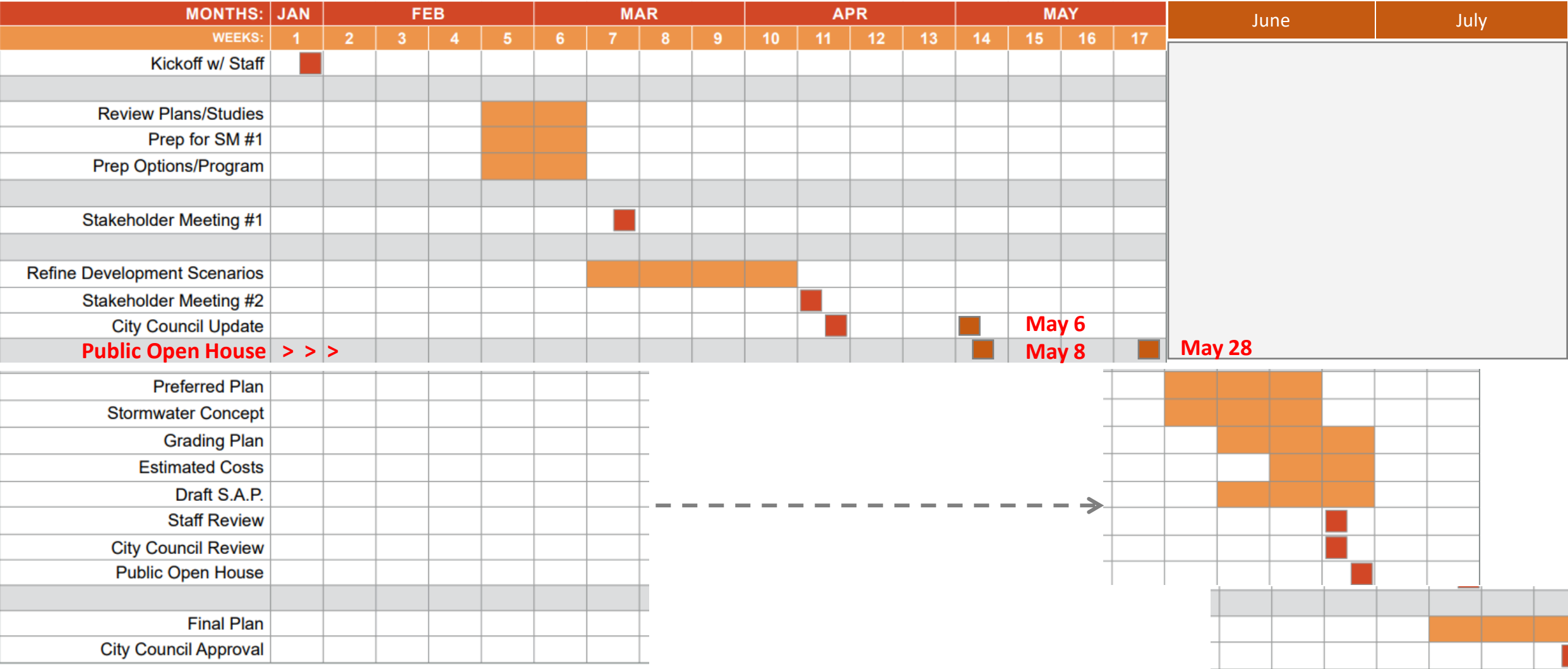
Joe Barten – Park Board Chair

Brent Quast – EDA President

Sheilina Sperry – Chamber Member

Tony Buthe – NPAS Director of Educational Services

Schedule



SCOPE & SCHEDULE

Part 1- Month 1

- Kickoff meeting with key staff January 31, 2024 at City Hall
- Discuss and confirm general development program and assumptions about the small area

Part 2- Month 2

- Prepare options and alternatives and potential development scenarios
- Hold workshop #2 to review alternatives; agree on development program and identify any options that should be carried forward

Part 3 - Month 3

- Refine the development scenarios
- Quantify the development program
- Decide on which scenarios to advance to a public open house
- Advertise and conduct public open house

Part 4 - Month 4

- Prepare final specific area master plan and review with Stakeholder Group
- Prepare site grading plan
- Prepare an estimated budget of likely costs
- Present to the stakeholder group and City Council

Potential Small Area Land Uses

Public Uses

- Stormwater management area
- Stormwater park amenities
- Outdoor performance stage
- Sidewalks and trail connections
- Playground/area for kids
- Passive park areas with seating & tables
- Parking: on-street and off-street
- Buildings (e.g., community meeting room)
- Farmers Market/Food Truck area
- Outdoor public art space
- Overflow parking

Private Uses

- Residential: multi-family
- Commercial/retail infill

Draft Development Program



A. Outdoor performance stage

- Capacity for at least 500 at 20 sf/person = 10,000 sf sitting area
- Stage = 40' x 50'
- Include dressing & small storage spaces

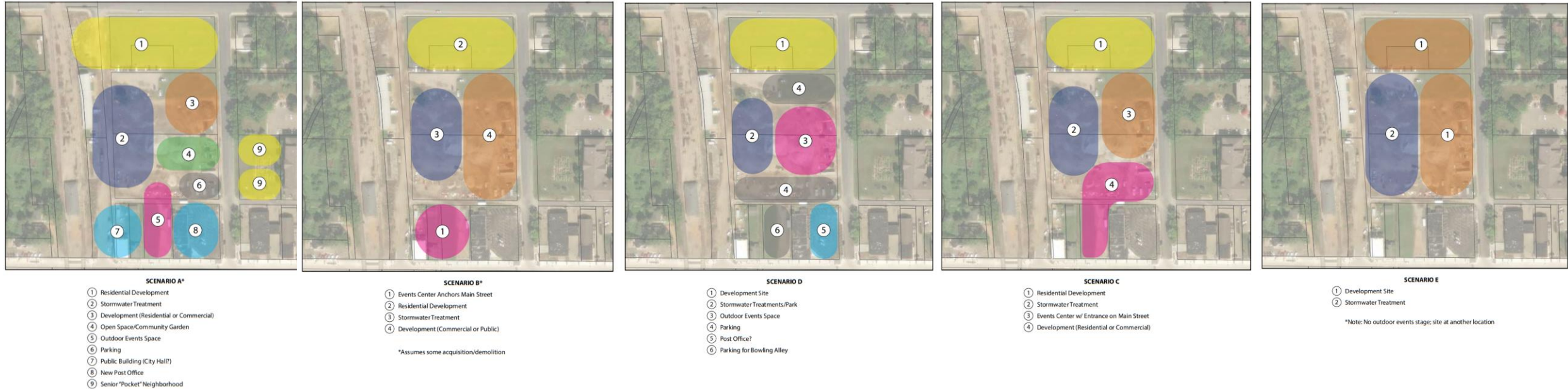
B. Stormwater Management Area

- West and south half of city lot; size to be determined

C. Land Use

- Sites & lots on Main Street for commercial/retail development
- Multi-family residential
- Acquisition of some adjacent parcels
- Park, playground improvements & sidewalk connections
- Community Room with seating for 30-60

Draft Scenarios – March 6



The Stakeholder Group reviewed 5 draft scenarios, that included a range of uses, which were discussed and reduced to 3.

Draft Scenarios – April 10

Refined Scenarios “Park & Main”



Refined Scenarios “Civic Commons”



Refined Scenarios “Intown Living”



Draft Scenarios – May 6



CIVIC COMMONS

- | | |
|---|-----------------------------------|
| ① Single-Family Attached Housing (24 Units) | ⑤ Praha Outdoor Performance Stage |
| ② Stormwater Treatment/Pond | ⑥ Community Room & Gardens |
| ③ Small Art Park | ⑦ Public Parking (~73 Spaces) |
| ④ On-Street Parking (~50 Spaces) | ⑧ Infill Buildings |



IN-TOWN LIVING

- | | |
|---------------------------------------|--|
| ① Multi-Family Residential (80 Units) | ⑥ Praha Outdoor Performance Stage & Community Room |
| ② "Skinny Street" | ⑦ Senior Cottages & Community Garden |
| ③ Passive Park/Art Space | ⑧ Public Parking (~78 Spaces) |
| ④ Stormwater Treatment/Pond | ⑨ Infill Buildings |
| ⑤ Farmers Market Promenade | |

May 8 Open House Summary

Summary and Key Takeaways

Feedback for both the In Town Living and Civic Commons design were both very positive. On the survey handed out in the comment cards, the two designs split the pool of votes almost equally.

There was overwhelming support for the southwest orientation of the POPS stage in the Civic Commons Design. However, most attendees liked the open space to the south of the stage from the In Town Living design with its potential uses as a setting for food trucks, ice cream trucks, and local farmers' markets.



On the southwestern portion of the parcel, locals were enthusiastic about the senior living development and nearby gardens. Residents agreed this is a great place for the elderly to live within the community.

Many attendees stressed the importance of green space. Many preferred the larger park area of the In Town Living design, excited that local children would have a safe and shaded place to play outside together. Concepts like the 'skinny street' and the path around the pond were received well, being great ways to make walking to the park more enjoyable.

The apartment and townhome concepts received a roughly even amount of support. However, the apartment concept deeply concerned a number of attendees. Should the apartment concept be pursued, a thorough demand analysis should be done to ensure this housing would succeed, and low building heights should be prioritized in consideration for neighbors across the road on 2nd Street.

Name Ideas

Praha Park

POPS Plaza

Creamery Commons

Favorite Elements of the In Town Living Design

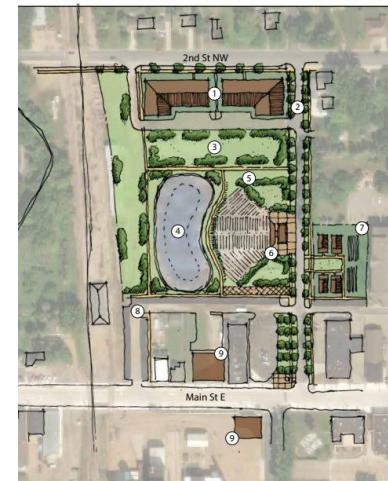
- Farmers market space
- Larger park area
- Skinny street
- Plenty of room for parking

Favorite Elements of the Civic Commons Design

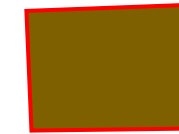
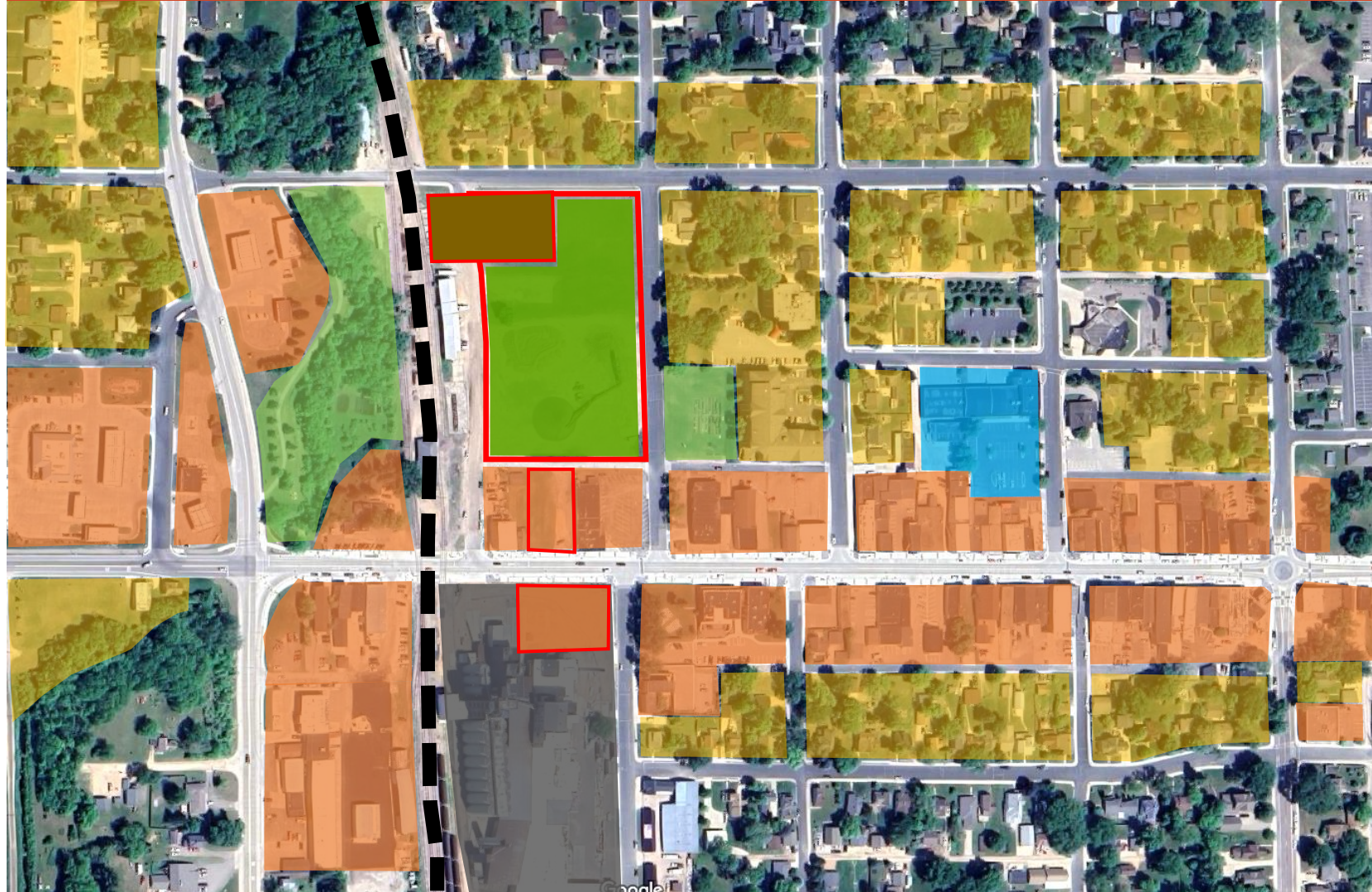
- Orientation of the stage
- 'Front porch' style community room
- Design of the pond

General thoughts

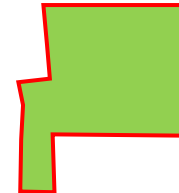
- Most people will want to park on the north end
- Pond could become an ice rink in the winter
- Ensure the POPS stage has a proper noise buffer
- Add a fountain to the pond



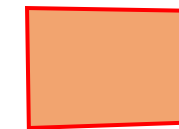
Proposed Land Use: Comp Plan Supplement



Medium density
residential

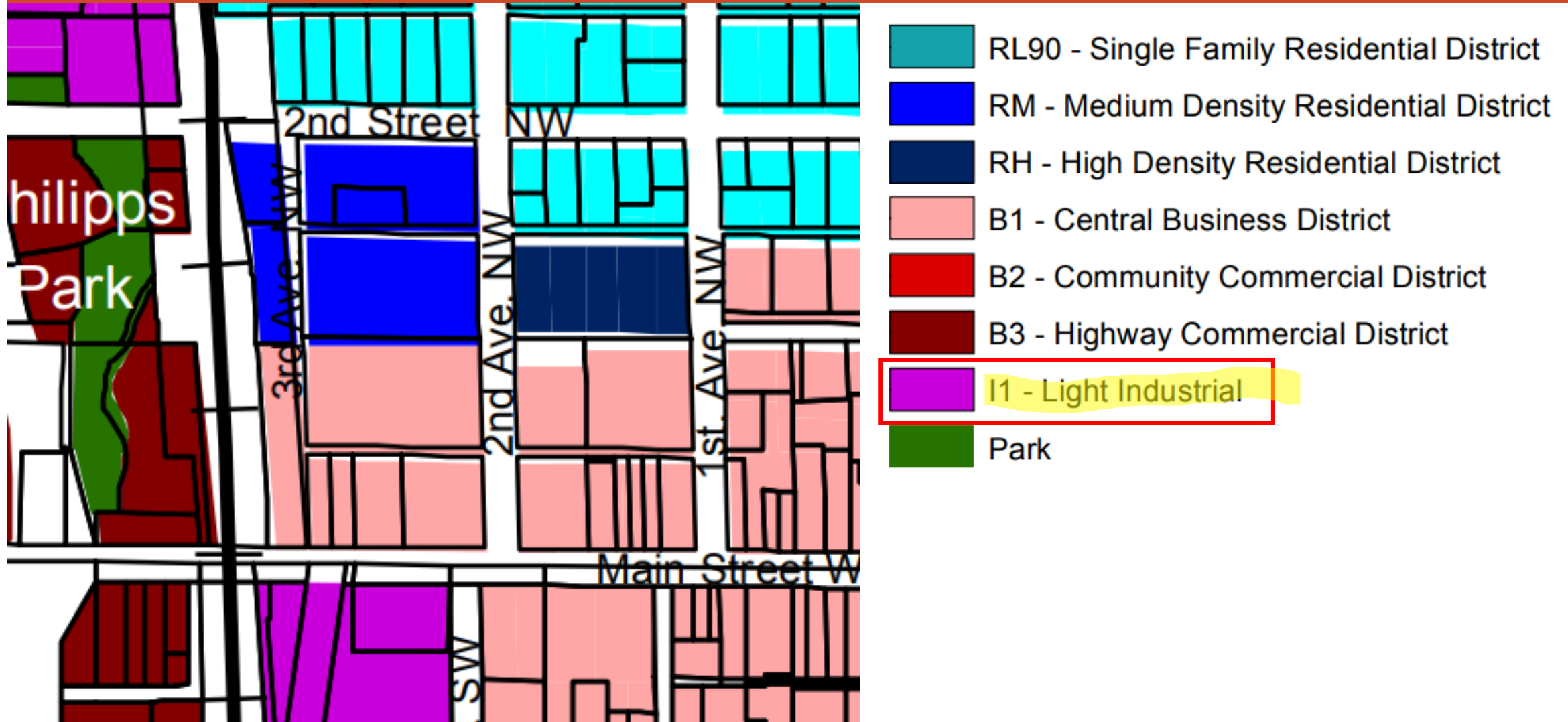


Parks & open
space



Commercial/retail

Existing Conditions - Zoning



Site Features: City Block



Multi-family residential

Playground

Community room

Multi-use plaza (farmers mkt, food trucks, parking, etc.)

Outdoor performance stage

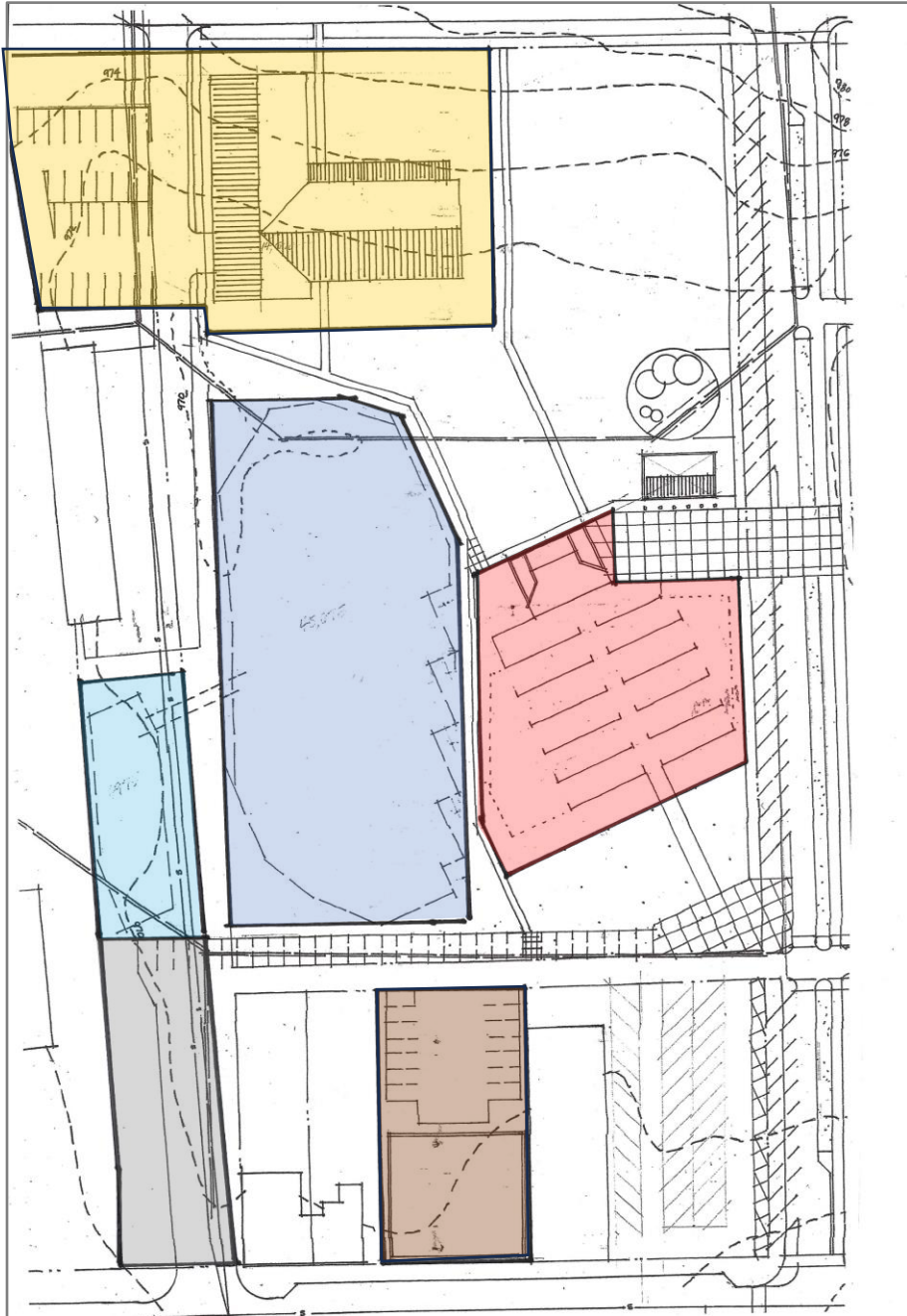
Stormwater treatment (area TBD)

"Skinny" street w/planted median & parking

Entry plaza

Overflow parking (if needed)

Commercial infill building (per market demand)



Site Quantities

City Block = ~ 4.4 acres



Residential = 1.2 ac



Stormwater area = 1.1 ac



Outdoor stage = .6 ac



Park/open space = 1.5 ac



Potential stormwater overflow = 10,725 SF

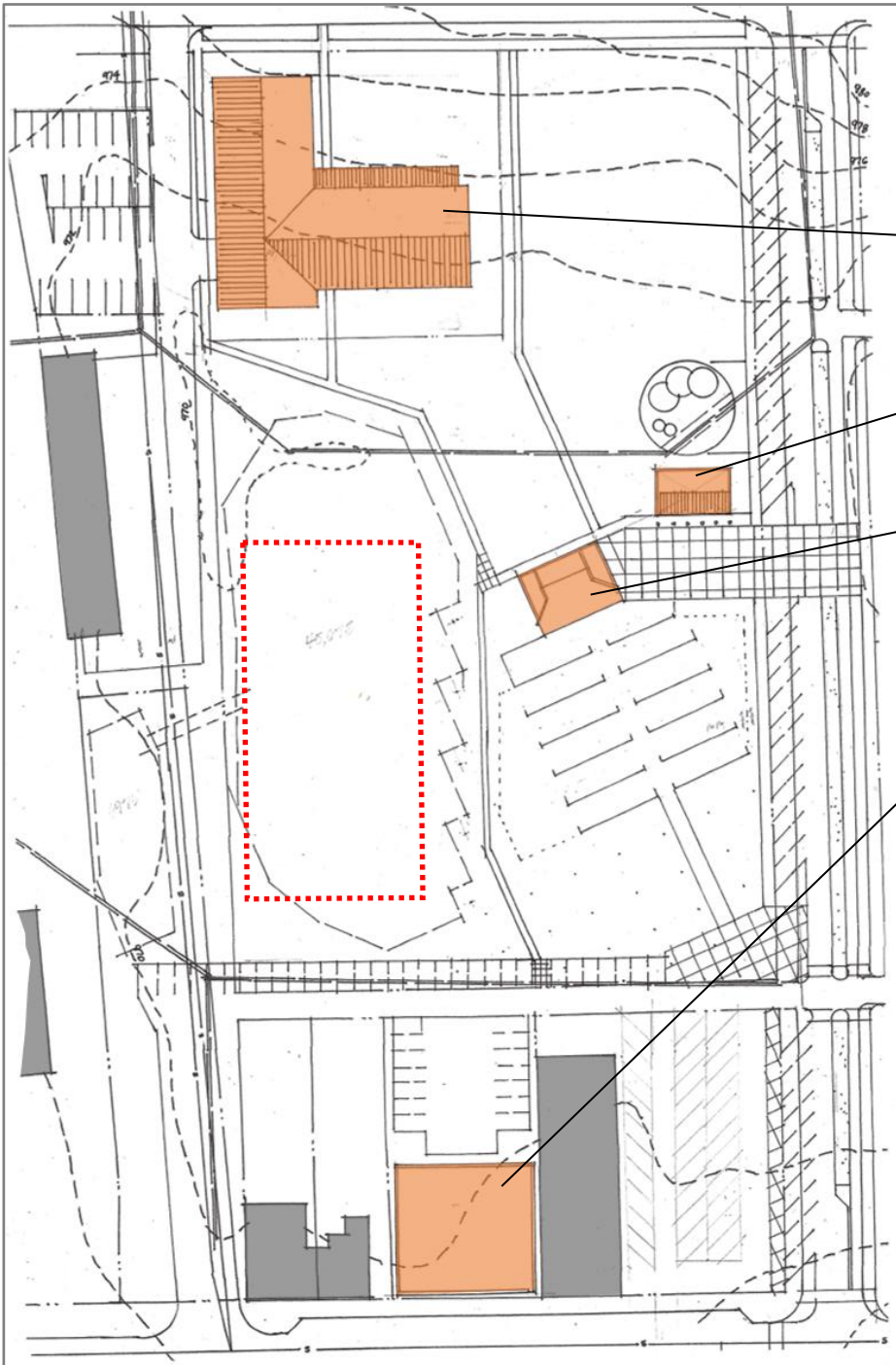


Potential overflow parking = 13,650 SF



Commercial/retail lot = 14,450 sf

Buildings



Multi-family residential

Community room (approx. 13,000 sf)

Outdoor stage

Commercial/retail infill (approx. 6400 sf)

Regulation hockey rink (85' x 200')

Blue & Green Layer



Stormwater treatment



Approx. area needed to treat on-site improvements



Optional stormwater overflow

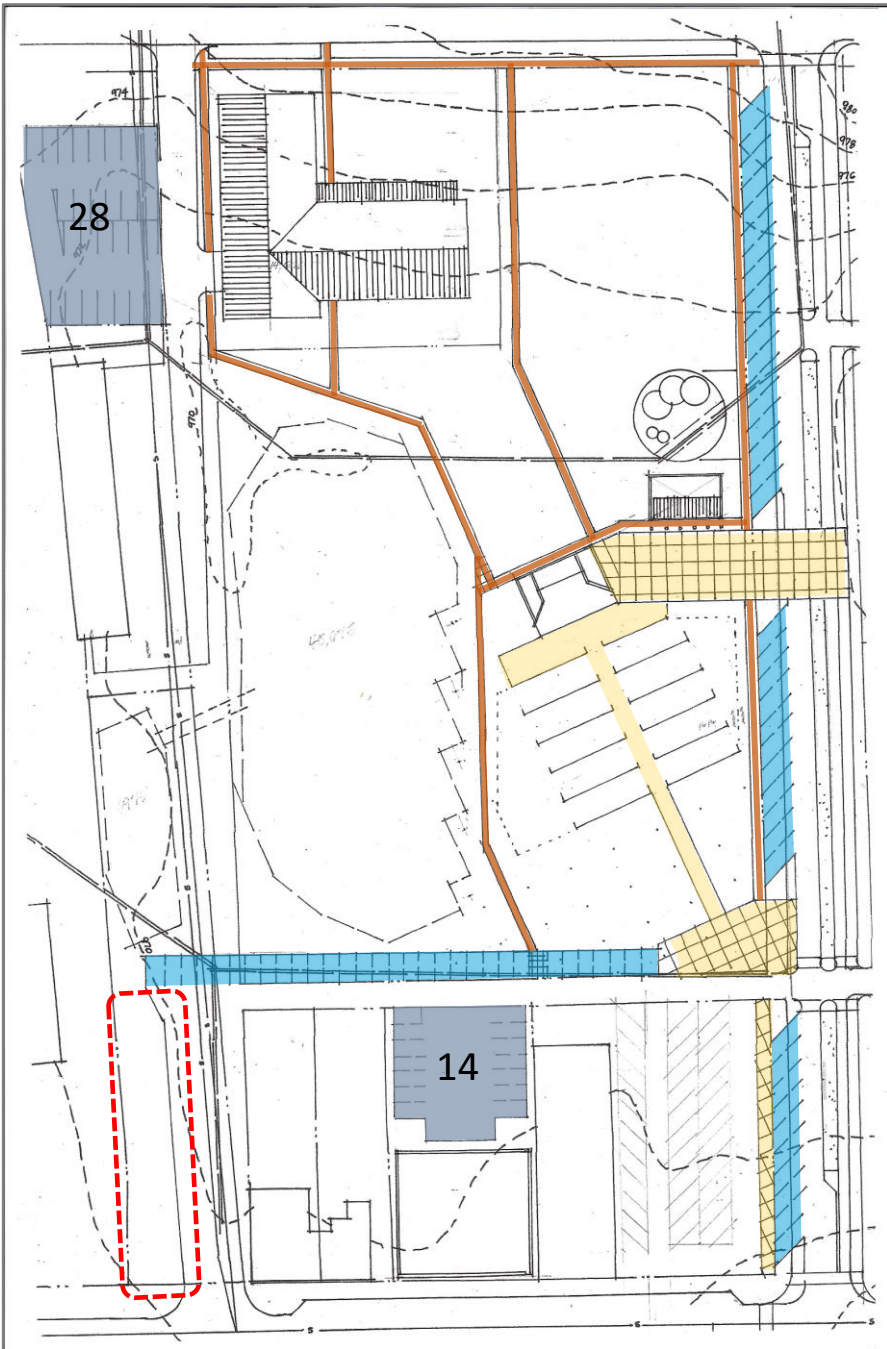
Playground

Multi-use plaza

"Skinny" street

Potential for art/sculpture walk

Entry plaza



Walks & Parking



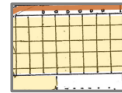
Sidewalk network



On-street diagonal parking = 60 spaces



Alley loaded = 34 spaces



Plaza parking = 8 spaces



Private off-street = 42 spaces



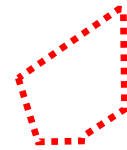
Overflow parking area (if needed)

Performance Stage & Seating

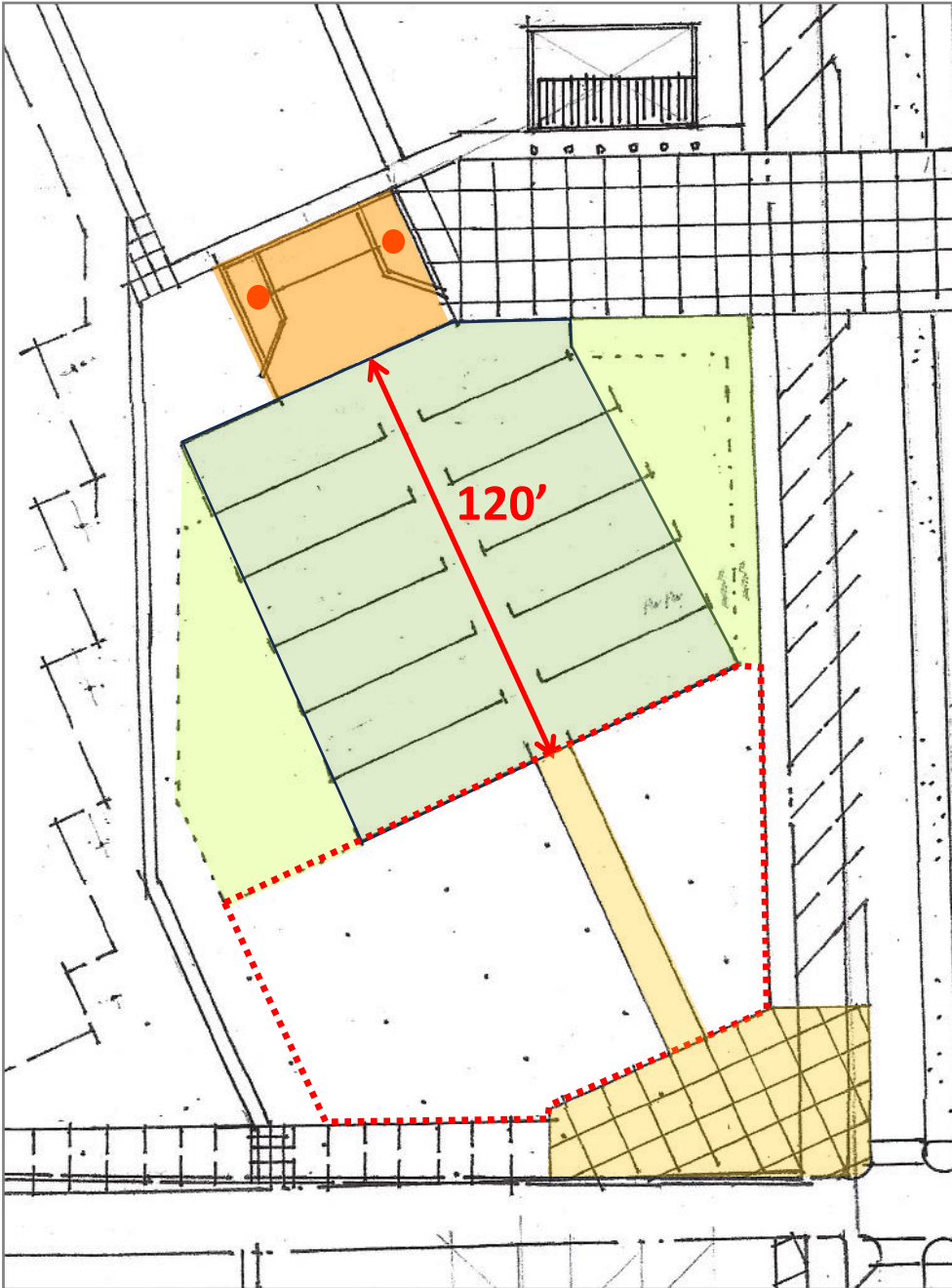
Stage dimensions = 40' D x 50' W

Stage includes dressing and storage rooms (●)

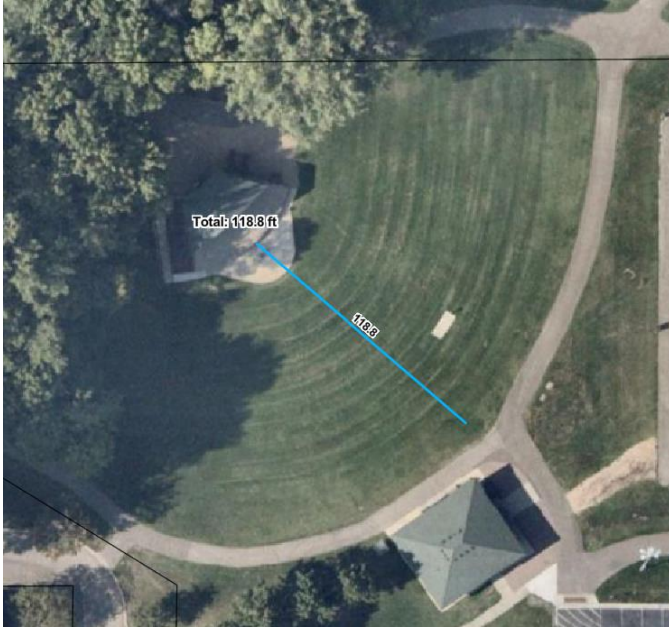
Seating area = approx. 720 seats/1000+ with overflow



Tree grove/potential expansion area



Outdoor Stage Comparisons



Rosemount: 116'



Eden Prairie: 109'



Buffalo: 125'

Strike Force Bowl, 309 Main St W, New Prague, MN

11.Jul.2024 15:47 UTC-5 ▶ LIVE ↺

Solar data for the selected location

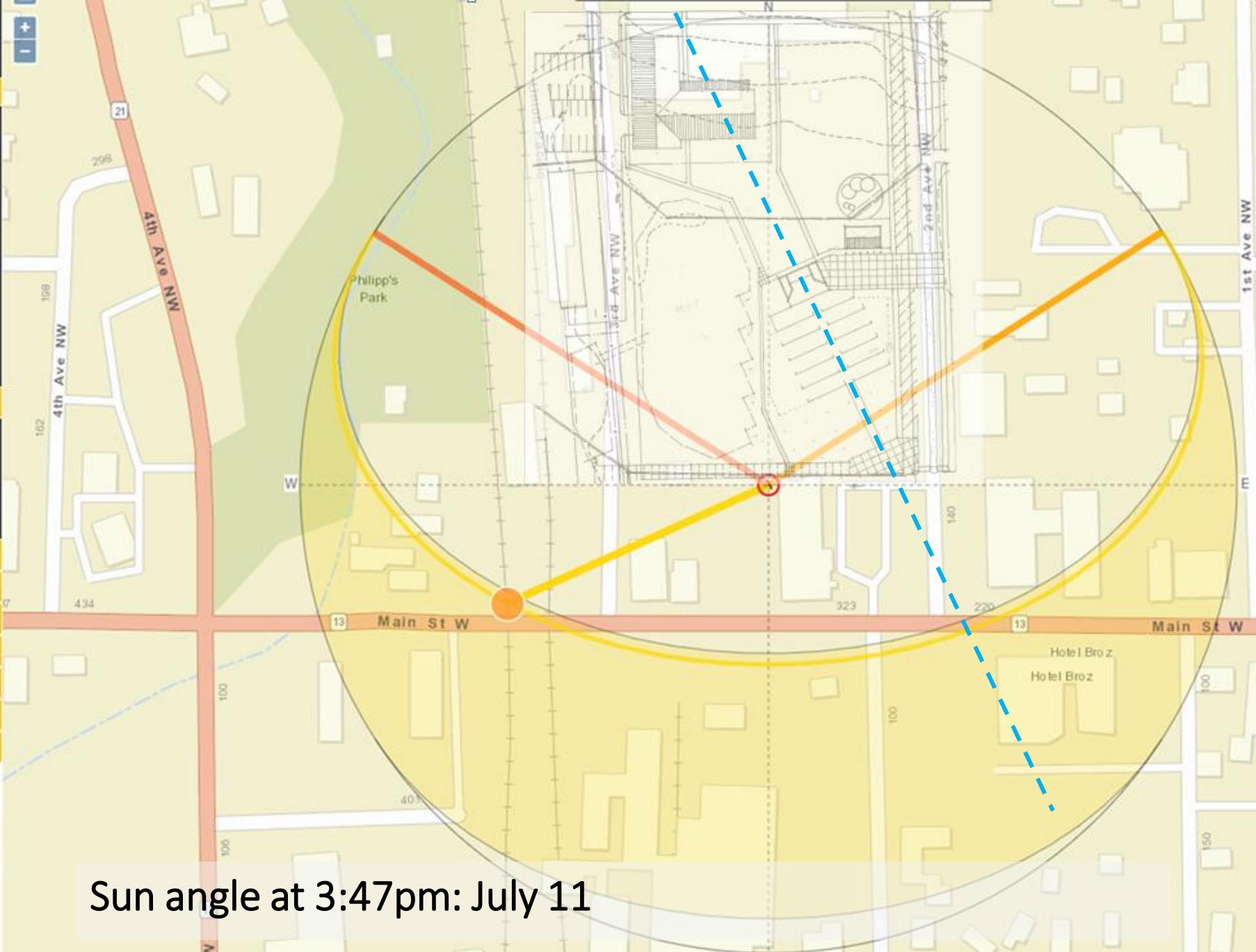
Dawn: 05:04:48
Sunrise: 05:40:15
Culmination: 13:19:58
Sunset: 20:59:14
Dusk: 21:34:35
Daylight duration: 15h18m59s
Distance [km]: 152,078,560
Altitude: 52.22°
Azimuth: 245.58°
Shadow length [m]: 0.78
at an object level [m]: 1

Geodata for the selected location

Height: 301m [Set Lat/Lon]
Lat: N 44°32'38.69" 44.54408°
Long: W 93°34'53.4" -93.58150°
UTM: 15T 453807 4932470
TZ: America/Chicago DST CDT

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Sun angle at 3:47pm: July 11

Strike Force Bowl, 309 Main St W, New Prague, MN
11 Jul 2024 20:59 UTC-5 **LIVE**

Solar data for the selected location

Dawn: 05:04:48
Sunrise: 05:40:15
Culmination: 13:19:58
Sunset: 20:59:14
Dusk: 21:34:35
Daylight duration: 15h18m59s
Distance [km]: 152,077,464
Altitude: -0.27°
Azimuth: 302.62°
Shadow length [m]: n/a
at an object level [m]: 1

Geodata for the selected location

Height: 301m
Lat: N 44°32'38.69" 44.54408°
Lng: W 93°34'53.4" -93.58150°
UTM: 15T 453807 4932470
TZ: America/Chicago DST CDT

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How To Continue

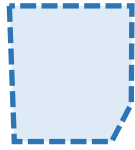
How To Continue and



Sun angle at 8:59pm: July 11



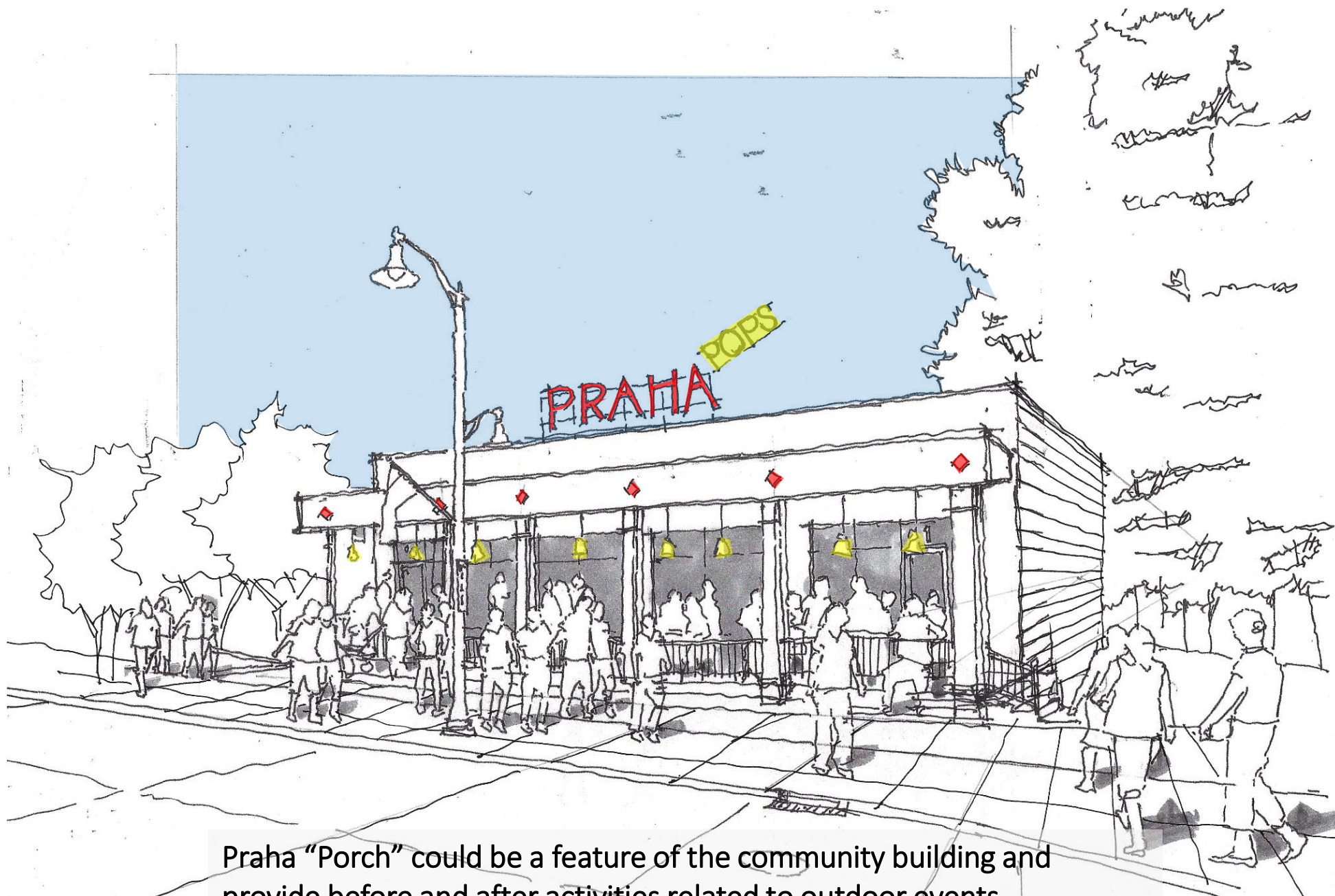
Potential Phase 1



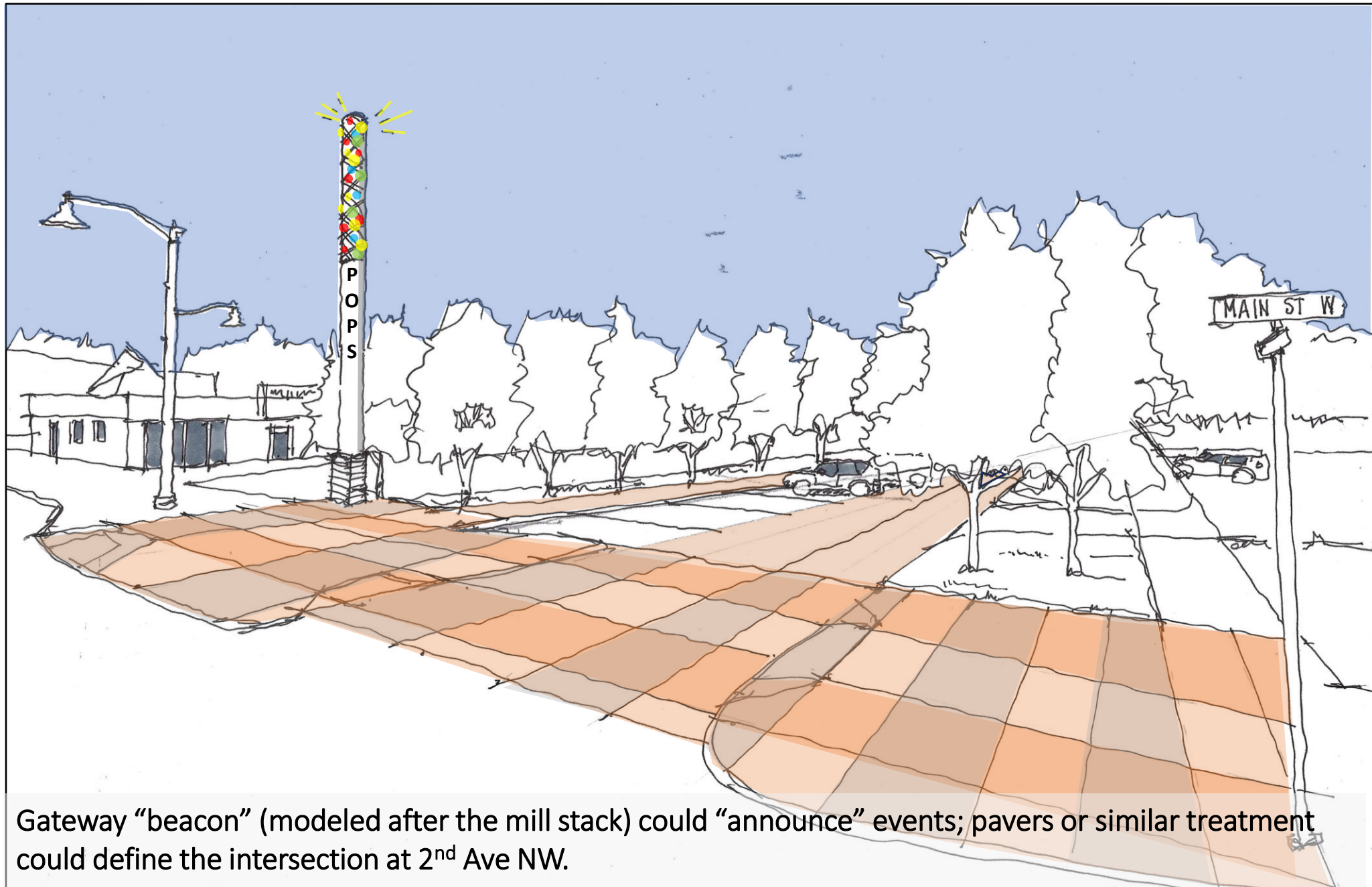
Stormwater treatment area



Outdoor performance stage



Praha "Porch" could be a feature of the community building and provide before and after activities related to outdoor events



Gateway “beacon” (modeled after the mill stack) could “announce” events; pavers or similar treatment could define the intersection at 2nd Ave NW.



Multi-family housing should be two to two and half stories tall and should have gables and porches facing the street.

Q & A | Discussion