

SMALL AREA PLAN

City Council

New Prague | May 6, 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

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

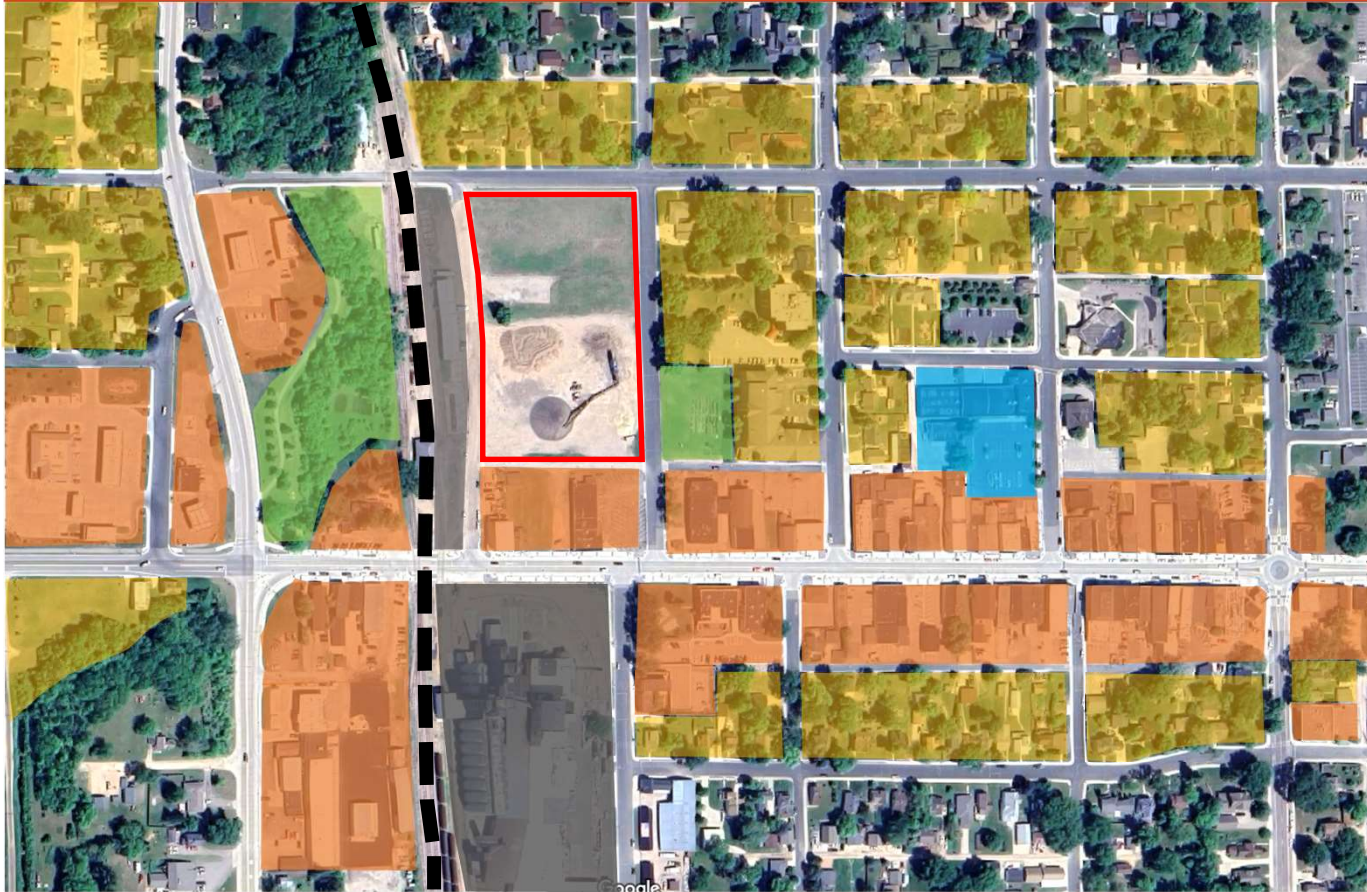
Part 3 - Month 3

- 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

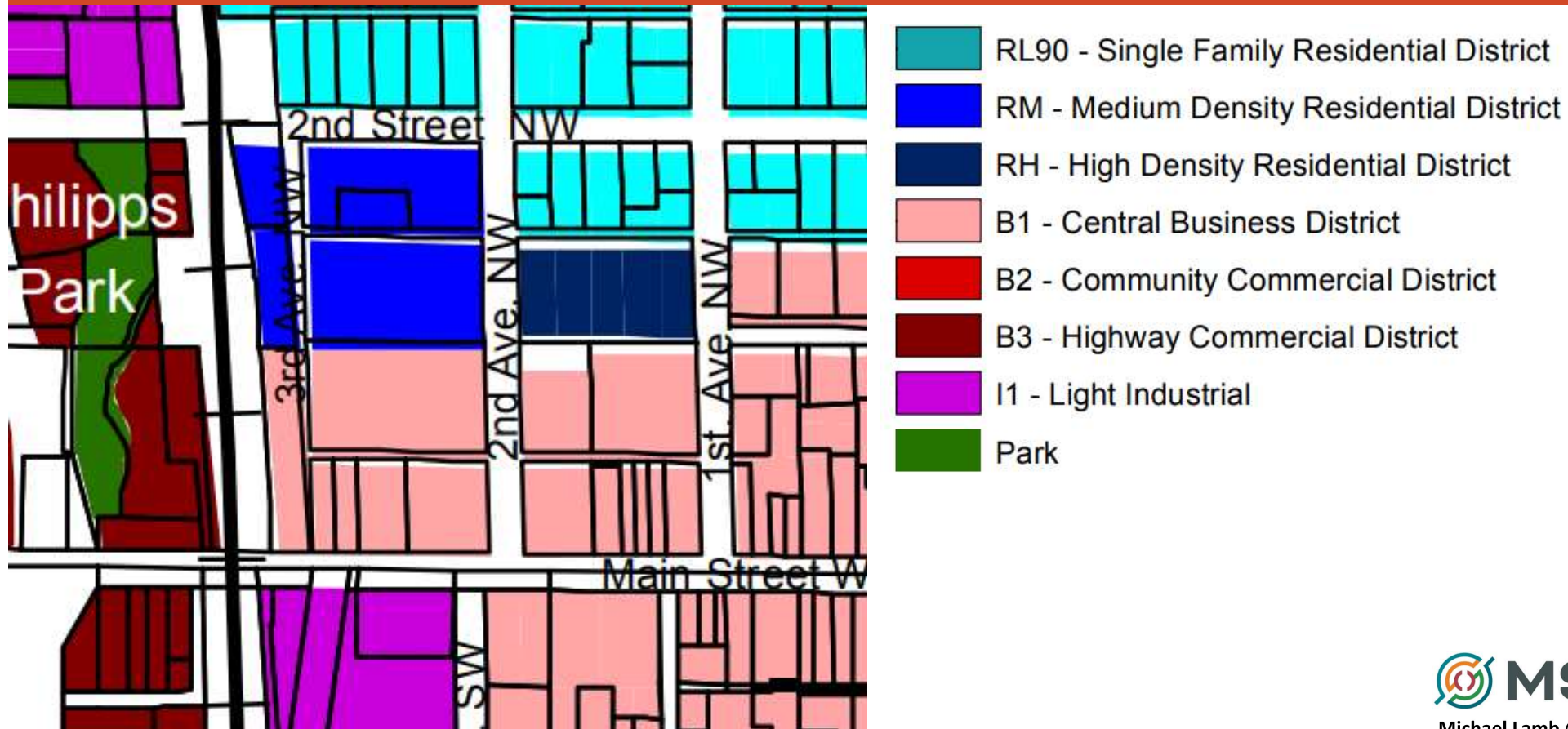
- Prepare final specific area master plan and review with Stakeholder Group
- Prepare site grading plan
- Prepare an estimated budget of likely costs
- Present to the stakeholder group and City Council

Existing Conditions – Generalized Land Use



Proposed Land Use from
Comprehensive Plan

Existing Conditions - Zoning



Potential Small Area Land Uses

Public Uses

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

Private Uses

- Residential: attached single family
- Residential: multi-family
- Residential: Senior cottages
- Commercial/retail infill

Draft Development Program



A. Outdoor performance stage

- Capacity for 500 at 20 sf/person = 10,000 sf sitting area
- Stage = 12' x 24' (larger?)
- Restrooms & small storage space
- Parking – (amount to be determined)
- Trail and sidewalk connections

B. Community Room

- seating for 30-60

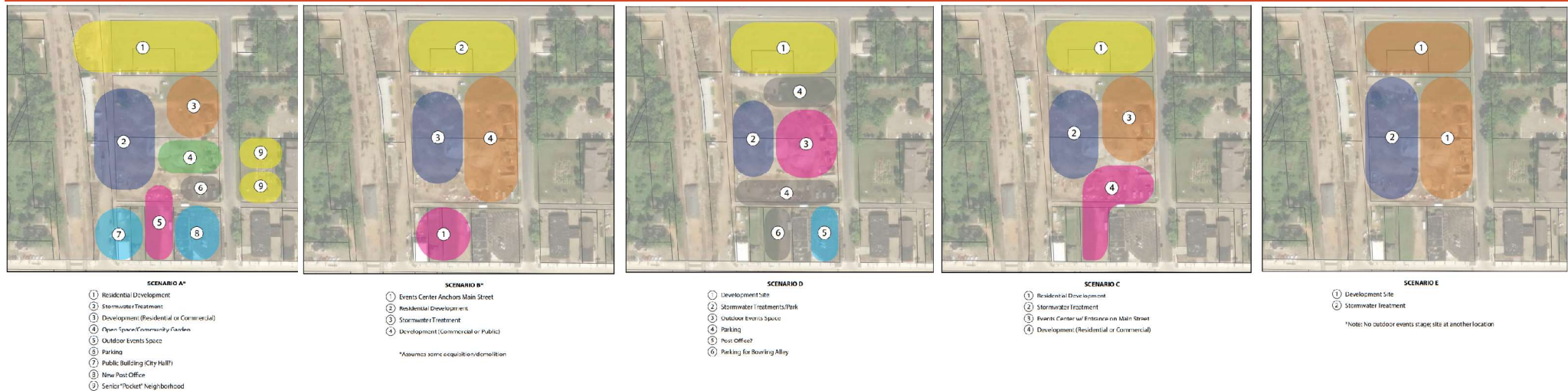
C. Land Use

- Sites and lots on Main Street for commercial/retail infill development
- Consider acquisition of some adjacent parcels

D. Stormwater Management Area

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

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 |



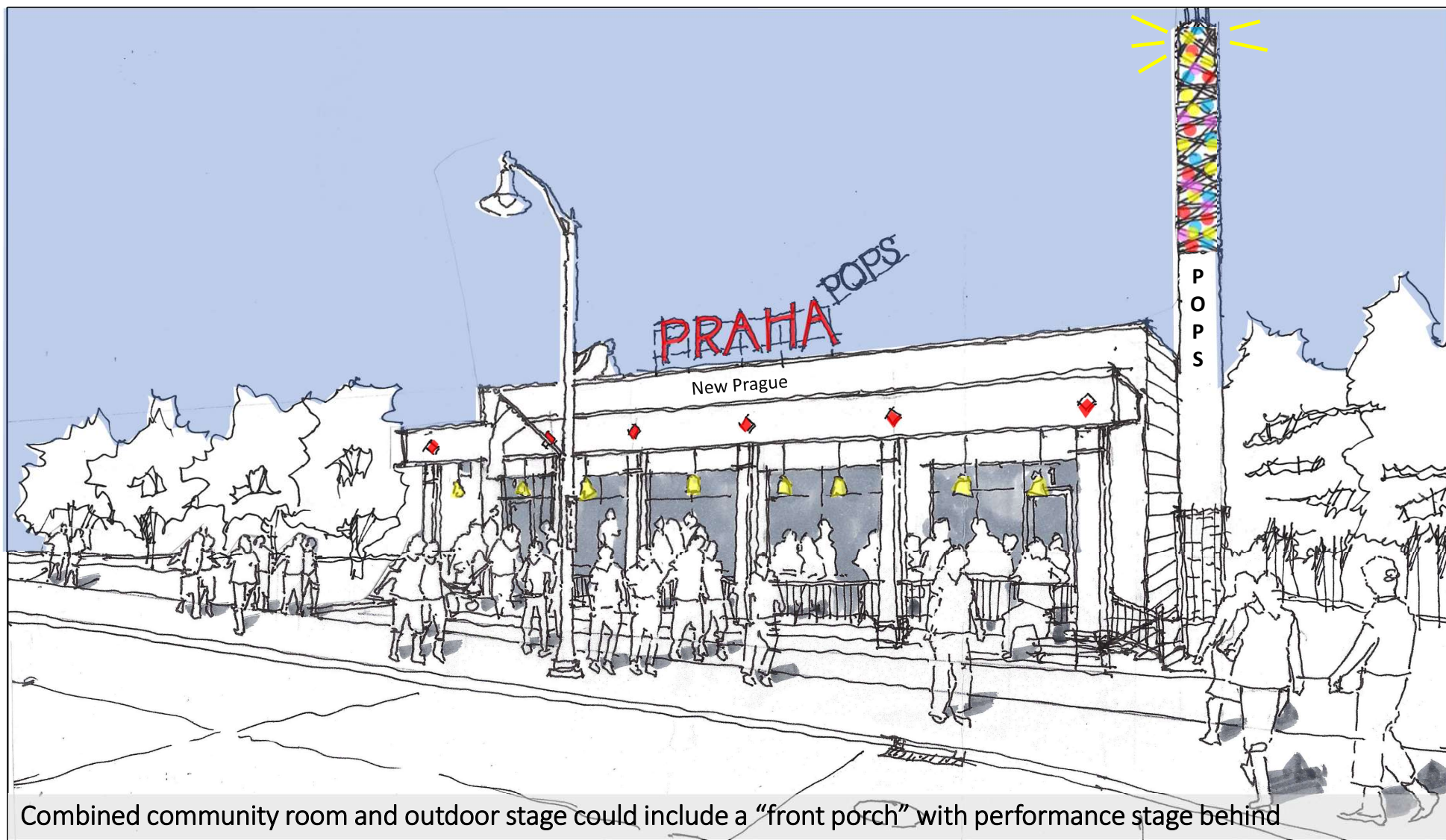
IN-TOWN LIVING

- | | |
|---------------------------------------|--|
| 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 | |

In-Town Living



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



Combined community room and outdoor stage could include a "front porch" with performance stage behind

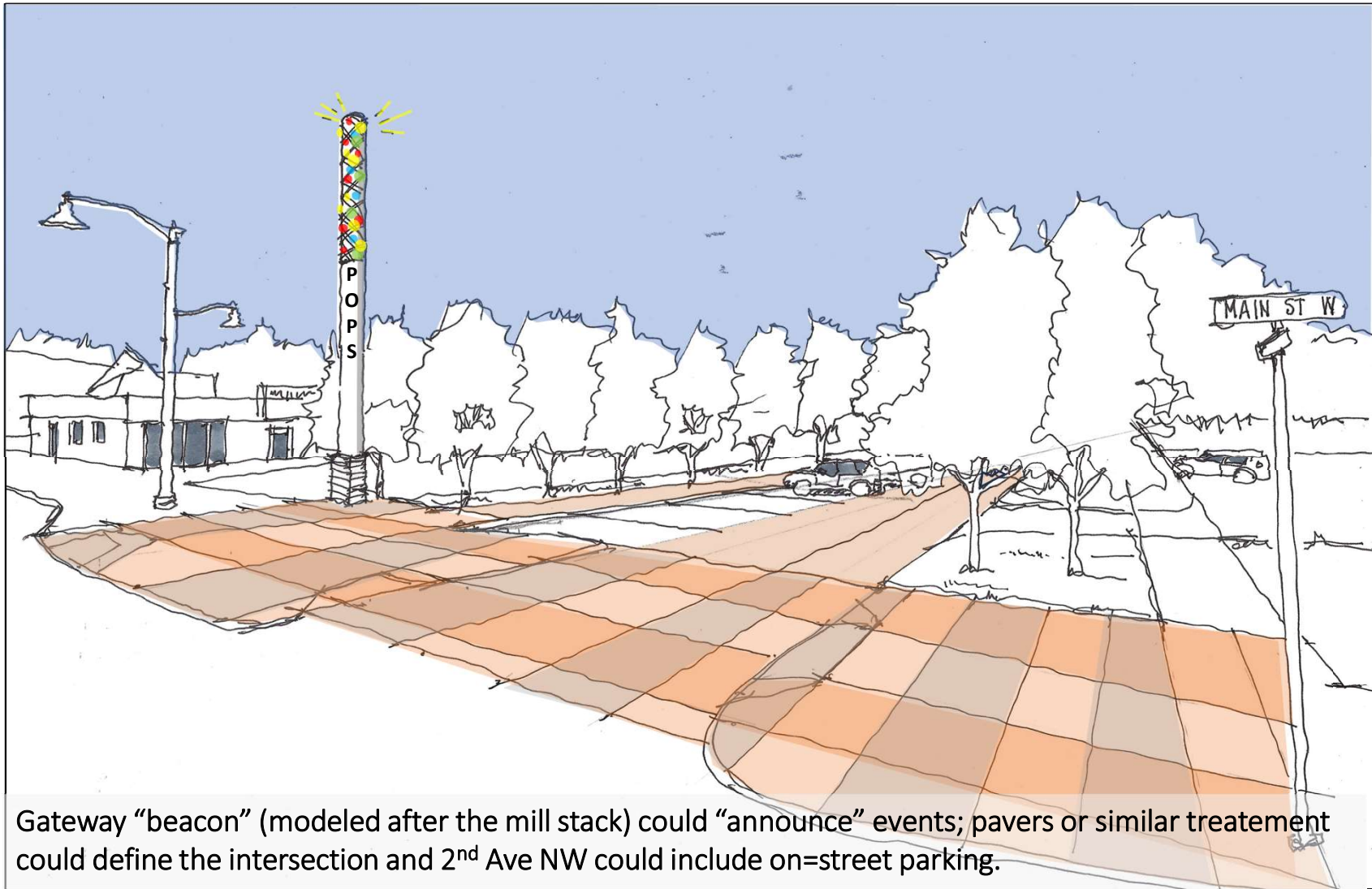


Senior cottages would provide affordable housing on the current site of the community garden; community garden would remain.

Civic Commons



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



Gateway “beacon” (modeled after the mill stack) could “announce” events; pavers or similar treatment could define the intersection and 2nd Ave NW could include on=street parking.



Outdoor seating area could include earth berms and bench seating; lighting could support night time events

Updated Schedule

