



Placemaking Planning Study for Existing High School Site

Mandan Public Schools: School Board Presentation

November 20, 2023



Agenda

1. Project Overview
2. Recommended Design Concept
3. Implementation Considerations



Project Overview





Study Overview:

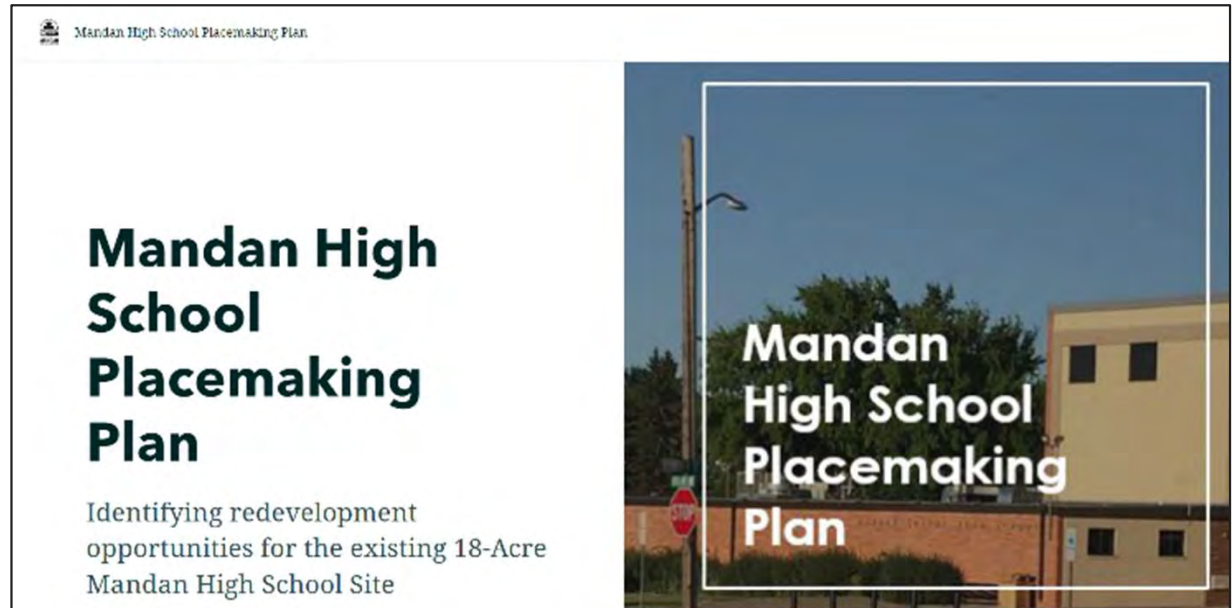


**Public Engagement Woven Throughout*

Community Engagement: virtual outreach

Story Map Objectives:

1. *Provide online repository for project information*
2. *Utilize dynamic mapping, easy to understand language, and easily interpreted graphics to communicate content*
3. *Central location for public information*
4. *Provide timely updates with accurate information*



Updates will be made after this meeting.
visit: [**cutt.ly/mandanhhs**](https://cutt.ly/mandanhhs)

Community Engagement: Types of Events

1. Steering Committee Meetings (4)
2. Stakeholder Interviews (7)
3. Market Analysis Research Interviews (7)
4. Community Survey (1)
4. Community Conversations (8)
 - Open Houses (3)
 - Community Design Workshop (1)
 - Pop-up events (4)





Recommended Design Concepts

A landscape photograph showing a grassy hill with several trees, some of which have yellow and orange autumn foliage. The sky is a clear, bright blue with a few wispy clouds. The foreground is a flat, green grassy field.



EXISTING CONDITIONS & STUDY AREA





PROPOSED CONCEPT: PLAN VIEW





PERSPECTIVE VIEW- LOOKING NORTHEAST





PERSPECTIVE VIEW- LOOKING NORTHWEST





PLACEMAKING INSPIRATION





COMMUNITY PLAZA- SUMMER VIEW





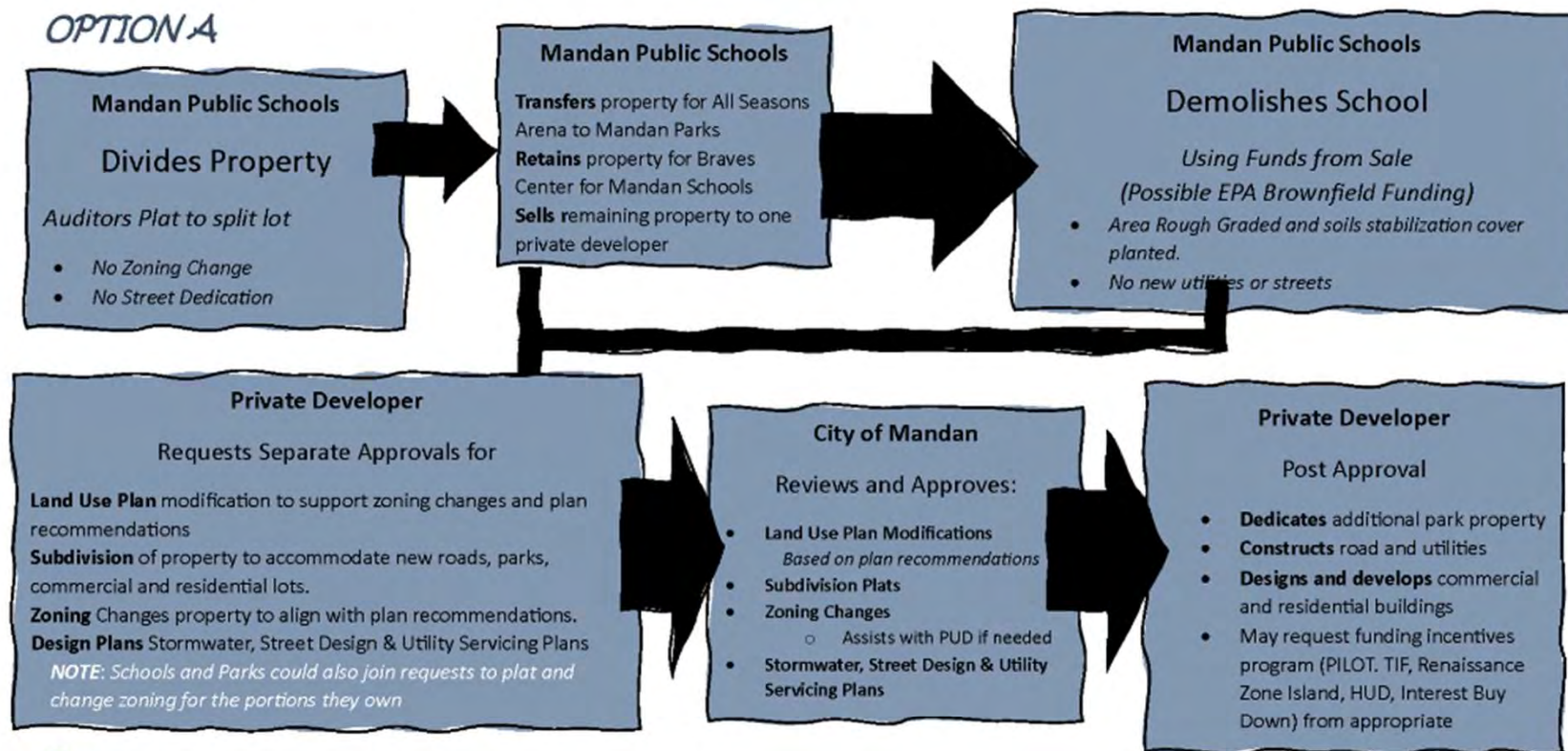
COMMUNITY PLAZA- WINTER VIEW





Options for Implementation

OPTION 4



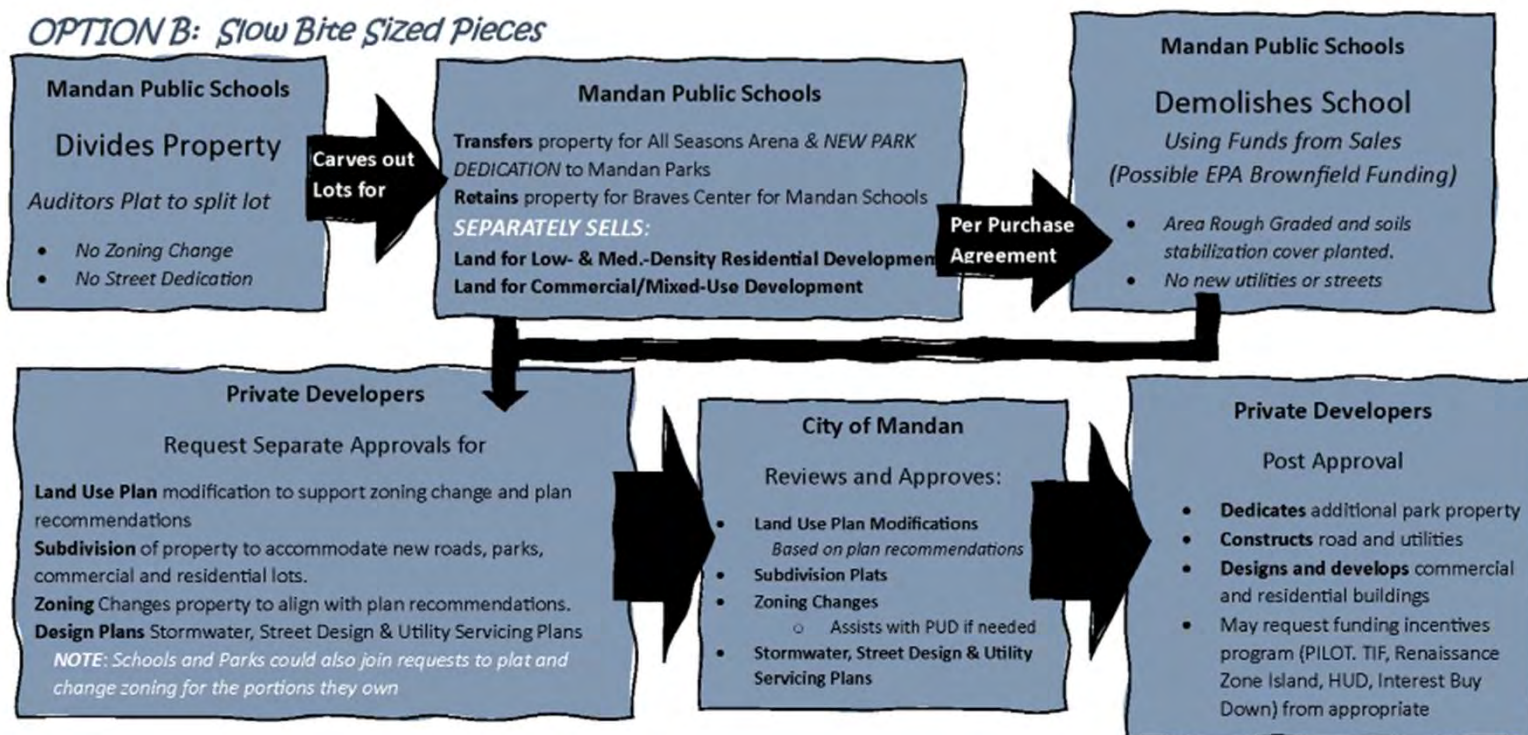
Pros:

- Gets property out of school ownership quickly
- Puts Development of Roads, Utilities and (Possibly) Parks on one Entity
- Ensures schools and parks retains All Seasons Arena and Braves Center

Cons:

- No guarantee the developer who buys the property will follow plan recommendations (If plan is not adopted as land use regulation)
- May limit who may be interested in buying the entire area since commercial focused developers/builders differ from residential focused developers/builders
- There is no process or specific requirement for developers to dedicate spaces for parks dedication process – without the requirement, a developer may opt to not provide the park spaces desired by the public.

OPTION B: Slow Bite Sized Pieces

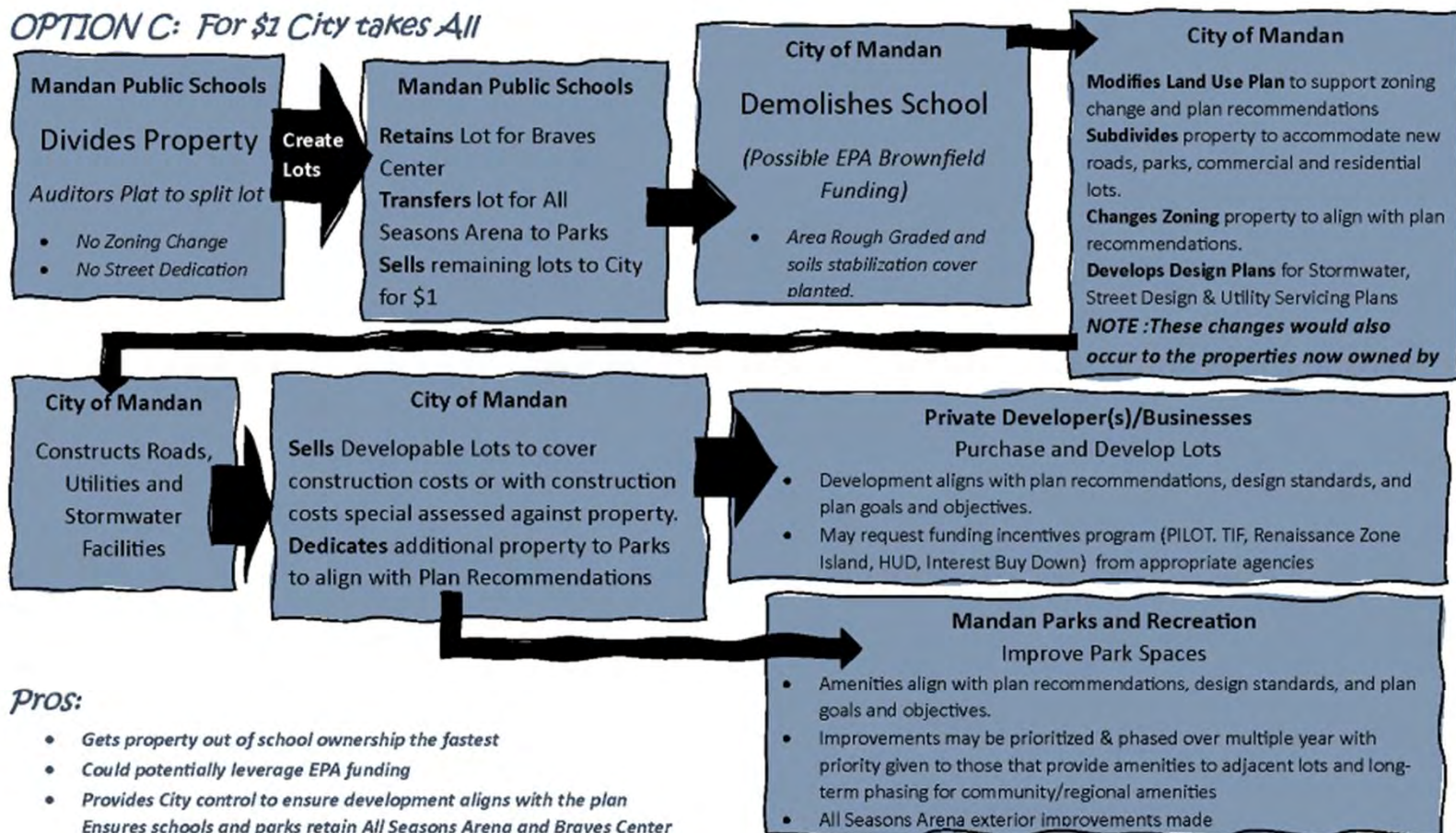


Pros:

- Gets property out of school ownership quickly
- Puts Development of Roads, Utilities and (possibly) Parks on private developers
- Breaking land into smaller parts based on types of development may be more attractive to potential buyers/developers
- Ensures schools and parks retains All Seasons Arena and Braves Center and park spaces are dedicated prior to sell

Cons:

- No guarantee the developers who buys the property will follow plan recommendations (If plan is not adopted as land use regulation) – compounded by two separate developers
- Initial Lot Split by Mandan Schools may not be along ideal boundaries for final desired outcomes of the plan and for the development
- Fragmented ownership/responsibilities will require additional coordination to ensure timing and development occurs in appropriate sequences
- Purchase & Development Agreements needed to ensure any new/reconstructed roads and utilities are not the responsibility of Mandan Parks or Schools

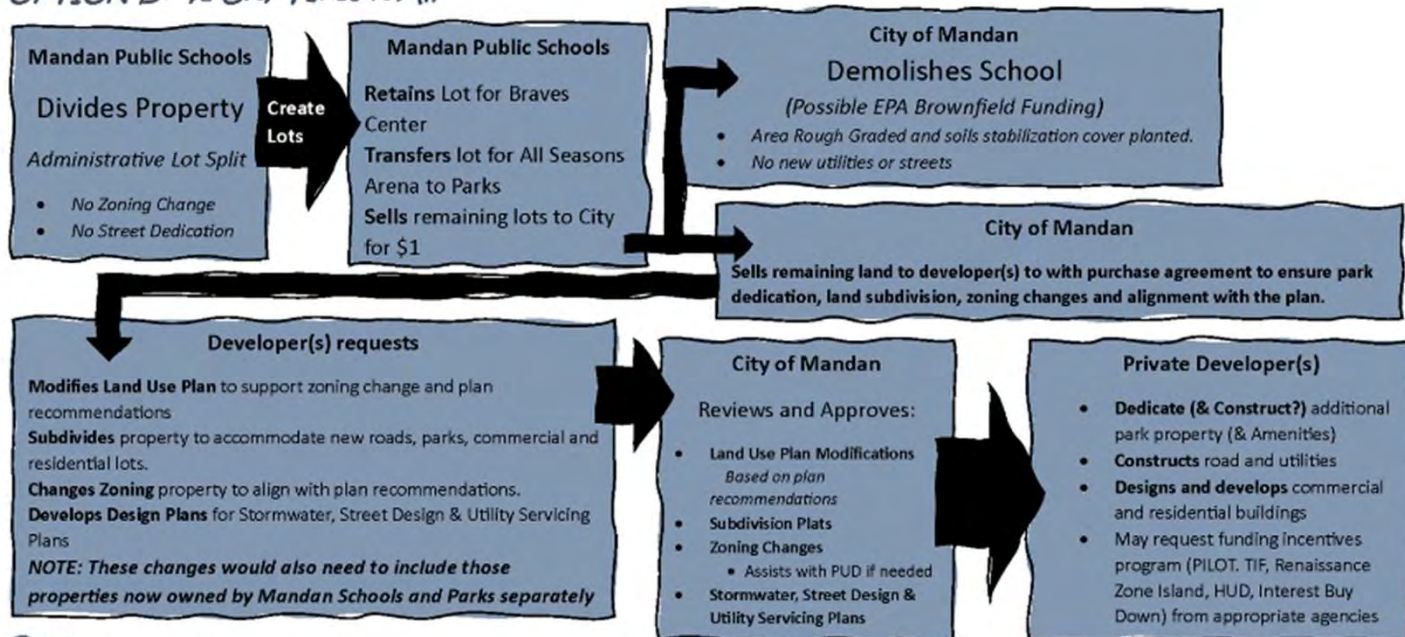
OPTION C: For \$1 City takes All**Pros:**

- Gets property out of school ownership the fastest
- Could potentially leverage EPA funding
- Provides City control to ensure development aligns with the plan
Ensures schools and parks retain All Seasons Arena and Braves Center and new Park spaces dedicated

Cons:

- City becomes a developer and responsible for costs and risks associated with demolition as well as design and construction costs for site grading, streets, utilities, and stormwater.
- City created lots may not reflect market demand and then be difficult to sell
- Fragmented potential ownership of individual lots may lessen design cohesiveness of development

OPTION D: \$1 City Takes it All *Like*



Pros:

- Gets property out of school ownership the fastest
- Provides City some addition control to ensure development aligns with the plan
- Ensures schools and parks retain All Seasons Arena and Braves Center and new Park spaces dedicated
- Could include more than one developer
- City not a developer so reduces risk and ensures development is designed by market demand and constructability experts

Cons:

- Fragmented potential ownership of individual lots may lessen design cohesiveness of development
- No guarantee the developers who buys the property will follow plan recommendations (If plan is not adopted as land use regulation) – compounded by two separate developers
- May limit who may be interested in buying the developable lot if sold as one since commercial focused developers/builders differ from residential focused developers/builders
- Initial Lot Splits by Mandan Schools may not be along ideal boundaries for final desired outcomes of the plan and for the development
- Fragmented ownership/responsibilities will require additional coordination to ensure timing and development occurs in appropriate sequences
- Purchase & Development Agreements needed to ensure any new/reconstructed roads and utilities are not the responsibility of Mandan City, Parks or Schools.



THANK YOU!