

City of Ramsey
Agenda
Housing and Redevelopment Authority (HRA)
Regular Session
Tuesday April 26, 2011
Immediately following City Council Meeting
Council Chambers, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Roll Call**
- 3. Citizen Input**
- 4. Approve Agenda**
- 5. Approve Minutes**
- 6. HRA Business**
 1. Recommend Park Development Implementation Plan for 'North Commons' in the COR.
- 7. Committee Reports**
- 8. Executive Director's Report**
- 9. Commissioner Input**
- 10. Adjournment**

Date: 04/26/2011

By: Darren Lazan
Administrative Services

Information

Title:

Recommend Park Development Implementation Plan for 'North Commons' in the COR.

Background:

Initiating park improvements for the 7 acres of HRA owned land in The COR known as 'North Commons' has been discussed by the Park and Recreation Commission and City Council (acting as the Housing and Redevelopment Authority or HRA) during the latter half of 2010 and into this year. Most recently the conversation has included the sale of lots on the west side of this property to fund certain park improvements.

On February 22, 2011 those residents in the vicinity of the proposed park were invited to an open-house style meeting to both comment on the proposal to sell lots to generate needed revenue for park improvements, and also for input relating to priorities for park features.

Residents attending this meeting and at the subsequent homeowners association meeting were asked to generally rank their desires, with the following list being the finding in order of preference:

- Play structure
- Lawn and trees
- Sliding hill
- Community Garden
- Paved paths/trails
- Off-leash area
- Naturalized areas/wildflower plantings to compliment the wetland

Observations:

The attached exhibit is the proposed lot configuration together with suggested park features that was mailed to residents. The consensus of those commenting seemed to be that if a certain number of lots needed to be created to initiate the park's development that would be acceptable - given the significant decline in market conditions and economy since the earlier plans for this public space were discussed.

Further comments included a desire to see a few less lots than shown; and a builder owning a number of lots in the area expressed a desire that certain standards be implemented so that both the lot sales would not compete directly with his 'price point'.

Staff also communicated that it was understood to be the HRA's intention that the some or all of the Park Dedication and Trail Fees for any new lots created outside of the 7-acre subject property may also be directed to improvements within North Commons (new lots shown in gray shading in the aforementioned exhibit).

Staff anticipates having a revised concept plan for the meeting that also includes the community garden element mentioned above, and sliding hill that may be smaller in scope than the one depicted in the attachment, as well as the off-leash area.

Once the HRA approves this plan, a park development plan will be prepared which includes the phasing and costs.

It needs to be reiterated that adding maintenance costs at this time must be addressed as part of any plan or scope of improvements for North Commons - and this will be the subject of discussion with City Council.

The HRA currently has a policy for the distribution of proceeds from land sales within The COR. If the HRA wishes to dedicate the remaining proceeds from these sales to make certain park improvements, they should revise the proposed policy as it relates to these sales and direct staff accordingly.

Recommendation:

The development management team recommends the HRA consider the proposed development of residential lots on the subject HRA property and if acceptable, approve the proposed plan and direct the team to pursue the sale of these lots for single family homes sites.

The development management team further recommends the HRA consider what portion of the proceeds of these sales, after the currently prescribed distributions to inter-fund loans, be allocated to initiating certain park improvements.

Funding Source:

The subject of this case is to consider the generation of funds through land sales - to be directed for park improvements.

Council Action:

Based upon discussion - motion to recommend that the HRA create, develop and sell, new residential lots in and around 'North Commons' for the purpose of initiating certain park improvements.

Attachments

[location map](#)

[proposed residential lots in and near N. Commons](#)

[aerial image](#)

Form Review

Inbox

Kurt Ulrich

Form Started By: Darren Lazan

Final Approval Date: 04/21/2011

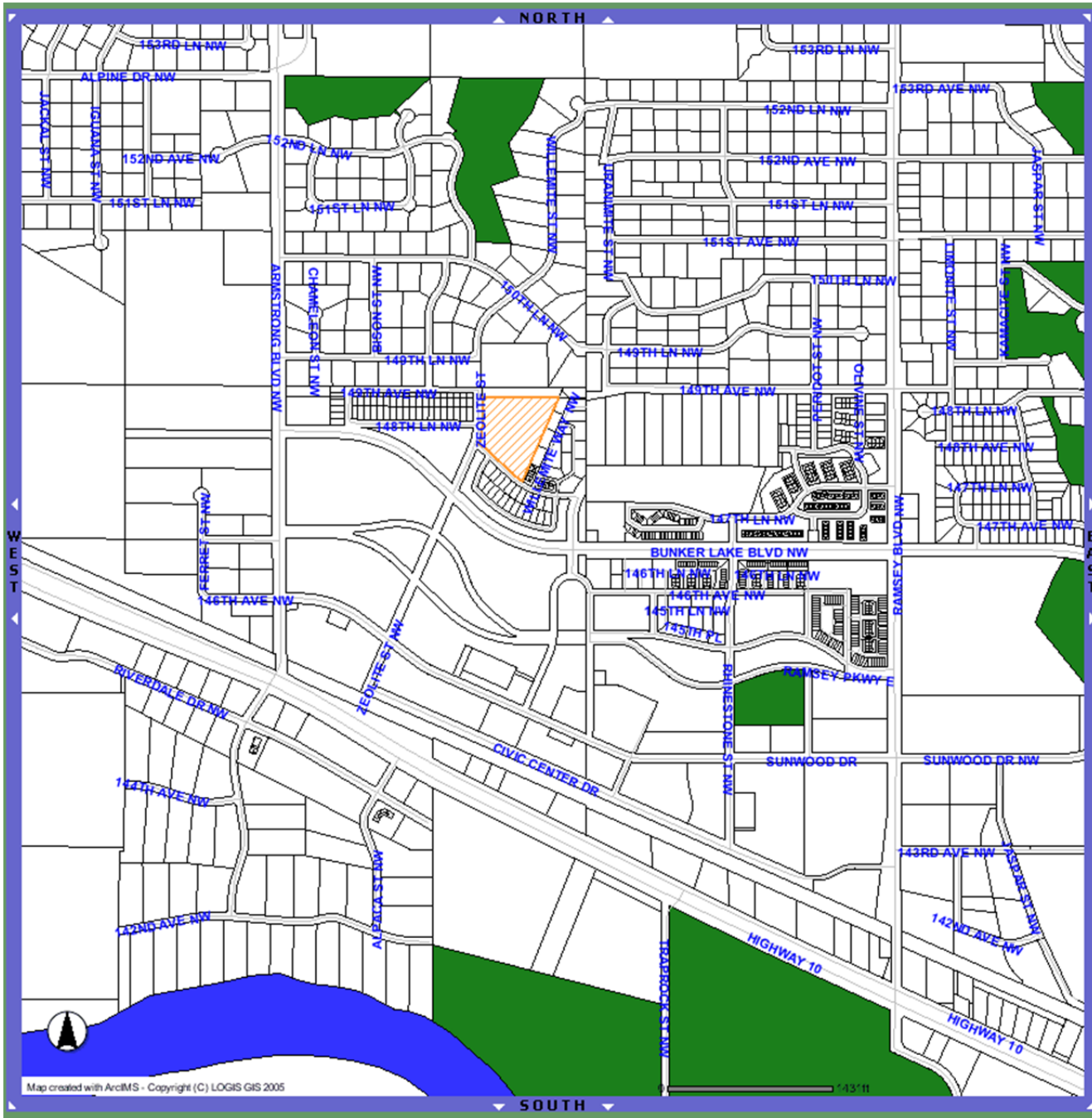
Reviewed By

Kurt Ulrich

Date

04/21/2011 04:33 PM

Started On: 04/08/2011



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- Property Information
- Owner Information
- Zoning/Land Use Information
- Assessing Information
- Sales Information
- Permit Information

[Link to the County Website](#) 28-32-25-21-0033

Property Information [Return to Top](#)

S PID: 283225210033
 S Address:
 S Zip Code: 55303
 A Legal Desc: OUTLOT D RAMSEY TOWN CENTER 8TH ADD

Owner Information [Return to Top](#)

A Owner: RAMSEY CITY OF HRA
 A Taxpayer: RAMSEY CITY OF HRA
 A Tax Address: 75501 SUNWOOD DR NW
 A Tax City: RAMSEY
 A Tax State: MN
 A Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)

S Area [SqFt]: 311658.76384
 S Perimeter [Ft]: 2337.05050627
 S Acres: 7.15470073
 A Year Built:

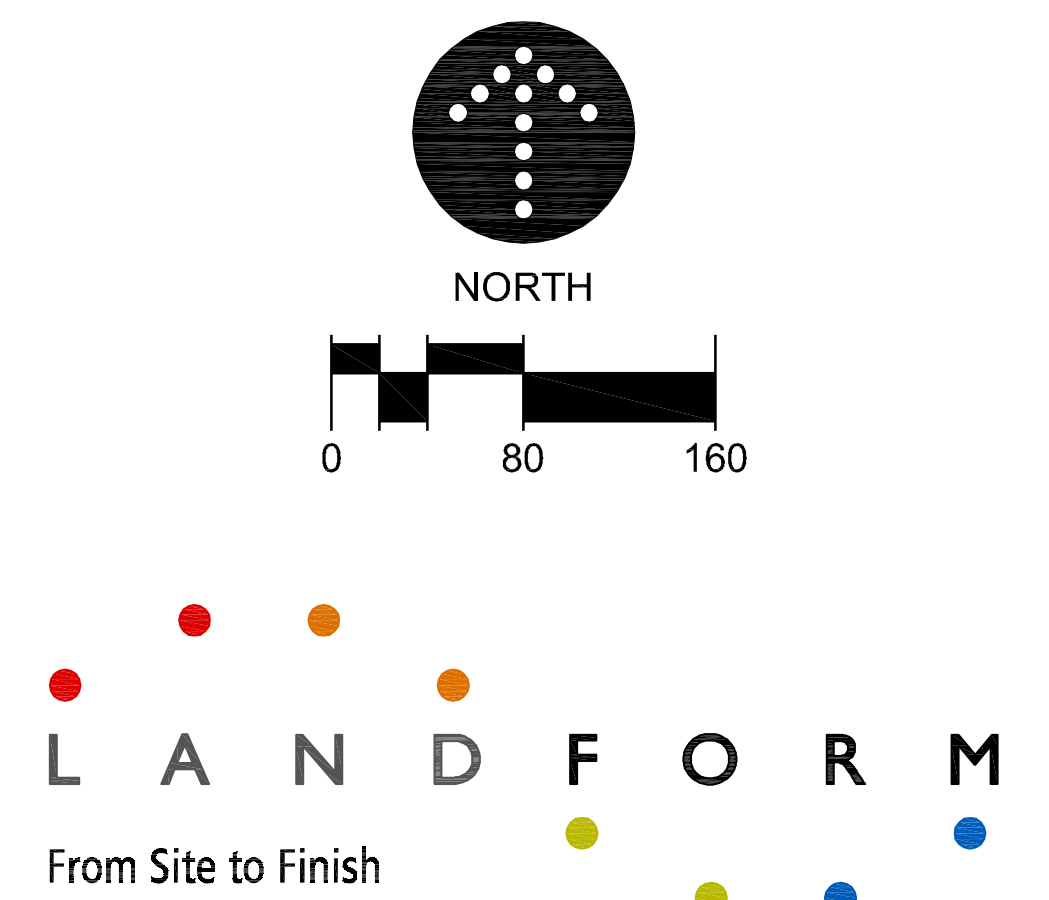
Assessing Information [Return to Top](#)

A Current Total: \$420,000.00
 A Current Land: \$420,000.00
 A Current Build:
 A Current Feature:
 A Current Class:
 A Special Assess:

Sales Information [Return to Top](#)

A Sale Price: \$6,750,000.00
 A Sale Date: 20090626
 A Tax Capacity:

Location map - (Subject Property in 'Hashing')



**NORTH RESIDENTIAL
PROPERTIES CONCEPT**

NORTH



Wetland limits

Proposed trail connection

Municipal Well #8

SOUTH

Map created with ArcIMS - Copyright (C) LOGIS GIS 2005

0 240ft