

2030 COMPREHENSIVE PLAN

CITY OF RAMSEY
PROPOSED AMENDMENTS

CHAPTER 4: ASSUMPTIONS

Changes as needed per revised system statement

Market reality of forecasts

- Beyond 2030?



FORECASTS

| | 2010 | 2020 | 2030 |
|------------|--------|--------|--------|
| Households | 9,793 | 13,046 | 16,298 |
| Population | 28,121 | 36,329 | 43,561 |
| Employment | 6,700 | 9,100 | 11,938 |

FORECAST REALITY?

Current households = 8,302

Forecasted households = 16,298

Difference = 7,996

Per year to 2030 = 400 units/year

Can we extend the forecasted totals beyond 2030?



CHAPTER 5: LAND USE

The COR Master Plan (formerly Ramsey Town Center)

Country Crossings Planning (TH 47 & 167th Avenue Commercial Node)

Closed Landfill Land Use Plan

Hope Fellowship

Green Valley Commercial Node



THE COR MASTER PLAN

Additional retail commercial

- 50 Acres
- 'The West 50'

Reduction in housing units

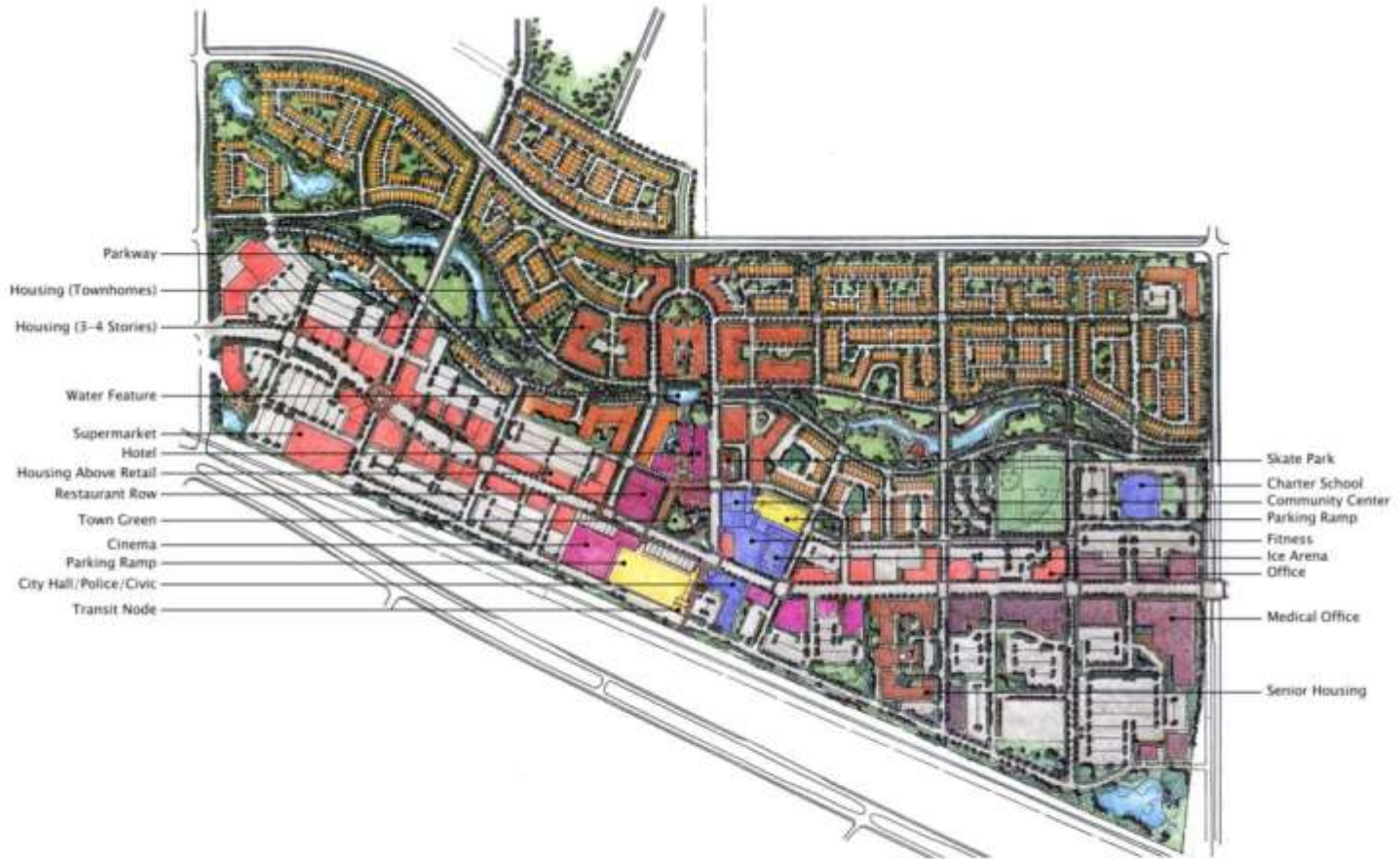
- Off-set by recently approved projects?

Retail to anchor/support mixed-use area

Extensive public input



THE COR CURRENT MASTER PLAN



12 March 2004



RAMSEY TOWN CENTER
Ramsey, Minnesota

Site Plan

THE COR PROPOSED MASTER PLAN



LAND DESIGNATION

- PARK/PUBLIC SPACES
- PARCELS FOR SALE
- PARCELS OWNED BY OTHERS

DEVELOPMENT STATUS

- EXISTING DEVELOPMENT
- PROPOSED DEVELOPMENT
- ACTIVE DEALS
- UNDER CONTRACT

ACCESS

- EXISTING SIGNALIZED INTERSECTION
- FUTURE SIGNALIZED INTERSECTION
- FULL INTERSECTION
- NO LEFT OUTBOUND MOVEMENTS
- PARKING RAMP

TRAFFIC INFORMATION

ADT INFORMATION TAKEN FROM 2009 ACTUAL COUNTS AND 2030 PROJECTED VOLUMES



**DEVELOPMENT
PLAN 5.00**

31-M-2011

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COUNTRY CROSSINGS

Redevelopment Opportunities

Struggling retail commercial

New water tower

Available water

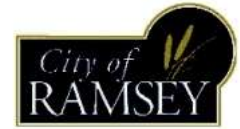
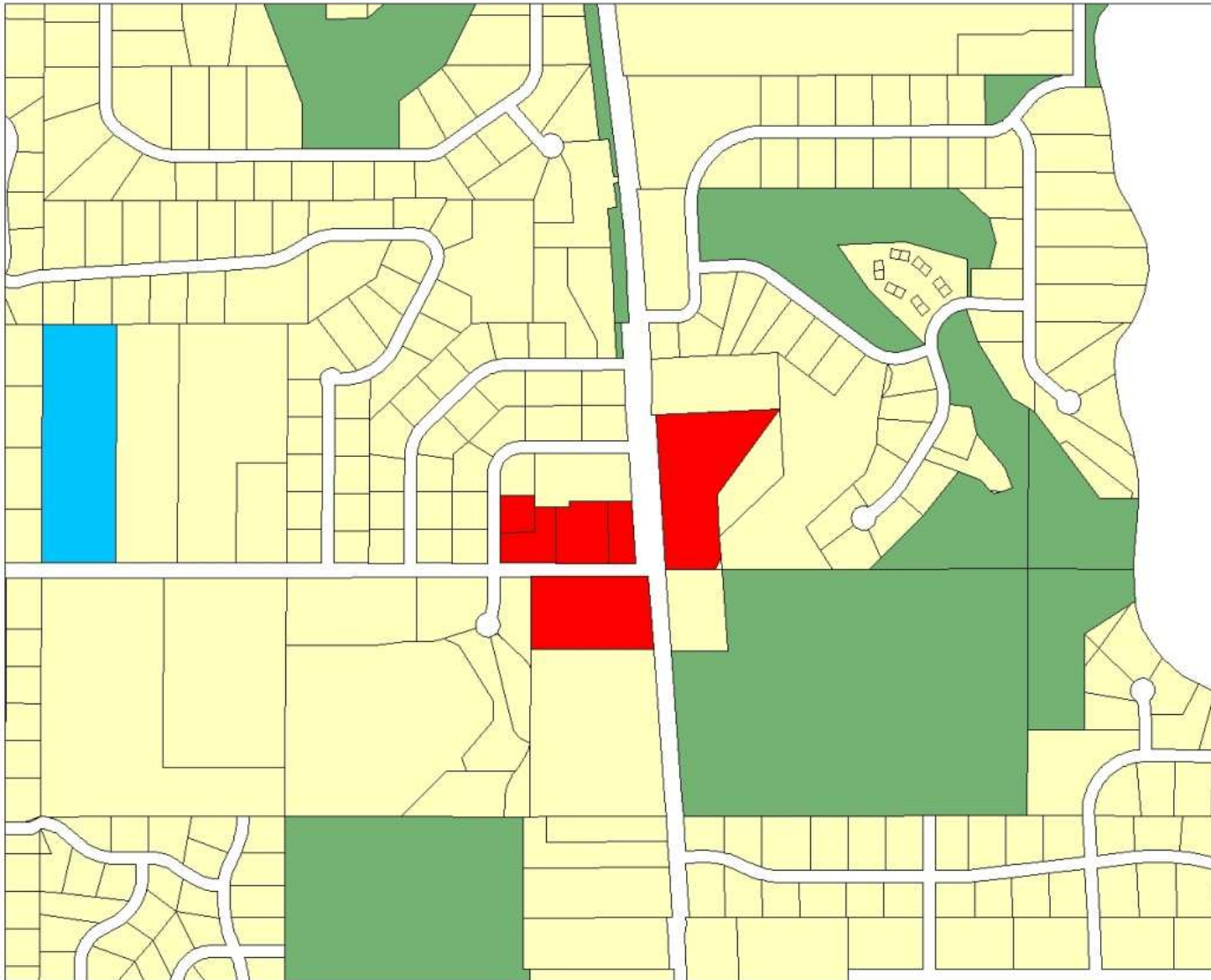
Future sewer

Increased housing densities?

Reduction on commercial acreage?



COUNTRY CROSSINGS



Country Crossings

Legend

-  Parcels
- ramsey_flu**
- 11_2003_LU**
-  LDR
-  MDR
-  HDR
-  Office Park
-  Commercial
-  MU
-  Business Park
-  Public
-  Rural Developing
-  Rural Preserve
-  Park



0 0.05 0.1 Miles



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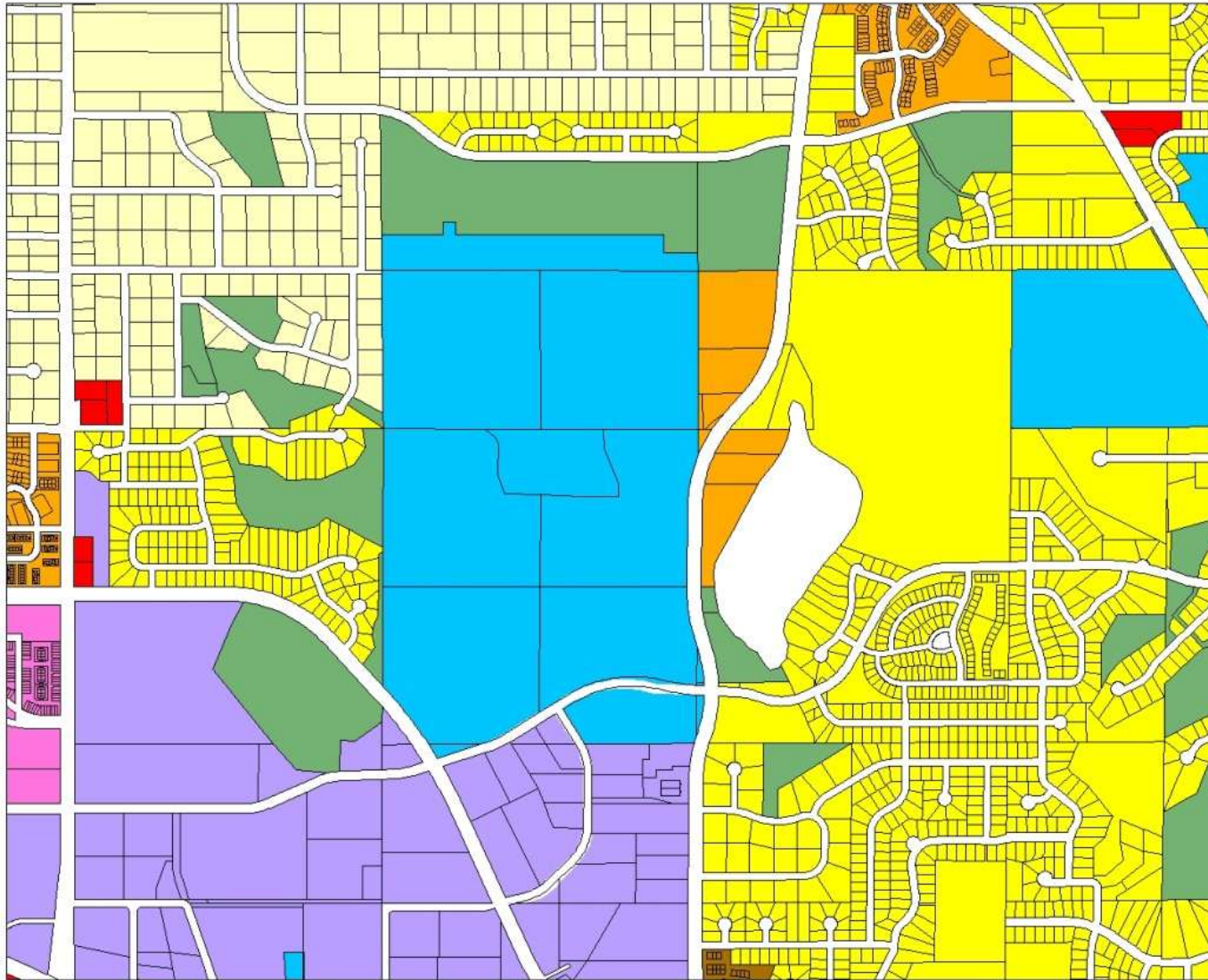
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CLOSED LANDFILL

Minnesota Pollution Control Agency is requiring consistency with their land use plan

- Already eliminated future industrial
- Elimination of MDR area (impact on forecasts and affordable housing capacity)
 - Three (3) parcels
 - Approximately 15 acres

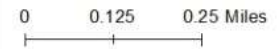
CLOSED LANDFILL



Closed Landfill

Legend

-  Parcels
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HOPE FELLOWSHIP

Approximately 30 Acres

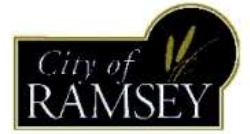
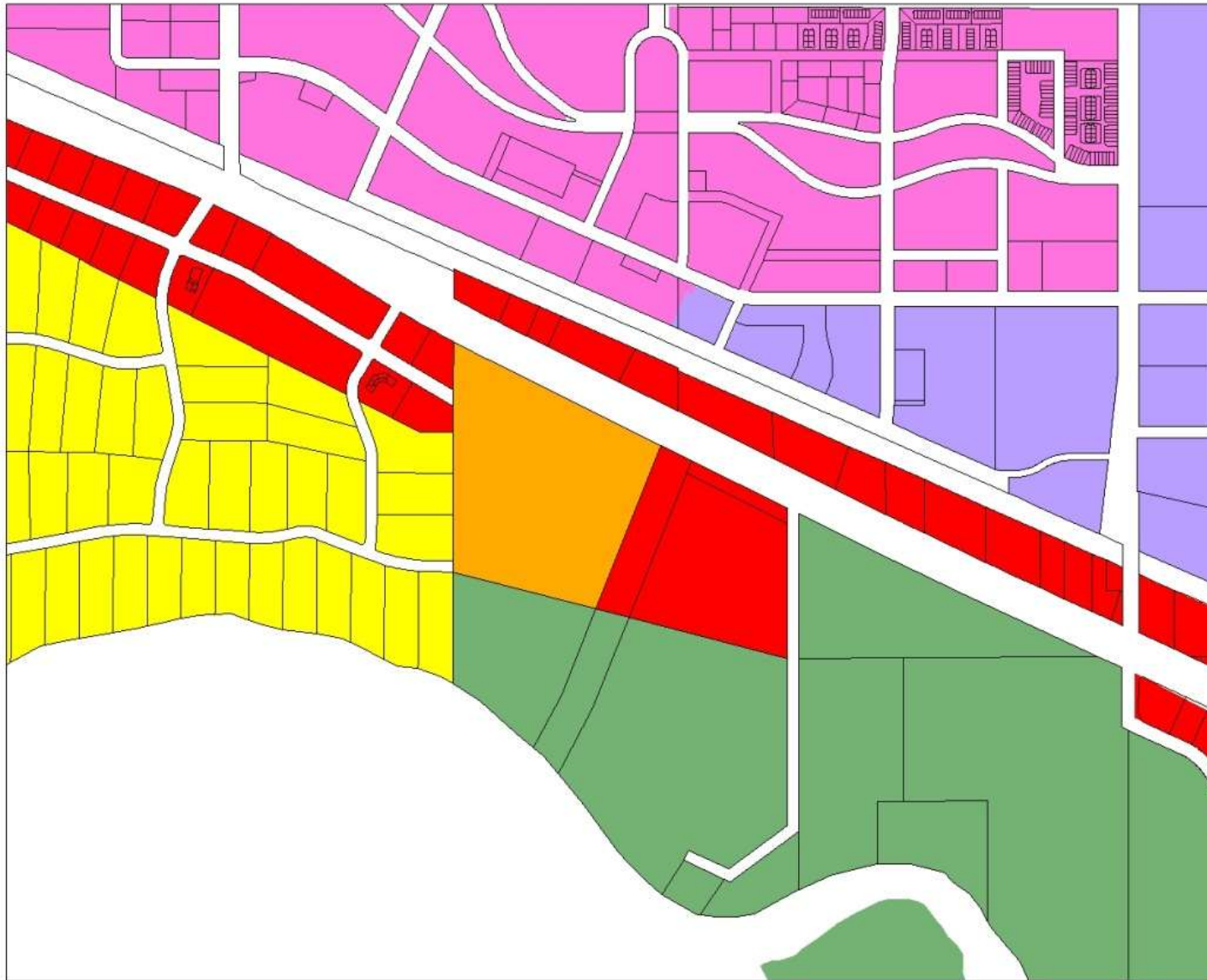
Formerly guided Commercial

Currently guided MDR

Property owner want to revert back to Commercial



HOPE FELLOWSHIP



Hope Fellowship

Legend

- Parcels
- ramsey_flu**
- 11_2003_LU**
- LDR
- MDR
- HDR
- Office Park
- Commercial
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0 0.05 0.1 Miles

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GREEN VALLEY COMMERCIAL

Two (2) parcels

Approximately six (6) acres

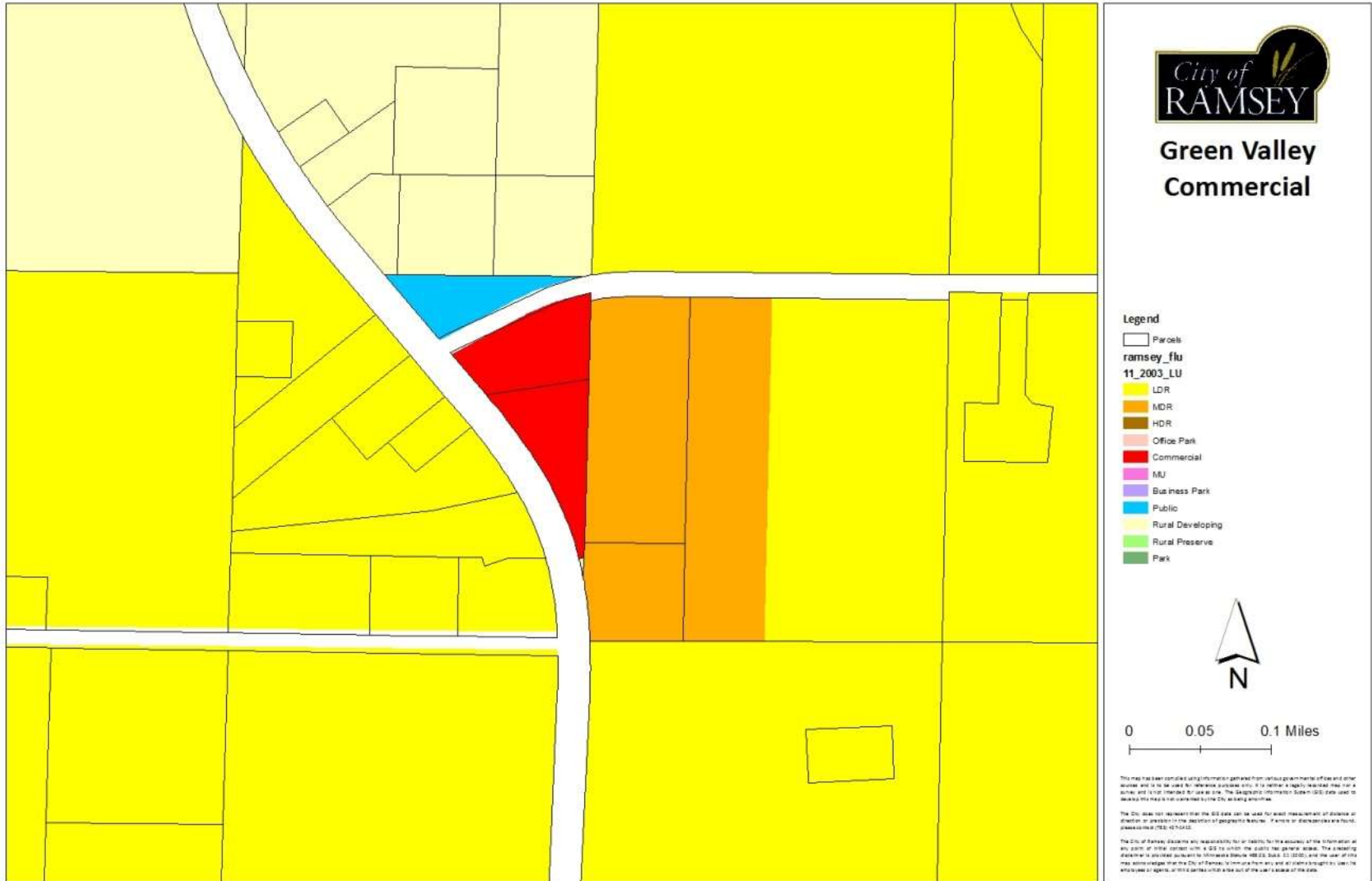
Formerly guided Rural Developing

Currently guided Commercial

Property owner desires to revert to residential

- Now within MUSA with 2030 Plan

GREEN VALLEY COMMERCIAL



CHAPTER 6: TRANSPORTATION

Re-examine TAZs

Revised TPP

Future Transportation Map

COR/Mississippi West Highway 10 Pedestrian Crossing

Rum River Central Regional Park



TAZ

Potential issues with methodology connecting to Future Land Use Map

Re-evaluate using better technology

Better reflection of distribution

Coordination with Anoka County sub-TAZ

Utilize updated data from transportation studies



TPP

What about Highway 10 and the investment the City and Metropolitan Council have already made?

- Don't expect to resolve today

FUTURE TRANSPORTATION MAP

Variolite Street Extension

167th Avenue Extension



COR/MISSISSIPPI WEST PEDESTRIAN CROSSING

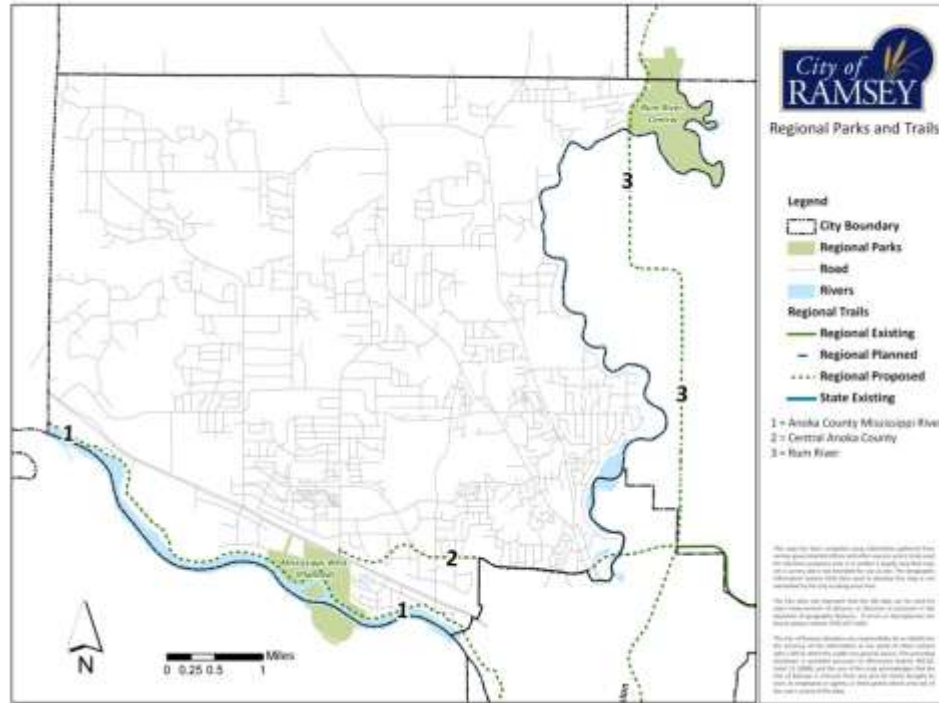
Connection to Regional Systems

- Mississippi West Regional Park
- Mississippi Anoka County Regional Trail
- Central Anoka County Regional Trail
- Highway 10
- Northstar Commuter Rail

Addition as future Regional Trail?



COR/MISSISSIPPI WEST CONNECTION



RUM RIVER CENTRAL REGIONAL PARK

Remove reference to boundary adjustment consistent with Plan approval



CHAPTER 7: HOUSING

Amendment as required by recent and proposed amendments



CHAPTER 9: WATER RESOURCES

Wellhead Protection Overlay as required by the Minnesota Dept. of Health



CHAPTER 10: PARKS, RECREATION, AND OPEN SPACE

Consistency with revised Parks and Open Space Plan

Amended City Master Parks and Trail Plan

COR/Mississippi West Pedestrian Crossing



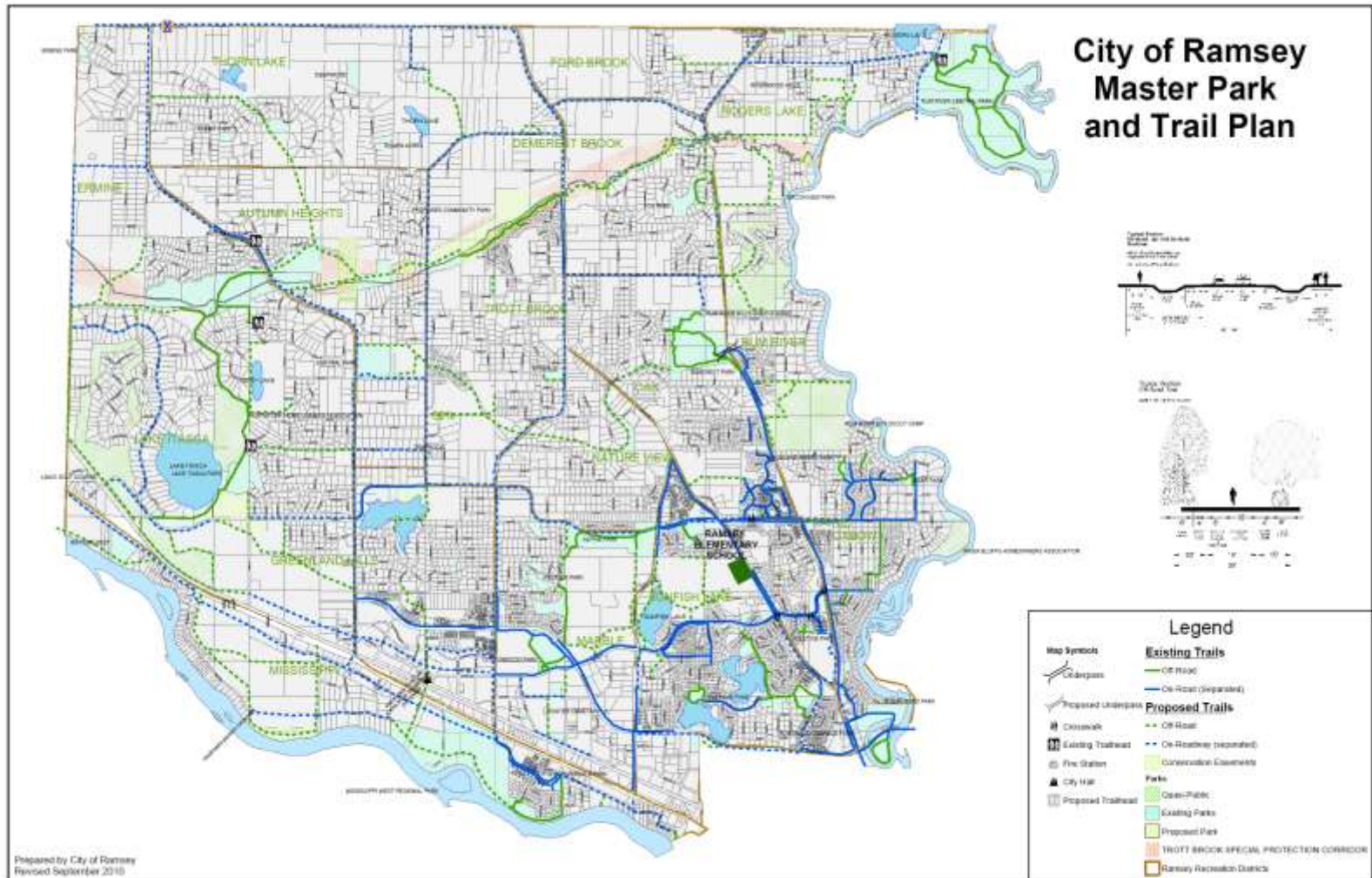
MASTER PARK AND TRAIL PLAN

Amendments to non-regional parks and trails

Change to the map



MASTER PARK AND TRAIL MAP



STRATEGY

Consolidate where possible

- Major amendments

Multiple phases

- Timing constraints and requirements

