

December 30, 2011

Hope Fellowship Leadership Committee
c/o Mr. Eric Henry

Re: Hope Fellowship Property on Highway 10 in Ramsey, MN (PID 283225340002)

Dear Eric and the Leadership Committee:

The purpose of this correspondence is to follow-up as promised, detailing the various opportunities and timelines that relate to the above referenced property. As there are several different aspects to what we discussed on December 28, 2011, this document is separated by topical area to aid the differing interests of reviewers within your organization.

Overview and Summary

The City of Ramsey is seeking a partnership with Hope Fellowship Church by requesting the conveyance of two parcels of land in exchange for two separate improvements projects which would be funded by the City. These improvements will add significant monetary benefit and increase the saleable value of the affected parcel. *(Both separate parcels have a certain timeline associated with them that is discussed below, but the conveyance of the two are understood to likely occur at the same time – pending both parties approval of course).*

The Riverdale Drive extension and frontage road is discussed below and identified in the attached exhibit. This project would require a commitment by Hope Fellowship Church to convey the required right-of-way (ROW) for the proposed roadway construction to the City on or before August 1, 2012. This roadway improvement is estimated to be a \$2.5 million project, and could include the extension of municipal sanitary sewer and water. As discussed in our earlier meeting, it *may* be more likely that the City Council would move forward with the utility improvements if the road ROW would not need to be purchased.

The tiny, ___ square foot triangular parcel at the extreme southwest of your 29 acre parcel is desired for a trail connection from the ROW of 142nd Ave to the Regional Park for a pending trail grant. Construction of the trail would benefit your property in several ways, and may also be considered an additional emergency access to the site depending on the end land use.

Background on Highway Transportation along U.S. Hwy's #10 & #169

Since 2009 the City, in conjunction with Anoka County, the Minnesota Department of Transportation (MnDOT), and the Federal Highway Administration (FHWA), has been working through the process to secure a grade separated interchange at Armstrong Boulevard and Highway 10. This project would provide for a safer, more convenient access to/from the highway at Armstrong Boulevard, and allow traffic to pass over the railroad tracks without delay.

I have [attached the design layout](#) for this project, which is currently going through the environmental review process. The intent is to have this project approved for preliminary design and officially mapped by the end of 2012 (see [attached project schedule](#)). Completing this work in 2012 is essential to understanding the impacts to adjacent properties in the area for better land use decisions, and to position the City for future funding opportunities to construct this needed improvement.

[Design here image](#)
[Schedule here](#)

Frontage Road Extension and Access to Properties South of #10 & #169

During one of the open houses, early on in the public process for the interchange project, the City received a couple of comments from property owners along the south side of Highway 10 (east of Armstrong Boulevard) requesting a secondary access. Their concern was that the future interchange would obstruct visibility of eastbound travelers, thereby making it extremely difficult to access their sites. In response to those comments, and consistent with MnDOT policies and corridor studies, access management to those properties via a frontage road system became part of the project design. This frontage road system would have direct impacts to your property, as can be seen on the design layout attachment. The City would like to partner with you in an effort to secure ROW along your northerly property line. This ROW would be used to construct the first segment of the frontage road that would extend from the existing eastern terminus of Riverdale Drive to Traprock Street, with the intent to have this roadway continue through to Ramsey Boulevard in the future when the Anoka County regional park is developed in the area. This frontage road is currently shown in the City's comprehensive transportation plan and on our municipal state aid (MSA) roadway system.

Interchange Costs and Process

In an effort to keep the costs of the interchange project to a minimum, the City may decide to investigate the option of advancing stand alone City projects for portions of the work. Advance constructing portions of this project would be done to improve traffic flow through the area in the short term, and be used as a City contribution to the overall interchange project in the future. In that regard we have submitted an application to MnDOT for funding a portion of the Riverdale Drive frontage road construction. The alignment and design for this roadway is slightly different from what is shown on the interchange design and does include improvements that would benefit the overall highway system; specifically median revisions at Traprock Street for safer ingress/egress, construction of acceleration/turn lanes on Highway 10 at Traprock Street, and closure of Alpaca Street at Highway 10 (see [attached conceptual layout](#)). If successful in securing MnDOT funding for this improvement the project must be let no later than June 30, 2013, and construction would ensue thereafter to be substantially complete by the end of the year.

[Concept layout pic](#)

Utilities and Process for Consideration

In exchange for the conveyance of the required ROW for this frontage road construction the City would be willing to include in the project plans the extension of sanitary sewer and watermain to your property. Currently these facilities are located just south of Highway 10 on Armstrong Boulevard, and the potential extension from this location to your property is estimated at \$1 million. Making these municipal utilities available to your property would greatly increase its

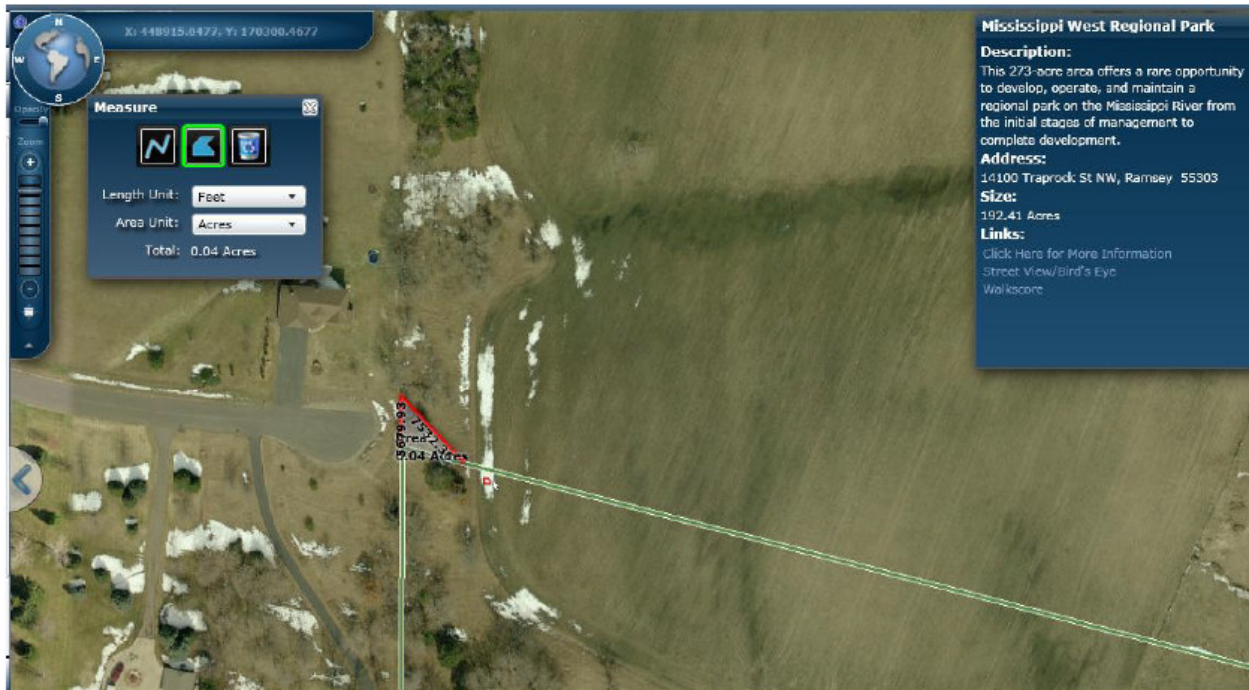
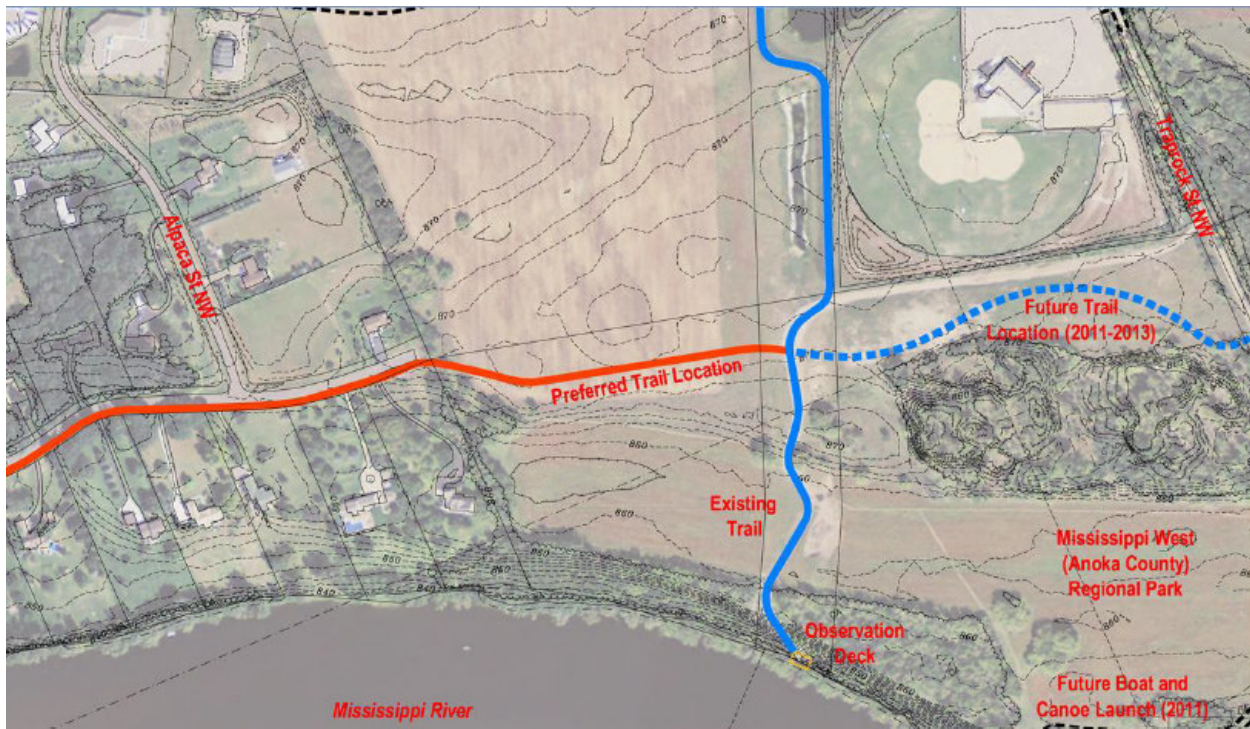
marketability by allowing for greater flexibility in land use and development scenarios, at no cost to you.

If a development proposal for your parcel were to come forward for City consideration today you would be required to dedicate the ROW we are currently requesting of you, and to construct the roadway extension of Riverdale Drive through the property. Depending on the potential proposal submitted you may also be required to extend the required utilities, not only to service your property but also an extension through the site for subsequent users in the area.

Trail Connection to the Park and Proposed Pedestrian Overpass

Earlier the Leadership Committee had discussed with Parks Supervisor Mark Riverblood a small easement in the southwest corner of your property to allow for a trail connection to be made from the Anoka County's Mississippi West Regional Park to 142nd Avenue. This sketch showing the Regional Park plan with a 'star' shown where the trail connection would be, another showing greater detail and then next the dimensions of the .05 acre easement are below. The city is awaiting word on a 1.4 million dollar grant request that would connect the 142nd ROW to the park utilizing this approximate .05 acre 'triangle'. (The grant also proposes to construct 3 miles of trail to the west, terminating at Ramsey's western border, again, adding value to the Hope Fellowship land.) At your request, we have not contacted the property owner to the southwest of this same property 'intersection' to request a similar sized easement dedication in lieu of the one proposed on your parcel.



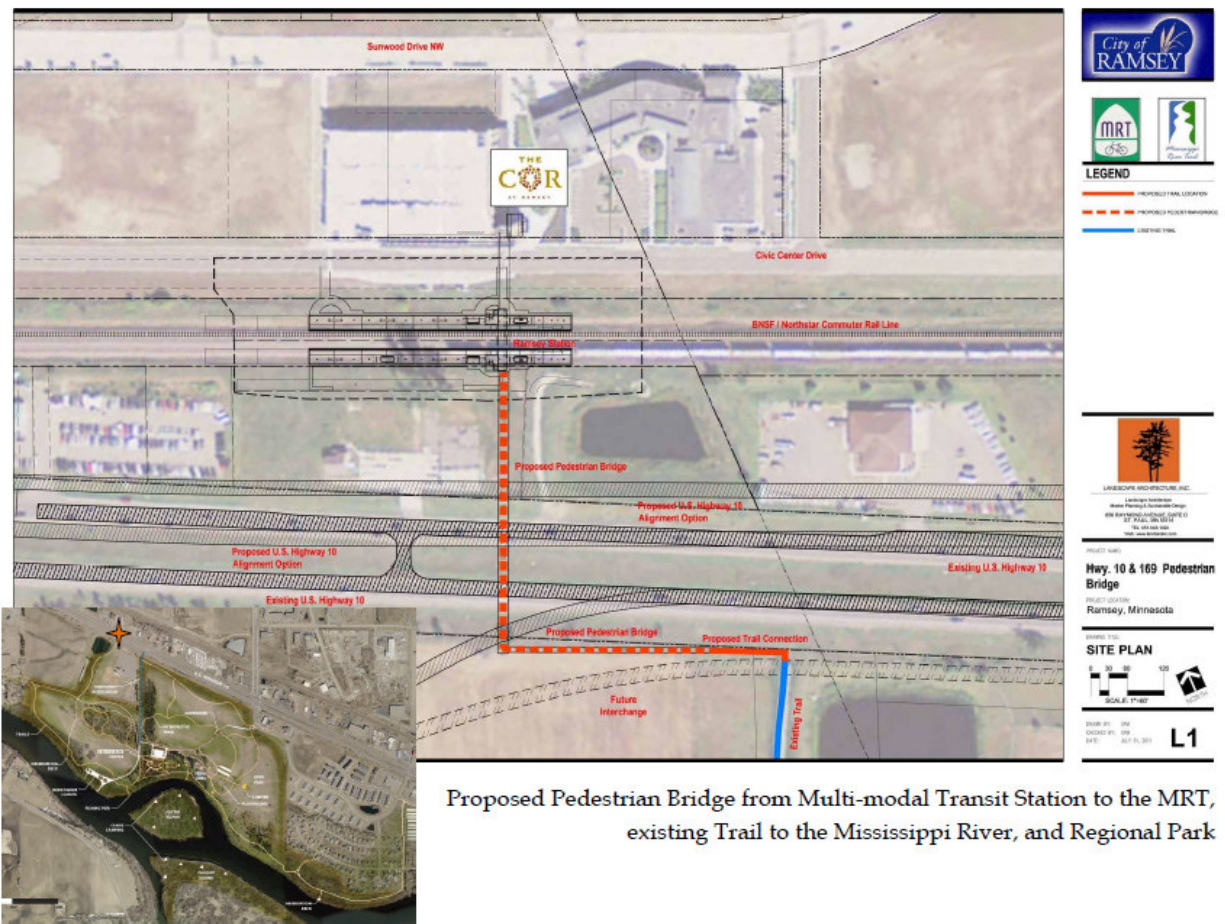


At the time of the aforementioned grant application, the city received e-mail correspondence from you, indicating that Hope Fellowship does intend on conveying this trail easement such that we may move forward with trail planning and construction once funds are allocated. This trail connection is very important, and so even if there would be some delay in the Riverdale Drive ROW conveyance (due to issues from either the city’s perspective or Hope Fellowship’s), we would respectfully request continued movement or consideration on the trail easement.

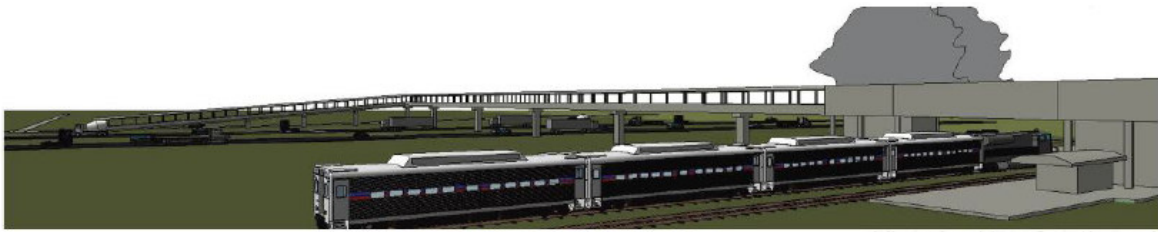
In either or any of the land conveyances discussed in this letter, the city will be responsible for the legal cost of preparing property descriptions and documents, recording of deeds or easements etc.

Pedestrian Bridge and Physical Connection to Transit, Retail and the COR

While there may not be any modification needed to the ROW proposed for the Riverdale Drive’s construction, the city is using this correspondence to inform you of another proposed transportation connection that will add another layer of value to your property – and that is the proposed pedestrian bridge over the highway, connecting the Northstar Commuter Rail Station to south side of the proposed Riverdale Drive extension. Below is a plan view of the ‘foot print’ of the project and a 3-D view of this ped bridge.



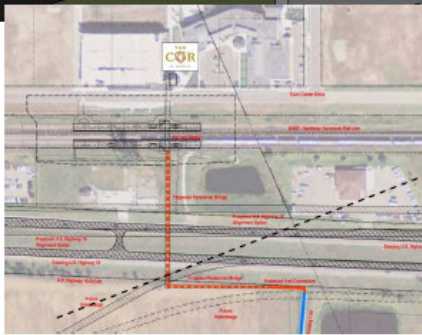
Proposed Pedestrian Bridge from Multi-modal Transit Station to the MRT, existing Trail to the Mississippi River, and Regional Park



View looking Southwest



View looking Northeast



The proposed ‘Mississippi River Skyway’ is estimated at approximately \$2.6 million in cost to construct, and provides connectivity to and for all the different land uses on both sides of the highway, as well as a physical connection between the Regional Park, the Mississippi River Trail and retail opportunities – as well as conceivably, free covered parking for the end user of the Hope Fellowship property within Ramsey’s parking ramp.

Conclusion and Next Steps

The City of Ramsey appreciates the opportunity to provide further clarification to our conversation related to these important transportation projects, and this unique chance to benefit all stakeholders in the area. These potential improvements will greatly enhance the safety and mobility of the Highway 10 corridor, and provide direct benefits to the abutting properties. We look forward to continuing the dialogue and relationship with Hope Fellowship with regard to these endeavors. Please feel free to contact me at 763-433-9893 or e-mail me at thimmer@ci.ramsey.mn.us if you have any questions regarding this request, or if additional information would be helpful during your review and internal discussions. As indicated, it is somewhat important that we receive an indication of your position on these opportunities as presented by _____, 2012, in order to ____ Council direction to _____.

Sincerely,

Tim Himmer, P.E.
City Engineer

Attachments (2)

cc: Brian Olson, Public Works Director/Principal City Engineer
Mark Riverblood, Parks Supervisor