

# Strategic Development Calculation for: *North Commons*



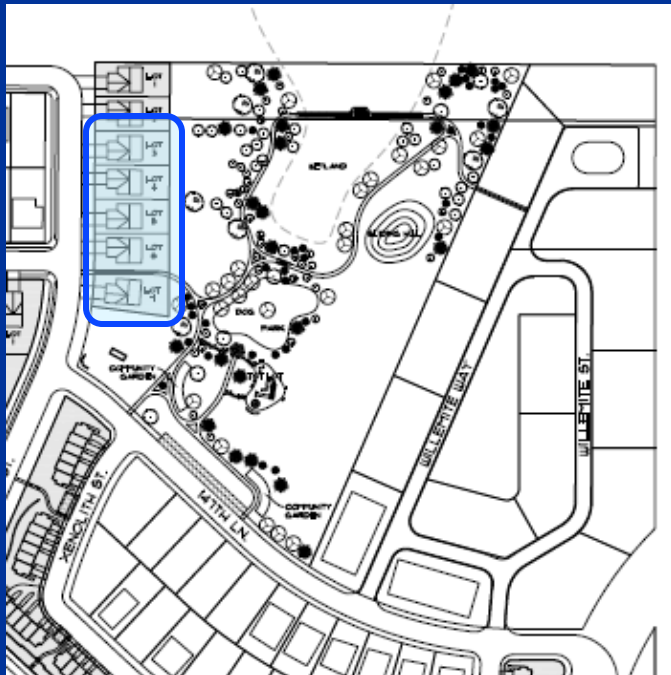
#1,

Residents in Town Center 8<sup>th</sup>, 9<sup>th</sup> and 10<sup>th</sup> Addition (entitled “Parkside Village”) invested in their homes anticipating the eventual development of North Commons.



#2,

Council did evaluate the creation of lots to pay for North Commons' development – and finds that the market value is not great enough to cover the cost of municipal service installation. *(But these lots may remain 'ghost platted' for a future opportunity.)*



#3,

Creation of the park is likely to boost single family home sales (of existing lots), which;

*~ Adds to the property tax base within the COR...*

*~ Brings construction employment which adds retail purchases in the community during each home's construction...*

*~ Adds more residents to support existing COR retailers'...*

*~ More homes and activity signal to future investors that both the COR is a success, and consumer base is growing...*

#4,

Concurrent (and separate) with the consideration for the development of North Commons, Council has generally agreed to:

- ~ Look at reducing maintenance costs for any underutilized parks...
- ~ And has identified 'Peltzer Park' (east of Ramsey Market) as one that *may* not presently meet the public's annual return on investment...

NORTH

To Alpine's playground

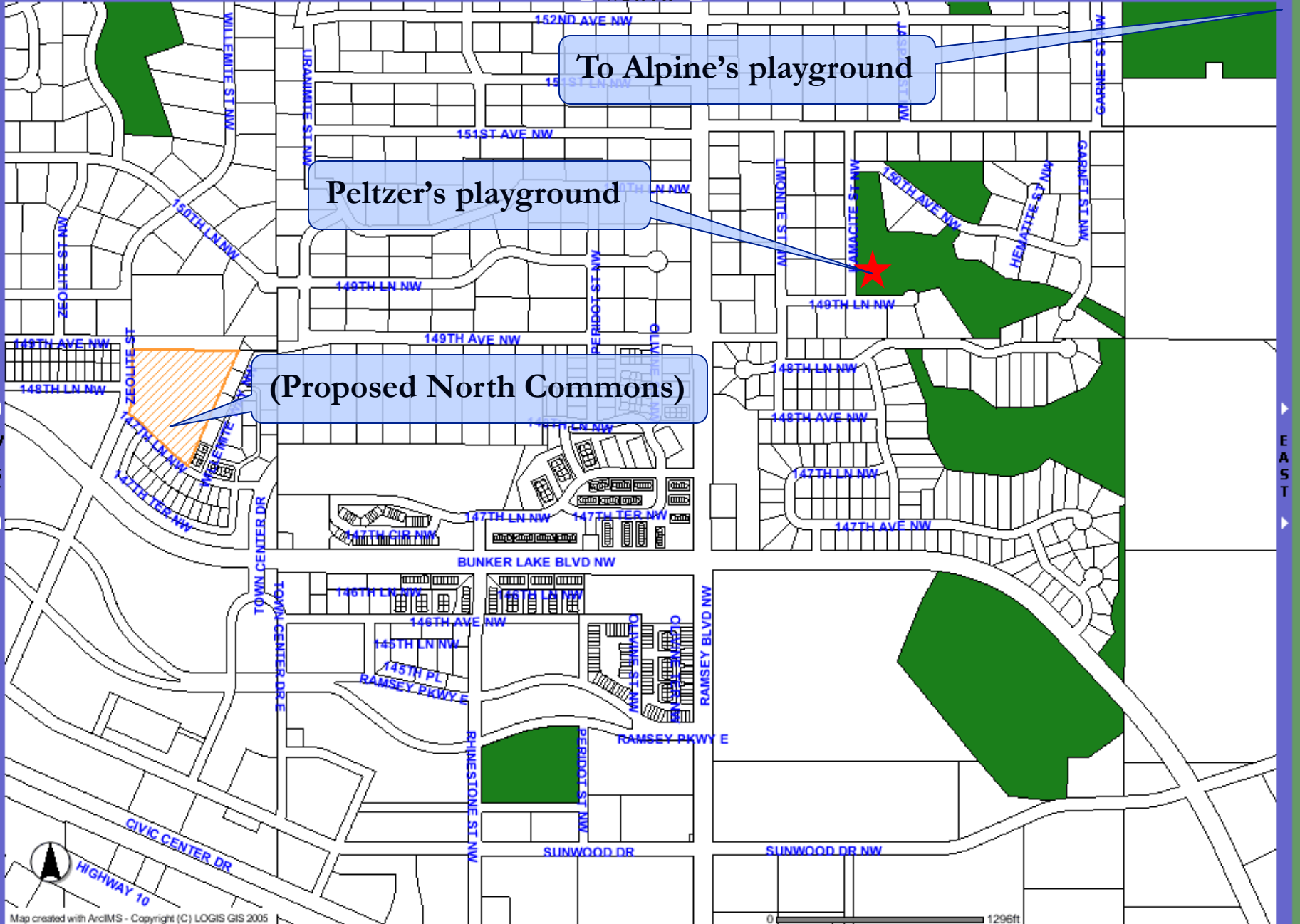
Peltzer's playground

(Proposed North Commons)

WEST

EAST

SOUTH





**(Note housing densities)**



**(Move play equipment to North Commons?)**

#5,

*...continued...* Concurrent (and separate) with the consideration for the development of North Commons, Council has also agreed to:

~ Look at all development costs so as to encourage development, particularly in the COR and areas served by municipal utilities...

#6,

While the city continues to look with an eye to lower development costs...

~ The prudent *requirement, amounts, and specifications* of the Topsoil Ordinance remain somewhat unresolved...

#7,

While the city continues to look with an eye to lower development costs...

~ The *requirement, amounts, and specifications* of the Topsoil Ordinance remain somewhat unresolved

~ And, in addition to the cost for developers, the city's water utility has an interest in this question...

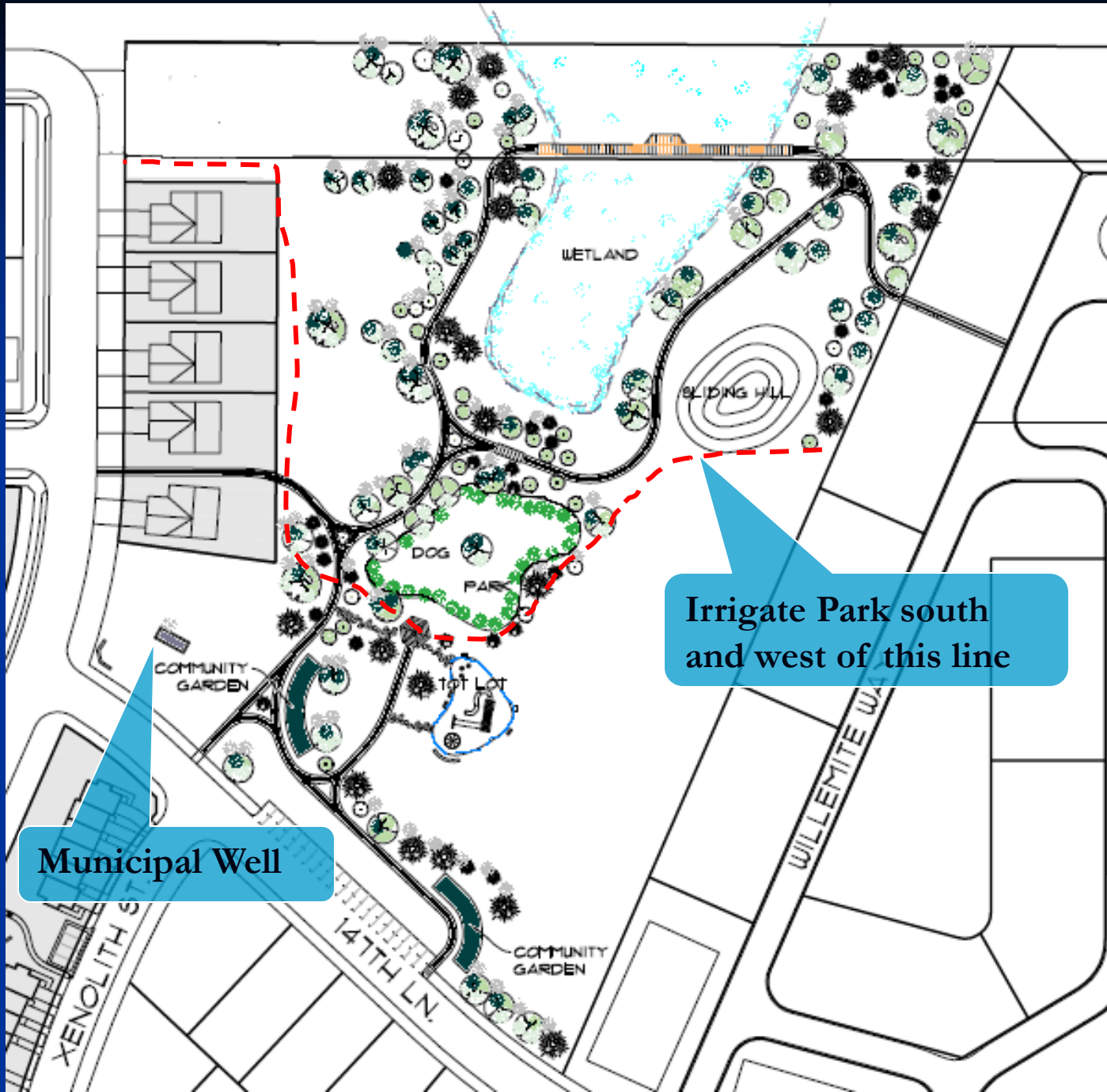
#8

To address the topsoil question for the Development Cost Study and for the Utility - the development of North Commons is a 2012 solution to this question, whereby...

#9

The utility can fund an irrigation system to provide prudent landscaping around Municipal Well # 8 and invest in a project at the park that will *quantify* what topsoil matrix makes the most sense for *both* the city and developers....

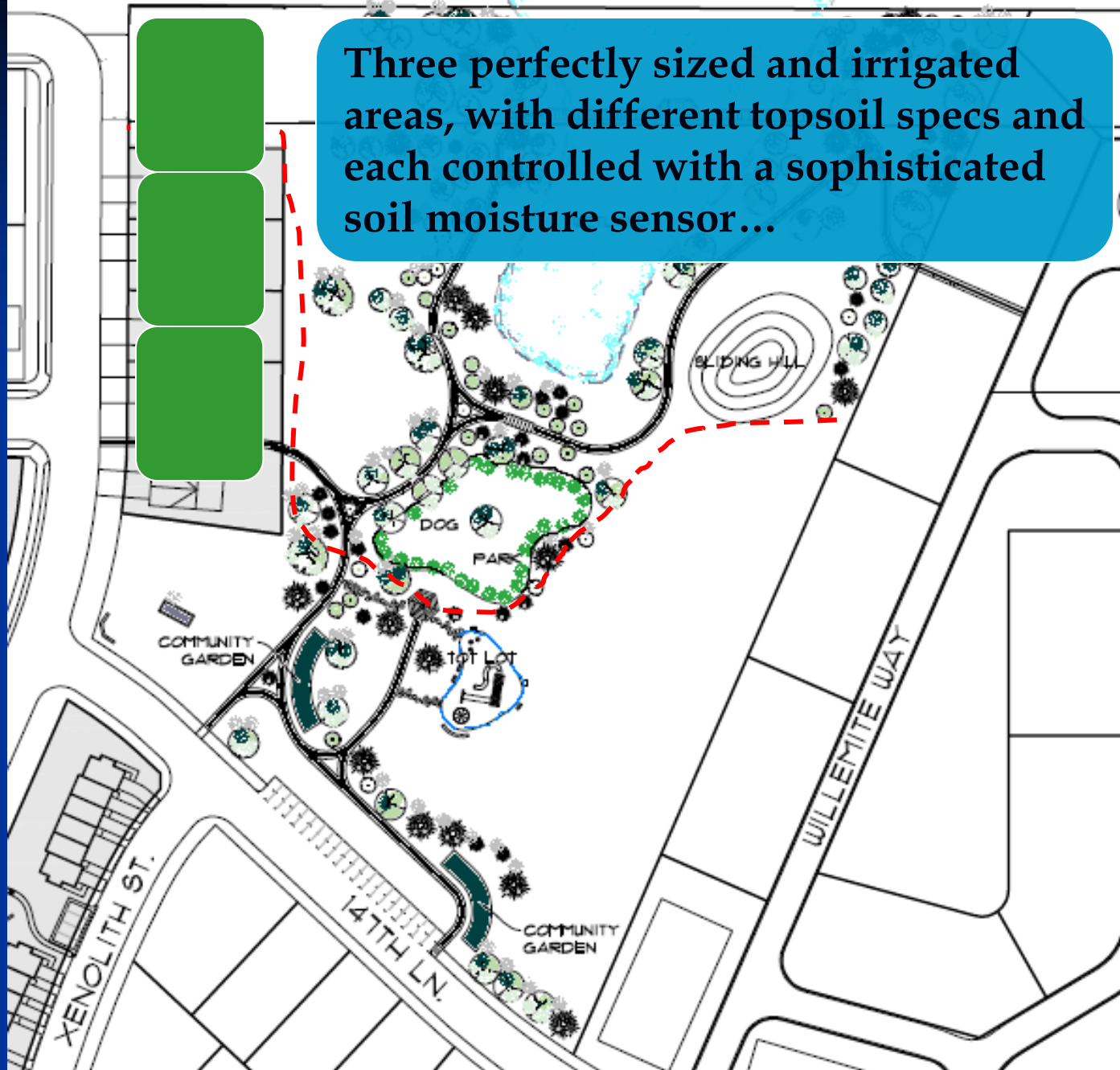




Municipal Well

Irrigate Park south and west of this line

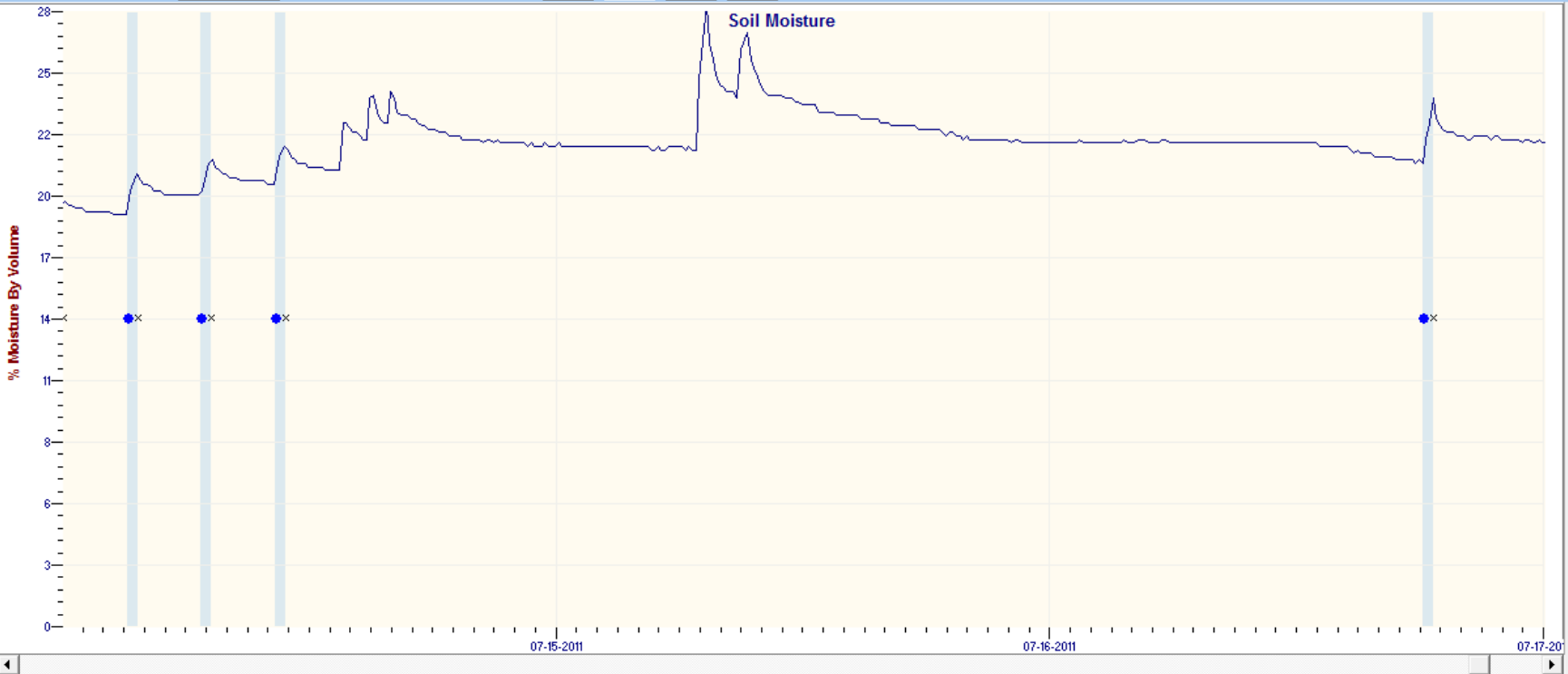
Three perfectly sized and irrigated areas, with different topsoil specs and each controlled with a sophisticated soil moisture sensor...



Locate Date  
7/16/2011



Zoom



Data  
 X-Axis  
 Saturday  
 07/16/11  
 08:33:20 am  
 Y-Axis  
 3.157 %

Sensor	Host Zone	Details
NAU Moisture Sensor 2	NAU	Lower: 21.64% Upper: 31.18
Soil Moisture Sensor 4	Zone 7 EAST	Lower: 20.64% Upper: 27.77
zone 5 moisture sensor	Zone 3 EAST	Lower: 21.00% Upper: 29.25

#10

Convergences:

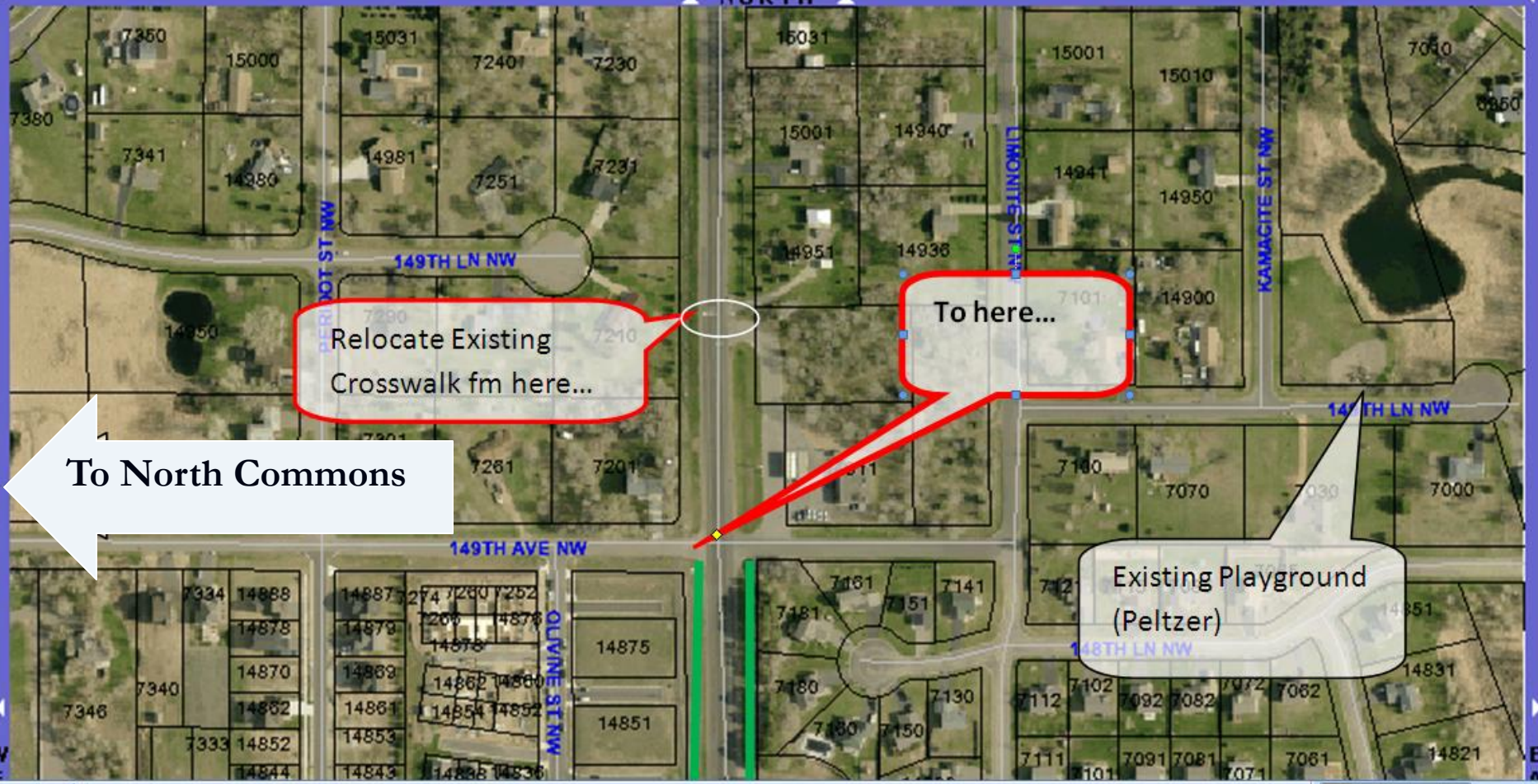
- ~ Deliver a value to both residents and builders
- ~ Invest in improvements to the tax base within the COR
- ~ 'Shutter' (or sell) Peltzer Park - and reapply these maintenance resources to North Commons...

# #10

...Convergences:

- ~ Move the modern playground from Peltzer to North Commons
- ~ Develop community gardens in proximity to the 'new' playground for a successful gathering place for the neighborhood
- ~ Relocate mid-block pedestrian crossing for the Ramsey Market neighborhood to facilitate better walking and biking access to the COR (for the Peltzer area residents)

NORTH



Relocate Existing  
Crosswalk fm here...

To here...

To North Commons

Existing Playground  
(Peltzer)

#10

...Convergences:

- ~ Quantify topsoil specifications to the financial benefit and conclusion for both the city and developers
- ~ Capitalize on neighborhood volunteerism and ownership by tree planting at North Commons in Fall 2012
- ~ Publish 2012 findings in appropriate water utility journals and as documentation for future DNR water appropriation requests





Age on Jan1 2012	Nbr of Children	E	N	S	W
1	2	1		1	
2	3			3	
3	3			2	1
4	5	1		4	
5	10			6	4
6	6			4	2
7	2			2	
8	6			6	
9	3			3	
10	7	3	1	3	
11	5		1	3	1
12	4		1	3	
13	6	1	1	2	2
14	1				1
15	2		1	1	
16	8	4	1	2	1
17	8	3	1	1	3
18	1		1		

**(33 Children between 6 and 12 years of age)**

**82                      13                      8                      46                      15**

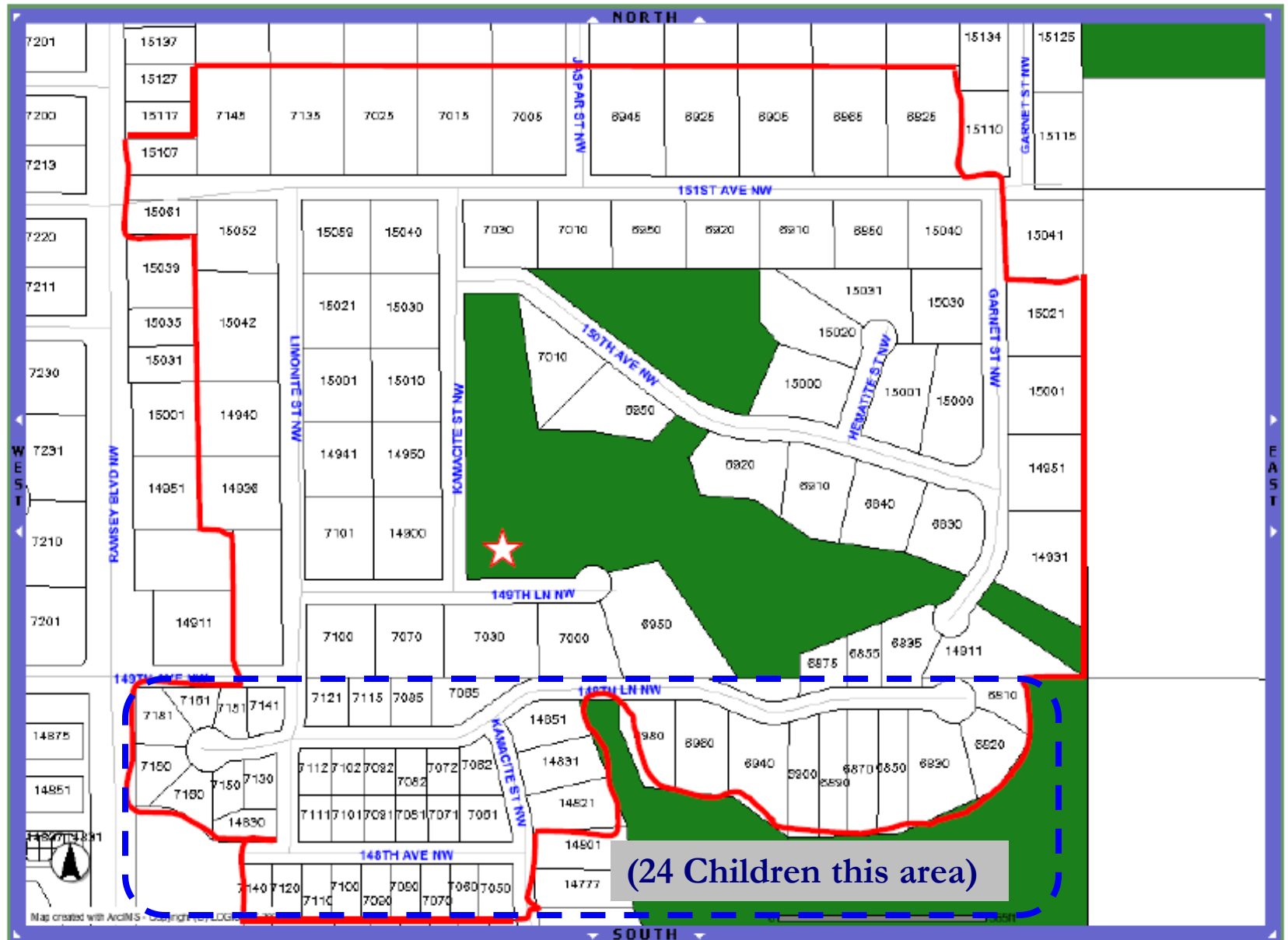
*Families represented*

**41                      9                      4                      19                      9**

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12	4		1	3	
13	6	1	1	2	2
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Estimated Service Area for Walkers to Peltzer Park

# Sources of Funding

- Irrigation and Topsoil = Water Utility
- Increased City Share of Property Tax for New Homes\* \$35,000

# *\*Property Tax Revenue 'Math'*

- Assumes 5 more homes built each year by virtue of the development of North Commons.
- ~ Built upon \$220k – Ramsey's share of Property Tax \$700 *more than* vacant lot.
- ~ 5 new homes each year for 10 years (does not include HRA's lot potentials) = \$35,000

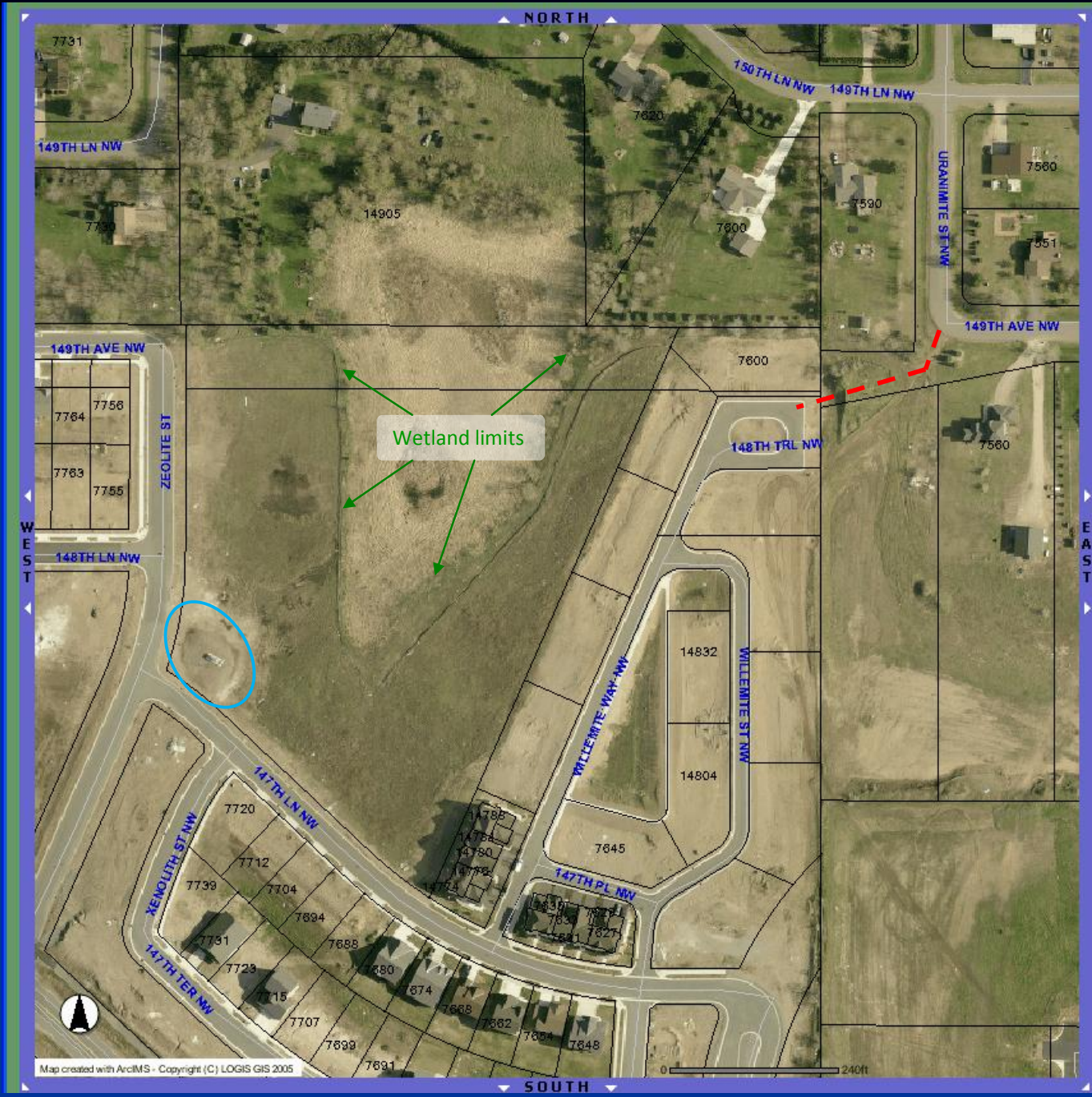
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- Volunteer planting of the above estimated \$2,000+

# Sources of Funding (continued...)

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- Increased City Share of Property Tax for New Homes \$35,000
- \$15,000 for Landscape presently proposed within 2012 Parks CIP  
(Or DNR tree grant application deadline February 17<sup>th</sup>.)
- Volunteer planting of the above estimated \$2,000+
- \$20k from sale of Peltzer Park(???)  
(Anoka County's valuation for the parcel is \$40,300)
- Maintenance Labor – 'swap' for Peltzer...

*And, throw in better connectivity to the  
COR and recreational access....*



NORTH

WEST

EAST

ARMSTRONG BLVD NW

RAMSEY BLVD NW

BJURER LAKE BLVD NW

COUNTY ROAD 116

HIGHWAY 10

