

COMPREHENSIVE PLAN AMENDMENT

City of Ramsey

Areas of Change (Forecasts)

- The COR (formerly Ramsey Town Center)
- Hope Fellowship Parcel

The COR Development Plan

- Future Land Use over entire area is 'Mixed Use'
 - Small area is currently 'Employment'
 - Not asking for change to FLU Map
- Changes to Forecasts
 - Area of MDR to Commercial (40 acres)
 - Forecast methodology for vertical structures/downtown
 - Conservative Forecast
 - Low Density Range versus Average Density Range
- Retail Anchor
 - Previous MDR to Commercial
- Re-focused center/downtown

COR Forecasts

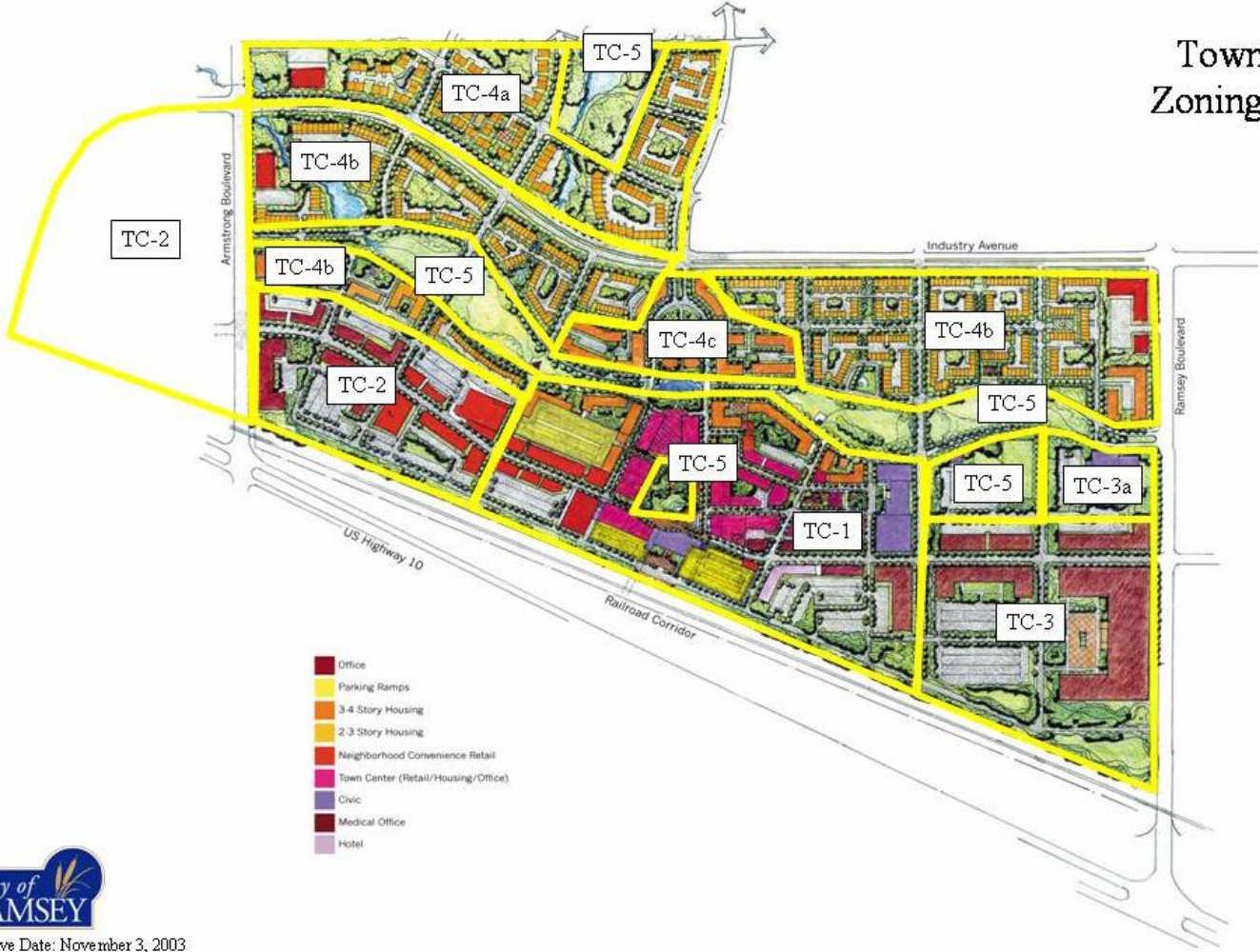
- Originally 2,200 Households
- 2030 Plan = 2,000 Households
- Requested = 1,500 Households
 - ▣ Spack Consulting Traffic Generation MemoP

COR Area Forecasts

- COR = 1,500
- Town Center Gardens = 300+ MDR
- Bushek = 240 (210 HDR, 30 LDR)
- Pine Shadows = 21 HDR
- Pearson = 280 (210 MDR, 70 HDR)
- Hageman = 120 HDR
- ***Total is approximately 2,500***

Previous Master Plan

Town Center Zoning Districts



Effective Date: November 3, 2003



Current Development 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

ACT INFORMATION TAKEN FROM 2009 ACTUAL COUNTS AND 2030 PROJECTED VOLUMES



**DEVELOPMENT
PLAN 5.03**

05.19.2011

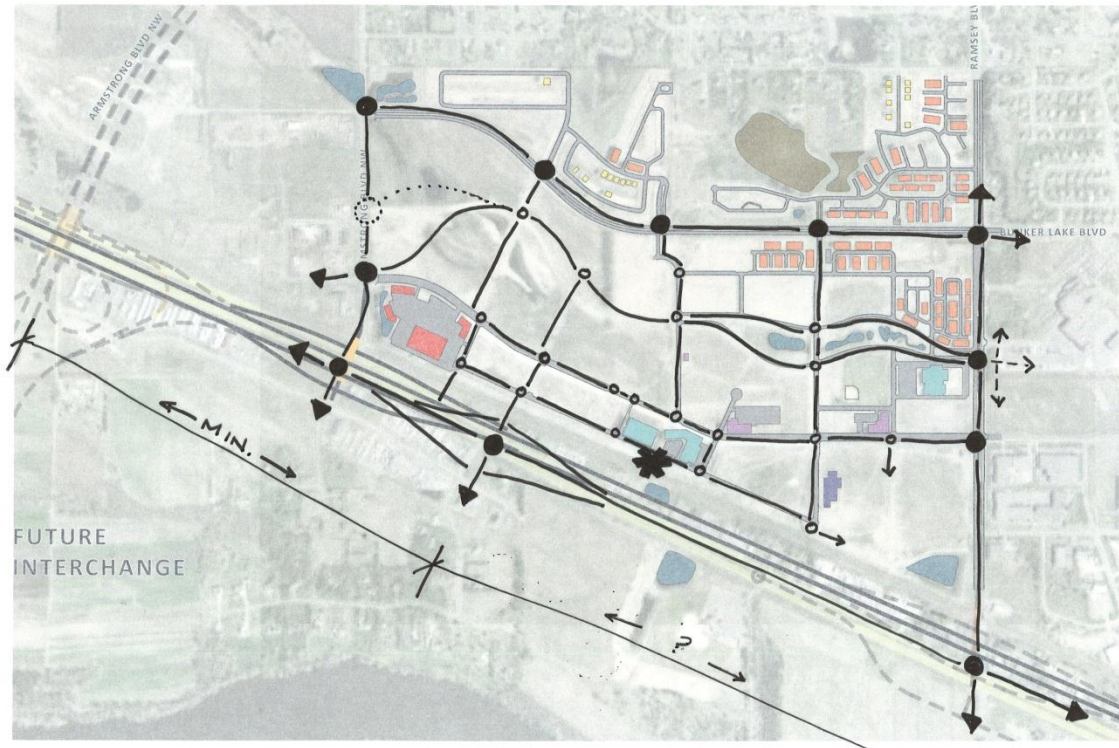
Landform Site 7817 is a subsidiary of Landform Technical Services, LLC.

Plan Comparison

- Eastern Half Remains Consistent
 - Office Employment Area included
- West 30 Retail
 - The Retail Anchor
- Additional HDR Housing in center
 - 'Refocused'
- Realigned Sunwood Drive
 - Permitted only one (1) access to Armstrong Boulevard
 - Interchange Planning
 - Substantial Impacts to Site Layout
- Live-Work Units now Permitted in General Retail Area

Sunwood Realignment Constraints

RAMSEY TOWN CENTER
RAMSEY, MINNESOTA



NOT TO SCALE

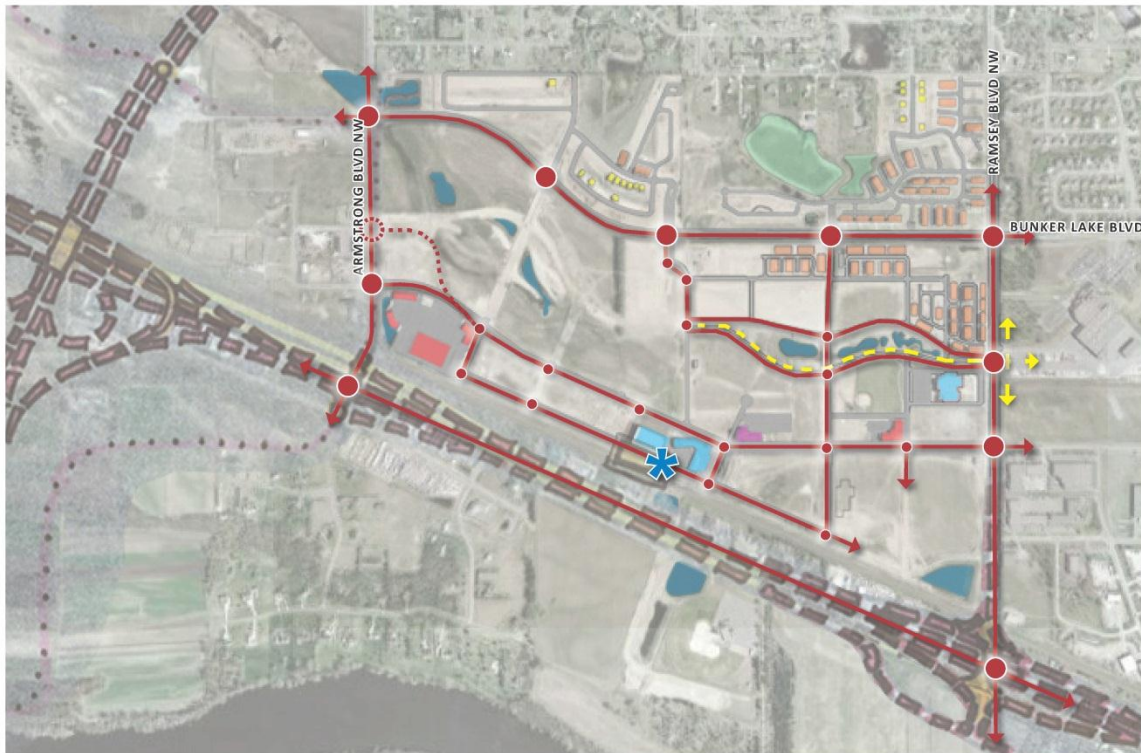


LANDFORM
From Site to Finish

PROPOSED ACCESS
ANALYSIS (C3.0)

SEPTEMBER 2, 2009

Sunwood Realignment Constraints



RAMSEY TOWN CENTER
RAMSEY, MINNESOTA

- TRANSIT
- INTERSECTION (FULL ACCESS)
- INTERSECTION (LOW-MODERATE ACCESS)
- TRAILS

NOT TO SCALE

LANDFORM
From Site to Finish

EXISTING ACCESS ANALYSIS
AUGUST 20, 2009

Household Forecasts

- Original Forecast Issues
 - ▣ Documentation of final methodology
 - ▣ Discrepancy with AUAR
- Revised Forecasts
 - ▣ Conservative approach
 - 'Minimum density range'
 - Previously high end of density range
 - ▣ Zoning Code allows for and encourages additional
 - ▣ Expanded retail area

History of Success in The COR

- Residence at The COR
 - 230 units
 - Net Density = 76 units/acre
 - FAR = 1.92
- Senior Housing
 - 86 units approved
 - Potential for 100
- Workforce Housing Proposal
 - 50 units of rental MDR
 - All at 50% AMI threshold

History of Success in The COR

- Allina Medical Clinic
 - ▣ 23,000 s.f. of medical office space
- Veterans Administration Community Based Outpatient Clinic
 - ▣ 40,000 s.f. of medical office space
- Ramsey Office Plaza
 - ▣ Falls Café and Fountains of Ramsey Banquet Facility
- NAU Insurance
- Midwest Medical Examiner's Office

Other Areas of Success

- Stoney River Assisted Living and Memory Care
 - Additional 72 households
 - Added to forecasts

Public Input

- Previous Attempts for Retail Anchor
 - ▣ Ramsey Crossings
 - ▣ Shifted Focus to The COR
- Buxton Retail Match Study
- ICSC Conference
- Visual Preference Survey
- Design Framework

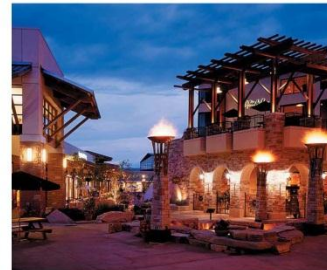
Public Input

RESIDENTIAL



Public Input

RETAIL

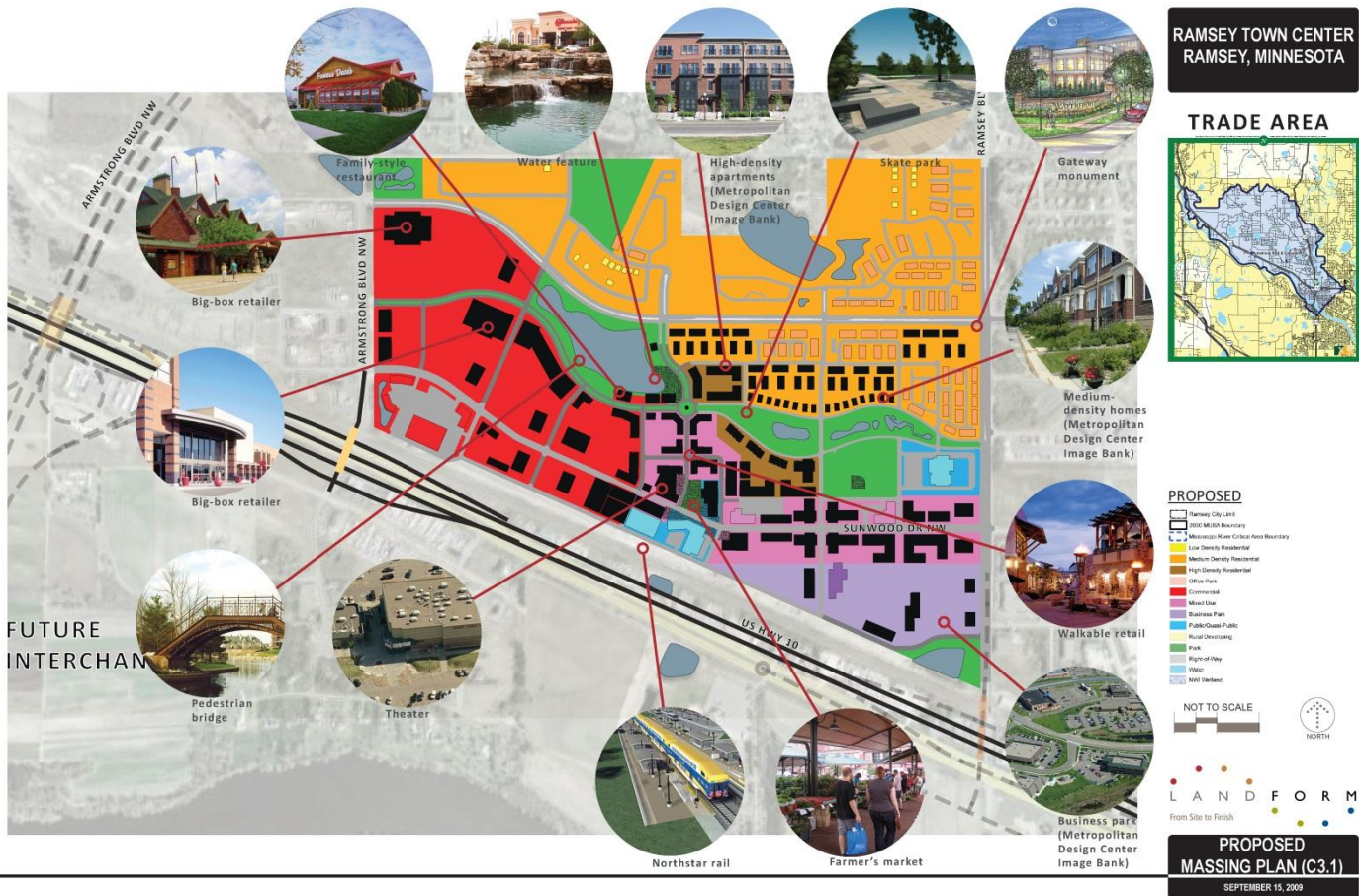


TOWN CENTER IMAGERY

LANDFORM
From Site to Finish

08.06.2009

Public Input



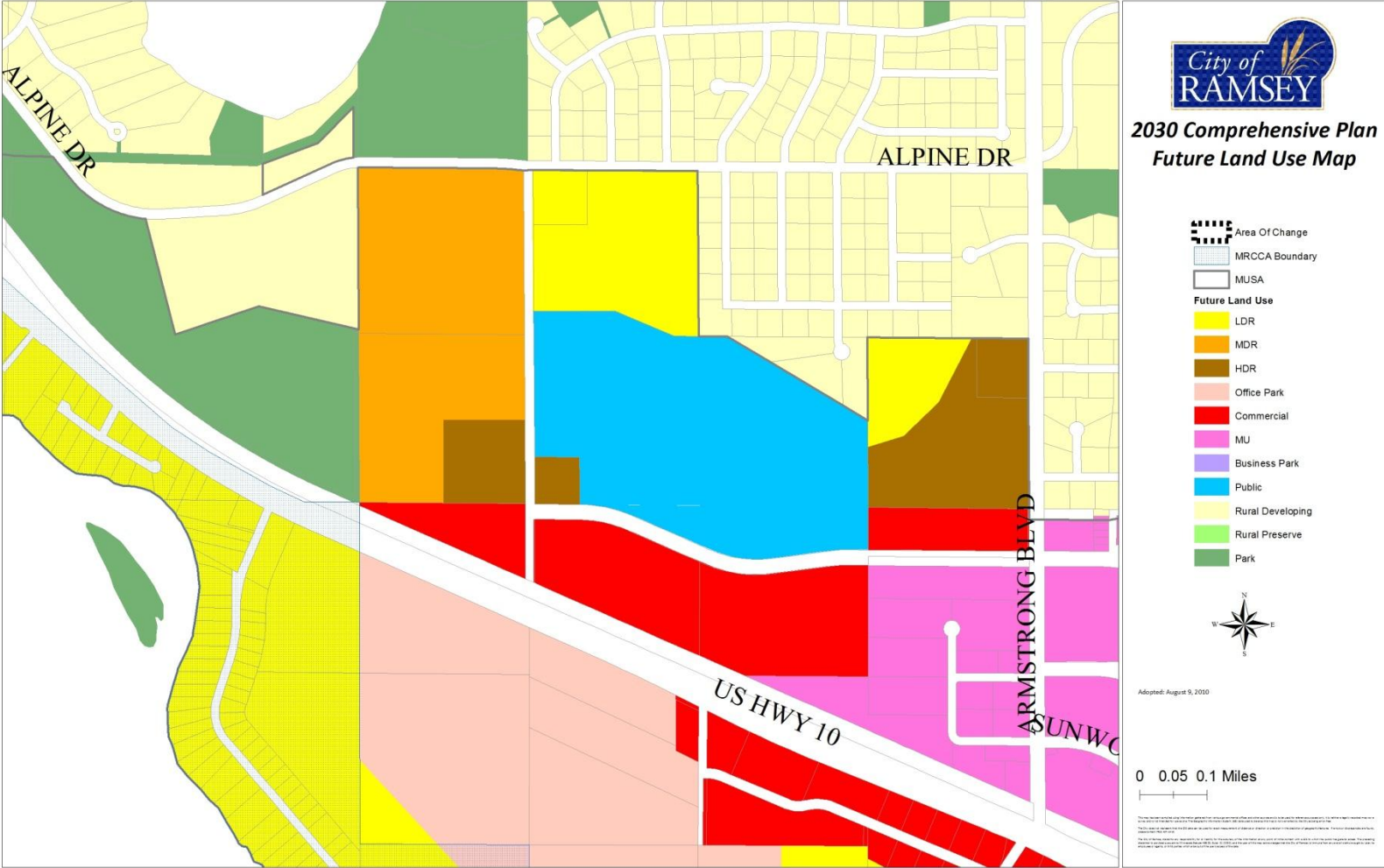
Other Areas of Potential

- Legacy Christian Academy/West of Armstrong
- Rum River Special Area Plan
- North of Trott Brook
 - ▣ Previous Efforts
- Importance of 2040 Framework and Update

Legacy Christian Academy Area

- Project Approved in 2011
- Meets Strategic Need for Community
- Changed Dynamic of FLU Map in Surrounding Area
 - ▣ Re-Address in 2040 Comprehensive Plan Update
 - ▣ Alignment of Future River Crossing Impacted
 - ▣ More Flexibility in Surrounding Land Uses
 - ▣ Potential for Additional MDR and HDR?
 - Density Transitioning/Surrounding Development
 - ▣ With additional retail in The COR, look at area west of Armstrong
- Added additional density with previous update

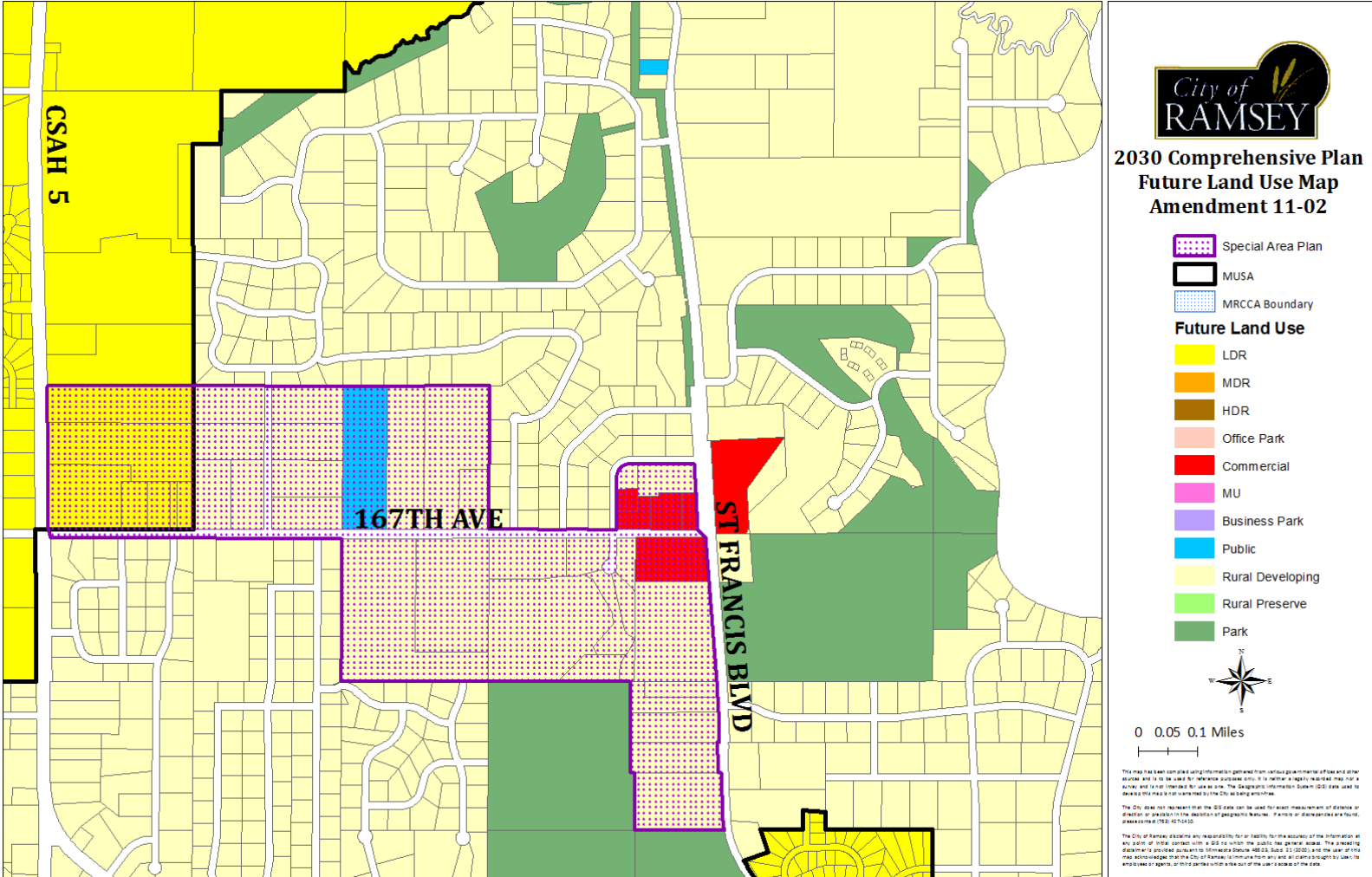
Legacy Christian Academy Area



Rum River Special Area Plan

- Included in Amendment Request
- Municipal Water Now Available
- Municipal Sanitary Sewer Needs to be Extended
 - ▣ \$1.5M to \$3M
- Dialogue with Owners
 - ▣ Future Needs and Desires
- Potential for 100 to 400 additional HH
- TH 47 Important Corridor for Community
- History of Success
 - ▣ Estates of Silver Oaks (100 HH)

Rum River Special Area Plan



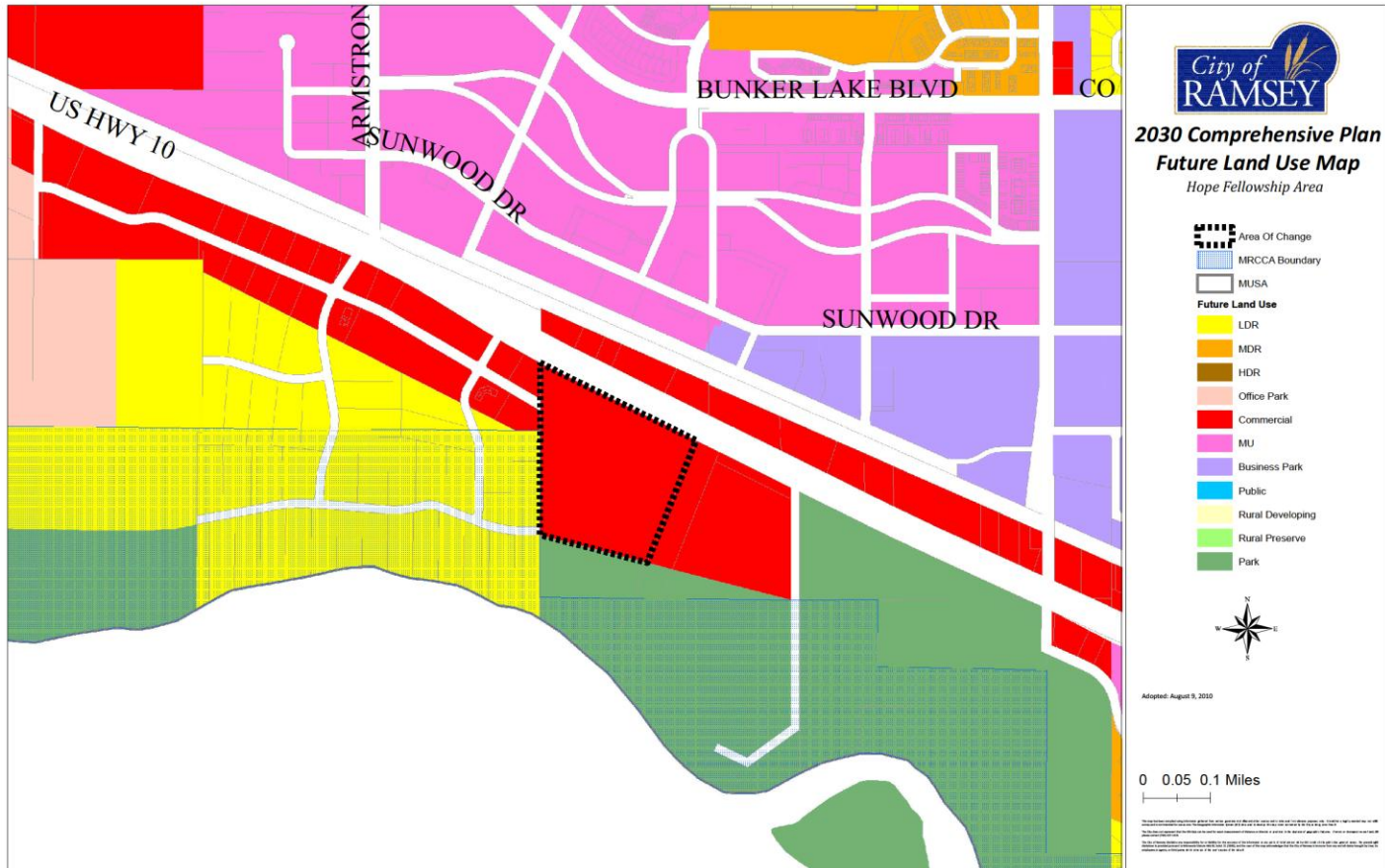
Timing

- Potential 2012 Development
- Important to solidify Development Plan for discussions with future developers

Hope Fellowship Parcel

- Previously planned as church campus
 - ▣ Required residential zoning
 - ▣ Potential for housing surrounding
 - ▣ Owner now desires to sell consistent with surrounding land use
 - ▣ Parcel 'Commercial' in 2020 Plan
- City attempt to guide area to address Livable Communities goals
- 30 acres of MDR = 100 HH

Hope Fellowship Parcel



Potential Solutions

- Forecast Methodology in Downtown
 - ▣ Plan and Zoning can support more growth
 - Encourages additional growth
 - Impacts to infrastructure
 - ▣ Forecast range
 - Low end to high end forecasts shown in Development Plan
 - Plan for growth beyond 2030
 - ▣ Live-Work Units now allowed in retail area
 - ▣ Use modal shift in transportation forecasting
 - Automobile
 - Northstar

Other Considerations

- Summary/Addendum Memo
 - Highlight Changes from Original Plan