



TO: Tim Gladhill, City of Ramsey Development Services Manager

FROM: Kendra Lindahl, Landform

DATE: June 21, 2013

RE: The COR (formerly Ramsey Town Center) AUAR Update
Landform project 12-015

1. Application Request

The item for the City Council to consider is the adoption of the Final Alternative Urban Areawide Review (AUAR) Update for The COR (formerly Ramsey Town Center). The purpose of this AUAR Update document is to update the environmental review pursuant to Minnesota Rules. The original AUAR for the study area was adopted by the City in 2003. Pursuant to Minnesota Rules 4410.3610 Subp. 7, for the AUAR to remain valid as the environmental review document for the area, the document needs to be updated every five years until all development in the area has received final approval. Since portions of the study area still remain undeveloped, the AUAR must be updated. The AUAR expired in 2008 without update and this update will extend the AUAR until 2018.

The 30-day comment period deadline was June 12, 2013. Comments on the update were received from MNDOT, DNR, Metropolitan Council and the MPCA. Responses to these comments have been prepared and attached to this memo for review. The comments received and the associated responses are part of the public record and the AUAR update.

While comments have been received and responses have been prepared, there were no objections to the AUAR update, therefore, the City can move forward by adopting the AUAR update. By adopting the AUAR update, the City acknowledges that any development that proceeds within the AUAR study area will meet the mitigation measures outlined in this document, be within the density analyzed in the AUAR and take into consideration any responses to comments.

If you have any questions, please feel free to call me at 612.638.0225.

Attachments

1. Response to Comments Memo



TO: Karen Kromar, Minnesota Pollution Control Agency
Melissa Doperalski, Department of Natural Resources
Tod Sherman, MnDOT – Waters Edge
LisaBeth Barajas, Metropolitan Council, Local Planning Assistance
Kate Frantz, Environmental Quality Board

FROM: Kendra Lindahl, Landform

COPY: Tim Gladhill, Development Services Manager

DATE: June 26, 2013

RE: The COR (formerly Ramsey Town Center) AUAR Update
Landform project 12-015

This memo is being sent to you on behalf of the City of Ramsey. The comment period for The COR (formerly Ramsey Town Center) AUAR update ended on June 12, 2013. The City of Ramsey received comments and considered these comments with the AUAR update as noted (see body of this memo and attachments). The City adopted the AUAR update on July xx, 2013. The environmental review will remain valid until July 2018.

Comments were received from a number of agencies and are summarized below. Responses to comments have been developed and are included in this memo. The comments received and the associated responses are part of the public record and AUAR update.

Comments from MnDOT

Comment 1: Any alignment or capacity change to US 10 will require a layout review and acceptance by MNDOT.

Response: The City acknowledges MnDOT's review and approval authority related to Highway 10 as noted in Item 21 of the Mitigation Element.

Comments from DNR

Comment 1: The DNR requests that specific mitigation measures be included in the AUAR that are planned to be implemented.

Response: Item 11 of the Mitigation Element outlines specific measures that will be or have been implemented related to natural communities, wildlife habitat and Blanding's turtles. These include establishing a greenway corridor through the site, wetland restoration and creation and, to the extent possible, culverts and road crossings are designed to enable upstream or downstream passage of wildlife as they move through the site.

Comment 2: The DNR requests that a discussion of what specific mitigation measures were implemented to date in the AUAR area be included in the AUAR.



Response: Item 11 of the Mitigation Element outlines specific measures that have been implemented related to natural communities, wildlife habitat and Blanding's turtles. These include establishing a greenway corridor through the site and wetland restoration/creation. To the extent possible, culverts and road crossings were designed and installed to enable upstream or downstream passage of wildlife as they move through the site.

Comment 3: The DNR encourages developers to incorporate wildlife-friendly erosion control mesh in place of traditional mesh.

Response: Appendix B (DNR Natural Heritage Database Review) includes fact sheets that the City will make available to contractors.

Comment 4: The DNR appreciates the inclusion of Appendix F (Groundwater/Surface Water Interaction – NAWA Report) in the original AUAR document. They note that they have not fully reviewed this information, but request that the City include the DNR Area Hydrologist in the long term monitoring discussions.

Response: The City will coordinate with the DNR Area Hydrologist on the long term monitoring.

Comments from MPCA

The MPCA has no comments at this time.

Comments from Metropolitan Council

Comment 1: The Metropolitan Council requested that the City provide additional information about how development will be staged to ensure that construction does not occur until after a sustainable water supply is assured.

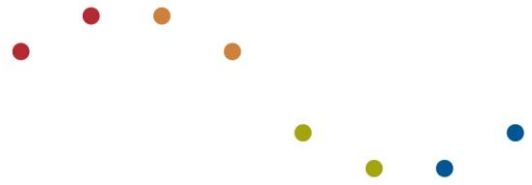
Response: The City of Ramsey acknowledges that growth within our community and in surrounding communities all impact the FIG aquifer. Development within the AUAR area will be in accordance with our approved Comprehensive Plan and AUAR. The City acknowledges that groundwater management is an emerging issue and we will continue to monitor the situation and continue to coordinate with the DNR on water issues as noted.

Comment 2: The Metropolitan Council requested that the mitigation strategy address potential for stormwater reuse and conservation.

Response: The City of Ramsey 2030 Comprehensive Plan Water Element notes that the City will continue to explore opportunities for water conservation. The topsoil ordinance for new primary structures is one of the tools that will aid in this effort. Additionally, the Environmental Protection/Resource Management Element includes a number of strategies to accomplish the City goals. Specifically, in response to this comment, we will continue to work to implement the following action:

3. Clean water and clean air for the current and future generations of Ramsey citizens and businesses

STRATEGIES:



- a) *Preserve existing tree canopy and promote additional tree planting in new development, both public and private*
- b) *Explore options other than ground water for municipal water supply*
- c) *Manage stormwater on site by using alternative stormwater treatment systems, as described in the Storm Water Management Plan*
- d) *Monitor the quality and quantity of groundwater in aquifers and adopt measures to ensure long-term sustainability*
- e) *Seek out alliances and partnerships with non-profit and governmental agencies to assist in securing funding and other resources to assist in achieving this goal*
- f) *Continue to participate in the North Metro Water Supply Group organized by the Metropolitan Council*

Comment 3: The Metropolitan Council notes that the expansion of Highway 10 from a 4-lane expressway to a 6-lane freeway is not included in the *2030 Transportation Policy Plan*.

Response: This comment is acknowledged in Item 21 of the Mitigation Element.

The comments and responses above are included as part of the public record for the AUAR update and are incorporated into the AUAR Update by reference or as otherwise noted. Development in the study area will adhere to the original AUAR analysis, the AUAR update and the responses to comments. If you have any questions, please feel free to call me at 612.638.0225.