

# Preliminary Response

Metropolitan Council Preliminary 2040 Forecasts

## Statement of Purpose

The purpose of this document is to provide a preliminary response to the Metropolitan Council Preliminary 2040 Forecasts.

## Background

Every ten (10) years, following the completion of a U.S. Census, the Metropolitan Council updates regional plans and growth forecasts. The Regional Development Framework, also known as Thrive MSP 2040, is the comprehensive land use guide for the 7-county metropolitan area. This is the framework in which the City must develop its Comprehensive Plan from. The Comprehensive Plan is a 20-year planning document that guides future land use and development.

## Assumptions

The Preliminary Forecasts for Ramsey are as follows:

Forecast Type	Year (2040)
Households	12,500
Population	28,400
Employment	7,000

### General Assumptions:

- The Metropolitan Council will honor existing total capacity forecasts (Households = 15,900; Population = 42,500; Employment = 12,500)
- These are forecasted growth for planning purposes; not benchmarks in which communities must meet
- If actual growth rate appears to be exceeding forecasted amounts, the City has the ability to request a Comprehensive Plan Amendment
- If the City desires to amend the Future Land Use Map in a way that increases the total capacity of the forecasts, the City has the ability to request a Comprehensive Plan Amendment.

Two major topics will need to be addressed as it relates to future growth forecasts:

1. Transportation Capacity and Congestion
2. Water Supply Capacity

Each of these topics will be discussed in more detail below.

## Preliminary Response

Based on previous policy statements and review, the City of Ramsey generally appreciates the more conservative approach to growth forecasts. This is a considerable reduction in the timing in which Ramsey is forecasted to grow.

## Project Webpage

[www.cityoframsey.com/comprehensiveplan](http://www.cityoframsey.com/comprehensiveplan)

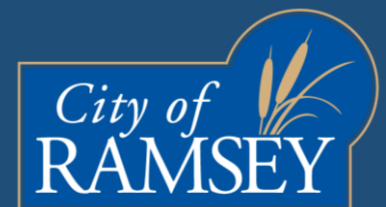
## Project Contact

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Development Services Manager

763-576-4308

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That being acknowledged, the City believes that the Preliminary Forecasts need slight modification. Based on recent market trends, the City believes that the actual growth rate for the near future may be higher than the preliminary forecasts, but not to the level with the City's 2030 Comprehensive Plan, at least not through the year 2040.

Attached to this Preliminary Response is historical Building Permit data for the years 2011-2013. In addition, attached to this Preliminary Response is background on several Small Area Planning initiatives that the City is currently reviewing to include in the 2040 Comprehensive Plan. Please note that the City acknowledges that amendments to the Future Land Use Map for these three (3) areas will likely result in amendments in other geographic areas in order to balance household, population, and employment forecasts. These exercises are intended to better understand the locations of future household, population, and employment growth. These three (3) Small Area Plans are the first step in a multi-step process related to our overall Future Land Use Map.

The City would also like to address Population Forecasts. Most notably, the Preliminary Response appear to need a higher degree of focus on Population Forecasts and Household Size (persons per household). The same holds true for our analysis related to Employment Forecasts.

### Major Growth Factors

In addition to a number of factors, Ramsey has identified two (2) major growth factors as it relates to this stage of review; 1) Transportation Capacity and; 2) Water Supply Capacity.

Regardless of future growth forecasts, Ramsey finds that it is important to address the regional transportation issues in Ramsey, most notably Highway 10. This system is already operating at Level of Service F. Any comment in support of reduced forecasts is not a reflection that any focus on Highway 10 and Highway 47 improvements should be lost.

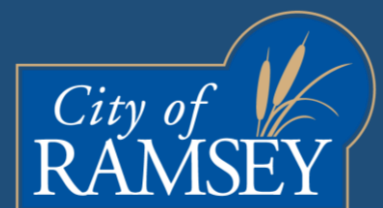
For some time, Ramsey has been studying an alternative water supply (surface water from the Mississippi River) to address depleting ground water supply. This is not only a benefit to the City, but to the region. Ramsey does not believe this issue should be solved at the local level. Ramsey appreciates the Metropolitan Council's support in addressing this issue on a regional level.

### Next Steps

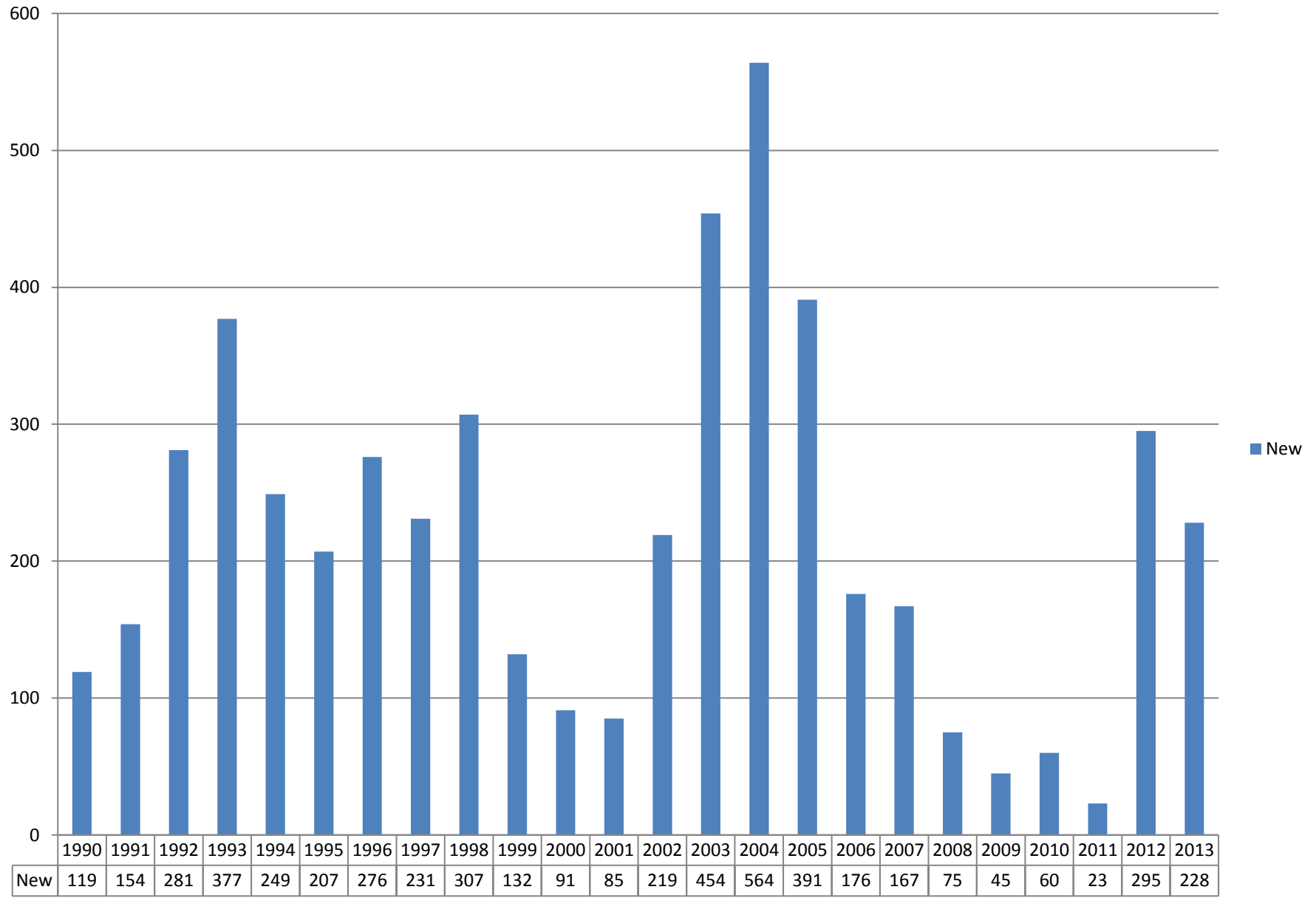
Ramsey will be considering a public process to reach out to its residents in advance of the Official Comment Period. We appreciate this opportunity to comment early in the process and be part of the development of the forecasts.

These comments are simply preliminary. The City of Ramsey needs more time to review the assumptions and methodology to better understand the impacts to Ramsey.

City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303  
763-427-1410  
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# New Home Permits



## City of Ramsey

### Permits Issued with Description

<u>Permit Description</u>	<u>Permit Count</u>	<u>Base Fee</u>	<u>Plan Review</u>	<u>Valuation</u>
<b>Building</b>				
<u>Commercial</u>				
Accessory Structure	3	3,824.50	2,485.93	472,502
Addition	5	32,479.75	21,111.85	6,044,000
Alteration	2	486.75	316.39	27,000
Antenna(s)	2	795.50	517.07	52,000
Antennas	1	339.28	220.51	20,000
Build-Out	30	31,975.53	20,755.19	3,969,424
Commercial Remodel	2	1,643.50	1,068.28	150,000
Deck	2	678.50	172.58	21,411
Demolition	14	1,316.00	0.00	0
Interior	6	7,266.25	4,723.08	1,028,327
Miscellaneous	9	7,064.00	4,390.27	978,465
New Building	4	56,263.00	35,704.67	12,409,869
Occupancy	2	94.00	0.00	0
Plan Review	1	0.00	3,000.89	732,000
Remodel	7	6,265.00	3,742.70	659,081
Roofing	6	1,798.75	0.00	72,432
Roofing & Siding	1	191.75	124.64	10,000
Window Replacement	1	94.00	0.00	1,000
<b>Sub Total:</b>	<b>98</b>	<b>152,576.06</b>	<b>98,334.05</b>	<b>26,647,511</b>
<u>Residential</u>				
Accessory Structure	74	20,063.50	12,631.82	1,130,841
Addition	10	4,298.00	2,423.87	292,900
Apartment	2	117,913.50	76,643.78	28,500,000
Basement Finish	136	19,458.00	0.00	0
Chimney	1	103.25	0.00	3,750
Deck	199	18,518.00	0.00	0
Deck & Porch	3	752.25	488.97	41,000
Deck & Swimming Pool	1	219.00	0.00	0
Deck & Window Replacement	1	188.00	0.00	0
Demo, Siding & Window Replacement	1	282.00	0.00	0
Demolition	7	658.00	0.00	0
Dwelling	126	86,667.00	28,468.60	6,066,071
Egress Window	2	188.00	0.00	0
Fence	3	309.50	39.49	2,700
Fire Repair	1	574.25	0.00	40,000
Fireplace	35	3,402.50	0.00	10,500
Footing & Foundation	2	6,603.75	4,261.89	1,150,000
Miscellaneous	12	1,081.00	0.00	300
Moving	1	94.00	0.00	0
Multi-Family Unit	78	138,538.00	19,209.14	10,956,013
New Dwelling	147	324,114.25	116,976.63	29,565,474
Plan Review	1	0.00	27,146.33	7,084,944
Porch	16	3,923.75	2,341.97	210,272
Remodel	5	1,636.25	622.54	100,000
Renewal	4	329.00	0.00	0

Report Name:  
 Permits Issued with Description  
 Issued Dates:  
 1/1/2011 to 11/20/2013

## City of Ramsey

### Permits Issued with Description

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<u>Permit Description</u>	<u>Permit Count</u>	<u>Base Fee</u>	<u>Plan Review</u>	<u>Valuation</u>
Roofing	212	20,252.50	210.93	15,500
Roofing & Siding	15	2,820.00	0.00	0
Roofing & Window Replacement	6	1,128.00	0.00	0
Roofing, Siding & Window Replacement	3	846.00	0.00	0
Siding	103	16,672.25	0.00	663,445
Siding & Window Replacement	41	7,802.00	0.00	0
Swimming Pool	13	1,750.00	0.00	0
Window Replacement	300	28,200.00	0.00	1,600
<b>Sub Total:</b>	<b>1,561</b>	<b>829,385.50</b>	<b>291,465.96</b>	<b>85,835,310</b>
<b>TOTAL:</b>	<b>1,659</b>	<b>981,961.56</b>	<b>389,800.01</b>	<b>112,482,821</b>

#### Electrical

##### Commercial

Addition	8	1,907.00	0.00	0
Alteration	13	1,141.00	0.00	0
Build-Out	26	17,488.60	0.00	0
Fire Alarm System	2	403.25	0.00	0
Furnace & Air Conditioner	1	35.00	0.00	0
Irrigation System	1	84.00	0.00	0
Mechanical	1	106.00	0.00	0
Miscellaneous	160	13,064.70	0.00	0
New Building	7	5,257.50	0.00	0
Order For Payment	40	10,000.15	0.00	0
Panel	1	35.00	0.00	0
Remodel	7	1,457.00	0.00	0
Septic Pump	2	70.00	0.00	0
Sign	3	140.00	0.00	0
Temp Power	1	58.00	0.00	0
<b>Sub Total:</b>	<b>273</b>	<b>51,247.20</b>	<b>0.00</b>	<b>0</b>

##### Residential

A/C Power Nap Installation	187	6,545.00	0.00	0
Accessory Structure	46	3,416.00	0.00	0
Addition	8	560.00	0.00	0
Air Conditioner	49	1,723.00	0.00	0
Basement Finish	139	9,610.00	0.00	0
Deck & Porch	1	70.00	0.00	0
Dwelling	249	31,115.00	0.00	0
Fireplace	6	210.00	0.00	0
Furnace	28	995.00	0.00	0
Furnace & Air Conditioner	64	2,255.00	0.00	0
Furnace & Septic Pump	1	35.00	0.00	0
Hot Tub	3	115.00	0.00	0
Irrigation System	1	50.00	0.00	0
Kitchen	2	140.00	0.00	0
Mechanical	2	105.00	0.00	0
Miscellaneous	141	6,237.00	0.00	0
Multi-Family Unit	1	48.00	0.00	0
New Building	60	7,830.00	0.00	0

## City of Ramsey

### Permits Issued with Description

<u>Permit Description</u>	<u>Permit Count</u>	<u>Base Fee</u>	<u>Plan Review</u>	<u>Valuation</u>
New Service	30	3,842.00	0.00	0
Order For Payment	147	6,250.00	0.00	0
Panel	24	1,836.00	0.00	0
Plumbing	2	105.00	0.00	0
Porch	8	560.00	0.00	0
Remodel	9	595.00	0.00	0
Septic Pump	81	2,913.00	0.00	0
Service Upgrade	15	1,292.00	0.00	0
Siding	6	210.00	0.00	0
Swimming Pool	8	576.00	0.00	0
Water Heater	4	155.00	0.00	0
<b>Sub Total:</b>	<b>1,322</b>	<b>89,393.00</b>	<b>0.00</b>	<b>0</b>
<b>TOTAL:</b>	<b>1,595</b>	<b>140,640.20</b>	<b>0.00</b>	<b>0</b>
<b>Fire</b>				
<b>Burning</b>				
	6	150.00	0.00	0
Commercial	12	275.00	0.00	0
Residential	125	3,149.00	0.00	63,500
<b>Sub Total:</b>	<b>143</b>	<b>3,574.00</b>	<b>0.00</b>	<b>63,500</b>
<b>Fire Alarm / Device</b>				
Apartment	1	593.25	385.61	45,000
Commercial	16	1,914.82	1,050.65	80,826
<b>Sub Total:</b>	<b>17</b>	<b>2,508.07</b>	<b>1,436.26</b>	<b>125,826</b>
<b>Fire Sprinkler</b>				
Apartment	1	2,628.95	1,708.82	392,000
Commercial	42	8,064.86	5,040.08	528,648
Residential	4	1,694.60	1,101.48	128,705
<b>Sub Total:</b>	<b>47</b>	<b>12,388.41</b>	<b>7,850.38</b>	<b>1,049,353</b>
<b>Fireworks</b>				
Commercial	4	650.00	0.00	0
<b>Sub Total:</b>	<b>4</b>	<b>650.00</b>	<b>0.00</b>	<b>0</b>
<b>Recess Mount Lock Box</b>				
Commercial	1	255.00	0.00	0
<b>Sub Total:</b>	<b>1</b>	<b>255.00</b>	<b>0.00</b>	<b>0</b>
<b>Tent / Temp Membrane</b>				
	1	50.00	0.00	0
Commercial	5	250.00	0.00	0
<b>Sub Total:</b>	<b>6</b>	<b>300.00</b>	<b>0.00</b>	<b>0</b>
<b>Underground Storage Tank</b>				
Residential	1	0.00	0.00	0
<b>Sub Total:</b>	<b>1</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>
<b>TOTAL:</b>	<b>219</b>	<b>19,675.48</b>	<b>9,286.64</b>	<b>1,238,679</b>

## City of Ramsey

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<b>Mechanical</b>				
<u>Commercial</u>				
Accessory Structure	1	1,890.00	1,228.50	189,000
Air Conditioner	2	1,666.40	1,083.16	166,640
Alteration	6	903.00	321.75	57,850
Boiler	1	274.85	0.00	27,485
Build-Out	18	4,742.21	2,692.44	359,571
Commercial Mechanical Addition	4	1,403.97	912.59	140,147
Commercial Mechanical Remodel	4	1,386.30	719.10	138,630
Furnace	2	200.00	0.00	8,300
Furnace & Air Conditioner	1	100.00	0.00	7,070
Gas Piping	2	200.00	0.00	9,415
HVAC	3	1,840.40	1,196.26	184,040
Interior Remodel	2	7,400.00	4,745.00	735,000
Miscellaneous	2	1,560.00	1,014.00	152,000
New Building	4	11,140.00	6,929.65	1,092,600
New Commercial Mechanical	4	4,481.00	1,937.65	444,100
Roof Top Unit	3	1,642.00	0.00	157,150
<b>Sub Total:</b>	<b>59</b>	<b>40,830.13</b>	<b>22,780.10</b>	<b>3,868,998</b>
<u>Residential</u>				
	1	47.00	0.00	0
Addition	5	470.00	0.00	0
Air Conditioner	94	4,418.00	0.00	0
Boiler	3	141.00	0.00	0
Dwelling	19	1,739.00	0.00	52,368
Furnace	154	7,238.00	0.00	0
Furnace & Air Conditioner	193	9,118.00	0.00	0
Gas Piping	21	987.00	0.00	0
In Floor Heating	1	47.00	0.00	0
Miscellaneous	9	517.00	0.00	7,155
Remodel	8	705.00	0.00	6,000
Renewal	1	47.00	0.00	0
Repair	1	47.00	0.00	0
<b>Sub Total:</b>	<b>510</b>	<b>25,521.00</b>	<b>0.00</b>	<b>65,523</b>
<b>TOTAL:</b>	<b>569</b>	<b>66,351.13</b>	<b>22,780.10</b>	<b>3,934,521</b>

### Plumbing

#### Commercial

	1	150.00	0.00	7,700
Accessory Structure	1	300.00	0.00	3,000
Build-Out	18	4,039.00	0.00	190,790
Commercial Plumbing Addition	3	1,030.00	0.00	90,354
Commercial Plumbing Remodel	8	1,552.48	0.00	111,858
Interior Finish	4	497.00	0.00	14,200
Irrigation	1	60.00	0.00	0
Miscellaneous	2	300.00	0.00	3,100

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## City of Ramsey

### Permits Issued with Description

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<u>Permit Description</u>	<u>Permit Count</u>	<u>Base Fee</u>	<u>Plan Review</u>	<u>Valuation</u>
New Commercial Plumbing	7	22,276.50	0.00	1,960,150
RPZ	1	60.00	0.00	0
RPZ / Vacuum Breaker	10	600.00	0.00	0
Sink	1	150.00	0.00	1,945
Tenant Build-Out	1	150.00	0.00	12,000
Water Heater	1	100.00	0.00	1,998
Water Meter	12	5,698.00	0.00	400
<b>Sub Total:</b>	<b>71</b>	<b>36,962.98</b>	<b>0.00</b>	<b>2,397,495</b>
<b><u>Residential</u></b>				
	1	47.00	0.00	0
Addition	6	564.00	0.00	0
Alteration	5	376.00	0.00	200
Boiler	1	47.00	0.00	0
Dwelling	39	3,619.00	0.00	39,700
Gas Line	5	235.00	0.00	0
In-Floor Heating	1	47.00	0.00	0
Irrigation	17	799.00	0.00	0
Re-Inspection Fee	1	47.00	0.00	0
Remodel	11	1,034.00	0.00	4,500
RPZ / Vacuum Breaker	6	321.00	0.00	0
Sewage Ejector Basket	1	47.00	0.00	0
Water Heater	163	7,691.00	0.00	0
Water Heater & Softener	1	62.00	0.00	0
Water Heater & Water Softener	2	124.00	0.00	0
Water Heater and Water Softener	1	62.00	0.00	0
Water Meter	1	0.00	0.00	0
Water Softener	140	2,100.00	0.00	0
Water Softener & Water Heater	1	62.00	0.00	0
<b>Sub Total:</b>	<b>403</b>	<b>17,284.00</b>	<b>0.00</b>	<b>44,400</b>
<b>TOTAL:</b>	<b>474</b>	<b>54,246.98</b>	<b>0.00</b>	<b>2,441,895</b>
<b><u>Sewer &amp; Water</u></b>				
<b><u>Commercial</u></b>				
Change Over	1	354.80	0.00	17,740
Utility	2	15,600.00	0.00	780,000
<b>Sub Total:</b>	<b>3</b>	<b>15,954.80</b>	<b>0.00</b>	<b>797,740</b>
<b>TOTAL:</b>	<b>3</b>	<b>15,954.80</b>	<b>0.00</b>	<b>797,740</b>
<b><u>Sign</u></b>				
<b><u>Commercial</u></b>				
Permenant	58	5,780.00	0.00	0
Temporary	73	1,975.00	0.00	0
<b>Sub Total:</b>	<b>131</b>	<b>7,755.00</b>	<b>0.00</b>	<b>0</b>
<b><u>Institutional</u></b>				
	1	100.00	0.00	0
Permenant	1	100.00	0.00	0

## City of Ramsey

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<b>Sub Total:</b>	<b>2</b>	<b>200.00</b>	<b>0.00</b>	<b>0</b>
<b><u>Residential</u></b>				
	2	200.00	0.00	0
<b>Sub Total:</b>	<b>2</b>	<b>200.00</b>	<b>0.00</b>	<b>0</b>
<b>TOTAL:</b>	<b>135</b>	<b>8,155.00</b>	<b>0.00</b>	<b>0</b>

#### Temporary Use

<b><u>Commercial</u></b>				
Erosion Control	2	1,500.00	0.00	0
<b>Sub Total:</b>	<b>2</b>	<b>1,500.00</b>	<b>0.00</b>	<b>0</b>
<b><u>Residential</u></b>				
Exterior Stone/Stucco/Brick Work and Landscap	1	5,500.00	0.00	0
Landscape	59	344,700.00	0.00	0
<b>Sub Total:</b>	<b>60</b>	<b>350,200.00</b>	<b>0.00</b>	<b>0</b>
<b>TOTAL:</b>	<b>62</b>	<b>351,700.00</b>	<b>0.00</b>	<b>0</b>

#### User Defined

<b><u>Commercial</u></b>				
Tank(s)	1	250.00	0.00	0
Tank(s) & Drainfield	2	500.00	0.00	0
<b>Sub Total:</b>	<b>3</b>	<b>750.00</b>	<b>0.00</b>	<b>0</b>
<b><u>Residential</u></b>				
Drainfield	4	600.00	0.00	0
Pumping Permit	212	42,190.00	0.00	0
Sewer Line	1	47.00	0.00	0
Tank(s)	18	2,700.00	0.00	0
Tank(s) & Drainfield	107	16,150.00	0.00	0
Tank(s) & Mound	14	2,100.00	0.00	0
<b>Sub Total:</b>	<b>356</b>	<b>63,787.00</b>	<b>0.00</b>	<b>0</b>
<b>TOTAL:</b>	<b>359</b>	<b>64,537.00</b>	<b>0.00</b>	<b>0</b>

#### Zoning

<b><u>Commercial</u></b>				
Driveway	1	25.00	0.00	0
<b>Sub Total:</b>	<b>1</b>	<b>25.00</b>	<b>0.00</b>	<b>0</b>
<b><u>Residential</u></b>				
Accessory Structure	3	75.00	0.00	0
Accessory Structure 120 Sq. Ft. or Smaller	42	1,050.00	0.00	0
Accessory Structure 120 Sq. Ft. or Smaller and F	1	25.00	0.00	0
Dock	1	25.00	0.00	0
Driveway	31	775.00	0.00	0
Fence	99	2,500.00	0.00	0
Fence and Driveway	1	25.00	0.00	0

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## City of Ramsey

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<u>Permit Description</u>	<u>Permit Count</u>	<u>Base Fee</u>	<u>Plan Review</u>	<u>Valuation</u>
Spa	1	25.00	0.00	0
Swimming Pool	3	75.00	0.00	0
<b>Sub Total:</b>	<b>182</b>	<b>4,575.00</b>	<b>0.00</b>	<b>0</b>
<b>TOTAL:</b>	<b>183</b>	<b>4,600.00</b>	<b>0.00</b>	<b>0</b>
<b>Grand Total:</b>	<b>5,258</b>	<b>1,707,822.15</b>	<b>421,866.75</b>	<b>120,895,656</b>

# Project Summary

167<sup>th</sup> Avenue Node at Saint Francis Boulevard (TH 47)

## Statement of Purpose

This purpose of this document is to provide a summary of City review, actions, and policies related to the 167<sup>th</sup> Avenue Node at Saint Francis Boulevard. There are two components to this summary report:

1. Public Involvement and Collaborative Process
2. Statement of Goals

## History

The following is a brief history of the City of Ramsey's participation in the 167<sup>th</sup> Avenue Node.

The retail node located at 167<sup>th</sup> Avenue and Trunk Highway 47 has been a topic of discussion with past and current City Councils, Planning Commissions, and Economic Development Authority (EDA) boards for several years ("167/47 Node"). The 167/47 Node has struggled to become economically viable for some time, is experiencing high vacancy rates, an increase of blighted building conditions, and escalating crime.

The City has received a significant number of inquiries from property and business owners located in the 167/47 Node from 2012 to 2013 requesting assistance to help correct a market failure. Additionally, the City of Ramsey owns an inventory of real property located adjacent to the 167/47 Node totaling 16.52 acres. Said property was identified as surplus City owned land in 2012 and is available for sale. In early 2013, the City responded to two (2) requests for a zoning amendment to expand the list of permitted and conditional uses in the 167/47 Node. These proposed uses included an indoor shooting range and warehousing/distribution user.

As a result of items discussed above, the EDA, Planning Commission, and City Council expressed interest in addressing the 167/47 Node. At the July EDA meeting a policy to guide the City's position on the 167/47 was drafted (known as the Statement of Goals). ***A copy of said policy is attached to this memo as Exhibit C.***

The purpose of the policy is to guide City participation in the redevelopment of the 167/47 Node; and, specifically identify a common goal, vision, working parameters and a process to garner public input. The desired outcome of this document is to develop a clear, consistent, transparent and fair process the City, prospective developers, property owners and Staff can rely on as proposals are received.

A portion of the proposed policy covers future land uses and a public input process. Therefore, the EDA requested the Planning Commission review the proposed policy and champion the public input process.

## Project Webpage

[www.cityoframsey.com/167](http://www.cityoframsey.com/167)

## Project Contact – Land Use and Zoning

Tim Gladhill

Development Services Manager

763-576-4308

[tgladhill@cityoframsey.com](mailto:tgladhill@cityoframsey.com)

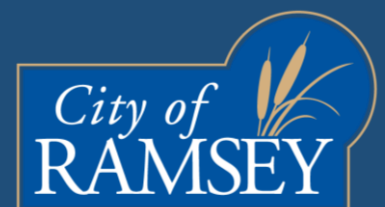
## Project Contact – Economic Development Tools

Patrick Brama

Assistant to the City Administrator

763-433-9903

[pbrama@cityoframsey.com](mailto:pbrama@cityoframsey.com)



## Public Involvement

On September 26, 2013, the City of Ramsey hosted a collaborative process with its residents to discuss opportunities and barriers. The intent of this process was to involve residents and stakeholders early in the policy and standards development process. ***A copy of the invite to the collaborative process is attached to this memo as Exhibit A.***

The comments received as part of the collaborative process are attached to this memo as Exhibit B.

## Next Steps

Planning Commission review of public comments and recommendation on Statement of Goals.

EDA review of public comments and Planning Commission recommendation. Staff presents financial data related to trunk sewer system.

Recommendation brought forward to City Council to adopt Statement of Policy. Adjustments to Comprehensive Plan and Zoning Code will be included in 2040 Comprehensive Plan Update, or as requested.

DRAFT

City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303  
763-427-1410  
[www.cityoframsey.com](http://www.cityoframsey.com)

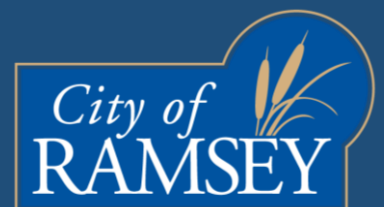
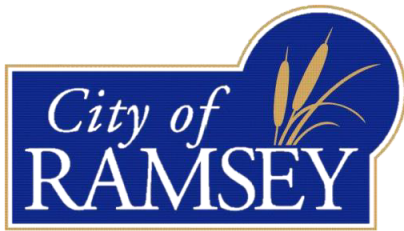


Exhibit A – September 26, 2013 Collaborative Process Invite



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7550 Sunwood Drive NW • Ramsey, MN 55303  
City Hall: 763-427-1410 • Fax: 763-427-5543  
[www.cityoframsey.com](http://www.cityoframsey.com)

**Ramsey wants to invite you to participate in a public discussion to review appropriate land uses for the node at 167<sup>th</sup> Avenue and Saint Francis Boulevard (Highway 47)**

The City of Ramsey is reaching out to you as a Property Owner near the 167<sup>th</sup> Node. Historically, this has been a neighborhood-retail anchored area surrounded by residential properties and adjacent to the Rum River Hills Golf Course. The scope of the review is the current retail corner. The corner is currently experiencing high vacancy rates and deteriorating building conditions. Many of these owners have asked the City to amend the zoning to allow for additional permitted uses. Before the City considers any Comprehensive Plan and Zoning Amendment, we want to hear from you about what land uses or redevelopment would be compatible with the surrounding area.

The City invites you to participate in being part of the process and reviewing alternatives (ranging from new/amended uses and standards to no changes at all).

*Thursday, September 26, 2013 at 6:00 p.m.  
Ramsey Municipal Center, Alexander Ramsey Room  
7550 Sunwood Drive NW, Ramsey, MN 55303*

The City desires to hear your thoughts on:

- What land uses would you find as acceptable being a neighboring property owner?
- Would you support additional residential development near this intersection?
- Would you support warehousing or other business type uses at this intersection?
- What general questions or concerns regarding the node do you have?

This initial public process hosted by the City on September 26<sup>th</sup> will begin with a short background presentation at 6:00 p.m. followed by an open public forum and process.

The Planning Commission, in conjunction with the Economic Development Authority, will likely be reviewing potential amendments to the City's 2030 Comprehensive Plan over the next several months. In order for that review to be effective, your feedback and assistance in developing a potential, new Future Land Use Map for the area is critical. We want you to be part of the process, not simply reacting to future proposals.

Please consider joining us on September 26, 2013 to be part of the discussion and solution. You may also submit comments to [tgldhill@cityoframsey.com](mailto:tgldhill@cityoframsey.com) or by calling 763-576-4308. For more background information, visit our webpage at [www.cityoframsey.com/167](http://www.cityoframsey.com/167).

Sincerely,

CITY OF RAMSEY



Tim Gladhill  
Development Services Manager



Project Summary – 167<sup>th</sup> Avenue Node at Saint Francis Boulevard

**167<sup>TH</sup> COMMERCIAL NODE MEETING**  
**September 26, 2013**

**GROCERY STORE**

- Nearest one is 7-8 miles away, would be nice to have one closer
  - Have to be a one-stop shop
- We don't want manufacturing
- Restaurant would work – no restaurants near
- The road and traffic may not help a grocery store
- All the businesses need to be working together in order to have success
- People need a reason to stop, not just one business
- Dollar Store (?)
- Multiple businesses need to be uniform and work together
- Someone says no residential, another says townhomes on water tower property
- Don't want it to be re-zoned
  - Small business is OK (perhaps residential)
- Mid to upscale restaurant would be a good fit – decided by all the group
  - People need a place to stop
  - Need something that will make people go out of their way
- A gun range – needs a draw, sustainable businesses, working together
- The regulars may keep a business going
- A business must see a profit

**SMALL BUSINESS**

- Problems
  - Population is needed for retail
    - No Apartments
- Other close retail
- City didn't help keep retail there
- Warehouse
- Bar/Lounge – No
- Septic System Upgrade

**NEED - Retail/Residential**

- Single/Townhomes – no rental
- Light at intersection
- Hardware store
- Restaurant/bagel coffee shop
- Gas station
- City support area
  - Advertising/promote
- Coop store (grocery)

- Senior housing
- New location/corner
- Fast food
- Athletic area

#### **RUM RIVER HILLS GOLF COURSE**

- Problem
  - Need tunnel under Highway 47
  - Septic/water sewer
  - Traffic Signal
  - Can we get a path along Highway 47?
- Pros
  - More roof tops
  - Retirement Community
  - More people to accommodate commercial on 167th Avenue
  - Banquet facility
  - Add cross country ski trails
  - Ability to cross Highway 47

MEETING COMMENT SHEET	
<b>Project:</b> 167 <sup>th</sup> Avenue/TH 47 Node	<b>Meeting Date:</b> September 26, 2013
<b>Commenter:</b>	<b>Place/Room:</b> Alexander Ramsey Room
<b>Do You Want a Follow Up?</b> Y/N?	<b>Phone Number:</b>
<b>Email:</b>	<b>Address:</b>

General Comments:	City should have learned a lesson being involved with buying property at the COR and not buy any land. If the golf course can do their expansion without our taxes going up I am in favor.
How do you feel about additional residential development in the area?	Need population for retail to survive.
What are your thoughts on continuing the current amount of commercial retail in the area?	
What are your thoughts on warehousing uses with outside storage?	NS.



Small Business	Need
<p><u>Problems</u></p> <ul style="list-style-type: none"> <li>1. Population is needed for retail</li> <li>No Apts</li> <li>other close retail</li> <li>city didnt help keep retail here</li> <li>warehouse</li> <li>Bar/Lounge No</li> <li>Septic System</li> <li>2) Upgrade</li> </ul>	<ul style="list-style-type: none"> <li>* Retail / Residential</li> <li>* 1) single / Town Home</li> <li>* No Rental</li> <li>2) Light at Intersection</li> <li>3) How low store</li> <li>4) Restaurant / Bagel shop</li> <li>* 5) Gas Station * K</li> <li>6) City Support Area</li> <li>Advertising/Promote</li> <li>7) Coop store (Grocery)</li> <li>* Senior Housing</li> <li>* New location / comm.</li> <li>8) Fast Food</li> <li>9) Athletic Area</li> </ul>



## Exhibit C – Statement of Goals

*Drafted by Patrick Brama, Adopted XX/XX/2013*

City of Ramsey

### **STATEMENT OF GOALS: 167TH AVENUE AND TRUNK HIGHWAY 47 RETAIL NODE DRAFT**

#### **BACKGROUND**

The retail node located at 167th Avenue and Trunk Highway 47 has been a topic of discussion with City Councils and EDA boards for several years (“167/47 Node”). The 167/47 Node has struggled to become economically viable for some time, is experiencing high vacancy rates, an increase of blighted building conditions and escalating crime.

The City has received significant number of inquiries from property and business owners located in the 167/47 Node from 2012 to 2013 requesting assistance to help correct a market failure.

Additionally, the City of Ramsey owns an inventory of real property located adjacent to the 167/47 Node totaling 16.52 acres. Said property was identified as surplus City owned land in 2012 and is available for sale.

The EDA, Planning Commission and City Council have expressed interest in addressing the 167/47 Node.

#### **PURPOSE**

To guide City participation in the redevelopment of the 167/47 Node; and, specifically identify a common goal, vision, working parameters and a process to garner public input.

The desired outcome of this document is to develop a clear, consistent, transparent and fair process the City, prospective developers, property owners and Staff can rely on as proposals are received. The Ramsey Economic Development Authority (EDA) shall represent the City of Ramsey in relation to the 167/47 Node by utilizing this document.

Note: The City Council makes all final policy decisions; which may deviate from this document. This document is not a legally binding agreement.

#### **GOAL**

To improve and/or **remove properties-of-concern** and encourage **sustainable market-driven redevelopment** of the 167/47 Node that will benefit the entire City of Ramsey.

Please reference Appendix A: Primary Area of Concern.

#### **VISION**

**A mixture of residential and retail uses.** Residential users may include single family residential, townhomes, apartments or senior living units as directed by the market. Retail will include a market driven neighborhood commercial node. Redevelopment of the 167/47 Node should include a connection to Elmcrest Park and/or nearby trails.

## PARAMETERS

Listed below are a number of parameters intended to develop a clear, consistent, transparent and fair process the City, prospective developers, property owners and Staff can rely on as proposals and inquiries are received.

A. City Land Acquisition: The City does not support purchasing property to redevelop the 167/47 retail node.

B. Marketing: The Ramsey EDA is interested in the idea of **facilitating** a professional marketing package for the 167/47 retail node to entice redevelopment/investment; which would include:

I. Information matrix: asking prices, County valuations, tax information, utility information, ownership buy-in, maps, current zoning information, future land use information, etc.

II. An inventory of what City and State financial assistance options exist for a potential redevelopment project.

III. **Professional material developed in partnership with the City and proactively marketed by a third party broker. Broker will be chosen by ownership group. The City will not be responsible for broker fees.**

IV. List of desirable uses (i.e. retail and wide range of residential); and, other allowable uses (i.e. compatible to surrounding residential)

C. Zoning:

I. The City would support a Comprehensive Plan and Zoning Amendment to allow retail or residential (of the appropriate density that balances compatibility of the surrounding area and market viability) land uses at 167/47 Node.

II. The City does not support a Comprehensive Plan and Zoning Amendment for the 167/47 Node to allow warehouse and/or light manufacturing land uses.

III. The Planning Commission will review requests for additional Permitted or Conditional Uses.

D. City Financial Tools:

I. The City has a number of financial assistance programs potentially available for qualified redevelopment projects; including

- i. Redevelopment Tax Increment Financing District (TIF)
- ii. Tax Abatement

- iii. Ramsey EDA Fund and Revolving Loan Fund (RLF)\*
- iv. Anoka County HRA Account
  - v. State Redevelopment Grant and Loan Program
- vi. Land Write Down
- vii. Sewer Trunk Fund\*

The City will consider all financial assistance programs listed above for projects that directly address existing blighted properties; see Appendix A: Primary Area of Concern.

The City will consider financial assistance programs vi-vii listed above for projects that do not directly address existing blighted properties; see Appendix A: Primary Area of Concern.

Utilization of financial assistance requires completion and approval of a Business Subsidy Application by the Ramsey EDA and City Council.

*\*Sewer Trunk Fund.* The 167/47 Node is not currently connected to City sanitary sewer service. Through the City's Comprehensive Sewer and Water Plan, it has been determined a trunk sanitary sewer line *could* be constructed to serve the 167/47 Node in the future (estimated \$1.5M expenditure 2013). However, the 167/47 Node sewer trunk line is identified as a special trunk line; which means, it was not included in the pro forma to determine sewer trunk fees.

It is estimated, at full build out, the special 167/47 Node sewer trunk line would recapture XXXXX dollars in sewer trunk fees (based on the pro forma). Therefore, the City would be subsidizing XXXXX dollars, after collection of sewer trunk fees, for the proposed trunk line.

The City does have sufficient dedicated funding available to construct said sewer trunk line (City Sewer Fund balance estimated \$3.4M 2013). In order to replenish the City Sewer Fund, the City would only support an extension of the sewer trunk line if a XXXXXXXXX demand was created by new development. [need council direction—may not be political support]

#### **PUBLIC INPUT:**

It is important to compile public input regarding the 167/47 Node before final adoption of this document by the City Council. Two levels of public input are important to this process: (I) Property Owners; and (II) Surrounding Property Owners.

- A. Primary Property Owners: The City does support facilitating an ownership meeting group to brainstorm options, share information and to investigate opportunities for redevelopment and additional uses that are compatible with the surrounding residential area. This effort will be led by the Economic Development Authority (EDA).

The City desires a consistent, collaborative approach with a single voice amongst all Owners if the City is to assist in the process. Several separate messages per individual Owners is not a desired nor effective approach.

**B. Surrounding Property Owners:** The Planning Commission will be responsible for drafting a public input process structure; and, facilitation of this process.

NOTES [needs to be amended]: The EDA has suggested the use of a project webpage, notification in the Ramsey Resident and one of the following two options: (1) survey (online or direct mail) or (2) a public open house.

The purpose of public input is general feedback; not proposal specific. For example: what are your general thoughts regarding the 167/47 Node, what do you think are appropriate land uses, what do you think are in appropriate land uses?

### APPENDIX A

RED [Sort Dash]: Primary Area of Concern  
YELLOW [Long Dash]: Secondary Area of Concern



# Project Summary

15153 Nowthen Boulevard: Former Municipal Center [October 29, 2013]

## General Background

This update is related to the development of City owned land located at 15153 Nowthen Boulevard; known as the Former Municipal Center Site (“Subject Property”). NOTE: this site is also the location of Fire Station #2. The Subject Property is 21.24 acres in size and is zoned Public/Quasi-Public.

This Subject Property was vacated in 2006, when the City moved its municipal center campus to The COR. Since 2006, the City has explored various options for selling the Subject Property in conjunction with the construction of a new fire station on an adjacent City owned site. In 2012, the City was approached by Connexus Energy regarding the development of the Subject Property for a data center(s).

The City is considering two general development scenarios for the Subject Property: data center and single family residential. The City completed a feasibility study on said development scenarios in February 2013 (which included site concept maps); and, a public open house in April 2013.

## Process Background

Because the Subject Property is currently located within the Public/Quasi Public Zoning District, the next step in the process to develop this site is to consider the appropriate future land use and zoning--specifically: *consider submitting an application for a Comprehensive Plan Amendment.*

In June and July 2013, the City Council directed Staff to re-engage surrounding property owners before submitting an application to amend the City's Comprehensive Plan--specifically, regarding a potential data center development. Below is a summary of the proposed study group.

## Study Group Purpose and Format

**PURPOSE:** to better understand under what circumstances a data center development would be considered an acceptable use for the Subject Property. The key outcome of this process is a proposal for Council consideration; which will include (1) further documentation/information addressing specific concerns (2) mitigation proposals addressing specific concerns (3) updated site concept maps and cost-benefit analysis.

**NOTE:** *The purpose of a study group is identify and consider compromises/solutions; it is possible the study group may conclude certain concerns cannot be mitigated.*

**STAKEHOLDERS:** 13 surrounding/at-large property owners will be primary study group participants. One (1) Councilmember, one (1) EDA member and two (2)

*Project Summary – Former Municipal Center (10/29/13)*

## Project Webpage

[www.cityoframsey.com/formerrmc](http://www.cityoframsey.com/formerrmc)

## Project Contact

Patrick Brama  
Assistant to the City Administrator  
763-433-9903  
pbrama@ci.ramsey.mn.us



Planning Commission Members will also be involved with the process.

*TIMELINE:* 4-6 sessions, two hours per session from November to January. Results will be reviewed by the EDA, Planning Commission and City Council. Subsequently, the City Council will consider submitting an application for a Comprehensive Plan Amendment.

*PROCESS:* Council directed Staff to pursue a 'hybrid style' public process in July of 2013. For specific information please review the attached description.

Participants for the proposed study group were solicited by direct mailing (250 surrounding parcels) and with an article in the Ramsey Resident (September/October edition). Copies of both correspondence are attached to this case.

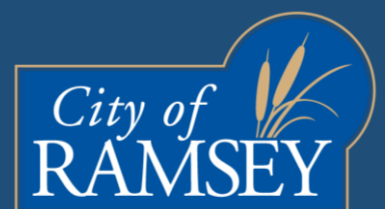
### **Study Group Members**

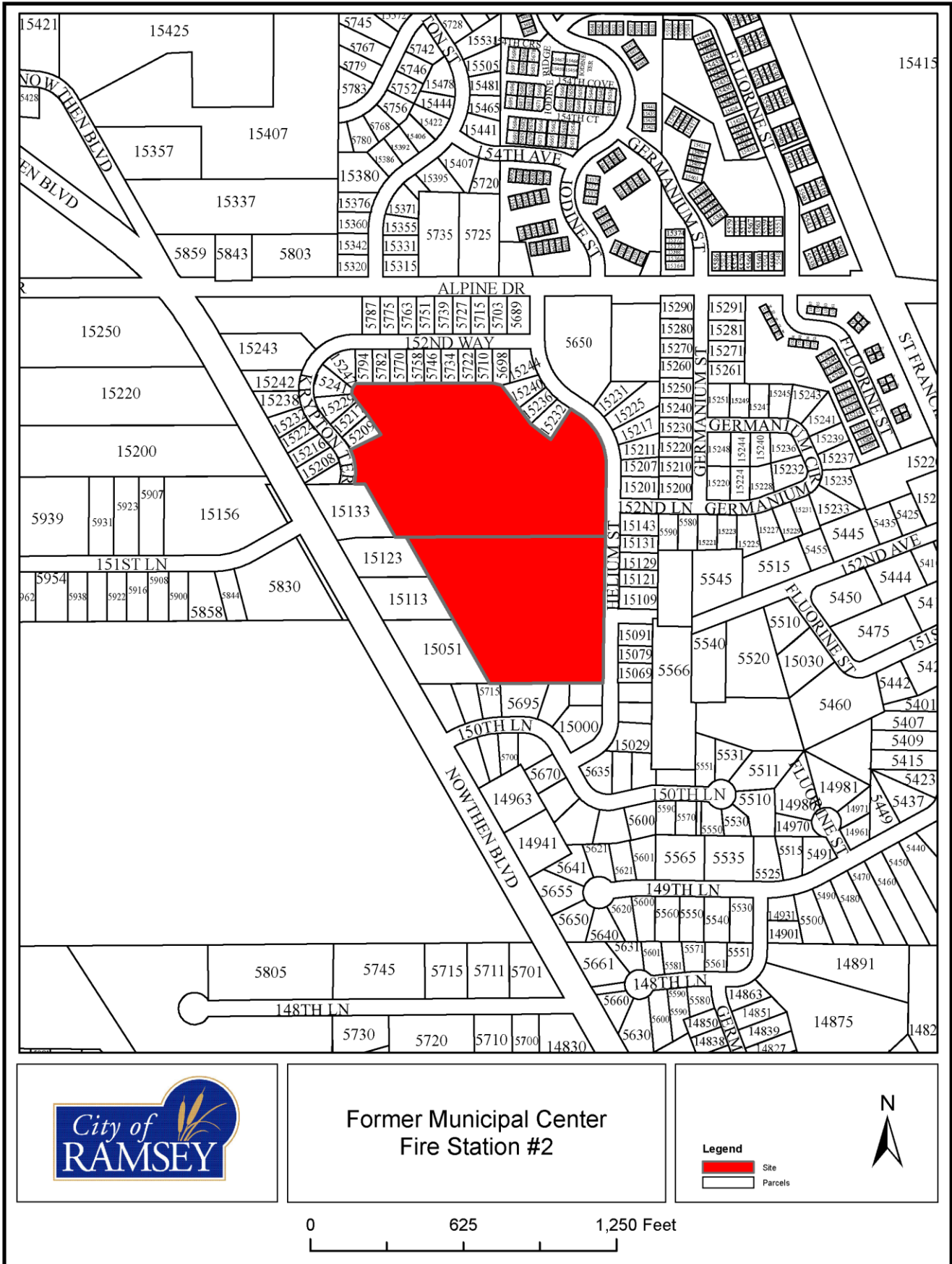
1. Aaron Brendel, 5911 157th Lane NW
2. Kent Cunningham, 15211 Helium Street NW
3. Brandon Doyle, 15109 Helium Street NW
4. Mike Hoeschen, 7005 156th Ave NW
5. Al Kempf, 15220 St. Francis Blvd NW
6. Kristen Kimsey, 5722 152nd Way NW
7. Jennifer Kulseth, 15225 Helium St NW
8. Donna McLain, 15133 Nowthen Blvd NW
9. Jon Olds, 5660 146th Circle NW
10. Gail Penner, 15232 Helium St NW
11. Nancy Norman Sommer, 14451 Potassium St NW
12. Steve Swenson, 5734 152nd Way NW
13. Eric Zaetsch, 6521 154th Lane NW
14. LIAISON: Matthew Maul (Planning Commission)
15. LIAISON: Randy Bauer (Planning Commission)
16. LIAISON: Philip Brundt (Economic Development Authority [EDA] Member)
17. LIAISON: Chris Riley (City Councilmember)

The first meeting (Scoping Meeting) is scheduled for Monday, November 4, 2013.

Additional detailed background information is available on this project at: [www.cityoframsey.com/formerrmc](http://www.cityoframsey.com/formerrmc).

City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303  
763-427-1410  
[www.cityoframsey.com](http://www.cityoframsey.com)





## Process Approved by the Council in July of 2013

### **Alternative 3: Hybrid Process**

A hybrid, collaborative process could be considered that included elements of desired structure of a traditional process with the collaborative environment of Open Space Technology. A suggested approach would allow participants to set the agenda and convene sessions. In other words, the agenda would not be set by the City or a facilitator ahead of time. An initial Scoping Meeting would be held to review the current status of the project and the purpose of the study group. Rather than hosting several, parallel sessions as with the case with Open Space Technology, the group would convene as a single group throughout the process. The group would come to a consensus as to the agenda and topics as part of the initial Scoping Meeting, but could amend depending on conversation throughout. *This process would entail that the agenda be prepared by participants at the onset of the process and agreed to a structured outline for the process as part of the scoping meeting and individual sessions coordinated by participants with a greater degree of assistance from City Staff.*

**Benefits:** This process balances an open, transparent, and collaborative process with a well defined structure that is developed by participants rather than the City or a facilitator. Following the initial Scoping Meeting, Staff can report back with a better estimate of time and costs based on an agenda prepared by the Study Group. With a slightly more structure approach to the Open Space Technology concept, Staff estimates that this process would be slightly shorter than said approach.

**Drawbacks:** This process will require that the initial Scoping Meeting be completed before a more concrete estimation of costs and timelines when compared to a traditional, structured Study Group. It is estimated that this process will be a slightly longer timeframe that the traditional, structured process, consisting of possibly one (1) to two (2) additional meetings.

## Future Development Discussion: Data Center User

*STUDY GROUP: Hybrid Collaborative Process*

### Purpose:

QUESTION: Under what circumstances would a data center development be an acceptable use for the former municipal center site that balances the City's goal to expand its tax base while respecting the residential character of the surrounding area? [per each concern]

OUTCOME: consensus proposal for council consideration; which will include:

- Documentation/information addressing each specific concern
- Individual mitigation proposal addressing each specific concern
- Updated site concept maps

SPECS:

- 10 members: 1 councilmember, 1 EDA member, 1 PC member, 5 adjacent property owners, 2 at large property owners.
- Consider a data center development only (not residential)
- The purpose of the study group is *IDENTIFY* and *CONSIDER* compromises/ solutions; it is possible the focus group may conclude certain concerns cannot be mitigated.
- Structure below may be amended/adjusted as needed. For example, if the group wants to add an item; or if the group wants to spend more/less time on a certain topic.

### Structure:

Participants will set the entire agenda as part of the initial scoping meeting. Participants would facilitate individual sessions with assistance from City Staff.

1. Meeting Outline:
  - a. Orientation 10 minutes
  - b. Review Purpose of Group 10 minutes
  - c. Rules of Engagement 10 minutes
  - d. Present Concerns Previously Addressed 30 minutes
  - e. Call for sessions (entire agenda set) 30 minutes

**2 hours**
  
2. Meeting Outline Set by Participants (as part of Meeting #1)
  - a. Topic 1
  - b. Topic 2

**1.5 hours**
  
3. Meeting Outline Set by Participants (as part of Meeting #1)
  - a. Topic 3
  - b. Topic 4

**1.5 hours**
  
4. Meeting Outline Set by Participants (as part of Meeting #1)
  - a. Topic 5
  - b. Topic 6

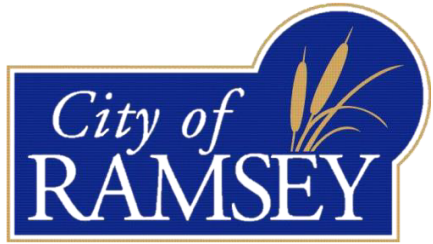
**1.5 hours**
  
5. Meeting Outline:

Review/amend draft proposal  
and submit recommendation to the Council

**2 hours**

## **PROJECT WEBSITE**

<http://www.cityofframsey.com/formerrmc>



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7550 Sunwood Drive NW • Ramsey, MN 55303  
City Hall: 763-427-1410 • Fax: 763-427-5543  
[www.cityoframsey.com](http://www.cityoframsey.com)

September, 23 2013

Resident:

You are being contacted regarding the property known as the *Former Municipal Center Complex* described below.

*Old Municipal Center Complex*: (the “Subject Property”): 15153 Nowthen Boulevard, two parcels, PID 23-32-25-41-0019 and 23-32-25-41-0018, 21.28 acres, City of Ramsey ownership.

The City is in the process of considering the future development of the Subject Property. The City is considering two general development scenarios for the 20.5 acre site: (1) data center development and (2) residential development.

The purpose of this correspondence is to provide an update regarding the City’s recent solicitation for participation in a public process and dialogue. See below for specific details:

In July of 2013, the City Council directed Staff to formulate a collaborative process consisting of a group of various stakeholders; including: surrounding property owners and at large Ramsey residents. The purpose of the process is to better understand under what circumstances would a data center development be an acceptable use for the Subject Property. The key outcome of this process is a proposal for Council consideration; which will include (1) further documentation/ information addressing specific concerns (2) mitigation proposals addressing specific concerns (3) updated site concept maps.

The deadline for residents to submit interest in participating was September 20, 2013. The City received interest from 13 residents to partake in the proposed process; which includes your inquiry. The City Council will be finalizing the format, group make-up and schedule for the proposed public process on October 8, 2013 (regular City Council meeting—7:00pm). After October 8, you will be contacted to: (A) indicate if you were selected, (B) confirm your availability and (C) provide final details.

If you would like assistance, or have questions, I am available to help.

Best regards,

Patrick J. Brama

Assistant to the City Administrator, City of Ramsey

OFFICE: (763) 433-9903 EMAIL: [pbrama@ci.ramsey.mn.us](mailto:pbrama@ci.ramsey.mn.us)

ADDRESS: 7550 Sunwood Drive NW, Ramsey, MN 55303

# Development Study Group: Volunteers Needed Old Municipal Center Site: 15153 Nowthen Boulevard

The city of Ramsey wants to identify the best future development of its “Old Municipal Center Site.” The city is considering two concepts for the 20.5 acre former municipal center campus which would include either a data center development, or residential development. Until recently, the site was home to the city’s Police, Fire, Public Works and administrative operations. All but the Fire Department moved to the new municipal center along Highway 10 in 2006. When the site develops, it is proposed the Fire Department be moved to another site the city owns just to the northeast.

Due to its past use as a busy municipal campus, the Old Municipal Center Site is currently zoned Public/Quasi Public. In order for the Subject Property to be sold and used for another use it will need to be rezoned. In June of 2013, the Council requested additional information and input regarding a data center development before moving forward with any plans.

In July of 2013, the City Council directed Staff to formulate a study group consisting of various stakehold-

ers; including: surrounding property owners and at-large Ramsey residents. The purpose of the Study Group is to better understand under what circumstances would a data center development be an acceptable use for the Subject Property.

It is estimated, a study group will need to meet 4-6 times for 1-2 hours; and will begin in November/December. If you, or someone you know, may be interested in serving on this study group, please contact Patrick Brama by September 20, 2013 at 763-433-9903 or pbrama@ci.ramsey.mn.us. For more information on this project, please visit: [www.cityoframsey.com/formerrmc](http://www.cityoframsey.com/formerrmc).

*The Ramsey City Council recently adopted a new strategic action plan. One major outcome of the plan was a commitment from the Council to a citizen-focused government in which residents are engaged in discussions and problem solving. In relation to the Old Municipal Center Site development, the Ramsey City Council desires to have a transparent and inclusive discussion about future development options.*



## CURFEW LAW

AGE	WEEKDAYS	FRIDAY & SATURDAY
Under 12	Home by 9:00pm	Home by 10:00pm
12-14	Home by 10:00pm	Home by 11:00pm
15-17	Home by 11:00pm	Home by midnight

**Ramsey Police Department (763) 427-6812**



## Anoka Jr. Tornado Program

**Do you have a child between the ages of 5-9 who has always wanted to play hockey?**

**When:**

- Season runs October 2013 – March 2014
- Events: Grandparents Day/Jamboree/Mite Night

**Cost:**

- New 1st year Jr. Tornado skaters registration fee is waived
- USA hockey registration is \$50 (Free if skater is 6 years old or younger)

For more information and to sign-up for the Anoka Hockey Jr. Tornado program, please visit our website at: [www.anokahockey.net](http://www.anokahockey.net)

## AT LAST CARPET CLEANING

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**Josh Diekow**  
Office: 763-208-4572  
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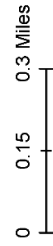
Free Estimates!

Commercial & Residential

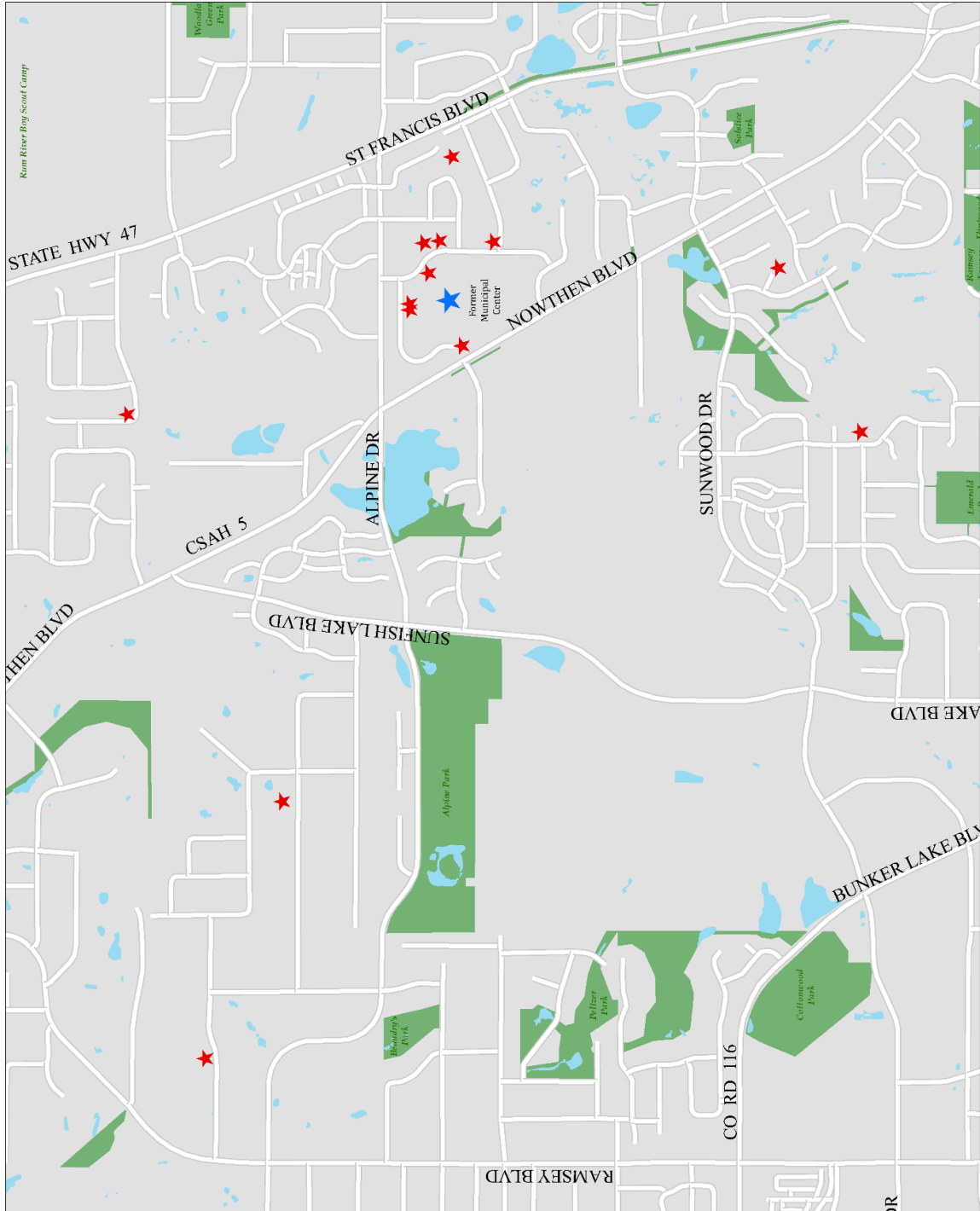


# Former Municipal Center Study Group

- ★ Participants
- Streets
- Water Features
- Parks



The City of Ramsey is not responsible for the accuracy of the information or any part of the map. The City of Ramsey is not responsible for the accuracy of the information or any part of the map. The City of Ramsey is not responsible for the accuracy of the information or any part of the map. The City of Ramsey is not responsible for the accuracy of the information or any part of the map.



# Project Summary

Armstrong West (Future Business Park and Retail Area) [October 29, 2013]

## Background

The current review of a potential, future business is currently focused on land use components as a way for the City to facilitate future economic development. The activities are currently limited to potential Comprehensive Plan and Zoning Amendments.

In 2012, the Ramsey Economic Development Authority (EDA) and City Council identified a shortage existed in property available for development by businesses in Ramsey (outside of The COR). As a result, the Ramsey EDA and Council identified securing a future "Business Park" location as a strategic priority in early 2013.

Beginning in May 2013, the EDA began reviewing potential future Business Park locations. In August 2013, the Ramsey EDA crafted a recommendation to be considered first by the Planning Commission and subsequently the City Council. Before said case is brought before the City Council, the EDA would like to conduct and review a feasibility study. Additionally, the Planning Commission would like to conduct a public open house to gather input regarding potential future land use changes.

As part of the initial phase of looking towards a future business park, the EDA reviewed six (6) sites for consideration, narrowing these down to two (2) as part of Phase I efforts. These sites are referred to as 1) Pearson Properties of Ramsey and 2) Hageman Holdings.

Both of these areas are located in the area west of Armstrong Boulevard. The City can look at the other four (4) sites in the future. **Attached to this memo as Exhibit A is a map indicated the Study Area. Also attached to this memo is a summary sheet of the two (2) sites under review as Exhibit B, both of which require Comprehensive Plan and Zoning Amendments.**

## Pearson Properties

Pearson Properties is interested in amending the Comprehensive Plan and Zoning Map as well as an interested seller.

## Hageman Holdings

Although not actively marking their site, Hageman Holdings does desire to amend the Comprehensive Plan and Zoning Map for business park activities. The site is currently located within the B-2 Highway Business District, which is focused on retail activities.

## Future Retail/Redevelopment Area

Additionally, the City has received a number of inquiries related to the Hi-Ten existing business park directly adjacent to Armstrong Boulevard and the two sites noted above. Although this is an existing business park, the current

*Project Summary – Armstrong West (Future Business Park) (10/29/13)*

## Project Webpage

Coming Soon!

## Project Contact – Land Use and Zoning

Tim Gladhill

Development Services Manager

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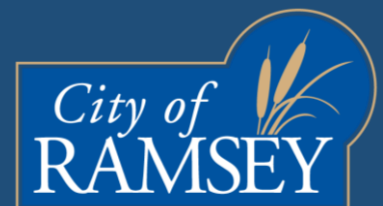
## Project Contact

Patrick Brama

Assistant to the City Administrator

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pbrama@ci.ramsey.mn.us



Comprehensive Plan and Zoning Map indicate this area as a retail area under The COR Zoning. The City has responded to a number of inquiries regarding design requirements and build-to (setback) requirements.

It is the intent of the City to look at this area holistically to review a number of components related to the area west of Armstrong Boulevard.

#### Proposed Timeline:

- 09/24/13 CCWS Update
- 10/31/13 Engineering Estimations Complete
- 11/07/13 Planning Commission Review
- 11/14/13 EDA Review
- 12/2013 TBD date, Collaborative Public Process
- 01/02/14 Planning Commission Review of Collaborative Public Process; and final Recommendation
- 01/09/14 EDA Review of Collaborative Public Process; and final Recommendation
- 01/14/14 City Council receive EDA and Planning Commission Recommendations (update)
- 01/28/14 City Council take action

DRAFT

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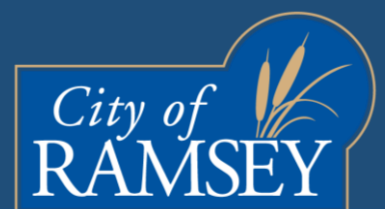
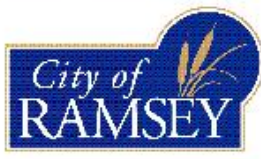
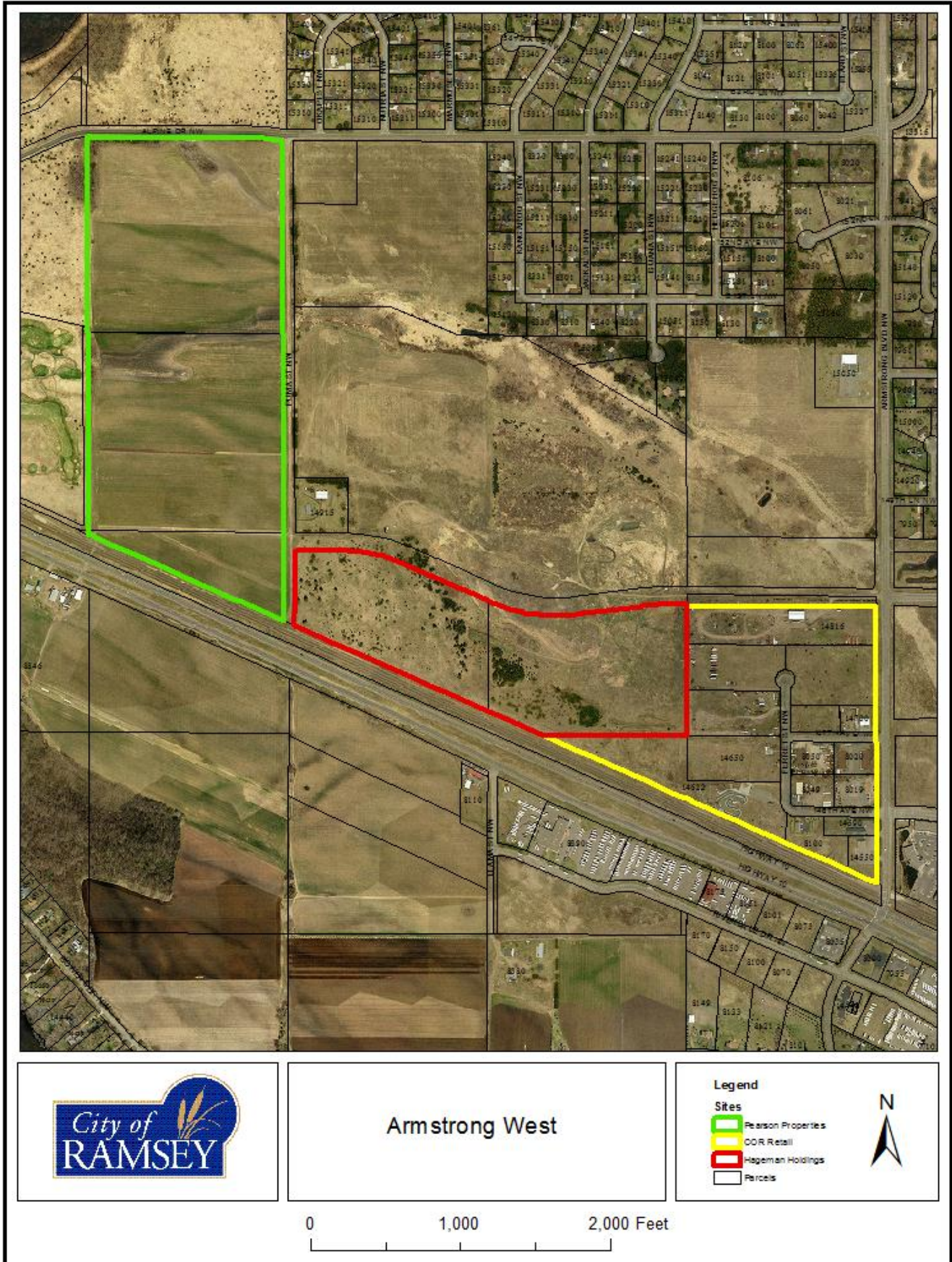


Exhibit A – Site Location Map



Armstrong West

Legend

- Sites
- Pearson Properties
- COR Retail
- Hageman Holdings
- Parcels



0 1,000 2,000 Feet

# Future Business Parks

Primary: Al Pearson Farm North, Secondary: Hageman Holdings

Property Owner	Location	Willing Seller	Zoning	Size/Land Price	Distance from Utilities/Road	Benefits	Drawbacks/Potential Issues
<p><b>1. Al Pearson North</b></p>	<p>This property is a greenfield site located on the north side of U.S. Highway 10 at the intersection of Bunker Lake Boulevard and Puma Street; between the Links at Northfork golf course and the Legacy Christian Academy.</p>	<p>Yes. Mr. Pearson is a willing seller that is interested in a partnership with the City. Mr. Pearson is willing to hold the land while the City markets and works with prospects.</p>	<p>Mix of residential and retail. Mr. Pearson has indicated he would be willing to rezone his property to allow for a business park.</p>	<p>90 acres of land. \$65,000 per acre or \$1.49 per square foot.</p>	<p>Bunker Lake Boulevard is located to the edge of this site. Puma (a temporary street) is located adjacent to this site. Utilities are located 1,000 feet from this site.</p>	<ul style="list-style-type: none"> <li>• Willing seller</li> <li>• Willing partner</li> <li>• Willing to change zoning</li> <li>• Utilities close by</li> <li>• Road close by</li> <li>• Large piece of land</li> <li>• Location                             <ul style="list-style-type: none"> <li>○ Access</li> <li>○ Close to Hwy 10</li> <li>○ Far enough from Hwy 10</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Uncertainty of Hageman Holdings (Bunker, Users)</li> <li>• Green Acres designation</li> <li>• Zoning change required.</li> <li>• Potential concerns from the Links and the neighborhood to the NE.</li> </ul>
<p><b>2. Hageman Holdings</b></p> <p><u>Background</u>                      Hageman Holdings owns 171.65 acres of land west of Armstrong Boulevard. The City did approve a Plat and site plan for a new campus for Legacy Christian Academy.</p> <p>Hageman Holdings has informed the City that it is no longer actively pursuing a campus for Legacy Christian Academy at this time, but still desires to develop a similar concept with a different user.</p> <p>Hageman Holdings is not willing to sell any of their property located on the north side of Bunker Lake Boulevard now, or in the near future (i.e. 2-4 years); as they still would like to see their site developed into a school campus.</p>	<p>The proposed business park portion (45 acres) of the larger Hageman Holdings property (171 acres) is located on the north side of Highway 10 west of Armstrong Boulevard; south of Bunker Lake Boulevard only.</p> <p>This site is located just south of the proposed Legacy Christian Academy.</p>	<p>No (as of September 2013). Hageman Holdings is not interested in selling/developing or rezoning their land for a future business park now or in the next 2-4 years. At this point, they would like to maintain their original vision—a private school campus.</p>	<p>Retail.</p>	<p>45.1 acres of land. Price TBD. Estimation \$87,000-\$108,900 or \$2.00-2.50 per square foot</p>	<p>Utilities and roadway located adjacent to sight. However, per the development agreement for the Legacy Christian Academy project, any improvements to any site will trigger a mandatory expansion of Bunker Lake Boulevard the west of Armstrong Boulevard to Puma Street. This item needs to be discussed further. This would be a substantial cost (multi-million).</p>	<ul style="list-style-type: none"> <li>• Utilities adjacent and nearly ready to go</li> <li>• Road adjacent</li> <li>• Location                             <ul style="list-style-type: none"> <li>○ Access</li> <li>○ Close to Hwy 10</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Selective seller</li> <li>• Willing seller 2-4 years (maybe)</li> <li>• Development agreement/requirements for Bunker Laker Boulevard--high cost.</li> <li>• For some businesses, too close to Hwy 10</li> <li>• Relatively high cost per square foot</li> <li>• Zoning change required. Potential concerns from surrounding property owners.</li> <li>• Not a large piece of land (fair)</li> </ul>