

Project Summary

167th 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 167th 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 167th Avenue Node.

The retail node located at 167th 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

Project Contact – Land Use and Zoning

Tim Gladhill

Development Services Manager

763-576-4308

tgladhill@cityoframsey.com

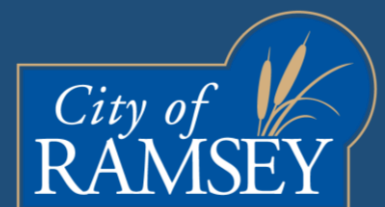
Project Contact – Economic Development Tools

Patrick Brama

Assistant to the City Administrator

763-433-9903

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

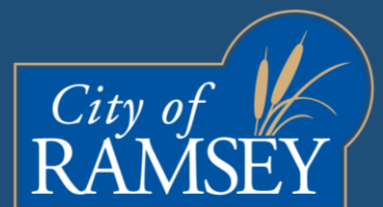
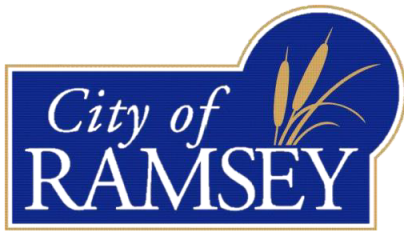


Exhibit A – September 26, 2013 Collaborative Process Invite



7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763-427-1410 • Fax: 763-427-5543
www.cityoframsey.com

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

The City of Ramsey is reaching out to you as a Property Owner near the 167th 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 26th 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 tgadhill@cityoframsey.com or by calling 763-576-4308. For more background information, visit our webpage at www.cityoframsey.com/167.

Sincerely,

CITY OF RAMSEY



Tim Gladhill
Development Services Manager



Project Summary – 167th Avenue Node at Saint Francis Boulevard

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

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



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

