

## **2. VISION, VALUES AND GOALS**

In 2006, Ramsey community members formed Ramsey3, a grassroots organization dedicated to imagining the future of Ramsey. Through a series of community meetings the Ramsey3 process completed a Vision and Values statement with a Checklist for future decision making, summarized in the Introduction chapter. A set of Goals and Strategies, based on comments from the numerous community meetings, was compiled by consultants and City staff. The Goals and Strategies for each chapter of this plan are also repeated within those chapters. The Goals and Strategies were compiled before the final completion of the Vision and Values, so it is the intent of the City that where conflicts arise the Vision and Values will guide city policy decisions.

### **A. THE VISION:**

- 1) Without compromising private property rights and needs of future generations, Ramsey will evolve through citizen driven, collaborative processes that respect the balance and connectivity between its unique urban, rural and natural environments.

### **B. THE VALUES:**

- 1) Encourage walkability through pedestrian friendly neighborhoods and transportation.
- 2) Maintain land owner rights.
- 3) Employ careful foresight in city planning that includes citizen review, reliance on peer-reviewed science, and comprehensive data collection and analysis.
- 4) Involve all citizens in decisions that impact their lives, property and neighborhoods through the use of a facilitated process such as collaborative decision-making.
- 5) Embrace a people-centered, long-term perspective that nurtures neighborhood and community interactions and with flexibility to meet future needs without compromising the needs and interests of current residents.
- 6) Preserve unique natural resources for the community and its current residents.
- 7) Attract and sustain businesses that should serve the whole community.

### **C. CHECKLIST TO GUIDE REVIEW OF ZONING ALTERNATIVES AND FUTURE PLANNING**

- 1) Component I: Commercial/Economic Development
  - a) Attract and retain high-quality industrial and commercial businesses that create higher paying jobs for local residents and increase Ramsey's tax base.
  - b) Concentrate larger commercial/industrial development within MUSA while encouraging smaller neighborhood commercial nodes in more rural areas.
  - c) Plan business development for maximal use of rail and highway arteries with minimal residential, environmental and traffic impacts.

- 2) Component II: Environment
  - a) Balance protection of environmental resources with property rights while providing just compensation.
  - b) Allow for identifying and maintaining open/green space and preservation of unique natural resources.
  - c) Ensure that residents have access to parks and open space within walking distance.
- 3) Component III: Transportation
  - a) Create vehicular and non-vehicular linkages to neighboring communities and between city neighborhoods, trails, recreation, work and shopping.
  - b) Emphasize consideration of non-vehicular modes of transportation in the development process.
  - c) Stress the efficient movement of persons, goods and services over the movement of vehicles.
  - d) Place a high priority on transportation safety.
- 4) Component IV: Administration
  - a) Guide development through reliable zoning that is based on collaborative community input.
  - b) Information on zoning and development process should be easily understandable and available to all.
  - c) Regulate transition requirements between changes in density and differing land uses.
  - d) Create a monitoring and reporting system on growth, development and other planning data.
- 5) Component V: Public Visioning/Involvement
  - a) Provide for a periodic collaborative forum to assess its continuing vision and relevance.
  - b) Supplement such forums with other accessible technologies to inform and collect opinions from residents.

- 6) Component VI: Residential Development
  - a) Maintain and provide a range of housing types to have a variety that encourages people to choose Ramsey as a place to live.
  - b) Include consideration of and attention to architectural and site planning details.
  - c) Allow for the application of appropriate density transitioning techniques that respect the integrity of existing neighborhoods.
  - d) Orient development toward sustainable centers.
  - e) Encourage land uses that can meet essential services and recreation needs within walking distance.
  
- 7) Recommendations To Council For Changes In Ramsey Not Covered By The Grant Charge
  - a) Any changes to the comprehensive plan shall require a 2/3 majority of Council.
  - b) Focus on Highway 10 redevelopment and Northstar for east-west travel, redesign Highway 47 for north-south travel, and construct additional trails and sidewalks for walkability and connectivity.
  - c) Ramsey absolutely needs a Chamber of Commerce to find and develop diverse businesses.

#### ***D. GOALS AND STRATEGIES***

##### **1) Land Use**

- a) The needs and rights of existing residents are balanced with the needs and rights of those who wish to develop**

###### STRATEGIES:

1. Encourage a developer-led public involvement process for new development that solicits feedback from the public at the beginning of the process
2. Develop a meaningful density transition ordinance that incorporates lot size, transitioning, screening, space, berms, landscaping, or buffers
3. Protect Ramsey's rural character while providing opportunities for urban growth

- b) A variety of housing densities and types**

###### STRATEGIES:

1. Develop dense, mixed-use environments in Town Center and other key locations served by sewer and water
2. Assess the market for various housing types and densities and have the Land Use Plan reflect appropriate opportunities to match market demand

**c) Fair and consistent land use regulations**

STRATEGIES:

1. Develop a policy for processing comprehensive plan amendments
2. Establish a rational, logical staging plan for extension of MUSA consistent with the Comprehensive Sewer Plan and tied to Comprehensive Plan Amendment Policy
3. Re-assess the value of 4 in 40 (rural preserve and rural reserve)

**d) Walkable neighborhoods**

STRATEGIES:

1. Include a review of infrastructure, including parking for walking and other non-motorized transportation modes when reviewing any transportation improvement projects
2. Explore options for revising the City's sidewalk policy, including requiring sidewalks or trails on both sides of some new public streets, different standards for public versus private roads, high-volume versus low-volume roads, and issues related to long-term maintenance
3. Locate residential development at appropriate densities near services to encourage walking

**e) Efficient growth**

STRATEGIES:

1. New development should use existing infrastructure where possible
2. New development should be built close to existing or proposed services such as commercial, employment, and government, where possible.

**f) Ramsey Town Center is constructed in accordance with its vision**

STRATEGIES:

1. Concentrate the highest density residential development in or near Town Center and at other key locations as shown on the future land use map
2. Encourage residential and commercial development in the Town Center before other parts of the City
3. Continue to work to secure a stop on the Northstar Commuter Rail Line for Ramsey
4. Develop incentives for the Town Center to enhance its marketability
5. Maintain high quality design standards for the Town Center

**g) Adequate retail and commercial services**

STRATEGIES:

1. Locate other neighborhood commercial nodes with basic services available close to existing and future residential neighborhood concentrations
2. Assess the supply of commercial and industrial land available for development

**h) New development is well-integrated with existing development**

STRATEGIES:

1. New development should protect natural resources, make trail connections, and blend in with surrounding development
2. Use clustering and/or conservation development practices to protect existing neighborhoods and natural resources
3. Develop form-based codes
4. Develop a meaningful density transition ordinance that incorporates lot size, transitioning, screening, space, berms, landscaping, or buffers

**i) The rights of property owners are respected and protected within the planning and development process.**

STRATEGIES:

1. Private property owners will be allowed the maximum use and enjoyment of their property, as free as practical from excess taxation, assessment, or intrusion consistent with good planning and the well-being of the larger community.
2. The rights of private property owners will be balanced with the need to protect and enhance natural resources in the community.
3. The rights of private property owners will be balanced with the need to provide a safe and efficient transportation system in the community.
4. The rights of private property owners will be balanced with the needs of future development.

**j) Property rights are protected along with natural resources**

STRATEGIES:

1. Explore options to compensate property owners for development rights to protect natural resources
2. Regularly assess outcomes of ordinances related to natural resources and make changes as necessary
3. Provide incentives to homeowners for the permanent protection of high-value natural resource areas

**2) Housing**

**a) A variety of housing types for all life stages and income levels.**

STRATEGIES:

1. Investigate programs and policies to increase affordable housing opportunities in the City
2. Partner with affordable housing developers
3. Use incentives (such as density bonuses) to meet affordable housing goals
4. Explore options for providing higher end housing as well as affordable housing.
5. Implement the city's Housing Plan.

**b) High-quality housing.**

STRATEGIES:

1. Adopt city-wide design and sustainable standards for new construction
2. Promote green building standards and technologies
3. Enforce existing standards for housing maintenance
4. Investigate options for additional property maintenance policies and ordinances
5. Explore programs to revitalize or rehabilitate aging housing
6. Facilitate the redevelopment of underutilized land
7. Encourage the use of green building systems and technologies in new and remodeled housing.

**c) Safe neighborhoods**

STRATEGIES:

1. Promote Crime Prevention Through Environmental Design (CPTED) and other techniques
2. Encourage and support neighborhood watch groups

**3) Economic Development and Marketing**

**a) A diverse economic environment where a variety of businesses can grow and thrive**

STRATEGIES:

1. Foster communication between the City and the business community
2. Explore programs and activities to attract larger employers and employers that provide high-paying jobs
3. Continue to monitor options for a community-wide technology plan to meet business technology needs (fiber-optic and/or wi-fi)

4. Promote redevelopment of underutilized parcels within industrial areas and along major transportation corridors
5. Explore opportunities for additional city-sponsored business events
6. Enhance communication between City and business community
7. Continue business retention and subsidy programs
8. Continue partnerships with neighboring cities and local chambers of commerce

**b) New development in Ramsey Town Center**

STRATEGIES:

1. Encourage and assist with new development in Town Center
2. Explore programs and activities to improve the image of Ramsey Town Center
3. Promote Northstar Commuter Rail and commuter bus service as economic development tools

**c) A positive community image**

STRATEGIES:

1. Explore the opportunity to develop a local chamber of commerce or marketing team to market the unique qualities of Ramsey
2. Consider options for increasing or improving signage at City gateways and other strategic locations
3. Continue to pursue Revolving Acquisition Loan Fund (RALF) for the Highway 10 corridor
4. Purchase land south of the MPCA landfill for industrial park development
5. Identify, acquire and redevelop underutilized and blighted properties, especially within industrial areas and along major transportation corridors
6. Strengthen commercial and industrial development standards in City Code
7. Maintain high standards for citywide property maintenance, including City-owned properties

**4) Natural Resources**

**a) Natural resources are protected**

STRATEGIES:

1. Identify and prioritize natural areas in the City based on the Natural resource Inventory (NRI)
2. Use cluster ordinances, density credits, and conservation development practices to minimize impact on identified natural resources
3. Explore ways to put an economic value on habitat and other natural areas
4. Provide incentives to homeowners for the permanent protection of high-value natural resource areas

5. Establish a revenue stream dedicated to the permanent protection of natural resource areas such as a dedicated City tax enacted through referendum
6. Manage invasive species and promote the use and protection of native species for private and public development
7. Develop educational materials, such as kiosks, Ramsey Resident article, and maps to inform public about the value of natural resources

**b) Recreation opportunities are integrated into protected natural areas**

STRATEGIES:

1. Coordinate protection and enhancement of natural corridors with neighboring communities
2. Develop a suitability analysis method for reviewing new development that measures both environmental suitability and efficiency of infrastructure use
3. Prioritize the preservation of large, contiguous natural areas (greenways) that provide the greatest opportunities for animal and plant habitat, as well as a contiguous trail system

**c) Clean water and clean air for the current and future generations of Ramsey citizens and businesses**

STRATEGIES:

1. Preserve existing tree canopy and promote additional tree planting in new development, both public and private
2. Explore options other than ground water for municipal water supply
3. Manage stormwater on site by using alternative stormwater treatment systems, as described in the Storm Water Management Plan
4. Monitor the quality and quantity of groundwater in aquifers and adopt measures to ensure long-term sustainability
5. 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
6. Continue to participate in the North Metro Water Supply Group organized by the Metropolitan Council

**d) Reduce waste that goes to the landfill from both private and public sources**

STRATEGIES:

1. Continue to improve upon the City's award-winning recycling program
2. Seek out alliances and partnerships with non-profit and governmental agencies to assist in securing funding and other resources to assist in implementing this goal
3. Develop educational materials, kiosks, Ramsey Resident articles and maps to inform public about the value of natural resources

**5) Parks, Trails, and Recreation**

- a) A comprehensive, balanced park and trail system consisting of large and small scale parks, active and passive parks, natural preserves, and recreational facilities.**

STRATEGIES:

1. Incorporate planned parks and trails into all new development where appropriate
2. Design for connectivity with local and regional parks
3. Improve coordination of park and trail planning within City and adjacent communities
4. Establish a regional trail along the Mississippi River
5. Develop a Trott Brook Trail Corridor
6. Explore providing pedestrian access from the Mississippi River to the north side of Highway 10
7. Design trails with a variety of surfaces appropriate for different uses
8. Seek out alliances and partnerships with non-profit and governmental agencies to assist in securing funding and other resources that will assist in implementing the park and trail plan
9. Improve quality of existing parks, through careful planning, continued maintenance and adequate funding
10. Explore options for an additional community park
11. Where appropriate, consolidate existing parks to improve quality and provide more efficient service
12. Explore options for a revenue source for permanent protections of parks, trails and open space

- b) A system of safe parks and trails**

STRATEGIES:

1. Promote Crime Prevention Through Environmental Design CPTED and other techniques
2. Locate trails where appropriate in greenway corridors and natural areas
3. Where appropriate, use existing power/utility easements for the trail system
4. Provide adequate signage and pavement markings to warn automobile traffic of park and trail traffic
5. Explore use of pedestrian-activated signals, continuous flashing signage, and mid-block crossings where safe and appropriate, to further increase park and trail safety
6. Minimize at-grade crossings of trails and roads and other interactions between trail users and automobiles, with underpasses or overpasses

**c) A variety of park facilities and programs that meet the life cycle needs of residents.**

STRATEGIES:

1. Work with the schools and community organizations to plan for athletic fields and facilities that will accommodate the growing community
2. Explore options for a revenue source for recreational facilities and programming
3. Study the need for a Community Center that offers a variety of recreational uses for all age groups

**6) Transportation**

**a) A safe and efficient motorized transportation system throughout the community**

STRATEGIES:

1. Complete planning stages for Highway 10 interchanges & Highway 47 expansion/re-alignment improvements
2. Update the access management plans
3. Complete interchange designs
4. Complete RTC AUAR roadway improvement projects
5. Successfully complete turn-back of CR 63 between Nowthen Blvd & Armstrong Blvd
6. Secure funding for transportation projects
7. Assess the need for local traffic control and access improvements
8. Consider roundabouts where appropriate
9. Secure funding for transportation projects
10. Pursue additional east/west collector in the northern portion of the city

**b) A safe and efficient non-motorized transportation system throughout community**

STRATEGIES:

1. Explore options for revising the City's sidewalk policy, including requiring sidewalks or trails on both sides of some new public streets, different standards for public versus private roads, high-volume versus low-volume roads, and issues related to long-term maintenance
2. Encourage design choices in new and existing development that enhance neighborhood walkability
3. Examine the ability of transportation network to handle pedestrians, bicyclists, and automobiles through design of streets (complete streets policy)
4. Ensure future roadway improvement include sufficient right of way for pedestrian and bicycle paths

5. Secure funding for transportation projects such as additional trails, bike paths, and pedestrian connections
6. Include a review of infrastructure, including parking for walking and other non-motorized transportation modes when reviewing any transportation improvement projects
7. Advocate affordable, dependable and efficient means of public transit in the community
8. Complete the master trail plan
9. Continue efforts to establish the Mississippi River regional trail
10. Explore options for constructing a pedestrian bridge over Highway 10 and the Mississippi River
11. Ensure trail connections to transit stops, employment centers, shopping and other services

**c) Connectivity with regional transportation corridors and transit**

STRATEGIES:

1. Consider officially mapping the remainder of the Mississippi River bridge crossing corridor
2. Collaborate with adjacent communities and county, state, and federal agencies on the planning, design and construction of regional transportation projects
3. Secure a stop on the Northstar Commuter Rail line
4. Establish numerous, efficient, affordable transportation connections, both within and Ramsey and connecting to other communities, that include multi-modal transportation choices
5. Continue involvement in the Northstar Corridor Development Authority (NCDA)
6. Market the municipal parking facility as a park-and-ride opportunity
7. Develop an affordable, efficient, and reliable transit system that includes commuter rail and bus capabilities
8. Secure funding for transportation projects

**7) Urban Services**

**a) A clean and protected water supply for drinking and recreation for the current and future generations of Ramsey citizens and businesses**

STRATEGIES:

1. Use Best Management Practices (BMPs) for managing stormwater on-site to reduce infrastructure costs and protect local groundwater supplies, including alternative stormwater management techniques such as rain gardens and rain barrels, pervious pavement, gray water systems, native landscaping or other BMPs to supplement existing storm water management techniques, and explore the long-term maintenance issues related to these techniques
2. Explore ways to minimize ground water loss

3. Explore alternative sources for water supply, including completion of the study of a new surface water supply/treatment plant on the Mississippi River
4. Coordinate with other agencies to monitor the quality and quantity of groundwater aquifers
5. Explore cost-sharing and/or joint operation of utility systems with adjoining jurisdictions to reduce cost or realize other efficiencies
6. Ensure on-site septic systems are operating within State and local rules and are adequately maintained
7. Implement the surface water management plan
8. Educate homeowners on Individual Sewage Treatment Systems (ISTS) in the Ramsey Resident and other methods of communication

**b) Efficient availability of sanitary sewer and water to interested property owners**

STRATEGIES:

1. Establish a staging plan for extension of urban services consistent with the Comprehensive Sewer Plan and tied to Comprehensive Plan Amendment Policy
2. Existing residents will not bear the costs of new infrastructure without realizing a benefit that is equal to or greater than those costs
3. Explore cost-sharing and/or joint operation of utility systems with adjoining jurisdictions to reduce cost or realize other efficiencies
4. Manage infiltration & inflow (I & I) into the sanitary sewer system
5. Plan growth that is contiguous to existing development wherever possible and that makes the most efficient use of existing infrastructure
6. When planning and building new infrastructure or replacing systems, use the best technology available

**8) Public Facilities**

**a) Quality public service provision at a reasonable cost**

STRATEGIES:

1. Continue to plan for public facility needs into the future
2. Analyze the feasibility and demand for a community center in Town Center

**b) Accommodate an increasing demand for public services and facilities**

STRATEGIES:

1. Engage residents in assessing need for specific services
2. Work with school districts and surrounding communities to determine the need for additional school facilities
3. Advocate for full-service Post Office and Zip Code in Ramsey

4. Plan adequately for expansion of the fire department (Fire Station #3), schools, post office, public works campus, and the possible construction of a community center.

**9) Community Health & Wellness**

**a) Healthy and active Ramsey residents and a built environment that supports them**

STRATEGIES:

1. Use land use and zoning tools, such as planned location of housing, commercial areas, and parks and trails, and appropriate densities, to encourage walking and bicycling
2. Promote physical activity by increasing access to public open space, parks and trails through pedestrian improvements and additional open space connections
3. Use a research-based methodology to quantify and improve public health

**b) Fresh healthy food conveniently available to all Ramsey residents**

STRATEGIES:

1. Promote a local farmer's market in Ramsey
2. Encourage the location of neighborhood-level supermarkets offering fresh fruits and vegetables, and other fresh foods and goods, beyond Town Center

**c) Improved air quality through land use and development decisions**

STRATEGIES:

1. Identify opportunities to increase the tree canopy along Highway 10 and other major roadways
2. Locate schools, daycare facilities and outdoor recreational facilities at least 1/3 mile from Highway 10
3. Identify significant point sources of pollution, such as heavy industrial uses, and locate new residential, school, daycare, and other sensitive uses away from them

**d) Reduced exposure to lead and other toxic substances**

STRATEGIES:

1. Continue to implement the adopted standards on mitigating exposure to lead in existing structures and for eliminating lead and other toxic substances from new construction

**e) An environment that promotes better mental health**

STRATEGIES:

1. Review all development design approvals to increase views of green spaces from buildings
2. Provide an environment with green space and tree cover near all buildings in public and private development

**f) A safe environment for all Ramsey residents**

STRATEGIES:

1. Provide adequate outdoor lighting where appropriate along all streets, sidewalks and trails to increase safety
2. Balance the needs of transportation modes and provide design features, including traffic calming, to protect pedestrians and bicyclists