

City of Ramsey
Agenda
Regular Planning Commission
Thursday, August 1, 2013
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
 1. Approve the Following Planning Commission Meeting Minutes:
Planning Commission Meeting Minutes Dated July 18, 2013
- 5. Public Hearing/Commission Business**
 1. POSTPONED: Review Sketch Plan of Alpine Woods Third Addition; Case of Oakwood Land Development
 2. PUBLIC HEARING: Consider Request for an Amended Conditional Use Permit for an Expansion of a Religious Institution at 6341 167th Avenue NW; Case of Pathways Community Church
 3. PUBLIC HEARING: Consider Ordinance #13-16 Amending City Code Relating to Surfacing Requirements in the Official Map Overlay District and Other Highway 10 Improvement Impact Areas
 4. Consider Recommendation from Economic Development Authority (EDA) for Area Near 167th Avenue and Saint Francis Boulevard (TH 47)
 5. Receive Update on Public Input Process for 15153 Nowthen Blvd NW: Former Municipal Center
 6. FOR UPDATE ONLY: Staff Update
 - Development Update
 - Update on Housing Assistance Policy
 - Update on EDA Discussion: Future Industrial Park
 - Update on Minnesota Department of Natural Resources (DNR) Rulemaking for Mississippi River Corridor Critical Area
- 6. Commission/Staff Input**
- 7. Adjournment**

Regular Planning Commission

4. 1.

Meeting Date: 08/01/2013

By: Tim Gladhill, Community Development

Information

Title:

Approve the Following Planning Commission Meeting Minutes:

Planning Commission Meeting Minutes Dated July 18, 2013

Background:

n/a

Notification:

Observations/Alternatives:

Funding Source:

Staff Recommendation:

Action:

Attachments

DRAFT Planning Commission Minutes dated July 18, 2013

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	07/24/2013 08:19 AM
Form Started By: Tim Gladhill		Started On: 07/24/2013
Final Approval Date: 07/24/2013		

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, July 18, 2013, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Gary Levine
 Commissioner Randy Bauer
 Commissioner Ralph Brauer
 Commissioner Cindy Nosan
 Commissioner Gary VanScoy

Members Absent: Commissioner Joseph Field
 Commissioner Matthew Maul

Also Present: Development Services Manager Timothy Gladhill
 Assistant Planner/Environmental Coordinator Chris Anderson

1. CALL TO ORDER

Chairperson Levine called the regular meeting to order at 7:00 p.m.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner Van Scoy, seconded by Commissioner Nosan, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Nosan, Brauer, and VanScoy. Voting No: None. Absent: Commissioners Field and Maul.

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated June 6, 2013

Motion by Commissioner Bauer, seconded by Commissioner Nosan, to approve the following minutes as presented: Planning Commission Meeting Minutes dated June 6, 2013.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Brauer, and Nosan. Voting No: None. Absent: Commissioners Field and Maul.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Receive Presentation of City's Strategic Plan

Presentation

Mayor Sarah Strommen thanked the Planning Commission for their time this evening. She then reviewed the City of Ramsey's strategic planning process in detail. It was noted the purpose for the strategic plan was to provide the City with a common foundation that was driven by the community that would bring the Council together. She thanked all City staff and Commission members for participating in this process.

City Administrator Ulrich reviewed the strategic plan further with the Commission noting the projected outcomes and accomplishments over the next three to five years. He explained the strategic action plan would assist in accomplishing the Council's goals. The roles and responsibilities for boards and commissions were then discussed.

Mayor Strommen provided comment on the success factors noting it would be key to align resources with the City's goals. She indicated the Council would continue to work to build trust with staff and the public, while increasing communication. She was pleased to see the positive direction the City was heading.

Commissioner Bauer was pleased to see that the Council was working to restore trust for the betterment of the community.

Commissioner VanScoy appreciated that consensus was reached by the Council on the strategic plan.

Mayor Strommen agreed stating the entire process brought the Council together even when there were differing opinions.

Commissioner Brauer was pleased with the plan the Council has created. He cautioned the Council from treating the residents as customers. He thought instead the residents should be viewed as employers that can assist in setting the direction the City should head. He encouraged the Mayor and entire Council to continue working to bring the community together.

Mayor Strommen appreciated Commissioner Brauer's concerns. She explained the Council was working to engage the public more in reaching the City's mission and vision. She wanted to see the Council held accountable if the new goals and objectives were not being achieved.

Commissioner Nosan stated she was thrilled after reading the strategic plan and thanked the Mayor for her attendance this evening.

Chairperson Levine encouraged the Council and entire City staff to continue working to improve the Ramsey. He was pleased that the strategic plan had the City moving in the right direction.

Mayor Strommen encouraged the Commissioners to contact her at any time with additional feedback.

5.02: Consider Site Plan for Building Expansion at 14350 Azurite Street NW; Case of Diamond Graphics, Inc.

Presentation

Development Services Manager Gladhill presented the staff report stating Diamond Graphics located at 14350 Azurite Street NW was requesting Site Plan Approval for a 28,034 square foot building addition to expand their manufacturing facility. A site plan review and approval by the Planning Commission and City Council was required for commercial and industrial developments and expansions. Staff reviewed the site plan in detail with the Commission and recommended approval.

Commission Business

Don Patterson, Diamond Graphics, provided a history of his business stating the growth in his business was requiring him to further expand his facility. He explained Diamond Graphics was thriving in the City of Ramsey. He thanked staff for providing a thorough report this evening and requested the Commission approve the proposed site plan for a building expansion.

Commissioner Bauer requested further information on the proposed parking and asked if the additional asphalt surfaces were necessary.

Mr. Patterson stated he currently has 105 full time employees working over three shifts. He noted the additional parking would greatly assist his employees during shift changes. He anticipated that another 20 employees would be hired after the expansion was completed. Mr. Patterson explained temporary staffing was brought in during November and December, which also required additional parking. He then discussed an additional expansion (Phase III) planned for the facility in five years.

Jeff Benedict, Vanguard Construction, stated the future expansion at Diamond Graphics could be a separate building. This was an unknown and time would tell how the needs of the company would evolve.

Motion by Commissioner Bauer, seconded by Commissioner Nosan, to recommend that City Council approve the Site Plan submittal contingent upon compliance with the City Staff Review Letter dated July 12, 2013, directing Staff to work with the applicant on tree placement.

Further discussion

Commissioner VanScoy commented if Phase III was not completed, the facility may not have adequate landscaping.

Commissioner Brauer indicated if the motion would require the applicant to work with Staff on the tree placement to assure all planting requirements were met.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Nosan, Brauer, and VanScoy. Voting No: None. Absent: Commissioners Field and Maul.

5.03: Consider Sketch Plan Review of Oakwood Acres Located Along 167th Avenue, West of Nowthen Boulevard; Case of Oakwood Land Development

Presentation

Development Services Manager Gladhill presented the staff report asking the Commission to review a sketch plan of Oakwood Acres located along 167th Avenue west of Nowthen Boulevard for Oakwood Land Development. He explained the submitted subdivision proposed to plat approximately 1.1 acres to create three (3) buildable single-family lots. He requested the Commission review the plans and provide Staff comment on how to proceed.

Commission Business

Commissioner Bauer requested further information on the 167th Avenue road realignment.

Development Services Manager Gladhill explained the realignment was done to create more cohesion in the community while strengthening the east-west road connections after the Brookfield neighborhood was completed.

Commissioner Nosan asked how the lots sizes compared to the neighborhood.

Development Services Manager Gladhill indicated the proposed lots were slightly smaller than the neighboring lots on 167th Avenue.

John Peterson, Oakwood Land Development, commented the proposed lots met all minimum City requirements and currently had water and sewer services in place. He explained a home could be built on the proposed lots that was consistent with the homes in the area.

The Commission was in favor of the proposed plan moving forward.

5.04: Public Hearing: Consider Ordinance #13-15 to Establish Armstrong Boulevard Interchange Overlay District

Public Hearing

Chairperson Levine called the public hearing to order at 8:06 p.m.

Presentation

Development Services Manager Gladhill presented the staff report stating the City has been actively pursuing the construction of an interchange at Armstrong Boulevard and US Highway 10. The City has been successful in securing a portion of the funding required for this project. He noted the Anoka County Highway Department has completed the necessary environmental review to proceed with final design of the interchange. As part of the public comment period during the environmental review portion of the project, several commercial property owners expressed concern with loss of visibility due to the vertical nature of the proposed structure.

Development Services Manager Gladhill stated the City has borrowed a model ordinance used in the Central Avenue (TH 65) improvement project at Main Street (CSAH 14) in Blaine. A similar situation existed during the conversion of an at-grade intersection to a grade-separated interchange. The proposed overlay district would allow for additional sign height and size. Staff was recommending the signs be no more than 50 feet in height. He requested the Commission hold a public hearing and adopt an Ordinance establishing the Armstrong Boulevard Interchange Overlay District.

Citizen Input

Development Services Manager Gladhill noted one business owner had requested a 300 square foot sign at 75 feet.

Motion by Commissioner Bauer, seconded by Commissioner Brauer, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Brauer, Nosan, and VanScoy. Voting No: None. Absent: Commissioners Field and Maul.

Chairperson Levine closed the public hearing closed at 8:14 p.m.

Commission Business

Chairperson Levine understood that both the City and business owners were pleased with the overpass in Blaine. He was encouraged that Staff was using the Blaine Ordinance as its model.

Commissioner Brauer stated the height of the overpass bridge in Blaine was taken into consideration when setting the proposed sign height in their overlay district.

Commissioner Bauer approved of the 50 foot sign height for the businesses within the overlay district.

Development Services Manager Gladhill reviewed the properties that would be affected by the overlay district.

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Ordinance #13-15 establishing the Armstrong Boulevard Sign Overlay District.

Further discussion

Commissioner Bauer asked if a business owner could request a variance to the proposed sign height.

Development Services Manager Gladhill stated this could be done but a sign structure higher than 50 feet would require a great deal of footings. He noted a conditional use permit would have to be applied for.

Amendment

Motion by Commissioner Bauer to require the sign height to be tapered from the bridge height on down. The amendment failed for lack of a second.

Commissioner VanScoy recommended the Ordinance proceed as written by Staff.

Chairperson Levine agreed.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Nosan, Bauer, and Brauer. Voting No: None. Absent: Commissioners Field and Maul.

5.05: Zoning Bulletins

Zoning Bulletins were noted.

5.05: For Update Only: Report on Monthly Activities

Staff provided a report on monthly activities.

6. COMMISSION / STAFF INPUT

None.

7. ADJOURNMENT

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Brauer, and Nosan. Voting No: None. Absent: Commissioners Field and Maul.

The regular meeting of the Planning Commission adjourned at 8:39 p.m.

Respectfully submitted,

Tim Gladhill
Development Services Manager

ATTEST:

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission

5. 1.

Meeting Date: 08/01/2013

By: Tim Gladhill, Community Development

Information

Title:

POSTPONED: Review Sketch Plan of Alpine Woods Third Addition; Case of Oakwood Land Development

Background:

The proposed plat requests converting an existing outlot (non-buildable) to a buildable lot with no adjustment to existing property lines or the creation of additional lots. The parcel is currently encumbered by an easement and constructed cul-de-sac.

A Sketch Plan Notification was sent to adjacent Property Owners regarding Alpine Woods Third Addition. In order to provide a revised alternative to the request cul-de-sac replacement associated with the request, the Applicant has agreed to postpone Sketch Plan Review to the September 6, 2013 Planning Commission Meeting. Staff requested the postponement in order to better review an acceptable alternative for the termination point of Uranium Street.

Notification:

Observations/Alternatives:

Funding Source:

Staff Recommendation:

Action:

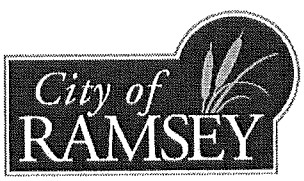
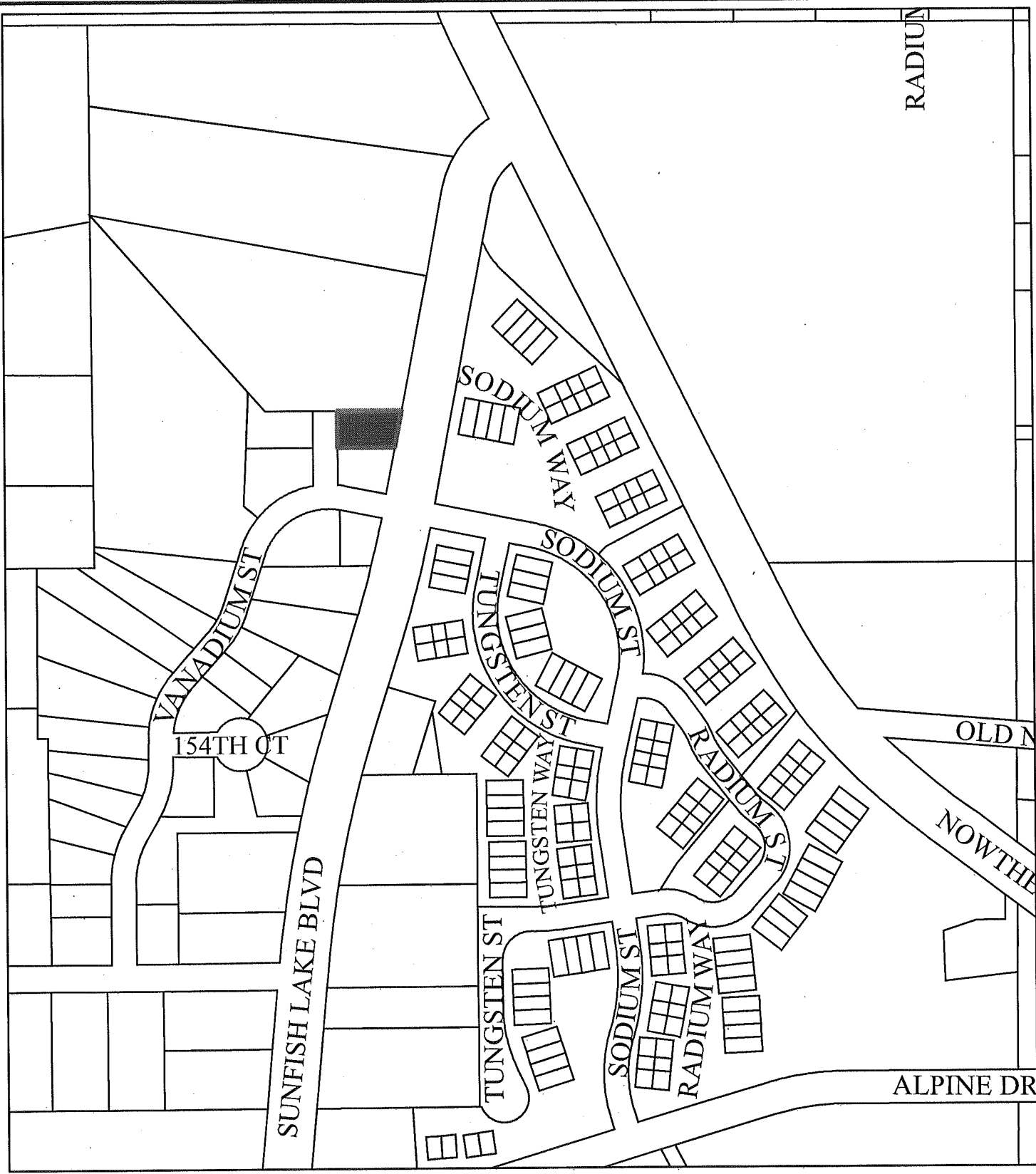
Attachments

Site Location Map

Proposed Plat



Form Review

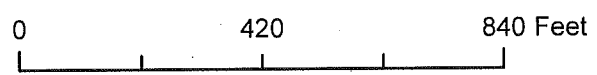
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	Final Approval Date: 07/26/2013	



ALPINE WOODS 3RD ADDITION

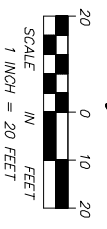
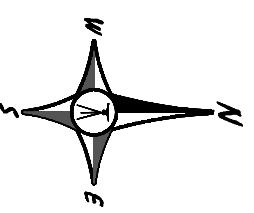
Legend

-  Site
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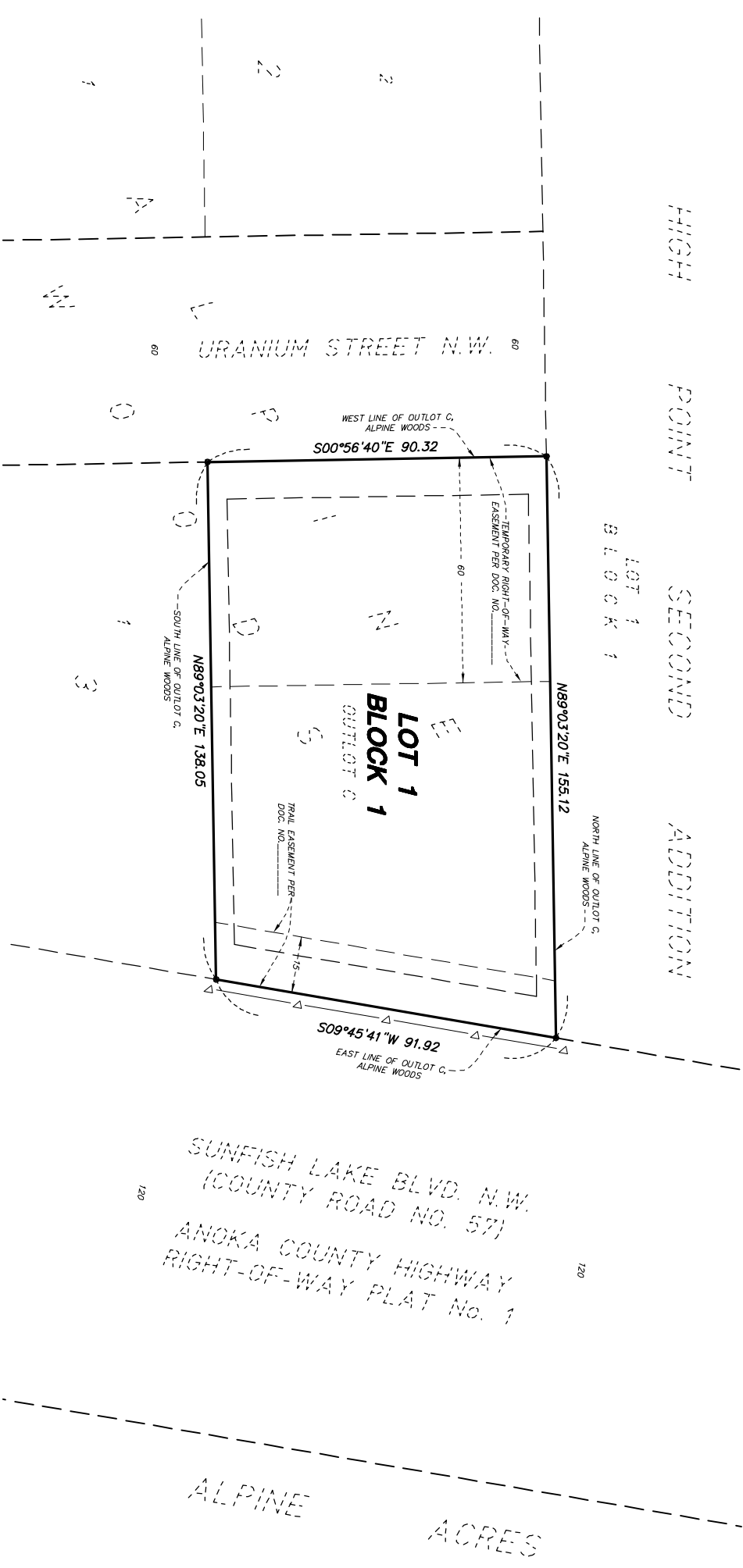


ALPINE WOODS THIRD ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 23, T. 32, R. 25



DRAFT COPY
NOT OF RECORD



KNOW ALL PERSONS BY THESE PRESENTS, That Oakwood Land Development, Inc., a Minnesota corporation, owner of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Outlot C, ALPINE WOODS, according to the recorded plat thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as ALPINE WOODS THIRD ADDITION and does hereby donate and dedicate to the public for public use forever the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County Road No. 57 as shown on this plat.

In witness whereof said Oakwood Land Development, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

OAKWOOD LAND DEVELOPMENT, INC.

By: _____
John R. Peterson, President

State of Minnesota
County of _____

This instrument was acknowledged before me on _____ by John R. Peterson, as President of Oakwood Land Development, Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota
My commission expires _____

I, Kyle J. Roddy, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set, within one year, that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Kyle J. Roddy, Licensed Land Surveyor
Minnesota License Number 42627

State of Minnesota
County of _____

This instrument was acknowledged before me on _____ by Kyle J. Roddy

Notary Public, _____ County, Minnesota
My commission expires _____

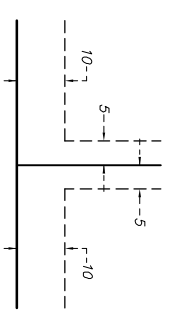
CITY COUNCIL
CITY OF RAMSEY, MINNESOTA
This plat of ALPINE WOODS THIRD ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd 2.

CITY COUNCIL
CITY OF RAMSEY, MINNESOTA
By: _____ Mayor By: _____ Clerk

ANOKA COUNTY SURVEYOR
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

Larry D. Holm, Anoka County Surveyor

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SOLE LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES, UNLESS OTHERWISE INDICATED ON THIS PLAT.

BEARING NOTE

FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF OUTLOT C, FROM ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREES 03 MINUTES 20 SECONDS EAST.

LEGEND

• DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND
—Δ—Δ—Δ— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

NOTE REGARDING WETLANDS

THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES, UNITED STATES CORPS OF ENGINEERS AND OTHER WATER MANAGEMENT AGENCIES HAVE CONDUCTED SURVEYS AND FIELD INVESTIGATIONS IN ACCORDANCE WITH CHAPTER 505.01, SUBDIVISION 3 OF MINNESOTA STATUTES AND MAY NOT BE SHOWN HEREON. DEVELOPMENT OF LANDS CONTAINING SAID WETLANDS MAY BE SUBJECT TO SPECIAL CONDITIONS OR LIMITATIONS.



Regular Planning Commission

5. 2.

Meeting Date: 08/01/2013

Submitted For: Chris Anderson

By: Tim Gladhill, Community Development

Information

Title:

PUBLIC HEARING: Consider Request for an Amended Conditional Use Permit for an Expansion of a Religious Institution at 6341 167th Avenue NW; Case of Pathways Community Church

Background:

Pathways Community Church has applied for a conditional use permit to expand their facility with the addition of a 1,344 square foot accessory building at the property located at 6341 167th Ave NW (the "Subject Property"). In the R-1 Residential zoning district, religious institutions are permitted with the issuance of a conditional use permit. In 1983, a conditional use permit was granted for the establishment of a church on the Subject Property. In 1995, a conditional use permit was issued for an expansion of the facility.

Notification:

Staff attempted to notify all Property Owners within 350 feet of the Public Hearing. A Public Notice was also advertised in the Official City Newsletter.

Observations/Alternatives:

The Subject Property is approximately 11.6 acres in size and is zoned R-1 Residential (Rural Developing). Pathways Community Church is seeking approval to construct a 1,344 square foot accessory building for additional storage space. The proposed building would be located north of the existing parking lot and west of the principal building. A small detached accessory building (12' x 16') had been in this general vicinity but has been removed to accommodate the location of the new accessory building. Aside from a parsonage (approved by conditional use permit in 1992) and the church, there are no other buildings on the Subject Property.

The accessory building will be connected to the principal building via an enclosed walkway. Therefore, the wall area of the principal building will need to be slightly modified at this connection point to comply with Building Code requirements (will be addressed through the Building Permit process). The exterior of the accessory building will have horizontal hardboard lap siding painted to blend with the principal building. Additionally, the accessory building will include soffit, fascia, and eave overhangs to match the principal building.

The overhead door will face west, toward the driveway leading to the parsonage in the rear of the property. There will be a driveway extension that connects the accessory building to the existing driveway.

The proposed expansion is for storage space only and therefore does not require any additional parking spaces.

Alternatives:

Option 1: Recommend approval of the request for an amended conditional use permit. Staff supports this option as the addition of an accessory building complies with all required setbacks as well as the accessory building standards (square footage allowed, number of buildings, exterior finish, height) within City Code.

Option 2: Recommend denial of the request. There does not appear to be any reason not to support this request.

Funding Source:

All costs associated with this request are the responsibility of the Applicant.

Staff Recommendation:

Staff recommends approval of the request for an amended conditional use permit contingent upon compliance with the Staff Report dated July 26, 2013.

Action:

Motion to recommend that the City Council adopt Resolution #13-08-127 adopting Findings of Fact #0916 relating to the applicant's request for an amended conditional use permit;

-and-

Motion to recommend that City Council adopt Resolution #13-08-128 approving an amended conditional use permit for an expansion of a religious institution based on Findings of Fact #0916 and contingent upon compliance with the Staff Report dated July 26, 2013.

Attachments

[Site Location Map](#)

[Site Plan](#)

[Building Elevation](#)

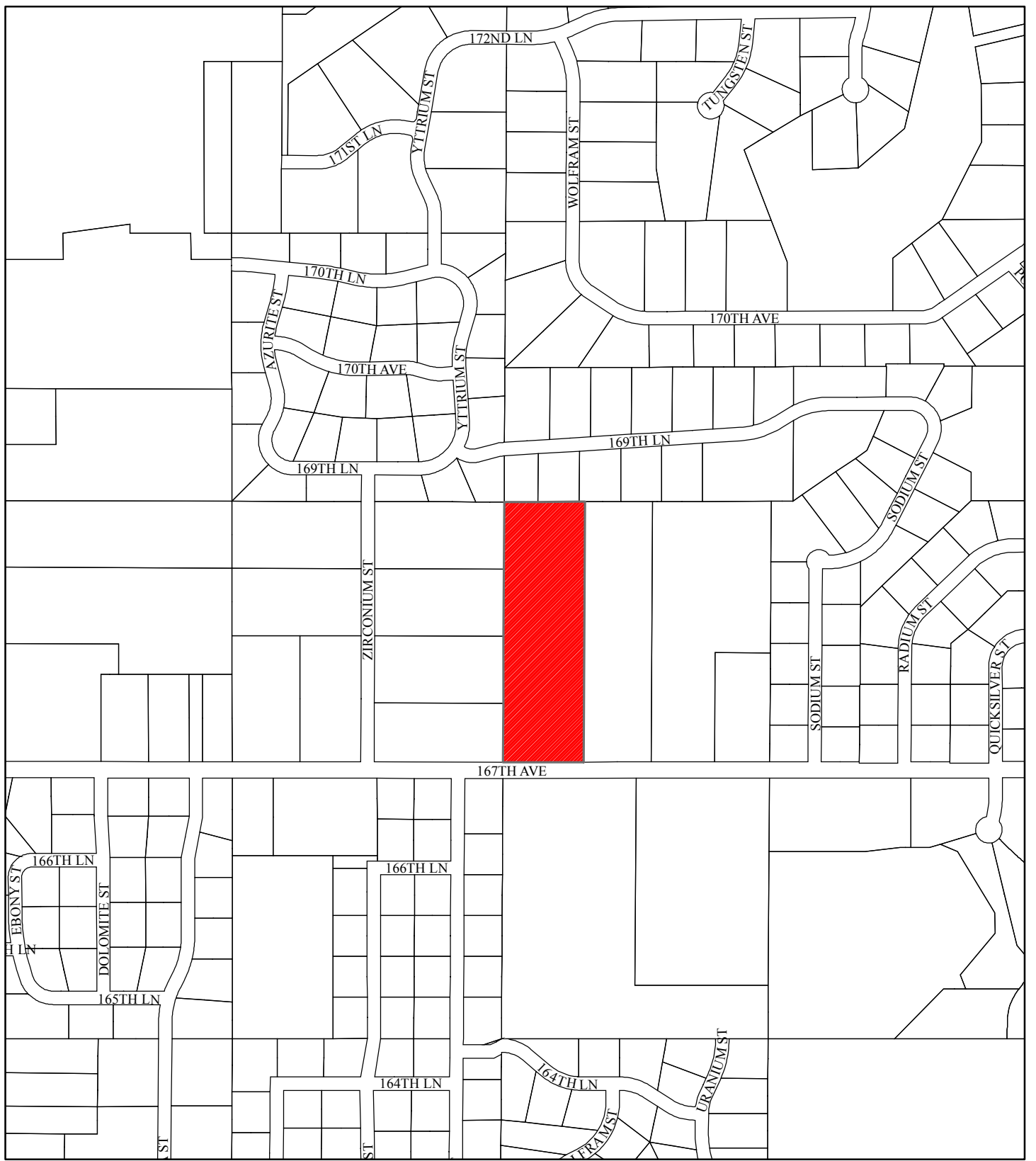
[Staff Report Dated July 26, 2013](#)

[Proposed Findings of Fact](#)

[Proposed Conditional Use Permit](#)

Form Review

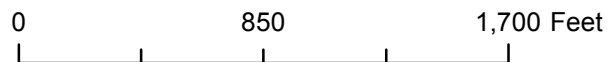
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	Final Approval Date: 07/26/2013	



Pathways Community Church
6341 167th Avenue NW

Legend

-  Site
-  Parcels



Pathways Community Church
6341 167 th Ave
Ramsey, MN. 55303

11-32-25-32-003

The West 396 feet of NW quadrant of SW quadrant of
Section 11, Twp 32, Rge 25, Anoka MN.

Lot:
11.9 Acres
522720 sq ft

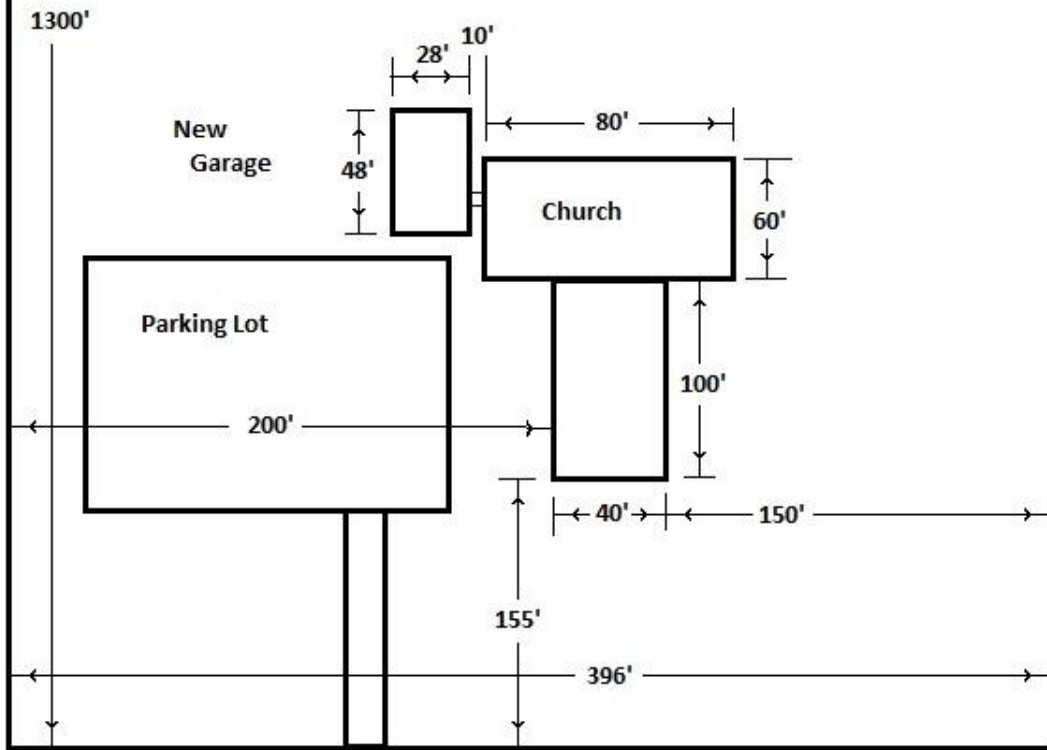
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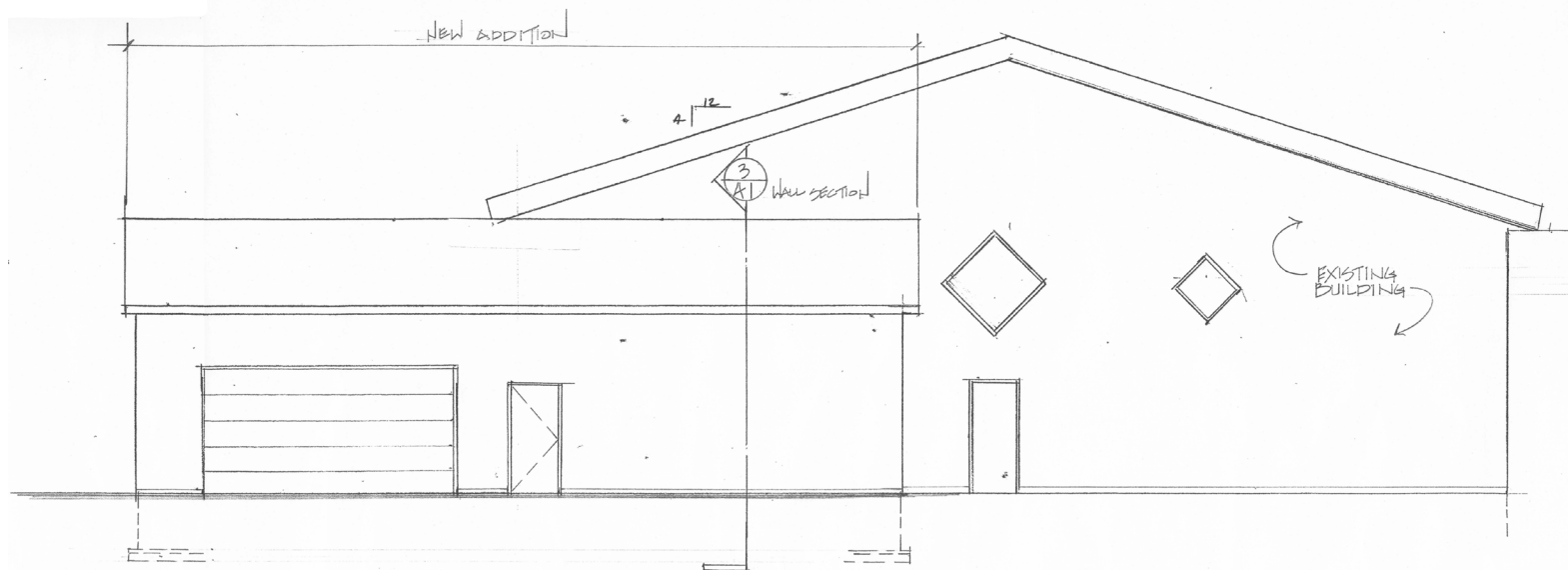
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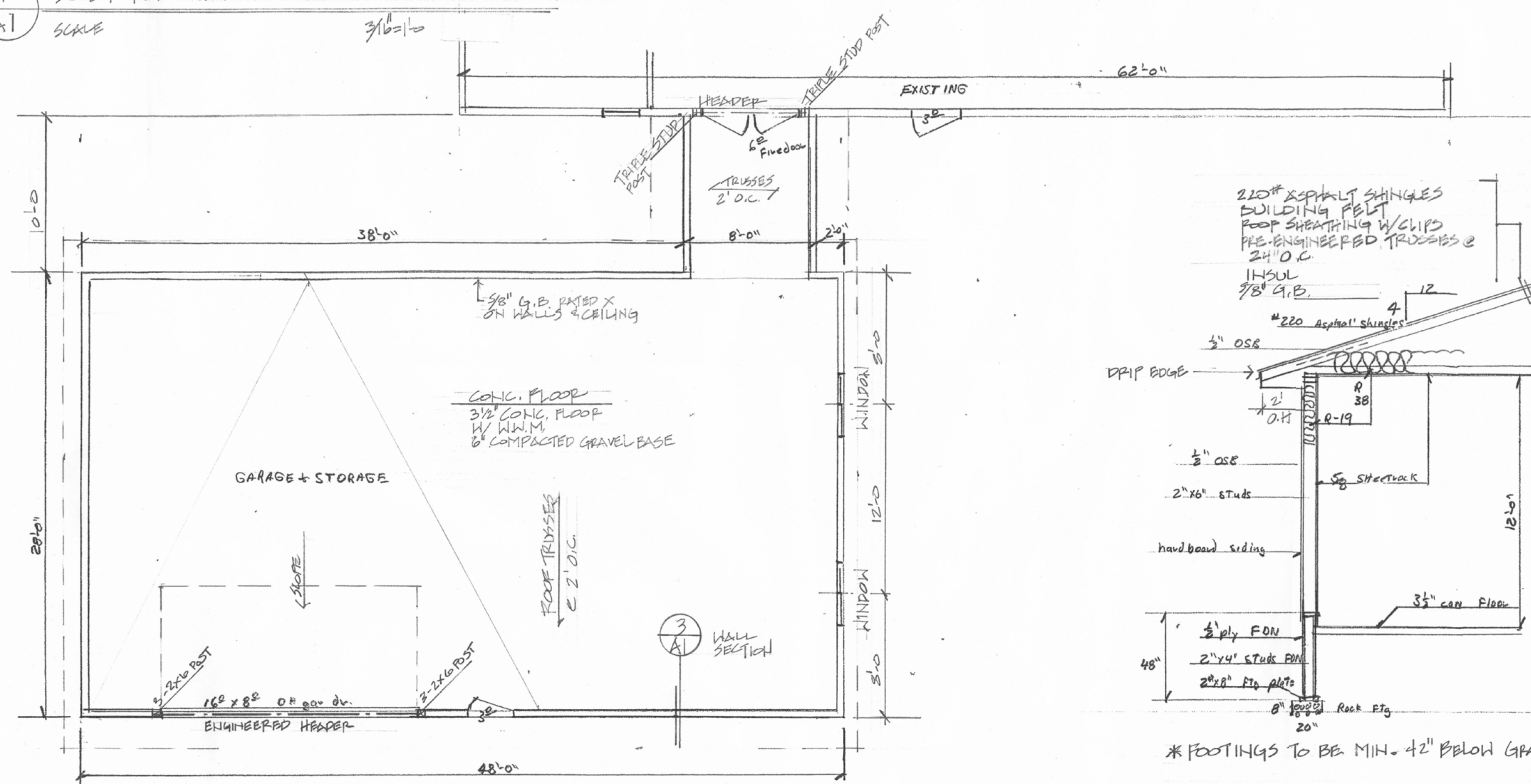
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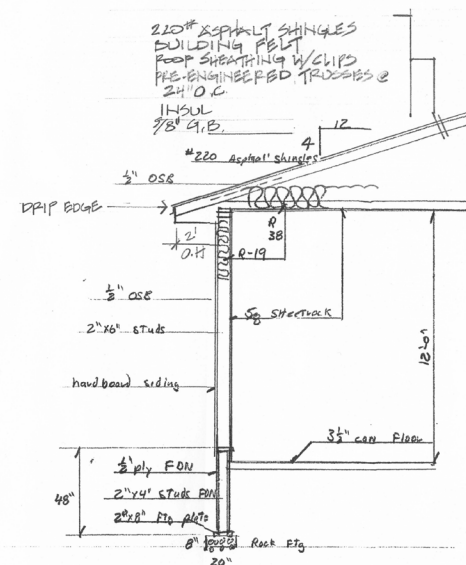
167 th Ave



1 WEST ELEVATION
A1



2 FLOOR PLAN
A1



3 WALL SECTION
A1

* FOOTINGS TO BE MIN. +2" BELOW GRADE

July 26, 2013

Pathways Community Church
Attn: Sharon Compton
6341 167th Ave NW
Ramsey, MN 55303

Re: Conditional Use Permit request

Dear Ms. Compton:

The City of Ramsey has received your application for a Conditional Use Permit to expand a religious institution with the addition and an accessory building on the property located at 6341 167th Ave NW. City Staff is recommending to the Planning Commission approval of the request contingent upon the following:

- Required amendments as outlined in the attached Staff Report dated July 26, 2013.

Please note: this is only a recommendation that is subject to review by the Planning Commission and final decision by the City Council. A copy of the Staff Report is attached for your review. The Planning Commission will review the request on **Thursday, August 1, at 7:00 p.m.** at the Ramsey Municipal Center in the Council Chambers. You, or a representative of the development, are highly encouraged to attend this meeting. Please contact me at your earliest convenience prior to the meeting to verify if you will be attending. Following the Planning Commission, the Conditional Use Permit request will be reviewed for a final decision by the City Council. This hearing would tentatively be scheduled for Tuesday, August 13, 2013, at 7:00 p.m. in the Council Chambers.

Please let me know if you have any questions or concerns. I can be reached at (763) 433-9905 or by email at canderson@ci.ramsey.mn.us.

Sincerely,

CITY OF RAMSEY

Chris Anderson
Associate Planner/Environmental Coordinator

Enclosures

cc: North Central District of the Christian and Missionary Alliance, Attn: Donald Wiggins, 1172 Pond Curve, Waconia, MN 55387

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	JULY 26, 2013	PROJECT ADDRESS	6341 167 TH AVE NW
PROJECT. TITLE	PATHWAYS COMMUNITY CHURCH CUP		
ESCROW #	113724		
DEPARTMENT:	Community Development		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9905 Email: canderson@ci.ramsey.mn.us		

We offer the following comments regarding your request for a conditional use permit:

General: The project proposal consists of constructing an accessory building attached to the principal building via an enclosed walkway. Religious institutions are a conditional use in the R-1 Residential zoning district and expansion of conditional uses requires an amended conditional use permit. The proposed accessory building will be used for storage purposes, will be 1,344 square feet in size, and includes one (1) overhead door. The property is about 11.6 acres in size and is zoned R-1 Residential (Rural Developing).

Accessory Building Size: Properties that are at least ten (10) acres but less than twenty (20) acres are eligible for up to 6,000 square feet of accessory building space. The proposed accessory building will be 1,344 square feet, well below the allowable square footage.

Accessory Building Height: Attached accessory buildings shall not exceed the height of the principal structure. The proposed accessory building will have twelve (12) foot tall sidewalls and will not exceed the height of the principal (church) building.

Number of Accessory Buildings: On properties at least ten (10) acres but less than twenty (20) acres, a maximum of six (6) accessory buildings are permitted. There had been a small (12' x 16') shed on the property that has been or is in the process of being removed. The only other buildings on the property are the church and the parsonage (approved by conditional use permit in 1992). There are no other accessory buildings on the property.

Setbacks: The proposed accessory building appears to comply with all required setbacks.

Architectural and Exterior Finish Requirements: The proposed accessory building will have hardboard lap siding painted to blend with the principal building and asphalt shingles, both of which are acceptable. The proposed building includes soffit, fascia and eave overhangs to match the principal building as well.

Driveway Requirement: A driveway is required for all doorway openings that are eight (8) feet wide by seven (7) feet tall or greater. The overhead doorway opening exceeds that size threshold and thus, should have a drive-lane leading to it. A drive-lane can be extended from the existing driveway to the proposed accessory building. *Please verify with City Staff what the driveway/drive-lane details are to ensure compliance with City Code.*

Building Permit: Prior to commencement of construction, a building permit must be secured. Where the enclosed walkway connects with the principal building, certain fire safety modifications will be necessary. Please coordinate these details with the Building Division as part of the building permit review process.

Councilmember _____ moved for the adoption of the following resolution:

RESOLUTION #13-08-127

A RESOLUTION ADOPTING FINDINGS OF FACT #0916 RELATING TO A REQUEST FOR AN AMENDED CONDITIONAL USE PERMIT TO EXPAND A CHURCH OPERATION IN THE R-1 RESIDENTIAL ZONING DISTRICT

WHEREAS, Pathways Community Church, hereinafter referred to as "Applicant", has properly applied for an amended Conditional Use Permit to expand their church facility by adding a 1,344 square foot accessory building on the property generally known as 6341 167th Avenue NW and legally described as:

The west 396 feet of the Northwest Quarter of the Southwest Quarter of Section 11, Township 32, Range 25, Anoka County, Minnesota, except road subject to easement of record.

(the "Subject Property").

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) of the Ramsey City Code on August 1, 2013, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
2. That the Subject Property is located in the R-1 Residential (Rural Developing) zoning district.
3. That the surrounding parcels are also zoned R-1 Residential (Rural Developing).
4. That the Subject Property approximately 11.6 acres in size.
5. That religious institutions are permitted in the R-1 Residential (Rural Developing) zoning district with a conditional use permit.
6. That a conditional use permit for the construction of the church was originally approved by the City of Ramsey (the "City") in 1983.
7. That another conditional use permit for a second principal building to be used as a parsonage was approved by the City in 1992.
8. That in 1996, the City approved another conditional use permit for an expansion of the church building.

9. That expansion of a conditional use requires an amended conditional use permit.
10. That the Applicant is proposing to construct a 1,344 square foot attached accessory building along the west wall of the principal building for storage purposes.
11. That the Applicant will be removing an existing 192 square foot detached accessory building to accommodate the placement of the new attached accessory building.
12. That on parcels ten (10) acres in or greater in size but less than twenty (20) acres, up to 6,000 square feet of accessory building space is allowable.
13. That the Subject Property will remain in compliance with regard to allowable accessory building square footage as well as the allowable number of accessory buildings.
14. That the exterior finish of the proposed accessory building will consist of hardboard siding painted to match that of the existing church and the accessory building will also include soffit, fascia and eave overhangs.
15. That the church expansion will/will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.
16. That the church expansion will/will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
17. That the church expansion will/will not be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will/will not change the essential character of the area.
18. That the church expansion will/will not be hazardous to existing or future neighboring uses.
19. That the church expansion will/will not impact essential public facilities and services, such as highways, streets, police and fire protection.
20. That the church expansion will/will not create excessive additional requirements at public cost for public facilities and services and will/will not be detrimental to the economic welfare of the community.
21. That the church expansion will/will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The motion for the adoption of the foregoing findings of fact was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of August, 2013.

Mayor

ATTEST:

City Clerk

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #13-08-128

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO EXPAND AN EXISTING RELIGIOUS INSTITUTION IN THE R-1 RESIDENTIAL DISTRICT

WHEREAS, Pathways Community Church (the “Permittee”) has properly applied to the City of Ramsey (the “City”) for a Conditional Use Permit (the “Permit”) to expand their existing religious institution with the addition of an accessory building on the property generally known as 6341 167th Avenue NW, and legally described as:

The west 396 feet of the Northwest Quarter of the Southwest Quarter of Section 11, Township 32, Range 25, Anoka County, Minnesota, except road subject to easement of record.

(the “Subject Property”); and

WHEREAS, the Planning Commission met on August 1, 2013 and conducted a public hearing and recommended City Council approve/deny the request.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That this **Permit** shall be perpetual in its duration so long as the conditions imposed herein are complied with.
2. That the permitted uses on the site shall be limited to a religious institution and its associated activities.
3. This **Permit** replaces all previous conditional use permits related to the religious institution and expansions, with the exception of Resolution #92-03-047 relating to maintaining two (2) principal buildings on the **Subject Property**.
4. The **Permittee** shall develop the **Subject Property** in accordance with the site plan attached herein as Exhibit A.
5. That the accessory building shall be constructed in accordance with MN State Building Code and construction shall not commence until the **Permittee** has properly obtained a building permit from the **City**.
6. That the accessory building shall be constructed with soffit, fascia and eave overhangs to match the principal building.
7. That the overhead door of the accessory building must be serviced with a driveway either from the parking lot or off the existing driveway for the parsonage.

8. That the **Permittee** shall be responsible for all **City** costs incurred in administering and enforcing this **Permit**.
9. The **City** shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request. In the event the **Permittee** is determined to be in violation of any of the conditions set forth herein, the **City** shall give the **Permittee** written notice of the violation. The **Permittee** shall be given thirty (30) days to correct the violation and submit a written response to the notice.
10. That this **Permit** shall automatically expire if the use is not initiated by August 13, 2014 and issuance of the building permit shall constitute initiation.

The motion for the adoption of the foregoing resolution as duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council, this the 13th day of August, 2013.

Property Owner

North Central District of the Christian and Missionary Alliance hereby acknowledges receipt of this **Permit** and that they have reviewed the conditions of this **Permit** and have agreed that they will comply with the terms of this **Permit**.

By: _____

Its: _____

Permittee

Pathways Community Church hereby acknowledges receipt of this **Permit** and that they have reviewed the conditions of this **Permit** and have agreed that they will comply with the terms of this **Permit**.

By: _____

Its: _____

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

The foregoing was acknowledged before me this ____ day of _____, ____ by _____ the _____ of North Central District of the Christian and Missionary Alliance, a Minnesota Non-profit Corporation (Domestic), on behalf of the corporation.

Notary Public

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

The foregoing was acknowledged before me this ____ day of _____, ____ by _____ the _____ Pathways Community Church, a Minnesota Non-profit Corporation (Domestic), on behalf of the corporation.

Notary Public

Meeting Date: 08/01/2013

By: Tim Gladhill, Community Development

Information

Title:

PUBLIC HEARING: Consider Ordinance #13-16 Amending City Code Relating to Surfacing Requirements in the Official Map Overlay District and Other Highway 10 Improvement Impact Areas

Background:

On July 9, 2013, the City Council directed Staff to review performance standards along Highway 10, specifically in the Official Map Area (for future freeway expansion) and areas impacted by associated improvements (most notably the Armstrong Boulevard Interchange). The City Council desires to review performance standards every two (2) to three (3) years to monitor the progress of improvements to Highway 10 and how it relates to the longevity of current users. These standards include, but are not limited to surfacing requirements (for parking, maneuvering, and display/storage), landscape requirements, and other improvements that are scheduled to be impacted by the future interchange.

The Official Map has been established to allow current users economic benefit to adequately use an existing property, while still limiting the amount of expansion that can occur that will impact the future public improvement (Highway 10).

Staff has prepared an ordinance dealing specifically with surfacing requirements in this area. The City Council desires to formalize and review our current policies and ordinances relating requirements for hard surfacing (concrete or bituminous) that recognizes current advancements in the Armstrong Interchange project and increased focus on overall Highway 10 needs.

Notification:

A Notice of Public Hearing was published in the Anoka County Union.

Observations/Alternatives:

There are a number of performance standards to consider as it relates to the Highway 10 Corridor including, but not limited to, off-street parking, surfacing requirements, outside storage, and building materials. This ordinance focuses specifically on surfacing requirements due to the volume of requests received. Staff will forward a more comprehensive review of performance standards in the near future.

Surfacing

The proposed ordinance permits a waiver of standard surfacing requirements of asphalt or concrete with continuous curb and gutter. The exemption would apply to the defined area ("Impact Area") of the following:

- Properties located within the Highway 10 Official Map
- Properties specifically identified for acquisition in the approved Environmental Assessment review documents for the grade separated interchanges on US Highway 10 at Sunfish Lake Boulevard, Ramsey Boulevard, and Armstrong Boulevard

Staff would recommend the following standards as identified in the attached, proposed ordinance:

- Utilized to expand existing parking, maneuvering and display areas only
- A minimum setback of five (5) feet from the edge of stormwater ponds and other sloped areas (to prevent erosion issues)
- A minimum setback of twenty (20) feet from all right of way lines (existing code provision)

- Area should be screened; opaque fence acceptable
- Encouragement of additional vegetative screening (not required); City reserves right to require additional vegetative screening if necessary to mitigate identified concern(s) on a specific parcel
- Class V gravel, recycled concrete, and recycled asphalt are identified as the acceptable alternatives

The recommended process for approval for alternative surfaces in this scenario is the granting of an Interim Use Permit. An Interim Use Permit is a tool available to the City to permit a use that may be acceptable under current circumstances, but would not be acceptable in the future. The termination date shall be tied to an identifiable date or event in the future. In this case, the eventual conversion of Highway 10 to freeway status and acquisition of entire parcels provides an event that may make this interim use acceptable today, but not acceptable when Highway 10 is eventually upgraded. City Code allows interim uses to be approved for a maximum of five (5) years unless otherwise approved by City Council. City Code states the following in regards to interim uses:

Sec. 117-52. - Interim use permits.

(a) Purpose. The purpose and intent of allowing interim uses is:

(1) To allow a use for a limited period of time that reasonably utilizes the property where it is not reasonable to utilize it in the manner provided in the comprehensive guide; and

(2) To allow a use that is presently acceptable but that, with anticipated development will not be acceptable in the future.

(b) Application, public hearing, notice and procedure. The application, public hearing, public notice and procedure requirements for interim use permits shall be the same as those for conditional use permits as provided in [section 117-51](#)

(c) Standards of issuance.

(1) The planning commission may recommend an interim use permit and the council may issue such interim use permits only if it finds that:

a. The use conforms to the zoning regulations;

b. The date or event that will terminate the use can be identified with certainty;

c. Permission of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future; and

d. The user agrees to any conditions that the city council deems appropriate for permission of the use.

(2) Every interim use permit issued shall terminate upon a date or event that can be identified with certainty, with the maximum duration of five years from the date of approval, unless otherwise approved by the council.

(3) The council may attach such conditions to the interim use permit as it deems necessary in order to carry out the intent and purpose of this chapter and protect the public health, safety and welfare. These conditions may include a financial surety in an amount sufficient to remove the interim use and interim structures upon expiration of the interim use permit.

(d) Termination. An interim use permit shall terminate upon the occurrence of any of the following events; whichever first occurs:

(1) The date stated in the permit;

(2) A violation of conditions and subsequent revocation of the permit; or

(3) Revocation resulting from a cessation of the interim use for 30 consecutive days.

Recent advancements in the Highway 10 project, most notably the successful grant application in the amount of ten

million dollars towards the Armstrong Boulevard Interchange project, create a threshold in order to review performance standards in this interim area. The City continues to strive to strike a balance between aesthetics, equitable regulations, and areas in transition due to future public improvements. The Highway 10 corridor is a key node for the community, and therefore it is important to regularly review the City's ordinances and policies.

Staff recommends that it is important to adopt this ordinance if the Planning Commission desires to increase the flexibility in surfacing requirements. This will help the City clearly identify when the proposed surfaces are acceptable for use so that Staff can equitably enforce the City's ordinances.

Funding Source:

Preparation of the ordinance is being handled as part of normal Staff duties.

Staff Recommendation:

Based on City Council direction, Staff recommends that the proposed ordinance be adopted.

Action:

Motion to recommend that the City Council adopt Ordinance #13-16.

Attachments

Draft Ordinance #13-16

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator) Form Started By: Tim Gladhill	Kathy Schmitz	07/26/2013 03:02 PM Started On: 07/23/2013 11:10 PM
	Final Approval Date: 07/26/2013	

ORDINANCE #13-16

CITY OF RAMSEY

**ANOKA COUNTY
STATE OF MINNESOTA**

AN AMENDMENT TO CHAPTER 117 OF THE CITY CODE, WHICH CHAPTER IS KNOWN AS ZONING AND SUBDIVISIONS OF THE CITY CODE OF RAMSEY, MINNESOTA

AN ORDINANCE AMENDING SECTION 117-356 (COMMERCIAL AND INDUSTRIAL DEVELOPMENT OFF-STREET PARKING) OF THE RAMSEY CITY CODE.

The City of Ramsey Ordains:

SECTION 1 AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2 AMENDMENTS

Section 117-356 is hereby amended as follows (additions indicated as underline, deletions indicated as ~~strike through~~):

(d) Surfacing Requirements for Highway 10 interim areas.

- (1) Purpose. The City Council desires to acknowledge the impacts of Highway 10 improvements that will convert this corridor to a freeway status while still providing fair and equitable enforcement of City Code standards for those areas not impacted by future Highway 10 improvements. This conversion will eliminate private accesses, require the acquisition of private parcels, and will include the construction of grade-separated interchanges. With that in mind, this Section provides an exemption to surfacing standards as directed below to reduce the burden of costly improvements that will be eliminated in the near term. Consistent with guidance provided by Minnesota Statute Chapter 462, the City establishes a process for allowing alternative surfacing for parking, maneuvering, storage, and display areas through the issuance of an Interim Use Permit. The City finds that these alternative surfaces are currently acceptable, but will not be acceptable when Highway 10 is converted to freeway status.
- (2) Area defined. This Section shall apply to the following areas only:
 - a. Property located within the Highway 10 Official Map Area (as on file with the Anoka County Recorder)/H-1 Highway 10 Business District

- b. Parcels identified in the Preferred Alignment for Armstrong Boulevard Interchange as shown on the document titled ‘Environmental Assessment: US Highway 10 Interchange with Anoka County State Aid Highway 83 (Armstrong Boulevard)’ dated August 2012.
- c. Parcels identified in the Preferred Alignment for Ramsey Boulevard Interchange and Sunfish Lake Boulevard Interchange as shown on the official Environmental Assessment.
- d. Collectively the “Impact Area”

(3) Standards.

- a. Incorporation of other City Code standards. Notwithstanding other sections of this Chapter, these surfacing exemptions shall apply to surfacing requirements for concrete or bituminous with concrete curb and gutter. All other provisions related to off-street parking, outside storage, and outdoor display of goods for sale shall apply.
- b. Alternative Surfaces. In addition to permitted surfacing of the underlying zoning district, parcels located in the Impact Area may utilize Class V gravel, recycled concrete, or recycled bituminous (asphalt), subject to the standards of this Section, and requiring the issuance of an Interim Use Permit (IUP).
- c. Expansion of existing areas only. Alternative surfaces may be considered for parking lot expansion for existing parking lots only. Primary parking for employees and customers must be in accordance with the underlying zoning district. Alternate surfaces may not be used for customer and employee parking. Any alternative surface area may not exceed 150% the size of the primary surface area consisting of concrete or bituminous.
- d. Separation from stormwater ponds. The use of alternative surface materials may present potential degradation of stormwater areas due to sediment deposits. Alternative surfaces must maintain a minimum setback of five (5) feet from the edge of stormwater ponds as directed by the City Engineer.
- e. Setbacks. The edge of the parking/storage area must maintain a minimum setback of twenty (20) feet from rights of way.
- f. Screening. Alternative surfaces must be completely screened from view at ground level from public rights of way and adjacent properties, consistent with exterior materials standards of the underlying zoning district and/or 100% opaque fencing. The City encourages planting of vegetation to enhance screening and improve aesthetics. The City reserves the right to require additional vegetative screening as a reasonable condition of approval if it determines that it is necessary to protect the intent of this Section for site specific conditions.
- g. Acceptable Uses. The use of the property must be in accordance with permitted, conditional, and accessory uses of the underlying zoning district.
- h. Motor Vehicles. The storage of motor vehicles and equipment must be in accordance with City Code Section 117-355 and 117-356 (Off street

parking). The storage of inoperable vehicles or equipment is not acceptable.

- (4) Process. Requests for the use of alternative surfaces in the Impact Area shall be processed in accordance with City Code Section 117-52 (Interim uses).

SECTION 3. SUMMARY

The following is the official summary of Ordinance #13-16, which has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

It is the intent and effect of Ordinance #13-16 to amend Ramsey, Minnesota City Code Chapter 117, Article II, Division 6, Subdivision 1, Section 117-356 to:

- Establish acceptable alternative surfacing materials for areas impacted by future Highway 10 improvements.
- Define the impacted areas as those located within the Highway 10 Official Map Area, parcels identified in the Preferred Alignment for Armstrong Boulevard Interchange as shown on the document titled ‘Environmental Assessment: US Highway 10 Interchange with Anoka County State Aid Highway 83 (Armstrong Boulevard)’ dated August 2012, and parcels identified in the Preferred Alignment for Ramsey Boulevard Interchange and Sunfish Lake Boulevard as shown on the official Environmental Assessment.
- Specify that customer and employee parking must be on proper surfacing as outlined in the underlying zoning district.
- Identify a minimum setback alternative surfaces must maintain from stormwater ponds.
- Specify screening requirements from ground level view from public rights of way and adjacent properties when alternative surfacing materials are used.

SECTION 4. EFFECTIVE DATE

The effective date of this Ordinance is thirty (30) days after its passage and publication, subject to City Charter Section 5.07.

Adopted by the Ramsey City Council the 27th day of August, 2013.

Mayor

ATTEST:

City Clerk

Introduction Date:
Posting Dates:
Adoption Date:
Publication Date:
Effective Date:

DRAFT

Regular Planning Commission

5. 4.

Meeting Date: 08/01/2013

By: Tim Gladhill, Community Development

Information

Title:

Consider Recommendation from Economic Development Authority (EDA) for Area Near 167th Avenue and Saint Francis Boulevard (TH 47)

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 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.

Recently, the City has responded to two (2) requests for a zoning amendment to expand the list of permitted and conditional uses. These uses included an indoor shooting range and warehousing/distribution user.

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

The EDA met on July 18, 2013 to review the attached policy to guide Staff review on inquiries related to this node. A copy of that agenda is attached for your review. At that meeting, the EDA requested that Staff work with the Planning Commission on the land use component of the policy and seek assistance from the Planning Commission to facilitate a public input process related to the land use component of the node. Minutes from that EDA Meeting are not yet available.

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. The Ramsey Economic Development Authority (EDA) shall represent the City of Ramsey in relation to the 167/47 Node by utilizing this document.

Specific content of the policy is attached for review. The areas highlighted in yellow were the primary focus for discussion with the EDA. Staff is seeking feedback from the Planning Commission specific to land use aspects as well as facilitation of a public input process.

Notification:

No notification is required at this time. The EDA did host a business owner stakeholder input session earlier this summer. The EDA recommends reaching out to the adjacent property owners of the area to review what alternative uses may be compatible with the surrounding area that balances the desire to address the vacancy rate of the commercial center.

Observations/Alternatives:

Please see the attached document for specific content.

Funding Source:

This project is being handled as part of normal Staff duties.

Staff Recommendation:

Staff recommends adoption of the attached policy as is. Furthermore, Staff recommends that the Planning Commission host one (1) Open House to gather input on the area and the creation of a project webpage and online public input forum.

Action:

Motion to recommend that the City Council adopt the attached policy and direct Staff to coordinate one (1) Open House to gather input on the area and the creation of a project webpage and online public input forum.

Attachments

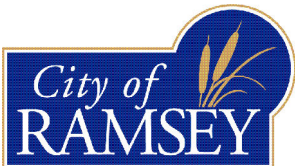
Site Location Map

DRAFT Policy

EDA Agenda dated July 18, 2013

Form Review

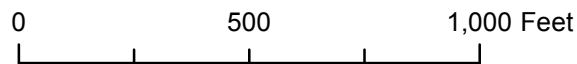
Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	07/26/2013 03:10 PM
Tim Gladhill (Originator)	Kathy Schmitz	07/26/2013 03:31 PM
Form Started By: Tim Gladhill		Started On: 07/19/2013 08:22 AM
	Final Approval Date: 07/26/2013	



167th Avenue Retail Node

Legend

 Parcels



City of Ramsey

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

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.

Both 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.

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.

Blighted Properties: 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 facilitate 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

The EDA will not consider City financial assistance for proposals 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.

- II. If an appropriate and qualified development steps forward, the City would be willing to consider utilizing City Sewer Fund dollars to construct a trunk sewer line to serve the 167/47 Node.

NOTE: The 167/47 Node is not currently connected to City Sewer. Through the City's Comprehensive Sewer and Water Plan, it has been determined a trunk sewer line shall be constructed to serve the 167/47 Node in the future (estimated \$1.5M expenditure 2013). The City does have sufficient dedicated funding available to construct said sewer trunk line (City Sewer Fund balance estimated \$3.4M 2013).

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.

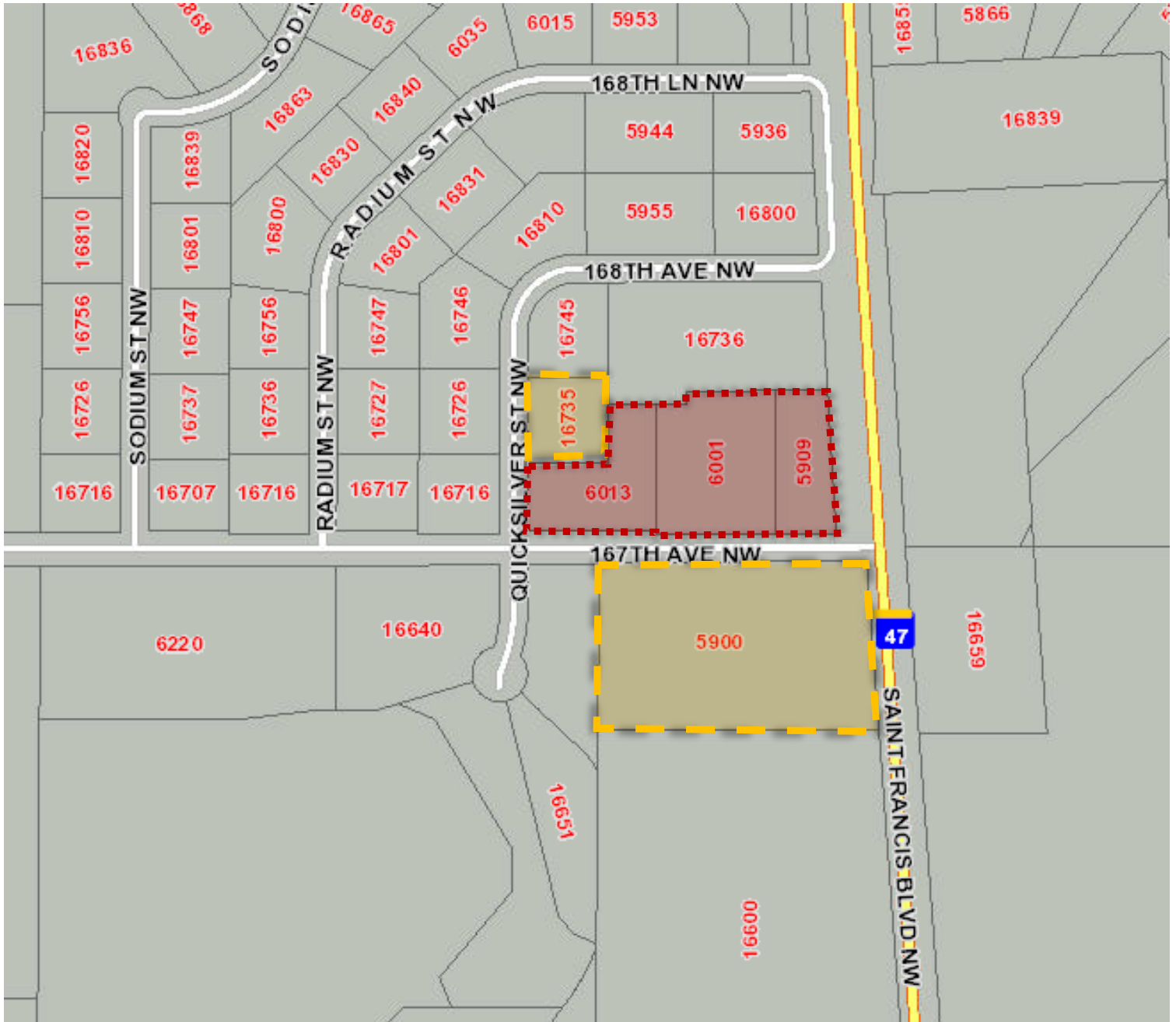
The EDA has suggested the use of a project webpage, notification in the Ramsey Resident and one of the following two options: (1) survey (online or direct mail) or (2) a public open house.

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?

DRAFT

APPENDIX A

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



City of Ramsey
Agenda
Economic Development Authority (EDA)
Thursday July 18, 2013
7:00 am
Lake Itasca Room, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Approve Agenda**
- 3. Approve Minutes**
 1. Approve EDA Meeting Minutes dated July 11, 2013
- 4. EDA Business**
 1. Statement of Goals: 167th Avenue and Highway 47 Node
- 5. Member/Staff Input**
- 6. Adjournment**

Economic Development Authority (EDA)

3. 1.

Meeting Date: 07/18/2013

Submitted For: Patrick Brama

By: Kathy Schmitz, Administrative Services

Title:

Approve EDA Meeting Minutes dated July 11, 2013

Background:

Attached are the meeting minutes from the regular EDA meeting of July 11, 2013.

Observations:

Funding Source:

Staff Recommendation:

Action:

Approve EDA Meeting Minutes dated July 11, 2013.

Attachments

071113

Form Review

Form Started By: Kathy Schmitz

Started On: 07/16/2013

Final Approval Date: 07/17/2013

**ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, July 11, 2013, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen
 Member Phillip Brunt
 Member John LeTourneau (arrived at 7:34 a.m.)
 Member Chris Riley
 Member Wayne Skaff
 Member Kristine Williams

Members Absent: Member Glen Hardin

Also Present: Patrick Brama, Management Analyst
 Tim Gladhill, Development Services Manager
 Kurt Ulrich, City Administrator

Guests: Tom Anderson
 Tim Nichols
 Dick Tollette

1. CALL TO ORDER

Chairperson Steffen called the Economic Development Authority meeting to order at 7:31 a.m.

2. APPROVE AGENDA

Motion by Member Riley, seconded by Member Skaff, to approve the agenda.

Motion carried. Voting Yes: Chairperson Steffen, Members Riley, Skaff, Brunt, LeTourneau, and Williams. Voting No: None. Absent: Member Hardin.

3. APPROVE MINUTES

3.01: Approve EDA Meeting Minutes Dated June 6, 2013

Motion by Member Skaff, seconded by Member Brunt, to approve the minutes dated June 6, 2013.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Brunt, LeTourneau, Riley, and Williams. Voting No: None. Absent: Member Hardin.

4. EDA BUSINESS

4.01: Discussion of 167th Avenue and Highway 47 Node

Management Analyst Brama provided a brief history of this node and stated this topic has been discussed with the City Council and EDA for a number of years and a number of studies and conceptual plans have been completed including retail analysis studies. He reported that a meeting with the property owners was held on June 5th and a summary of that meeting was included in the agenda. He stated that all of the property owners except the cabinet property indicated an interest in selling the property, all of the property owners indicated they were interested in the EDA sponsoring a marketing package, and all of the property owners indicated they were willing to consider a Comprehensive Plan amendment. He advised that Rum River Hills is interested in pursuing a residential development and staff met with an ownership group from Rum River Hills in June to review a preliminary concept proposal. He presented a concept map of the Rum River Hills proposal and stated the proposal includes a residential development with approximately 250 townhome units. He stated part of this proposal includes a request by Rum River Hills for an underpass near TH47 that would be used by golfers and provides a benefit for pedestrians getting across TH47. He stated the proposal also includes extension of sewer service and it is estimated this extension would cost approximately \$1.5 million, adding the City has a sewer fund balance of \$3.4 million and it would be possible to utilize that funding source to extend sewer service. He indicated the underpass is estimated to cost approximately \$400,000 and not \$500,000 as noted in the staff report and Rum River Hills has asked the City to consider participating financially in the cost of the underpass. He advised that Rum River Hills has requested the City consider TIF financing and staff has determined that \$3.1 million in future dollars would be available through TIF if the project came to fruition. He pointed out that establishment of a redevelopment TIF district would require the City to correct blight issues on the north side. He stated that Rum River Hills has asked the City to participate financially with sewer costs and it is predicted that the City would recoup approximately half its costs through connections to the sewer system. He stated that Rum River Hills has also asked that the City consider donating the land needed for the golf holes. He added the total value of the support requested from the City is approximately \$2.1 million.

Development Services Manager Gladhill stated that the Peterson parcel includes substantial wetland and any development plans will need to consider potential wetland impacts; in addition, there is a large gas line easement through the City owned parcel.

Management Analyst Brama stated the City's financial consultant has determined that a redevelopment TIF district is conceptually possible but it will be important to make sure the City meets the criteria for a TIF redevelopment district.

Mr. Tom Anderson provided a brief history of their previous work on this site and stated their original proposal included 71 units on approximately six acres and they believe that the site can be increased to fifteen acres and the number of housing units increased accordingly. He expressed appreciation to City staff for their work on the concept plans.

Mr. Tim Nichols stated he owns a number of different development companies that develop senior housing as well as market rate rental housing and has spent a lot of time working with

communities and developers on similar projects with the most recent project in Apple Valley. He indicated their senior housing focus includes Summerhill, Seasons, and Gramercy as well as the Real Life Cooperative in Coon Rapids.

Mr. Dick Tollette stated if this project were to move forward they would have to be on a slow pace because the golf holes would have to be playable since they cannot be in a situation where they would have to shut down for a year.

Chairperson Steffen asked about access on the east side.

Mr. Tom Anderson stated they would have to deal with Mn/DOT on access and believe that access would come off 167th with a new service road.

Chairperson Steffen requested further information regarding types of housing.

Mr. Tim Nichols stated that market demands and the desires of the community will need to be considered to make sure market demands are met and the City's vision is achieved, adding he felt that some higher density would be required in this project.

Member LeTourneau stated the master vision around this node is about commercial development and returning the 167th node back to a viable retail and commercial center. He felt that a housing piece is needed, adding he liked how the concept plan dovetails with the golf course and brings this corridor together. He requested further information about the housing stock and target demographic.

Mr. Tim Nichols stated they will look at the total development and how residential housing is going to impact the entire community, adding he felt that housing is required to make a successful retail node because the retail will spur out of a well-planned residential development.

Mr. Tom Anderson felt the demographics would be an age bracket of 45-50 and up. He stated they feel this is a win-win situation for all parties and for the golf course, they need something to keep their operation viable and this is a way for them to retire their debt and make a viable golf course; for the bank, it recovers some value out of the property; for the City, it provides an opportunity to redevelop that area and make it viable again and the two golf holes on the City owned property will make good use of this property.

Chairperson Steffen asked if there are any zoning issues with the site.

Development Services Manager Gladhill replied the City will need to look at how the proposal transitions to adjacent areas and if the proposal is compatible with the surrounding area. He indicated the green space associated with the golf course creates a buffer to the surrounding single-family area and the wetlands create separation as well.

Chairperson Steffen asked if the buildings to the north would have to be demolished.

Management Analyst Brama replied in the affirmative and stated the premise behind TIF districts is to address blighted areas and if a redevelopment TIF district is created, the City will

need to make sure the blight issue is addressed. He added that a developer might be willing to take out the properties on the north side as part of an overall grant through the State.

Mr. Tom Anderson indicated they see this as a PUD and understand that redeveloping the area on the north side is key to securing TIF money.

Member Skaff stated he was encouraged by the concept plan and what it could do for the City.

Member Riley stated that the project needs to focus on the north side as well in order to make it work, adding he felt the concept plan sounded good. He asked about what happens to park access to Elmcrest Park.

Development Services Manager Gladhill stated there is temporary access off Quicksilver and the ultimate plan includes a realignment of Quicksilver with the park access road.

It was the consensus of the EDA to pursue the preliminary proposal presented by Rum River Hills, including a willingness to consider assistance for the sewer connection, a TH47 underpass, and a land write down.

Development Services Manager Gladhill indicated the proposal includes a number of land use planning items and suggested that the Planning Commission review these items in August to discuss the land use concept.

Member Riley expressed concern that there would not be enough TIF funds available for cleanup and redevelopment of the north side of the site.

Management Analyst Brama acknowledged Member Riley's concern and agreed the City would need to address this as part of establishing a redevelopment TIF district. He indicated if the City could combine the TIF funds with State money the City might be able to put together a comprehensive plan for the entire side. He agreed that Rum River Hills needs to include a plan for the north side.

Chairperson Steffen thanked the representatives from Rum River Hills for attending the meeting.

Management Analyst Brama indicated that staff will further investigate available DEED programs and stated there are some redevelopment programs through the State that could be used in conjunction with TIF or separately to help with this area. He advised that Community Pride Bank continues to make frequent inquiries regarding a potential rezoning of properties on the north side for industrial or manufacturing type uses and has asked staff to inquire whether the EDA has had a shift in its policy direction. He noted the ownership group indicated they were not opposed to rezoning these retail properties on the north side to allow warehouse or industrial uses.

Chairperson Steffen stated the EDA and Planning Commission have considered the rezoning and both bodies have indicated they are not interested in changing the zoning.

Management Analyst Brama advised the EDA previously indicated it was interested in pursuing a marketing package for this node and the ownership group has expressed an interest in a marketing package. He requested permission from the EDA to obtain proposals for a marketing package to present to the EDA for review.

Member LeTourneau noted that the staff report includes information regarding current property owners, maps, and financial assistance options and suggested publicizing this information on the City's website as a form of marketing package instead of going out and paying for something. He added he felt the stakeholders should participate in the distribution and cost of any marketing package.

Management Analyst Brama agreed to prepare a revised marketing information package for review by the EDA at its next meeting. He indicated the City has limited capability from a marketing perspective and asked the EDA to consider listing with a broker or someone with a larger reach for investors. He agreed to present the EDA with options regarding marketing at its next meeting.

Chairperson Steffen stated he would like to see the owners agree to list the site together with one sign and one broker and requested that staff discuss this with the ownership group.

City Administrator Ulrich indicated that a potential compromise that could add value is to clear the site and consolidate the parcels for sale. He stated the EDA could front the money to clear the site if the property owners agreed to list the site with one realtor and sell it as a block. He stated the City could also offer assistance with demolition costs.

Member Williams felt that offering any demolition assistance and/or incenting the property owners to work together needs to be part of a bigger plan and felt the property owners and brokers should be leading that effort, adding the EDA's appropriate role is as a facilitator.

Management Analyst Brama stated that one DEED program allows a 50% match to a developer or city to demolish buildings to redevelop a parcel and the City could get a grant for eligible costs. He stated another DEED program includes a loan program from the State to purchase and demolish properties. He stated if the City were able to redevelop the north side, half the loan would be forgiven and a benefit of the loan program is that the City would not have to make repayment for two years. He added the grant program would be advertised through the marketing package and the demolition costs for the three buildings could be part of the marketing package.

Member Brunt stated it was his impression that the EDA agreed that a housing development in this area would lead to a better performing commercial node that included both the north and south side. He expressed concern that the Rum River Hills proposal is for the south side only and felt that any development proposal has to include both the north and south sides. He asked if the Rum River Hills representatives understand that the EDA wants a development proposal for the entire site.

Chairperson Steffen stated the Rum River Hills representatives know something has to happen on the north side, adding he did not think it has to be one developer for the whole site. He stated

he felt the City should be the facilitator and the City can help them put together a marketing package and select a broker.

Member LeTourneau suggested the City facilitate a meeting between the property owners on the north side to talk about making this one parcel, followed by a second meeting with the north and south sides about how the site can be built collaboratively; following those meetings, the City will have a better understanding about their willingness to work together.

Management Analyst Brama stated the properties to the north are all willing to sell and they are willing to market the site collectively.

Member LeTourneau stated the property owners on the north side are still asking for a manufacturing use and they need to talk about this as one large retail development parcel.

City Administrator Ulrich suggested sharing the Rum River Hills concept drawings with the property owners on the north side to explain this as a holistic concept and to discuss whether to consolidate the parcels.

Member Riley stated the EDA backed off from saying this should be retail and the City was told retail will not work and the City has proof that it is not working.

Member LeTourneau stated that for years the City has been talking about restoring this area as a commercial node and was concerned that the EDA might not be aligned on this issue.

Member Williams felt this was a viable retail node even though there are some who say it is not viable. She added that housing starts in the City will help retail and commercial development in the City.

Member Brunt stated it was his understanding that the vision talked about by the EDA was that the north side be grouped together with any proposal for the south side and include housing. He felt if you put enough houses in, there will be commercial development in this area.

Members Skaff and Brunt left the meeting at 9:20 a.m.

Management Analyst Brama suggested further discussion by the EDA at its next meeting regarding the vision for this node.

Member LeTourneau stated he would like to have this discussion sooner rather than later in order to keep the process moving forward.

After further discussion, it was the consensus of the EDA to schedule a special meeting on Thursday, July 18, 2013, at 7:00 a.m.

4.02: Discuss Potential Future Industrial Park Land

This item was tabled and was not discussed.

4.03: Business Appreciation Golf Tournament Update

Management Analyst Brama requested input regarding the giveaway items for the business appreciation golf tournament. He stated that staff would like to have one booth at the golf tournament instead of two booths to save on resources.

It was the consensus of the EDA to direct staff to select the giveaway items for the golf tournament. It was also the consensus of the EDA to have one booth at the golf tournament.

4.04: Community Development Update

Management Analyst Brama presented the Community Development Department written update.

4.05: EDA Updates

None.

5. MEMBER/STAFF INPUT

None.

6. ADJOURNMENT

The regular meeting of the Economic Development Authority adjourned at 9:34 a.m.

Respectfully submitted,

Kurtis G. Ulrich, City Administrator

ATTEST:

Patrick Brama, Management Analyst

Draft by Barbara Hughes
(TimeSaver Off Site Secretarial, Inc.)

Economic Development Authority (EDA)

4. 1.

Meeting Date: 07/18/2013

Submitted For: Patrick Brama

By: Patrick Brama, Administrative Services

Title:

Statement of Goals: 167th Avenue and Highway 47 Node

Background:

Background:

The retail node located at 167th Avenue and St. Francis Boulevard (Trunk Highway 47) has been a topic of discussion with City Councils and EDA boards for the past ten (10) years. This node has struggled to become economically viable for some time, is experiencing high vacancy rates and a decaying building stock. Historically, the City has conducted a number of studies and conceptual master plans for this area; and at one point considered funding a second master planning effort.

Beginning in the summer of 2012, the 167/47 retail node resurfaced as a priority discussion topic. Over the past year, Staff has received a number of inquiries; including proposed new uses, inquiries for City assistance, expression of frustration from property/business owners, inquiries to approve a Comprehensive Plan and Zoning Amendment for the parcels, inquires for the City to purchase parcels, etc.

As a result, the EDA has reviewed a number of cases regarding this manner. At the July 11 EDA meeting, it was requested to have further discussion regarding the EDA's policy/plan/vision for the 167/47 retail node before responding to prospects and before conducting a marketing plan.

Purpose of Case: Establish formal "Statement of Goals" (i.e. plan/vision) for the 167/47 retail node.

NOTE: upon EDA approval, this document will be reviewed by the Planning Commission and City Council.

Observations:

Per EDA direction, Staff was asked to develop a proposal outlining the City's position for the 167/47 retail node. Attached to this case is draft document for EDA review.

Staff would specifically request the EDA discuss (or confirm) areas highlighted in yellow.

Funding Source:

NA

Staff Recommendation:

- (1) Staff would ask the EDA to have a general discussion of the proposed "Statement of Goals."
- (2) With proper amendments, Staff would ask the EDA for permission to present the proposed document to the Planning Commission and City Council for final approval.
- (3) Staff would specifically request the EDA discuss (or confirm) areas in the "Statement of Goals" highlighted in yellow.
- (4) Staff would ask the EDA recommend to the Planning Commission consideration of a public input process to allow surrounding neighborhoods an opportunity for input regarding this manner. NOTE: this could be a survey,

open house, etc.

Action:

- (1) Staff would ask the EDA to have a general discussion of the proposed "Statement of Goals."
- (2) With proper amendments, Staff would ask the EDA for permission to present the proposed document to the Planning Commission and City Council for final approval.
- (3) Staff would specifically request the EDA discuss (or confirm) areas in the "Statement of Goals" highlighted in yellow.
- (4) Staff would ask the EDA recommend to the Planning Commission consideration of a public input process to allow surrounding neighborhoods an opportunity for input regarding this manner. NOTE: this could be a survey, open house, etc.

Attachments

Statement of Goals (07172013)

1 Ownership Meeting Notes and Map

Zoom Out Aerial

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/16/2013 05:03 PM
Kurt Ulrich	Kurt Ulrich	07/16/2013 05:20 PM
Patrick Brama	Patrick Brama	07/17/2013 09:13 AM
Form Started By: Patrick Brama		Started On: 07/15/2013
	Final Approval Date: 07/17/2013	

City of Ramsey

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

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.

Both 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 and working parameters.

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.

GOAL

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

Blighted Properties: 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; whereas, the existing stock of retail is appropriate for a regional commercial node.

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. Ownership Group Facilitation: 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.

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.

- C. Marketing: The Ramsey EDA is interested in the idea of **sponsoring** 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 and proactively marketed by a third party broker.**

-or-

Professional material developed and marketed by the City.

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

- D. 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.

E. 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. State Redevelopment Grant and Loan Program

The EDA will not consider City financial assistance for proposals that do not directly address existing blighted properties; see Appendix A: Primary Area of Concern.

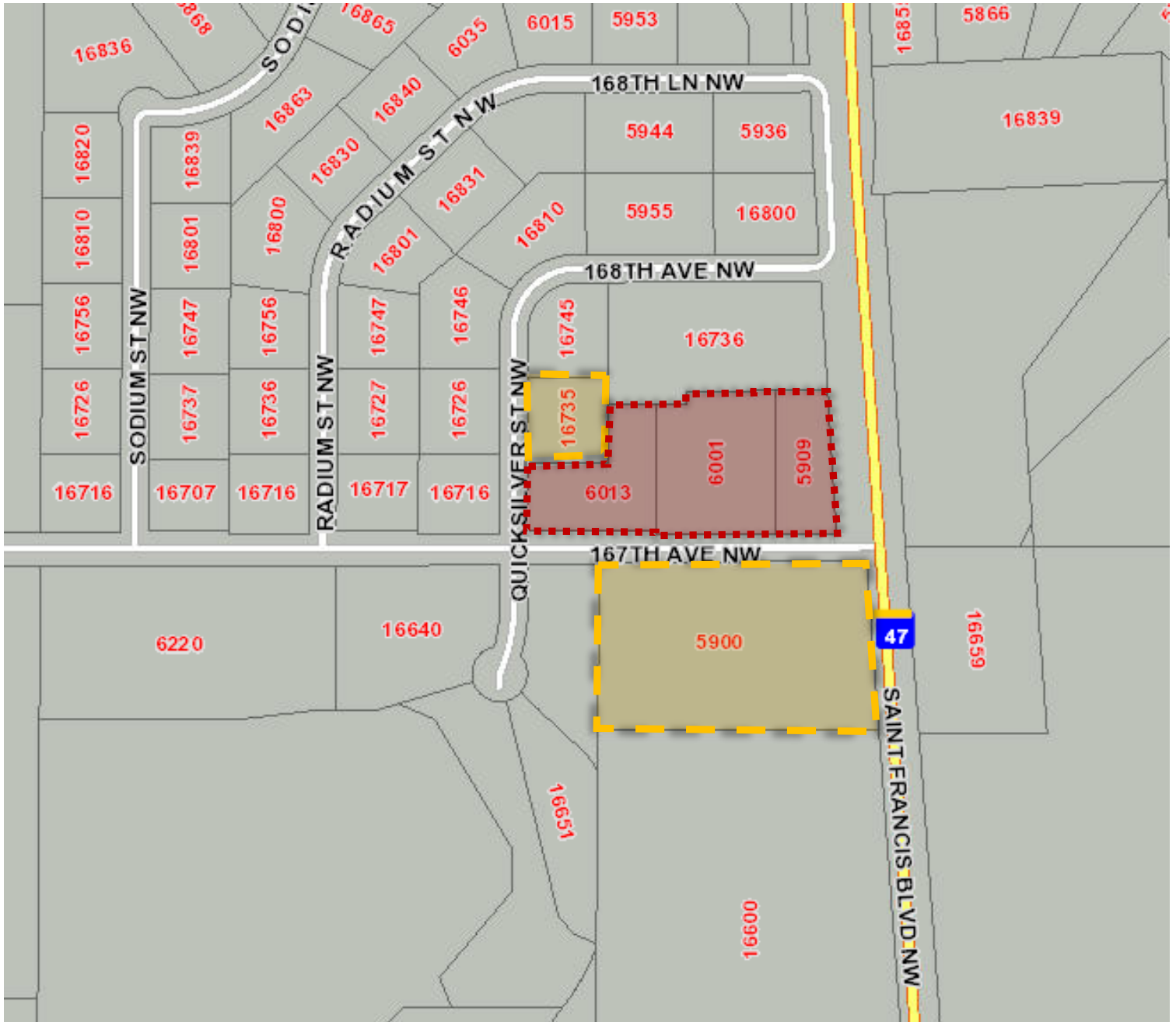
Utilization of financial assistance requires completion and approval of a Business Subsidy Application by the Ramsey EDA and City Council.

- II. If an appropriate and qualified development steps forward, the City would be willing to consider utilizing City Sewer Fund dollars to construct a trunk sewer line to serve the 167/47 Node.

NOTE: The 167/47 Node is not currently connected to City Sewer. Through the City's Comprehensive Sewer and Water Plan, it has been determined a trunk sewer line shall be constructed to serve the 167/47 Node in the future (estimated \$1.5M expenditure 2013). The City does have sufficient dedicated funding available to construct said sewer trunk line (City Sewer Fund balance estimated \$3.4M 2013).

APPENDIX A

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



167 Ave & Highway 47 Commercial Node

Input Meeting, 06/05/2013 Ramsey Municipal Center, 6:00pm, Lake Itasca Room

Meeting Notes:

Purpose of meeting

- (A) gather information from property owners (i.e. goals, barriers, etc.)
- (B) identify City resources that may be available
- (C) provide EDA/Council with feedback

Agenda

- (A) background, what has been done in the past (Tim Gladhill)
- (B) current situation (Tim Gladhill)
- (C) city perspective, what options exist
 - a. zoning/landuse (Tim Gladhill)
 - b. economic development (Pat Brama)
- (D) input from property owners
 - a. goals
 - b. barriers

Notes

Stakeholders

1. 6013 167 Ave, Kirk Corson, <i>at meeting</i>	1.45 acres	\$375,400 County	\$450,000 Ask
2. 6001 167 Ave, Joe Haag, <i>at meeting</i>	2.08 acres	\$236,000 County	\$250,000 Ask
3. 16736 St. Francis Blvd., Joe Haag, <i>at meeting</i>	3.09 acres	\$159,000 County	\$150,000 Ask
4. 5909 167 Ave, Kevin Johnson, <i>at meeting</i>	1.02 acres	\$349,100 County	\$450,000 Ask
5. 16659 St. Francis Blvd., Dick Tollette, <i>at meeting</i>	Variable	Variable	NA
6. 5900 167 Ave, Joel Buttenhoff	5.8 acres	\$779,000 County	NA
7. 16735 Quicksilver, Troy Danner	.86 acres	\$279,000 County	NA
8. 16600 St. Francis Blvd., City of Ramsey	14.22 acres	\$116,700 County	NA

Input

- 1. Willing seller/or lease, need rooftops, Alex Bauer is the land owner, an anchor of some sort would help
- 2. Willing seller, zoning is the biggest barrier—commercial will not work, wants warehousing
- 3. Willing seller, zoning is the biggest barrier—commercial will not work, wants warehousing
- 4. Willing seller/or lease, is working with prospects now
- 5. Interest in more rooftops--potentially acting as a developer, safety at intersection is largest barrier, create tunnel across 47/or other safety precautions, would like to work with City to develop residential, need connect to the park.
- 6. NA/tbd
- 7. NA/tbd
- 8. Willing to consider selling land for a residential development, willing to develop a marketing package for node, willing to consider what economic development tools are available to assist/attract redevelopment

Next Step

1. Follow up with Danner's Cabinets and Joel Buttenhoff to gather remaining input.
2. Bring information back to the EDA (Economic Development Authority) and Planning Commission; receive direction.
3. Remain in contact with stakeholders



Alex Bauer
[6013 167 Ave](#)
 1.45 acres
 \$375,400 Cnty
 \$450,000 Ask
Sell

Community Pride Bank
[6001 167 Ave](#)
 2.08 acres
 \$236,000 Cnty
 \$250,000 Ask
Sell

[16736 Hwy 47](#)
 3.09 acres
 \$159,000 Cty
 \$250,000 Ask
Sell

Landmark Bank
[5909 167](#)
 1.02 acres
 \$349,100 Cnty
 \$450,000 Ask
Sell

Danner's Cabt.
[16745 Quicksi.](#)
 .88 acres
 \$142,300 Cnty
 \$180,000 Ask
Sell

[16735 Quicksi.](#)
 .86 acres
 \$279,000 Cnty
 TBD Ask
Hold/No Sell

Rum River Golf
[16659 Hwy 47](#)
 Interest in residential development
Developer/Residential

5th St. Ventures
[5900 167](#)
 5.8 acres
 \$779,000 Cnty
Hold/No Sell

City of Ramsey
[1600 Hwy 47](#)
 14.22 acres
 \$116,700 Cnty
 TBD Ask
Sell/Residential



Regular Planning Commission

5. 5.

Meeting Date: 08/01/2013

By: Tim Gladhill, Community Development

Information

Title:

Receive Update on Public Input Process for 15153 Nowthen Blvd NW: Former Municipal Center

Background:

General Background

This case is related to the development of City owned land located at 15153 Nowthen Boulevard; known as the Former Municipal Center Site ("Subject Property"). The Subject Property is 21.24 acres in size and is located in Public/Quasi-Public zoning district.

This site was vacated in 2006, when the City moved its municipal center campus to The COR. Fire Station #2 still currently operates from the former municipal center site. 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.

The next step in the process to develop the Subject Property is to consider the appropriate land use and zoning; specifically: *consider submitting an application for a comprehensive plan amendment*. Regardless of the future land use, a Comprehensive Plan Amendment and Zoning Amendment shall be required if the site is not to be used for public or quasi-public uses as outlined in the Zoning District.

On June 11, 2013 the City Council directed Staff to further engage surrounding property owners before submitting an application to amend the City's comprehensive plan; specifically, regarding a data center development. A copy of the June 11, 2013 City Council Meeting case is attached as background. Additional information is available on the project webpage at www.cityoframsey.com/formerrmc.

On July 9, 2013, the City Council approved the format for the public input process. A copy of the July 9, 2013 is also attached for review.

Purpose of Case

To update the Planning Commission on the format chosen by the City Council for this public input process and update on the proposed timeline.

Notification:

There is no notification required at this stage. However, Staff has previously attempted to notify surrounding Property Owners of various stages preceding this discussion and set up a project webpage at www.cityoframsey.com/formerrmc.

Observations/Alternatives:

The City Council directed a Study group would consist of ten (10) total participants: one (1) Councilmember, one (1) EDA member, one (1) Planning Commission member, five (5) adjacent property owners and two (2) at large property owners. It is estimated, a study group will need to meet four (4) to (6) times. Staff is currently developing a process for selecting interested individuals.

Study Group Goal: 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. 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.

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

Staff would host an initial scoping meeting to review current assumptions and purpose of the study group. Participants would then be responsible for formulating the schedule and content of the remainder of the sessions and be active in coordinating the individual sessions.

Process

A hybrid, collaborative process was approved by the City Council that includes elements of desired structure of a traditional process with the collaborative environment of Open Space Technology (the process used in the 2030 Comprehensive Plan and Ramsey3 processes). The process is designed to 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 the assistance 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.

Considerations: 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 than the traditional, structured process, consisting of possibly one (1) to two (2) additional meetings.

Estimations: five (5) to seven (7) meetings, two (2) to three (3) months. The start date has not yet been determined. Staff is working on prioritizing current workload to better determine the appropriate start date.

Funding Source:

All costs associated with this process are being handled as part of normal Staff duties.

Staff Recommendation:

This case is for update only. No action is being requested.

Action:

This case is for update only. No action is being requested.

Attachments

Site Location Map

REVISED Conceptual Site Plans

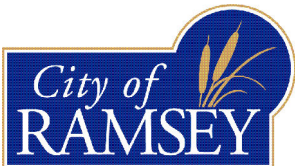
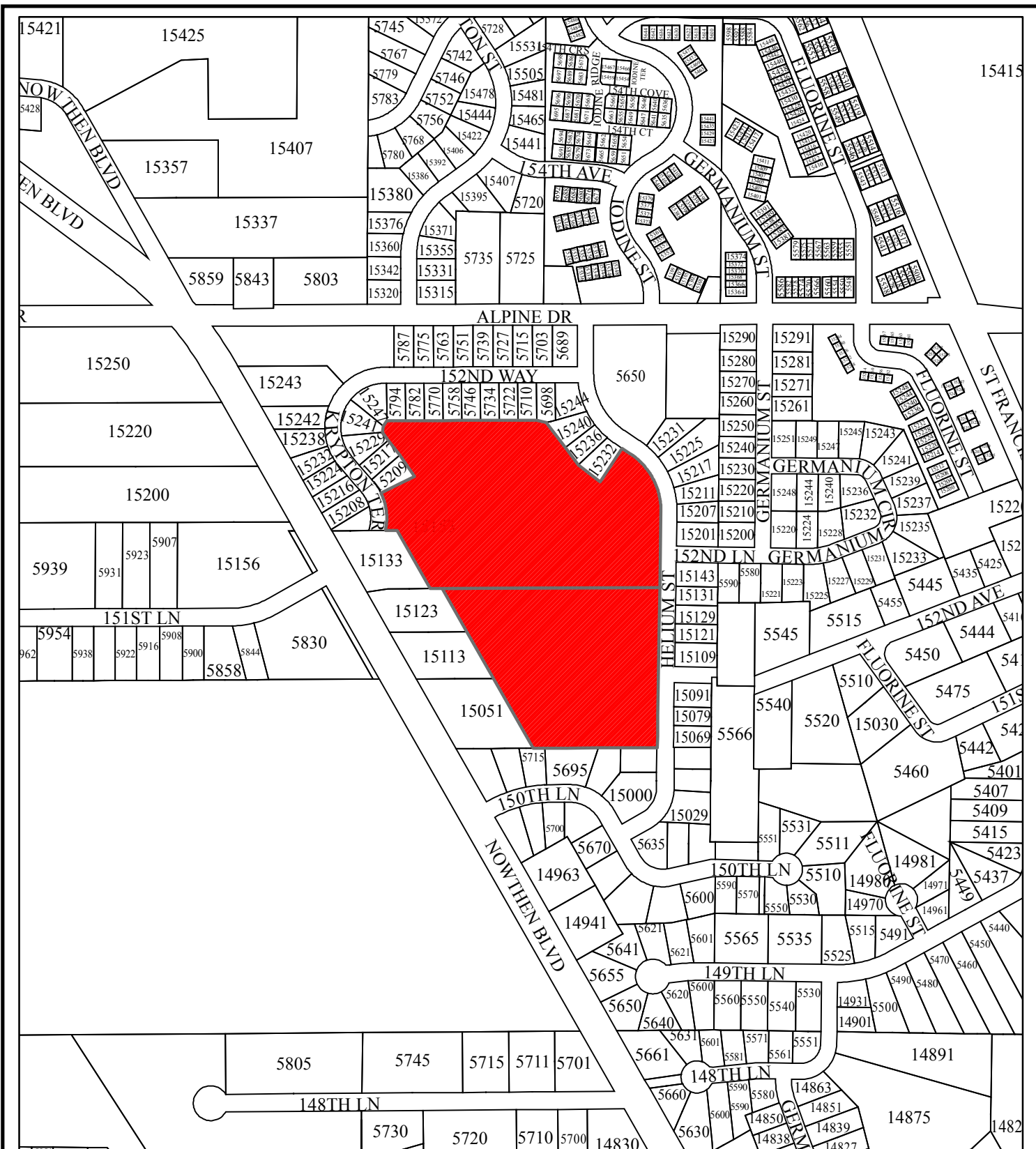
Public Input Process Structure Outline

City Council Case dated June 11, 2013

City Council Case dated July 9, 2013

Form Review

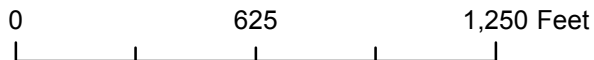
Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	07/24/2013 05:24 PM
Tim Gladhill (Originator)	Tim Gladhill	07/25/2013 08:23 AM
Form Started By: Tim Gladhill		Started On: 07/19/2013 08:28 AM
	Final Approval Date: 07/25/2013	



Former Municipal Center
Fire Station #2

Legend

- Site
- Parcels









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. <u>Call for sessions (entire agenda set)</u>	<u>30 minutes</u>
	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	
<u>and submit recommendation to the Council</u>	
	2 hours

Meeting Date: 06/11/2013

Submitted For: Patrick Brama

By: Patrick Brama, Administrative Services

Information

Title:

15153 Nowthen Blvd Property Development: Consider Comprehensive Plan Amendment Application

Background:

General Background

This site was vacated by the City when the City moved its operations to its new municipal campus in 2006, with the exception of Fire Station Number 2, and some storage. Since that time, the City has explored various options for selling the land in conjunction with the construction of a new fire station on an adjacent site to the east. In 2012, the City was approached by Connexus Energy regarding the development of City owned land located at 15153 Nowthen Boulevard; known as the Old Municipal Center Site (“Subject Property”). The Subject Property is 21.24 acres in size and is currently zoned Public/Quasi-Public.

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 early 2013.

The next step in the process to develop the Subject Property is to consider the appropriate land use and zoning. Staff was directed to conduct a public open house regarding a potential Comprehensive Plan and Zoning Amendment for Subject Property in April 2013.

Purpose of Case

Consider SUBMITTING AN APPLICATION for a Comprehensive Plan Amendment to allow for [data center and/or residential development]. Please note: this application will also need to be approved by the Metropolitan Council, if approved by the City Council. Upon completion of that process, the City would need to update its official controls (Zoning Code and Official Zoning Map)

IMPORTANT NOTE: The Council must remain objective when reviewing a Comprehensive Plan Amendment application; therefore, the Council must not take a POSITION ON APPROVING a Comprehensive Plan Amendment as part of this case. The Planning Commission must hold a public hearing, establish a findings-of-fact and submit a recommendation to the Council before consideration.

Detailed Background

Connexus Energy identified the Subject Property as the best available data center site in the entire County of Anoka in the fall of 2012; and, proposed the City partner with their organization to pursue development of the Subject Property for a data center user(s).

Previous to receiving Connexus Energy’s proposal, the City Council identified the Subject Property as surplus City owned land; as it is unneeded for current or future City functions (summer of 2012).

Both the EDA and City Council directed Staff to pursue the proposed partnership with Connexus Energy in the fall of 2012. However, a number of key development issues would need to be resolved before either the EDA our City Council were able to pledge their full support for a data center development. Major items included: a feasibility study (cost-benefit analysis) and Comprehensive Plan/Zoning Amendment for the Subject Property. The EDA and City Council were both interested in exploring how the proposed data center use might fit in with surrounding properties.

Feasibility Study

In early 2013, the EDA and City Council reviewed a feasibility study for the development of the Subject Property. Said study compared three general development scenarios: a single data center user, two data center users and a single family residential development. In summary, said study identified a data center development to be considerably more beneficial to the City than a single family residential development. Additionally, a data center development provided the City with a significant funding source for the City's new Fire Station #2. NOTE: Fire Station #2 is temporarily located on Subject Property.

Upon review of said feasibility study, Staff was directed to move forward with identifying a zoning solution for the Subject Property. Staff was directed to conduct an open house prior to formally bringing forward a Comprehensive Plan and Zoning Amendment for the Subject Property; as the EDA and City Council were interested in feedback from surrounding property owners. The purpose of this step was to identify any issues the neighborhood would have with a Comprehensive Plan and Zoning Amendment.

Public Open House

On April 18, 2013 the City hosted an ("Open House") regarding the future development of the Subject Property. Nearly 250 surrounding property owners were contacted via direct mailings.

-Summary-

Comments were received from Open House attendees; additionally, Staff received written and verbal comments outside of the Open House. In total, the City received twenty-six (26) comments. Twenty-four (24) were in opposition of a data center development (92%) and two (2) preferred a data center development (8%). Additionally, Staff received a petition in opposition of a data center development, and in support of a residential development, from surrounding property owners on April 26. Said petition included 69 signatures and has not been reviewed or analyzed by Staff.

-Inquiries-

Common public inquiries included, but were not limited to, the use of the site as a school, park, or renovated Fire Station. There were also multiple inquiries as to whether the data center could be sited elsewhere in the community.

-Opposition to Data Center-

For those opposed to the data center concept, common comments included concerns with decreased property values, presence and view of a data center being undesirable, compatibility with the character of surrounding properties, noise, and long term risk/potential re-use of the site.

-Support of Data Center-

For those in opposition of a residential development, common concerns were centered around the high traffic impact of a residential development and the negative effect a residential development would have on the privacy of surrounding property owners (when compared to a data center).

Attached to this case is extensive information attained through the public input process.

Data Center Market Interest

Over the past few months, Staff has received inquiries from national builders and commercial real estate agents, Connexus Energy and the State of Minnesota regarding the development of the Subject Property for a data center user(s). Staff has *not* worked directly with any data center prospects (i.e. end users). However, it is Staff's opinion there is a strong market for data centers and the Subject Property would attract development.

NOTE: the City will not work directly with end users interested in utilizing the Subject Property until the City's Comprehensive Plan and Official Zoning Map is amended (data center or residential).

Observations:

Upon completion of the public open house in April, Staff analyzed input received from surrounding property owners and attempted to address common concerns raised in relation to the proposed data center development. The purpose of the information below is to (A) identify concerns that were raised; and, (B) attempt to provide the Council with a options to mitigate said concerns.

This information is broken down into two sections. The first section (open house) outlines specific concerns with specific mitigation options. The second section (revised feasibility and concept maps) includes updated analytical information based the mitigation options presented by Staff.

SECTION 1: OPEN HOUSE

Concerns listed below were raised at the public Open House regarding the development of the Subject Property for a data center user(s).

Noise

A number of residents raised concerns regarding the noise data center generators and air conditioning units would create.

Data centers do require significantly sized backup power generators. Additionally, data centers do create a significant level of heat due to the extensive use of computer servers; therefore, significant use of air-conditioning units is required. Both types of equipment, generators and air conditioning units, do create noise pollution. However, it is important to note, generators will only be operational in situations where regular power supply is lost/threatened and during monthly testing. Generators are not run regularly.

Noise pollution concerns can be mitigated with proper land use regulations. For example, increased building setbacks, requiring enclosed/indoor storage of generators, requiring air conditioning units to be located at the center of building rooftops and establishing noise restrictions on the Subject Property.

For example, the Cities of Anoka and Chaska have noise decibel (dB) restrictions; 65Db and 55dB respectively. The City of Ramsey could consider adopting a noise decibel (dB) restriction on the Subject Property of 55dB. 55dB is often compared to office noise, normal conversation, living room in suburban area, typical business office, library, moderate sound and a quiet house.

It should be noted that the City currently has dB restrictions within the existing City Code that are fairly close to the above samples. The City could choose to establish site-specific noise regulations through a number of tools.

Visual/Aesthetics

A number of residents raised concerns regarding the “look” and “presence” of a data center facility. Further, it has been stated a data center building would be an "eye sore."

At full build out, a data center structure would be significantly sized when compared to surrounding single family residential structures. It is staff’s estimation the site could sustain a maximum 195,000 square foot building.

Visual/Aesthetic concerns can be mitigated through land use regulations. For example, the City could require larger building setbacks, dictate a maximum building height, require a high standard of building materials and mandate proper screening (e.g. landscaping, berming plantings, etc.). In addition, the City has the ability to establish architectural standards in addition to the above bulk standards to make the architecture more conducive of a residential surrounding. Regarding the view of generators and water tanks, the City has the ability to require said units be enclosed or even located indoors.

It is important to note, the City can mitigate the visual/aesthetic effect of a data center development; however, it cannot not eliminate said concern.

Traffic

A number of residents raised concerns regarding traffic. Some residents were concerned that busy data center employees would drive carelessly through surrounding neighborhoods and decrease safety.

At full build out, a data center development would have significantly lower traffic impact on surrounding properties than would a residential development. It is estimated a data center development would create 64-96 vehicle trips per day and a residential development create 470 trips per day (at full build out). It is proposed, a data center development would attain road access exclusively from Nowthen Boulevard; and that a residential development would attain road access to Helium Street.

The City did receive a response from the Anoka County Highway Department on the preliminary sketches. Anoka County's response was that they desire to eliminate the access onto Nowthen Boulevard, as the current alignment interferes with future turn lanes and restricted turn movements. Staff is working with County Staff to clarify and explore all options. Staff would have a more formal answer as part of the formal amendment process.

Spot Zoning

Several residents indicated using the Subject Property for a data center would be considered "spot zoning." NOTE: "spot zoning" is not addressed in State Statute; it is a part of case law and planning literature.

Staff had a chance to review the Subject Property with the League of Minnesota Cities, the City's Planning Division, and the City Attorney. Considering the follow factors, Staff does not believe the City is in violation of "Spot zoning": large size of the Subject property, the City is using the property for a rational use, there is a public purpose for developing the Subject Property, the previous/anticipated use of the Subject Property was for either a school/municipal center complex, the City would enforce strict land use regulations to ensure a data center use would transition/be compatible with surrounding properties and the City would pass a Comprehensive Plan Amendment before moving forward.

Property Values

Nearly all residents indicated the establishment of a data center development would reduce the value of their homes; and therefore is undesirable.

It is possible the establishment of a data center development would reduce the value of surrounding properties. However, it is also possible the establishment of a data center development could sustain or even increase the value of surrounding properties; depending on the quality of the project and the required screening/land use regulations (when compared to the alternative). This item is subjective.

Staff had a chance to review this item with the League of Minnesota Cities and the City Attorney. Most case law indicates this conclusion is subjective and unclear.

Staff would recommend the City update their comprehensive plan to reflect the desired zoning before moving forward with either development scenario (residential or data center).

Risk/Market Failure

A number of residents are concerned that a data center development will eventually fail; and, that another type of user would eventually take over. Said user may not work well with surrounding properties.

Like any business, the risk of a data center development failing is real. The City does not have the ability to mitigate this risk. However, in the event a data center user failed, the City does have the ability to regulate the next user. It is likely, an office type reuse would fit in best with surrounding properties. The City has the ability to control the use of the Subject Property through land use regulations; in this case, a Planned Unit Development (PUD) or an Overlay District.

Use of Subject Property for a Park

Several residents indicated the City should develop the *entire* Subject Property into a park.

If a data center project was located on the Subject Property, Staff would recommend the Council consider dedicating a piece of land for public open space (programming to be determined). Staff has reflected this recommendation in the revised site concept plans.

When considering dedicating the entire Subject Property for a public park, Staff has the following comments: over the course of the last decade, as new single family homes and town-home developments have been platted near the Subject Property, the Park and Recreation Commission has examined the need for recreational amenities and associated trail connections. Finding that there is adequate recreation and open space in the larger vicinity of the former Municipal Center, the City has focused on trail development; and, this part of Ramsey now has the most comprehensive trail and connected trail system within the entire City.

A summary of park amenities nearby the Subject Property includes the two community parks of Elmcrest and Alpine; and play equipment at Alpine, Woodland Green, Solstice and the school. Athletic fields at Alpine, Elmcrest, the school, Solstice, Woodland Green and Bear Park. Open space at all of the above, plus Sunfish Lake Park and the scout camp as well as other city-owned lands. In addition to the common recreational amenities at these parks, at Alpine there is a concrete skate park, free canoes and kayaks at Sunfish Lake, and ice skating and a warming house at the 60-acre Ramsey Elementary immediately west of the former Municipal Center.

Better Locations

Residents at the public open house indicated there are "better locations" for a data center in Ramsey; and that the Subject Property should not be considered.

Considering the requirements of a data center development, the Subject Property is the only substantial available site in the City of Ramsey. Requirements include: redundant fiber, redundant electricity, city utilities, minimum distance from city services, minimum distance from train tracks, minimum distance from a river, minimum distance from an electrical substation and a substantially sized site.

It was suggested by an attendee of the Open House that the site at the north east intersection of Saint Francis Boulevard (Highway 47) and Alpine Drive should be explored. This site is adjacent to Bill's Superette and Evergreen Pointe Townhomes. Staff did review the feasibility of this site. The site may be able to sustain some sort of data center development; however, it would not sustain the size or scenario being discussed with the current concepts and would be much smaller, if at all. The physical conditions such as site criteria, setbacks, wetlands, and actual property boundaries limit these opportunities.

Anoka Hennepin School District Use

Several residents indicated the Subject Property should be used for an Anoka Hennepin School District school campus. Staff made contact with the School District and has received word their organization is not interested in the Subject Property now or into the foreseeable future.

Fire Station Use

At the public Open House, a number of residents questioned why the City's Fire Station #2 needed to be moved from it's current location. The City's Fire Department has examined said possibility. It has been concluded the configuration and condition of buildings located on the Subject Property are inadequate for a permanent fire station.

SECTION 2: REVISED FEASIBILITY STUDY/CONCEPTS

As a result of the public input process, staff made a number of revisions to the proposed data center development scenarios as follows:

Building setbacks

Building setbacks are proposed to be increased from 125' to 200'; which is over three times the distance normally required by City Zoning Code. Increased building setbacks help mitigate noise, safety, visual/aesthetics and compatibility concerns. Attached to this case are examples of setbacks for data centers in other communities.

Placement of generators and air conditioning units

It is proposed all generators be enclosed or placed within a data center facility. It is also proposed air conditioning units be enclosed or located at the center of data center facility roof tops. Proper location of generators and air conditioning units help mitigate noise and visual/aesthetics concerns.

Establish 55dB noise regulations

It is proposed the City establish noise regulations making 55dB the maximum decibel of noise allowed from the Subject Property (similar to Chaska). Noise regulations help mitigate noise concerns.

Provide public open space

It is proposed the City utilize land located in the northeast corner of the Subject Property as public open space. Various options exist for utilization of the proposed open space. Public open space mitigates safety and compatibility concerns.

Updated Feasibility Study & Concept Maps

As a result of revisions to the site map concepts (reviewed above), and a recent market value appraisal for the Subject Property, Staff made a number of revisions to the feasibility study for the development of the Subject Property.

In summary, results of the revised feasibility study are similar to the the original feasibility study: a data center development is significantly more beneficial to the City (financially) than a residential development. Estimated City tax revenues from a data center development range from \$124,807 to \$118,596 annually; whereas, a residential development is estimated to produce \$28,263 annually.

Other taxing jurisdictions would also benefit from a data center development. Estimated TOTAL tax revenues from a data center development range from \$968,336 to \$920,150 annually; whereas, a residential development is estimated to produce \$92,013 annually.

Considering land only: The appraised value of the Subject Property for data center is \$1,275,000; and, the appraised value of the Subject Property for a residential development \$650,000.

Considering the estimated market value of an entire project: the value of data center is \$24,150,300 (one user) and \$22,950,300 (two users) and the value of residential development is \$7,632,941.

EDA Input

On May 16 the EDA reviewed information collected from the April public input meeting and the revised (mitigated) site plan concepts and feasibility study. The EDA had the following comments to provide the City Council:

- Considering the mitigated data center site plan, the EDA is in favor of pursuing a Comprehensive Plan Amendment to allow for a data center user.
- The mitigated site plan is a compromise with surrounding property owners; it addresses most concerns raised during the public input process.
- The EDA believes the data center concept is in line with Council and EDA goals.
- The EDA would like to remain transparent and open with surrounding property owners. The EDA would like a mailing sent to surrounding property owners before the City Council directs Staff (and the Planning Commission) to either move forward/not move forward with a Comprehensive Plan Amendment; said letter would be an invite to submit comments and attend said Council meeting.
- The EDA would like a webpage set up for this project.
- The EDA is also in favor of the residential site plan concept; and would be in favor of pursuing zoning to allow for said use. However, the EDA would recommend the City pursue a data center user first.
- In general, the EDA is not interested in a nonprofit entity utilizing the subject property. However, if the data center and residential concepts do not gain traction, they would be willing to consider.
- Considering the data center concept, the City Council should strongly consider the proposed open space; as it would be very important to surrounding property owners.
- *One* EDA member was opposed to moving forward with a data center development.
- *One* EDA member indicated it would be wrong to push something through given the current level of opposition. Said member later indicated the mitigated data center site plan was sufficient.

Staff had previously noted a potential second open house due to poor weather conditions (snow event) during the original open house. Staff has not suggested a second open house to date, however would note ample opportunity for public input through two (2) separate processes (1. Comprehensive Plan Amendment and 2. Zoning Amendment). Staff would support providing time on the evening of the Planning Commission Meeting prior to the Public Hearing to have Staff available to provide background on the concepts.

Funding Source:

There is no funding required at this time to consider submitting an application to begin the Comprehensive Plan Amendment process. However, there will be personnel time required to prepare the necessary materials for the amendment. Staff may need to supplement Staff resources with contracted services under the existing contracted planner.

Staff Recommendation:

In order to move forward with either development scenario, the City must pass a Comprehensive Plan Amendment. Staff would ask the City Council provide direction on which development scenario to pursue. Listed below are a number of recommendations for Council consideration. NOTE: attached to this case is a "Development Scenarios Comparison Chart."

EDA INPUT: Submit a Comprehensive Plan Amendment Application to the Planning Commission to allow for a data center user on the Subject Property. Specific comments are included in the observation section of this case.

PUBLIC INPUT: Based on public input *received*, Staff would summarize the direction of surrounding property owners to be: Submit a Comprehensive Plan Amendment Application to the Planning Commission to allow for a residential development on the Subject Property. Specific comments are included in the attachments to this case.

STAFF INPUT:

(A) Based on public input received, it is clear there is a strong desire for the Subject Property not to be developed for a data center user. When considering existing surrounding land uses, a residential development is the most compatible use for the Subject Property. Staff would be in support of developing the Subject Property as a residential neighborhood.

(B) Based on the cost-benefit analysis, EDA/Council strategic goals and the need for a new Fire Station #2, a data center development is more beneficial to the community as a whole. With proper land use mitigation practices, and a proper public input process, Staff would be in support of a data center development.

Action:

Submit a Comprehensive Plan Amendment Application to the Planning Commission to allow for a **data center user** on the Subject Property.

-and/or-

Submit a Comprehensive Plan Amendment Application to the Planning Commission to allow for a **residential development** on the Subject Property.

Attachments

OLD Concept Maps

NEW Concept Maps

Cost Benefit Analysis (June 5)

Site Location Map

Development Scenarios Comparison Chart

REF MAP

Council Meeting Invite (letter 2)

Public Open House Invite Letter

Public Open House Petition

Public Open House Attendees Maps All

Public Open House Phone Calls and Emails Received

Process Timeline 06062013

Example Data Centers (Building Set Backs)

Form Review

Inbox	Reviewed By	Date
Bill Goodrich	Bill Goodrich	06/05/2013 05:19 PM
Tim Gladhill	Tim Gladhill	06/06/2013 11:48 AM
Patrick Brama	Patrick Brama	06/06/2013 01:34 PM
Kurt Ulrich	Kurt Ulrich	06/06/2013 03:42 PM

Form Started By: Patrick Brama
Started On: 06/05/2013
Final Approval Date: 06/06/2013













- DATA CENTER:**
- Generators enclosed in building
 - AC units located at center of building
 - Parking - 60 stalls
 - Employees - 8-12
 - Max building height 25'
 - Estimated 48 vehicle trips per day

NEIGHBORHOOD OPEN SPACE PROGRAM TO BE DETERMINED

60 PARKING STALLS

ESTIMATED 48 VEHICLE TRIPS PER DAY

LANDSCAPE BUFFER AREA INCLUDES BERM AND TREES

DATA CENTER
190,000 SF

LANDSCAPE BUFFER AREA INCLUDES BERM AND TREES

FIRE/LOADING ACCESS ROAD

STORMWATER TREATMENT AREAS





Cost/Benefit: Annual Cash Flow

	Concept 1 One Data Center User	Concept 2 Two Data Center Users	Concept 3 Sing. Fam. Resd. Devel.
VALUATION (market value)			
Data Center Building(s):			Single Family Homes
Square Feet	\$ 190,000.00	\$ 180,000.00	Average Valuation of Land \$ 30,000.00
Valuation (per sq ft)	\$ 120.00	\$ 120.00	Average Valuation of Homes \$ 153,153.00
Total Building Valuation	\$ 22,800,000.00	\$ 21,600,000.00	Average Valuation, before MVE \$ 183,153.00
			(Market Value Exclusion) \$ (20,750.00)
Land:			Average Valuation, after MVE \$ 162,403.00
Northern Parcel	\$ 810,300.00	\$ 810,300.00	
Southern Parcel	\$ 540,000.00	\$ 540,000.00	Number of available lots 47.00
Total Land Valuation	\$ 1,350,300.00	\$ 1,350,300.00	
VALUATION (market value)	\$ 24,150,300.00	\$ 22,950,300.00	VALUATION (market value) \$ 7,632,941.00
REVENUE (taxes/city only)			
Tax Capacity Rate (commercial)			Tax Capacity Rate (residential) 1.00%
First \$150,000	1.50%	1.50%	
Sub total	\$ 2,250.00	\$ 2,250.00	
After \$150,000	2.00%	2.00%	
Sub total	\$ 480,006.00	\$ 456,006.00	
Total Tax Capacity	\$ 482,256.00	\$ 458,256.00	Total Tax Capacity \$ 76,329.41
TOTAL TAXES	\$ 968,336.00	\$ 920,150.00	TOTAL TAXES \$ 92,013.00
Fiscal Disparities*	\$ 306,816.00	\$ 291,547.00	
Local (City/County/School)	\$ 340,390.00	\$ 323,450.00	
Other (State/Mkt. Val. Ref./etc.)	\$ 321,130.00	\$ 305,153.00	
			City Taxes (44.19%) \$ 33,729.97
City Taxes (share of 'Local')	\$ 124,807.40	\$ 118,596.18	
REVENUE (City Taxes Only)	\$ 124,807.40	\$ 118,596.18	REVENUE (City Taxes Only) \$ 33,729.97
EXPENSES (> residential development)			
Operating Expenses	\$ -	\$ -	EXPENSES (> commercial development)
	\$ -	\$ -	Operating Expenses
	\$ -	\$ -	Snow Removal \$ 1,000.00
	\$ -	\$ -	Street Sweeping \$ 383.00
	\$ -	\$ -	Seal Coating (\$10,600/12yr) \$ 883.00
	\$ -	\$ -	Future Overlay (\$64,000/20yr) \$ 3,200.00
	\$ -	\$ -	Annual Operating Expenses \$ 5,466.00
Increased Demand for Services (> residential development)			Increased Demand for Services (> commercial development)
Police	\$ -	\$ -	Police NA, likely higher
Fire	\$ -	\$ -	Fire NA, likely higher
Other	\$ -	\$ -	Other NA, likely higher
	\$ -	\$ -	Services Subtotal NA, likely higher
EXPENSES (> residential development)	\$ -	\$ -	EXPENSES (> commercial development) \$ 5,466.00
NET ANNUAL CASH FLOW (City)	\$ 124,807.40	\$ 118,596.18	NET ANNUAL CASH FLOW (City) \$ 28,263.97

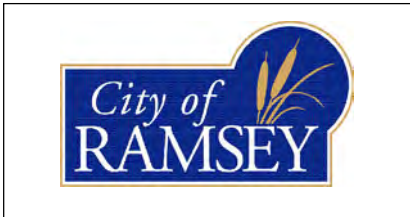
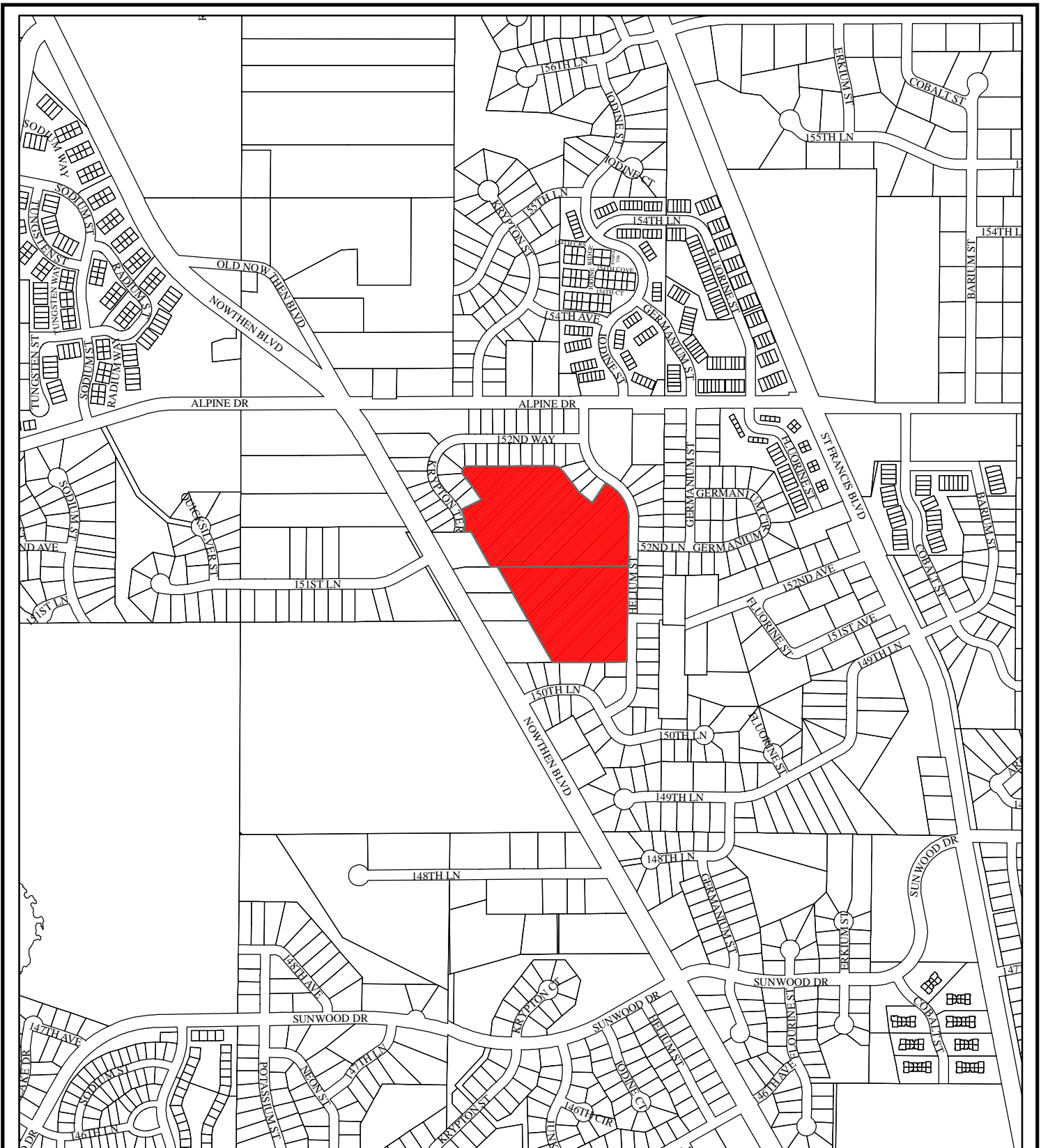
Fiscal Disparities

Commercial & Industrial taxes are effected by a program known as "fiscal disparities." This program takes a portion of taxes collected from each property in the metro (about 40%), and places them into one pot. Then, said monies are redistributed by the State based on a complex formula. Ramsey typically is a beneficiary of this program. Meaning, the amount of money that is taken away from the City through fiscal disparities is returned (with additional monies).

When issuing debt, cities are not allowed to include fiscal disparities as a revenue source for debt repayment; as the amount annually received is undetermined from year to year and is not controlled by the City.

Cost/Benefit: Land

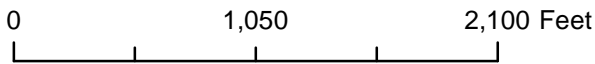
	Concept 1 One Data Center User	Concept 2 Two Data Center Users	Concept 3 Sing. Fam. Resd. Devel.
Land Proceeds			
Land Value	\$ 1,275,000.00	\$ 1,275,000.00	\$ 650,000.00
Expected Sale Price	\$ -	\$ -	\$ 650,000.00
Total Land Proceeds	\$ -	\$ -	\$ 650,000.00
Expenses			
Business Subsidy, Land Write Down			Business Subsidy, Land Write Down
Total Value of Subsidy	\$ 1,000,000.00	\$ 1,000,000.00	Total Value of Subsidy \$ -
Annual Pay Back Capacity	\$ 124,807.40	\$ 118,596.18	Annual Pay Back Capacity \$ -
Pay Back Period (years)	8.01	8.43	Pay Back Period (years) \$ -



15153 Nowthen Blvd. NW

Legend

- Site
- Parcels

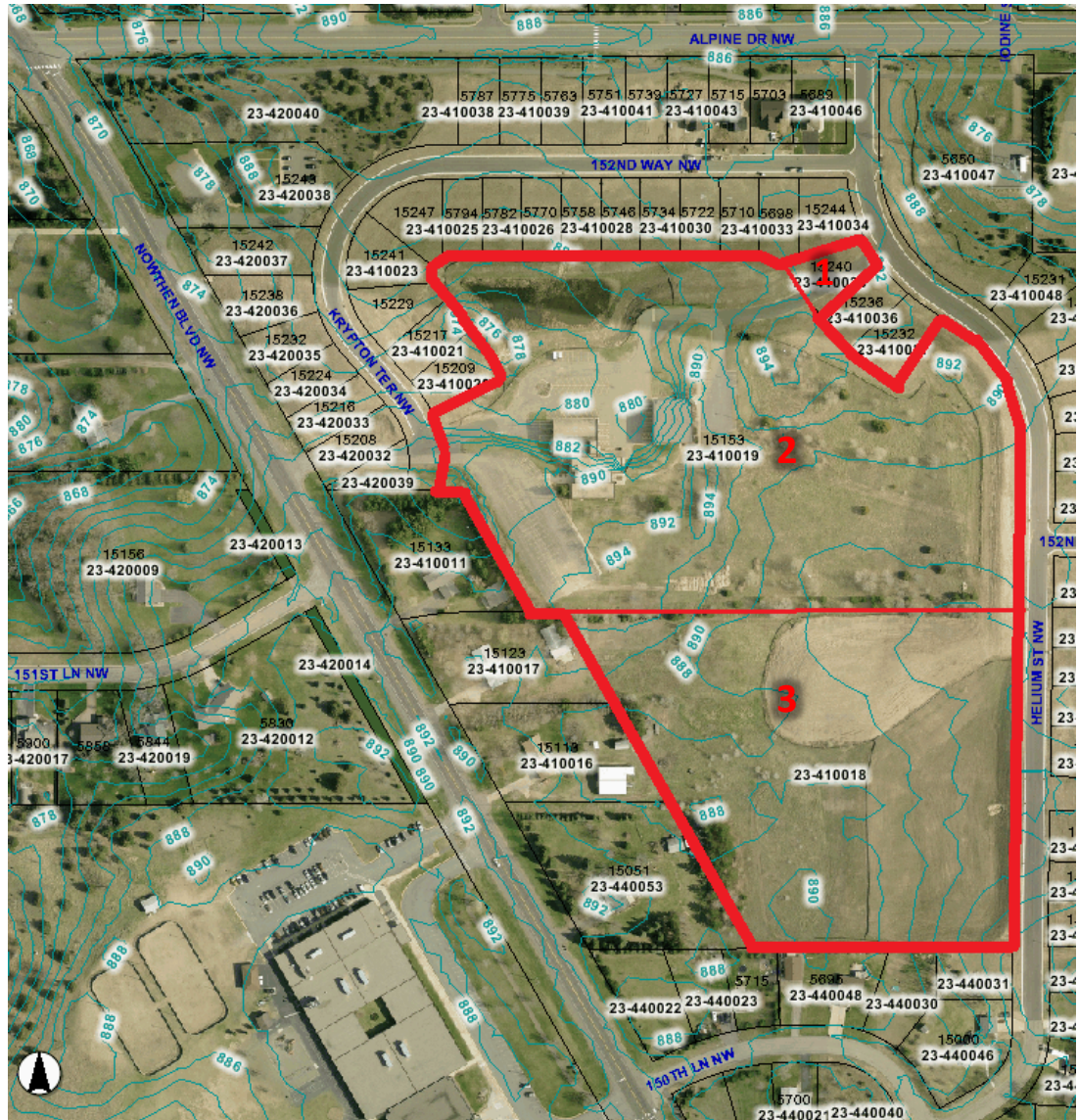
Development Scenarios Comparison Chart

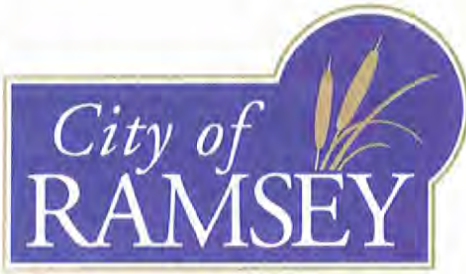
IMPORTANT NOTE: Information displayed below includes estimations only; and is subject to change.

	Residential Development	Data Center Development
Maximum Size	47 Single Family Homes	One (1) 190,000 square foot or two (2) 90,000 square foot buildings
Residential Population	Approximately 150 persons	---
Employees	---	16-24 persons
Based on zoning, does this scenario fit the character of surrounding properties?	Compatible	Compatible with appropriate transitions and zoning regulations
Traffic		
Primary entrance	Helium Street (from Alpine, Krypton Terrace, 150 LN NW)	Nowthen Boulevard, subject to approval of Anoka County
Road type	Public	Private
Weekday traffic per day	Medium (estimated 470) based on 10 trips per household	Low (estimated 64-96) based on 12-24 employees, 4 trips per
Weekend traffic per day	Medium	Very Low
Minimum Setbacks Distances (from your property line)	10-30'	200' (175' Eastern Border) (pending comp. plan and zoning amendment as proposed)
Screening or berming to block view of neighboring use.	---	Required (vegetation and/or berming)
Noise and light pollution risk	<u>VARIABLE</u> Depends on individual property owners.	<u>LOW</u> Data centers have backup generators and like any business, have security lights. City would require strict light and noise pollution standards to mitigate/ minimize effect on surrounding properties. For example, a 55dB restriction and proper location/screening of all equipment.
Effect on overall tax levy for the City; and ability to contribute to a new fire station.	<u>MINOR</u> Provides an incomplete funding solution for a new fire station (15 year bond).	<u>SIGNIFICANT</u> Provides a significant funding solution for a new fire station (15 year bond).
Market Failure Risk: development fails and a new user steps forward	<u>LOW</u> If a single family residential development failed, that would mean a majority of buildable lots remain vacant. Given Ramsey's population growth trends and projections, it is unlikely a single family residential development would not succeed.	<u>SHORT TERM: LOW</u> There is a strong interest in the market today to use the subject property for a data center. <u>LONG TERM: UNKNOWN</u> Data centers, or this specific site, could conceivably become obsolete someday. Meaning, no market demand for a data center. In which case, the City would be requested to make this site compatible for a different low impact user (office, warehouse, etc.).
Open Space	---	The City is proposing dedication of public open space to be a requirement for a data center user. See concept map.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 06
ADDRESS: 15240 HELIUM ST NW, 15153 NOWTHEN BLVD NW, NA
PID: 233225410035, 233225410019, 233225410018 (Three separate parcels—listed from the top down).
LEGAL: Lots 4, 5, 21, Block 1, Meadow, Anoka County, Minnesota
ACRES: 20.86
VALUATION: \$1,501,769
ZONING: Public/Quasi Public and PUD (Planned Unit Development)
MUSA: Yes
GIS IMAGE:





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

May 29, 2013

Name, Name
Address
City, MN

Resident Name:

You are being contacted regarding the property known as the *Former Municipal Center Complex* described below. The City is in the process of considering the future development of the Subject Property.

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 purpose of this correspondence is to provide the following information.

- | | |
|--|--------------|
| • Development Background Information | Fact Sheet 1 |
| • Open House/Public Input Process Feedback | Fact Sheet 2 |
| • Mitigated Data Center Concept Maps | Fact Sheet 3 |
| • EDA Review & Recommendation | Fact Sheet 4 |
| • Development/Process Timeline | Fact Sheet 5 |

The City Council encourages residents to attend meetings, provide additional feedback and ask questions.

Please visit the City's website for more information on the future development of the Subject Property; including the revised data center site plans: www.cityoframsey.com/formerrmc

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
ADDRESS: 7550 Sunwood Drive NW, Ramsey, MN 55303
WEBSITE: www.cityoframsey.com

FACT SHEET 1: Development Background Information

The City of Ramsey completed a municipal owned land inventory exercise in in early 2012. The purpose of this exercise was to identify a list of surplus City owned properties no longer needed for current or future City functions. The City reviews said list of surplus properties for consideration of sale. The ultimate goal of this process is to reduce the number tax exempt properties in the City of Ramsey.

The Subject Property was identified as unneeded for current and future City functions; and therefore has been determined surplus City owned land. The Subject Property is currently zoned Public/Quasi Public; and will need to be rezoned in order to allow for future development.

Generally, two options are being considered for the future development of the Subject Property: a data center development and a single family residential development. The City is targeting a data center development.

Historically, the City anticipated developing the Subject Property as either the Ramsey Municipal Center Complex or a middle school. Both proposed uses are no longer being pursued by the City. Anoka Hennepin School District does not have interest in utilizing the Subject Property now or in the foreseeable future and the City relocated the Ramsey Municipal Center to The COR in 2006.

FACT SHEET 2: *Open House/Public Input Process Feedback*

On March 27, 2013 the City notified 250 surrounding property owners of the development scenarios being considered (data center and residential). Said property owners were invited to attend a public open house on April 18. Below is a summary of input received:

Public comments were received from open house attendees; as well as non-attendees. In total, the City received twenty-six (26) public comments. Of those, twenty-four (24) opposed a data center development and two (2) were in favor of a data center development.

Staff received a public petition in opposition of a data center development, and in support of a residential development, from surrounding property owners, on April 26. Said petition included sixty-nine (69) signatures.

General public inquiries included, but were not limited to, the use of the Subject Property as a school, park, or renovated Fire Station #2; and, inquiries as to whether a data center could be sited elsewhere in the community.

Public comments in opposition of a data center included: concerns with decreased property values, presence and view of data center being undesirable, compatibility with the character of surrounding properties, noise, and long term risk/potential re-use of the site.

For those in favor of a data center development, common public comments included concern with the high traffic impact of a residential development; as well as, concerns that a residential development would reduce the privacy of surrounding property owners (compared to the low impact and hours of operation of a data center).

FACT SHEET 3: *Mitigated Data Center Concept Maps*

Upon receiving feedback from the public open house process, the City revised and updated the proposed data center site concept maps. The purpose of revising the proposed site maps was to respond to inquiries/concerns raised by surrounding property owners; and to provide the City Council with a 'mitigated' version of the data center site concepts.

In summary the revised site concept maps include the following changes:

- Establishment of public open space (programming to be determined)
- Increased building setbacks from 125' to 200' (175' on eastern property line)
- Establishment of noise restrictions (55 decibels maximum). 55dB is often compared to office noise, normal conversation, living room in suburban area, typical business office, library, moderate sound and a quiet house.
- Requirement to enclose all generators, mechanical equipment, water tanks, etc.
- Requirement to place all air conditioning units near the center of buildings
- Maximum building height, 25' clear ceilings
- Required screening: berming, plantings, larger setbacks.
- Required quality building materials/design
- City confirmation of various details:
 - One data center (regardless of size) will employ an estimated 8-12 people. Therefore two data centers will employ an estimated 16-24 people total.
 - A data center development will create an estimated 48 vehicle trips per day to Nowthen Boulevard only; versus a residential development (estimated 480 vehicle trips per day to Helium Street).
 - Data centers are a 24/7 operation. However, data centers do not warrant full staffing on site during nights and weekends. Typically, there may only be one person on site during nights and weekends (inside of building).
 - Data center generators do not run 24/7. Generators run 1-2 times per month for testing. Additionally, generators are turned on for severe weather events.

FACT SHEET 4: *Economic Development Authority (EDA)*
Review/Recommendation

The EDA is a recommendation making board that oversees the City's economic development functions. The primary goal of the EDA is to create jobs and tax base for the community. On May 16 the EDA reviewed information collected from the April public input meeting and the revised data center site concepts and feasibility study. The EDA had the following comments to provide the City Council:

- Considering the revised data center site plan, the EDA is in favor of pursuing a comprehensive plan and zoning amendment to allow for a data center user.
- The EDA is also in favor of the residential site plan concept; and would support pursuing a comprehensive plan and zoning amendment to allow for said use. However, the EDA would recommend the City pursue a data center user first.
- The mitigated data center site plans address most concerns raised during the public input process.
- The EDA believes the updated data center concepts are in line with Council and EDA goals; and, provide a financial solution for Fire Station #2; and, are more beneficial for the community as a whole; and, have a low impact on surrounding property owners (when compared to other business users).
- *One* EDA member is opposed to moving forward with a data center development.

FACT SHEET 5: *Development/Process Timeline*

At this point, the Subject Property is zoned Public/Public Quasi Public. In order to allow for either proposed use, data center or residential, the Subject Property must be rezoned. Said process includes a Comprehensive Plan Amendment and a Zoning Amendment. It is the final decision of the City Council to move forward with rezoning the Subject Property; and for what use.

Upon receiving direction from the City Council to rezone the Subject Property (data center or residential), the City's Planning Commission will conduct another public input session.

The City has not, and will not, work directly with any users interested in the Subject Property until the City Council provides direction on rezoning.

Proposed Timeline (subject to change)*

1. City Council Direction: Consider submitting an application to the Planning Commission to amend the City's Comprehensive Plan and rezone the Subject Property.
 - 06/11/2013 7:00 p.m., Council Chambers
 - With this step, the City Council will provide direction on what Permitted, Conditional, and Accessory Uses shall be included in the proposed Zoning Amendment to be forwarded to the Planning Commission.

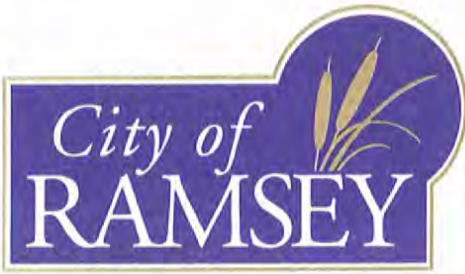
2. Planning Commission Review: Public Hearing
 - Timing to be determined: likely July 11
 - With this step, the Planning Commission will review the Council's application to amend the Comprehensive Plan and rezone the Subject Property.
 - Includes a formal public hearing
 - The Planning Commission will provide a formal recommendation to the City Council.
 - The primary objective of the Planning commission is to *advise* the City Council on land use concerns.

3. City Council Adoption/Introduction
 - Timing to be determined: likely late July/early August
 - Includes Comprehensive Plan Amendment resolution adoption; and, Zoning Amendment introduction.

4. City Council Adoption
 - Timing to be determined: likely mid/late August
 - Includes Zoning Amendment adoption.

*NOTE: the Council may choose to change the date of any meeting listed above. For the most up to date meeting information, please visit the City's website:

www.cityoframsey.com/formerrmc



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

March 27, 2013

Name, Name
Address
City, MN

Resident Name:

You are being contacted regarding the property known as the *Former Municipal Center Complex* described below and outlined in the enclosed reference map. The City is in the process of considering the future development of the Subject Property; and would like to invite you to attend an open house to discuss this potential development.

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.

BACKGROUND

The City of Ramsey completed a municipal owned land inventory exercise in in early 2012. The purpose of this exercise was to identify a list of surplus City owned properties which are no longer needed for current or future City functions. The City reviews said list of surplus properties for consideration of sale. The ultimate goal of this process is to reduce the number tax exempt properties in the City of Ramsey.

The Subject Property was identified as unneeded for current and future City functions; and therefore has been determined as surplus City owned land. The Subject Property is currently zoned Public/Quasi Public.

City offices moved from the Subject Property in 2006. Today, the City's Fire Station #2 is temporarily located on the Subject Property. The size of the Subject Property and the layout/condition of existing buildings are inadequate (or excessive) for the operations of Fire Station #2. The City is planning to construct a new, smaller, Fire Station #2 northeast of the Subject Property on the south side of Alpine Drive.

BACKGROUND Q&A

TABLE 1

(Q1) Why does the City want to reduce the number of exempt properties?

(A1) Reducing the quantity of tax exempt properties within the City increases the overall tax base; which reduces the tax burden on individual property owners.

(Q2) Why does the City want to sell and develop this particular property?

(A2) In addition to answer above, the City is in need of a new fire station. The sale of this property may provide a funding source for a new fire station; and will reduce the impact of a new fire station on individual tax payers.

The Subject Property is no longer needed for public works, public safety, administrative facilities, drainage and utilities, public right of way, parks/trails, etc.

DEVELOPMENT SCENARIOS

Generally, three options have been considered for the future development of the Subject Property. Please reference the attached development scenarios.

1. **Public Use** (*Public Quasi/Public Zoning District*)

Public use includes parks, trails, facilities, right-of-way, schools, wetlands, etc. The Subject Property is unneeded for any public use now or in the foreseeable future. As indicated, the Subject property has been identified as surplus City owned land.

2. **Single Family Residential** (*R1 MUSA Zoning District*)

Considering the existing parcels surrounding the Subject Property, one option for future development is single family residential. It is estimated the Subject Property could sustain forty-seven (47) single family homes. Said development would require an estimated 1,920 lineal feet of public roadway. The City could also consider a higher density residential development if desired.

3. **Quiet Industrial Development** (*Overlay District*)

Considering surrounding land uses, the Subject Property would be unfit for high traffic or high noise producing retail, commercial or industrial uses. With that in mind, the Subject Property may be fit for a quiet, low traffic, targeted industrial user.

In particular, the City is targeting a *data center development* for the Subject Property. Please see Table 2 for background information on data centers.

The Subject Property could sustain, at a maximum, one (1) 250,000 square foot or two (2) 100,000 square foot data center buildings.

In order to protect surrounding property owners from undesired users (i.e. high traffic, loud or significant noise pollution), the City is proposing a zoning tool known as an Overlay District for the Subject Property.

OVERLAY DISTRICT

An overlay district is a zoning tool that allows the City to address land use and design standards unique to a particular geographic area, while protecting the compatibility of the surrounding area. Unlike standard zoning districts, an overlay district also allows the City to develop a customized set of land use standards and regulations. For example, larger building and parking lot setbacks from property lines than what is normally required. Or, noise, traffic and light pollution standards.

DATA CENTER DEVELOPMENT Q&A TABLE 2

(Q1) What is a data center development?

(A1) A data center is a form of warehouse that is used for the storage of computer servers. In other words, a large building containing a vast number of computers.

(Q2) What product/service does a data center provide customers?

(A2) Computer memory space accessible via the internet. Most major corporations store data (known as computer files) on computer servers; which are often times located in data centers.

(Q3) What does a data center look like?

(A3) Attached are some examples. In general, a data center looks similar to an industrial warehouse.

Considering Ramsey zoning standards, a data center would likely look similar to newer buildings located in Ramsey's industrial parks. For example, Anderson Dahlen, Diamond Graphics and MultiSource

(Q4) In comparison to a residential development, how will a data center development effect my home and my lifestyle?

(A4) Please see the attached development scenarios comparison chart.

Finally, and overlay district allows the City to establish appropriate screening and transition requirements.

Considering the parcels surrounding the Subject Property are single family residential, the City is committed to developing a set of zoning standards that best fit neighboring properties.

MOVING FORWARD

In order for any development scenario to move forward, zoning on the Subject Property would need to be altered from its existing designation (Public Quasi/Public) to allow for a new use. The Planning Commission and City Council would like your feedback and input regarding the proposed Residential and Data Center Development scenarios. Additionally, the City would like to provide you with time to ask questions and request information to ensure you are informed.

It is important to note, today, the City is considering a data center development for the Subject Property. However, your input and feedback is needed before the City moves forward.

The following options exist for you to provide input, ask questions and gather additional information:

- **Neighborhood Open House**
On April 18, 2013 the City will be hosting an open house regarding the proposed development scenarios. The open house will be located at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Council Chambers, 6:00 p.m-9:00 p.m. This is an opportunity to meet with various City Staff, to view illustrations and figures, to ask questions and gather additional information.
- **Contact the City Outside of Open House**
If you cannot make the open house, the City is still interested in your input and would welcome your comments. If you are interested in setting up a meeting, sending an email/letter or having a phone conversation, please contact Patrick Brama, pbrama@ci.ramsey.mn.us, 763-433-9903.

The City appreciates your time, input and consideration regarding this manner.

Best regards,



Patrick J. Brama

Assistant to the City Administrator, City of Ramsey

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

ADDRESS: 7550 Sunwood Drive NW, Ramsey, MN 55303

WEBSITE: www.cityoframsey.com



Enclosures (5)







Development Scenarios Comparison Chart

Information displayed below are unofficial estimations only.

	Residential Development	Data Center Development
Maximum Size	47 Single Family Homes	One (1) 250,000 square foot or two (2) 100,000 square foot buildings
Residential Population	Approximately 150 persons	---
Employees	---	30-80 persons
Based on zoning, does this scenario fit the character of surrounding properties?	Best Fit. Most compatible; and anticipated.	Acceptable. Partially compatible with appropriate transitions.
Traffic		
Primary entrance	Helium Street (from Alpine, Krypton Terrace, 150 LN NW)	Nowthen Boulevard, subject to approval of Anoka County
Road type	Public	Private
Weekday traffic per day	Medium (estimated 470) based on 10 trips per household	Medium (estimated 240) based on 60 employees
Weekend traffic per day	Medium	Very Low
Minimum Setbacks Distances (from your property line)	10-30 feet	150 feet (pending zoning amendment as proposed)
Screening or berming to block view of neighboring use.	---	Required (vegetation and/or berming)
Noise and light pollution risk	<u>VARIABLE</u> Depends on individual property owners.	<u>PRESENT</u> Data centers have backup generators and like any business, have security lights. City would require strict light and noise pollution standards to mitigate/ minimize effect on surrounding properties.
Effect on overall tax levy for the City; and ability to contribute to a new fire station.	<u>MINOR</u> Provides an incomplete funding solution for a new fire station (15 year bond).	<u>SIGNIFICANT</u> Provides a complete funding solution for a new fire station (15 year bond).
Market Failure Risk: development fails and a new user steps forward	<u>LOW</u> If a single family residential development failed, that would mean a majority of buildable lots remain vacant. Given Ramsey's population growth trends and projections, it is unlikely a single family residential development would not succeed.	<u>SHORT TERM: LOW</u> There is a strong interest in the market today to use the subject property for a data center. <u>LONG TERM: UNKNOWN (FAIR)</u> Data centers, or this specific site, could conceivably become obsolete someday. Meaning, no market demand for a data center. In which case, the City would be requested to make this site compatible for a different user (office, warehouse, etc.).

Data Center Images (1 of 2)



Target Data Center, Brooklyn Park

Source: ReliableResources.com

Retrieved March 19, 2013 < <http://www.relres.com/case/59/target-technology-center> >



Target Data Center, Elk River

Source: Ryan Companies

Retrieved March 19, 2013 < <http://www.ryancompanies.com/projects/target-technology-center-ttce/> >

Data Center Images (2 of 2)



Involta Data Center, Duluth

Source: Minnesota Power, An Allete Company

Retrieved March 19, 2013 < <http://mnpower.com/Company/EconomicDevelopment> >



United Health Group, Chaska

Source: Finance and Commerce

Retrieved March 19, 2013 < <http://finance-commerce.com/2012/11/after-the-election-businesses-may-still-get-some-love/> >

JoDell Seaman Dropped these off on 4-26-13 Callahan

Petition to reject the City of Ramsey's plan to rezone the former Municipal Center Complex at 15153 Nowthen Blvd. and then sell the property and allow 1 or 2 Data Centers to be built on the property.

<p>Petition summary and background</p>	<p>The City of Ramsey notified several residents via mail on March 27, 2013 that they are considering a data center development for this property. This area is surrounded by single family homes. Data centers consume an enormous amount of energy. They generate a lot of heat requiring constant air conditioning, which in turn causes noise pollution. In addition they require constant energy supply- resorting to diesel powered generators in the event of power outage- thus increasing air pollution. Light pollution is also a concern due to the requirement of security lights. Traffic on County Road 5/Nowthen Blvd. will also increase with the addition of a data center(s). Traffic is already an issue on this road in front of the elementary school.</p>
<p>Action petitioned for</p>	<p>Industrial buildings in a residential area lower property values. Homeowners do not want to lose value on their property.</p> <p>We, the undersigned, are concerned citizens who urge our leaders to act now to remove this development scenario from their plans. If this property must be developed we agree with the city's own statement in their comparison chart that residential development of 47 single family homes is the "best fit" and "most compatible."</p>

Printed Name	Signature	Address	Comment	Date
Emily Woodward		15521 Basalt St. NW Ramsey	Need more parking	4-22-13
Craig Woodward		15521 Basalt St. NW Ramsey	No Energy Data Center	4/22/13
Ellen Butorac		14310 Tungsten St. NW Ramsey	we do not need the traffic	4/22/13
JoDell Seaman		15131 Helium St NW Ramsey	we don't need the traffic noise	4-22-13
Annette Grabowska		15170 Oneida St NW Ramsey	No Data Center No Traffic, low Property value	4-22-13
Leigh Scarborough		15170 Oneida St NW Ramsey	No Data Center	4-22-13

Printed Name	Signature	Address	Comment	Date
Lois Bach	Lois Bach	14801 Radium ST NW		4/22/13
Frank DeMan	Frank DeMan	18069 Helium St NW		4/22/13
Dawn Rusled	Dawn Rusled	15091 Helium St. NW		
hell Giesche	hell Giesche	15247 Germania St NW		4/22/13
Nicole Jansen	Nicole Jansen	51031 140th AVE NW	MORE PARKS!!	4/22/13
Mitchell Belenovich	Mitchell Belenovich	15121 Helium St. NW	We do not need more traffic, Low, value down	4/22/13
Kimberly Jacobs	Kimberly Jacobs	Works at Ramsey Elem,		4/23/13
Leslie Bure	Leslie Bure	15201 Helium St NW	Keep Residential	4/23/13
Stew Bure	Stew Bure	15201 Helium St. NW	This is a neighborhood. Let's keep it that way!	4/23/13
Stacey Cunningham	Stacey Cunningham	15211 Helium St NW	Keep Residential!	4/23/13
Leah VanGorp	Leah VanGorp	5689 152nd way NW	Absolutely <u>no</u> data center	4/24/13
Andy Kilsyth	Andy Kilsyth	15225 Helium St NW		4/25/13
JENNIFER KUSNER	JENNIFER KUSNER	15225 Helium St NW	No Data Center! Parks ^{not} Residential	4/25/2013
Tiffany Pearson	Tiffany Pearson	5710 152nd Way NW	NO!!! Property value!	4/25/13
AIME LEAVELL	AIME LEAVELL	5096 152nd way NW	NO!!! Traffic	4/25/13
DAVID WALTERS	DAVID WALTERS	5763 152nd way NW	NO PROP VALUE	

703-218-8826



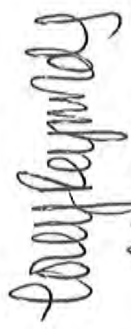

JoDee Saman Dropped these off on 4-26-13 Colleen Laaker 04-26-13

Petition to reject the City of Ramsey's plan to rezone the former Municipal Center Complex at 15153 Nowthen Blvd. and then sell the property and allow 1 or 2 Data Centers to be built on the property.

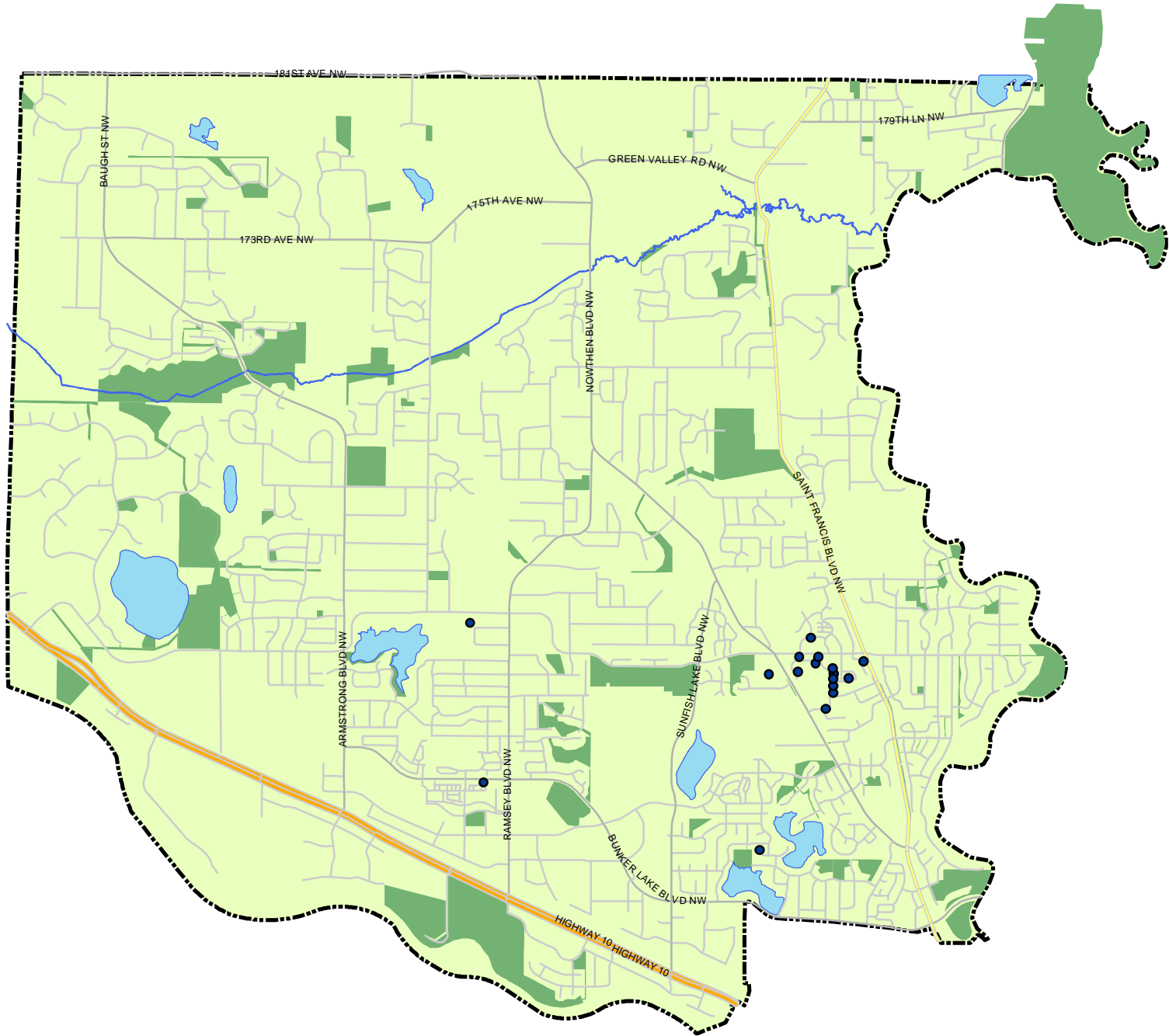
Petition summary and background	<p>The City of Ramsey notified several residents via mail on March 27, 2013 that they are considering a data center development for this property. This area is surrounded by single family homes. Data centers consume an enormous amount of energy. They generate a lot of heat requiring constant air conditioning, which in turn causes noise pollution. In addition they require constant energy supply- resorting to diesel powered generators in the event of power outage- thus increasing air pollution. Light pollution is also a concern due to the requirement of security lights. Traffic on County Road 5/Nowthen Blvd. will also increase with the addition of a data center(s). Traffic is already an issue on this road in front of the elementary school.</p> <p>Industrial buildings in a residential area lower property values. Homeowners do not want to lose value on their property.</p>
Action petitioned for	<p>We, the undersigned, are concerned citizens who urge our leaders to act now to remove this development scenario from their plans. If this property must be developed we agree with the city's own statement in their comparison chart that residential development of 47 single family homes is the "best fit" and "most compatible."</p>

Printed Name	Signature	Address	Comment	Date
Michele Murphy	Michele Murphy	15228 Germanium Cr. NW Ramsey	agree w/ above statement. Not a good fit for area.	4/22/13
Susan Trombicy	Susan Trombicy	15143 Helium St. NW Ramsey	agree with above state- ment, the value of a data center, of our properties is higher	4/22/13
Rick Helms	Rick Helms	15224 Germanium Cr. NW Ramsey	I agree	4/23/13
Barbara Gaudier	Barbara Gaudier	15337 Germanium Cr. NW Ramsey MN 55303	I agree	4/23/13
Melissa Hill	Melissa Hill	15337 Germanium Cr. NW Ramsey, MN 55303	I agree	4/23/13
Brian Wilson	Brian Wilson	15337 Germanium Cr. NW Ramsey, MN 55303	I agree	4-23-13
Melissa Horn	Melissa Horn	15337 Germanium Cr. NW Ramsey MN 55303	AGREE!	4-23-13
Richard Myer	Richard Myer	15123 Nowthen Blvd NW Ramsey MN 55303	Agree	4-24-13
Sheryl Fischer	Sheryl Fischer	15113 Nowthen Blvd Ramsey MN 55303	Agree	4/25/13

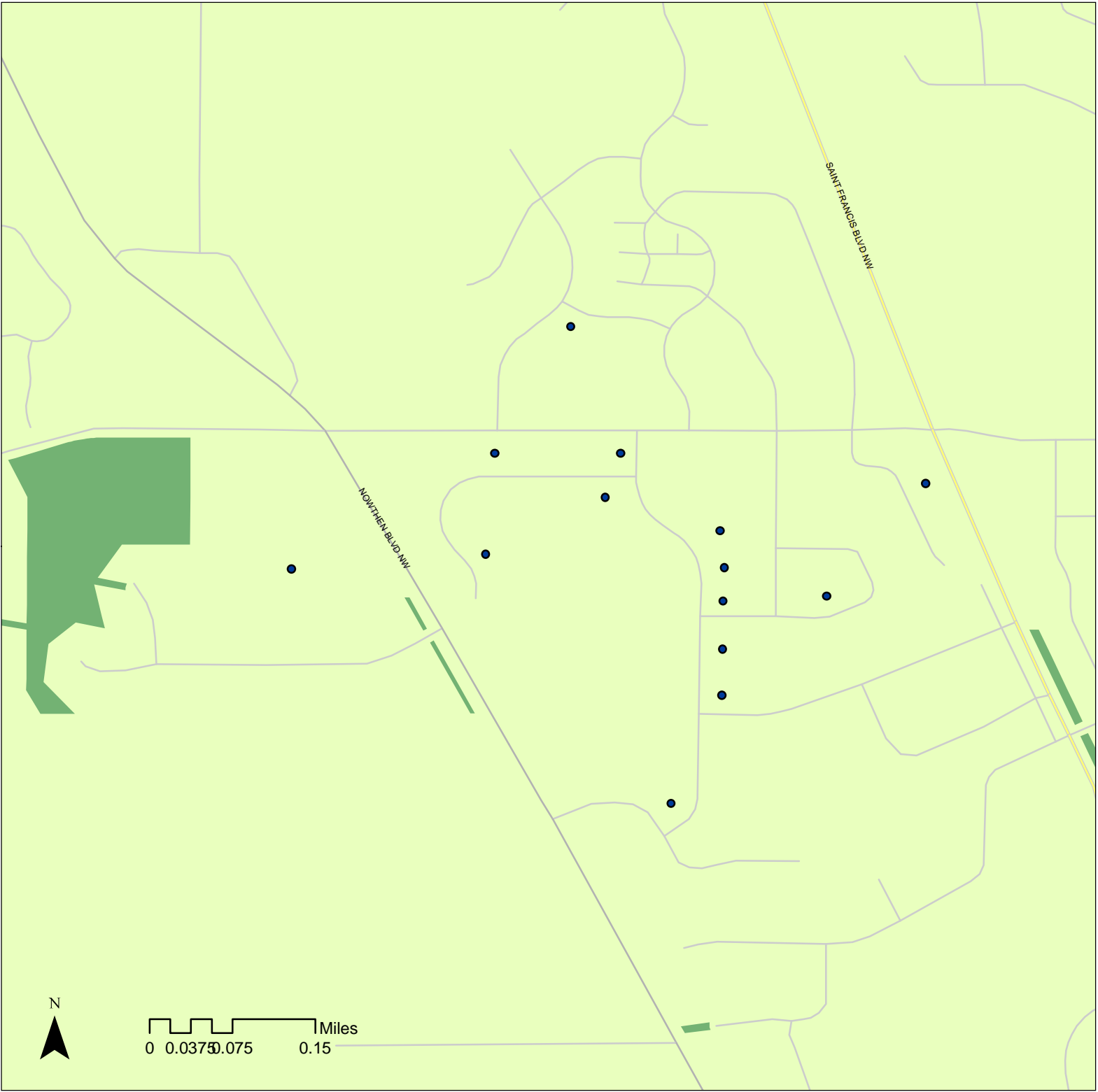
Printed Name	Signature	Address	Comment	Date
ASHELY STANBURY	<i>Asheley Stanbury</i>	15237 Germanium Cir NW CIRCLE	1524 went in	4/23/13
Lance Soby	<i>Lance Soby</i>	15241 Germanium Cir NW	Against it	4/23/13
Phil Kolver	<i>Phil Kolver</i>	15240 Germanium Cir NW		4/23/13
Joel Klover	<i>Joel Klover</i>	15248 Germanium Cir NW	Against	4/23/13
Amy Klover	<i>Amy Klover</i>	15248 Germanium Cir NW	Against	4/23/13
Jana Tait	<i>Jana Tait</i>	15227 Germanium Cir NW	Against	4/24/13
Ron Prosper	<i>Ron Prosper</i>	15220 Germanium Cir	Against	4/24/13
Jana Rife	<i>Jana Rife</i>	15220 Germanium Cir	Against	4-24-13
Jeremy James	<i>Jeremy James</i>	15221 Germanium Cir	Against	4-24-13
Rt O'Connell	<i>Rt O'Connell</i>	15590 152nd Way NW	Against	4-24-13
Christina Byrne	<i>Christina Byrne</i>	15210 Germanium St NW	Against	4-24-13
Lisa Dahlager	<i>Lisa Dahlager</i>	15251 Germanium Cir NW	Against	4/24/13
Mike Dahlager	<i>Mike Dahlager</i>	15251 Germanium Cir NW	Against	4/24/13
Nonnie Murphy	<i>Nonnie Murphy</i>	15208 Germanium Cir	Against	4/24/13
ZATEK YANG	<i>ZATEK YANG</i>	5715 152nd Way NW	Against	4/25/13
Jo Van Stanbury	<i>Jo Van Stanbury</i>	5751 152nd Way NW	Against	4-25-13
William A. Romeo	<i>William A. Romeo</i>	5758 152nd Way NW	Strongly against	4/25/13
Susan Romeo	<i>Susan Romeo</i>	5758 152nd Way NW	Strongly against	4/25/13

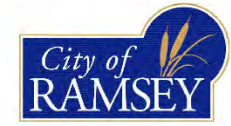
Matthew Krohn  5698 152nd way NW | Agree 4-25-13
Phillip van Corp  5689 152nd way NW NO DATA center 4/25/13
Torey Reynolds  5098 152nd way NW NO Data Center! 4/26/13
 15131 Helium st NW No Data Center
Parks, Residential 4-26-13

**Former
Municipal Center**
*Land Use Open House
Attendees*






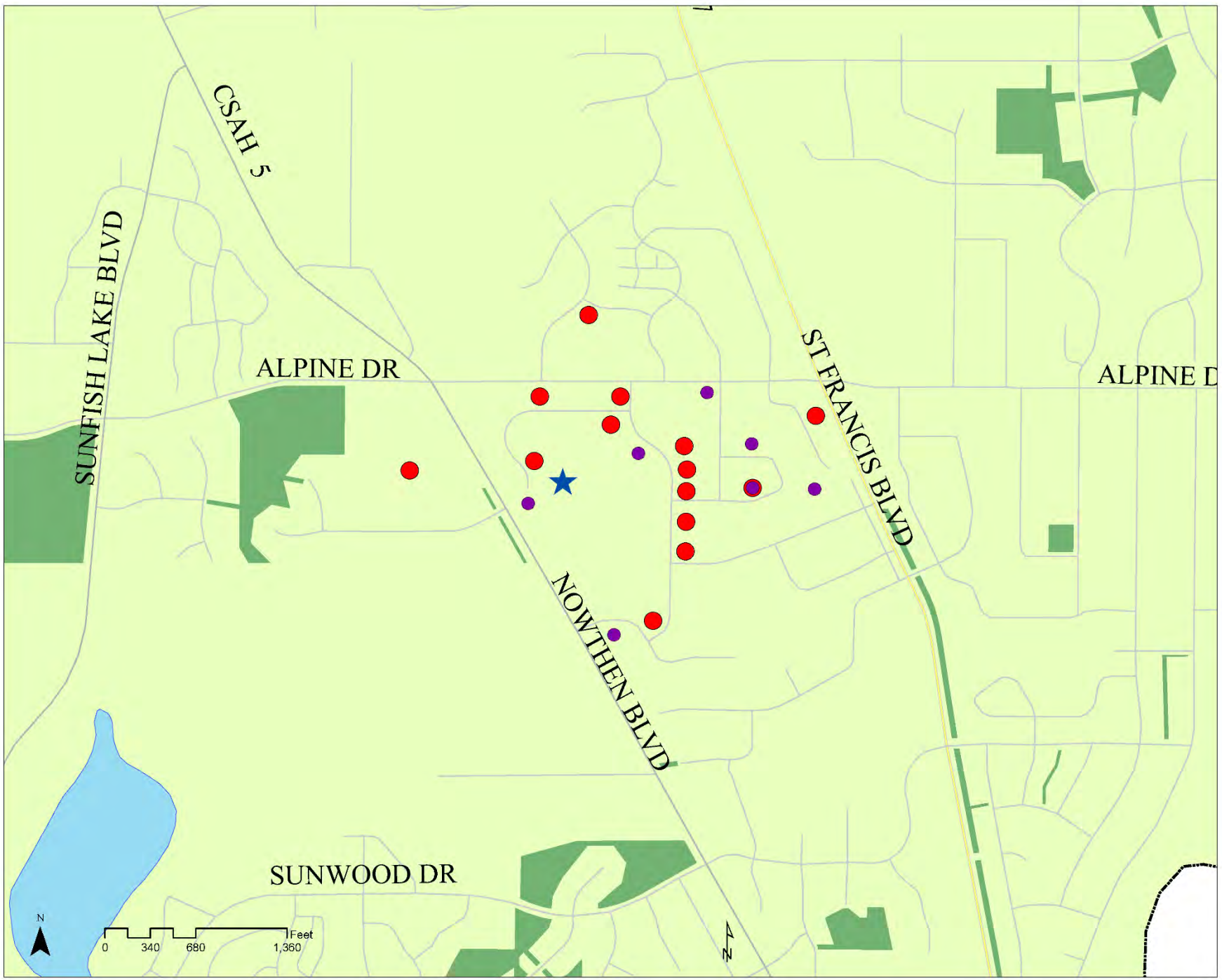
**Former
Municipal Center**
*Land Use Open House
Attendees*





**Former
Municipal Center**
*Land Use Open House
Attendees*

-  Former Municipal Center
-  Submitted Comments
-  Attended Open House



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PUBLIC VERSION: CONTACT INFORMATION HIDDEN

EMAIL: 01

Good Afternoon,

I am contacting you on behalf of a letter I received from the city regarding Old Municipal Center Complex off of Nowthen Blvd and the possibility of building a data center on this subject property. I will be unable to make the open house meeting, but wanted to address a few concerns/inquiries I have.

My knowledge of data centers is fairly more extensive than the average consumer as my employer treats data centers, specifically the cooling towers which are imperative to data center operation. My concerns surround where the cooling towers will be placed and the treatment of those towers.

In some situations, the cooling towers can be placed at ground level surrounded by concrete parameters or inside the facility itself, which would render my concern invalid if this is the case. However, should the cooling towers be placed on the roof of the data center and be improperly treated, the risk of Legionella and Legionnaire's disease, though minimal since it is rare, would be a concern that I have. This disease has the potential to be lethal and can be carried over small distances by wind if the cooling tower(s) is placed on the roof of the building – putting the surrounding homes at risk for exposure. If properly treated, the risk can be monitored and diminished substantially. However, with some facilities that are newly built, the belief is that since the cooling towers are new, they will not need to be treated. This is a falsehood. All cooling towers should have some level of water management, new or old.

I am not opposed to the data center project, but I do urge you to address these two issues with the firm that may be building this facility on the subject property should this project move forward for the safety of the current residents.

Thank you for your time, and should you have any information or questions, please do not hesitate to let me know. I can be reached at the below information, or on my mobile phone at 763-221-2479.

EMAIL: 02

My first comment regarding the subject property notice is that there is a major error in all the drawings and photos. They all fail to show the extension of 152nd Avenue to Helium Street. That has a major impact on what to do with the property in question.

The idea of housing in that area would put an unbelievable amount of pressure on the 152nd Avenue entry onto Hwy 47. There is a stop sign on 152nd at the frontage road which nobody coming down 152nd stops for now. I can see traffic backing up from 47 totally blocking the intersection at the frontage road. I see cars now pulling out into traffic on 47 when they shouldn't even be thinking about it. It would get much worse after they have waited to get to the highway. Besides that, home coming traffic would all have to use the south entrance to the frontage road which isn't wide enough to handle that kind of traffic. When someone parks a vehicle on the roadway now it barely leaves room to get by. Sometimes vehicles park on both sides which really makes it difficult.

I am definitely in favor of the data center plans. There would be lots fewer vehicles and they would all be contained in the development area. The photos show an attractive campus for the data centers.

Unfortunately I won't be able to attend the April 18th meeting. We will be out of town.

EMAIL: 03

We received the letter about the property known as the Former Municipal Center Complex and its possible future development. We will not be able to make it to the open house, so we are sending an email.

Our opinion and what we would strongly support and recommend is for the land to be used for public use, specifically a park, and a nice park that is. When we go to other cities, we see that they have beautiful, colorful, big parks in actual neighborhoods. We've always wished there was a great park that Ramsey was known for.

For example, Eden Prairie has many trails and parks. Brooklyn Center, Brooklyn Park, and Maple Grove have many parks. Andover is known for the park on Bunker Lake. What about Ramsey? Ramsey is like a city for business, buildings, and warehouses.

We would even prefer residential homes over a data center. There are other lands where a data center can be at in Ramsey, not in this neighborhood please. The neighborhood is surrounded by homes and town homes. A park would fit right in the neighborhood, not quiet industrial development or a data center. It just doesn't go together. Put the data center elsewhere where it would fit in with other big buildings.

There are many children living in the area. We see children walking around every day and see many school bus stops around our area. We think a park would be great for the community and children here.

There is no close park nearby. We would love a park within walking distance for the neighborhood children as well as our children.

EMAIL: 04

TO: City of Ramsey

As a 27 year Ramsey resident, I am appalled to hear that the City is contemplating putting an industrial “data center” in a neighborhood of residential property and in my backyard. I cannot believe that one of you would be happy with this type of development in your backyards!!!! We have lived with the City Hall being behind us for as long as we have lived there. However, after discussing this matter with an appraiser, we have been told that a data center will have a much stronger negative impact on our property. A public building like the Ramsey City Hall that only operates 8:00 to 4:30 every day (and basically not at all now) and other than an occasional fire truck or police car, is generally quiet at night is much different than an industrial data center (or whatever other industrial use it would be in the event of the data center becoming “obsolete”). He compared it to 1 train track by your property and now they want to slap 3 train tracks in with more traffic, more noise pollution, etc. Obviously, he said, it will have an impact on the values of the property and lifestyles of the people in the affected neighborhood. This is a building that the City admits will have “noise pollution” issues. See City Council Work Session on February 26, 2013. “Council member Backous (thank you Randy for bringing that up) noted the buildings will require a lot of cooling, which can include fan noise, and asked how sound will be dampened. Management Analyst Brama agreed that noise pollution will be a major component that needs to be addressed through the planning process.” That certainly does not sound like any guarantee that noise would not be a factor. Values would be impacted significantly not only by the noise pollution, the eyesore of the building, but there would also be an increase of traffic on County Road 5 and an entrance next to my property of 30-80 employees, delivery trucks, etc. on a road that is already probably running at capacity.

The appraiser, who is familiar with the area, also stated that there are plenty of opportunities in the City of Ramsey for industrial type buildings. He also stated if this was a private developer asking to do this, the City would laugh them out of the meeting, but because the City owns it and wants to make a ton of money off of the sale of it so they can pay for their fire department, this seems to be okay. This is a dramatic change in use versus the residential area that surrounds the property. There is no other industrial use like that along the entire corridor of County Road 5 other than the school (which is more public than industrial, as was the City Hall), which has been there for 30 years. There is especially no industrial in the middle of a residential area. We have plenty of industrial sites in the City of Ramsey that I can see!!

He said to show him one published article that states that high intensity property next to a low density property (residential) will not have an impact on the residential. My own research also indicates that data centers should be located in non-residential areas. “Locations should be away from residential neighborhoods or other individuals that may be sensitive to noise.” Noise for these climate controlled buildings includes exhaust fan noise, diesel engines running generators in the occasion of a power outage, increased traffic, especially with a road around the perimeter of the building that would bring the traffic next to the residential areas.

My visit to the Elk River facility portrayed in the letter sent to us, shows a much different scenario there. This building is primarily in an industrial area. Everything to the east of the building is industrial (i.e. the Sherburne County Courthouse, Metal Craft business warehouse, Allina Medical Facility, and another warehouse next to this building that has gated access. Houses nearest to it are on a small golf course (Pinewood) and are across a County Road from the building. It is certainly not surrounded by residential property. Not to mention that it is one very huge building, with small pine trees that are about 20 feet apart from each other which could hardly be considered a buffer by any means. And I don't believe that there would be any amount of trees that would buffer your property from the eyesore and the noise pollution of this building.

In addition, a person that I know that lives in Elk River about a ½ of a mile from the data center says her husband can hear the mechanicals (air conditioners and generators) running in the middle of the night. The Ramsey “data center” would be a heck of a lot closer than that to the surrounding residential properties (many of which have just moved into the neighborhood). The Brooklyn Park facility is also a much different scenario. It is on a main highway and is in the middle of nowhere.

I am very concerned with the impact a data center would have on the value of my property and the properties surrounding this area. From my count, there would be at least 46 properties that would be immediately adjacent or looking at the building, with an additional 15 or so that would also be immediately across the street from the adjacent houses with a large majority of them in a new residential development that Ramsey had the influence on where that was built. Many (if not all of them) were shown a drawing, which I have seen, that said there could be a “future middle school” in this location. Ball fields and close location to your kid’s school is a lot different proposal than a huge, industrial, noise polluting warehouse. If one of you voting on this proposal would like to buy our house and live next to the data center, please feel free to contact us. It would be great to get out before our house loses all of its value!!

We cannot attend the open house meeting on April 18th, 2013, due to travel arrangements. Believe me, if I could be there, I would! I have heard that there are other people in the neighborhood riled up about this, so hopefully they will make a presence. I may try to remind them to do that.

EMAIL: 05

I am writing to you in regards to this evenings meeting on the proposed Data Center on County Road 5 in Ramsey. I am unable to attend this meeting but still want my opinion heard.

We purchased our home in 2002 on the premise that this was a residential area and a great place to raise a family. With the elementary school only blocks away from our home, and plans for a middle school on the opposite side of Cty Rd. 5 this was the ideal neighborhood for us. I do NOT approve of re-zoning, or 'spot zoning' of this property!

"Spot Zoning" - the illegal singling out of a small parcel of land within the limits of an area zoned for particular uses and permitting other uses for that parcel for the special benefit of its owners and to the detriment of the other owners in the area and not as a part of a scheme to benefit the entire area. (<http://www.merriam-webster.com/dictionary/spot%20zoning>)

I am appalled to see that the city is even considering putting an industrial building in the middle of a residential neighborhood. This is completely inappropriate! From the research I've done on Data Centers I have learned that they take a considerable amount of electricity to run as well as keep cool. I've learned that backup generators used in a power outage typically run on diesel fuel which in turn adds air pollution to our area. Also, I have heard that Data centers put off a considerable amount of noise pollution. In addition to all of this we are all very well aware that this will drop our property values considerably. A residential neighborhood is NOT the place for an industrial building. The proposed site literally has houses around the entire perimeter- and houses are still being built! If the city believes a data center is necessary they need to look into areas that are NOT residential. There is an industrial park on Sunwood- wouldn't looking at an area like that, or an area near highway 10 make more sense?

If Ramsey goes forward with such an absurd plan it will show that Ramsey is NOT a family orientated community- but a community of greed- selling property to make a quick buck with no regard to the families it will negatively effect. To the city this may seem like the ideal plan to generate revenue- but again, this is inappropriate. Property values will fall, families will move out of the area, and ultimately the city of Ramsey will suffer the consequences of such a ridiculous plan. I have already heard of several neighbors meeting with relators as they WILL NOT live near such a property. Additionally, I have heard others talking of simply walking away from their homes and letting them go into foreclosure as they know they will never recover the loss of value to their homes. We all know what happens to an area overcome with foreclosures. The city of Ramsey does not need this! I know personally I will begin planning to sell my home if this plan is not rejected and taken off the table immediately! I live in a great neighborhood, with great neighbors, but that will all be over if this plan moves forward. I will not only leave my current home but I will leave Ramsey completely- I do not want to live in a city that has such ill-regard for the families living here.

Thank you for your time and please let me know what has been decided after this evenings meeting, as I will want to move forward with my plans as well.

EMAIL: 06

As a new resident of Ramsey, and having just moved into the Meadow Creek neighborhood, I was upset at learning that the proposed use for the fire station property is to build a data center. We were informed when shopping for and purchasing a new house in the area that the City's plans for the fire station were a middle school or residential properties. I strongly prefer and support both of those options to the proposed data center.

It is also my understanding that the proposed re-zoning of the fire station property meets the definition of "spot zoning" (see League of Minnesota Cities Information Memo: Zoning Guide for Cities, 2012, pp. 35-36). It also seems reasonable to expect that the value of my property will significantly diminish if a data center is built. As per state regulations, "substantial diminution of value of property may be considered a form of regulatory taking of private property without compensation. In these rare instances, a property owner may be entitled to compensation for damages related to a legislative rezoning" (League of Minnesota Cities Information Memo: Zoning Guide for Cities, 2012, p. 36). It is hard for me to imagine that city council members would support an illegal practice and face potential legal action over their decision.

It also seems that the primary motivation for supporting this proposal is the funding solution for a new fire station. While on the surface this may seem to justify the re-zoning (i.e., furtherance of public welfare), it is difficult to see how reduced residential property values and the lowered quality of life (significant noise and traffic that will be generated by the data center and the eye sore that the building will be) for those in the neighborhood living next to the data center are in the public welfare. I highly doubt any of the city council members would like to have a data center in their backyard for the same reasons of lowered property values and reduced quality of life. It is also hard to imagine how residential zoning isn't preferable and supportive of the public welfare, particularly over the long term.

We were very excited to move into Ramsey, and were excited about establishing Ramsey as our new community. In less than a week of living here, we are confronted with the possibility of facing reduced property values due to the significant noise and traffic that will be generated by the data center and the eye sore that the building will be in the neighborhood. I therefore ask city council members to vote against the proposed data center and consider zoning the property as residential.

EMAIL: 07

I am unable to attend the meeting this evening regarding the absurd planning of placing a data center in the middle of a residential neighborhood.

Obviously I am against such an idiotic idea. I chose to live in Ramsey because of the NEIGHBORHOOD not to live next to a warehouse or any other type of facility. There is not one resident in this area who believes this to be a good idea. If such planning proceeds you can be assured that we will fight this with every legal means necessary.

Please feel free to take these plans and place them next to your house or the house of any other "decision maker" in our city. What would you do then? Would you enjoy the fact that your property values would drop significantly or that families would be leaving this city in droves in a "get out while you can" mentality? That is exactly what is going to happen.

The only logical plan is to build additional residential housing in what is a RESIDENTIAL neighborhood.

PHONE CALL/MESSAGE: 01

Against a data center due to the long term risk and diminishing effect on property values.

PHONE CALL/MESSAGE: 02

Lives just NE of the site. Does not want a data center. Desires a park—thinks the area is underserved. Would choose residential over data center.

PHONE CALL/MESSAGE: 03

For a data center over residential in general. However, does have concerns about noise; and would like to learn more before making a decision.

PHONE CALL/MESSAGE: 04

Called on behalf of his son who lives on east side of Helium facing the site. His son is opposed to a data center and would be in favor of a residential development.

TIMELINE

1. **5/24/2013** Notification letter sent to surrounding property owners
2. **5/28/2013** City Council work session receive information (no action)
3. **6/11/2013** City Council regular meeting discussion (direction requested)
 - Consider submitting an application for a Comprehensive Plan Amendment to allow for [data center and/or residential development]. Please note: this application will also need to be approved by the Metropolitan Council, if approved by the City Council. Upon completion of that process, the City would need to update its official controls (Zoning Code and Official Zoning Map)
4. **7/18/2013** July Planning Commission review of comp plan amendment
 - Depending on Council direction, this could be for a data center user and/or residential development.
 - Public Hearing
5. **7/23/2013** City Council adopt comp plan amendment resolution
 - Depending on Council direction, this could be for a data center user and/or residential development.
6. **7/24/2013** City submits comp plan amendment resolution to Metropolitan Council
 - Depending on Council direction, this could be for a data center user and/or residential development.

7. 7/23/2013

City Council direct staff to apply for a zoning amendment

- Depending on Council direction, this could be for a data center user and/or residential development.

8. 08/01/2013

August Planning Commission review of zoning amendment ordinance

- Depending on Council direction, this could be for a data center user and/or residential development.
- Public Hearing

9. 8/13/2013

City Council introduce zoning amendment ordinance

- Depending on Council direction, this could be for a data center user and/or residential development.

10. 8/27/2013

City Council adopt zoning amendment ordinance

- Depending on Council direction, this could be for a data center user and/or residential development.

--subject to change, please visit City website for updated information:

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

Elk River and Chaska are perhaps the only two cities in the State pursuing data centers. The purpose of this document is to show how other communities have established minimum building setbacks to residential properties (for a data center development).

ELK RIVER
Zoning: 30' set back (in practice minimum 200')



CHASKA
Zoning: 300' set back



ANOKA
140' set back
(In practice—existing building)



Meeting Date: 07/09/2013

Submitted For: Patrick Brama

By: Tim Gladhill, Community Development

Information

Title:

15153 Nowthen Blvd Property Development: Consider Further Public Input Process Alternatives

Background:

General Background

This case is related to the development of City owned land located at 15153 Nowthen Boulevard; known as the Former Municipal Center Site (“Subject Property”). The Subject Property is 21.24 acres in size and is located in Public/Quasi-Public zoning district.

This site was vacated in 2006, when the City moved its municipal center campus to The COR. Fire Station #2 still currently operates from the former municipal center site. 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.

The next step in the process to develop the Subject Property is to consider the appropriate land use and zoning; specifically: *consider submitting an application for a comprehensive plan amendment.*

In June 2013 the City Council directed Staff to further engage surrounding property owners before submitting an application to amend the City's comprehensive plan; specifically, regarding a data center development.

A copy of the June 11, 2013 City Council Meeting case is attached as background. Additional information is available on the project webpage at www.cityoframseymn.com/formerrmc.

Purpose of Case

Consider further public input process alternatives.

1. Traditional Study Group Process (Structured Process)
2. Collaborative Process such as Open Space Technology (OST) that was used as part of the 2030 Comprehensive Plan Update process
3. Hybrid process of Options #1 and #2 above
4. Other

Notification:

There is no notification required at this stage. However, Staff has previously attempted to notify surrounding Property Owners of various stages preceding this discussion and set up a project webpage at www.cityoframseymn.com/formerrmc.

Observations/Alternatives:

Based on discussion at the June Council meeting, Staff is proposing the use of a study group to re-engage surrounding property owners. It is proposed a Study group would consist of ten (10) total participants: one (1) Councilmember, one (1) EDA member, one (1) Planning Commission member, five (5) adjacent property owners and two (2) at large property owners. It is estimated, a study group will need to meet 4-6 times. This process can be conducted with existing Staff, consultant services, or a combination of both.

Study Group Goal: 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. 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.

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

Staff would recommend a hybrid format for the facilitation of the process. Staff would host an initial scoping meeting to review current assumptions and purpose of the study group. Participants would then be responsible for formulating the schedule and content of the remainder of the sessions and be active in coordinating the individual sessions.

Due to current Staff workload and service level demands, Staff would recommend that the City Council utilize the assistance of existing professional services/contracted employees to assist with the technical aspects of the process. Staff would recommend that Staff could facilitate the process itself by moderating the sessions. As this parcel is owned by the City, the City Council may want to consider the utilization of an outside, third-party entity/individual for purposes of transparencies and perceptions of conflicts (being both Owner and regulatory authority). This may not be necessary at this stage, but will become more important to consider if an official amendment is to be considered.

Listed below are three general alternatives that have been explored to re-engage surrounding property owners. The options range from a traditional approach in which the City lays out the framework and content for each meeting/session to an approach in which the City simply lays out the policy question at hand and allows the participants to set the agenda and facilitate individual sessions. The alternatives to follow are in no particular order in terms of recommended approach. *The alternatives are all similar, the main difference being the manner in which the agenda is prepared and how individual sessions are convened.*

Alternative 1: Structured Process

A structured process calls for a specific agenda at each study group meeting. Staff will provide the study group information/ documentation regarding each discussion point before each meeting. Additionally, Staff will allow study group members to submit information they have collected before meetings. At meetings, Staff will provide a brief presentation on specific talking points; then, the study group will discuss and develop comments and mitigation strategies.

Every major concern raised by the public to-date will be documented and addressed. The first meeting will outline a list of concerns that will be addressed by the study group; at which time, study group members may make amendments/additions. If certain discussion topics need more or less time than allocated by Staff, adjustments may be made during a meeting. *This alternative would entail that the agenda for the process would be set ahead of time by the City and individual sessions coordinated by Staff.*

See attached outline for detail.

Benefits: This process is clear and consistent; and easy to understand and follow. This will provide the City Council with specific/detailed feedback regarding each concern. This will provide efficiencies from an execution/preparation perspective (i.e. the City Council will know the exact content matter that will be discussed at each meeting prior to commencing the process). This will increase the opportunity that the study group will remain on track with the policy question to answer, thereby reducing the possibility of the need for

additional meetings beyond what is currently forecasted.

Drawbacks: There are a number of topics already covered that are not in need of additional investigation, thereby there may be some effort in investing additional time on discussion points the study group is not interested in covering. This process provides for less ownership by surrounding property owners than a pure grass roots process would provide. This process is not necessarily focused on consensus building as it is a tool to address multiple, individual assumptions.

Estimations: Five (5) meetings, two (2) to three (3) months with a consultant (cost: \$5,000, some Staff time), 2-3 months internally (cost: significant Staff time). Staff estimates that this cost could be reduced slightly if the balance of Staff time and consulting services were amended. A change to the estimated balance would require that the process is delayed to the winter months due to current service level demands for Staff time.

Alternative 2: Open Space Technology (OST)/Collaborative Process

The Open Space Technology Process is a very organic, collaborative process. This process allows participants to frame the agenda focused on a single question. There is not an agenda set ahead of time. Traditionally, this process works well for larger groups and allows for multiple, simultaneous sessions.

Benefits: This process allows participants to take ownership of the process, rather than an agenda and timelines set by a facilitator. The process did work well over series of several meetings to build consensus surrounding the 2030 Comprehensive Plan. The process is a good tool to build consensus around a topic. This process is an effective public participation tool that can lead to quality public input and allows participants to be an active participant in the development of the process. *This alternative would entail that the agenda be set by participants prior to each meeting and individual sessions coordinated by participants.*

Drawbacks: With less formal structure, there is the opportunity for the timeline to be extended beyond the originally forecasted if time is not managed well. The process does require a strong facilitator that can manage appropriate timeframes for the process to unfold with the need to work towards a consensus in a manageable timeframe. The process also allows for multiple, individual sessions to be held at the same time, which may not be the best approach for the desires for outcomes and size of group expressed by Councilmembers at the June City Council Meeting.

Estimations: The City Council should be committed to allowing sufficient time to allow the process to complete, which may extend beyond the following estimations. The purpose of this structure is to allow the process to unfold organically, regardless of the time necessary, making it somewhat difficult to estimate the actual time necessary. Staff estimates that the timeline would be fairly similar to that of the traditional, structured process, although would anticipate between one (1) to three (3) additional meetings compared to the Traditional Process identified above. Staff estimates six (6) to eight (8) meetings total. Staff would estimate this cost to be approximately \$6,000. Total process would be held over three (3) to four (4) months.

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 than the traditional, structured process, consisting of possibly one (1) to two (2) additional meetings.

Estimations: five (5) to seven (7) meetings, two (2) to three (3) months with a consultant (cost: \$5,000, some Staff time), two (2) to three (3) months internally (cost: significant Staff time). Staff estimates that this cost could be reduced slightly if the balance of Staff time and consulting services were amended. A change to the estimated balance would require that the process is delayed to the winter months due to current service level demands for Staff time.

Recommendation:

Staff recommends a hybrid approach of a traditional, structured Study Group that includes certain elements that were included in the OST process for the 2030 Comprehensive Plan Update.

Staff would also recommend approving a Work Order for consulting planning services to assist with the technical aspects of the process while allowing Staff to facilitate the process itself.

Funding Source:

If a consultant is utilized to assist with portions of the group, Staff would recommend the Economic Development Authority (EDA) Professional Services accounts 6249.

Council Action:

Motion to direct Staff to begin preparations for Study Group based on the suggested Hybrid Process -AND- to direct Staff to bring a list of participants for the Study Group at a future City Council Meeting.

Attachments

Traditional Structure Process Alternative

Collaborative Open Space Technology Alternative

Hybrid Alternative

Alternative Comparison Matrix

Site Concepts

Cost Benefit

Comparison Chart

Copy of June 11, 2013 City Council Case

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	07/03/2013 01:59 PM
Kurt Ulrich	Kurt Ulrich	07/03/2013 02:16 PM
Form Started By: Tim Gladhill		Started On: 06/27/2013 09:59 AM

Final Approval Date: 07/03/2013

Future Development Discussion: Data Center User

STUDY GROUP: Structured

Purpose:

QUESTION: Under what circumstances would a data center development be an acceptable use for the old municipal center site? [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:

1. Meeting Outline:
 - a. Orientation 10 minutes
 - b. Review Purpose of Group 10 minutes
 - c. Rules of Engagement 10 minutes
 - d. Identify Concerns to be Addressed 30 minutes

1 hour
2. Meeting Outline:
 - a. Noise 45 minutes
 - b. Property Values 45 minutes

1.5 hours
3. Meeting Outline:
 - a. Visual/Aesthetics 45 minutes
 - b. Better Locations/Data Center 15 minutes
 - c. Other Uses of Property 15 minutes
 - d. Spot Zoning 15 minutes

1.5 hours
4. Meeting Outline:
 - a. Risk/Market Failure 30 minutes
 - b. Open Space Dedication 45 minutes
 - c. Traffic 15 minutes

1.5 hours
5. Meeting Outline:

Review/amend draft proposal
and submit recommendation to the Council

1 hour

Future Development Discussion: Data Center User

STUDY GROUP: Open Space Technology

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:

The structure will be dependent on the agenda set by the group participants, with the exception of the initial scoping meeting. Participants would facilitate individual sessions without 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. <u>Call for sessions (multiple topics per session)</u>	<u>30 minutes</u>
	2 hours

2. *Meeting Outline Set by Participants as part of meeting*
2 hours

3. *Meeting Outline Set by Participants as part of meeting*
2 hours

4. *Meeting Outline Set by Participants as part of meeting*
2 hours

5. *Meeting Outline Set by Participants as part of meeting*
2 hours

6. *Meeting Outline Set by Participants as part of meeting*
2 hours

7. Meeting Outline:

<u>Review/amend draft proposal and submit recommendation to the Council</u>	2 hours
---	----------------

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. <u>Call for sessions (entire agenda set)</u>	<u>30 minutes</u>
	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	
<u>and submit recommendation to the Council</u>	
	2 hours

Former Municipal Center (15153 Nowthen Blvd NW)

Future Development Discussion: Data Center User

STUDY GROUP: Comparison Matrix

	Traditional Structure	Open Space Technology	Hybrid
Number of Meetings	4-6	7-8	5-7
Total Number of Meeting Hours	6.5	14	8.5
Estimated Cost	\$5,000	\$7,000	\$6,000
Agenda Format	Prepared by City in advance	Prepared by Participants prior to each session	Prepared by Participants in advance
Facilitation Format	City Staff or Consultant	Participants with no direct assistance from City Staff	Participants with assistance from City Staff
Minimum Number of Topics to be Discussed?	Yes	No	No
Ability to Adjust Timing and Add Topics Not Suggested by City With Proper Notice?	Yes	Yes	Yes







Cost/Benefit: Annual Cash Flow

	Concept 1 One Data Center User	Concept 2 Two Data Center Users	Concept 3 Sing. Fam. Resd. Devel.
VALUATION (market value)			
Data Center Building(s):			Single Family Homes
Square Feet	\$ 190,000.00	\$ 180,000.00	Average Valuation of Land \$ 30,000.00
Valuation (per sq ft)	\$ 120.00	\$ 120.00	Average Valuation of Homes \$ 153,153.00
Total Building Valuation	\$ 22,800,000.00	\$ 21,600,000.00	Average Valuation, before MVE \$ 183,153.00
			(Market Value Exclusion) \$ (20,750.00)
Land:			Average Valuation, after MVE \$ 162,403.00
Northern Parcel	\$ 810,300.00	\$ 810,300.00	
Southern Parcel	\$ 540,000.00	\$ 540,000.00	Number of available lots 47.00
Total Land Valuation	\$ 1,350,300.00	\$ 1,350,300.00	
VALUATION (market value)	\$ 24,150,300.00	\$ 22,950,300.00	VALUATION (market value) \$ 7,632,941.00
REVENUE (taxes/city only)			
Tax Capacity Rate (commercial)			Tax Capacity Rate (residential) 1.00%
First \$150,000	1.50%	1.50%	
Sub total	\$ 2,250.00	\$ 2,250.00	
After \$150,000	2.00%	2.00%	
Sub total	\$ 480,006.00	\$ 456,006.00	
Total Tax Capacity	\$ 482,256.00	\$ 458,256.00	Total Tax Capacity \$ 76,329.41
TOTAL TAXES	\$ 968,336.00	\$ 920,150.00	TOTAL TAXES \$ 92,013.00
Fiscal Disparities*	\$ 306,816.00	\$ 291,547.00	
Local (City/County/School)	\$ 340,390.00	\$ 323,450.00	
Other (State/Mkt. Val. Ref./etc.)	\$ 321,130.00	\$ 305,153.00	
			City Taxes (44.19%) \$ 33,729.97
City Taxes (share of 'Local')	\$ 124,807.40	\$ 118,596.18	
REVENUE (City Taxes Only)	\$ 124,807.40	\$ 118,596.18	REVENUE (City Taxes Only) \$ 33,729.97
EXPENSES (> residential development)			
Operating Expenses	\$ -	\$ -	EXPENSES (> commercial development)
	\$ -	\$ -	Operating Expenses
	\$ -	\$ -	Snow Removal \$ 1,000.00
	\$ -	\$ -	Street Sweeping \$ 383.00
	\$ -	\$ -	Seal Coating (\$10,600/12yr) \$ 883.00
	\$ -	\$ -	Future Overlay (\$64,000/20yr) \$ 3,200.00
	\$ -	\$ -	Annual Operating Expenses \$ 5,466.00
Increased Demand for Services (> residential development)			Increased Demand for Services (> commercial development)
Police	\$ -	\$ -	Police NA, likely higher
Fire	\$ -	\$ -	Fire NA, likely higher
Other	\$ -	\$ -	Other NA, likely higher
	\$ -	\$ -	Services Subtotal NA, likely higher
EXPENSES (> residential development)	\$ -	\$ -	EXPENSES (> commercial development) \$ 5,466.00
NET ANNUAL CASH FLOW (City)	\$ 124,807.40	\$ 118,596.18	NET ANNUAL CASH FLOW (City) \$ 28,263.97

Fiscal Disparities

Commercial & Industrial taxes are effected by a program known as "fiscal disparities." This program takes a portion of taxes collected from each property in the metro (about 40%), and places them into one pot. Then, said monies are redistributed by the State based on a complex formula. Ramsey typically is a beneficiary of this program. Meaning, the amount of money that is taken away from the City through fiscal disparities is returned (with additional monies).

When issuing debt, cities are not allowed to include fiscal disparities as a revenue source for debt repayment; as the amount annually received is undetermined from year to year and is not controlled by the City.

Cost/Benefit: Land

	Concept 1 One Data Center User	Concept 2 Two Data Center Users	Concept 3 Sing. Fam. Resd. Devel.
Land Proceeds			
Land Value	\$ 1,275,000.00	\$ 1,275,000.00	\$ 650,000.00
Expected Sale Price	\$ -	\$ -	\$ 650,000.00
Total Land Proceeds	\$ -	\$ -	\$ 650,000.00
Expenses			
Business Subsidy, Land Write Down			Business Subsidy, Land Write Down
Total Value of Subsidy	\$ 1,000,000.00	\$ 1,000,000.00	Total Value of Subsidy \$ -
Annual Pay Back Capacity	\$ 124,807.40	\$ 118,596.18	Annual Pay Back Capacity \$ -
Pay Back Period (years)	8.01	8.43	Pay Back Period (years) \$ -

Development Scenarios Comparison Chart

IMPORTANT NOTE: Information displayed below includes estimations only; and is subject to change.

	Residential Development	Data Center Development
Maximum Size	47 Single Family Homes	One (1) 190,000 square foot or two (2) 90,000 square foot buildings
Residential Population	Approximately 150 persons	---
Employees	---	16-24 persons
Based on zoning, does this scenario fit the character of surrounding properties?	Compatible	Compatible with appropriate transitions and zoning regulations
Traffic		
Primary entrance	Helium Street (from Alpine, Krypton Terrace, 150 LN NW)	Nowthen Boulevard, subject to approval of Anoka County
Road type	Public	Private
Weekday traffic per day	Medium (estimated 470) based on 10 trips per household	Low (estimated 64-96) based on 12-24 employees, 4 trips per
Weekend traffic per day	Medium	Very Low
Minimum Setbacks Distances (from your property line)	10-30'	200' (175' Eastern Border) (pending comp. plan and zoning amendment as proposed)
Screening or berming to block view of neighboring use.	---	Required (vegetation and/or berming)
Noise and light pollution risk	<u>VARIABLE</u> Depends on individual property owners.	<u>LOW</u> Data centers have backup generators and like any business, have security lights. City would require strict light and noise pollution standards to mitigate/ minimize effect on surrounding properties. For example, a 55dB restriction and proper location/screening of all equipment.
Effect on overall tax levy for the City; and ability to contribute to a new fire station.	<u>MINOR</u> Provides an incomplete funding solution for a new fire station (15 year bond).	<u>SIGNIFICANT</u> Provides a significant funding solution for a new fire station (15 year bond).
Market Failure Risk: development fails and a new user steps forward	<u>LOW</u> If a single family residential development failed, that would mean a majority of buildable lots remain vacant. Given Ramsey's population growth trends and projections, it is unlikely a single family residential development would not succeed.	<u>SHORT TERM: LOW</u> There is a strong interest in the market today to use the subject property for a data center. <u>LONG TERM: UNKNOWN</u> Data centers, or this specific site, could conceivably become obsolete someday. Meaning, no market demand for a data center. In which case, the City would be requested to make this site compatible for a different low impact user (office, warehouse, etc.).
Open Space	---	The City is proposing dedication of public open space to be a requirement for a data center user. See concept map.

Regular Planning Commission

5. 6.

Meeting Date: 08/01/2013

By: Tim Gladhill, Community Development

Information

Title:

FOR UPDATE ONLY: Staff Update

- Development Update
- Update on Housing Assistance Policy
- Update on EDA Discussion: Future Industrial Park
- Update on Minnesota Department of Natural Resources (DNR) Rulemaking for Mississippi River Corridor Critical Area

Background:

The attached reports provide an update on development review and land use policy activities completed by City Council, Boards and Commissions, and City Staff. The attached reports provide the most recent updates on development projects within the community.

Notification:

Observations/Alternatives:

Funding Source:

Preparation of the monthly updates are being handled as part of regular Staff duties.

Staff Recommendation:

Action:

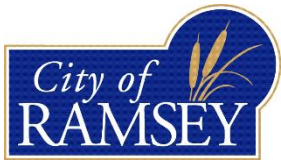
For update only. No action requested.

Attachments

Development Update dated July 18, 2013

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	07/26/2013 11:03 AM
Form Started By: Tim Gladhill		Started On: 07/26/2013
Final Approval Date: 07/26/2013		



City of Ramsey Development Update

July 18, 2013

Report Background

The following report is updated weekly.

Seasons of Ramsey [No Update]

Primary Reviewer: Tim Gladhill (tgladhill@ci.ramsey.mn.us; 763-576-4308)

The Seasons of Ramsey is a 50 unit rental townhome development located in the Town Center Gardens plat at the northeast intersection of Bunker Lake Boulevard and Town Center Drive (also known as Center Street). The Planning Commission reviewed the Sketch Plan of the Plat on December 6, 2012. The Planning Commission held a Public Hearing on the Preliminary Plat and reviewed the Site Plan on January 31, 2013. The City Council approved the Preliminary Plat, Final Plat, Site Plan, and associated requests of February 12, 2013. The Developer has submitted an Application for Building Permit.

The Developer was able to successfully close on the Property on Tuesday, March 19, 2013. The Developer anticipates to complete the entire project by December 31, 2013. The City is awaiting a request from the contractor to issue the Building Permit. Leasing information is available at www.essenceproperties.com, 320-255-9910, or info@essenceproperties.com.

Work has commenced and continues on the project. Staff will provide updates as needed.

The City Council approved a request to amend exterior materials on June 11, 2013, consistent with acceptable exterior materials per Zoning Code.

Project Photos:



Photo taken on June 27, 2013 from Bunker Lake Boulevard looking west.

Building Permits have been issued for twenty-eight (28) of the fifty (50) units as well as the community building. Framing and wall section construction has begun on multiple buildings. Staff completed review of an additional four (10) units, ready to be issued. [Updated July11, 2013]

McDonalds (Sunwood Retail in The COR) [Updated]

Primary Reviewer: Chris Anderson (canderson@ci.ramsey.mn.us; 763-433-9905)

The Planning Commission reviewed a Request for Site Plan Review for McDonalds on January 3, 2013. The site is located along the re-aligned Sunwood Drive at Armstrong Boulevard, located just north of Northstar Marketplace. The City Council approved the site plan and associated requests on January 22, 2013. The project is now eligible to submit a Building Permit. The City has received an Application for Building Permit.

The HRA approved Plans and Specifications and authorized Staff to advertise for bids for the Stage I Improvements as directed by the HRA for the May 14, 2013 HRA meeting. Initial Building Permit Plan Review has been completed, subject to revisions as requested by the City's Technical Review Staff. Staff also continues work with McDonald's to complete pre-development activities and review the plan sheets submitted for Building Permit review.

The Ramsey Housing and Redevelopment Authority (HRA) accepted bids and awarded a contract to construct the Stage I (common) Improvements for the three (3) lots within the COR TWO/Sunwood Retail area. The HRA also approved an extension to the Real Estate Contract to allow the Stage I Improvements to be completed and the due-diligence process to be completed. Construction is anticipated to begin on the facility itself this fall (2012).

The plat of COR TWO has officially been recorded. Work on the required common improvements is about to commence. Review of the Building Permit has been completed, pending final submittals by McDonald's. City Staff will work with the HRA to complete the real estate transaction. [Updated July 18, 2013]

Northgate Performing Arts Center [No Update]

Primary Reviewer: Consulting Planner (Contact: Tim Gladhill (tgladhill@ci.ramsey.mn.us; 763-576-4308)

The Planning Commission reviewed a Request for Site Plan Review and Conditional Use Permit for Northgate Performing Arts Center located at 7295 Sunwood Drive NW (northeast intersection of Sunwood Drive and Peridot Street NW) on October 4, 2012. The City Council approved the request on October 23, 2012.

Construction has officially commenced on the facility. The City has approved a temporary closure of one (1) block on Peridot Street for June 18, 2013 to June 21, 2013 in order to set building panels along Peridot Street. The closure would only be from Sunwood Drive north to 145th Avenue (one [1] block). The closure will also impact traffic patterns for PACT Charter School, which is currently not in regular session. The detour would use 145th Avenue west to Peridot Street, then south to Sunwood Drive. The Contractor will be forwarding Staff a detour plan/map. A sketch provided by the Contractor is shown below. When a more detailed map is provided, Staff will ensure proper communication with the City Council and adjacent property owners. *Below is an updated road closure map.*

Below are recent project photos. Progress has been made on the completion of the precast walls, with work beginning on placement of the roof. [Updated July 11, 2013]



Photo taken June 27, 2013 at Sunwood Drive and Peridot Street looking north east.

Photo taken June 20, 2013 at Sunwood Drive and Peridot Street looking north west.

Super America (Sunwood Retail in The COR) *[No Update]*

Primary Reviewer: Chris Anderson (canderson@ci.ramsey.mn.us; 763-433-9905)

The Planning Commission reviewed a Request for Site Plan Review for Super America located in the Sunwood Retail Center of The COR, along the realigned Sunwood Drive on October 4, 2012. The City Council approved the request on October 16, 2012.

The City is awaiting said submittal of the Building Permit. [Updated March 14, 2013]

North Commons (COR THREE) *[No Update]*

Primary Reviewer: Tim Gladhill (tgladhill@ci.ramsey.mn.us; 763-576-4308)

The Planning Commission reviewed a Request for Minor Plat Review of COR THREE, a seventeen (17) lot single-family development located north of Bunker Lake Boulevard in The COR on June 19, 2012. The City Council approved the request on July 10, 2012.

Preliminary grading and utility work commenced at the end of 2012. The Plat will need to be recorded prior to any Building Permit issuance.

On May 28, 2013, the HRA amended the scope of the project to focus on four (4) of the seventeen (17) lots that are located abutting North Commons (park). The remaining thirteen (13) lots that were approved along Bunker Lake Boulevard could be re-evaluated in the future as market conditions improve.

The Ramsey Housing and Redevelopment Authority (HRA) reviewed a potential purchase offer on all or portions of the four (4) lots along the park. The HRA will be reviewing current market conditions and seeking additional qualified offers on these lots. A more detailed work plan will be provided soon. [Updated June 13, 2013]

Stoney River **[Updated]**

Primary Reviewer: Tim Gladhill (tgladhill@ci.ramsey.mn.us; 763-576-4308)

The Planning Commission reviewed the request for Site Plan Review of Stoney River, a 72 unit assisted living and memory care development at the northwest intersection of Nowthen Boulevard and Saint Francis Boulevard in August, 2011. The site is adjacent to the Lord of Life Lutheran Church Campus. The City Council approved the request in August, 2011.

The City has reviewed the Building Permit, and is awaiting final revisions as requested. According to Anoka County Property Records, the site is now owned by First Phoenix Ramsey, LLC. The Developer has stated they anticipate to close on the financing package sometime on in mid-April and has now agreed to submit the required financial surety in the form of the City's standard Letter of Credit.

Staff did receive the required Plumbing Plan Review from the State of Minnesota. Staff is still awaiting revised plan sheets, which are assumed to be under development to complete the Building Permit Review. Staff is also awaiting the required Letter of Credit.

Staff did receive communication from the Developer's Managing Director for Minnesota that the project was awarded financing and expects to close on said financing within the next month. The Developer anticipates construction to begin mid-to-late summer. Staff is working on final review of the Building Permit with this most recent communication.

The Developer has informed Staff that a closing date has TENTATIVELY been set for the private financing of the development. Construction is anticipated later this summer or early fall. [Updated July 18, 2013]

Residence at The COR [N]

Primary Reviewer: Tim Gladhill (tgladhill@ci.ramsey.mn.us; 763-576-4308)

The Planning Commission reviewed the request for Site Plan Review of Residence at The COR, a 230 unit apartment development along Sunwood Drive next to the Ramsey Municipal Center in 2011. The City Council approved the request in November, 2011. The project is currently under construction. The Developer anticipates the opening of a leasing office on a temporary basis in the coming weeks. The Developer desires to open a portion of the project (approximately 50 units) in early May, at which time an existing unit will take the place as the leasing office until the actual leasing/management office is complete. For more information, visit www.corapts.com or call 763-208-5931.

A total of four (4) Temporary Certificates of Occupancy have been issued for a total of fifty-nine (59) and a portion of the office/common area. [Updated July 18, 2013]



Photo taken June 27, 2013 along Sunwood Drive at the Municipal Center looking west.



Photo taken the Municipal Center Plaza in front of the retail space.

Housing Assistance Policy [No Update]

Primary Contact: Tim Gladhill (tgladhill@ci.ramsey.mn.us; 763-576-4308)

The City Council has directed Staff to complete a Housing Assistance Policy. The intent of the policy is to provide a framework for which to review requests for housing assistance and provide a mechanism to review proposals for compatibility with the City's housing goals. The Policy was forwarded to the Planning Commission for development. The Planning Commission has established an ad-hoc sub-committee to assist in the development of the policy.

The Housing Sub-Committee has met on two (2) occasions to date. Current accomplishments include completion of an Interim Policy Statement (until the final policy is adopted), agreement on the framework of the policy, and establishment of housing-type priorities. All drafts must still be approved by the City Council.

Staff provided an update to the City Council on June 11, 2013, and received positive feedback on direction to continue along the current path for completion.

To date, the sub-committee has completed an initial review of demographic data, established an Interim Policy Statement, and established a framework of the proposed policy (product type priorities, minimum thresholds, and scoring/ranking matrix). The ad-hoc sub-committee met on Tuesday, June 25, 2013 and finished a draft of the Minimum Thresholds. The Minimum Thresholds are based on the Housing Chapter Goals and Implementation Strategies of the 2030 Comprehensive Plan. The final step is to complete a draft of the Scoring/Ranking Matrix. This is anticipated to be completed over two (2) to three (3) sub-committee meetings. At that point, a full draft would be reviewed by Planning Commission, EDA, and City Council. [Updated June 27, 2013]

167th Avenue Retail Node [Updated]

Primary Contact: Tim Gladhill (tgladhill@ci.ramsey.mn.us; 763-576-4308)

The Planning Commission and EDA have both discussed the status of the retail node located at the intersection of 167th Avenue and Saint Francis Boulevard (TH 47). The City had previously been asked to review two (2) potential users at 6001 167th Ave NW (indoor shooting range and clothing recycling warehouse distribution). Per EDA discussion, Staff will be setting up stakeholder meetings to discuss a comprehensive approach with all property owners of the node in regards to future land uses as well as mechanisms to achieve desired future land uses. A more detailed summary will be provided following the outcomes of these stakeholder meetings.

Staff has scheduled a Stakeholder/Property Owner Meeting with owners of commercial/retail property in the area for Wednesday, June 5, 2013. The intent of the meeting is to outline options (land use and economic development related) for Property Owners and discuss a unified vision for the future of the current retail node. Staff will provide an update to the Planning Commission, EDA, and City Council following the Stakeholder Meeting.

The EDA discussed the topic at their July 11, 2013 Meeting and a Special Meeting on July 18, 2013 to finalize a recommendation on formulating current policies and recommendations as well as potential next steps. Staff will update the City Council in the near future. [Updated July 18, 2013]

Former Municipal Center Future Land Uses [No Update]

Primary Contact: Patrick Brama (pbrama@ci.ramsey.mn.us; 763-433-9903)

In 2006, the City relocated the Ramsey Municipal Center from 15153 Nowthen Blvd NW to 7550 Sunwood Dr NW. The former location still operates as Fire Station #2. The City has been exploring options for future use of this campus and relocation of Fire Station #2. To assist in the analysis of acceptable land uses for this campus for future development, an Open House has been scheduled for Thursday, April 18th from 6:00 to 9:00 p.m. in the Council Chambers (7550 Sunwood Dr NW). The Open House will explore options for single-family and data center users. Multiple smaller group stations, with full size maps and ability for written comments, will be available from 6:00 to 7:00 p.m. A brief presentation will be presented, with ability for large group comment, from 7:00 to 7:30 (or until comments are complete). Small group stations will re-convene following the presentation and comment period.

The Open House was held as scheduled despite weather concerns. Staff continues to compile results and comments from that Open House and presented preliminary findings to the City Council on Tuesday, April 23, 2013. Based on the results of that open house, Staff will presenting the detailed results to the Planning Commission, EDA, and City Council in May prior to taking any further steps. It is at this stage that Staff will discuss future direction, if any direction is desired at this time.

Staff has updated the Planning Commission (5/2/13) and the EDA (5/16/13) on the status of the project.

Staff presented a case to discuss possible next steps at the June 11, 2013 City Council Meeting. The City Council directed Staff to re-engage the surrounding public through a collaborative process utilizing a task force to continue to review options for the site.

Staff met to discuss possible alternatives for the new public process, and anticipates bringing forward alternatives for consideration to the July 9, 2013 City Council Meeting.

The City Council approved the development of a Study Group to begin a collaborative input process to be held at a later date, in order to continue discussions with surrounding property owners as to desired future land uses for the site. Staff will be seeking interested individuals to participate in the process in the near future. Interested names in participating in the process will be brought forward to the City Council at a later date. [Updated July 11, 2013]

Alternative Urban Areawide Review (AUAR) Update for The COR *[No Update]*

In 2003, an Alternative Urban Areawide Review (AUAR) was prepared for the development formerly known as Ramsey Town Center, now known as The COR. The AUAR is an environmental review process that is an alternative to the standard, required environmental review for certain sized project. This alternative is a proactive, rather than individual reactive review, of the development as a whole as opposed to review with each individual project.

Minnesota Rules guiding the length of time this review is valid requires that the City update this document if it is to be used for current environmental review purposes. In addition, the preferred development alternative has changed from the original preparation.

On May 28, 2013, the City Council 'ordered' the AUAR, which sent the completed update for an official review process. The comment period ended on June 12, 2013. Staff received comments from the Minnesota Department of Natural Resources (DNR), the Minnesota Department of Transportation (Mn/DOT), and the Minnesota Pollution Control Agency (MPCA). Staff will now complete the final draft, including submitted comments, and distribute for final review. It is anticipated that the City Council will consider adopting the final document on July 9, 2013.

On June 19, 2013, the City also received advisory comments from the Metropolitan Council. These comments will also be incorporated into the final document, still tentatively scheduled for City Council consideration on July 9, 2013. [Updated June 20, 2013].

Potential Sign Overlay District for Armstrong Boulevard Interchange Area *[No Update]*

As part of the public review process for the Armstrong Interchange, several comments from commercial (retail) property owners discussed concern with loss of visibility to their business due to the height of the interchange. It was discussed as a potential solution to increase the allowable height for properties surrounding the interchange. One property owner has requested that the City consider implementing a zoning solution as soon as possible, to ensure when construction does begin, a tool is already in place to allow additional height.

The Planning Commission briefly discussed the request to begin a process on June 6, 2013, and directed Staff to begin the process of establishing an Overlay District related to signs adjacent to the Armstrong Boulevard Interchange. [Updated June 13, 2013]

July Planning Commission *[No Update]*

The regularly scheduled Planning Commission for July would normally be July 4, 2013. As City Offices are closed that day, the meeting has been **officially** re-scheduled for July 18, 2013. Cases tentatively include the following:

1. Consider Request for Sketch Plan Review of Oakwood Acres; Case of Oakwood Land Development
 - a. The request is to create three (3) new buildable lots along the re-aligned 167th Avenue, west of Nowthen Boulevard.
2. Consider Request for Site Plan Review for Expansion of Diamond Graphics Facility Located at 14350 Azurite St NW; Case of Diamond Graphics, Inc.
3. Consider Ordinance to Amend Official Zoning Map to Establish Sign Overlay District Adjacent to Intersection of U.S. Highway 10 and Armstrong Boulevard to Address Sign Height for Future Interchange Area; Case of the City of Ramsey

Detailed Report Information

For more information regarding the project listed above, please contact the Tim Gladhill at 763-576-4308 or visit www.cityoframsey.com/planning-division.

Tim Gladhill

Tim Gladhill, Development Services Manager