

Project Summary

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

General Background

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

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

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

Process Background

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

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

Study Group Purpose and Format

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

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

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

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

Project Webpage

www.cityoframsey.com/formerrmc

Project Contact

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



Planning Commission Members will also be involved with the process.

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

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

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

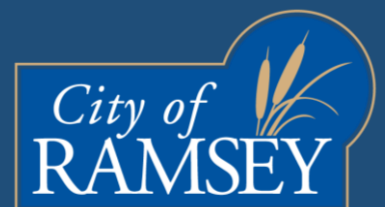
Study Group Members

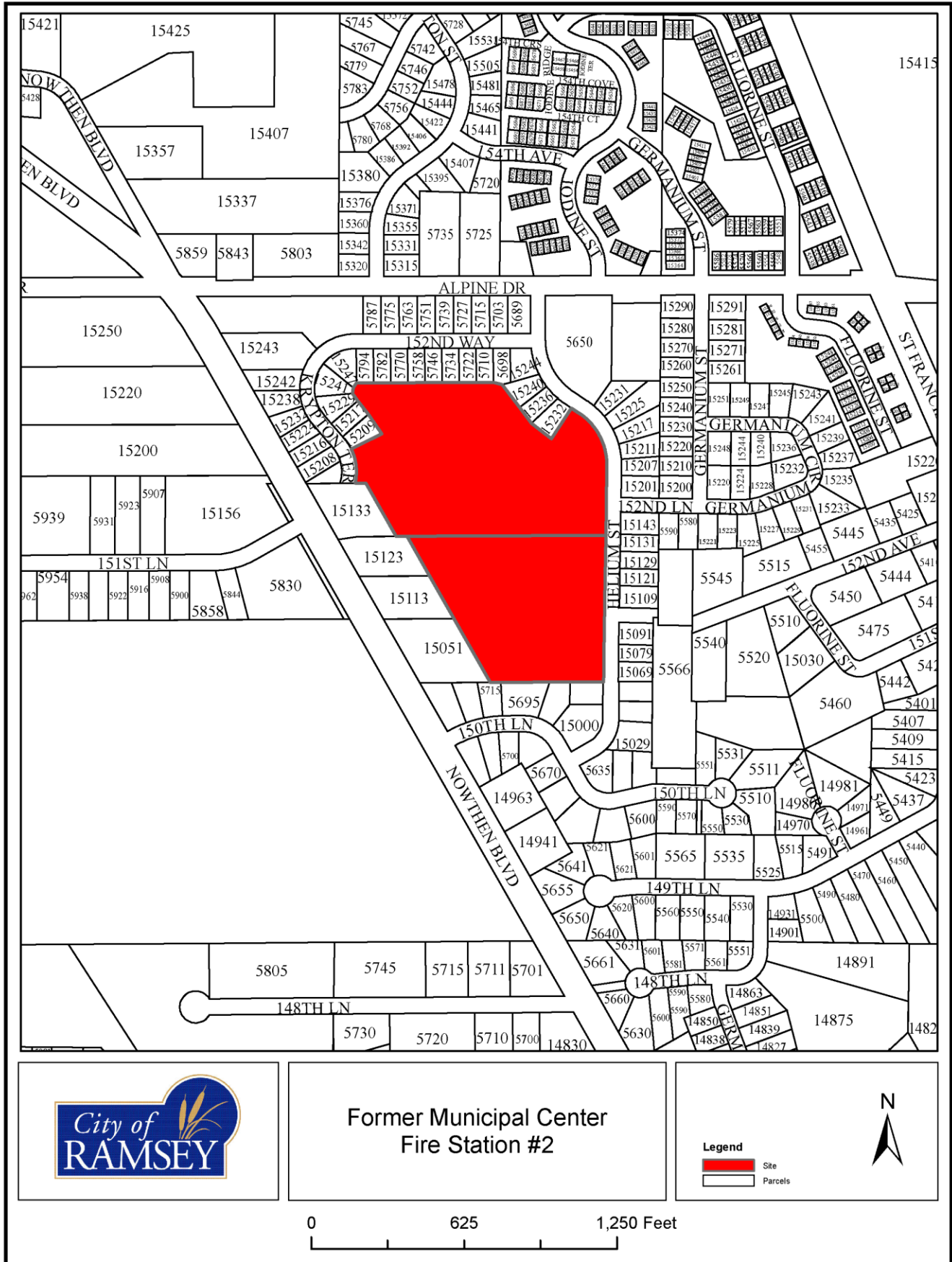
1. Aaron Brendel, 5911 157th Lane NW
2. Kent Cunningham, 15211 Helium Street NW
3. Brandon Doyle, 15109 Helium Street NW
4. Mike Hoeschen, 7005 156th Ave NW
5. Al Kempf, 15220 St. Francis Blvd NW
6. Kristen Kimsey, 5722 152nd Way NW
7. Jennifer Kulseth, 15225 Helium St NW
8. Donna McLain, 15133 Nowthen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

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

Additional detailed background information is available on this project at: www.cityoframsey.com/formerrmc.

City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
763-427-1410
www.cityoframsey.com





Process Approved by the Council in July of 2013

Alternative 3: Hybrid Process

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

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

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

Future Development Discussion: Data Center User

STUDY GROUP: Hybrid Collaborative Process

Purpose:

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

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

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

SPECS:

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

Structure:

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

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

2 hours

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

1.5 hours

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

1.5 hours

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

1.5 hours

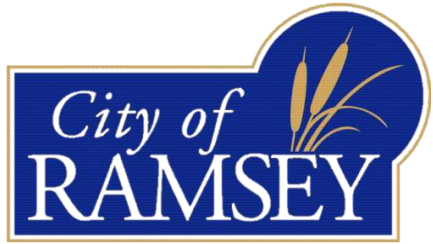
5. Meeting Outline:

Review/amend draft proposal
and submit recommendation to the Council

2 hours

PROJECT WEBSITE

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



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

September, 23 2013

Resident:

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

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

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

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

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

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

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

Best regards,

Patrick J. Brama

Assistant to the City Administrator, City of Ramsey

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

ADDRESS: 7550 Sunwood Drive NW, Ramsey, MN 55303

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

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

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

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

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

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

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

CURFEW LAW



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

Ramsey Police Department (763) 427-6812



Anoka Jr. Tornado Program

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

When:

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

Cost:

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

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

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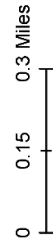
Commercial & Residential

Free Estimates!



Former Municipal Center
Study Group

- ★ Participants
- Streets
- Water Features
- Parks



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