



## City of Ramsey Development Update

October 17, 2013

### Report Background

The following report is updated as necessary.

#### Molin Concrete Expansion and New Operations **[Updated]**

The City has received an application for Site Plan Review from Molin Concrete at 6820 143<sup>rd</sup> Ave NW. The site was purchased in 2008 by Molin Concrete Products Company, and has been leased for storage purposes since that time. Molin has now made the business decision to begin production on the site. The proposed expansion will add approximately 10,000 square feet to the existing 60,000 square foot facility. The Site Plan will be forwarded to the October 3, 2013 Planning Commission and the October 22, 2013 City Council for review.

The Planning Commission reviewed the request on Thursday, October 3, 2013 and recommended approval of the site plan. The City Council is tentatively scheduled to review the site plan on Tuesday, October 22.

*The City received an Application for Building Permit that is now under technical review. The Building Permit will be eligible for issuance upon City Council approval of the site plan and completion of Plan Review. [Updated October 17, 2013]*

#### Brookfield 4<sup>th</sup> Addition **[No Update]**

The City has received an application for Major Plat – Preliminary Plat Review for Brookfield 4<sup>th</sup> Addition. The Brookfield Addition is an existing subdivision adjacent to Nowthen Boulevard (CSAH 5). The proposed plat encompasses a majority of the remaining lots from the original Preliminary Plat. The proposed plat includes 77 new lots, which may be phased over a series of Final Plats, according to the Developer (Capstone Homes). The proposed Preliminary Plat is set to be reviewed by the Planning Commission on October 3, 2013 and the City Council on October 23, 2013.

*The Planning Commission reviewed the request on Thursday, October 3, 2013 and recommended approval of the Preliminary Plat. The City Council is tentatively scheduled to review the Preliminary Plat on Tuesday, October 22. The Final Plat would be reviewed after that date and is anticipated for final approval by the end of the year. [Updated October 10, 2013]*

#### Sweetbay Ridge **[Updated]**

The inventory of vacant lots currently platted (ready for Building Permit) have been substantially completed within the current phase of Sweetbay Ridge. The original Preliminary Plat indicated two (2) future phases. City Staff has been approached by a prospective buyer to plat an additional 85 lots (approximately). The potential developer is considering submitting an application this fall in order to commence construction in the spring of 2014.

*Staff has been in contact with the prospective buyer, who anticipates a decision on the purchase and land use application in the near future [Updated October 17, 2013]*

#### Noble Roman's Pizza at Northstar Marketplace **[No Update]**

Staff has received an Application for Building Permit for a tenant build-out at Northstar Marketplace (Coborn's Anchored retail center). Noble Roman's is a 'take and bake' pizza restaurant. Noble Roman's is proposed to be located next to Anytime Fitness and the newly opened 'dollar store'.

### Residence at The COR *[No Update]*

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

The Residence at The COR is a 230 unit apartment development along Sunwood Drive next to the Ramsey Municipal Center. For more information, visit [www.corapts.com](http://www.corapts.com) or call 763-208-5931.

Temporary Certificates of Occupancy have been issued for all units. However, there are a number of close out items remaining for exterior improvements. [Updated September 26, 2013]



The above photo of Residence at the COR was taken August, 2013 along Sunwood Drive looking west.

### Seasons of Ramsey **[Updated: New Photos Only]**

Primary Reviewer: Tim Gladhill ([tgladhill@ci.ramsey.mn.us](mailto: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 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](http://www.essenceproperties.com), 320-255-9910, or [info@essenceproperties.com](mailto:info@essenceproperties.com).

Building Permits have been issued for 46 of the 50 planned units. Construction on 147<sup>th</sup> Lane has commenced (initial grading and staking). Staff continues to complete a number of building inspections on the project.



Photo taken on October 16, 2013 on the north side of Bunker Lake Boulevard looking west.



*Photo taken on October 16, 2013 from 147<sup>th</sup> Lane looking southwest.*

The Developer was issued a Certificate of Occupancy for one (1), four (4) unit building on Friday, August 30, 2013. Some of those units are now occupied.

Staff anticipates a request for an addition eight (8) to ten (10) Certificates of Occupancy by the end of October. Staff has been informed that there is currently a waiting list for Phase I units (approximately 1/3 of the development). [Updated October 3, 2013]

#### McDonalds (Sunwood Retail in The COR) *[No Update]*

*Primary Reviewer: Chris Anderson ([canderson@ci.ramsey.mn.us](mailto: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 Plat (COR TWO) has been recorded.



Staff met with representatives from McDonald's USA on Wednesday, August 22, 2013. Progress continues for both parties on completion of respective obligations. The Stage I Improvements (access and utilities) is substantially complete, subject to verification of correct installation. [Updated August 22, 2013]

## Northgate Performing Arts Center [Updated: New Photos Only]

*Primary Reviewer: Consulting Planner (Contact: Tim Gladhill ([tgladhill@ci.ramsey.mn.us](mailto: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. Staff will continue to update on the progress of construction at key milestones.



Photo taken October 16, 2013 at Sunwood Drive looking north west.



Photo taken October 16, 2013 at Sunwood Drive and Peridot Street looking north east.

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

*Primary Reviewer: Tim Gladhill ([tgladhill@ci.ramsey.mn.us](mailto: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. Utilities have been installed for the four (4) 'park lots'.

Final details are being completed on the revised Final Plat. Consideration of approval of the Final Plat by the HRA and City Council is anticipated within 30 days. [Updated October 3, 2013]

## Stoney River [Updated]

*Primary Reviewer: Tim Gladhill ([tgladhill@ci.ramsey.mn.us](mailto: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.

*Site work and footing foundation construction has commenced. [Updated October 17, 2013]*



Artist rendering of front façade.



Photo taken October 16, 2013 from Water Tower #1 looking north.



Photo taken October 16, 2013 from Water Tower #1 looking north.

## Housing Assistance Policy [Updated]

*Primary Contact: Tim Gladhill ([tgladhill@ci.ramsey.mn.us](mailto: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.

Staff is actively completing a draft of the final piece of the draft policy and has is currently reviewing the content of the draft. That draft is anticipated to be complete within two (2) weeks. The draft will then be reviewed by the sub-

committee, forwarded to the Planning Commission in September, and then to City Council review at the end of September.

Staff has completed a draft of the scoring matrix and has had reviewed by area experts as to format and content. Staff will be forwarding a full draft for review in the near future.

*Staff is placing the final edits to the preliminary draft document for consideration by the Planning Commission on November 7, 2013 and the City Council on November 26, 2013. [Updated October 17, 2013]*

### Cullinan Rigging [Updated: New Photos Only]

Cullinan Rigging was granted approval of a Variance and Site Plan Approval for an expansion of their existing facility at 6815 McKinley St NW. The Building Permit has been issued and construction is underway. [Updated August 29, 2013]



*Photo taken on October 16, 2013 at McKinley Street and Ebony Street looking northwest.*

### Diamond Graphics Expansion [Updated]



Diamond Graphics was granted site plan approval for their existing facility at 14350 Azurite Street.

*The City has issued the Building Permit and site preparation work has commenced. Please note: construction impacts the existing parking area for the existing facility. There will be periods of on-street parking required during the construction period. [Updated October 16, 2013]*

### Ramsey Office Plaza Interior Tenant Build-out *[No Update]*

The City has issued Building Permits to Ramsey Office Plaza located at 7553 Sunwood Drive for multiple tenant build-outs. The tenant build-outs include relocation of PSD, LLC offices, expansion of the 10<sup>th</sup> Judicial District Administrative Offices, and expansion of Trott Brook Financial Offices. [Updated August 29, 2013]

### 5300 Alpine Drive NW (Former Allina Clinic) Tenant Build-out *[No Update]*

The City has issued Building Permits for 5300 Alpine Drive for two (2) new tenants: 1) Weikel Law Firm and 2) Metro Hydro Graphics. [Updated August 29, 2013]

### 167<sup>th</sup> Avenue Retail Node **[Updated]**

*Primary Contact: Tim Gladhill ([tgladhill@ci.ramsey.mn.us](mailto: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 167<sup>th</sup> Avenue and Saint Francis Boulevard (TH 47). The City had previously been asked to review two (2) potential users at 6001 167<sup>th</sup> Ave NW (indoor shooting range and clothing recycling warehouse distribution).

Staff held 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.

A Collaborative Public Process was held on Thursday, September 26, 2013 for area residents and stakeholders. The outcome and summary of that process will be presented to the Planning Commission and Economic Development Authority in November to formalize a draft Policy Statement.

*Staff will be providing an update as part of the Joint City Council Meeting with the Planning Commission and Economic Development Authority (EDA) on October 29, 2013. [Updated October 17, 2013]*

### Former Municipal Center Future Land Uses **[Updated]**

*Primary Contact: Patrick Brama ([pbrama@ci.ramsey.mn.us](mailto: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 was held on Thursday, April 18<sup>th</sup> from 6:00 to 9:00 p.m. in the Council Chambers (7550 Sunwood Dr NW). The Open House explored options for single-family and data center users. Multiple smaller group stations, with full size maps and ability for written comments were available.

Staff presented preliminary findings to the City Council on Tuesday, April 23, 2013. 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 study to continue to review options for the site.

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. Staff has sent a mailing seeking individuals interested in participating in the public process later this year.

Staff will be forwarding a recommendation to proceed with the Study Group at the October 8, 2013 City Council Meeting. A preliminary date was set for October 24, 2013; however, Staff will be looking to change that day to allow for sufficient preparation time.

*Staff will be providing an update as part of the Joint City Council Meeting with the Planning Commission and Economic Development Authority (EDA) on October 29, 2013. [Updated October 17, 2013]*

### Building Permit Update

The City has issued 1,720 permits year to date. Included in that total are 80 new single-family homes, and 66 new townhome units, 72 units of assisted living/memory care (for a total of 214 new households), and numerous commercial/industrial expansions and tenant build outs (see above).

### 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](http://www.cityoframsey.com/planning-division).



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Tim Gladhill, Development Services Manager