

**The COR Development Plan  
Clarification/Audit of Current Vision  
Outcome of Planning Commission Work Session - July 9, 2015  
Reviewed by City Council – July 28, 2015**

**Overview of this document**

1. Exercise 1: Comparison of Current and Previous Master Plan for The COR.
2. Exercise 2: What is the market reality of the Master Plan? (Future Step)
3. Exercise 3: Do we need to make any changes? If so, where do we go from here? (Future Step)

**Exercise 1: Comparison of Current and Previous Master Plan for The COR  
(Current Step)**

**Overview of Exercise 1**

1. Quick Summary/History of The COR
2. Comparison of Master Plan Versions
3. Future Policy Questions

**Section 1.1: Quick Summary of The COR**

- 2020 Comprehensive Plan
- City of Ramsey Ballot Advisory Question
- Ramsey Town Center Design Charrette

**2020 Comprehensive Plan**

The 2020 Comprehensive Plan was developed/amended between 1998 and 2001. The 2020 Plan called for a mixed use development. Part of the primary reason was to identify an opportunity to address forecasted household growth while protecting the rural character of much of the existing community. The 2020 Plan called to concentrate more of the growth forecasts in a smaller area of the community.

**City of Ramsey Ballot Advisory Question**

In 2001, the City of Ramsey included several Ballot Questions pertaining to the City Charter as well as multiple Advisory Ballot Questions. Of note to this discussion, a question asked was the following:

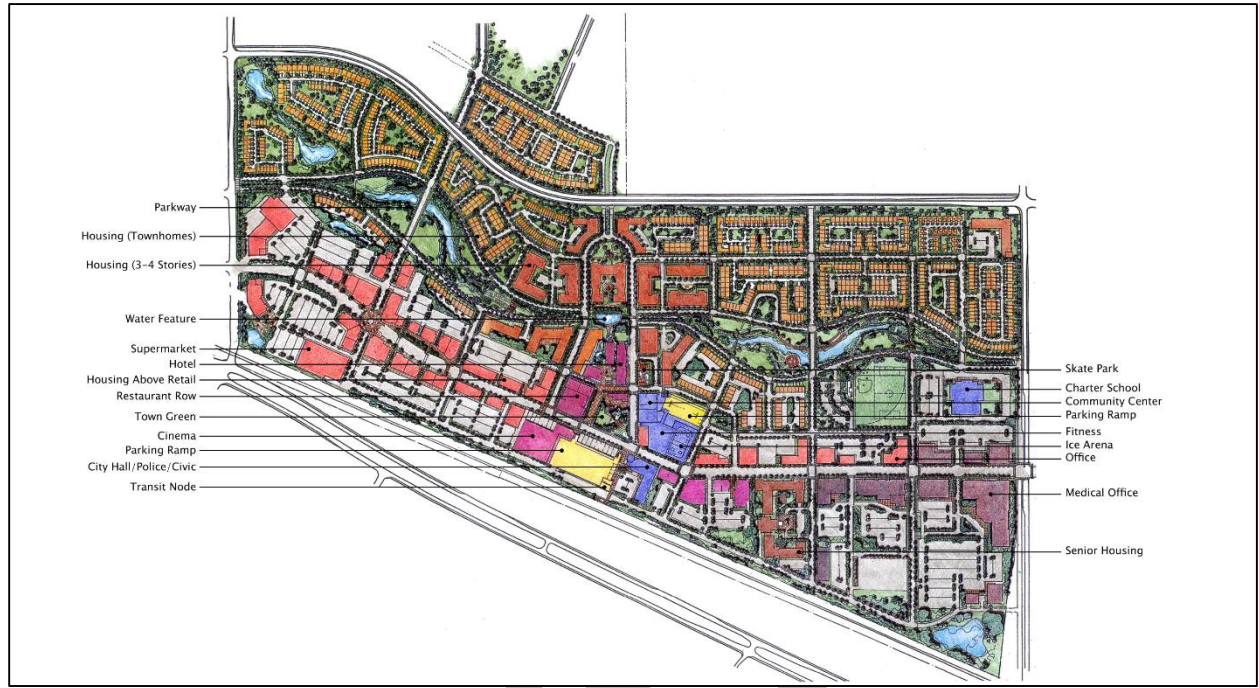
**“Do you want a Town Center with restaurants, shopping and other amenities along the Highway 10 Corridor?”**

In the general election in 2001, 61.20 responded yes to the above question; 38.20 voted no.

**Ramsey Town Center Design Charrette**

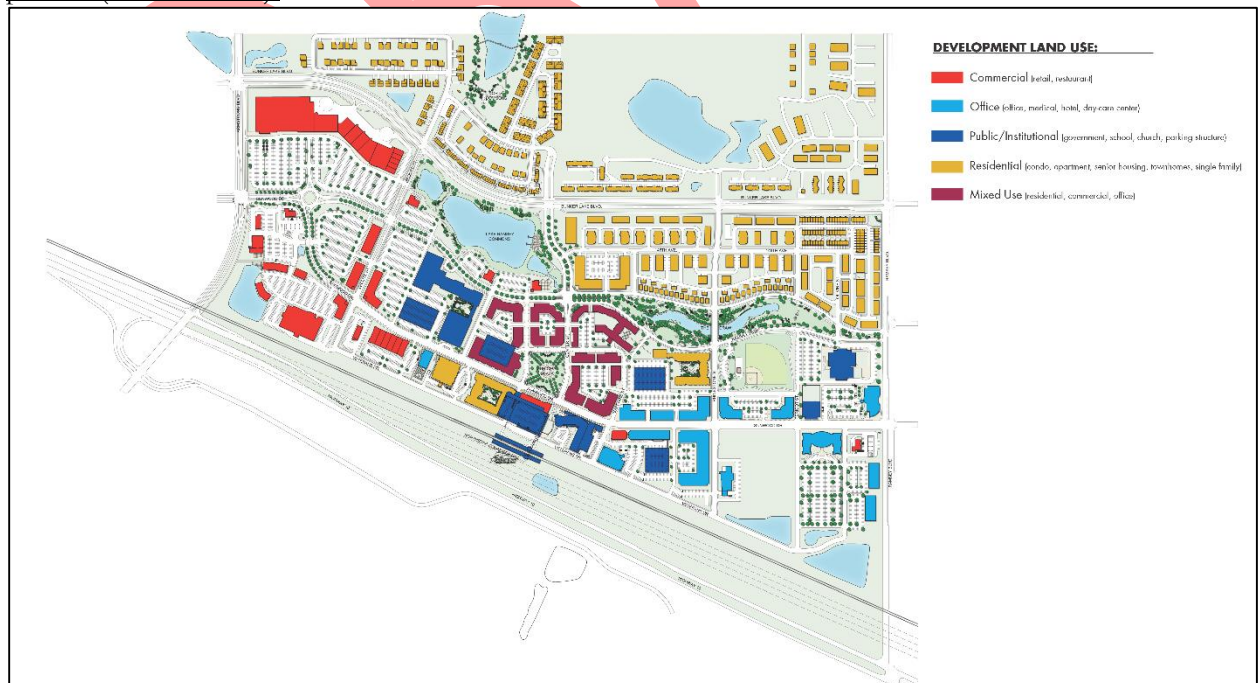
Between 2002-2003, with amendments to the Comprehensive Plan and results from the Advisory Ballot Question, the City embarked on an in-depth public process to assist in the planning for the Ramsey Town Center. Step No. 1 of the current exercise is to develop a summary of the output of this process (previous vision).

**Original Master Plan**



**2009/2010 Re-visioning Exercise**

Following the foreclosure of the Ramsey Town Center development and the purchase by the City of approximately 150 acres of the development, the City embarked on an effort to revise the vision to better match market conditions at that time. Step No. 2 of the current exercise is to develop a summary of the output of this process (current vision).



**Section 1.2: Comparison of Ramsey Town Center Master Plan to The COR Development Plan**

<b>Ramsey Town Center Master Plan</b>	<b>The COR Development Plan</b>
<b>Land Use and Development Standards</b>	
Mixed Use – Vertically mixed use buildings in center	Mixed Use – Mix of uses within each block; single use buildings acceptable
Strong shared parking strategies	Shared parking strategies reduced, but encouraged (floor area ratio reduced)
Development regulations all but required shared, structured parking in first quarter-mile.	Vision no longer requires shared parking
High densities to support retail and protect rural character of other areas of community	Less high density than original vision
Centered around transit station	Less Centered around transit station
Strong ‘Blue System’ – multi-use surface water management	Blue system amended
1.0 Floor Area Ratio amended to 0.75	0.75 FAR amended to 0.65
2 accesses planned on Armstrong Boulevard	1 access allowed on Armstrong Boulevard due to access spacing and elevation of Armstrong Interchange
Emphasis on pedestrian orientation	Emphasis on automobile orientation
Strong streetscape design standards	Strong streetscape design standards
Strong Downtown Feel	Less Downtown Feel
<b>Building Design</b>	
Strong architectural standards for individual buildings	Less architectural standards for individual buildings
Architectural Review Committee – review all new plans and models	No Architectural Review Committee
Strict Sign Standards	Relaxed Sign Standards, yet still stricter than citywide standards
<b>Parks, Recreation, and Open Space</b>	
Master Park Plan	Master Park Plan amended
West Meandering Commons ‘mirrors’ East Meandering Commons (now The Draw)	Parkway eliminated to accommodate additional parking
Park Dedication + Additional contribution to parks	Base Park Dedication – reduced rate granted for high density residential
<b>Process/Vision</b>	
Intense citizen involvement	Less citizen involvement

Continued on next page.

**Land Use Sub-Areas**

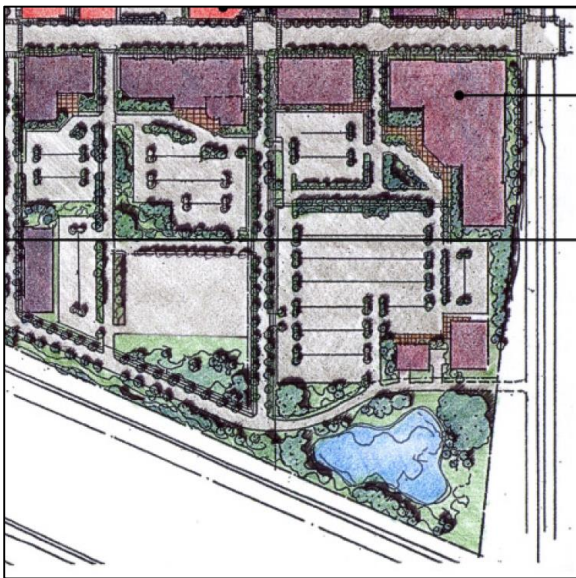
Medium Density Residential in north west corner of development



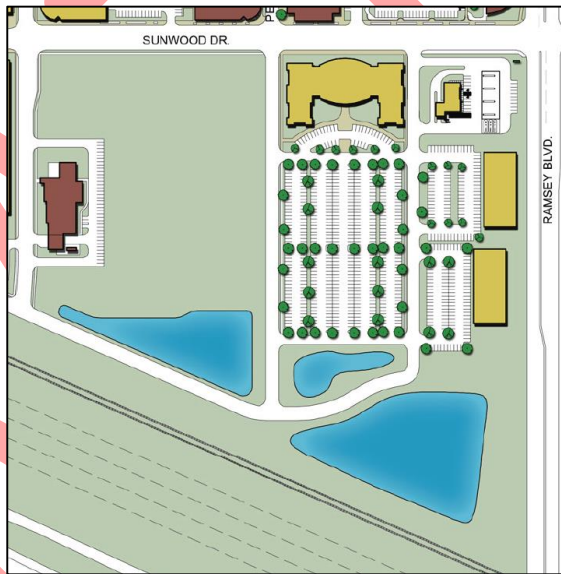
Traditional suburban retail in north west corner of development (The 'West 30')



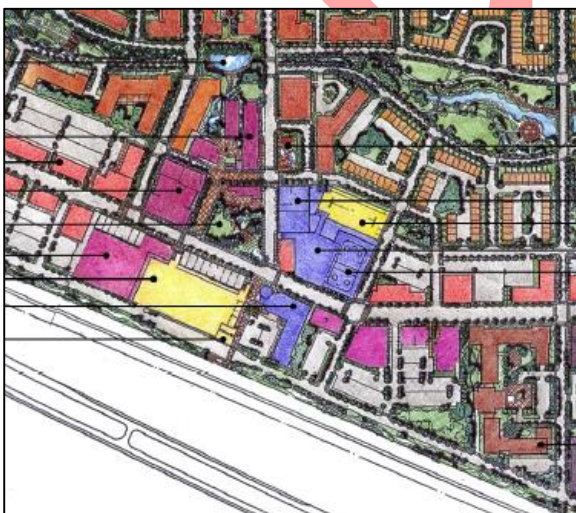
Office Park Development in south east corner



Office Park Development in south east corner



Mixed Use Center



Mixed Use Center



## **Section 1.3: Policy Questions for Future Discussion and/or Survey (City Council, Advisory Boards and Commissions, Residents)**

The intent is to frame a series of questions to send as a survey to advisory boards and City Council. The intent at this stage is not necessarily to answer these questions specifically, but feedback and consensus is more than welcome.

### **Land Use and Development Standards**

1. How much vertically mixed-use buildings is too much?
2. How do we plan for a mix of single-use buildings on a single-block (what happens if the last user in is locked in to a particular use, but doesn't want that use)?
3. How should the City manage parking in The COR? Should the City establish a new strategy for shared parking?
4. How should the City define parking calculations?
5. The remaining westerly leg of Ramsey Parkway – should that continue to have an enhanced design (green medians, enhanced plantings, etc. Similar to existing leg without one-way segments on larger stormwater feature in middle)?
6. Do we want to continue to allow uses with a drive-thru and gas stations?
7. How well does the market bear the original vision?
8. How well does the market bear the current vision?
9. What is the appropriate amount of retail? What is the appropriate residential density to support the retail goals?
10. What are the appropriate locations in The COR for retail?

### **Building & Development Design Standards**

11. Are The COR sign standards still too strict?
12. Should the City re-establish some form of an Architectural Review Committee for The COR?
13. What are the environmental impacts of the additional surface parking lots in the current development plan?
14. Are we putting enough emphasis on water conservation and surface water management?
15. Are we losing too much pedestrian orientation? Does Ramsey Parkway have sufficient design with the pedestrian in mind?

### **Land Use Sub-Areas**

16. How flexible should Staff be in recommending boundary changes to Sub-District Boundaries?
17. Should the City explore or otherwise re-evaluate the vision of the north west quadrant of the development (south east corner of Armstrong Boulevard and Bunker Lake Boulevard)?
18. The remaining undeveloped area just east of Coborn's – should that stay retail, or is Staff able to entertain residential inquiries?
19. Should we continue to hold the area west of Center Street north of Sunwood Drive for a community type use such as a Community Center or movie theater?
20. Was the amendment from West Meandering Commons to Lake Ramsey Commons the appropriate change?

### **Process and Vision**

21. What is our goal(s) for the COR/Town Center?
22. What process will we use to define the goal(s)?
23. How will we know how close we are to achieving it?

24. What process shall we use to oversee that progress?

DRAFT

## **Exercise 2: What are the market realities of the plan components? (Future Step)**

Exercise 2 will be commenced upon completion of Exercise 1 above. As of July 28, 2015, Exercise 1 has commenced but had not been completed. The intent of Exercise 2 is to take the information above and begin a dialogue/survey of stakeholders in The COR as well as the City's professional services groups for market analysis. These market experts include, but are not limited to, the City's financial, economic development, real estate brokerage, and planning firms.

## **Exercise 3: Do we need to make changes to the plan? If so, where do we go from here? (Future Step)**

The outcomes of Exercise 1 and 2 will inform the process for Exercise 3. This section will be updated as needed.

DRAFT