

City of Ramsey
Agenda
Environmental Policy Board (EPB)
Monday August 17, 2015
6:30 pm
The COR Room, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
 1. Approve Meeting Minutes Dated June 15, 2015
- 5. Policy Board Business**
 1. Revisit the Question to be Asked as Part of the Citizen Engagement Process for the Environmental Protection/Resource Management Chapter of the Comprehensive Plan
 2. Discuss Erosion Concerns Along Both Rivers and Consider Potential Prevention/Mitigation Resources
 3. Discuss Potential Policy to Address Buildable Area on Parcels with Floodplains and Wetlands
 4. Discuss Desired Information for EPB Presence at Happy Days
 5. Review Comparison Document of The COR Development Plan and Original Ramsey Town Center Master Plan Prepared by the Planning Commission
- 6. Board/Staff Input**
 1. Receive Presentation from Smart Irrigation Forum
- 7. Adjournment**

Environmental Policy Board (EPB)

4. 1.

Meeting Date: 08/17/2015

By: Chris Anderson, Community
Development

Information

Title:

Approve Meeting Minutes Dated June 15, 2015

Action:

Attachments

Meeting Minutes Dated June 15, 2015

Form Review

Inbox

Chris Anderson (Originator)
Form Started By: Chris Anderson
Final Approval Date: 07/09/2015

Reviewed By

Chris Anderson

Date

07/09/2015 11:14 AM
Started On: 07/08/2015 11:19 AM

**ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

On Monday, June 15, 2015, the Environmental Policy Board (EPB) met in the COR Room at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present: Chairperson Thomas Stodola
 Board Member Bob Bentz
 Board Member Jane Covart
 Board Member Michael Hiatt
 Board Member Michael Valentine

Members Absent: Board Member Larry Lewis
 Board Member Reid Bernard

Also Present: City Planner Chris Anderson

1. CALL TO ORDER

Chairperson Stodola called the meeting to order at 6:33 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Hiatt and seconded by Board Member Valentine to approve the agenda as submitted.

Motion carried. Voting Yes: Chairman Stodola, Board Member Hiatt, Valentine, Bentz, and Covart. Voting No: None. Absent: Board Member Bernard and Lewis

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated April 20, 2015

Motion by Board Member Valentine and seconded by Board Member Hiatt to approve the regular meeting minutes dated May 19, 2015.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Valentine, Hiatt, Bentz, and Covart. Voting No: None. Absent: Board Member Bernard and Lewis

5. POLICY BOARD BUSINESS

5.01: Consider Request for a Variance to Minimum Lot Size Requirement to Pursue a Minor Subdivision on the Property Located at 16520 Germanium St NW; Case of Paul and Mary Johnson

City Planner Anderson stated that this request is not one the Board would normally review but there are a couple of natural resource aspects to this request. He stated that the lot is 4.4 acres in size and is located in an R-1 Residential (Rural Developing) district. The request is for a simple lot split to create an additional buildable lot. Most of the parcels are about 1 acre in size up to 1.5 acres. The proposed split would result in a lot size of approximately 1.9 acres. Other neighborhood lot sizes are under the 2.5 minimum threshold because of a different lot standard at the time of development. This proposed lot split would result in one parcel being twice the size of some of the neighboring lots. That lot would meet the 2.5 minimum threshold but the other lot would be slightly less. He stated that there would be enough road frontage. He stated the reason Staff is routing this request through the EPB is because portions of the property are part of the national wetland inventory and it has a 100-year and 500-year floodplain zone. He stated that there are no prohibitions for the 500-year flood zone. The applicant has worked with the Anoka Conservation District (ACD), but an official wetland delineation has not been conducted. A site visit was conducted by a wetland specialist who identified about 0.65 acres of contiguous upland within the area proposed to be subdivided into a separate, buildable lot. If the variance is approved to allow for a lesser lot size, Staff would recommend it being contingent upon completion of a wetland delineation and survey work to verify that there is sufficient buildable area to construct a new single family home.

Board Member Hiatt asked City Planner Anderson to explain what was done versus a wetland delineation.

City Planner Anderson stated that a wetland specialist has visited the site and walked the property and then used available contour information to make a general determination of a non-wetland area, which may be approximately 28,000 square feet. He stated that a wetland delineation would involve a more detailed report and it would be certified by the Lower Rum River Water Management Organization, which has authority over wetlands. If the on-site visit is on par with what the delineation would show, there would be sufficient area to accommodate a single family home on the lot. It does not look like it would have any direct impact on the wetland areas with the exception of a driveway. If there is no other way to access the upland area, the applicant would need to find ways to minimize the impact on the wetlands. He stated that City code does not have a minimum buildable area requirement just lot size requirements.

Board Member Hiatt asked about the smaller neighborhood lot sizes.

City Planner Anderson stated that the City's current lot size requirement was not in place when the subdivision was approved. He does not know why this lot was left as such as a large piece. He stated that the applicant is trying to determine if it is possible to deviate from the minimum lot size requirement on one lot before he incurs costs related to a minor plat.

Board Member Hiatt asked if part of the applicant's argument is that other lots are the same size so his should be treated similarly.

City Planner Anderson stated he thinks that that is part of the equation and listed some of the criteria the City uses to address variances such as if it is compatible with the neighborhood, if it is reasonable use and if it is going to alter the essential character of the neighborhood. He stated that even the smaller lot is larger than the surrounding lots. He talked about the national wetland inventory and how it is used to determine the need to have a wetland delineation done. He stated that there would likely be tree loss in order to fit the home on the land.

Board Member Bentz asked if fill would be brought in because of the low lot elevations.

Board Member Covart stated that she lives in the area and the drain tile was just upgraded two summers ago to increase drainage throughout the golf course.

City Planner Anderson stated that the City's engineering and public works staff conducted a storm water project through portions of the Rum River Hills Golf Course to improve drainage. He does not have details on whether they will bring in fill or not. He stated that FEMA is updating the flood maps for the entire state and that Anoka County has been in the works since 2011. They are waiting for notice of final determination and once that is received, the City will have 6-9 months to adopt an updated flood plain map. He stated that there is enough buildable area under current maps and there would be more buildable area based on the updates, but until the updates become effective, they have to operate on what is currently in place. He stated that depending on the results of the wetland delineation, there appears to be a sufficient area for a house pad with no impact to wetland and it would be outside the boundaries of the flood plain. He stated that he wanted to route this request for a variance to the Board to see if there were any comments before going forward to the Planning Commission.

Board Member Bentz asked for an explanation of why this is different from the 4 and 40.

City Planner Anderson explained that the 4 and 40 designation required a minimum lot size of 10 acres. He stated that the designation no longer exists. The City has simplified its single-family residential zoning districts to include a MUSA (Metropolitan Urban Service Area) district and an R-1 Residential (Rural Developing) district. The rural developing districts are areas serviced by private well and septic.

Board Member Hiatt asked if the property would be well and septic.

City Planner Anderson answered affirmatively.

Board Member Hiatt stated that he would like to go on record as supporting Staff's recommendation, because the other lot sizes are similar, but would want the wetland delineation and other reports to be the deciding factor.

City Planner Anderson stated that Staff's recommendation would be that the variance be contingent on the wetland delineation.

Board Member Hiatt stated that he would support it.

Board Member Valentine asked if a motion was needed.

Board Member Covart stated that at one time she would have wanted to clear the trees out to have a view of the golf course, but would not want to do that now. She believes the value of the lot would be higher if they could see the golf course. She asked if that was the applicant's intention, could they do that.

City Planner Anderson explained the City's tree preservation ordinance. He stated that the property owner has stated his reason for splitting the lot is to create a single level home that he can transition to and that tree preservation would be part of the review. He stated that the tree preservation ordinance does not limit what an individual homeowner can do in the future with trees on the property with the exception of certain overlay districts along the river. He stated that he does not have any specific details but does not think this is the property owner's intention.

Board Member Valentine stated his agreement with Staff's position on this variance.

Chairperson Stodola and Board Member Covart also agreed.

5.02: Consider Outline for Public Education on Groundwater

City Planner Anderson stated that this case is a follow up on last month's discussion regarding an educational campaign that would start with a focus on ground water and also working towards developing a timeline. He stated that he has completed a draft outline and pointed out the City's standard mechanisms to convey messages to residents. He stated that a direct mailing could be done but that it would add costs. He stated that Staff is trying to hit the ground running with the timeline calling for immediate webpage development. He stated that there is already a great deal of existing information on ground water that people can be directed to and recommended placing an article on ground water basics and concerns in the August/September newsletter issue. He talked about using the focus on the environment column, cycling in articles and creating a running series regarding consumption information, rates, conservation practices, impacts of aquifer depletion, and review of current standards to reduce pressure on aquifers such as sprinkling restrictions and topsoil requirements. He talked about a utility bill insert that could go out in the second quarter billing of 2016 that would serve as a reminder heading into next year's irrigation season about the importance of conservation practices. He stated that he would like a board member to be part of an educational video. This would take place late fall, early winter 2015. He would work with QCTV on when it would make sense to air the video and Staff would put together a script that would include graphics. He thinks this is an underutilized communication tool that the city could use.

Board Member Hiatt asked about the electric bill consumption comparison. He stated that it has prompted consumption change in his home. He asked if there was a possibility to do this with water consumption and stated that it could be tricky because a greater amount of residents are on well and septic.

City Planner Anderson stated that there is a pretty even split right now between residents receiving municipal services and residents on private well and septic.

Board Member Hiatt stated that he assumed it is possible to implement consumption comparisons for those residents receiving municipal services.

City Planner Anderson asked how the comparison information is displayed.

Board Member Hiatt stated that it is a graphic displaying your consumption and that of your immediate neighbor who is not specifically identified.

City Planner Anderson stated that he has had conversations with the City's finance staff. A finance staff member is meeting with the City's utility billing contractor and will explore the feasibility of a water consumption comparison. He stated that this comparison would most likely require intense database building to have it provide the information the Board is looking for.

Board Member Valentine stated it would be interesting to learn what Connexus uses as its criteria. He stated it is amazing how much competition the comparison stimulates because people want to do better.

Board Member Hiatt stated that it drives changes because you do not want to be the one consuming above the neighbors. He suggested possibly comparing individual consumption to a city average and asked if there were statistics on how water consumption has changed over the last 5-10 years. He suggested that this would be good information to put in the newsletter to get people to look at percentage of consumption. His assumption is that the City is consuming a greater percentage of water than its population growth.

City Planner Anderson stated that the City may be able to get data on water usage and can track the general growth of the City based on new construction home permits. It may not be completely accurate because of when the home is actually occupied, but the permits could provide some good analysis. He stated that there is no way of tracking water usage on private wells. He will update the Board on information he obtains after finance staff meets with the City's utility billing contractor.

Board Member Bentz stated that the comparison information from Connexus does not go to everyone and not sending a water comparison to every resident would make it a more manageable task.

Board Member Valentine stated that the comparison is a separate mailing.

Chairperson Stodola suggested that Connexus may be sending the comparisons out on a rotating basis because he has not gotten one for a couple of years.

Board Member Hiatt stated that he was not aware they weren't doing it for everyone.

Board Member Valentine stated that this is a different program. He stated that this is a visual graphic with a line for your use and a line for use of homes similar to yours and then a general sample size line. It is different than comparing usage from one year to the next.

Board Member Bentz stated he would be curious if the City's website would post their consumption statistics once a month to lead the way. He stated that the DNR does have the numbers for the water permits for at least 10 years and that the City is number one over the permit.

Board Member Valentine stated that the City has a permit for each well.

Board Member Bentz stated that the DNR tracks this and the information is on their website. He suggested doing a comparison piece with the wells that are drying up in Southwest Minnesota and California and the consequences. He stated that the neighbors he has talked to want no part of odd/even sprinkling restrictions on rural wells.

Board Member Valentine stated that the DNR is under tremendous pressure to limit well drilling and volumes. They have been extremely liberal in the past about approving large user wells, but are now under pressure to limit them and this will eventually impact cities that are drawing on wells now.

City Planner Anderson stated that the issue was a big part of the City developing a topsoil requirement. The City was told by the DNR that it needed to start implementing conservation practices right away. He stated that some of the City's watering restriction time limits appear to be more restrictive than other communities. The conversations with the DNR also led the City to do a pilot study of a surface water treatment plant to pull water from the Mississippi River as a potential future drinking water source. This has a huge price tag. He stated there are serious ramifications if we are not cautious about what we do with the ground water that is being used. He stated that he tried to touch on these sorts of implications in the outline and to lay down the foundation of understanding of what ground water is and what happens if we just stay the course. He would wrap up with conservation practices currently in place and what business and residents can do. He stated that he was not looking at developing the consumption comparison as part of the education piece because there is a need to research the feasibility. If it is possible, the results could be put on the website for promotion.

Board Member Valentine asked if metering private wells for the purpose of gathering information on usage has ever been brought up by Staff.

City Planner Anderson replied that it has not come up to his knowledge.

Board Member Valentine stated he felt that eventually this would have to be looked at for purposes of understanding what is happening with the aquifer.

Chairperson Stodola expressed his opinion that it comes down to not recharging the aquifers because of the storm water issue. We are sending water into the river by excessive paving and nothing is going back to the aquifers.

Board Member Valentine stated we have reduced the recharge and increased the usage.

City Planner Anderson spoke about a pyramid document presented at their last meeting that indicated water resources, water supply and then filtered down into subtopics. He stated that the consensus of the Board was to hone in on one topic for education with the understanding that they are all tied together. He stated that there is a generalized outline on storm water education included in the agenda materials. He stated he does think there is a connection between greater impervious area and the declining recharge rate and that the issues are all interconnected. He does not want to lose sight of that and the Board can look at a right time to ramp up the storm water education piece.

Chairperson Stodola stated that trying to get more rainwater to go back into the ground is the responsibility of those creating the infrastructure.

Board Member Bentz mentioned rain gardens and pervious paver options.

City Planner Anderson stated that the Lower Rum River WMO Third Generation Plan requires the first one inch of rainfall to be infiltrated on the site.

Chairperson Stodola asked what types of buildings would have this requirement.

City Planner Anderson replied that this has been a requirement for several years for development projects. A WMO review is triggered when there is a permit request for an acre or more of land disturbance. He stated that there are innovative techniques coming out that are geared towards promoting infiltration.

Board Member Valentine stated management of this aspect of the issue is more manageable than slowing down the alarming growth in the use of ground water.

Board Member Hiatt talked about what White Bear Lake is currently doing. He stated that they are promoting 60-gallon rain barrels and providing a chart indicating the current level of the lake. He stated that from an education standpoint they are offering alternatives and then keeping the issue in front of residents.

City Planner Anderson stated that the City did partner with a couple of Anoka County communities within the last few years to promote a rain barrel and compost bin sale. The City could look at partnering again. He stated his preference to partner with an established program.

Board Member Hiatt stated that he was not aware of the program but agreed with it wholeheartedly.

City Planner Anderson stated that moving forward he could do a better job promoting the program through the City's newsletter.

Board Member Hiatt asked if the rain barrel has the ability to link to an irrigation system.

City Planner Anderson stated that it would probably not link to an in-ground system because there would not be enough pressure, but it could be used with a soaker hose or in the garden.

Board Member Valentine stated they have used their rain barrel as a soaker system.

Board Member Bentz stated that the compost bins were really popular.

Board Member Bentz talked about the ideal weather we have been having but he still sees people watering every day or every other day. He stated that going from the rain sensors to soil moisture sensors on commercial lots would make a huge difference.

Chairperson Stodola asked if the systems can be retrofitted.

City Planner Anderson answered that depending on the age of the system, it could be retrofitted, but it would be more cost efficient to install the sensor at the time of construction. He stated that there are other technologies that can manage the need for water versus a timer.

Board Member Valentine stated he felt that City Planner Anderson did a very nice job in laying the information out.

City Planner Anderson asked if he should proceed with drafting a ground water article for the next issue of the newsletter.

Members of the Board answered affirmatively.

City Planner Anderson talked about a publication entitled *Ground Water Digest* that he will use for building the website. The digest is available electronically.

Board Member Valentine stated that there is an amazing number of government organizations involved in ground water issue.

City Planner Anderson stated he will proceed with getting something together on the basics on ground water for the August/September issue of newsletter and look at current information on the website and at consolidating to a single page for water issues.

Board Member Bentz suggested an aquifer map for the Happy Days event.

City Planner Anderson stated that something about water makes a lot of sense for the Happy Days event. He also talked about a *Storm Water Reuse Guide* that is available electronically through the Met Council and can be used as a tool when providing storm water information. He stated that there are certainly areas for improvement and how we can boost the recharge. He also stated that the City is one of the recharge areas of the metropolitan area based on its soil composition.

Chairperson Stodola stated that he would be willing to be part of the educational video that will air on QCTV.

City Planner Anderson stated that the video will probably be worked on later this year. He will work on the newsletter, the website and then put together a script for the video.

6. BOARD / STAFF INPUT

City Planner Anderson stated that the Board's July 20th meeting will need to be rescheduled. He would like to reschedule to July 13th. Chairperson Stodola stated that he may not be able to make it on the 13th.

Board Member Bentz asked what the City did for Arbor Day this year.

City Planner Anderson stated that the Parks and Assistant Public Works Superintendent and the Boy Scouts planted trees at a park. He stated that he plans to put a larger emphasis on Arbor Day in the future.

Board Member Bentz asked if the apple trees were protected.

City Planner Anderson stated that he did not know.

7. ADJOURNMENT

Motion by Board Member Valentine and seconded by Board Member Bentz to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Valentine, Bentz, Hiatt, and Covart. Voting No: None. Absent: Board Member Bernard and Lewis

The meeting adjourned at 7:46 p.m.

Respectfully submitted,

Chris Anderson
City Planner

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Denise Bosch
TimeSaver Off Site Secretarial, Inc.

Environmental Policy Board (EPB)**5. 1.****Meeting Date:** 08/17/2015**By:** Chris Anderson, Community
Development

Information**Title:**

Revisit the Question to be Asked as Part of the Citizen Engagement Process for the Environmental Protection/Resource Management Chapter of the Comprehensive Plan

Purpose/Background:

At the May meeting, the Board developed a question that would be used to invite residents to participate in the review of and potential update to the Environmental Protection/Resource Management Chapter of the Comprehensive Plan. The consensus of the Board was to use the following language: "How do natural resources and the environment align with your perception of land use practices and the vision within the City?".

Following the EPB's May meeting, Staff received some general feedback regarding the Citizen Engagement Process and questions used to invite the public to participate. This was not specific to the EPB's question, but in response to questions being developed for other components or citizen engagement sessions. In addition, this feedback regarding the desired structure of these questions was discussed in a Joint Work Session with the Planning Commission and City Council.

The primary feedback received was that questions used in this process should have a positive tone and be simple enough that everyone could answer regardless of their technical knowledge of the subject. While the question regarding natural resources was not specifically addressed, after contemplating the feedback and reassessing the question the Board developed, Staff believes it may be appropriate to consider a revised question.

It is Staff's intent to route each of the proposed questions related to the various components of the Comprehensive Plan Update project through City Council as a quick check-in before proceeding. Thus, Staff wanted to revisit this question with the Board to consider a potential alternative question that could be posed.

Observations/Alternatives:

Based on the Board's discussion from the May meeting, there was a desire to ensure that whatever terminology was used be all encompassing. Considering the general discussion that has already occurred, and based on feedback Staff has received on formatting questions for the citizen engagement process, Staff would recommend the following question be used to invite the public to participate in a public workshop to assess the current Environmental Protection/Resource Management Chapter of the Comprehensive Plan and to inform Staff if there are needed updates/revisions:

"What value do natural resources and environmental sustainability add to your neighborhood?"

In addition to a public workshop, there are other opportunities to solicit input from the public on this Chapter of the Comprehensive Plan. These could include collecting input from attendees at the one of the summer concert series events at the amphitheater in The Draw as well as at the EPB's booth at Happy Days.

Funding Source:

This case is being handled as part of Staff's regular duties.

Action:

Motion to approve Staff's recommended revisions to the question used to invite the public to participate in a public workshop to review the Environmental Protection/Resource Management Chapter of the Comprehensive Plan.

-or-

Motion to direct Staff to forward the Board's original question to City Council for consideration.

Attachments

May 19, 2015 Meeting Minutes

Form Review

Inbox

Tim Gladhill
Chris Anderson (Originator)
Form Started By: Chris Anderson
Final Approval Date: 08/06/2015

Reviewed By

Tim Gladhill
Chris Anderson

Date

08/06/2015 11:58 AM
08/06/2015 12:10 PM
Started On: 07/08/2015 11:22 AM

5. POLICY BOARD BUSINESS

5.01: Review Framework for a Future Citizen Engagement Process Related to the Environmental Protection/Resource Management Chapter of the Comprehensive Plan

City Planner Anderson stated that this case is not a continuation of the Planning Commission and EPB joint meeting in April. It is to review the Board's proposed framework for how it is going to proceed to look at the Environmental Protection/Resource Management Chapter of the Comprehensive Plan. He stated that the citizen engagement process used in the past has worked well for the City when they were looking for public feedback on small land use area planning. This process involves a scoping meeting to look at a broad general question to engage the public and allow the participants to identify specifics they would like to talk more about and to ask meeting participants to break off in smaller groups and discuss a specific issue and then reconvene in a larger group to discuss and look at themes that have support from participants. The second step would be to develop alternatives and solutions based on the discussion. The third step would be to agree on how to move forward. This may require a follow-up meeting depending on how many people attend the meeting and the discussion. He stated that there has been positive feedback regarding this process because the City is not setting up the agenda but is getting feedback and input from the public and basing what the City is going to do off of the input. He requested input from the Board on what the question for the public meeting should be and what additional resources the Board would like to see available for the public meeting. He stated that a public meeting would likely take place in late fall.

Board Member Lewis asked if City Planner Anderson wanted the Board to select a singular topic or question from the case information provided.

City Planner Anderson replied that the case information contained examples of questions asked in the past so none of those questions would be used. He stated that the intent of the question would be to draw out the public and get them engaged.

Board Member Covart asked if it would be possible to have a list of natural resources under question number two.

City Planner Anderson stated that they might be able to highlight a couple of very broad natural resource topics and underneath the broad question have specific bullet points such as water resources. He thinks the question itself would be broad and the supporting promotional materials could contain a more refined list.

Acting Chairman Valentine stated it is a challenge and a delicate balance to provide focus without leading people too much.

City Planner Anderson explained that Staff would kick the meeting off with an example of a topic and then open it up to the public for their concerns and encourage them to write those concerns on the wall on a post-it note. People interested in a specific topic are put into a small group with their interest. Each small group takes its own notes and presents back to the group as a whole. He stated that the phrase "natural resources" would interest the public.

City Council Liaison Letourneau suggested the broad question “What principles or goals might we need to change for this community to meet our land use vision.”

Board Member Hiatt stated he liked the question but would want to see the words “quality” and “environment” used. He suggested “maintaining or improving our quality of environment”.

City Council Liaison LeTourneau stated that this type of question instantly got the Board into the type of conversation it needs to have. He thinks it should be about quality of use and types of use and those are the types of things you would want the group to naturally start to talk about.

City Planner Anderson likes the question, but would have some concern that it may be viewed by the public as a part of the land use mapping exercise as opposed to tying in with natural resources. He asked if there is a way to weave into the question “land use vision and natural resources” or something along those lines.

Board Member Lewis stated that his problem with the question is the wording “land use vision” because it begs for a description. He stated that he does like the question, but thinks that it needs to be rephrased.

City Council Liaison LeTourneau stated that nobody knows what land use vision is but it does pose all those larger questions that get the conversation going. He agrees that the Board should try to weave in “natural resources” or possibly take “land use vision” out or tweak it. He stated that the words “land use vision” are used in the case several times.

Acting Chairman Valentine stated that what the Board is talking about is not necessarily changes to the land use vision, but rather how the natural resource factors work with the land use vision.

City Planner Anderson suggested modifying the question to read “How do natural resources fit into the land use vision of the City?”

Committee members agreed with City Planner Anderson’s modification.

Acting Chairman Valentine asked if it should read “How do” or “How should”.

Board Member Lewis suggested modifying the question to say “your perception” or “your vision of land use within the City of Ramsey”.

City Planner Anderson restated the question as “How do or how should natural resources fit with your perception of land use?” He asked Board Member Lewis to restate his suggestion.

Board Member Lewis suggested “How do they fit or align with your perception/vision of the land use vision.”

Board Member Hiatt asked how the Board can make sure the discussion is all encompassing on various environmental factors. He asked how the connection between natural resources and recycling could be made. He stated that the word environmental is more encompassing.

City Planner Anderson suggested adding “natural resources and the environment”.

Committee members agreed with this suggestion.

City Planner Anderson stated this was good input and key to setting up the public meeting. He restated the question “How do natural resources and the environment align with your perception of land use within the City?” He asked if the word vision should be used.

Board Member Hiatt stated that “land use vision” implies future planning and moving forward.

Board Member Lewis suggested the word “practices” instead of “vision”.

City Council Liaison LeTourneau asked if the word “practices” continues to project people forward.

Board Member Lewis stated that he felt it brings it to a current as well as a future state. He was not sure “practices” was the right word but something that encompasses both current and future would be prudent.

City Planner Anderson suggested “How do natural resources and the environment align with your perception of land use practices and the vision within the City?” He asked Board Members for a general consensus.

Committee members agreed with the question as stated but agreed that Staff could have leeway to make minor changes.

City Planner Anderson asked if there are any specific resources that would be helpful for the general public to have. He asked Board Members to e-mail him with suggestions.

City Council Liaison LeTourneau suggested the City’s Strategic Plan. He stated there may be a couple of items in that plan that would relate to this exercise.

City Planner Anderson stated that the City’s Strategic Plan would be a document that would be included in any exercise. He will make sure that it is a resource.

City Council Liaison LeTourneau stated that if a topic links back to the Strategic Plan it validates it and gives it more weight.

5.02: Consider Topic and Process for Focused Education Campaign

City Planner Anderson stated that this case came from a discussion at the Board’s March meeting. The Board had stated its desire to look at one particular educational topic. He stated that the City does have an approved legislative platform that identifies transportation and water supply as two major issues. He stated that it made a lot of sense to have water resources as the educational topic. He stated that it ties in nicely with the legislative platform and Surface Water Management Plan education. He went over the process and mediums that would be most impactful. He would like input from the Board on developing an action plan so that Staff could start to prepare. He suggested QCTV as another medium to consider and putting together a display for community events such as Happy Days. He stated that if the Board is comfortable,

Meeting Date: 08/17/2015

By: Chris Anderson, Community
Development

Information

Title:

Discuss Erosion Concerns Along Both Rivers and Consider Potential Prevention/Mitigation Resources

Purpose/Background:

Ramsey is bordered to the east by the Rum River and to the south by the Mississippi River. Along stretches of both rivers, there are significant erosion/bank stabilization concerns that exist. The purpose of this case is to discuss the general concern of erosion control along river banks, obstacles, real or perceived, preventing riparian land owners from taking steps to stabilize their river bank, and what informational resources are available.

Observations/Alternatives:

Erosion of river banks is a real concern for many riparian lot owners. Causes of erosion can be natural (flowage of river, ice blocks after break-up) and/or a result of land use (removal of natural vegetation on a slope/bank, increased impervious area near river banks). The damage can be significant and can result in sloughing off of land. Many riparian land owners are concerned with potential loss of land due to erosion and are looking for options to prevent further bank deterioration.

Both the Rum River and the Mississippi River are considered waters of the state and thus, any work conducted below the Ordinary High Water elevation (OHW) does require a permit from the Minnesota Department of Natural Resources (DNR). Additionally, work above the OHW typically requires a grading permit and potentially an Environmental Permit, which is processed similar to a Conditional Use Permit, through the City.

One concern that Staff has heard in the past is that the DNR will not allow the use of hard armament (riprap) and a stabilization technique. This is not necessarily accurate. If a demonstrated need exists, such as steep slopes, the DNR has stated that riprap, with natural vegetation interspersed between the rocks, is an acceptable or even preferred technique.

The other major concern that is raised by property owners has to do with financial resources. Bank stabilization can be very expensive and not surprisingly, has been a significant barrier for some to moving forward with a project. The Anoka Conservation District does, occasionally, have funds available to assist with project design and/or project implementation. Their funding is a cost-share reimbursement program in which a recipient must incur the expenses and provide applicable documentation to receive the funds. We have been informed that often, the amount of funding available may not even be sufficient to fully address a project for a single parcel.

Staff has developed a Policy Statement that is attached to this case. A brief synopsis of that document is the desire to complete a shoreline inventory of the rivers to establish a baseline data set, which can be used to identify erosion/stabilization priorities. Having that information available would put the City in a better position if it were to pursue funding opportunities to assist with stabilization projects. The ACD completed such an inventory along the Mississippi River; however, it stopped at Ramsey's eastern border. If the inventory could be extended to Ramsey's western border (and/or address the Rum River shoreline), after prioritizing sites, the City could proactively engage these property owners to further explore their interest in participating (and contributing financially) in a potential project.

Erosion concerns along these rivers is not isolated to Ramsey. Staff believes that engaging the ACD, the DNR, and possibly even the Board of Water and Soil Resources (BWSR) to discuss opportunities and strategies to develop a

comprehensive program to address these concerns. Once again, though, having a baseline set of data regarding current conditions would be beneficial with these discussions.

Another action that the City can initiate is starting to put some information in the newsletter, website, or even on the City's Facebook page regarding erosion and resources available to property owners. This may be a worthwhile interim step as the City explores the feasibility of completing a shoreline inventory.

Alternatives

Option 1. Recommend that Staff explore the potential of completing a shoreline inventory of the rivers to establish a baseline data set. This will help inform Staff and policy makers of current conditions to assess how great a concern this issue truly is. This is also a critical element should the City choose to pursue potential funding opportunities, either individually or in partnership with another agency. Staff supports this option.

Option 2. Recommend that Staff begin with implementation of targeted education campaign and gauge the response to this effort before exploring a shoreline inventory. It is possible to offer a workshop and/or open house for riparian land owners along both rivers to solicit their input on river bank conditions. While this may provide some valuable information, it would not necessarily result in an enhanced application for funding should funding opportunities be identified. Staff is not opposed to initiating some targeted educational efforts but believes that a shoreline inventory is still a critical piece if a comprehensive program were to be developed.

Option 3. Recommend that the City do nothing. Presently, landowners can contact the ACD, or other agencies, directly to discuss options for erosion control and bank stabilization. However, as previously noted, the cost of these projects can become a barrier to implementation. Preventing and/or correcting erosion issues has a public benefit as it helps maintain water quality, aquatic habitat, and the viewshed for users of the river. Staff would not support this option.

Action:

Motion to recommend that Staff explore completing a shoreline inventory to establish a baseline data set of current conditions and use that data to prioritize potential project sites, proactively contact those property owners, and engage other public agencies to discuss development of a comprehensive program to assist riparian land owners with erosion concerns.

Attachments

RipRap Info Sheet from DNR

DRAFT: Riverbank Erosion Control Policy Statement

Form Review

Inbox

Chris Anderson (Originator)
Form Started By: Chris Anderson
Final Approval Date: 08/14/2015

Reviewed By

Chris Anderson

Date

08/14/2015 10:10 AM
Started On: 07/09/2015 11:20 AM

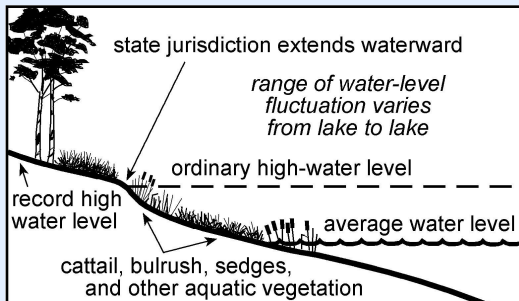
Shoreline Alterations: Riprap



IS AN INDIVIDUAL PERMIT REQUIRED?

For most projects constructed *below* the ordinary high-water level* (OHWL) of public waters, an individual Public Waters Work Permit is required by the Minnesota Department of Natural Resources (DNR).

Riprap exception: An individual permit from the DNR is not required for riprap placement if the conditions outlined in this information sheet are followed.



Shoreline cross section.

If you have questions concerning the contents of this information sheet, contact your local DNR Area Hydrologist. See contact information on reverse side.

Please note that local units of government and other agencies may require a permit for this project.

*For lakes and wetlands, the OHWL is the highest elevation that has been maintained as to leave evidence on the landscape. It is commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the OHWL is the top of the bank of the channel. For reservoirs and flowages, the OHWL is the operating elevation of the normal summer pool.

What can I do to keep my shoreline from washing away?

If your shoreline is eroding, any of the following events may be destabilizing your soil, resulting in erosion: fluctuating water levels, increased wave or wake action, ice pushes, loss of natural vegetation, and human activity. Protecting your shoreline from erosion may not require you to replace natural shoreline with a high-cost, highly engineered retaining wall or riprap. There are affordable, low-impact methods to stabilize your shoreline and still protect property values, water quality, and habitat. The Minnesota Department of Natural Resources (DNR) encourages you to consider planting native vegetation to control shoreline erosion, enhance aesthetic values, and contribute to better water quality in your lake (see Lakescaping information sheet).



Shoreline stabilized with riprap and enhanced with a vegetative buffer.

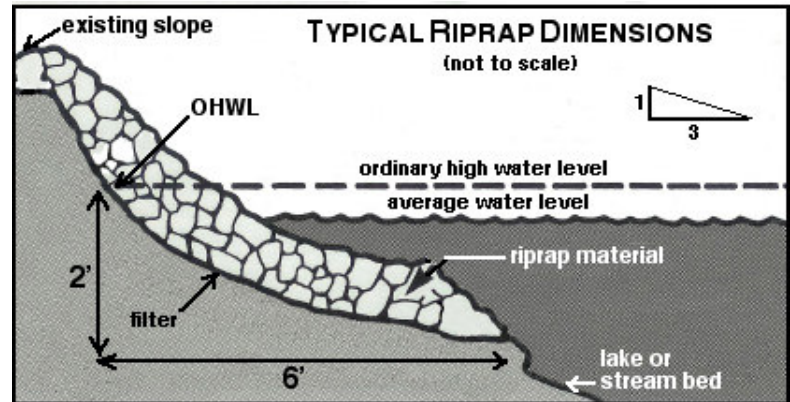
Both riprap and retaining walls can reduce erosion, but they can be expensive and negatively affect lakes by creating a barrier between upland areas and the shoreline environment. Riprap should only be used where necessary and never to replace a stable, naturally vegetated shoreline. Additionally, installing riprap on a stream or river bank is a special condition that may require professional advice to ensure that the structure will stand up to the fluctuations in water levels and flowing conditions.

Natural rock riprap consists of coarse stones randomly and loosely placed along the shoreline. You should consult your DNR Area Hydrologist to determine whether your shoreline needs riprap to stop erosion. If there is a demonstrated need, such as on steep slopes, you may want to consider placing riprap or a combination of riprap and vegetation. In most cases, vegetation planted in the rocks will stabilize the riprap and improve the appearance of your shoreline. Naturalizing your shoreline is the most important contribution you can make to enhance water quality, maintain fishery resources, and provide wildlife habitat.

Shoreline Alterations: Riprap

Installation of riprap is allowed only where there is a demonstrated need to stop existing erosion or to restore an eroded shoreline. An individual DNR Public Waters Work Permit is *not* required if the installation meets all of the following conditions:

- The riprap must not cover emergent aquatic vegetation, unless authorized by an aquatic plant management permit from the DNR's Division of Fisheries.
- Only natural rock (cannot average less than 6 inches or more than 30 inches in diameter) may be used that is free of debris that may cause pollution or siltation. Concrete is not allowed.
- A filter of crushed rock, gravel, or filter fabric material must be placed underneath the rock.
- The riprap must be no more than 6 feet waterward of the ordinary high-water level (OHWL; see sidebar on page 1).
- The riprap must conform to the natural alignment of shore and must not obstruct navigation or the flow of water.
- The minimum finished slope waterward of the OHWL must be no steeper than 3 to 1 (horizontal to vertical).
- The riprapped area must be no more than 200 linear feet of shoreline along lakes and wetlands or, along shorelines of streams, must be less than five times the average width of the affected watercourse.
- The site must not be a posted fish spawning area, designated trout stream, or along the shore of Lake Superior.



What are some other issues to consider?

A row of boulders at the water's edge is not considered natural rock riprap. Rows of stacked boulders function as a retaining wall, and installation would *require* an individual permit from the DNR. Retaining walls are very damaging to the near-shore environment. Retaining walls cause wave action that scours the lakebed, displacing bottom sediment and creating an extremely sterile environment. The cumulative effect of numerous wall structures on a lake reduces critical habitat for fish and wildlife resources and much of the food chain they depend on. Retaining walls require structural maintenance and are frequently damaged by ice action and undermined by wave action.

Riprap is not maintenance free and does not eliminate ice heaving, but it is easier to return the rocks to their original positions than to repair a wall. Consider planting within the riprap to add color, interest, and diversity. Live cuttings and plant plugs can be planted within riprap to provide additional slope stability and give your shoreline a more natural appearance.

©2003 State of Minnesota, Department of Natural Resources. Prepared by DNR Waters. Based on Minnesota Statutes 103G, Public Waters Work Permit Program Rules Chapter 6115.

DNR Contact Information

DNR Waters website lists Area Hydrologists: www.dnr.state.mn.us/waters

DNR Waters in St. Paul: 500 Lafayette Road, St. Paul, MN 55155-4032, (651) 296-4800



DNR Ecological Services website provides information about aquatic plant management permits: www.dnr.state.mn.us/ecological_services
DNR Ecological Services in St. Paul: 500 Lafayette Road, Box 25, St. Paul, MN 55155, (651) 296-2835

DNR Information Center

Twin Cities: (651) 296-6157

Minnesota toll free: 1-888-646-6367

Telecommunication device for the deaf (TDD): (651) 296-5484

TDD toll free: 1-800-657-3929

This information is available in an alternative format on request.

Equal opportunity to participate in and benefit from programs of the Minnesota Department of Natural Resources is available regardless of race, color, national origin, sex, sexual orientation, marital status, status with regard to public assistance, age, or disability. Discrimination inquiries should be sent to Minnesota DNR, 500 Lafayette Road, St. Paul, MN 55155-4031; or the Equal Opportunity Office, Department of the Interior, Washington, DC 20240.

Mississippi River Bank Erosion Concerns

Background

Bank stabilization and erosion control along the Mississippi River has been an ongoing issue for riparian property owners for quite some time. As this is considered a water of the state, any stabilization work that would occur below the Ordinary High Water line (OHW) requires a permit through the Minnesota Department of Natural Resources (DNR) as well as a grading permit and potentially an Environmental Permit (processed as a Conditional Use Permit) through the City.

While there are varying methods that can be contemplated for stabilization projects, along rivers, one of the more effective methods is the placement of riprap. There has been some misunderstanding or confusion from the public in terms of whether riprap would be an acceptable method. If there is a demonstrated need for riprap, such as with steep slopes, riprap, combined with natural vegetation interspersed between the rocks, is actually a preferred stabilization method. However, the cost of this type of stabilization project (and many others as well) can be prohibitive for many property owners, thus allowing an erosion issue to promulgate.

Erosion concerns are really a corridor wide concern, rather than a single lot here or there, and thus, a comprehensive approach to addressing bank stabilization and erosion issues is necessary. However, funding seems to be the greatest obstacle to addressing this issue on a broader issue. Periodically, the Anoka Conservation District (ACD) has some funds available as a reimbursement for bank stabilization design and/or implementation. But, this funding, when available, is limited, and oftentimes not enough to sufficiently address even a single parcel.

Objective

In order to improve the City's position to potentially secure funds to assist with bank stabilization issues, an inventory of shoreline would be beneficial. Within the ACD's 2015-2019 Comprehensive Plan, it was noted that a shoreline inventory of the Mississippi River had been completed, but it stopped at the eastern limit of Ramsey. In response to the ACD's Comprehensive Plan, the City commented that the inventory should be extended to Ramsey's western limit. The City will work with the ACD (or other agencies) to complete a shoreline inventory to get a baseline of erosion concerns, which can then be used to potentially leverage funding to assist with bank stabilization projects.

Desired Outcome

After completion of a shoreline inventory, the City could identify priority sites and contact those riparian land owners along the Mississippi River to gauge their willingness to participate in a project and provide the necessary cost share dollars oftentimes required to qualify for various funding opportunities. The City will assist with funding applications and coordination with various agencies to see projects implemented.

Meeting Date: 08/17/2015

By: Chris Anderson, Community
Development

Information

Title:

Discuss Potential Policy to Address Buildable Area on Parcels with Floodplains and Wetlands

Purpose/Background:

The purpose of this case is to consider developing a policy to address recent concerns about the amount of remaining buildable area on a lot after construction of a home. Primarily, the intent is to protect eventual property owners after the initial construction of a home to ensure adequate buildable area to create what an ordinary citizen would consider a back yard.

Over the past several years, the City has received feedback from residents concerning the remaining available buildable area on certain parcels once wetlands and floodplain restrictions are factored into the equation. This concern typically arises as part of the review of a Building Permit application for decks (or other typical homeowner additions) in which wetlands, stormwater ponds, or other infrastructure reduces the net (remaining) buildable area. The outcome usually involves approval from the City of an Encroachment Agreement and potentially approval by the Lower Rum River Watershed Management Organization (WMO) of a No Loss Exemption (wetland encroachment). Both actions consume City resources and have a cost to the property owner, both financially and in terms of time.

City Staff recently reviewed this topic with the City Council (that case is attached for reference). The outcome of that discussion was for Staff to work with the EPB and the Planning Commission to develop potential ideas/solutions to help eliminate, or at least reduce, these types of conflicts from occurring in the future. As part of this discussion, the following goals should be considered:

1. Minimize common conflicts for future property owner after initial construction of principal structure.
2. Ensure sufficient area for rear decks (and possibly other common homeowner improvements).
3. Ensure sufficient area for back yard (as interpreted by the average resident).
4. Provide language that is easily interpreted with minimal 'if, then' or contingent scenarios.
5. Do not create new issues by solving current issue(s).
6. Ensure that any policy amendment is not confused City's previous wetland protection ordinance (aka wetland buffer). In other words, the focus of this policy discussion should be on minimum buildable area requirements, principal structure setbacks, or other ideas, rather than on water quality measures (buffers).

It is worth noting that at least part of the reason for the increase in these requests and concerns is a result of a declining inventory of vacant lots with the more challenging and/or less desirable lots now being built out.

Observations/Alternatives:

Staff has identified at least two (2) possible options that could be considered:

1. Minimum buildable area requirement; or
2. Minimum principal structure setback from wetlands, floodplains, and storm sewer pipes.

City Code presently specifies minimum lot sizes for each zoning district. In residential areas, the minimum required lot size is 10,800 square feet for lots within the R-1 Residential (MUSA) District and 2.5 acres for lots within the R-1 Residential (Rural Developing) District. However, especially within the MUSA district, there are a number of examples of lots that are 3/4 to 1 acre in size but have greatly restricted buildable area due to wetlands, floodplains, or stormwater infrastructure, or some combination of these. Also, since the shape of lots can vary greatly,

identifying a minimum buildable area standard won't necessarily achieve the intended goal of ensuring adequate space for typical homeowner improvements such as a rear yard deck and sufficient 'usable' area for a rear yard.

City Code specifies minimum setback standards for a principal structure from front, side, side corner (lots that have frontage along two public roads), and rear lot lines. There is no minimum required setback for a principal structure to a wetland, floodplain, or storm sewer pipe and thus, if a proposed home complies with the established setbacks, the City cannot withhold issuing a Building Permit. Wetlands and storm sewer infrastructure are encumbered with drainage and utility easements and buildings are not allowed within these easements (without an Encroachment Agreement). But, there is no minimum required separation between a drainage and utility easement and a home (setbacks are only from property lines). Establishing a principal structure setback from a wetland, floodplain and storm sewer infrastructure would assist in reducing the number of conflicts that a future homeowner may encounter with common improvements. This approach would provide the City the tools to address a concern that has been raised on multiple occasions.

A principal structure setback, if implemented, would need to be addressed as part of any proposed plat. In other words, the layout would need to demonstrate that each lot created could be improved with a house that meets all boundary setbacks as well as an established setback from these various features. This practice is already completed for existing setbacks. The civil engineer on the project would simply need to show this setback as well. Wetlands are already required to be delineated as part of a plat. Also, since this would only apply to the principal building and not open air decks or detached garages, a future property owner would not necessarily need to have survey conducted or a wetland delineation completed to ensure a minimum separation was maintained. Thus, the future homeowner is ensured a 'reasonable' improvement (deck, patio, etc.) as well as a 'reasonable' rear yard that can be used.

The Board may have other ideas for how these potential conflicts could be avoided, or at least reduced, in the future. Staff is seeking discussion on the two concepts above as well as any additional thoughts. As a reminder, the policy issue being addressed is that of ensuring sufficient rear yard space for common homeowner improvements as well as providing a rear yard that most would consider reasonable and usable (as opposed to looking at water quality standards such as wetland protection).

Action:

Specific action will be based on discussion, but may including directing Staff to forward one or more potential solutions to the Planning Commission for consideration in advance of preparing an ordinance amendment.

Attachments

[Examples of Issues that have Arisen](#)

[Aerial Images](#)

[City Council Case from July 14, 2015](#)

[City Council Minutes dated July 14, 2015](#)

[Summary of Issue](#)

Form Review

Inbox

Tim Gladhill
Chris Anderson (Originator)
Form Started By: Chris Anderson
Final Approval Date: 08/14/2015

Reviewed By

Tim Gladhill
Chris Anderson

Date

08/14/2015 07:42 AM
08/14/2015 08:21 AM
Started On: 08/12/2015 03:32 PM

HY-LAND SURVEYING, P.A.©

LAND SURVEYORS

881.0 Proposed Top of Block
 879.0 Proposed Garage Floor
 873.0 Proposed Lowest Floor

11947 Idaho Ave. N.
 Champlin, Minnesota 55316
 PHONE (763) 323-1300
 FAX (763) 323-7035
 hylandsurvey@qwestoffice.net

INVOICE NO. 32580
 F.B. NO. XXX
 SCALE 1" = 30'

Type of Building -

FULL BASEMENT

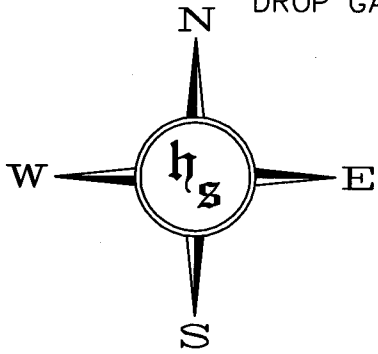
WALKOUT
DROP GARAGE (2C)

Surveyors Certificate

NOTE: PROPERTY CORNERS
 SET BY DEVELOPERS SURVEYOR

- Denotes Iron Monument Found
- Denotes Iron Monument Set
- Denotes Wood Hub Set For Excavation Only

- x000.0 Denotes Existing Elevation
- Denotes Proposed Elevation
- ← Denotes Surface Drainage

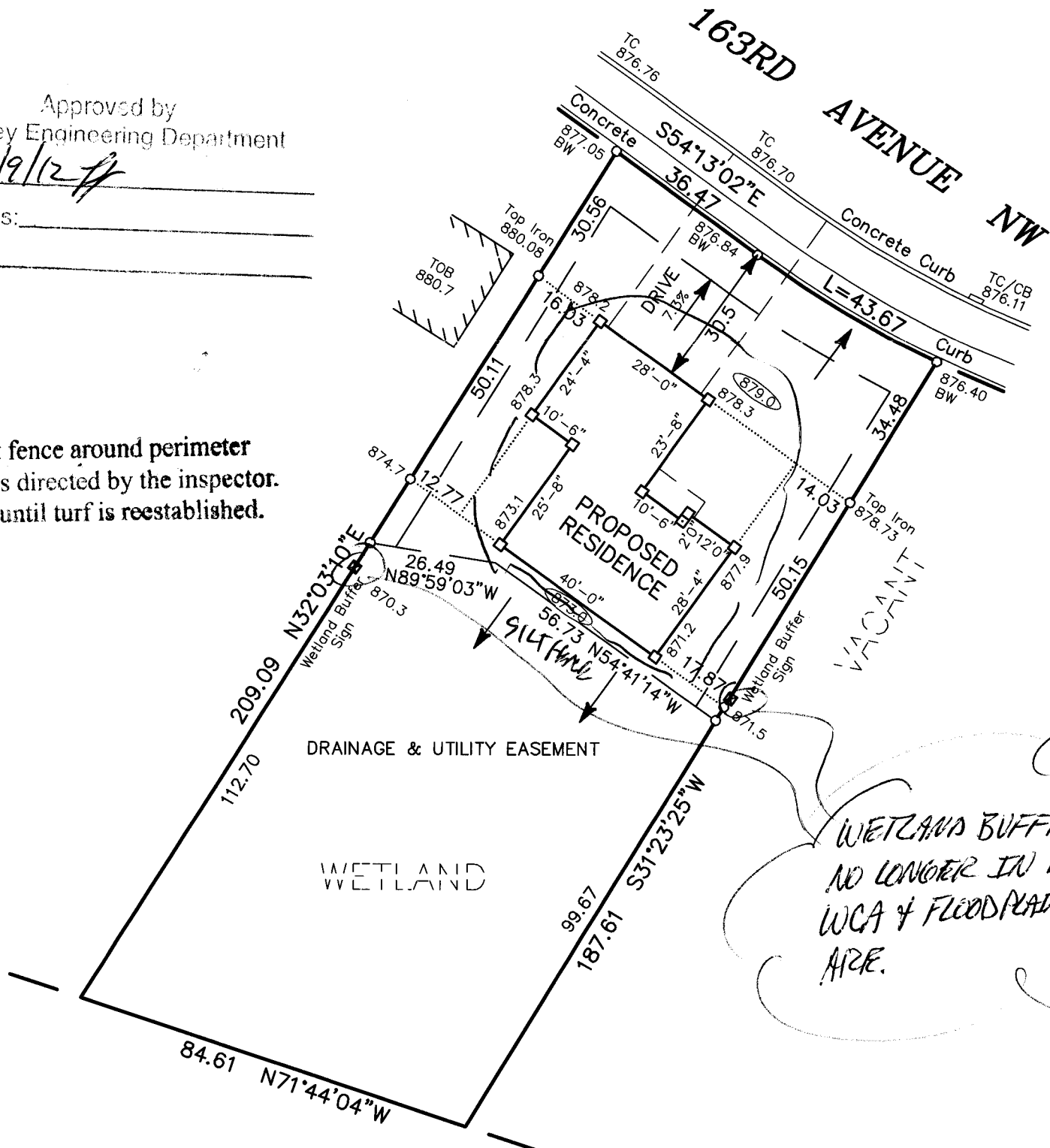


S.W. WOLD

Property Located In Part Of
NW 1/4, Sec. 16, Twp. 32, R. 25.

Approved by
 Ramsey Engineering Department
 Date: 8/9/12
 Comments: _____

**Install silt fence around perimeter
 of lot or as directed by the inspector.
 Maintain until turf is reestablished.**



LOT 19, BLOCK 2, SWEET BAY RIDGE

RECEIVED
 AUG 06 REC'D
 BY: _____

This survey is certified only to the above named person or persons and not to subsequent owners, mortgages or title insurers.

The only easements shown are from plats of record of information provided by client. All building dimensions and floor elevations must be verified by client.

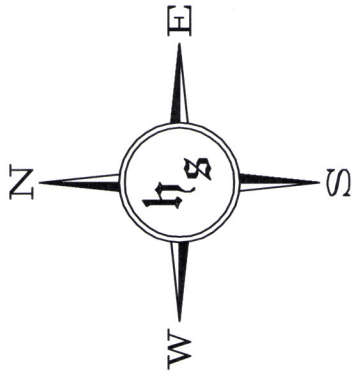
I hereby certify that this survey was prepared by me or under my direct supervision, and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Surveyed by us this 2nd day of AUGUST, 2012

Signed _____

Milton E. Hyland

Milton E. Hyland, Minn. Reg. No. 20262



HY-LAND SURVEYING, P.A. ©

LAND SURVEYORS

11947 Idaho Ave. N.
 Champlin, Minnesota 55316
 PHONE (763) 323-1300
 FAX (763) 323-7035
 hylandsurvey@qwestoffice.net

883.4 Proposed Top of Block
 883.0 Proposed Garage Floor
 875.4 Proposed Lowest Floor

Surveyors Certificate

NOTE: PROPERTY CORNERS
 SET BY DEVELOPERS SURVEYOR

S.W. WOLD

Approved by
 Ramsey Planning Department

Date: 4-1-13 AH

Comments: ORDINARY WIDTH ON
 CUL-DE-SAC BULB LIMITED TO
 TWENTY-FOUR (24) FEET.

Approved by
 Ramsey Engineering Department

Date: 4-3-13 AH

Comments: _____

LOT 8, BLOCK 3, BROOKFIELD SECOND ADDITION

This survey is certified only to the above named person or persons and not to subsequent owners, mortgages or title insurers. The only easements shown are from plats of record of information provided by client. All building dimensions and floor elevations must be verified by client.

I hereby certify that this survey was prepared by me or under my direct supervision, and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Surveyed by us this 12TH day of MARCH, 20 13

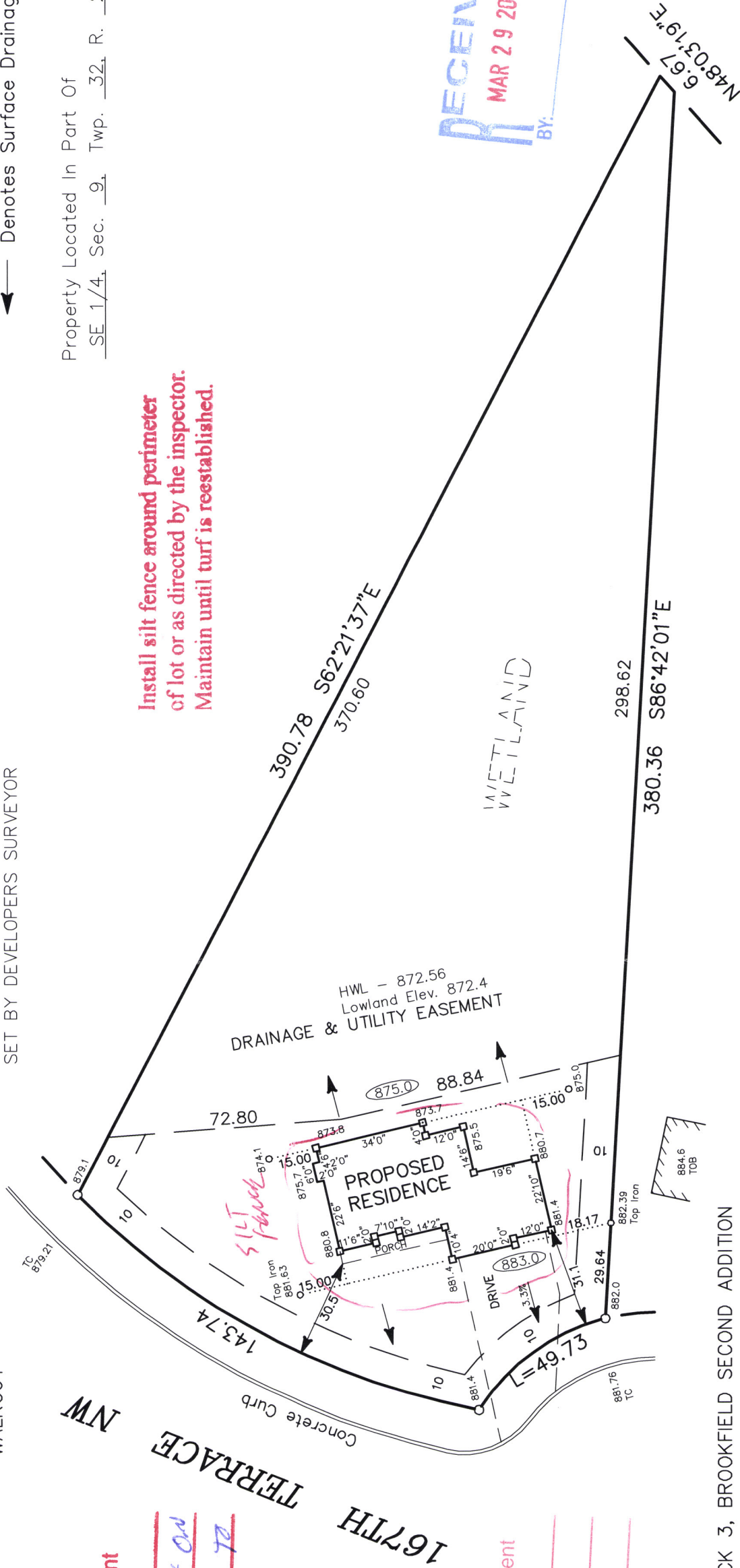
INVOICE NO. 32801
 F.B. NO. XXXX
 SCALE 1" = 40'

- Denotes Iron Monument Found
- Denotes Iron Monument Set
- Denotes Wood Hub Set For Excavation Only

- x000.0 Denotes Existing Elevation
- Denotes Proposed Elevation
- Denotes Surface Drainage

Property Located In Part Of
SE 1/4, Sec. 9, Twp. 32, R. 25.

Install silt fence around perimeter of lot or as directed by the inspector. Maintain until turf is reestablished.



RECEIVED
 MAR 29 2013
 BY: _____

Milton E. Hyland

Signed: _____
 Milton E. Hyland, Minn. Reg. No. 20262

LOT SURVEYS COMPANY, INC.

LAND SURVEYORS

REGISTERED UNDER LAWS OF STATE OF MINNESOTA

7601 - 73rd Avenue North

560-3093

Minneapolis, Minnesota 55428

Surveyors Certificate

RICHARD SYBRANT

Property located in Section 20,
Township 32, Range 25, Anoka
County, Minnesota

INVOICE NO: 30419
F. B. NO. 541/23.24
SCALE 1" = 40'
0 - DENOTES IRON

□ Denotes Wood Hub Set For Excavation Only

○ Denotes Surface Drainage

○ Denotes Proposed Elevation

○ Denotes Existing Elevation



Type of Building - Full Basement walkout

Proposed Top of Block

882.7

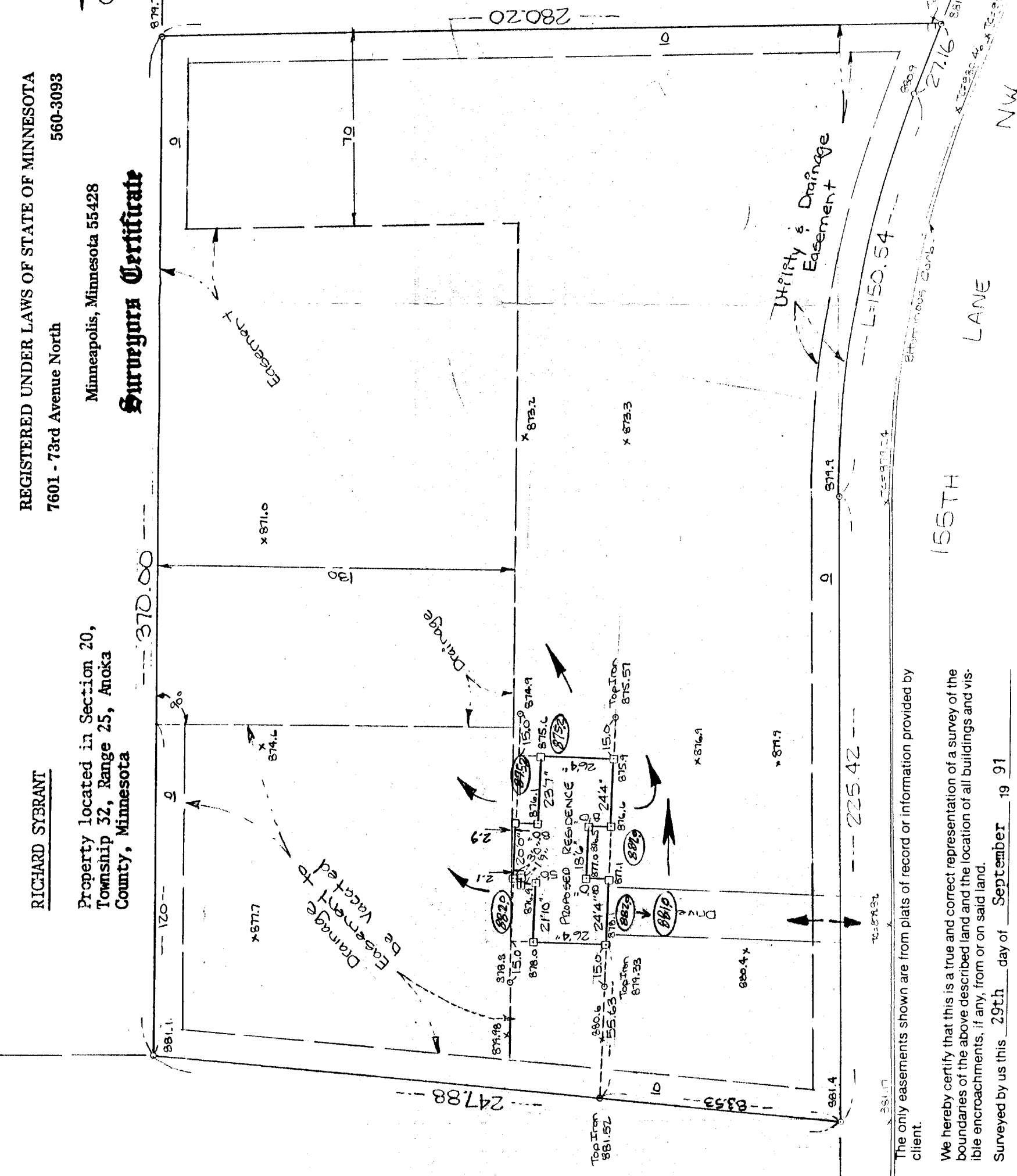
Proposed Garage Floor

882.2

Proposed Lowest Floor

875.4

Lot 2, Block 2, THE NORTH FORTY
3RD ADDITION



The only easements shown are from plats of record or information provided by client.

We hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and the location of all buildings and visible encroachments, if any, from or on said land.

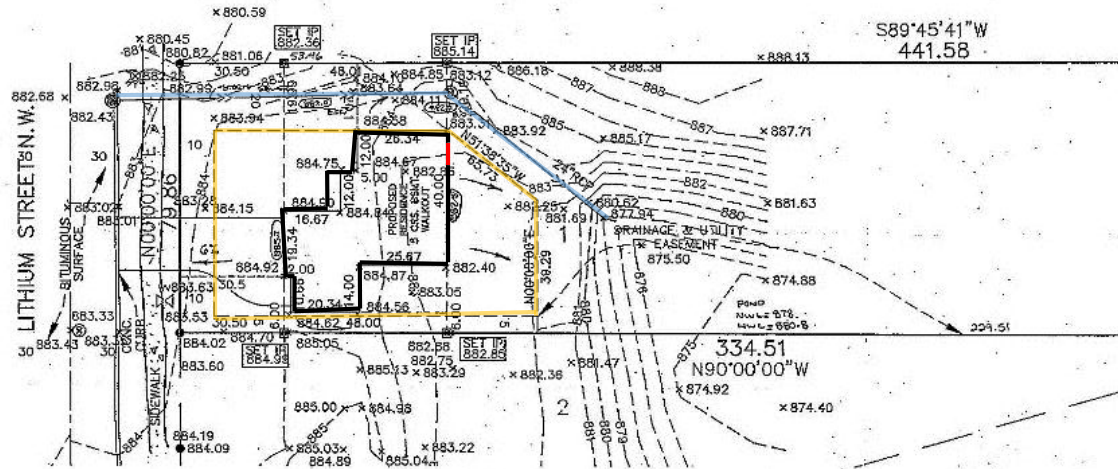
Surveyed by us this 29th day of September 19 91

Revised 10.10.91

Raymond A. Prasch
Signed

Raymond A. Prasch, Minn. Reg. No. 6743

8077-155 Ln.



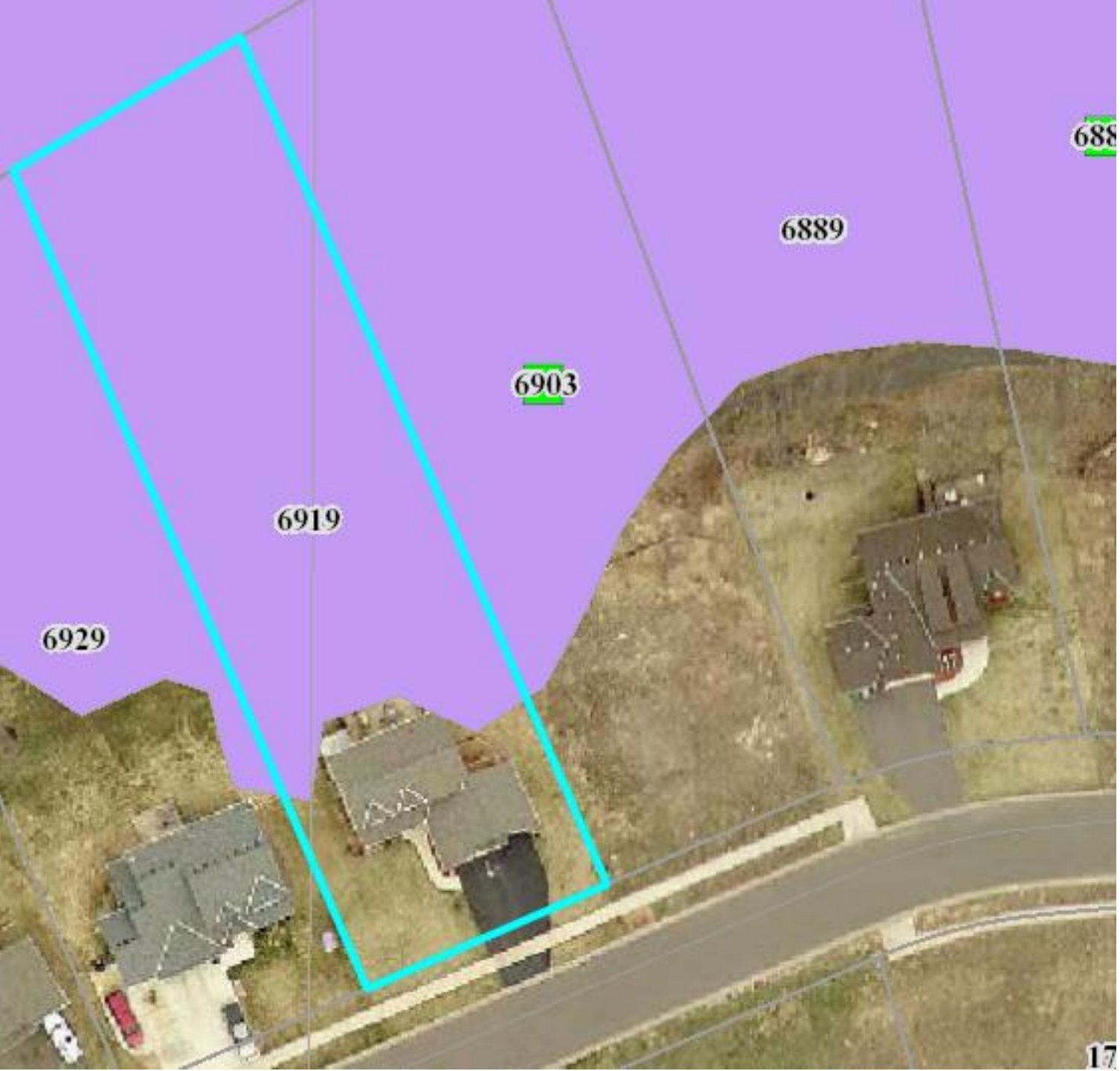
- = Drainage/Utility Easement
- = Storm Sewer Line
- = Existing Patio Door location
- = House/Garage

PROPOSED ELEVATIONS
 Lowest Floor Elevation: 883.0 MINIMUM
 Top of Block Elevation: 886.0 AS PROPOSED PLAN
 Garage Slab Elevation: 885.7
 Walkout Elevation: 883.0 MINIMUM

Lot 1, Block 1
RIVER PINES
SIXTH ADDITION
 ANOKA COUNTY, MINNESOTA
 Subject to easements of record, if any.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Charles R. Christopherson
 Charles R. Christopherson, MN License No. 18420 11/16/06
 Date

DATE	REVISION



688

6889

6903

6919

6929

17

6903

6889

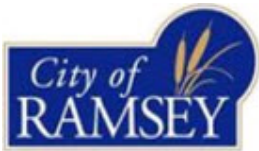
6919

6929

170TH TRL NW







Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session

7. 6.

Meeting Date: 07/14/2015

By: Chris Anderson, Community
Development

Information

Title:

Review Recent Feedback Concerning Buildable Area on Parcels with Floodplains and Wetlands

Purpose/Background:

The purpose of this case is to review resident feedback regarding the amount of remaining buildable area on certain residential parcels after areas of wetlands and floodplains are subtracted. Staff notes an increase in the number of concerns raised by residents most notably in the Brookfield and Sweetbay Ridge developments, but communitywide as well. This policy issue can also be seen in some high water times when primary structures are in close proximity to floodplains and wetlands.

Potential outcomes of the policy discussion range from taking no further action to amend City Code to making certain amendments to City Code to ensure a minimum amount of buildable area to the benefit of the ultimate home owner. Staff believes that this policy issue has risen beyond just a small number of isolated incidents to at least a level to bring to the attention of the City Council. This policy issue is especially evident in Sweetbay Ridge, and to a slightly lesser extent in Brookfield, where it appears there is a high number of wetland encroachments in rear yards. This issue has also surfaced at time of sale due to proximity to floodplain boundaries and potential wetland impacts during due diligence periods.

Staff acknowledges the previous wetland protection ordinance of the City Code repealed circa 2009 and notes that none of the alternatives noted below include these previous restrictions. Staff is not suggesting that any policy change needs to be made. However, Staff believes it is relevant to bring the topic to the City Council's attention. The intent of the direction of this case would be to simply direct Staff to work with the Environmental Policy Board (EPB) and Planning Commission to brainstorm 1) if policy changes are needed and 2) if so, ideas of potential policy changes.

Notification:

No notification is required at this time as this is for discussion purposes only.

Observations/Alternatives:

The policy issue appears to arise after the initial construction of the home with the expectation of the ultimate resident that future improvements, such as a deck and/or detached accessory building, could be added to a property. The initial, principal structure meets all current and applicable bulk standards. However, the presence of floodplains, wetlands, and/or storm sewer infrastructure can greatly restrict the actual buildable area of a lot for future improvements and rear yards. The builder has met all minimum requirements to obtain a Building Permit. However, the ultimate home owner is not able to utilize the rear yard as expected due to non-developable portions of the lot. The City has a number of examples where the actual lot size is approximately one (1) acre in size, but the developable area is less than a quarter (1/4) acre

in size.

The issues are primarily with the proximity of the rear of the home to the boundary of a wetland or floodplain. The issues are primarily 1) lack of space to construct a rear yard deck; and 2) lack of rear yard area to place fill and manage vegetation without additional restriction (what a typical home owner would traditionally consider a back yard). In certain circumstances, the limits of developable area behind the rear of the home is within a few feet of the back of the home, which does not leave a large amount of area for decks, patios, or the ability to grade and landscape the yard.

Presently, City Code does not specify specify a minimum buildable area or any setback from any of the elements noted above, just gross (total) lot size and minimum lot width in addition to traditional setbacks to property lines. Based on the increasing frequency of requests for encroachments within these elements or easements that encumber these elements, this discussion topic has been created. Also, due to previous policy discussions circa 2008/2009, Staff desires to discuss the matter with City Council before forwarding the discussion topic to EPB and Planning Commission.

As can be seen in the attached examples, sometimes there is little to no room between a proposed home and a wetland, floodplain, or storm sewer pipe (and their associated easement). As part of the Building Permit review process, Staff reviews the Permit for compliance with bulk standards such as setbacks and structure height, but also looks at location of patio/sliding glass door in relation to these features and comments on possible future conflicts. However, without any standard in City Code, Staff cannot withhold approving the permit if it complies with all other bulk standards. There is not a City Code provision that allows Staff to prohibit the utilization of a patio door, even if it is evident that the rear yard will not sustain an improvement. This has proven to be a significant issue with certain lots.

A significant reason for bringing this to the attention of the City Council is to also inform the City Council of the increasing amount of Staff time used to administer these standards and work with Property Owners through the process of approval for these challenging lots and the frustration it is causing amongst multiple property owners. The issue seems to magnify with each subsequent sale as the distance between original builder and current owner expands. Staff does acknowledge that part of the reason for an increase in these requests and complaints is also a result of a declining lot inventory with more challenging and/or less desirable lots remaining.

Goals of Policy Discussion

1. Minimize common conflicts for future property owner after initial construction.
2. Ensure sufficient area for future rear decks, a common improvement.
3. Ensure sufficient area for back yard (as interpreted by average resident).
4. Provide language that is easily interpreted with minimal 'if, then' or contingent scenarios.
5. Do not create new issues by solving current issues.
6. Ensure that any policy amendment is not confused with the City's previous wetland protection ordinance (buffer). In other words, Staff would not suggest including a vegetative buffer requirement, but would support discussions on principal structure setbacks while still allowing for vegetative management up to delineated boundaries.

It is noted that it is unlikely that a single ordinance amendment will eliminate all requests for encroachments to wetlands, floodplains, and easements; however, a simple policy adjustment may significantly reduce the number of special requests to the City. There is still likely to be certain circumstances that are so unique, that the City will need to apply available tools to review, such as encroachment agreements or 'no loss exemptions' (through the LRRWMO).

Alternatives

Option #1. Direct Staff to work with the EPB to consider possible ideas/solutions to this matter and present them to the Planning Commission for consideration. Staff supports this option, as it focuses on answering the question as to whether an issue exists that warrants a policy change. Potential ideas include, but are not limited to minimum buildable area standards and/or primary structure setbacks with open air decks and detached accessory structures exempt.

Option #2. Do not direct Staff to proceed with any ordinance amendment and continue to try and work with builders to site and design a home such that a deck (or other reasonable improvements) can be installed without conflicting with these features. Staff will continue to review Building Permits for compliance with bulk standards as well as where a patio/sliding glass door is located on a structure to try and avoid a future conflict. However, without the standard in City Code, Staff could not prevent or prohibit issuance of a Building Permit for a home even if it has the appearance to have a high potential for future conflict (as shown on the attached examples). The City Council would be acknowledging the cost and timeframe involved in approving encroachments where allowed. This does not solve the concern of lack of back yard when a home is sited close to certain boundaries, especially wetlands.

Funding Source:

This is being handled under normal Staff duties.

Recommendation:

Staff recommends beginning discussion with the Environmental Policy Board (EPB) and Planning Commission to develop possible ideas to protect a homeowner from potential future issues for common and reasonable improvements, especially in the rear yard of a lot. The intent would be to ensure the City has the proper tools during plat/subdivision review to ensure proper buildable area.

Action:

Motion to direct Staff to begin working with the Environmental Policy Board (EPB) and Planning Commission on developing ideas to resolve, or at least reduce, issues some homeowners are encountering as a result of the proximity of the principal structure to a wetland, floodplain, and/or storm sewer pipe.

Attachments

Examples of Sites where Issues have been Encountered

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/08/2015 03:54 PM
Chris Anderson (Originator)	Chris Anderson	07/08/2015 04:47 PM
Kurt Ulrich	Kurt Ulrich	07/09/2015 01:31 PM
Form Started By: Chris Anderson		Started On: 07/08/2015 08:42 AM
Final Approval Date: 07/09/2015		

7.06: Review Recent Feedback Concerning Buildable Area on Parcels with Floodplains and Wetlands

Community Development Director Gladhill reviewed the staff report and recommendation to direct staff to work with the Environmental Policy Board (EPB) and Planning Commission to develop ideas to resolve, or at least reduce, issues some homeowners are encountering as a result of the proximity of the principle structure to a wetland, floodplain, and/or storm sewer pipe.

Mayor Strommen stated that she does not view this as an issue of wetland protection versus allowing people to fill but rather there are lots that meet the minimum standards but are not allowed to build decks because of the wetland location. She provided the example of a homeowner that has a sliding door 1.5 stories up which is meant to have a deck but he had to go through a difficult process to build the necessary deck. She noted that a solution was found in that individual case but noted that there are other cases like this out there where a home was built on the lot in a position which prevents them from building items that may be necessary.

The Council consensus was to direct staff to work with the Environmental Policy Board and Planning Commission to develop ideas to resolve, or at least reduce, issues some homeowners are encountering as a result of the proximity of the principle structure to a wetland, floodplain, and/or storm sewer pipe.

Review of Buildable Area Concerns for Policy Development

Background

In recent years, the City has received feedback from certain property owners concerned about buildable area on their parcels after factoring out areas encumbered with wetlands, floodplains, and storm sewer infrastructure. Oftentimes, this concern is raised when the homeowner submits a Building Permit for common homeowner improvements, such as a deck and/or an accessory building, and it is discovered that the proposed improvement would encroach into an easement and/or possibly into a wetland or designated floodplain. In these instances, the only way for the property owner to proceed with the proposed improvement(s) is by entering into an Encroachment Agreement with the City, and, in certain instances, receiving approval by the Lower Rum River Water Management Organization (LRRWMO).

The initial construction of the principal structure (home) on the property met all applicable bulk standards, including setbacks. However, setbacks only apply to the property boundaries. Thus, for some lots that contain floodplain, wetland, and/or storm sewer infrastructure, the actual buildable area can be significantly restricted and may limit a future homeowner's ability to make future improvements or establish a 'useable' backyard. Since the principal structure met all applicable bulk standards, the City could not legally prohibit or withhold the issuance of a Building Permit, even if it was evident that future conflicts, such as installation of a deck or potential placement of fill to create additional 'useable' rear yard area, would arise (even when it was within several feet of the rear wall of a home).

Objective

The City Council has directed Staff to work with the EPB and the Planning Commission to develop ideas that may resolve, or at least reduce, the number of instances in which some homeowners may encounter as a result of the proximity of the principal structure to a wetland, floodplain, and/or storm sewer pipe. It is acknowledged that this process would hopefully address this issue for any lots created in the future and will not necessarily resolve an issue with an existing lot of record.

Potential Options/Outcomes

Minimum Buildable Area Requirement

City Code does have minimum standards for lot size: 10,800 sq. ft. in the R-1 MUSA district and 2.5 acres in the R-1 Rural Developing district. However, there is no minimum buildable area requirement. There are a number of examples in the MUSA district in which there are $\frac{3}{4}$ to 1 acre lots with less than 10,800 sq. ft. of buildable area due to wetlands, storm sewer infrastructure, and/or floodplain. However, since lot shape can vary greatly, this may not be the best tool to minimize future conflicts.

Principal Structure Setback

Presently, there is no required setback from a wetland, storm sewer pipe, or floodplain. Wetlands and storm sewer infrastructure are encumbered by drainage and utility easements, and no structure is permitted within an easement; however, without a specified minimum separation, a home could be constructed up to the easement boundary. A principal structure setback, if implemented, would at least ensure a certain distance from a wetland/floodplain/storm sewer pipe, which could accommodate a future improvement such as a deck or detached accessory building. Additionally, this would also ensure a more reasonable, 'usable' rear yard, which may help reduce instances of fill being placed in restricted areas.

Miscellaneous

This section is included to indicate that there may also be other potential solutions that merit consideration as part of this policy discussion.

Environmental Policy Board (EPB)

5. 4.

Meeting Date: 08/17/2015

By: Chris Anderson, Community Development

Information

Title:

Discuss Desired Information for EPB Presence at Happy Days

Purpose/Background:

Happy Days is scheduled for Saturday, Sept. 12. While there is no longer an Environmental Expo event as part of Happy Days, the City's tent has been enlarged to accommodate any Boards/Commissions that may wish to have a presence at the event. Per the direction of the EPB earlier this year, Staff has already informed the event coordinator that the EPB would like to have a booth in the City tent. Booth size will be similar to what the Board has had in the past at the Environmental Expo (table and two chairs provided).

The tent should be staffed throughout the timeframe of the business/craft expos, which run from 12:00 pm to 7:00 pm. The Board should have at least one (1) member staffing its booth at all times. It is recommended that members be prepared to discuss availability for staffing the EPB. As most of the Board probably recalls, the busiest times are generally about an hour prior to the parade up to about 1-2 hours after the parade and the parade runs from 3:00 pm to 4:30 pm. If the Board prefers, Staff can circulate a sign up sheet to the group after the meeting rather than taking time this evening to finalize staffing slots.

Observations/Alternatives:

Regarding booth content, Staff would recommend having information available on both groundwater and water conservation. Staff can prepare the three (3) panel display board that has been used in the past if desired by the Board, or can gather up relevant information in the form of fact sheets and brochures. If the Board would prefer to focus on another topic, or desires to have other information also present, please inform Staff so that the materials can be gathered and/or prepared. This could also be an opportunity to solicit initial feedback from community members on the Environmental Protection/Resource Management Chapter of the Comprehensive Plan.

Action:

Inform Staff of topic and desired information for the EPB's booth at Happy Days.

Attachments

No file(s) attached.

Form Review

Inbox

Chris Anderson (Originator)
Form Started By: Chris Anderson
Final Approval Date: 08/14/2015

Reviewed By

Chris Anderson

Date

08/14/2015 08:21 AM
Started On: 07/09/2015 11:42 AM

Meeting Date: 08/17/2015

By: Tim Gladhill, Community Development

Information

Title:

Review Comparison Document of The COR Development Plan and Original Ramsey Town Center Master Plan Prepared by the Planning Commission

Purpose/Background:

The purpose of this case is to review a comparison document between the original Ramsey Town Center Master Plan and the current The COR Development Plan as requested by the City Council and Planning Commission on May 26, 2015. Minutes from this discussion are attached to this case as background of the purpose of this exercise.

At the May 26, 2015 Joint Meeting with the City Council, Staff was directed to prepare a comparison document outlining the differences between the current COR Development Plan and the original Ramsey Town Center Master Plan. Direction was to simply prepare a document outlining the changes and check back with the City Council and its advisory boards for future direction. It is anticipated that the output of this exercise may lead to some changes to the Design Framework for The COR to either better clarify the vision, eliminate any conflicting language, simplify the document, or potential changes to the official vision.

This step is focused on the inventory of the previous plan and the current plan. The intent of this topic report is not to begin developing a new vision for The COR. The Planning Commission met on July 9 and prepared the first draft of this document. The City Council reviewed the first draft of the document at their July 28, 2015 meeting and minutes from said meeting are attached to this case. Revisions based on the City Council's discussion include a clearer emphasis the additional steps will be coming after this first step that will discuss market realities and future revisions to the vision. This first step is simply inventory the current plan elements to ensure all policy makers are on the same page, and then subsequently decide if any changes need to be made to the elements or implementation items.

Notification:

Notification is not required for this discussion topic.

Observations/Alternatives:

Attached are documents from the original Ramsey Town Center Master Plan and Development Guidelines (the original vision) as well as the COR Development Plan and Design Framework (current vision). Additionally, the Planning Commission has several policy questions that could be used in future joint meeting or surveys of the City Council, its advisory boards and commissions, or the general public.

Finally, Staff has included a generalized timeline of The COR key milestones. This is a working document that will need to be refined over time. Of key update, Staff would like to populate the initial planning stages that led to the creation of The COR, starting with the 2020 Comprehensive Plan Update (completed in 1998), City ballot advisory question, and design charette process. Staff will utilize the introduction to this case to review the overall history of The COR and its original formation.

Funding Source:

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

Recommendation:

Based on direction of the City Council, Staff recommends adoption of the attached Comparison Document for The COR. A reminder that this is a review of current elements and processes. Adopting this document does not create any policy implications.

Action:

Motion to recommend that the City Council adopt the attached Comparison Document for The COR.

Attachments

Comparison Document

ORIGINAL Master Plan

ORIGINAL Development Guidelines

CURRENT Development Plan (Master Plan)

CURRENT Design Framework (Development Guidelines)

Timeframe of Key Milestones

Joint CC PC Minutes dated May 26, 2015

Planning Commission Work Session Minutes dated July 9, 2015

City Council Meeting Minutes dated July 28, 2015

Form Review

Inbox

Tim Gladhill (Originator)

Patrick Brama

Kurt Ulrich

Tim Gladhill (Originator)

Form Started By: Tim Gladhill

Final Approval Date: 07/29/2015

Reviewed By

Tim Gladhill

Jo Thieling

Kurt Ulrich

Tim Gladhill

Date

07/22/2015 09:40 AM

07/23/2015 09:10 AM

07/23/2015 09:24 AM

07/29/2015 10:08 AM

Started On: 07/22/2015 07:50 AM

**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).

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).

DRAFT

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

Ramsey Town Center Master Plan	The COR Development Plan
Land Use and Development Standards	
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 remains such to pursue shared, structured parking structures, but stops short of requirement.
High densities to support retail and protect rural character of other areas of community	Still high density, but less than original vision
Centered around transit station	Centered around transit station
Strong ‘Blue System’ – multi-use surface water management	Blue system amended, but still in existence – see Lake Ramsey planning
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 pedestrian orientation, but diminished in West 30
Strong streetscape design standards	Strong streetscape design standards
Strong Downtown Feel in center with densities of multi-story buildings, high quality design, mix of uses (residential and commercial)	Strong Downtown Feel in center with densities of multi-story buildings, high quality design, mix of uses (residential and commercial)
Building Design	
Strong architectural standards for individual buildings	Strong 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
Parks, Recreation, and Open Space	
Master Park Plan	Master Park Plan still intact – but with amendments
West Meandering Commons ‘mirrors’ East Meandering Commons (now The Draw)	West Meandering Commons now Lake Ramsey Commons – layout amended
Park Dedication + Additional contribution to parks	Base Park Dedication – reduced rate granted for high density residential
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

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?

Building Design Standards

7. Are The COR sign standards still too strict?
8. Should the City re-establish some form of an Architectural Review Committee for The COR?

Land Use Sub-Areas

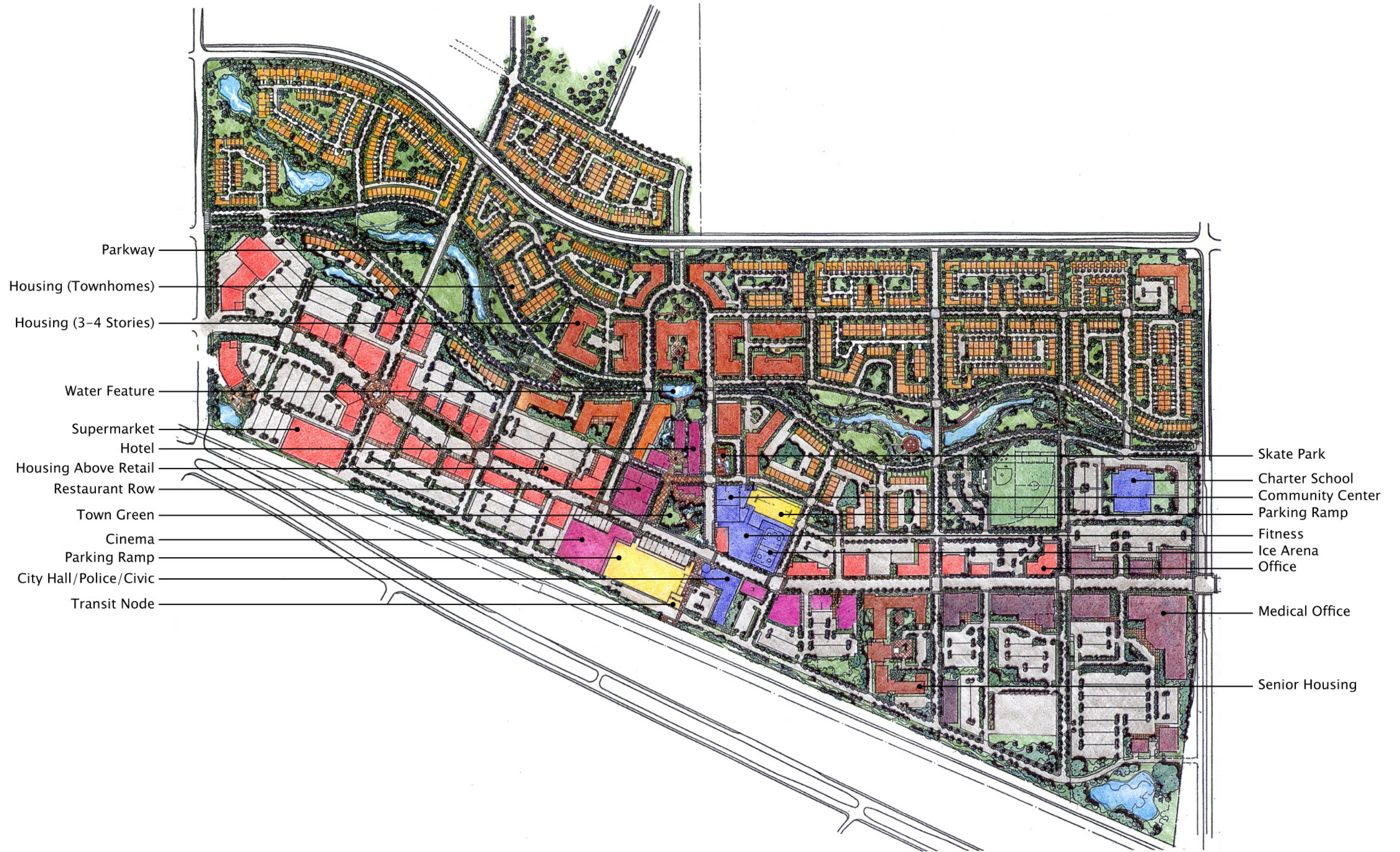
9. How flexible should Staff be in recommending boundary changes to Sub-District Boundaries?
10. Should the City explore or otherwise re-evaluate the vision of the north west quadrant of the development (south east corner of Armstrong Boulevard and Bunker Lake Boulevard)?
11. The remaining undeveloped area just east of Coborn's – should that stay retail, or is Staff able to entertain residential inquiries?
12. 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?

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.



12 March 2004

Ramsey Town Center

Development Guidelines

Final Draft 6/8/04



The Future is Ramsey.

Ramsey Town Center Development Guidelines

Introduction

This is the third in the series of documents created to help direct design solutions and define project character for the Town Center. With increasing levels of detail and specificity, the Master Plan, the Zoning Code and these Development Guidelines clarify and promote the desired outcomes expressed in the illustrative Concept Plan. Each of these documents serves a specific purpose as part of the Town Center reference library, but also work in concert with other city codes and criteria to provide the information needed for review, critique and approval of development projects within the Town Center district.

Purpose

The primary purpose of Development Guidelines is to set basic parameters, describe preferences and illustrate design intent. These guidelines serve as a framework within which creative design can and should occur – there is no one solution, but many options that meet the basic requirements of this document.

Application

The format and content of these guidelines are specifically tailored for use as a reference workbook and are organized into two sections. The first section outlines issues and recommendations that apply to the entire Town Center district. The second section highlights specific guidelines that apply to each sub-district within the Town Center.

Implied Responsibility

All participants in the development of the Town Center recognize the local and regional impacts of this project and the various systems that play an important role. Each parcel and each building must fit within the context of the entire plan. Individual projects must complement, not compete with, adjacent development in terms of public green space, walk and trail connections, stormwater management solutions, street layout, parking strategies, land use mix and building design.

Part One: Overall Guidelines

There are a number of guidelines that apply to the entire Town Center including recommendations for stormwater management, parks, streets, land use, parking, transit and other development components. Many of these overall Town Center guidelines overlap, or are integrated with one another. For ease of discussion they are categorized according to the same list of 'layers' that formed the basic structure for the Master Plan:

- Context – local, city, regional
- Blue System – surface water features, stormwater management
- Green Structure – parks, trails and open space
- Land Use Mix – preferred uses, horizontal/vertical mixed use
- Architecture – built form, character of development
- Streets and Blocks – access, circulation, arrangement
- Parking Strategies – quantity, location, type
- Transit – rail, bus, other options
- Utilities and Infrastructure – sewer, water, electric, gas

It is essential that proposed design solutions for development projects and other improvements within the Town Center demonstrate an understanding of the interplay between these layers.

Overall Guidelines - Context

Overview

Although unique to Ramsey, the Town Center is not intended to be a stand alone district within the the City; instead it will be a part of, and connect with, a variety of local, city-wide and regional systems. Each development project, whether a single building, one lot, or a series of blocks, must provide reasonable links to these systems as a primary design objective.

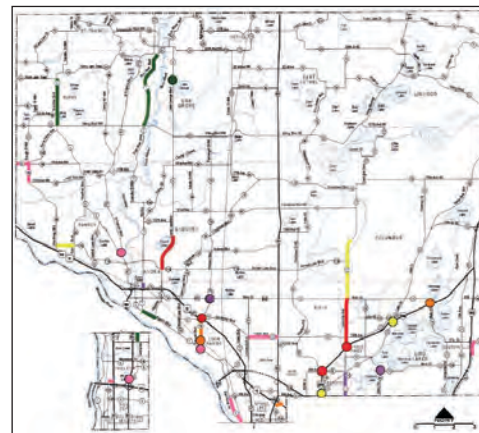
Guideline Recommendations

To ensure that the Town Center takes full advantage of local and regional systems, development should:

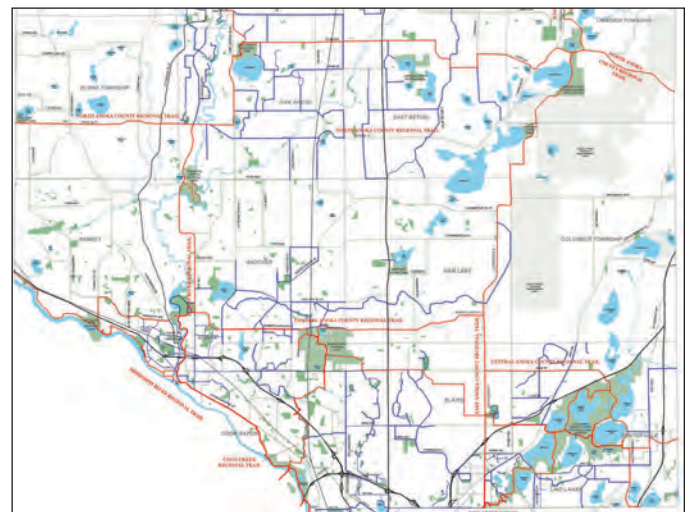
- Provide safe, easily recognized connections to city, county and state trail corridors
- Make provisions for city and regional transit service and amenities (including the future Northstar Line) and encourage their use
- Tie into, and improve, the Ramsey utility network
- Integrate with and complement the existing (and future) street framework
- Become an integral part of the city and county drainage/ stormwater management plan

Objectives

- Overall Town Center design (and all new private development within the Center) will accommodate stormwater from new projects and from off-site, and highlight stormwater features as an amenity
- Bikeways and pedestrian routes into the Town Center from adjacent neighborhoods must be designed for safety and ease of access, suggesting that a child on a bicycle has an equally accessible route to downtown.
- Parks and open space will be easily accessible to all Town Center residents, visitors, people who work here and also for the citizens of Ramsey and the surrounding area. This connected green system is reminiscent of the world renowned 'Grand Rounds' of Minneapolis



Regional Transit Map



Anoka Parks, Trails Map

Overall Guidelines - Blue System

Overview

Water features and drainage systems are essential components of the Town Center Master Plan. The potential mix of ponds, streams, fountains and other water elements will provide focal amenities and year round activities within the framework of an environmentally responsible, visually pleasing strategy to manage stormwater. Because the Mississippi River is a restricted discharge water of the state, and because we are creating a new discharge from this development, each sub-district and each site has a responsibility to utilize 'best management practices' (BMP) to pretreat run-off, reduce erosion and encourage infiltration. Water elements are not intended to be separate stand alone features, but instead should be integrated with the variety of parks, trails and public open space proposed for the Town Center. Water and landscape should be designed and utilized within multipurpose areas that accommodate both active and passive recreational use.



Objectives

Integration of water and landscape, design creativity, use of high quality materials and safety concerns are the critical objectives to be met – the following examples illustrate only a few of many possibilities:

- Innovative new products, such as special soil systems (Netlon, structural soils), pervious pavements for parking areas, storm ceptors, underground storage and other creative techniques should be used to BMP standards
- 'Green architecture', expressed through green roofs, gray water recycling and other techniques should be included to reduce the impact of new development on stormwater systems
- Water feature design should include both formal elements (such as reflecting pools or fountains) and natural/informal forms (such as ponds, streams, waterfalls) and should explore creative ways to integrate wetland/rain garden landscapes with active, urban spaces.



Guideline Recommendations

Blue System guidelines not only define the overall role and character of public space, but also encourage each development parcel to address the following:

- **Create** signature water features (ponds, pools, fountains, waterfalls, etc.) as major visual amenities throughout the Town Center
- **Promote** high quality, creative and appealing aesthetics for all blue system elements
- **Integrate** stormwater management components (meeting both water quality and quantity requirements)

A great deal of time and effort has gone into the calculation and design of a 'watershed-based' stormwater management plan to support Town Center development. While this overall strategy addresses the water quantity issue for the entire Town Center by providing storage and conveyance facilities for storm events, individual development projects (block-by-block) have an equal responsibility to meet water quality standards as a primary goal. Each project should integrate a variety of techniques, materials and methods (listed in the examples below) to promote multiple use, maximum flexibility, improved aesthetics for parking areas, park spaces, drainage swales and other site features.



Overall Guidelines - Green Structure

Overview

The overall design framework of the Town Center is based on a system of linked parks, trails and open space. The City of Ramsey, Anoka County, and to some extent, the State of Minnesota all play a role in local and regional parks programming, design review, construction sequencing, implementation and ultimately maintenance and operation of key public spaces within this framework. The goal is to link existing and proposed parks and trails defined in regional park plans with proposed new parks and trails within the Town Center. Of equal importance is the contribution from each block and each development project to this network of green, adding a variety of private, semi-private, and perhaps some additional public space throughout the Town Center. Private development will share the responsibility to provide inviting, innovative and useable green space as integral parts of individual parcel site design.

Guideline Recommendations

Ramsey Town Center will set a new standard for the design of parks and open space in suburban Twin Cities communities. Toward that end, Green Structure guidelines encourage the following:

- Work with the City to create an integrated, comprehensive open space system that links with existing city and county trails and open space networks
- Encourage private development (block-by-block) to share in the responsibility to provide inviting, innovative and useable green space as integral parts of each development project
- Integrate stormwater management components (meeting water quality and quantity requirements) within both public / private park and open space improvements

Together, the system of public and semi-public green space will result in a welcoming public realm throughout the new community.



Objectives

Based on the Parks, Trails and Open Space Concept Plan for the Town Center, a variety of public and private green space is proposed including:

- Each block and each project will provide intentional, creative, innovative, useable green areas as integral components of site development and building design.
- At the individual block scale, small squares and greens will provide places for gathering and relaxation, especially targeted to meet the demands of adjacent, or nearby buildings. Elements such as gardens, gazebos and fountains should characterize these more intimate public spaces.
- At the neighborhood scale, parks will provide space for more active recreation, and should be flexible enough to accommodate a variety of recreational activities. Playgrounds, game fields and park buildings are suggested park amenities and will target a wider user demand from the surrounding community.
- At the Town Center scale, the central linear park will connect with all other parks and open space elements, providing a focal point for activity and a sense of place similar to Minnehaha Creek in Minneapolis. Gardens, public pavilions and shelters, playlots and open play fields are suggested amenities that will provide built-in flexibility to meet the demands of both the local population and regional visitors to the Town Center.

Overall Guidelines - Land Use Mix

Overview

The Town Center Master Plan identifies the preferred mix and approximate location of a variety of land use types. Together with the Zoning Code, these guidelines focus on the following overall objectives:

- Promote vertical and horizontal mixed use (within a building, within a block, within a district)
- Provide a variety of housing types, styles, pricing
- Encourage increased density in and around the central core area
- Promote an interesting mix of building styles, scales and massing for each sub-district
- Support creative, innovative, high quality design solutions as the benchmark for success
- Integrate mix of uses with public green space within each district
- Provide a variety of commercial types
- Mix residential and commercial uses to promote street-level activity throughout the day

Guideline Recommendations

The mix of land uses in the Town Center will encourage activity during the day and into the evening and nighttime hours. As a focus of commerce, employment, recreation and housing, the Center closely resembles a small to medium size Midwestern downtown in scale and character. Land uses are intentionally mixed, to bring shoppers and workers into the area during the day and attract new residents and visitors to entertainment venues in the evening.

The civic component of the Town Center, exemplified by the new City Hall, Police Station and variety of public spaces and squares, adds an important element to the land use mix and brings a level of authenticity to the district.



Objectives

- Encourage vertical mixed-use in the core with housing and office space over retail uses along the street.
- In residential districts, particularly closer to the core, a limited amount of retail uses will be encouraged to service residents and provide nearby places to gather.
- Promote innovative models for housing that include a mix of townhomes, flats and lofts within single buildings or on the same block.
- Accommodate larger, 'big box' retailing within the Town Center; only if innovative design approaches are used including two story buildings, use of liner stores facing the street, minimal blank walls, creative parking strategies, etc.
- Where similar uses create a 'family' or campus of buildings (e.g. medical campus), buildings should reinforce the street edge and parking should be set within the core of the block.
- Uses shall promote pedestrian friendly streets, contributing to street level activities and overall visual character of each district
- All uses should reinforce the street edge



Overall Guidelines - Architecture

Overview

High quality architecture is an essential component in fulfilling the objectives of the Master Plan. Rather than prescribing a particular style, these architectural guidelines are intended to encourage an integration of both traditional and contemporary design. Architectural designs should provide a consistent quality, measured, to a great degree, by the pedestrian experience along the street and by an architectural expression that provides character without being thematic, obtrusive, or artificial. Architectural character should strive to be authentic and varied, but not 'thematic'.

Guideline Recommendations

Of all the layers that combine to form the Ramsey Town Center Master Plan, architecture will typically be the most prominent development component. Both visually and physically, architecture will play a major role in defining the overall design character and mix of uses for the Town Center. It is crucial that the design and location of buildings address these architectural guidelines, with specific emphasis on the following:

- Promote an animated street presence with a mix of street-level uses, interesting building façades, many doors and windows on the street, careful design of lighting, awnings, signage and other elements that animate the pedestrian experience
- Promote variety in building design, character and expression; not one theme or building style, but a thoughtful integration of many design solutions
- Promote a variety of building types including a range of height, scale and proportion, that support an integrated mix of housing options, shopping destinations, entertainment venues, civic structures and other Town Center uses
- Encourage the use of high quality materials, suggesting a preference toward native materials and masonry elements, with respect for local building techniques
- Building location is as important as building style; special architectural elements, character, transparency and a higher level of materials and detailing should be used to highlight key streets (corridors) and important crossroads (nodes) throughout the Town Center
- Buildings should always be located at all four corners of intersections



Examples

Providing a creative mix of building types, scales and expressions are critical objectives to be met – photographs on this page (and throughout these guidelines) suggest some of the many possibilities.

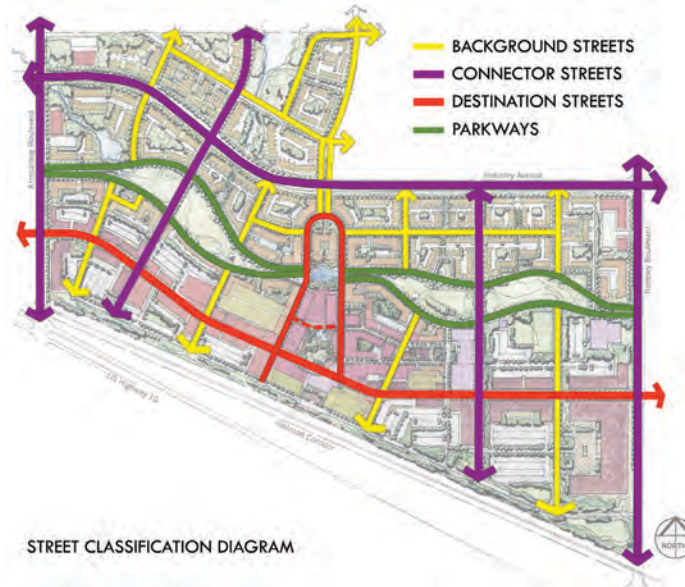


Overall Guidelines - Streets and Blocks

Overview

The Master Plan defines a specific strategy for the layout of streets and blocks within, and around the Town Center. The size, type and configuration of this street hierarchy is based on a combination of projected traffic volume, level of service at intersections, proposed adjacent land use (destination commercial, residential, civic, recreation, etc.) and desired aesthetic character.

Great streets are essential components of an attractive and inviting public realm. These guidelines promote a street system that balances pedestrian and vehicular use. Providing streets that support traffic flow is important, but also creating ample



STREET CLASSIFICATION DIAGRAM



Background Street – quiet residential neighborhood, parking one side



Destination Street – active shopping district with streetscape amenities



Connector Street – equally inviting for both pedestrians and cars

space for street-side activities, gracious strolling promenades, pockets of green and other amenities is critical to the success of the Town Center. Streets will promote convenient access by car – to storefronts, to parking lots and ramps, to entertainment attractions – but will also encourage foot traffic as the primary way to move about and conduct business in the core area.

Guideline Recommendations

The proposed street and block pattern reflects a compact urban character, not allowing dead end streets or cul-de-sacs, in favor of a traditional grid pattern and connected streets including the following:

- Provide a street network that distributes pedestrian and vehicular traffic throughout the various districts in the Town Center and encourages a more dispersed and less congested traffic flow (many choices or travel paths)
- Provide a clear hierarchy of streets resulting in a simple and understandable system for movement – easy access and convenient circulation throughout the Town Center
- Convert primary perimeter streets (arterials such as Ramsey, Armstrong and Bunker Lake Boulevards) to urban street sections, providing sidewalks and street trees to replace roadside ditches
- Promote improvements that invite pedestrian and bicycle use including wide sidewalks, streetscape amenities and designated bicycle trails (both on and off-street)

Objectives

Creative design solutions for public realm improvements should reflect these basic street classifications (street hierarchy) including:

- Destination street – signature addresses for shopping, entertainment, services, work place and other primary amenities (Sunwood Drive is an example)
- Connector street – primary routes that link various districts within the Town Center, usually providing the most direct means of getting from point A to point B (Rhinstone Street is an example)
- Background street – neither destination nor primary connector routes, these streets provide much of the rest of the street grid throughout the Town Center (residential streets are an example)
- Parkway – premier ‘green streets’ adjacent to primary public park / green space (Town Center Parkway is an example)
- Service – still considered public streets, service corridors provide important access to delivery areas, parking lots/ramps and maintenance functions (Civic Center Drive is an example)

Overall Guidelines - Parking

Overview

Balancing the realities of car-related necessities (streets, parking and so on) with future transit service and the desired character of the Town Center is a significant challenge. The goal is to provide adequate parking, both quantity and location, while promoting new strategies that support the overall needs of the Town Center. Parking will be provided through a combination of on-street spaces, off-street surface lots, underground lots and structured ramps to support the mix of uses at the core.

Parking structures should contribute to the overall character and image of the Town Center. Ramp design should include elements, colors and materials that reflect, or complement surrounding buildings. Liner stores or other street-level uses should be integrated into ramp design along important street frontages.

Guideline Recommendations

Parking guidelines encourage the following:

- Locate off-street surface parking lots away from the major streets, either behind or to the side of primary buildings
- Provide a combination of fencing, landscaping and landform to screen parking areas from major streets and important views
- Create strategies for shared parking between adjacent uses, taking advantage of peak and off-peak cycles, business hours, nighttime activities, special events and other needs
- Provide alternative surfaces for secondary (less frequently used) parking areas including porous pavements, green pavements and so on
- Provide facilities or services that respond to and connect with future transit to reduce required parking, including shuttle/circulator bus, bicycle lockers
- Work with the City to review existing standards to provide flexibility including hours for on-street parking, security and enforcement practices, permit or metering



Parking ramp design (building on the right) includes awnings, arched openings and similar materials to reflect character of adjacent building.

- Provide parallel parking on both public and private streets throughout the Town Center, to add parking and create a traffic calming, pedestrian buffer
- Explore options to integrate stormwater management requirements into parking area design
- Explore various landscape approaches to soften parking area edges, provide shade, integrate native plantings, offset islands and other ideas to reduce to 'sea of parking' image

Objectives

The primary objective is to provide a balance of surface lots, on-street and structured parking, with ample quantities and close proximity to serve the mix of uses in the Town Center. In addition to providing adequate space, excellent design is a major factor as well. Guidelines for the Town Center encourage creativity, innovation, quality and attention to detail in every aspect of project development, including parking solutions. Photographs on this page (and throughout these guidelines) suggest some of the many possibilities.



Surface parking lot located to the side and behind grocery store, also illustrates walkway edge improvements including ornamental fence and plantings.



Structured parking (see entrance sign mid-block) imbedded within mixed-use development that includes ground level commercial and residential above.



This photo shows both on-street parking and parking lot edge improvements that together provide a safe and inviting pedestrian walkway.

Overall Guidelines - Transit

Overview

The Town Center is designed to be 'transit ready' in a variety of ways that go beyond providing a walkable public realm and connected street grid. The Master Plan also includes a multi-modal transit station, with dedicated commuter parking, integrated with other uses at the heart of the retail, restaurant and entertainment district. This station functions as a hub where local circulator transit comes together with regional transit service and the Northstar Corridor. This station is designed to meet the short term needs of the Northstar Commuter Coach service, and also the long term objectives for proposed commuter rail service in the future. Transit components include the following:

- North Star Commuter Coach service provides peak period, peak direction bus service between downtown Minneapolis and Elk River
- North Star Commuter Rail will provide train service between St. Cloud and downtown Minneapolis
- 400 park and ride parking spaces are provided for commuters adjacent to the transit station
- Pedestrian and bicycle connections are emphasized in the Master Plan as major links between the transit station, various districts within the Town Center and into the surrounding neighborhoods
- The Town Center can accommodate Metro Mobility, citywide circulator bus or town trolley connections as part of local and regional service to the transit station

The Town Center also uses a Travel Demand Management (TDM) program to both assist and encourage residents and visitors to take advantage of the various modes available for their commuting and travel needs. This TDM program draws from incentives and services available through Anoka County and Metro Commuter Services that match riders with carpools and vanpools, provide discounted transit passes and manage work hours among other functions. The Town Center will use a coordinator to manage the delivery of these services and to promote and market the TDM program.

Guideline Recommendations

Transit is an important component of the overall plan, with expectations for more ridership, using a greater range of transit options as they become available. More people, together with the mix of activities and amenities in the Town Center, encourages better designed, better connected transit service. It is a shared responsibility between city, county and developer to promote transit use, with both policy and bricks-and-mortar attention to the following guidelines:

- Understand and take advantage of opportunities to use existing and proposed transit components
- Provide transit related facilities specifically linked to uses and character within each Town Center district, including signage and lighting for way-finding and bicycle amenities

Objectives

The primary objective is to provide a balance of transit service, bicycle and pedestrian connections and lanes to move traffic. Guidelines for the Town Center promote public transportation as part of the solution and suggest a variety of street improvements and other amenities to invite increased use. Photographs on this page (and throughout these guidelines) suggest some of the many possibilities.



Overall Guidelines - Utilities

Overview

The Master Plan, together with detailed engineering drawings for site improvements, defines a network of utilities that will serve the Town Center. While understanding the location, size and characteristics of sanitary sewer, storm sewer and water system components is important, development proposals must also acknowledge awareness of the Town Center's relationship to the city water supply – specifically, its relationship to the regional aquifer. New development projects have a responsibility to use best practices for proper connection to utilities, monitor flow of materials into storm sewer and provide recommendations for landscape and pavement maintenance in an effort to reduce, or eliminate, potential pollution sources.

The Town Center will also be served by a full complement of utility connections including cable, fiber optic, electric, telephone and so on. As always call for location of all site utilities prior to construction.

Guideline Recommendations

An important part of the Master Plan, utility guidelines promote the idea of balancing quality service, adequate capacity and the physical needs of site development with the more qualitative issues of aesthetics, proper maintenance and environmental health. These guidelines encourage the following:

- Subscribe to, and implement best management practices as the benchmark for utility design and maintenance

- Electrical service, and other utilities as appropriate, should be buried underground or located along service corridors and other 'back of house' locations

Objectives

Not easily photographed (mostly underground), the intent is to suggest that even site utilities have a role in the overall success of the Town Center.



Part Two: Subdistrict Guidelines

Overview

The Master Plan and Zoning Code identify five distinct, but overlapping sub-districts within the Town Center. Each of these sub-districts (outlined on the plan below) is defined by a unique mix of uses, specific site development patterns and perhaps a distinctive character or image. The sub-districts complement one another as part of the overall plan. They include:

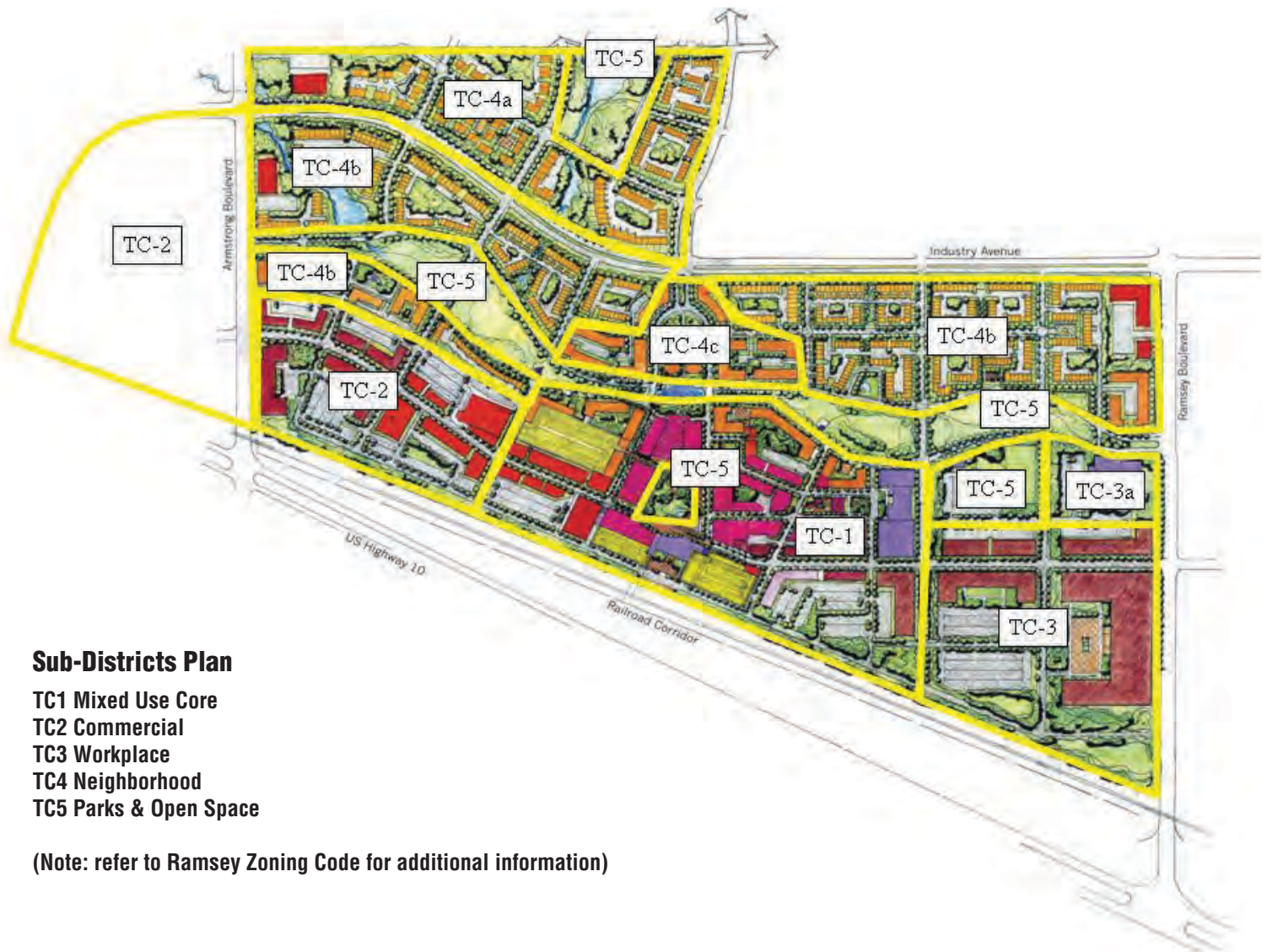
- **TC1 Mixed Use Core** – provides the broadest variety, highest density and greatest intensity of development, encouraging both vertical and horizontal mixed use
- **TC2 Commercial** – provides a location for larger scale retail and other auto-orientated commercial uses

- **TC3 Workplace** – provides a location for uses with high concentrations of employees, such as medical/technology related office, and other corporate or institutional uses
- **TC4 Neighborhood** – provides opportunities for a range of housing types from small lot single family to townhouse, to high density senior or rental apartment
- **TC5 Parks and Open Space** – preserves environmental features and provides neighborhood/community amenities throughout the Town Center

Development plans must respond to the overall Town Center guidelines described in Part One of this document, but also must address the following detailed guidelines for each sub-district. To further clarify and illustrate proposed features in the Master Plan, these sub-district guidelines are organized under the following categories:

- Public Realm / Streetscape Guidelines
- Site Development Guidelines
- Architectural Guidelines

In all cases, the sub-district guidelines must be applied in harmony with the overall Town Center guidelines and with other existing city, county, state codes, design criteria, plans and studies that support broader goals for regional growth and development.



Sub-Districts Plan

- TC1 Mixed Use Core
- TC2 Commercial
- TC3 Workplace
- TC4 Neighborhood
- TC5 Parks & Open Space

(Note: refer to Ramsey Zoning Code for additional information)

Public Realm/Streetscape Guidelines



Public realm/streetscape guidelines define the visual character and physical improvements for all public spaces within the Town Center. These guidelines also provide the general framework and examples for design of proposed quasi-public and private space located within each development parcel. Public realm/streetscape guidelines focus on the following elements:

- Parks, plazas and other public gathering spaces
- Street/sidewalk character and streetscape elements
- Bicycle/pedestrian connections (on-street and off-street)
- Residential courts, pocket parks and other private green space

The goal is to foster a safe and interesting public realm that will invite pedestrian activity, promote traffic calming, increase transit use and encourage community gathering. Street trees, lighting and decorative fencing provide the backbone for streetscape improvements. Added detail, such as special pavements, street furniture, public art and layered plantings will highlight specific nodes or uses. Materials, colors and intensity of improvements can vary for each sub-district, but should also reflect the desired character and identity of the entire Town Center.

Site Development Guidelines



Site development guidelines describe the relationship between building edge and public space. These guidelines imply a strong link between architecture and site - how buildings define, or are defined by the spaces around them, and the visual and physical connections between the private and public realm. Site development guidelines focus on the following elements:

- Land Use – proposed mix of uses defined in the Zoning Code
 - Building Placement – street frontage, set back and orientation all contribute to a continuous edge, while providing some flexibility to add interest with recessed or projected elements
 - Parking Strategies – district parking solutions to support a mix of uses
- Issues related to density, land use, safety and security, access, public space and views inform decisions about building placement, scale and massing. Various combinations of these pieces come together to define the unique character and identity of each sub-district within the Town Center.

Architectural Guidelines

Architectural guidelines describe the character, quality and design direction for proposed buildings within each sub-district. Architectural guidelines focus on the following elements:

- Building design, character and expression – buildings should not imitate historic examples, but rather promote the integration of both traditional and contemporary styles

- Scale – provide emphasis and detailing to create interest and promote ‘human scale’ experience for the pedestrian
- Proportion – provide a harmonious relation of one part to another (or parts to the whole)
- Massing – include a variety of building forms, building types and building heights
- Materials – maintain regional traditions and local building techniques with a preference toward masonry and other natural materials
- Windows and doors – emphasize transparency of streetside façade
- Street presence – buildings should be placed parallel to the street, should contribute to the vitality of the street scene, should minimize blank walls along the public right of way and should consider all street frontage (including buildings at corners) as primary elevations

These architectural guidelines suggest an important balance between design continuity, desirable variety and the notion that buildings should complement, and perhaps contrast, but not compete with one another. The lasting appeal of the final outcome must be grounded in the authenticity of the design and the acceptable level of ‘messiness’ that comes with creating a real downtown over time; ‘faux’ second floors, stage set or themed solutions, and large faceless buildings are not acceptable.



Sub-District Guidelines - TCi Mixed Use Core

Public Realm / Streetscape

Overview

Public realm and streetscape improvements define the character of the Town Center and create a memorable signature for the Mixed Use Core sub-district. Great parks and great streets, encourage intensified levels of activity, support the proposed mix of uses, invite community gathering and accommodate special events throughout the year. Public realm and streetscape guidelines include the following:

TC1 Parks, plazas and other public gathering spaces

Public spaces in the Mixed Use Core should:

- Blend both contemporary and traditional motifs with a focus on pedestrian use
- Encourage a balance of hardscape with landscape; a mix of pavements with plantings.
- Promote an overall landscape character that tends toward a more urban park or plaza feel, with structured spaces and highly maintained gardens
- Provide a variety of opportunities to capture different microclimates with many choices for seating- including movable chairs- and access to both sun and shade
- Provide a variety of levels or elevations to add interest to the ground plane and to provide informal steps for sitting
- Promote safety and security in all design solutions, including landscape lighting, open views into the site, and accessibility
- Provide seasonal interest and color; promote high quality materials and finishes
- Provide opportunities and specific sites for public art, performances and markets

TC1 Street/sidewalk dimensions and streetscape elements

Destination streets (like Sunwood) and connector streets (like Rhinestone) must balance a high level of service for the automobile with attractive and inviting amenities for the pedestrian (see street/sidewalk diagram) including:

- Provide gracious sidewalk width to support intensity of pedestrian traffic in the core
- Install street trees to frame the street and provide shade
- Provide street lighting that meets all safety standards and design criteria, while creating a signature character for this district
- Explore street light spacing, height and a mix of fixture types to support the increased intensity of uses and activities in the core, (note however, that too much light is as bad as too little)
- Explore a range of options for streetscape improvements including special pavements, interesting concrete tinting or scoring patterns, additional plantings, ornamental fencing and other features (note, however, that simpler is better and too much clutter is a negative)

TC1 Bicycle/pedestrian connections (on-street and off-street)

The Town Center Master Plan describes a network of bicycle/pedestrian trails and walkways (both on and off-street) that connect adjacent sub-districts to the

Mixed Use Core. As you approach the core, these connections tend to become part of the shared right of way along the major streets, or become part of the urban park spaces (specifically Civic Square and Downtown Commons). Bicycle riders may choose to share the street with vehicular traffic, or dismount and walk their bicycles along with the other pedestrians using the sidewalks. Providing and maintaining these bicycle and pedestrian connections should be a key component for all development projects in the core.

TC1 Residential courts, pocket parks and other private green space

Along with proposed public parks and great streets, there are many opportunities to integrate private courtyards and pocket parks within this sub-district. These small-scale greens provide important 'breathing space', contribute to stormwater management and offer additional recreational amenities (tot lot, sitting areas) to serve specific building tenants or residents. Back gardens, auto-courts and other options should be considered as part of residential and commercial development plans in the core.



Overview

Guidelines that address building location, organization of space and parking options tend to focus on what can be measured – dimensions, setbacks, number of spaces and so on. But in addition to these issues, site development guidelines must also describe the aesthetic qualities and design character of a preferred ‘urban form’ for the Mixed Use Core. The compact and higher density blocks that define this sub-district encourage a mix of uses, with a continuous built edge along street frontage. Innovative parking strategies support this mix, providing easy access to destination shopping, restaurant and entertainment venues. Together these elements will promote the core area as the center of activity – the place to see and be seen within the Town Center. Site development guidelines include the following:

TC1 Land Use

- Encourage both vertical mixed use (within each building) and horizontal mixed use (within each block) throughout this district
- Promote housing density at the core, specifically targeting locations along Sunwood Drive, Town Center Drive, along park edges and above street-level uses around the Civic Square and Downtown Commons
- Include a mix of housing, civic, retail, restaurant, entertainment, performance and other uses that encourage a variety of activities throughout the day.

TC1 Building Placement

- Generally, buildings should be located at the street right-of-way line (zero setback), but also allow recessed space for outdoor dining and other street level activities providing some minor deviation for variety
- Greater emphasis should be given to architectural elements, materials and other design features for buildings located at primary intersections, for example, at Sunwood and Town Center Drives, or where streets intersect with parks, such as the streets that front on or end near the Civic Square. These locations can often be seen from



several directions, perhaps terminate a view from a distance down the street or sit at a prominent node; They will likely become future landmarks or helpful orientation/wayfinding icons as the Town Center develops

- Minimize openings between buildings, although limited driveway access and some provision for pedestrian connections through blocks are encouraged – gaps between buildings to accommodate surface parking lots, greater building setbacks or other purposes are discouraged
- Encourage recessed entries and windows to create street-level interest, variety and enhance pedestrian scale along street frontage

TC1 Parking Strategies

- Provide parking spaces for typical daily use, satisfying both quantity and location needs through a mix of on-street, small surface lot, underground and ramped parking solutions

- Provide options for additional/overflow parking to support holiday traffic and special events including porous pavements, turf parking areas (Netlon and other soil amendments) or shuttle service from nearby parking areas
- Encourage shared parking solutions that target around the clock shifts in destination, audience or take advantage of peak/off-peak hours of operation for various uses within the core area
- Promote municipal parking ramps as the primary facility to meet public parking needs within the core area
- Minimize surface parking lots in favor of other solutions including underground parking to serve residential buildings, on-street parking to serve retail shops and parking ramps
- Locate surface parking lots away from the major streets, either behind or to the side of primary buildings; surface parking lots along major street frontage are not allowed in the core area
- Discourage driveway access to parking facilities along Sunwood Drive in favor of side streets or Civic Center Drive

Overview

Buildings in the Mixed Use Core will play a major role in defining the overall character of the Town Center. The proposed mix of uses for this signature destination suggests the potential for a variety of building types, demanding creativity and innovation to highlight unique architecture, while knitting the entire sub-district together as a coherent whole. Overall building design is an important consideration, but emphasis on first floor façade treatments is essential to encourage street-level activity and enhance the pedestrian experience. Architecture to be '4-sided' at all locations visible to public areas. Emphasis to be on great design along public street frontage. Architecture guidelines include the following:

TC1 Building Design, Character and Expression

- Provide a variety of building types and styles, expressed both in large scale (overall building) and small scale (design details)
- Emphasize transparency at street level to encourage two way viewing – both window shopping and 'eyes on the street'
- Promote interesting, animated architectural features without being thematic or artificial – faux decorative elements are discouraged
- Avoid large, unarticulated façades



- Emphasize important intersections and other nodes by placing distinctive architectural elements or interesting façades at these prominent locations
- Provide a variety of front elevations for rows of buildings along any given block

TC1 Scale, Proportion and Building Height

- Provide a variety of building heights along any given block, perhaps related to changes in use or at demising walls
- Articulate front façades with projections and recesses
- Encourage increased building height, higher density and larger scale buildings adjacent to the Civic Square and Downtown Commons



- Promote multiple stories as the norm in this sub-district, but occasional single story buildings are acceptable; single story buildings should not dominate any street frontage and should be a minimum of 20 feet to the roofline

TC1 Street Presence

- Emphasize pedestrian experience with architectural features at street level – canopies, decorative light fixtures and material detail
- Encourage variety of color, texture and materials to complement other streetscape elements
- Conceal service entries, loading facilities and mechanical services from view along public streets
- Create a continuous building edge along street frontage, visually connecting adjacent buildings with complementary façade treatments



TC1 Windows and Doors

- Maximize glass openings for all ground level, street front façades – especially for retail, restaurant and other commercial uses – recommend 50% minimum of total ground level façade, or demonstrate great design through other means
- Provide real window openings for all street facing façades above ground level – recommend 40% minimum of total façade
- Provide recessed entries wherever possible
- Use clear or lightly tinted glass for all windows and doors – mirrored, reflective or highly tinted glazing is not acceptable
- Provide primary access doors facing public streets



TC1 Materials

- Provide a diverse mix of materials, applied in a variety of proportions, exposures and detailing within a block, or along a street
- Encourage durable, high quality materials - local sources if available
- Siding is not allowed (vinyl, metal, wood) except as a complimentary use
- Encourage the use of mostly brick or comparable alternative; minimum requirement of 50% of non-glazed wall area
- Metal and wood components are acceptable as a complimentary use
- Encourage overhead projections, either as a specific building component or as permanent/temporary canopies
- Select materials that relate to the building use, not artificially contrived or themed
- Avoid overly complex or arbitrary use of materials
- Include smaller scale elements, variety of materials and careful detailing to support street level activities and enhance the pedestrian experience



Sub-District Guidelines - TC2 Commercial

Public Realm / Streetscape

Overview

While the Commercial Sub-district encourages a mix of large and small floor plates, accommodating auto-oriented uses, this suggests even greater attention be paid to public realm and streetscape improvements that not only accommodate vehicles, but also invite bicycle and pedestrian traffic. Surface parking lots provide convenient access to storefronts, but present an additional challenge to the overall visual character and aesthetic appeal of this area. While no large public parks are identified for this sub-district, small pocket parks, squares or other gathering spaces are encouraged. A consistent, attractive streetscape is also essential. Public realm and streetscape guidelines include the following:

TC2 Parks, plazas and other public gathering spaces

Public spaces in the Mixed Use Core should:

- Blend both contemporary and traditional motifs with a focus on pedestrian connections and small group sitting areas
- Encourage a balance of hardscape with landscape; a mix of pavements with plantings.
- Provide small urban parks or plazas integrated with building entries or taking advantage of shared space between buildings
- Promote safety and security in all design solutions, including landscape lighting, views into the site, and accessibility
- Provide seasonal interest and color; promote high quality materials and finishes
- Provide opportunities and specific sites for public art

TC2 Street/sidewalk dimensions and streetscape elements

Destination streets (like Sunwood) and connector streets (like Zeolite) must balance a high level of service for the automobile with attractive and inviting amenities for the pedestrian including:

- Provide gracious sidewalk width to invite pedestrian traffic
- Install street trees to frame the street and provide shade
- Provide street lighting that meets all safety standards and design criteria, while creating a unique character for this district
- Explore street light spacing, height and a variety of fixture type that would support proposed mix of uses and activities (note, however, that too much light is as bad as too little)
- Explore a range of options for streetscape improvements including special pavements, interesting concrete tinting or scoring patterns, additional plantings, ornamental fencing and other features (note, however, that simpler is better and too much clutter is a negative)

TC2 Bicycle/pedestrian connections (on-street and off-street)

The Town Center Master Plan describes a network of bicycle/pedestrian trails and walkways (both on and off-street) that connect adjacent sub-districts to one another. These connections tend to become part of the shared right of way along the major streets. Bicycle riders may choose to share the street with vehicular traffic, or dismount and walk their bicycles along with the other pedestrians using the sidewalks. However, providing and maintaining these bicycle and pedestrian connections should be a key component for all development projects.

TC2 Residential courts, pocket parks and other private green space

As previously mentioned, there are many opportunities to integrate privately owned and maintained courtyards and pocket parks within this sub-district. These small-scale greens provide important 'breathing space', contribute to stormwater management and offer additional amenities (sitting areas) to serve specific building tenants and adjacent uses. Back gardens, auto-courts and other options should also be considered as part of residential and commercial development plans in this sub-district.



Overview

Site development guidelines for this sub-district focus on a unique opportunity to recast typical commercial development patterns into a contemporary and innovative strategy that responds to overall objectives for the Town Center. Specifically this suggests that the majority of buildings front on the primary through streets, with parking and service areas on the side or in the back, away from view. A mix of uses within individual blocks, including retail, restaurant and residential, further enhances this model, addresses design character/aesthetics and promotes activity throughout much of the day and evening hours. Site development guidelines include the following:

TC2 Land Use

- Encourage mixed use (within specific blocks) throughout this district
- Promote housing in close proximity to retail uses, specifically targeting locations along the edge of Town Center Park
- Include a mix of large floor plate variety stores, service and convenience uses (grocery, drug and hardware stores), specialty shops and other destination retailers
- Emphasize Sunwood Drive as the commercial 'Main Street'

TC2 Building Placement

- Generally, buildings should be located at the street right-of-way line (zero setback), allowing recessed space for outdoor dining and other sidewalk activities; no more than 40% of building beyond maximum setback
- Generally, buildings should be located parallel to the street they face
- Buildings should be placed at all four corners of key intersections
- Reduce the scale and mass (street side visual impacts) of large floor plate buildings by including liner stores or break up building façades into smaller sections
- Large, blank walls along any public street are unacceptable
- Greater emphasis should be given to architectural elements, materials and other design features for buildings located at primary intersections, for example, at Sunwood and Zeolite, or at key development entries, for example, at Sunwood and Armstrong – frequently these locations can be seen from several directions, from a distance, or sit at prominent crossroads and will likely become future landmarks as the Town Center develops
- Minimize openings between buildings where storefronts line the street, although limited driveway access (one per block along destination streets) and some provision for pedestrian connections through blocks are encouraged – large gaps in the building wall along street frontage to accommodate surface parking lots, greater building setbacks or other purposes are discouraged



- No more than 25% of street frontage can be utilized for surface parking lots

TC2 Parking Strategies

- Provide parking spaces for typical daily use satisfying both quantity and location needs through a combination of on-street and surface lot parking solutions
- Provide options for additional/overflow parking to support holiday traffic and special events including porous pavements, turf parking areas (Netlon and other soil amendments) or shuttle service from nearby parking areas
- Encourage shared parking solutions that target around the clock shifts in destination, audience or take advantage of peak/off-peak hours of operation for various uses within the sub-district
- Minimize surface parking lots fronting on primary streets, locate surface parking lots away from the major streets, either behind or to the side of buildings



Overview

Buildings in the Commercial Sub-district make a significant contribution to first impressions of the Town Center. Buildings form gateways at the major entries into the site, architectural elements and choice of materials convey a certain character and the scale or massing of structures begins to define the feel or experience of this place. These are not just 'commodity' buildings, but instead should raise the bar in terms of overall design and specific details that make the Town Center unique, inviting and memorable. Architecture to be '4-sided' at all locations visible to public areas. Emphasis to be on great design along public street frontage. Architecture guidelines include the following:



TC2 Building Design, Character and Expression

- Provide a variety of building types and styles, expressed both in large scale (overall building) and small scale (design details)
- Emphasize transparency at street level to encourage two way viewing – both window shopping and eyes on the street
- Promote interesting, animated architectural features without being thematic or artificial – faux decorative elements are discouraged
- Avoid large, unarticulated façades
- Emphasize important intersections and other nodes by placing distinctive architectural elements or interesting façades at these prominent locations
- Provide a variety of front elevations for rows of buildings along any given block



TC2 Scale, Proportion and Building Height

- Provide a variety of building heights along any given block, perhaps related to changes in use or at demising walls – commercial buildings should express 12 foot first floor height
- Articulate front façades with projections and recesses
- Encourage increased building height and larger scale buildings adjacent to the railroad corridor, Armstrong Boulevard and as you approach the core sub-district
- Promote multiple stories in this sub-district, but single story buildings are acceptable; continuous height rooflines should not dominate any street frontage and should be a minimum of 18 feet to the roofline

TC2 Street Presence

- Emphasize pedestrian experience with architectural features at street level – canopies, decorative light fixtures and material details
- Encourage variety of color, texture and materials to complement other streetscape elements
- Conceal service entries, loading facilities and mechanical services from view along public streets as much as possible
- Create a continuous building edge for the majority of street frontage, visually connecting adjacent buildings with complimentary façade treatments – in limited areas where gaps occur, architectural treatments, windows and detailing of side façades should match front façade



TC2 Windows and Doors

- Maximize glass openings for all ground level, street front façades - especially for retail, restaurant and other commercial uses – recommend 535% minimum of total ground level façade, or demonstrate great design through other means
- Provide real window openings for all street facing façades
- Provide recessed entries wherever possible
- Use clear or lightly tinted glass for all windows and doors – mirrored, reflective or highly tinted glazing is unacceptable; faux windows are not allowed
- Provide primary access doors facing public streets



TC2 Materials

- Provide a diverse mix of materials, applied in a variety of proportions, exposures and detailing within a block, or along a street
- Encourage durable, high quality materials - local sources if available
- Siding is not allowed (vinyl, metal, wood) except as a complimentary use
- Encourage the use of mostly brick or comparable alternative; minimum requirement of 50% of non-glazed wall area
- Metal and wood components are acceptable as a complimentary use
- Accommodate changes in material as follows – return 8 foot minimum at side walls and avoid terminating in the same plane
- Encourage overhead projections, either as a specific building component or as permanent/temporary canopies
- Avoid overly complex or arbitrary use of materials
- Include smaller scale elements, variety of materials and careful detailing to support street level activities and enhance the pedestrian experience

Overview

The Workplace Sub-district also encourages a mix of large and small floor plate buildings, but instead of commercial or entertainment, this area of the Town Center is dominated by office and institutional uses. With opportunities for corporate or medical campus development comes the attendant auto-related infrastructure – easy access, bigger streets and large surface parking lots. Once again, this suggests that equal attention be paid to public realm and streetscape improvements that not only accommodate vehicles, but also invite bicycle and pedestrian traffic. South Park, an active, neighborhood scale, recreational play space has been proposed for this sub-district, but small pocket parks, squares or other gathering places are also encouraged. In addition, streetscape improvements provide an important public amenity and inviting pedestrian connection to adjacent sub-districts. Public realm and streetscape guidelines include the following:

TC₃ Parks, plazas and other public gathering spaces

Public spaces in the Mixed Use Core should:

- Blend both contemporary and traditional motifs with a focus on pedestrian use
- Encourage a balance of hardscape with landscape; a mix of pavements with plantings.
- Promote an overall landscape character that tends toward a more urban park or campus feel, with structured spaces, open lawns and layered garden plantings
- Provide a variety of opportunities to capture different microclimates with many choices for seating and access to both sun and shade
- Promote safety and security in all design solutions, including landscape lighting, open views into the site, and accessibility
- Provide seasonal interest and color; promote high quality materials and finishes
- Provide opportunities and specific sites for public art

TC₃ Street/sidewalk dimensions and streetscape elements

Destination streets (like Sunwood) and connector streets (like Rhinestone) must balance a high level of service for the automobile with attractive and inviting amenities for the pedestrian (see street/sidewalk diagram) including:

- Provide gracious sidewalk width to support intensity of pedestrian traffic
- Install street trees to frame the street and provide shade
- Provide street lighting that meets all safety standards and design criteria, while creating a signature character for this district
- Explore street light spacing, height and type of fixtures to support the uses and activities in this sub-district (note however that too much light is as bad as too little)
- Explore a range of options for streetscape improvements including special pavements, interesting concrete tinting or scoring patterns, additional plantings, ornamental fencing and other features (note however that simpler is better and too much clutter is a negative)



TC₃ Bicycle/pedestrian connections (on-street and off-street)

The Town Center Master Plan describes a network of bicycle/pedestrian trails and walkways (both on and off-street) that connect adjacent sub-districts to one another. These connections tend to become part of the shared right of way along the major streets. Bicycle riders may choose to share the street with vehicular traffic, or dismount and walk their bicycles along with the other pedestrians using the sidewalks. There is no provision for dedicated bike lanes on any of the Workplace Sub-district streets at this time. However, providing and maintaining these bicycle and pedestrian connections should be a key component for all development projects.

TC₃ Residential courts, pocket parks and other private green space

Along with proposed public parks and great streets, there are many opportunities to integrate private courtyards and pocket parks within this sub-district. These small-scale greens provide important 'breathing space', contribute to stormwater management and offer additional recreational amenities (tot lot, sitting areas) to serve specific building tenants or residents. Back gardens, auto-courts and other options should be considered as part of residential and commercial development plans in this sub-district.



Overview

The mix of medical, office, institutional and other uses in this sub-district suggest the potential for a campus-like arrangement of buildings on some blocks. These blocks would tend to be more internally oriented than in other districts, with driveways, parking lots, courtyards and walkway connections in the center, ringed by buildings around the outside. Buildings would still face adjacent streets, with both primary and secondary entries provided to animate these important façades, particularly along Ramsey Boulevard, Sunwood Drive and Rhinestone Street. While the Workplace sub-district also encourages mixed use, this desired development objective will likely occur mostly within blocks, not within individual buildings as seen in other districts. Site development guidelines include the following:

TC3 Land Use

- Encourage horizontal mixed use (within each block) throughout this district, and explore potential for vertical mixed use (within each building) where possible
- Encourage residential development, perhaps targeting senior housing near the core sub-district and rental units above storefronts along Sunwood Drive or adjacent to the park
- Include a mix of office, medical, institutional, housing, food venues and other uses that encourage a variety of activities throughout the day.

TC3 Building Placement

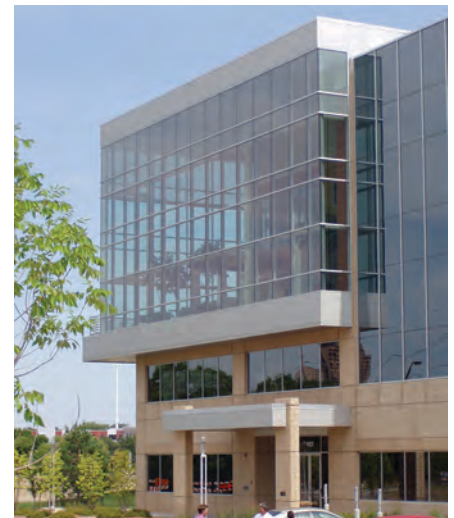
- Generally, buildings should be located at the street right-of-way line (zero setback), allowing recessed areas for building entries; no more than 60% of building beyond maximum setback
- Buildings should be placed at all four corners of key intersections
- Greater emphasis should be given to architectural elements, materials and other design features for buildings located at primary intersections, for example, at Sunwood and Rhinestone, or where streets intersect with parks, for example the streets that front on

South Park – frequently these locations can be seen from several directions, perhaps terminate a view from a distance down the street or sit at a prominent activity node and will likely become future landmarks or helpful orientation/wayfinding icons as the Town Center develops

- Minimize openings between buildings, although limited driveway access (one per block along destination streets) and some provision for pedestrian connections through blocks are encouraged – gaps in the building wall along street frontage to accommodate large surface parking lots, greater building setbacks or other purposes are discouraged
- Encourage recessed entries and windows to create street-level interest, variety and pedestrian scale along street frontage
- No more than 25% of street frontage can be utilized for surface parking lots

TC3 Parking Strategies

- Provide parking spaces to support typical daily use, satisfying both quantity and location needs through a mix of on-street, surface lots internal to the block, underground and ramped parking solutions
- Encourage shared parking solutions that support special events or around the clock shifts in destination, audience – take advantage of peak/off-peak hours of operation for various uses within this, and adjacent sub-districts
- Locate surface parking lots away from the major streets, either behind or to the side of primary buildings; large surface parking lots along major street frontage are not allowed
- Discourage driveway access to parking facilities along Sunwood Drive in favor of side streets or along Civic Center Drive



Overview

Buildings in the Workplace Sub-district also make a significant contribution to first impressions as people enter the Town Center via Highway 10, Ramsey Boulevard and Sunwood Drive. Buildings form gateways at the major entries into the site, architectural elements and choice of materials convey quality and permanence, and the scale or massing of structures begins to define the feel and character of this place. The proposed mix of uses within this subdistrict suggest a variety of potential building types – blending medical campus with small office, storefront and some housing demands design creativity and innovation to highlight unique architecture, and knit the entire sub-district together as a coherent whole. Architecture to be ‘4-sided’ at all locations visible to public areas. Emphasis to be on great design along public street frontage. Architecture guidelines include the following:

TC₃ Building Design, Character and Expression

- Provide a variety of building types and styles, expressed both in large scale (overall building) and small scale (design details)
- Emphasize transparency at street level to encourage two way viewing – both window shopping and eyes on the street
- Promote interesting, animated architectural features without being thematic or artificial – faux decorative elements are discouraged
- Avoid large, unbroken façades
- Emphasize important intersections and other nodes by placing distinctive architectural elements or interesting façades at these prominent locations
- Provide a variety of front elevations for rows of buildings along any given block



TC₃ Scale, Proportion and Building Height

- Provide a variety of building heights along any given block, perhaps related to changes in use or at demising walls
- Articulate front façades with projections and recesses
- Encourage increased building height, higher density and larger scale buildings adjacent to the Civic Square and Downtown Commons
- Promote multiple stories in this sub-district, but occasional single story buildings are acceptable; continuous height rooflines and single story buildings should not dominate any street frontage and should be a minimum of 18 feet to the roofline

TC₃ Street Presence

- Emphasize pedestrian experience with architectural features at street level – canopies, decorative light fixtures and material detail
- Encourage variety of color, texture and materials to complement other streetscape elements
- Conceal service entries, loading facilities and mechanical services from view along public streets
- Create a continuous building edge along street frontage, visually connecting adjacent buildings with complimentary façade treatments

TC3 Windows and Doors

- Maximize glass openings for all ground level, street front façades – especially for retail, restaurant and other commercial uses – recommend 35% minimum of total ground level façade, or demonstrate great design through other means
- Provide real window openings for all street facing façades above ground level – recommend 40% minimum of total façade
- Provide recessed entries wherever possible
- Use clear glass for all windows and doors – mirrored, reflective or highly tinted glazing is discouraged
- Provide primary access doors facing public streets

TC3 Materials

- Provide a diverse mix of materials, applied in a variety of proportions, exposures and detailing within a block, or along a street
- Encourage durable, high quality materials - local sources if available
- Siding is not allowed (vinyl, metal, wood) except as a complimentary use
- Encourage the use of mostly brick or comparable alternative; minimum requirement of 35% of non-glazed wall area
- Encourage overhead projections, either as a specific building component or as permanent/temporary canopies
- Avoid overly complex or arbitrary use of materials
- Include smaller scale elements, variety of materials and careful detailing to support street level activities and enhance the pedestrian experience



Overview

Two prominent public parks supply much of the informal green space for the Town Center, and more specifically, provide the valuable park frontage and mix of amenities needed to support housing development within the Neighborhood Sub-district. North Park surrounds an existing wetland and provides open space for year-round activities including a proposed sledding hill. Town Center Park cuts through the heart of the property and is characterized by wetlands, ponds and a meandering stream channel surrounded by gently sloping hills. Other park features include active and passive recreation areas, natural and manicured landscapes, education and interpretation opportunities, pedestrian and bicycle trails and many other amenities. Tree-lined streets connect these parks to surrounding residential neighborhoods and to nearby parks and amenities throughout the Town Center. Public realm and streetscape guidelines include the following:

TC₄ Parks, plazas and other public gathering spaces

Public spaces in the Neighborhood Sub-district should:

- Blend both contemporary and traditional motifs with a focus on pedestrian and bicycle use, large and small group gatherings
- Emphasize informal green space, but also include a balance of hardscape with landscape; some paved areas integrated with plantings.
- Promote an informal or natural landscape appearance – this does not mean it isn't mown and maintained, but instead reflects the idea of soft landforms, groves of trees, meandering walks and other less structured elements
- Integrate stormwater management practices and features into park design as described in overall guidelines
- Take advantage of different microclimates, including sun and shade, orientation (north, south, east, west), top of slope/bottom of slope, water's edge
- Promote safety and security in all design solutions, including landscape lighting, open views into the site, and accessibility
- Provide seasonal interest and color; promote high quality materials and finishes
- Provide opportunities and specific sites for public art, special events, performance

TC₄ Street/sidewalk dimensions and streetscape elements

Destination streets (like Town Center Parkway) and connector streets (like Rhinestone) should not only work for the automobile, but should also provide a safe, attractive and inviting experience for the pedestrian (see street/sidewalk diagram) including:

- Provide ample walk widths to support intensity of pedestrian use and bicycle traffic – recommend 6 foot minimum for pedestrian walks and 10 foot minimum for bicycle paths
- Provide urban streetscape solutions (sidewalks, boulevard plantings, curb and gutter) along Ramsey, Armstrong and Bunker Lake Boulevards, replacing the existing rural road sections (road shoulder, drainage ditch)
- Install street trees to frame the street and provide shade

- Provide street lighting that meets all safety standards and design criteria, creates a signature for this sub-district and compliments overall lighting design for the Town Center
- Explore street light spacing, height and type of fixtures that fit with residential use (note, however, that too much light is as bad as too little)
- Explore a range of options for streetscape improvements including special pavements, interesting concrete tinting or scoring patterns, additional plantings, ornamental fencing and other features (note, however, that simpler is better and too much clutter is a negative)

TC₄ Bicycle/pedestrian connections (on-street and off-street)

The Master Plan describes a network of bicycle/pedestrian trails and walkways (both on and off-street) that connect sub-districts to various amenities within the Town Center and to the rest of the City. Proposed park improvements include off-street pedestrian and bicycle paths including grade-separated crossings through Town Center Park at Rhinestone and Zeolite Streets. Bicycle riders may choose to share the street with vehicular traffic, but there is no provision for dedicated bike lanes on any of the Town Center streets at this time. Providing and maintaining bicycle and pedestrian connections should be a key component for all development projects in this sub-district.

TC₄ Residential courts, pocket parks and other private green space

Along with proposed public parks and great streets, there are many opportunities to integrate private courtyards and pocket parks within the Neighborhood Sub-district. These small-scale greens provide important 'breathing space', contribute to stormwater management and offer additional recreational amenities (tot lot, sitting areas) to serve specific building tenants or residents. Back gardens, auto-courts and other options should be considered as part of every residential site development plan.



Overview

The Neighborhood Sub-district emphasizes residential development. To support the proposed mix of housing, a framework of streets and blocks, based on the traditional grid system, encourages compact development patterns with increasing densities closer to the heart of the Town Center. Typical blocks either front onto signature parks or include some private green space within the site; many blocks have both. The major streets that frame this property, including Ramsey, Armstrong and Bunker Lake Boulevards, provide an important 'face' for this sub-district. Residential front doors will connect with public walks along each of these streets promoting the urban character of the Town Center. Site development guidelines include the following:

TC4 Land Use

- Provide a mix of housing types, styles and price range including a variety of unit and building types within each block
- Promote increased density closer to the Mixed Use Core Sub-district and along major streets, specifically targeting locations along Town Center Parkway and the surrounding boulevard streets

TC4 Building Placement

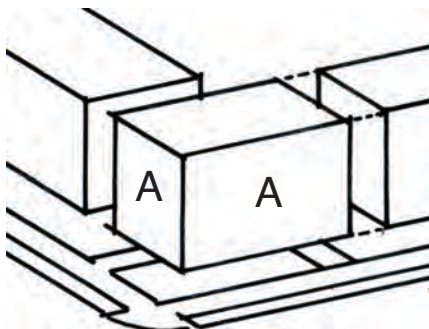
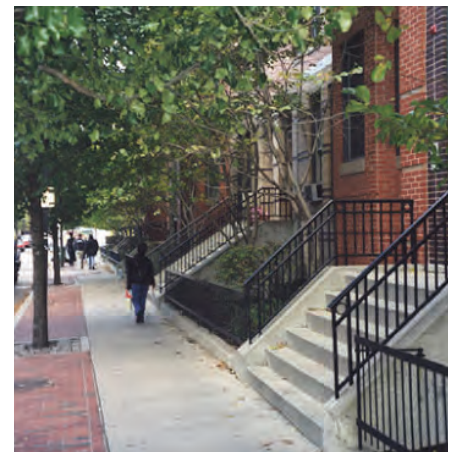
- Building setbacks are based on three factors – housing type, street width and the combination of desired public streetscape improvements and private 'garden' spaces
- Special consideration should be given to architectural elements, materials and other design features for buildings located at primary intersections, for example, at Bunker Lake Boulevard and Town Center Drive
- Special attention should be given where streets intersect with parks, for example many of the streets that front on or end near Town Center Park
- No more than 25% of building beyond maximum setback



- Minimize openings between buildings, although limited driveway access and some provision for pedestrian connections through blocks are encouraged – gaps in the building wall along street frontage to accommodate surface parking lots, greater building setbacks or other purposes are discouraged
- Build to corners of each block, maintaining the building wall at street intersections

TC4 Parking Strategies

- Incorporate surface parking lots into the center of blocks, screened from public streets with landscape, fencing and other ornamental elements
- Locate majority of visitor parking on-street
- Locate garage doors away from public view; garage doors fronting on public streets are not allowed
- Avoid long stretches of garage doors in the same plane – recesses and projections, landscape features and other site elements will provide some relief to this building face



- Build to corners
- Treat both sides as fronts

Overview

The largest in terms of overall acreage, the Neighborhood Sub-district will define the character and quality of the entire northern half of the Town Center property. With prominent street frontage along most of the major thoroughfares that serve this site, the variety of choices for building type, architectural style and design detailing are crucial decisions that together will promote a safe and attractive residential neighborhood. Integrating contemporary and traditional styles is also an important consideration, central to the notion that a unique and creative model for housing development will be a signature for the Town Center. Architecture to be '4-sided' at all locations visible to public areas. Emphasis to be on great design along public street frontage. Architecture guidelines include the following:

TC4 Building Design, Character and Expression

- Provide a variety of building types and styles, expressed both in large scale (overall building) and small scale (design details)
- Express residential character through definition and identification of individual units within larger buildings
- Vary roof styles along street fronts including some recesses and setbacks
- Promote interesting, animated architectural features without being thematic or artificial – faux decorative elements are discouraged
- Avoid large, unbroken façades, specifically at 'side elevations' facing streets
- Emphasize important intersections and other nodes by placing distinctive architectural elements or interesting façades at these prominent locations
- Provide distinctly different front elevations for each building type along any given block

TC4 Scale, Proportion and Building Height

- Provide a variety of architectural elements of different heights along any given block that serve to break up the predominant building mass including porches, entry canopies, bay extensions and other features
- Emphasize individual building and unit entries through changes in height, scale and massing
- Minimize single story portions of any façade along street frontage
- Encourage increased building height, higher density and larger scale buildings along major streets, along park frontage and close to the core sub-district



TC4 Street Presence

- Locate building and unit entrances on primary façade; articulate entrances to ensure easy visibility and access
- Provide public / visitor access doors on building façades that face streets having on-street parking; buildings facing streets without on-street parking should treat the street-side elevation as the primary façade including covered porches, canopies, recesses and projections
- Provide windows and other architectural features for end units to enhance building character; blank walls are not allowed
- Address both street-facing elevations for corner buildings; treat both façades equally as primary elevations
- Provide outdoor living space (garden, terrace) along all public streets





TC4 Windows and Doors

- Maximize window area and design diversity along street front façades
- Provide windows into below grade levels that extend more than 3 feet above grade
- Provide recessed entries wherever possible
- Use clear glass for all windows and doors – mirrored, reflective or highly tinted glazing is discouraged
- Provide primary access doors facing public streets

TC4 Materials

- Provide a diverse mix of materials, applied in a variety of proportions, exposures and detailing within a block, or along a street
- Encourage durable, high quality materials - local sources if available
- Encourage the use of brick, stone and a variety of high quality materials
- Discourage the use of vinyl siding; large expanses of continuous siding is discouraged
- Include smaller scale elements, variety of materials and careful detailing that appeal to pedestrian activities; material or color changes should occur at these elements



- Horizontal material changes should only occur at inside corners or should return 8' of any wall
- 35% of non-glazed street front wall are should be brick unless building design is enhanced through other means such as covered porch areas, broken roof lines, articulated façade and material or color changes.

Overview

The Town Center Master Plan illustrates a strong armature of green, including a mix of public parks, destination amenities, courtyards, commons and other features. As a key component of the overall plan, this integrated system of parks, trails and open space provides the framework around which all other land uses are organized. Placemaking and connectivity are important site development considerations, linking each block and each sub-district with major public spaces nearby and with many other amenities and attractions in the Town Center. Site development guidelines include the following:

TC5 Land Use

- Encourage connections to proposed public parks via streets, walkways and trails as part of every development plan
- Encourage the creation of additional park space, perhaps mostly private or semi-public greens, as part of every development plan
- Include park features and recreational amenities specifically related to surrounding land use, sub-district character and defined needs of adjacent buildings
- Uses, structures and events, other than those specifically related to parks and recreational programs and activities, are not allowed



TC5 Building Placement

- Locate park structures within reasonable viewing distance from adjacent streets, or park walkways and trails, for easy access and visual surveillance
- Locate park structures near primary intersections, pedestrian crosswalks and bridge crossings to create visual markers and interesting objects within the park landscape – frequently these locations can be seen from several directions, perhaps terminate a view from a distance down the street or sit at a prominent activity node and will likely become future landmarks



TC5 Parking Strategies

- Provide on-street parking spaces adjacent to all public and private parks
- Provide options for additional/overflow parking on park property to support holiday traffic and special events including porous pavements and turf parking areas (Netlon and other soil amendments)
- Minimize surface parking lots on park property whenever possible to maximize green space
- Locate surface parking lots away from the major streets and provide adequate screening that includes plantings, fencing, earth berms or other attractive solutions

Overview

There are numerous opportunities to include buildings and other structures as significant design features within the proposed parks, trails and open space system for the Town Center. These could range from simple picnic shelters and landscaped arbors to more complex park buildings that might contain meeting rooms, rest rooms, storage areas and other facilities. Design of these important buildings should respond to the specific setting and landscape features in each park, and complement the overall character and quality of buildings located within surrounding blocks. Architecture guidelines include the following:

TC5 Building Design, Character and Expression

- Create structures that reflect, and perhaps blend qualities of both the natural landscape and the unique urban form of various sub-districts and specific blocks within the Town Center

- Provide structures that add character, comfort and support proposed uses within each park
- Provide structures that are unique, highly detailed and durable
- Provide structures that heighten the overall design character and quality of the Town Center, where park buildings, as a separate category, distinguish themselves as great architecture

TC5 Scale, Proportion and Building Height

- Emphasize intimate scale to support street level activities and promote pedestrian comfort
- Emphasize scale and proportion that will complement, not compete, with surrounding character of park space

TC5 Materials

- Provide a diverse mix of materials, applied in a variety of proportions and design details
- Encourage the use of durable, high quality materials, including brick and stone, together with woods and metals to promote the idea of permanence



Overview

The overall structure of the Town Center is based on a system of linked parks, trails and open space. This includes existing and proposed parks and trails defined in city and regional parks plans, joined with new parks and trails within the Town Center. Of equal importance is the contribution from each block and each development project to this green structure, adding a variety of private, semi-private and perhaps some additional public space throughout each sub-district. Great strolling streets provide connections between commercial, workplace, entertainment and residential neighborhoods and encourage shared use for cars, pedestrians and bicycles. Public realm and streetscape guidelines include the following:

TC5 Parks, plazas and other public gathering spaces

Public spaces throughout the Town Center should:

- Blend both contemporary and traditional motifs with a focus on pedestrian use
- Encourage a balance of natural/informal landscapes with formal/urban plazas and squares; a mix of pavements and plantings, promenades and meandering trails
- Integrate stormwater management practices and features into every park design
- Provide a variety of opportunities to capture different microclimates with many choices for seating - including movable chairs, fixed benches, open lawn - and access to both sun and shade
- Provide a variety of levels or elevations to add interest to the ground plane and to provide informal steps, or lawn terraces for sitting
- Promote safety and security in all design solutions, including landscape lighting, open views into the site, and accessibility
- Provide seasonal interest and color; promote high quality materials and finishes
- Provide opportunities and specific sites for public art, special events, performance and markets



TC5 Street/sidewalk dimensions and streetscape elements

Destination streets (like Sunwood), connector streets (like Rhinestone), and background streets (like many of the residential neighborhood streets) all front on public parks and all contribute to the desired connectivity throughout this new community. While each street must provide a defined level of service for the automobile, creating attractive and inviting amenities for pedestrian and bicycle use is equally important. Streets adjacent to public parks in the Town Center will include the following:

- Provide gracious sidewalk width to support intensity of pedestrian traffic in the various sub-districts
- Provide off-street bicycle trails wherever possible
- Install street trees to frame the street and provide shade
- Provide street lighting that meets all safety standards and design criteria, while creating a signature character for each sub-district
- Explore street light spacing, height and type of fixtures to support uses and activities (note, however, that too much light is as bad as too little)
- Explore a range of options for streetscape improvements including special pavements, interesting concrete tinting or scoring patterns, additional plantings, ornamental fencing and other features (note, however, that simpler is better and too much clutter is a negative)



TC5 Bicycle/pedestrian connections (on-street and off-street)

The Master Plan describes a network of bicycle/pedestrian trails and walkways (both on and off-street) that connect sub-districts to various amenities within the Town Center and to the rest of the City. Proposed park improvements include off-street pedestrian and bicycle paths including grade-separated crossings through Town Center Park at Rhinestone and Zeolite Streets. Bicycle riders may choose to share the street with vehicular traffic, but there is no provision for dedicated bike lanes on any of the Town Center streets at this time. Providing and maintaining bicycle and pedestrian connections should be a key component for all development projects in this sub-district.

small-scale greens provide important 'breathing space', contribute to stormwater management and offer additional recreational amenities (tot lot, sitting areas) to serve specific building tenants or residents. Back gardens, auto-courts and other options should be considered as part of every residential site development plan.


TC5 Residential courts, pocket parks and other private green space

Along with proposed public parks and great streets, there are many opportunities to integrate private courtyards and pocket parks within the Neighborhood Sub-district. These



Sub-District Guidelines - Signs & Lights



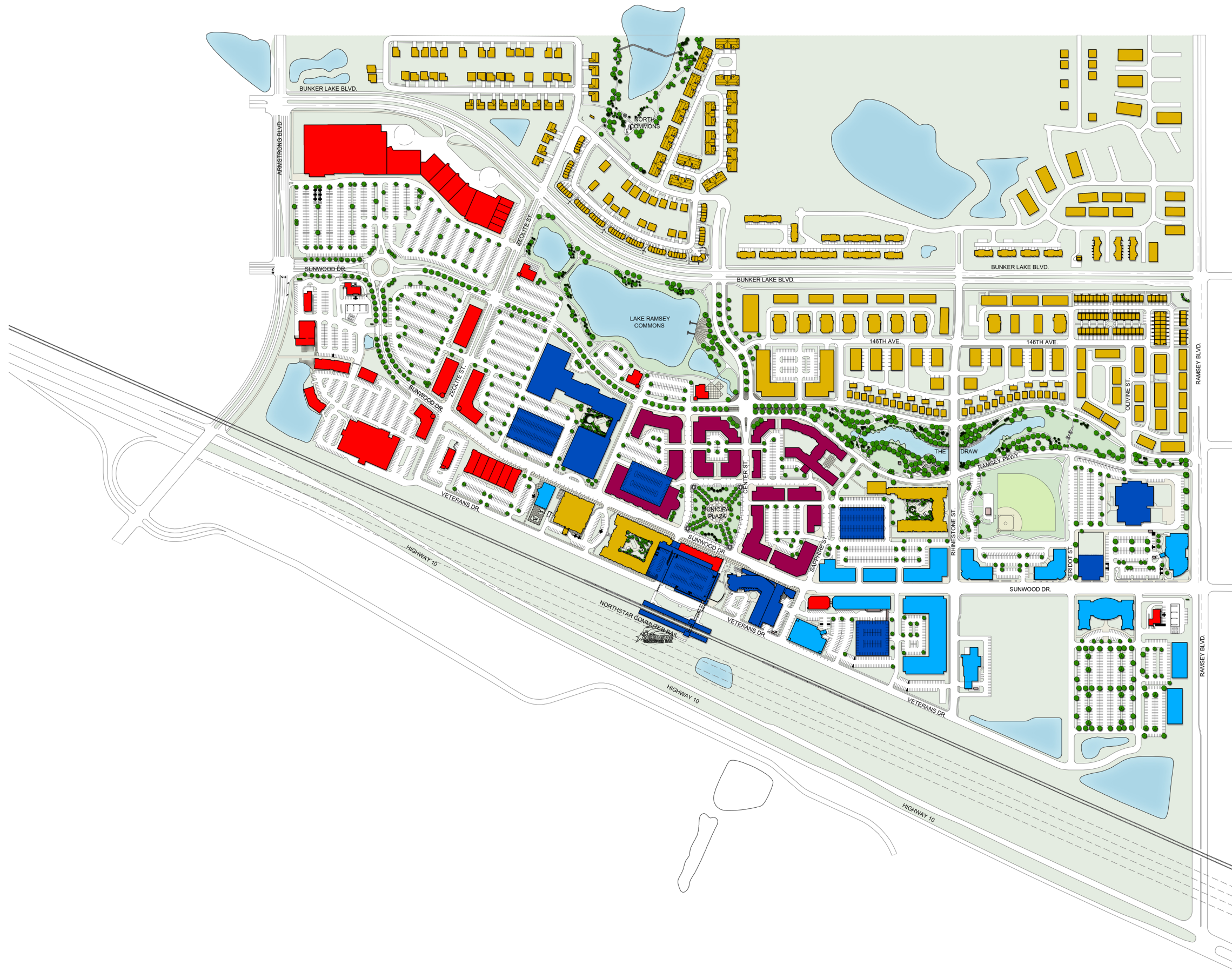


Ramsey
Town Center,
L.L.C.



DEVELOPMENT STATUS:

- Existing Development
- Proposed Development



DEVELOPMENT LAND USE:

- Commercial (retail, restaurant)
- Office (office, medical, hotel, day-care center)
- Public/Institutional (government, school, church, parking structure)
- Residential (condo, apartment, senior housing, townhomes, single family)
- Mixed Use (residential, commercial, office)



Design Framework



February 28, 2012

Contents

Design Framework – The COR.....	1
Purpose	1
Application	1
Implied Responsibility	1
Part One: Overall Framework	2
Overall Framework - Context.....	3
Overview	3
Guideline Recommendations.....	3
Objectives.....	3
Overall Framework – Street Hierarchy	5
Overview	5
Guideline Recommendations.....	5
Objectives.....	5
Transit Overview	8
Transit Guideline Recommendations.....	8
Transit Objectives	9
Overall Framework - Streetscape	10
Overview	10
Guideline Recommendations.....	12
Objectives.....	12
Street Trees and Plantings	12
Street Furniture.....	14
Sidewalks and Boulevard	14
Street Lights	15
Standards for Outdoor Dining.....	15
Overall Framework - Parking	16
Overview	16
Guideline Recommendations.....	16
Objectives.....	17

Minimum Standards.....	20
Private Streets.....	24
Loading Areas.....	24
Overall Framework – Building Design.....	25
Overview.....	25
Guideline Recommendations.....	25
Objectives.....	25
Architectural Overview.....	26
Architecture Recommendations.....	26
Overall Framework - Signage.....	29
Overview.....	29
Guideline Recommendations.....	29
Objectives.....	29
Definitions.....	29
Standards.....	32
Overall Framework – Stormwater Management.....	42
Overview.....	42
Objectives.....	42
Guideline Recommendations.....	42
Overall Framework – Parks/Public Spaces.....	44
Overview.....	44
Guideline Recommendations.....	44
Objectives.....	44
Part Two: Sub-district Framework.....	45
Overview.....	45
Public Realm/Streetscape.....	45
Plazas.....	45
Architecture.....	46
Minimum Standards.....	46
Sub-District Framework - COR1 Mixed Use Core.....	51
Public Realm / Streetscape.....	51
Site Development.....	51

Architecture	51
Sub-District Framework - COR2 Commercial	53
Public Realm / Streetscape	53
Site Development.....	53
Architecture	53
Sub-District Framework - COR3 Workplace	56
Public Realm/Streetscape	56
Site Development.....	56
Architecture	56
Sub-District Framework - COR4 Neighborhood	58
Public Realm/Streetscape	58
Site Development.....	58
Architecture	58
Sub-District Framework - COR5 Parks & Open Space	60
Public Realm/Streetscape	60
Site Development.....	60
Architecture	60
Implementation	62
Introduction	62
Design Review	62

List of Figures

Figure 1: Development Master Plan 5.03	4
Figure 2: Street Hierarchy Map.....	7
Figure 3: Master Lighting Plan	11
Figure 4: Streetscape Master Plan	18
Figure 5: Parking District Map.....	19
Figure 6: Signage Plan	31
Figure 7: Sub-district Map.....	50

Appendix A: Specifications and Details

Design Framework – The COR

Purpose

The primary purpose of Design Framework is to set basic parameters, describe preferences and illustrate design intent. These framework standards serve as a framework within which creative design can and should occur – there is no one solution, but many options that meet the basic requirements of this document.

Application

The format and content of this framework are specifically tailored for use as a supplement to the Zoning Ordinance. This document is organized into two sections. The first section outlines issues and recommendations that apply to the entire COR. The second section highlights specific framework that apply to each sub-district within The COR. The City of Ramsey has adopted Development Plan 5.03 as the Master Plan for The COR. This master plan provides illustrative guidance for building locations and orientation. Any changes to this approved master plan must be reviewed and approved by the City Council as part of the development application. This Development Plan will be updated by the City as changes are approved.

Implied Responsibility

All participants in the development of The COR recognize the local and regional impacts of this project and the various systems that play an important role. Each parcel and each building must fit within the context of the entire plan. Individual projects must complement, not compete with, adjacent development in terms of public green space, walk and trail connections, stormwater management solutions, street layout, parking strategies, land use mix and building design.

Part One: Overall Framework

There are a number of framework standards that apply to the entire COR, including recommendations for stormwater management, parks, streets, land use, parking, transit and other development components. Many of these overall COR framework standards overlap, or are integrated with one another. For ease of discussion they are categorized according to the same list of 'layers' that formed the basic structure for the Master Framework:

- Context – local, city, regional
- Street Hierarchy--access, circulation, arrangement
- Streetscape—preferred design, location
- Parking -- quantity, location, type
- Building Design-- preferred uses, horizontal/vertical mixed use, built form, character of development
- Signage—design, location, quantity, type
- Stormwater Management-- surface water features, stormwater management
- Parks/Public Spaces – parks, trails and open space

It is essential that proposed design solutions for development projects and other improvements within The COR demonstrate an understanding of the interplay between these layers.

Overall Framework - Context

Overview

The COR is a unique area within the City; but it is a part of, and connected with, a variety of local, city-wide and regional systems (See Figure 1: Development Master Plan 5.03). Each development project, whether a single building, one lot, or a series of blocks, must provide reasonable links to these systems as a primary design objective.

Guideline Recommendations

To ensure that The COR takes full advantage of local and regional systems, development should:

- Provide safe, easily recognized connections to city, county and state trail corridors
- Make provisions for city and regional transit service and amenities (including the Northstar Line) and encourage their use
- Tie into, and improve, the Ramsey utility network
- Integrate with and complement the existing (and future) street framework
- Become an integral part of the city and county drainage/stormwater management plan

Objectives

- Overall COR design (and all new private development within The COR) will accommodate stormwater from new projects and from off-site, and highlight stormwater features as an amenity
- Bikeways and pedestrian routes into The COR from adjacent neighborhoods must be designed for safety and ease of access, suggesting that a person on a bicycle has an equally accessible route to downtown.
- Parks and open space will be easily accessible to all COR residents, visitors, people who work here and also for the citizens of Ramsey and the surrounding area. This connected green system is reminiscent of the world renowned 'Grand Rounds' of Minneapolis.

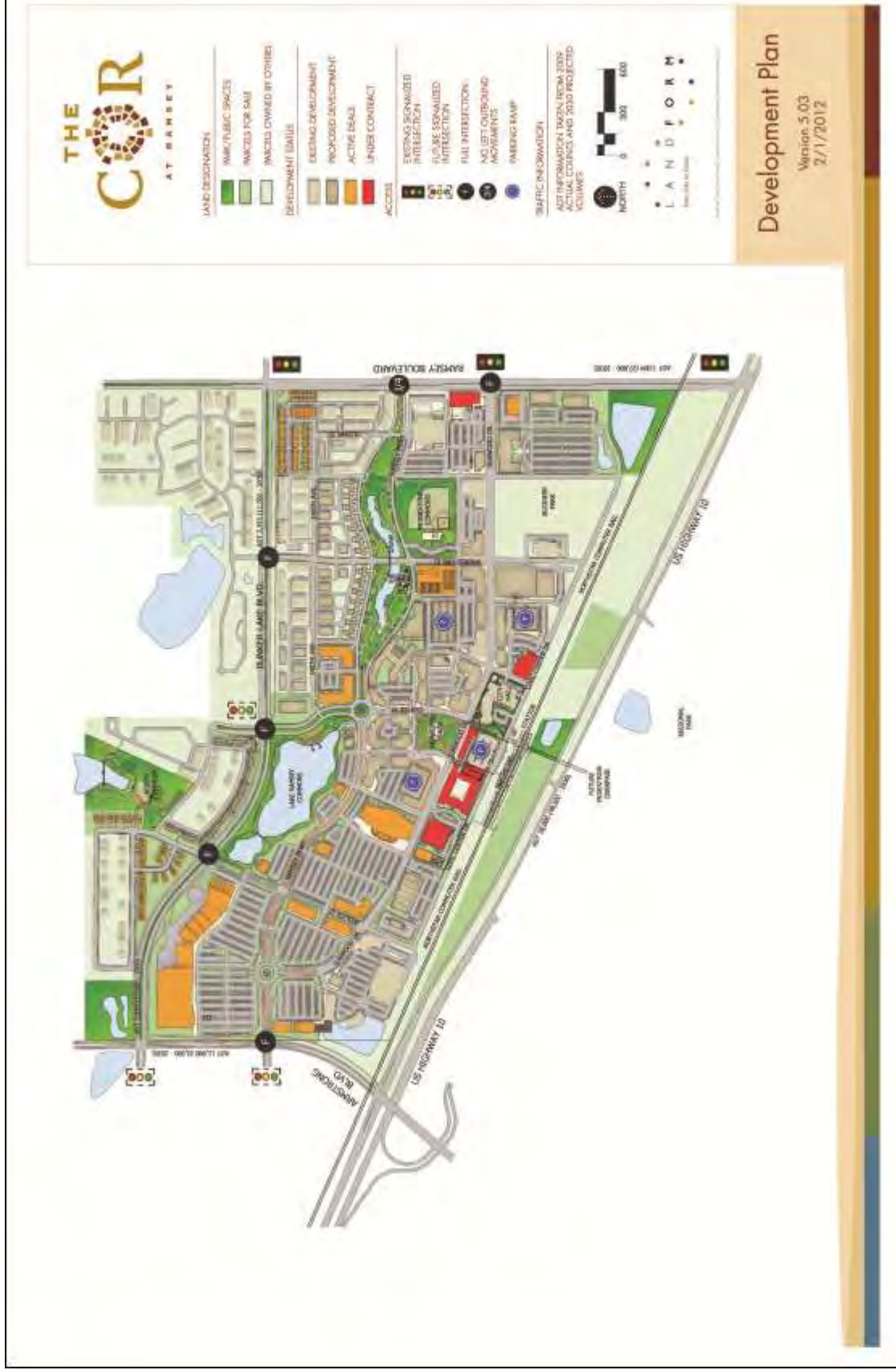


Figure 1: Development Master Plan 5.03

Overall Framework – Street Hierarchy

Overview

The Development Master Plan defines a specific strategy for the layout of streets and blocks within, and around The COR. The size, type and configuration of this street hierarchy (See Figure 2: Street Hierarchy) is based on a combination of projected traffic volume, level of service at intersections, proposed adjacent land use (destination commercial, residential, civic, recreation, etc.) and desired aesthetic character.

Great streets are essential components of an attractive and inviting public realm. These guidelines promote a street system that balances pedestrian and vehicular use. Providing streets that support traffic flow is important, but also creating ample space for street-side activities, strolling promenades, pockets of green and other amenities is critical to the success of The COR. Streets will promote convenient access by car – to storefronts, to parking lots and ramps, to entertainment attractions – but will also encourage foot traffic as a primary way to move about and conduct business in the core area.

Guideline Recommendations

The proposed street and block pattern reflects a compact urban character, not allowing dead end streets or cul-de-sacs, in favor of a traditional grid pattern and connected streets including the following:

- Provide a street network that distributes pedestrian and vehicular traffic throughout the various districts in The COR and encourages a more dispersed and less congested traffic flow (many choices or travel paths).
- Provide a clear hierarchy of streets resulting in a simple and understandable system for movement – easy access and convenient circulation throughout The COR.
- Work with Anoka County to convert primary perimeter streets (arterials such as Ramsey, Armstrong and Bunker Lake Boulevards) to urban street sections, providing sidewalks and street trees to replace roadside ditches.
- Promote improvements that invite pedestrian and bicycle use including wide sidewalks, streetscape amenities and designated bicycle trails (both on and off-street).



Objectives

Creative design solutions for public realm improvements should reflect these basic street classifications (street hierarchy) including:

- Arterial street – these streets provide the boundary of The COR and all access into The COR will be from one of these three streets:
 - Bunker Lake Boulevard
 - Armstrong Boulevard
 - Ramsey Boulevard
- Destination street – signature addresses for shopping, entertainment, services, work place and other primary amenities
 - Sunwood Drive



- Parkway – premier ‘green streets’ adjacent to primary public park / green space, with more landscaping than other streets in The COR
 - Ramsey Parkway
 - Center Street (north of the roundabout)
- Connector street – primary routes that link various districts within The COR, usually providing the most direct means of getting from point A to point B
 - Rhinestone Street
 - Zeolite Street
 - Veterans Drive
- Downtown street – the most urban of street sections where high pedestrian traffic is intended and traffic calming measures such as on street parking, bump outs and other methods will be employed
 - Center Street (south of the roundabout)
 - Sapphire Street (north of Sunwood)
 - Other streets as shown on the Street Hierarchy Map
- Local street – neither destination nor primary connector routes, these streets provide much of the rest of the street grid throughout The COR.



These street hierarchy classifications are intended to provide guidance regarding the streetscape, but it should be noted that within a street classification, there may be construction or design distinctions, based on the sub-district classification. For example, Sunwood Drive is defined as a destination street throughout The COR, but the design may be different between the COR1 and COR2 sub-districts. The Master Streetscape Map will provide design direction.

Transit Overview

The COR is designed to be a Transit Oriented Development (TOD) in a variety of ways that go beyond providing a walkable public realm and connected street grid. The Master Plan also includes a multimodal transit station, with dedicated commuter parking, integrated with other uses at the heart of the retail, restaurant and entertainment district. This station functions as a hub where local circulator transit comes together with regional transit service and the Northstar Corridor. The COR is the Twin Cities' first and only transit-oriented development along the new Northstar Commuter Rail Line. Ramsey Station at The COR will open for riders boarding the train in November 2012. As Northstar's most visible station, The COR will immediately bolster the ridership on the line and continue to build recognition for this regional service.



Transit components include the following:

- Ramsey Star Express service provides peak period, peak direction bus service between downtown Minneapolis and Ramsey until the Northstar Commuter Rail station stop is complete
- Northstar Commuter Rail provides train service between Big Lake and downtown Minneapolis
- 350 park and ride parking spaces are provided for commuters adjacent to the transit station
- Pedestrian and bicycle connections are emphasized in the Master Plan as major links between the transit station, various districts within The COR and into the surrounding neighborhoods
- The COR can accommodate Metro Mobility, citywide circulator bus or town trolley connections as part of local and regional service to the transit station



The COR also encourages developers to participate in a Travel Demand Management (TDM) program to both assist and encourage residents and visitors to take advantage of the various modes available for their commuting and travel needs. The TDM program draws from incentives and services available through Anoka County and Metro Commuter Services that match riders with carpools and vanpools, provide discounted transit passes and manage work hours among other functions.

- Developers shall submit a TDM plan with their site plan application for new development and work with the City to implement their plans.

Transit Guideline Recommendations

Transit is an important component of the overall plan, with expectations for more ridership, using a greater range of transit options as they become available. More people, together with the mix of activities and amenities in The COR, encourages better designed, better connected transit service. It is a shared responsibility between city, county and developer to promote transit use, with both policy and bricks-and-mortar attention to the following framework:

- Understand and take advantage of opportunities to use existing and proposed transit components

- Provide transit related facilities specifically linked to uses and character within each COR district, including signage and lighting for way-finding and bicycle amenities
- Building future Northstar Commuter Rail riders through the Ramsey Star Express bus service

Transit Objectives

The primary objective is to provide a balance of transit service, bicycle and pedestrian connections and lanes to move traffic. The framework for The COR promotes public transportation as part of the solution and suggests a variety of street improvements and other amenities to invite increased use. Photographs throughout the framework suggest some of the many possibilities.

Overall Framework - Streetscape

Overview

The Master Plan defines a specific strategy for the layout of streets and blocks within and around The COR. The amenities within the public right-of-way -and immediately adjacent -play an important role in the aesthetics of The COR. Great streets are essential components of an attractive and inviting public realm. Developing a streetscape that is comfortable and inviting to pedestrians is important to realizing the vision for The COR. The framework will encourage interesting and inviting places for the public.

The Streetscape framework defines the visual character and physical improvements for all public spaces within The COR. The document also provides the general framework and examples for design of proposed quasi-public and private space located within each development parcel.

Public realm/streetscape framework focus on the following elements:

- Parks, plazas and other public gathering spaces
- Street/sidewalk character and streetscape elements
- Bicycle/pedestrian connections (on-street and off-street)
- Residential courts, pocket parks and other private green space



The goal is to foster a safe and interesting public realm that will invite pedestrian activity, promote traffic calming, increase transit use and encourage community gathering. Street trees, lighting and decorative fencing provide the backbone for streetscape improvements. Added detail, such as special pavements, street furniture, public art and layered plantings will highlight specific nodes or uses. The City has developed a series of street cross-sections to illustrate these design expectations. Typical street sections are provided in Appendix A as a reference.

Destination and Connector streets must balance a high level of service for the automobile with attractive and inviting amenities for the pedestrian including:

- Provide gracious sidewalk width to support intensity of pedestrian traffic in the core
- Install street trees to frame the street and provide shade
- Provide street lighting that meets all safety standards and design criteria, while creating a signature character for this district
- Explore a range of options for streetscape improvements including special pavements, interesting concrete tinting or scoring patterns, additional plantings, ornamental fencing and other features (note, however, that simpler is better and too much clutter is a negative)



The COR includes a network of bicycle/pedestrian trails and walkways (both on and off-street) that connect adjacent sub-districts to the Mixed Use Core. As you approach the core, these connections tend to become part of the shared right of way along the major streets, or become part of the urban park spaces. Bicycle riders may choose to share the street with vehicular traffic, or dismount and walk their bicycles along with the other pedestrians using the sidewalks. Providing and maintaining these bicycle and pedestrian connections should be a key component for all development projects in the core.



Figure 3: Master Lighting Plan

Guideline Recommendations

The proposed street and block pattern reflects a compact urban character, including the following:

- Bike racks interspersed throughout The COR to encourage cycling as an alternative mode of transportation.
- Benches on the public sidewalks to encourage people to linger in The COR
- Trees and planters along the streets to create an inviting space
- Wide sidewalks and both on- and off-street bicycle trails
- Kiosks and other way finding tools for visitors and residents in The COR
- Outdoor dining is encouraged on the street side of buildings within all districts.
- Public plaza space is strongly encouraged to be located adjacent to the streets



Objectives

Creative design solutions for streetscape improvements should include:

- Streetscape improvements that provide traffic calming, particularly along Destination and Downtown streets
- Inviting streets that draw you into and through The COR
- A marriage of building design and streetscape design that encourages active spaces near the streets



Street Trees and Plantings

Street trees and planter boxes are a critical element in the unique character of The COR and will be used to help distinguish between different street types and sub-districts within The COR. However, there may be variety within the same street when the street crosses into sub-districts.

- Street trees will be chosen to ensure that the species allow for clear pedestrian access along the streets and require minimal maintenance.
- Along Destination, Downtown, Parkway and Local streets, where regularly spaced blocks exist, one (1) tree species shall be provided per block. In order to provide variety and protect against disease, adjacent blocks shall not be allowed the same street tree. Initial development along a block shall establish the tree species for that block, subject to City review and approval.
- Along streets without regular block space or longer blocks, such as Connector and Arterial streets, the City may approve groupings of 3-6 trees of one (1) species in lieu of the regular block spacing.
- Alternatives to the above mentioned planting plan shall be subject to review and approval by the City Council.

Destination Street Trees:

- Autumn Blaze Maple (*Acer x freemanii* 'Jeffersed')
- Bicolor Oak (*Quercus bicolor*)
- Sienna Glenn Maple (*Acer x freemanii* 'Sienna')
- Skyline Honeylocust (*Gleditsia triacanthos var. inermis* 'Skyline')
- Ginko (*Ginkgo biloba*)
- Accolade Elm (*Ulmus x 'Accolade'*)

Parkway Street Trees:

- Valley Forge Elm (*Ulmus americana* 'Valley Forge')
- Bitternut Hickory (*Carya cordiformis*)
- Siouxsland Poplar (*Populus deltoides* 'Siouxsland')
- Sienna Glen Maple (*Acer x freemanii* 'Sienna')
- Boulevard Linden (*Tilia americana* 'Boulevard')
- Northern Catalpa (*Catalpa speciosa*)
- Spring Snow Crabapple (*Malus* 'Spring Snow')
- Kelsey Crabapple (*Malus* 'Kelsey')
- Korean Mountain Ash (*Sorbus alnifolia*)
- Ohio Buckeye (*Aesculus glabra*)
- Ginkgo (*Ginkgo biloba*)

Connector Street Trees:

- Bicolor Oak (*Quercus bicolor*)
- Northern Red Oak (*Quercus rubra*)
- Princeton Elm (*Ulmus americana* 'Princeton')
- Accolade Elm (*Ulmus x 'Accolade'*)
- Autumn Blaze Maple (*Acer x freemanii* 'Jeffersed')
- Skyline Honeylocust (*Gleditsia triacanthos var. inermis* 'Skyline')
- Kentucky Coffeytree (male) (*Gymnocladus dioicus*)
- River Birch (single stem) (*Betula nigra*)
- Black Alder (*Alnus glutinosa*)
- Black Cherry (*Prunus serotina*)
- Spring Snow Crabapple (*Malus* 'Spring Snow')
- Kelsey Crabapple (*Malus* 'Kelsey')
- Japanese Tree Lilac (*Syringa reticulate*)
- Thornless Cockspur Hawthorne (*Crataegus crus-galli var. inermis*)

Downtown Street Trees:

- Princeton Elm (*Ulmus americana* 'Princeton')
- Accolade Elm (*Ulmus x 'Accolade'*)
- Autumn Blaze Maple (*Acer x freemanii* 'Jeffersed')
- Skyline Honeylocust (*Gleditsia triacanthos var. inermis* 'Skyline')
- Kentucky Coffeytree (male) (*Gymnocladus dioicus*)
- River Birch (single stem) (*Betula nigra*)
- Black Alder (*Alnus glutinosa*)
- Black Cherry (*Prunus serotina*)
- Spring Snow Crabapple (*Malus* 'Spring Snow')
- Kelsey Crabapple (*Malus* 'Kelsey')
- Japanese Tree Lilac (*Syringa reticulate*)
- Thornless Cockspur Hawthorne (*Crataegus crus-galli var. inermis*)

Local and Arterial Street Trees:

Local and Arterial Street trees may be chosen from any species on the above lists.

Planter Beds/Boxes/Tree Grates

- Planter beds, tree grates and planters shall be as shown on the Streetscape Master Plan. Details and specification shall be added to Appendix A as developed and approved by the City. Appendix A shall be amended as needed.
- Irrigation shall be provided to ensure survival of plant materials. The City shall provide irrigation systems along the Parkway and Destination streets. Unless otherwise approved, all other irrigation shall be the responsibility of the landowner.

Street Furniture

Bike racks, trash enclosures and benches are encouraged on all streets, but will be required on Destination, Connector and Parkways and other streets as shown conceptually on the Streetscape Master Plan.

Bike racks shall be the standard bike rack (see Appendix A for specifications).

Trash enclosures shall be the standard trash enclosures (see Appendix A for specifications).

Benches shall be the standard bench (See Appendix A for specifications).

Benches shall be grouped in twos that face each other and provide an opportunity for an outdoor conversation space.

Alternative bike rack, trash enclosures and bench designs will be considered on a case-by-case basis. The City will review alternative designs as part of the site plan review and will evaluate these alternatives based on the following:

- Does the design maintain the character of the district?
- Does the alternative design maintain the quality of the standard feature?
- Does the design provide a relationship between the public elements of the streetscape and the building that would not otherwise be possible?



Sidewalks and Boulevard

In the design framework, the term “boulevard” is defined as “the space between the sidewalk and the curb.” The boulevard area provides the required space for public features such as street lights, benches, fire hydrants, street signs, etc. The boulevard will have different characteristics based on the street hierarchy.

The street width and layout within different zones may affect the ability of a particular development to provide the minimum boulevard width and the minimum sidewalk width within the existing public right-of-way. In those cases, the landowner shall provide a permanent public easement over the portion of the sidewalk that is located on private property.

Street Lights

Street lights are owned and installed by Connexus Energy. The streetlight design was developed in conjunction with the City of Ramsey and Connexus (See Figure 3: Master Lighting Plan). The standard street lights are designed to accommodate banner arms should banner signage be desired. The banner arms should be the manufacturer's standard break-away banner arms to ensure safety and minimize maintenance costs. Connexus provides street light maintenance for the City. Connexus bills the City of Ramsey for the cost of installation and maintenance.

The choice of street light was intended to emphasize the pedestrian scale of The COR. Light poles within the public right-of-way should be planned to accommodate banners, flowers, hanging artwork and electrical outlets.

There are three (3) different streetlight types within The COR:

- 24-foot high poles at intersections
- 14-foot high poles at mid-block
- 12-foot high poles at The Draw



The City will ensure that the appropriate streetlights are installed on all public streets as described by the Design Framework. Private developers shall provide parking lot or other project lighting that retains these design

objectives. All lighting shall comply with City Code performance standards for lighting. All lighting shall be reviewed by City staff to ensure compliance with the Design Framework and City Code standards described above.

Standards for Outdoor Dining.

Outdoor dining is encouraged as an attractive addition to a pedestrian- and retail-friendly, vital COR. Such dining is encouraged subject to the standards in Section 117-118 of the Zoning Ordinance.

Overall Framework - Parking

Overview

Balancing the realities of car-related necessities (streets, parking and so on) with future transit service and the desired character of The COR is a significant challenge. The goal is to provide adequate parking; both quantity and location, while promoting new strategies that support the overall needs of The COR. Parking will be provided through a combination of on street spaces, off-street surface lots, underground lots and structured ramps to support the mix of uses at the core.

Parking structures should contribute to the overall character and image of The COR. Ramp design should include elements, colors and materials that reflect, or complement surrounding buildings. Liner stores or other street level uses should be integrated into ramp design along important street frontages. The City also encourages developers to wrap the ramp with multi-story uses that will provide commercial and residential opportunities and help to define the street edge.

Guideline Recommendations

Parking guidelines encourage the following:

- Locate surface parking lots away from the major streets, either behind or to the side of primary buildings; surface parking lots along major street frontage are not allowed in the core area
- Minimize surface parking lots in favor of other solutions including underground parking to serve residential buildings, on-street parking to serve retail shops and parking ramps
- Provide a combination of fencing, landscaping and landform to screen parking areas from major streets and important views, soften parking area edges, provide shade, integrate native plantings, offset islands and reduce to 'sea of parking' image
- Create strategies for shared parking between adjacent uses, taking advantage of peak and off-peak cycles, business hours, nighttime activities, special events and other needs
- Provide alternative surfaces for secondary (less frequently used) parking areas including porous pavements, green pavements and so on
- Provide facilities or services that respond to and connect with future transit to reduce required parking, including shuttle/circulator bus, bicycle lockers
- Provide flexibility including hours for on-street parking, security and enforcement practices, permit or metering
- Provide parallel parking on both public and private streets throughout The COR, to add parking and create a traffic calming, pedestrian buffer; Bumpouts are encouraged as a traffic calming measure on all streets within the COR.
- Explore options to integrate stormwater management requirements into parking area design
- Provide parking spaces for typical daily use, satisfying both quantity and location needs through a mix of on street, small surface lot, underground and ramped parking solutions
- Provide options for additional/overflow parking to support holiday traffic and special events including porous pavements, turf parking areas (Netlon and other soil amendments) or shuttle service from nearby parking areas
- Encourage shared parking solutions that target around the clock shifts in destination, audience or take advantage of peak/off-peak hours of operation for various uses within the core area

- Promote municipal parking ramps as the primary facility to meet public parking needs within the core area
- Discourage driveway access to parking facilities along Arterial, Destination and Parkway streets, in favor of side streets.

Objectives

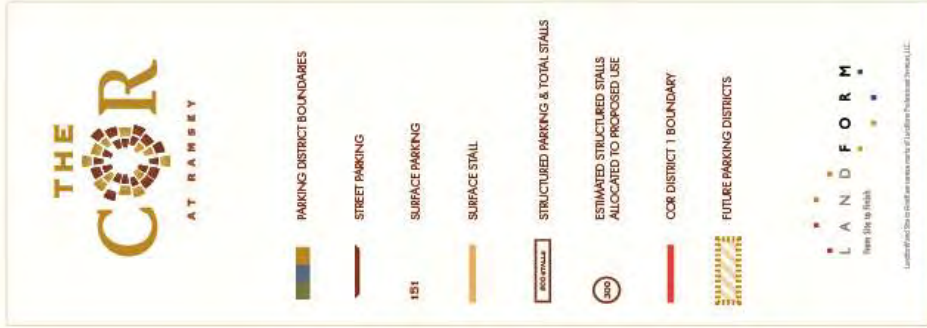
The primary objective is to provide a balance of surface lots, on-street and structured parking, with ample quantities and close proximity to serve the mix of uses in The COR. The Design Framework anticipates the construction of a total of 3 parking structures in COR1 to serve the needs of the area by providing structured parking that can be shared among users, allow developers to maximize the development on each individual lot.

As discussed later in this section, sizing and timing of the structured parking will be finalized as the area develops and parking demand grows. In addition to providing adequate space, excellent design is a major factor as well. The framework for The COR encourages creativity, innovation, quality and attention to detail in every aspect of project development, including parking solutions. Photographs throughout the Design Framework suggest some of the many possibilities.





Figure 4: Streetscape Master Plan



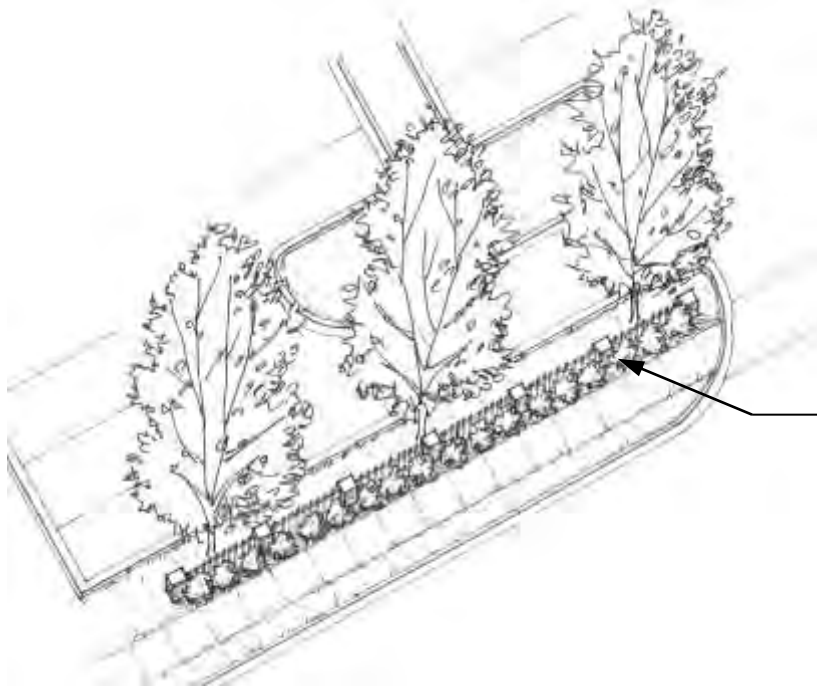
Parking Districts
 VERSION 5.03
 9/27/11

Figure 5: Parking District Map

Minimum Standards

Parking in The COR is intended to be shared to the greatest extent practicable in all mixed-use areas. The parking standards are intended to provide a practical basis for providing adequate parking within the COR District through a careful analysis of uses, shared parking arrangements, use of public street parking and reduction allowances for the proximity to the transit station. A parking plan has been prepared to identify the planned number, location, sharing arrangements and public use (see Figure 4: Streetscape Master Plan and Figure 5: Parking District Map). The parking plan provides information that can be used to help address longer term parking arrangements where the possibility of use conversion or building expansion exists. Parking shall be provided under any of the following arrangements:

- A. No parking shall be located between the front of the principal structure and the street on parcels abutting Destination and Downtown streets in COR1.
- B. Not more than fifty (50%) percent of the parking shall be located in front of the principal structure and the street on parcels abutting Arterial, Parkway, Connector and Local streets.
 1. In the COR2 district, developments may be allowed more than fifty (50%) percent parking in the front yard, provided all other design standards have been met, including the use of a wall, railing, hedge or combination to create a street edge and screen parking.
- C. Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet (4¹/₂') above the level of the parking lot, at the build-to line required for the property. The amount of required screening may vary by sub-district and street frontage and is described in Part Two of this document.



Landscaped edge that combines fence with trees, low shrubs and ground cover for parking lot screening and buffering along sidewalk to screen parking

- D. No parking spaces shall be located on corner lots at the point of street intersections.
- E. Shared parking in COR1 will be accomplished through a Parking Use and Maintenance Agreement (PUMA).
- F. Off-street parking in the COR2 and COR3 sub-districts shall be secured for public use through parking easements and other appropriate conveyances. Shared parking arrangements between nearby uses are encouraged in both sub-districts.
 - 1. The City may approve joint parking for one or more businesses where the total number of parking stalls provided for joint use is less than the sum of the total required for each business should they provide them separately. The applicant must demonstrate the feasibility of the arrangement in a written report. Such a permit shall not be granted except when the following conditions are found to exist:
 - i. Proximity. The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within three hundred (300') feet of such parking facilities, excluding public rights-of-way.
 - ii. Conflict in Hours. The applicant shall demonstrate in documented fashion that there is no substantial conflict in the principal operating hours of the two (2) buildings or uses for which joint use of off-street parking facilities is proposed.
 - iii. Written Consent and Agreement. A legally binding instrument, executed by the parties concerned, for joint use of off-street parking facilities, duly approved as

to title of grantors or lessors, and in a form and manner of execution approved by the City Attorney, shall be filed with the City Clerk and recorded with the Anoka County Recorder or Registrar of Titles, and a certified copy of the recorded document shall be filed with the City within sixty (60) days after approval of the joint parking use by the City or the interim use permit shall be considered null and void.

- G. On-street parking adjacent to buildings shall not be used for the purposes of calculating parking requirements.
- H. Within the COR-4 sub-district, parking on individual parcels serving individual uses may be provided if designated and approved as part of the master plan.
- I. Within all sub-districts, a minimum driveway length of twenty-five (25') feet is required to limit conflicts between vehicles parked in the driveway and street or sidewalk users.
- J. In order to ensure the pedestrian orientation of the COR Districts, minimum/maximum on-site parking standards are set based on the following table:

Table 1

Use	Minimum number of parking stalls	Maximum number of parking stalls*
Retail	2 per 1,000 sq. ft.	4 per 1,000 sq. ft.
Restaurants	3 per 1,000 sq. ft.	5 per 1,000 sq. ft.
Offices	2 per 1,000 sq. ft.	3 per 1,000 sq. ft.
Medical offices, clinics	2 per 1,000 sq. ft.	4 per 1,000 sq. ft.
Health clubs	3 per 1,000 sq. ft.	5 per 1,000 sq. ft.
Theaters, places of assembly	1 per 5 seats	1 per 3 seats
Residential		
Attached or detached	1 per unit	2 per unit
Multifamily units	1 per unit	2 per unit

*If a parking structure is provided on site, maximum parking stalls do not apply.

- K. Non-Specified Uses. For uses not specifically listed above, off-street parking requirements shall be computed by the Zoning Administrator on the same basis as required for the most similar listed uses. In such cases, the Zoning Administrator shall also consult off-street parking reference materials including, but not limited to, manuals prepared by the American Planning Association and Institute of Transportation Engineers.
- L. Handicap Parking. The size, number, and location of stalls reserved for handicapped parking shall be provided and identified as required by applicable regulations. These spaces are included in the computation for the minimum parking space requirement.
- M. Change in Land Use. When the site intensity or use of a building and/or property is increased with consequential effect upon the parking requirements as prescribed in this Section, the

parking requirements as prescribed herein shall be used to provide for such increase in the site intensity and/or use.

- N. Use of required parking spaces. Required parking spaces must be available for the use of residents, customers or employees of the use. Fees may be charged for the use of required parking spaces. Required parking spaces may not be assigned in any way to a use on another site, except for joint parking situations. Also, required parking spaces may not be used for the parking of equipment or storage of goods or inoperable vehicles.
- O. Transit Service Reduction. The minimum number of parking stalls required on site may be reduced by 10% for any parcel located within ¼ mile of a transit stop. To qualify for this reduction, the transit stop must provide regular service on all days of the week and direct pedestrian access must be provided between the building and the transit stop.
- P. Bike Racks. In addition to the bike racks provided as part of the streetscape, individual businesses are encouraged to provide bike racks for customers. Bike rack locations will be reviewed and approved by the City as part of the site plan review.
- Q. Increase to Maximum Required Parking. If additional parking is sought to exceed these maximum requirements, a conditional use permit can be sought to increase maximums up to twenty-five (25%) percent.
 - 1. In the COR-2 sub-district, an increase of twenty-five (25%) percent in the maximum number of parking stalls is permitted without the issuance of a conditional use permit if approved as part of the site plan.
- R. In the COR1 sub-district, a PUMA (Parking Use and Maintenance Agreement) shall be applied to all development as follows:
 - 1. It is the City's intent to maximize development on individual lots. In order to help landowners accomplish this goal, the City will develop public parking ramps, which will be available for public parking within The COR. In order to minimize the amount of the site required for parking, the landowner may choose to enter into the PUMA for utilization of the public parking ramps to meet all or a portion of their minimum parking requirements.
 - 2. Each development shall be subject to a PUMA that specifies that each property in the COR1 shall be financially responsible for its proportionate share of a shared parking facility. The proportionate share shall be determined on the basis of the property's off-street parking needs, as determined by the parking requirements of Item J above.

3. The City shall establish fees by ordinance. The developer shall be responsible for payment in an amount equal to the value of the required parking on a per-stall price basis for ramp parking through the PUMA. The City will determine the appropriate contribution.
4. Funds collected by the City shall be deposited in a special fund used only to acquire and/or develop off-street parking facilities for the COR. Financial responsibility shall cover the construction and continuing maintenance of the parking facility.
5. The parking facility may be constructed and maintained by the City or by a private management entity acceptable to the City.

Private Streets

Private streets may be allowed within residential subdivisions, subject to the standards in Section 117-112 (e)3.b. of the Zoning Ordinance.

Loading Areas

- A. Loading areas and docks shall be located in the rear of the building.
- B. Loading areas shall not be located in the front yard and shall be fully screened from public streets, public parks and residential areas through landscaping and building design measures.



Overall Framework – Building Design

Overview

The COR Development Plan 5.03 identifies the preferred mix and approximate location of a variety of land use types. Together with the Zoning Code, this Design Framework focuses on the following overall objectives:

- Promote vertical and horizontal mixed use (within a building, within a block, within a district)
- Provide a variety of housing types, styles, pricing
- Encourage increased density in and around the central core area
- Promote an interesting mix of building styles, scales and massing for each sub-district
- Support creative, innovative, high quality design solutions as the benchmark for success
- Integrate mix of uses with public green space within each district
- Provide a variety of commercial types
- Mix residential and commercial uses to promote street-level activity throughout the day

Guideline Recommendations

The mix of land uses in The COR will encourage activity during the day and into the evening and nighttime hours. As a focus of commerce, employment, recreation and housing, The COR resembles a small to medium size Midwestern downtown in scale and character. Land uses are intentionally mixed, to bring shoppers and workers into the area during the day and attract new residents and visitors to entertainment venues in the evening.

The civic component of The COR, anchored by City Hall, Police Station and variety of public spaces and squares, adds an important element to the land use mix and brings a level of authenticity to the district.

Objectives

- Encourage vertical mixed-use in the core with housing and office space over retail uses along the street, particularly in the center of the district.
- In residential districts, particularly closer to the core, a limited amount of retail uses will be encouraged to service residents and provide nearby places to gather.
- Promote innovative models for housing that include a mix of townhomes, flats and lofts within single buildings or on the same block.
- Accommodate larger, ‘big box’ retailing and auto-oriented uses within the COR2 sub-district only if innovative design approaches are used including two story buildings, use of liner stores facing the street, minimal blank walls, creative parking strategies, etc.
- Where similar uses create a ‘family’ or campus of buildings (e.g. medical campus), buildings should reinforce the street edge and parking should be set within the core of the block.
- Uses shall promote pedestrian friendly streets, contributing to street level activities and overall visual character of each district.
- All uses should reinforce the street edge.



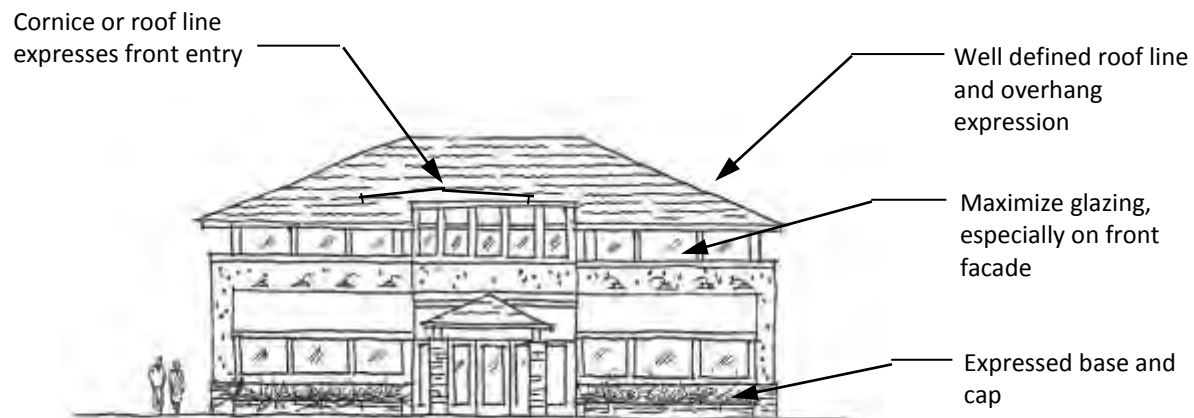
Architectural Overview

High quality architecture is an essential component in fulfilling the objectives of the Design Framework. Rather than prescribing a particular style, these architectural guidelines are intended to encourage an integration of both traditional and contemporary design. Architectural designs should provide a consistent quality, measured, to a great degree, by the pedestrian experience along the street and by an architectural expression that provides character without being thematic, obtrusive, or artificial. Architectural character should strive to be authentic and varied, but not 'thematic'.

Architecture Recommendations

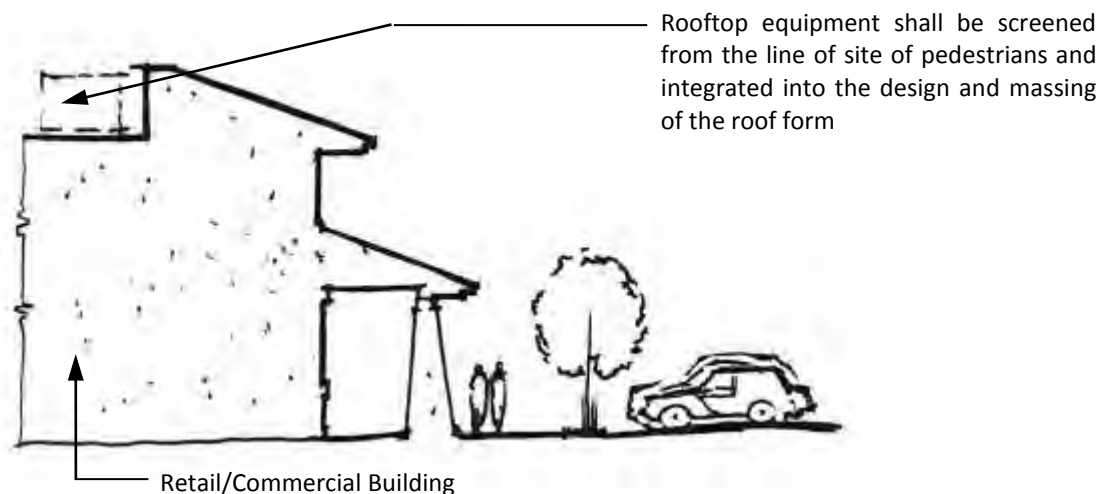
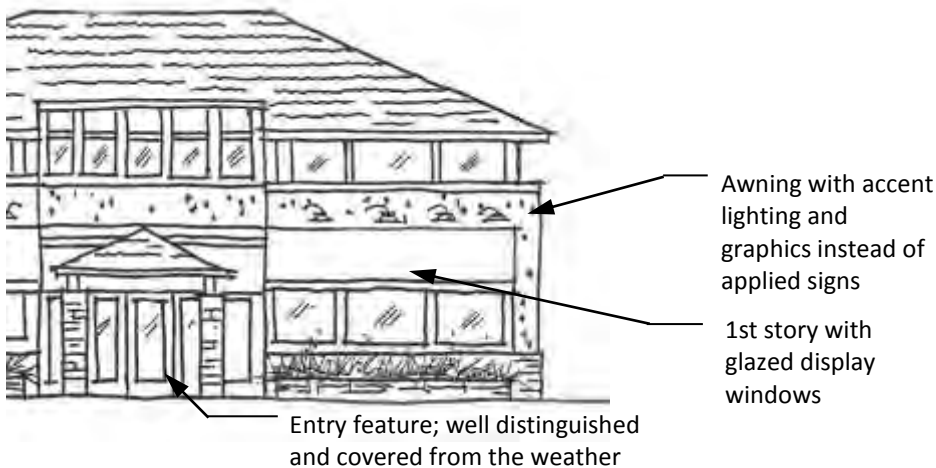
Of all the layers that combine to form The COR Development Plan, architecture will typically be the most prominent development component. Both visually and physically, architecture will play a major role in defining the overall design character and mix of uses for The COR. It is crucial that the design and location of buildings address these architectural guidelines, with specific emphasis on the following:

- An animated street presence with a mix of street-level uses, interesting building façades, many doors and windows on the street, careful design of lighting, awnings, signage and other elements that animate the pedestrian experience

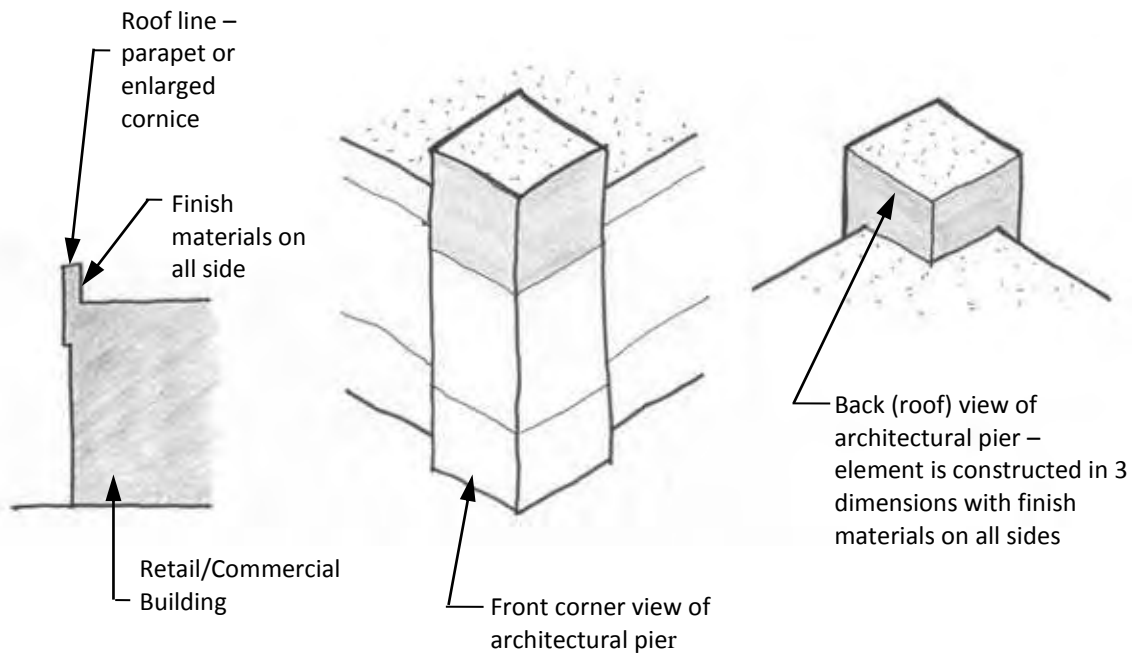


- Variety in building design, character and expression; not one theme or building style, but a thoughtful integration of many design solutions
- Variety of building types including a range of height, scale and proportion, that support an integrated mix of housing options, shopping destinations, entertainment venues, civic structures and other COR uses
- Use of high quality materials, suggesting a preference toward native materials and masonry elements, with respect for local building techniques
- Building location is as important as building style; special architectural elements, character, transparency and a higher level of materials and detailing should be used to highlight key streets and important crossroads throughout The COR
- Buildings should always be located at all four corners of intersections.
 - In the COR2 sub-district, if the City finds that there are unique circumstances where buildings cannot be located on the corner, the City may approve the use of fences, walls or other design elements to create that “street edge”

- Buildings will be located at the street right-of-way line (zero setback), but also allow recessed space for outdoor dining and other street level activities providing some minor deviation for variety
- Greater emphasis should be given to architectural elements, materials and other design features for buildings located at primary intersections, or where streets intersect with parks, such as the streets that front on or end near the Municipal Plaza. These locations can often be seen from several directions, perhaps terminate a view from a distance down the street or sit at a prominent node; They will likely become future landmarks or helpful orientation/wayfinding icons as The COR develops
- Encourage both vertical mixed use (within each building) and horizontal mixed use (within each block) throughout this district
- Include a mix of housing, civic, retail, restaurant, entertainment, performance and other uses that encourage a variety of activities throughout the day.
- Minimize openings between buildings, although limited driveway access and some provision for pedestrian connections through blocks are encouraged – gaps between buildings to accommodate surface parking lots, greater building setbacks or other purposes are discouraged
- Use recessed entries and windows to create street-level interest, variety and enhance pedestrian scale along street frontage



- Equipment, mechanical systems, transformers, etc. must be screened from view in a way that is integral to the architecture of the building. Screening should be accomplished with materials similar to or compatible with materials used on the main structure; metal fencing or mechanical vent screens alone are not sufficient.
- Roof lines and cornice details shall be completed in a 3-dimensional manner so that the back of roof features or similar unfinished areas are not visible.



Overall Framework - Signage

Overview

Signage within The COR should provide a system for clear wayfinding for all modes of transportation and should ensure successful business operation while maintaining the design aesthetic of this unique project. These sign standards are intended to allow flexibility and creativity while maintaining the design concepts of The COR. Due to the distinctive nature of The COR, the sign standards from the City Code are not applicable and signage shall be allowed as prescribed by the Design Framework. A Master Sign Plan identifies the location of key sign locations (see Figure 6: Signage Plan).

Guideline Recommendations

The COR development manager shall prepare a Master Sign Plan for the public elements of the project, which are in compliance with the design framework and will be adopted by reference. The Master Sign Plan will specifically address public signs including:

- The three (3) off-site community signs
- Banner signs on light poles
- Signage for public parks
- Signage for public parking ramps
- Signage for public buildings
- Community kiosks



Objectives

Signage should be used as a tool to help identify businesses and neighborhoods with The COR and should have elements that are focused on the pedestrian nature of The COR as well as the signage needs for businesses.

- Signage and lighting which is integrated into the design of the building is encouraged.

Definitions

Awning Sign means a sign incorporated into or attached to an awning.

Community sign means an off-site sign identifying the development name and key tenants. Community signs may also include public information. Reader boards are allowed to be incorporated into community signs within The COR.

Temporary Sign means a sign which is erected or displayed for a limited period of time and not affixed to a Minnesota State Building Code approved structure.

Project sign means a freestanding area identification sign which identifies a single-family or multifamily residential subdivision, a commercial development or an industrial park or office park and which is located on the same parcel as the development it identifies.

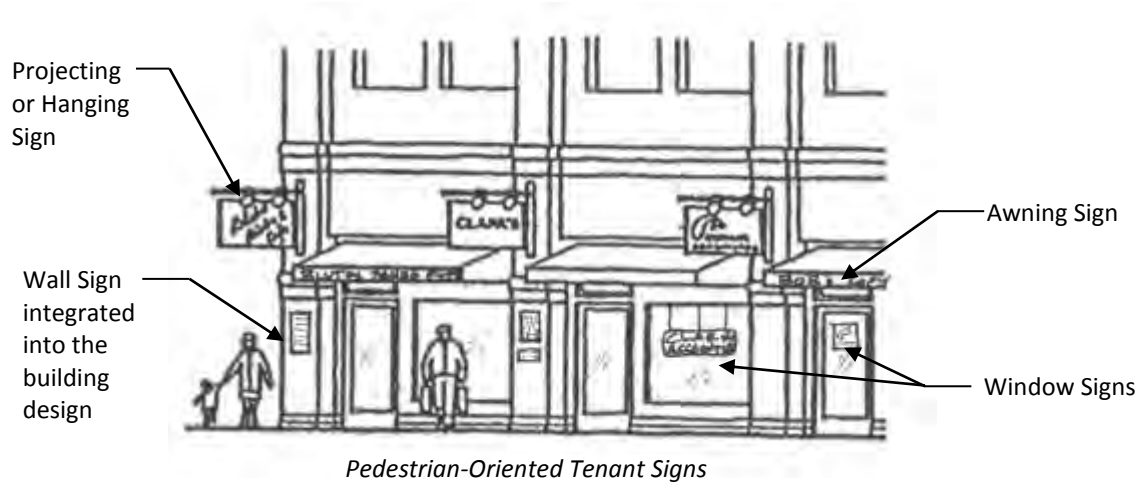
Projecting sign means any sign, all or any part of which extends beyond the surface of the building or wall by more than 16 inches.

Public Realm/Streetscape sign means any sign erected and maintained by public officials or public agencies, or approved and authorized for use by state or local governmental authorities.

Sandwich Board Signs means a self-supporting, freestanding temporary sign with only two (2) sides that are situated adjacent to a business with the intent to attract pedestrian traffic to businesses. Sandwich board signs are not meant to be read by vehicular traffic.

Wall sign means any sign which is affixed to a wall of any building. This definition includes individual letter signs and signs on mansards.

Window sign means a sign installed inside a window, or any sign placed within a building for the purpose of being visible from the public right-of-way. This does not include merchandise on display.



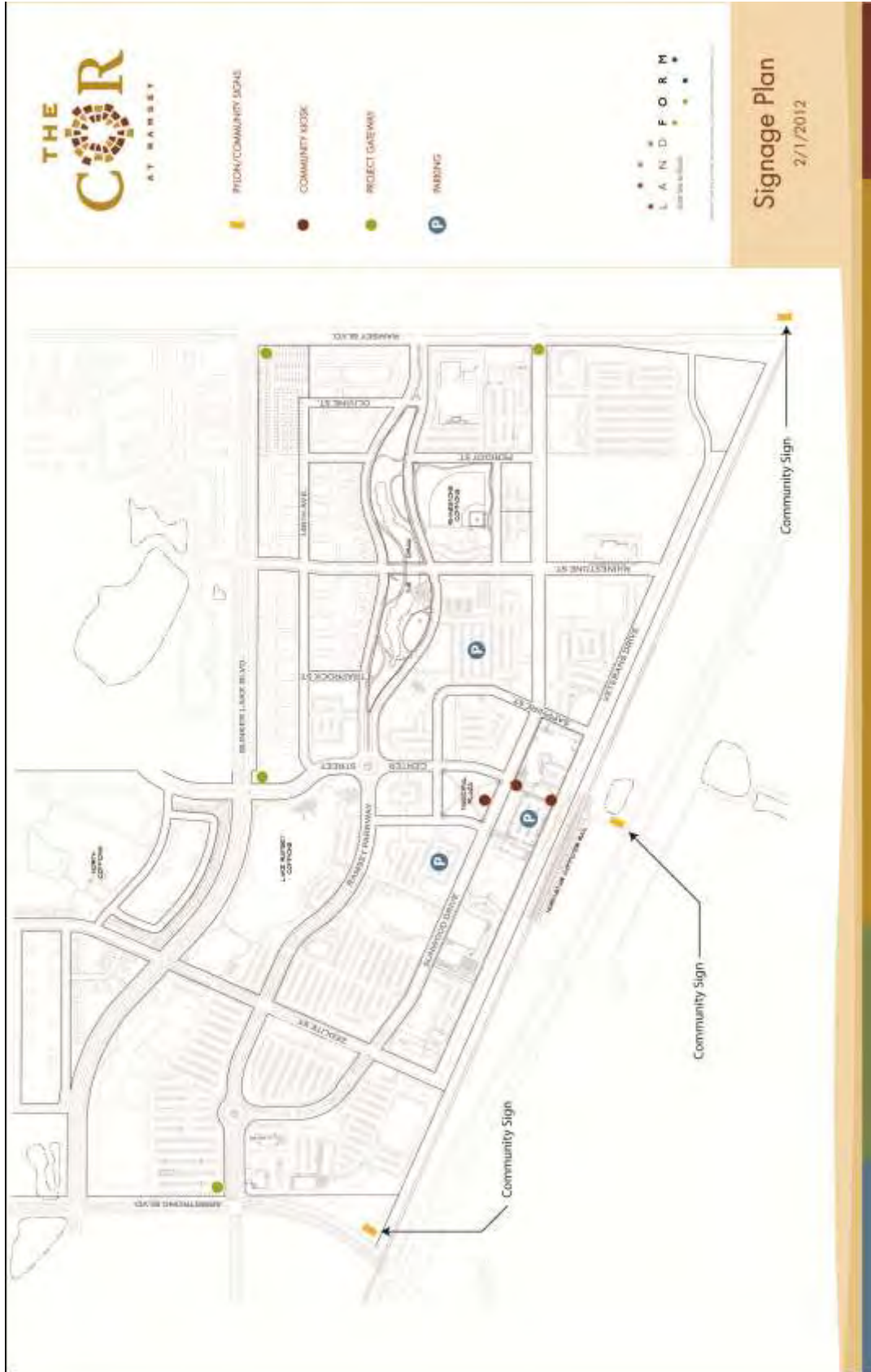


Figure 6: Signage Plan

Standards

Public Realm/Streetscape Signs

The pedestrian oriented nature of The COR requires unique signage that will build on the design concepts for The COR. These types of signs include banner signs on the streetlights, kiosks, street signs, wayfinding signs, signage for public parking ramps, etc. As the design concept for The COR has been refined, so has the signage plan. The COR development manager shall develop standards for these public realm signs as part of the Master Sign Plan. The Master Sign Plan shall be incorporated by reference and may be updated from time to time. Such signage shall be allowed on public spaces as needed to provide information and wayfinding. No advertising shall be allowed on Public Realm/Streetscape Signs except for community events.

Community signs

Community signs include are planned to include three (3) signs on Highway 10, as shown on the Signage Plan (see Figure 6: Signage Plan). The signs include the existing Community Sign near the future transit plaza, the sign at the northwest corner of Highway 10 and Ramsey Boulevard and the planned sign at the northwest corner of Highway 10 and Armstrong Boulevard.

These off-site signs are allowed as shown on the signage plan and shall have consistent materials and colors. The Master Sign Plan shall detail the materials, colors and standards for these three (3) community signs. The Master Sign Plan shall include standards for which tenants shall be allowed on the community signs.



Desirable signs are designed to be architecturally compatible with buildings within the development and other signage within the development

Project Signs

Project signs are permitted within all COR sub-districts.

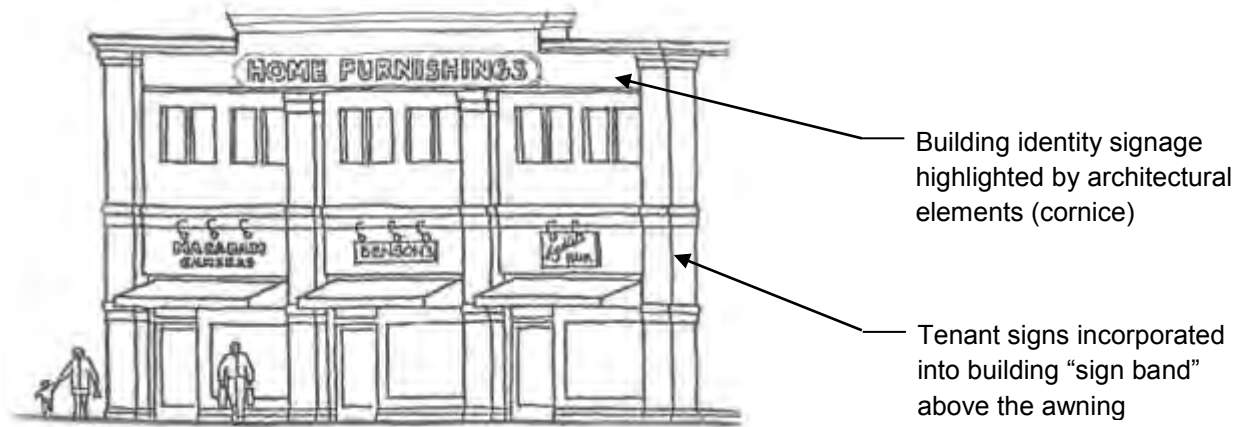
One (1) freestanding sign is allowed per building, provided that the following standards are met:

- A. The building in which the advertising business is located, shall be set back a minimum of six (6) feet from a public street right-of-way.
- B. The area of each face of the signboard shall not exceed six (6) square feet and the signboard shall not have more than two (2) readable faces
- C. The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed six (6') feet from the ground.

- D. The signboard shall be constructed of wood, acrylic, aluminum or metal and shall be architecturally compatible with the style, composition, materials, colors and details of the building.
- E. No part of the sign shall encroach on the right-of-way and its location shall not interfere with pedestrian or vehicular circulation.
- F. Limited to one (1) sign per building and shall not be in addition to wall-mounted, applied letter or projecting signs.
- G. The readable faces of the sign shall be perpendicular to the adjacent street.

In the COR2 District, the following signage shall be allowed:

- A. Ground sign. There shall not be more than one (1) ground sign for each parcel. The gross surface area of a ground sign shall not exceed one hundred (100) square feet for each exposed face nor exceed an aggregate gross surface area of two hundred (200) square feet.
- B. Menu board. One (1) on-site menu board per drive-up or walk-up lane of a drive-in restaurant up to a maximum of thirty-two (32) square feet each and a maximum height of three (3) feet. Menu boards are allowed a message on one (1) side only and cannot contain an advertising message.
- C. Directional signs.
 - 1. Directional or instructional signs are permitted in accordance with Section 117-463(I).
 - 2. Parking lot directional signs designating parking area entrances and exits are limited to one (1) sign for each entrance and/or exit and shall not exceed four (4) square feet for each exposed face. Parking lot directional signs shall not project higher than five feet (5') in height, as measured from the established grade of the parking area to which such signs are accessory.
 - 3. Parking lot instructional signs designating the conditions of use or identification parking areas shall not exceed eight (8) square feet and shall not project higher than ten (10) feet in height for wall signs and seven (7) feet in height for ground signs, as measured from the established grade of the parking area to which such signs are accessory.



Wall Signs

Wall signs are permitted within all COR sub-districts.

Wall signs shall be permitted on one (1) wall, except that lots with frontage on more than one (1) street may have signage on one (1) wall per street frontage.

Within the COR1, COR3, COR4 and COR5 districts, the following standards apply:

- A. Wall-mounted or painted signs, provided the following standards are met:
 1. The sign shall be affixed to the front facade of the building, and shall project outward from the wall to which it is attached no more than six inches (6").
 2. Single Tenant Buildings. Each building shall be allowed one (1) wall sign per street frontage. Signage must be located on the street elevation. The area of the sign shall not exceed five (5%) percent of the ground floor building facade area or fifty (50) square feet, whichever is less.
 3. Multi-Tenant Buildings.
 - a. Each building shall be allowed wall signage on the street frontage elevation. For buildings with multiple street frontages, the allowable signage is per street frontage. Signage must be located on the street elevation.
 - b. Each building is allowed wall signage that shall not exceed 5% of the wall area of the building façade adjacent to the street or 50 square feet, whichever is less.
 - c. Tenant signage must be located on the tenant lease space.
 - d. At least fifty (50%) percent of the allowed signage must be allocated to ground floor tenants and located on the ground floor.
 - e. Signage is limited to a maximum of one (1) sign per business/tenant, except that tenants with frontage on multiple streets may be permitted to have signage on each street frontage.
 - f. Multi-tenant buildings must have wall signs of similar design. Sign permits for tenants in multi-tenant buildings shall only be permitted by the City after the

building owner has submitted a comprehensive sign plan approved by the Zoning Administrator. The comprehensive sign plan for the building shall include similar design standards including sign material, color, style, spacing and size.

4. Signs for buildings facing Highway 10. Single or multi-tenant buildings that have frontage on Highway 10 or are separated from Highway 10 only by other public right-of-way, shall be allowed to have signage on that street elevation that is up to five (5%) percent of the wall area of that building façade with no maximum square footage.
- B. Wall-mounted building directory signs identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:
1. The sign is located next to the entrance.
 2. The sign shall project outward from the wall to which it is attached no more than six inches (6").
 3. The sign shall not extend above the parapet, eave, or building facade.
 4. The area of the signboard shall not exceed three (3) square feet, with each tenant limited to one (1) square foot.
 5. The height of the lettering, numbers, or graphics shall not exceed four inches (4").
 6. One (1) such sign is allowed per public building entrance and is allowed in addition to other permitted wall signage.
- C. Applied letters may substitute for wall-mounted signs, if constructed of painted wood, painted cast metal, bronze, brass, acrylic or black anodized aluminum. The height of applied letters shall not exceed 12 inches.
- D. Logos are considered signs and shall be included in the maximum allowable sign area.
- E. Window or door signs, provided that the following standards are met:
1. The sign shall not exceed ten percent of the window or door area or four (4) square feet, whichever is less.
 2. The sign shall be silk screened, hand painted, applied letters/graphics, neon tubing or other sign technologies that meet these standards.
 3. Limited to one (1) sign per business, applied on either the window or the door, but not on both.
 4. The sign shall not have an opaque backing of any type although smoked glass is allowed.

5. Window signage (includes graphics) shall be permitted on the same building walls that have, or are allowed to have, wall signage pursuant to Item A above. Window signage shall be deducted from the allowable wall signage area.

Within the COR2 district, where more conventional suburban development is expected, rather than the neo-traditional development planned for the other COR sub-districts, the following standards apply:

- A. Wall, canopy or marquee sign. Total sign area may not exceed 15 percent of the front building facade. At least 50 percent of the signage area must be placed on the measured wall with remaining signage area, if desired, distributed on any other wall. Sign height shall not exceed the top of the parapet wall or, if no parapet wall, sign height shall not exceed the height of the eaves. The gross surface area of a wall, canopy or marquee sign may be increased by ten percent if such wall sign:
 1. Consists only of individual, outlined alphabetic, numeric and/or symbolic characters without background except that provided by the building surface to which the sign is to be affixed;
 2. Illumination, if any, is achieved through shielded illumination, shielded silhouette lighting, or shielded spot lighting but not any lighting where the light source is visible or exposed on the face or sides of the characters; and
 3. A wall, canopy or marquee sign may be located on the outermost wall of any principle building but shall not project more than 16 inches from the wall to which the sign is to be affixed. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed.
- B. Window signs are restricted to 30 percent of the area of the window in which the sign is to be displayed.

In all COR sub-districts, restaurants and cafes shall be permitted one (1) wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case and clearly visible through a glass front. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five feet (5'), shall not exceed a total area of two square feet, and may be lighted. This signage is allowed in addition to other permitted wall signage.

Projecting Signs

Projecting signs are permitted within all COR sub-districts.

Projecting signs, including graphics or icon signs, mounted perpendicular to the building wall, are encouraged in all sub-districts, provided the following standards are met:

- A. The sign area shall not exceed six (6) square feet.
- B. The distance from the ground to the lower edge of the signboard shall be ten feet or greater.



- C. The height of the top edge of the signboard shall not exceed the height of the wall from which the sign projects, if attached to a single story building, or the height of the sill or bottom of any second story window, if attached to a multistory building.
- D. The distance from the building wall to the signboard shall not exceed six inches (6").
- E. The width of the signboard shall not exceed three (3) feet.
- F. Limited to one (1) sign per business. Projecting sign area shall be deducted from the allowable wall signage area.
- G. Granted to ground floor commercial uses only.

Awning Signs

Awning signs are allowed in all COR sub-districts. Awning signs are allowed for ground floor uses only, provided that the following standards are met:

- A. If acting as the main business sign, it shall not exceed 24 square feet in area, and the height of the lettering, numbers, or graphics shall not exceed 12 inches.
- B. If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed four (4) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed four inches (4").
- C. Limited to two such signs per business.
- D. If acting as the main business sign, it shall not be in addition to a wall-mounted or applied letter sign.

Sandwich Board Signs

Sandwich board signs are permitted within all COR sub-districts.

- A. One (1) sandwich board sign per business is permitted in any business, commercial and mixed use district and shall be located within five feet (5') of the main building entrance to the business it advertises.
- B. Sandwich board signs shall be displayed only during open business hours and must be removed daily.
- C. Sandwich board signs shall be no more than a total of two feet (2') in width and three feet (3') in height



- D. Sandwich board signs must leave a minimum of five feet (5') of clearance for pedestrian access if placed on a public or private sidewalk. Sandwich board signs may not hinder the ability of persons to access vehicles parked at the curb and/or access to a building.
- E. Acceptable materials for sandwich board signs shall include the following: metal, wood synthetic materials such as a chalk board and whiteboard. Sandwich board signs shall not be illuminated, nor shall they contain moving parts, or have balloons, streamers, stringers, pennants or similar adornments attached to them. Sandwich board signs shall be maintained in a good appearance at all times.
- F. No sandwich board sign shall be secured, tethered or installed on traffic devices, utility equipment, street furniture, street lights, or any other public fixture.
- G. Sandwich board signs are temporary signs and shall not be counted towards the total sign area of the site for permanent signage.

Temporary Signs

Temporary signs are allowed per Section 117-465 (Temporary signs) of the Zoning Ordinance, except as noted below:

- A. Freestanding temporary signs shall only be allowed in the COR1 District.
- B. In all other COR districts, temporary signs shall be limited to temporary sandwich board signs or temporary wall signage.

Off-Site Signs

Off-site signs are prohibited except for wayfinding and community signage specifically allowed by the Design Framework.

Table 2

Sign Standards					
Development Standard	COR1	COR2	COR3	COR4	COR5
Project Signs					
Number of signs allowed	1*	1*	1*	1*	1*
Size of Sign (maximum)	6 sq. ft./6 feet high	100 sq. ft./6 feet high	6 sq. ft./6 feet high	6 sq. ft./6 feet high	6 sq. ft./6 feet high
Menu Board**	N/A	1 per drive-through/36 sq. ft. max.	N/A	N/A	N/A
Directional Sign	N/A	Per 117-463(l)	N/A	N/A	N/A
Wall Sign					
Number of signs allowed	1*	1*	1*	1*	1*
Size of Sign					
Single Tenant Building	50 sq. ft. or 5% of the ground floor façade area, whichever is less	15% of façade area	50 sq. ft. or 5% of the ground floor façade area, whichever is less	50 sq. ft. or 5% of the ground floor façade area, whichever is less	50 sq. ft. or 5% of the ground floor façade area, whichever is less
Multi-Tenant Buildings	50 sq. ft. or 5% of the façade area, whichever is less	15% of façade area	50 sq. ft. or 5% of the façade area, whichever is less	50 sq. ft. or 5% of the façade area, whichever is less	50 sq. ft. or 5% of the façade area, whichever is less
Building Facing Highway 10	5% of the façade area	15% of façade area	5% of the façade area	5% of the façade area	5% of the façade area
Window Sign					
Number of signs allowed	1	1	1	1	1
Size of Sign	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.	30% of area of window. Deducted from allowable wall sign area.	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.
Directory Sign					
Number of signs allowed	1 per building entrance	1 per building entrance	1 per building entrance	1 per building entrance	1 per building entrance
Size of Sign	3 sq. ft. maximum	3 sq. ft. maximum	3 sq. ft. maximum	3 sq. ft. maximum	3 sq. ft. maximum
Projecting Sign					
Number of signs allowed	1*	1*	1*	1*	1*
Size of Sign	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide
Awning Sign					
Number of signs allowed	2 per business	2 per business	2 per business	2 per business	2 per business
Size of Sign	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inches if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inches if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inches if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inches if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inches if auxiliary. Area is deducted from allowable wall sign area.

*One (1) sign is allowed per street frontage (either wall or project)

**Restaurants and cafes in all districts are allowed one (1) wall mounted menu board not to exceed 2 sq. ft. in addition to other permitted wall signage.

Additional standards

- A. Businesses with service entrances may identify these with one (1) wall-mounted or applied letter sign not exceeding two square feet.

- B. One (1) directional sign, facing a rear parking lot. This sign may be any type of permitted sign other than a freestanding sign, but shall be limited to four (4) square feet in area.

Creative Sign Standards

- A. *Purpose.* This section establishes standards and procedures for the design, review, and approval of creative signs. The purposes of this creative sign program are to:
 - 1. Encourage signs of unique design, and that exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and
 - 2. Provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of the city, while mitigating the impacts of large or unusually designed signs.
- B. *Applicability.* An applicant may request approval of a sign permit for a creative sign to authorize onsite signs that employ standards that differ from the other provisions of this chapter but comply with the provisions of this section.
- C. *Application Requirements.* A sign permit application for a creative sign shall include all information and materials required by the City.
- D. *Procedure.* A sign permit application for a creative sign shall be subject to review and approval by the City as part of the Site Plan review process. When the creative sign is proposed after site plan review is complete, a creative sign may be approved by the Zoning Administrator when the proposed sign is fifty square feet or less, and shall be approved by the City Council when the sign is larger than fifty square feet.
- E. *Design Criteria.* In approving an application for a creative sign, the review authority shall ensure that a proposed sign meets the following design criteria:
 - 1. Design Quality. The sign shall:
 - a. Constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area;
 - b. Be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and
 - c. Provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.
 - 2. Contextual Criteria. The sign shall contain at least one (1) of the following elements:
 - a. Classic historic design style;
 - b. Creative image reflecting current or historic character of the City;
 - c. Inventive representation of the use, name, or logo of the structure or business.

3. Architectural Criteria. The sign shall:
 - a. Utilize or enhance the architectural elements of the building; and
 - b. Be placed in a logical location in relation to the overall composition of the building's façade and not cover any key architectural features and details of the façade.
4. Neighborhood Impacts. The sign shall be located and designed not to cause light and glare impacts on neighboring residential uses.

Prohibited signs

The following signs are prohibited:

- A. Box signs or cabinet signs, whether on a wall, projecting or on canopies are prohibited except for logo signs permitted as part of an overall sign plan.
- B. Signs employing mercury vapor, low pressure and high pressure sodium and metal halide lighting; plastic panel rear-lighted signs.
- C. Signs on roofs, dormers, and balconies.
- D. Billboards.
- E. Signs painted or mounted upon the exterior side or rear walls on any principle or accessory building or structure, except as otherwise permitted hereunder.
- F. Free standing pylon signs over six (6) feet in height, except community signs.
- G. Back-lit awnings.
- H. Interchangeable letter boards or panels.
- I. Flashing signs.
- J. Off-premises signs, except community signs.

Overall Framework – Stormwater Management

Overview

Water features and drainage systems are essential components of The COR Master Plan. The mix of ponds, streams, fountains and other water elements will provide focal amenities and year round activities within the framework of an environmentally responsible, visually pleasing strategy to manage stormwater. Because the Mississippi River is a restricted discharge water of the state, and because we are creating a new discharge from this development, each sub-district and each site has a responsibility to utilize ‘best management practices’ (BMP) to pretreat run-off, reduce erosion and encourage infiltration, with the understanding that regional treatment will be provided. Water elements are not intended to be separate stand-alone features, but instead should be integrated with the variety of parks, trails and public open space proposed for The COR. Water and landscape should be designed and utilized within multipurpose areas that accommodate both active and passive recreational use.

Objectives

Integration of water and landscape, design creativity, use of high quality materials and safety concerns are the critical objectives to be met – the following examples illustrate only a few of many possibilities:

- Innovative new products, such as special soil systems (Netlon, structural soils), pervious pavements for parking areas, storm ceptors, underground storage and other creative techniques should be used to BMP standards
- ‘Green architecture’, expressed through green roofs, gray water recycling and other techniques should be included to reduce the impact of new development on stormwater systems
- Water feature design should include both formal elements (such as reflecting pools or fountains) and natural/informal forms (such as ponds, streams, waterfalls) and should explore creative ways to integrate wetland/rain garden landscapes with active, urban spaces.



Guideline Recommendations

This framework not only defines the overall role and character of The COR, but also encourages each development parcel to address the following:

- **Create** signature water features (ponds, pools, fountains, waterfalls, etc.) as major visual amenities throughout The COR
- **Promote** high quality, creative and appealing aesthetics for all system elements
- **Integrate** stormwater management components (meeting both water quality and quantity requirements)

A great deal of time and effort has gone into the calculation and design of a 'watershed-based' stormwater management plan to support COR development. While this overall strategy addresses the water quantity issue for the entire COR by providing storage and conveyance facilities for storm events, individual development projects (block-by-block) have an equal responsibility to meet water quality standards as a primary goal. Each project should integrate a variety of techniques, materials and methods to promote multiple use, maximum flexibility, improved aesthetics for parking areas, park spaces, drainage swales and other site features.

Overall Framework – Parks/Public Spaces

Overview

The overall design framework of The COR is based on a system of linked parks, trails and open space. The City of Ramsey, Anoka County, and to some extent, the State of Minnesota all play a role in local and regional parks programming, design review, construction sequencing, implementation and ultimately maintenance and operation of key public spaces within this framework. The goal is to link existing and proposed parks and trails defined in regional park plans with proposed new parks and trails within The COR. Of equal importance is the contribution from each block and each development project to this network of green, adding a variety of private, semi-private, and perhaps some additional public space throughout The COR. Private development will share the responsibility to provide inviting, innovative and useable green space as integral parts of individual parcel site design.

Guideline Recommendations

The Design Framework encourages the following:

- Work with the City to create an integrated, comprehensive open space system that links with existing city and county trails and open space networks
- Encourage private development (block-by-block) to share in the responsibility to provide inviting, innovative and useable green space as integral parts of each development project
- Integrate stormwater management components (meeting water quality and quantity requirements) within both public / private park and open space improvements



Together, the system of public and semi-public green space will result in a welcoming public realm throughout the new community.

Objectives

Based on the Development Master Plan for The COR, a variety of public and private green space is proposed including:

- Each block and each project will provide intentional, creative, innovative, useable green areas as integral components of site development and building design.
- At the individual block scale, small squares and greens will provide places for gathering and relaxation, especially targeted to meet the demands of adjacent, or nearby buildings. Elements such as gardens, gazebos and fountains should characterize these more intimate public spaces.
- At the neighborhood scale, parks will provide space for more active recreation, and should be flexible enough to accommodate a variety of recreational activities.
- Playgrounds, game fields and park buildings are park amenities that will target a wider user demand from the surrounding community.
- The Municipal Plaza will connect with all other parks and open space elements, providing a focal point for activity and a sense of place. Gardens, public pavilions and shelters, play lots and open play fields are amenities that will provide built-in flexibility to meet the demands of both the local population and regional visitors to The COR.



Part Two: Sub-district Framework

Overview

The Master Plan and Zoning Ordinance identify five (5) distinct sub-districts within The COR. Each of these sub-districts is defined by a unique mix of uses, specific site development patterns and perhaps a distinctive character or image. The sub-districts complement one another as part of the overall plan. The sub-districts are shown the attached Sub-district Map (Figure 7: Sub-district Map). They include:

- **COR1 Mixed Use Core** – provides the broadest variety, highest density and greatest intensity of development, encouraging both vertical and horizontal mixed use
- **COR2 Commercial** – provides a location for larger scale retail and other auto-orientated commercial uses
- **COR3 Workplace** – provides a location for uses with high concentrations of employees, such as medical/technology related office, and other corporate or institutional uses
- **COR4 Neighborhood** – provides opportunities for a range of housing types from small lot single family to townhouse, to high density senior or rental apartment
- **COR5 Park and Open Space** – preserves environmental features and provides neighborhood/community amenities throughout The COR

Development plans must respond to the overall COR Design Framework described in Part One of this document, but also must address the following detailed framework standards for each sub-district. To further clarify and illustrate proposed features in the Master Plan, these sub-district guidelines are organized under the following categories:

- Public Realm / Streetscape Framework
- Site Design Framework
- Architectural Framework

In all cases, the sub-district framework must be applied in harmony with the overall COR framework and with other existing city, county, state codes, design criteria, plans and studies that support broader goals for regional growth and development. However, within each district, development standards shall be based, in part, on the street hierarchy established in The COR.

Public Realm/Streetscape

- A. The developer shall be responsible for construction of all streetscape improvements along adjacent streets. These improvements include all hardscape improvements, such as trails, sidewalks, benches, bike racks, etc., as well as street trees and other greenscape.
- B. The landowner shall be responsible for maintenance of the streetscape improvements along adjacent streets. Such maintenance may be managed as part of a Special Service District (SSD) or similar.

Plazas

- A. All properties with principal buildings in excess of 30,000 square feet shall be required to have a public plaza space.
- B. The public plaza space shall include benches, bike racks trash receptacles, lighting fixtures and other amenities to create a welcoming space for tenants of the building and members of the public.

C. These plaza spaces should be visible from the public street.

Architecture

These architectural framework standards provide an important balance between design continuity, desirable variety and the notion that buildings should complement, and perhaps contrast, but not compete with one another. The lasting appeal of the final outcome must be grounded in the authenticity of the design and the acceptable level of 'messiness' that comes with creating a real downtown over time; 'faux' second floors, stage set or themed solutions, and large faceless buildings are not acceptable.



Auto Versus Human Design: Providing rear alleys or side loaded garages enables the home to present itself to the street, which promotes sociability and walkability.

Minimum Standards

Definitions

Build to line: The line at which construction of a building facade is to occur on a lot. The build to line provides a maximum setback for all building facades from the right-of-way or inside edge of the sidewalk, whichever is greater. The build to line applies to all facades abutting a street right of way. Build to line standards are based on the sub-district the parcel is located and the street in which the building is located upon.

Setback: The minimum required distance between a parking lot or the vertical wall of a building and a lot line. Setbacks are typically more flexible than build to lines and allow a building to be set further back from the lot line and street right-of-way.

Requirements:

- A. Additional development standards shall be defined within each sub-district.
- B. Provide a diverse mix of materials, applied in a variety of proportions, exposures and detailing within a block, or along a street.

C. Buildings should be articulated to break up the mass of the building façade on all elevations. Large blank exterior walls shall be prohibited. Windows are encouraged to be used to break up the mass of the building. Rooflines and building elevations should be articulated to break up the mass of buildings. Buildings must be broken at a minimum of every fifty (50) feet. This variation can be accomplished through one (1) or more of the following:

1. Wall face variations (minimum depth of two (2) feet)
2. Pilasters or columns (minimum depth of two (2) feet)
3. Upper wall break in color and/or materials (minimum of 2/3 up the height of the wall)
4. Wainscot (minimum of four (4) feet high)
5. Canopies (minimum four (4) foot width)
6. Corner and demising wall or building separations



More Desirable

D. Each development application must list building materials, roofing materials and building colors on the plans. Building articulation, mechanical screening by architectural elements and design elements on all building elevations must be identified on the plans. The plans shall be subject to City review and approval to ensure that the design intent of the Framework has been met.



Less Desirable

E. Building materials shall be high-quality durable materials, such as glass, stone, brick, windows, canvas awnings, etc.

1. Use local sources if available
2. Siding is not allowed (vinyl, metal, wood) except as a complimentary use
3. Use clear or lightly tinted glass for all windows and doors – mirrored, reflective or highly tinted glazing is not acceptable
4. Metal and wood components are acceptable as a complimentary, not primary, building material
5. COR1 sub-district buildings shall be primarily brick or a comparable alternative and shall comprise a minimum of fifty (50%) percent of the non-glazed wall area

F. Residential development should provide variety within the subdivision to avoid monotony. Developers will include front porches and windows that face all streets. Corner units shall have more than one (1) window per side of building to help create a sense of place in the community and promote safety on the street.

G. Garage forward or “snout houses” are highly discouraged on all residential development as they dominate the view from the street and sidewalk.

H. All sides of buildings shall have an equal finish in terms of materials and general design.

I. The main entrance of each principal building must face the street. On corner lots, the main entrance may face either of the streets or be oriented to the corner. With buildings that have more than one (1) main entrance, only one (1) entrance must meet this requirement.

- J. Building massing shall be oriented parallel to the street frontage of the lot.
- K. Trash and recycling areas shall be designed internal to the building.
- L. Provide recessed entries wherever possible.
- M. Buildings shall have a base and top to the architecture.
- N. Multi-story buildings are preferred in the COR1 sub-district, but occasional single story buildings are acceptable; single story buildings should not dominate any street frontage and should be a minimum of twenty (20) feet to the roofline.
- O. Maximize glass openings for all ground level, street front façades – especially for retail, restaurant and other commercial uses – fifty (50%) minimum of total ground level façade, or demonstrate great design through other means.
- P. Provide real window openings for all street facing façades above ground level in all districts—a minimum of forty (40%) percent of total façade.



Residential uses in COR4 and COR5 must also comply with the following:

- A. *Location of main entrance*
 1. A building must include a front porch or covered balcony/patio at all main entrances that face a street. The porch or stoop shall adjoin the main entrance and the main entrance shall be accessible from the porch.
 2. The main entrance of each principal building must face the street. On corner lots, the main entrance may face either of the streets or be oriented to the corner. With buildings that have more than one (1) main entrance, only one (1) entrance must meet this requirement.
- B. *Porches:* Porches used to satisfy the design criteria shall comply with the following:
 1. Porches shall be covered by a solid roof. The roof shall not be located more than 12 feet above the floor of the porch. If the roof of a required porch is developed as a deck or balcony, it may be flat.
 2. The porch shall have minimum dimensions of 6 feet by 6 feet. (6' x 6'). For single-family detached dwelling units, the covered area provided by the porch must be at least



forty-eight (48) square feet and a minimum of eight (8) feet wide. If the main entrance is for more than one (1) dwelling unit, the covered area provided by the porch must be at least sixty-three (63) square feet and a minimum of nine (9) feet wide.



C. *Covered balconies/patio*: The covered area must be at least forty-eight (48) square feet, a minimum of eight (8) feet wide, and no more than fifteen (15) feet above grade. The covered area must be accessible from the interior living space of the house.

D. *Openings between porch floor and ground*: Openings of more than one (1) foot between the porch floor and the ground must be covered with a solid material or lattice.

E. *Roofs*

1. *Slope*: Principal structures must have a roof that is sloped, with a pitch that is no flatter than six (6) units of horizontal run to twelve (12) units of horizontal rise.
2. *Architectural features*: The roof of a principal structure shall include the following architectural details:
 - a. At least one (1) dormer facing the street. If only one (1) dormer is included, it shall be at least five (5) feet wide and shall be centered horizontally between each end of the front elevation. If more than one (1) dormer is provided, a dormer at least four (4) feet wide must be provided on each side of the front elevation;
or
 - b. A gabled end, or a gabled end of a roof projection, facing the street.
3. *Roof eaves*: Roof eaves must project from the building wall at least twelve (12) inches, measured horizontally, on at least the front and side elevations.



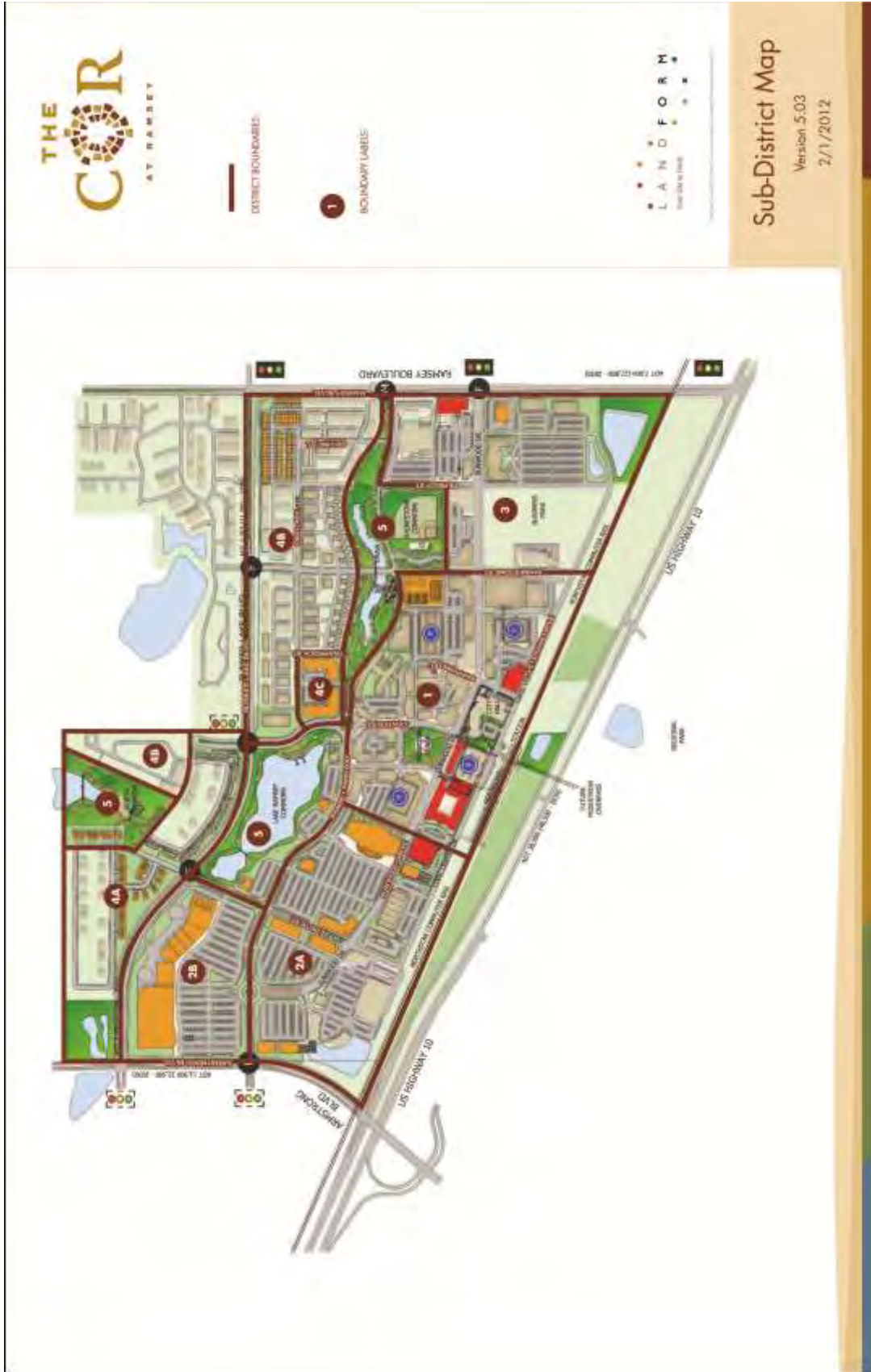


Figure 7: Sub-district Map

Sub-District Framework - COR1 Mixed Use Core

Public Realm / Streetscape

Public realm and streetscape improvements define the character of The COR and create a memorable signature for the Mixed Use Core sub-district. This is the most urban of all sub-districts in The COR and will be developed with a very urban pattern. Great parks and great streets, encourage intensified levels of activity, support the proposed mix of uses, invite community gathering and accommodate special events throughout the year.

Site Development

Framework standards that address building location, organization of space and parking options tend to focus on what can be measured – dimensions, setbacks, number of spaces and so on. But in addition to these issues, the Design Framework also describes the aesthetic qualities and design character of a preferred ‘urban form’ for the Mixed Use Core. The compact and higher density blocks that define this sub-district encourage a mix of uses, with a continuous built edge along street frontage. Innovative parking strategies support this mix, providing easy access to destination shopping, restaurant and entertainment venues. Together these elements will promote the core area as the center of activity – the place to see and be seen within The COR.

Architecture

Buildings in the Mixed Use Core will play a major role in defining the overall character of The COR. The proposed mix of uses for this signature destination suggests the potential for a variety of building types, demanding creativity and innovation to highlight unique architecture, while knitting the entire sub-district together as a coherent whole. Overall building design is an important consideration, but emphasis on first floor façade treatments is essential to encourage street-level activity and enhance the pedestrian experience. Architecture to be ‘4-sided’ at all locations visible to public areas. Emphasis will be on great design along public street frontage.

Table 3

COR1 Development Standards						
	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	None	None	None	None	None	None
Minimum lot width	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Minimum lot depth	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Allowable residential density in dwelling units per acre ⁽¹⁾	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	.75	.75	.75	.75	.75	.75
Build to Line						
Front yard ⁽⁴⁾	30 feet as measured from building front to right-of-way ⁽²⁾⁽³⁾ (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.
Planter Style	N/A	Planter Bed	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	10 feet	6 feet	10 feet	10 feet	10 feet

1. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.
2. Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.
3. The City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.
4. In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

A. At least sixty (60%) percent of street frontage of any lot shall be occupied by building facades meeting this build-to-line. On lots with more than one (1) street frontage, the build to line shall apply on each side fronting a street. An enclosed open area plaza space or outdoor seating with a decorative wall with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the sixty (60%) percent street frontage requirement.

B. Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet (4 ½') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the sixty (60%) percent required.

Sub-District Framework - COR2 Commercial

Public Realm / Streetscape

While the Commercial Sub-district encourages a mix of large and small floor plates accommodating auto-oriented uses, this suggests even greater attention be paid to public realm and streetscape improvements that not only accommodate vehicles, but also invite bicycle and pedestrian traffic. Surface parking lots provide convenient access to storefronts, but present an additional challenge to the overall visual character and aesthetic appeal of this area. While no large public parks are identified for this sub-district, small pocket parks, squares or other gathering spaces are encouraged. A consistent, attractive streetscape is also essential.

Site Development

Site Design Framework for this sub-district focus on a unique opportunity to recast typical commercial development patterns into a contemporary and innovative strategy that responds to overall objectives for The COR. Specifically, this suggests that the majority of buildings front on the primary through streets, with parking and service areas on the side or in the back, away from view. However, the market realities suggest that the types of auto-oriented users in this district will have the potential for larger parking fields and drive-throughs that will make a true urban model challenging. The City will hold all users to this design vision while modifying the COR2 standards slightly to accommodate these types of more typical suburban land uses. A mix of uses within individual blocks, including retail, restaurant and residential, further enhances this model, addresses design character/aesthetics and promotes activity throughout much of the day and evening hours.

Architecture

Buildings in the Commercial Sub-district make a significant contribution to first impressions of The COR. Buildings form gateways at the major entries into the site, architectural elements and choice of materials convey a certain character and the scale or massing of structures begins to define the feel or experience of this place. These are not just 'commodity' buildings, but instead should raise the bar in terms of overall design and specific details that make The COR unique, inviting and memorable. Architecture to be '4-sided' at all locations visible to public areas. Emphasis will be on great design along public street frontage.

Table 4

COR2 Development Standards						
	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	None	None	None	None	None	None
Minimum lot width	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Minimum lot depth	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet
Allowable residential density in dwelling units per acre ⁽¹⁾	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC
Build to Line						
Front yard ⁽⁴⁾	30 feet as measured from building front to right-of-way ⁽²⁾⁽³⁾ (40% of front facade w/in max.)	15 feet as measured from building front to right-of-way ⁽²⁾ (40% of front facade w/in max.)	30 feet as measured from building front to right-of-way ⁽²⁾⁽³⁾ (40% of front facade w/in max.)	15 feet as measured from building front to right-of-way ⁽²⁾ (40% of front facade w/in max.)	15 feet as measured from building front to right-of-way ⁽²⁾ (40% of front facade w/in max.)	15 feet as measured from building front to right-of-way ⁽²⁾ (40% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.
Planter Style	N/A	Boulevard Sod	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	6 feet	6 feet	10 feet	10 feet	10 feet

1. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.
2. Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.
3. The City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.
4. In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

- A. At least forty (40%) percent of street frontage of any lot shall be occupied by building facades meeting this build-to-line. On lots with more than one (1) street frontage, the build to line shall apply only to one (1) street frontage.
 1. An enclosed open area plaza space or outdoor seating with a decorative wall with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the forty (40%) percent street frontage requirement.
 2. The City may approve a variation from the required build to line if the applicant provides a street edge consisting of fencing, decorative wall and/or landscaping with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the forty (40%) percent street frontage requirement.
- B. Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet (4 ½') above the

level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the forty (40%) percent required on all street frontages.

Sub-District Framework - COR3 Workplace

Public Realm/Streetscape

The Workplace Sub-district also encourages a mix of large and small floor plate buildings, but instead of commercial or entertainment, this area of The COR is dominated by office and institutional uses. With opportunities for corporate or medical campus development comes the attendant auto-related infrastructure – easy access, bigger streets and large surface parking lots. Once again, this suggests that equal attention be paid to public realm and streetscape improvements that not only accommodate vehicles, but also invite bicycle and pedestrian traffic. The Draw, an active, neighborhood scale, recreational play space has been included in this sub-district, but small pocket parks, squares or other gathering places are also encouraged. In addition, streetscape improvements provide an important public amenity and inviting pedestrian connection to adjacent sub-districts.

Site Development

The mix of medical, office, institutional and other uses in this sub-district suggest the potential for a campus-like arrangement of buildings on some blocks. These blocks would tend to be more internally oriented than in other districts, with driveways, parking lots, courtyards and walkway connections in the center, ringed by buildings around the outside. Buildings would still face adjacent streets, with both primary and secondary entries provided to animate these important façades, particularly along Ramsey Boulevard, Sunwood Drive and Rhinestone Street. While the Workplace sub-district also encourages mixed use, this desired development objective will likely occur mostly within blocks, not within individual buildings as seen in other districts.

Architecture

Buildings in the Workplace Sub-district also make a significant contribution to first impressions as people enter The COR via Highway 10, Ramsey Boulevard and Sunwood Drive. Buildings form gateways at the major entries into the site, architectural elements and choice of materials convey quality and permanence, and the scale or massing of structures begins to define the feel and character of this place. The proposed mix of uses within this sub-district suggest a variety of potential building types – blending medical campus with small office, storefront and some housing -- demands design creativity and innovation to highlight unique architecture, and knit the entire sub-district together as a coherent whole. Architecture to be '4-sided' at all locations visible to public areas. Emphasis will be on great design along public street frontage.

Table 5

COR3 Development Standards						
	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	None	None	None	None	None	None
Minimum lot width	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet
Minimum lot depth	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Allowable residential density in dwelling units per acre ⁽¹⁾	none	none	none	none	none	none
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	.25	.25	.25	.25	.25	.25
Build to Line						
Front yard ⁽⁴⁾	30 feet as measured from building front to right-of-way ⁽²⁾⁽³⁾ (60% of front facade w/in max.)	15 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	15 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	15 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	15 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	15 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	2 - 4 stories.	2 - 4 stories.	2 - 4 stories.	2 - 4 stories.	2 - 4 stories.	2 - 4 stories.
Planter Style	N/A	Planter Bed	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	10 feet	6 feet	10 feet	10 feet	10 feet

1. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.
2. Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.
3. The City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.
4. In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

A. At least sixty (60%) percent of street frontage of any lot shall be occupied by building facades meeting this build-to-line. On lots with more than one (1) street frontage, the build to line shall apply on each side fronting a street. An enclosed open area plaza space or outdoor seating with a decorative wall with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the sixty (60%) percent street frontage requirement.

B. Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet (4 ½') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the sixty (60%) percent required.

Sub-District Framework - COR4 Neighborhood

Public Realm/Streetscape

Two prominent public parks supply much of the informal green space for The COR, and more specifically, provide the valuable park frontage and mix of amenities needed to support housing development within the Neighborhood Sub-district. North Commons surrounds an existing wetland and provides open space for year-round activities including a proposed sledding hill. The sub-district is adjacent to The Draw, which is characterized by wetlands, ponds and a meandering stream channel surrounded by gently sloping hills. Other park features include active and passive recreation areas, natural and manicured landscapes, education and interpretation opportunities, pedestrian and bicycle trails and many other amenities. Tree-lined streets connect these parks to surrounding residential neighborhoods and to nearby parks and amenities throughout The COR.

Site Development

The Neighborhood Sub-district emphasizes residential development. To support the proposed mix of housing, a framework of streets and blocks, based on the traditional grid system, encourages compact development patterns with increasing densities closer to the heart of The COR. Typical blocks either front onto signature parks or include some private green space within the site; many blocks have both. The arterial streets that frame this property, including Ramsey, Armstrong and Bunker Lake Boulevards, provide an important 'face' for this sub-district. Residential front doors will connect with public walks along each of these streets promoting the urban character of The COR.

Architecture

The largest in terms of overall acreage, the Neighborhood Sub-district will define the character and quality of the entire northern half of The COR property. With prominent street frontage along most of the major thoroughfares that serve this site, the variety of choices for building type, architectural style and design detailing are crucial decisions that together will promote a safe and attractive residential neighborhood. Integrating contemporary and traditional styles is also an important consideration, central to the notion that a unique and creative model for housing development will be a signature for The COR. Architecture to be '4-sided' at all locations visible to public areas. Emphasis will be on great design along public street frontage.

Table 6

COR4 Development Standards						
	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	None	None	None	None	None	None
Minimum lot width	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Minimum lot depth	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Allowable residential density in dwelling units per acre ⁽¹⁾	4-15 DU/AC	4-15 DU/AC	4-15 DU/AC	4-15 DU/AC	4-15 DU/AC	4-15 DU/AC
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	.25	.25	.25	.25	.25	.25
Build to Line						
Front yard ⁽⁴⁾	30 feet as measured from building front to right-of-way ⁽²⁾⁽³⁾ (60% of front facade w/in max.)	20 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	20 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	20 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	20 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	20 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.
Planter Style	N/A	Planter Bed	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	10 feet	6 feet	10 feet	10 feet	10 feet

1. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.
2. Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.
3. The City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.
4. In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

A. Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet (4½') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the sixty (60%) percent required.

Sub-District Framework - COR5 Parks & Open Space

Public Realm/Streetscape

The overall structure of The COR is based on a system of linked parks, trails and open space. This includes existing and proposed parks and trails defined in city and regional parks plans, joined with new parks and trails within The COR. Of equal importance is the contribution from each block and each development project to this green structure, adding a variety of private, semi-private and perhaps some additional public space throughout each sub-district. Great strolling streets provide connections between commercial, workplace, entertainment and residential neighborhoods and encourage shared use for cars, pedestrians and bicycles.

Site Development

The COR Master Plan illustrates a strong framework of green space, including a mix of public parks, destination amenities, courtyards, commons and other features. As a key component of the overall plan, this integrated system of parks, trails and open space provides the framework around which all other land uses are organized. Placemaking and connectivity are important site development considerations, linking each block and each sub-district with major public spaces nearby and with many other amenities and attractions in The COR.

Architecture

There are numerous opportunities to include buildings and other structures as significant design features within the proposed parks, trails and open space system for The COR. These could range from simple picnic shelters and landscaped arbors to more complex park buildings that might contain meeting rooms, rest rooms, storage areas and other facilities. Design of these important buildings should respond to the specific setting and landscape features in each park, and complement the overall character and quality of buildings located within surrounding blocks. Additionally, limited retail is planned along the perimeter of the park.

Table 7

COR5 Development Standards						
	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	0.5	N/A	0.5	0.5	0.5	0.5
Minimum lot width	N/A	N/A	N/A	N/A	N/A	N/A
Minimum lot depth	N/A	N/A	N/A	N/A	N/A	N/A
Allowable residential density in dwelling units per acre ⁽¹⁾	N/A	N/A	N/A	N/A	N/A	N/A
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	N/A	N/A	N/A	N/A	N/A	N/A
Build to Line						
Front yard ⁽⁴⁾	30 feet as measured from building front to right-of-way ⁽²⁾⁽³⁾ (60% of front facade w/in max.)	N/A	10 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	10 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	10 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	10 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)
Side yard	no req.	N/A	no req.	no req.	no req.	no req.
Rear yard	no req.	N/A	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet	N/A	25 feet	25 feet	25 feet	25 feet
Building height (min. - max.)	1-2 stories.	N/A	1-2 stories.	1-2 stories.	1-2 stories.	1-2 stories.
Planter Style	N/A	N/A	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	N/A	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	N/A	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	N/A	6 feet	10 feet	10 feet	10 feet

1. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.
2. Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.
3. The City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.
4. In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

A. Where commercial buildings are planned, at least sixty (60%) percent of street frontage of any lot shall be occupied by building facades meeting this build-to-line. On lots with more than one (1) street frontage, the build to line shall apply on each side fronting a street. An enclosed open area plaza space or outdoor seating with a decorative wall with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the sixty (60%) percent street frontage requirement.

B. Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet (4 ½') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the sixty (60%) percent required.

Implementation

Introduction

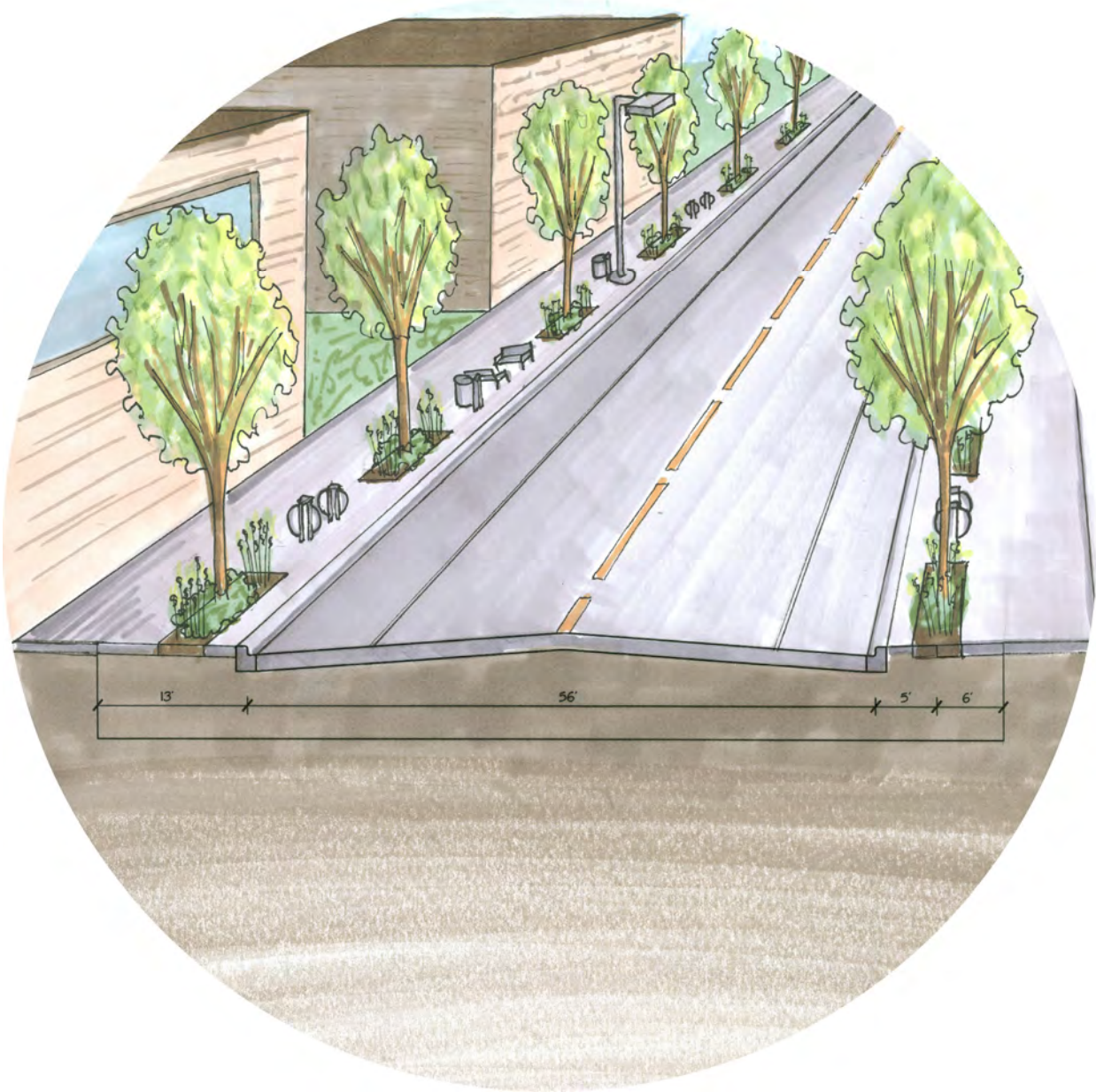
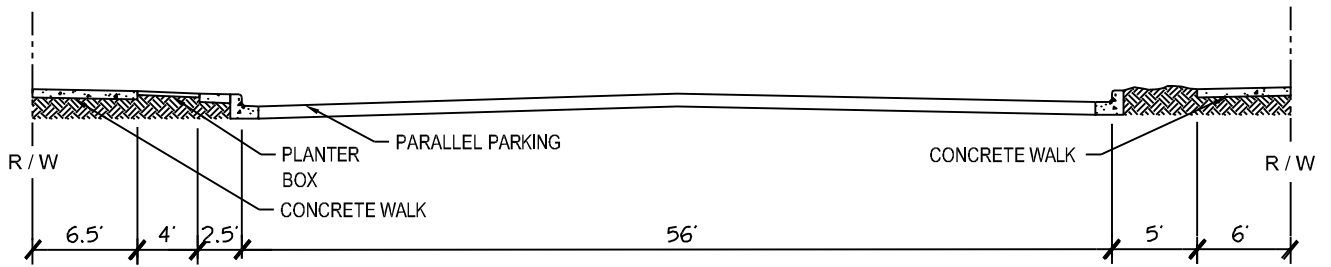
This framework provides distinct strategies for guiding The COR's form and appearance. This framework's vision for the COR will take several years to implement. Successful implementation will require consistent application of the Design Framework by City staff. Zoning enforcement and design framework standards will not succeed without the cooperation and commitment of landowners, development interests, and the rest of the community.

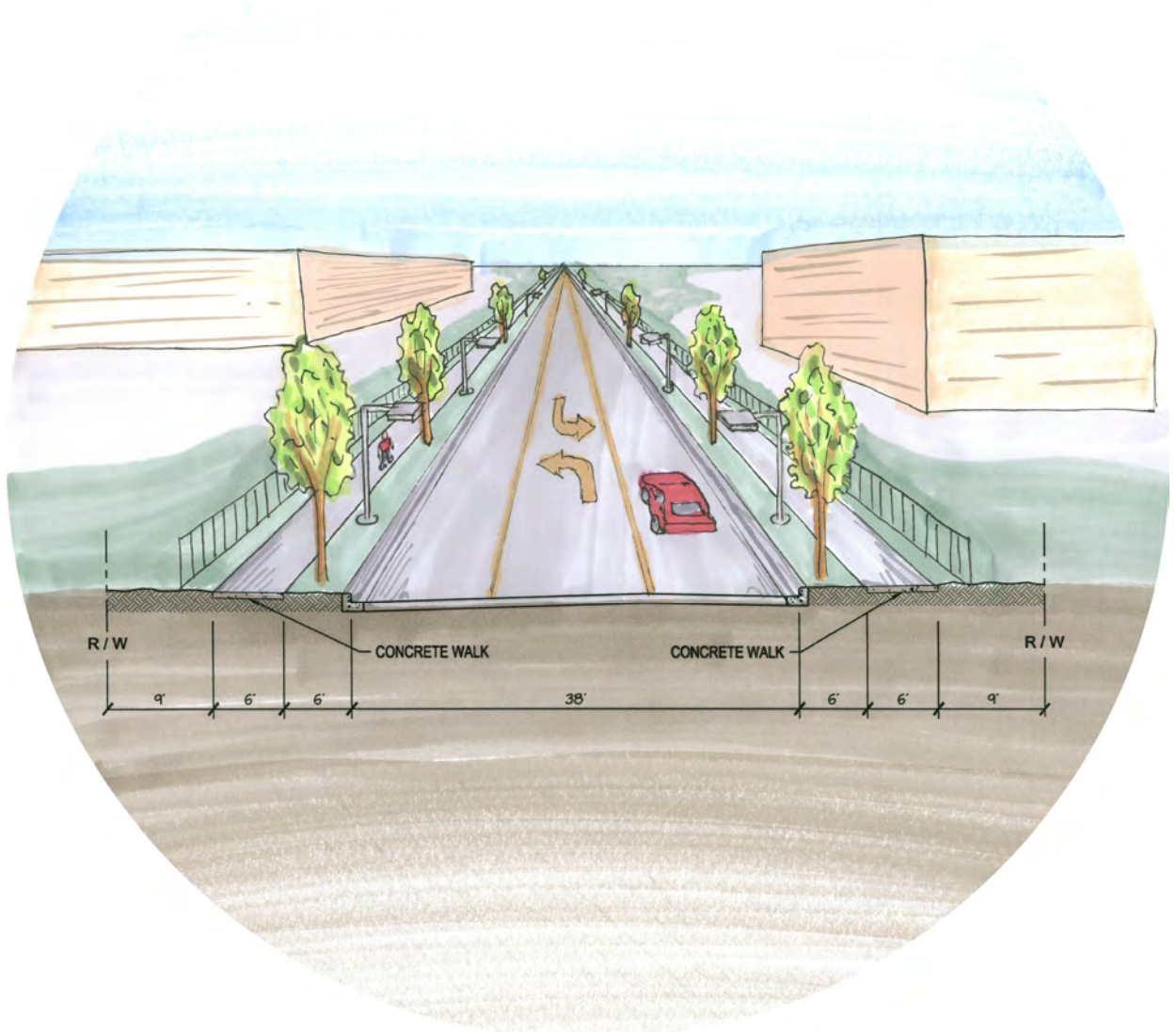
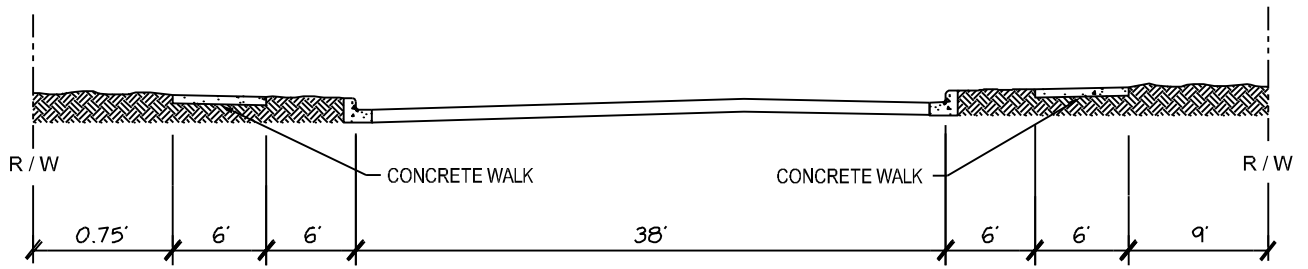
Design Review

The Design Framework will be administered by staff as part of the development review process. Staff will incorporate design review to ensure compliance with the Design Framework as a standard step in the development review process.

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APPENDIX A: SPECIFICATIONS AND DETAILS





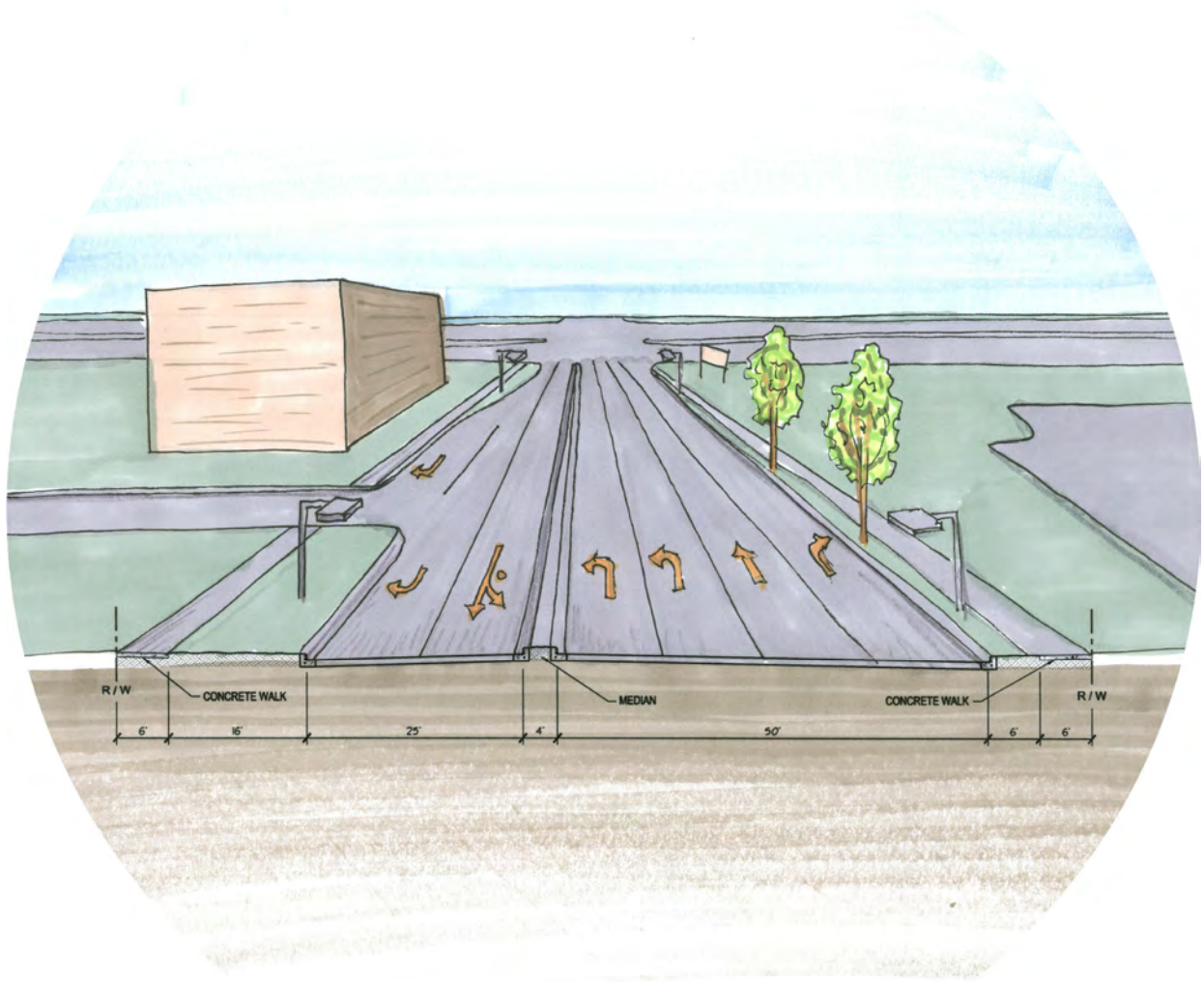
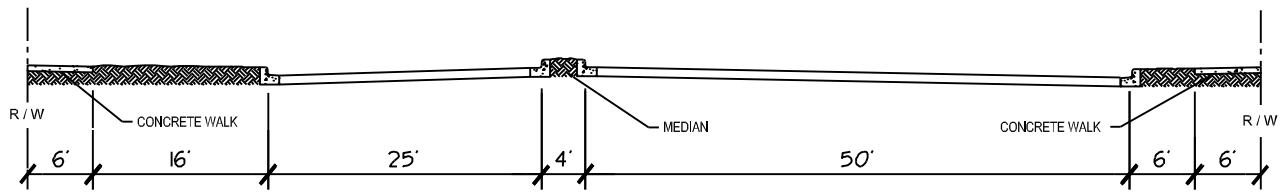
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L A N D F O R M

 From Site to Finish

DESIGN FRAMEWORK
 The COR at Ramsey
 PERSPECTIVE SECTION #2
 Sunwood Dr. West of Zeolite St.

THE
COR
 RAMSEY, MINNESOTA



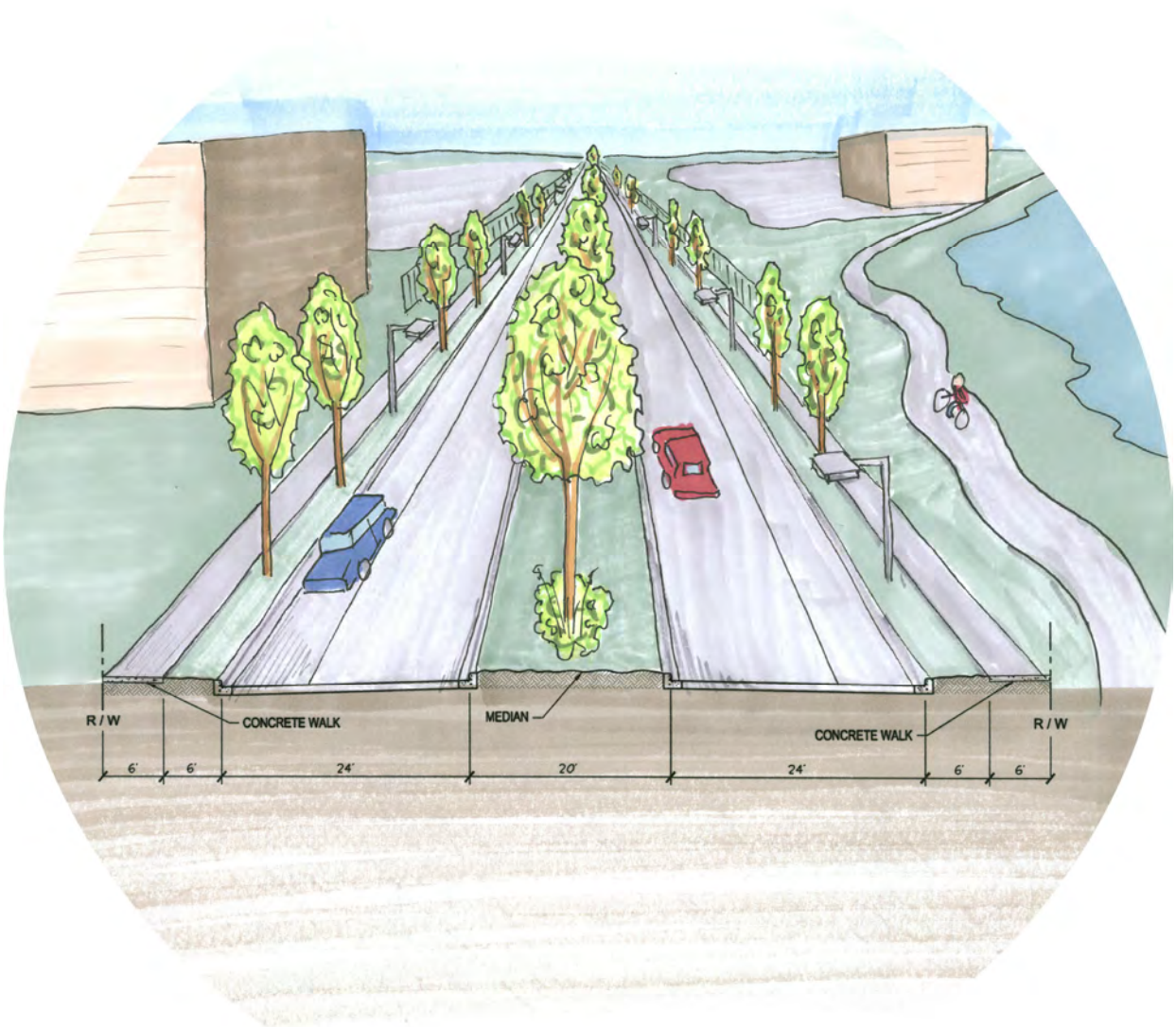
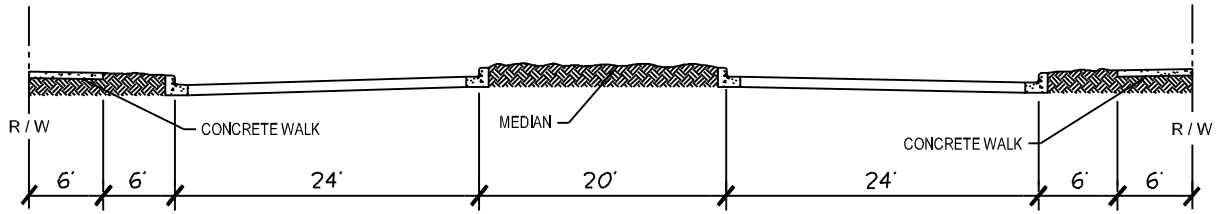
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L A N D F O R M

 From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey
 PERSPECTIVE SECTION #3
 Ramsey Pkwy. West of Roundabout





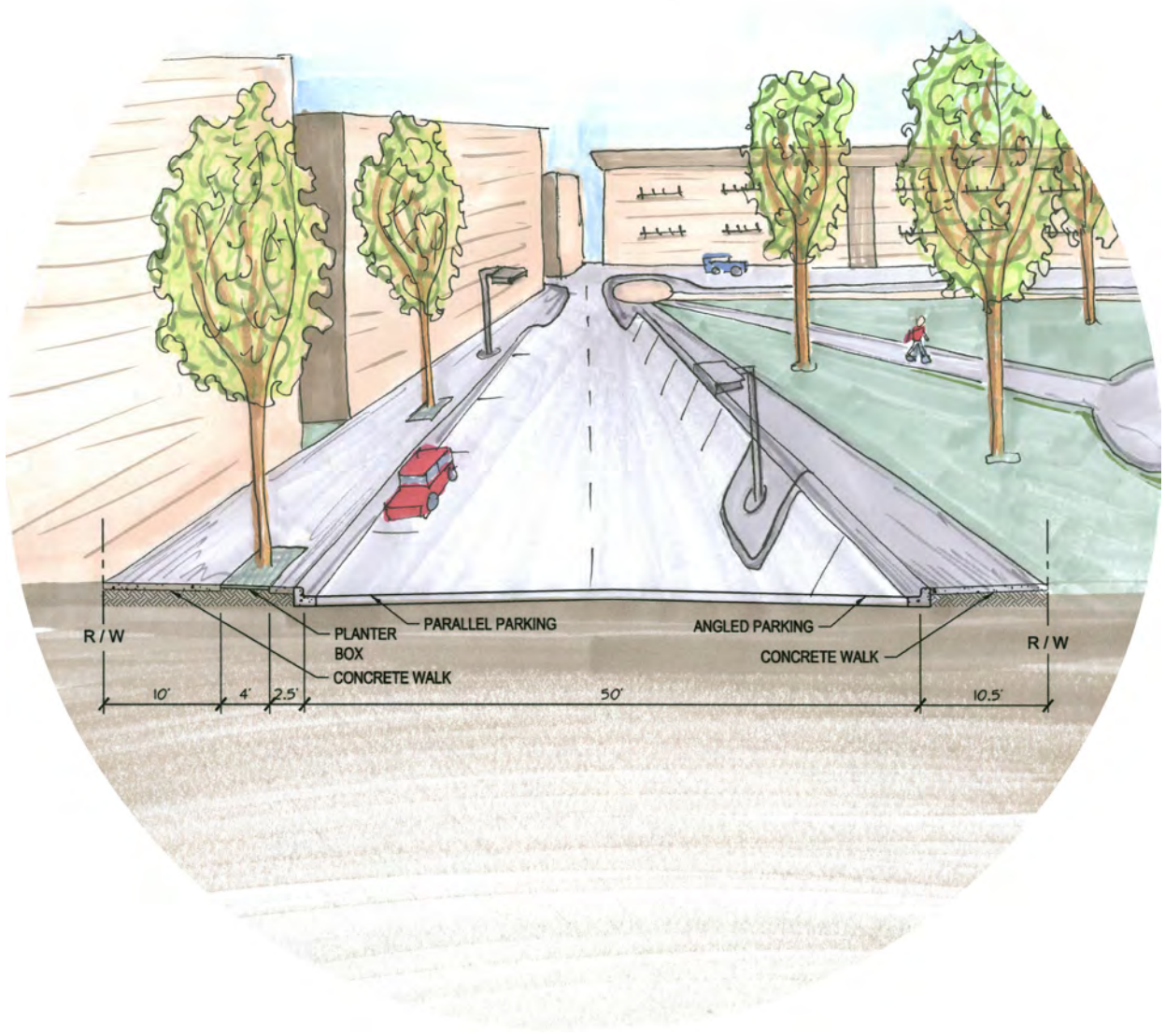
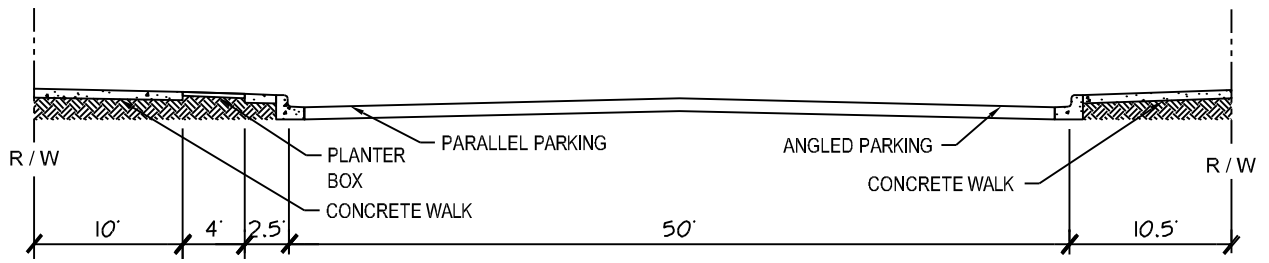
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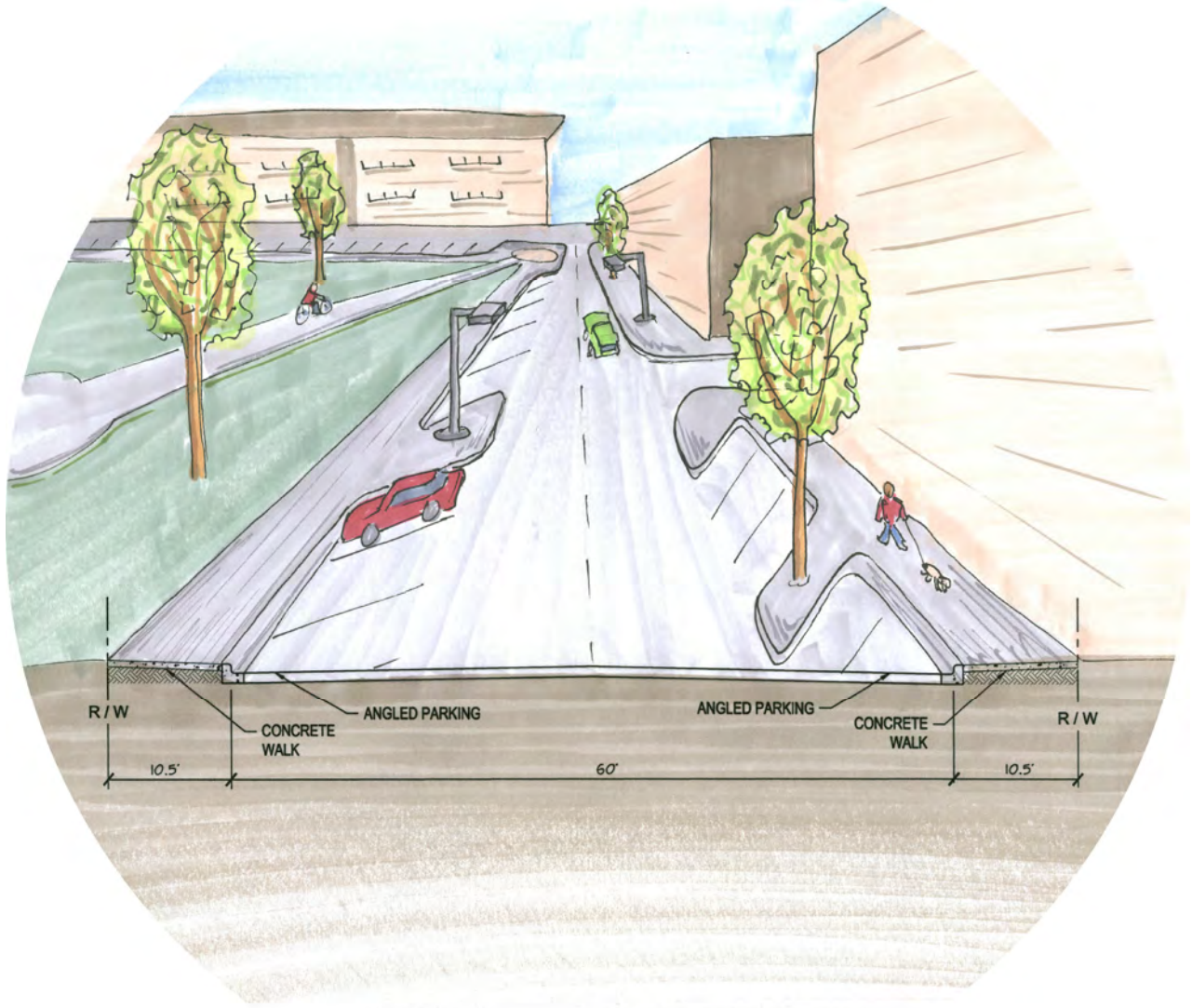
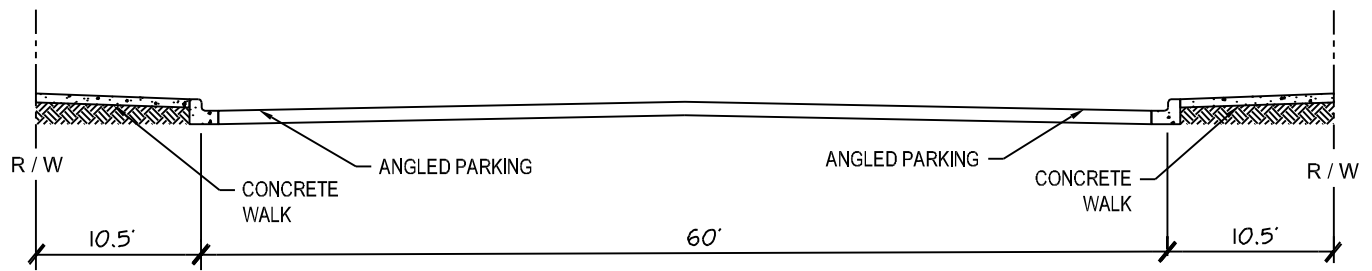
L A N D F O R M

 From Site to Finish

DESIGN FRAMEWORK
 The COR at Ramsey
 PERSPECTIVE SECTION #4
 Ramsey Pkwy. East of Zeolite St.



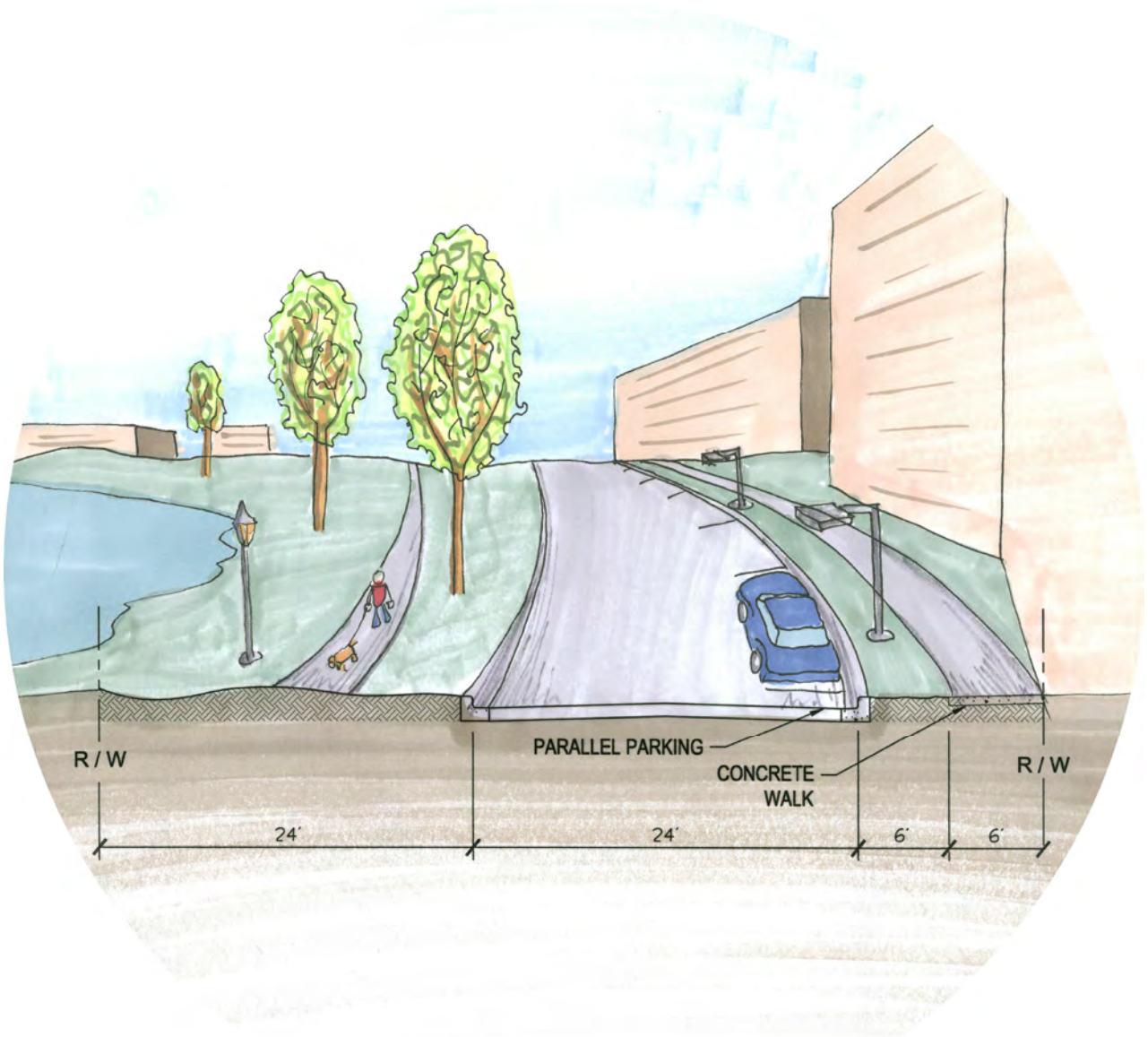
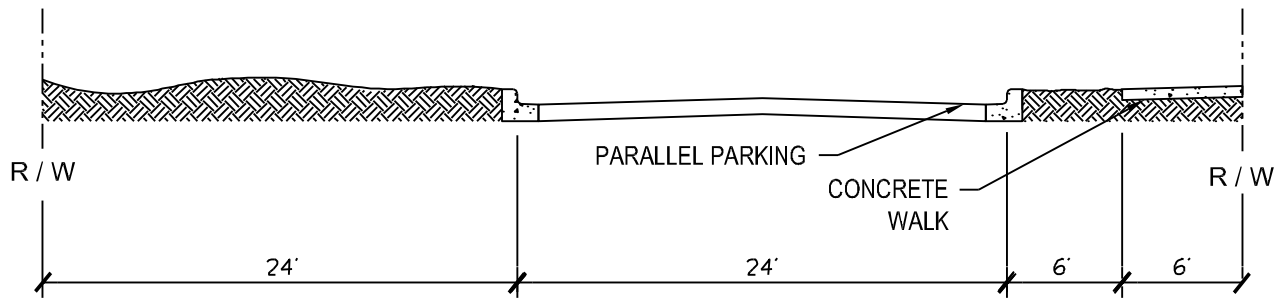




• •
L A N D F O R M
 From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey
 PERSPECTIVE SECTION #6
 Center St. East of Municipal Plaza





LANDFORM

From Site to Finish

DESIGN FRAMEWORK

The COR at Ramsey

PERSPECTIVE SECTION #7

Ramsey Pkwy. South of The Draw

THE

COR

RAMSEY, MINNESOTA

THE COR

AT RAMSEY

-  PYLON/COMMUNITY SIGNS
-  COMMUNITY KIOSK
-  PROJECT GATEWAY
-  PARKING

*See 'Appendix B' for sign details



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Signage Plan

09/06/2012





EXHIBIT B.1

<p>LANDFORM From Site to Finish</p>	<p>DESIGN FRAMEWORK The COR at Ramsey</p>	<p>THE COR AT RAMSEY RAMSEY, MINNESOTA</p>
	<p>PYLON/COMMUNITY SIGN 'A' Armstrong Blvd. & Highway 10</p>	



Eastbound



Westbound

EXHIBIT B.2



DESIGN FRAMEWORK
The COR at Ramsey

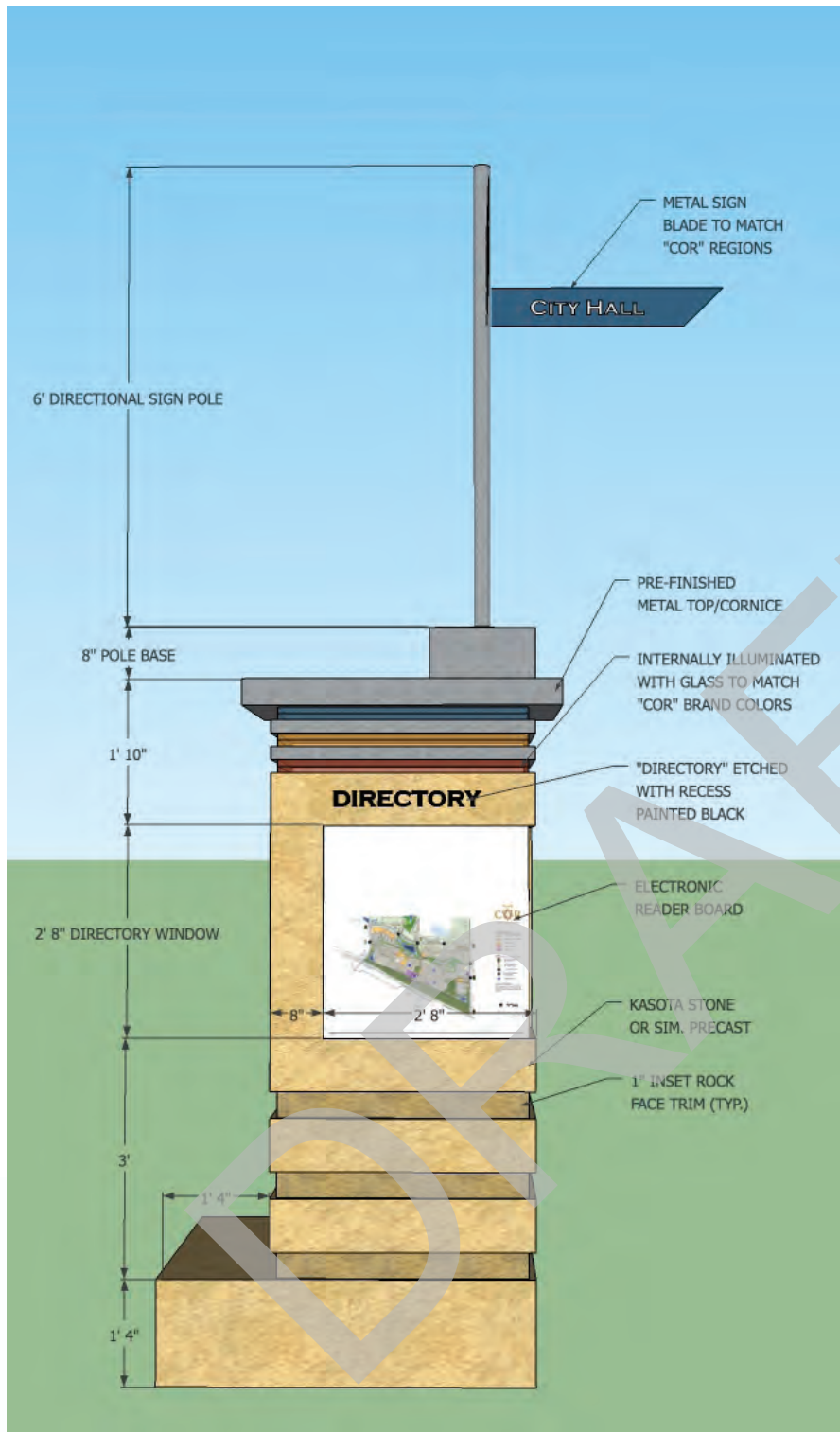
PYLON/COMMUNITY SIGN 'B'
Commuter Rail & Highway 10





EXHIBIT B.3

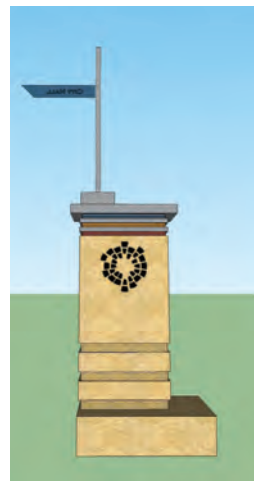
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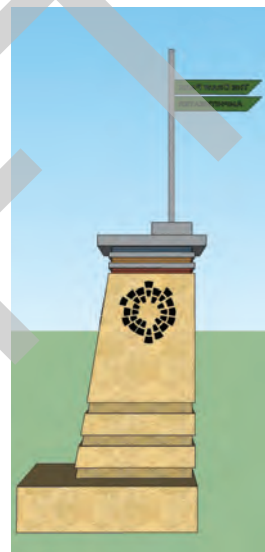
DIRECTORY PANEL VIEW



EVENTS PANEL VIEW



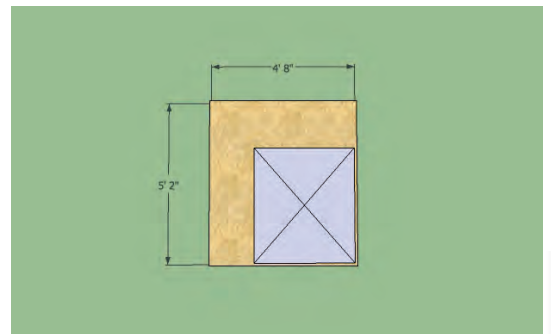
REAR VIEW



SIDE VIEW



PERSPECTIVE



PLAN VIEW

EXHIBIT B.4



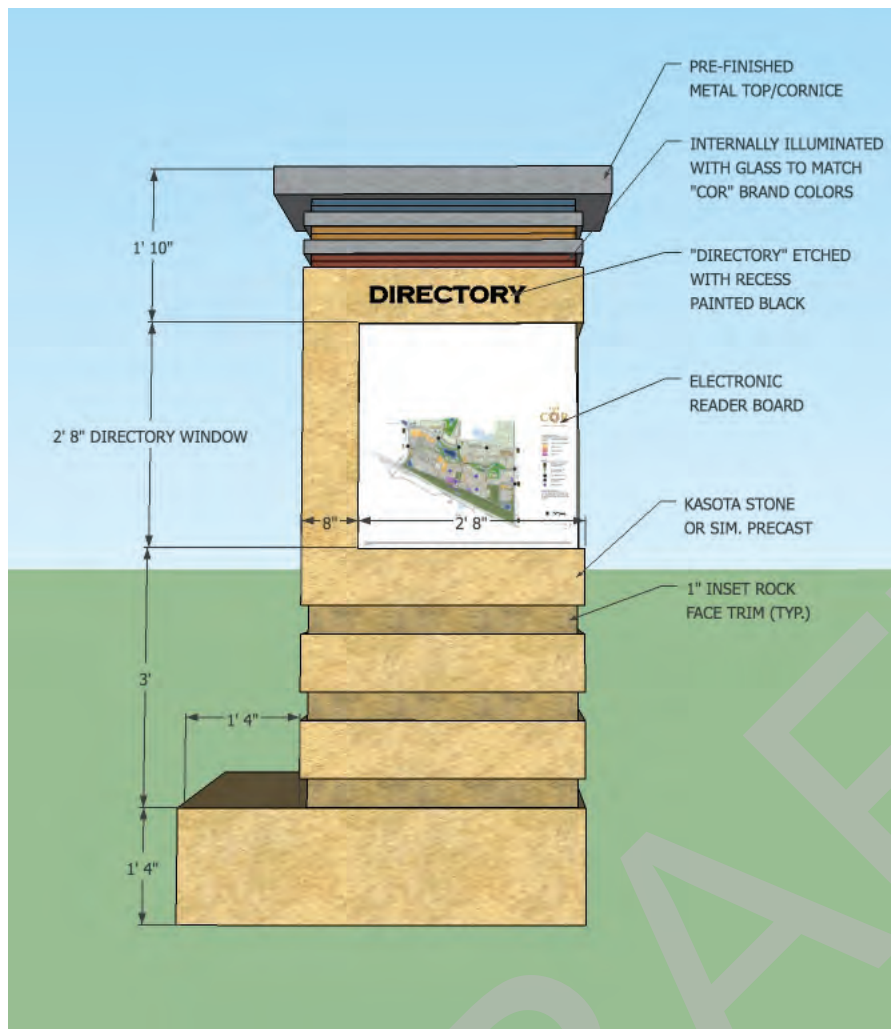
DESIGN FRAMEWORK

The COR at Ramsey

COMMUNITY KIOSK 'A'

Commuter Rail & Veterans Dr.

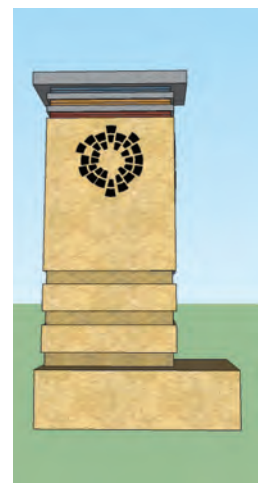




DIRECTORY PANEL VIEW



EVENTS PANEL VIEW



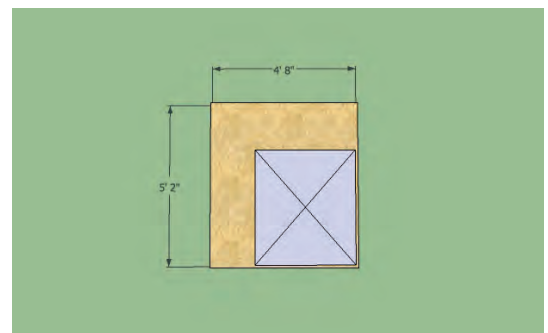
REAR VIEW



SIDE VIEW



PERSPECTIVE



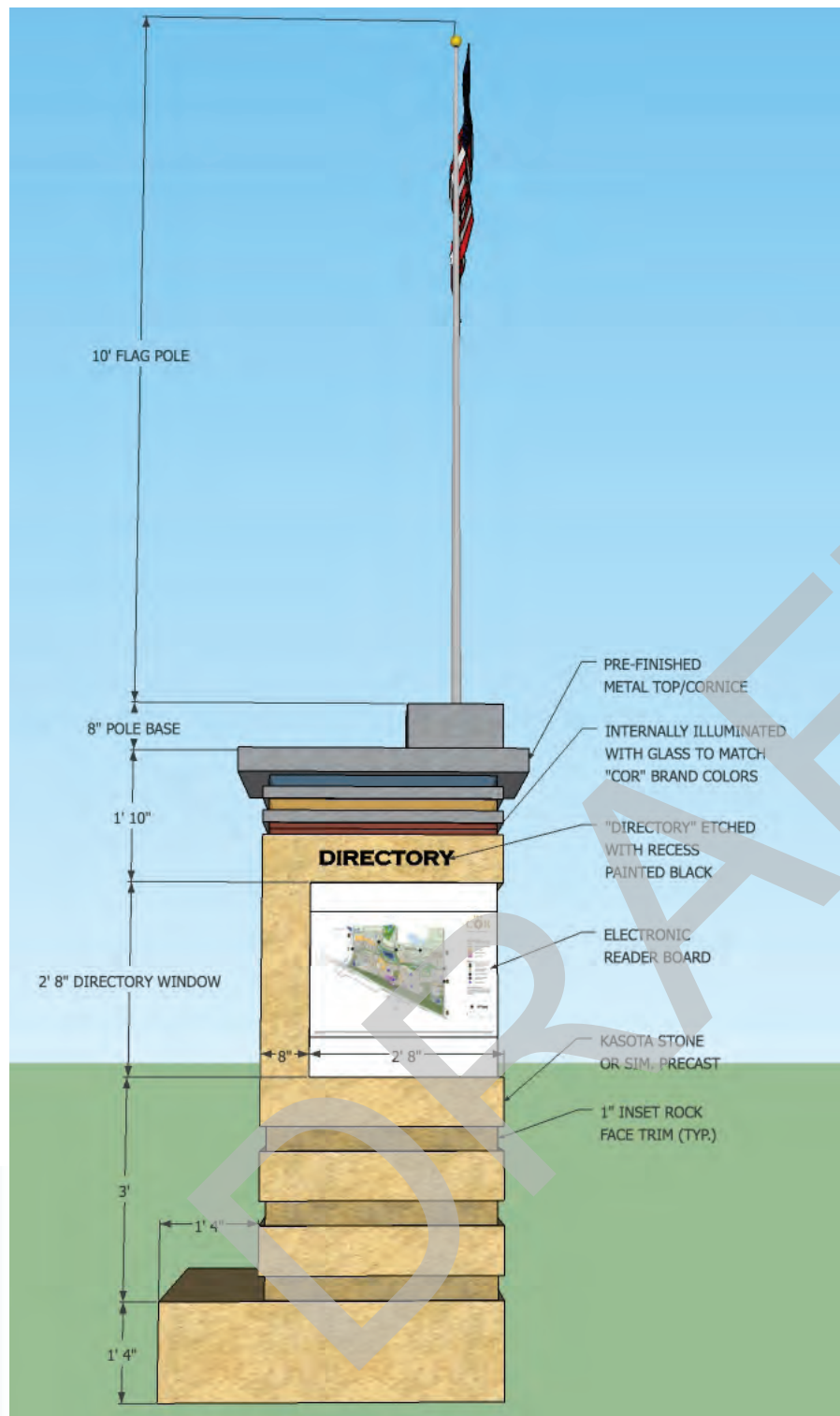
PLAN VIEW

EXHIBIT B.5

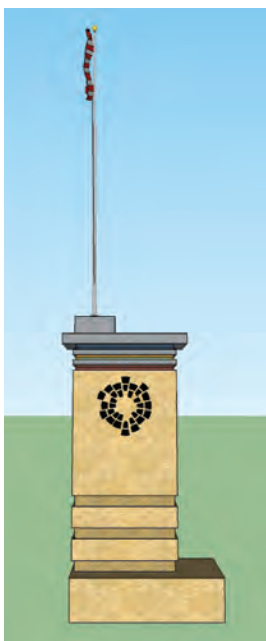


DESIGN FRAMEWORK
The COR at Ramsey
 COMMUNITY KIOSK 'B'
 Sunwood Dr. & Center St.

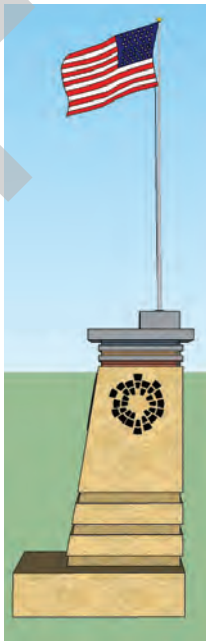




EVENTS PANEL VIEW



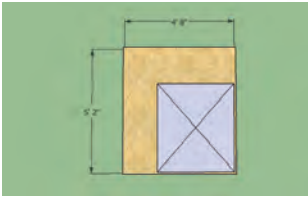
REAR VIEW



SIDE VIEW



PERSPECTIVE



PLAN VIEW

DIRECTORY PANEL VIEW

EXHIBIT B.6

LANDFORM

From Site to Finish

DESIGN FRAMEWORK

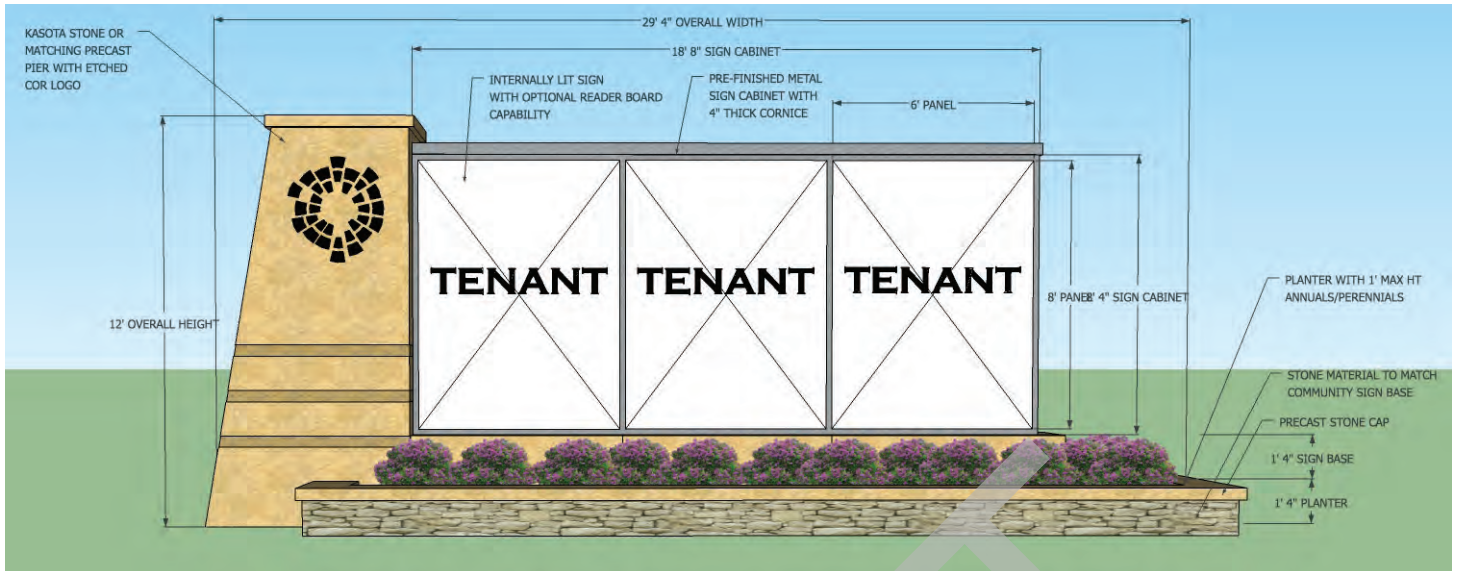
The COR at Ramsey

COMMUNITY KIOSK 'C'

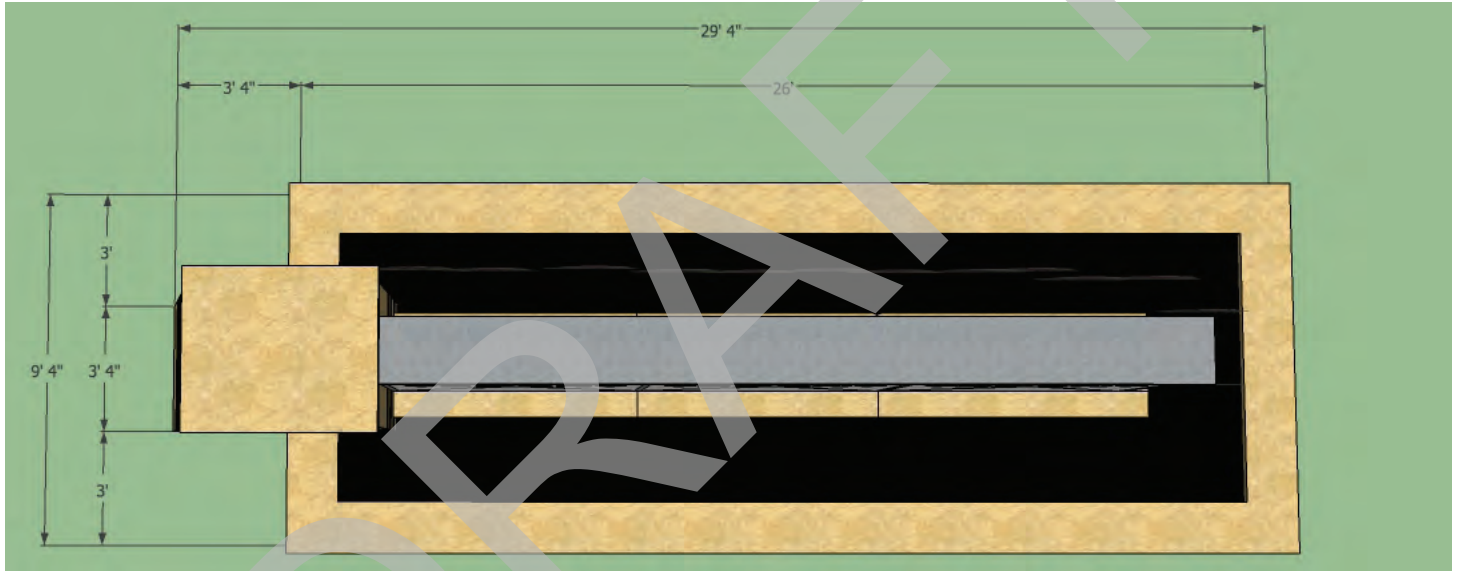
Sunwood Dr. at Municipal Plaza

THE COR

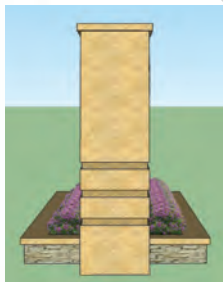
RAMSEY, MINNESOTA



ELEVATION AT SUNWOOD



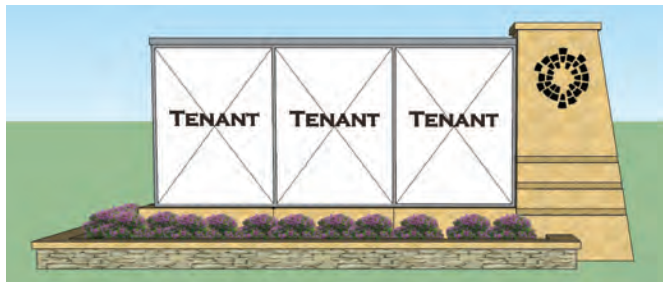
PLAN VIEW



PROFILE VIEW



PROFILE VIEW



ELEVATION

EXHIBIT B.7



DESIGN FRAMEWORK
The COR at Ramsey
 PROJECT GATEWAY SIGN 'A'
 Sunwood Dr. & Armstrong Blvd.



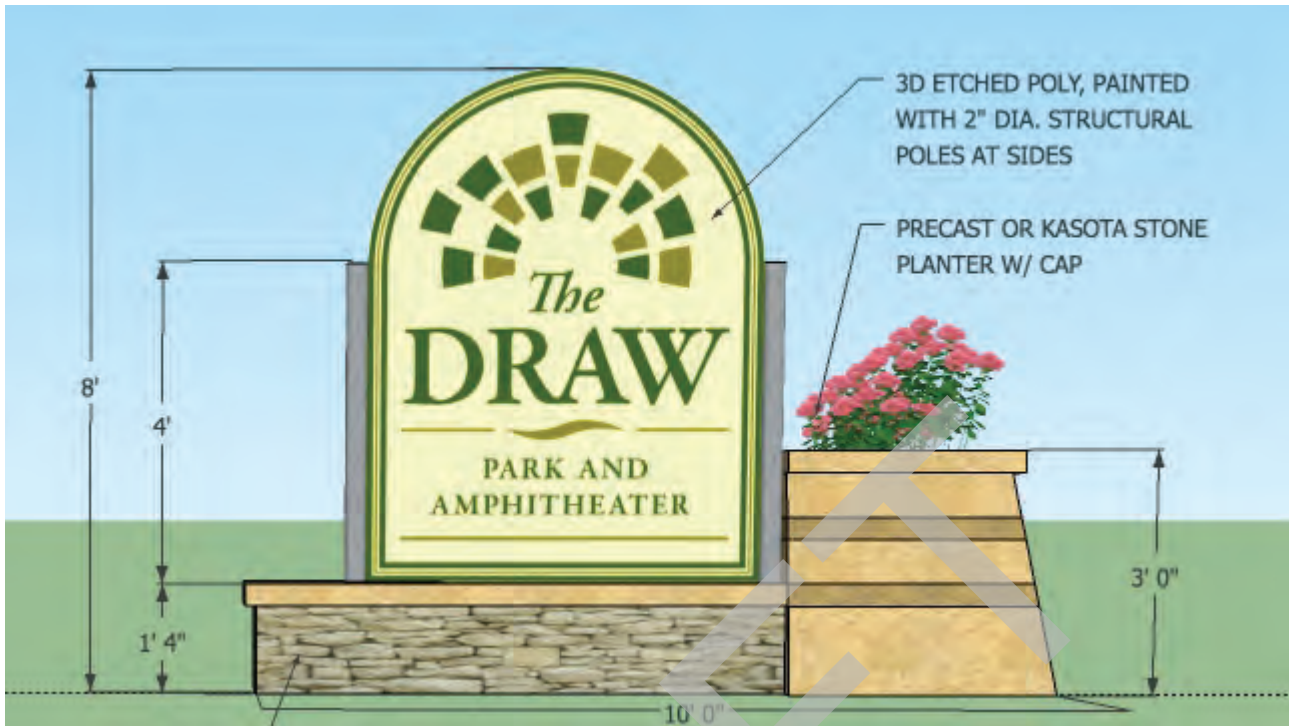
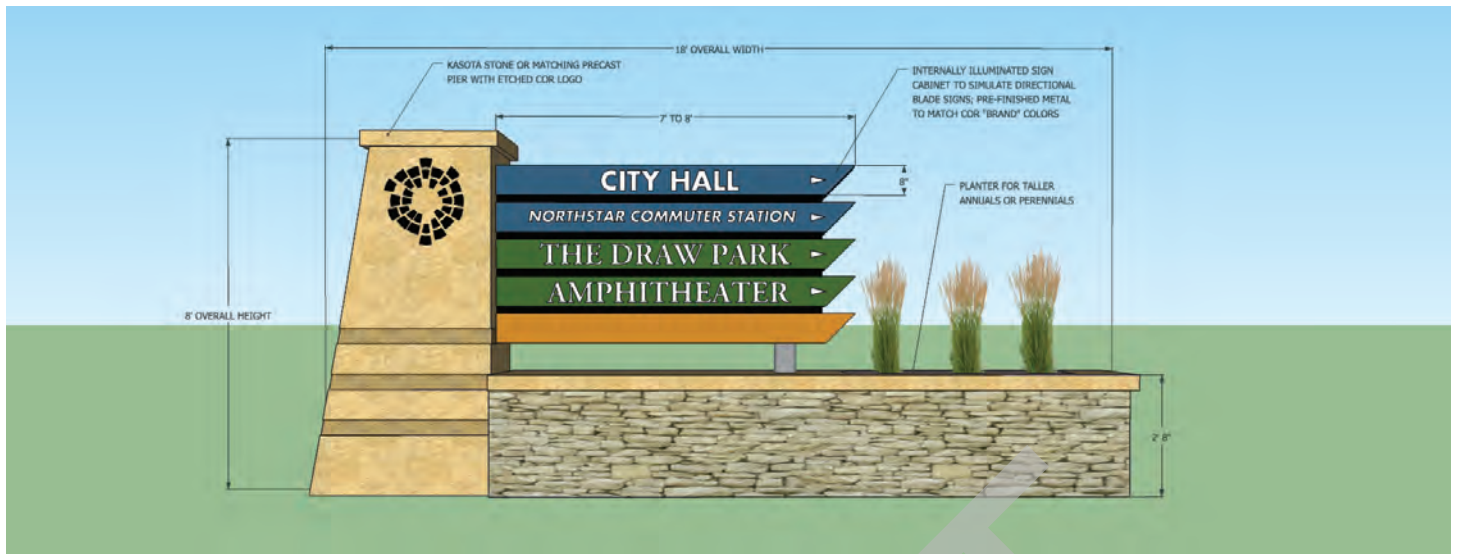
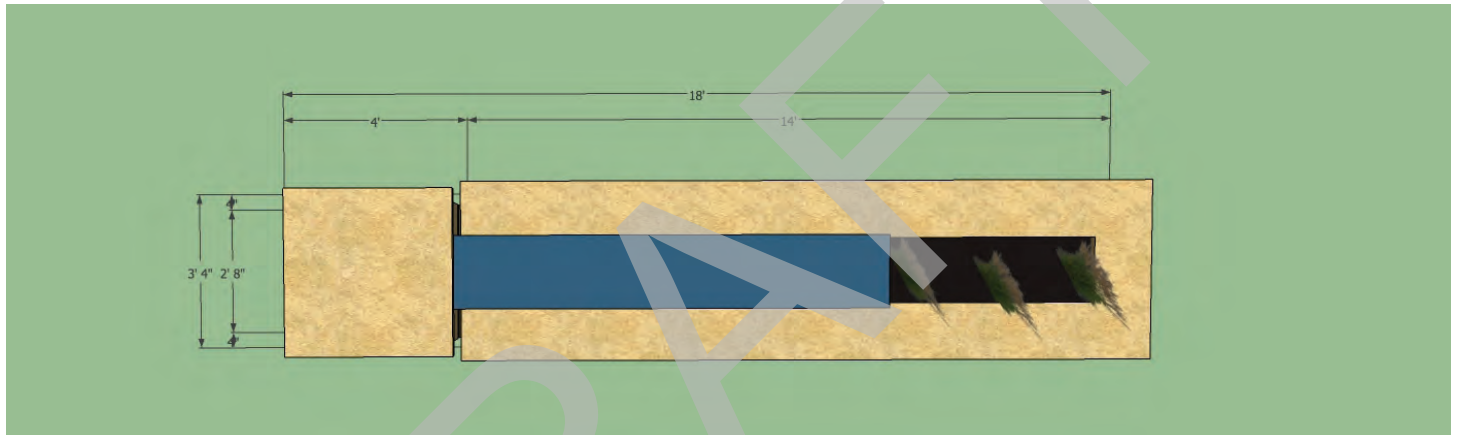


EXHIBIT B.8



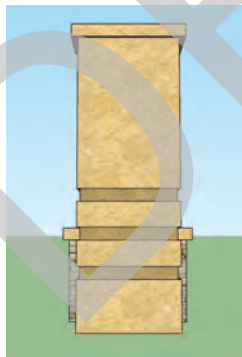
ELEVATION AT EASTBOUND BUNKER LAKE



PLAN VIEW



PROFILE VIEW



PROFILE VIEW



ELEVATION AT WESTBOUND BUNKER LAKE

EXHIBIT B.9

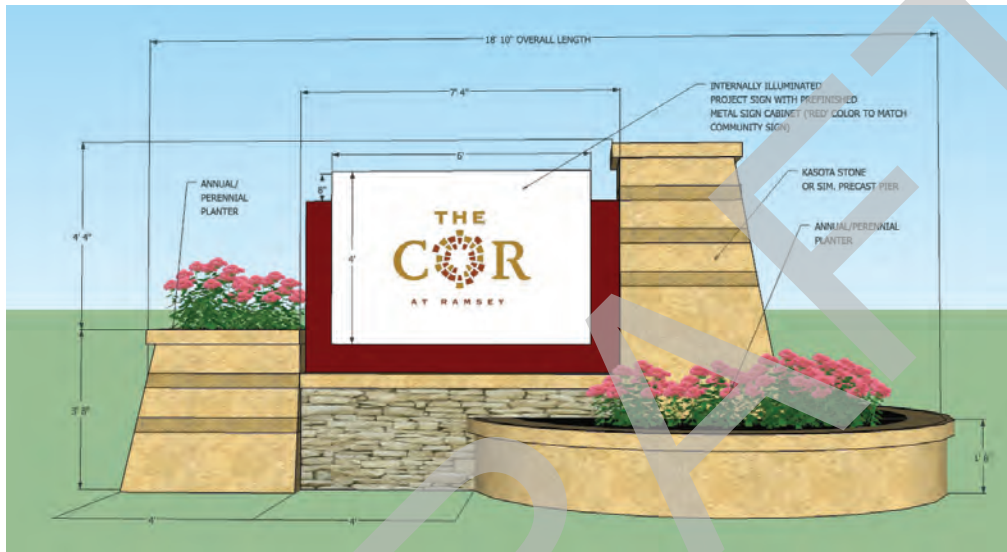


DESIGN FRAMEWORK
The COR at Ramsey
 PROJECT GATEWAY SIGN 'C'
 Bunker Lake Blvd. & Center St.





ELEVATION AT SOUTH BOUND RAMSEY



ELEVATION AT WESTBOUND BUNKER LAKE



PERSPECTIVE

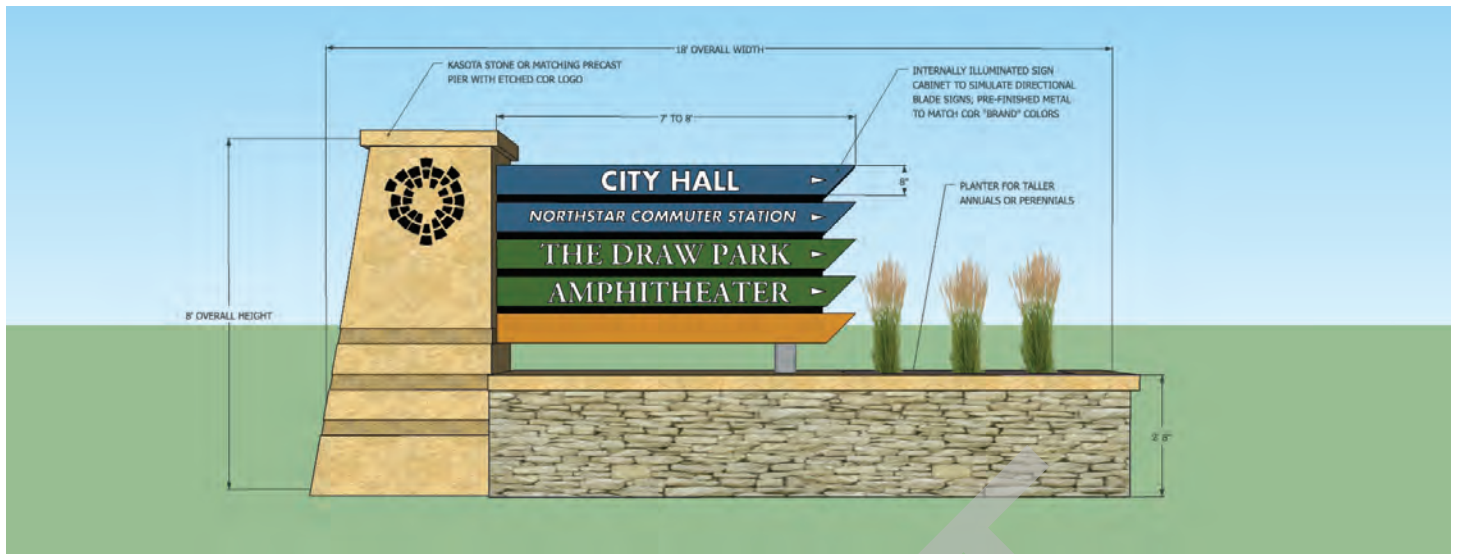
EXHIBIT B.10



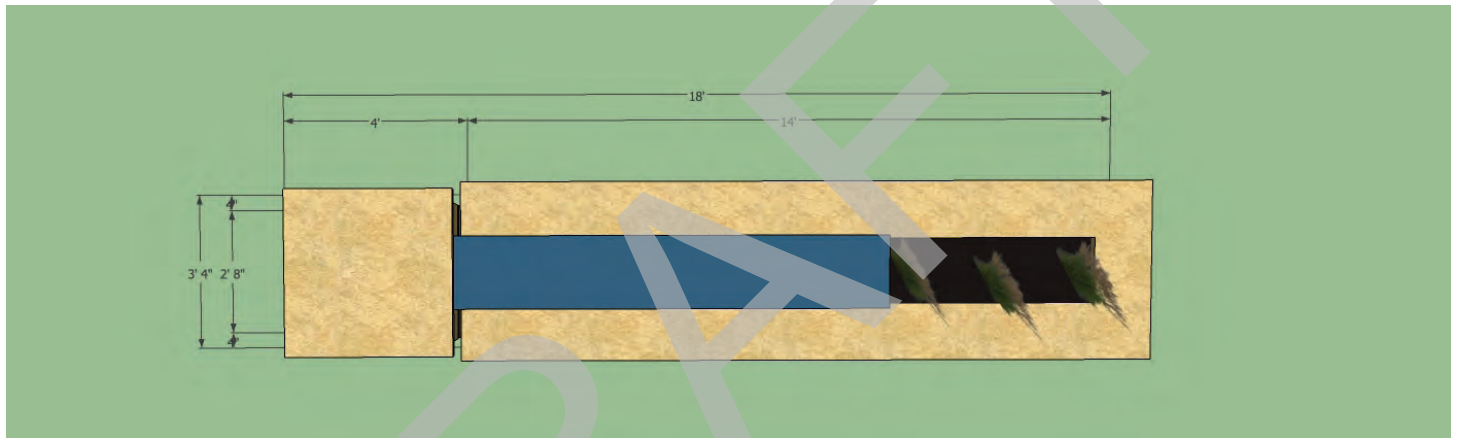
DESIGN FRAMEWORK
The COR at Ramsey

PROJECT GATEWAY SIGN 'D'
 Bunker Lake Blvd. & Ramsey Blvd.





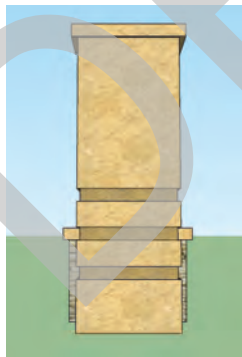
ELEVATION AT SOUTHBOUND RAMSEY



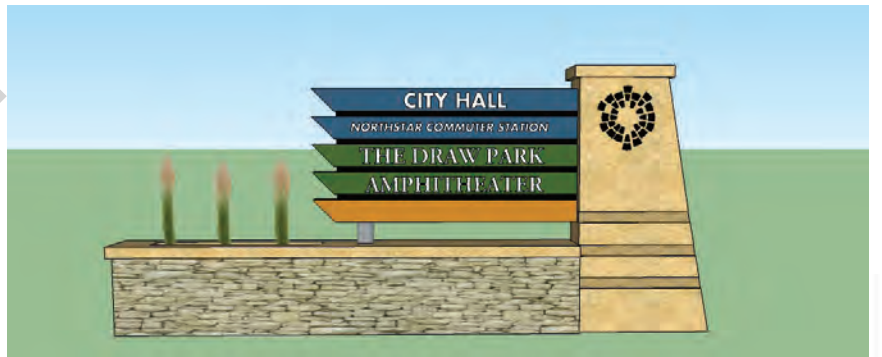
PLAN VIEW



PROFILE VIEW



PROFILE VIEW



ELEVATION AT NORTHBOUND RAMSEY

EXHIBIT B.11


 From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey
 PROJECT GATEWAY SIGN 'E'
 Sunwood Dr. & Ramsey Blvd.


 RAMSEY, MINNESOTA



EXHIBIT B.12


 From Site to Finish

DESIGN FRAMEWORK
 The COR at Ramsey

PUBLIC PARKING SIGNAGE
 Standard Signage


 RAMSEY, MINNESOTA

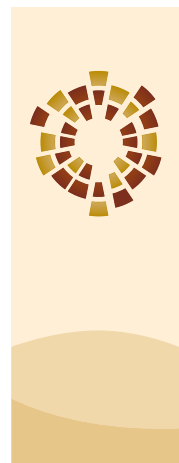
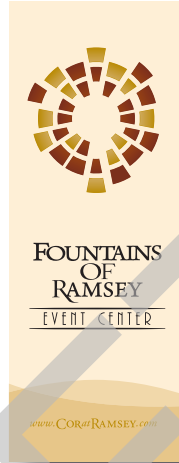
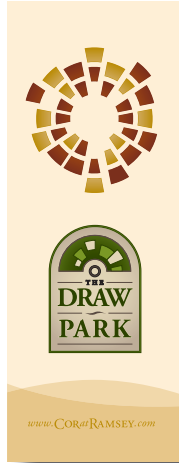


EXHIBIT B.13

LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey
LIGHT POLE BANNER SIGNS
Standard Signage





PERMANENT TENANT SIGN 1.



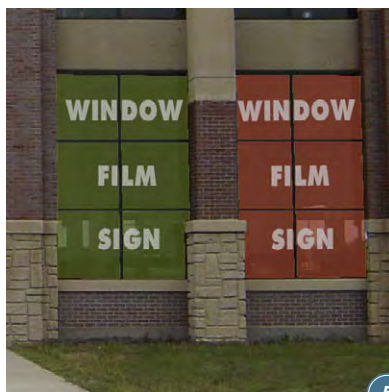
RAMP MARQUEE SIGN 2.



INFILL BANNERS 3.



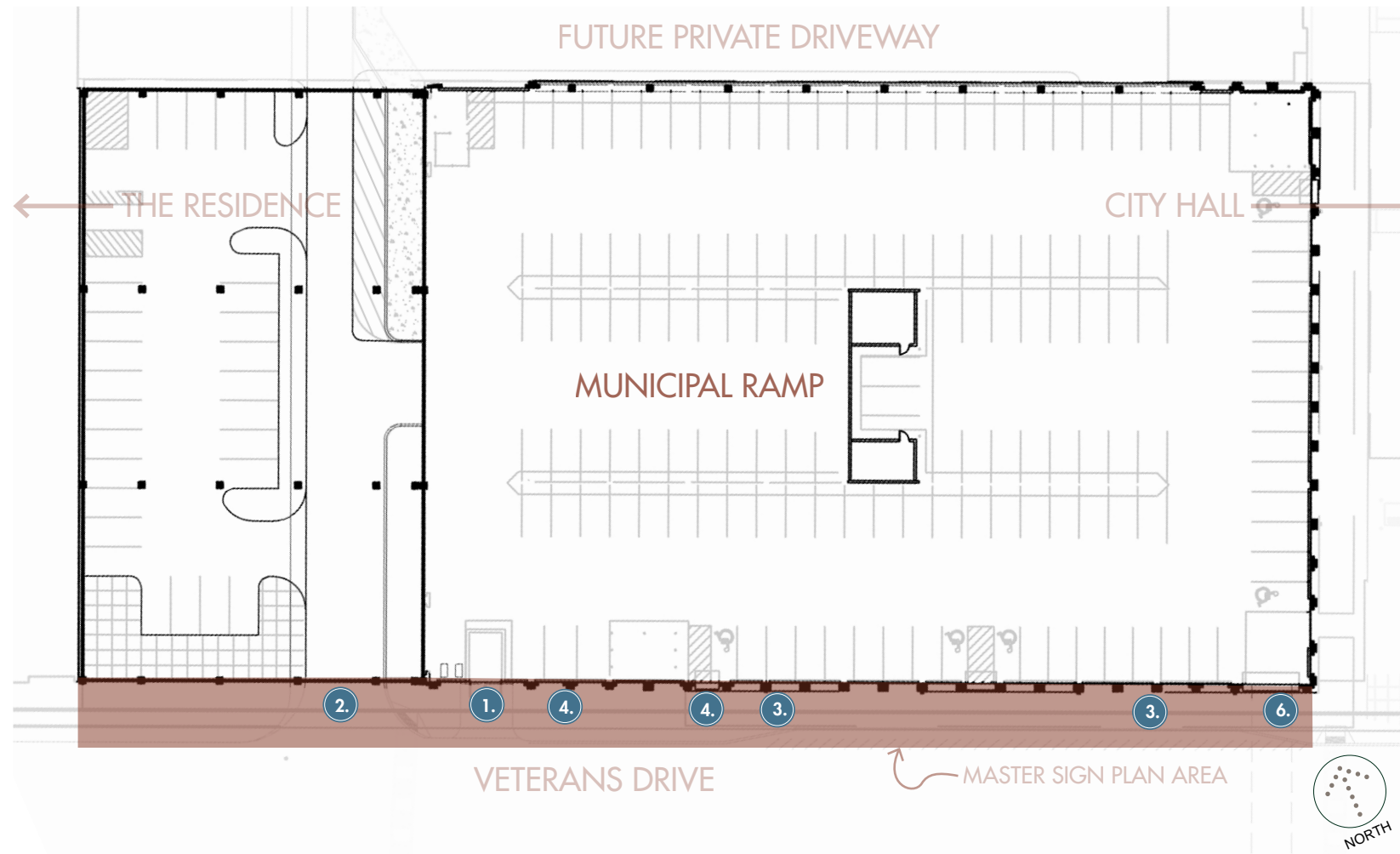
COLUMN BANNERS 4.



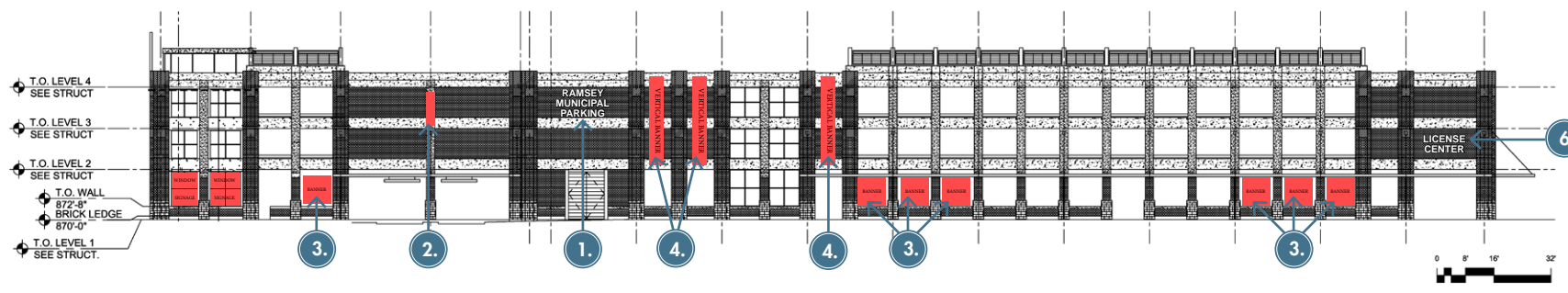
WINDOW FILM SIGN 5.



PERMANENT TENANT SIGN 6.



PLAN - N.T.S.



SOUTH ELEVATION - N.T.S.



AT RAMSEY

Sign Descriptions:

- 1. 'RAMSEY MUNICIPAL PARKING' brushed aluminum letters, flood illuminated.
Typical Sign Area = ±66 S.F.
Qty. 1 Total South Elevation = 66 S.F.
- 2. Two-sided Internally illuminated marquee sign cabinet. Typical Sign Area = ±60 S.F.
Qty. 1 Total South Elevation = 60 S.F.
- 3. Typical banner 6'x 6' printed perforated canvas with finished seams; occurs at open bays.
Typical Sign Area = 36 S.F.
Qty. 6 Total South Elevation = 216 S.F.
- 4. Typical banner 4'x20' printed canvas x 3 sides.
Typical Sign Area = 240 S.F.
Qty. 3 Total South Elevation = 720 S.F.
- 5. Window film signs. Sizes vary.
Typical Sign Area = 64 S.F.
Qty. 2 Total South Elevation = 128 S.F.
- 6. "LICENSE CENTER" brushed aluminum letters
Typical Sign Area = 60 S.F.
Qty. 1 Total South Elevation = 60 S.F.

Ramp Elevation & Sign Area Calculations:

South Elevation:

Total Elevation Area = ±15,589 S.F.
 Total Allowable Sign Area (15% Elevation Area) = ±2,338 S.F.
 Total Proposed Sign Area Used = 1250 S.F.



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Parking Garage Master Sign Plan

10/15/2012

The COR Timeline of Significant Events—Updated June 12th 2012



**CITY COUNCIL WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey City Council conducted a City Council Work Session on Tuesday, May 26, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Sarah Strommen
Councilmember Jill Johns
Councilmember Mark Kuzma
Councilmember John LeTourneau
Councilmember Chris Riley
Councilmember Melody Shryock (arrived at 6:05 p.m.)
Councilmember Kristine Williams

Members Absent: None

Planning Commission

Members Present: Chairperson Gary Levine
Commissioner Andrews Andrusko
Commissioner Randy Bauer (arrived at 6:07 p.m.)
Commissioner Ralph Brauer
Commissioner Cindy Nosan
Commissioner Gary VanScoy

Planning Commission

Members Absent: Commissioner Matthew Maul

Also Present: City Administrator Kurtis Ulrich
Parks and Assistant Public Works Superintendent Mark Riverblood
Community Development Director Timothy Gladhill
City Planner Chris Anderson
Asst. City Administrator/Economic Development Manager Patrick Brama
City Attorney Joe Langel

1. CALL TO ORDER

Mayor Strommen called the City Council Work Session to order at 5:45 p.m.

2. TOPICS FOR DISCUSSION

2.01: Review Development Plan and Design Framework for The COR

Community Development Director Gladhill reviewed the staff report and key discussion topics that he wanted the group to consider.

Commissioner VanScoy stated that he was a part of the group when the plan was originally developed and since that time, as the City has gone through process of approving projects, there is more varying from the original concept. He stated that it makes him uncomfortable for the City to consistently approve variances from the Ordinances, as that inhibits the ability to accomplish the original goal. He questioned if the original concept is still valid or whether he is holding onto old values that simply do not work. He stated that he measures applications against the Ordinances and whether or not the project fits within the desired intent of the City. He believed that the City should review the basics and if the vision has changed, make the necessary amendments. He stated that parking is still an issue, noting the desire for shared parking but the lack of a plan to reach that end result.

Mayor Strommen stated that multiple plans can still bring the City to the same vision. She questioned whether the Commissioner believes the vision is the same but the plan has changed or whether he believes the vision and plan have changed.

Commissioner VanScoy stated that he believed both the plan and vision have changed, noting that he does not oppose the change but simply believes that the vision and plan should be amended to fit the City's current path.

Commissioner Bauer stated that the idea had been that The COR should never look like Riverdale. He stated that there is a sense that perhaps the development is moving in more of a Riverdale direction. He questioned the Council's idea for the future development of The COR.

Commissioner Levine stated that things have changed just as life changes and that currently the City is not "playing by the rules". He stated that the City should review what is being done and what needs to be done and amend the rules to better fit the desired outcome as that has changed over time, rather than continuing to issue variances.

Mayor Strommen agreed that the Master Plan has changed several times throughout this course but believed that many elements of the vision remain the same. She stated that there may be degrees of implementation to reach the vision, noting that some elements of the original vision may still exist but in a different manner than originally thought.

Community Development Director Gladhill stated that one of the main issues is parking strategies, specifically surface parking, and believed that some of the language in the zoning code could be further clarified. He noted that mixed use is another large component and confirmed that there may also be better language to address that component.

Mayor Strommen agreed that clarification of the zoning code could be made but stated that perhaps there should also be a higher-level discussion regarding the elements of the original vision as some of those items may have changed over time.

Community Development Director Gladhill questioned whether that discussion should occur at the Planning Commission level, a joint Commission and Council meeting or whether public input should also be gathered.

Commissioner Levine stated that he liked the idea of a joint meeting to check back in and make sure the discussion the Commission is having is moving in the right direction but did not believe that a large public meeting would be necessary.

Commissioner Bauer stated that he wanted to make sure that the process is transparent as well because multiple residents have expressed that they felt the original discussions for The COR had been hushed and were not transparent.

Councilmember Shryock arrived.

Mayor Strommen stated that through this process there should be a review of the original vision to determine if that is the same or where changes need to be made to the elements or implementation items. She stated that perhaps those results are then shared with the public.

Councilmember Riley stated that another step of the process would be to determine the impediments to the desired vision.

Commissioner Randy Bauer arrived.

City Administrator Ulrich stated that there is a good amount of community interest in The COR and agreed that could be a good public involvement process.

Mayor Strommen agreed but believed that the review should be completed first in order for everyone to be on the same page.

Councilmember LeTourneau agreed that this would be a good exercise. He stated that there has been a good effort for the City to get out of the development business but believed that there would be a good benefit for the City to take a step back and review the best methods to reach the desired end result.

Mayor Strommen agreed that the City has been focused on being a landowner and getting out of the development business which has distracted the City from their overall role in the planning process.

Councilmember Kuzma stated that his platform had been for the City to get out of the development business and believed that the City has done a lot in the past ten years. He stated that there has been a large amount of development in The COR in the past ten years along with beginning the Armstrong interchange project. He stated that the City was dealing with these issues while bringing on a new economic development staff member and working with reality rather than what the Metropolitan Council had projected. He also believed that the City has been much more transparent than it had been in the past.

Councilmember Williams stated that the Economic Development Authority (EDA) has recently been brought into discussions, which she thought was a great idea and also provides another level of transparency.

Commissioner Levine stated that this process has been underway for about 15 years and acknowledged that things change. He stated that the City is trying to be transparent and believed an open forum would be a great part of this process where the changes and vision can be discussed. He also believed that it is important for the Council and Commission to meet jointly in order to facilitate discussion of this nature.

Commissioner Bauer stated that from a systemic perspective the interest in The COR has grown because this Council has been more open and residents feel that they are being listened to and are more a part of the discussion. He stated that they also need to remember that some people had expressed the opinion that the original plans were not attainable and therefore could have never been reached.

Councilmember Johns stated that this would be a great opportunity to refresh on what is possible, noting the timing of the Armstrong interchange project actually moving forward.

The consensus of the Council and Commission was to conduct an inventory on the elements of the original plan compared to the current status and the vision for The COR today, which will be reviewed with the Planning Commission, other relative Advisory Boards, and City Council.

Councilmember Riley stated that the market must also be considered, noting that it may not be economically feasible for development to fund a multi-million dollar parking ramp. He stated in that case the City would need to fund the element or amend the development plans.

Mayor Strommen agreed that the plan should be reviewed to determine if some of the original elements are feasible.

Community Development Director Gladhill stated that along with this process he would like to see the plan made more user friendly as it can be very confusing to follow in the current format.

Commissioner Andrusko questioned what the Commission would do in the time being.

Community Development Director Gladhill stated that the Commission would continue to enforce the regulations as they exist today.

Commissioner VanScoy stated he is having difficulty supporting the land uses proposed by applicants as there is conflict with the existing regulations. He stated that the Commission will still look at the land use and Ordinances to determine if they fit and make a recommendation to the City Council based on that, noting that the Council may have different priorities than the Commission.

Mayor Strommen appreciated the Commission bringing this discussion forward as she believed it would be a benefit to have this refresher in order to better match the implementation items with the intent. She stated that policy decisions will need to be made as the projects come. She stated that the opinion and recommendation of the Planning Commission matters, whether or not the recommendation is followed. She agreed that the City Council does have different priorities

regarding the policies and acknowledged the difficult position the Commission is placed in during this review period.

Commissioner Bauer stated that there are companies that gather consumer information that may be useful to the City during this process.

2.02: Discuss Approach for Comprehensive Plan Update

Community Development Director Gladhill reviewed the staff report and the role of the different Advisory Boards and Commissions during this process.

Councilmember Kuzma stated that he has attended a number of the focus meetings hosted by Community Development Director Gladhill and believes he does a great job of facilitating and gathering public opinion.

Mayor Strommen encouraged everyone to think carefully about the questions, such as those in the work planning document, to ensure that the questions are able to be answered by all residents. She provided the example of using questions that everyone can answer rather than higher level planning questions that could be intimidating.

2.03: Discussion on Potential Improvements to Other Planning Commission Topics

Community Development Director Gladhill presented the staff report.

Commissioner Bauer stated that perhaps it would be a good idea to do a review of all the planning Ordinances as there are so many variances being issued, in order to better fit the intent of the City within the Code.

Mayor Strommen suggested that staff use a prioritization level, beginning with those issues that are constantly receiving variances and delaying review on Ordinances that may not need to be amended.

Commissioner VanScoy stated that at one time there was a small architectural review board that considered projects proposed for The COR and believed that perhaps there should be a discussion on whether that group be re-established.

Community Development Director Gladhill stated that board was removed during the revisioning process as the City was very involved, to the point of hiring an architect to sit on that board. He stated that staff agrees that there could be benefit to re-establishing some format of that group to review applications within The COR.

Councilmember LeTourneau stated that it may be beneficial to define a process where the community could be divided up into sections, noting that while some development regulations fit within certain areas of the City, those regulations do not fit well with other areas of the City.

Mayor Strommen questioned if that process would be outside of the Comprehensive Planning process.

Councilmember LeTourneau stated that he was unsure as currently the City makes choices on a community level over the entire City and perhaps decisions would be more appropriately made over smaller development areas.

Commissioner Andrusko stated that perhaps the idea of neighborhood boards could be used in order to gain input from different areas of the City during the Comprehensive Plan process.

Community Development Director Gladhill stated that the City has been doing that to some degree and agreed that would be a great idea to continue that aspect, noting that additional ideas could be built into the Work Plan.

City Administrator Ulrich stated that idea reminds him of the Northfork Home Owners Association meeting that Mayor Strommen and Councilmember LeTourneau attended. He explained that residents often feel more comfortable sharing ideas about their geographic level when the group comes to them on “their turf”.

Mayor Strommen agreed that could be done by Ward, visiting one Ward each quarter.

Community Development Director Gladhill questioned if the Commission and Council feel that enough information is being brought forward through staff reports and with contingent conditions, which sometimes allow an application to move a bit faster.

Commissioner Levine commended staff, noting that staff is doing an excellent job of supplying the necessary information to facilitate a review while still allowing applications to move forward.

Commissioner Bauer agreed that the City has a great staff team in place.

Councilmember Riley stated that he would not like to see conditions made contingent upon agreements that have not yet been discussed.

Mayor Strommen agreed that this process and the input from staff has been a vast improvement from where the City has been in the past and appreciated the upfront planning of staff. She believed that staff was doing an excellent job of using their judgement to determine when there is sufficient information for an application to move forward or whether additional information is necessary before review can occur. She thanked the Commission for their time and input during the discussion tonight.

3. TOPICS FOR FUTURE DISCUSSION

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:55 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey Planning Commission conducted a special work session on Thursday, July 9, 2015, in the Lake Itasca Room at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Gary Levine
Commissioner Randy Bauer
Commissioner Matthew Maul
Commissioner Cindy Nosan
Commissioner Gary VanScoy

Members Absent: Commissioner Andrew Andrusko
Commissioner Ralph Brauer

Also Present: Community Development Director Tim Gladhill
City Planner Chris Anderson
Assistant City Administrator/Economic Development Manager Patrick Brama
Community Development Intern Geoff Solomonson

1. CALL TO ORDER

Chairperson Levine called the regular meeting to order at 7:03 p.m.

2. APPROVAL OF AGENDA

Motion carried by Commissioner Bauer, seconded by Commissioner VanScoy, to approve the agenda as presented.

Motion Carried.

3. MINUTES

Community Development Director Gladhill explained the purpose of the special work session was to develop a comparison document of the COR Development Plan and the Original Ramsey Town Center Master Plan.

He explained how at the May 26, 2015 Joint Meeting with the City Council, Staff was directed to prepare a comparison document and made the decision to touch base with the commission. The COR vision is very different from the past ideas, but headed in the right direction. He asked if there were to be changes to the vision and ask “what needs to change?”

Community Development Director Gladhill described the history of the COR which originated from the 2020 Comprehensive Plan (1998-2001). In the plan was described how the area was an agricultural use and due to growth forecasts, Ramsey decided to protect its rural areas and concentrate this new growth into a more centralized area.

The question arose of what is a mixed-use development. In the 2001 general election, an advisory question for the ballot was developed, essentially a survey question for residents. The question was “Do you want a Town Center with restaurants, shopping, and other amenities along the Highway 10 Corridor?” This was around the same time as the Northstar Commuter Rail transitway planning.

Between 2009-2010, the City began a process to provide a new vision for the development to better match current market conditions at the time, the revision of the plan to the COR plan today.

Community Development Director Gladhill then asked the commissioners to choose their top 3 components of the original master plan for Ramsey Town Center.

ORIGINAL MASTER PLAN (PREVIOUS)

Commissioner Nosan asked what the “West 30” referred to in the original plan.

Community Development Director Gladhill described the area to the North and West of the roundabout at Sunwood Drive guided for retail.

Commissioner VanScoy asked about redevelopment and the current zoning of the West 30.

Community Development Director Gladhill explained the vision as a more traditional suburban retail center, while still maintaining a higher degree of architectural standards.

Discussion ensued about parking standards for traditional suburban retail.

Commissioner Bauer explained how he wrote down shared parking, such as the ramp next to the Municipal Center [and apartment complex] and how it is critical not to lose the idea of shared parking.

Commissioner VanScoy explained how density requires parking.

Commissioner Nosan responded how the church [Northgate Church] is a great example of successful shared parking.

Mixed-Use was the next topic. Community Development Director Gladhill asked if it meant vertical mixed use within a single building or different types of single-use buildings within a single block.

Chairperson Levine commented it did not mean different uses within a single block.

Commissioner Nosan expressed concern about too much mixed-use in the area. She explained currently it seems to be only the residents actually living in the COR who use the area.

Commissioner Bauer described the apartment complex connected to the Municipal Parking Ramp and how the City Council originally wanted retail on the first floor of the complex. The developer did not want retail on the first floor. Commissioner Bauer then explained without a large store/attraction there is no market for mixed-use commercial in this area.

Commissioner Nosan remarked how the residents of Ramsey are always going to have cars and is what the culture of the town is used to. She explained how Ramsey will never be Uptown [Minneapolis].

Community Development Director Gladhill then clarified the consensus on the meaning of mixed-use for the original plan was vertical mixed use. Gladhill then explained that the City would continue to discuss the current definition in the next step, and perhaps continue to discuss this as a policy question moving forward.

Commissioner Maul explained how mixed-use development works very well in Minneapolis and Uptown because there is limited space, whereas there is still plenty of land in Ramsey.

Community Development Director Gladhill then went through the remaining components of architectural standards, which was split into the architecture of the building itself as well as the architectural review, density; strong blue system, of which The Draw is itself a utility and amenity; and the Master Park Plan.

Commissioner Bauer explained he had written the strong blue system and wanted to see it developed further. He then said water re-use is important and water is unique to Ramsey because of the two rivers. He said he would like to see developments with ideas like fountains using rainwater.

City Planner Anderson explained The Draw uses storm water and is recycled through the park surrounding it.

Chairperson Levine then remarked about how the West 30 idea has changed from the medium-density residential idea to now [retail].

Community Development Director Gladhill then asked the commissioners if there was any components of the Original Master Plan they would like to strike from or add to the list.

Commissioner Maul stated he would like to see the strict sign standards removed.

Chairperson Levine agreed and said he would like to see more relaxed sign standards.

Chairperson Levine spoke of how there was an educational component to the Original Master Plan in buildings being a multi-use, multi-educational facility for shared resources and how he would like to see that brought back in.

Commissioner VanScoy remarked how the residential density was a top priority in the old plan, but not in the new (COR plan). He explained how the old plan was to drive people into the center with a transit-oriented development and build a population of enough people to support retail and subsequently encourage those living in the outer areas to drive in to use the amenities as well.

Commissioner Bauer remarked how he had second thoughts on the retail area in the southwest are of the COR. He explained how the type of retail should be changed to a unique destination type, similar to Stillwater [MN] with craft and antique stores.

Chairperson Levine agreed stating Stillwater is a much better example for Ramsey to follow than Arbor Lakes [Maple Grove].

THE COR DEVELOPMENT PLAN (CURRENT)

Community Development Director Gladhill then asked the commissioners to repeat the process with their top 3 components of the current COR development plan. He explained the similarities of the plans, but some changes occurred when they tried to apply it, such as the West 30 [retail vs residential], eliminating the architectural review, and reducing the floor to area ratio (FAR).

The first topic was the definition of mixed-use. Community Development Director Gladhill explained the change from vertical mixed-use to many single uses within a block.

Commissioner VanScoy agreed the definition had changed, but asked what is considered a block.

Community Development Director Gladhill explained a block is an area surrounded by public or private streets, but could use a better definition [for this plan].

Chairperson Levine made the comment how less is happening in the COR now.

Community Development Director Gladhill explained how less vertical mixed-use is happening, but there is still activity and interest. Gladhill noted that mixed-use is still a goal of the community, however the community has experienced more residential growth compared to retail.

Chairperson Levine remarked how less four (4) story structures and more one (1) story structures equals less activity, or density. He then said less activity equals less rooftops (residents).

Commissioner VanScoy remarked how mixed-use in the COR now seems to be all residential, something different which wants to be built seems like it needs a variance. He then asked how you plan to get the mixed use [in the future] which we want.

Commissioner Maul agreed adding scale should be asked in addition to Commissioner VanScoy's question. He then remarked if we want vertical, we need to plan for it now.

Community Development Director Gladhill then explained more of the components as architectural standards & relaxed sign standards and parking.

Chairperson Levine made the comment how shared parking does not always work.

Commissioner Maul agreed adding and asking again, to what scale.

Commissioner VanScoy remarked how there was no strategy to implementing the shared parking [in the original plan].

Chairperson Levine asked how we pay for parking.

Community Development Director Gladhill explained that the City has had a strategy to implement shared parking, but does require an up front investment and has required some form of public assistance in the past in Ramsey's examples, namely through grant awards. Gladhill reviewed the history of the Ramsey Municipal Ramp and the feedback the City originally received in the early stages of the development before uses such as Residence at The COR was completed.

Commissioner VanScoy remarked how there needs to be a new strategy to shared parking because parking supports density and retail.

Commissioner Bauer explained how the original plan had plans for a second parking ramp. He then explained how it should be pursued in a development which has the developer paying half and the City paying half.

Commissioner VanScoy asked how we define parking counts and how there are conflicting methods for parking counts/requirements.

Community Development Director Gladhill then went through the rest of the components on the board which were the West 30; transit; storm water; density; and streetscape. He then remarked how the streetscape portion has been redesigned different than the original plan, especially Ramsey Parkway. He explained how in the original plan the Parkway continued west with landscape. He then asked what components should be in the streetscape.

Chairperson Levine remarked how Ramsey Parkway was an attraction on the original plan.

Community Development Director Gladhill asked the commissioners if there were anything in the COR plan that they would like to strike out or add to the list.

No commissioners had anything to strike from or add to the list.

Chairperson Levine asked what the 'strong downtown feel in center' meant.

Chairperson Levine expressed concern about the West 30.

FUTURE POLICY QUESTIONS

Community Development Director Gladhill asked if there were additional questions to add to the list of policy questions from city staff [handout].

Chairperson Levine asked about McDonalds, remarking on the question of whether Ramsey wants to continue to allow uses with a drive-thru and gas station. He said McDonalds certainly has a drive-thru and where they go, other restaurants [and retail] will follow.

Commissioner Bauer responded with the reconstruction of Armstrong [Boulevard], it will have the effect of getting people off Highway 10, for example weekends when gas, groceries, and meals are needed on the way [in and out of the city and metropolitan area].

Community Development Director Gladhill responded that drive-thru and gas station type business should be acceptable in portions because Ramsey needs and wants those types of businesses.

Commissioner VanScoy remarked how the plan for the places of employment (southeast quadrant of the COR) needs to be reevaluated.

Community Development Director Gladhill responded, adding with the question, what are appropriate uses within the business park.

Commissioner Bauer responded with the fiber-optic in place, it is not marketed towards retail, but should be marketed towards others as job opportunities.

Chairperson Levine asked for clarification on the second and third policy questions. [2. Are there uses we are not allowing that we do not want to allow? 3. Are there uses we are allowing that we do not want to allow?]

Commissioner Nosan asked how we are not allowing uses we do not want when we do not know what those uses are.

Chairperson Levine remarked [question 3.] was saying basically what does [the City] not want here.

Commissioner Nosan responded saying she does not want the COR to turn into a solid line of bars like Jackson Street in Anoka.

Chairperson Levine responded noting that there may be uses we do not want to allow within the development, and that the City should review uses that are currently allowed as part of this process.

Community Development Director Gladhill remarked the definition might be too broad.

Commissioner VanScoy asked to look at the sub-districts [of the COR], what is their intent, and what do they mean.

Chairperson Levine added to Commissioner VanScoy's question with what the sub-district was and what it should be.

Commissioner Nosan asked Assistant City Administrator/Economic Development Manager Brama about the possibility of Target in Ramsey. She spoke of her displeasure of driving to Elk River or Coon Rapids just to visit the store.

Assistant City Administrator/Economic Development Manager Brama explained how Target in Ramsey comes down to logistics and access. He then went to say there is interest from business based on the Armstrong [Blvd] interchange, but they are waiting for 'more rooftops' in the community. He said it comes down to the economy and how Ramsey is surrounded by communities that have a Target, for example.

Community Development Director Gladhill explained that lack access across the Mississippi River to Dayton and across the Rum River reduces the market area or drive-time for retail users.

Assistant City Administrator/Economic Development Manager Brama added when speaking to a broker, they discussed how Ramsey is an island within the area, in terms of access [the lack of current highway 10 freeway] and connections [across the Mississippi] to other communities. He

also went to say there is a possibility retail is too saturated with the amount available due to the restricted access and connections.

Community Development Director Gladhill explained how it would be helpful to see existing examples, local examples, or other retail areas. He suggested a tour with stops including Silver Lake Village in St. Anthony, Arbor Lake in Maple Grove, and Riverdale Village in Coon Rapids. These stops would give the commission and idea of what they do and do not want in the COR.

Commissioner Nosan asked Assistant City Administrator/Economic Development Manager Brama asking if retail has a hard time coming here.

Assistant City Administrator/Economic Development Manager Brama responded saying the Armstrong [Blvd] interchange could help and could also possibly be the domino that falls [propelling growth].

Commissioner VanScoy asked where the City and County stand in regards to the Dayton Bridge [Mississippi River crossing].

Community Development Director Gladhill responded saying [Ramsey's] comprehensive plan and [the City of] Dayton's comprehensive plans both have it listed and both plans match, even to the degree of prioritizing a corridor from Highway 10 to Interstate 94.

Commissioner VanScoy asked if Hennepin County and Anoka County were doing anything in regards towards completing this matter.

Community Development Director Gladhill explained how Anoka County has purchased land in anticipation of the connection, and the connection lines up in both the City of Ramsey and the City of Dayton, but the timeline for this project is undetermined as it is not on the State [of Minnesota] funding plans or MNDOT's plans.

Community Development Director Gladhill told the commission how staff would refine the document based on the responses that evening plus other future meetings, eventually to bring back to the Planning Commission and the City Council.

Commissioner Bauer asked where the planning staff stood with the upcoming comprehensive plan.

Community Development Director Gladhill responded saying the plan is being approached in smaller sections and the information in the meeting that evening would be incorporated into the future document. He then went on to explain that as the smaller section become developed, citizen engagement opportunities and feedback would be initiated closer to fall.

4. ADJOURNMENT

Motion to adjourn the meeting.

Motion Carried.

The special work session of the Planning Commission adjourned at 8:20 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Geoff Solomonson

DRAFT

7.04: Review Comparison Document of The COR Development Plan and Original Ramsey Town Center Master Plan Prepared by the Planning Commission

Community Development Director Gladhill reviewed the staff report noting that the purpose for tonight is to ensure that the format, general content and layout match that desired through the Council and expressed at the last joint meeting. He advised that the Planning Commission will be reviewing this at depth during their August meeting and noted that the other Boards and Commissions would also be reviewing the information to provide input.

Councilmember Riley stated that he is less interested in where the City has been and more interested in the direction the City would like to go.

Councilmember Kuzma commended the Planning Commission and the amount of work they have done and continue to do on this matter.

Councilmember Williams also appreciated seeing where the City has been and being able to see that scope. She appreciated the efforts of the Planning Commission as they are being asked to review requests under standards of the original town center plans rather than the current plans for The COR.

Councilmember Shryock also agreed that it was helpful to see the path the City has taken. She also agreed with Councilmember Riley and stated that the City should focus on the desire for the future and the current market. She noted that although there are certain resident desires for The COR, the market may not drive that type of development in those locations. She referenced the sign regulations and believed that the City is in a good position in that regard and did not know that additional amendment would be necessary in that area.

Community Development Director Gladhill explained that they would not be reducing the sign design but instead amending the process for approval.

Councilmember Williams stated that she would like to see input from those within The COR as well as Coborn's, specific to the parcel adjacent to their property.

Acting Mayor LeTourneau stated that the original plan was flexible in order to be responsive to the conditions in the market, which he believed would continue to be important. He stated that perhaps the previous Councils were not open with amendments to the plan and thought it was great to see the public involvement in this open process.

Councilmember Shryock agreed that the communication has been an important focus throughout this process, making this process open and communicating updates to the residents. She welcomed any additional input from residents or businesses.

Community Development Director Gladhill confirmed the direction that he heard tonight which will include additions to the document such as highlighting the next steps and highlighting continuing work with property owners within The COR.

Environmental Policy Board (EPB)

6. 1.

Meeting Date: 08/17/2015

By: Chris Anderson, Community
Development

Information

Title:

Receive Presentation from Smart Irrigation Forum

Purpose/Background:

The purpose of this case is simply to provide the Board with a copy of the presentation that was offered at the Smart Irrigation Forum hosted by the Anoka County Water Task Force.

Action:

Attachments

Smart Irrigation Forum Presentation

Form Review

Inbox

Chris Anderson (Originator)
Form Started By: Chris Anderson
Final Approval Date: 08/14/2015

Reviewed By

Chris Anderson

Date

08/14/2015 10:21 AM
Started On: 08/14/2015 10:18 AM



Smart Irrigation Forum

Thursday, July 16, 2015 (6:00 PM)

at Bunker Hills Activity Center

550 Bunker Lake Blvd NW, Andover, MN 55304

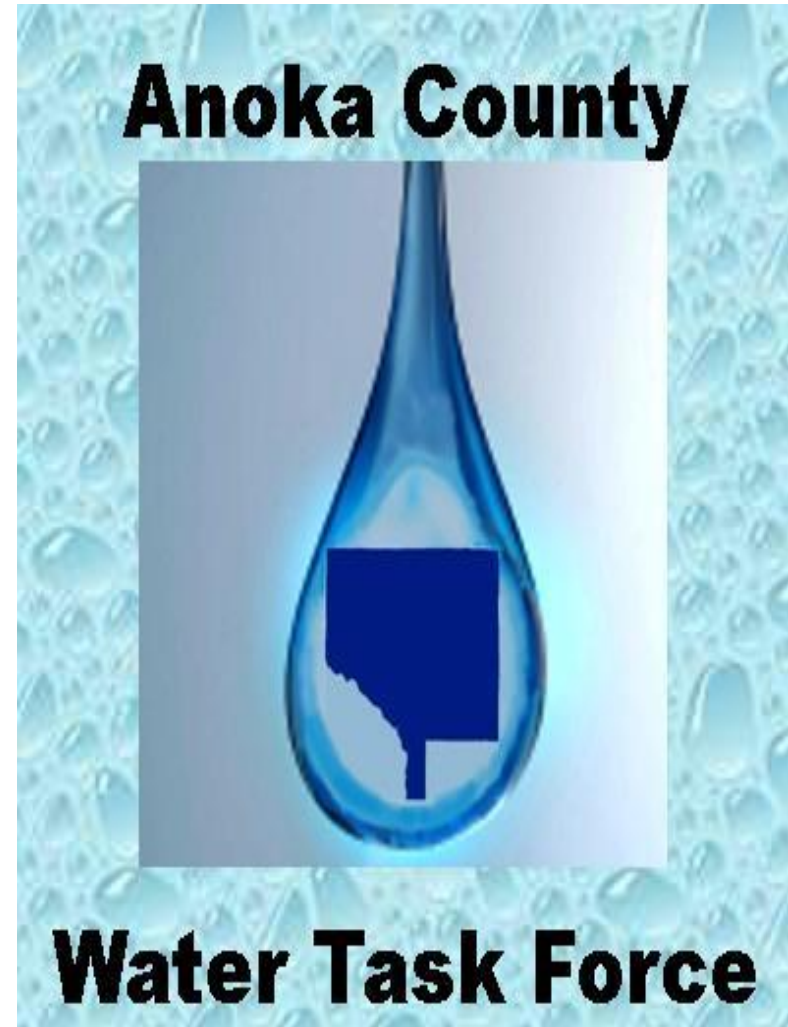


Anoka County
MINNESOTA

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**Anoka County Community Health
and Environmental Services**

Water Resources Report 2014



UNIVERSITY OF MINNESOTA | EXTENSION



Smart Irrigation Forum

SAM BAUER, EXTENSION EDUCATOR- TURFGRASS SCIENCE
BUNKER HILLS ACTIVITIES CENTER, JULY 16TH, 2015

ON TONIGHT'S MENU

- Background on water use and irrigation
 - Evapotranspiration
- Soil moisture dynamics
 - Fate of water
 - Soil type differences
- Irrigation- how much, how often, when, how
- Strategies to reduce water use

Water use and irrigation



Woodbury issues plea to limit lawn watering

By Bob Shaw

bshaw@pioneerpress.com

[Click to know what happens next with this story](#)



POSTED: 08/19/2014 12:01:00 AM CDT | UPDATED: 3 MONTHS AGO

Woodbury residents and businesses are probably overwatering their lawns.

The city pumped 9.3 million gallons of water to its customers Saturday, which is more than twice as much as is pumped on a typical winter day, according to a news release.

But it rained about 2 inches that day.

Officials suspect that automatic irrigation systems are to blame.

The city is recommending that homeowners make sure their sprinkler systems have working rain sensors. An alternative is to turn off the timer and start the system manually only when the lawn is dry.

The city's rules call for odd-numbered addresses to water lawns only on odd-numbered days and even-numbered addresses on even-numbered days. Watering is allowed before noon and after 5 p.m.



Watershed
District X

5:30am Monday, July 13th after 1.8
inches of rain on Sunday night

Main causes of excessive water use on lawns and turf?:

Grass species? Mowing height?

Lawns constructed with poor soils?

Our misperception of how much water lawns need?

Irrigation irresponsibility?

Expectations are too high?



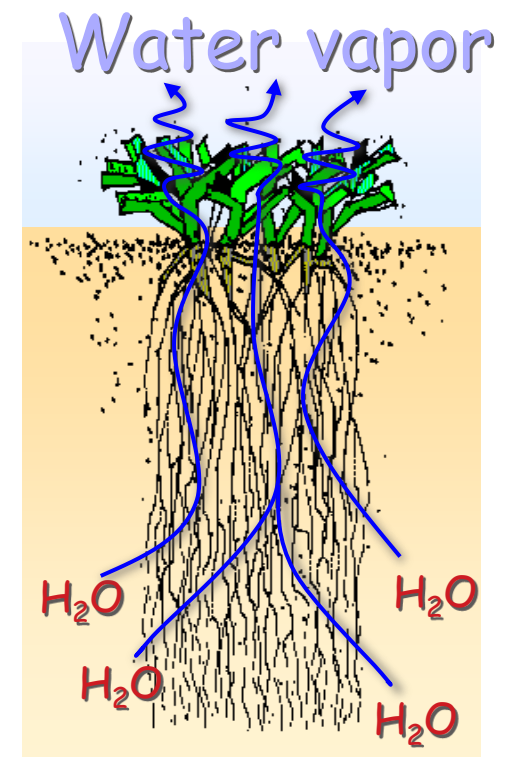


WATER USE

- Water for irrigation is becoming increasingly limited. Poses a challenge for turfgrass managers and homeowners to:
 1. Become more efficient with irrigation
 2. Utilize strategies to reduce irrigation (ie. Improve soil, species, aeration, remove turf)
 3. Consider alternative water sources
 4. Lower expectations

CALCULATING PLANT WATER USE

- Transpiration + evaporation =
EVAPOTRANSPIRATION (ET)
- Factors affecting ET
 - Solar radiation
 - Grass species
 - Humidity
 - Temperature
 - Wind

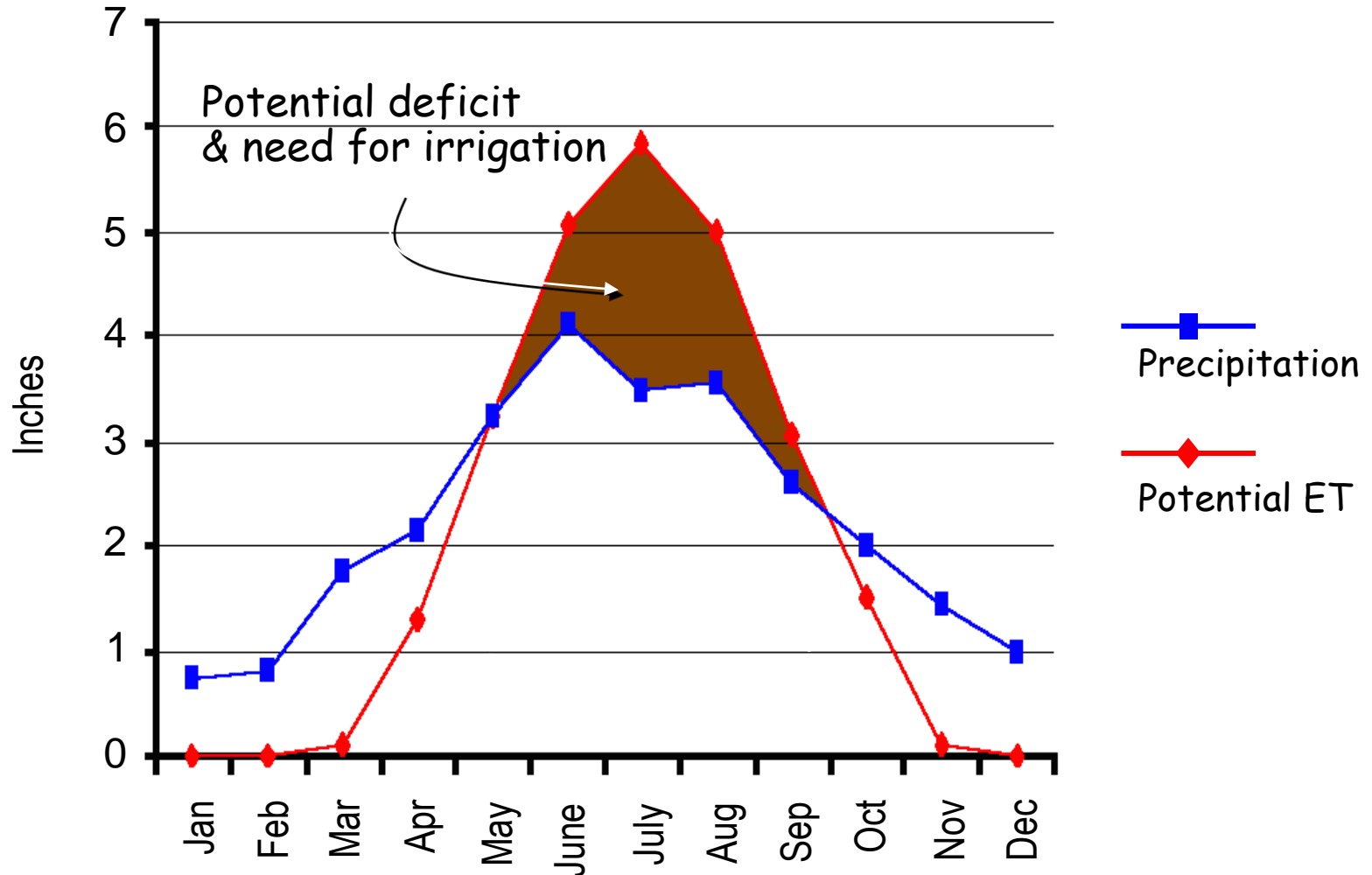


Dr. Van Cline, The Toro Co.

WHY IS ET IMPORTANT?

ET estimates give us a **quantifiable** reference in deciding how much water to apply, addressing the fundamental questions of **volume** and **frequency**

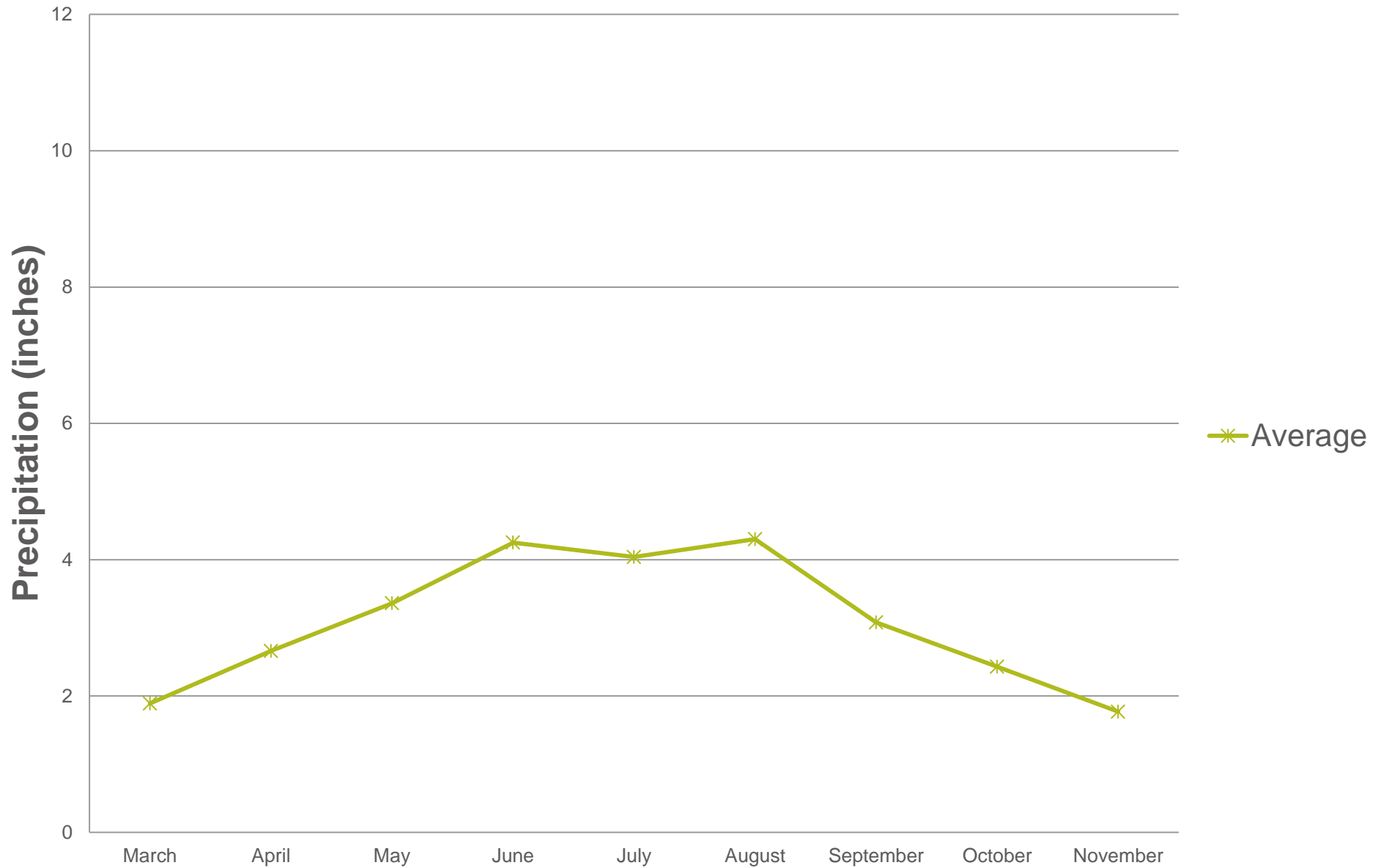
Average Precipitation vs. Potential Evapotranspiration (ET)



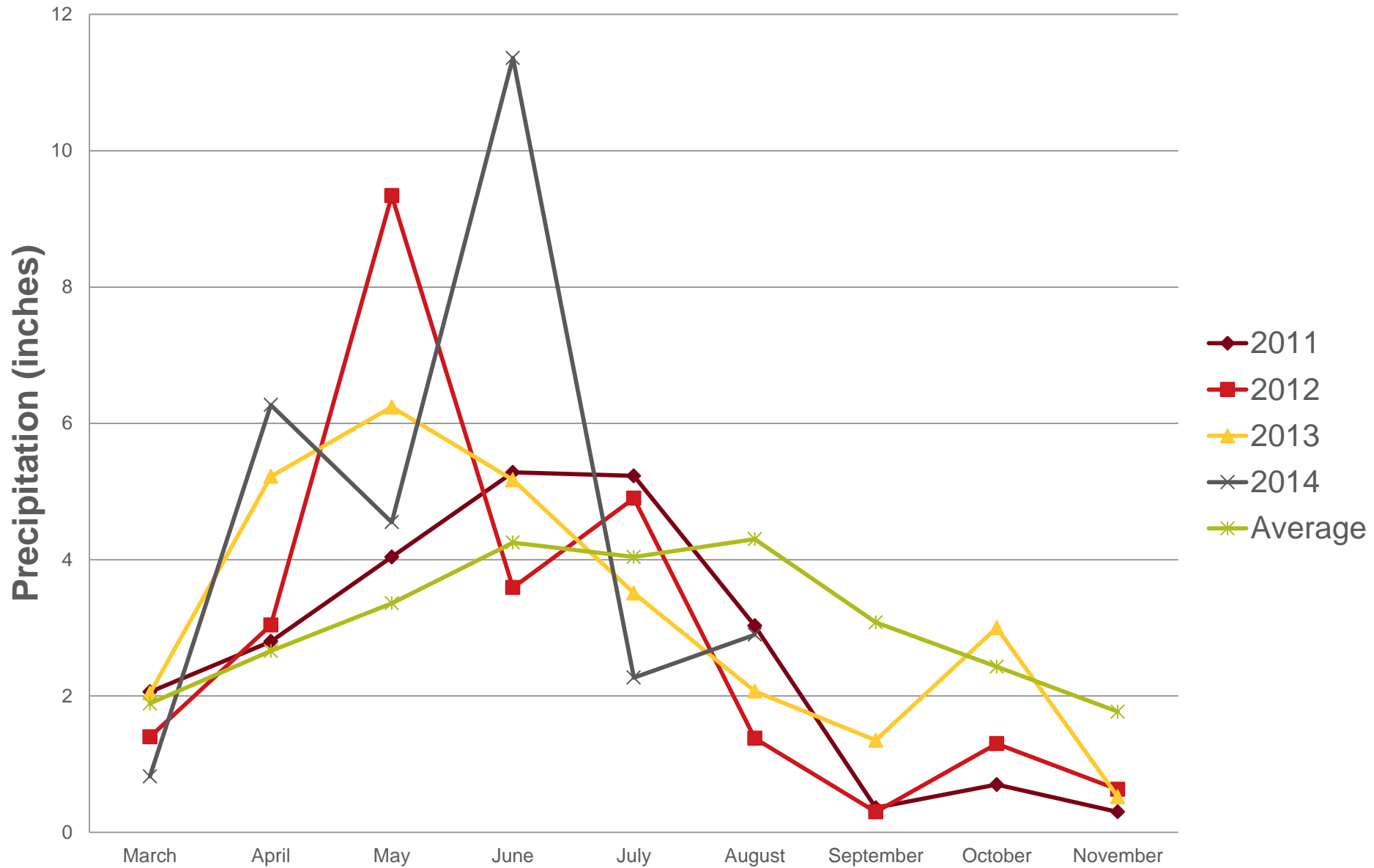
Minneapolis, St. Paul

Slide: Dr. Van Cline, The Toro Co.

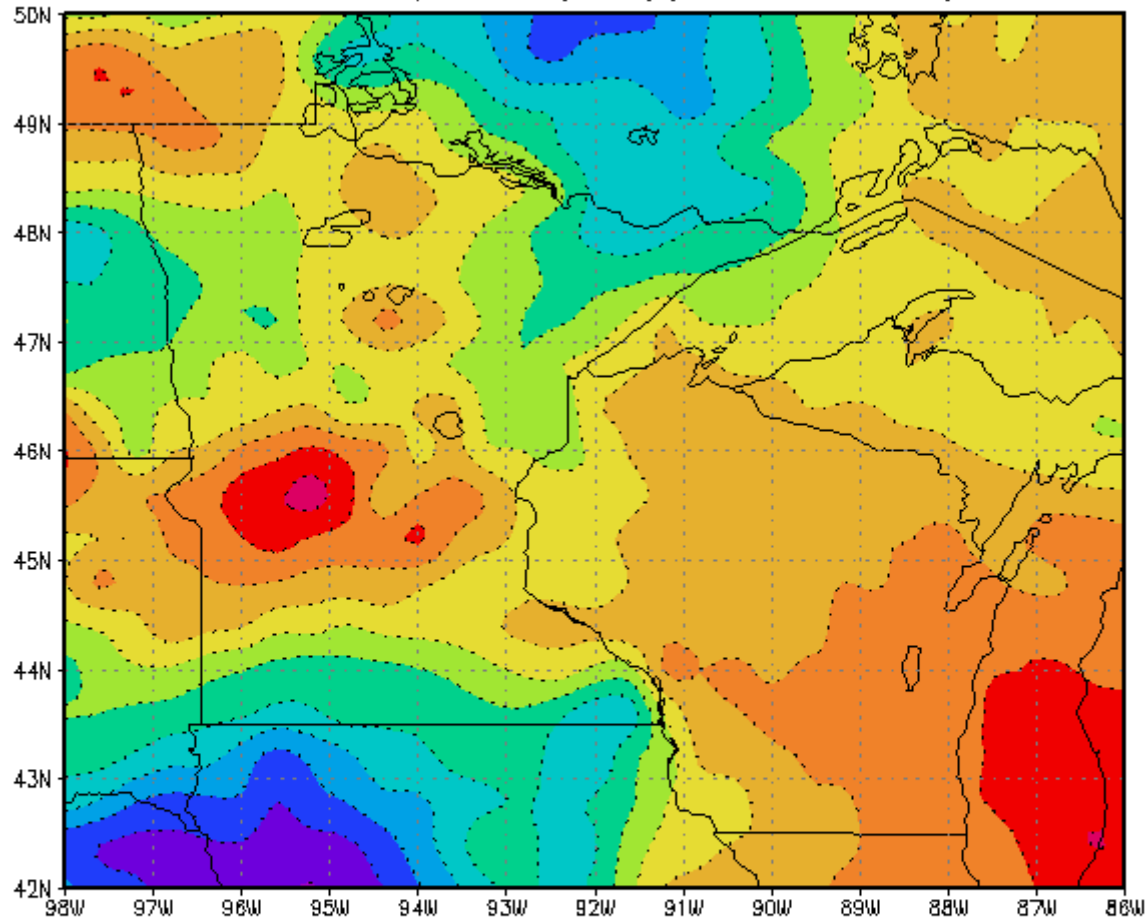
Minneapolis/St. Paul Rainfall



Minneapolis/St. Paul Rainfall



Estimated ET (Inches/day) for 15 July 2015



<http://agwx.soils.wisc.edu/>



Soil moisture dynamics

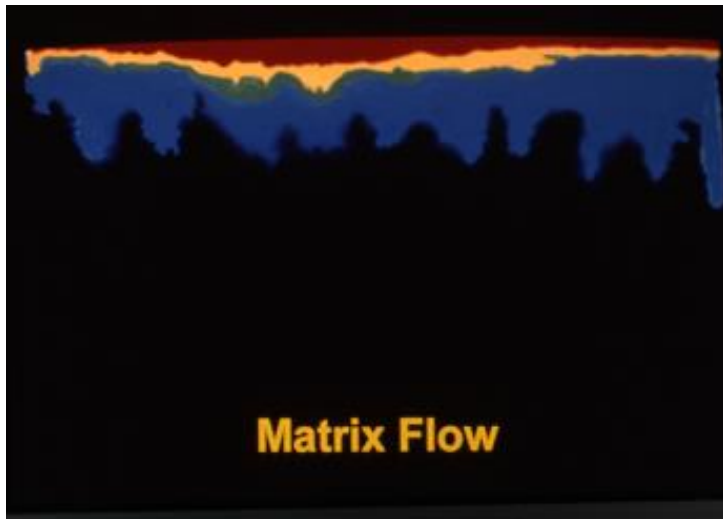


SOIL MOISTURE DYNAMICS

Irrigation or Rainfall

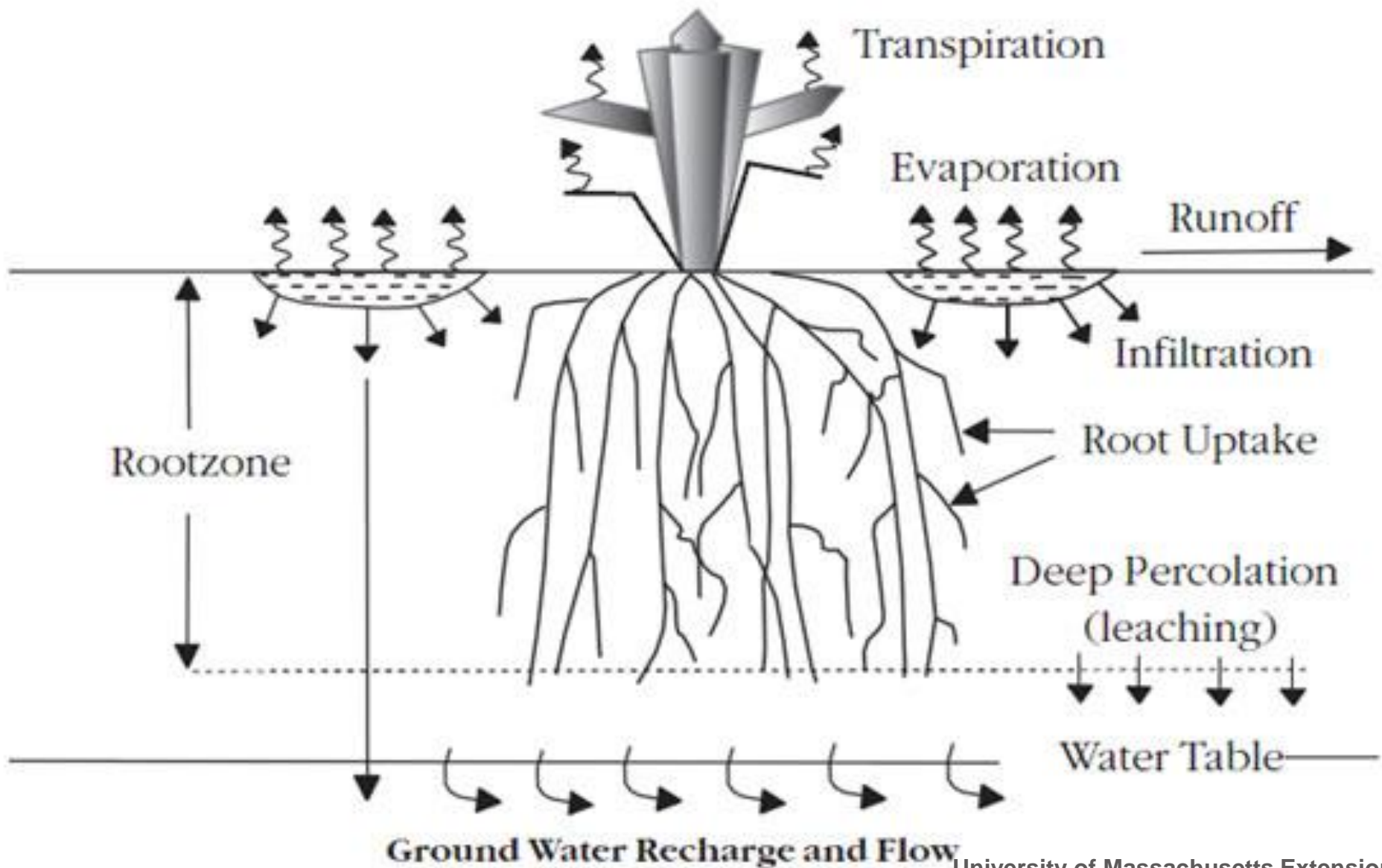
Infiltrate

Run off



M. Petrovic et al., Cornell University

Fate of Water Applied to the Turfgrass Rootzone



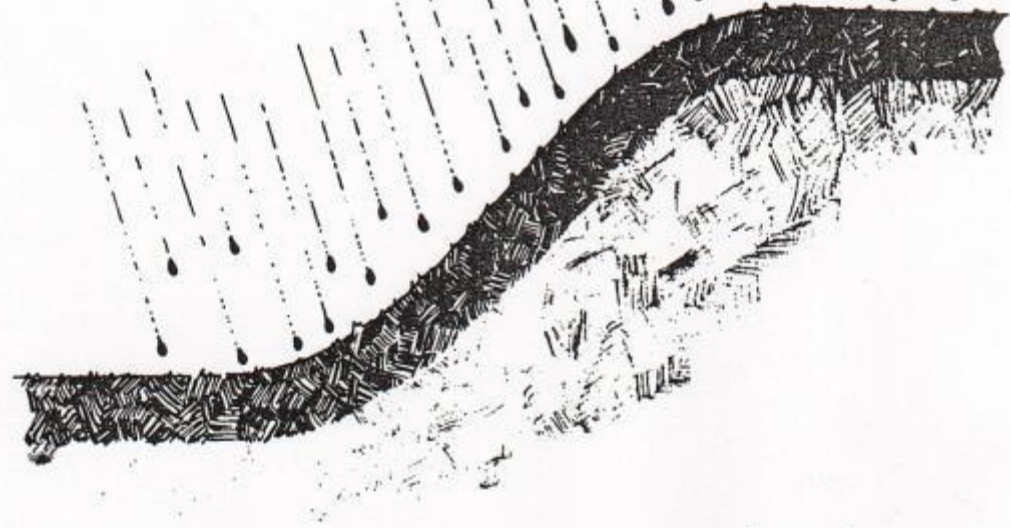
SOIL MOISTURE DYNAMICS

Infiltration rate and fate of water are influenced by:

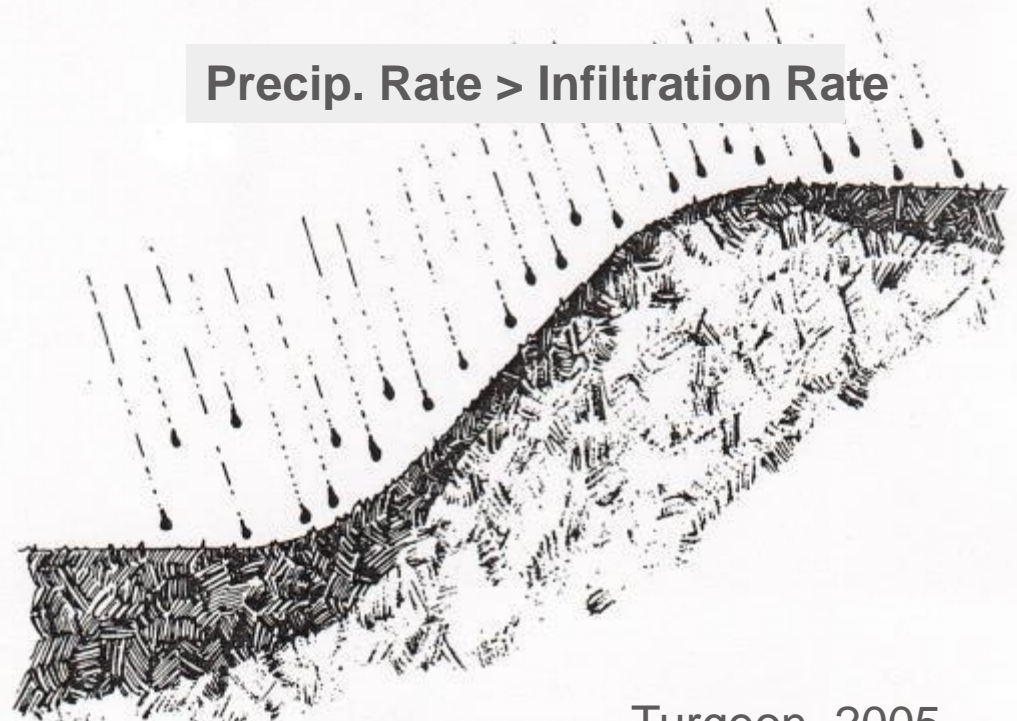
- Soil texture (particle size)
 - Sand, silt, clay
- Soil structure (arrangement of soil aggregates)
 - Granular, platy, prismatic, sub-angular blocky
- Pore space and size
- Soil moisture status
 - Saturation, field capacity, permanent wilting point
- Compaction
- Topography
 - Slope, aspect, depressions

Precipitation and Infiltration Rates

Precip. Rate < Infiltration Rate



Precip. Rate > Infiltration Rate



SOIL WATER INFILTRATION

Soil Infiltration Rates (in/hour)	
Coarse sand	1.0 and up
Fine sand	0.5 to 3.1
Sandy loam	0.4 to 2.6
Loam	0.08 to 1.0
Clay loam	0.04 to 0.6
Clay	0.01 to .10

Adapted from: Kopec, 1995

SOIL WATER HOLDING CAPACITY

Soil Texture	Available Water Capacity (Inches/Foot of Depth)
Sand	0.6 – 1.00
Sandy loam	1.25 – 1.40
Silt loam	2.00 – 2.50
Clay	1.20 – 1.50

Dr. Doug Soldat, UW-Madison

Irrigation- how much, how often, when and how



HOW MUCH WATER DOES TURF NEED?

- 0.5"/week
- 1.0"/week
- 2"/week

DEPENDS!!!!

VARIABLES TO CONSIDER FOR IRRIGATION

- Environmental conditions (ET)
 - Temperature, wind speed, rainfall, humidity, etc.
- Function and expectations
- Grass species and variety
- Soil type and organic matter
 - Sand = less water holding, high infiltration
 - Clay = greater water holding, low infiltration
- Present turf conditions
 - Compacted
 - Seasonal weather fluctuations

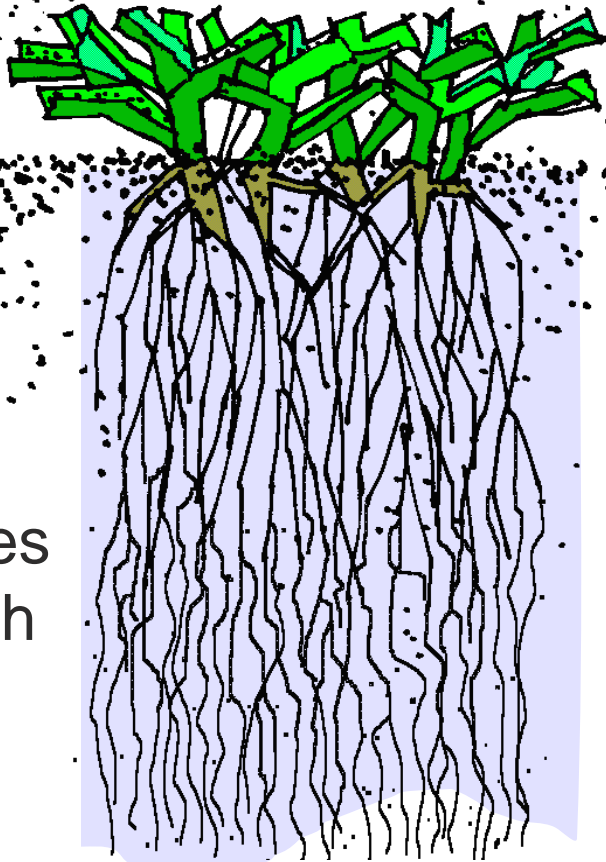


IRRIGATION FREQUENCY

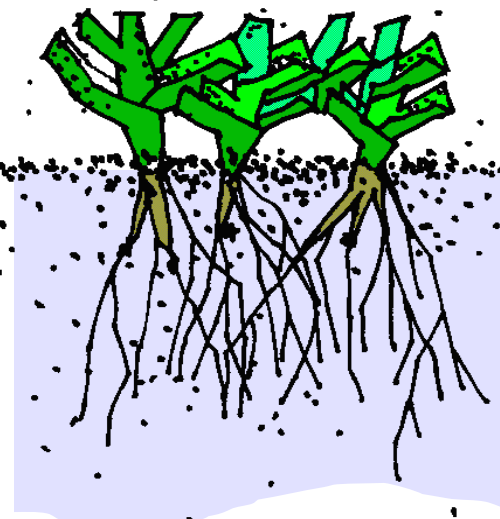
- Once a day or once a week?
 - As infrequent as possible while still maintaining the health desired
 - Wet the soil to sufficient depths with each irrigation
 - Possibly 0.5 to 1” to reach soil depths of 6” and greater (soil type dependent)
 - Utilize multiple cycles per night for soils with low infiltration
 - Increase frequency and reduce volume in summer, or let lawns go dormant

Irrigation Strategies

deep &
infrequent
watering
encourages
root growth



shallow &
frequent
watering
trains the
grass to
require that



Root Training- allow soils to dry
to near wilt before the next cycle



IRRIGATION TIMING

- Irrigate in early morning if possible. During breakfast or before you leave for work.
 - Daytime irrigation is less efficient
 - Evaporation losses
 - Wind
 - Late afternoon to late evening irrigation can increase the incidence of certain turfgrass diseases, weeds, and promote succulence

DETERMINING WHEN TO WATER

- Soil moisture probe



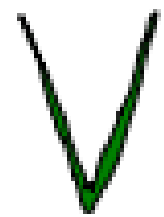
Effect of Water Status on Appearance of Leaf Cross Section



Just Rained



Getting Dry



Time to Water



Drought

Dr. Dave Gardner, Ohio State

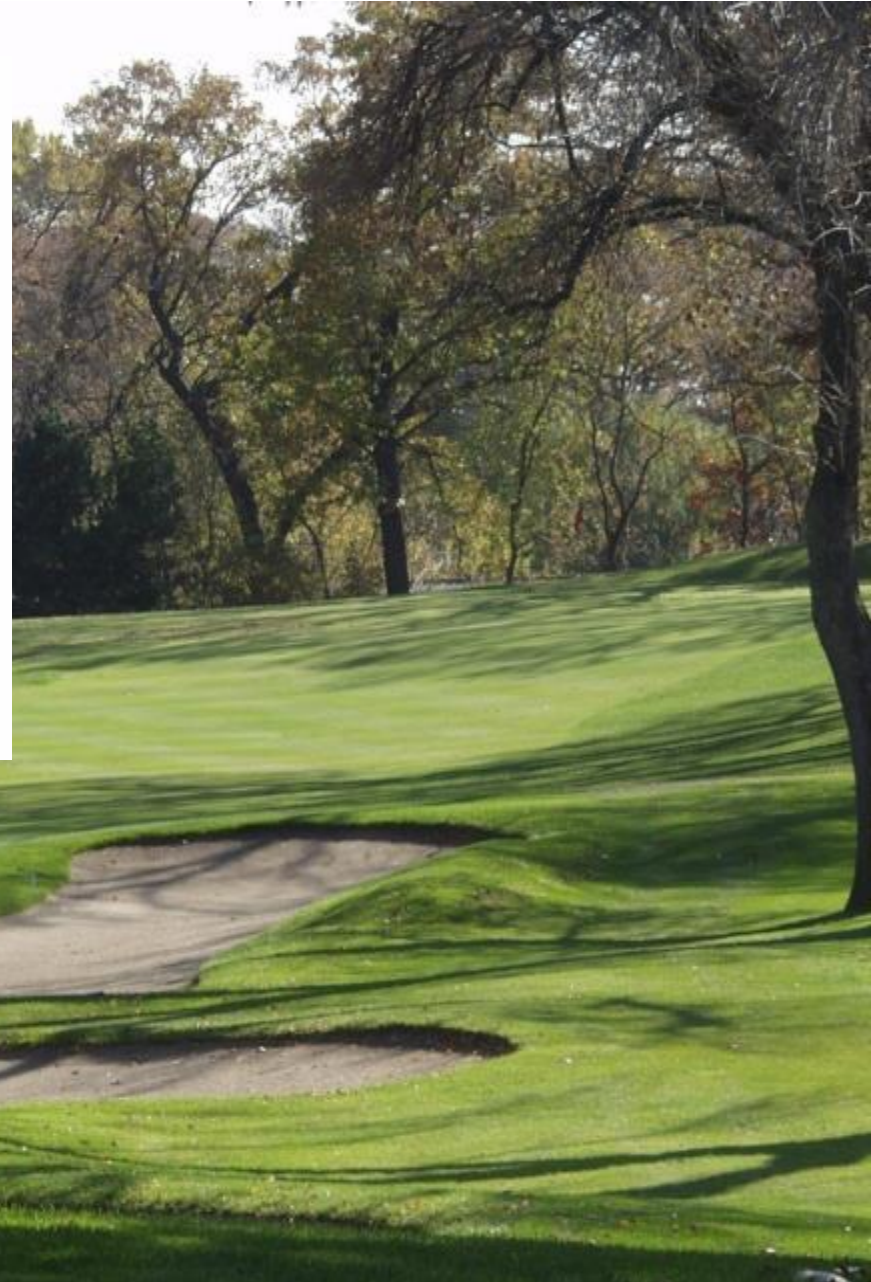
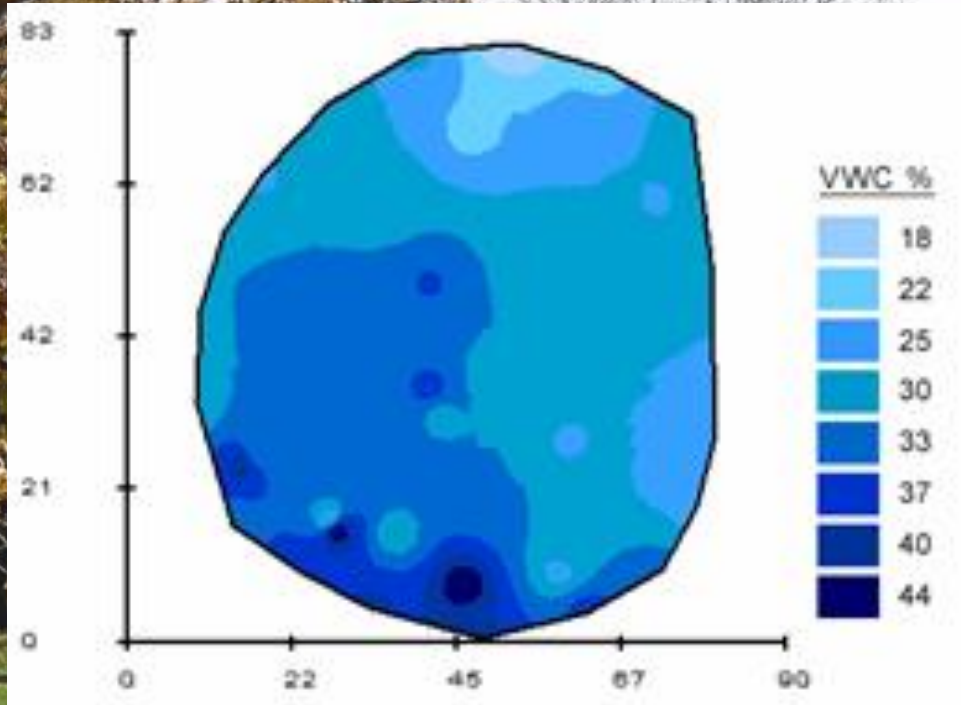


Dr. Aaron Patton, Purdue



Karl Danneberger, Ohio State University

Portable measurements



SETTING IRRIGATION OBJECTIVES BY EXPECTATIONS: LAWNS

- High maintenance lawns
 - Irrigate as much as needed to promote green color and healthy turf. Deep and infrequent strategy.
- Medium maintenance lawns
 - Irrigate to prevent dormancy during the summer months, some browning is acceptable
- Low maintenance lawns
 - No irrigation, summer dormancy is acceptable; repair may be needed following extended periods of hot, dry conditions

SUMMER DORMANCY

- During drought periods with no irrigation available turfgrass shoot growth ceases; both shoots and roots can die back (i.e., summer dormancy – the ability of a plant to avoid hot / dry conditions by ceasing growth)
- Buds in the crowns, stolons, and rhizomes normally survive and initiate new growth when favorable temperature and moisture conditions return



7/26/07



8/28/07



SETTING IRRIGATION OBJECTIVES BY SEASON: SPORTS

- Spring
 - Spring rains generally provide adequate moisture, and plant demands are low. Irrigate infrequently to promote rooting. Light frequent irrigations may be required to germinate seed
- Summer
 - Increase frequency and reduce volumes to account for receding root systems. Afternoon syringing may be required
- Fall
 - Transition back to infrequent applications. Do not push turf past the point of wilt. Focus on healthy turf going into winter

SETTING IRRIGATION OBJECTIVES BY SURFACE TYPE: GOLF

- Putting greens
 - Generally deep and infrequent throughout the growing season. Species with shorter root systems might require irrigation more frequently, especially in the summer. Utilize handwatering and syringing
- Tees
 - Greater frequency to germinate seed in divots and promote recovery
- Fairways
 - As infrequent as possible to maintain health and promote color
- Rough
 - Similar program as fairways in immediate rough. Dormancy accepted on some rough

EFFECTIVE IRRIGATION IS THE FOCUS

- Effective irrigation:

- When all water that's applied is consumed by the turf; none lost through runoff, deep percolation, evaporation, system efficiencies
- Maximum effectiveness implies relative uniformity in plant available soil moisture

- Effective irrigation is a function of:

- Irrigation system or sprinkler performance (uniform distribution)
- Site conditions- when water leaves the nozzle site conditions determine its *fate* – where it ends up and whether or not it's effective

IRRIGATION UNIFORMITY

- Basic concept behind irrigation uniformity is to apply water as evenly as possible
 - Most irrigation scheduling is driven by dry spots
 - Applying more water to dry spots over-irrigates everything else
 - Decreasing the difference between minimum and maximum wetness is the goal

IRRIGATION UNIFORMITY



IRRIGATION AUDITING PROCEDURES

1. Site inspection

- Check irrigation components, arcs and angles, programs

2. Performance testing

- Catch cans. Longer test times = greater accuracy
- Calculate precipitation rate and distribution uniformity

3. Scheduling

- Set specific run times for each zone

DISTRIBUTION UNIFORMITY (DU)

- Measure by setting out several water collection cups on a grid
- $DU = \frac{\text{avg of lower 25\% (lower quartile)}}{\text{overall average of collection cups}}$



Dr. Doug Soldat, UW-Madison

Table 13.1. Turfgrass and landscape sprinkler system field audit performance rankings by distribution uniformity and sprinkler type^a

Sprinkler type (typical use)	Distribution uniformity (DU _{LQ}) and expected system performance				
	Excellent (achievable)	Very good	Good (expected)	Fair	Poor (needs improvement)
Multiple-stream gear and impact rotors (golf and large turfgrass areas)	85%	80%	75%	65%	55%
Single-stream gear and impact rotors (medium-sized landscape and turfgrass areas)	75%	70%	65%	60%	50%
Fixed-spray heads (small lawns and landscapes)	70%	65%	55%	50%	40%

^a Developed by Cal Poly Irrigation Training and Research Center at California State Polytechnic University, San Luis Obispo. Funded by California Department of Water Resources and the Metropolitan Water District of Southern California. Adapted from Walker et al. 1988.

Catch can volumes (in)

1.1	0.80
1.1	0.78
1	0.76
0.99	0.72
0.98	0.72
0.92	0.7
0.88	0.68
0.85	0.6
0.82	0.54
0.80	0.5

1 hour run time

Overall average = 0.812

Lower quartile average = 0.604

$$0.604 / 0.812 * 100 = 74.4\%$$

Distribution uniformity = 74.4%

Precipitation rate = 0.812"/hr



IRRIGATION ZONE ADJUSTMENTS

$$\text{Zone run time (min)} = \frac{\text{Targeted irrigation depth (in.)}}{\text{Zone precip rate (in./hr)}} \times 60$$

$$\text{Zone run time (min)} = \frac{0.5 \text{ inches}}{0.81 \text{ inch/hr}} \times 60$$

**37 minutes to apply 0.5
inches of irrigation**

CONTROLLER TECHNOLOGIES

Smart controllers:

- Store historical data
- Onsite sensors for calculating real time ET
- Actual weather station utilization for ET adjustment
- Rainfall, temperature, and moisture sensors



www.hunterindustries.com



www.cyber-rain.com

ADD-ONS

- Soil moisture sensors
- Rain sensors
 - The bare minimum



www.toro.com



www.rainbird.com



www.rainbird.com

Strategies to reduce water use



STRATEGIES TO REDUCE WATER USE

- Auditing irrigation systems
- Install rain sensors on automated systems, better yet- turn it off
- Deep and infrequent watering
- Drought tolerant species and varieties
- Raise mowing heights
- Reduce mowing frequency
- Soil aeration

STRATEGIES TO REDUCE WATER USE

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COOL-SEASON TURF SPECIES THAT MEET PUBLIC EXPECTATIONS IN MN

- **Kentucky bluegrass**
 - Most common species in MN, high quality, high maintenance
- **Perennial ryegrass**
 - Included in many seed mixtures, quick establishment, high maintenance, poor winter hardiness
- **Fine fescue species**
 - Fine texture, low maintenance, component of no-mow mixtures
- **Tall fescue**
 - Coarser texture, low maintenance, drought avoidant
- **Bentgrasses**
 - Used mostly on golf courses, generally higher maintenance

FINE FESCUES

- *Uses*: home lawns, parks, golf course fairways
- *Positives*
 - Low fertility needs
 - Slow-growing
 - Shade or sun
 - Drought tolerance
- *Negatives*
 - Disease under wear
 - Snow mold



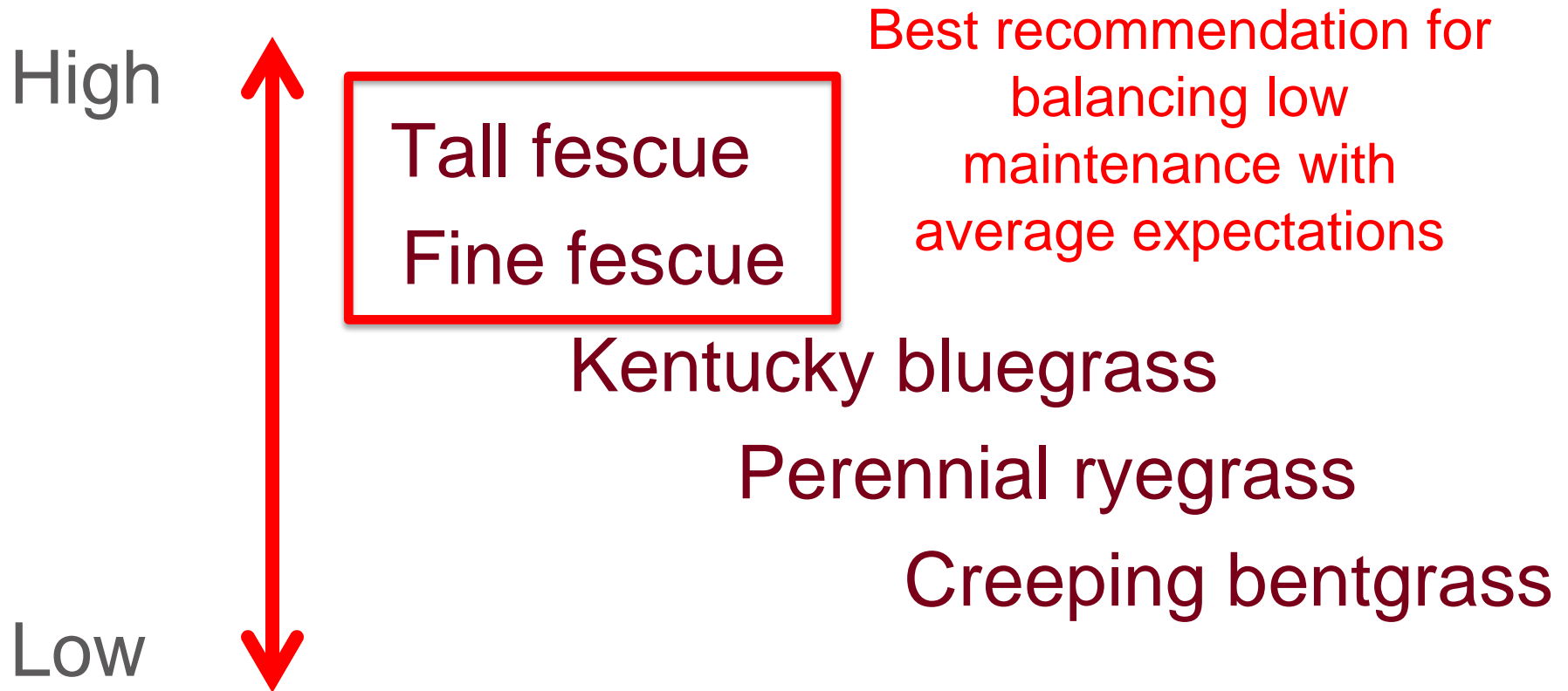
TALL FESCUE

FESTUCA ARUNDINACEA

- *Uses:* home lawns, athletic fields, golf course roughs, parks
- *Positives*
 - Drought avoidant
 - Wear tolerant
 - Disease resistant
- *Negatives*
 - Not winter hardy under ice cover
 - Does not mix well



DROUGHT RESISTANCE OF TURFGRASSES



Turgeon, 2005

DROUGHT RESISTANCE

Drought resistance = avoidance + tolerance

1. Drought avoidance

- Deep/extensive root system, thick cuticle, small stomata openings, dormancy, escape
- Tall fescue (deep roots), Kentucky bluegrass (dormancy), annual bluegrass (escape)

2. Drought tolerance

- Ability to tolerate drought and survive desiccation, low water users
- Fine fescues, buffalograss







WATER USE RATES

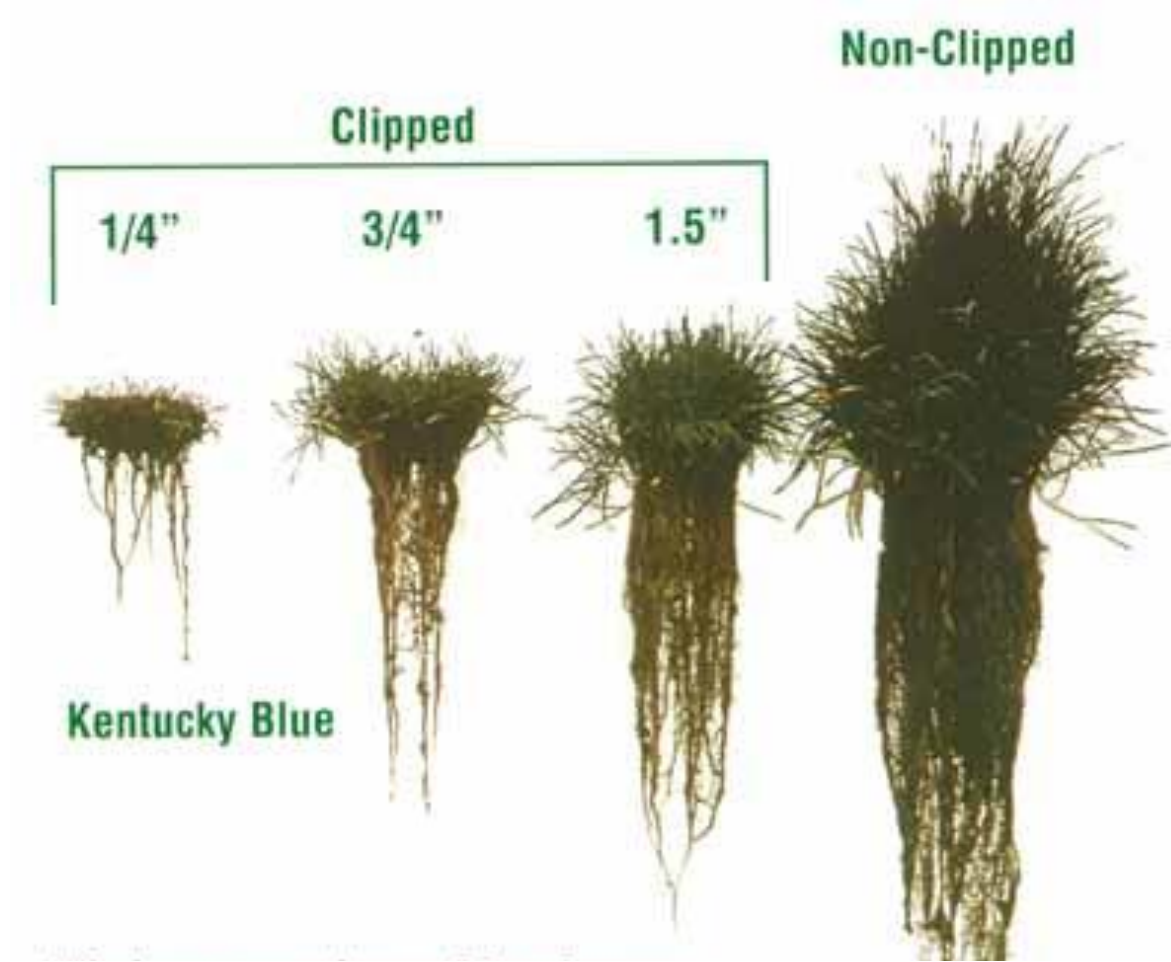
Species	Approx. Max. ET Rate ¹
Buffalograss	< 0.25"
Fine fescue	0.25"
Kentucky bluegrass	0.35"
Tall fescue	0.40"

¹In a well-watered condition with optimum temperature for growth

Modified from Beard and Beard (2004)

DEFICIT IRRIGATION

- The practice of irrigating turfgrass at rates below the calculated water loss
- Many studies show that irrigation rates at less than 100% ET replacement do not result in loss of quality or function



Mowing height affects rooting depth and irrigation requirements

Image: www.atlasturf.com



Mowing Intervals (in days) to Remove no more than 1/3 Top Growth

	Desired height (in.)	Mow at	Growth rate (in./day)		
			.1	.2	.3
	1.0	1.5	5	2.5	1.7
	2.0	3.0	10	5	3
	3.0	4.5	15	7.5	5



OTHER MANAGEMENT PRACTICES

- Nitrogen fertilization- increased growth and greater ET rates
 - Balance fertility with irrigation to reduce water
- Aeration increases rooting and water infiltration
 - Combine with the addition of compost or organic matter for sand and clay soils to improve moisture holding capacity.

Management Practices to Mitigate Nutrient Transport with Runoff

Solid Tine Aeration



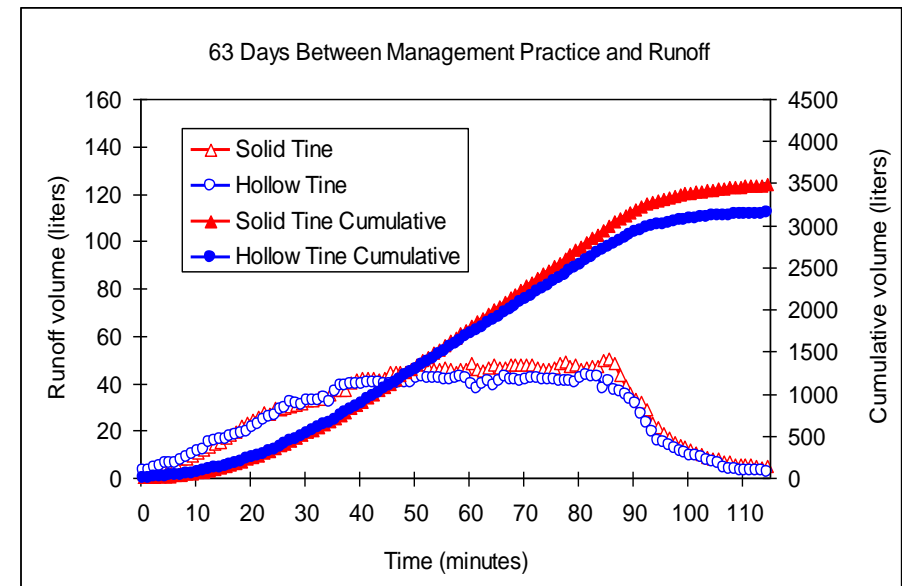
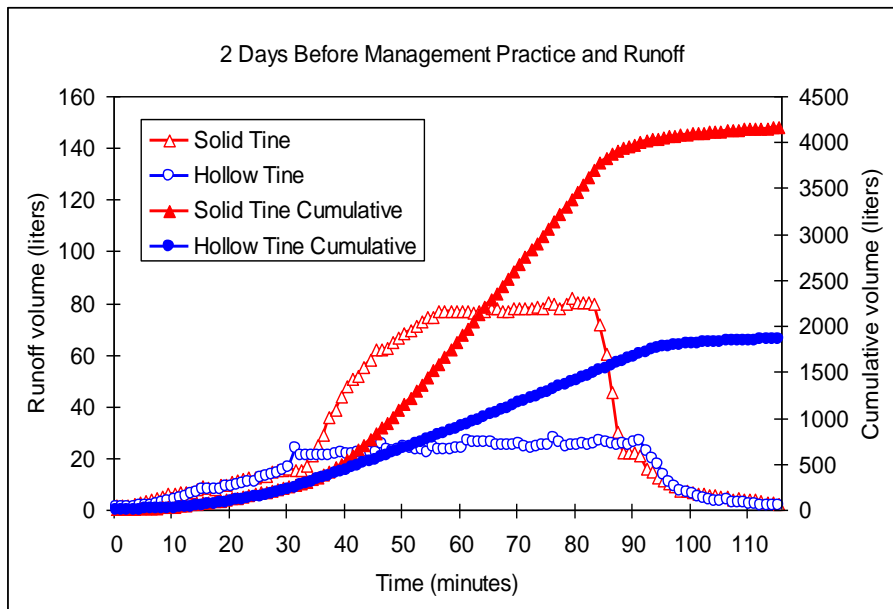
VS.

Hollow Tine Aeration



Hollow vs. Solid Tine Aerification

Reduced Runoff Volumes with Hollow Tine



Runoff volume

- 55% reduction with hollow tine aerification (2 d)
- 10% reduction with hollow tine aerification (63 d)

SUMMARY

- Water use is one of the biggest challenges facing the turfgrass management and lawn care
- Soil type has a huge influence on plant available water
- The frequency and volume of irrigation depend on many factors; be sure to consider all of them
- Be thorough with irrigation system auditing
- Consider drought tolerant species and cultural practices to reduce water use
- Aeration practices have the ability to significantly affect the amount of water that leaves a site.
 - This can ultimately affect the efficiency of every irrigation cycle or rainfall event



Extension
Turfgrass Science

ADDITIONAL INFORMATION

- UMN Turfgrass Science Website: www.turf.umn.edu
- UMN Extension Turfgrass Management Website: www.extension.umn.edu/turfgrass
- Sustainable Urban Landscape Information Series: www.sustland.umn.edu

Yard and Garden Info:

- Facebook: “University of Minnesota Yard and Garden”
- Twitter: @urbanturfmn and @UMNyardgarden
- Blog: <http://blog.lib.umn.edu/efans/ygnews/>

Smart Gardens Radio Show WCCO AM830, Saturdays 8-9am

Sam contact: 763-767-3518, sjbauer@umn.edu