

Motion carried. Voting Yes: Chair Bennett, Commissioners Barr, Fyten, Mobry and Trappen. Voting No: None. Absent: Commissioners Chubb and Troy.

5. COMMISSION BUSINESS

5.01: Public Workshop to Review Acceptable Park Dedication Approach for Remaining Northfork Development: Case of Northfork, Inc.

Parks & Assistant Public Works Superintendent Riverblood reviewed the purpose of this case is to host a public workshop to review the potential of Outlot E, Moors Addition (associated with the Northfork Subdivision) to be developed as a passive public park owned and maintained by the City. Outlot E is approximately 37 acres. This case is not to consider the actual Park Dedication proposal at this point. Staff and Northfork, Inc. feel that it is important to seek public input on this question before continuing discussions on the feasibility of the request.

Motion by Commissioner Fyten, seconded by Commissioner Troy to recommend that City Council accept the Anoka Ramsey Athletic Association Donated Improvements to Alpine and Central Parks when the final details are available and that these proposed donations will not advance for Council consideration until ARAA 2013 project is completed. The parcel is identified as Future Park in the Master Park and Trail Plan and is zoned as Park. There were 13 residents in attendance at the Open House.

Notifications to residents were mailed during the week of July 30, 2015.

There are two (2) components to consider for park dedication for Northfork, Inc.

1. The city approved a deferred park dedication contribution for previously approved portions of Northfork. The deferred contribution equates to two (2) acres.
2. Northfork, Inc. desires to construct approximately 20 new lots on a portion of Outlot C of Northfork Addition, located on the south side of Alpine Drive. The present-day cash Park Dedication contribution value would be approximately \$66,000. Conversely, if not cash Park Dedication, the land dedication formula would equate to be approximately 3.5 acres.

The City has been approached by Northfork, Inc. to consider accepting land dedication to satisfy Park Dedication and Trail Development Fee(s) in lieu of a cash contribution. Northfork, Inc. desires to dedicate all or a portion of Outlot E, Moors Addition. The specific details will be discussed as the request progresses. This first step is to simply address the over-arching policy question:

“Should the City consider developing a public park on Outlot E? If so, what improvements are acceptable to the surrounding neighborhood?” Residents were also asked what they would like to see in a park. Feedback will be summarized and brought back to a Park and Recreation Commission Meeting.

The current assessed value for Outlot E is \$247,000. Northfork, Inc. may want to retain soil rights for some period of time on Outlot E for purposes of creating fill for the new development

area south of Alpine Drive. (This may also be an opportunity to provide for the mass grading for a future park site).

Outlot E is encumbered by the Declaration of Restrictive Covenants for the Northfork Addition and may take coordination with the Northfork Home Owners Association who manages said declaration. Because of this, Staff desires to better understand the Northfork HOA's understanding of 'passive' park development, (a park description used previously by several homeowners when discussing this same proposal). Thus, the purpose of this case, and the general subject of the open house or workshop.

Community Development Director Gladhill noted this is the first step in the process. There is value in engaging the citizens. There are two potential developments that are related to Northfork Inc.

Chair Bennett asked if a motion was necessary at this time. Mr. Riverblood stated a motion would be the next step in the sequence.

Motion by Commissioner Barr, seconded by Commissioner Mobry, to recommend Staff continue to explore the Northfork Inc. Park Dedication proposal, subject to the findings, feedback and observations from the workshop.

Motion carried. Voting Yes: Chair Bennett, Commissioners Barr, Mobry, Fyten, and Trappen. Voting No: None. Absent: Commissioners Chubb and Troy.

5.02: 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 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 for Commission review. 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. The first step is simply to 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.

The 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. 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.

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.

Mr. Gladhill showed a side-by-side comparison drawing of the current and future plan. There is some conflicting language in the land use plan. It is the goal to have the property developed as soon as possible. The components of the original and current plan were provided for Commission review. There are several policy questions that need to be asked. The stakeholders will also be contacted for comments. The City Council will adopt the final plan in September.

Mr. Gladhill reviewed the broad goals of the original vision. He is looking for some feedback from the Park and Recreation Commission.

Commissioner Trappen asked Mr. Gladhill to indicate some of the changes in the plan. One feature was density and parking. There will be more isolated public parking lots. The NW corner of the development at Bunker Lake Blvd and Armstrong Blvd will have more retail vs housing as originally planned. There would be an anchor retail with smaller retail boutique type shops. A lot of the COR park planning includes Lake Ramsey. There will be less green open area. Mr. Riverblood stated this is an opportunity to call attention to successes by holding the vision. This includes the park and trail piece. Parks are a key part of that success.

Commissioner Barr asked about the area near the lake and Mr. Gladhill reviewed the parties that own the undeveloped land.

Mr. Riverblood reminded the Commission to share with residents about the success of parks. An apartment building is being constructed and the parks are important to that project. This also reflects the diversity of the recreation opportunities within the City.

Mr. Gladhill stated there can still be some changes made to the plan and the effect of the Armstrong Interchange to the plan.

Chair Bennett stated the park element has continually driven people back to Ramsey with the trails and trail connections. He stated to stay true to the vision as it relates to the parks and the municipal plaza is important.

Mr. Gladhill showed the comparison of Ramsey Town Center Master Plan to the COR Development Plan and the Policy Questions for future Discussion and/or Survey (City Council, Advisory Boards and Commissions, Residents). He asked if a community center is an important part of the COR. Chair Bennett stated that needs more discussion.

Commissioner Trappen asked if the amphitheater was part of the original plan and Mr. Riverblood stated it was. Commissioner Trappen stated that is a wonderful amenity that needs to be continued in the new plan.

Chair Bennett stated he would like to see the consistency of green space throughout the COR. The design of it all being part of the same area is necessary. Mr. Riverblood clarified when speaking of green space that includes benches, trees, sidewalks, picnic tables, trails, etc.

Commissioner Trappen stated he would like to continue that green space theme throughout the COR.

Commissioner Barr stated it is very inviting for residents and visitors to have the green space areas.

Chair Bennett asked if parking calculations should be looked at even though it is outside the Park Commission's normal duties, we want to have the right amount of parking but it needs to be balanced with the space and the real need.

Commissioner Mobry suggested there be parking near the trails for trail access. Mr. Riverblood stated they are looking at techniques for shared parking.

Motion by Commissioner Mobry, seconded by Commissioner Fyten to recommend City Council adopt the Comparison Document for The COR as presented.

Motion carried. Voting Yes: Chair Bennett, Commissioners Mobry, Fyten, Barr, and Trappen. Voting No: None. Absent: Commissioners Chubb and Troy.

6. COMMISSION/STAFF INPUT

6.01: Commission/Staff Input

Parks & Assistant Public Works Superintendent Riverblood provided an update on:

Elmcrest Park Playground – The playground is done and getting lots of use. The neighboring residents are pleased to have the new playground.

July Super Soccer Saturday Event – The event went well and they were excited about the building and about the October Tournament.

The Draw Summer Events – Events have been very successful.

2015 Park Patron Picnic and Farmer’s Market – This is planned for September 3 5:30 – 7:00 p.m. There is a rain date. The farmer’s market promotion program cards were available this evening.

Volunteers – Commissioner Fyten referred two volunteers who are very anxious to help with things within the City.

7. ADJOURNMENT

Motion by Commissioner Barr, seconded by Commissioner Fyten, to adjourn the meeting.

Motion carried. Voting Yes: Chair Bennett, Commissioners Barr, Fyten, Mobry, and Trappen. Voting No: None. Absent: Commissioners Chubb and Troy.

The Park and Recreation Commission meeting adjourned at 7:20 p.m.

Respectfully submitted,

Mark Riverblood
Parks & Assistant Public Works Superintendent

Drafted by Debbie Wolfe
TimeSaver Off Site Secretarial, Inc.