

The COR Development Plan
Clarification/Audit of Current Vision
Planning Commission Work Session
July 9, 2015

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 tonight’s exercise is to develop a summary of the output of this process.

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 tonight’s exercise is to develop a summary of the output of this process.

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Comparison of Ramsey Town Center Master Plan to The COR Development Plan

Ramsey Town Center Master Plan	The COR Development Plan
Centered around transit center	Centered around transit center
Strong Downtown Feel in center	Strong Downtown Feel in center
Emphasis on pedestrian orientation	Emphasis on pedestrian orientation, but diminished in West 30
Mixed Use – Vertically mixed use buildings in center	Mixed Use – Mix of uses within each block; single use buildings acceptable
Strong emphasis on shared parking	Shared parking where feasible
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.
1.0 Floor Area Ratio amended to 0.75	0.75 FAR amended to 0.65
Strong ‘Blue System’ – multiple use of existing natural stormwater areas.	Blue system amended, but still in existence – see Lake Ramsey planning
Master Parks Plan	Master Parks Plan unchanged with exception of Lake Ramsey
Park Dedication + Additional contribution to parks	Base Park Dedication – reduced rate granted for high density residential
West 30 majority medium density residential	West 30 majority traditional suburban retail center with surface parking
2 accesses planned on Armstrong Boulevard	1 access allowed on Armstrong Boulevard due to access spacing and elevation of Armstrong Interchange
Enhanced architectural standards	Enhanced architectural standards
Strict Sign Standards	Relaxed Sign Standards
Architectural Review Board in addition to traditional land use review	Traditional land use review process

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Policy Questions from City Staff

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

1. How flexible should Staff be in recommending boundary changes to Sub-District Boundaries?
2. Are there uses we are not allowing that we do want to allow?
3. Are there uses we are allowing that we do not want to allow?
4. The remaining undeveloped area just east of Coborn's – should that stay retail, or is Staff able to entertain residential inquiries?
5. 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?
6. Should the vision of the West 30 remain traditional suburban retail?
7. 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)?
8. Do we want to continue to allow uses with a drive-thru and gas stations?