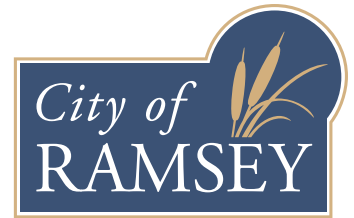


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2030 Comprehensive Plan Update

April 2017

Acknowledgements



City of Ramsey Comprehensive Plan Update: April 2017

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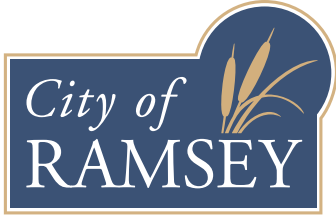
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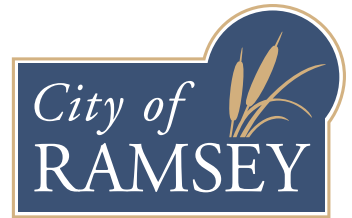




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Chapter 1:

Introduction

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1. Introduction and Purpose

A. What is the Comprehensive Plan and who is it for?

The Comprehensive Plan is a tool to be used by many people and organizations with an interest in the Ramsey community. First and foremost, it is for the people of Ramsey, the policy makers who represent them and the City Staff who support them. But it is also for the businesses and residents who wish to come to the community or scholars and students who might want to learn about Ramsey. The Comprehensive Plan sets out a vision for the future community, a vision that was created by the people. It contains goals that define the vision and public policy that is designed to help realize the vision. It provides an analysis of the forces that have shaped Ramsey since its beginning. Although it is heavily focused on the future physical development of the community, it also addresses the economic and social qualities of Ramsey. Finally, the plan lays out implementation strategies that best use the tax payers' dollars to achieve the vital elements that make the Ramsey Community a safe, high quality, healthy place to live, work and play.

B. Why do a Comprehensive Plan?

Comprehensive Planning for municipalities in the 7-county metropolitan area is mandated by State Legislature. In 1976 the Minnesota Legislature passed the Metropolitan Land Planning Act which required municipalities to develop (or update existing) Comprehensive Plans as a tool to “protect the health, safety and welfare of the residents of the metropolitan area and to ensure coordinated, orderly and economic development.” Ramsey conformed to this request by updating its 1973 Comprehensive Plan in 1980. Piecemeal updates to this plan have occurred since 1980, including the most recent update in 2002. The Metropolitan Land Planning Act requires local Comprehensive Plans to be reviewed at least once every ten years to ensure conformance with a regional growth strategy for the entire Metropolitan Area.

Ramsey is a growing community on the edge of a rapidly expanding Metropolitan Area. It is a community that faces the challenges of controlling the high demands for urban growth at the edge of a metropolitan area. It depends heavily on the regional transportation system and its ability to move people efficiently and safely. Ramsey is a community with a wealth of natural features and a strong desire to preserve, protect and enhance these features. The Comprehensive Plan is a tool that will guide the community in controlling and managing its growth through the year 2030.

C. The unique history of Ramsey's 2009 Comprehensive Plan – RAMSEY³

A small, aging brick building stands like a question mark between a day-care center and a bank. A weathered sign identifies it as the Ramsey Town Hall. Although no longer used, this structure personifies Ramsey today. It asserts **the key issue is not if Ramsey should grow, but how it will it develop.**

To address this issue, a group of residents, some of whom were already active on City commissions, committees and the Council, worked with city staff and Council to conceptualize a McKnight Foundation grant, which the City received in 2006. The project was named Ramsey³ because it consisted of a three-part planning process. During Ramsey¹ nationally-renowned experts led a series of four public forums and staff/council workshops organized around four critical issues facing metropolitan communities: transportation, innovative zoning, regional intersections, and community ecology. Ramsey² used the innovative technique of Open Space Technology to allow participants to create and manage their own agenda of parallel working sessions around central themes of strategic importance. The final stage — Ramsey³ — used facilitation tools not commonly used by cities to develop a shared vision and explore unique and cutting-edge tools to implement that vision.





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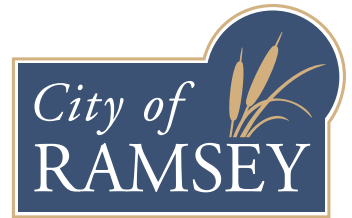
Thus, Ramsey³ provided the community, which has long-valued citizen participation, a process that went far beyond the traditional public hearings and other methods used in the past. In the end, the process yielded a vision, value statements and checklist, and a land use map all created by citizens and arrived at by consensus. The vision, values, and land use map are incorporated in subsequent sections of this Comprehensive Plan and provide the overall guiding framework with which all land use decisions should be consistent.

Ramsey³ represents a still-in-process dramatic change in our community that moved us from a place where there was suspicion and even hostility to city government to a place where, as a long-time resident put it, “This is the most together I have seen this city and I have lived here since 1944.”

Just as Ramsey³ received high marks of approval from residents, its approach also has been validated by outside experts. A recent report of the findings from McKnight Foundation’s work with communities on the urban/suburban edge, notes, “Proactive communities provide residents with educational workshops that give them the framework for growth and planning. ... As they learn what is happening elsewhere and what is possible, a city’s leaders and staff, local residents, and businesspeople can gear up to have productive conversations about their visions for the future.”

Ramsey believes this Comprehensive Plan and its methodology offer a positive vision for our community and a model for fostering citizen involvement in comprehensive planning for the greater Twin Cities area.





Chapter 3:
Community Background

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3. Community Background

Introduction

This background chapter offers a summary of key community characteristics and challenges facing the City of Ramsey. An expanded version of this background information is found in Appendix A. The following sections will discuss demographics, facilities, natural resources, water resources and the transportation system in an effort to better understand the key issues and challenges of the community. These issues are explored more fully in later chapters of this Plan.

As a growing community on the edge of the Minneapolis-St. Paul Metropolitan area, the City of Ramsey has seen many changes, especially in terms of growth over the past several years. The City’s last Comprehensive Plan, which established a vision for the City of Ramsey in 2020, was completed in 2001. The 2030 Comprehensive Plan now required by the Metropolitan Council will focus on planning for the next 20 years and more, until 2030.

Metropolitan Council

In 1967 the Minnesota Legislature created the Metropolitan Council to plan and coordinate the orderly development of the seven-county metropolitan area. Minnesota law requires every municipality and county within the metropolitan area to prepare and to submit a comprehensive plan to the Metropolitan Council that addresses all required components of the 2030 Regional Development Framework. The City’s plan must be consistent with the Metropolitan Council’s systems plans. To assist local governments in this effort, the Metropolitan Council issues “Systems Statements” to each community which describes the specific areas that must be addressed as part of the local comprehensive plan. The City of Ramsey received its revised Systems Statement in December 2005.

The System Statement for the City of Ramsey includes population, household and employment forecasts to aid in planning for the future. The Metropolitan Council provided forecasts for Ramsey, shown in Table 3-1. These numbers have since been revised downward somewhat in further planning and are discussed in later chapters of this Plan.

Table 3-1: Metropolitan Council Forecasts for the City of Ramsey

	1990	2000	Revised Development Framework		
			2010	2020	2030
Population	12,408	18,510	30,000	43,000	44,000
Households	3,620	5,906	10,300	15,500	16,500
Employment	1,941	3,587	6,700	9,100	11,300

The City of Ramsey is classified by the Metropolitan Council as a “Developing Area.” The Metropolitan Council defines “Developing Area” as a part of the region that is in the path of urban growth (Figure 3-1). It includes the communities beyond the fully developed area up to the metropolitan urban service area boundary. The Metropolitan Council’s Regional Development Framework sets an overall minimum residential density standard of 3 to 5 units per acre in developed and developing areas where urban service is located or planned. Ramsey’s System Statement states that as Ramsey plans for the future, it should focus on protecting natural resources, ensuring sufficient public infrastructure, and developing transition strategies to increase density and encourage infill development.



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Figure 3-1: Metropolitan Council 2030 Framework

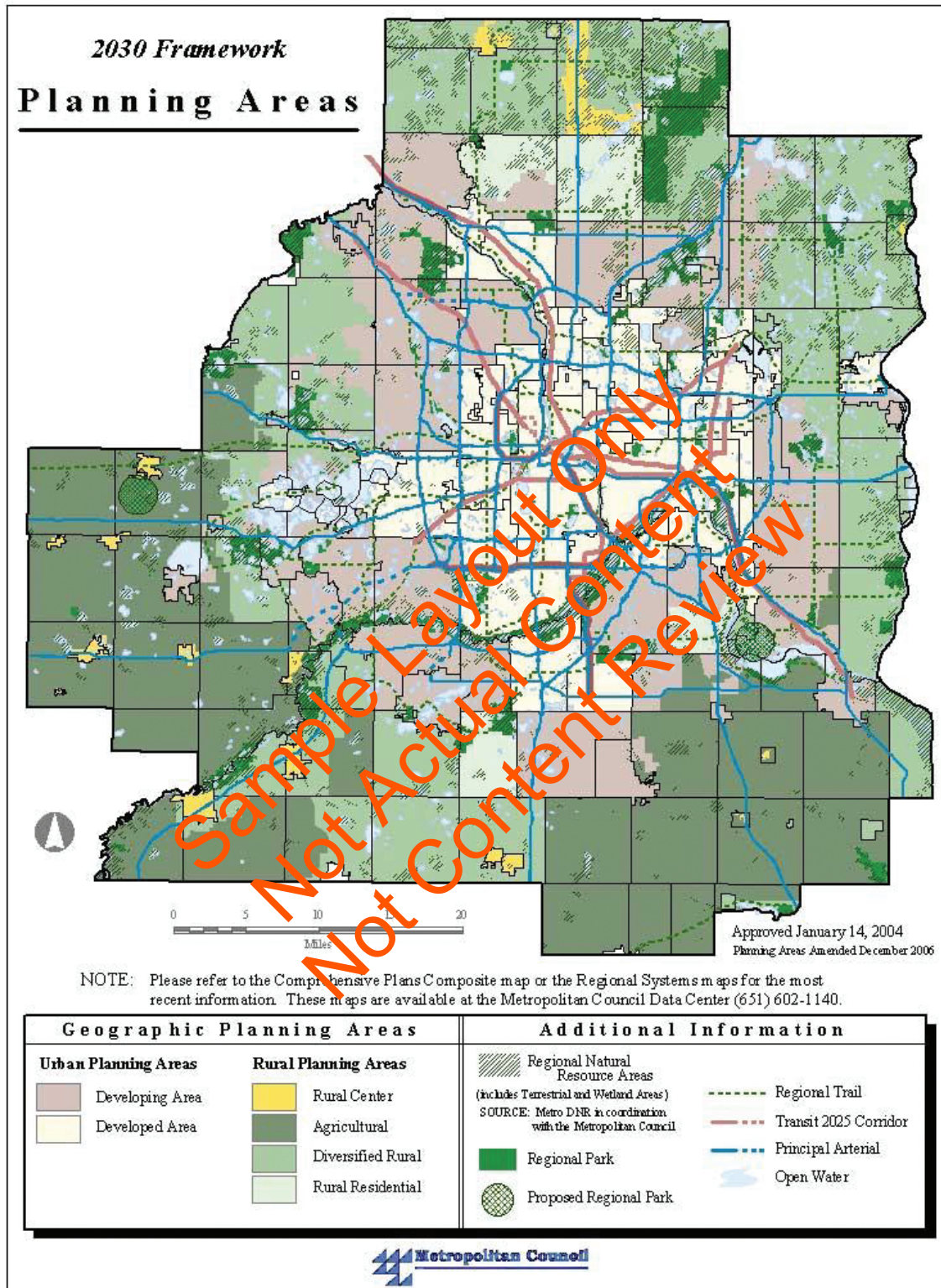
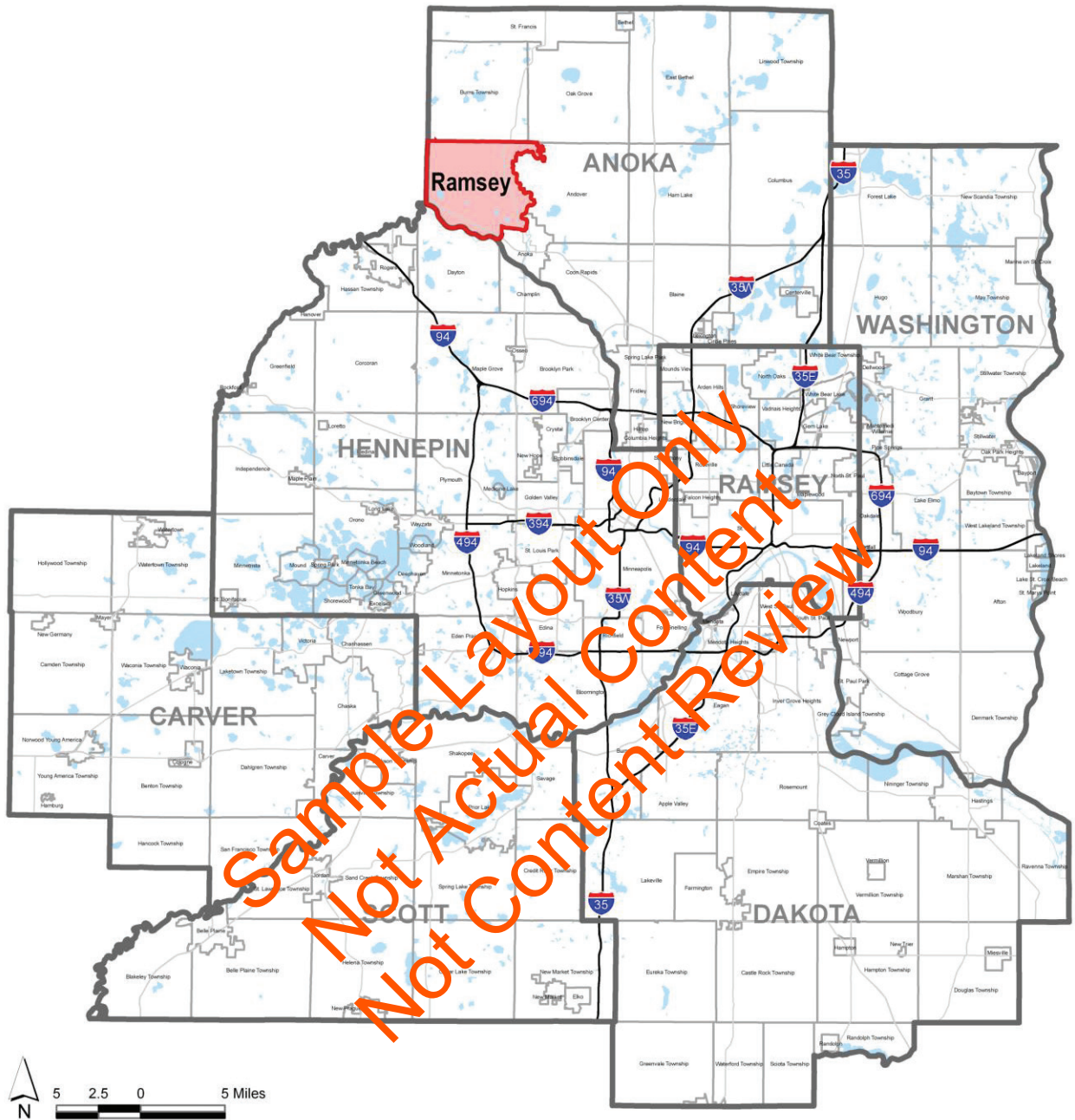
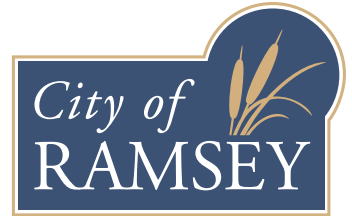


Figure 3-2: Regional Context





Chapter 4:
Assumptions and Projections

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4. Assumptions and Projections

The following is a list of assumptions that were considered when projecting future population, household and employment figures for Ramsey.

1. Due to its location at the edge of the region, the automobile will continue to be the primary means of transit for Ramsey residents.
2. Travel demand by personal automobile will continue to grow faster than Ramsey's population unless there is a significant increase in the cost of gasoline. Traffic volumes will continue to grow no matter how fast or how much the City of Ramsey grows or regardless of whether a new bridge over the Mississippi River is built.
3. Due to the nature of soils in the City (the Anoka sandplain) rural residential development can be supported indefinitely with on-site sewage treatment systems, provided sufficient land is available to accommodate two drain fields. Ultimately, such areas may require public water service.
4. The expansion of the schools that serve Ramsey students will be necessary whether or not urban growth occurs in Ramsey in any significant amount.
5. The public sanitary sewer and water systems have ample capacity and/or expansion capability to accommodate all of the urban development possible in Ramsey.
6. The Metropolitan Council may not support the expansion of rural residential development at densities of less than one unit per 10-acres unless a meaningful system of rural open spaces and more urban housing at higher densities result. More urban density housing will require MUSA expansion.
7. The Metropolitan Council will not compel the City to expand MUSA into rural residential areas where substantial subdivision has already occurred that is not conducive to resubdivision.
8. Northwest Ramsey will not be allowed to connect to Elk River's public utility systems.
9. Metropolitan sewers will not be extended northward through Ramsey to provide services to City of Nowthen.
10. Urban growth will generally occur in a westerly direction along Highway 10 if MUSA expansion is authorized.
11. Ramsey's persons per household figure currently estimated at 3.1 persons per household in 2000 will likely decline to 3 persons per household or less by 2010. By 2030, the household figure is expected to decline to 2.67 persons per household.

The future growth of Ramsey depends on several factors. It depends on the recent charter amendments, which limit the ability of expanding MUSA, particularly for residential development and the ability to manage congestion levels on Highways 10 and 47 at safe and operable levels. It depends on regional and local pressures and cooperation on deciding whether to build another bridge over the Mississippi River. It also depends on the ability of the community to diversify its employment base by attracting business other than manufacturing. These are only a few factors that impact future growth, all of which are interrelated.

In order to plan for growth in the Twin Cities Metropolitan region, the Metropolitan Council has prepared population, household and employment projections for metropolitan cities.

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These projections are not requirements imposed on the community; rather they are projections that provide a framework or base to plan. One purpose of the legislation that requires metro communities to submit comprehensive plans to the Metropolitan Council is to allow local governments the opportunity to determine how their community will grow and to tell the Metropolitan Council what regional infrastructure needs will result from the chosen growth plan. After reviewing Ramsey’s plan, the Metropolitan Council must evaluate how that plan fits into the regional plan and how regional infrastructure needs are to be met. Tables 4-1 and 4-2 outline the Metropolitan Council projections for the City of Ramsey and provides a comparison of the City’s own growth projections based on growth trends, available land supply. The City projections are based on projections completed while analyzing the future growth according to Traffic Analysis Zones (TAZ) and according to the development staging plan as shown in Chapter V. “Land Use”.



The 2030 Land Use Plan and accompanying staging plan were developed through a citizen-driven process which culminated in October of 2008 with a day-long land use planning workshop. This citizen process began in January of 2007 with the Ramsey3 process, a unique program in which the citizens of Ramsey were asked to define what they wanted “in their backyard”. This process included a public participation effort using the “Open Space Technology” process to allow citizens to develop the agenda for each meeting and guide the direction of discussion without staff or consultant involvement. The outcome of the Ramsey3 process was a series of Vision and Values statements that are presented in Chapter II of this plan. From the Vision and Values, Goal and Strategies were also developed for many of the Comprehensive Plan topics. These Goals are presented within each chapter.

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The culmination of the citizen-driven process was a day-long planning workshop during which participants were asked to develop the final 2030 Land Use Plan for the City of Ramsey. Participants were guided through a discussion of available land supply in Ramsey, as well as Metropolitan Council requirements for comprehensive plan updates. Participants then split into groups to work on land use maps. Each group was given chips representing various land use types and densities and groups were asked to develop a land use plan which met all planning requirements while also meeting the Vision and Goal of the community. After discussion of each group’s plan, similarities and differences were identified between plans. The design and discussion process was repeated until a consensus on one land use plan was reached. That consensus plan is shown in Chapter V, “Land Use”.



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Table 4-1: Metropolitan Council Published Forecasts

	2000	2010	2020	2030
Population	18,510	31,300	45,000	44,000
Households	5,906	10,200	16,200	16,500
Employment	4,008	6,700	9,100	11,300



Table 4-2: City of Ramsey Forecasts Pending Approval

Population	2000	2010	2020	2030
Sewered	7,810	21,522	29,356	36,373
Unsewered	10,700	6,599	6,883	7,088
TOTAL	18,510	28,121	36,329	43,461

Households	2000	2010	2020	2030
Sewered	2,492	7,495	10,568	13,640
Unsewered	3,414	2,298	2,478	2,658
TOTAL	5,906	9,793	13,046	16,298

Employment	2000	2010	2020	2030
Sewered	4,008	6,039	8,621	11,723
Unsewered	0	661	479	215
TOTAL	4,008	6,700	9,100	11,938

Note: Over the 2008–2030 time period, steadily increasing employment density estimates are used for each decade to forecast anticipated increase in employment density as the community grows.

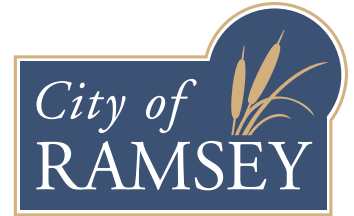
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The primary concern regarding growth at the regional level is that land within the Metropolitan area is used efficiently and wisely from the standpoint of maximizing the effective use of regional infrastructure and by making environmentally conscious land use decisions. The ability for growth to occur in the City of Ramsey heavily depends on the regional investment made to the transportation infrastructure that connects Ramsey with the Metropolitan Area. These improvements are not limited to highway improvements but also investments in transit (the ability to reduce vehicle trips) and economic development (the ability to get jobs closer to homes).

Throughout the planning process, residents and elected and appointed officials have voiced concern with the Metropolitan Council's growth projections. Particularly in 2008, there was concern that given the weak national and local economy, growth could never meet the original estimates provided in the Metropolitan Council system statement. Throughout the planning process, City staff, elected and appointed officials, and planning consultants worked with Metropolitan Council staff and representatives to reach consensus on the planning requirements for Ramsey. Although Ramsey's final plan shows fewer total households and a lower population than the original system statement (see Tables 4-1 and 4-2), as of the time of this writing, it is the City's understanding that the final land use plan and corresponding growth projections developed by the City will ensure the integrity and efficient operation of Metropolitan Council's regional infrastructure.





Chapter #:
Land Use

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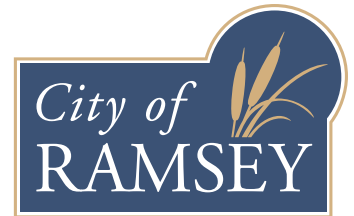


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Chapter #:

Transportation

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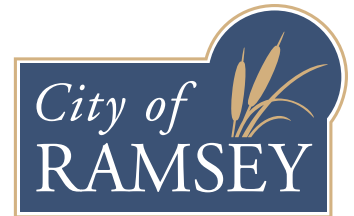


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Chapter #:
Housing and
Economic Development

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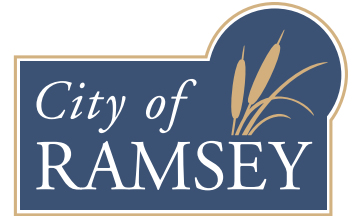


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Chapter #:

Water Resources

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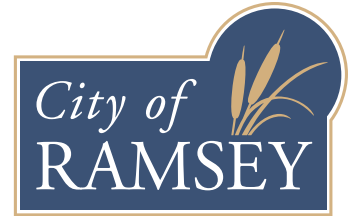


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Chapter #:

Natural Resources

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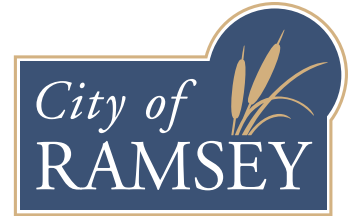


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Chapter #:

Parks, Recreation and Open Space

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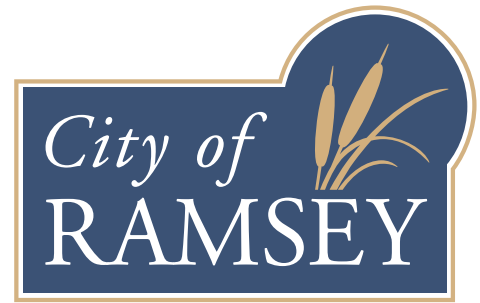


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2030 Comprehensive Plan Update

April 2017

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