City of Ramsey
Agenda
Environmental Policy Board (EPB)
Monday, June 19, 2017
6:30 pm
The Lake Itasca Room, 7550 Sunwood Drive NW

1. Call to Order

2. Citizen Input

3. Approve Agenda

4. Approve Minutes

1. Approve Meeting Minutes Dated May 15, 2017

5. Policy Board Business

1. Consider Natural Resources Elements for Greenway Terrace Sketch Plan and Site Plan (Project No. 84); Case of Aeon

2. Consider Natural Resources Elements for Cole Addition Preliminary Plat (Project No. 17-132)

3. Consider Natural Resources Elements for Estates of Silver Oaks 2nd Addition Preliminary Plat

4. Consider Natural Resources Elements of Pearson Place Preliminary Plat

5. Receive Update on The COR Interim Development Plan

6. Board/Staff Input

- Summer Recycling Event
- Pilot Organics Drop-Off Program Update
- Comprehensive Plan Update Natural Resources Workshop Update

7. Adjournment

Environmental Policy Board (EPB) **4. 1.**

Meeting Date: 06/19/2017

By: Chris Anderson, Community Development

Information

Title:

Approve Meeting Minutes Dated May 15, 2017

Action:

Attachments

Meeting Minutes Dated May 15, 2017

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	JoAnn Shaw	06/15/2017 02:20 PM
Form Started By: Chris Anderson		Started On: 06/15/2017 10:03 AM
Final Approval Date: 06/15/2017		

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, May 15, 2017, the Environmental Policy Board (EPB) met in the COR Conference Room at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present:	Chairperson Thomas Stodola Board Member Jane Covart Board Member Michael Hiatt Board Member Lucas Trossen Board Member Michael Valentine
Members Absent:	Board Member Colleen Anderson Board Member Reid Bernard
Also Present:	City Planner Chris Anderson

1. CALL TO ORDER

Chairperson Stodola called the meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated April 17, 2017

Motion by Board Member Covart and seconded by Board Member Hiatt to approve the regular meeting minutes dated April 17, 2017.

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

5. POLICY BOARD BUSINESS

5.01: Appoint Chairperson and Vice Chairperson

Chairperson Stodola opened the floor for nominations for the position of Chairperson

Motion by Board Member Hiatt and seconded by Board Member Valentine to nominate and appoint Thomas Stodola as Chairperson of the Environmental Policy Board through March 2018.

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

Chairperson Stodola opened the floor for nominations for the position of Vice Chairperson.

Motion by Board Member Hiatt and seconded by Chairperson Stodola to nominate and appoint Michael Valentine as Vice Chairperson of the Environmental Policy Board through March 2018.

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

5.02: Consider Landscape Plan for Stonebrook Academy

City Planner Anderson presented the staff report. He stated that the City has received an application for Final Plat and Site Plan for Stonebrook Academy, a proposed 8,800 square foot building for a new child care center to be located west of Sunwood Village between Sunwood Drive and Veterans Drive. The purpose of this case is to review the proposed Landscape Plan for the project. He stated that The COR Design Framework emphasizes landscape improvements for the "streetscape" and is less prescriptive for the private property. He stated that streetscape elements would include sidewalks, boulevards, and boulevard plantings.

Chairperson Stodola stated that the staff review letter seemed to be very detailed and thorough and did not notice any additional items that would be needed.

Board Member Stodola stated that he was pleased to see the water efficient technologies mentioned.

City Planner Anderson stated that the previous week the City Council adopted an ordinance that repealed the language that required irrigation and included language regarding the water efficient technologies.

Motion by Board Member Hiatt and seconded by Board Member Valentine to recommend approval of the Landscape Plan contingent on compliance with the Staff Review Letter.

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

5.03: Consider Tree Preservation Plan related to Sketch Plan for Estates of Silver Oaks 2nd Addition

City Planner Anderson presented the staff report. He reported that the City has received a Sketch Plan for a proposed eight lot subdivision to be known as the Estates of Silver Oaks 2nd Addition.

He stated that the site is located east of TH 47 and north of 162nd Lane. He noted that normally a Sketch Plan includes a simple layout of lot configuration for initial review and feedback from the Planning Commission, however this submittal was more detailed in nature and did include a Tree Preservation Plan. He stated that the site is currently zoned R-1 Residential (Rural Developing) and thus, as proposed, a zoning amendment and Comprehensive Plan amendment would also be needed. He reviewed the adjacent land uses, noting that the land surrounding the property is mostly developed. He confirmed that the site is serviced by City utilities for water and sewer.

Chairperson Stodola asked for more information on the building currently located on the large lot.

City Planner Anderson stated that there is an existing foundation but was unsure if there was at one time a home that has been removed.

Board Member Covart stated that it seems that there is a barn on the site that has not been well maintained.

City Planner Anderson stated that more detailed information will be provided as the process moves forward and he simply wanted to bring the Board up to speed on the potential development. He stated that this would be an opportunity for the Board to provide input.

Board Member Hiatt stated that there are some high-quality Oak trees in that area and it would be nice to see as many of those remain as possible.

City Planner Anderson confirmed the consensus of the Board that the high quality continuous Oak trees should be preserved to the extent possible.

Chairperson Stodola asked the timeline for this project.

City Planner Anderson stated that this would depend on the feedback that is received throughout this review. He noted that the project would require a Comprehensive Plan amendment and therefore the process will take longer because of the approval that would be needed from the Metropolitan Council. He provided examples of other projects in Ramsey that the developer has been a part of.

5.04: Update on Mayors for Monarchs Pledge and Kick-Off Planting

City Planner Anderson presented the staff report. He stated that staff continues to work on a Mayors for Monarchs Mayoral Pledge Signing event to "kick-off" the City's pollinator initiative. He stated that staff has met with representatives from the U.S. Fish and Wildlife Service on a potential partnership to complete a pollinator planting project in Lake Itasca Park. The City is aiming for an early June planting event that would lead into a larger, broader project along the Itasca Trail. He stated that while details of the project are still being worked through, staff wanted to provide the Board with a brief update on the Monarch Trail Action Plan prepared by the U.S. Fish and Wildlife Service, since it is likely that the initial planting event will be completed prior to the next EPB meeting. He stated that the communications staff is working with the elementary school and Ramsey Rangers program to organize a coloring contest as an outreach opportunity.

6. BOARD / STAFF INPUT

City Planner Anderson reported that the spring recycling event was held about a week ago and seemed to be well attended. He provided an update but noted that he did not have an exact count of vehicles. He stated that he did receive positive feedback from those that did come to the event.

7. ADJOURNMENT

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

The meeting adjourned at 7:07 p.m.

Respectfully submitted,

_____

Chris Anderson
City Planner

ATTEST:

_____

JoAnn Shaw
Community Development Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Environmental Policy Board (EPB) **5. 1.**

Meeting Date: 06/19/2017

By: Chris Anderson, Community Development

Information

Title:

Consider Natural Resources Elements for Greenway Terrace Sketch Plan and Site Plan (Project No. 84); Case of Aeon

Purpose/Background:

The City has received an application for Sketch Plan, Final Plat and Site Plan for Greenway Terrace, a 3-story, fifty-four (54) unit apartment building located on the block bordered by Center Street, 146th Ave, Traprock Street, and Ramsey Parkway (the "Subject Property"). The Plat would subdivide the Subject Property into a buildable lot and an outlot (Developer intends to complete a second phase of the project on the outlot in the future).

The purpose of this case is to review the proposed Landscape Plan for the project. The COR Design Framework emphasizes landscape improvements for the 'streetscape' and is less prescriptive for the private property. Streetscape elements would include sidewalks, boulevards and boulevard plantings.

Observations/Alternatives:

Streetscape enhancements are required along 146th Ave, Traprock Street and Ramsey Parkway (at the time of re-platting the outlot into a building lot, which would occur sometime in the future, streetscape improvements will be required along Center Street). The Landscape Plan is generally acceptable. The proposed species and sizes are acceptable (with a note regarding shrub size in the review letter). The Staff Review Letter does identify certain plan revisions that are necessary. Primarily, the revisions address the sidewalk width (shall be six [6] feet wide), noting that topsoil is required across all disturbed areas not otherwise improved with impervious surfacing, and requiring a 'pre-planting' meeting with the landscape contractor prior to any plantings in the boulevard areas.

While The COR Design Framework does not specify minimum planting requirements on private property, the developer is proposing landscaping for the interior of the site. The proposal includes a mixture of evergreen trees, ornamental trees, and shrubs and perenials. Staff supports the overall Landscape Plan with the necessary revisions outlined in the Staff Review Letter.

The Subject Property is located within a Drinking Water Supply Management Area (DWSMA), and therefore, no infiltration of stormwater is permitted. The Developer is working with the Engineering Division to determine the applicable cost for a system to meet the infiltration requirements and will contribute cash in that amount in lieu of construction of an actual system. The stormwater will enter the existing storm sewer system for The COR (which ultimately ends up in The Draw water feature).

The Subject Property is devoid of any significant trees and therefore, a Tree Preservation Plan is not required.

Funding Source:

The Applicant is responsible for all costs associated with this request.

Action:

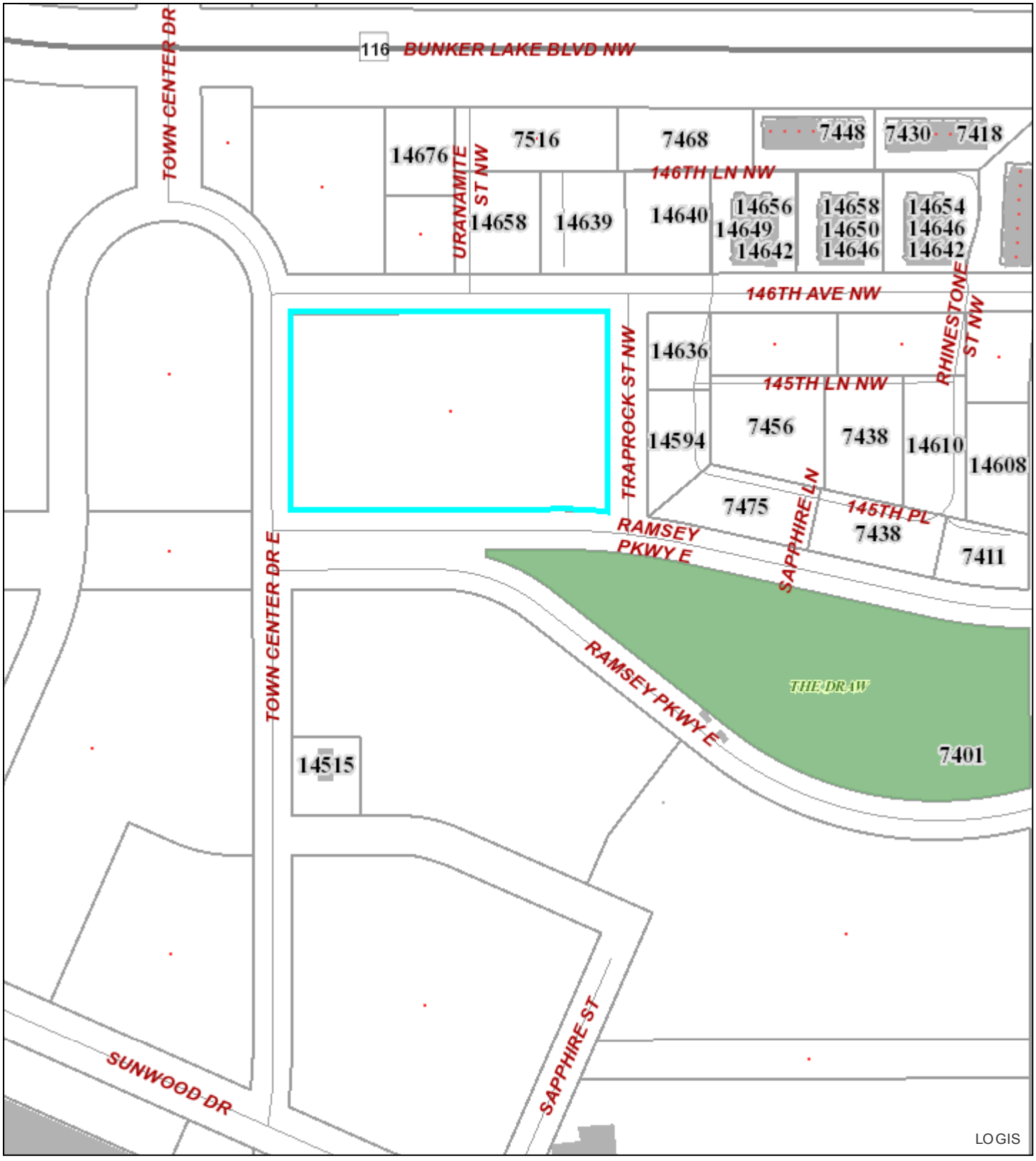
Motion to recommend approval of the Landscape Plan contingent on compliance with the Staff Review Letter.

Attachments

Site Location Map
Site Plan
Landscape Plan
Staff Review Letter

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	JoAnn Shaw	06/15/2017 02:20 PM
Form Started By: Chris Anderson		Started On: 06/12/2017 09:55 AM
Final Approval Date: 06/15/2017		



City of RAMSEY

Aeon Purchase Agreement

28-32-25-13-0033

Legend

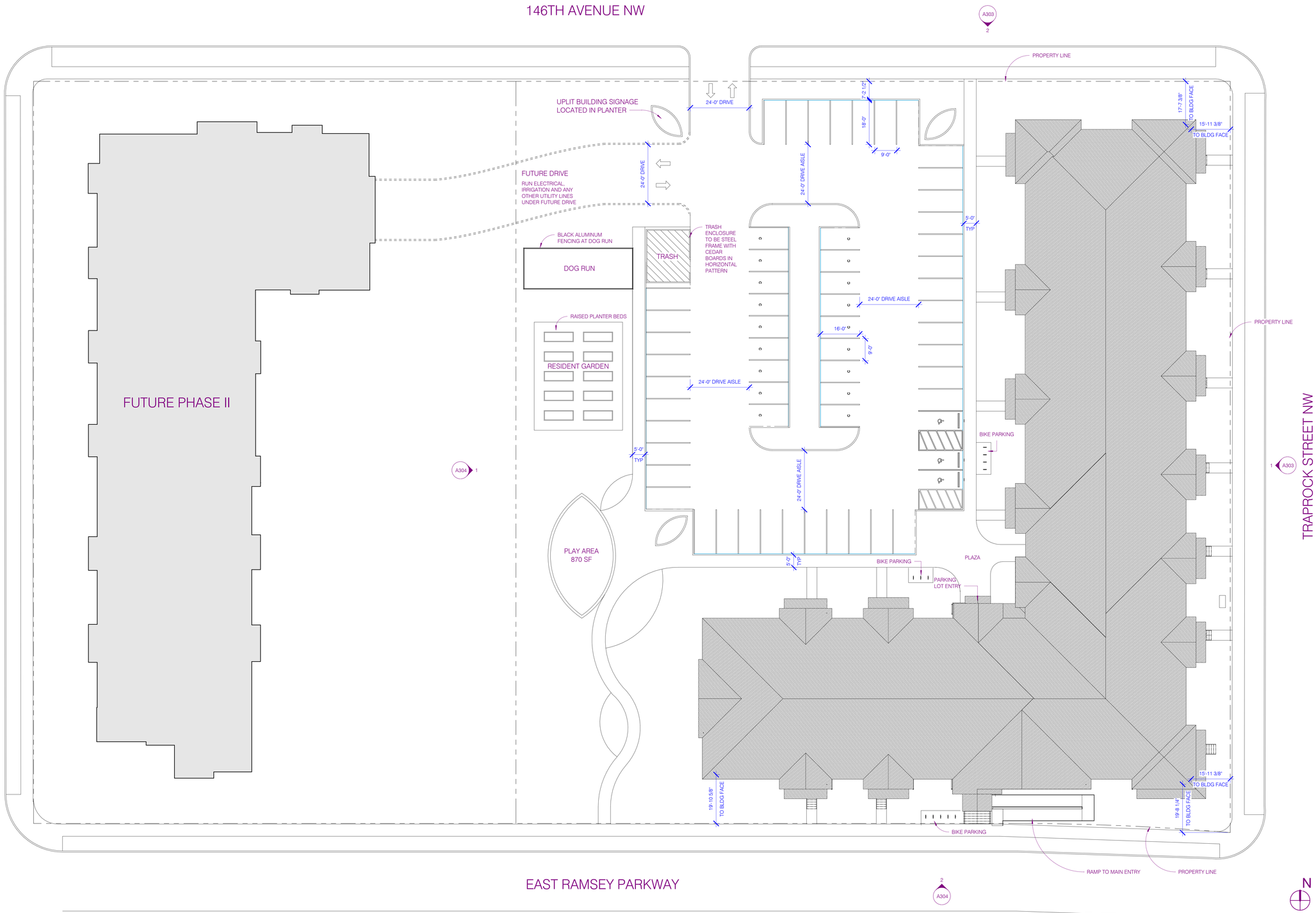
Site

Parcels

N

Print Date: April 29, 2016

0 380 760 Feet



1 ARCHITECTURAL SITE PLAN

LA100 1/16" = 1'-0"

aeon
Better Changes Everything

GREENWAY TERRACE

146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

URBANWORKS

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901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

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REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

ARCHITECTURAL SITE PLAN

LA100

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TREES


Acer platanoides 'Emerald Lustre'


Acer x freemanii 'Armstrong'


Amelanchier x grandiflora 'Autumn Brilliance'


Celtis occidentalis


Gleditsia triacanthos 'Skyline'


Pinus strobus


Quercus x 'Regal Prince'


Ulmus x morton 'Accolade'

SHRUBS


Cornus hessei 'Garden Glow'


Diervilla lonicera


Hydrangea arborescens 'Annabelle'


Physocarpus opulifolius 'Little Devil'


Rhus aromatica 'Gro-Low'


Ribes alpinum


Sorbaria sorbifolia 'Sem'


Spiraea betulifolia 'Tor'


Spiraea x bumalda 'Anthony Waterer'


Syringa pubescens 'Miss Kim'


Weigela florida 'Minuet'

PERENNIALS / GARDEN PLANTERS


Calamagrostis x acutiflora 'Karl Foerster'


Hemerocallis x 'Bodacious Returns'


Asclepias tuberosa


Echinacea purpurea


Liatris spicata


Nepeta faassenii


Panicum vergatum


Perovskia atriplicifolia


Rudbeckia hitra


Salvia x 'Bee's Bliss'

EVERGREEN SHRUBS


Juniperus chinensis 'Mint Julep'


Juniperus scopulorum 'Bailigh'


Taxus x media 'Tauntonii'


Thuja occidentalis 'Techny'

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES	NATIVE STATUS	
	AP	2	ACER PLATANOIDES `EMERALD LUSTRE` / NORWAY MAPLE	3" CAL.	B&B	SINGLE LEADER, WELL BRANCHED		
	AF	9	ACER X FREEMANII `ARMSTRONG` / ARMSTRONG FREEMAN MAPLE	3" CAL.	B&B	SINGLE LEADER, WELL BRANCHED	NATIVE CULTIVAR	
	AG	3	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / `AUTUMN BRILLIANCE` SERVICEBERRY	10` HEIGHT	B&B	CLUMP FORM	NATIVE CULTIVAR	
	CO	3	CELTIS OCCIDENTALIS / COMMON HACKBERRY	3" CAL.	B&B	SINGLE LEADER, WELL BRANCHED	NATIVE CULTIVAR	
	GT	2	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST	3" CAL.	B&B	SINGLE LEADER, WELL BRANCHED	NATIVE CULTIVAR	
	PS	3	PINUS STROBUS / WHITE PINE	8` HEIGHT	B&B	NATURAL, FULL FORM	NATIVE	
	QR	9	QUERCUS X `REGAL PRINCE` / REGAL PRINCE PAK	2.5" CAL.	B&B	SINGLE LEADER, WELL BRANCHED	NATIVE CULTIVAR	
	UM	19	ULMUS X `MORTON` / ACCOLADE	2.5" CAL.	B&B	SINGLE LEADER, WELL BRANCHED	NATIVE	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES	NATIVE STATUS	
	CH	36	CORNUS HESSEI `GARDEN GLOW` / DOGWOOD	#5	CONT.	PLAN SPACING PER PLAN	NATIVE CULTIVAR	
	DL	45	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE	#5	CONT.	PLAN SPACING PER PLAN	NATIVE	
	HA	10	HYDRANGEA ARBORESCENS `ANNABELLE` / ANNABELLE SMOOTH HYDRANGEA	#5	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
	PL	11	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK	#5	CONT.	PLAN SPACING PER PLAN	NATIVE CULTIVAR	
	RG	6	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	#5	CONT.	SPACE 5`-0" O.C.	NATIVE CULTIVAR	
	RA	38	RIBES ALPINUM / ALPINE CURRANT	#5	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
	SS	38	SORBARIA SORBIFOLIA `SEM` / SEM FALSE SPIREA	#1	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
	ST	24	SPIRAEA BETULIFOLIA `TOR` / BIRCHLEAF SPIREA	#2	CONT.	PLAN SPACING PER PLAN	NATIVE CULTIVAR	
	SA	21	SPIRAEA X BUMALDA `ANTHONY WATERER` / ANTHONY WATERER SPIRAEA	#5	CONT.	PLAN SPACING PER PLAN	NATIVE	
	SK	27	SYRINGA PUBESCENS `MISS KIM` / MISS KIM KOREAN LILAC	#5	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
	WM	87	WEIGELA FLORIDA `MINUET` / MINUET WEIGELA	#5	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES	NATIVE STATUS	
	CA	92	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	#1	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
	HB	57	HEMEROCALLIS X `BODACIOUS RETURNS` / DAYLILY	#1	CONT.	PLAN SPACING PER PLAN	NATIVE	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES	NATIVE STATUS	
	JM	54	JUNIPERUS CHINENSIS `MINT JULEP` / MINT JULEP JUNIPER	#5	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
	JB	8	JUNIPERUS SCOPULORUM `BAILIGH` / SKY HIGH JUNIPER	#10	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
	TT	21	TAXUS X MEDIA `TAUNTONII` / TAUTON YEW	#5	CONT.	PLAN SPACING PER PLAN	NATIVE CULTIVAR	
	TO	10	THUJA OCCIDENTALIS `TECHNY` / TECHNY ARBORVITAE	6` HGT	CONT.	PLAN SPACING PER PLAN	NATIVE CULTIVAR	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES	NATIVE STATUS	SPACING
	Sod	26,499 SF	SOD	NONE	SOD			

GARDEN PLANTER SCHEDULE

	MIXED PERENNIALS	379 SF		
	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	21 SF	#1 @ 18" oc	
	ECHINACEA PURPUREA / PURPLE CONEFLOWER	21 SF	#1 @ 18" oc	
	LIATRIS SPICATA / SPIKE GAYFEATHER	21 SF	#1 @ 18" oc	
	NEPETA FAASSENII / CATMINT	21 SF	#1 @ 18" oc	
	PANICUM VIRGATUM / SWITCH GRASS	21 SF	#1 @ 18" oc	
	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	21 SF	#1 @ 18" oc	
	RUDBECKIA HIRTA / BLACK-EYED SUSAN	21 SF	#1 @ 18" oc	
	SALVIA X `BEE`S BLISS` / SAGE	21 SF	#1 @ 18" oc	

REFER TO DETAIL FOR PLANTING PATTERN (7 / L-500)

aeon
Above Changes Everything
GREENWAY TERRACE
901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

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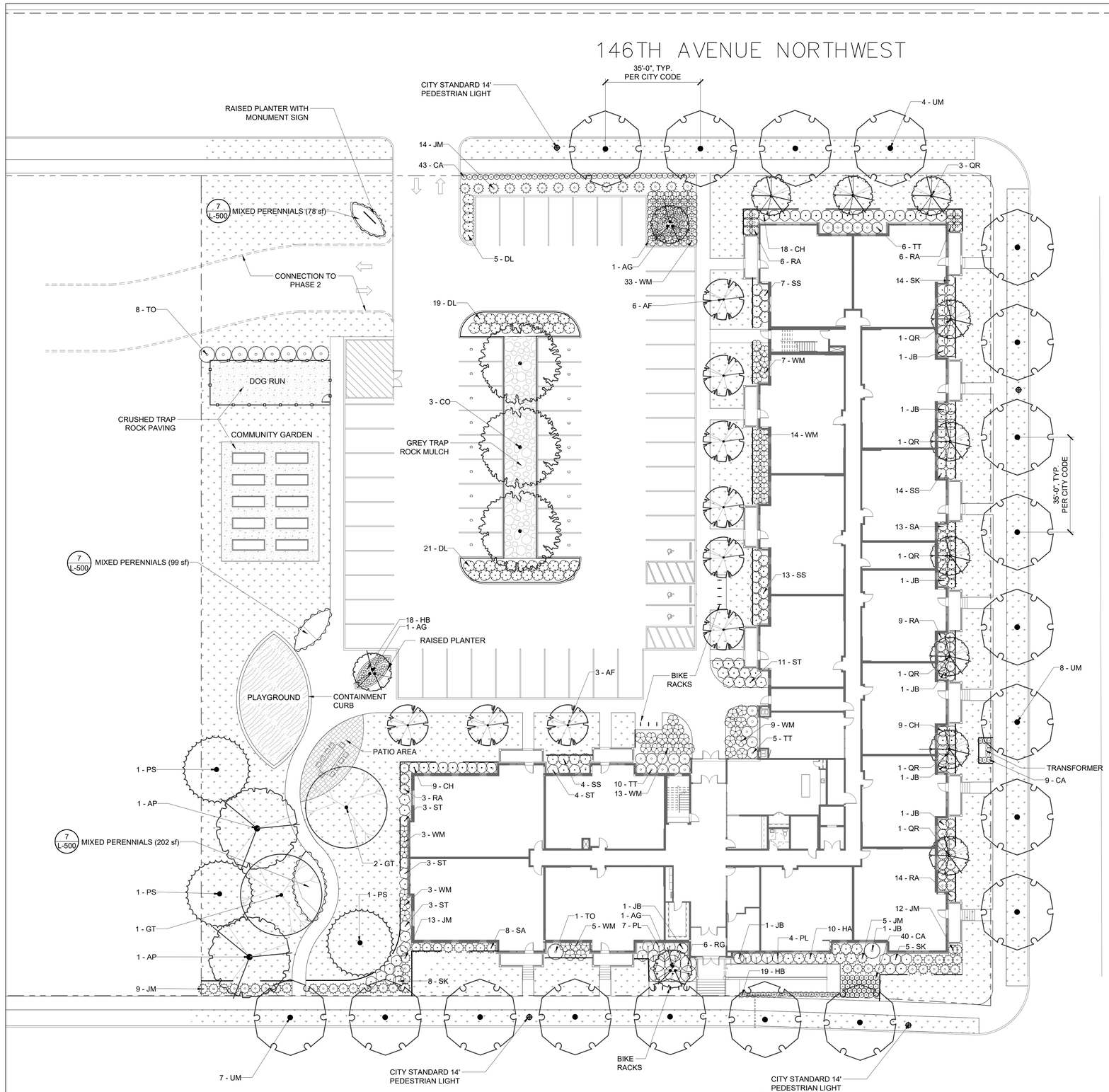
REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	SD
DRAWN BY	B. Doucette
CHECKED BY	J. Symynkywicz

LANDCAPE PLANT SCHEDULE

L030

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QUICK REFERENCE SCHEDULE

TREES	BOTANICAL NAME
AP	ACER PLATANOIDES `EMERALD LUSTRE`
AF	ACER X FREEMANII `ARMSTRONG`
AG	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`
CO	CELTIS OCCIDENTALIS
GT	GLEDITSIA TRIACANTHOS `SKYLINE`
PS	PINUS STROBUS
QR	QUERCUS X `REGAL PRINCE`
UM	ULMUS X `MORTON`
SHRUBS	BOTANICAL NAME
CH	CORNUS HESSEI `GARDEN GLOW`
DL	DIERVILLA LONICERA
HA	HYDRANGEA ARBORESCENS `ANNABELLE`
PL	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM
RG	RHUS AROMATICA `GRO-LOW`
RA	RIBES ALPINUM
SS	SORBARIA SORBIFOLIA `SEM`
ST	SPIRAEA BETULIFOLIA `TOR`
SA	SPIRAEA X BUMALDA `ANTHONY WATERER`
SK	SYRINGA PUBESCENS `MISS KIM`
WM	WEIGELA FLORIDA `MINUET`
ANNUALS/PERENNIALS	BOTANICAL NAME
CA	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`
HB	HEMEROCALLIS X `BODACIOUS RETURNS`
EVERGREEN SHRUBS	BOTANICAL NAME
JM	JUNIPERUS CHINENSIS `MINT JULEP`
JB	JUNIPERUS SCOPULORUM `BAILIGH`
TT	TAXUS X MEDIA `TAUNTONII`
TO	THUJA OCCIDENTALIS `TECHNY`
GROUND COVERS	BOTANICAL NAME
Sod	SOD

L160 OVERALL LANDSCAPE PLAN
1" = 16'

NORTH 0 16 32

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GREENWAY TERRACE
901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

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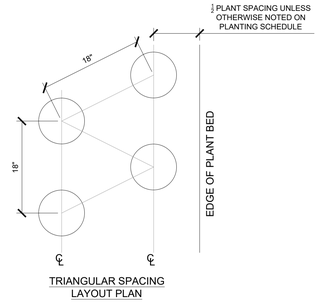
REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	SD
DRAWN BY	B. Doucette
CHECKED BY	J. Symymkywicz

LANDCAPE PLANTING PLAN

L060

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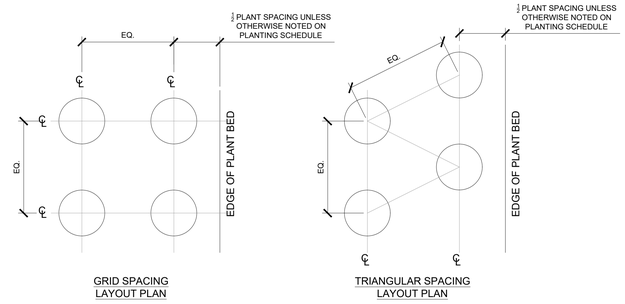


TRIANGULAR SPACING
LAYOUT PLAN

NOTE:
1. ALTERNATE EACH PLANTING AS SHOWN IN THE GARDEN PLANTER SCHEDULE
2. RANDOMIZE PLANTING ORDER THROUGHOUT PLANTERS

7 GARDEN PLANTER SPACING

3/4" = 1'-0" P-17 113-03



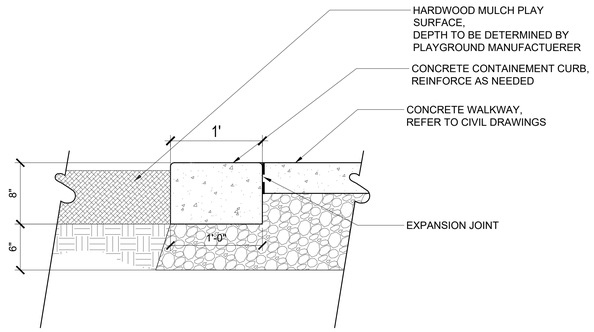
GRID SPACING
LAYOUT PLAN

TRIANGULAR SPACING
LAYOUT PLAN

NOTE:
1. REFER TO PLANTING SCHEDULE FOR PLANT SPACING.
2. SEE SPECIFICATION SECTION 32-9300 "EXTERIOR PLANTS" FOR MORE INFORMATION.

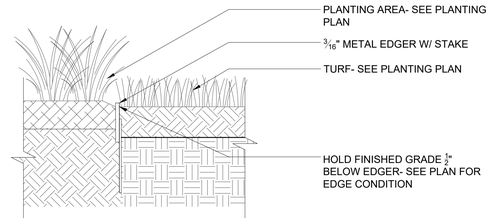
3 PLANT SPACING

3/4" = 1'-0" P-17 113-08



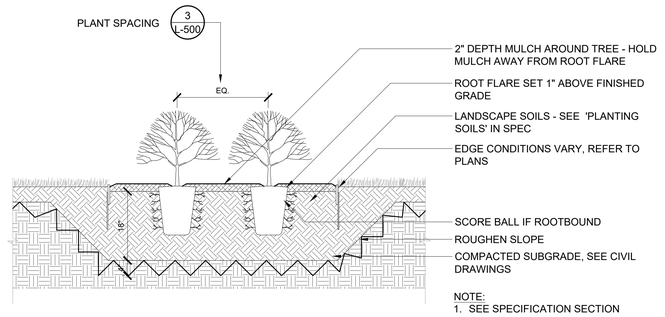
10 CONTAINMENT CURB AT PLAYGROUND

1 1/2" = 1'-0" P-17 113-24



6 STEEL EDGING

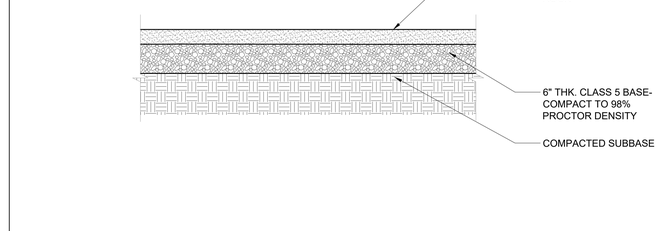
1 1/2" = 1'-0" P-17 113-09



NOTE:
1. SEE SPECIFICATION SECTION 32-9300 "EXTERIOR PLANTS" FOR MORE INFORMATION.

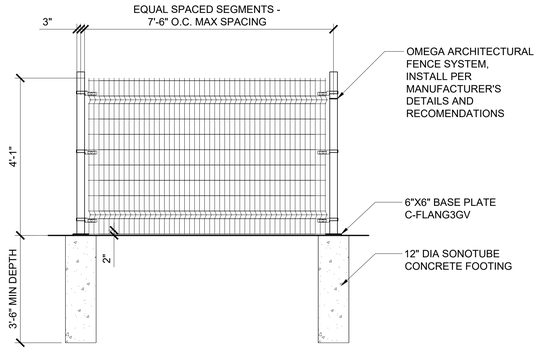
2 SHRUB PLANTING

3/4" = 1'-0" P-17 113-20



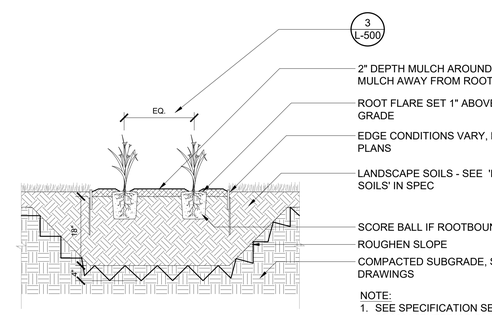
9 CRUSHED STONE PAVING

1" = 1'-0" P-17 113-19



8 EXTERIOR FENCE - 4` HEIGHT

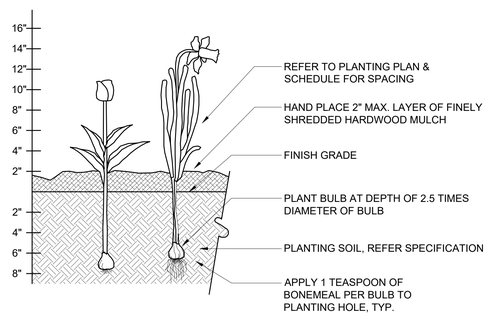
1/2" = 1'-0" P-17 113-23



NOTE:
1. SEE SPECIFICATION SECTION 32-9300 "EXTERIOR PLANTS" FOR MORE INFORMATION.

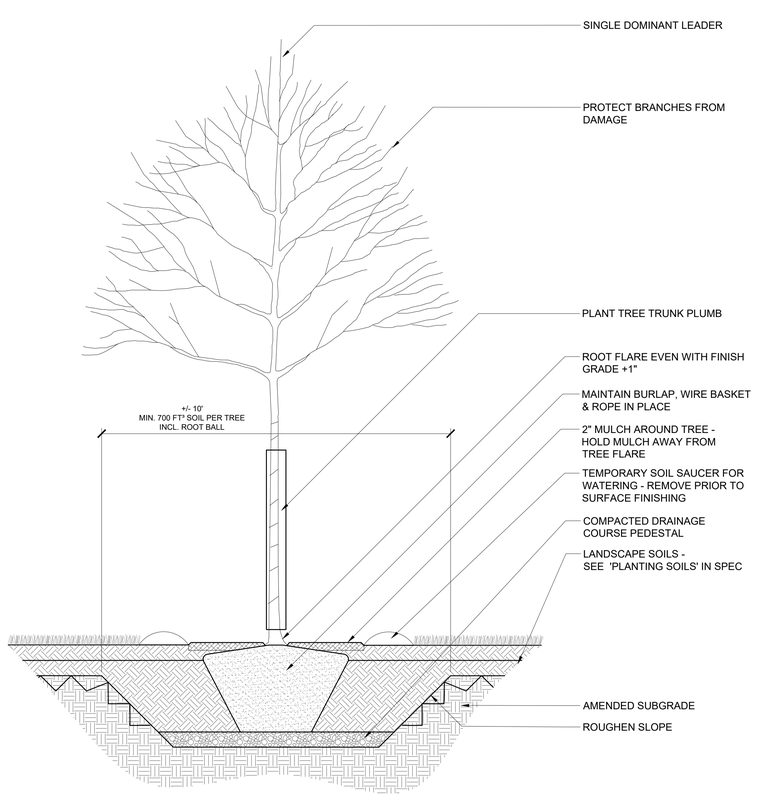
5 PERENNIAL PLANTING

3/4" = 1'-0" P-17 113-06



4 BULB PLANTING DETAIL

1" = 1'-0" P-17 113-05



1 TREE PLANTING IN SOFTSCAPE - FLAT

1/2" = 1'-0" P-17 113-04

URBANWORKS

GREENWAY TERRACE

901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT
DF/
DAMON FARBER LANDSCAPE ARCHITECTS
401 2nd Avenue North, Suite 410
Minneapolis, MN 55401
p 612.332.7522

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	SD
DRAWN BY	B. Doucette
CHECKED BY	J. Symynkywicz

LANDCAPE DETAILS

L500

4/19/2017 9:11:24 AM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JUNE 16, 2017	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	GREENWAY TERRACE		
ESCROW #	115750		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

The project is located within The COR, which has specific design standards relating to streetscape improvements, including sidewalk widths, boulevard widths, and boulevard plantings, which are outlined in Table 6 of the Sub-District Framework – COR4 Neighborhood in The COR Design Framework. Furthermore, the Design Framework also addresses street furniture, which is outlined in the Master Streetscape Plan.

We offer the following comments regarding the Landscape Plan, prepared by Urban Works and dated June 1, 2017, and the Civil Plans, prepared by BKBM and also dated June 1, 2017, as it relates to The COR Design Framework:

Sheet LA100:

- All proposed signage requires a separate Permanent Sign Permit.

Sheet L060:

- Clarify whether in-ground irrigation will be installed for the interior site landscaping. Note that in-ground irrigation, if installed, shall include one or more water efficient technologies, such as a smart controller, soil moisture sensors, ET sensors, etc.
- Irrigation shall be provided for the streetscape plantings. Plans shall be prepared and submitted for review of this in-ground irrigation system.
- Add Landscape Note specifying that all areas, including boulevards, not otherwise improved with impervious surfaces shall receive four (4) inches of topsoil meeting the City's topsoil specification. Copies of the load tickets shall be provided to the City and a topsoil inspection shall be completed prior to installation of any landscaping.
- Boulevards shall be at least six (6) feet in width and shall be clearly labeled on plan sheets.
- Sidewalks shall be six (6) feet in width and shall be clearly labeled on plan sheets. It appears that the sidewalk widths need to be adjusted.
- Sidewalks shall have alternating brush strokes per panel (see City specification).
- Boulevard trees shall have branching beginning no lower than six (6) feet above grade.
- Add a Landscape Note that states the City requires a pre-planting meeting to review expectations for all street tree installations.

- Add note stating that any deviation from the approved Final Plat Schedule shall require approval of the City prior to installation.
- Update Plant Schedule to indicate that shrubs shall be at least twenty-four (24) inches in height or width, depending on species characteristics, at the time of planting.
- Landscaping, including the streetscape plantings, requires a two (2) year warranty and that note must be added to the plan set.

Sheet L500

- Update the Tree Planting in Softscape Detail to specify that the wire basket, burlap, and rope shall be removed after planting hole has been partially backfilled.

Sheet C300

- Boulevards shall be at least six (6) feet in width and shall be clearly labeled on plan sheets.
- Sidewalks shall be six (6) feet in width and shall be clearly labeled on plan sheets. It appears that the sidewalk widths need to be adjusted.
- Sidewalks shall have alternating brush strokes per panel (see City specification).

Environmental Policy Board (EPB) **5. 2.**

Meeting Date: 06/19/2017

By: Chris Anderson, Community Development

Information

Title:

Consider Natural Resources Elements for Cole Addition Preliminary Plat (Project No. 17-132)

Purpose/Background:

The City has received an application for Preliminary Plat from Bryon and Lynn Cole to subdivide their property at 6951 168th Ave NW (the "Subject Property") into eight (8) lots (one of which will retain their existing home). The Subject Property is zoned R-1 Residential (MUSA) and guided for Low Density Residential.

Observations/Alternatives:

According to the City's Natural Resources Inventory, there are no natural areas of significance on the Subject Property (categorized as Urban with Vegetative Cover), which is not surprising considering this is a re-plat of an existing residential parcel. A tree inventory was conducted and a Tree Preservation Plan was prepared. The existing trees comprise mostly of ash, maple and boxelder. The proposed removals slightly exceed the allowable threshold; however, the required base landscaping does satisfy the reforestation standards (with the 2.5 inch caliper as shown on the Landscape Plan).

The Landscape Plan proposes two (2) trees per lot in accordance with the requirements for the R-1 Residential District. Species and size are acceptable. While the properties to the east are of similar size to the Subject Property (2-2.5 acres in size), they are also zoned R-1 Residential (MUSA). Furthermore, there is an existing line of evergreen trees along this common property line that already provides some screening from Lot 3, Block 1 and Lot 3, Block 2. It does not appear that density transitioning would be required for this project.

The plan set also indicates that an existing drainage and utility easement on the Subject Property would be vacated. This Applicant will need to demonstrate that the runoff standards can still be met and that the project will not result in stormwater runoff being routed into areas not encumbered by drainage and utility easements.

Staff finds that the Tree Preservation and Landscape Plans are generally acceptable with the necessary revisions outlined in the Staff Review Letter.

Funding Source:

The Applicant is responsible for all costs associated with this request.

Action:

Motion to recommend approval of the Tree Preservation and Landscape Plans contingent upon compliance with the Staff Review Letter.

Attachments

Site Location Map

Plan Set

Staff Review Letter

Form Review

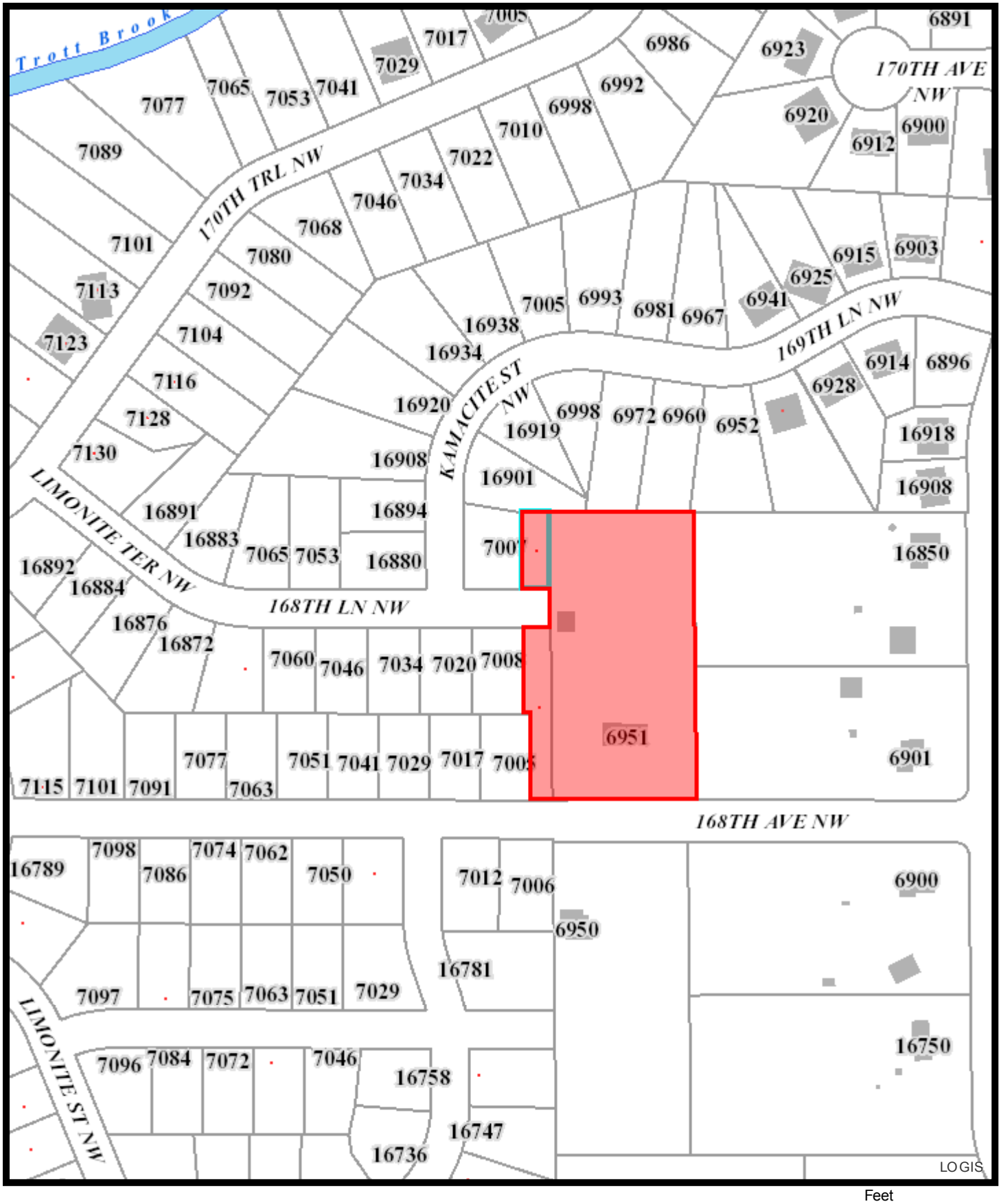
Inbox	Reviewed By	Date
Tim Gladhill	JoAnn Shaw	06/15/2017 02:20 PM

Form Started By: Chris Anderson
Started On: 06/12/2017 10:01 AM
Final Approval Date: 06/15/2017

10-32-25-32-0005

Site Location Map

Cole Addition



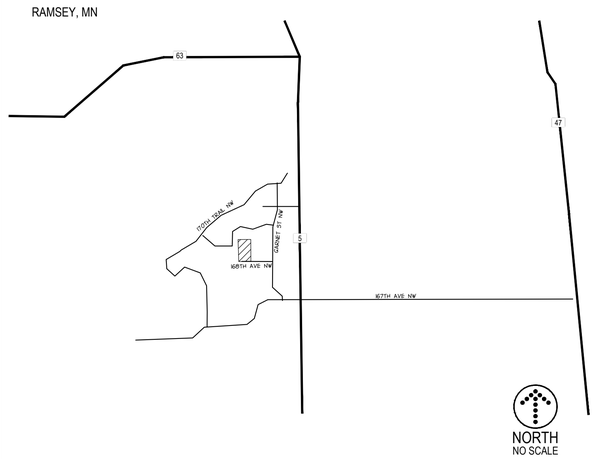
Feet
0 50 100 200 300 400

Print Date: May 31, 2017

COLE ADDITION

RAMSEY, MN

AREA LOCATION MAP



ABBREVIATIONS

@	Angle	L.F.	Lineal Feet
&	And	L.P.	Low Point / Liquid Petroleum
@	At	LB.	Pound
100 YR.	100 Year Flood Elevation	LGU	Local Government Unit
A.B.	Anchor Bolt	LONG.	Longitudinal
A.D.	Area Drain	LT.	Light / Lighting
A/C	Air Conditionng Unit	MAINT.	Maintenance
ADD.	Addendum	MAS.	Masonry
ADDL.	Additional	MATL.	Material
ADJ.	Adjacent / Adjust	MAX.	Maximum
AHU	Air Handling Unit	MECH	Mechanical
ALT.	Alternate	MED.	Medium
ALUM.	Aluminum	MFR.	Manufacturer
ANOD.	Anodized	MH	Manhole
APPROX.	Approximate	MIN.	Minimum / Minute
ARCH	Architect / Architectural	MISC.	Miscellaneous
AUTO.	Automatic	MNDOT	Minnesota Department Of Transportation
AVG.	Average	MOD.	Module / Modular
B.C.	Back of Curb	MUL.	Mullion
B/W	Bottom of Wall	N.	North
BFE	Basement Floor Elevation	N.I.C.	Not In Contract
BIT	Bituminous (Asphaltic)	NO. OR #	Number
BLDG	Building	NOM	Nominal
BSMT.	Basement	NTS	Not to Scale
C.F.	Cubic Feet	NWE	Normal Water Elevation
C.F.S.	Cubic Feet Per Second	NWL	Normal Water Level
C.G.	Corner Guard	O.C.	On Center
C.J.	Control Joint	O.D.	Outside Dimension
C.L.	Centerline	O.E.	Overhead Electric
C.M.U.	Concrete Masonry Unit	OH.	Overhead
C.O.	Cleanout	OHWL	Ordinary High Water Level
C.O.E.	U.S. Army Corps Of Engineers	OPNG.	Opening
C.Y.	Cubic Yards	ORIG.	Original
CB	Catch Basin	P.C.	Point of Curvature
CBMH	Catch Basin Manhole	P.I.	Point of Intersection
CEM.	Cement	PIV	Post Indicator Valve
CIP	Cast Iron Pipe	P.L. OR P/L	Property Line
CMP	Corrugated Metal Pipe	P.O.B.	Point of Beginning
CONC.	Concrete (Portland)	P.S.F.	Pounds Per Square Foot
CONN.	Connection	P.S.I.	Pounds Per Square Inch
CONST.	Construction	P.T.	Point of Tangency
CONT.	Continuous	P.V.C.	Point of Vertical Curvature
CONTR.	Contractor	P.V.I.	Point of Vertical Intersection
COP.	Copper	P.V.T.	Point of Vertical Tangency
CU.	Cubic	PE	Polyethylene
D.S.	Down Spout	PED.	Pedestal / Pedestrian
DEG.	Degree	PERF.	Perforated
DEMO.	Demolition / Demolish	PREP.	Preparation
DEPT.	Department	PROJ.	Project
DET.	Detail	PROP.	Proposed
DIA.	Diameter	PVC	Poly-Vinyl-Chloride (Pipng)
DIAG.	Diagonal	PVMT.	Pavement
DIM.	Dimension	QTR.	Quarter
DIP	Ductile Iron Pipe	QTY.	Quantity
DN	Down	R	Radius
DWG.	Drawing	RAD.	Radius
E.	East	RE	Rim Elevation (Castng)
E.J.	Expansion Joint	R.D.	Roof Drain
E.O.	Emergency Overflow	R.E.	Remove Existing
E.O.S.	Emergency Overflow Swale	R.O.	Rough Opening
E.W.	Each Way	R.P.	Radius Point
EA.	Each	RCP	Reinforced Concrete Pipe
EL.	Elevation	R.S.	Rough Slab
ELEC.	Electrical	RSD	Roof Storm Drain
ELEV.	Elevation	RE.	Regarding
EMER.	Emergency	REINF.	Reinforced
ENGR.	Engineer	REQ'D	Required
ENTR.	Entrance	REV.	Revision / Revised
EQ.	Equal	RGU	Regulatory Government Unit
EQUIP.	Equipment	ROW OR R/W	Right of Way
EQUIV.	Equivalent	S.	South
EXIST.	Existing	S.F.	Square Feet
EXP.	Expansion	SAN.	Sanitary Sewer
F & I	Furnish and Install	SECT.	Section
F.B.O.	Furnished by Others	SE	Side Exit
F.C.	Face of Curb	SEWO	Side Exit Walk Out
F.D.	Floor Drain	SHT.	Sheet
F.D.C.	Fire Department Connection	SIM.	Similar
F.V.	Field Verify	SLNT.	Sealant
FB	Full Basement	SPEC.	Specification
FBWO	Full Basement Walk Out	SQ.	Square
FBLO	Full Basement Look Out	SSD	Subsurface drain
FDN.	Foundation	STMH	Storm Sewer Manhole
FES	Flared End Section	STD.	Standard
FFE	Finished Floor Elevation	STRUCT.	Structural
FLR.	Floor	SYM.	Symmetrical
FT. OR (')	Foot	T	Thickness
FUT.	Future	T/R	Top of Rim
G.B.	Grade Break	T/W	Top of Wall
G.C.	General Contractor	TEMP.	Temporary
GAL.	Gallon	THK.	Thick / Thickness
GALV.	Galvanized	T.J.	Tooled Joint
GFE	Garage Floor Elevation	TNH	Top Nut Hydrant
GL.	Glass	TYP.	Typical
GR.	Grade	U.N.O.	Unless Noted Otherwise
H.	Height	V.B.	Vapor Barrier
H.P.	High Point	V.C.	Vertical Curve
HDPEP	High Density Polyethylene Pipe	V.I.F.	Verify In Field
HOT.	Height	VER.	Verify
HORIZ.	Horizontal	VERT.	Vertical
HVAC	Heating, Ventilation, Air Conditionng	VEST.	Vestibule
HYD	Hydrant	W	Width
I.D.	Inside Dimension	W.P.T.	Working Point
I.E. or IE	Invert Elevation	W.W.F.	Welded Wire Fabric
IN. OR (")	Inches	W/	With
INFO.	Information	W/O	Without
INL.	Inlet Elevation	WO	Walk Out
INSUL.	Insulation	WETL.	Wetland
INV.	Invert Elevation	WP	Waterproof
JT.	Joint	WT.	Weight
		YD.	Yard
		YR.	Year

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
120	MAJOR CONTOUR	120	MAJOR CONTOUR
123	MINOR CONTOUR	123	MINOR CONTOUR
x 234.5	SPOT ELEVATION	123.45 ×	SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY/OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL	BIT. EDGE HEIGHT, TYPE	EDGE OF PAVEMENT
	PAVING BLOCK		FENCING
	PAVING BLOCK		GUARD RAIL
12"STS	STORM SEWER LINE		CONCRETE RETAINING WALL
8"SAN	SANITARY SEWER LINE		MODULAR RETAINING WALL
6"WTR	WATER MAIN		FIELDSTONE RETAINING WALL
OE	OVERHEAD ELECTRIC		EXIT LOCATION
UT	UNDERGROUND TELEPHONE		LIGHT STANDARD
UE	UNDERGROUND ELECTRIC	Ø	POWER POLE
G	GAS LINE	1.00%	SLOPE DIRECTION
	CONCRETE CURB		CATCH BASIN
X HEIGHT, TYPE X	FENCING		MANHOLE
	RETAINING WALL		BOLLARD
	SET 1/2" X 14" IRON PIPE	STS FES RIPRAP	STORM SEWER
	IRON MONUMENT FOUND	SAN	SANITARY SEWER-WASTE
	SURVEY DISK (BENCHMARK)	FM	FORCE MAIN
	POWERPOLE	RD	ROOF DRAIN SYSTEM
	GUY WIRE	GATE VALVE WTR HYD	WATERMAN
	GUARD POST	FIRE	FIRE LINE (IF SEPARATE)
GM	GAS METER	BLDG.	FIRE DEPT. CONNECTION
T	TRANSFORMER	C.O. X"SSD	SOIL SUBDRAIN
	WATER SHUT-OFF VALVE	GAS	GAS LINE-UNDERGROUND
	TRAFFIC SIGN	ELEC	ELECTRIC-UNDERGROUND
	FLAG POLE	TELE	TELEPHONE-UNDERGROUND
LT	LIGHT POLE	CATV	UNDERGROUND CABLE/TV
	TREES	LSS	LAWN SPRINKLER SLEEVE
	TREE LINE		
	MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
MB	MAILBOX		
1	NOTE NUMBER		
(M)	MEASURED DISTANCE		
(P)	DISTANCE PER RECORDED PLAT		
B-X	SOIL BORING		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SEDIMENT CONTROL FENCE
	INLET PROTECTION

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
3	NOTE REFERENCE
12	PARKING STALL COUNT
C7.3 1	LARGE SHEET DETAIL
C21	COORDINATE POINT
2	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION

LOT 1, BLOCK 1, NOW AND THEN ESTATES, ANOKA COUNTY, MINNESOTA.

AND

OUTLOTS C AND D, BROOKFIELD FIRST ADDITION, ANOKA COUNTY, MINNESOTA.

BENCHMARK

XX

OWNER

BRYON AND LYNN COLE
6951 168TH AVE NW
ANOKA, MN 55303

PROJECT CONTACTS

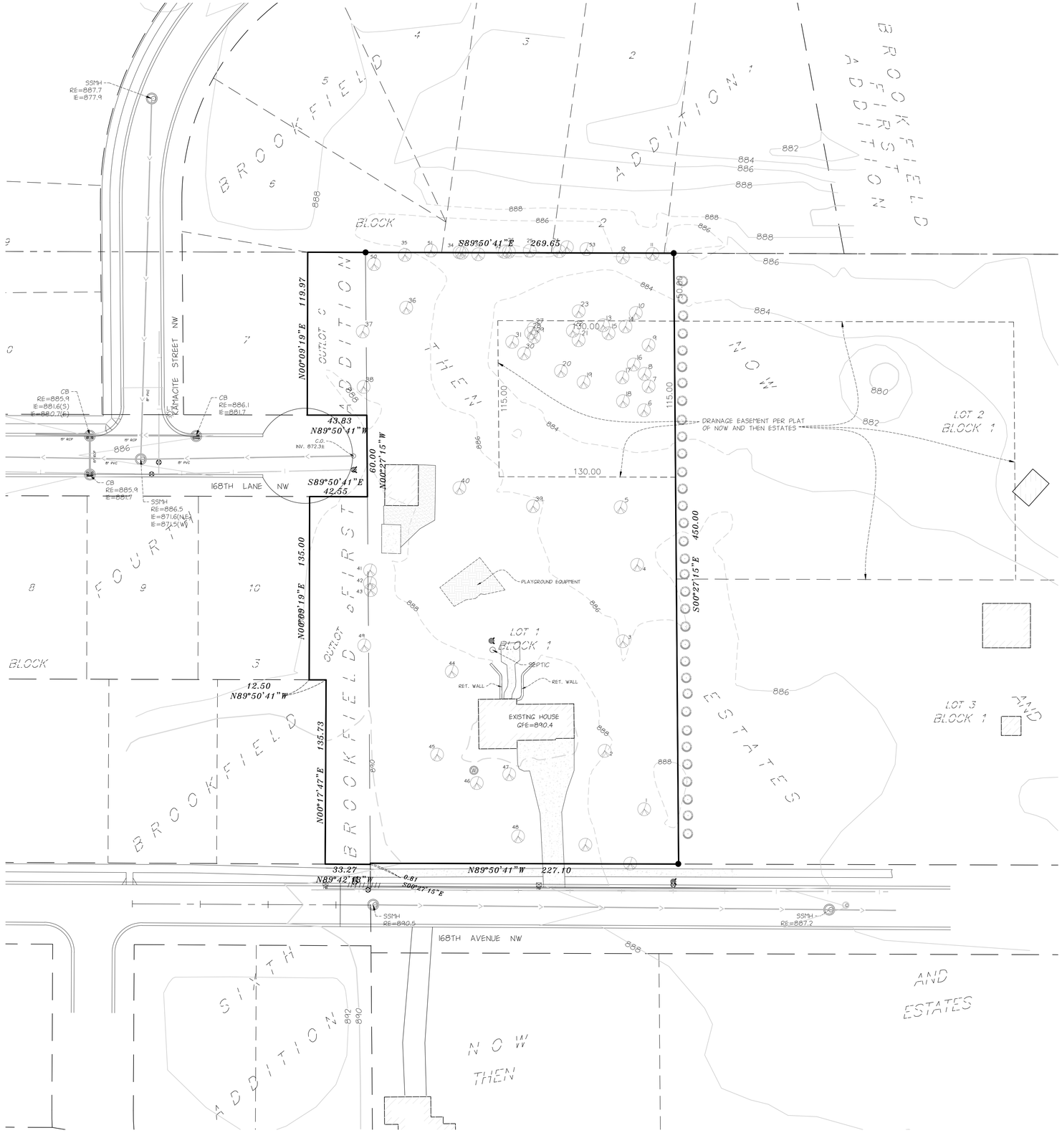
CIVIL ENGINEER
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FAX 612-252-9077
CONTACT: DANYELLE PIERQUET

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

| SHEETS ISSUED BY ISSUE / REVISION DATE | | 05-23-17 | 06.01.17 | | |



SURVEY NOTES

1. IMPROVEMENTS SHOWN PER SURVEY PERFORMED BY LANDFORM PROFESSIONAL SERVICES, LLC ON MAY 15, 2017 EXPRESSLY FOR THIS PROJECT.
2. THE BEARING BASIS OF THIS SURVEY IS THE ANOKA COUNTY COORDINATE SYSTEM.
3. PROPERTY AREA – 117,608 SQ. FT. = 2.700 ACRES

PROPERTY DESCRIPTION

LOT 1, BLOCK 1, NOW AND THEN ESTATES, ANOKA COUNTY, MINNESOTA.

AND

OUTLOTS C AND D, BROOKFIELD FIRST ADDITION, ANOKA COUNTY, MINNESOTA.

Know what's **Below.** **Call** before you dig.

NORTH

0 40 80

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DEVELOPER

BRYON AND LYNN COLE
6951 168TH AVE NW
ANOKA, MN 55303

MUNICIPALITY

City of RAMSEY

PROJECT

COLE ADDITION

RAMSEY, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	PRELIMINARY PLAT & SITE PLAN
C3.1	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C4.1	UTILITY PLAN AND PROFILE
C6.1	STREET PLAN AND PROFILE
C7.1	CONSTRUCTION DETAILS
C7.2	CONSTRUCTION DETAILS
L1.1	TREE PRESERVATION PLAN
L2.1	LANDSCAPE PLAN

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
23 MAY 2017	SKETCH PLAN	
01 JUN 2017	PRELIMINARY & FINAL PLAT	RTS

PROJECT MANAGER REVIEW

BY RS DATE 05-22-17

CERTIFICATION

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.

Eric B. Lindgren

License No: **40176** Date: 05.23.2017

Signature shown is a digital reproduction of original. Wet signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

IF THIS DOCUMENT IS DIGITAL AND ANY PRINTED PORTION IS NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY & FINAL PLAT
06-01-17

LANDFORM
From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

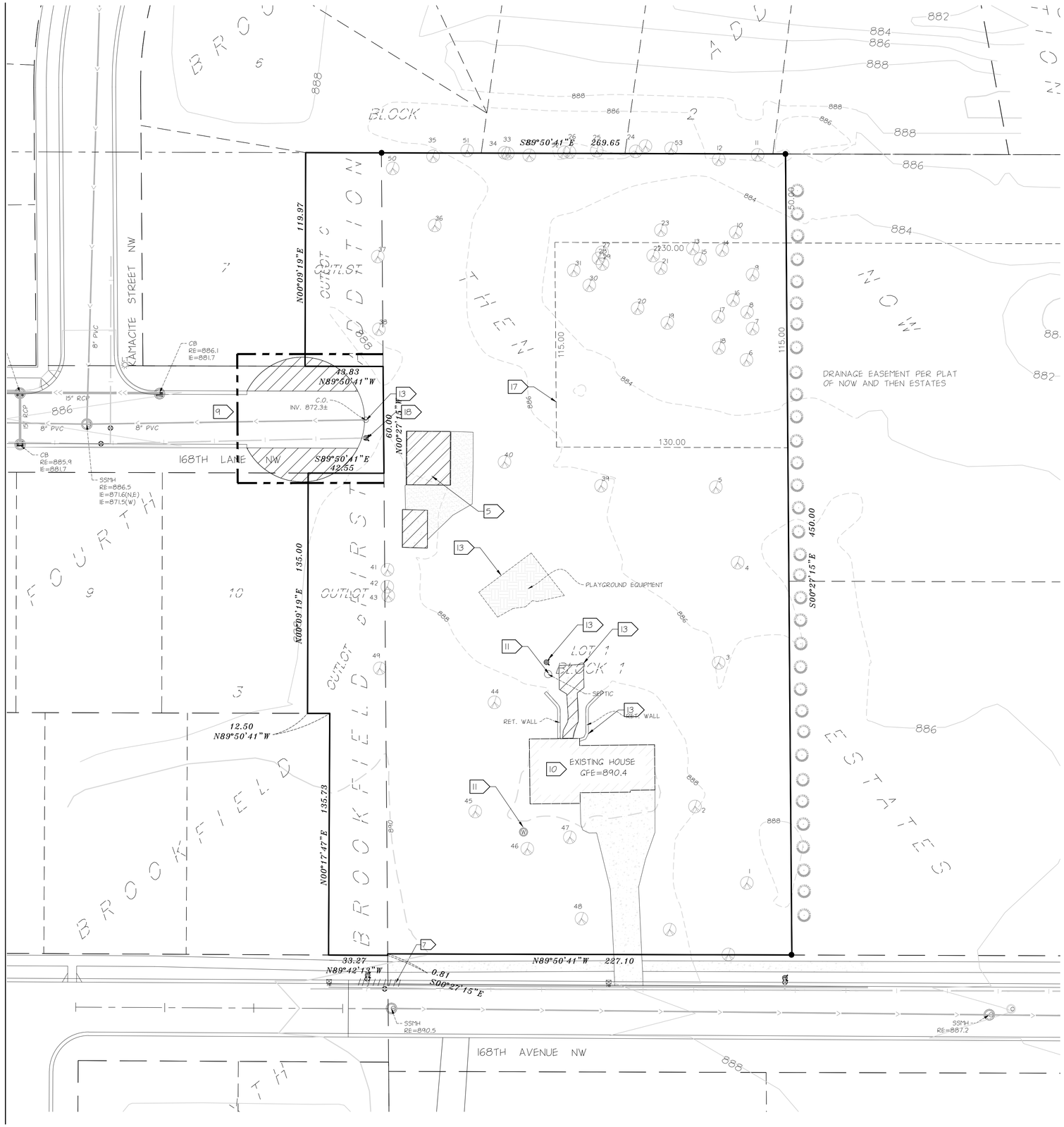
FILE NAME C101ZZZ001.DWG

PROJECT NO. ZZZ15326

CERTIFICATE OF SURVEY
C1.1

SHEET NO. 2/11

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EXISTING NOTES

1. BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANFORM PROFESSIONAL SERVICES EXPRESSLY FOR THIS PROJECT; CITY OF VADNAIS HEIGHTS, MINNESOTA RECORD DRAWINGS; AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT/ENGINEER/OWNER IMMEDIATELY.

LEGEND

- TREE REMOVAL
- :TREE FENCE
- STRUCTURE AND/OR PAVEMENT REMOVAL
- CONSTRUCTION LIMITS

DEMOLITION AND CLEARING NOTES

2. OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
3. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
4. SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
5. BUILDING DEMOLITION: VERIFY WITH OWNER THAT BUILDING HAS BEEN CLEARED OF REGULATED MATERIALS REQUIRING SPECIAL HANDLING OR DISPOSAL. REMOVE STRUCTURE, COLUMNS, CANOPIES, FOOTINGS, FOUNDATIONS, AND ANY ASSOCIATED CONSTRUCTION IN ITS ENTIRETY.
6. DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
7. REFER TO DETAILS FOR PAVEMENT SAWCUT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
8. COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS.
9. PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
10. PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOD, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
11. ABANDON WELLS AND ON SITE SEWAGE FACILITIES PRIOR TO ANY OTHER DEMOLITION IN ACCORDANCE WITH REQUIREMENTS OF REGULATORY AUTHORITIES.
12. SEE SHEETS L1.1 AND L1.2 FOR TREE PRESERVATION PLAN. REMOVE TREES NOTED, INCLUDING ROOT STRUCTURES, FROM THE SITE. COORDINATE WITH OWNER TO MARK TREES TO BE SAVED OR TRANSPLANTED PRIOR TO CLEARING.
13. REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, FENCING, RETAINING WALLS, SCREEN WALLS, APRONS, LIGHTING, RELATED FOUNDATIONS, SIGNAGE, BOLLARDS, LANDSCAPING, AND STAIRWAYS WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
14. COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, GUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
15. EXISTING PIPING AND CONDUITS MAY BE ABANDONED IN-PLACE IF FILLED WITH SAND AND IF NOT IN LOCATION OF PROPOSED BUILDING OR IN CONFLICT WITH PROPOSED UTILITIES OR STRUCTURES. TERMINATE EXISTING SERVICES AT THE SUPPLY SIDE IN CONFORMANCE WITH PROVIDER'S STANDARDS.
16. HAUL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.
17. EASEMENT TO BE VACATED AT TIME OF FINAL PLAT
18. RE-USE EXISTING HYDRANT (SEE SHEET C4.1 FOR LOCATION)

Know what's Below. Call before you dig.

NORTH

0 30 60

DEVELOPER

BRYON AND LYNN COLE
6951 168TH AVE NW
ANOKA, MN 55303

MUNICIPALITY

City of RAMSEY

PROJECT

COLE ADDITION
RAMSEY, MN

SHEET INDEX

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C7.1	CONSTRUCTION DETAILS
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L1.1	TREE PRESERVATION PLAN
L2.1	LANDSCAPE PLAN

ISSUE / REVISION HISTORY

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DATE	ISSUE / REVISION	REVIEW
23 MAY 2017	SKETCH PLAN	
01 JUN 2017	PRELIMINARY & FINAL PLAT	RTS

PROJECT MANAGER REVIEW

BY RS DATE 05-22-17

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PRELIMINARY & FINAL PLAT
06-01-17

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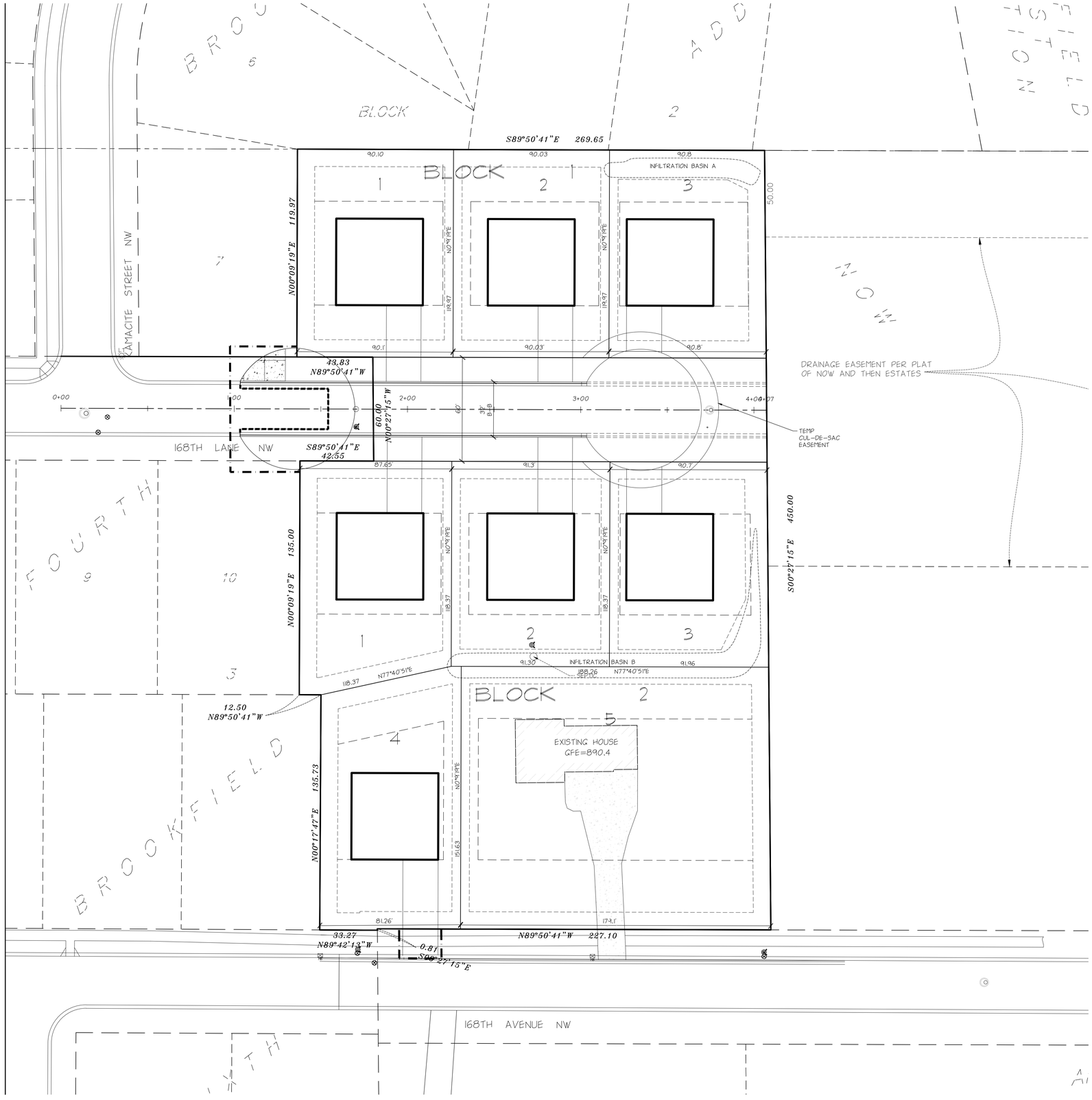
PROJECT NO. ZZZ15326

DEMOLITION

C1.2

SHEET NO. 3/11

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LEGAL DESCRIPTION

LOT 1, BLOCK 1, NOW AND THEN ESTATES, ANOKA COUNTY, MINNESOTA.

AND

OUTLOTS C AND D, BROOKFIELD FIRST ADDITION, ANOKA COUNTY, MINNESOTA.

ZONING AND SETBACKS

CURRENT AND PROPOSED ZONING	R-1 (MUSA)
MIN. LOT AREA:	10,800 SF
DENSITY REQUIREMENTS:	3 UNITS/ACRE
LOT WIDTH	80 FEET
SIDE YARD SETBACK (GARAGE):	6 FEET
SIDE YARD SETBACK (LIVING):	10 FEET
REAR YARD SETBACK:	30 FEET
FRONT YARD SETBACK:	30 FEET
MAX. BUILDING COVERAGE	35%

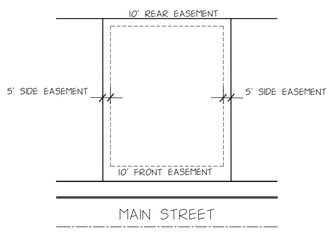
OVERALL SITE SUMMARY

TOTAL UNITS:	8 SINGLE FAMILY HOMES
TOTAL AREA:	2.7 AC. (117,612 S.F.)
NET DENSITY: (TOTAL UNITS/NET DEVELOPABLE AREA)	3 UNITS/AC.

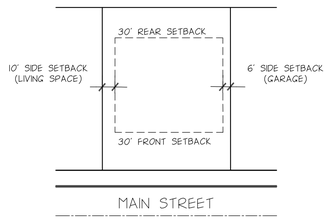
PROPOSED LOT AREAS

LOT 1, BLOCK 1,	- 10,809 SQ. FT.
LOT 2, BLOCK 1,	- 10,801 SQ. FT.
LOT 3, BLOCK 1,	- 10,816 SQ. FT.
LOT 1, BLOCK 2,	- 11,208 SQ. FT.
LOT 2, BLOCK 2	- 10,807 SQ. FT.
LOT 3, BLOCK 2,	- 10,811 SQ. FT.
LOT 4, BLOCK 2,	- 11,694 SQ. FT.
LOT 5, BLOCK 2,	- 27,039 SQ. FT.

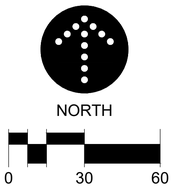
TYPICAL EASEMENTS



TYPICAL SETBACKS



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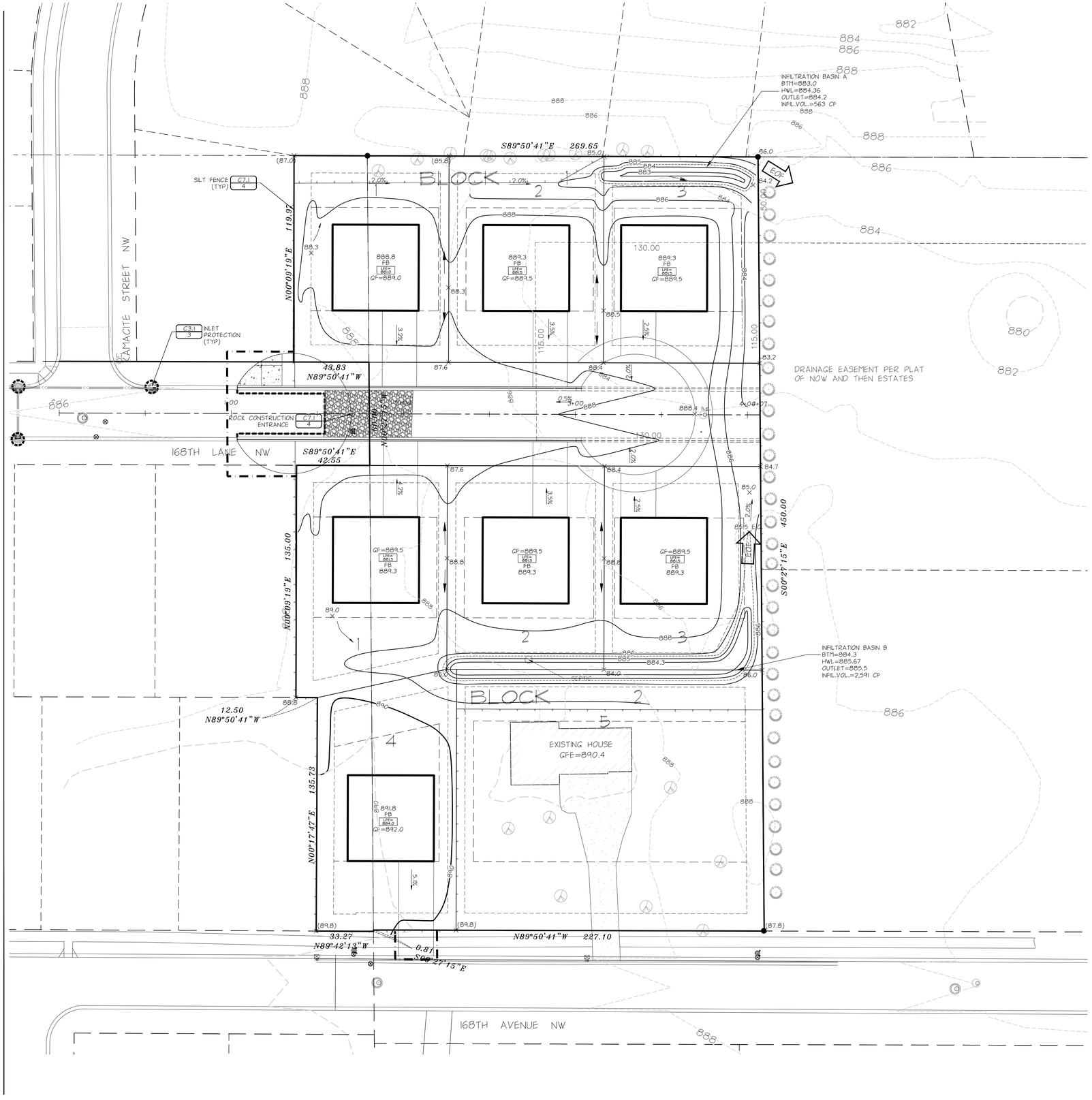
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PROJECT NO. ZZZ15326

PRELIMINARY PLAT & SITE PLAN
C2.1

SHEET NO. 4/11

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GENERAL NOTES

FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

2. INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUNOFF ARE PERMANENTLY STABILIZED AND DISPOSE OF OFF SITE.
3. LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
4. MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
5. EXCAVATE PONDS EARLY IN THE CONSTRUCTION SEQUENCE. REMOVE SEDIMENT FROM PONDS PERIODICALLY AND AFTER AREAS CONTRIBUTING RUNOFF ARE PERMANENTLY STABILIZED.
6. ALL EXPOSED SOIL AREAS MUST BE STABILIZED WITHIN 72 HOURS OF COMPLETION OF WORK IN EACH AREA.
7. SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED.

ITEM	SPECIFICATION NUMBER
SOD	MNDOT 3878I
SEED	MNDOT 3876
MN TYPE 22-111 @ 30.5 LB/AC - TEMPORARY EROSION CONTROL	
MN TYPE 25-151 @ 120 LB/AC - PERMANENT TURF	
MULCH (MNDOT TYPE 1 @ 2 TON/AC, DISC ANCHORED)	MNDOT 3882
FERTILIZER	MNDOT 3881
GENERAL PLACEMENT	MNDOT 2575

8. SEE LANDSCAPE SHEETS FOR PERMANENT TURF AND LANDSCAPE ESTABLISHMENT.
9. SWEEP ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY. STREETS MUST BE SWEPT WITHIN THREE HOURS OF NOTIFICATION FROM THE CITY THAT SWEEPING IS REQUIRED.

GRADING NOTES

10. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
11. REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE MINED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR OWNER APPROVAL. ALL TOPSOIL PLACED MUST MEET CITY STANDARD PLATE ERO 6, DETAIL C7.1/4.
12. REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
13. AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
14. PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
15. COMPACT COHESIVE SOILS IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET. THE SOILS SHALL BE WITHIN 3% OF OPTIMUM MOISTURE CONTENT. IN GRANULAR SOILS ALL PORTIONS OF THE EMBANKMENT SHALL BE COMPACTED TO NOT LESS THAN 95% OF MODIFIED PROCTOR DENSITY (ASTM D1557).

NPDES AREA SUMMARY

	EXISTING	PROPOSED
PERVIOUS	2.58 ACRES	1.91 ACRES
IMPERVIOUS	0.12 ACRES	0.79 ACRES
TOTAL	2.7 ACRES	2.7 ACRES

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY:
	:INLET PROTECTION	
	:SILT FENCE	
	:VEHICLE TRACKING PAD	
	:CONSTRUCTION LIMITS	
	:GRADING LIMITS	

LOT ELEVATIONS TABLE

Lot	Block	House Type	Garage Elevation	Driveway Grade	Mimimum Floor Elevation	Lowest Opening Elevation	Street Centerline Grade	100 year flood Elevation	Front Yard Slope	Back yard Slope
1	1	FB	889.00	3.20%	881.00	888.8	887.52	N/A	3.20%	3.60%
2	1	FB	889.50	3.50%	881.50	889.3	887.95	884.36	3.50%	15%
3	1	FB	889.50	2.50%	881.50	889.3	888.2	884.36	2.50%	18%
1	2	FB	889.50	4.20%	881.50	889.3	887.52	885.67	4.20%	4.50%
2	2	FB	889.50	3.50%	881.50	889.3	887.95	885.67	3.50%	11.70%
3	2	FB	889.50	2.50%	881.50	889.3	888.2	885.67	2.50%	11.70%
4	2	FB	892.00	5.10%	884.00	891.8	890.3	885.67	5.10%	6.80%
5	2	Split Level	890.40	2.20%	887.50	887.50	888.5	885.67	2.20%	14%

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0 30 60

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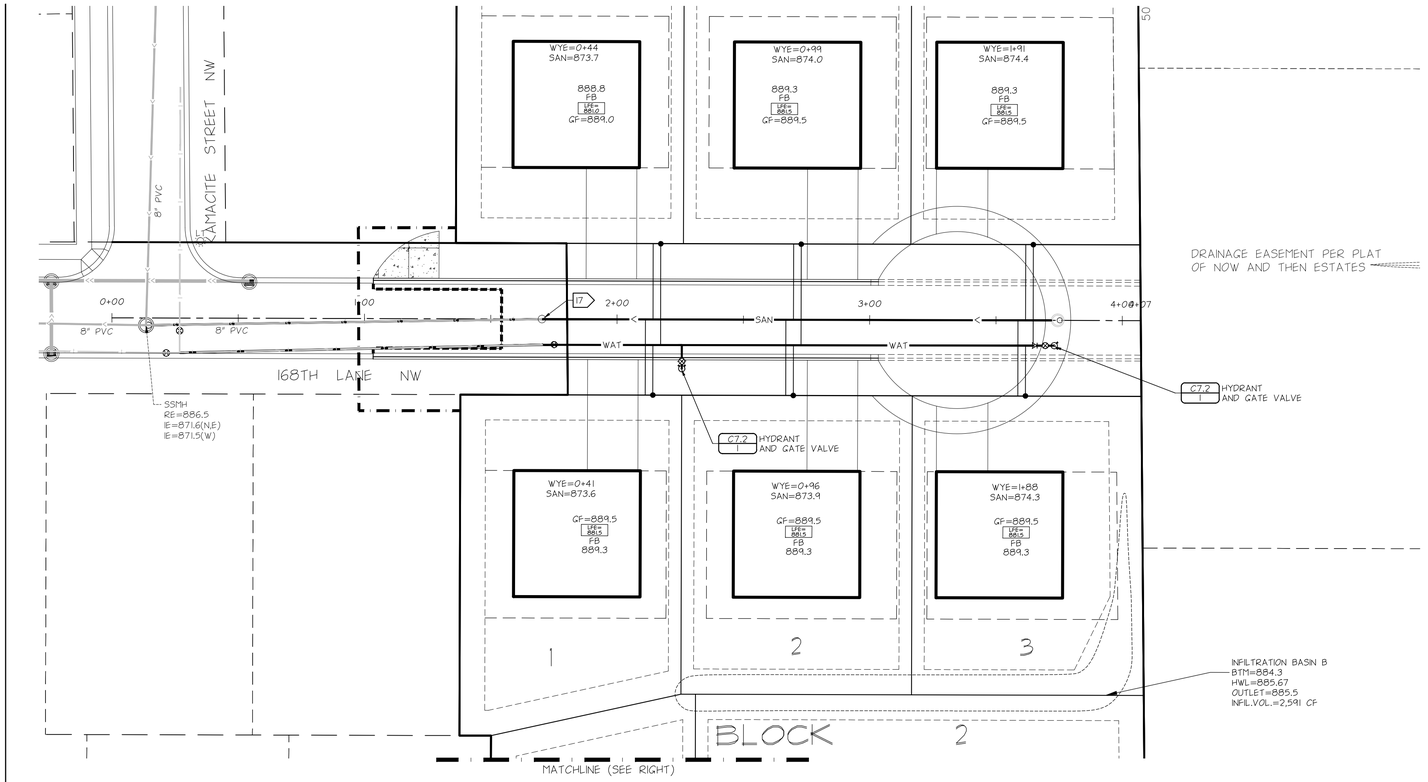
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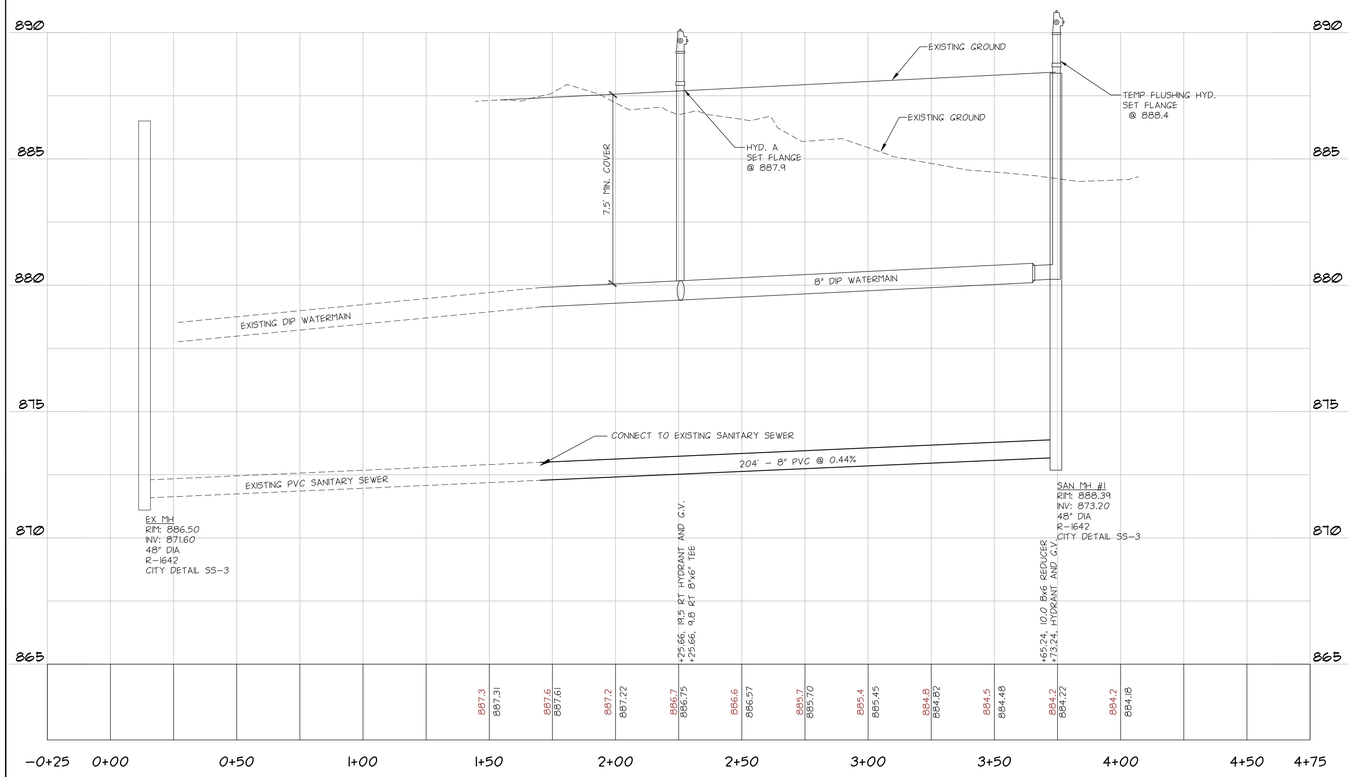
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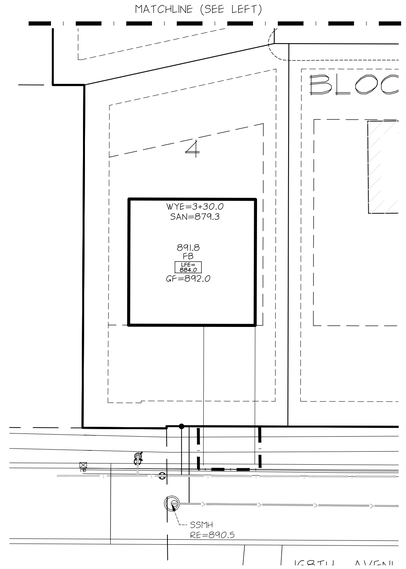
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GRADING AND EROSION CONTROL
C3.1

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UTILITY NOTES

2. PIPE MATERIALS
   - WATERMAIN: 8" DIP CLASS 52
   - WATER SERVICE: 1" COPPER TYPE K (ASTM B88)
   - SANITARY SEWER: 8" PVC SDR 35
   - SAN. SEWER SERVICE: 4" PVC SDR 35, SCHEDULE 40
3. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
4. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL UTILITY POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED UTILITIES. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE IS ANY DISCREPANCY.
5. CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION OF NEW UTILITIES TO VERIFY DEPTHS OF EXISTING LINES. CONTACT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED.
6. PROVIDE MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
7. PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
8. INSTALL TRACER WIRE WITH ALL NON-CONDUCTIVE UTILITIES.
9. CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
10. CONTACT CITY OF RAMSEY PUBLIC WORKS FOR WET TAP INSPECTION.
11. MAINTAIN 7.5 FEET OF COVER ON WATER.
12. DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM OUTSIDE SEPARATION AT SEWER CROSSINGS. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
13. CONTACT MIKE McDOWALL, CITY OF RAMSEY PUBLIC WORKS DEPARTMENT, AT 763-433-9863 FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
14. THE WATER DISTRIBUTION SYSTEM SHALL BE DISINFECTED PER MINNESOTA RULES, PART 4715.2250.
15. COMPACT COHESIVE SOILS IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET. THE SOILS SHALL BE WITHIN 3% OF OPTIMUM MOISTURE CONTENT. IN GRANULAR SOILS ALL PORTIONS OF THE EMBANKMENT SHALL BE COMPACTED TO NOT LESS THAN 95% OF MODIFIED PROCTOR DENSITY (ASTM D1557).
16. ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.

17. EXISTING SEWER MAIN, CONTRACTOR SHOULD FIELD VERIFY INVERTS

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UTILITIY PLAN & PROFILES

C4.1

SHEET NO. 6/11

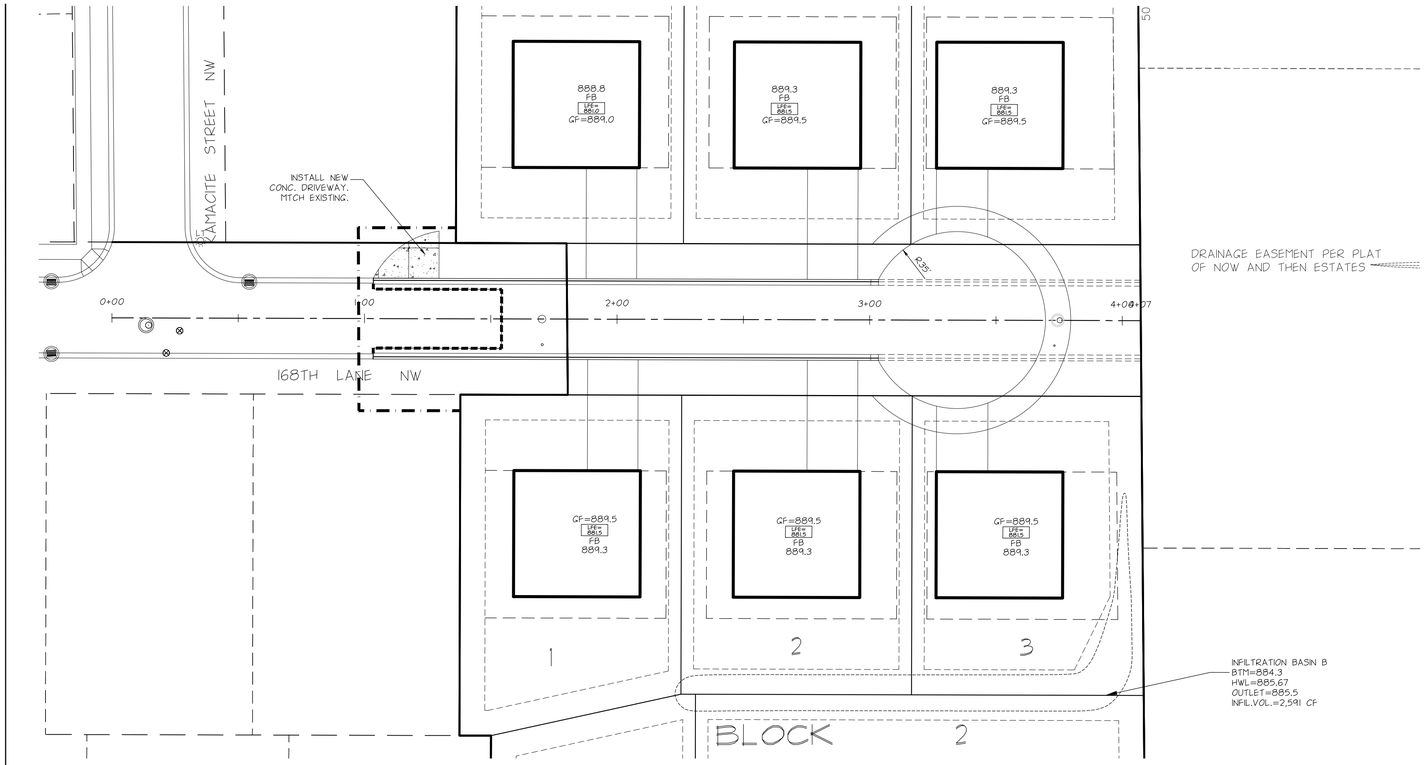
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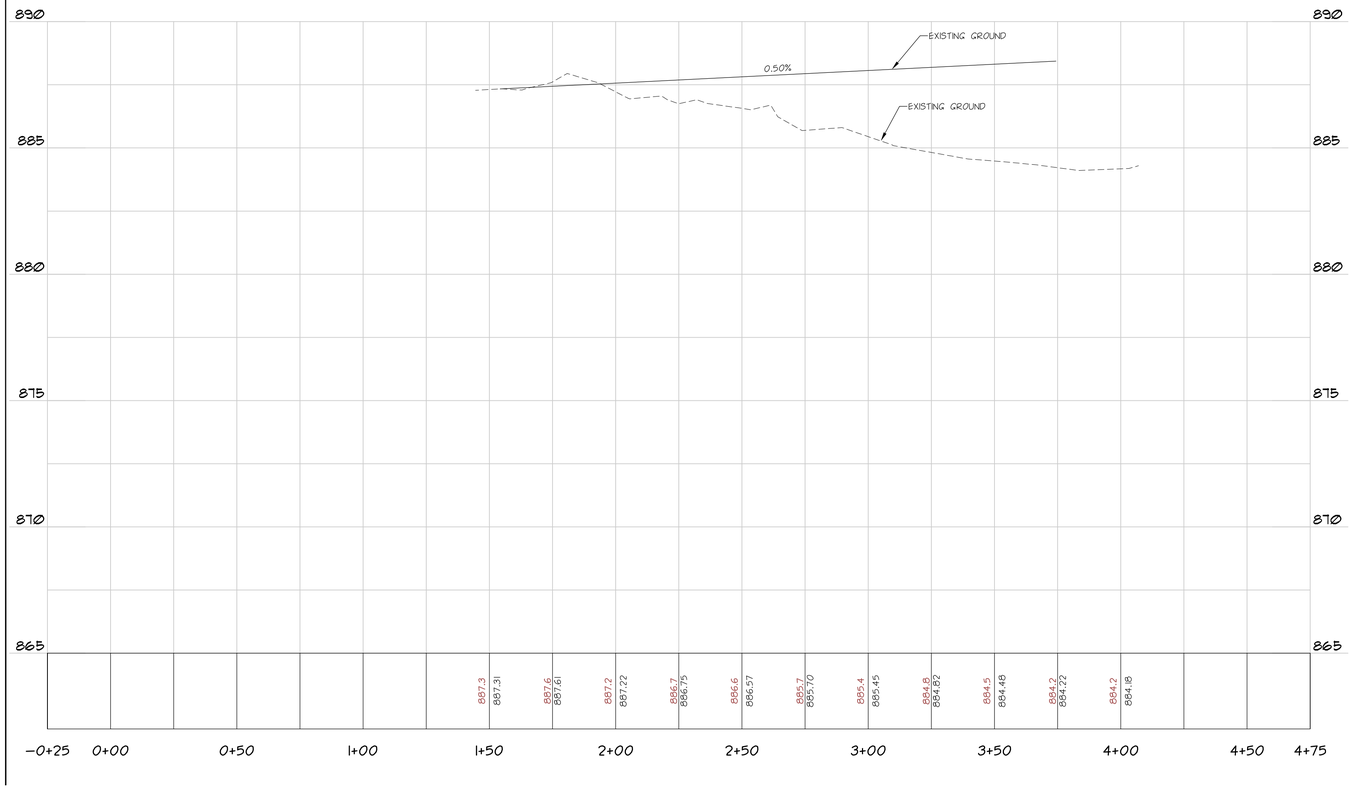
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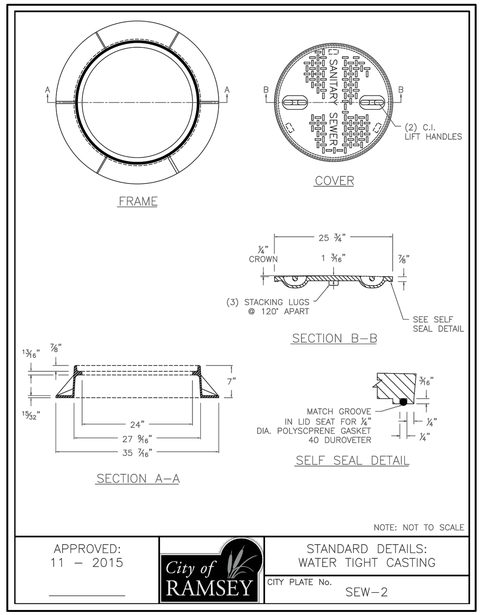
PROJECT NO. ZZZ15326

STREET PLAN & PROFILE

C6.1

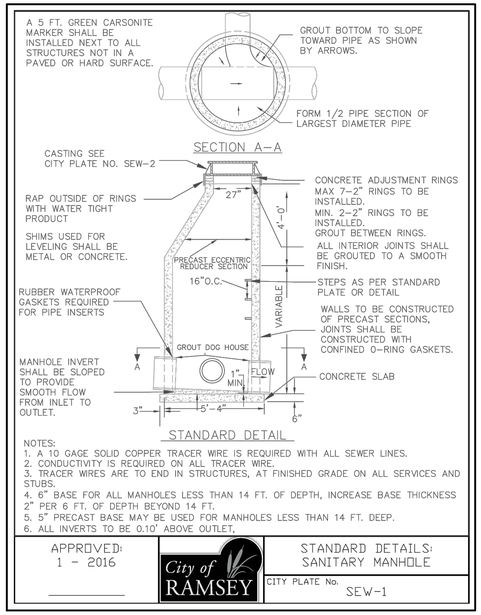
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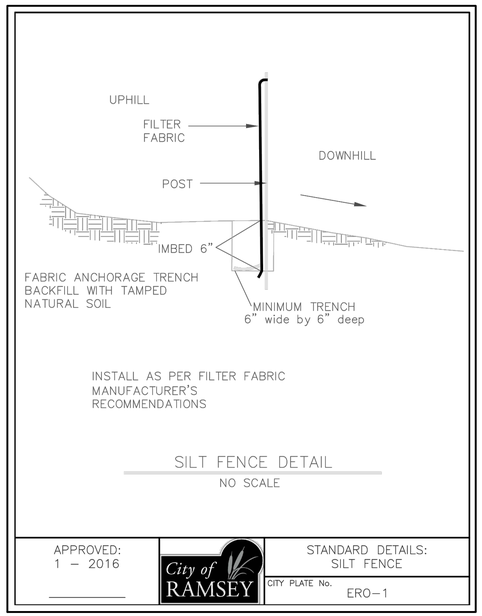
7 **SANITARY SEWER CASTING**

NO SCALE



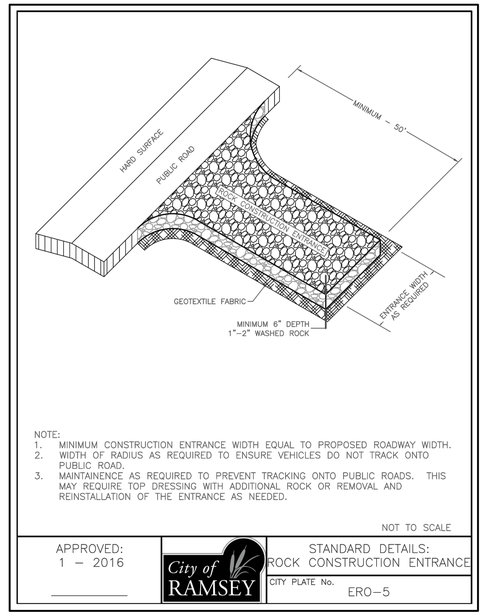
5 **SANITARY SEWER MANHOLE**

NO SCALE



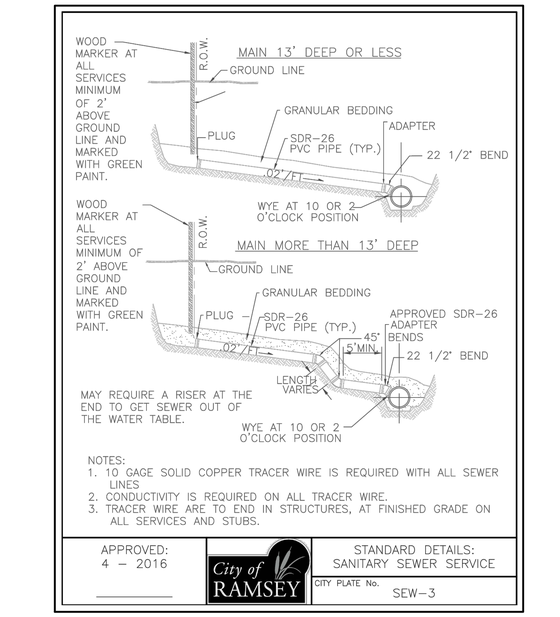
3 **SILT FENCE**

NO SCALE



1 **ROCK CONSTRUCTION ENTRANCE**

NO SCALE



2 **SANITARY SEWER SERVICE**

NO SCALE

MNDOT 2016 SPEC

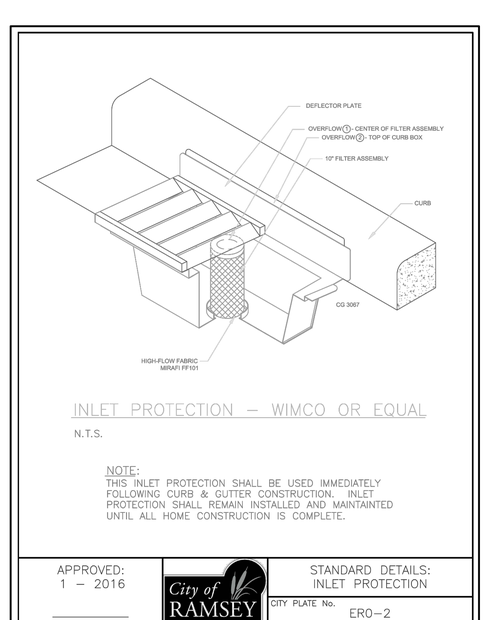
MNDOT 2016 SPEC TABLE 3877–1 COMMON TOPSOIL BORROW		
REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE 3/4 IN [19MM]	100%	ASTM D 422
MATERIAL PASSING NO. 4 [4.75MM]	≥85%	–
CLAY	5% –35%	ASTM D 422
SILT	5% – 70%	ASTM D 422
SAND	10% – 75%	ASTM D 422
ORGANIC MATTER	3% – 15%	ASTM D 2974
pH	6.1–7.8	ASTM G 51

NOTE:
1. INSTALLATION OF 4" OF TOPSOIL MEETING MNDOT SPECIFICATION 3877A COMMON TOPSOIL BORROW, MAY BE REQUIRED ACROSS ALL DISTURBED AREAS.
2. A SOIL CERTIFICATION FROM A GEOTECHNICAL FIRM MUST BE PROVIDED VERIFYING THE TOPSOIL MEETS SPECIFICATION ALONG WITH LOAD TICKETS TO VERIFY THE SOURCE OF MATERIAL AND QUANTITY.
3. TOPSOIL MUST COME FROM A CITY APPROVED SOURCE.

APPROVED: 1 – 2016
City of RAMSEY
CITY PLATE No. ERO–6
STANDARD DETAILS: TOPSOIL REQUIREMENTS

4 **TOPSOIL REQUIREMENTS**

NO SCALE



2 **INLET PROTECTION**

NO SCALE

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City of RAMSEY

PROJECT

COLE ADDITION
RAMSEY, MN

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BY RS DATE 05-22-17

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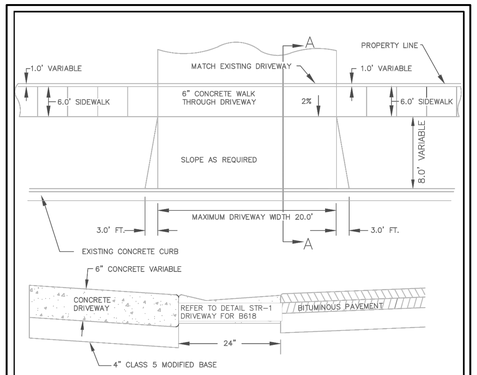
PROJECT NO. ZZZ15326

CIVIL CONSTRUCTION DETAILS

C7.1

SHEET NO. 8/11

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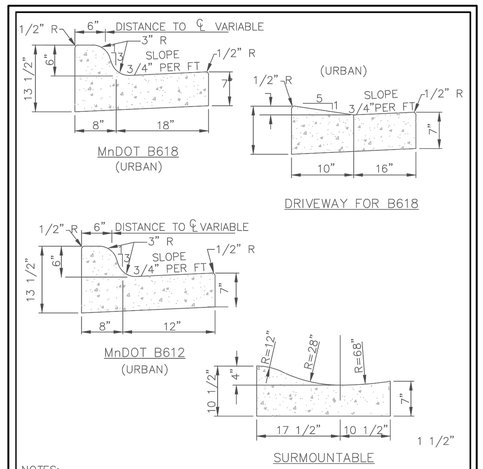


SECTION A–A
CONCRETE DRIVEWAY ENTRANCE

NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 6" THICK FOR RESIDENTIAL, 8" THICK FOR COMMERCIAL DRIVEWAYS AND ALLEYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED: 2 - 2004	City of RAMSEY	STANDARD DETAILS: RESIDENTIAL DRIVEWAY
		CITY PLATE No. STR-19

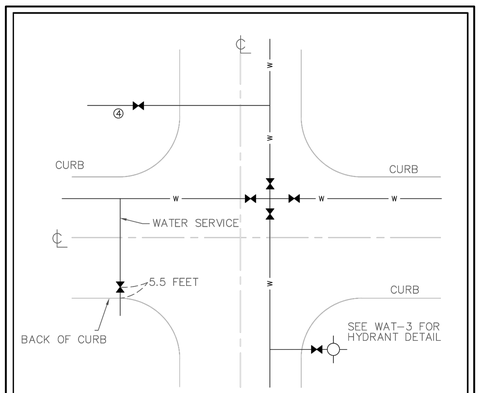
7 **RESIDENTIAL DRIVEWAY** NO SCALE



NOTES:
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1

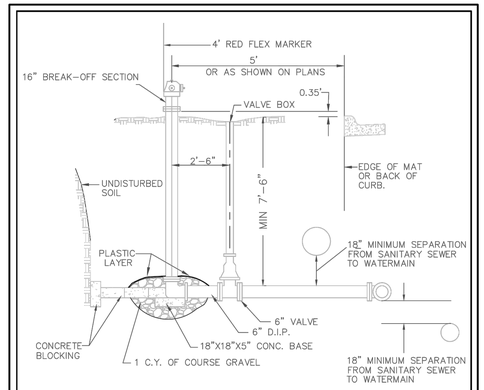
5 **CURB AND GUTTER** NO SCALE



NOTES:
1. VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTINGS.
2. WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE.
3. ALL SERVICE VALVES IN ROAD WAY SHALL BE 5.5 FEET FROM BACK OF CONCRETE CURB.
4. ALL VALVES NOT IN BITUMINOUS PAVEMENT SHALL BE MARKED WITH A BLUE 5 FOOT CARSONITE MARKER.

APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: WATERMAIN VALVE LOCATION
		CITY PLATE No. WAT-3

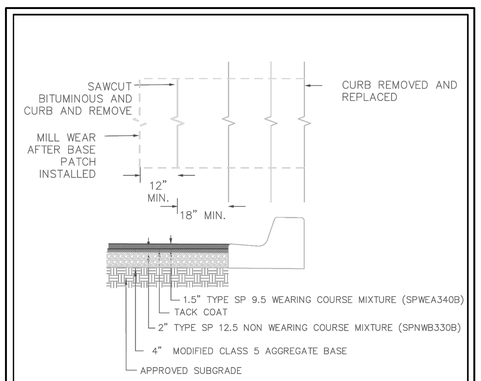
3 **WATERMAIN VALVE LOCATION** NO SCALE



NOTES:
1. HYDRANTS TO BE ORDERED FOR 8'–0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
2. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2–3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
3. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
4. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
5. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.

APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: HYDRANT
		CITY PLATE No. WAT-1

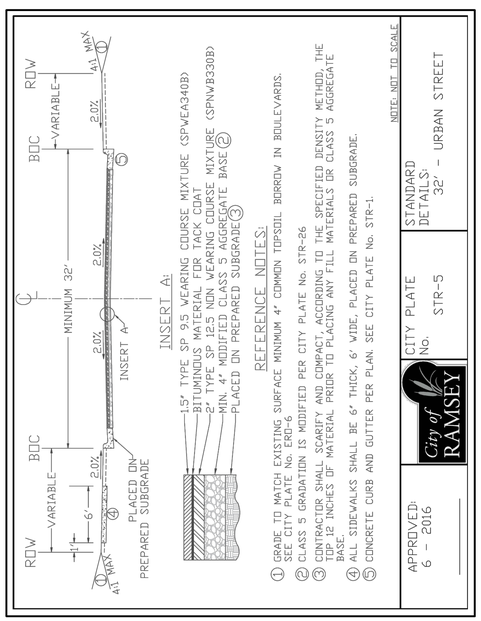
1 **STANDARD HYDRANT** NO SCALE



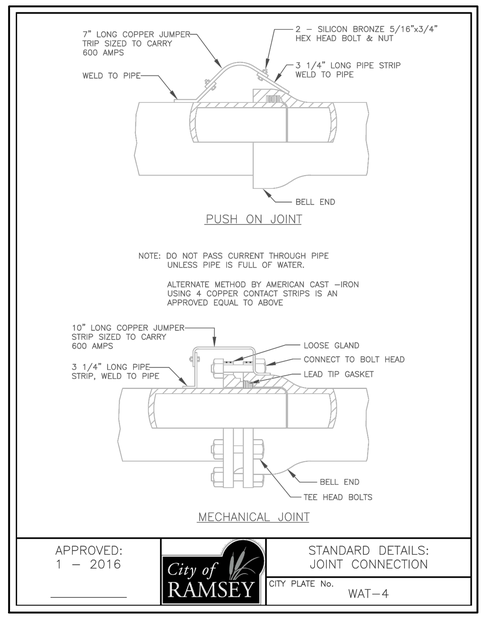
NOTES:
1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED: 6 - 2016	City of RAMSEY	STANDARD DETAILS: STREET PATCHING STANDARDS
		CITY PLATE No. STR-25

8 **STREET PATCHING STANDARDS** NO SCALE

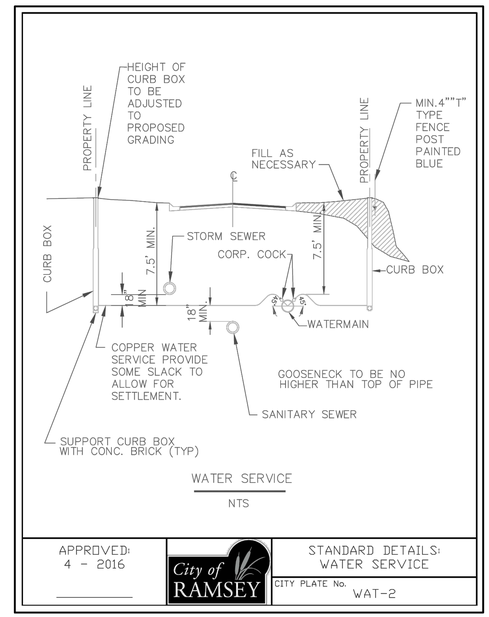


6 **URBAN STREET SECTION** NO SCALE



APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: JOINT CONNECTION
		CITY PLATE No. WAT-4

4 **JOINT CONNECTION** NO SCALE



APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: WATER SERVICE
		CITY PLATE No. WAT-2

2 **WATERMAIN SERVICE** NO SCALE

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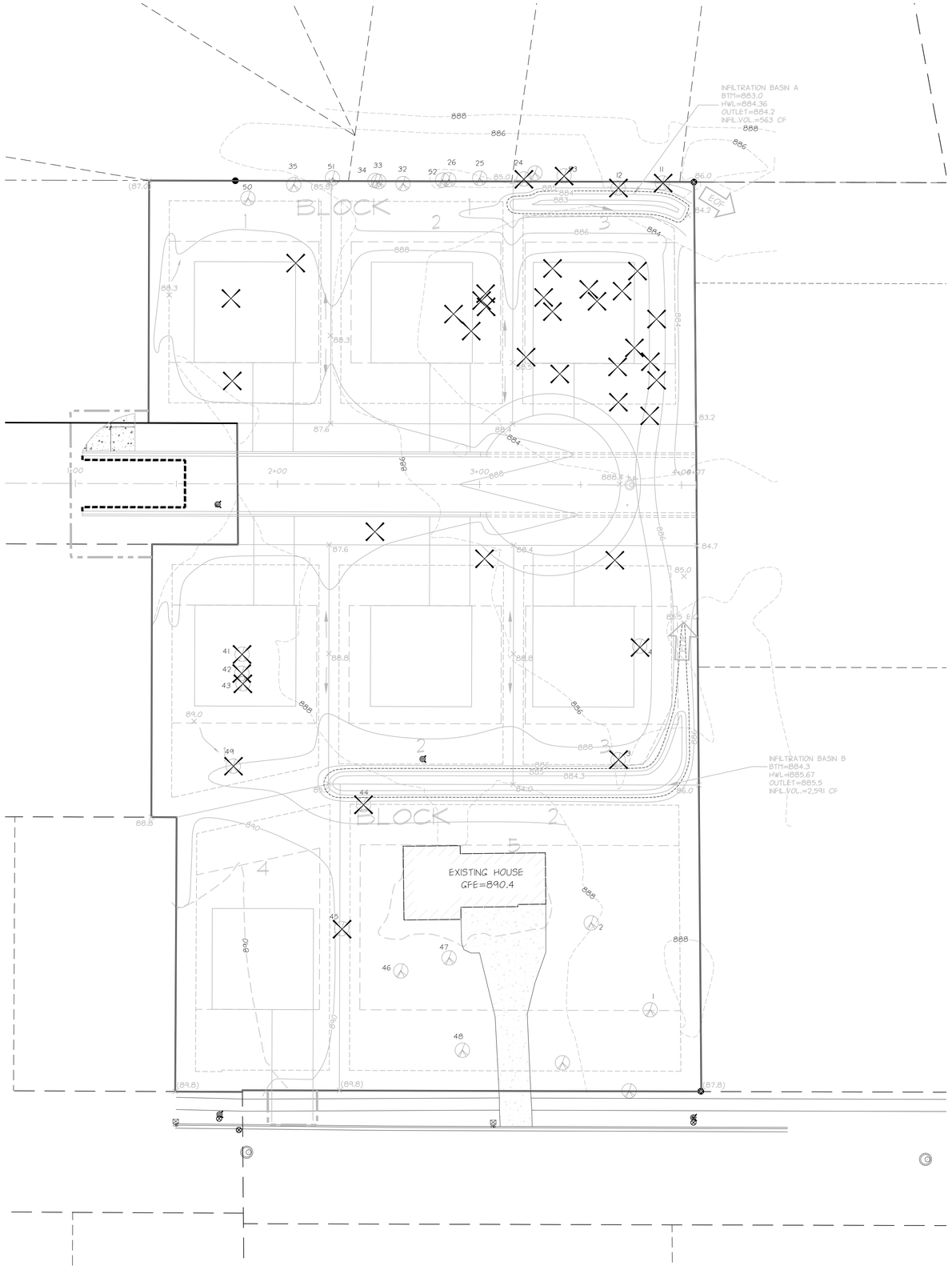
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CIVIL CONSTRUCTION DETAILS

C7.2

SHEET NO. 9/11

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TABLE

Tree #	Species	DBH	Condition	Stems	Removed	Saved
1	Maple, silver	14.0	Good	1		X
2	Maple, silver	15.5	Good	1		X
3	Maple, silver	17.0	Fair	1	X	
4	Maple, silver	9.5	Good	1	X	
5	Elm, Siberian	10.0	Fair	1	X	
6	Boxelder	8.0	Fair	1	X	
7	Boxelder	16.0	Fair	3	X	
8	Boxelder	27.0	Fair	5	X	
9	Boxelder	21.0	Fair	3	X	
10	Boxelder	25.0	Fair	4	X	
11	Boxelder	46.0	Fair	4	X	
12	Boxelder	42.5	Fair	5	X	
13	Boxelder	13.0	Fair	2	X	
14	Boxelder	13.0	Fair	3	X	
15	Boxelder	10.5	Fair	2	X	
16	Boxelder	12.5	Fair	2	X	
17	Boxelder	12.0	Fair	2	X	
18	Boxelder	8.5	Fair	2	X	
19	Boxelder	9.0	Fair	2	X	
20	Boxelder	13.0	Fair	2	X	
21	Boxelder	11.5	Fair	2	X	
22	Boxelder	24.0	Fair	5	X	
23	Boxelder	14.0	Fair	2	X	
24	Boxelder	21.0	Fair	3	X	
25	Boxelder	29.0	Fair	3		X
26	Boxelder	24.0	Fair	1		X
27	Boxelder	8.5	Good	1	X	
28	Boxelder	16.5	Fair	3	X	
29	Boxelder	8.0	Good	1	X	
30	Boxelder	14.0	Fair	2	X	
31	Boxelder	8.5	Good	1	X	
32	Boxelder	40.0	Fair	1		X
33	Boxelder	10.5	Fair	1		X
34	Boxelder	11.0	Fair	1		X
35	Boxelder	38.0	Fair	1		X
36	Boxelder	8.0	Good	1	X	
37	Boxelder	8.5	Fair	1	X	
38	Boxelder	12.5	Fair	1	X	
39	Cottonwood	15.0	Good	1	X	
40	Elm, Siberian	15.0	Fair	3	X	
41	Boxelder	11.0	Good	1	X	
42	Boxelder	10.0	Good	1	X	
43	Boxelder	10.5	Fair	1	X	
44	Maple, silver	22.0	Good	1	X	
45	Maple, silver	24.0	Fair	1	X	
46	Ash, green	11.0	Good	1		X
47	Ash, green	13.0	Good	1		X
48	Ash, green	14.0	Fair	1		X
49	Ash, green	17.0	Good	1	X	
50	Boxelder	16.0	Fair	1		X
51	Boxelder	16.0	Fair	1		X
52	Boxelder	8.0	Fair	1		X
53	Boxelder	8.0	Fair	1	X	

TREE SUMMARY

Total Sig. Tree Inches:	861.0
Total Sig. Tree Inches (Exempt):	157
Net Sig. Tree Inches:	704.5
60% allowable sig. tree removals (threshold):	422.7
Removal inches (Non-exempt):	444.5
Removal Inches above threshold:	21.8
Removal Pecentage:	63.1%
Replacement Inches:	27.25

Know what's **Below.**
Call before you dig.

NORTH

0 30 60

DEVELOPER

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ANOKA, MN 55303

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PROJECT

COLE ADDITION
RAMSEY, MN

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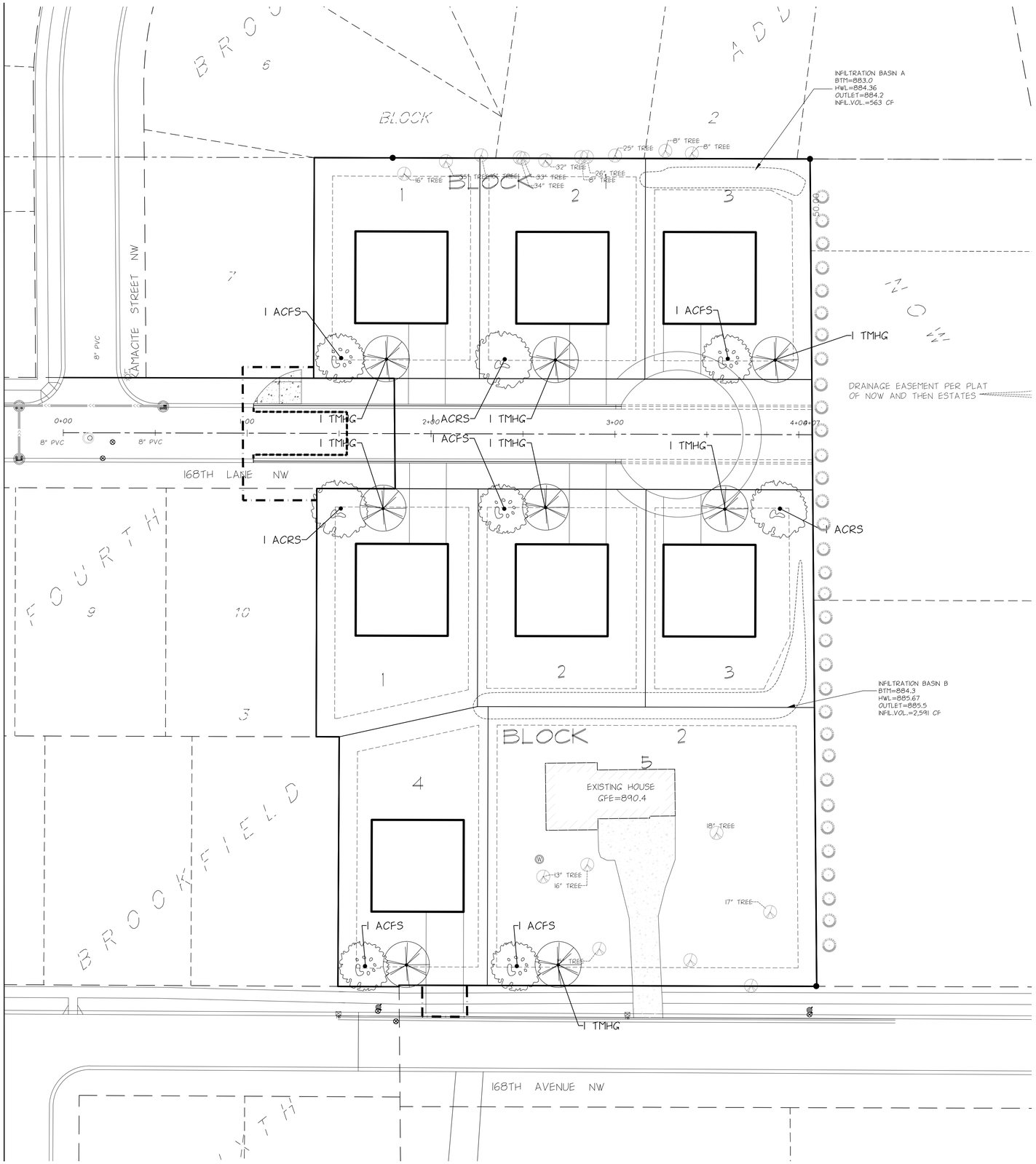
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TREE PRESERVATION PLAN AND TABLE

L1.1

SHEET NO. 7/11

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LANDSCAPE SCHEDULE

KEY	COUNT	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
ACFS	4	ACER X FREEMANII 'SIENNA'	SIENNA GLEN MAPLE	50'H X 30'W	2.5" CAL	B&B
ACRS	3	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	50'H X 40'W	2.5" CAL	B&B
TMHG	8	TILIA MONGOLICA 'HARVEST GOLD'	HARVEST GOLD MONGOLIAN LINDEN	40'H x 30'W	2.5" CAL	B&B

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LANDSCAPE PLAN
L2.1

SHEET NO. 11/11

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CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JUNE 16, 2017	**PROJECT ADDRESS**	6951 168TH AVE NW	
PROJECT. TITLE	COLE ADDITION			
ESCROW #	115739			
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)			
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com			

The proposed subdivision involves an existing residential lot that is approximately 2.34 acres in size. While there is some existing tree cover, it is not a naturalized area. The Natural Resources Inventory (NRI) categorizes this property as Urban with Vegetative Cover. The submittal does include a Tree Preservation Plan and a Landscape Plan, both prepared by Landform and dated May 22, 2017, revised June 1, 2017.

On site, there is a mixture of ash, maple and boxelder (boxelder being the predominant species) Per the Tree Preservation Plan, the subdivision will result in the removal of sixty-three percent (63%) of the significant tree DBH inches, which exceeds the allowable removal threshold of sixty percent (60%). However, with the proposed landscaping of two (2) trees per lot, with the new trees each being 2.5 inches in size, this does satisfy the reforestation requirements.

We offer the following comments regarding the Tree Preservation Plan Landscape Plan:

General Comments

- Note that each lot, including boulevards, shall be improved with four (4) inches of topsoil meeting the City's topsoil specification across all areas not covered with impervious surfacing. Copies of the load tickets shall be provided to the City and a topsoil inspection shall be completed prior to installation of any landscaping.

Sheet C2.1:

- Proposed cul-de-sac must be designed in compliance with the minimum design standards outlined in City Code Section 117-614.
- Sidewalk needs to be constructed from Kamacite Street to the cul-de-sac bulb and must be shown on the plan set. Note that the City is open to considering credit for the segment outside the boundary of the Plat.

Sheet C3.1:

- Tree save fencing must be shown on this plan sheet.

- Emergency Over Flow (EOF) from Lot 3, Block 2 appears to traverse an area on the neighboring property that is not encumbered with drainage and utility easement. Stormwater runoff cannot be directed to area without drainage and utility easement.
- Sidewalk needs to be constructed from Kamacite Street to the cul-de-sac bulb and must be shown on the plan set. Note that the City is open to considering credit for the segment outside the boundary of the Plat.

Sheet L1.1:

- Emergency Over Flow (EOF) from Lot 3, Block 2 appears to traverse an area on the neighboring property that is not encumbered with drainage and utility easement. Stormwater runoff cannot be directed to area without drainage and utility easement.
- Tree numbers 24 and 53 appear to possibly be located on the adjacent property. Verify that any proposed removals are within the boundary of the Plat or provide written authorization from the adjacent property owner to remove those trees.
- The tree numbers are missing from many of the trees proposed to be removed around the cul-de-sac and Lots 2-3, Block 2. Revise the plan sheet to ensure that all tree tags are shown.
- Sidewalk needs to be constructed from Kamacite Street to the cul-de-sac bulb and must be shown on the plan set. Note that the City is open to considering credit for the segment outside the boundary of the Plat.

Sheet L2.1:

- Plan shows five (5) Acer x freemanii 'Sienna' being planted but the Landscape Schedule only notes four (4). Update the table to correct this discrepancy.
- The Landscape Schedule indicates that all proposed landscaping will have a caliper of 2.5 inches. While that exceeds the minimum size requirements for plantings in residential districts, it is necessary since the base landscaping is being utilized to comply with the reforestation requirements. The Development Agreement will reference the approved plans, which will mean that all trees shown on this plan shall have a caliper of not less than 2.5 inches.
- Add a Tree Planting Detail to this plan sheet or include the City's planting detail, PARK-2.

Environmental Policy Board (EPB) **5. 3.**

Meeting Date: 06/19/2017

By: Chris Anderson, Community Development

Information

Title:

Consider Natural Resources Elements for Estates of Silver Oaks 2nd Addition Preliminary Plat

Purpose/Background:

The City has received an application for Preliminary Plat for a proposed eight (8) lot subdivision to be known as Estates of Silver Oaks 2nd Addition. The site is located east of TH 47 and north of 162nd Lane. The site is currently zoned R-1 Residential (Rural Developing) and thus, as proposed, a Zoning Amendment and Comprehensive Plan amendment would also be needed. The EPB reviewed certain aspects of this request at their May meeting.

Observations/Alternatives:

The property is approximately six (6) acres in size, with a majority of that area dominated by moderate quality oak forest per the City's Natural Resources Inventory (NRI). Based on the submitted Tree Plan, approximately half of this wooded area will be retained, although many of the preserved trees are actually ash, boxelder, American elm and Siberian elm. Unfortunately, based on the existing access (Lithium Street), there are not really any viable options to preserve a greater number of the more desirable red and bur oaks on the property. Ideally, the City would work with the Developer to design around these higher valued trees; however, based on the limited size of the property and the location of the primary access to the new lots (Lithium Street), there are not really any viable conservation design options available. But, as proposed, the project does comply with the Tree Preservation standards.

The proposed development includes a need for a Comprehensive Plan Amendment and a Zoning Amendment to re-guide the property to Low Density Residential and to rezone the property to R-1 Residential (MUSA) to connect to municipal sanitary sewer and water. However, since the property abuts land zoned R-1 Residential (Rural Developing), it triggers the need for density transitioning. Lot 5, Block 2, based on its size, meets the 'matching of densities' option outlined in City Code Section 117-110. Also, it does not appear that transitioning would be necessary along the northern boundaries of Lot 4, Block 2 and Lot 3, Block 1, due to the fact that this is an undeveloped, heavily wooded parcel. But, the eastern boundary of Lots 1-3, Block 1 are subject to the transitioning requirements.

As noted in the Staff Review Letter, an additional twenty-four (24) overstory, twenty-four (24) evergreen, and twenty-four (24) understory trees shall be installed along this eastern boundary (eight [8] each type per 100 feet of impacted property). These plantings need to either be encumbered with a Landscape Easement or planted on land in common ownership (which would likely result in these lots being deficient in lot size) to ensure they are not removed by a future homeowner. The Developer could propose an alternative method to address the density transitioning requirements but landscaping is the most common method utilized.

The revised plans addressed many of Staff's original corrections outlined in the Staff Review Letter. Several new comments were added based on the updated information in the plan set. Overall, the plans are generally acceptable with the revisions outlined in the updated Staff Review Letter with the exception of Density Transitioning as discussed above (also addressed in the Staff Review Letter).

Funding Source:

All costs associated with this request are the responsibility of the Applicant.

Action:

Motion to recommend approval of the Tree Plan and Landscape Plan contingent upon compliance with the Staff Review Letter.

Attachments

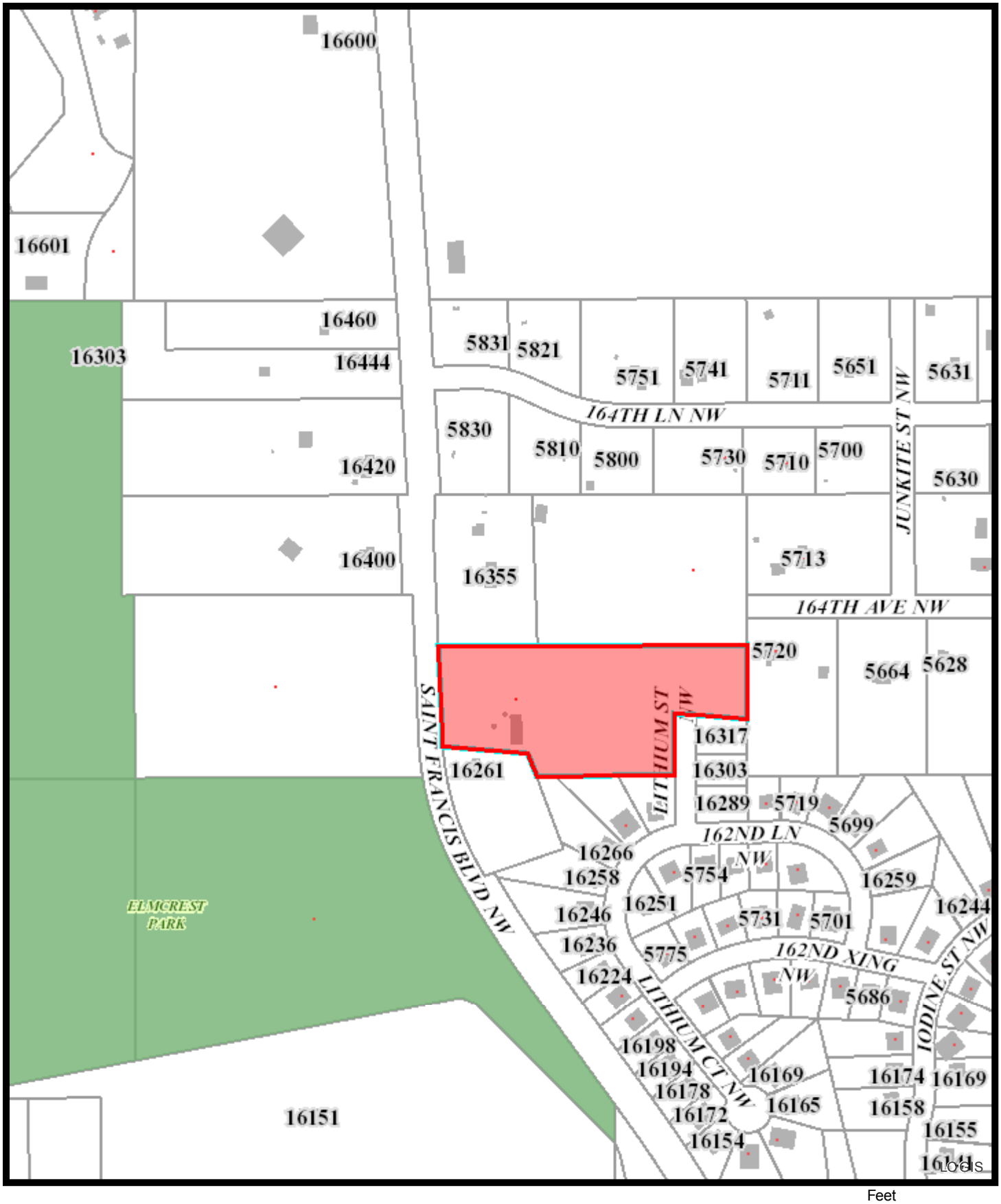
Site Location Map
Grading Plan
Landscape Plan
Tree Plan
Staff Review Letter

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	JoAnn Shaw	06/15/2017 02:20 PM
Form Started By: Chris Anderson		Started On: 06/12/2017 09:54 AM
Final Approval Date: 06/15/2017		

14-32-25-12-0011

Site Location Map



Print Date: May 16, 2017

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

LINE TYPE & SYMBOL LEGEND

- FLARED END SECTION
- STORM SEWER
- SB-5 DENOTES SOIL BORING
- TREE REMOVED
- TREE SAVED
- WET WETLAND
- TF TREE FENCE
- SF SILT FENCE
- PROPOSED CONTOUR
- EXIST CONTOUR
- SETBACK
- EASEMENT
- LOT LINE
- R/W
- EDGE OF BITUMINOUS
- CENTERLINE

TREE PROTECTION FENCE SHALL BE INSTALLED AND THE LOCATION APPROVED BY THE CITY BEFORE COMMENCEMENT OF OTHER WORK, INCLUDING SILT FENCE INSTALLATION.

AN ARBORIST SHALL BE CONSULTED TO DEVELOP A PLAN TO PROTECT EXISTING OAK TREES FROM OAK WILT.

ANY CLEARING OF OAK TREES SHALL BE PERFORMED PRIOR TO APRIL 15TH OR AFTER JULY 15TH TO MINIMIZE EXPOSURE OR INTRODUCTION OF OAK WILT.

POND NOTES

INFILTRATION PONDS SHALL BE EXCAVATED BY USE OF BACKHOE WITH A TOOTHED BUCKET.

BOTTOM OF POND SHALL NOT BE COMPACTED

NO TOPSOIL TO BE PLACED IN PONDS

PONDS TO BE SEED WITH MnDOT SEED MIX 33-262 (44 lb/ac)

PLACE SILT FENCE (SECONDARY) IMMEDIATELY AFTER GRADING COMPLETION. THIS FENCING TO REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED IN THE PONDS.

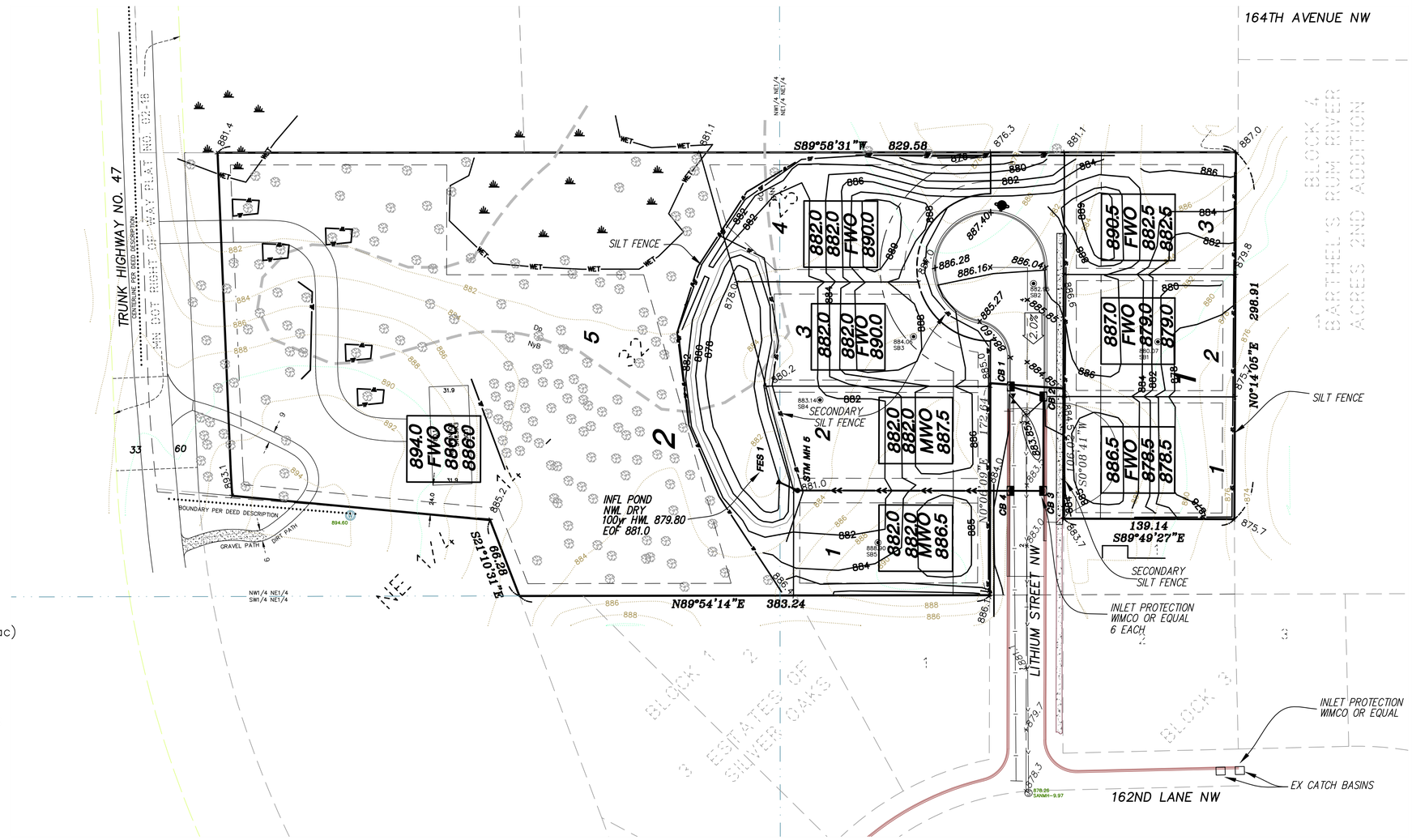
ACCESS TO PONDS VIA EASEMENTS ABUTTING PUBLIC ROADS

BUILDING PAD LEGEND

909.0 FWO/MWO	GARAGE FLOOR ELEVATION / TYPE OF BUILDING
901.5	LOWEST FLOOR ELEVATION
909.0	LOWEST OPENING ELEVATION

BUILDING TYPE LEGEND

F	FULL BASEMENT
FWO	FULL BASEMENT WALKOUT
MWO	MODIFIED (NON STANDARD) WALKOUT BASEMENT VARIABLE 5 -12 COURSE BASEMENT AND/OR EXTRA STEPS IN GARAGE



NOTE: STREETS TO BE SWEPT DAILY OR AS DIRECTED BY THE CITY ENGINEER.

NOTE: NO ACTIVITY, OTHER THAN THE CONSTRUCTION OF, SHALL BE ALLOWED IN INFILTRATION POND AREAS.

NOTE: TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY BY MEANS OF FENCING OR OTHER APPROVED METHOD. TREE FENCING TO BE PLACED BY HAND AND PRIOR TO SILT FENCE PLACEMENT.

DATE	REVISIONS	BY
5/31/17	CITY COMMENTS 5/26	BR
	RECORD DRAWING	

ROSHELL ENGINEERING, LLC
6192 267 TH CT WYOMING, MN 55092
PHONE: 763.286.0521

SILVER OAKS 2ND ADDITION

GRADING & EROSION CONTROL PLAN

RAMSEY, MINNESOTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 5/4/2017 REG. NO. 24039

BRENT ROSHELL

DRAWN	BR
DATE	5/2/17
SCALE	AS SHOWN
PROJECT	RE10-17
CHECKED	BTR
APPROVED	BTR

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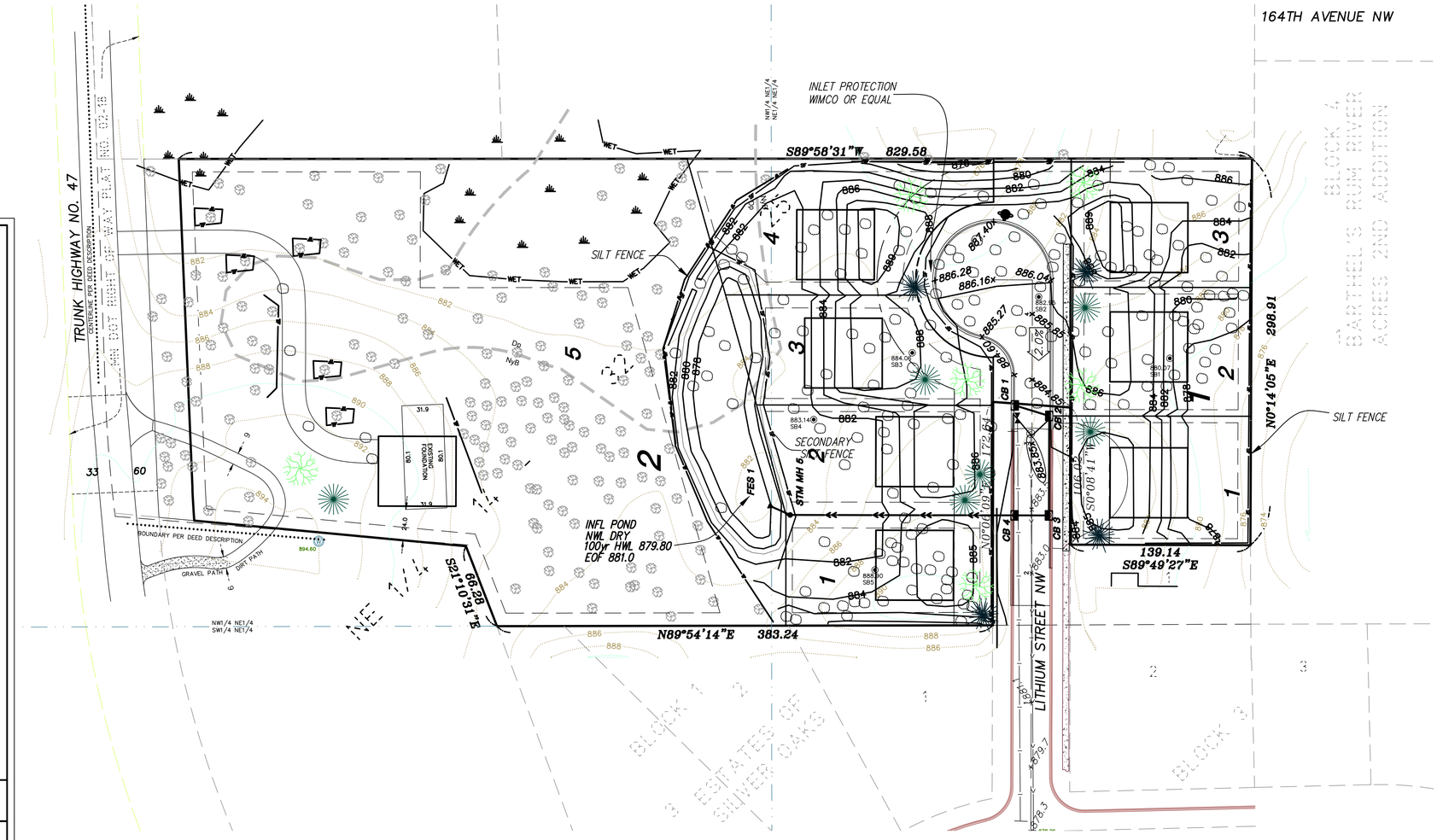
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GRAPHIC SCALE

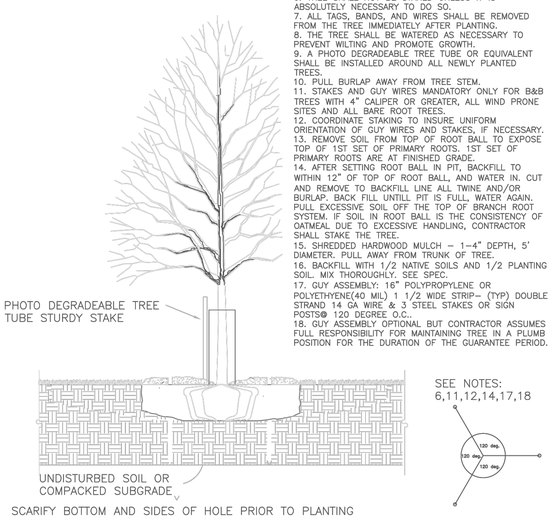
50 0 25 50 100

(IN FEET)



THE PLANTING DEPTH OF EACH TREE WILL BE INSPECTED. ANY TREE PLANTED TOO DEEPLY OR WITH 1ST PRIMARY ROOTS BURIED WILL BE REJECTED.

1. ALL TREES TO BE PREMIUM QUALITY, NO "PARK GRADE" TREES ARE PERMITTED.
2. AFTER INSTALLATION, TRIM OUT DEADWOOD AND/OR DEFORMED TWIGS. DO NOT CUT LEADER.
3. AMENDED SOIL SHALL CONTAIN 5% ORGANIC MATTER BY VOLUME.
4. DIAMETER OF HOLE SHALL BE 1–2' LARGER THAN THE DIAMETER OF THE ROOTBALL OR ROOT MASS.
5. ORGANIC MATTER SHALL NOT BE BANKED AGAINST THE STEM OR TRUNK OF THE TREE.
6. TREE SHALL NOT BE STAKED UNLESS IT IS ABSOLUTELY NECESSARY TO DO SO.
7. ALL TAGS, BANDS, AND WIRES SHALL BE REMOVED FROM THE TREE IMMEDIATELY AFTER PLANTING.
8. THE TREE SHALL BE WATERED AS NECESSARY TO PREVENT WILTING AND PROMOTE GROWTH.
9. A PHOTO DEGRADEABLE TREE TUBE OR EQUIVALENT SHALL BE INSTALLED AROUND ALL NEWLY PLANTED TREES.
10. PULL BURLAP AWAY FROM TREE STEM.
11. STAKES AND GUY WIRES MANDATORY ONLY FOR B&B TREES WITH 4" CALIPER OR GREATER, ALL WIND PRONE SITES AND ALL BARE ROOT TREES.
12. COORDINATE STAKING TO INSURE UNIFORM ORIENTATION OF GUY WIRES AND STAKES, IF NECESSARY.
13. REMOVE SOIL FROM TOP OF ROOT BALL TO EXPOSE TOP OF 1ST SET OF PRIMARY ROOTS. 1ST SET OF PRIMARY ROOTS ARE AT FINISHED GRADE.
14. AFTER SETTING ROOT BALL IN PIT, BACKFILL TO WITHIN 12" OF TOP OF ROOT BALL, AND WATER IN. CUT AND REMOVE TO BACKFILL LINE ALL TWINE AND/OR BURLAP. BACK FILL UNTILL PIT IS FULL, WATER AGAIN. PULL EXCESSIVE SOIL OFF THE TOP OF BRANCH ROOT SYSTEM. IF SOIL IN ROOT BALL IS THE CONSISTENCY OF OATMEAL DUE TO EXCESSIVE HANDLING, CONTRACTOR SHALL STAKE THE TREE.
15. SHREDDED HARDWOOD MULCH – 1–4" DEPTH, 5' DIAMETER. PULL AWAY FROM TRUNK OF TREE.
16. BACKFILL WITH 1/2 NATIVE SOILS AND 1/2 PLANTING SOIL. MIX THOROUGHLY. SEE SPEC.
17. GUY ASSEMBLY: 16" POLYPROPYLENE OR POLYETHYENE(40 MIL) 1 1/2 WIDE STRIP– (TYP) DOUBLE STRAND 14 GA WIRE & 3 STEEL STAKES OR SIGN POSTS@ 120 DEGREE O.C..
18. GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.



APPROVED: 5 – 1997	City of RAMSEY	STANDARD DETAILS: TREE PLANTING
		CITY PLATE No. PARK–2

PROPOSED CONIFEROUS TREES /QTY

DENOTES BLACK HILLS SPRUCE (PICEA GLAUCA DENSATA) 4 EACH

PROPOSED DECIDUOUS TREES /QTY

DENOTES WHITE OAK (QUERCUS ALBA) 6 EACH

DENOTES AUTUMN BLAZE MAPLE (ACER FREEMANII) 6 EACH

PLANTING REQUIREMENTS

TREES:
OVERSTORY DECIDUOUS TREES 1" DIAMETER MEASURED 6' FROM THE BASE AT PLANTING

CONIFEROUS TREES MUST HAVE A MINMUM HEIGHT OF 6 FEET
– MINIMUM 25% DECIDUOUS AND CONIFEROUS

LINE TYPE & SYMBOL LEGEND

- FLARED END SECTION
- STORM SEWER
- SB-5 DENOTES SOIL BORING
- TREE REMOVED
- TREE SAVED
- WET WETLAND
- TF TREE FENCE
- SF SILT FENCE
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NOTE: TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY BY MEANS OF FENCING OR OTHER APPROVED METHOD. TREE FENCING TO BE PLACED BY HAND AND PRIOR TO SILT FENCE PLACEMENT.

BY	DATE	REVISIONS	RECORD DRAWING

ROSHELL ENGINEERING, LLC
6192 267 TH CT WYOMING, MN 55092
PHONE: 763.286.0521

SILVER OAKS 2ND ADDITION

LANDSCAPE PLAN

RAMSEY, MINNESOTA

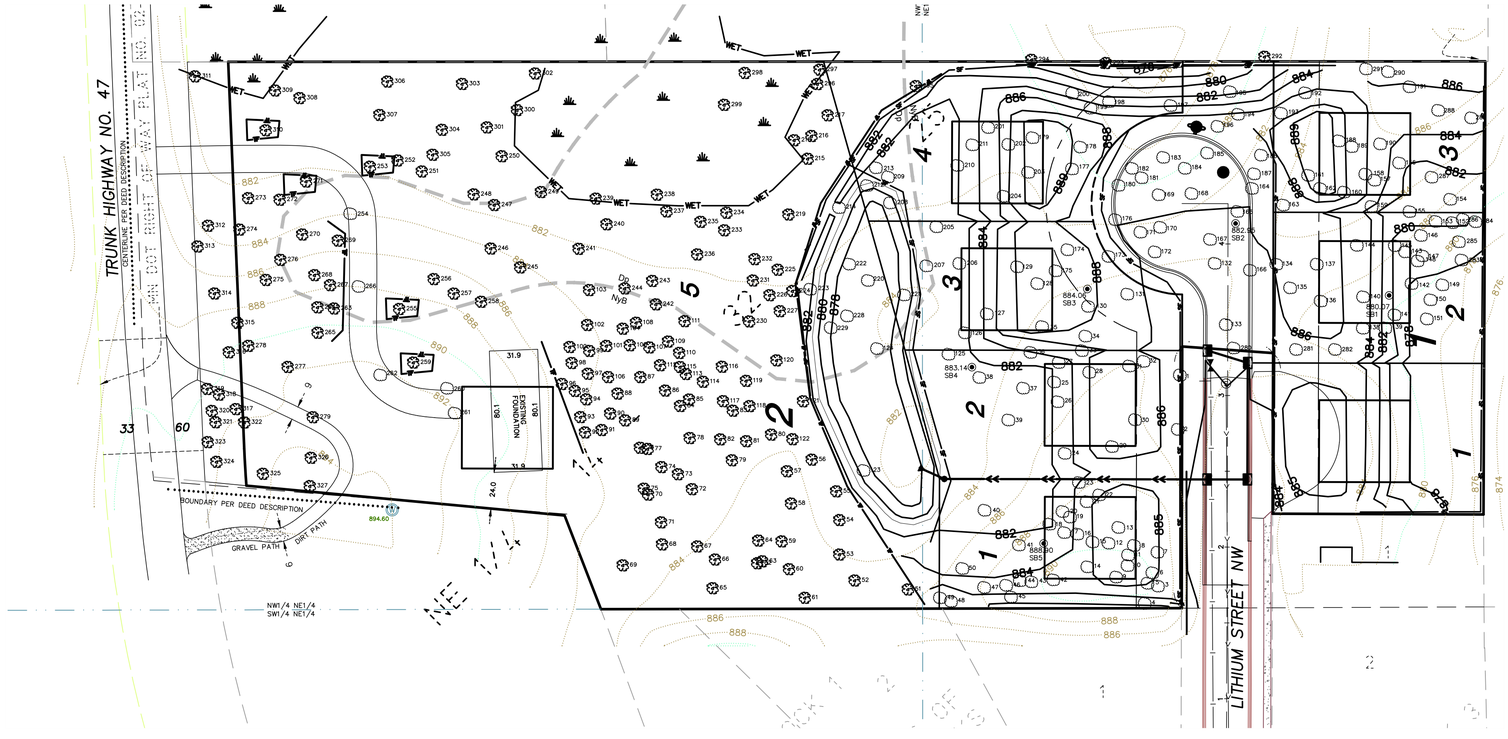
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 5/4/2017 REG. NO. 28032

BRENT ROSHELL

DRAWN	BR
DATE	5/2/17
SCALE	AS SHOWN
PROJECT	RE10-17
CHECKED	BTR
APPROVED	BTR

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NOTE: TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY BY MEANS OF FENCING OR OTHER APPROVED METHOD.

TREES SAVED (166)

51	Ash, Green	11
53	Elm, Siberian	10
54	Boxelder	9
55	Boxelder	8
56	Boxelder	10
57	Ash, Green	14
58	Cherry, Black	9
59	Boxelder	13
60	Boxelder	14
61	Elm, American	20
62	Boxelder	13
63	Elm, American	8
64	Boxelder	14
65	Elm, Siberian	9
66	Elm, American	9
67	Elm, American	9
68	Boxelder	12
69	Boxelder	17
70	Elm, American	9
71	Boxelder	12
72	Elm, Siberian	9
73	Boxelder	8
74	Boxelder	9
75	Boxelder	10
76	Boxelder	13
77	Boxelder	9
78	Elm, Siberian	12
79	Oak, Red	24
80	Boxelder	21
81	Boxelder	15
82	Boxelder	16
83	Elm, Siberian	10
84	Elm, Siberian	12
85	Elm, Siberian	11
86	Elm, Siberian	8
87	Elm, Siberian	8
88	Elm, Siberian	8
89	Elm, Siberian	9
90	Elm, Siberian	13
91	Elm, Siberian	13
92	Elm, Siberian	13
93	Elm, Siberian	10
94	Elm, Siberian	18
95	Elm, Siberian	11
96	Elm, Siberian	8
97	Elm, Siberian	8
98	Elm, Siberian	9
99	Elm, Siberian	9
100	Elm, Siberian	15
101	Elm, Siberian	9
102	Elm, Siberian	14
103	Elm, Siberian	17
104	Elm, Siberian	8
105	Elm, Siberian	8
106	Elm, Siberian	10
107	Elm, Siberian	10
108	Elm, Siberian	9
109	Elm, Siberian	9
110	Elm, Siberian	9
111	Elm, Siberian	15
112	Elm, Siberian	10
113	Elm, Siberian	10
114	Elm, Siberian	9
115	Elm, Siberian	8
116	Elm, Siberian	11
117	Elm, Siberian	8
118	Elm, Siberian	12
119	Elm, Siberian	11
120	Elm, Siberian	9
121	Boxelder	9
122	Boxelder	10
215	Oak, Red	10
216	Cedar, Red	7
217	Cedar, Red	11
218	Oak, Red	7
219	Oak, Red	7
224	Elm, American	9
225	Oak, Red	13
226	Boxelder	8
227	Boxelder	8
230	Elm, Siberian	12
231	Elm, American	11
232	Boxelder	11
233	Elm, Siberian	16
234	Elm, American	10
235	Elm, Siberian	10
236	Elm, American	8
237	Elm, Siberian	10
238	Boxelder	10
239	Oak, Bur	6
240	Elm, Siberian	13
241	Elm, Siberian	19
242	Elm, Siberian	8
243	Elm, Siberian	12
244	Elm, Siberian	9
245	Elm, Siberian	20
246	Elm, Siberian	19
247	Boxelder	11
248	Boxelder	8
249	Aspen	12
250	Ash, Green	8
251	Elm, American	13
252	Elm, American	8
253	Oak, Bur	33
255	Boxelder	19
256	Ash, Green	10
257	Boxelder	12
258	Elm, Siberian	18
259	Boxelder	12
263	Hackberry	10
264	Elm, Siberian	13
265	Ash, Green	12
267	Elm, Siberian	8
268	Elm, Siberian	8
269	Elm, Siberian	12
270	Elm, American	16
271	Elm, Siberian	12
272	Elm, Siberian	11
273	Oak, Bur	32
274	Elm, American	10
275	Elm, Siberian	17
276	Elm, Siberian	9
277	Pine, Ponderosa	17
278	Oak, Bur	33
279	Elm, Siberian	10
281	Maple, Red	12
282	Oak, Red	12
290	Oak, Bur	10
291	Boxelder	8
292	Oak, Bur	12
293	Elm, Siberian	10
294	Hackberry	8
295	Oak, Bur	26
296	Aspen	8
297	Aspen	9
298	Aspen	14
299	Aspen	8
300	Ash, Green	9
301	Ash, Green	8
302	Oak, Bur	7
303	Ash, Green	9
304	Oak, Bur	36
305	Elm, American	8
306	Oak, Bur	30
307	Elm, American	9
308	Oak, Bur	35
309	Ash, Green	9
310	Oak, Bur	27
311	Aspen	9
312	Oak, Bur	28
313	Oak, Bur	29
314	Oak, Red	8
315	Oak, Red	10
316	Cedar, Red	7
317	Cedar, Red	7
318	Cedar, Red	6
319	Cedar, Red	10
320	Cedar, Red	8
321	Cedar, Red	9
322	Oak, Bur	12
323	Oak, Bur	39
324	Oak, Bur	15
325	Oak, Bur	25
326	Maple, Silver	36
327	Pine, Ponderosa	13
165		2067

TREES REMOVED HOUSEPADS (122)

1	Boxelder	12
2	Cherry, Black	11
3	Oak, Red	6
4	Oak, Red	16
5	Oak, Red	10
6	Oak, Red	4
7	Oak, Red	7
8	Oak, Red	5
9	Oak, Red	10
10	Oak, Red	7
11	Oak, Red	12
12	Oak, Red	11
13	Oak, Red	6
14	Oak, Red	22
15	Oak, Red	22
16	Oak, Red	8
17	Oak, Red	11
18	Oak, Red	19
19	Oak, Red	17
20	Oak, Red	14
21	Oak, Red	17
22	Cedar, Red	6
23	Oak, Red	14
24	Oak, Red	20
25	Oak, Bur	21
26	Oak, Bur	10
27	Oak, Bur	12
28	Oak, Bur	16
29	Oak, Bur	28
30	Ash, Green	9
31	Oak, Bur	20
32	Boxelder	13
33	Boxelder	11
34	Oak, Bur	20
35	Oak, Bur	14
36	Ash, Green	14
37	Oak, Bur	15
38	Oak, Bur	18
39	Oak, Red	12
40	Oak, Red	11
41	Oak, Red	17
42	Oak, Red	5
43	Cedar, Red	8
44	Oak, Red	4
45	Oak, Bur	5
46	Oak, Red	4
47	Oak, Red	6
50	Boxelder	17
125	Ash, Green	9
126	Oak, Bur	17
127	Boxelder	9
128	Hackberry	14
129	Cherry, Black	10
130	Oak, Bur	16
131	Oak, Bur	12
135	Cherry, Black	10
136	Elm, American	8
137	Boxelder	13
138	Cherry, Black	11
139	Boxelder	12
140	Boxelder	9
141	Boxelder	9
142	Cedar, Red	14
143	Boxelder	15
144	Oak, Bur	19
145	Ash, Green	10
146	Boxelder	8
147	Boxelder	9
148	Boxelder	8
149	Oak, Red	30
150	Boxelder	13
151	Boxelder	8
152	Boxelder	9
153	Maple, Red	9
154	Boxelder	8
155	Boxelder	8
156	Oak, Bur	21
157	Cedar, Red	9
158	Ash, Green	9
159	Cedar, Red	13
160	Oak, Red	14
161	Boxelder	18
162	Cedar, Red	7
163	Oak, Bur	17
174	Oak, Bur	27
175	Elm, American	12
177	Boxelder	10
178	Boxelder	8
179	Boxelder	9
188	Boxelder	8
189	Cedar, Red	4
190	Boxelder	11
191	Oak, Bur	23
192	Oak, Bur	23
193	Oak, Bur	18
197	Oak, Bur	18
198	Oak, Red	6
199	Oak, Red	8
200	Boxelder	10
201	Boxelder	10
202	Boxelder	9
203	Ash, Green	13
204	Oak, Bur	27
205	Oak, Bur	20
206	Ash, Green	8
207	Elm, American	15
209	Elm, American	12
210	Ash, Green	8
211	Oak, Red	7
213	Ash, Green	8
254	Elm, Siberian	25
260	Elm, American	9
261	Boxelder	8
262	Boxelder	10
266	Elm, Siberian	19
283	Cherry, Black	8
284	Boxelder	10
285	Boxelder	9
286	Elm, American	10
287	Boxelder	8
288	Boxelder	8
289	Boxelder	9
122		1497

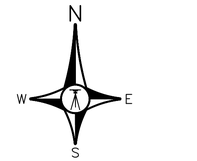
TREES REMOVED ROADWAY

132	Oak, Bur	16
133	Boxelder	10
134	Boxelder	9
164	Boxelder	13
165	Boxelder	8
166	Boxelder	8
167	Boxelder	8
168	Oak, Bur	21
169	Oak, Bur	17
170	Oak, Bur	11
171	Ash, Green	9
172	Elm, American	9
173	Cherry, Black	8
176	Boxelder	8
180	Oak, Red	7
181	Oak, Red	10
182	Oak, Red	16
183	Elm, American	10
184	Oak, Bur	16
185	Oak, Bur	23
186	Boxelder	9
187	Boxelder	13
194	Oak, Bur	15
195	Oak, Bur	18
196	Oak, Bur	20
280	Oak, Red	12
26		324

TREES REMOVED POND

123	Boxelder	8
124	Oak, Bur	23
208	Oak, Bur	30
212	Aspen	14
214	Oak, Red	10
220	Oak, Bur	28
221	Oak, Bur	20
222	Boxelder	8
223	Oak, Red	20
228	Cherry, Black	11
229	Oak, Red	12
11		184

TREE INVENTORY PERFORMED BY MARK REHDER (S&S TREE)



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

LINE TYPE & SYMBOL LEGEND

- FLARED END SECTION
- STORM SEWER
- SB-5 — DENOTES SOIL BORING
- PROPOSED WELL LOC.
- EXIST TREE LINE
- TF — TREE FENCE
- SF — SILT FENCE
- PROPOSED CONTOUR
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- SETBACK
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ANY CLEARING OF OAK TREES SHALL BE PERFORMED PRIOR TO APRIL 15TH OR AFTER JULY 15TH TO MINIMIZE EXPOSURE OR INTRODUCTION OF OAK WILT.

DATE	REVISIONS	BY
5/31/17	CITY COMMENTS 5/26	BR

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 12, 2017 REVISED: JUNE 16, 2017	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	ESTATES OF SILVER OAKS 2ND ADDITION		
ESCROW #	115698		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

The project is located east of St. Francis Blvd (TH 47) and north of 162nd Lane. The property is approximately 5.86 acres in size, with a majority of that area dominated by moderate quality oak forest per the City's Natural Resources Inventory (NRI). Based on the submitted Tree Plan, approximately half of this wooded area will be retained, although many of the preserved trees are actually ash, boxelder, American elm and Siberian elm. Unfortunately, based on the existing access (Lithium Street), there are not really any viable options to preserve a greater number of the more desirable red and bur oaks on the property.



As noted, there is a large population of oak trees on the site and precautions need to be taken to minimize the potential of introducing oak wilt. Even outside the high risk timeframe for oak wilt, an Oak Wilt Management Plan should be prepare to outline what steps will be taken to control and/or limit the spread or introduction of oak wilt. While that is noted on the plan, the note should be revised to state that the management plan shall be submitted to the City for review.

Approximately fifty-three percent (53%) of the existing significant tree inches will be preserved on site. Although essentially all of these trees are located on what will become Lot 5, Block 2, the Tree Plan does comply with the Tree Preservation Ordinance.

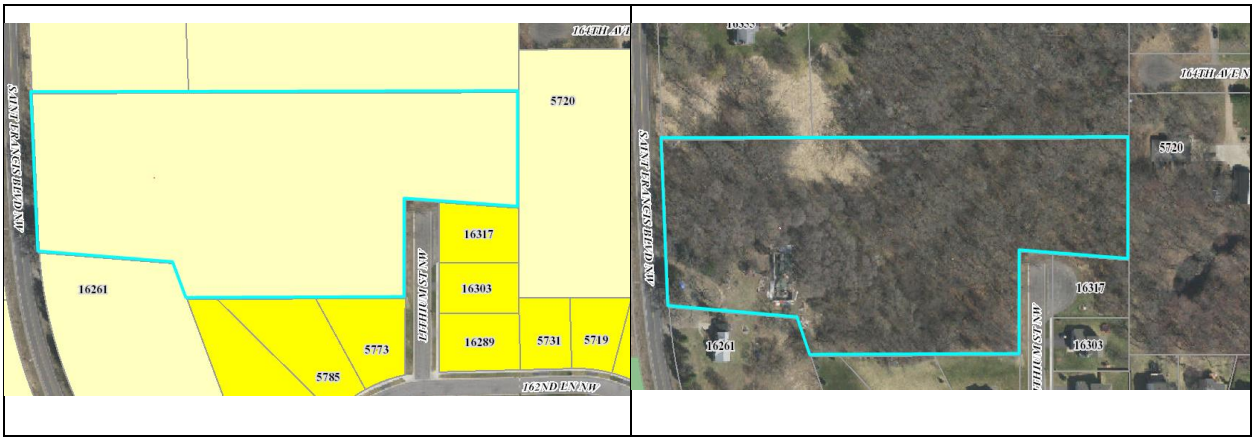
We offer the following comments regarding the Tree Preservation Plan, prepared by Roshell Engineering, LLC and dated May 4, 2017, revised May 31, 2017:

General Comments

- Staff would like to work with the developer to have at least one deciduous tree installed in the boulevard area in front of each home.
- Note that each lot, including boulevards, shall be improved with four (4) inches of topsoil meeting the City's topsoil specification across all areas not covered with impervious

surfacing. Copies of the load tickets shall be provided to the City and a topsoil inspection shall be completed prior to installation of any landscaping.

Density Transitioning



The proposed subdivision includes a request for Comprehensive Plan Amendment and a Zoning Amendment to re-guide the land to Low Density Residential and to rezone the land to R-1 Residential (MUSA). The property is adjacent to lands to the north, south (portion), and east that are zoned R-1 Residential (Rural Developing) and thus, the development is subject to the City's Density Transitioning requirements outlined in City Code Section 117-110.

As proposed, Lot 5, Block 2 appears to comply with the 'matching of densities' option. Furthermore, the northern boundary of Lot 3, Block 1 and Lot 4, Block 2 abut an undeveloped, heavily wooded parcel and transitioning would not appear necessary. However, density transitioning is required along the rear lot line of Lots 1-3, Block 1.

As proposed, these lots do not match the adjacent neighborhood density and, per the Tree Plan, all the trees on Lots 1-3, Block 1 will be removed. Thus, additional landscaping is necessary to achieve the transitioning requirements. There is 300 linear feet of property abutting the Rural Developing parcel to the east; therefore, an additional twenty-four (24) overstory trees, twenty-four (24) evergreen trees, and twenty-four (24) understory trees must be added to the Landscape Plan along the rear boundaries of Lots 1-3, Block 1. Note that these plantings need to be encumbered with a Landscape Easement or be within land held in common ownership to avoid their future removal.

Sheet G1:

- Show the trees being removed on this plan sheet.
- Revise the note regarding an arborist developing a plan to protect existing oak trees from oak wilt to state that the plan shall be submitted to the City for review.
- Extend proposed concrete sidewalk to the northern boundary of Plat.

Sheet L1:

- Revise the note regarding an arborist developing a plan to protect existing oak trees from oak wilt to state that the plan shall be submitted to the City for review.
- Evergreen trees (Black Hills Spruce) shall be located at least ten (10) feet from the sidewalk or back of curb (measured from the edge of braching).
- Extend proposed concrete sidewalk to the northern boundary of Plat.
- Add the density transitioning plantings as discussed above.

Sheet T1:

- Revise the note regarding an arborist developing a plan to protect existing oak trees from oak wilt to state that the plan shall be submitted to the City for review.
- Extend proposed concrete sidewalk to the northern boundary of Plat.

Environmental Policy Board (EPB) **5. 4.**

Meeting Date: 06/19/2017

By: Chris Anderson, Community Development

Information

Title:

Consider Natural Resources Elements of Pearson Place Preliminary Plat

Purpose/Background:

The purpose of this case is to review various elements of a Preliminary Plat, prepared by Otto Associates and dated May 24, 2017, for a proposed twelve (12) lot residential subdivision near the southern/eastern end of Bowers Drive. A key decision occurs at Preliminary Plat, in which the layout can be approved, subject to approving final construction plans and Final Plat documents. At this time, Staff has issued a Letter of Incomplete Application to the Applicant as the plans did not include a Tree Inventory and Preservation Plan or a Landscape Plan.

The majority of the project area is cropland and thus, there should be minimal impact to trees. There is a row of trees along Bowers Drive (within the right of way) and also in the southeastern corner of the project site (Lot 11, Block 2) but nothing beyond that. The Applicant has verbally stated that the only impacts to existing trees would be from provide access to each lot via a driveway.

Staff wanted to keep this item on the agenda in case the items lacking from the submittal are received.

Observations/Alternatives:

The development site is located near the southern/eastern end of Bowers Drive, a cul-de-sac that is slightly over a mile long. The Preliminary Plat proposes twelve (12) single family residential lots on the north side of the road where there is a gap of approximately 1,400 feet between existing homes.

The project area is currently guided as Low Density Residential (LDR) in the Comprehensive Plan, is zoned R-1 Residential (MUSA), and is located in the Mississippi River Corridor Critical Areas (MRCCA) Overlay District. Also, the MN DNR just recently completed a rulemaking process that created new districts in the MRCCA and, for non-riparian lots, primarily defers to the underlying zoning district for dimensional standards. However, the City has yet to receive the necessary guidance from the MN DNR to proceed with updating our Zoning Code and Comprehensive Plan and thus, this project is caught in a transitional time.

As a result, the Applicant has indicated that their intention would be to also apply for a Zoning Amendment to rezone the land to a Planned Unit Development, which, if approved, is a legal instrument that would allow deviations from certain standards (setbacks, use of private utilities rather than municipal services, etc.). The proposed lot size, lot width, and density all appear to conform to the R-1 Residential (MUSA) bulk standards. Furthermore, the MN DNR has previously commented that they would be generally supportive of that approach as the proposed lots would comply with the new MRCCA rules. The public benefit would be a fifty (50) foot wide outlot along the rear boundary of the existing homes on the north side of the road to serve as a buffer to future development. This area is heavily wooded and would provide both visual and noise buffering from future uses. This idea came out of the public workshops held last year.

The proposal includes serving each lot with a private well and septic system, similar to all the existing homes on Bowers Drive. The Preliminary Plat does identify both a primary and secondary site for the septic system, a requirement that was not in place when this neighborhood was originally platted. The Applicant has also submitted soil borings to demonstrate suitable soils for individual septic systems. Minnesota Rules 7080 provide baseline protections from contamination due to septic systems. In addition, MRCCA rules continue to provide protections to

surface water.

Funding Source:

All costs associated with processing the Application are the responsibility of the Applicant. There are no City funds proposed to be utilized for the construction of this project.

Action:

At this time, without a Tree Preservation Plan and Landscape Plan, Staff is simply seeking any input or comments on the proposed Preliminary Plat.

Attachments

Site Location Map

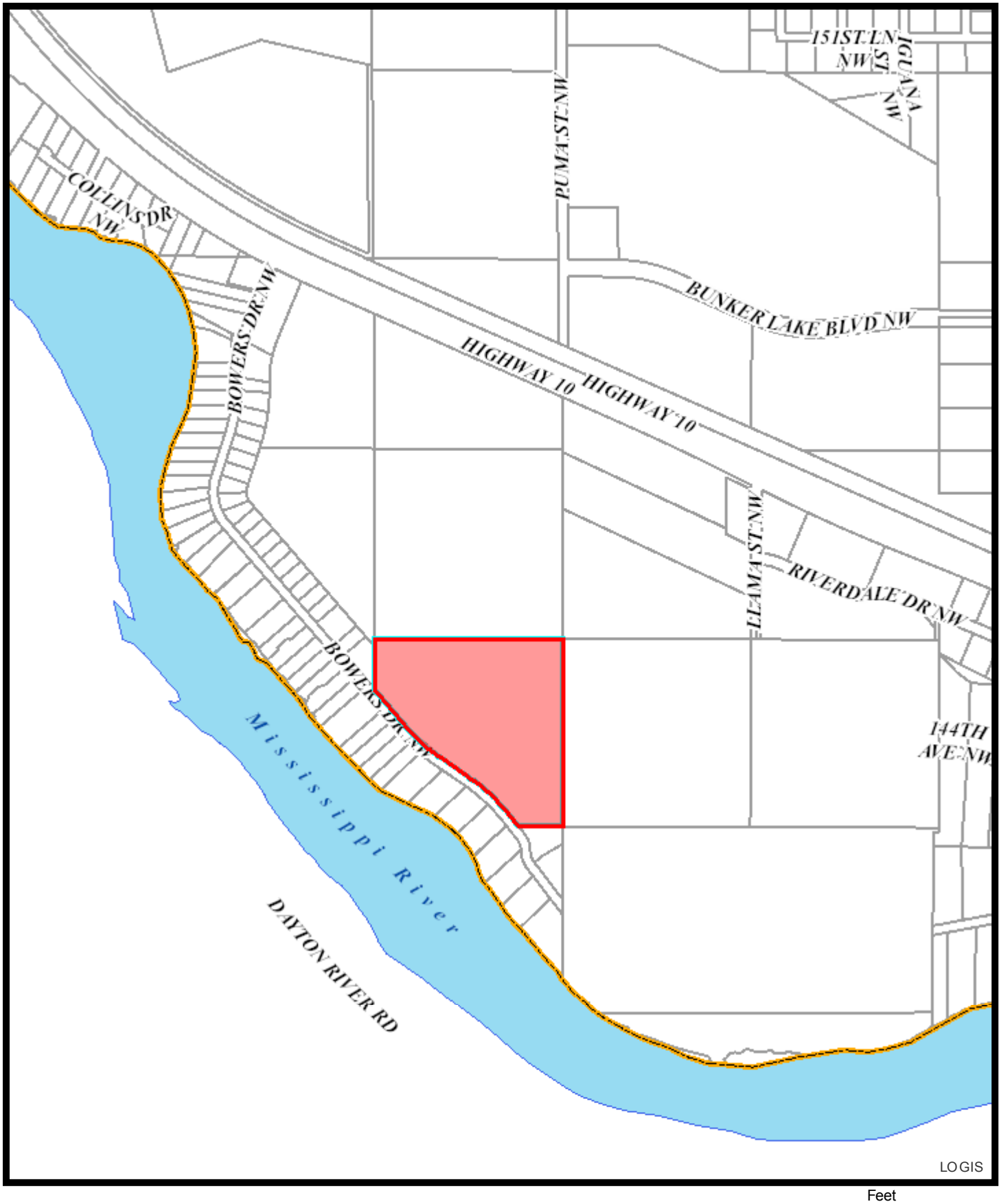
Plan Set

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	JoAnn Shaw	06/15/2017 02:20 PM
Form Started By: Chris Anderson		Started On: 06/14/2017 12:29 PM
Final Approval Date: 06/15/2017		

29-32-25-32-0008

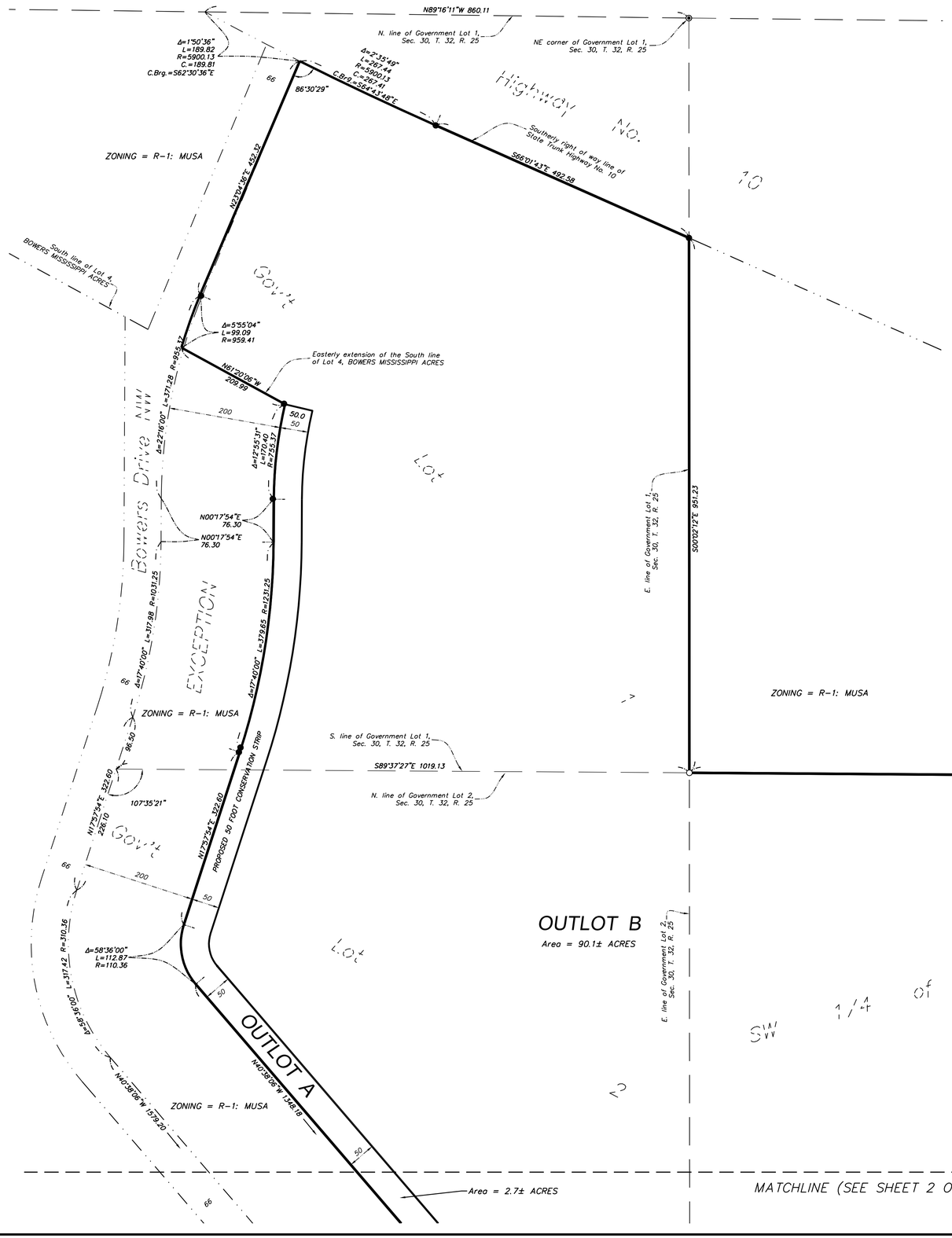
Site Location Map



Feet
0 230460 920 1,380 1,840

Print Date: May 15, 2017

Preliminary Plat of PEARSON PLACE



PROPERTY DESCRIPTION:

The Southwest Quarter of the Northwest Quarter of Section 29, Township 32 North, Range 25 West, Anoka County, Minnesota.

AND

That part of Government Lot 1, Section 30, Township 32 North, Range 25 West, lying Easterly of the following described line:

Beginning at a point on the North line of said Government Lot 1, 863.8 feet West of the Northeast corner thereof, said point being at the intersection of said North line and the Southerly right of way line of State Trunk Highway Number 10, the same as now located and established; thence Southeasterly along the said Southerly right of way line, same being on a 00 degrees 58 minutes 15 seconds curve, for 185.5 feet; thence run Southwesterly at an angle of 87 degrees 13 minutes with the tangent of said curve at said point, for 460.9 feet; thence deflect to the left on a 955.37 feet radius curve, delta angle 22 degrees 16 minutes, for 371.1 feet; thence on tangent to said curve for 76.3 feet; thence deflect to the right on a 1031.25 feet radius curve, delta angle 17 degrees 40 minutes, for 318.0 feet; thence on tangent to said curve for 96.5 feet to a point on the South line of Government Lot 1, said point being 1022.3 feet West of the Southeast corner thereof, and there terminating; said line being the Easterly boundary of BOWERS MISSISSIPPI ACRES, a plat on file and of record in the office of the Register of Deeds in and for Anoka County; excepting therefrom all of that portion of the above-described tract which lies Westerly of a line run parallel to and distant 200 feet Easterly of the above-described line and which lies Southerly of the Easterly extension of the South boundary line of Lot 4 of said plat, BOWERS MISSISSIPPI ACRES; and also excepting the right of way of the Northern Pacific and Great Northern Railway Companies and the right of way of State Trunk Highway Number 10.

AND

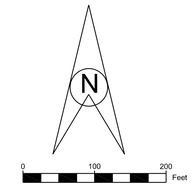
That part of Government Lot 2, Section 30, Township 32 North, Range 25 West, lying Easterly of the following described line:

Beginning at a point on the North line of said Government Lot 2, 1022.3 feet West of the Northeast corner thereof; thence at an angle of 107 degrees 29 minutes as measured from East to South for a distance of 226.1 feet; thence deflect to the left on a 310.36 feet radius curve, delta angle 58 degrees 36 minutes for 317.4 feet; thence on tangent to said curve for 1579.2 feet to a point on the East line of said Government Lot 2, said point being 362.5 feet South of the East one-quarter corner of Section 30 and there terminating; said line being the Easterly boundary of BOWERS MISSISSIPPI ACRES, a plat on file and of record in the office of the Register of Deeds in and for Anoka County, excepting therefrom all of that portion of the above-described tract which lies Westerly of a line run parallel to and distant 200 feet Easterly of the above-described line.

AND

That part of Government lot 1, Section 29, Township 32 North, Range 25 West, lying Northerly and Easterly of the following described line:

Beginning at a point on the West line of said Government Lot 1, 362.5 feet South of the Northwest corner thereof; thence at an angle of 139 degrees 7 minutes measured from North to East for a distance of 339.0 feet; thence deflect to the left on a 1232.6 feet radius curve, delta angle 15 degrees 21 minutes, for 330.2 feet; thence on tangent to said curve for 200.0 feet; thence deflect to the right on a 1483.48 feet radius curve, delta angle 18 degrees 26 minutes, for 477.3 feet; thence on tangent to said curve for 057.1 feet to a point on the South line of said Government Lot 1, said point being 311.9 feet West of the Southeast corner thereof, and there terminating.



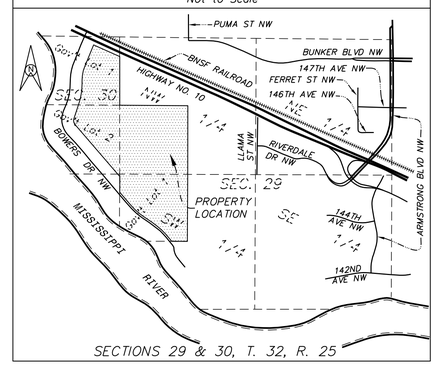
TOTAL AREA = 105.33 ACRES

SUBDIVIDER: JOHN DOBBS
ADDRESS: 604 BIELENBERG DRIVE
WOODBURY, MN 55125

OWNER: PEARSON PROPERTIES
ADDRESS: 14821 BOWERS DRIVE NW
RAMSEY, MN 55303

Vicinity Map

Not to Scale



SECTIONS 29 & 30, T. 32, R. 25

denotes iron monument found
● denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No. 17-0145

SHEET 1 OF 2 SHEETS

www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.

Requested By: John Dobbs

Checked By: P.E.O.

Scale: 1"=100'

Drawn By: T.J.B.

Date: 5-24-17

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.

Paul E. Otto
License #40062 Date: 5-31-17

Preliminary Plat on part of the W. 1/2 of Section 29 and part of Government Lots 1 and 2, Section 30, Township 32, Range 25, Anoka County, Minnesota.

Revised:

Preliminary Plat of PEARSON PLACE

MATCHLINE (SEE SHEET 1 OF 2 SHEETS)

Area = 2.7± ACRES

PROPOSED 50 FOOT CONSERVATION STRIP

N40°59'06"W 1348.18

N40°59'06"W 1579.20

EXCEPTION

LOT

GOVT

ZONING = R-1: MUSA

OUTLOT A

OUTLOT B

AREA = 90.1± ACRES

E. line of Government Lot 2, Sec. 30, T. 32, R. 25

S. line of Government Lot 2, Sec. 30, T. 32, R. 25

SE corner of Government Lot 2, Sec. 30, T. 32, R. 25

N. line of Government Lot 1, Sec. 29, T. 32, R. 25

S0°08'36"W 1337.53

ZONING = R-2: MEDIUM-DENSITY RESIDENTIAL

Edge of Woods

N00°14'54"E 162.50

N00°14'54"E 305.57

OUTLOT C

Conc. Pad

Benchmark:
SE Corner of Concrete Pad
Elevation=861.26
(N.G.V.D. 1929)

S40°39'06"E 339.00

Drainage & Utility Easement

S17°33'W 1317.76

E. line of Government Lot 1, Sec. 29, T. 32, R. 25

ZONING = R-1: MUSA

BOWERS MISSISSIPPI ACRES 3RD ADDITION

MISSISSIPPI RIVER

W. line of Government Lot 1, Sec. 29, T. 32, R. 25

S. line of Government Lot 1, Sec. 29, T. 32, R. 25

N37°33'06"W 57.10

S89°47'02"E 309.08 meas. (309.11 deed)

Edge of Woods

Woods

TOTAL AREA = 105.33 ACRES
EXISTING ZONING = R-1: MUSA
PROPOSED ZONING = P.U.D.
MIN. LOT AREA = 1 ACRE
12 UNITS
NET DENSITY OF DEVELOPED AREA = 1.3 UNITS/ACRE

0 100 200 Feet

LEGEND

- denotes Existing Contour
- denotes Existing Spot Elevation
- denotes Soil Boring
- denotes Test Hole
- denotes Building Setback Line
  - Front = 40'
  - Side = 10'
  - Side (Corner Lot) = 40'
  - Rear = 30'
- H denotes Proposed 60' x 60' House Pad
- P denotes Proposed 50' x 90' Primary Septic Area
- A denotes Proposed 50' x 90' Alternate Septic Area

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.

Area Table	
Lot #	Area (S.F.)
LOT 1 BLOCK 1	82,418.3
LOT 1 BLOCK 2	50,921.9
LOT 2 BLOCK 2	48,712.2
LOT 3 BLOCK 2	46,362.3
LOT 4 BLOCK 2	48,407.0
LOT 5 BLOCK 2	47,796.4
LOT 6 BLOCK 2	45,513.4
LOT 7 BLOCK 2	45,194.2
LOT 8 BLOCK 2	51,039.6
LOT 9 BLOCK 2	49,632.2
LOT 10 BLOCK 2	50,472.7
LOT 11 BLOCK 2	67,834.3

denotes iron monument found
denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

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9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

Project No. 17-0145

SHEET 2 OF 2 SHEETS

Requested By: John Dobbs

Date: 5-24-17

Scale: 1"=100'

Drawn By: T.J.B.

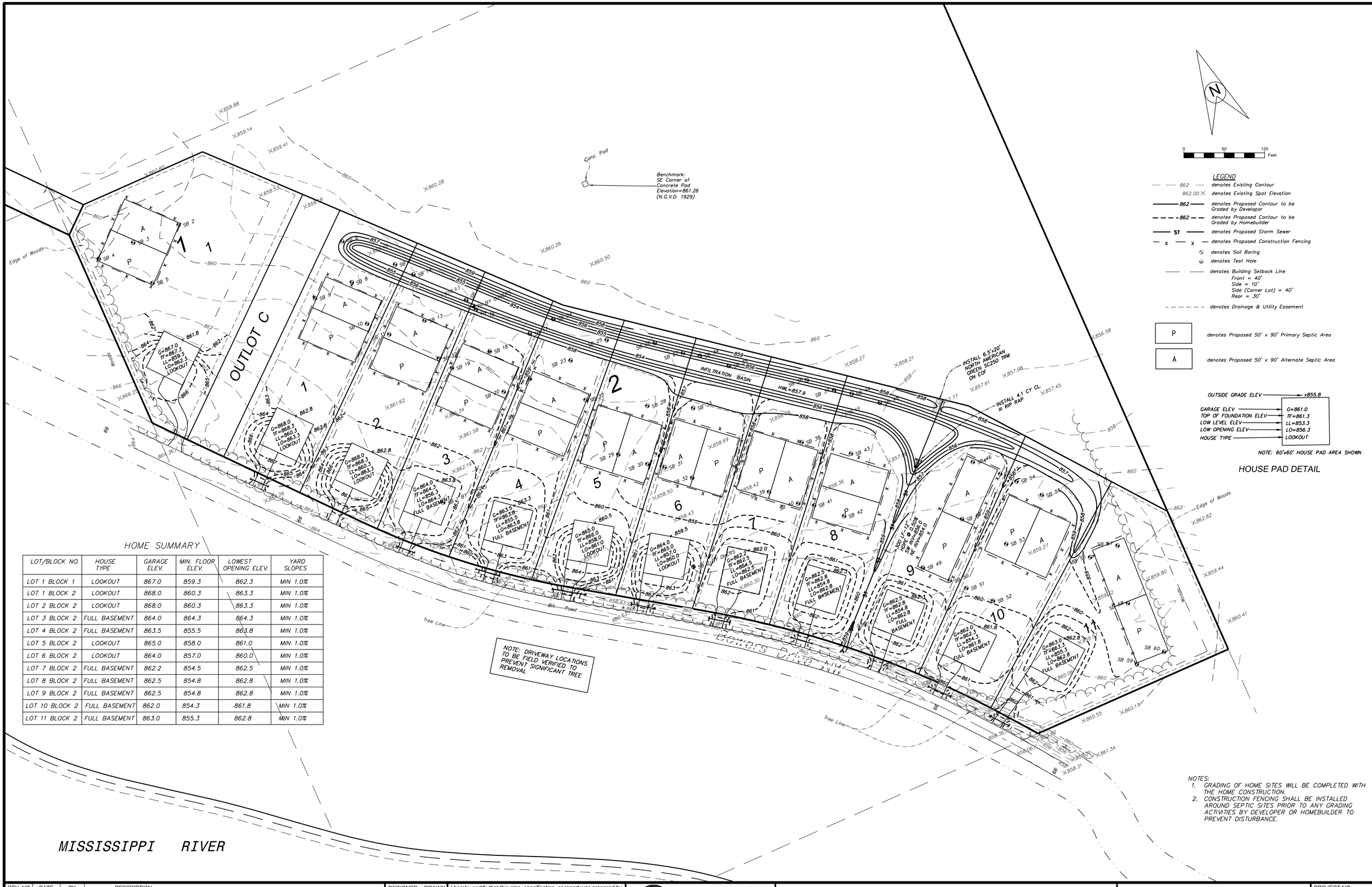
Checked By: P.E.O.

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.

Paul E. Otto
License #40062 Date: 6-8-17

Preliminary Plat on part of the W. 1/2 of Section 29 and part of Government Lots 1 and 2, Section 30, Township 32, Range 25, Anoka County, Minnesota.

Revised: 6-8-17 SEPTIC LOCATIONS, EASEMENTS



HOME SUMMARY

LOT/BLOCK NO.	HOUSE TYPE	GARAGE ELEV.	MIN. FLOOR ELEV.	LOWEST OPENING ELEV.	YARD SLOPES
LOT 1 BLOCK 1	LOOKOUT	867.0	859.3	862.3	MIN 1.0%
LOT 1 BLOCK 2	LOOKOUT	868.0	860.3	863.3	MIN 1.0%
LOT 2 BLOCK 2	LOOKOUT	868.0	860.3	863.3	MIN 1.0%
LOT 3 BLOCK 2	FULL BASEMENT	864.0	864.3	864.3	MIN 1.0%
LOT 4 BLOCK 2	FULL BASEMENT	863.5	855.5	863.8	MIN 1.0%
LOT 5 BLOCK 2	LOOKOUT	865.0	858.0	861.0	MIN 1.0%
LOT 6 BLOCK 2	LOOKOUT	864.0	857.0	860.0	MIN 1.0%
LOT 7 BLOCK 2	FULL BASEMENT	862.2	854.5	862.5	MIN 1.0%
LOT 8 BLOCK 2	FULL BASEMENT	862.5	854.8	862.8	MIN 1.0%
LOT 9 BLOCK 2	FULL BASEMENT	862.5	854.8	862.8	MIN 1.0%
LOT 10 BLOCK 2	FULL BASEMENT	862.0	854.3	861.8	MIN 1.0%
LOT 11 BLOCK 2	FULL BASEMENT	863.0	855.3	862.8	MIN 1.0%

NOTES:
1. GRADING OF HOME SITES WILL BE COMPLETED WITH THE HOME CONSTRUCTION.
2. CONSTRUCTION FENCING SHALL BE INSTALLED AROUND SEPTIC SITES PRIOR TO ANY GRADING ACTIVITIES BY DEVELOPER OR HOMEBUILDER TO PREVENT DISTURBANCE.

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED CSO DRAWN CSO
CHECKED

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Cara M. Schwahn Otto
License # 40433 Date: 6/8/17

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.
www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

PEARSON PLACE
DEVELOPMENT CONSULTING SERVICE, LLC
RAMSEY, MN

PRELIMINARY GRADING PLAN

PROJECT NO: 17-0145

SHEET NO. 1 OF 1 SHEETS

DATE: 6/8/17

Environmental Policy Board (EPB) **5. 5.**

Meeting Date: 06/19/2017

By: Tim Gladhill, Community Development

Information

Title:

Receive Update on The COR Interim Development Plan

Purpose/Background:

The purpose of this case is to review a preliminary draft of The COR Interim Development Plan, which essentially puts into motion a more formal amendment to the master plan. Details of the recommendations prepared by the Planning Commission over a series of workshops are attached to this case.

Direction from the April 25, 2017 Joint Work Session was to review this draft with advisory boards and commissions. The draft was reviewed by the Economic Development Authority on May 25, 2017 and by the Parks and Recreation Commission at their June 8, 2017 meeting. Staff will be seeking authorization for public comment on the draft in July.

Notification:

Observations/Alternatives:

This document is certainly a working document. Ideas on how to better phrase and format this document are appreciated.

Funding Source:

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

Recommendation:

No action requested.

Action:

No action requested.

Attachments

DRAFT - The COR Interim Development Plan

DRAFT - The COR Parks and Public Realm Plan

Joint Work Session Minutes dated April 25, 2017

Economic Development Authority Minutes dated May 25, 2017

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	JoAnn Shaw	06/15/2017 02:20 PM
Form Started By: Tim Gladhill		Started On: 06/07/2017 01:45 PM
Final Approval Date: 06/15/2017		

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

The COR Interim Development Plan

Anticipated Adoption: 2017

City Council	Mayor Sarah Strommen Councilmember At-Large John LeTourneau Councilmember At-Large Kristine Williams Ward 1 Councilmember Jill Johns Ward 2 Councilmember Mark Kuzma Ward 3 Councilmember Melody Shryock Ward 4 Councilmember Chris Riley
Planning Commission	Chairperson Randy Bauer Vice-Chairperson Gary Van Scoy Bruce Anderson Ralph Brauer Cheri Gengler Cindy Nosan Patrick Surma Former Chairperson Gary Levine (in memory)
Economic Development Authority	Chairperson Jim Steffen Vice-Chairperson Wayne Skaff Philip Brundt Brian Burandt Glen Hardin Chris Riley (Council Representative) Kristine Williams (Council Representative)
Parks and Recreation Commission:	Shane Bennett, Chairperson Russell Bayer Andrew Fyten Jennifer Lestico Brandon Sis Charles Tchuinkwa Jon Trappen

DRAFT

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www.cityoframsey.com

Environmental Policy Board	Thomas Stadola, Chairperson Michael Valentine, Vice-Chairperson Colleen Anderson Reid Bernard Jane Covart Michael Hiatt Lucas Trossen
Staff Team:	Tim Gladhill, Community Development Director Kurt Ulrich, City Administrator Patrick Brama, Asst. City Administrator/Economic Dev. Manager Chris Anderson, City Planner Bruce Westby, City Engineer Mark Riverblood, Parks and Asst. Public Works Superintendent

Version: I:\The Cor\2015 Vision Clarification\Vision Document 2017\Interim Development Plan\The COR Interim Development Plan.Docx 4/3/2017 2:07 PM

DRAFT

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City Hall: 763.427.1410 • Fax: 763.427.5543
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Purpose of Interim Plan

The purpose of this document is to set into motion potential land use policy changes for The COR. In 2015, the City's Planning Commission described a need to evaluate and clarify the vision for The COR in response to several project approvals.

4/25/17 City Council Work Session Comment. This comprehensive/strategic document is important to clarify the City's expectations and vision in order to choose the correct real estate strategy. This document is an interim policy, and can adjust parallel to discussions on master developer/real estate strategy.

Common Terms

The COR Development Plan. This is the existing land use plan for The COR circa 2011. This is the official control and legal basis for land use decisions within The COR. Also referred to as the 'Development Plan'. This is the 'second generation plan' for the development, preceded by the Ramsey Town Center Master Plan.

The COR Interim Development Plan. This is the document you are reading now. While the City continues to refine land use recommendations and feasibility analysis for The COR, this document is intended to be a guiding policy document to review quality projects that do not meet the strict adherence to The COR Development Plan. Also referred to as the 'Interim Development Plan'.

The COR Development Plan Amendment. This is a future document. This will be the document that updates the Zoning Code, otherwise known as the official controls, for The COR. This will replace existing Comprehensive Plan, Zoning Code, and Design Framework. Also referred to as the 'Plan Amendment'. This will be considered the 'third generation plan' for The COR.

Using this Document

This land use plan is an interim plan that will guide land use decisions prior to a formal amendment for The COR. Uses currently allowed in The COR Development Plan shall be allowed consistent with applicable law. Projects consistent with options contained within this Interim Development Plan, but conflict with the existing plan, may proceed forward, but shall require a formal Plan Amendment. The policy directives of this document are advisory in nature, and are not binding. If a proposed project meets the minimum requirements of the existing Development Plan, it shall be considered consistent with the Development Plan and Zoning Code and shall be approved.

DRAFT

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Vision

The Vision Statement was created for the purpose of crafting update land use scenarios and is not intended to approve or disapprove individual projects. Projects must be reviewed using the City's Zoning Code as the official land use control. The Vision Statement is not a regulatory tool, yet a visionary tool.

> *The COR will serve as a City Center primarily to bring people of Ramsey together. The COR will also attract energy from the surrounding region. It will be a unique destination, technology-oriented, and serve as a gathering place. It will feature unique architecture stressing historical feel and function.*

4/25/17 City Council Work Session Comment. Recommend the following edits.

- Needs to clarify how this is going to be something other cities do not have and remain market driven.
- Statement on technology should be amended to 'technology accessible' and not 'technology-oriented.
- Does the comment on 'welcoming to all cultures' belong in this statement?
- Is the vision for 'unique 'achievable?
- Is the vision for architecture and historic feel achievable and unique?

5/25/17 EDA Comment. The Vision Statement needs additional refinement. Suggestions include, but are not limited to the following.

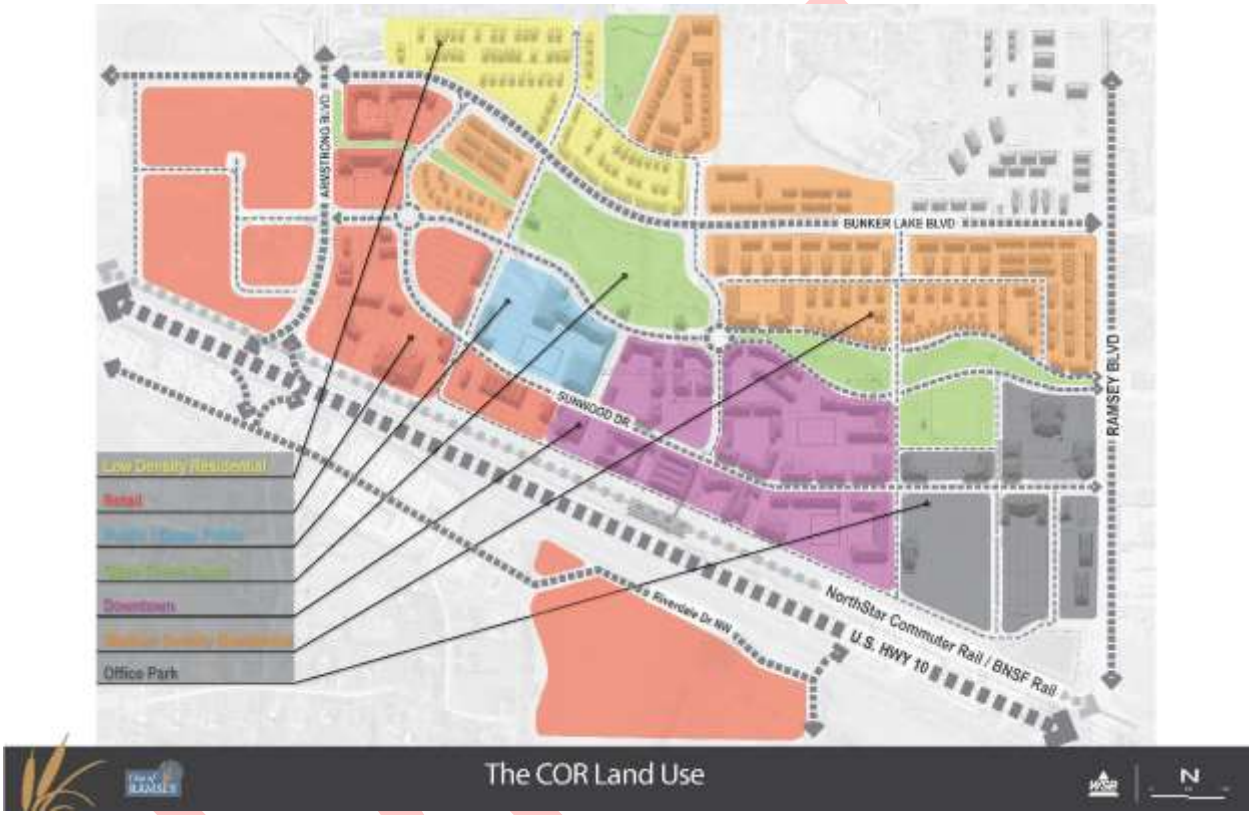
- The development should be market-driven, and not dictated by the City.
- The City should embrace market-driven opportunities as they come.

Development-Wide Assumptions

1. The development is part of a broader **GROWTH MANAGEMENT STRATEGY** that protects the City's primary land use goal to respect the **BALANCE OF RURAL AND URBAN CHARACTER**.
2. The development shall take a **MIX OF USES** within the development, which is also known as **HORIZONTALLY MIXED USE** approach versus a strict adherence to traditional mixed-use definitions to require vertically mixed-use buildings. The mix of land use districts and land use types within the development as a whole shall guide success of mixed use, not strictly mix of uses within a building, block, or individual district. These types of mixes although not required, are encouraged. The 'mix of uses' approach shall not preclude flexible first floor and vertically mixed use buildings.

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3. Our vision includes significant areas guided for a variety of **RETAIL OFFERINGS**. **HOUSING DENSITY** is important to that vision.
   The emphasis of the master plan concepts is to **GUIDE LAND USE**, and is **NOT SPECIFIC SITE PLAN REVIEW**. Future developers shall have the creative freedom to propose other concepts that are generally in line with **OVERALL VISION**.



Land Use District (Sub-District) Descriptions and Requirements

The COR is divided into five (5) distinct land use districts that ensure a mix of uses and guides quality private and public development. These districts are considered sub-districts and can be amended easier than traditional zoning districts. The overall land use mix shall be provided. Amending sub-districts shall be approved by resolution of the City Council after recommendation by the Planning Commission, but shall not require a Public Hearing. Amending sub-district boundaries shall not require a Comprehensive Plan Amendment so long as the over land use balance is preserved.

1. Downtown District (COR-1)

2. Retail District (COR-2)
3. Office District (COR-3)
4. Residential District (COR-4)
5. Parks and Open Space District (COR-5)

The Downtown District (COR-1)

Downtown District Description. The Downtown District shall be a high-density district with a mix of uses. Vertically mixed use buildings are not required, but are encouraged. The Downtown District shall be predominantly high-density residential to support existing transit and City growth-management goals, but is not required. Shared parking districts are an integral part of the success of this district. Urban design shall also emphasize build-to lines and pedestrian interaction. The district shall have the most robust architectural design standards amongst all City land use districts.

This district is the focal point of the development. This quarter-mile radius is key to land use supportive of transit and other City land use goals. The City of Ramsey and its funding partners (Anoka County, CTIB-Counties Transit Improvement Board, and Metropolitan Council) invested nearly $14 Million Dollars on the Northstar Commuter Rail – Ramsey Station, relying on The COR Development Plan. This district is described as predominantly high-density residential, with a number of commercial uses along Sunwood Drive. There should be a **MIX OF USES** within this district.

Planning Commission Recommendation: The City should focus on original visions to better manage parking and maximize land use of individual parcels. This includes reverting back to a **FLOOR AREA RATIO (FAR) OF 0.75** and retaining a strict adherence to **MAXIMUM PARKING** standards and shared **PARKING DISTRICT** requirements. Minimum density shall be fifteen (15) units per acre with no maximum density required.

4/25/17 City Council Work Session Comment. Concern was raised over reverting back to the 0.75 FAR, thus requiring vertical shared parking in the downtown district. Consensus was generally to study cost/benefit further, with acknowledgment of the need for flexibility.

5/25/17 EDA Comment. Open to discussion and reviewing further parking districts and parking ramps. However, the City should not force or require shared parking. Shared parking and parking ramps should be encouraged and strived for, but not required of private development. The City should not revert back to the 0.75 FAR.

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The Retail District (COR-2)

Retail District Description. The Retail District shall be focused on providing retail offerings to support the community and beyond. This district shall focus on smaller, unique shops, while allowing larger format retailers along Highway 10 where visibility and access is best.

Places to eat, shop, and be entertained were a key component of the original development. While other land uses have succeeded in continued growth, retail goals have struggled to keep pace. The City has continued to evaluate our retail marketing strategy, and amendments to this plan represent a broader effort to advance these goals.

Citywide, the community has over 150 acres of undeveloped or redevelopment areas guided for future retail growth. In comparison, the Riverdale shopping center in Coon Rapids is approximately 200 acres. Coupled with proximity to Elk River and physical barriers such as the Mississippi River and Rum River, it is not likely that the City will be successful in developing this amount of retail within this 20 year planning period, if at all. Additionally, the market for larger retail users is quickly changing with adapting technologies. The City's market experts have encouraged the City to re-evaluate its retail strategies.

EMPHASIS: The City continues to plan for a significant amount of retail growth within The COR and throughout the community. The recommendations below are not intended to de-emphasize our retail goals, yet strengthen said retail goals and focus on more appropriate areas for future growth.

Planning Commission Recommendation: The northwest quadrant of the development (bordered by Armstrong Boulevard, Bunker Lake Boulevard, Zeolite Street, and Sunwood Drive) should be amended to strengthen the **LAKE ITASCA GREENWAY**, create **SMALLER DESTINATION RETAIL USERS**. Half of this quadrant should be re-guided for **an APPROPRIATE RESIDENTIAL USE**, with **DENSITY** appropriate for the type of overall land use plan for The COR.

This is the area of **MOST SIGNIFICANT CHANGE** recommended by the Planning Commission. The Planning Commission collaborated on developing multiple land use scenarios. The overall approach was to divide the northwest quadrant into four (4) smaller sub-quadrants divided by future public roadways and greenways and allocating half the quadrants to smaller, destination retailers and the other half to residential uses. Based on feedback and reconciling multiple angles of consensus, the land use map below represents the primary recommended land use map.

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Primary NW Quadrant Land Use Map – Vertical Split (this will be the model of the actual land use map [focus on polygons per land use, less focus on detailed site planning])



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NW Quadrant Acceptable Alternatives

The alternatives listed below would require a future plan amendment, but are afforded certain policy feedback in advance. These can be viewed as 'pre-screened' alternatives.

NW Quadrant Horizontal Split



Continued on next page.

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NW Quadrant All Retail



The Office District (COR-3)

This district represented the area of highest consensus amongst the Planning Commission.

Planning Commission Recommendation: **NO AMENDMENTS** to this district are recommended. However, the City should look at strategies to encourage parking districts within this land use district as well.

Note. During the January 24, 2017 Joint Work Session between the City Council and Planning Commission, it was noted that an office user may be possible in the northeast quadrant currently guided for retail use. Staff's recommendation, while a potentially positive amendment, would be to consider

this possibility under a separate amendment, as the overall plan currently has a good balance of office planned, and a more comprehensive look would be needed for such an amendment.

The Residential District (COR-4)

The Residential District is further divided into three (3) categories. The descriptions below include recommended adjustments to density ranges.

- 'Low' Density (COR-4a). This is predominantly detached single-family located north of Bunker Lake Boulevard. The minimum density shall be four (4) units per acre and densities up to fifteen (15) units per acre shall be allowed.
- Medium Density (COR-4b). These predominantly include townhomes, both attached and detached. Minimum density shall be eight (8) units per acre with a maximum density of fifteen (15) units per acre. Additional density may be allowed via Conditional Use Permit.
- High Density (COR-4c). These areas are focused immediately north of The Draw Park and Amphitheater and provide a unique opportunity for interaction and transition. The emphasis on mix of uses is muted compared to the Downtown District. The minimum density of this district shall by fifteen (15) units per acre with no cap of maximum density.

Planning Commission Recommendation: The remaining undeveloped area immediately north of The Draw currently owned by K Hovnanian Homes shall be re-guided to High Density Residential. The Planning Commission recognizes the success of high density residential abutting The Draw on the south side (Parkview East) and sees this as an opportunity for consistent design when coupled with the future Aeon Apartment Development (north side).

Parks and Public Spaces (COR-5)

This district is governed by The COR Parks + Public Spaces Plan, and is included by reference as an integral part of The COR Interim Development Plan. Neither document shall be interpreted as a wholly separate document, and neither document shall be adopted or otherwise amended unless coinciding with each other. An amendment to one plan shall be considered an amendment to the other. This document has been adopted as a 'working draft' by consensus of the City Council. The intent is to adopt as a formal plan as part of the overall COR Development Plan Amendment.

Continued on next page.

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Implementation Plan

The Interim Development Plan represents Phase I of a three (3) phase project.

1. Interim Development Plan (this step)
2. System Plans (roads, utilities, parking structures, infrastructure, etc.).
3. Development Pro-Forma (funding and financing options.

Continued on next page.

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Major Planning COR Planning Efforts

EFFORT #1
COR Re-Visioning

PURPOSE
Update/ amend the vision for The COR.

1. Update COR Master Plan (map that shows vision, how the COR will look, how buildings will be oriented, where infrastructure should be located, etc.)

2. Update zoning district map (underlying land use regulations that will ensure the master plan will be implemented at the time individual projects come forward for review by the City)

3. Direction on outstanding major policy items:

   -Is vertically mixed use development a requirement?
   -appropriate size and location of retail uses?
   -Is there flexibility in location of zoning district borders?
   -Define basic vision and policy for community center.
   -Define basic vision and policy for parking ramps.

RESPONSIBLE BOARD
Planning Commission will draft a recommendation for Council consideration.

TIMING
Anticipated to have draft completed by April 2017. Once a draft is completed, it should be checked against COR System Plans and COR Pro-Forma. May need to be adjusted.

EFFORT #2
COR System Plans

PURPOSE
The City purchased The COR with two goals in mind (a) recover previous public investments, and (b) ensure the vision of The COR is implemented.

As a result, the City of Ramsey has taken the role of master developer for The COR. With the role, various assumed responsibilities are assigned to the City. Developers, businesses, and residents expect the city to have concept plans/ policies in place for the following items:

1. Storm water plan (regional)
2. Road plan (public roads)
3. Sign plan (development signs, way finding sigs, etc.)
4. Park & Trails plans
5. Community Center plan/ policy
6. Parking Ramp(s) plan/ policy
7. Cut/fill basic plan

There are many benefits to having this preliminary information ready—please see system plan dashboard for details. These plans are intended to be preliminary/ concept level only—for the sake of planning and budgeting.

RESPONSIBLE BOARD
Likely, all boards will be involved with this process. However, for the sake of efficiencies, the EDA will lead this effort. Findings will be presented to the Planning Commission and City Council.

TIMING
Upon completion of 1st draft of COR re-vision, staff would like to order this work for completion (i.e. begin May 2017). This work will take 6-9 months. Once draft is completed, it should be checked against COR Master Plan and COR Pro-Forma. May need to be adjusted.

EFFORT #3
COR Pro-Forma

PURPOSE
1. Update COR pro-forma based on updated vision and system plans. COR pro-forma will display the city's financial performance forecast/ project cash-flow over time (expenditures/ obligations versus revenues/ available funding).

2. Update COR TIF plan/ TIF analysis previously completed by Ehlers. This plan plays a major role in the "funding" side of the COR pro-forma. Because actual TIF revenues are based on actual completed projects, it would be helpful to update periodically. NOTE: TIF can only be used for projects completed before 2021.

3. Update COR land proceeds policy. Staff would like to (a) clearly identify what previous expenditures the City wishes to repay itself, (b) consider using land proceeds only for non TIF eligible costs, and (c) update the City's land sale proceeds forecasts.

RESPONSIBLE BOARD
EDA will draft a recommendation for Council consideration.

TIMING
Upon completion of COR re-vision and COR system plans, staff will complete this work (i.e. begin late 2017). This work will take 1-2 months. Once draft is completed, it should be checked against COR Master Plan and COR system plans. May need to be adjusted

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The group then formulated a broad work plan to accomplish the many steps to complete an overall plan amendment and update.



The COR Development Plan Update Plan of Action												
	2017											
	Quarter 1			Quarter 2			Quarter 3			Quarter 4		
	January	February	March	April	May	June	July	August	September	October	November	December
Task 1: Land Use Plan Update (Planning Commission)												
Draft Vision Statement												
Draft Land Use/District Map												
Draft District Descriptions												
Draft Development and Design Standards												
Draft Development Plan Update (Zoning Code)												
Adopt Final Version of Development Plan												
Task 2: System Plan/Infrastructure Study (EDA)												
Stormwater Plan												
Road Plan												
Sign Plan												
Parks and Recreation Plan												
Community Center Plan or Policy Statement												
Parking Ramp/District Plan or Policy Statement												
Cut/Fill Plan (Grading)												
Task 3: Project Pro Forma (EDA)												
Pro-forma												
Tax Increment Financing (TIF) Plan												
COR Land Sale Proceeds Policy												

Public Engagement

A key component of any policy decision is collaboration amongst its residents. These processes are part of natural and organic community conversations around key policy topics. The City will couple this policy discussion with ongoing workshops and community events as part of its overall Comprehensive Plan Update. For more information on this effort, please visit www.cityoframsey.com/ramsey2040.

4/25/17 City Council Work Session Note: All Boards and Commissions should review this document before the City Council considers formal adoption. The City Council should review the final document and approve before distributing to the public and stakeholders/landowners.

Mobile Comprehensive Plan Tour

The City is planning a Mobile Comprehensive Plan Tour for policy makers that will include local examples of plans and policies being discussed in the Comprehensive Plan Update. The tour is planned to include examples discussed in this Interim Development Plan as well.

Market Analysis

The Planning Commission recommends completion of a market analysis to confirm the policy directives of this document as it relates to the planned retail area. The Planning Commission continues to stress the importance of attracting retail uses to the Development, but want to ensure that there is not too much areas guided for retail growth beyond what the community can sustain.

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Community Center

The Planning Commission desires to continue to plan for a Community Center in The COR. The Planning Commission feels that this type of use would benefit the community and be a draw for other users within the development. This analysis will be completed as a separate planning process.

Detailed Vision/Zoning Check List for Future Decision-Making

5/25/17 EDA Comment. Now that the land use map is developed, this detailed checklist should come out of this document (strategic/visionary document). Perhaps it can be re-utilized when the Zoning Code is updated in later stages.

THE COR WILL BE A CITY CENTER THAT WILL SERVE AS A GATHERING PLACE FOR ALL PEOPLE.

CHECKLIST:

- IT WILL ATTRACT A DIVERSE AUDIENCE
- IT WILL HAVE SOMETHING OTHER CITIES DO NOT
- IT WILL STRESS SMALL SHOPS, NOT BIG BOX
- IT WILL BE FAMILY ORIENTED
- IT WILL APPLY MULTIPLE USES
- IT WILL BE TECHNOLOGY-ORIENTED

4/25/17 City Council Work Session Comment. The document should remove the comment about 'not big box).

THE MAIN PURPOSE OF THE COR SHOULD BE TO BRING THE PEOPLE OF RAMSEY TOGETHER.

A SECONDARY PURPOSE WILL BE TO BRING IN PEOPLE FROM OUTSIDE THE CITY.

***THE COR SHOULD SERVE AS A CITY CENTER PRIMARILY* TO BRING THE PEOPLE OF RAMSEY TOGETHER AND, IF POSSIBLE, BRING PEOPLE FROM OUTSIDE.**

TO REALIZE THIS VISION

→ **IT WILL ATTRACT A DIVERSE AUDIENCE BY:**

- ✓ **WELCOMING ALL CULTURES**
- ✓ **BEING OPEN TO ALL TYPES OF BUSINESSES**
- ✓ **ATTRACTING A WIDE AUDIENCE**

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→ **IT WILL BE UNIQUE; A DESTINATION BY:**

- ✓ **HAVING SOMETHING OTHER CITIES DO NOT**
- ✓ **BEING TECHNOLOGY-ORIENTED**
- ✓ **SERVING AS A COMMUNITY CENTER & GATHERING PLACE**
- ✓ **FEATURING UNIQUE ARCHITECTURE (COULD BE "HISTORICAL" AND STRESS FUNCTIONS)**
- ✓ **BEING FAMILY-ORIENTED; NOT BIG BOX**

4/25/17 City Council Work Session Comment. The document should remove the comment about 'not big box).

TEN PRINCIPLES (borrowed from Urban Land Institute)

1. ***GREAT STREETS NEED GREAT CHAMPIONS***
2. ***IT TAKES A VISION***
3. ***THINK RESIDENTIAL***
4. ***HONOR THE PEDESTRIAN***
5. ***PARKING IS POWER***
6. ***MERCHANDISE & LEASE PROACTIVELY***
7. ***MAKE IT HAPPEN***
8. ***BE SAFE, CLEAN, FRIENDLY***
9. ***EXTEND DAY INTO NIGH***
10. ***MANAGE FOR CHANGE***

Architectural Standards

A key component of the policy discussion for The COR has been architectural design standards. The Planning Commission believes several recent projects fell short of community expectations. While originally intended to be part of Phase I of The COR Development Plan Update, the Planning Commission continues to refine these recommendations and will continue throughout Phase II and Phase III to bring a quality recommendation forward with a full Plan Amendment.

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The standards below are not an exhaustive list of current design requirements, yet a focus on key topics that have been raised for future discussion. Upon final amendment, the City will prepare a side-by-side comparison of all existing and proposed design requirements. The final version of this Interim Development Plan will also include drawings/illustrations to illustrate the narrative being discussed.

Planning Commission Recommendation:

In the interim, the Planning Commission shall serve as an ad-hoc architectural review committee. Projects shall complete an architectural review prior to official Site Plan Review. The Planning Commission reserves the right to establish an ad-hoc sub-committee to serve as this Architectural Review Committee. The Planning Commission recommends that the City supplement the Development Review Team with the services of a licensed architect to help develop updated design standards and review development proposals. This will add value to the process, hopefully streamline review, and is in line with other professional services the City employs in development review. The cost of these services are the responsibility of the Developer.

Additional Discussion Points:

* The intent of design requirements is to maintain a consistent development look and acknowledge the pride and planning that went into the vision of this development. The tradeoff of a more densely developed areas was an acknowledgement of the need to 'step up' architectural design.

* All single-family homes in The COR shall include/not include a porch that protrudes from the front of the home, even with the garage, and not a recessed entry in the middle of the home.

* Over the next several months, the Planning Commission will better define front porches and if any additional design requirements or restrictions (i.e. split entry homes) are warranted. .

* Buildings in the Downtown District shall include a minimum of 50% brick. Vinyl siding shall not be allowed.

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Fiber cement panels shall be allowed as a complimentary material.

* Buildings in the Residential District shall have a minimum of 35% brick or stone on the front façade. Vinyl siding is allowed.

5/25/17 EDA Comment. Support a focus on quality architecture. City should continue to focus on four-sided architecture visible from the public realm. Quality signage on all four sides of the building should be allowed. The community should be able to park on public streets and reasonably access the building.

Private Open Space and Stormwater Design

The Planning Commission has expressed a concern over a perceived lack of private open space in medium density development as well as depth and steep slopes of stormwater ponds within the development due to the higher density nature. This concern has not yet been resolved, but will continue to be discussed during Phases II and III of the Plan Amendment. The City shall take into account sidewalks, greenways, and other private and innovative improvements (such as wonerfs).

Site Selection Process

The City is in a unique situation as Property Owner and Regulatory Authority. This presents opportunity, but also requires special attention to remain accountable to the public. In order to balance this approach without creating burdensome processes, the following steps shall be followed when considering a Purchase Agreement with the City in The COR.

Any perspective buyer of City-Owned Property in The COR shall first meet with City Staff to discuss appropriate sites. This is known as the Site Selection Process. The City and Buyer shall review multiple sites before selecting a preferred location. Depending on the complexity of the project, the City reserves the right to take this Site Selection Process to the Planning Commission, EDA, and City Council before reviewing a specific site.

The Buyer shall provide a site concept to be reviewed by the Planning Commission, EDA, and City Council before approving a Purchase Agreement. When a single-user proposes to purchase a portion of an undeveloped block or area, a series of 'site concepts' shall be developed before reviewing with any City board or commission. These site concepts shall demonstrate at least one reasonable concept for the remaining portion of the site that fits the vision and requirements of that area/district.

The Buyer must still complete the official Site Plan Review (and Subdivision) process after the Purchase Agreement Phase.

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History of Policy Discussion

This Interim Development Plan is the result of a Planning Commission initiative dating back to 2015. The City has invested a significant amount of time, energy, and resources in order to ensure a **MARKET RELEVANT PLAN** that balances **COMMUNITY VISION**.

Joint Work Sessions

The City Council and Planning Commission have met on multiple occasions to frame the policy question, discuss strategies, and identify solutions.

- March 26, 2015 = Joint Work Session
- July 12, 2016 = Joint Work Session
- January 24, 2017 = Joint Work Session

Surveys

In 2016, the City surveyed its Board and Commission Members on key topics related to The COR Development Plan.

The key directive coming out of review of these results on July 12, 2016 was to create a forum for policy makers to ask questions and receive direct feedback from developers and market experts, rather than completing another market study.

Market Panel Event

On October 27, 2016, the City hosted several market experts to respond to a wide range of policy topics raised by community policy makers. The output from this event served as an important foundation for land use recommendations developed by the Planning Commission.

Planning Commission Work Sessions

The information gleaned from the steps above were utilized to begin important policy discussions about the future of The COR. Following review of the Market Panel Event, the City Council authorized the Planning Commission to begin formulating land use recommendations for The COR. The Planning Commission met Work Sessions dedicated to The COR on multiple occasions.

- January 5, 2017 (to prepare for the January 24, 2017 Joint Work Session with the City Council)
  - Develop a Vision Statement
- February 2, 2017
  - Refine the Vision Statement
  - Collaborate on a Future Land Use Map
- March 2, 2017

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  - Refine the Vision Statement
  - Refine the Future Land Use Map and Alternative Future Land Use Maps
- April 18, 2017
  - Refine the Vision Statement
  - Refine the Future Land Use Map and Alternative Future Land Use Maps
- April 25, 2017
  - Draft document reviewed by City Council and Planning Commission in Joint Session.
  - Authorization to review with internal advisory boards and commissions.
- May 25, 2017
  - Draft document reviewed by EDA. Feedback/comments added to document.
- June 1, 2017
  - EDA comments reviewed by Planning Commission.

The Interim Development Plan is anticipated to be adopted in 2017.

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THE COR

RAMSEY, MINNESOTA

Parks and Public Realm Plan
Working Document



DEVELOPMENT STATUS

- EXISTING DEVELOPMENT
- PROPOSED DEVELOPMENT
- ACTIVE DEALS
- UNDER CONTRACT
- COMPLETED

ACCESS

- EXISTING SIGNALIZED INTERSECTION
- FUTURE SIGNALIZED INTERSECTION
- F — FULL INTERSECTION
- 3/4 — NO LEFT OUTBOUND MOVEMENTS
- P — PARKING RAMP

TRAFFIC INFORMATION

ADT INFORMATION TAKEN FROM 2009 ACTUAL COUNTS AND 2030 PROJECTED VOLUMES

NORTH 0 300 600

LANDFORM
From Site to Finish

DEVELOPMENT PLAN 6.0

05.15.2012

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, April 25, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Acting Mayor John LeTourneau
Councilmember Jill Johns
Councilmember Mark Kuzma
Councilmember Chris Riley
Councilmember Melody Shryock
Councilmember Kristine Williams

Members Absent: Mayor Sarah Strommen

Planning Commission
Members Present: Chairperson Randy Bauer
Commissioner Bruce Anderson
Commissioner Cheri Gengler
Commissioner Cindy Nosan
Commissioner Patrick Surma

Also Present: City Administrator Kurtis Ulrich
Parks and Assistant Public Works Superintendent Mark Riverblood
Public Works Superintendent Grant Riemer
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
Asst. City Administrator/Economic Development Manager Patrick Brama

1. CALL TO ORDER

Acting Mayor LeTourneau called the City Council Work Session to order at 5:39 p.m.

2. TOPICS FOR DISCUSSION

2.01: Review Planning Commission Recommendation for The COR Interim Development Plan

Community Development Director Gladhill presented the staff report, noting the purpose of this case is to receive a final recommended policy framework for a document to be known as The COR Interim Development Plan, which will put into motion a more formal amendment to the Master Plan. He stated the Interim Development Plan will become the new format of the Master Plan, and outlined changes on the eastern half of the site that will introduce more medium density such as villas. He said the Interim Development Plan was intended to be flexible to recognize a vision instead of an exact site plan and contained sub quadrants with retail on one

side and residential on the other that is able to react to the market. Community Development Director Gladhill shared proposed recommendations and standards, adding assistance from the Architectural Review Committee would be included not to add more process but to fit in with a low-impact type of review. He highlighted The COR Interim Development Plan Key Policy Topics, including General Retail Strategy, Lake Itasca Greenway, Northwest Quad Future Land Use, Parking Standards, and Architectural/Design Standards. Community Development Director Gladhill explained if the proposed format were approved, the City would host a series of public workshops to gain feedback on potential changes as part of the 2040 Comprehensive Plan Update.

Chairperson Bauer noted big-box stores would be a draw with other surrounding development and could be located in the diamond-shaped area for better visibility. He said the Planning Commission thought basic COR uses would include a community center, entertainment, food and retail on Highway 10 and that retail would be at the mercy of the market and what would be realistic. He stated the many retail options in Elk River and Coon Rapids Riverdale needs to be taken into consideration, adding parking is important but everything should not be pavement so cost sharing options such as ramps and shared parking should be considered for the type of retail that would be located in The COR and along Highway 10.

Acting Mayor John LeTourneau thanked the Planning Commission for their work on The COR Interim Development Plan.

Councilmember Riley said he wanted to think about a master developer rather than the City doing the project and asked how this Plan fit with that idea.

Community Development Director Gladhill said the intent is to be clear on our framework in order to get a good fit and that the Plan still affords the opportunity to tweak the vision, which is why it is phrased as an interim plan. He said in this manner the Plan can be worked through and expectations set.

Planning Commissioner Nosan agreed that we need to have a strategic plan so a master developer knows what the City is expecting.

Councilmember Williams thanked the Planning Commission for their extraordinary thought on the Plan and said the other Commissions need an opportunity to provide their recommendations as they all have important focus that needs to be considered. She asked how other landowners within The COR would be affected even in the interim and inquired about their thoughts.

Community Development Director Gladhill said the idea was to communicate the Plan followed by the next steps of taking the Plan to the general public, including all Boards, Commissions, stakeholders, and potential and future developers. He confirmed that public engagement would be incorporated.

Councilmember Williams said she preferred that comments from the EDA and Commissions be incorporated within the Plan before taking it to the public.

Councilmember Kuzma said the original plan was dated and this Plan is progressive, flexible, and market-driven to help define the vision.

Councilmember Riley agreed the Plan is market-driven and that two areas of concern is changing floor-to-area-ration (FAR) in response to market requests and parking structures. He said the market will not dictate that and if we push structured parking the result will be the City constructing a ramp instead of developers. He said flexibility and strict adherence to FAR does not sound very flexible and should be reviewed.

Community Development Director Gladhill said staff will work with the Planning Commission to acknowledge community impacts and market, adding it is important to balance between requirements and what will work. He said a ramp is not a new topic and this Plan will not solve all parking concerns but we want to study how parking could work in order to communicate the benefits to developers.

Chairperson Bauer said he was concerned that if we have a vision then it should be followed. He said the Planning Commission wanted to stress the need for shared parking so it was incorporated into each of the developments. He acknowledged structured parking may require some City dollars as developers will not pay for an entire ramp if they only use a portion.

Planning Commissioner Anderson said we should consider shared parking from the beginning for cost sharing as he does not want to see us bottleneck with nowhere to park. He said we have to consider either constructing higher or allowing for the capability to go up if needed.

Councilmember Riley said he wished we had the problem of not having enough space because we have nothing but space. He said structured parking costs $50/square foot and the market will not support that because land costs now range between $6-$12/square foot. He commented that shared parking with Northgate Church works well.

Chairperson Bauer agreed, stating a theater generally uses parking in the evenings and could be another shared parking option.

Community Development Director Gladhill said it is fair to assume proformas, ROI, tax base, etc. to identify the funding gap and frame any vision in that context.

Acting Mayor LeTourneau commented that flexibility will be important.

Councilmember Williams asked if staff wants structured parking studies included in the Plan.

Community Development Director Gladhill said the Plan is a broad policy document and based off this direction we will lay out system plans, one being parking districts and/or parking ramps, and that staff is looking for feedback to kick off system plans, including parking strategies. He said this direction will establish how we make requests and bring contracts forward.

Asst. City Administrator/Economic Development Manager Brama said if Council is in a position not to support parking ramps then it will be removed from the Plan and will not be considered as part of the system plans going forward.

Councilmember Johns thanked the Planning Commission for their work and said she would like the parking structures to remain, as citizens have commented that they do not want to see large parking lots. She said affording a parking ramp is another question but does not want to take the option off the table.

Councilmember Shryock said it is important to have a vision and then follow it and if we have identified parking or other issues, then we need to further define them and suggested nodes of parking and then moving retail and housing around those parking nodes. She said there are too many moving parts right now but that this Plan will help us maintain cohesiveness.

Acting Mayor LeTourneau said he would like to see the parking remain and said while he is not sure where the greater density will be it is important to be open to consideration. He said we could work on ways to recover costs as The COR develops as one way to approach funding parking structures.

Councilmember Riley commented on the vision statement and how we know this is going to be something other cities do not have, especially when everything is market driven. He added the technology-orientated statement from the Plan could be dated.

Chairperson Bauer said this statement was suggested by Planning Commissioner Brauer and was intended to focus on providing fiber for future businesses.

Councilmember Shryock suggested the statement be amended to say technology accessible and not necessarily oriented.

Community Development Director Gladhill said staff will review some language to address these concerns but noted they would like to see something included as technology is important.

Acting Mayor LeTourneau agreed, stating vision statements helps narrow the focus.

Councilmember Riley commented on the welcoming cultures point as this seems to state that it is not already happening. He said the unique point will be difficult to achieve as well with the market as architecture and historical Ramsey are not very unique.

Councilmember Williams said the Plan twice refers to no big box stores but said if one came forward today she would approve it and is not comfortable with that vision. She said the community wants a big box store like a Target.

Chairperson Bauer said big box stores are more interested in Highway 10 locations.

Councilmember Williams suggested removing the big box reference entirely.

Chairperson Bauer said their intent was that the Plan needs to include more than just The COR and that it be realistic as big box stores will more likely locate on Highway 10 than The COR.

Community Development Director Gladhill said staff will work to find a better way to phrase the statement or include a reference on the map instead.

Councilmember Shryock said she would like to see a road map and flexibility so when we remove some verbiage and review modular developments or districts or zones they can be moved around. She said she would like to see more timeless architecture references so development does not become outdated.

Councilmember Johns agreed any development will be market driven but said the importance of the Plan is to help create what development is driven to Ramsey.

Parks and Assistant Public Works Superintendent Riverblood said the Parks Board liked the Interim Plan as it incorporates a future parks plan that will help market The COR. He said the Board will further review the Plan in May and that their feedback will be shared with the Council.

The consensus of the Council was to continue with the process as outlined for the COR Interim Development Plan.

2.02: Receive Update on Park Dedication Credit Discussion for Riverstone Addition Located Near Bunker Lake Boulevard and Puma Street; Case of Capstone Homes (Project No. 17-106)

Community Development Director Gladhill reviewed the staff report, noting the purpose of this case is to receive an update on a request for Park Dedication Credit as part of the proposed Riverstone Addition. He explained the Council is not being asked to make a final decision but to hear an update on recent progress and talking points in advance of official review in May and June. He reviewed the key policy topics, including the Master Parks Plan Update, the existing parks CIP, the Riverstone Addition Policy Document, the Planned Unit Development, housing goals, and other development scenarios. He said staff is seeking policy direction for park dedication credit stating the developer is requesting $475,000 as credit to create a smaller pocket park maintained by a homeowner's association (HOA) with a trail connection as part of Lake Itasca Greenway. Community Development Director Gladhill said staff has held discussions with the developer regarding their request and said if approved this action would have impacts on the future Lake Itasca Park whether reduced or delayed improvements.

Parks and Assistant Public Works Superintendent Riverblood reinforced trigger points when the project would start, stating $29 million of park/trails have been identified with $2 million in the park trust fund that should be focused instead on community parks, splash pad and other items in The COR that would also serve this subdivision.

Councilmember Riley asked if we suggested pocket parks to the developer.

Community Development Director Gladhill said the pocket park was part of the developers' proposal and felt its value was a success of the project.

Parks and Assistant Public Works Superintendent Riverblood said it is common to have private amenities in similar developments.

Stephen Bona, Capstone, thanked staff for their work on this busy project, stating they are working towards an August groundbreaking. He said the park stems from a firm belief that 293 lots of mid-density housing guided and zoned R-2 with 1,000 residents will need greenspace and parks for the children. He said the regional park will be a great amenity but a closer park is needed as the regional park is half a mile away. Mr. Bona said necessity is not the issue just how we get there and with exposure from Highway 10 this will be a highly visible, unique and special neighborhood. He noted the $483,000 will be credited back over time and that the HOA will maintain the park so it will not be a burden on the park system. He said Capstone is paying over $1 million for infrastructure to be extended to the property which is not typical and that they cannot absorb both. He said they have changed their original proposal and outlined a small green area that has been removed at $200,000 to make this happen and have one acre of lots that will not have homes to provide more open space. Mr. Bona said the park and will cost over $200,000 just to provide space which will be an improvement with City funds. He noted that Capstone is making a large financial commitment to open space already in the plan but that they are unable to do so without working with City. He said they love the site and said the benefits of housing price between $260,000-$350,000 results in having high end homes without being custom which is good.

Councilmember Shryock inquired about land value plus improvements.

Mr. Bona said they are proposing vacant land value of $25,000/acre as unimproved land cost and additional improvements would be the playground, pavilion and landscaping.

Councilmember Kuzma inquired about the preliminary budget.

Community Development Director Gladhill shared the budget for a total of $300,675.23, with the public trail at $182,234.99 for a total of $482,910.22.

Councilmember Shryock asked if there is an additional requirement on Alpine Drive for a trail.

Parks and Assistant Public Works Superintendent Riverblood said the Greenway as proposed and supported by staff would include a 14-foot footprint and offer land dedication credit off the top and that the Greenway would "t" into the northwest road but not include any additional trail on Alpine Drive.

Community Development Director Gladhill said Puma Street will have a pedestrian crossing trail constructed by the City's infrastructure project.

Councilmember Johns asked for cost clarification.

Community Development Director Gladhill said the cost would be $1.1 million.

Councilmember Shryock said she does not recall allowing credit for improvements and property.

Parks and Assistant Public Works Superintendent Riverblood said this would be a precedent for park dedication more than the minimum for private amenities. He said the public interest is land but the park would remain private with a public easement. He said this would also set precedent for future developers.

Mr. Bona said the reason for the request is because this is the largest neighborhood ever to be built in Ramsey and with so many units they are only requesting one acre. He said they understand the precedent but felt other developments could not justify a request.

Councilmember Johns said she is concerned about the precedent and others wanting to do that at Itasca Park for broader benefit for others to use. She said she might be open to land incentives but not the improvements.

Councilmember Kuzma said he liked the Capstone project and understood that space was important but was concerned the HOA will not survive and suggested providing a bond to ensure maintenance.

Mr. Bona said he understood the point but said we have so many units paying such a small amount the HOA will be established right way. He said ideally the City would own the park and we would maintain lawns, including replacing equipment in 20 years.

Councilmember Riley said Harvest Estates wanted a small park for 300 houses and we choose this a neighborhood goes in without a park.

Mr. Bona reiterated they would not be able to do the project as proposed due to the offsite infrastructure costs.

Councilmember Shryock said she was excited about the project but said the precedent would be bad and if the park does not happen can open space be counted through ponding.

Community Development Director Gladhill said open space requirements can be reviewed with the PUD and could count as an amenity, adding other aspects can be reviewed to refine costs.

The consensus of the Council was not to support the request from Capstone Homes for Park Dedication Credit as part of the proposed Riverstone Addition.

Councilmember Williams requested the Parks Board convene to reevaluate the City's pocket parks policy.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

Acting Mayor John LeTourneau adjourned the Work Session meeting.

The Work Session of the City Council was adjourned at 6:57 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Cathy Sorensen
TimeSaver Off Site Secretarial, Inc.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, May 25, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Jim Steffen Member Phillip Brunt Member Brian Burandt Member Chris Riley Member Wayne Skaff Member Kristine Williams (arrived at 7:38 a.m.)
Members Absent:	Member Glen Hardin
Also Present:	Patrick Brama, Econ. Dev. Mgr/Assistant City Administrator Tim Gladhill, Development Services Manager

1. CALL TO ORDER

Chairperson Steffen called the Economic Development Authority meeting to order at 7:35 a.m.

2. APPROVE AGENDA

Motion by Member Skaff, seconded by Member Brunt, to approve the agenda.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Burandt, Brunt, and Riley. Voting No: None. Absent: Members Hardin and Williams.

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated April 13, 2017

Motion by Member Steffen, seconded by Member Skaff, to approve the April 13, 2017, minutes as presented.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Burandt, Brunt, Riley, and Skaff. Voting No: None. Absent: Hardin and Williams.

4. EDA BUSINESS

4.01: Review Planning Commission Recommendation for The COR Interim Development Plan

Community Development Director Gladhill presented the staff report.

Member Williams arrived at 7:38 a.m.

Chairperson Steffen asked if this plan includes more or less retail than the original plan.

Community Development Director Gladhill noted that this plan has slightly less retail but identified two other areas that have available space for retail. He noted that the Planning Commission feels that it would be a better balance.

Chairperson Steffen asked if there was a negative opinion of retail in this area from The COR panel.

Community Development Director Gladhill stated that there are challenges and barriers to the retail market. He explained that The COR will not be a Riverdale or Elk River, but the focus should instead be a unique business incubator.

Member Skaff asked the plans for the open land in the downtown area.

Community Development Director Gladhill stated that there would still be a mix of uses along Sunwood Drive between retail and residential with a focus on high density residential. He noted the relationship needed between residential and the success of the transit with the commuter rail.

Chairperson Steffen asked if the document would change any zoning.

Community Development Director Gladhill stated that the zoning would not change as the mixed use allows for a multitude of uses. He stated that some simple adjustments can be made to the subdistrict boundaries which allows more flexibility.

Member Williams stated that the document makes some strong statements in regard to retail and asked if the EDA is comfortable publishing that and making it public. She stated that while the City has not been able to attract the desired retail that is indicative of the market. She noted that there are two places in the vision statement that state no "big box" retail and asked if the EDA is comfortable with that.

Community Development Director Gladhill stated that he would support tweaking that language, as the vision statement became more focused on the northwest quadrant. He believed that the Planning Commission would support "big box" retail in the right opportunity. He explained that the Planning Commission wanted to attract more unique opportunities but would still be open to "big box" retail as well.

Chairperson Steffen stated that the City has been open to "big box" retail for 15 years and did not see any reason to detract from that option now.

Community Development Director Gladhill stated that perhaps the statement be tweaked to remove the portion disallowing "big box" retail and instead encouraging smaller incubator retail destinations.

Member Riley stated that the market will dictate the choice the City will have and noted that there are several statements that push the smaller unique retail that would have a higher rate of turnover. He noted that he would prefer to have more established names in terms of retail that would most likely have a higher rate of success.

Member Burandt agreed that the statement should instead say that the City will embrace market driven opportunities as they come, rather than trying to attract businesses that would have a higher rate of turnover.

Member Riley stated that this is a first draft of a document that the EDA has not yet had input on and therefore this is a great discussion.

Community Development Director Gladhill noted that the Planning Commission has spent a lot of time attempting to develop a plan broad enough to go over the entire development but advised that this is still a draft. He noted that he does like the idea of embracing market driven opportunities as they come but stated that perhaps the vision statement is not the right place for that item. He instead suggested putting talking points from each group under each section as the discussions continue.

Member Riley recognized the change in the mixed-use definition, noting that the idea has been switched as the vertical mixed use did not seem to be a success. He stated that parking is another area that the group should discuss. He noted that although the City prefers structured parking, the market would most likely support that notion. He stated that because the market would not support additional structured parking, that would require City funds to make that a reality. He stated that the floor area ratio has been changed but the document suggested that it should be changed back. He provided an example of a development that did not include structured parking and still provided a good product. He noted that going back to the original ratio would not allow additional developments of that nature.

Community Development Director Gladhill noted that there are discussions currently to determine whether there would be a return on investment for the City to invest in that type of infrastructure. He noted that while that policy discussion is occurring, the parking ramps have been left off this plan for the time being. He noted that the Planning Commission mentioned that during peak times it can be difficult to find parking near areas like Acapulco. He confirmed that the City is flexible in terms of parking, whether that be surface or ramp.

Member Riley stated that the EDA should weigh in further on parking. He stated that shared parking is a great concept if it works, he provided a successful example between Allina and the neighboring church. He stated that while that is a great concept that works in that situation he does not believe the City should attempt to coordinate those efforts between developing sites.

Community Development Director Gladhill asked if there is any openness to partner with developing properties to create structured parking, whether that be grant funds or TIF dollars. He asked if there is a desire to continue that discussion.

Economic Dev. Mgr./Assistant City Administrator Brama stated that this is a high-level policy land use plan, which is an interim plan. He noted that the next step will be a more detailed planning exercise, and will include a parking discussion that will have more details on costs. He confirmed that in this market there would need to be a cost-share between private and public to develop structured parking.

Chairperson Steffen stated that he would not say no to the concept. He noted that he would be willing to continue discussions, but does not want structured parking to be a requirement for developers.

Member Skaff stated that he would also be open to the concept but would not want to see structured parking become a requirement in a planning document, for developers.

Member Riley asked for more details on the floor area ratio.

Community Development Director Gladhill provided the definition of floor area ratio, noting the higher the floor area ratio, the denser the parking would need to be. He noted that the ratio had been decreased in order to respond to the market. He stated that a few years ago the Council then made the decision to encourage shared and structured parking but not require that element and decreased the floor area ratio to .65. He confirmed that the Planning Commission did support reverting back to the ratio of .75. He noted that the EDA comments would be added to that item, noting that while the EDA would be open to encouraging shared/structured parking, they would not want to require the element and do not support the change in floor area ratio from .65 to .75. He asked for broad thoughts on architecture and whether the City is on track, providing examples of recent development, and whether the architecture is meeting the expectations of the EDA.

Chairperson Steffen stated that there were one or two developments that did not meet his architectural expectations. He asked which examples the Planning Commission had.

Community Development Director Gladhill provided examples of architectural elements that the Planning Commission felt perhaps did not meet their expectations, noting that often it was color related.

Chairperson Steffen asked if the guidelines have changed in the past two years.

Community Development Director Gladhill stated that there have not been changes in the last two years but there was a significant amendment prior to that. He stated that staff's approach is to add more details to make things more specific. He stated that the design document is currently very lengthy and staff is attempting to simply that while still providing the necessary definition. He stated that The COR is very unique and because the density was going to be higher, the desire

was to have higher design standards. He did not believe that would be appropriate to have the standards community wide.

Member Williams stated that she appreciates that the desire to stay strong to the architectural desires. She stated that with retail that could become a concern. She stated that it is important in the western and southern portion of The COR, and she would not want a development to look out at the back of a building. She stated that it is important to have four-sided design for buildings, so that you prevent a development from looking out at the back of a strip mall with no design and just back doors. She stated if you are going to require four-sided development, the City should also ensure that the sign ordinance would allow for signage on all sides. She provided examples of four-sided development that has been well done in The COR.

Community Development Director stated that there is flexibility to allow signage on all sides but the conflict often comes with the type of signage allowed. He noted that the discussion would play out with the Stonebrook Academy application as that moves forward. He noted that business will have their front entrance on the side opposite of Sunwood Drive and therefore the four-sided design will be important as the back of their building will be facing Sunwood.

Member Williams stated that she would want to ensure that the back of the building facing Sunwood still looks like the front as well, since that is the main roadway for The COR.

Community Development Director Gladhill summarized the input from the EDA regarding the vision statement, noting that the EDA would like to be market driven rather than dictating the market, with an emphasis of that discussion related to different types of retail users; for parking the EDA would be open to all parking options, but does not want to force shared/structured parking on developers; and in regard to architecture the EDA would like to emphasize four-sided design and would want to ensure signage is allowed for all sides if desired.

Member Riley stated that he feels the vision statement needs more amendments than what was mentioned.

Community Development Director Gladhill noted that this is intended to be an interim document and if the master developer route is chosen, that group would work with the EDA and Planning Commission to further develop the plan and implementation of the plan. He noted that the Planning Commission would focus on developing the plan while the EDA would focus on implementation of the plan. He noted that the document has been setup to allow for additional input from a master developer.

Motion by Member Skaff, seconded by Member Brunt, to recommend to City Council that approve The COR Interim Development Plan for public comment, incorporating the consensus statements from the EDA.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Brunt, Burandt, Riley, and Williams. Voting No: None. Absent: Member Hardin.

4.02: State of Minnesota Economic Development Marketing Initiative

Economic Dev. Mgr./Assistant City Administrator Brama presented the staff report.

Chairperson Steffen asked, and received confirmation, that the City does receive copies of the ad that they would be able to utilize. He asked what would be promoted.

Economic Dev. Mgr./Assistant City Administrator Brama stated that it is a high-level advertisement for the City that is very visual. He noted that Coon Rapids and Elk River utilize the publication. He stated that Anoka County used the publication in the past but pulled out of the publication this year which brings forward another reason it would be important for the City to include their own advertisement. He stated that the City would work with the designer to develop an ad.

Member Williams stated that while she likes the advertisement, it does not seem as detailed as some of the advertisements for the other cities. She suggested reviewing some of the other advertisements to make Ramsey's stand out a little more.

Member Burandt suggested using a map to show the location of Ramsey as well.

Motion by Member Brunt, seconded by Member Burandt, to authorize staff to utilize $5,000 of the EDA budget to select, design, and publish an ad in the 2018 MN DEED/Business Climate annual publication.

Motion carried. Voting Yes: Chairperson Steffen, Members Brunt, Burandt, Riley, Skaff, and Williams. Voting No: None. Absent: Member Hardin.

Member Burandt suggested possibly cost-sharing the ad by highlighting shovel ready sites.

4.03: Business of the Year

Economic Dev. Mgr./Assistant City Administrator Brama presented the staff report. He explained how the short list is developed.

Chairperson Steffen stated that he likes the line of questioning which began in the last few years.

Economic Dev. Mgr./Assistant City Administrator Brama stated that an additional question was added regarding community support the previous year.

Chairperson Steffen stated that next year perhaps a scoring mechanism be developed next year to help quantify the chosen selection, noting that the questions would be weighted to provide higher numbers for the more important elements.

Member Riley stated that might be overthinking this. He stated that the EDA has been given the information and have an idea of which elements are more important to them.

Chairperson Steffen agreed but noted the scoring system would develop a system for the group to evaluate as a whole, rather than which element is most important to each member.

The EDA discussed possible recipients for the business of the year.

The EDA selected Capstone Homes as the 2017 Business of the Year with a strong recommendation that Zero Zone should be considered for 2018.

5. MEMBER / STAFF UPDATE

The EDA reviewed the Staff Update. Economic Dev. Mgr./Assistant City Administrator Brama highlighted recent activity regarding PSD and their interest in the north portion of the new business park noting that the request will come before the EDA in the next few weeks. He stated that Adrenaline Sports is also looking at the PSD owned space next to the potential PSD development. He stated that there is also interest in the site Adrenaline Sports was previously interested in, noting that hopefully a purchase agreement will come before the EDA at the next meeting. He also provided updates on the potential closing for Capstone and the recent activity of Stonebrook.

6. ADJOURNMENT

Motion by Member Skaff, seconded by Chairperson Steffen, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Burandt, Brunt, Riley, and Williams. Voting No: None. Absent: Member Hardin.

The regular meeting of the Economic Development Authority adjourned at 8:53 a.m.

Respectfully submitted,

_____

Kurtis G. Ulrich
City Administrator

ATTEST:

_____

Patrick Brama
Econ. Dev. Mgr/Assistant City Administrator

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.