

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JULY 14, 2017	PROJECT ADDRESS	TBD
PROJECT. TITLE	BUNKER LAKE BUSINESS PARK		
ESCROW #	115749		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the Tree Inventory and Preservation Plan and the Landscape Concept Plan, both prepared by Bolton & Menk and dated July 6, 2017:

The City’s Natural Resources Inventory (NRI) does not identify any significant natural areas in the vicinity of the project. The Minnesota Land Cover Classification System (MLCCS) identifies the entire project area as dry grassland land cover type. There are several areas or pockets of significant trees (as defined in City Code) on site, generally consisting of spruce, pine, and elm (Siberian). However, based on the necessary grade corrections across the roughly forty-five (45) acres, all existing tree cover is proposed to be removed. This exceeds the allowable removal threshold (need to retain thirty percent [30%] of existing DBH) and will result in reforestation at a rate of 1.25 inches for every one (1) inch removed in excess of the threshold or \$125 per inch paid into the Community Forestry Fund (or some combination thereof).

The Developer and City will need to memorialize an agreement as to how and when the required inches of reforestation will be addressed. This could either be address now with the initial development of Lots 1 & 2 or could potentially be ‘assigned’ to the future development of the lots to the west. Note that the base landscaping required does count toward the reforestation requirements.

Base on the submitted plans, 2,528 inches of new trees are required to satisfy the reforestation standard (again, across the entire forty-five [45] acres). The base landscaping requirements can be applied toward the reforestation. The base landscaping requirements are determined by the linear feet of the site perimeter or the square footage of each building, whichever is greater, along with the total number of proposed parking stalls. This project is unique in the sense that multiple lots are being created and prepared to a ‘pad ready’ condition and landscaping is proposed not only internal to the lots being developed, but also along the public roads being constructed and along Bunker Lake Blvd (existing road), both of which extend beyond the boundaries of the two lots with improvements. Additional information regarding both the building square footage and linear footage of the site(s) is needed before the base landscaping requirements can be determined. Note that shrubs are also required and are based on these same parameters too (excluding the parking stalls).

Even though more information is needed to determine base landscaping requirements, it seems apparent that additional plantings, both trees and shrubs, need to be incorporated into the two lots that are proposed to be improved with buildings at this time. City Code requires one (1) tree per every fifty (50) lineal feet of site perimeter or 1,000 square feet of building footprint, whichever is greater plus one (1) tree per every ten (10) parking stalls. Additionally, one (1) shrub is required per every thirty lineal feet or 300 square feet of building footprint, whichever is greater. For example, based on the proposed parking for the two lots (309 stalls), at least thirty (30) trees should be provided, which does not even include the required plantings based on perimeter and/or building footprint. There are only about twenty-four (24) trees proposed between the two (2) lots total.

As additional lots are created further west in the future, berming and landscaping will be required along the western boundary of the Subject Property. Detailed information will need to be prepared and submitted when that area is proposed for development.

The project has received approval already for grading and tree clearing work in advance of final approvals. However, that approval did not grant any allowance to deviate from the minimum tree preservation and/or landscaping requirements.

It is Staff's understanding that a landscaped center median was discussed and was to be included. There are no details that indicate any such improvement. Please revise the plans to address this.

Required Sheet Revisions

Landscape Concept Plan

- Provide building footprint square footage (for each building) and linear footage of Lots 1 and 2 on this sheet.
- Increase quantities in the Tree Planting Schedule or expand to include additional trees to comply with the minimum planting standards.
- There are no proposed shrubs in this plan; expand Tree Planting Schedule to include shrubs to meet the minimum planting standards.
- Shrubs shall be a minimum of twenty-four (24) inches in height or width, depending on the growth characteristics of the species, at the time of planting.
- Add note that specifies that all disturbed areas on Lots 1 and 2 that are not improved with impervious surfacing, excluding pond basins, shall have four (4) inches of topsoil meeting the City's specification applied.
- Add Tree Planting Detail to this sheet.

Sheet C1.04

- Add City's Topsoil Detail to this sheet.

Tree Preservation Plan Tree Survey

- Clarify the scale for the condition ranking. Is it a scale of 1-5? 1-10? Is five an indication of healthy or poor condition?