

Mary Jo Warner

From: Mark Riverblood
Sent: Thursday, January 12, 2017 10:00 AM
To: [REDACTED]
Cc: Mary Jo Warner
Subject: contact info/agenda(s)
Attachments: Brookfield Developer Amenities and Home Owners Association Fact Sheet.pdf; 5395 _Questions Comments from Harvest Estates v2.pdf

Dear Commissioners,

This correspondence is sent in the event you may not have each other's e-mail addresses. And, while in the past, Mary Jo or myself has sent a link and notification that the agenda is posted to the web site, this is not regular practice (unless you request it). Also, as a point of clarification, she and I collaborate on the agenda and balancing myriad other demands on 'agenda week' and strive to complete and post the agenda on the web site as early as end of day on Thursday. However, it is often Friday afternoon—FYI.

If you ever have any difficulty navigating AgendaQuick, please let Mary Jo or myself know.

Additionally, relative to your case on the concept plan from Capstone Homes for the Pearson property, you will note there are two areas of proposed private open space, that may be categorized as 'pocket parks'. The city has had a long-standing policy of not encouraging these as a solution for Ramsey's parks and recreation system due to diminished cost effectiveness relative to recreation value associated with maintenance demand—as compared with bigger park spaces. Rather, the focus has been on larger, quality neighborhood and community parks, and expanding the city-wide trail system to connect parks, neighborhoods and other destinations—as the best investment of limited Park Dedication proceeds from new development.

Below are two excerpts from the attached docs that highlight the above referenced policy (different areas of the city). This information is provided to you as background information—it is likely I will review this general policy at the meeting tonight. The reason is that Capstone *may* be proposing that their desired private pocket parks be considered for partial Park Dedication credit.

To reiterate a portion of your case; the concept plan is on your agenda to familiarize you with this property and project, in anticipation for a formal land use application for the proposed subdivision. The Commission will be asked to provide general feedback and thoughts on Park Dedication, Trail Fees, access to parks and the best use of the anticipated cash contributions. The Commission is not expected to be engaged in detailed 'negotiations' at this time.

level. If the residents of the community desire to maintain a level of water, it shall be their responsibility to do so through appropriate tools and mechanisms.

The City will not construct or maintain the planned private park, as stipulated throughout the platting and Development Agreement process for Brookfield 1st, 2nd, and 3rd Additions and, as it is not part of the City Master Park and Trail Plan as recommended by the Park and Recreation Commission. The City will, however, continue to develop key connections through linear parks and trails as planned in the Master Park and Trail Map. The City will not maintain the landscape medians at the Nowthen Boulevard entrance and roundabout. In the event the lack of maintenance results in vegetation failure, the City will remove these improvements from the right of way. At this time, the City has no plans to remove the vegetation from the City right of way, so long as the condition of the landscaping remains acceptable. It is noted that said landscaping is beginning to deteriorate, so it is preferred if corrective action is commenced as soon as possible.

Will the future lots being created as part of BROOKFIELD 4TH ADDITION include an HOA

February 2015

Policy Statement:

It is the policy of the City of Ramsey to confirm the City's existing Master Parks and Trail Plan and not add additional spaces with the redevelopment of the former municipal center. The area is well served by existing parks with as well as more passive open spaces, all well connected through a series of pedestrian trail connections.

Background:

Over the course of the last decade, as new single family homes and townhome developments have been platted in the former Municipal Center, the Park and Recreation Commission has examined the need for recreational amenities and associated trail connections. Finding that there is adequate recreation and open space in the larger vicinity of the Municipal Center, the City has focused on trail development – and indeed, this part of Ramsey now has the most comprehensive trail and connected trail system within the entire City.

A summary of park amenities includes two community parks of Elmorest and Alpine; and play equipment at A

As always, feel free to contact me at any time, on any matter.



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