

City of Ramsey
Agenda
Park and Recreation Commission
Thursday, February 9, 2017
6:30 pm
Council Chambers, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
 1. Approve January Park and Recreation Commission Meeting Minutes
- 5. Commission Business**
 1. Nominate Chair and Vice-Chair of the Park and Recreation Commission
 2. Approve Policy Document and Review Concept Plan for Pearson Farm; Case of Capstone Homes
- 6. Commission/Staff Input**
 1. Commission/Staff Update
- 7. Adjournment**

Park and Recreation Commission

4. 1.

Meeting Date: 02/09/2017

Submitted For: Mark Riverblood, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title:

Approve January Park and Recreation Commission Meeting Minutes

Purpose/Background:

To review and approve meeting minutes.

Notification:

Observations/Alternatives:

Funding Source:

n/a

Recommendation:

Action:

Motion to approve Park and Recreation Commission meeting minutes dated January 12, 2017.

Attachments

Minutes

Form Review

Inbox

Mark Riverblood

Grant Riemer

Form Started By: MaryJo Warner

Final Approval Date: 01/31/2017

Reviewed By

Mark Riverblood

Grant Riemer

Date

01/31/2017 01:05 PM

01/31/2017 02:48 PM

Started On: 01/31/2017 10:41 AM

**PARK AND RECREATION COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Park and Recreation Commission conducted a regular meeting on January 12, 2017, at Ramsey City Council Chambers, 7550 Sunwood Drive NW

Commission Members Present: Chair Shane Bennett
 Vice Chair Matthew Logan
 Commissioner Russell Bayer
 Commissioner Andrew Fyten
 Commissioner Brandon Sis
 Commissioner Jon Trappen
 Commissioner David Troy

Commission Members Absent: None

Also Present: Parks & Assistant Public Works Superintendent Mark Riverblood

1. CALL TO ORDER

Chair Bennett called the Park and Recreation Commission meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Commissioner Trappen, seconded by Commissioner Sis, to approve the Park and Recreation Commission meeting agenda as presented.

Motion carried. Voting Yes: Chair Bennett, Commissioners Trappen, Sis, Bayer, Fyten, Logan, and Troy. Voting No: None. Absent: None

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

Motion by Commissioner Fyten, seconded by Commissioner Sis, to approve the following Park and Recreation Commission Regular Meeting Minutes:

- 1) Park and Recreation Commission Regular Meeting Minutes dated November 10, 2016

Motion carried. Voting Yes: Chair Bennett, Commissioners Fyten, Sis, Bayer, Logan, Trappen and Troy. Voting No: None. Absent: None

5. COMMISSION BUSINESS

5.01: Review Concept Plan for Pearson Farm: Case of Capstone Homes

Parks & Assistant Public Works Superintendent Riverblood reviewed the purpose of this case is to provide preliminary feedback for a future plat currently known as Pearson Farm. The development will be a combination of single family homes and townhomes. Mr. Riverblood indicated the location of the proposed sub-division on a map. He showed the proposal for the sub-division. The southern portion of the development would be developed first. There would be approximately 98 townhomes and over 300 single family homes within the entire proposed plat, after all the phases would be complete.

Three private open spaces were indicated on the map. These private open spaces are proposed by the developer to be available for community use. These open space areas are typically not included in Park Dedication. Mr. Riverblood showed examples of another Capstone subdivision in photographs of homes having their own small play structures, and summarized the City's policy relative to pocket parks. The greenway corridor, which has been previously discussed with the Commission, was indicated on a map. Staff feels that Park Dedication may include improvements to the Lake Itasca Park. A public meeting regarding the development of Lake Itasca is suggested to be held sometime this summer. Park Dedication proceeds could also be used in some of the other park areas including the water-centric park. A splash pad has been requested by the residents during the public engagement process leading up to the acquisition of the land for Lake Itasca Park and would be consistent with a water-centric park within The COR.

The 4 acres to the north near Puma Street and Alpine Drive may also be considered as part of the Park Dedication agreement. These 4 acres are currently owned by the City. A larger greenway could extend from the COR along the wetland to Lake Itasca. An underpass for pedestrians is being considered under Alpine Drive. The cost for this is estimated to be \$400,000 - \$500,000. This would provide safe access for residents. Wildlife also typically uses these types of underpasses. The Mississippi River Trail is also along Puma Street, and could also have some landscape improvements associated with the trail (which is also United States Bikeway #45) as part of the Park Dedication agreement. Agreements could be made with the developer for either cash or construction of amenities.

The Park and Recreation Commission will be addressing access to parks and trails (geographic's and design), as well as specifics pertaining to how the Park Dedication and Trail Fees are satisfied within the future Development Agreement. Staff is forwarding at this stage to introduce the concept early. The Developer is asking for initial feedback on the concept before starting the official review process.

Chair Bennett thanked Mr. Riverblood for his report. Chair Bennett noted he is part of the Comprehensive Plan Steering Committee for the City. He noted this plan would be key to the

Comprehensive Plan components. He reviewed the goals of the Comprehensive Plan Steering Committee. There has been more use out of the larger community parks rather than the pocket parks. The community has indicated they would prefer the larger community parks.

Commissioner Sis referred to the underpass on Alpine Park and asked if there is data available indicating this would be helpful to the wildlife. Mr. Riverblood stated there has not been a large number of wildlife deaths along Alpine Drive. This would not be the primary reason for the underpass. The primary purpose would be safety for young people. A signalized intersection would cost the same amount of money but crossing under the road may be safer. Commissioner Sis was concerned the property would be isolated as far as emergency vehicles.

Commissioner Logan noted there are many options for this area and appreciated bringing in the residents to the planning process. The developer would like to receive Park Dedication credits for the open spaces areas but the Commission must balance between past practices, policies and how the whole community would be in the best served. Mr. Riverblood stated the water-centric park features are costed out today in excess of \$6M. The splash pad would be a community-wide destination and accessible to families that may live in the project being proposed.

Chair Bennett stated the consensus of the Commission is that where staff is looking to with respect to the allocation of Park Dedication proceeds appears in line with where the Commission would like to see, including not investing in pocket parks.

Commissioner Sis asked about a diagonal greenway through the City serving a dual purpose to increase bike traffic to the City parks. Mr. Riverblood stated the trail and greenway would not be redundant and would serve residents for different purposes. They would be complimentary and have completely different character.

Commissioner Troy asked if an over-pass would be a substitute for the under-pass. Mr. Riverblood stated bridges are much more expensive than box culvert under-pass. Roughly speaking, a bridge would cost ten times more than an under-pass. All the preliminary engineering has not been researched to see if the grade would allow for an under-pass. Mr. Riverblood stated a sketch plan will come back before the Commission.

6. COMMISSION/STAFF INPUT

Parks & Assistant Public Works Superintendent Riverblood provided the following updates:

Update on the Comprehensive Plan Process – Chair Bennett reported the City has established an ad-hoc Comprehensive Plan Update Steering Committee. Once every ten years, the City is required by Minnesota Statute 473 to update its Comprehensive Land Use Plan. Aside from the statutory obligation, the City's existing plan has become dated in terms of policies, demographics, and land use vision. In order to freshen the City's vision for land use, including systems such as transportation, housing, economic development, natural resources, and parks/open space to name a few, now is an appropriate time to update the Comprehensive Plan. The Steering Committee has met twice so far on the project to set the stage and agree on a

framework moving forward. The primary next step in the process is to finalize a working draft of the City's land use Vision Statement and Future Land Use Map.

The Parks and Recreation Commission will begin discussing a new format for the Parks, Recreation and Open Space Plan. Currently the plan comprises of a future improvement/planning map alongside the Capital Improvement Program (CIP). The CIP is an important financial planning tool for the City and is intended to be complimentary to the Comprehensive Plan. The Parks and Recreation Commission along with the City Council desire to bolster the Comprehensive Recreation Plan into a more thematic and visionary document, looking more long term and comprehensively at the community's recreation needs, rather than simply a chronological financial planning tool. The Steering Committee is development a list of values for the Comprehensive Plan. The Plan consists of ten – eleven chapters.

Mr. Riverblood stated the comprehensive plan process is all about public engagement and all meetings are open to the public. He encouraged residents to get involved if desired to plan for what the community will look like in the future. Mr. Riverblood reported since the last Comprehensive Plan was done much has been accomplished. He will outline the accomplishments and improvements made since the last Plan. A larger Park and Trail Comprehensive Plan will be developed and will include showing what the neighborhood parks will look like in the future. Work on the Comprehensive plan will continue through 2017.

Commissioner Troy asked which peer cities the Ramsey Comprehensive Plan is sent to and Mr. Riverblood stated Ramsey's neighbors. Ramsey also reviews the neighboring communities Comprehensive Plans.

Update on 2017 Recreation Opportunities – Mr. Riverblood stated the City Council has deemed Recreation Opportunities a strategic initiative for the City. He referred to the City website under the Park and Recreation Calendar area. He reviewed some of the noted events. Ideas for recreation programming should be suggested to City Staff by residents.

Commissioner Troy asked if the events listed are included on the facebook page. Mr. Riverblood stated announcements will be regularly posted on the City's facebook page.

7. ADJOURNMENT

Motion by Commissioner Troy, seconded by Commissioner Logan, to adjourn the meeting.

Motion carried. Voting Yes: Chair Bennett, Commissioners Troy, Logan, Bayer, Fyten, Sis, and Troy. Voting No: None. Absent: None

The Park and Recreation Commission meeting adjourned at 7:20 p.m.

Respectfully submitted,

Mark Riverblood
Parks & Assistant Public Works Superintendent

Drafted by Debbie Wolfe
TimeSaver off Site Secretarial, Inc.

DRAFT

Park and Recreation Commission

5. 1.

Meeting Date: 02/09/2017

Submitted For: Mark Riverblood, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title:

Nominate Chair and Vice-Chair of the Park and Recreation Commission

Purpose/Background:

Each year, City Council makes appointments to their various subcommittees, with commissions and boards also expected to appoint a Chair and Vice-Chair for their respective entity. The purpose of this case is to establish (or reaffirm) the Commission’s Chair and Vice-Chair for 2017. In terms of process, staff proposes nominations for first the Chair, and then after approval by the majority of voting Commissioners, the Vice-Chair position also administered in the same manner. (It may be pointed out that, in that there is no official protocol for this process, the Commission may perform the nominations and/or the voting by paper 'ballots' forwarded to the Ex Officio as part of this case, if desired.) The Terms of Boards and Commission are from April 1st through March 31st of the respective year(s).

Notification:

Observations/Alternatives:

Funding Source:

n/a

Recommendation:

Action:

Motion to designate _Chair, and _Vice Chair of the Park and Recreation Commission from April 1, 2017 through March 31, 2018.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Mark Riverblood	Mark Riverblood	02/02/2017 10:03 AM
Grant Riemer	Grant Riemer	02/02/2017 10:18 AM
Form Started By: MaryJo Warner		Started On: 01/20/2017 10:20 AM
Final Approval Date: 02/02/2017		

Meeting Date: 02/09/2017

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Approve Policy Document and Review Concept Plan for Pearson Farm; Case of Capstone Homes

Purpose/Background:

The purpose of this case is to provide preliminary feedback for a future plat currently known as Pearson Farm. This is not an official application at this time, but does merit a policy discussion on several aspects of the proposed subdivision:

1. Land Use (Comprehensive Plan and Zoning District)
2. Mandatory Environmental Review
3. Park Dedication and Trail Fees (cash contribution or specified improvements)
4. Regional Infrastructure

Notification:

Notification is not required at this time, but will occur with future steps.

Observations/Alternatives:

This case is an update to a previous case reviewed by the Planning and Park and Recreation Commissions. This project is still in concept stage. Discussions continue on key policy topics with the Developer. The list below is a summary of updates since the Commission's reviews on January 5, and January 12th 2017.

1. The concept is still fluid in nature. Final layout is being modified due to grading and stormwater depth information.
2. Staff has expanded the original policy topics from abstract to initial recommendations and action items.
3. The City Council has recommended that there be two (2) access points on Alpine Drive. Staff originally had concerns about two (2) access points. Staff is evaluating options that balance traffic safety and accessibility.
4. The City Council has noted that the City will need to be cognizant of the establishment of a Home Owners' Association due to the private, shared improvements. The City has had negative experiences in at least two (2) projects with these types of improvements when the HOA was not properly established.

Original Review

As this is a conceptual plan at this point, Staff is forwarding at this stage to introduce the concept early, especially in light of mandatory environmental review required by State Law. The Developer desires initial feedback on the concept before starting the official review process. The entire review process (City, State, Watershed, etc.) may mean a construction start date of approximately July 2017 or later.

The following is a synopsis of key issues and opportunities associated with the aforementioned subdivision processes and requirements.

Comprehensive Plan Amendment

The proposed concept appears generally in line with the Comprehensive Plan, which guides this area for a mix of medium density residential (3-7 units per acre) and a small portion of high density residential (7-15 units per acre). However, the boundaries of the Land Use Districts do not match exactly that of the proposed development concept.

The Comprehensive Plan will need to be adjusted slightly to reflect the proposal.

Planned Unit Development

The site is comprised of a mix of R-2 Residential and R-3 Residential to match the Comprehensive Plan addressed above. While a majority of the proposal appears to meet minimum zoning standards, there are areas that may deviate slightly from minimums. In addition, a significant amount of open space, of value to the project, may impact net density. Finally, the site is being planned as a whole, and phased over time. Due to these layers of review, a Planned Unit Development may be an appropriate tool to employ at this time.

Mandatory Environmental Review

Due to the number of units, which is a mix of attached and unattached units, State Rules require this project to complete an Environmental Assessment Worksheet. A brief synopsis of this process is attached to this case.

Park Dedication and Trail Fees

A total of 334 residential units (estimated), of single family homes + townhomes are proposed to be platted in phases over the next several years. Park Dedication (cash contribution) and Trail Fees would typically be calculated per the existing fee schedule at the time of development of each phase. Preliminary discussions with the Developer indicate they may be requesting some Park Dedication credit for private open space within the proposed plat. Staff has explained the longstanding policy of not requiring or encouraging public 'pocket parks', but rather planning for, and providing Park Dedication and Trail Fee credit for building trail connections within the community, and investing in larger, quality neighborhood and community parks. The Developer may still include private open space and park-like amenities within the subdivision; however the Park and Recreation Commission is likely to recommend either that Park Dedication (and Trail Fees) be satisfied in cash, *or* specified improvements that have accessible, recreational value to the community outside of the interior of the proposed subdivision. Examples of specified, Park Dedication eligible improvements include:

- ~~Pedestrian underpass below Alpine Drive connecting Lake Itasca Community Park with the proposed plat and existing trail(s)~~ Staff is now evaluating a roundabout concept on Alpine Drive.
- Segments of the proposed greenway trail between Lake Itasca Park and The COR (within or adjacent to the proposed plat)
- Improvements to Lake Itasca Park, E.g. boardwalk or pier connection to the lake, canoe/kayak station, parking areas, or park development plans
- Trailside improvements to the trail alongside Puma St., which is also an element of the Mississippi River Trail (and U.S. Bikeway #45)
- Any number of potential enhancements/development to the park system in The COR, Eg. splash pad, site development for the water-centric park, or the proposed Municipal Plaza (Happy Days location)—all of which would be of benefit to new residents of Capstone's proposed project.

Arterial Infrastructure Cost Share

The development of the Capstone project, and the City's future business park, will result in the need to construct/upgrade arterial infrastructure located along Bunker Lake Boulevard/ Puma Street. Resolution of cost-share agreements for the proposed arterial infrastructure improvements is outstanding and will be subject of negotiation.

On 12/13/2016, the Council authorized Bolton & Menk to update their arterial infrastructure study for this area, to aid that discussion. That study should be completed, and back to the Council, by early March (potentially February). Capstone is paying for 50% of that update study.

As outlined with the Council in the 12/13/2016 work session, the City should anticipate the need (or request) to fund the initial cost of arterial infrastructure related to the new business park that impacts the Hageman Holdings properties. Hagemann Holdings has indicated that they would oppose any additional assessments at this time. Likewise, Capstone representatives have indicated to staff they would not be able to move forward with their proposed development without sharing the cost of the arterial infrastructure needed to reach the development.

In order to have a constructive conversation (i.e. begin the negotiation process) on cost-share agreements for arterial infrastructure, it was recommended that the Bolton & Menk Study be updated. This will help the City better understand what financial obligation may accrue to the City. At this point, staff's preliminary estimate is that there may be a \$700K-\$1.6M City obligation (if split 50:50). The EDA has roughly funds available (EDA Fund, Loan Fund, and County HRA) that could support this level of obligation for the purpose of extending improvements through the new industrial park.

Street Access to Alpine Drive

A new access point on Alpine Drive is proposed with the concept. Throughout the first round of conceptual design review and City Council feedback, Staff has been directed to discuss options that keep a second access point to Alpine Drive for accessibility and traffic flow that balances concerns about traffic safety (sight lines and speeds).

Another street access opportunity to be considered would be the realignment of Puma Street, east, to line-up with the existing Okapi Street to the north of Alpine. This could be physically facilitated as the City presently owns 4 acres at this location. This realignment may also yield an area of developable land to the west side of Puma street which could be factored into the suite of obligations and opportunities addressed and negotiated within the Development Agreement.

Funding Source:

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

Recommendation:

Staff recommends adoption of the attached **Policy Document**. The concept has been reviewed by the Planning Commission (minutes attached), Park and Recreation Commission (minutes attached), the Environmental Policy Board (minutes attached), and the City Council (minutes attached).

Action:

Motion to recommend that the City Council adopt the Policy Document for Pearson Farm.

Attachments

[Site Location Map](#)

[Concept Plan](#)

[Draft Planning Commission Minutes dated January 5, 2017](#)

[Draft Park and Recreation Commission Minutes dated January 12, 2017](#)

[Environmental Review Guide](#)

[Policy Document](#)

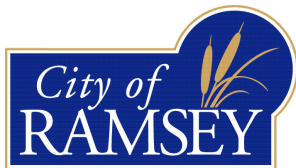
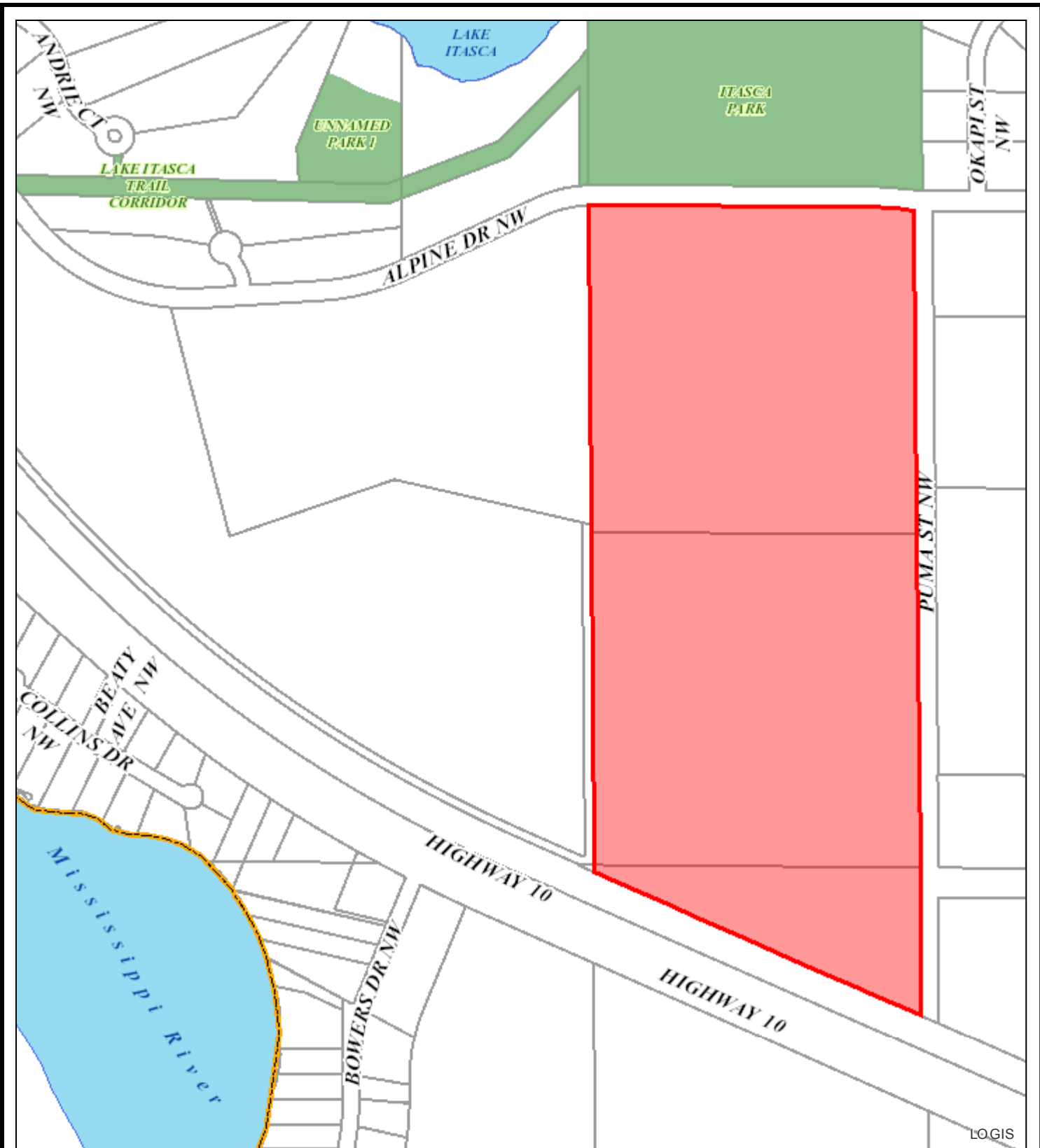
[Area Recreation Plan](#)

[CC Minutes](#)

[EPB Minutes](#)

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	02/01/2017 12:20 PM
Tim Gladhill	Tim Gladhill	02/01/2017 03:46 PM
Kurt Ulrich	MaryJo Warner	02/02/2017 02:17 PM
Form Started By: Mark Riverblood		Started On: 02/01/2017 10:44 AM
Final Approval Date: 02/02/2017		



Pearson Farm


Legend

-  Site
-  Parcels



Print Date: December 30, 2016

0 950 1,900 Feet





SITE DATA

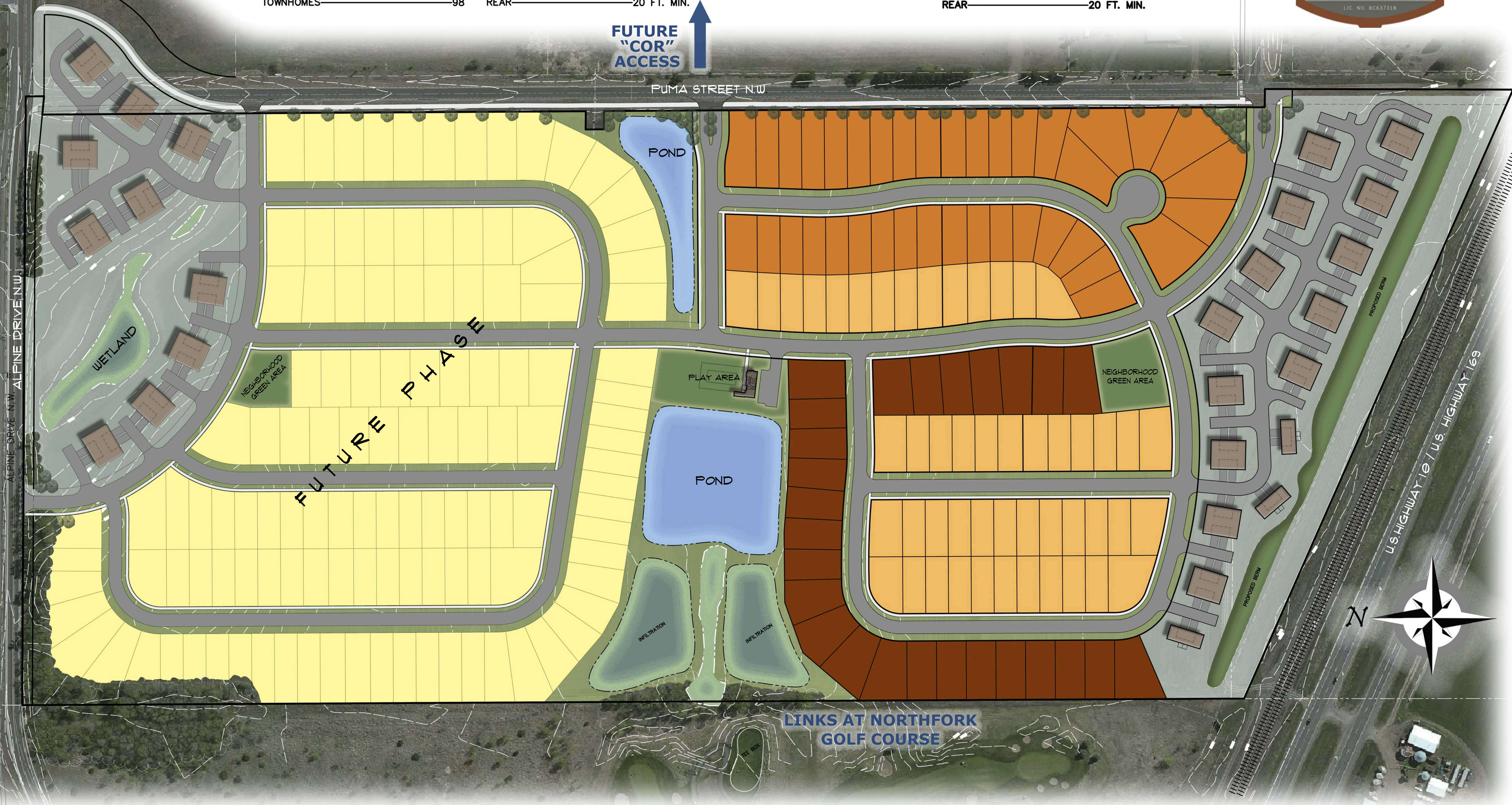
TOTAL AREA	±88.44 AC.	SETBACK DATA:	
TOTAL NUMBER OF LOTS	334	50' S.F. - SIDE	5 FT.
50' S.F.	82	65' S.F. - SIDE	7.5 FT.
65' S.F.	80	50' VILLAS - SIDE	5 FT.
50' VILLAS	74	FRONT (ALL)	25 FT.
TOWNHOMES	98	REAR	20 FT. MIN.

SOUTH HALF DATA

TOTAL NUMBER OF LOTS	171	SETBACK DATA:	
50' S.F.	49	50' S.F. - SIDE	5 FT.
65' S.F.	26	65' S.F. - SIDE	7.5 FT.
50' VILLAS	38	50' VILLAS - SIDE	5 FT.
TOWNHOMES	58	FRONT (ALL)	25 FT.
		REAR	20 FT. MIN.

FUTURE "COR" ACCESS

TO LAKE ITASCA PARK



FUTURE PHASE



LEGEND

	65' LOT
	50' LOT
	50' VILLA LOT
	FUTURE PHASE

ramsey, mn
pearson farm

5.07: Review Concept Plan for Pearson Farm; Case of Capstone Homes.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to provide preliminary feedback for a future plat currently known as Pearson Farm. This is not an official application at this time, but does include several unique policies.

1. Comprehensive Plan Amendment (subsequently a Zoning Amendment)
2. Use of Planned Unit Development District
 1. Lot Sizes
 2. Setbacks
3. Mandatory Environmental Review

Community Development Director Gladhill reviewed the proposed concept plan in detail with the Commission and requested feedback.

Commission Business

Commissioner VanScoy discussed the potential PUD and asked if staff was proposing to rezone the site PUD or R-2.

Community Development Director Gladhill discussed the requirements of a PUD and stated staff would be evaluating this further prior to making a recommendation.

Commissioner VanScoy questioned the intent of the small portion of property along Highway 10.

Steve Bona, Capstone Homes, explained three townhome units would be located along Highway 10. He noted there would be a 12-foot landscaped berm between the property line and the railroad tracks. He anticipated the material for the berm would be generated from the site. He provided further comment on the proposed housing types that would be included within the development, along with the estimated prices. He described the pond and park amenities that would enhance the neighborhood. He stated one of the challenges with the development was working through the transportation and utilities.

Commissioner Surma appreciated the great work Capstone had done in the community. He questioned how close the townhome units would be to the railroad tracks.

Mr. Bona estimated the units would be over 100 feet from the railroad tracks.

Commissioner VanScoy asked if the streets would be private or public.

Mr. Bona explained the townhome area of the development would have private streets and an HOA would maintain these roadways.

Commissioner Nosan was pleased with the proposed greenspace within the development.

Commissioner Surma understood a number of the units would be slab on grade. He questioned if these residents would have a safe place to be during in climate weather.

Mr. Bona appreciated this question and stated a storm shelter option would be offered for these homeowners.

Chairperson Bauer recommended the community building be constructed with a basement.

Mr. Bona noted the community building would be quite modest in size and would not serve as a storm shelter.

The Commission supported this project moving forward.

DRAFT

**PARK AND RECREATION COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

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Commission Members Present: Chair Shane Bennett
 Vice Chair Matthew Logan
 Commissioner Russell Bayer
 Commissioner Andrew Fyten
 Commissioner Brandon Sis
 Commissioner Jon Trappen
 Commissioner David Troy

Commission Members Absent: None

Also Present: Parks & Assistant Public Works Superintendent Mark Riverblood

1. CALL TO ORDER

Chair Bennett called the Park and Recreation Commission meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Commissioner Trappen, seconded by Commissioner Sis, to approve the Park and Recreation Commission meeting agenda as presented.

Motion carried. Voting Yes: Chair Bennett, Commissioners Trappen, Sis, Bayer, Fyten, Logan, and Troy. Voting No: None. Absent: None

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

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- 1) Park and Recreation Commission Regular Meeting Minutes dated November 10, 2016

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Mr. Riverblood stated the comprehensive plan process is all about public engagement and all meetings are open to the public. He encouraged residents to get involved if desired to plan for what the community will look like in the future. Mr. Riverblood reported since the last Comprehensive Plan was done much has been accomplished. He will outline the accomplishments and improvements made since the last Plan. A larger Park and Trail Comprehensive Plan will be developed and will include showing what the neighborhood parks will look like in the future. Work on the Comprehensive plan will continue through 2017.

Commissioner Troy asked which peer cities the Ramsey Comprehensive Plan is sent to and Mr. Riverblood stated Ramsey's neighbors. Ramsey also reviews the neighboring communities Comprehensive Plans.

Update on 2017 Recreation Opportunities – Mr. Riverblood stated the City Council has deemed Recreation Opportunities a strategic initiative for the City. He referred to the City website under the Park and Recreation Calendar area. He reviewed some of the noted events. Ideas for recreation programming should be suggested to City Staff by residents.

Commissioner Troy asked if the events listed are included on the facebook page. Mr. Riverblood stated announcements will be regularly posted on the City's facebook page.

7. ADJOURNMENT

Motion by Commissioner Troy, seconded by Commissioner Logan, to adjourn the meeting.

Motion carried. Voting Yes: Chair Bennett, Commissioners Troy, Logan, Bayer, Fyten, Sis, and Troy. Voting No: None. Absent: None

The Park and Recreation Commission meeting adjourned at 7:20 p.m.

Respectfully submitted,

Mark Riverblood
Parks & Assistant Public Works Superintendent

Drafted by Debbie Wolfe
TimeSaver off Site Secretarial, Inc.

DRAFT



A Citizen's Guide: Community Decision-Making Basics



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Overview	2
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This information is provided as a resource and it is important to know that the Environmental Quality Board (EQB) has no jurisdiction over local government planning and community development. The primary role of the EQB is to advise organizations on the proper procedures for environmental review and to monitor the effectiveness of the process in general. It is encouraged to contact the EQB on matters related to environmental review.

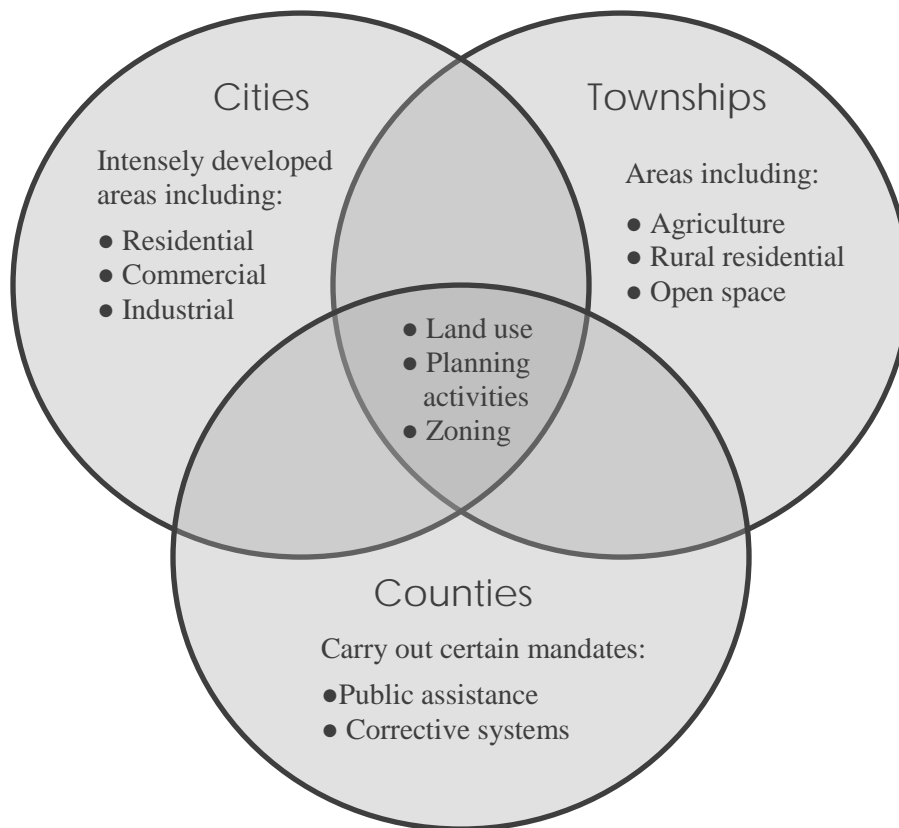
Overview

The term "Local government" applies to:

- Counties
- Hospital districts
- The Metropolitan Council
- Towns (townships)
- Regional development commissions
- Soil and water conservation districts
- Cities
- School districts

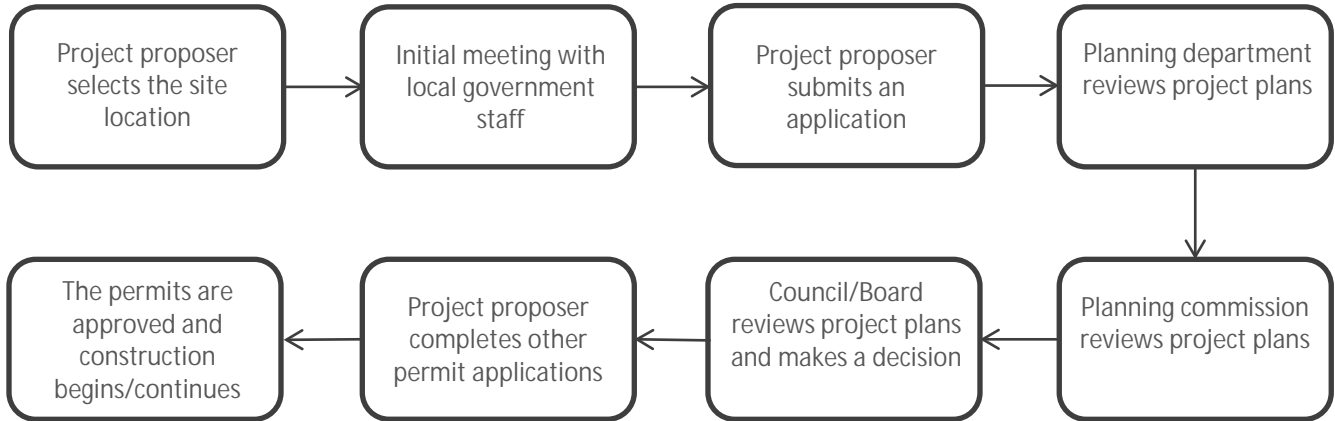
While local governments have a great deal of authority to oversee activities that take place under their jurisdiction, they are also subject to the laws, permits and rules of the state and federal government. Cities, townships, counties and certain joint power organizations can be named the responsible governmental unit (RGU) for a project to carry out environmental review. Other forms of local government, such as school districts, cannot be the RGU.

The diagram below shows some of the services/locations the three types of local government provide for:





Below is an example of the typical community development process works. It is designed to provide you with a background on a typical community planning process; it is not meant as an authoritative guide:



Community development procedures

Environmental review must be completed before any project approvals can be given or permits issued. If a project is large enough to require mandatory environmental review then local government planning staff will inform the developer of these requirements during the initial staff meeting. If a citizen petition is filed and the project has proceeded through some of the community's approval steps, the approval process is suspended until all requirements of the environmental review program have been met. In many local governments the environmental review decisions are made by the organizations governing authority, such as the council or board.

Who is involved

The following list provides a brief description of common local government positions, however it is recommended that individuals contact their local government or review its website to learn more about its normal staffing and operating procedures.

Local government position	Description
Council/Board members	<ul style="list-style-type: none"> • Council= city council • Board= township or county board • Generally made up by 5-7 members elected by local residents • Responsibilities vary between each entity, but generally they: <ul style="list-style-type: none"> § Pass ordinances § Set administrative policy § Vote on major proposals and activities § Order an EAW § Deny a petition § Require an EIS



Clerk	<ul style="list-style-type: none"> • More densely populated areas often have one or more clerks • In most governments the clerk is the first administrative officer • Generally clerks will: <ul style="list-style-type: none"> § Maintain official documents, resolutions, ordinances and records § File documents with proper officials/offices § Answer questions from the public regarding ordinance/official actions § Administer licenses and permits § Coordinate council/board meeting agendas, packets and meeting minutes § Interact with citizens filing for petitions § Obtain/file/forward submitted comments for EAW, EIS, etc. to appropriate staff person for a response
Attorney	<ul style="list-style-type: none"> • Either full-time staff or hired as a consultant on an as-needed basis • Generally attorneys will: <ul style="list-style-type: none"> § Provide legal guidance § Draft/review contracts, ordinance resolutions and other legal documents § Represents local government in judicial and administrative matters
Zoning administrator	<ul style="list-style-type: none"> • Either full-time staff or hired as a consultant • Generally Zoning administrators will: <ul style="list-style-type: none"> § Review/process requests for zoning changes, conditional use permits, variances and subdivision applications § Analyze project proposals § Prepare reports for the planning commission or local government council/board § Oversee and coordinate the environmental review process
Planning commission	<ul style="list-style-type: none"> • Serves as a preliminary step in the review of zoning and development proposals • Generally planning commissions will: <ul style="list-style-type: none"> § Provide recommendations to the council/board on all proposed developments, annexations, zoning changes, special uses and variances § Investigate new development proposals and provide insight to the council/board
Engineer	<ul style="list-style-type: none"> • More densely populated areas often have one or more Engineers • Either full-time staff or hired as a consultant • Generally Engineers will: <ul style="list-style-type: none"> § Help with many aspects of planning and project design/inspections. Including: water mains, water distribution systems, storm/sanitary sewers, pumping stations and related water and sewer facilities § Review environmental review documents and project proposals to ensure that the projects are designed appropriately for the current infrastructure capabilities of the community.



Becoming involved

This list provides some ways to become involved with your local government:

- § Start regularly attending local government council/board meetings and planning commission meetings.
- § Find out if communities have a regular newsletter or e-mail distribution list, or if they have a bulletin board on their website that is updated on a regular basis
- § Join local committees or citizen groups in order to advocate more effectively (i.e. Becoming a member of your local park board or planning commission or council/board)

The best time to have input and discussion in a community's land use decisions is when a comprehensive plan is being prepared or updated or when new ordinances are being considered for approval. Before a project proposal is presented and environmental review documents are prepared, the stage is often already set for how a community will grow and develop. Through regular, cooperative work with local government officials it is possible to be able to design procedures and ordinances that can accomplish more for a community's environmental protection than the information/analysis that is a part of the environmental review process.



About the EQB

The Environmental Quality Board (EQB) draws together the Governor's Office, the heads of nine state agencies and five citizens in order to develop policy and review proposed projects that could significantly influence Minnesota's environment. The Board staff is housed in the Minnesota Pollution Control Agency building.

About this document

This document was prepared as a result of an undergraduate research assistantship provided by the Center for Urban and Regional Affairs (CURA) New Initiatives Program. In 2005 University of Minnesota undergraduate student April Loeding and a team of EQB staff members, including Gregg Downing, Jon Larsen and John Wells, first prepared this document to streamline public understanding of the environmental review process. Heidi Johnson at the Department of Administration provided assistance in graphic design work for the publication. Dr. Terrence Cooper, a Professor at the University of Minnesota, served as the supervising faculty member for this project.

In 2014 the document was revised by University of Minnesota undergraduate student Amy Whooley and a team of EQB staff members, including Kate Frantz and Caroline Magnuson.

This document is not intended as a substitute for Environmental Quality Board rules and should be used in conjunction with the rule provision parts 4410.1000 to 4410.1700. Copies of the rules are available from Minnesota's Bookstore, www.minnesotasbookstore.com, or at the Revisor of Statutes homepage at www.revisor.mn.gov. Further information about the environmental review process is available in the Guide to Minnesota Environmental Review Rules, located on the EQB website. Upon request, this document will be made available in an alternate format, such as braille, large print or audiotape. For TTY, contact Minnesota Relay Service at 800-282-5077 and ask for the Minnesota Environmental Quality Board.

Addition information

Contact the Minnesota Environmental Quality Board at:

Environmental Review Program
520 Lafayette Road North
Saint Paul, MN 55155
(651) 757-2873
Website: www.eqb.state.mn.us
E-mail: Env.Review@state.mn.us

This document is available in PDF format on the Environmental Quality Board's website:
<https://www.eqb.state.mn.us/EnvironmentalReview>

Pearson Farm City Policy Statements

Contents

- Land Use and Zoning 1
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 - Planned Unit Development..... 1
- Environmental Review 1
 - Environmental Assessment Worksheet (EAW)..... 2
 - Environmental Impact Statement (EIS)..... 2
 - Alternative Urban Areawide Review (AUAR) 2
- Park Dedication 2
- Regional Infrastructure 3

Land Use and Zoning

1. The project site is guided as a mix of Medium Density Residential (majority of site) and High Density Residential (small portion of site).
2. The proposed project is a mix of unattached Medium Density Residential (majority of site) and attached medium density residential (two small quadrants).
3. The City supports the utilization of a Planned Unit Development given the variety of unique housing types and styles and to allow flexibility in the application of land use standards.

Medium Density Residential Character

These areas are within the MUSA and intended to receive medium density housing including lower density multi-family housing and higher density single-family housing. Average density will be 6 units per acre.

Planned Unit Development

The intent of the Planned Unit Development District is to provide a district that will encourage flexibility in land development in order to 1) make better use of new techniques in building design and construction and land development, 2) housing affordable to all income groups, 3) more efficient use of public infrastructure, 4) energy conservation through the use of more efficient building designs and through the clustering of buildings and land uses, 5) preservation of desirable land characteristics and open space and protection of sensitive environmental features such as steep slopes, poor soils and trees and 6) more effective and efficient use of land, open space and public facilities through the mixing of land uses and assembly and development of land in larger lots.

Environmental Review

1. An Environmental Assessment Worksheet (EAW) is mandatory.
2. An Alternative Urbanwide Area Review (AUAR) is another option in lieu of an EAW, but not recommended in this instance.

3. The City of Ramsey is the Responsible Governmental Unit (RGU) for the EAW, and therefore owns the document and has final decision power on the content of the document.

Environmental Assessment Worksheet (EAW)

An Environmental Assessment Worksheet (EAW) is mandatory for this project due to the number of proposed lots. An EAW is a baseline environmental review that studies traffic, congestion, air quality, ecological resources, historical resources, etc. It is a simple planning tool that helps entities that approve projects that will alter the physical development of a property better understand the potential impacts. An EAW requires a specific project to be under review. An EIS is a much more in depth environmental review for significantly large project or project with the potential for significant environmental impacts.

Environmental Impact Statement (EIS)

The City does not believe an Environmental Impact Statement (EIS) will ultimately be required for this project.

Alternative Urban Areawide Review (AUAR)

An Alternative Urban Areawide Review (AUAR) is an option in lieu of an EAW. An AUAR is a tool that allows communities to look more comprehensively and proactively and potential environmental impacts. It does not require a specific project to be under review. The project is part of a broader small area planning effort. Other future uses adjacent to the project include a 1) future business park, 2) redevelopment of an existing industrial park to retail, and 3) a future high density residential area. If timing were not a concern with a specific project desiring to commence this year, the City would recommend this approach. However, as there is a specific project with a specific timeline, the City supports forgoing this option in lieu of the traditional AUAR.

Park Dedication

1. It is the policy of the City to favor larger, accessible neighborhood and community public parks with quality amenities and improvements over smaller, pocket parks with few to no 'destination' improvements.
2. The Master Park and Trail Plan for the project area is to be serviced by improvements (existing and proposed) within Lake Itasca Park, the Lake Itasca Trail, and The COR. The area is further served by greenway trail connections between these two significant recreation opportunities (Lake Itasca Park and The COR).
3. The City supports smaller recreational areas and open space within individual developments when properly maintained by homeowners.
4. The City supports pursuing the following in negotiations for cost-share/Park Dedication and Trail Fee credit:
 - a. Mass grading of Lake Itasca Park predicated upon an approved concept plan, which may include export of fill from the park for the proposed subdivision.
 - b. Specific stand-alone improvements to Lake Itasca Park. For example, future parking areas and boardwalk/pier to Lake Itasca, canoe/kayak station, or establishment of native landscapes (following grading).
 - c. Alpine Drive Roundabout (Staff recommended exploration only).
 - i. The Developer shall be responsible for the design and construction consistent with the phasing of the project.

- ii. The proposed roundabout shall include enhanced pedestrian safety measures above and beyond standard/minimum improvements.
 - iii. Park Dedication credit may be applied to the 'leg' of the roundabout which would serve as the Lake Itasca Park entrance
 - d. Greenway Trail Connection
 - i. Construct 10' trail adjacent to the wetland in the north edge of the plat, and exchange land for Hageman parcel (4 acres of earlier Park Dedication to the city)
 - ii. Explore creation of area of linear open water (visual amenity for townhomes), along trail.
 - iii. Consider plaza adjacent to greenway trail and the Mississippi River Trail (Puma Street) for bench, drinking fountain, enhanced landscape, etc.
 - e. Advance park improvements in The COR
 - i. Identify within the Development Agreement, specified improvement E.g. Schematic Design for the water-centric park, plans and specifications for the proposed splash pad etc.

Regional Infrastructure

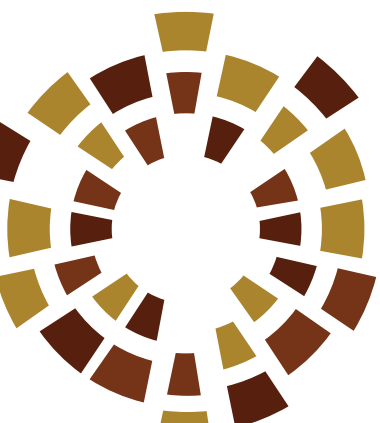
The section will be populated at future steps.

- Regional Infrastructure for the project area is defined as Bunker Lake Boulevard and Puma Street.
 - Roadway
 - Water Trunk (paid for by normal Trunk Fees)
 - Sanitary Trunk (paid for by normal Trunk Fees)
- An additional suggested improvement is the Alpine Drive Roundabout (Staff recommended exploration only).
- The City supports some degree of cost share for these improvements. The specifics shall be negotiated with future steps.
- The Developer shall be responsible for the final design and construction for portions adjacent to the project.

For specific detail on this policy topic, please review the Infrastructure Study completed by Bolton and Menk. This section will be completed upon completion of the Revised Infrastructure Study by Bolton and Menk and subsequent policy direction from the City Council.

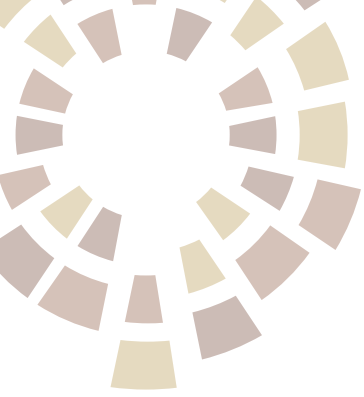


The COR Public Realm Framework



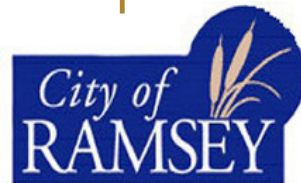
The COR Parks + Public Places City of Ramsey, Minnesota

Public Realm Framework + Cost Evaluation
December 2015



Lake Ramsey Commons Rendering (Satoko Muratake, 2016)

Prepared For



Prepared By

BRUCE JACOBSON
LANDSCAPE ARCHITECT



PERFORMANCE
DRIVEN DESIGN.

History & Context

In the late 1990's, following a citizen-led referendum calling on the City of Ramsey to develop a 'town center', Ramsey has forwarded an innovative vision for a new downtown district (The COR, an acronym for City of Ramsey), defined through a sequence of adopted plans that have led to a variety of successful development projects in all categories including; housing, school, medical, office, municipal, commercial and the focus of this study, new additions to the city park and trail system—within and connecting to The COR.

(Excerpts from the 'Mississippi Skyway Preliminary Engineering Report' – SRF et al. 2014)

"The City of Ramsey, with the Metropolitan Council, has envisioned a multi-modal town center, with access via commuter rail, car, bicycle, and on foot. The 'COR' development is a planned 400 acre mixed-use and transit-oriented development site that includes a mix of residential housing choices for people of all incomes.

Establishing parks and creating quality recreational and open space opportunities remains a high priority for the City. The CITY OF RAMSEY 2030 COMPREHENSIVE PLAN UPDATE identifies the need to "Create vehicular and non-vehicular linkages to neighboring communities and between city neighborhoods, trails, recreation, work and shopping" as a component of their future planning checklist.

The Mississippi Skyway pedestrian bridge will provide a critical direct pedestrian and bicycle connection between the City of Ramsey's pedestrian-oriented 'COR' development, the Ramsey Northstar Station, Ramsey Park & Ride and the resources associated with the Mississippi River and attendant regional amenities. Currently, Trunk Highway 10 (TH 10) and the parallel BNSF Railway Company



Ramsey Town Center Master Plan (CLOSE, 2001)



Proposed Mississippi Skyway (SRF, 2014)



Development Plan 6.0 (Landform 2012)

and Metro Transit Northstar Commuter Rail railroad corridor are barriers to safe pedestrian and bicycle access between The COR and the river.

At its heart, the Mississippi Skyway project is about overcoming boundaries to safe bicycle and pedestrian circulation while expanding and enhancing multi-modal transportation, economic development and recreational options to promote a livable, vibrant region and community."

More recently, The City of Ramsey invited a team of consultants to work with City Department Leadership to set baseline assumptions that would help inform ongoing decisions related to future park and trail projects within The COR. This process outlined expected uses, facilities and features (a very basic design program), that was translated into a preliminary estimate of potential construction costs for each of the primary COR area components. Study conclusions included a summary of possible 'Scenarios + Strategies' available to support project funding and implementation.

Public Realm Framework



COR Public Realm Framework Plan (Jacobson/LHB 2015)

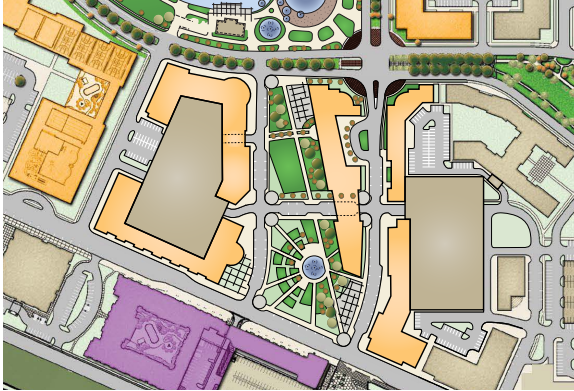
The Public Realm is what gives cities, districts and neighborhoods their identity - their unique sense of PLACE. Typically the public realm includes streets, parks, plazas, trails and other amenities, oftentimes integrating both public and private property. For the City of Ramsey, it is this network of connected spaces (illustrated in the Public Realm Framework Diagram above), that sets the stage for further development, defines the qualities and character (the Brand), and also promotes The COR as a vibrant, dynamic, must-experience local and regional destination.

The COR is designed to put the pedestrian first, by creating a safe and completely walkable environment. Active uses along the street reinforce its vitality, as does traffic-calming measures and accommodations for bicycles. Pedestrian through-block pathways connect destinations, providing equally inviting alternatives to the more traditional sidewalks along the street.

With increasing demand for efficient and innovative design, the public realm is frequently both a working landscape as well as a beautiful one. Water is captured and used. There is potential for energy generation in the form of sun, wind and geothermal to be harvested and distributed beneath parks, streets and pathways to serve projects within the community. Plants are selected to help clean the air and sequester carbon, and urban agriculture creates productive landscapes within available open space.

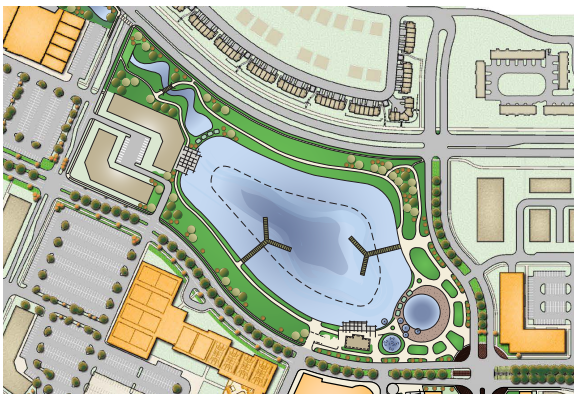
This study values the many contributions made by others, both in previous planning work and completed projects. While this study acknowledges the overall context of these various accomplishments, the primary focus here is on three primary components within The COR including: the Municipal Plaza, Lake Ramsey Commons, and the Greenway Trail Connection.

Framework Components



Municipal Plaza

In each of the many different planning frameworks over the years, the Municipal Plaza has been identified as the primary civic space at the very heart of The COR. Located directly across Sunwood Drive from Ramsey City Hall, this crucial public amenity will serve as the central gathering space for day-to-day activities and will certainly attract heightened private sector interest in development of adjacent properties.



Lake Ramsey Commons

As the major public amenity illustrated in the Development Plan 6.0, Lake Ramsey Commons will become a spectacular water-centric addition to the emerging park and trail system that connects the whole community. It holds a key position as the connecting hub between The Draw to the east, the proposed Greenway Trail Connection to the west, the Municipal Plaza and Commuter Rail Station to the south, with the proposed Mississippi Skyway linking the regional park and trail to The COR.



Greenway Trail Connection

Various scenarios and alignments were studied, and each in their own way serve to illustrate the strategic opportunity to connect amenities in The COR with Lake Itasca to the west via a public greenway trail. The greenway provides visual continuity east-west through The COR, and becomes the preferred access route for the hundreds of residential units between Lake Itasca and the retail destinations within The COR—strengthening the vitality of these commercial enterprises.

Frame of Reference - Examples of Park Construction Costs

The 'Estimates of Potential Construction Costs' included on the following pages are somewhat conservative and general in content. For the purposes of this study, costs will serve as a solid foundation for further discussion/decision as detailed design work proceeds for each component.



Gold Medal Park
~\$15/SF

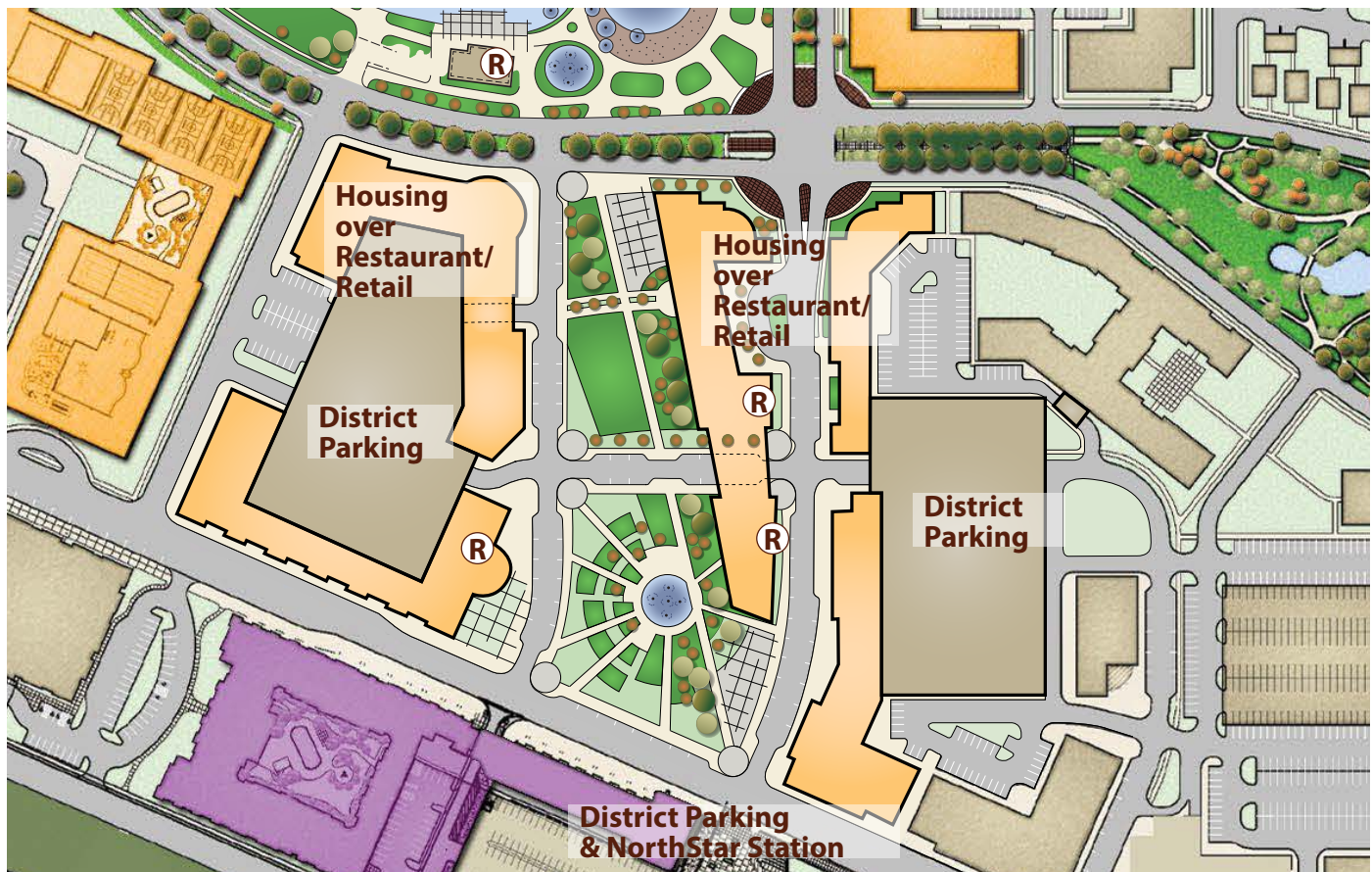


Bloomington Central Station
~\$50/SF



Target Field Plaza
~\$100/SF

Municipal Plaza



Alternative Plan for Consideration (Jacobson/LHB 2015)

Simply stated, Municipal Plaza is the single most important component of the COR Public Realm Framework. It is the place to meet, the orientation point for wayfinding in The COR, and serves as the gateway to other public amenities and attractions nearby. Sitting at the crossroads of strong civic presence, residential density, transit options and retail storefronts, this location brings together all the elements of innovative and sustainable city-building.

Exploring several possible configurations confirmed the need to fully integrate uses, amenities and materials with Sunwood Drive (Ramsey's Main Street) while creating a clearly visible and accessible connection between the proposed Mississippi Skyway and Lake Ramsey Commons. This vital 'public promenade' along Center Street provides the primary north/south armature through The COR and also links a variety of facilities and amenities such as the Regional Park, The Draw, North Commons and other destinations. (See also the document addressing a realigned Regional Trail through The COR along Center Street, entitled 'Central Anoka County Trail and connection to Mississippi West Regional Park'.)

For the purposes of defining potential costs for future construction, a preliminary list of park elements (or a basic design program) was discussed including:

- Flexible use, paved plaza area to accommodate special events such as Happy Days
- Interactive, decorative, sculptural water feature as a City icon
- Integrated stormwater management and other infrastructure systems
- Formalized planting design representing Minnesota landscapes (lake, prairie, woodland, etc.)
- Lighting, furniture, art and other elements to create unique identity and character

Recommendations

The Municipal Plaza will clearly identify the center of civic life and support a variety of daily activities within The COR. This key public PLACE represents a rare opportunity within the City of Ramsey to encourage vertical mixed-use development, with restaurants (and future retail stores) fronting the plaza. The relationship between The COR's Main Street (Sunwood Drive) and the Municipal Plaza as completely integrated pieces of the whole, is critical for the success of this district.

When completed as envisioned, the combined presence of these two public realm components, The Plaza and Main Street, will create a signature destination, and will leverage additional private-sector investment in this area. 'Restaurant Row', as part of the unique mix of uses within and adjacent to the Municipal Plaza, will contribute to the intensity and vibrant street life that characterize successful placemaking. To realize its full potential at this location (in contrast to sites along Lake Ramsey) will require a solid commitment from both public and private participants to integrate these types of ground floor uses within development projects near the Plaza.

District parking strategies need to be explored and pursued to address issues related to vehicle movement, convenient access, and to provide maximum benefit/support for mixed-use development throughout The COR—and this is true for the park spaces too. While district parking is likely to begin with centrally located surface lots, over time, as new development intensifies, these will be converted to structured parking, either as stand-alone facilities (meeting specific design standards) or fully integrated within creatively designed development sites close to the Plaza. There are many precedent projects, local and national examples, which illustrate the variety of options available, from traditional approaches to the latest advancements in flat floor, flex-use/convertible strategies.

Primary Project Elements



Fountain and open space



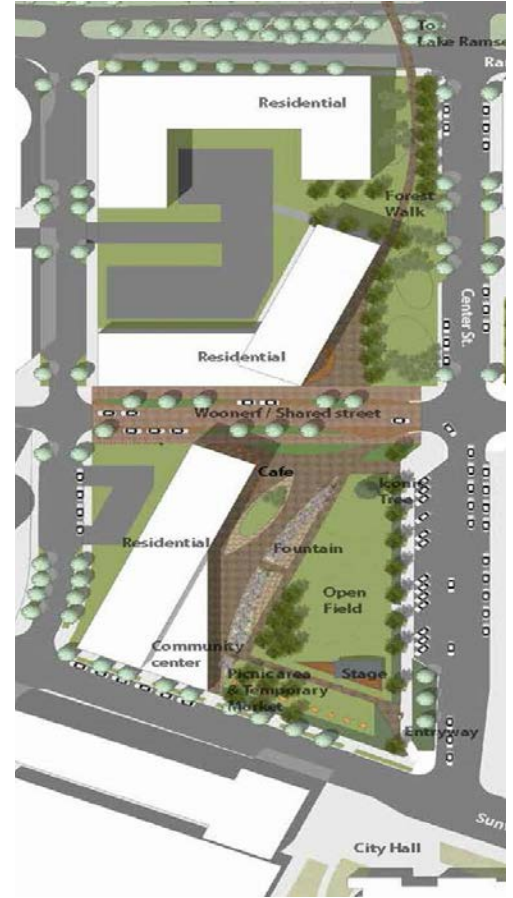
Shared street in commercial district



Welcoming edges, gateway to park



Forest walk to Lake Ramsey



Illustrative Plan (Cunningham Group 2013)

Municipal Plaza

Basic assumptions that support Estimate of Potential Construction Costs:

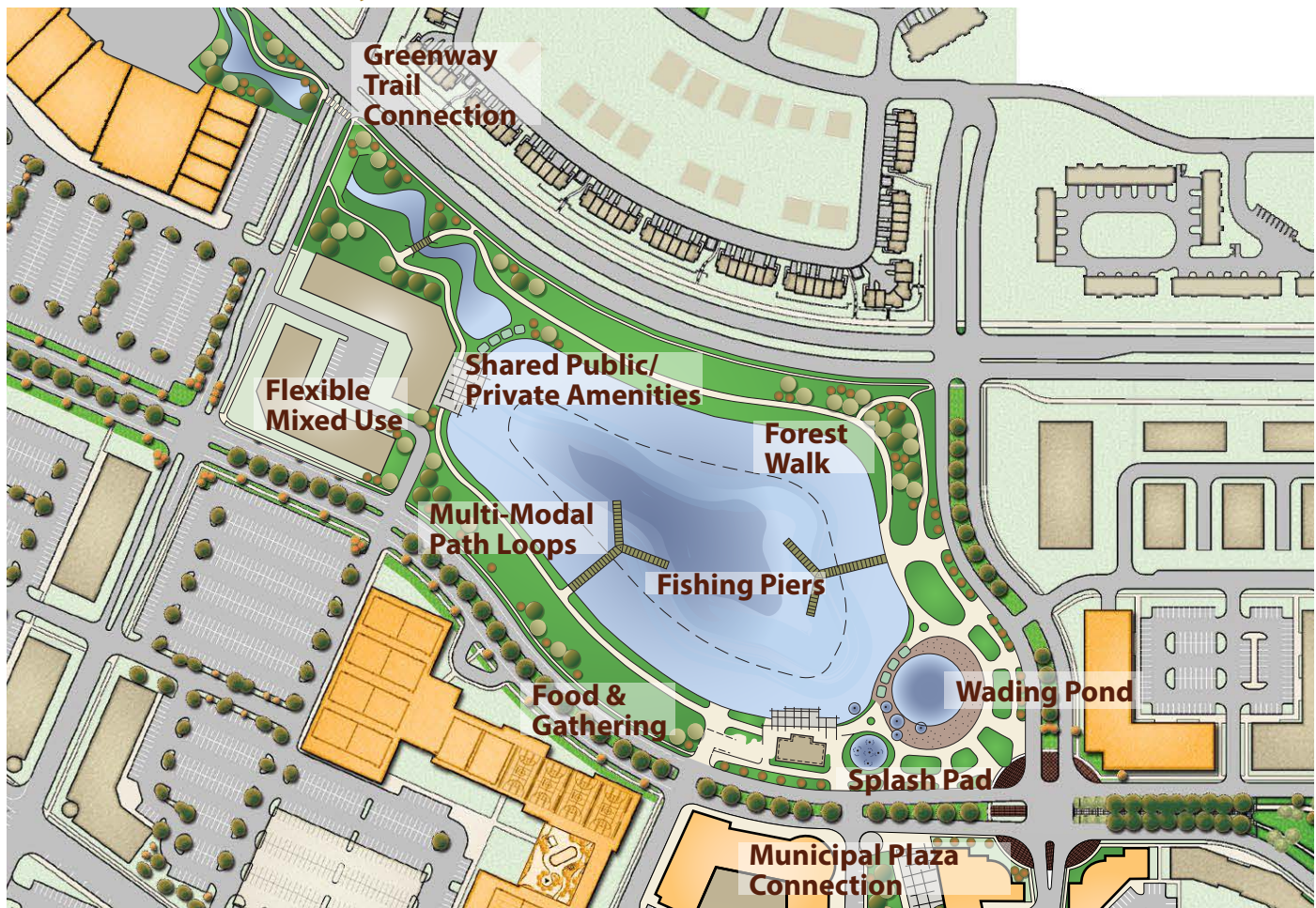
- Total acres/square footage (approximate): 2 acres/87,120 square feet

Estimate based on park elements illustrated on Concept Studies:

1. pavement (1/2 of total park area) 43,560 x \$15/square foot	\$ 650,000
2. plantings (1/2 of total park area) 43,560 x \$12/square foot	\$ 525,000
3. stage area canopy (space frame/awning)	\$ 250,000
4. lighting 70 pedestrian scale fixtures x \$5,000 each	\$ 350,000
5. furniture i.e. planter walls, benches, bike racks, receptacles, etc	\$ 300,000
6. signage including large monument, information, direction	\$ 100,000
7. water feature (decorative, interactive, sculptural)	\$ 200,000
8. excavation/grading 25,000 cubic yards x \$3/cubic yard	\$ 75,000
9. stormwater (surface / below ground), utilities, infrastructure*	\$ 250,000
Subtotal	\$ 2,700,000
Contingency and Soft Costs	\$ 810,000
TOTAL	\$ 3,510,000 or \$ 40.29 per square foot

*District systems approach vs. site by site.

Lake Ramsey Commons



Lake Ramsey Commons Plan (Jacobson/LHB 2015)

As a major new public amenity, Lake Ramsey Commons has the potential to fulfill a list of much-discussed objectives related to water-oriented recreational uses in the community. This is an opportunity to integrate natural systems, with a focus on water resources and native landscapes, within an urban, pedestrian-oriented environment. As an added benefit, this will create an inviting backdrop for new development, active and passive recreation venues and other attractions. A destination in and of itself with proposed loop walkways and bicycle trails, The Lake also makes important connections to similar systems at The Draw and to points west as part of the proposed Greenway Trail connection to a proposed new community park at Lake Itasca. For the purposes of defining potential costs for future construction, a preliminary list of park elements (or basic design program) was discussed including:

- Concrete lined wading pond and sand beach
- Splash pad play area / water feature
- 6 to 7 acre lake with fishing pier(s) and other public access locations
- Pavilion/picnic shelter designed as a multi-purpose structure

Recommendations

Prepare a preliminary (schematic design) drawing set for the Lake Ramsey Commons land parcel to guide ongoing, and future excavation in this area. Define a prescribed phasing

sequence that supports both future park construction and the need for fill material in the rest of The COR. Complete a detailed survey of this land parcel; stake out the extent of proposed lake boundaries and other park elements to clearly define the limits of disturbance and the potential for tree planting and other restorative landscape installations relating to the lake and greenway connections.

Survey a specific parcel along the lake edge to be reserved for future food / concession venue; promote the idea of one lakeside restaurant similar to Tin Fish (Lake Calhoun) or Bread and Pickle (Lake Harriet) in Minneapolis. This singular food venue will provide the desired lakeside dining experience without diminishing the level of intensity and street activity needed to support successful mixed-use and restaurant development around the Municipal Plaza.



Lake Ramsey Commons Rendering (Satoko Muratake, 2016)

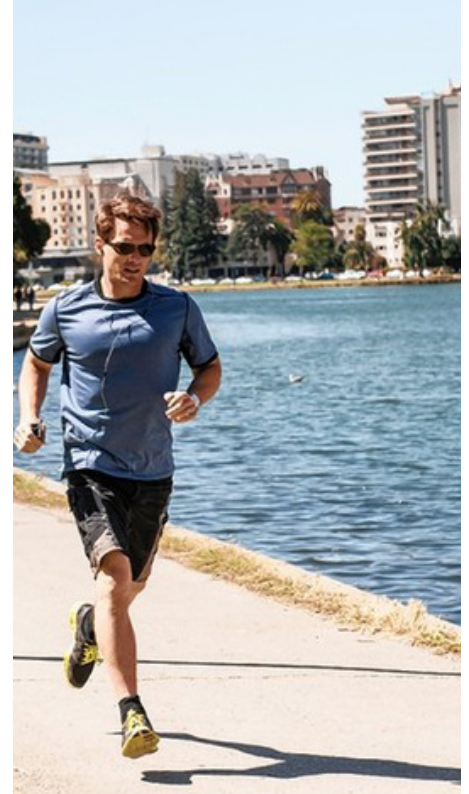
Primary Project Elements



Bike trail and path



Wading Pond and splash pad



Pedestrian paths



Planted, soft edges



Flex use pavilion

Lake Ramsey Commons

Basic assumptions that support Estimate of Potential Construction Costs:

- Total acres/square footage for park area (approx.): 13.5 acres / 588,060 square feet
- Total acres/square footage for lake (surface area approx.): 6 acres / 261,360 square feet

Estimate based on park elements illustrated on Concept Studies:

1. concrete wading pond, overlook; \$6/sf	\$130,800
2. concrete bike trail and pedestrian path; \$5/sf	\$ 270,000
3. plantings ~ 200,000 square feet x \$5/square foot	\$ 1,000,000
4. lighting 70 pedestrian scale fixtures x \$5,000 each	\$ 350,000
5. furniture, signage and lighting	\$ 750,000
6. splash pad play water feature (interactive, sculptural)	\$ 300,000
7. entry plaza including pavement, sculpture	\$ 100,000
8. fishing pier	\$ 30,000
9. pavilion (flex use, picnic shelter, no rest rooms)	\$ 250,000
10. excavation/grading 183,000 cubic yards x \$3/cubic yard	\$ 540,000
11. lake liner 300,000 square feet x \$3.50/square foot	\$ 1,050,000
12. stormwater (surface / below ground), utilities, infrastructure*	\$ 300,000
Subtotal	\$ 4,710,800
Contingency and Soft Costs	\$ 1,413,240
TOTAL	\$ 6,224,040
	or \$ 10.58 per square foot

*District systems approach vs. site by site.

Greenway Trail Connection



Greenway Trail Connection Plan (Jacobson/LHB 2015)

This essential Greenway Trail Connection provides another opportunity within The COR to meet overlapping objectives for multiple use, district systems, wildlife habitat and other desired functional and aesthetic outcomes. While traditional bicycle/pedestrian trails and related amenities will certainly be a key component, the series of ponds, wetlands and other water-resource related features will provide the unique setting and ecological benefit derived from a more innovative approach to greenway design. For the purposes of defining potential costs for future construction, a preliminary list of greenway trail elements (or basic design program) includes:

- Combined bicycle / pedestrian trail
- Multiple locations for rest stops, interpretive / educational elements
- Multiple locations for boardwalk / bridge crossings
- Integrated drainage / stormwater management system to serve this district

Recommendations

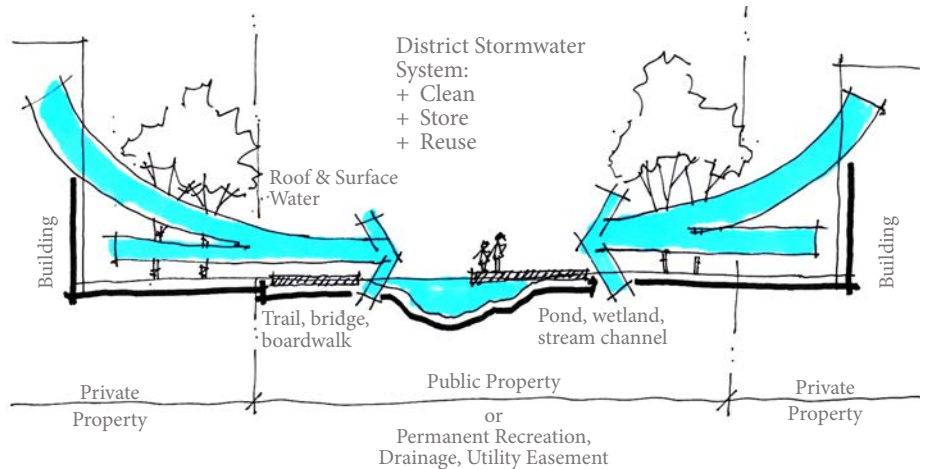
There is an opportunity to explore alignments for this Greenway Trail Connection that might provide greater benefits to the northwest quadrant of The COR – measured in social, economic and environmental value added. With modest enhancements to the existing trail along Bunker Lake Boulevard, and expanded greening initiatives west of the Ramsey Parkway, there is

great potential to frame this quadrant on the north and south with attractive green corridors. Both of these travel routes accommodate multi-modal options, but with heavy emphasis on the automobile.

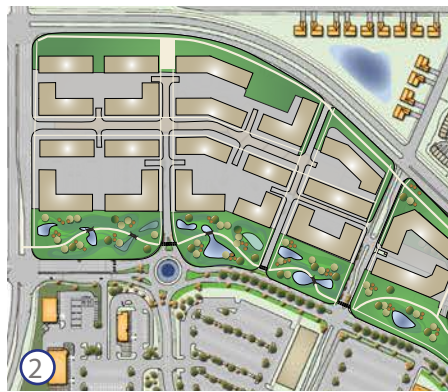
A third option, a meandering Greenway Trail Connection through the center of this quadrant not only provides a much-needed green amenity in this part of The COR, but also creates another valuable development ‘frontage’ to enhance land value and encourage private investment. This centrally located alignment will also provide opportunities for innovative approaches to district systems, particularly water resources – with the added benefit of an off-street, dedicated bicycle and pedestrian corridor linking local and regional trail networks.

The location and alignment of the Greenway Trail Connection will have considerable influence on development patterns in this quadrant of the COR. The various scenarios illustrated on pages 10 and 11 attest to the wide range of land use options; from ‘super block’, car oriented, destination convenience shopping, to finer grained, pedestrian-scaled, residential neighborhoods. This kind of imbedded public amenity will build value across multiple objectives, at individual site and district scale—leading to innovative, economically sustainable outcomes.

Greenway Trail Alternative Alignments



6.0 Plan Greenway Trail Opportunity (Jacobson/LHB 2015)



Alternative: South Greenway Trail Alignment (Jacobson/LHB 2015)



Ramsey Town Center Master Plan (CLOSE, 2001)

Greenway Trail Connection

Basic assumptions that support Estimate of Potential Construction Costs:

- Total acres/square footage for COR Greenway Connection (approx.): 2.5 acres / 108,900 square feet

Estimate based on park elements illustrated on Concept Studies:

1. excavation/grading 2,000'L x 30'w x 10'd x \$3/cubic yard	\$ 100,000
2. concrete combined trail (10') 20,000 square feet x \$5/square foot	\$ 100,000
3. rest stops along trail including pavement, bench, canopy (4)	\$ 120,000
4. pedestrian/bike bridges across stormwater features (4)	\$ 200,000
5. lighting 20 pedestrian scale fixtures x \$5,000 each	\$ 100,000
6. signage including large monument, information, direction	\$ 50,000
7. miscellaneous utilities/infrastructure	\$ 50,000
8. plantings 100,000 square feet x \$5/square foot	\$ 500,000
9. stormwater (surface / below ground), utilities, infrastructure*	\$ 300,000
Subtotal	\$ 1,520,000
Contingency and Soft Costs	\$ 366,000
TOTAL	\$ 1,886,000 or \$17.30 per square foot

*District systems approach vs. site by site.

Funding Scenarios and Strategies

Scenario 1 - Proximity to Parks; Revenue Producing Factors

This Scenario is based on a series of studies conducted by the Trust for Public Land (TPL), and more specifically their 2011 study for the City of Seattle (see attached). Similar calculations for The COR might offer several strategies to capture revenue specifically allocated for park and trail improvements.



- Value of properties within 500 feet of parks
- Value attributable to parks (4.84%)
- Property tax revenue from properties within 500 feet of parks
- Tax revenue attributable to parks (4.84%)

Strategies:

1. Capture a portion of increased property value – park and trail fees calculated as a percentage of property values attributed to nearby parks (adjusted premium per acre land sale cost)
2. Capture a portion of increased tax revenue – park and trail improvements calculated as a percentage of tax revenue attributed to nearby parks (then defined within the Parks' CIP)

Scenario 2 - District Stormwater Management System; Shared Costs for Infrastructure

This Scenario is based on recent work with the Mississippi River Watershed Management Organization to design and implement a district stormwater management system for the Prospect North redevelopment project in Minneapolis. Through additional research/design provided by Barr Engineering (and other sources) overall project objectives and design parameters were defined that would yield savings (and produce better overall outcomes) for both the City and property owners/developers. This approach used the following baseline assumptions:



To meet city standards for stormwater management through a traditional site-by-site approach, property owners/developers would typically spend between \$90,000 – 150,000 per impervious acre to be treated.

To meet city standards for stormwater management through a district/shared system approach, costs will typically range from \$50,000 – 90,000 per impervious acre to be treated (depending on the level of detail/intensity of the final design).

A couple things to note: The ranges shown above include both engineering/design fees and final construction costs. Ultimately this demonstrated multiple benefits and project efficiencies that meet functional (permitting) requirements and yield significant cost savings using the district/shared system approach, while at the same time raising the bar in terms of aesthetics, habitat creation, recreational use, increased property values and other positive outcomes.

Strategies:

1. Secure commitments from potential/future property owners/developers to pay to the City, no more than they typically would for site stormwater management components (site-by-site), but discounted per the savings realized for participating in a district stormwater management approach. For example: agreeing to pay \$75,000 per impervious acre instead

of something around \$100,000 per impervious acre – and using the northwest quadrant of the COR to demonstrate how this might work, take the approximately 30 acres (north of the parkway and west of the Lake Ramsey), multiplied by 80% impervious land cover (buildings, parking lots, streets, etc.) equals 24 acres, multiplied by \$75,000 per acre (mid-range cost for shared approach) and the City would receive \$1,800,000 from property owners/developers to design and build the system (see Estimate of Probable Construction Costs – Greenway Trail + Stormwater Management Corridor).

2. Define permanent stormwater/utility/recreation/access easements (that run with the land) that will reserve adequate acreage to accommodate district system design and construction.
3. Draft agreements (we have a successful template/model for this) between property owners/developers and the City to clearly define relationships, roles/responsibilities, timelines and other considerations.

Scenario 3 - Metropolitan Council – Livable Communities Demonstration Account (LCDA)

This Scenario is based on recent success securing grant monies from the Metropolitan Council to support design and construction of public realm improvements. Over the past several years, their project selection/award criteria has changed somewhat to reflect more contemporary and innovative development approaches. Toward that end, they are no longer funding purely infrastructure projects, but are more interested in proposals that link specific development sites with public transit, district systems (stormwater, parking, etc.) and creative design of ‘signature public places’.

For example, in a recent successful application for the Prospect North Redevelopment District, the Metropolitan Council LCDA awarded one million dollars for improvements to Fourth Street (named “Green Fourth”), but also to be shared with the adjacent Cornerstone Development (mixed-use, housing over retail). Basically this one-third, two-thirds split is a mandate intended to thoughtfully integrate design solutions for both projects, including streetscape, stormwater management and other district system elements.

Strategies:

1. Seek willing development partners who will participate in shared-project scenarios similar to the example described above; with a specific focus on joint funding applications to help pay for various elements of your proposed signature parks and public spaces.
2. Carefully blend the interface between public and private property, particularly along the edges of proposed signature parks and public spaces, promoting flexible use, vibrant/inviting destinations and universal access. This will build a strong case for shared funding while illustrating the many shared benefits of an integrated design and project implementation approach.



Funding Scenarios and Strategies, con't

Scenario 4 - 'Pilot Cities' + Demonstration Projects – Renewable Energy Corridors

This Scenario is a bit more complicated and potentially involves the shared efforts of the City, the Metropolitan Council, the McKnight Foundation and the Metropolitan Design Center (University of Minnesota, College of Design). For the next round of Comprehensive Planning (required for all/most cities), the Metropolitan Council and other participants have suggested an updated approach and expanded planning criteria that perhaps better respond to the “Grand Challenges” of our time (U of M President Kaler). These include at the very least; climate change, equity and health.



To support cities, both large and small, already beginning the process to update their Comprehensive Plans, this group of stakeholders have proposed a series of workshops and city-by-city roundtables that will drill down and help address the specific challenges and needs for candidate ‘Pilot Cities + Demonstration Projects’ that meet their criteria. While the specifics of this approach, and the selection criteria/process, are still being resolved, the City of Ramsey might ‘jump the queue’ by expressing interest and beginning to organize your planning steps to take advantage of this opportunity. Benefits include, precedent research and best practice models from around the world, facilitated workshops with specific focus on Ramsey issues, funding support for planning studies to help redefine objectives, and final Comprehensive Plan document preparation that highlights innovation and implementation priorities.

Strategies:

1. Meet with leadership at the University of Minnesota, Metropolitan Design Center to learn more about this opportunity and, if interested, begin to define your commitment and potential next steps.
2. Schedule working session(s) to draft a plan/approach tailored specifically to your needs, including overall process, preliminary task outline, schedule, participants, roles and responsibilities, issues/ideas and other study requirements.
3. Schedule first Ramsey Workshop and Focus Topic Roundtable meetings to officially launch this process.

Scenario 5 - Seek Partnerships – Grants + Loans + Other Funding Sources

While this Scenario may at first glance seem very familiar as a means to secure project funding, there is a much broader playing field and an increasing menu of opportunities across the local, state and federal spectrum. There have been numerous recent successful applications that integrated project objectives with various essential infrastructure and development components including:

- Shared eco/environmental outcomes and benefits
- Energy innovation demonstration projects
- Health initiatives matched with wellness programs
- Affordable/life-cycle housing
- Living-wage jobs and other initiatives

One example: Prospect Park Minneapolis was just awarded a McKnight grant for \$350,00 through their ‘Regional Communities and Energy Program’ to be used for detailed design of a district heating and cooling system (through District Energy Saint Paul) that will eventually serve more than 300 acres of mixed use/‘Innovation District’ development projects. This represents another major step toward sustainability goals, carbon reduction and a shift to renewable energy sources.

It is also important to note that this project is part of a layered approach that concurrently is working to integrate district infrastructure within a variety of proposed public realm improvements (parks, trails and so on). This includes district stormwater management, district energy and district parking, with a long-term view that shared systems will bring us much closer to the realities of living within our ‘resource budget’.

Specifically related to infrastructure, district systems and the public realm, this is an opportunity to take a leadership role in demonstrating how shared corridors (for example: the proposed Ramsey Greenway Trail + Stormwater Management Corridor) could integrate solar hot water, photo-voltaics, geothermal heating and cooling, and other innovative approaches. We can no longer afford to approach these opportunities as ‘single-issue’ projects; it’s not just a greenway with a trail, but it also needs to answer the question - “What else can it do?”

Strategies:

1. Take decisive steps toward creating a comprehensive list of public realm and infrastructure projects needed to support economic development outcomes you envision for the COR (and adjacent acreage).
2. Prioritize this list, seeking projects with overlapping/intersecting missions and objectives from various stakeholder groups, agencies and other funders; i.e. what types of projects fit their criteria that are also ready to move into the next stages of design and implementation.
3. Continue to develop a complete list of grant opportunities including key contact people, timeline, criteria, review process, examples of past applications and other factors that will improve your chances for success.



Lake Ramsey Commons Rendering (Satoko Muratake, 2016)



For additional information
please contact:

Mark Riverblood
Parks & Assistant Public Works Superintendent
763.433.9853
mriverblood@cityoframsey.com

7.04: Review Concept Plan for Pearson Farm; Case of Capstone Homes

Community Development Director Gladhill reviewed the staff report noting that the purpose of this case is to provide preliminary feedback for a future plat currently known as Pearson Farm. He stated that this is not an official application at this time, but does merit a policy discussion on several aspects of the proposed subdivision including a Comprehensive Plan Amendment, and subsequently a zoning amendment, use of a Planned Unit Development District, mandatory Environmental Review, park dedication and trail fees, cost share of trunk infrastructure, and street access to Alpine Drive.

Steve Bona, Capstone Homes, stated that they are extremely excited to be working on this project. He stated that the property is very exciting with the proximity to the Linx Golf Course and Lake Itasca Park as those are great amenities for the potential residential units. He noted that the product type continues to change based on engineering data that has been gathered. He stated that they would like views of the amenities such as the golf course, open area greenspace, and play equipment. He stated that this would be a significant number of residents that would enjoy the amenities over the course of the build out. He stated that typically developments in Ramsey have been all one product and in this development, they would like to provide four different types of home products to provide choice and variety which would appeal to different buyers. He noted that there are different obstacles to overcome with the railroad tracks and Highway 10 and explained how they would mitigate those elements through landscaping and berms. He noted that they will continue to review the infrastructure and park dedication with staff.

Councilmember Kuzma stated that he is excited about this project and asked the typical price points.

Mr. Bona stated that the prices would range from around \$240,000 to \$350,000 depending on the housing product. He stated that a thorough market study was completed and combined with their knowledge of Ramsey to determine the recommended products.

Councilmember Riley asked if the applicant has been working with staff to develop ironclad agreements for the homeowners' associations.

Mr. Bona stated that he does not have the best solution for that, noting that many homeowners' association have gone upside down. He stated that they would welcome input from staff on how to create strong homeowners' associations and documents. He believed they would be able to keep the association dues at a low number which will contribute to the success. He stated that they do expect to have revised concepts and engineering coming forward in the next 30 days, noting that they would like to start the first phase in August. He acknowledged that the timeline is aggressive but believes that they can do it.

Councilmember Riley stated that the City discourages pocket parks. He referenced the street opening on Alpine, noting that if there is not an entrance there that would only be three access/exit points and believed that the additional access point would be beneficial.

Mayor Strommen stated that while she understands the thinking of attempting to avoid those types of intersections, huge bottlenecks are created by limiting the number of access points into a neighborhood. She believed that there are tradeoffs that could be considered.

Community Development Director Gladhill stated that if there is an additional access point onto Alpine, perhaps that would strengthen the desire to realign Puma Street to better align with other streets.

Mayor Strommen stated that while the City often discourages pocket parks, kids need places to play close to their home. She stated that people are in Ramsey to experience the environment and therefore there is room for discussion on that item.

Councilmember Shryock asked for the timeline on the future development of Itasca Park.

Parks and Assistant Public Works Superintendent Riverblood stated that the discussions will include the timing and how that can coordinate with the plat. He noted that low maintenance items will also be reviewed to determine what could be shared.

DRAFT

5.04: Review Concept Plan and Mandatory Environmental Review for Pearson Farm Residential Development

City Planner Anderson presented the staff report, noting the City received a Concept Plan for the potential future residential development currently named Pearson Farm. If approved, it could result in approximately 350 new housing units on City services. Due to its scale and size, the project will be subject to an Environmental Assessment Worksheet (EAW).

City Planner Anderson noted the EAW process takes 2-3 months to review and could result in an Environment Impact Statement (EIS). He said the Board will have significant role in the EAW review and will include support of a planning consultant who focuses on EAWs. He asked if the Board had any comments otherwise prior to the review and stated this will be a complex process including navigation with the public. He added the Environment Quality Board is looking for volunteers for their review panel on how this process can be improved and to let him know if any Board Members are interested in being involved.

Board Member Trossen inquired about the developer.

City Planner Anderson said the developer is Capstone Homes and the property owner is Paul Pearson. He said Capstone Homes is located in Ramsey and has experience in the City with closing out the Brookfield project. He said Capstone Homes have proven to be a good developer and that the proposed 350 units will be phased over a number of years.

Chairperson Stodola asked what type of housing the developer proposes.

City Planner Anderson said although they have not received a formal application the project would include both single- and multi-family homes with multi-family on the north and south portions and single-family in between with a community building and small neighborhood parks.

Board Member Covart inquired about road improvements.

City Planner Anderson said road improvements are planned for Bunker Lake Boulevard and Puma Street with a proposed second connection to Alpine Drive.

Informational; no action required.

Park and Recreation Commission

6. 1.

Meeting Date: 02/09/2017

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Commission/Staff Update

Purpose/Background:

- City-wide Comprehensive Plan
- Recreation Programming
- 2017 Skating (and sliding) season

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

City-wide Comp Plan Schedule

Valentine's event

Starwatch

Yoga

Learn to Garden

Skating event

Form Review

Inbox

Grant Riemer

Form Started By: Mark Riverblood

Final Approval Date: 02/02/2017

Reviewed By

Grant Riemer

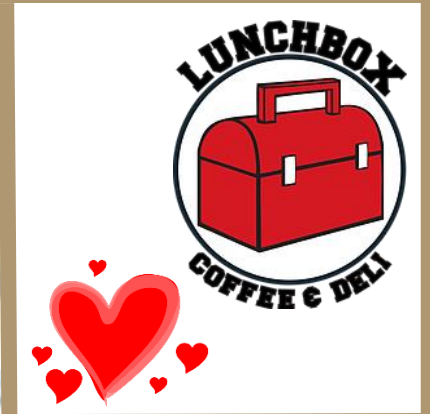
Date

02/02/2017 11:49 AM

Started On: 02/02/2017 11:32 AM

ART IN THE PARK:

Couples Valentine's Night Out



Enjoy a Valentine's Day dinner with someone special

It's "Parent's Night Out"! Enjoy a discounted dinner while your kids create Valentine's Day crafts in the open studio with instructors from Rumriver Art Center. Don't have kids? Don't worry—you can still enjoy the coupon for Valentine's dinner with someone special.

Stop by Rumriver Art Center to pick up your coupon (and drop off your kids) and then head over to the Lunchbox Coffee & Deli for a delicious meal! While you enjoy dinner, the kids will love making Valentine's Day arts and crafts.

Registration required. Suggested donation of \$5 per child for art program.

Lunchbox coupon for 20% off your meal is available from 6:00-6:30pm at Rumriver Art Center at no additional cost, offer only valid 2/14/17.

Event:

Dinner for adults and Valentine's crafts for kids

Location:

Children's art program at **Rumriver Art Center** 2665 4th Ave, Suite 102, Anoka (Old Milk Factory)

Dinner at the **Lunchbox Coffee & Deli**

7533 Sunwood Dr. NW

Date: Tuesday, February 14th, 2017

Time: 6:00pm—drop off kids and/or pick up coupons at RRAC

8:00pm—pick up your children from RRAC

To register:

<http://www.cityoframsey.com/parkevents>

Contact: tbailey@cityoframsey.com
763-576-4309



Ramsey
Parks &
Recreation
presents:

Starwatch Party with Mike Lynch



Mike Lynch

Join us for a night of starwatching with WCCO Radio's Mike Lynch!

We will start our night with Mike's Minnesota Starwatch orientation at twilight. Once we learn the basics, we will go outside to see the constellations and hear some great stories. Using some of the largest telescopes in Minnesota, we will get up close views of planets, star clusters, galaxies and other wonders. Mike will even teach the basics of celestial photography.

All participants will receive a booklet of star maps and constellation charts, websites, a telescope buying guide and more.

Be ready to explore the stars and spend the evening outside!

Registration required—suggested donation of \$10 per participant.

In case of clouds or rain, we will do a "virtual stargazing" program and participants will receive a "cloud check" to visit a future program (at any location) for free.

Event:

Starwatch Party with
Mike Lynch

Location:

Elmcrest Park
16603 Quicksilver St. NW

Date:

Thursday, March 23rd, 2017

Time: 7:45-9:45 pm

To register:

www.cityoframsey.com/ParkEvents

Contact:

tbailey@cityoframsey.com
763-576-4309





Ramsey
Parks &
Recreation
presents:

Yoga Flow



Yoga Flow with Barbara Sandarin, RYT

Yoga Flow is restorative, challenging, invigorating, and fun! It's Barbara's goal to introduce yoga in a safe, non-competitive, judgment-free way. Yoga is for EVERY BODY! Barbara will guide a Vinyasa style of yoga that focuses on breath and movement. All levels welcome, as modifications will be offered.

Prepare for class:

- Bring a yoga mat or towel, water, and a small hand towel
- Wear comfortable clothing and be prepared to practice barefoot
- Yoga is best done on a (nearly) empty stomach
- Flexibility NOT required!

Registration requested. Please arrive 5-10 minutes early. Admittance to class closes at 12:10pm.

Event: Yoga Flow

Location:

Ramsey City Hall

Mississippi River Room, Annex
(2nd floor, east side)

7550 Sunwood Drive NW

Dates:

Wednesday, February 8th, 15th,
and 22nd; March 1st 2017

(Additional classes will be
scheduled pending interest)

Time: 12:05-12:50pm

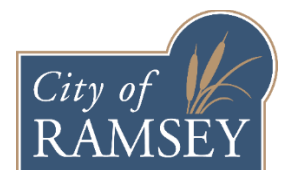
To register:

www.cityoframsey.com/parkevents

Contact:

tbailey@cityoframsey.com

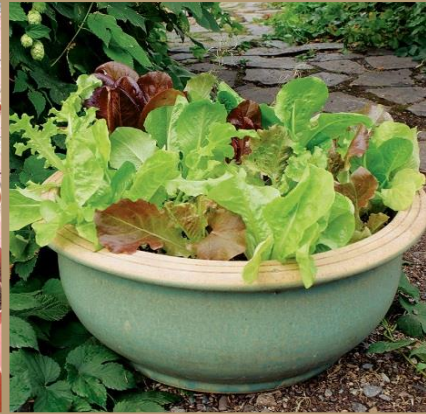
763-576-4309





Ramsey
Parks &
Recreation
presents:

Learn to Garden with the Master Gardeners



UNIVERSITY OF MINNESOTA
EXTENSION

Join the Anoka County Master Gardeners to begin your own garden

The Master Gardeners will teach you all you need to know to begin your own garden, whether it's at home or at one of Ramsey's Community Gardens. From soil basics and planting techniques, to plant care and harvest, you will learn what it takes to grow your own vegetables.

After the hands-on lecture, you will pot your own vegetable plant to keep at home. You will also bring home the knowledge and skills to begin your own vegetable garden.

Registration required—suggested donation of \$5 per participant.

Event:

Learn the Basics of Vegetable Gardening

Location:

North Commons Community Garden
7695 147th Lane NW

In case of inclement weather:

Ramsey City Hall,
Alexander Ramsey Room
7550 Sunwood Dr. NW

Date:

Thursday, May 11th, 2017

Time:

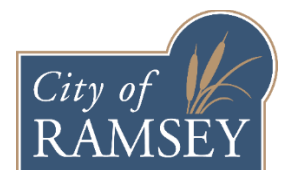
6:00 - 8:00 pm

To register:

www.cityoframsey.com/ParkEvents

Contact:

tbailey@cityoframsey.com,
763-576-4309





Ramsey
Parks &
Recreation
presents:

Skating at Central Park



JERRY'S
SCHWINN
CYCLERY

Enjoy skating and hot chocolate with the City of Ramsey

Bring your friends and family for an afternoon filled with ice skating, hot chocolate, cookies, and music. Stop by the warming house to have a snack and learn about the new recreation programs provided by the City!

Receive a coupon for FREE ice skate sharpening provided by Jerry's Schwinn Cyclery in Coon Rapids. Available for the first 50 participants. (*Limited to two coupons per household.*)

No registration required.

Event:

Skating at Central Park

Location:

Central Park
7925 161st Avenue NW

Date:

Thursday, February 2nd, 2017

Time:

4:00 - 6:00 pm

For more information:

www.cityoframsey.com/ParkEvents

Contact: tbailey@cityoframsey.com
763-576-4309

