

City of Ramsey
Agenda
Park and Recreation Commission
Thursday, May 11, 2017

6:30 pm

**MnDOT's Wayside Rest - 9220 Hwy 10 NW - near the City of Ramsey and
Elk River border, along the Mississippi River Trail
(in the event of inclement weather, meeting will be held at City Hall)**

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
 1. Approve Park and Recreation Commission Meeting Minutes.
- 5. Commission Business**
 1. Recommend Park Dedication for Riverstone Addition; Case of Capstone Home
 - 2. Review Goals and Strategies within Ramsey's Chapter 10 of the Comprehensive Plan**
- 6. Commission/Staff Input**
 1. Commission/Staff Input
- 7. Adjournment**

Park and Recreation Commission

4. 1.

Meeting Date: 05/11/2017

Submitted For: Mark Riverblood, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title:

Approve Park and Recreation Commission Meeting Minutes.

Purpose/Background:

To review and approve Park and Recreation Commission meeting minutes.

Notification:

Observations/Alternatives:

Funding Source:

n/a

Recommendation:

Action:

Motion to approve Park and Recreation Commission meeting minutes dated April 13, 2017.

Attachments

Minutes

Form Review

Inbox

Grant Riemer

Form Started By: MaryJo Warner

Final Approval Date: 05/04/2017

Reviewed By

Grant Riemer

Date

05/04/2017 09:51 AM

Started On: 05/01/2017 02:45 PM

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

The Ramsey Park and Recreation Commission conducted a regular meeting on April 13, 2017 at Ramsey City Council Chambers, 7550 Sunwood Drive NW.

Commission Members Present: Chair Shane Bennett
 Commissioner Russell Bayer
 Commissioner Andrew Fyten
 Commissioner Jennifer Leistico
 Commissioner Brandon Sis
 Commissioner Charles Tchuinkwa
 Commissioner Jon Trappen

Commission Members Absent: None.

Also Present: Parks & Assistant Public Works Superintendent Mark Riverblood
 Parks & Recreation Intern Tillery Bailey

1. CALL TO ORDER

Chair Bennett called the Park and Recreation Commission meeting to order at 6:41 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, Leistico, Tchuinkwa, and Troy. Voting No: None. Absent:

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

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

1) Park and Recreation Commission Regular Meeting Minutes dated March 9, 2017.

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

5. COMMISSION BUSINESS

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

Parks & Assistant Public Works Superintendent Riverblood reviewed the City Council makes appointments to the Park and Recreation Commission. The Park and Recreation Commission nominates the Chair and Vice Chair. The terms of the Commission are from April 1 through March 31 of each year.

Motion by Commissioner Sis, seconded by Commissioner Trappen, to nominate Commissioner Shane Bennett as Chair of the Park and Recreation Commission.

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

Motion by Commissioner Fyten, seconded by Commissioner Bayer, to nominate Commissioner Brandon Sis as Vice Chair of the Park and Recreation Commission.

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

5.02: Consider Request of the Ramsey Foundation for Lawful Gambling Funds for the Concert Series

Parks & Assistant Public Works Superintendent Riverblood summarized the City of Ramsey Foundation a 501(C) (3) has assisted the City with The Draw Summer Events Series – primarily with respect to fundraising and concert promotions. Each year the cost of the concerts was shared between the City and the Foundation. In the early years, the Foundation covered most of the concert expenses through donations from Ramsey businesses. Coinciding with improved programming (more expensive bands) the City provided a larger share of performer expenses. For 2016, this was \$8,000 of the approximately \$15,000 in payments to bands.

Mr. Riverblood noted within the City of Ramsey’s 2017 General Fund line item budget is \$5,000 for the Foundation for this summer’s Concert Series. The purpose of this case is to respond to the request of the Foundation for a \$3,000 contribution from the Lawful Gambling Fund to ‘close the gap’ in the anticipated funding for a total City share (two sources) of \$8,000.

The 2016 concert assessment from Intern Nathan Greenwald was provided for Commission review.

Commissioner Sis mentioned last year there seemed to be a slight decrease in attendance and Mr. Riverblood stated there were 2 ½ rainouts in 2016 along with other variables. The attendance has been increasing 30-40% each year previous to 2016 when attendance leveled off. Commissioner Sis asked if the bands are increasing their fees and Mr. Riverblood stated they are similar as previous years and the City is getting a good value for the monies spent.

Motion by Commissioner Sis, seconded by Commissioner Fyten, to recommend the City Council allocate \$3,000 to the City of Ramsey Foundation for The Draw Summer Event Series.

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

5.3 Recreation Programming for 2017

Parks & Assistant Public Works Superintendent Riverblood reviewed one of the City Council's Strategic Imperatives is to "Create a diverse and robust offering of recreation opportunities". To address this goal, City Council has allocated \$25,000 within the 2017 General Fund budget for recreation programming. Staff has been engaged in developing programs and opportunities since January.

Mr. Riverblood introduced Ms. Tillery Bailey, Park and Recreation Intern. Ms. Bailey provided a summary of the successes to date, the upcoming programs and asked for feedback from the Commission for future recreation programming. Ms. Bailey reviewed Yoga, Mike Lynch Starwatch Party, Art in the Park and the Programming questionnaire. The response received on all programs has been very positive.

Ms. Bailey summarized the Upcoming Events: Yoga Flow, ongoing; Intro to Birding; Art in the Park; Movie in the Park; Learn to Garden; Art in the Park; and Kayaking with Anoka County Parks. Other activities in progress are the 12-week summer program, Summer Sports Sampler, U of M Raptor Center program and U of M Monarch Lab. Flyers advertising the upcoming events were shown to the Commission.

Commissioner Bayer asked if there are plans to reschedule the StarWatch and Ms. Bailey stated she hopes to offer it again in the fall. Mr. Riverblood stated any people who had signed up received a "rain check" to attend another session in any community.

Chair Bennett thanked Ms. Bailey for her work and presentation. Mr. Riverblood suggested if residents have suggestions for programming to contact the Park and Recreation Department.

5.4 Recommend Revisions to the Draft Master Plan Amendment – Mississippi West Regional Park

Parks & Assistant Public Works Superintendent Riverblood reviewed the purpose of this case is to provide a recommendation to Ramsey City Council on the Draft Master Plan Amendment for Mississippi West Regional Park. The Master Plan was provided. The Master Plan for the Regional Park was developed in 2010 and approved by the Metropolitan Council in 2011. An

amendment to the Plan, approved by Metropolitan Council, is required so as to ‘remove’ from the park approximately 5 acres of Right of Way parallel to Hwy 10 for the Riverdale Drive frontage road. This new city street between Ramsey Boulevard and Traprock Street is to be constructed beginning in 2017 and the location is depicted on page 3 of the Draft Master Plan attachment.

Mr. Riverblood noted regional parks within the metropolitan area are managed by the county they are within, known as ‘implementing agencies’ – in the case of Mississippi West Regional Park, this is Anoka County Parks. As part of the development of the Draft Master Plan Amendment, the County has solicited comments from the City of Ramsey and Staff has prepared the following recommended revisions:

1. Clearly name the proposed pedestrian bridge as a future Phased Improvement of the regional park, thereby to be found in conformance with the Thrive 2040 Regional Parks Policy Plan, and the approved Master Plan. Mr. Riverblood reviewed the safety elements of the pedestrian bridge.
2. Identify within the Draft Master Plan Amendment, a schedule for a negotiated cost-share agreement for completion of the skyway and pedestrian bridge – in a timeframe that allows for a joint application in 2018 for Transportation Advisory Board solicitation for funding (and potentially other sources).
3. Add a narrative and exhibit to the Draft Master Plan Amendment that shows the realignment of the Central Anoka County Regional Trail to a safe alignment for bicyclists and pedestrians (to the location of the pedestrian overpass when complete), which also will connect the regional park directly to the Metropolitan Transit system, and thereby to come into conformance with both the Thrive 2040 Regional Parks Policy Plan as well as the 2040 Transportation Policy Plan relating to directives for regional parks.

Mr. Riverblood stated this case does not require funding. It recommends changes to the Draft Master Plan Amendment that in part will position the City and County to be more competitive in seeking grant funding for the completion of the skyway and pedestrian bridge over Highway #10.

Commissioner Trappen asked about moving the entrance on Traprock and would there be no park entrance on Ramsey Blvd. The only entrance would be off the frontage road on Traprock. The frontage road will begin construction the summer of 2017.

Chair Bennett added this is not requiring any funding at this time and is only an amendment to the Draft Master Plan and it being a Regional improvement. This is a connection to the Regional Park and the Regional Trail System.

Commissioner Sis asked if this will be an open access park or have a gate house. Mr. Riverblood stated within the Master Plan amendment is mention of a gate house but that would only occur if the attendance number required it. There would not be a gate house at this time and may occur 15-20 years in the future. Regional Parks are free for admittance for those walking or biking into the park.

Motion by Commissioner Trappen, seconded by Commissioner Sis, to recommend City Council approve a Resolution supporting the Draft Master Plan Amendment for Mississippi West Regional Park with the 3 recommended revisions.

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

5.5 Consider Sketch Plan and Park Dedication Policy for Riverstone Addition; Case of Capstone Home

Parks & Assistant Public Works Superintendent Riverblood stated the purpose of this case is to review a sketch plan for a 293-lot subdivision (245 detached single-family and 48 townhomes). This plan has been revised from when the Commission last saw the concept (originally closer to 350 lots; a number of the townhome lots have been removed). A Sketch Plan affords the Commission the opportunity to review a project before it enters the official Preliminary Plat stage. The Preliminary Plat (future step) is the most important step in the review process and gives the project 'entitlement' to the project.

Mr. Riverblood noted all costs associated with processing the Application are the responsibility of the Developer. Interior infrastructure as part of the project area are the responsibility of the Developer. The Developer is responsible for standard Development Fees. Regarding the collector infrastructure (Bunker Lake Boulevard and Puma Street) that will serve multiple developments the Commission can refer to the March 28, 2017 City Council Work Session for more information regarding proposed cost-share and assessment arrangements. Mr. Riverblood reviewed the long-standing policy of Park Dedication considerations, the Park and Trail Plan for this area of the city and highlighted the Developer's request to receive Park Dedication credit for privately owned and maintained amenities within the proposed plat.

The Park Dedication policy was distributed for Commission review. 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.

Mr. Riverblood showed a map showing the distribution of community parks within the City of Ramsey. Trails are proposed throughout the community which were also indicated on the map. The proposed ideas for Lake Itasca were reviewed.

Commissioner Sis asked about the greenway to be included in the development and Mr. Riverblood referred Commissioner Sis to the drawing including the trail along the wetland. That land would be considered for Park Dedication and would meet the Park Dedication Policy. In May, the Commission will consider the Preliminary Plat for this project along with a firmer recommendation on what the Park Dedication/Trail should be along with the alignment. Commissioner Sis stated he would be in favor of continuing with the current policy.

Chair Bennett agreed and suggested discussions continue. It is difficult to go against the long-standing policy.

Commissioner Bayer stated he agreed to stick with the current policy would be the best way to go at this time.

Mr. Riverblood noted significant deviation from policy does set a precedence. The consensus was to continue the dialog with the developer. Any park would need to be accessible by all residents and accessible to the greenway trail.

Motion by Commissioner Sis, seconded by Commissioner Fyten, to affirm the earlier policy direction on Park Dedication with the recommendation to allow staff to explore options in making a park accessible to the broader residents with access to the greenway trail.

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

5.6 Consider Park and Recreation Commission Outdoor Meeting Schedule

Parks & Assistant Public Works Superintendent Riverblood reviewed for many years, the Park and Recreation Commission has held regular meetings outdoors in the months of May through September (weather permitting). This provided the Commission an opportunity to inspect and comment on parks and projects as a group, and it afforded residents' access to the Commission on a neighborhood level. In the event of inclement weather, the Commission would hold the regular meetings at 6:30 p.m. at City Hall. The proposed meeting schedule with locations is as follows:

May: MnDOT's Wayside Rest, 9220 Highway 10 NW – near the City of Ramsey and Elk River border, along the new Mississippi River Trail.

June: Elmcrest Park, 16303 Quicksilver Street NW – ½ mile south of 167th Avenue NW at Quicksilver Street parkway and 164th Lane NW

July: Central Park, 7925 161st Avenue NW – east of Armstrong Boulevard NW

August: Lake Itasca Trailhead, 15700 Okapi Street NW

September: Emerald Pond Park, 6000 142nd Avenue NW

It was noted that upon approval of the locations above, their locations will be published in the Ramsey Resident newsletter and on the web.

Motion by Commissioner Sis, seconded by Commissioner Fyten, to approve the outdoor meeting schedule as proposed.

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

6. COMMISSION/STAFF INPUT

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

Summary of April 10 Comprehensive Plan Update Workshop (Transportation Plan; Parks and Recreation Plan) – Many attended the open house on Monday. Transportation/congestion on Highway 10, more trails, splash pad, more safe intersections related to trails were all mentioned by residents.

Mississippi River Trail Connection – Paving is anticipated shortly after the asphalt plants are able to open, and perhaps in time for the Commission’s meeting at the Wayside Rest Area.

Central Park Parking Lot Construction – this project may substantially complete in May.

2016 – 2017 Alpine Park Ballfield Improvements – Improvements beginning with fields #1 and #2 is substantially complete. Improvements to #3 and #4 will be delayed until August.

Student Liaison to the Commission – This was approved by the City Council. Staff is organizing how this will be communicated to potential candidates. Interviews will be held and recommendations being made to the Council for approval.

7. ADJOURNMENT

Motion by Commissioner Trappen, seconded by Commissioner Tchuinkwa, to adjourn the meeting.

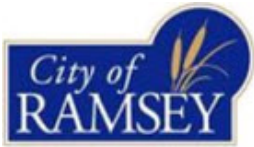
Motion carried. Voting Yes: Chair Bennett, Commissioners Trappen, Tchuinkwa, Bayer, Fyten, Leistico, Sis, and Troy. Voting No: None. Absent:

The Park and Recreation Commission meeting adjourned at 7:45 p.m.

Respectfully submitted,

Mark Riverblood
Parks & Assistant Public Works Superintendent

Drafted by Debbie Wolfe
TimeSaver off Site Secretarial, Inc.



Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

Park and Recreation Commission

5. 1.

Meeting Date: 05/11/2017

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Recommend Park Dedication for Riverstone Addition; Case of Capstone Home

Purpose/Background:

The purpose of this case is to recommend Park Dedication for the proposed Riverstone Subdivision.

Observations/Alternatives:

Following the policy discussion between City Council and the Park and Recreation Commission, Staff has developed two alternatives to address Park Dedication for the proposed Riverstone Subdivision.

While the Commission has twice supported the existing policy and Park Plan for this area when reviewing the proposed Riverstone plat, Staff's recommendation is now more so in the middle of what had been the plan, and what the developer has requested.

Note: That, if more time is needed for the Commission to provide a recommendation to City Council on the matter, this can also occur at the June 8th regular Park and Recreation Commission meeting—which precedes City Council action on the preliminary Plat on June 13th. Another alternative is to have a Special meeting later in May.

Funding Source:

Recommendation:

Please see the attached Park Dedication alternatives for consideration, which includes Staff's May 11th, 2017 recommendation.

Action:

Based upon discussion, recommend to City Council, Park Dedication due on the proposed Riverstone plat.

Attachments

[Outlot C location](#)

[Capstone Park Ded proposal](#)

[Park Ded Alternatives](#)

[Site Location Map](#)

[Plan Set](#)

Staff Review Letter

Form Review

Inbox

Kurt Ulrich

Form Started By: Mark Riverblood

Final Approval Date: 05/11/2017

Reviewed By

MaryJo Warner

Date

05/11/2017 04:02 PM

Started On: 05/11/2017 03:49 PM

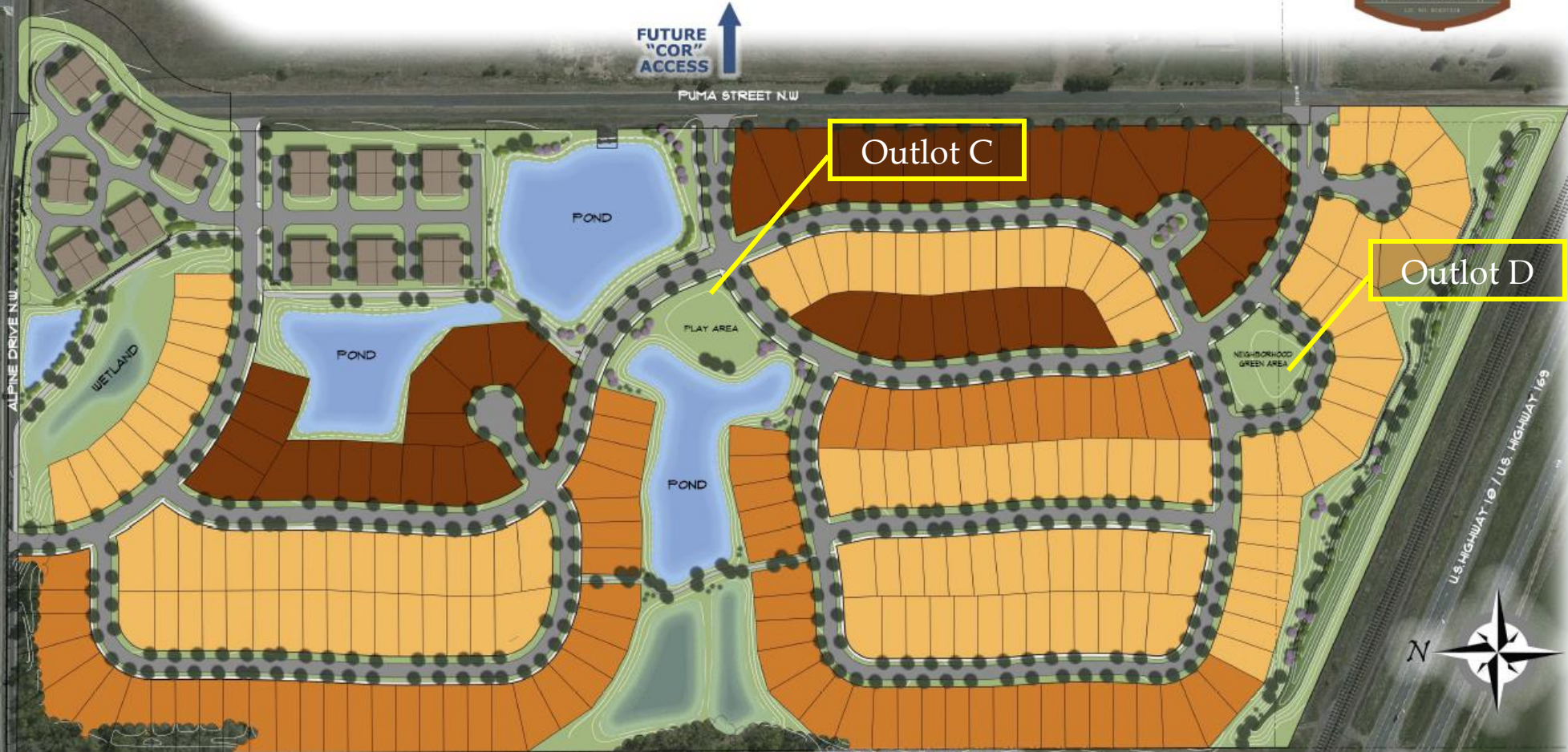


FUTURE "COR" ACCESS

PUMA STREET N.W

TO LAKE ITASCA PARK

ALPINE DRIVE N.W



Outlot D

Outlot C

U.S. HIGHWAY 10 / U.S. HIGHWAY 169



LINKS AT NORTHFORK GOLF COURSE

LEGEND

- 65' LOT
- 50' VILLA LOT
- 50' LOT



ramsey, mn

pearson farm



April 28, 2017

Tim Gladhill
Community Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Dear Tim –

As a part of the Riverstone preliminary plat submittal, the following lists the basic details of the park dedication proposal.

A portion of the park dedication fees to be paid by the developer, as a part of each phase of the community, is proposed to be credited back to the developer, in return for park improvements to be made by the developer within Riverstone. We request this proposal be presented to the Planning Commission and City Council for review and further discussion. There are a few points of clarity which are important to note, due to the previous discussions that have taken place with city staff and during the recent Council workshop.

- Riverstone will be unlike any residential neighborhood previously developed in the city of Ramsey, due to the mid-density style homes and the overall size of the community. With this in mind, the park dedication credit will not be setting a precedent. The majority of the lots have an area in range of 6,500 SF as compared to a standard single family lot, in the range of 10,000 SF. With much less yard space in each lot, park land can be easily justified at Riverstone. This neighborhood does not compare to single family neighborhoods with larger lots.
- The future Lake Itasca park will be a great nearby amenity to Riverstone. The concern is the unknown schedule of those park improvements and the distance the park will be away from the majority of homes to be built in Riverstone. From the center of the Riverstone neighborhood, Lake Itasca is approximately ½ mile away (as the crow flies). At this distance, families typically prepare for a walk to the park together, and it will take about 10 minutes to get there. The compact lots and significant size of the Riverstone community will demand park and open space that is a quick walk down the street. With the high number of children anticipated to live at Riverstone, they will want a neighborhood park they can run to close to home. The children can play on the playground or they can run around in the open space. It is anticipated that over 1,000 residents will live in Riverstone, with many being children.
- The city is not being asked to contribute outside funds to this park. The funding will come from the Riverstone community itself, as each phase develops. Upfront funding to build the park will be the responsibility of the developer. The park dedication fees will be credited to the developer until the total amount is reached. The credit is planned to take multiple years.
- The developer's original park credit proposal included park credits to fund the park located on Outlot D. The improvements to Park D are estimated to cost \$203,000. In an effort to meet concerns of city staff and make the proposal more desirable to the city, the developer has since revised the proposal to remove these improvements on

Capstone Homes, Inc.

14015 Sunfish Lake Blvd NW, Suite 400
Ramsey, MN 55303

Office: (763) 427-3090 Fax: (763) 712 -9060

Park D from the park credit request. Instead, the developer will now be responsible to fund all improvement costs for Park D. This area will be privately owned and maintained by the homeowners' association.

- Developer's financial obligations:
 - The total cost to develop the trail and Park C is estimated at \$665,410, of which city park dedication credits will be \$482,910, and the remaining balance of \$182,500 will be funded by the developer.
 - In addition to the cash funds above, the developer will forego revenue from 5 potential homes sales in the area of Park C, totaling \$1,500,000.
 - The offsite financial obligations by the developer for infrastructure on Puma and Bunker Lake Road are substantial, totaling over \$1,000,000. This reduces the ability of the developer to increase project funding.

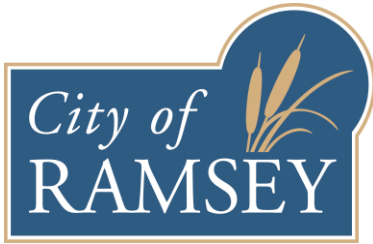
PROPOSAL

Outlot C is proposed to be a public park (owned by the city) with standard park improvements including a playground or play structures, pavilion, and benches. The lawn maintenance of this park is proposed to be completed by the HOA. The estimated capital budget for this park is listed below. This budget includes the cost of the regional trail corridor and neighborhood trail.

PARK C - PUBLIC	
PLAYGROUND	\$ 100,000.00
LANDSCAPING	\$ 100,000.00
LAND, 40,729 SF	\$ 23,375.23
PAVILLION	\$ 50,000.00
SIGN MONUMENT	\$ 15,000.00
PARKING	\$ 4,620.00
BENCHES (4)	\$ 7,680.00
TOTAL	\$ 300,675.23
TRAIL - PUBLIC	
LAND 42,924 SF	\$ 24,634.99
LANDSCAPING	\$ 37,500.00
CONSTRUCTION COST	\$ 83,375.00
RETAINING WALL	\$ 27,125.00
BENCHES (5)	\$ 9,600.00
TOTAL	\$ 182,234.99
GRAND TOTAL PUBLIC PARKS	\$ 482,910.22

Should the city determine it will only provide park credit for the trail corridors and not the park, the developer will be unable to proceed with the park option. The developer's plan would then be modified to add residential lots to the previous park location. If this is the ultimate direction from the city, the developer will continue to move forward with development, without Park C as a feature for the residents of Riverstone.

It is the hope of the developer, that the park proposal is accepted, so the Riverstone neighborhood is created to its maximum potential, to be a model neighborhood in the City of Ramsey for years to come.



Park Dedication equations/considerations for Outlot C, Riverstone Subdivision

Below are two (2) alternatives to Park Dedication *relating* to Outlot C.

Staff continues to support Park Dedication for the trail corridor which shall become a part of the future Lake Itasca Greenway between the Lake Itasca Community Park and The COR. The calculations are shown in this table provided by Capstone (the numbers have not been verified as yet). The first item, *Land shall not be identified as a cash amount for this 14' foot trail easement. If Capstone wishes Park Dedication credit, the acreage shall be credited, and the associated cash balance will be adjusted by the percentage of land the trail easement fulfils.

TRAIL - PUBLIC	
*LAND 42,924 SF	\$ 24,634.99
LANDSCAPING	\$ 37,500.00
CONSTRUCTION COST	\$ 83,375.00
RETAINING WALL	\$ 27,125.00
BENCHES (5)	\$ 9,600.00
TOTAL	\$ 182,234.99

1. Outlot C –Not Credit Eligible - Matches Existing Parks and Trail Plan and Park Development Policy – Staff can continue to support this alternative, as it is believed that Capstone will develop the mini-park as proposed without Park Dedication credit, thus serving their development, and accordingly not impact the City’s General Fund budget operational cost for park maintenance. However, if the mini-park is owned by the homeowners association, the public may be excluded. There can be a tangible benefit to a ‘recreational node’ alongside the future Lake Itasca Greenway.

- a. \$0 Credit
 - b. O & M impacts begin 2 + years (for Lake Itasca Park)
 - c. Lake Itasca Park (*development initiated in 1 – 5 years*)
 - i. Parking lot (and potential one-leg of round-a-bout)
 - ii. Canoe/Kayak kiosk
 - iii. Pier with seating at lake (existing CIP project)
 - iv. Playground Equipment
 - v. Pavilion
 - vi. Athletic Fields (future)
 - vii. Other
 - d. Splash Pad and Park Improvements in The COR (*development 2 – 5 years*)
 - e. Lake Itasca Greenway Improvements – east of Puma Street (*2 – 5 years*)
2. Outlot C or Park C – Primarily Credit Eligible – May 11, 2017 Staff Recommendation – provided the mini-park development ‘unique’ (nature-based play) and ancillary to greenway trail (either contiguous, or effective and safe pedestrian crossing of adjoining street). No land credit for the mini-park area is calculated under this scenario, as the developer is requesting the mini-park and deviation from the Park Plan and Park Development Policy. The land dedication for the mini-park (approximately one acre), is thoroughly consistent with the requirements of a Planned Unit Development (PUD), which is the land use mechanism under which Riverstone is to be developed.

Park C or Outlot C	Park Ded.
Nature Based Playground	\$100,000
Landscaping, irrigation (with H ² O feature for play area)	\$100,000
Pavilion	\$50,000
Parking (parallel to street)	\$4,620
Pedestrian safety treatments (50% Park Ded. 50% developer)	\$5,000
Benches(4)	\$7,680
Drinking fountain and mister w pet attachment	\$8,000
Water and sewer services/stubs (developers expense)	
Sidewalk(s) along Park C (developers expense)	
Total not-to-exceed Park Dedication credit amount	\$275,300

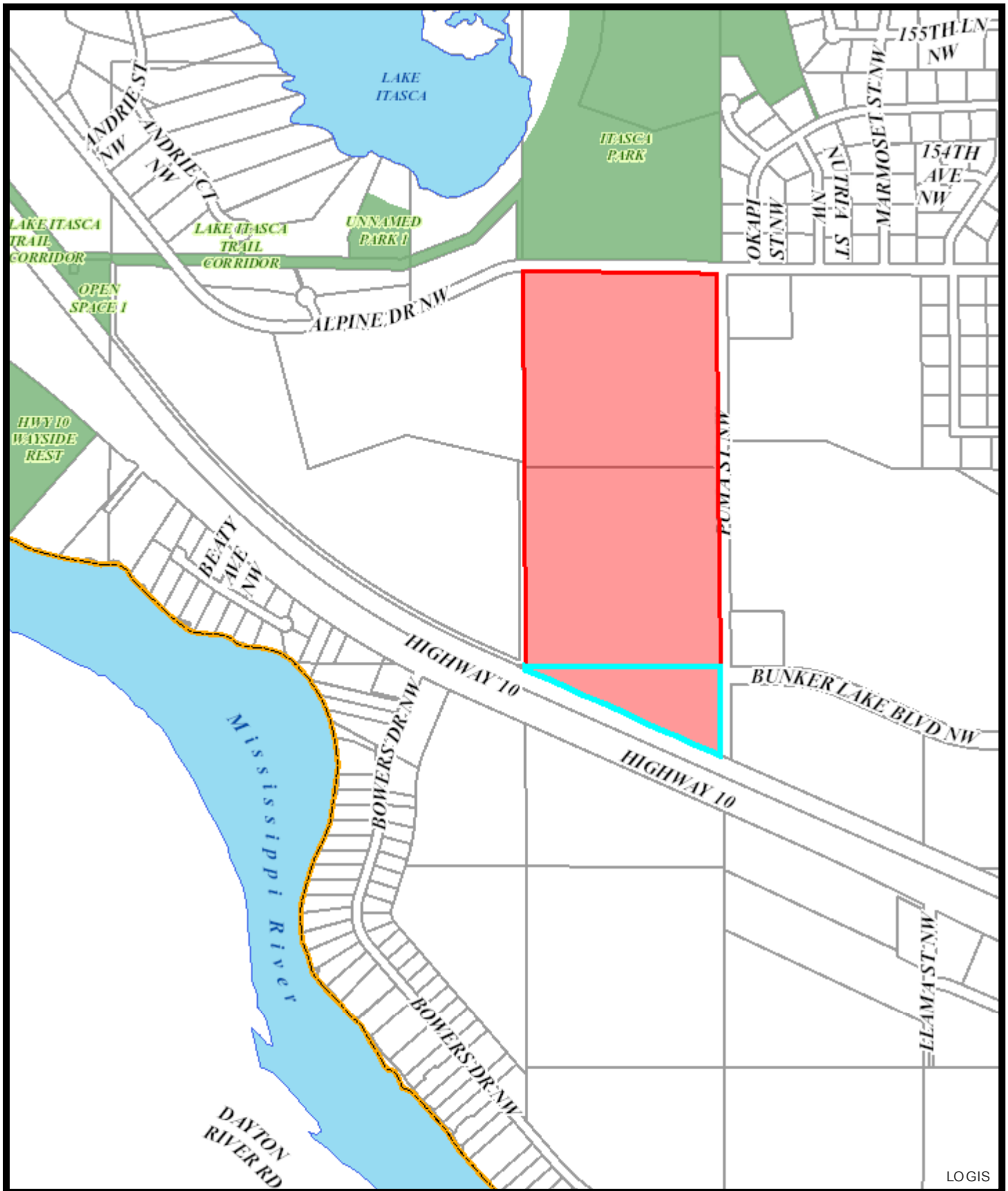
- a. Max Credit = \$275,300 (if other improvements are desired by the developer E.g. monument/sign, these shall be at the developers expense).

The Development Agreement (DA) shall specify that the park shall be developed as a Stage I improvement and be substantially complete by August 1st 2018. Additionally, all improvements and specifications shall be pre-approved by the City, with the Developer bearing all costs of bidding, administration, permitting (if any) as well as construction administration. The park construction agreement (DA) will be a reimbursable project, with the developer paying all cash Park Dedication owed, with the City issuing associated payment for each improvement as they are completed and accepted – for a total not-to-exceed amount of \$275,300.

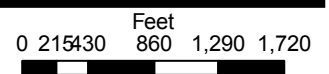
- b. O & M impacts: Development Agreement specifies homeowners association provides all mowing services, fertilization and fall or spring leaf pick-up. City forces provide all other maintenance.
- c. Lake Itasca Park (*development initiated in 3 – 10 years*)
 - i. Parking lot (and potential one-leg of round-a-bout)
 - ii. Canoe/Kayak kiosk
 - iii. Pier with seating at lake (existing CIP project)

Site Location Map

Riverstone

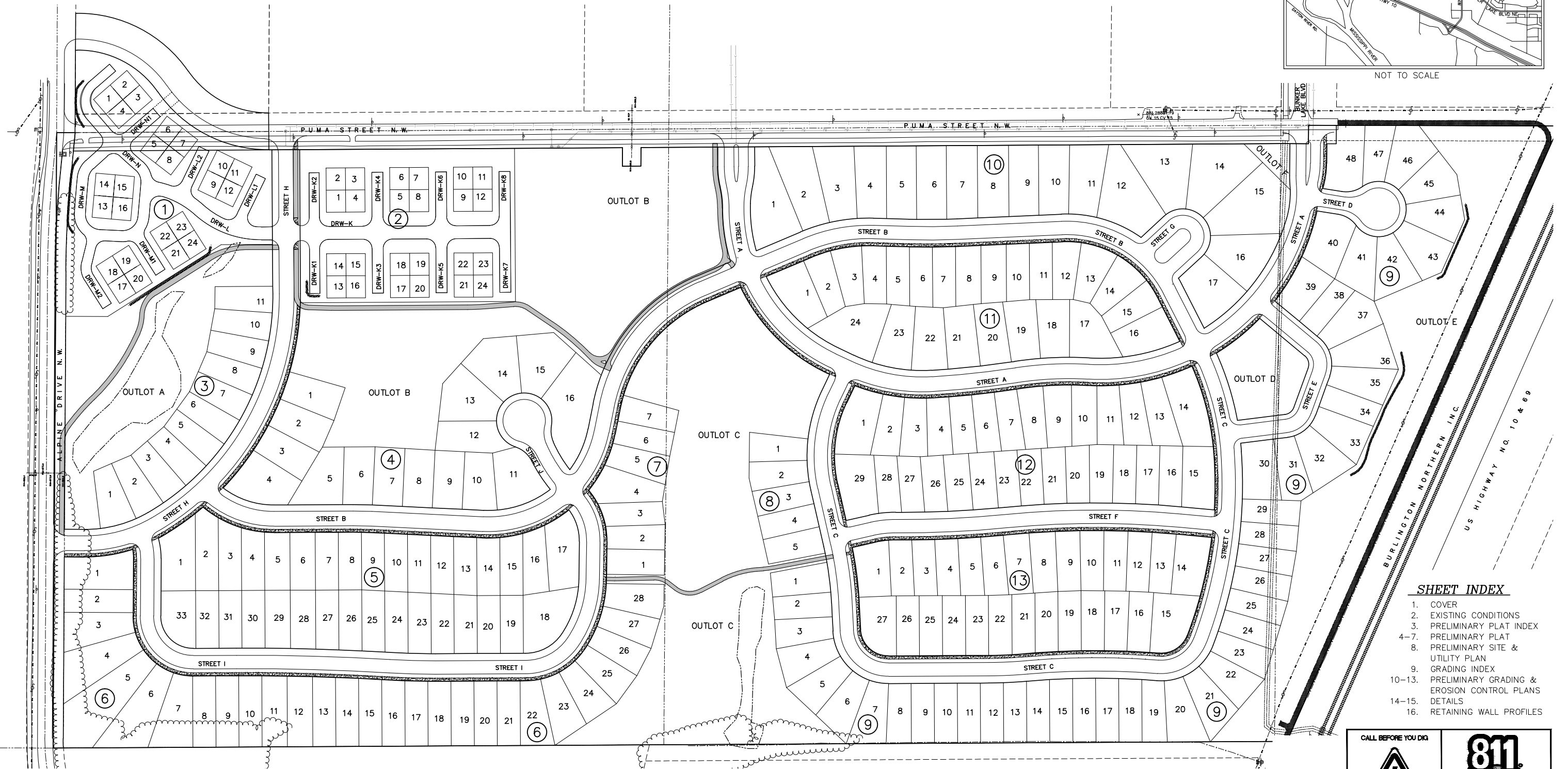
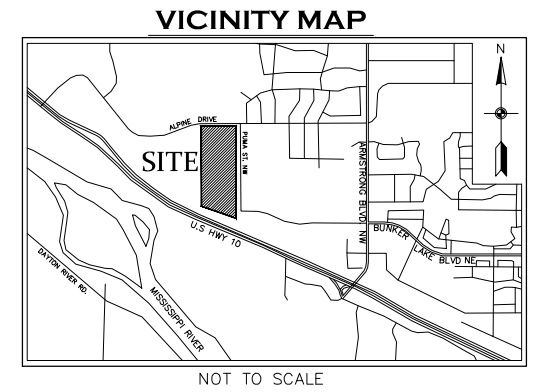


LOGIS



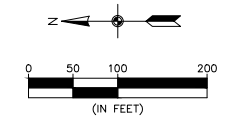
RIVERSTONE

RAMSEY, MINNESOTA



- SHEET INDEX**
1. COVER
 2. EXISTING CONDITIONS
 3. PRELIMINARY PLAT INDEX
 - 4-7. PRELIMINARY PLAT
 8. PRELIMINARY SITE & UTILITY PLAN
 9. GRADING INDEX
 - 10-13. PRELIMINARY GRADING & EROSION CONTROL PLANS
 - 14-15. DETAILS
 16. RETAINING WALL PROFILES

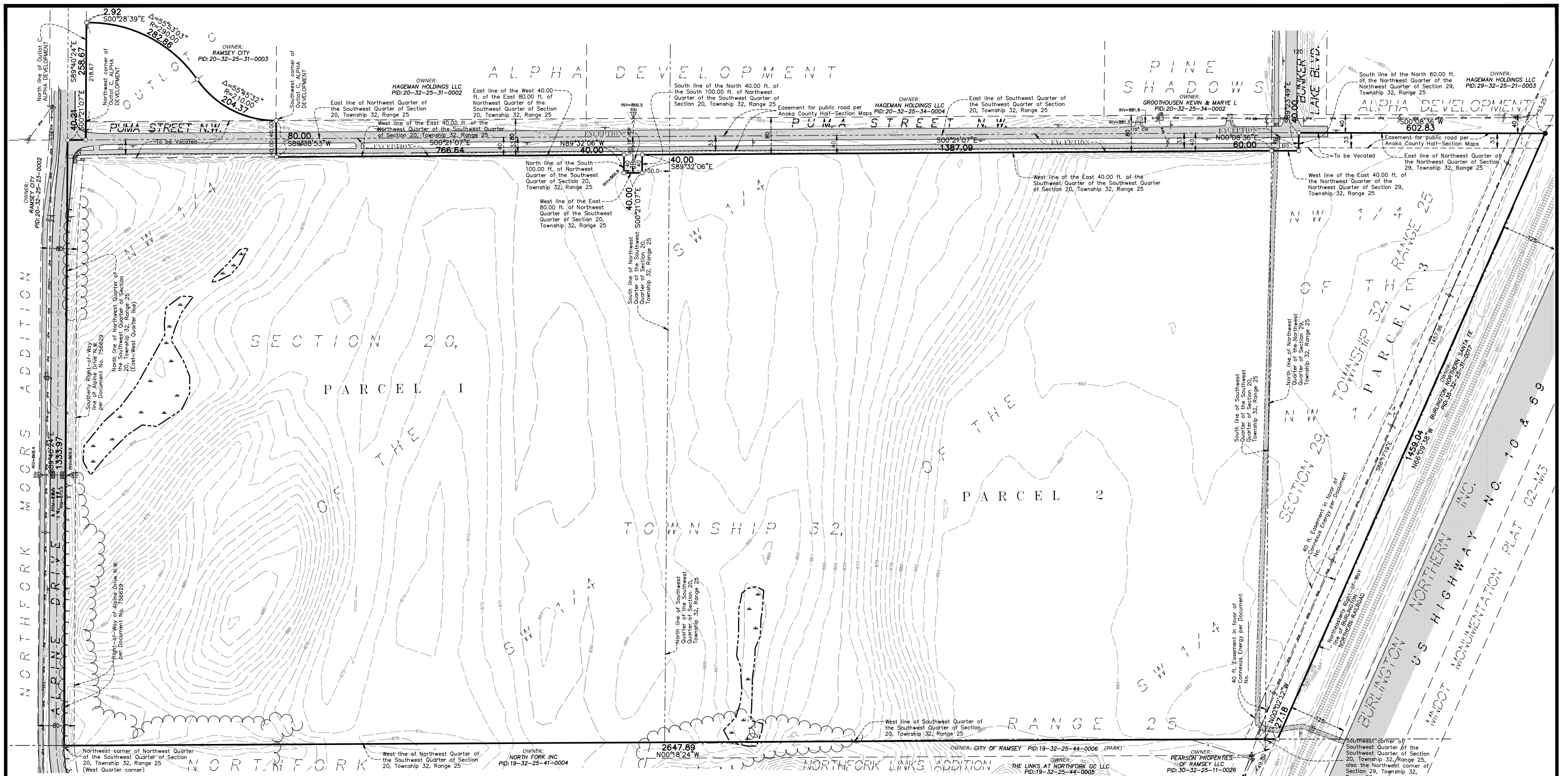
BENCHMARK	
1.	Anoka County Benchmark No. 3076 Elev. = 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev. = 899.499 (NAVD 88)



CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."



Parcel Description:
 (Per Schedule A of Title Commitment No. 1273, with a commitment date of October 12th, 2016 at 7:30 A.M., prepared by Old Republic National Title Insurance Company)

Parcel 1:
 The Northwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet of said Northwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, lying southerly of the westerly extension of the north line of Outlot C, said plot, and lying northerly of the following described line:

Parcel 2:
 The Southwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet thereof.

Parcel 3:
 The Northwest Quarter of Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying northeasterly of the northeasterly right of way line of Burlington Northern Railroad, EXCEPT the North 60.00 feet of the East 40.00 feet of said Northwest Quarter of Northwest Quarter.

(Proposed Legal Description, subject to City approved parcel subdivision)
 That part of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota lying westerly and northwesterly of the following described line:

Commencing at the Northwest corner of said Outlot C; thence South 89 degrees 40 minutes 24 seconds East, assumed bearing, along the North line of said Outlot C, a distance of 218.67 feet to the point of beginning of the line to be described; thence South 00 degrees 28 minutes 39 seconds East, 2.92 feet; thence southwesterly 282.86 feet along a tangential curve concave to the northwest, having a radius of 290.00 feet and a central angle of 55 degrees 53 minutes 03 seconds to a point of reverse curvature; thence continuing southwesterly 204.37 feet along a reverse curve concave to the southeast, having a radius of 210.00 feet and a central angle of 55 degrees 45 minutes 32 seconds to the Southwest corner of said Outlot C and said line there terminating.

(Proposed Legal Description, subject to City approved Right-of-Way Vacation)
 That part of Puma Street Northwest, as created and dedicated in the plat of ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of the westerly extension of the north line of Outlot C, said plot, and lying northerly of the following described line:

Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

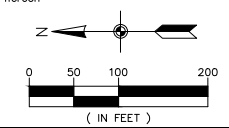
And

That part of the East 40.00 feet of the Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, lying southerly of the southerly right of way line of Alpine Drive NW as described in Doc. No. 756629 and lying northerly of the following described line:

Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

LEGEND

- - Denotes Anoka County Cast Iron Monument
- - Denotes Found Iron Monument
- - Denotes Set Iron Pipe, Marked with RLS 40361
- - Denotes Miscellaneous Sign
- ☐ - Denotes Electric Box
- ☐ - Denotes Catch Basin
- ☐ - Denotes Electric Meter
- ☐ - Denotes Telephone Box
- ⚡ - Denotes Utility Pole
- △ - Denotes Flared End Section
- - Denotes Hand Hole
- - Denotes Overhead Electric
- - Denotes Storm Sewer
- - Denotes Existing Fence as noted
- - Denotes Wetland delineated by Kjolhaug Environmental Services Company in 2016
- ▨ - Denotes Gravel Surface
- ▨ - Denotes Bituminous Surface
- - Denotes Existing 1 Ft. Contour
- - Denotes Existing 5 Ft. Contour



Carlson McCain
 environmental engineering surveying

3890 Pheasant Ridge Drive NE, Suite 100
 Blaine, MN 55449
 Phone: (763) 489-7900
 Fax: (763) 489-7959
 www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. BaLuff, L.S.
 Signature: **DRAFT**
 Date: 3/8/2017 License #: 40361

DRAWN BY: JAB
 ISSUE DATE: 3/8/2017
 Revisions:
 FILE NO.: 1308

RIVERSTONE DEVELOPMENT, LLC
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN, 55303

RIVERSTONE
 Ramsey, Minnesota

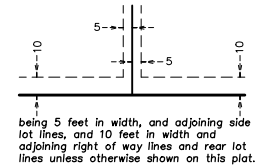
EXISTING CONDITIONS
 2 of 16

SITE DATA

TOTAL SITE AREA	±190.32 AC.	TOTAL MULTI-FAMILY AREA	±17.38 AC.
TOTAL ROW AREA	±16.77 AC.	NUMBER OF LOTS	48
TOTAL OUTLOT AREA	±20.67 AC.	NUMBER OF COMMON AREA LOTS	2
OUTLOT A	±2.73 AC.	MULTI-FAMILY LOT SIZE	±2,016 S.F.
OUTLOT B	±6.20 AC.	TOTAL SINGLE FAMILY AREA	±45.50 AC.
OUTLOT C	±6.39 AC.	NUMBER OF LOTS	245
OUTLOT D	±0.86 AC.	SMALLEST LOT	±6,056 S.F.
OUTLOT E	±4.58 AC.	LARGEST LOT	±19,592 S.F.
OUTLOT F	±0.11 AC.	AVERAGE LOT	±8,090 S.F.
TOTAL LOT AREA	±52.88 AC.	EXISTING ZONING	R-1, R-2, R-3, B-2
TOTAL NUMBER OF LOTS	293	PROPOSED ZONING	PUD
(SINGLE FAMILY AND MULTI-FAMILY LOTS)		UTILITIES	AVAILABLE
		GROSS DENSITY	3.24
		(SINGLE FAMILY + MULTI-FAMILY LOTS/	
		TOTAL SITE AREA)	

RIVERSTONE

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

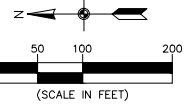


BENCHMARK	
1. Anoka County Benchmark No. 3076	Elev. = 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078	Elev. = 899.499 (NAVD 88)

Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

LEGEND

- - Denotes Anoka County Monument
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 1/4 inch rebar, marked with RLS 40361



LEGAL DESCRIPTION

Parcel Description:
(Per Schedule A of Title Commitment No. 1273, with a commitment date of October 12th, 2016 at 7:30 A.M., prepared by Old Republic National Title Insurance Company)

(Proposed Legal Description, which may be subject to City approved parcel subdivision)
That part of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, lying westerly and northwesterly of the following described line:

(Proposed Legal Description, which may be subject to City approved parcel subdivision)
That part of Puma Street Northwest, as created and dedicated in the plat of ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of the westerly extension of the north line of Outlot C, said plat, and lying northerly of the following described line:

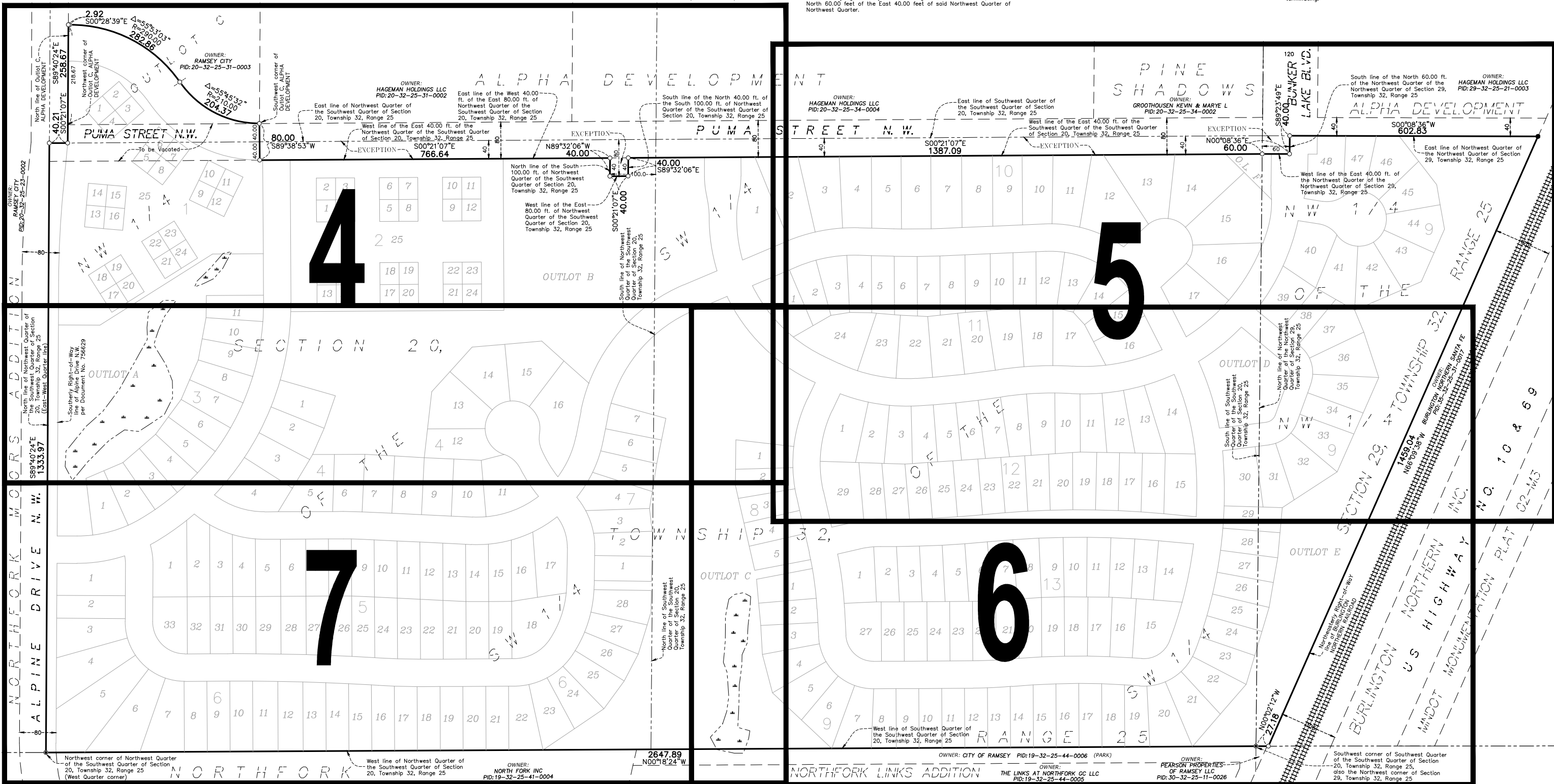
Parcel 1:
The Northwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet of said Northwest Quarter of Southwest Quarter lying southerly of the southerly right of way line of Alpine Drive as described in Document No. 756629, AND ALSO EXCEPT the North 40.00 feet of the South 100.00 feet of the West 40.00 feet of the East 80.00 feet of said Northwest Quarter of Southwest Quarter.

Commencing at the Northwest corner of said Outlot C; thence South 89 degrees 40 minutes 24 seconds East, assumed bearing, along the North line of said Outlot C, a distance of 218.67 feet to the point of beginning of the line to be described; thence South 00 degrees 28 minutes 39 seconds East, 2.92 feet; thence southwesterly 282.86 feet along a tangential curve concave to the northwest, having a radius of 230.00 feet and a central angle of 55 degrees 53 minutes 03 seconds to a point of reverse curvature; thence continuing southwesterly 204.37 feet along a reverse curve concave to the southeast, having a radius of 210.00 feet and a central angle of 55 degrees 45 minutes 32 seconds to the Southwest corner of said Outlot C and said line there terminating.

Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

AND
That part of the East 40.00 feet of the Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, lying southerly of the southerly right of way line of Alpine Drive NW as described in Doc. No. 756629 and lying northerly of the following described line:

Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.



Carlson McCain
 3890 Pheasant Ridge Drive NE, Suite 100
 Blaine, MN 55449
 Phone: (763) 489-7900
 Fax: (763) 489-7959
 www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota
 Print Name: Thomas R. Balluff, L.S.
 Signature: *DRAFT*
 Date: 03/08/2017 License #: 40361

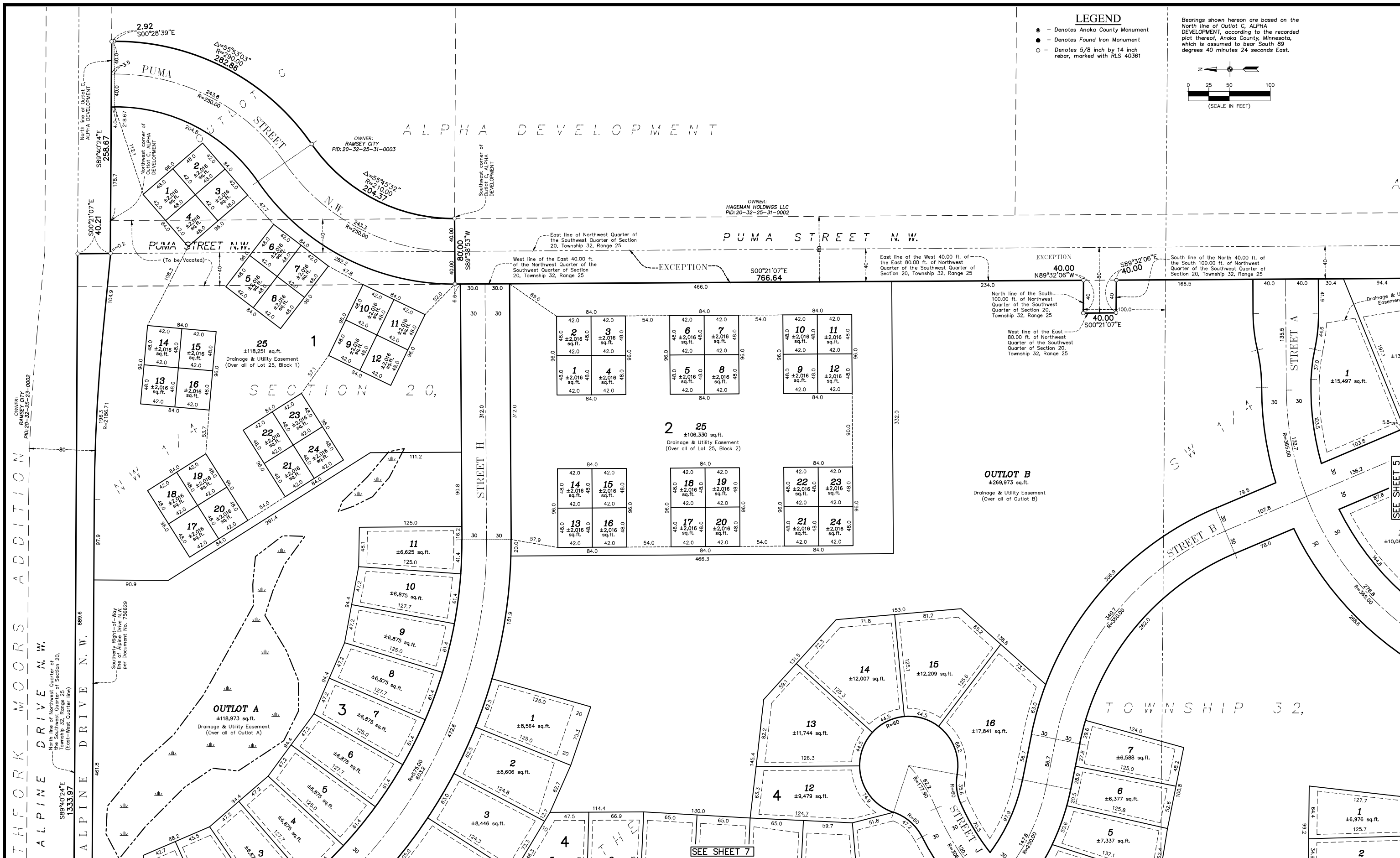
DRAWN BY: JAB
 ISSUE DATE: 03/08/2017
 FILE NO.: 1308

RIVERSTONE DEVELOPMENT, LLC
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN, 55303

RIVERSTONE
 Ramsey, MN

PRELIMINARY PLAT INDEX
 3 of 16

Save Date: 03/10/17 1:07 PM 6421 - 6440/6435 - ramsey site/cad c30/survey/6435_ppr-indoc.docx



LEGEND

- - Denotes Anoka County Monument
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361

Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

(SCALE IN FEET)

THE FORK MOORS ADDITION
 ALPINE DRIVE N.W.
 ALPINE DRIVE N.W.
 ALPINE DRIVE N.W.

Carlson McCain

- environmental
- engineering
- surveying

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 Date: 03/08/2017 License #: 40361

DRAWN BY: JAB
 ISSUE DATE: 03/08/2017
 FILE NO.: 1308

Revisions:

SEE SHEET 7

RIVERSTONE DEVELOPMENT, LLC
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN, 55303

RIVERSTONE
 Ramsey, MN

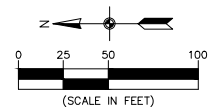
PRELIMINARY PLAT

4 of 16

ALPHA DEVELOPMENT

LEGEND

- Denotes Anoka County Monument
- Denotes Found Iron Monument
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361



Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

PINE SHADOWS

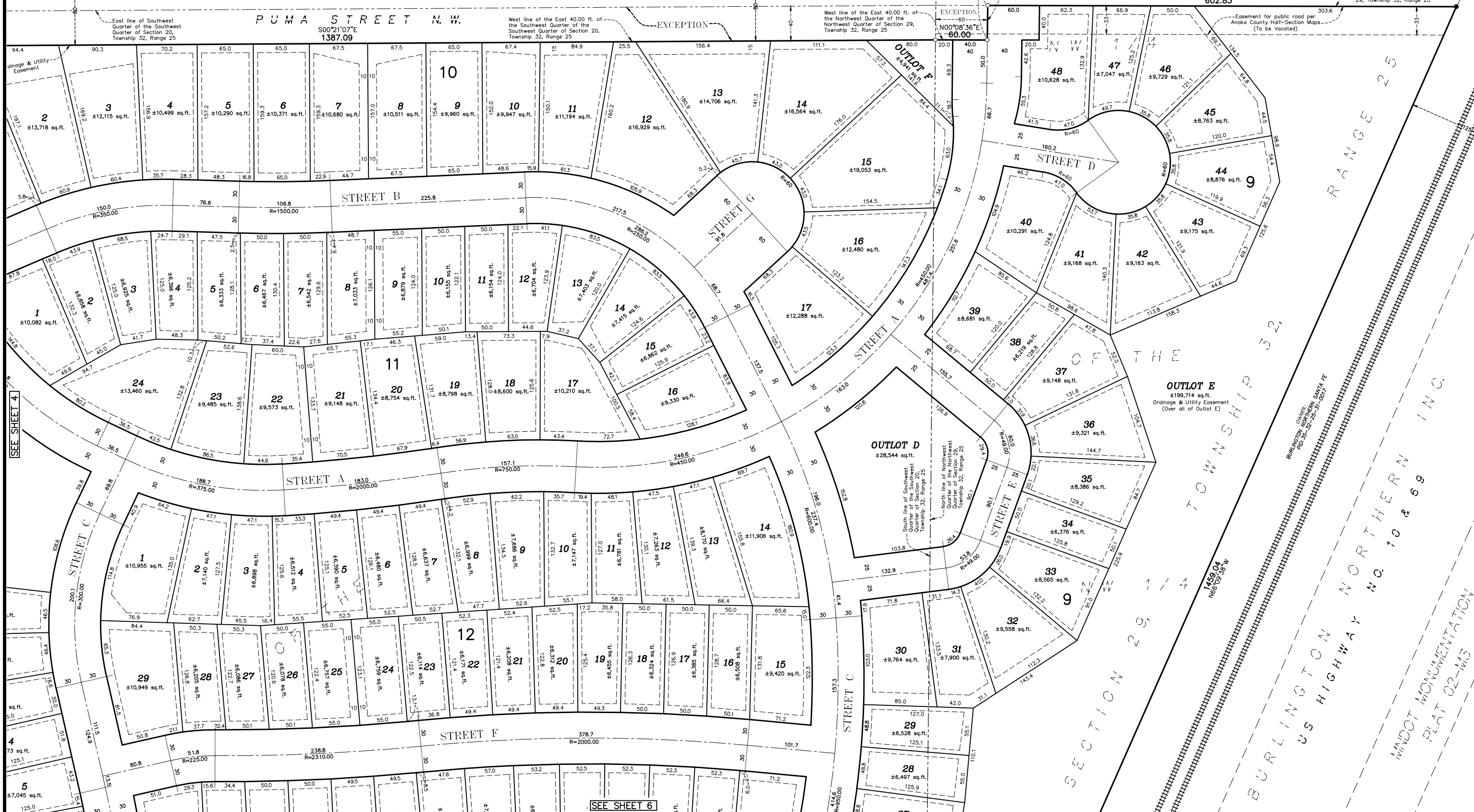
BUNKER LAKE BLVD.

ALPHA DEVELOPMENT

OWNER:
HAGEMAN HOLDINGS LLC
PID: 20-32-25-34-0004

OWNER:
GROOHOUSE KEVIN & MARYE L
PID: 20-32-25-34-0002

OWNER:
HAGEMAN HOLDINGS LLC
PID: 29-32-25-21-0003



SEE SHEET 4

SEE SHEET 6

Carlson McCain
 • environmental
 • engineering
 • surveying

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 Blaine, MN 55449
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Print Name: Thomas R. Balluff, L.S.
 Signature: DRAFT
 Date: 03/08/2017 License #: 40361

DRAWN BY: JAB
 ISSUE DATE: 03/08/2017
 FILE NO.: 1308

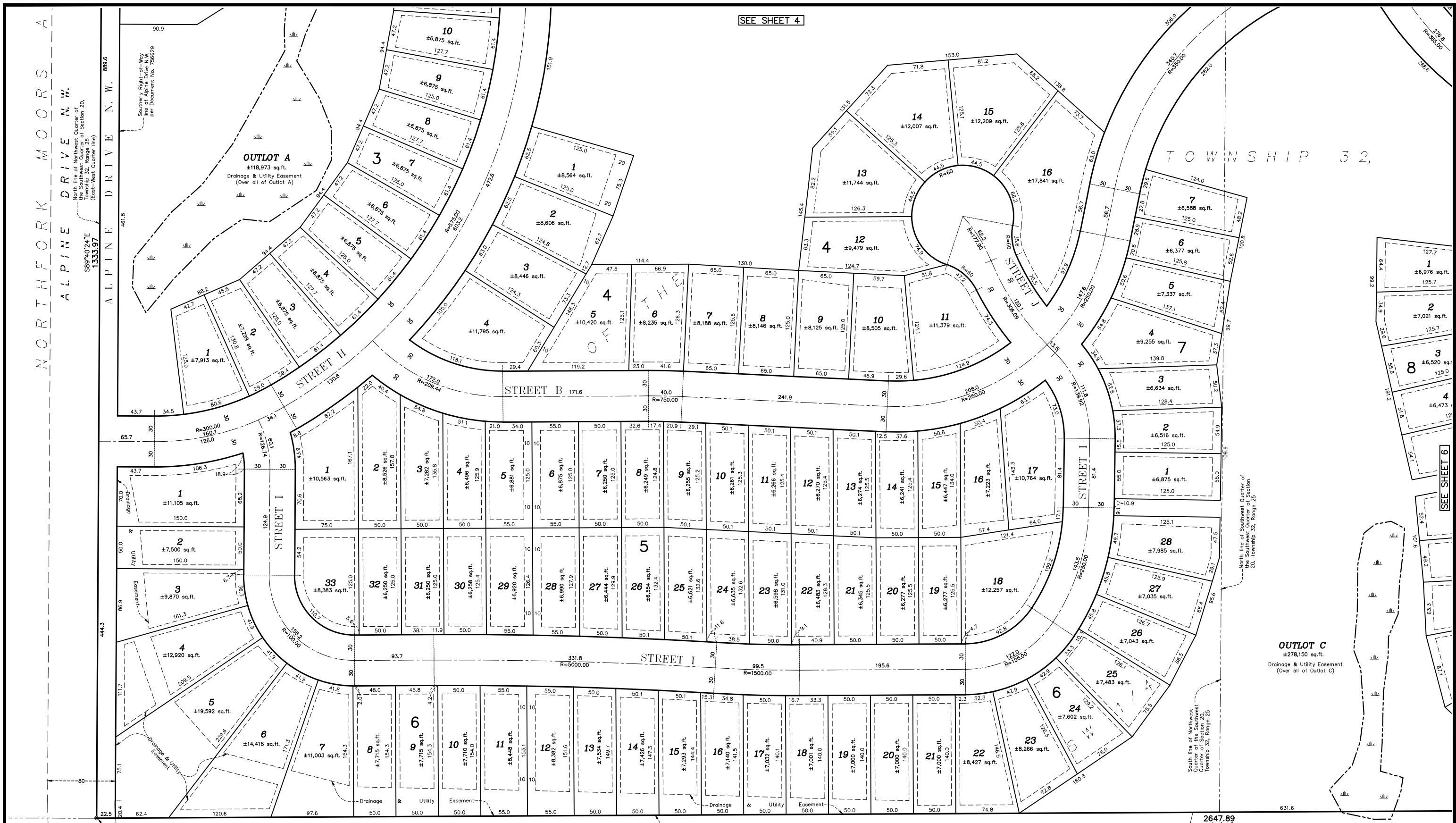
Revisions:

RIVERSTONE DEVELOPMENT, LLC
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN, 55303

RIVERSTONE
 Ramsey, MN

PRELIMINARY PLAT

5 of 16



SEE SHEET 4

TOWNSHIP 32,

SEE SHEET 6

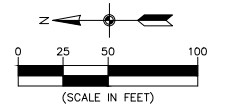
OUTLOT A
±118,973 sq.ft.
Drainage & Utility Easement
(Over all of Outlot A)

OUTLOT B
±278,150 sq.ft.
Drainage & Utility Easement
(Over all of Outlot B)

OUTLOT C
±278,150 sq.ft.
Drainage & Utility Easement
(Over all of Outlot C)

LEGEND

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Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

Northwest corner of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25 (West Quarter corner)

West line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

OWNER:
NORTH FORK INC
PID:19-32-25-41-0004

Carlson McCain
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- environmental
- engineering
- surveying

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Print Name: Thomas R. Balluff, L.S.
Signature: *DRAFT*
Date: 03/08/2017 License #: 40361

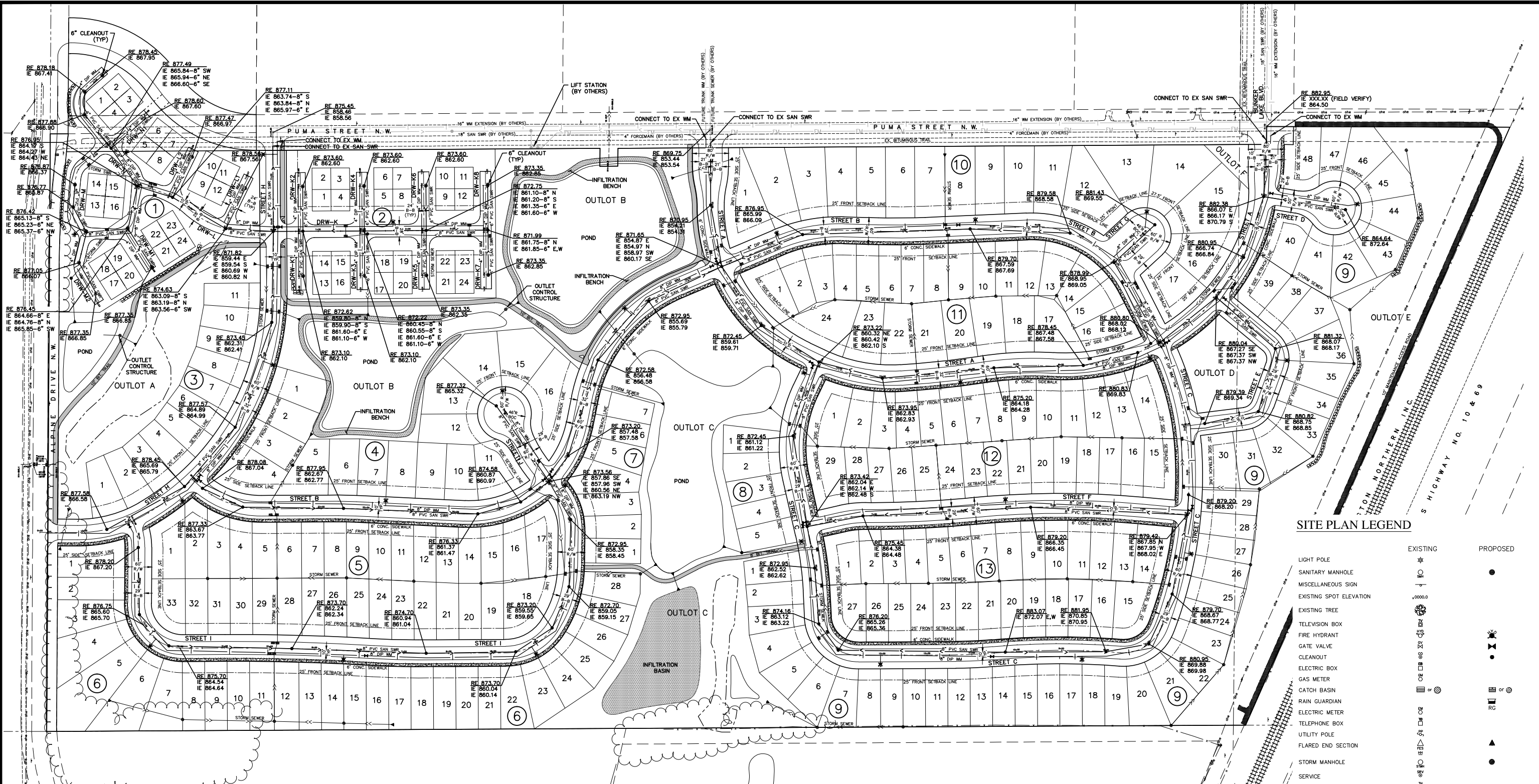
DRAWN BY: JAB
ISSUE DATE: 03/08/2017
FILE NO.: 1308

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN, 55303

RIVERSTONE
Ramsey, MN

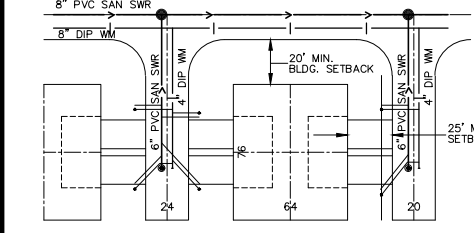
PRELIMINARY PLAT



SITE PLAN LEGEND

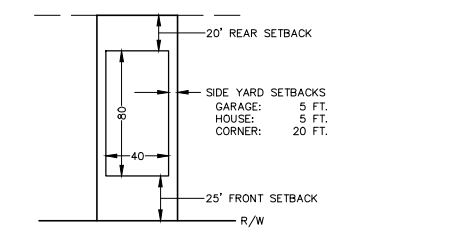
	EXISTING	PROPOSED
LIGHT POLE		
SANITARY MANHOLE		
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION		
EXISTING TREE		
TELEVISION BOX		
FIRE HYDRANT		
GATE VALVE		
CLEANOUT		
ELECTRIC BOX		
GAS METER		
CATCH BASIN		
RAIN GUARDIAN		
ELECTRIC METER		
TELEPHONE BOX		
UTILITY POLE		
FLARED END SECTION		
STORM MANHOLE		
SERVICE		
SOIL BORING/TEST HOLE		
RETAINING WALL		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
WATERMAIN		
SANITARY SEWER		
UNDERGROUND GAS		
STORM SEWER		
FENCE		
OVERHEAD ELECTRIC		
EXISTING FENCE AS NOTED		
CONCRETE SURFACE		
BITUMINOUS SURFACE		

TOWNHOME DETAIL



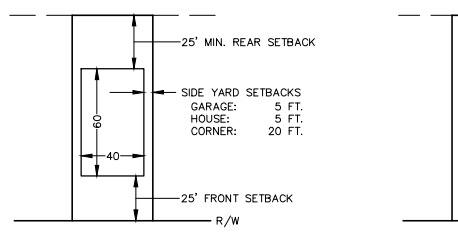
TYPICAL SERVICES SHALL BE:
 WATER: 1" COPPER TYPE K
 SEWER: 4" PVC SDR 26
 CURB STOP TO BE PLACED 10' BEHIND THE CURB.

50' VILLA LOT DETAIL



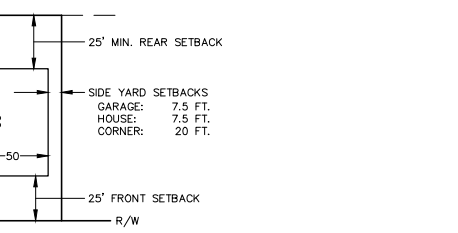
TYPICAL SERVICES SHALL BE:
 WATER: 1" COPPER TYPE K
 SEWER: 4" PVC SDR 26
 CURB STOP TO BE PLACED AT THE R/W

50' LOT DETAIL

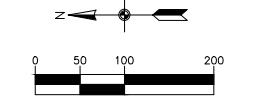


TYPICAL SERVICES SHALL BE:
 WATER: 1" COPPER TYPE K
 SEWER: 4" PVC SDR 26
 CURB STOP TO BE PLACED AT THE R/W

65' LOT DETAIL



TYPICAL SERVICES SHALL BE:
 WATER: 1" COPPER TYPE K
 SEWER: 4" PVC SDR 26
 CURB STOP TO BE PLACED AT THE R/W



BENCHMARK

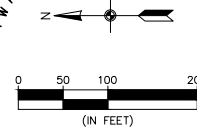
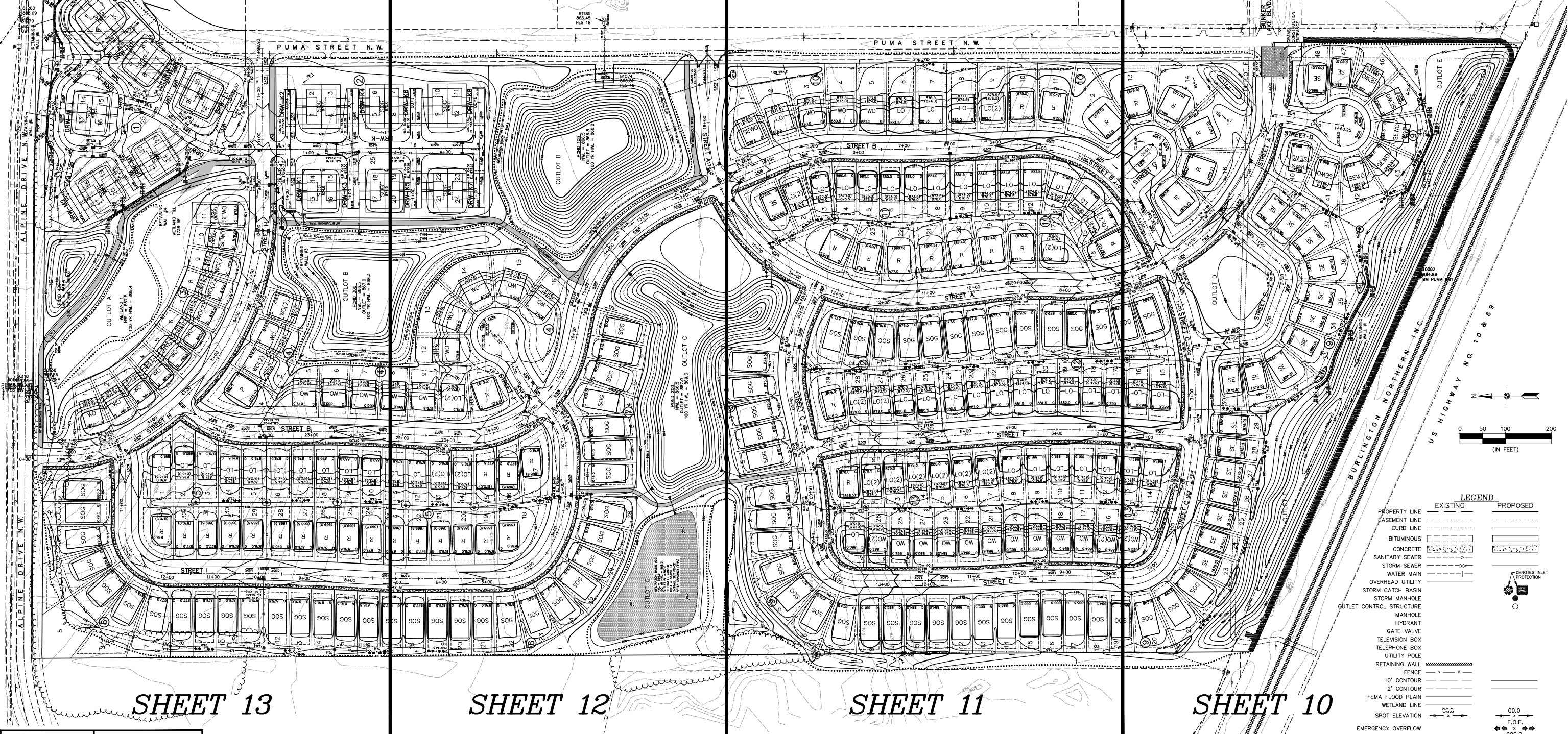
- Anoka County Benchmark No. 3076
Elev. = 890.186 (NAVD 88)
- Anoka County Benchmark No. 2078
Elev. = 899.499 (NAVD 88)

SHEET 13

SHEET 12

SHEET 11

SHEET 10



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
OUTLET CONTROL STRUCTURE	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEVISION BOX	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
RETAINING WALL	---	---
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
FEMA FLOOD PLAIN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
TREELINE	---	---
SOIL BORING	---	---
GRADING LIMITS	---	---
STORM CATCH BASIN	---	---
WETLAND BUFFER SIGN	---	---

WETLAND SUMMARY

WETLAND FILL = 1738 SF

NOTE: WETLAND FILL TOTAL IS LESS THAN THE DEMINIMUM AMOUNT; NO WETLAND REPLACEMENT WILL BE REQUIRED

CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of G/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

Carlson McCain

environmental
engineering
surveying

3890 Pheasant Ridge Drive NE,
Suite 100
Blaine, MN 55449
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Fax: (763) 489-7959
www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: **Brian J. Krystofak, P.E.**
Signature: **DRAFT**
Date: 3/08/17 License #: 25063

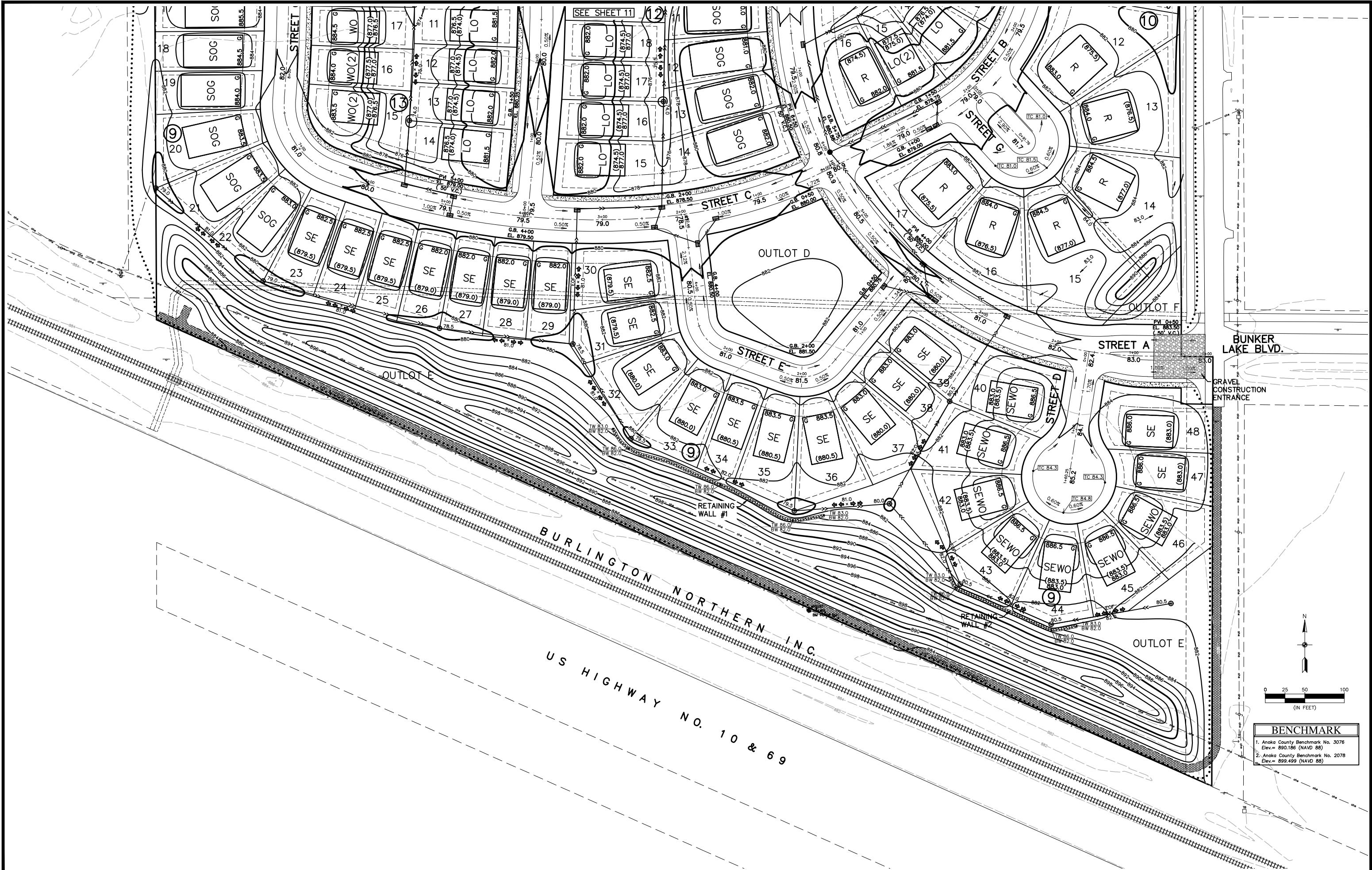
Drawn: **BJK**
Designed: **BJK**
Date: 3/08/17

Revisions:
1.

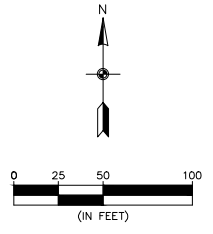
RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

GRADING INDEX



BUNKER LAKE BLVD.
GRAVEL CONSTRUCTION ENTRANCE



BENCHMARK	
1.	Anoka County Benchmark No. 3078 Elev. = 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev. = 899.499 (NAVD 88)

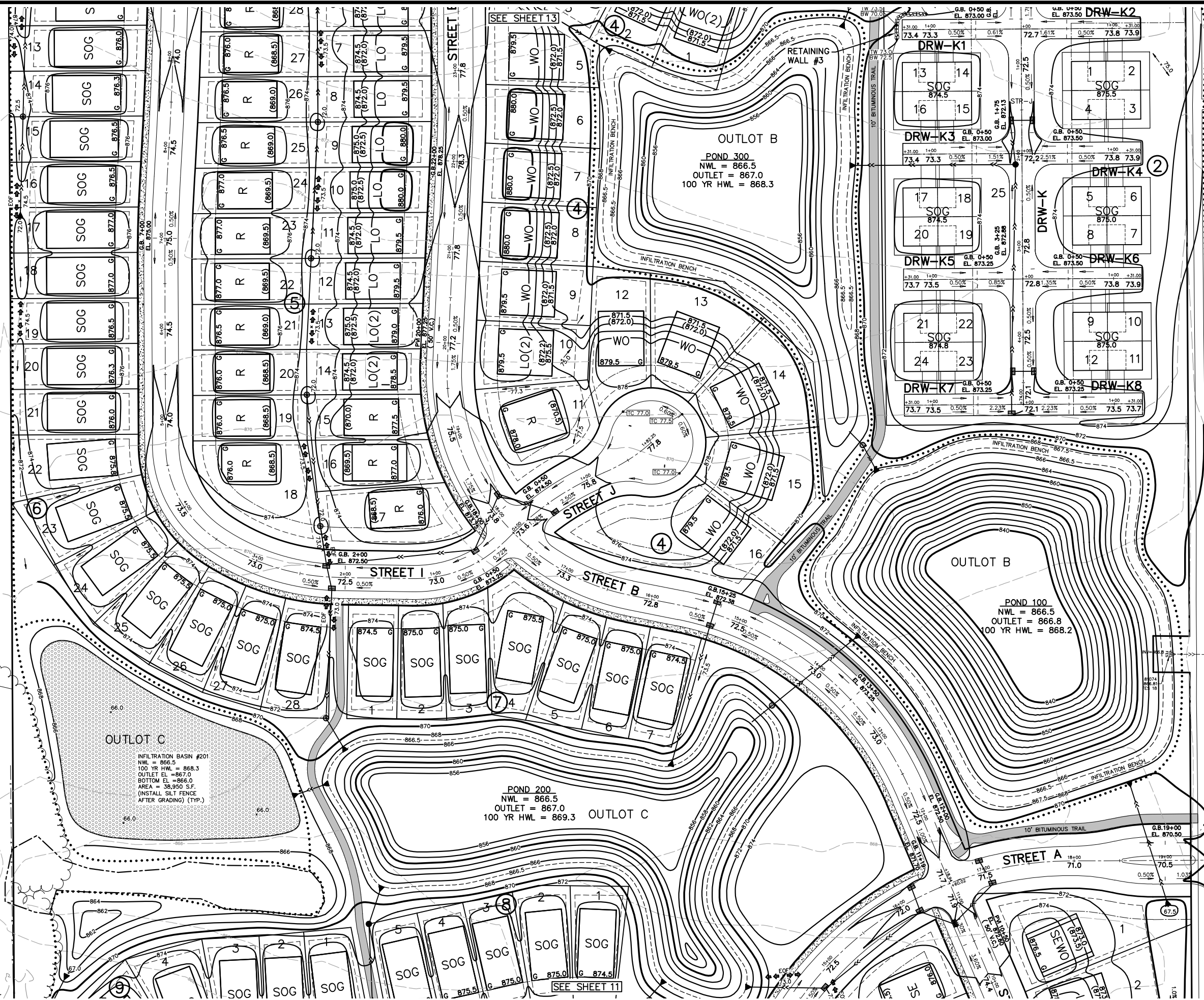
NWL = 866.5
 OUTLET = 867.0
 100 YR HWL = 869.3 OUTLOT C

SEE SHEET 12

SEE SHEET 10



BENCHMARK	
1.	Anoka County Benchmark No. 3076 Elev. = 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev. = 899.499 (NAVD 88)

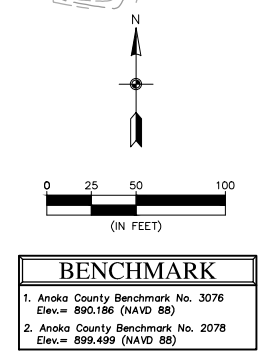


OUTLET C
 INFILTRATION BASIN #201
 NWL = 866.5
 100 YR HWL = 868.3
 OUTLET EL = 867.0
 BOTTOM EL = 866.0
 AREA = 38,950 S.F.
 (INSTALL SILT FENCE
 AFTER GRADING) (TYP.)

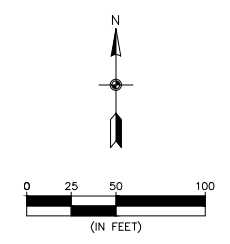
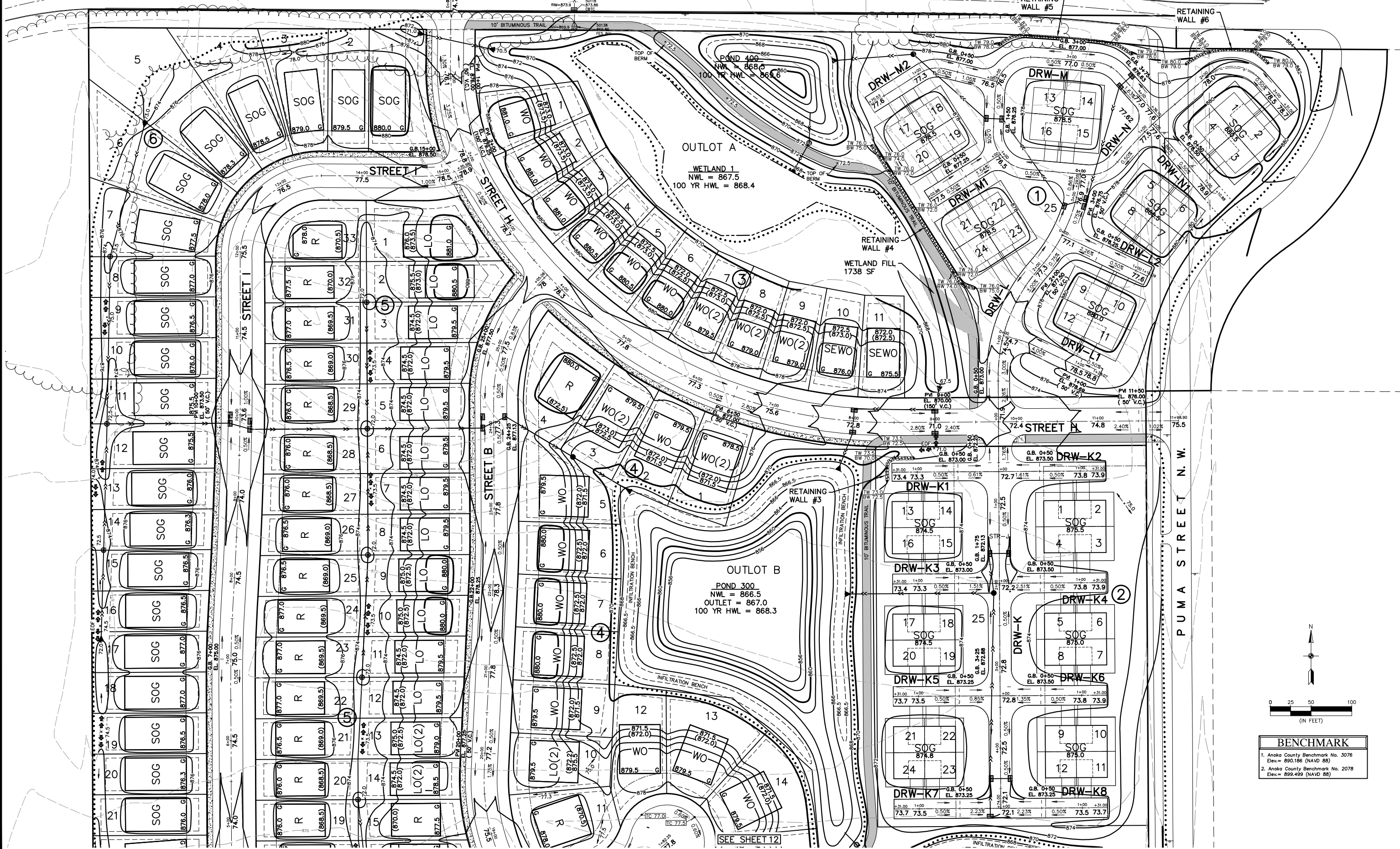
POND 200
 NWL = 866.5
 OUTLET = 867.0
 100 YR HWL = 869.3

POND 100
 NWL = 866.5
 OUTLET = 866.8
 100 YR HWL = 868.2

OUTLET B
 POND 300
 NWL = 866.5
 OUTLET = 867.0
 100 YR HWL = 868.3

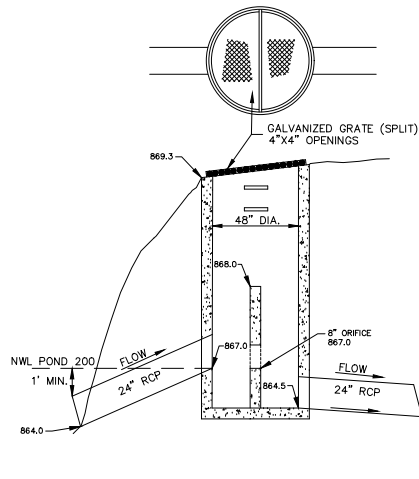


BENCHMARK
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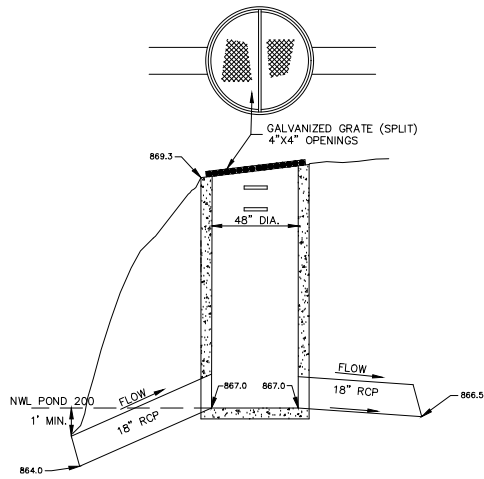


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1. Anoka County Benchmark No. 3076	Elev = 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078	Elev = 899.499 (NAVD 88)

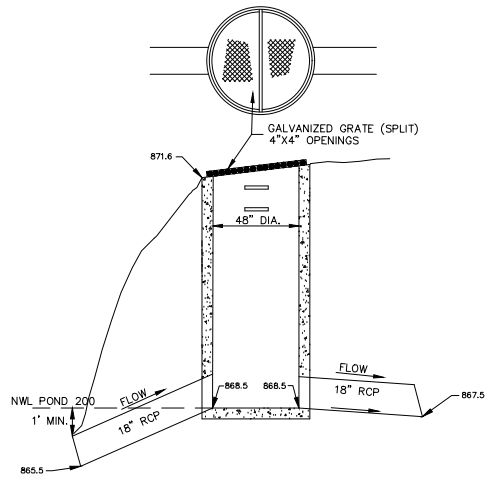
OUTLET CONTROL STRUCTURE POND 200



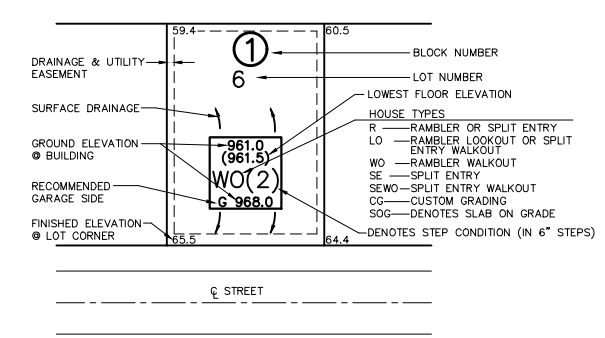
OUTLET CONTROL STRUCTURE POND 300



OUTLET CONTROL STRUCTURE POND 400



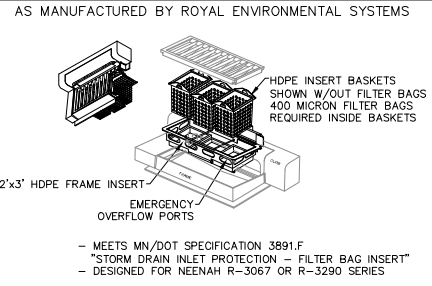
GRADING PLAN LOT KEY



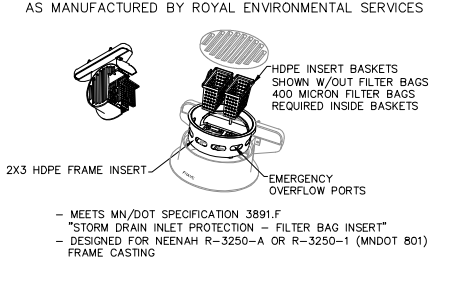
LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
OUTLET CONTROL STRUCTURE	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEVISION BOX	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
RETAINING WALL	---	---
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
FEMA FLOOD PLAIN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
TREELINE	---	---
SOIL BORING	---	---

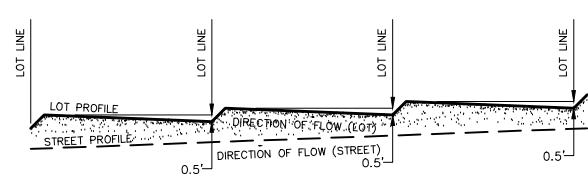
INFRA SAFE - 2'x3' DEBRIS COLLECTION DEVICE



INFRA SAFE - 27" DEBRIS COLLECTION DEVICE



LOT BENCHING DETAIL



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2005) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 14 DAYS.

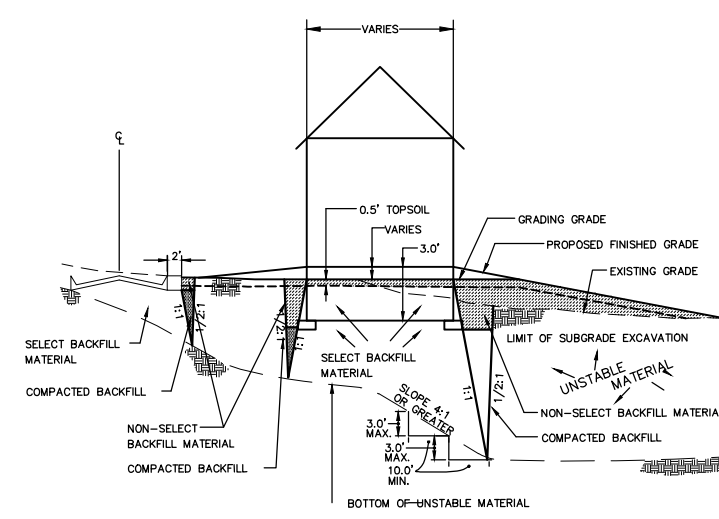
SEED: MNDOT MIXTURE 250 AT 70 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

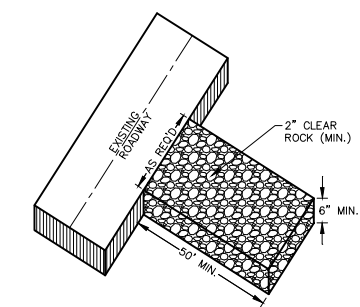
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 24-12-24 AT 300 POUNDS PER ACRE.

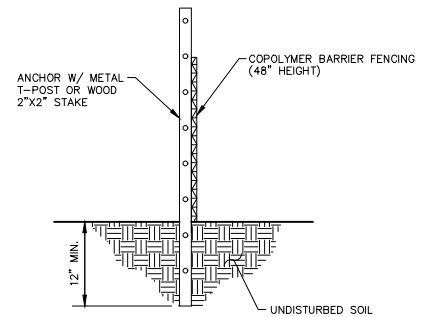
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE

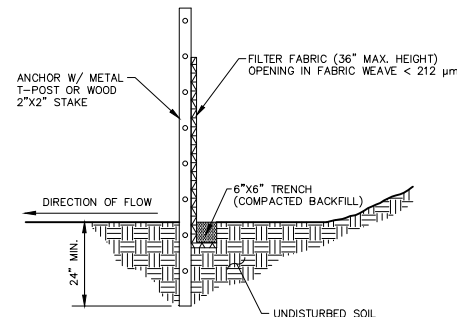


TREE FENCE



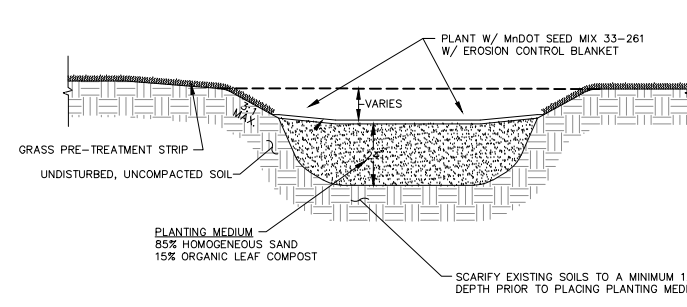
- NOTES:
- TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
 - ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
 - SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
 - SEE MNDOT SPECIFICATION 2572.

SILT FENCE

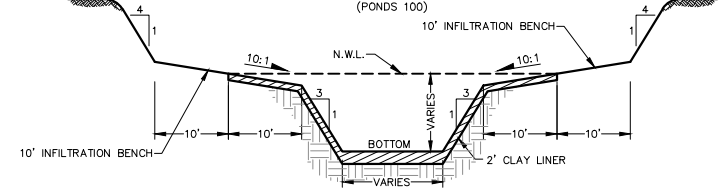


- NOTES:
- DIG A 6'x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
 - DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
 - POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
 - LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6'x6" TRENCH.
 - SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
 - SEE MNDOT SPECIFICATIONS 2573 & 3886.

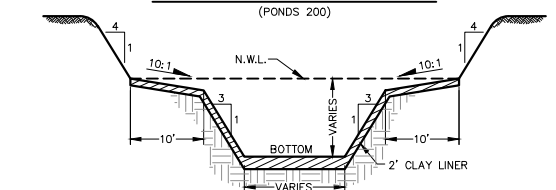
INFILTRATION BASIN



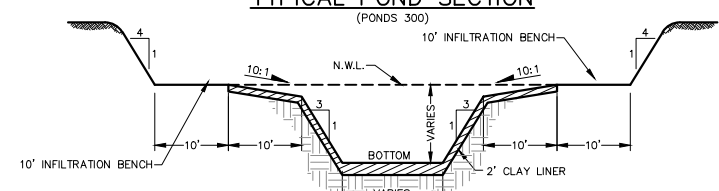
TYPICAL POND SECTION (PONDS 100)



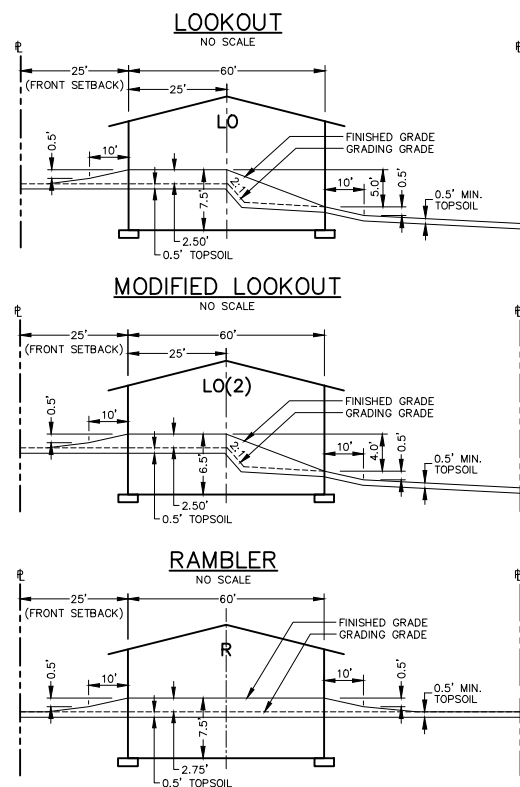
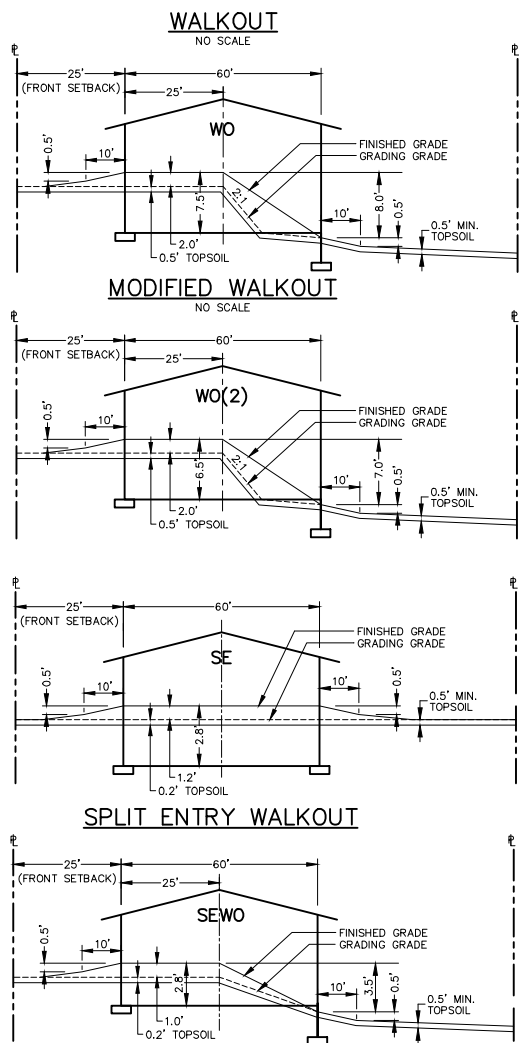
TYPICAL POND SECTION (PONDS 200)



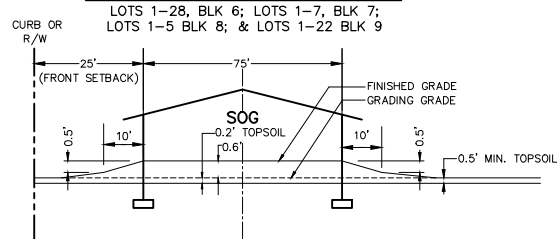
TYPICAL POND SECTION (PONDS 300)



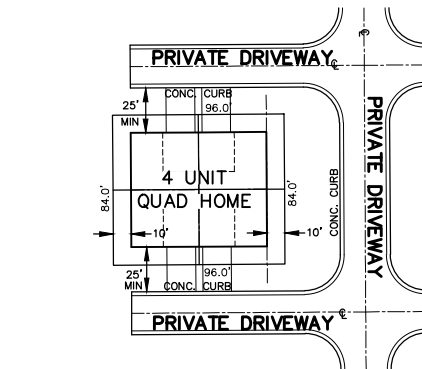
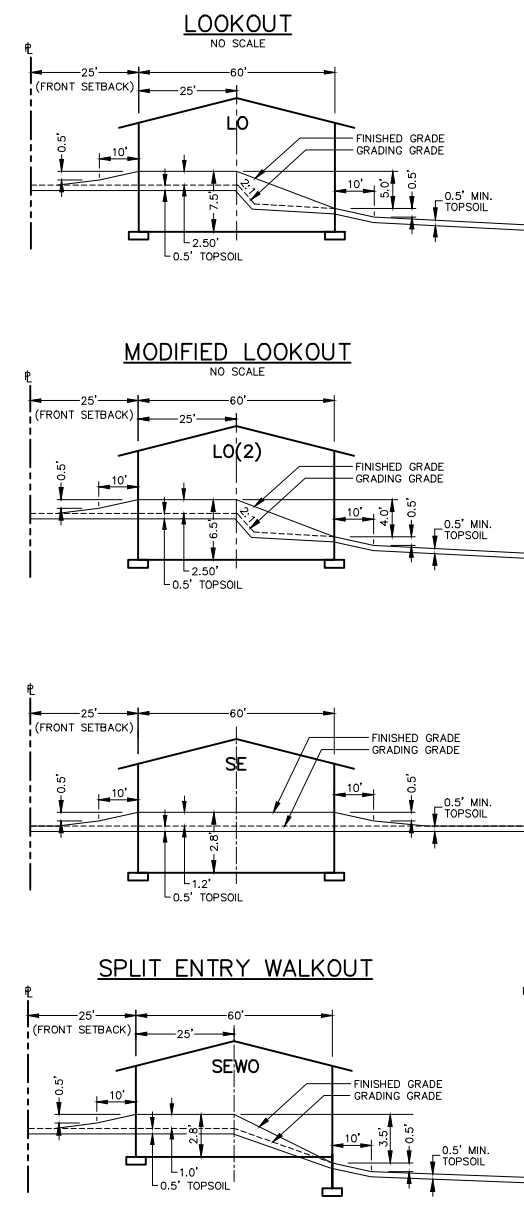
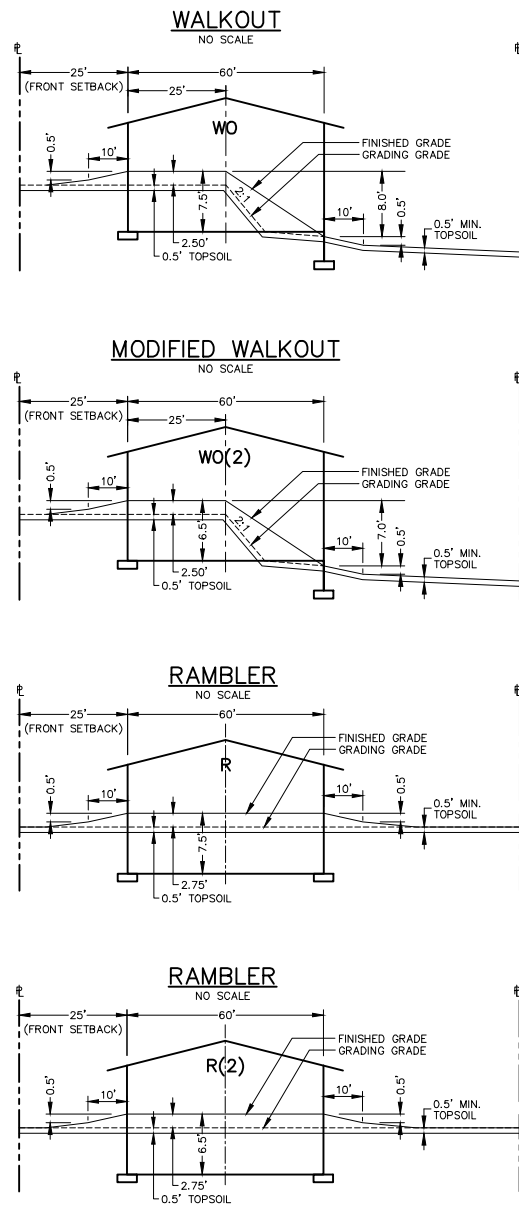
65' LOTS



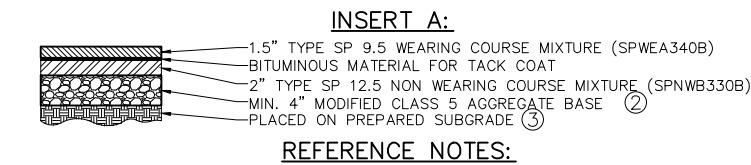
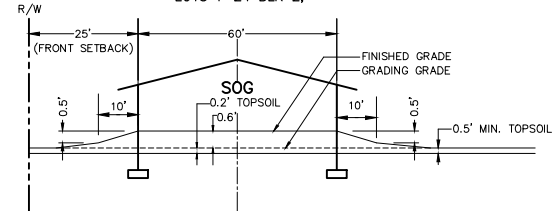
50' VILLAS
SINGLE FAMILY HOLD-DOWNS



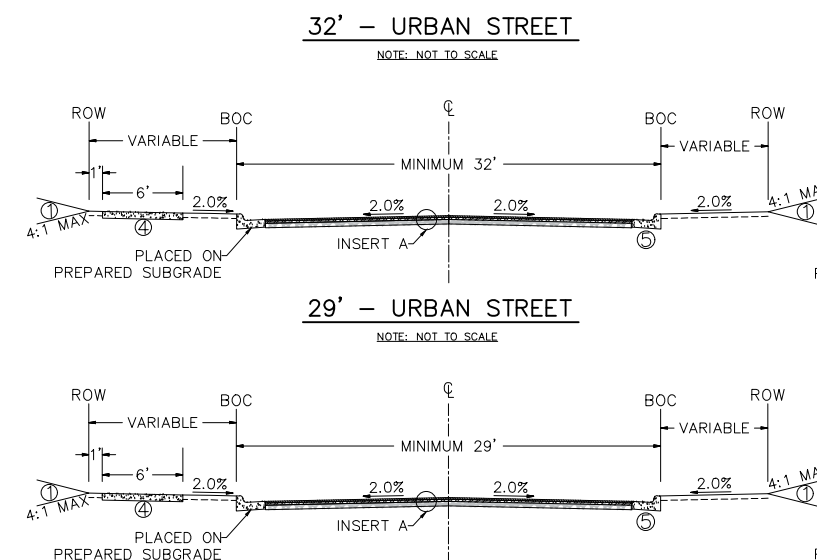
50' LOTS



QUAD HOMES
LOTS 1-24 BLK 1 &
LOTS 1-24 BLK 2;



- REFERENCE NOTES:
- GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
 - CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
 - CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
 - ALL SIDEWALKS SHALL BE 6" THICK, 6" WIDE, PLACED ON PREPARED SUBGRADE.
 - CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.



**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	3/31/17	PROJECT ADDRESS	14800 BLOCK PUMA ST NW
PROJECT. TITLE	RIVERSTONE ADDITION (SKETCH PLAN)		
PROJECT #	17-106		
DEPARTMENT:	Community Development – Planning Division		
TECHNICAL REVIEWER:	Name: Tim Gladhill, Community Development Director Phone: 763-433-9826 Email: tgladhill@cityoframsey.com		

We offer the following comments regarding your land use application. Staff is supportive of the proposed subdivision, subject to corrections to plans identified within this report and final review for compliance with future steps (Preliminary Plat and Final Plat). This sketch plan phase is a conceptual review that focuses on layout and general development standards, but not detailed grading, stormwater, and utility review.

Comprehensive Plan

Action Item: Comprehensive Plan Amendment required to change areas of High Density Residential and Commercial.

The City Council already authorized a Comprehensive Plan Amendment for the ‘Armstrong West’ area. The amendment will now enter Metropolitan Council review. Upon approval of the Comprehensive Plan Amendment, the entire site will be guided as Medium Density Residential. Please note that approximately 90% of the project site is already guided in this manner. The Comprehensive Plan Amendment adjusts two (2) minor areas based off of previous land use planning. In 2013, the City embarked on a minor Small Area Plan commonly referred to as Armstrong West. The proposed project is consistent with policy direction from that planning effort. Results of that process are attached under separate cover.

The Comprehensive Plan defines Medium Density Residential as areas that 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 [Zoning Code allows for range of 3 – 6 units per acre].

The fact that the project requires an amendment to the Comprehensive Plan and Planned Unit Development affords the City certain discretion in approving/not approving the project.

Permitted Uses

Action Item: Zoning Amendment required to be consistent with Comprehensive Plan Amendment noted above. Staff recommends utilizing a Planned Unit Development (PUD) due to the overall master plan for the project to be discussed below.

The project is being generally reviewed under the standards of the R-2 Residential District (this district implements the Medium Density Residential (MDR) designation of the Comprehensive Plan. The intent of the R-2 Residential District is to accommodate multiple dwellings at a density of three to seven dwelling units per acre and multiple-dwelling complexes within the 2002 MUSA. All lots created by subdivision located within the 2020 MUSA shall be serviced by sanitary sewer and municipal water. However, there are multiple residential types within the proposed project that make it difficult to apply one single zoning district to the project. Please note that one of the City's goal is to provide a variety of housing options for people at all life stages and income levels to encourage existing and future residents to stay in Ramsey throughout their lives and to achieve a balanced housing supply. One strategy identified in the Comprehensive Plan to achieve this is to continue to develop more affordable single family housing such as small-lot single family homes. The four (4) different types of housing proposed within the project include:

1. 65-foot-wide traditional single-family lot
2. 50-foot-wide traditional single-family lot
3. 50-foot-wide 'villa' lot (association maintained lawn care and snow removal)
4. 4-unit townhome building



Traditional Single-Family/Small-Lot Single Family Lots (65 foot width, 50 foot width)

Detached single-family lots are traditionally guided by the R-1 Residential District. However, the minimum lot width is 80 feet. The City has on multiple occasions allowed this style of development through the PUD process. Most recently, this was utilized for the Villages of Sunfish Lake Development (mid-2000s). These units do not meet the specific definition of detached townhomes in the R-2 Residential District, thus necessitating the need for a PUD, an appropriate tool.

Villa Lots

These would be classified as detached townhomes. The use is consistent with the R-2 Residential District. Please note that the definition of detached townhome within Zoning Code is slightly different than that of Building Code. Staff raises this point not to suggest any conflicts with the proposal, yet clarify for future steps (Building Permit Review).

Townhome Lots (Quad Units)

The use is consistent with the R-2 Residential District.

Layout

The following design standards are required for the various housing types proposed within the development. Please note that due to the variety of housing types, it is difficult to apply a single-set of layout standards to the project. Any perceived deviation to City Code appears to be reasonable with the utilization of a Planned Unit Development. A significant portion of the project area is being preserved for open space, a key component of a PUD Approval.

Continued on Next Page

Traditional Single-Family/Small Lot Single-Family and Villa Lots

Miscellaneous Standards	Attached and Detached Townhomes
Lot size	None
Minimum density (net)	3.0
Maximum density (net)	7.0
Lot width	None
Building setback from public street right-of-way	25 feet
Building setback from private street measured from back of curb	25 feet
Building setback from exterior development boundary line	30 feet 25 feet (detached)
Minimum separation between buildings, including any appurtenances thereto (i.e., patios, decks)	20 feet 15 feet (detached)
Parking node setback from exterior development boundary line	30 feet
Parking node setback from structure	15 feet
Maximum lot coverage	35%
Maximum building height (measured from mean ground level to mean gable)	35 feet
Accessory structure setback (measured from the development boundary line)	30 feet
Maximum number of units per structure	81 (detached)
Open space required	40% general open space 10% of which must be identifiable community space

The only deficiency in the above table would be the minimum separation between buildings. The Planning Commission and City Council have already seen this project in concept, and appeared generally supportive of the overall approach. The PUD appears to be an appropriate tool in this instance.

Continued on next page.

Townhome/Quad Units

Miscellaneous Standards	Twinhome or Quad
Lot size	7,000 square feet per dwelling unit
Minimum density (net)	3.0
Maximum density (net)	7.0
Lot width	50 feet
Front yard setback	30 feet
Side yard setback	10 feet
Side yard setback corner lot	30 feet
Side yard interior wall setback	0
Rear yard setback	30 feet
Maximum lot coverage for all principal and accessory buildings (excludes impervious or prepared surface)	35%
Maximum building height (measured from mean ground level to mean ground gable)	35 feet
Accessory structure setbacks:	
Front	30 feet or same as principal structure, which ever is greater
Rear	5 feet
Side	6 feet
Side corner	30 feet
Maximum number of units per structure	4

The only apparent deficiency to the above table is lot width, which is measured at approximately 45 feet. There appears to be sufficient space in the common area to widen the individual lots without impacting the proposed buildings themselves.

Action Item: Adjust the lot widths of the quad units to 50 feet.

Continued on next page.

Architectural Standards

The R-2 Residential District has increased architectural design standards when compared to the R-1 Residential District. The current submittal does not include architectural renderings. The PUD approval process does require this step.

Action Item: Submit architectural renderings for all unit types. Master Plans for model types must be approved by the Planning Commission and City Council. Please note this requirement for future building permit submittals. We encourage you to submit all desired model types in advance to avoid delays in building permit review. Please note, individual permits meeting the requirements of the Building Code Master Plan process can be reviewed. Each individual permit does not need to be reviewed by the Planning Commission and City Council. Minor adjustments to master plan floor plans is acceptable.

Street Widths and Design

The proposed street widths are deficient of minimum width standards for the City (32 foot wide streets). Staff continues to debate the pros and cons of this approach. This approach was utilized in the Village of Sunfish Lake Addition. The City's Public Safety and Public Works Maintenance Teams have expressed concern with this design due to maneuverability. On the other hand, Staff also sees other benefits.

The intersection of Street H and Alpine Drive is deficient in pedestrian safety. The current recommended strategy is a roundabout in this location and would include a cost share. The proposed intersection has been identified as a concern due to sight lines, geometry, and pedestrian safety. The intersection will also serve as an entrance to future Lake Itasca Park.

The project also requires execution of the Armstrong West Arterial/Collector Infrastructure Project. This topic was discussed at the March 28 City Council Work Session. This topic will be discussed as part of Preliminary Plat.

Action Item: Either 1) amend the proposal to 32 foot street widths or 2) provide a narrative outlining the benefits of 29 foot street widths. This is for public streets only. Private streets must meet the minimum design requirements of the R-2 Residential District.

Action Item: Amend the plan set to include a roundabout at the intersection of Street H and Alpine Drive –OR- propose an equivalent approach that improves sight line and pedestrian safety.

Stormwater Pond

Based on projects with similar stormwater pond size and depth, Staff anticipates some concerns regarding safety to be raised by Planning Commission. Plans should be updated to better reflect the fact that these are intended to be lined ponds that hold water as an amenity. We also encourage you to be prepared to discuss stormwater safety, especially along public trails and compliance with stormwater regulations. Since this is not Preliminary Plat review, Staff has not finalized our recommendations on this matter.

Development Fees

Standard Development Fees are due on the plat. You have indicated a desire to obtain certain Park Dedication and Trail Development Fee Credit for the open space and trail areas. Staff's recommendation is that trail easement and trail construction for the Lake Itasca Greenway internal to the site is eligible for Park Dedication Credit. Staff does not recommend credit for the private (not City owned) open space areas (Outlot C and Outlot D). However, the City Council has noted that they would be open to additional options for parks.

This topic will be discussed further in May during Preliminary Plat Review.

Environmental Review

An Environmental Assessment Worksheet (EAW) is mandatory by the State of Minnesota for this project. A draft has been completed and is available for review. The City Council will consider authorizing distribution for official comment period later in April or early May. Staff has completed an initial review, and has determined this EAW to be incomplete. Minor updates and revisions are required before distribution. The draft EAW is included in the Planning Commission packet.

Policy Document

During concept plan phase (unofficial review), the City prepared a Policy Document to guide discussions between Staff and Developer. This document is included as reference.

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	MARCH 29, 2017	PROJECT ADDRESS	WEST OF PUMA STREET, SOUTH OF ALPINE DRIVE
PROJECT. TITLE	RIVERSTONE		
ESCROW #	115626		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

The Engineering Department offers the following comments regarding the Sketch Plan Exhibits for Riverstone. The submittal consists of 16 sheets prepared by Carlson McCain dated March 8, 2017. The submittal included a document with the stormwater summary and geotechnical report. This review also covers the draft EAW submitted for this project.

General comments:

- 1. A legend must be shown on all sheets. All symbols used on that sheet must be added to the legend for the sheet. A scale must be shown on all sheets.**
2. All sidewalks in public right-of-way must be shown as 6 feet wide and 6 inches thick.
3. Class 5 shall meet the Ramsey modified gradation. This gradation must be included in the details.
4. Plan readability – Proposed sanitary sewer lines and symbols, and watermain lines and symbols must be the most prominent items on the sewer and water sheets. Proposed storm sewer lines and symbols must be the most prominent on the storm sewer sheets. Proposed curb lines, sidewalks and pedestrian ramps must be the most prominent lines on the street sheets. All other lines on the sheet must be screened so the lines and symbols for proposed features stand out. This includes the symbols in the legends which must match the plan view in size, pattern, weight, and color.
- 5. Underlying lines must be broken where they are under text boxes to enhance readability. Underlying text must be moved so there is not text on text.**
6. Move the typical street section to one of the Street/ Storm Sheets.
7. Add match lines and continuation notes to all sheets where part of the street is shown on a different page. Station numbers must be darker in plan view. Lines must be broken under the match lines.
8. Each pedestrian ramp requires a specific detail with walk/ trail width, ramp slope, landing pad slope, spot elevations and number of truncated domes.

9. Final plat documents must have plan and profiles for streets, sanitary sewer, storm sewer and watermain. Plan view must be shown for all pipes extending outside of the right-of-way.

Sheet Specific Comments:

Sheet 4:

1. A drainage and utility easement must be dedicated along Puma Street for the future Lift Station. See additional comments on utility plan.

Sheet 8:

1. The future lift station must be placed in a drainage and utility easement outside of the public right-of-way. The lift station must have a driveway access from Puma Street.
2. Water valves must be added mid-block near Lot 14, Block 9, Lot 8, Block 13, Lot 7, Block 12, Lot 14, Block 6, Lot 10, Block 5 and Lot 8, Block 11.
3. The manhole information for the structure near Lot 43, Block 9 is not correct. The rim and invert elevations are reversed. The invert elevation is lower than the downstream invert.
4. Rim and invert elevations are required on the proposed sanitary sewer in Puma Street. The responsibility for construction of this line and the lift station has not been determined; however, design information must be shown on this plan to ensure that the proposed line will function properly.
5. Watermain must be placed on the north side or east side of the road. The location must be changed adjacent to Block 6.
6. Sanitary sewer north of the lift station can be 8", not 18" diameter pipe.

Sheets 10-13:

1. The grading plan must be revised to achieve the following separation distances per the Lower Rum River Watershed Management Organization rules (LRRWMO).

The lowest floor elevation of all development, including basements, must be at least 3 feet above the highest anticipated ground water table, 2 feet above the designated or designed 100-year flood elevation, or 1 foot above the emergency overflow, whichever is higher.

This requirement may be waived if evidence that a lesser separation can be achieved is:

- submitted and certified by a geotechnical engineer
- reviewed and approved by the city engineer or other party designated by the city engineer, and
- approved by the LRRWMO.

If this process is pursued, the developer should consult with the LRRWMO Engineer before beginning the study to discuss acceptable methodologies.

Stormwater Management Plan:

1. The proposed conditions section states 27.3 acres of new impervious will be created. The next paragraph states 35 acres of new impervious will be created. The locations of these areas must be identified in plan view.
2. The proposed infiltration areas do not meet the LRRWMO criteria for infiltration as outlined below:
 - a. The volume to be infiltrated must be retained in the basin prior to any discharge leaving the basin. The large infiltration basin does not retain any water prior to discharge leaving the pond.
 - b. The bottom of the basin must be at least 3 feet above the ground water level, The infiltration benches do not meet this separation requirement.
3. If water will be discharged directly to the infiltration area then allowed to overflow to the pond, then a sump manhole or water quality treatment structure must be installed up stream of the infiltration basin to capture sediment and debris.
4. Soil borings are required in the area of the infiltration practices to verify the soils are suitable for infiltration.
5. Water cannot be directly discharged to the wetland. It must be treated as noted above.
6. Detailed procedures for constructing the infiltration basins and bringing them online will be required in the final plans.
7. The narrative indicates 0.04 acres of wetlands will be lost. Wetland sequencing must be provided to document this loss. If this area is larger than the de-minimus then mitigation must be provided.
8. The table on page 4 lists Highway 10 as a discharge point. Drainage from this area does not reach Highway 10. The railroad tracks block flow to the south.
9. The title of the HydroCAD models must be revised to include the project name and designate Existing or Proposed conditions.
10. The rainfall used in the model must indicate Ramsey, not Andover.
11. The normal water level of the ponds is 866, the soils report indicates the groundwater level was 858 – 860. This is 6 – 8 feet below the normal water level and could result in dry dusty ponds. This possibility must be evaluated during development of the final plans.
12. The ponds must be less than 10 feet deep to comply with the recommended guidelines in the Minnesota Stormwater Manual.
13. A Minimal Impact Design (MIDS) model or P8 model must be submitted showing the water quality improvements provided by the stormwater system.
14. Staff downloaded the De Minimus calculation form and worked through it. This part of Ramsey is in the 2,500 sq. ft. exemption area. The proposed impact is 1,742 sq. ft. This is under the threshold; however, this wetland was described as seasonally flooded type. Staff looked at the several aerial photos from different years in GIS and measured the apparent area of the north east wetland for 1997. There were over 1.2 acres that appear to be wet. The delineation lists the area of this wetland as 0.68 acres.

The De Minimus form states that the historic impacts + the proposed impacts exceed the de minimus then the exemption cannot be claimed. Staff feels the request for exemption needs further investigation before we accept it. The request must also be reviewed by the wetland specialists at the LRRWMO as part of the approval process for the exception.

Geotechnical Report:

1. The logs indicate loose to very loose sands at depth in each boring. The report must be revised to indicate how these loose to very loose sands should be addressed under the future pavements. The City must maintain the roads and requires that the subgrade be as uniform as possible to prevent differential settlement of the pavements.

Draft EAW:

The following comments were generated after reviewing the draft EAW.

- Page 7 - Utility phasing needs to be clarified. The southernmost streets can be served with sewer from Bunker Lake Boulevard. The remainder of the development will send sewage to a lift station. The responsibility for construction of the lift station must be identified.
- Page 8 - The tabulation lists a loss of 0.4 acres of wetland. Commentary needs to be added justifying this loss, ie. De Minimus exemption. See comments above regarding supporting the exemption.
- Page 31 - The list of permits must be updated. McDonalds has withdrawn their permit application.
- Page 74 - The traffic study states turn lanes are not required on the existing roadways. Historically projects of this size in Ramsey have needed some traffic modifications. The traffic study commentary should be expanded to show the justification for not adding turn lanes.
- Page 85 - Remove the transit comment. Ramsey does not have transit in any part of the City due to low population density.
- Page 90 - The traffic data count sheets need to be updated. The file name lists Ramsey streets while the page header lists a St. Paul intersection.
- Page 128 - The diagrams do not accurately reflect the inplace roadways at the modeled intersections. The southern leg of diagram 2 does not exist and should not be shown.

- Page 130 - The picture does not show the location of all of the diagrams listed on the page. The comments on the diagrams generally apply to all of the pages in the report.
- Page 167 - Diagram 3 lists minimal traffic from the existing neighborhood to the north. It shows the trips heading west. It also shows 181 vehicles making the north to west movement. This is not intuitive. The Alpine Drive –TH10 intersection is to the west and is not a good connection for going east on TH10. There are no plans for future employment or businesses along Alpine Drive west of the project site, so there are not apparent destinations in this direction.



Memorandum

To: Tim Gladhill, City of Ramsey

From: Breanne Rothstein, WSB & Associates, Inc.
Alison Harwood, WSB & Associates, Inc.

Date: March 30, 2017

Re: Capstone Homes (Riverstone Addition) EAW Review
WSB Project No. 01973-350

On behalf of the City of Ramsey, WSB & Associates, Inc. has reviewed the Pearson Farm Residential Development EAW for compliance with requirements. The following comments were noted during our review:

- 1) Project Title
 - Page 1 – Include the location in the project title.
- 5) Project Location
 - Page 2 – For residential development, it is recommended that grading, drainage, or other plans be attached if available.
- 6) Project Description
 - Page 2 – Figures 3 and 4 show the proposed site plan and a maximum density site plan, but both are referenced for the proposed site plan. Consideration should be made to distinguish between the two in the project description
- 11) Water Resources
 - Page 11 – for the Table 6, Appendix B reference, the formatting makes it seem like Table 6 is located in Appendix B. Consider reformatting by possibly using semicolon or ampersand symbol.
 - Page 11 – Include a table that shows the location of the wellhead protection area or other sensitive water management areas.
 - Page 16 – in the Surface Waters section, include measures taken to avoid or minimize impacts to wetlands, such as an alternatives analysis.
- 12) Contamination / Hazardous Materials / Waters
 - Page 18 – Include a figure for the WIMN database listings.
- 17) Noise
 - **Page 23 – With the project adjacent to TH 10 a noise analysis should be considered to document the need for future noise walls. Although this is not a requirement, in the future if issues arise MnDOT will not participate in funding of needed walls. It will be the local responsibility.**
- 18) Transportation
 - Page 24 – This section should be updated based on the Traffic Study comments.

Figures

 - On the site plan the access at Bunker Lake Blvd shows a center median. In order to provide lane continuity Bunker Lake Blvd will need to be widened.

Appendix E

 1. Introduction:
 - **Page 1 – the study only include analysis at the intersections closest to the development. Consideration should be given to also evaluating for regional impacts:**
 - **Bunker Lake Blvd at Armstrong Blvd**
 - **Alpine Dr at Armstrong Blvd**

- **Alpine Dr at TH 10**
- 3. Forecasted Traffic:
 - Page 3 – in the Site Traffic Forecasting section, the traffic distribution indicates 78% to/from east on Alpine Dr and Bunker Lake Blvd. Please provide the break down between the two roadways.
 - Page 3/4 – in the Non-site Traffic Forecasting section:
 - **More detail on what was assumed in the previous studies should be provided.**
 - **The text indicates that the previous studies were for a Business Park however, the trip generation tables in the Appendix show Industrial Park uses. This should be clarified.**
 - **Was other approved or anticipated development in the area included with the analysis? The EAW in Table 10 shows other projects in the City. The projects in the area of the proposed development should be included as background traffic.**
 - **The text indicates that a background traffic growth was applied. Provide a discussion on how this was calculated and applied.**
 - Page E2 and E3 - Figure 2 and Figure 3 indicate 2018 volumes however all reference and analysis is for 2040. This should be clarified.
- 4. Analysis
 - Page 5 – the text indicates that the capacity and LOS analysis is included in the appendix. A summary should be included in the body of the report for each analysis scenario.
 - Page 5 - the capacity analysis did not show the results for the left and right turning traffic from mainline (Alpine Dr and Puma St). This should be provided to show if delays and queues are an issue turning into the site.
 - Page 5 – the text indicates that “vehicle queuing of five cars or more is considered unreasonable”. How was this determined?
 - **Page 7 – in the Vehicle Mitigation section it was concluded that with the existing posted speed limit of 40 mph no turn lanes would be required for capacity. However, safety at the intersections should also be considered. Additional analysis of the sight lines should be provided at each of the driveway accesses.**
 - Page 8 – in the Vehicle Mitigation section it indicates that future improvements at Armstrong Blvd and Bunker Lake Blvd were not considered. Additional information should be provided. The current study does not include this intersection in the analysis, although it is recommended to include it.

Riverstone Addition Schedule

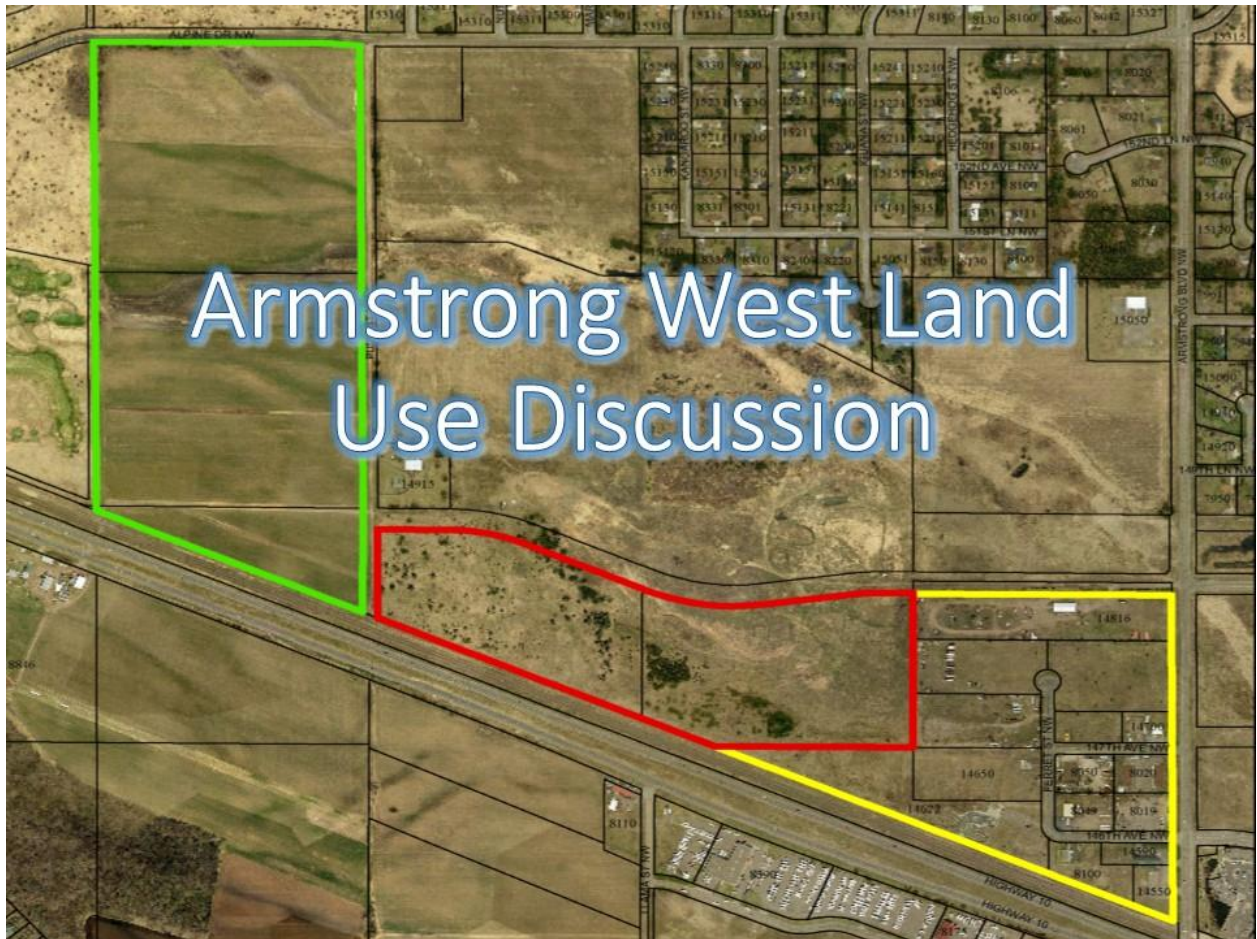
	2017											
	Quarter 1			Quarter 2			Quarter 3			Quarter 4		
	January	February	March	April	May	June	July	August	September	October	November	December
Task 1: Environmental Assessment Worksheet												
Order EAW		█										
Complete Draft			█									
City Council Approval for Distribution				█								
Comment Period				█	█							
Public Comment Meeting					█							
Planning Commission Review					█							
Environmental Policy Board Review					█							
City Council EIS Needs Decision/Final Draft						█						
Distribute Final Document						█						
Task 2: Assessment/Petition and Waiver Agreement (Trunk Infrastructure Agreement)												
City Council Approves Memorandum of Understanding				█	█							
Design												
Accept Plans and Specifications and Advertise for Bids												
Accept Bids and Award Contract												
PLACEHOLDER: OVERALL PROCESS					█	█	█	█	█	█	█	█
Task 3: Comprehensive Plan Amendment												
Adjacent Review				█	█							
Metropolitan Council Review					█	█	█					
Task 3: Sketch Plan Review												
Environmental Policy Board												
Planning Commission				█								
Parks and Recreation Commission												
Task 4: Preliminary Plat Review												
Environmental Policy Board				█								
Planning Commission					█							
Parks and Recreation Commission					█							
City Council					█							
Task 5: Final Plat Approval												
City Council						█	█					
Task 6: Construction												
Plan Revisions							█	█				
Pre-Construction Meeting							█	█				
Field Staff On Site Pre-Construction Meeting							█	█				

Working Draft
Not for Formal Use

Desired Preliminary Plat Approval

Desired Final Plat Approval

Desired Construction Start Date = August 1

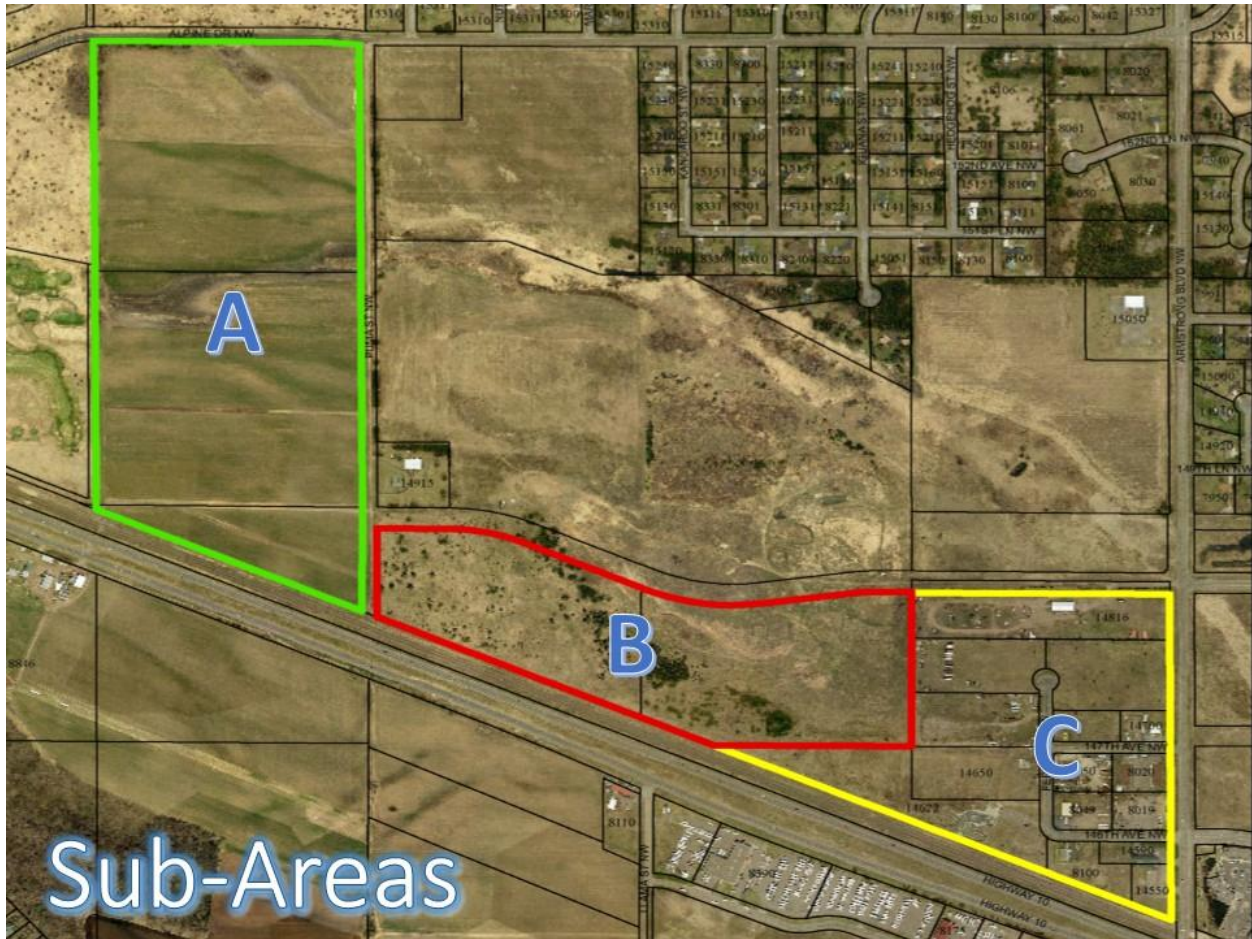


Public Discussion – December 12, 2013

The following represents comments submitted by participants.

Goals (as defined by participants)

- Add commercial and industrial land in order to add to the tax base
- Discuss necessary infrastructure
 - Water & sewer
 - Streets & access



Definitions

- Business Parks – uses could include warehousing, office, light manufacturing. May or may not include outside storage.
- Retail – places to shop.
- Low Density Residential – average three (3) homes per acre. May or may not include attached units.
- Medium Density Residential – three (3) to seven (7) homes per acre. Traditionally includes attached units, but may include detached units as well (twin-homes, detached townhomes, small-lot single-family).
- High Density Residential – seven (7) to fifteen (15) homes per acre.

Sub-Area 'A' – Pearson Properties [NOTE: discussion also added areas of Northfork, Inc. to the west and to the north]

- Portion of area as business park
 - Light manufacturing
 - Limited or no outside storage
 - High architectural standards
- Portion of area as residential
 - Low to medium density
 - Small lot single-family or twin-homes
 - High quality design standards
 - Fit well with adjacent golf course [The Links at Northfork]
 - Low traffic
 - PUD-Planned Unit Development
 - Cluster development with permanently protected green/open space to serve as buffer/transition
 - Conservation style subdivision without creating a new district/subdivision process (utilize existing PUD process)
 - NOTE: would NOT be the same, previous ordinance known as the Cluster Subdivision Ordinance (circa 2005).
 - Proposed PUD would permanently protect open space, not preserve areas for future development.
 - Focus on transition from residential to business park and compatibility with golf course
- Written Comments:
 - Keep in consideration golf course area for higher end residential & possibly private road (compared to industrial access)
 - Homes along golf course
 - Industrial park north of tracks
 - Residential North end
- Northfork, Inc. Area
 - Currently guided as larger acreage lots without sewer
 - Screening may be important depending on adjacent land use type
 - Interested in other land use options
 - Site has private, restrictive covenants
 - Could consider a higher density (low density to medium density) to match development pattern of what happens on Pearson site
 - Interested in working with Pearson Properties

Sub-Area 'B' – Hageman Holdings [NOTE: discussion also added other Hageman Holdings properties to the north]

- Open to a project in the short/near-term
- Focus = business park
- Open to the concept of retail
- Future school will provide its own buffer for compatibility
- Written Comments:
 - Industrial/business
 - Retail option
 - Not the school area or land on Alpine = residential
 - Residential north half
 - Industrial park south half

Hageman Residential Portion (36 Acres along Alpine Drive)

- High quality architecture
- Single-family feel
- Allow for some clustering with permanent buffer
- See Saint Michael example
 - Hans Hagen development adjacent to J & B Group
 - Medium density with screening/buffer
 - Twin-homes; small-lot single-family

Future School Site (North of Bunker and Sub-Area 'B')

- Current vision remains a school (user to be determined) or other youth-focused philanthropic endeavor
- If unable to develop as a school:
 - Potential for retail development (first choice)
 - Also potential for a business park

Sub-Area 'C' – West (COR) Retail

- Existing standards may be too restrictive
 - Continue quality standards on the façade
 - Default to traditional bulk standards (setbacks, parking, etc.)
- Potential/need for frontage roads
- Potential for railroad crossings and/or railroad spurs
- Hageman Holdings OK with concept of adjacent retail (Sub-Area 'B')
- Market should drive scale of retail
 - Large-scale (big-box) or small/medium-scale (convenience, food, etc.).
 - Not quite at the stage to fully determine where exact locations or large, medium, or small scale should be – let the market drive
- Reduced visibility due to Armstrong Interchange
- Need taller signs
- Written Comments:
 - Retail as best fit for the new interchange, etc.
 - Industrial park to the west

Pearson Farm City Policy Statements

Contents

- Land Use and Zoning..... 1
 - Medium Density Residential Character 1
 - 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)

An Environmental Impact Statement (EIS) may be necessary based on the findings of the Environmental Assessment Worksheet (EAW). An EIS is not automatically required based on the mandatory thresholds, but could be triggered by the findings of the EAW.

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.
5. The City supports continued discussion on all options for parks and recreation within this development given the number of proposed housing units.

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.

Meeting Date: 05/11/2017

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Review Goals and Strategies within Ramsey’s Chapter 10 of the Comprehensive Plan

Purpose/Background:

The purpose of this case shall be the review of the Goals and Strategies within the City's existing Comprehensive Plan, relating to parks, trails and open space. This review will be useful in the context of the update to the Comp Plan (underway now), and also as the Park and Recreation Commission begins the Master Park Plan endeavor.

Notification:

Observations/Alternatives:

For the meeting, Staff will provide a status report on each of the Goals and Strategies. Based upon discussion, the Commission should identify which Goals and Strategies remain germane for the Comp Plan update—and other Goals and Strategies as may be envisioned.

Funding Source:

N/A

Recommendation:

Staff recommends the Commission thoroughly acquaint themselves with Chapter 10 of the Comprehensive Plan.

Action:

Based upon discussion and consensus, the Commission should identify which Goals and Strategies remain germane for the Comp Plan update—and other Goals and Strategies as may be envisioned.

Attachments

Chapter 10 Comp Plan

Park and Trail Map

Form Review

Inbox

Grant Riemer

Form Started By: Mark Riverblood

Final Approval Date: 05/04/2017

Reviewed By

Grant Riemer

Date

05/04/2017 11:40 AM

Started On: 05/04/2017 11:17 AM

10. PARK, RECREATION AND OPEN SPACE

A. Existing Park and Recreation Facilities

Parks and natural open space are vital to the quality of life in Ramsey and in many ways define the community. Ramsey is fortunate to have retained many natural resources within its boundaries. One such example is Trott Brook with its associated wetlands and uplands, creating a natural greenway spanning the northern 1/3rd of the city. Another is Elmcrest Park with the future potential of trails along Ditch #66, crossing the center of Ramsey, connecting Central Park, the Lake Itasca Trail, and neighborhoods along the way.

Ramsey by area is more than 17% wetlands of varying types and classes. Of the many wetland complexes, some have valuable oak and other forested areas in association providing residents opportunities to live and recreate in these natural settings. These patches of habitat are valuable vestiges for the wildlife that residents value.

Mississippi River and Rum River are significant water resources, and both part of the State's Wild and Scenic Rivers system and literally define the community. These two rivers are also state designated canoe routes, or recreational water trails. It is Ramsey's bituminous trail and sidewalk system that can be said to be the recreational fabric that knits all of these parks and resources together, while providing a recreational resource unto itself.

The City of Ramsey is also unique in that it has two county parks within its boundaries that are a part of the Metropolitan Council's regional system. Mississippi West Park includes bluffs, wooded areas and two islands on the Mississippi River. The 273 acre park is proposed to be developed within the next several years. The concept plan suggests a sustainable design center in addition to the usual county park facilities. One important feature will be a small boat landing and fishing pier, which will provide additional access to this most prominent river in the nation.

Rum River Central Park is 434 acres, 304 acres of which are in the City of Ramsey (the remaining is in the City of Oak Grove) and occupies the northeast corner of the city. The park has received over two million dollars in investments in recent years, including miles of bituminous and equestrian trails as well as a large pavilion, and canoe and small boat landing.

In addition the county facilities, Ramsey also benefits from the Mn/DOT Wayside Rest between Highway 10 and the Mississippi River in western Ramsey that has visitor contact building with restrooms, canoe access and picnic facilities. This site may also serve as a trailhead for the future Mississippi River Trail that will traverse from the Headwaters in Minnesota, through 10 states to New Orleans.

Several community and neighborhood parks ranging in size from less than one acre to over 100 acres are to be found throughout the City. These parks were typically deeded to the City as part of the subdivision park dedication requirements. Neighborhood parks include play structures, play fields and trail connections, while many non-urbanized public land remains undeveloped or is recognized as open space. Emerald Pond Park is unique in terms of a pergola and faux stream and like many neighborhood parks, popular for day care providers. Two notable community parks include the 45-acre Central Park (primarily an athletic complex), and also River's Bend Park with a mix athletic facilities, natural resources, and access to fishing.

In terms of significant outdoor recreation available from the private sector, Ramsey has two 18-hole golf courses open to the public; the Links at Northfork located in northwest of Lake Itasca and Rum River Hills

Golf Course to the east, adjacent to the river at the 167th Avenue alignment. An additional outdoor recreation facility that is privately owned and operated but open to the public is the 160 acre Boy Scouts of America site along the Rum River. This is used for recreational camping and outdoor activities for scouts, as well as the city's Safety Camp.

The total amount of acreage devoted to the park and open space system is over 1,800 acres or approximately 10% of the of the City's 28 square miles. Table 10-1 includes a basic park inventory for the City of Ramsey.

Table 10-1 Park, Recreation and Open Space Inventory

PARK NAME	ACRES	TYPE	BUILDING	RESTROOMS	PAVILLION	PARKING	WARMING HOUSE	SKATING	HOCKEY	TENNIS COURT	SOFTBALL FIELD	BASEBALL FIELD	SOCCER/ FOOTBALL FIELD	BASKETBALL COURT	VOLLEYBALL COURT	PLAY AREA	PICNIC AREA GRILLS	SWIMMING BEACH	TRAILS	FISHING	OTHER
AUTUMN HEIGHTS	56.9	NEIGHBORHOOD				X					1					X					
BEAR		NEIGHBORHOOD									X										
BEAUDRY'S	5.6	OPEN SPACE																			X**
BROOKVIEW PARK NORTH	1.7	SPECIAL USE															X			X	
BROOKVIEW PARK SOUTH	1.5	OPEN SPACE																			
CAROLINE ACRES PARK	2.3	OPEN SPACE																			
CENTRAL PARK	41.3	COMMUNITY	2	X	X	X	X	X	2L		6	1	X	X		X					

PARK NAME	ACRES	TYPE	BUILDING	RESTROOMS	PAVILLION	PARKING	WARMING HOUSE	SKATING	HOCKEY	TENNIS COURT	SOFTBALL FIELD	BASEBALL FIELD	SOCCER/ FOOTBALL FIELD	BASKETBALL COURT	VOLLEYBALL COURT	PLAY AREA	PICNIC AREA GRILLS	SWIMMING BEACH	TRAILS	FISHING	OTHER
CLOQUET ISLAND		COUNTY																			
COTTONWOOD		NEIGHBORHOOD																	X		
DEERWOOD	10.9	OPEN SPACE																			
EMERALD POND	11.2	NEIGHBORHOOD			X	X					X		X	X		X	X				
FLINTWOOD TERRACE	15.9	NEIGHBORHOOD									X					X	X		X		X ***
FORD BROOK	3.8	MINI-PARK														X	X				
FOREST HIDEAWAY		OPEN SPACE																			
FOSTER CEMETERY		CEMETERY																			
FOXPARK	22.4	NEIGHBORHOOD								X						X			X		X ***

PARK NAME	ACRES	TYPE	BUILDING	RESTROOMS	PAVILLION	PARKING	WARMING HOUSE	SKATING	HOCKEY	TENNIS COURT	SOFTBALL FIELD	BASEBALL FIELD	SOCCER/ FOOTBALL FIELD	BASKETBALL COURT	VOLLEYBALL COURT	PLAY AREA	PICNIC AREA GRILLS	SWIMMING BEACH	TRAILS	FISHING	OTHER
GORHAM SANDY ACRES		OPEN SPACE																			
GREENLAND HILLS EAST	14.9	OPEN SPACE																			X**
GREENLAND HILLS WEST	8.5	OPEN SPACE																			X**
HUNTER'S HILL	3.7	MINI-PARK														X	X				
LAKE ITASCA	28.5	COMMUNITY																			
ITASCA TRAIL		TRAIL																	X		
MISSISSIPPI WEST	204.2	REGIONAL/ COUNTY																			
OAKRIDGE	32.2	OPEN SPACE																			
PELTZER PARK	32.9	NEIGHBORHOOD						X								X	X				

PARK NAME	ACRES	TYPE	BUILDING	RESTROOMS	PAVILLION	PARKING	WARMING HOUSE	SKATING	HOCKEY	TENNIS COURT	SOFTBALL FIELD	BASEBALL FIELD	SOCCER/ FOOTBALL FIELD	BASKETBALL COURT	VOLLEYBALL COURT	PLAY AREA	PICNIC AREA GRILLS	SWIMMING BEACH	TRAILS	FISHING	OTHER
RABBIT PARK		NEIGHBORHOOD									X					X					
ELEMENTARY SCHOOL	53.3	COMMUNITY				X	X	X	2		2										
REILLEY EAST	3.3	MINI-PARK																			
REILLEY WEST	2	MINI-PARK																			
RIVERDALE	2.7	TRAIL CORRIDOR								X	X			X		X				X	
RIVERS BEND	47.3	COMMUNITY				X				4	X		X			X			X	X	
RIVERWOOD HILLS NORTH	1.4	MINI-PARK																			
RIVERWOOD HILLS SOUTH		NEIGHBORHOOD																			
BOY SCOUT CAMP		PRIVATE PARK																			

PARK NAME	ACRES	TYPE	BUILDING	RESTROOMS	PAVILLION	PARKING	WARMING HOUSE	SKATING	HOCKEY	TENNIS COURT	SOFTBALL FIELD	BASEBALL FIELD	SOCCER/ FOOTBALL FIELD	BASKETBALL COURT	VOLLEYBALL COURT	PLAY AREA	PICNIC AREA GRILLS	SWIMMING BEACH	TRAILS	FISHING	OTHER
RUM RIVER CENTRAL	308.8	REGIONAL/ COUNTY		X	X	X													X	X	
SHAWN ACRES	4.4	MINI-PARK														X	X				
SOLSTICE	1.6	MINI-PARK			X											X			X		
SPORTS HAVEN NORTH	23.4	OPEN SPACE SPECIAL USE																			
SPORTS HAVEN SOUTH	1.7	OPEN SPACE SPECIAL USE																			
STANHOPE RIVER HILLS		OPEN SPACE																			
TITTERUD	6.8	NEIGHBORHOOD								2L	X		X			X	X				
TRAPROCK COMMONS	3.8	OPEN SPACE				X															
TROTT BROOK CORRIDOR	6	TRAIL CORRIDOR																			

PARK NAME	ACRES	TYPE	BUILDING	RESTROOMS	PAVILLION	PARKING	WARMING HOUSE	SKATING	HOCKEY	TENNIS COURT	SOFTBALL FIELD	BASEBALL FIELD	SOCCER/ FOOTBALL FIELD	BASKETBALL COURT	VOLLEYBALL COURT	PLAY AREA	PICNIC AREA GRILLS	SWIMMING BEACH	TRAILS	FISHING	OTHER	
WAYSIDE REST	18	REGIONAL/STATE	X	X	X	X														X	X *	
WHISPERING PINES NORTH		OPEN SPACE																				
WHISPERING PINES SOUTH		OPEN SPACE																				
WOODLAND GREEN PARK	4.7	MINI-PARK			X											X	X		X			
<p>X * = INTERPRETATION X ** = WETLAND X *** = BOARDWALK</p>																						

B. The Parks and Recreation Plan

In addition to the inventory, the Ramsey Park system is also divided into 17 Recreation Districts. These districts are delineated by major roadways or other barriers and provide a means for more effective planning in determining future park needs at the larger neighborhood level. A broad overview of the existing park system in Ramsey reveals a number of small underutilized neighborhood parks scattered throughout rural areas of the community that have developed at very low densities. This low-density development (or large lot development) does not support high use of a neighborhood park system and thus can lead to inefficiencies. A larger scale community park, which would provide park and recreation opportunities not available within private yards of large lots, would prove a more effective and efficient use of a park and recreation system to serve the rural areas of Ramsey. It is this opportunity, as well as the need for additional spaces for the growing youth athletic program that call for a sixth Community Park in the north central part of the city. The remaining major emphasis in the rural area of Ramsey should be in providing trail connections to get people to larger park facilities such as Central Park, Elmcrest and Rum River Central Regional Park as well as in preserving open space corridors consistent with more rural land use.

This same focus does not apply to the more urban areas of the city. Higher density development demands more parks that are within walking distances and provide a greater variety of activities. It would be wise to start planning for the provisions of neighborhood parks in future urban areas as well as looking to fill gaps in existing urban developed areas. Also as traffic patterns become denser within the urban areas, more neighborhood barriers exist increasing the need for more neighborhood park facilities. Trail development is a significant element of future park planning as a means to connect residents, and place to work, shop and recreate. Therefore, the City should continue installing paved trails or sidewalks along all collector streets concurrent with their construction.

The Mississippi River Regional Trail (Anoka County Segment) is an existing trail east of the Rum River in the city of Anoka. The trail is proposed to be extended to the west to connect to Mississippi West Regional Park and on to Sherburne County. Anoka County will work with the City of Ramsey and others on the completion of a master plan for this part of the trail. The Central Anoka County Regional Trail is an existing trail east of the City of Anoka. This trail is also proposed to be extended to the west to connect to Mississippi West Regional Park and Anoka County will work with the City of Ramsey and others on the completion of this trail in the future. A future segment of the Rum River trail is also being proposed, connecting to Rum River Central Regional Park. General alignment of these three trails are shown on Figure 10-2.

As an implementing agency for Metropolitan Council's Regional parks and Open space system, Anoka County essentially functions as the lead coordinator for regional trails. Planning is often performed in a macro sense with the individual jurisdictions, who are more likely to develop detailed plans and provide for specific routing of trails within these municipalities like Ramsey.

In reviewing future park and recreation needs to serve future and existing Ramsey residents, the following, generalized park type definitions will be used:

1. Park Type Definitions:

Mini-Parks: These are very small parks, often less than 1 acre in size, and are used to address limited or isolated recreational needs. These parks typically serve residents less than ¼ mile from the site.

Neighborhood Parks: Neighborhood parks are usually centrally located within neighborhoods and are designed primarily for use by neighborhood residents within easy walking and biking distances.

The Neighborhood Park should be a positive focal point of pride for the neighborhood. They are intended for both passive and active activities with facilities such as play equipment, court games, and picnicking. They are generally not intended to accommodate organized athletic activities. Neighborhood parks should be a minimum of 5 acres. These parks typically serve residents ¼ to ½ mile distance and uninterrupted by non-residential roads or other physical barriers or have connecting trails with safe street crossings.

School Parks: Combining parks with school sites can be an efficient use of facilities. Care should be taken to not over use these facilities beyond what the landscape and scheduled maintenance can keep up with.

Community Parks and Athletic Complexes: Community Parks serve a broader purpose than neighborhood parks. The focus is on meeting community-based recreational needs, as well as preserving unique landscapes and open spaces. A high priority for these parks should be connecting them through a trail system which then serves residents within ½ to a 3 mile distance, for those not traveling by auto.

The sports components of these facilities are often heavily programmed athletic fields. In Ramsey a strategy for Community Parks has been to ensure the park has a diversity of facilities, yet congregate like sports fields together.

Open Space: Land set aside for preservation of significant natural resources. Usually lacks any developed facilities.

Special Use: These parks consist of recreational facilities that are orientated toward a single-use.

Greenways: A greenway is a continuous corridor of natural vegetation that provides for critical habitat and the movement of wildlife and humans. They often follow natural waterways or land features.

2. Trail Types:

Off Road (Urban): Paved surface for non-motorized use, and paved or non-paved surface for users, both trails removed from roadway. These facilities should be developed in corridors a minimum of 35' feet in width.

On Road : Paved, striped and signed shoulder on roadway.

On Road Separated: Paved trail parallel to roadways, separated by a ditch, curb or other buffer.

Multi-Purpose: Paved surface and separate non-paved skiing or equestrian trail, both removed from roadways. These facilities should be developed in corridors a minimum of 75' feet in width.

Table 10-2 represents standards for park facilities needed to serve a community like Ramsey with the focus of the park development occurring within existing and future urban areas. These standards provide a basis for determining if the existing park system adequately serves today's population and if it will be able to handle the expected growth to the year 2020. These standards should only be used as a guide or rule of thumb.

Table 10-2 National Recreation and Park Association Standards

Facility Type	Acres/1000 Population	Desirable Size (Acres)	Population Served	Service Radius	Preferred Location	Typical Facilities
Playgrounds	.25 to .5	1 or less	500 to 1000	¼ mile or 5 minute walk	Within urban neighborhoods, close to multi-family residential	Play structure, small court games, turf area, picnic tables
Neighborhood Parks	2.0	6 to 8	1000 to 2000	½ mile or 10 minute walk	Within urban area, centrally located	Court games, field games, playgrounds
Community Parks	5 to 8	20 to 35	Community	1 to 4 miles	Centrally located and easily accessible to entire community	Ball fields, tennis courts, picnic facilities, active recreation facilities
Regional Parks	5 to 10	200 +	Regional Population	1 hour drive	Natural features, usually associated with water	Activities of community park, nature observation areas, cultural and historic learning facilities
Trails	-	-	-	-	Connecting important community features	-
Special Facilities	-	-	-	-	Varies, convenient access, central to community	Ice arena, community center, golf course, gun club

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In terms of Ramsey's park land area per resident, Ramsey may be adequately served by park and recreation opportunities. However, as future residential development occurs and new areas are developed, land must be dedicated and funds must be committed to meet the recreation needs of the community. Through subdivision ordinance, the City currently requires parkland dedication at a rate indexed to residential densities for new development to fulfill the need for park facilities.

Ramsey is fortunate to have many natural resources within its boundaries. Many of these resources are preserved and made accessible through existing large community parks and tracts of protected open space. The Future Mississippi West Regional Park has the great potential of strengthening Ramsey's connection and identity with the Mississippi River. Continued cooperation with regional partners like the National Park Service through the Mississippi National River and Recreation Area on the Regional Trail through Ramsey will be important as Ramsey works to improve its image along Highway 10. Presently, Anoka County provides regional trail organization relative to the MNRRA corridor. Cities like Ramsey are full players with respect to the Trails and Open Space Partnership (TOSP), which is a group that meets quarterly to guide and refine trails within the MNRRA corridor from Ramsey, south 72 miles to Hastings. Pedestrian connections across Highway 10 will likewise be critical in making this new park accessible and contributing to a vibrant Town Center.

With these great recreational facilities existing and planned, an important focus will be on making these larger systems of parks accessible to all Ramsey residents. Acquiring and constructing additional links to the Trail system are critical to the success of the future Parks and Recreation Plan

Smaller neighborhood parks remain appropriate in higher density areas where they serve more residents and are designed to be focal points of gathering for the neighborhood. Every attempt should be made to develop sidewalk and trail connections to these neighborhood resources. Similarly, future underpasses and elevated crossings should be carefully mapped, so as to identify funding and schedules, so as to time them with other infrastructure improvements.

3. Parks and Recreation Goals

The following goals and strategies came from the community meetings held in 2007 and 2008 under the Ramsey3 effort.

a) A comprehensive, balanced park and trail system consisting of large and small scale parks, active and passive parks, natural preserves, and recreational facilities.

STRATEGIES:

1. Incorporate planned parks and trails into all new development where appropriate
2. Design for connectivity with local and regional parks
3. Improve coordination of park and trail planning within City and adjacent communities
4. Establish a regional trail along the Mississippi River
5. Develop a Trott Brook Trail Corridor
6. Explore providing pedestrian access from the Mississippi River to the north side of Highway 10
7. Design trails with a variety of surfaces appropriate for different uses

8. Seek out alliances and partnerships with non-profit and governmental agencies to assist in securing funding and other resources that will assist in implementing the park and trail plan
9. Improve quality of existing parks, through careful planning, continued maintenance and adequate funding
10. Explore options for an additional community park
11. Where appropriate, consolidate existing parks to improve quality and provide more efficient service
12. Explore options for a revenue source for permanent protections of parks, trails and open space

b) A system of safe parks and trails

STRATEGIES:

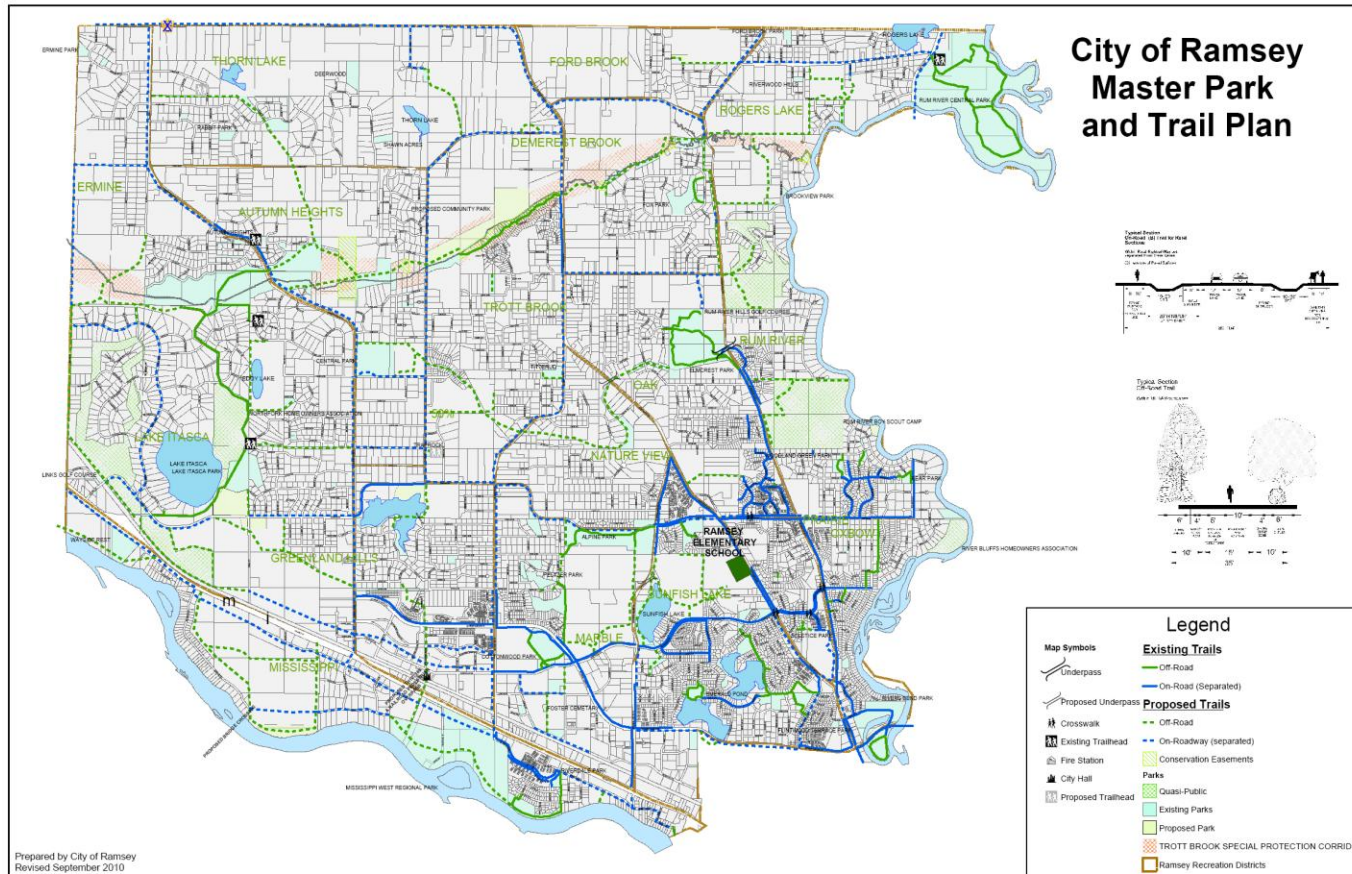
1. Locate trails where appropriate in greenway corridors and natural areas
2. Promote Crime Prevention Through Environmental Design CPTED and other techniques
3. Where appropriate, use existing power/utility easements for the trail system
4. Provide adequate signage and pavement markings to warn automobile traffic of park and trail traffic
5. Explore use of pedestrian-activated signals, continuous flashing signage, and mid-block crossings where safe and appropriate, to further increase park and trail safety
6. Minimize at-grade crossings of trails and roads and other interactions between trail users and automobiles, with underpasses or overpasses

e) A variety of park facilities and programs that meet the life cycle needs of residents.

STRATEGIES:

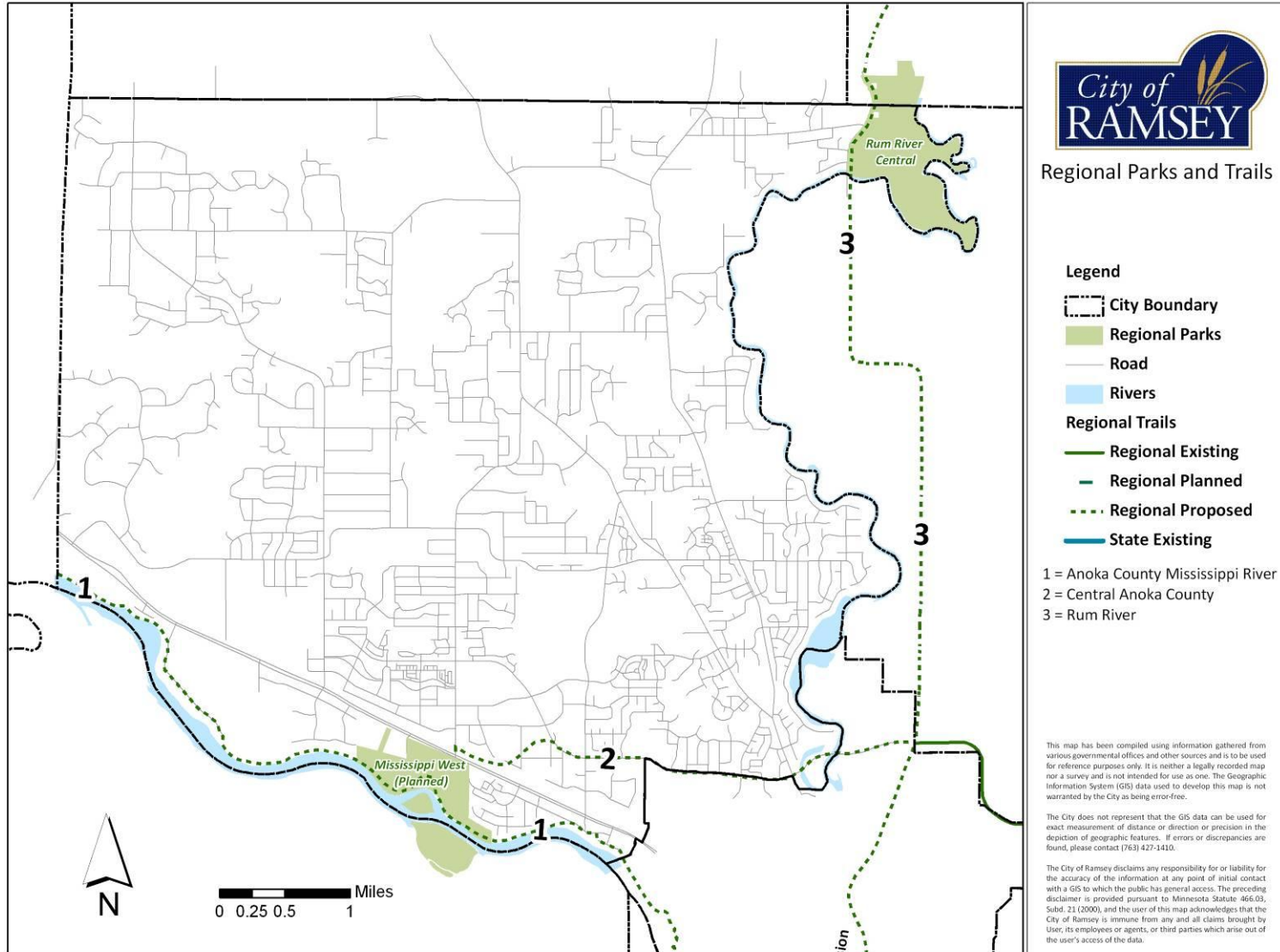
1. Work with the schools and community organizations to plan for athletic fields and facilities that will accommodate the growing community
2. Explore options for a revenue source for recreational facilities and programming
3. Study the need for a Community Center that offers a variety of recreational uses for all age groups

Figure 10-1 Park, Trail and Recreation Plan



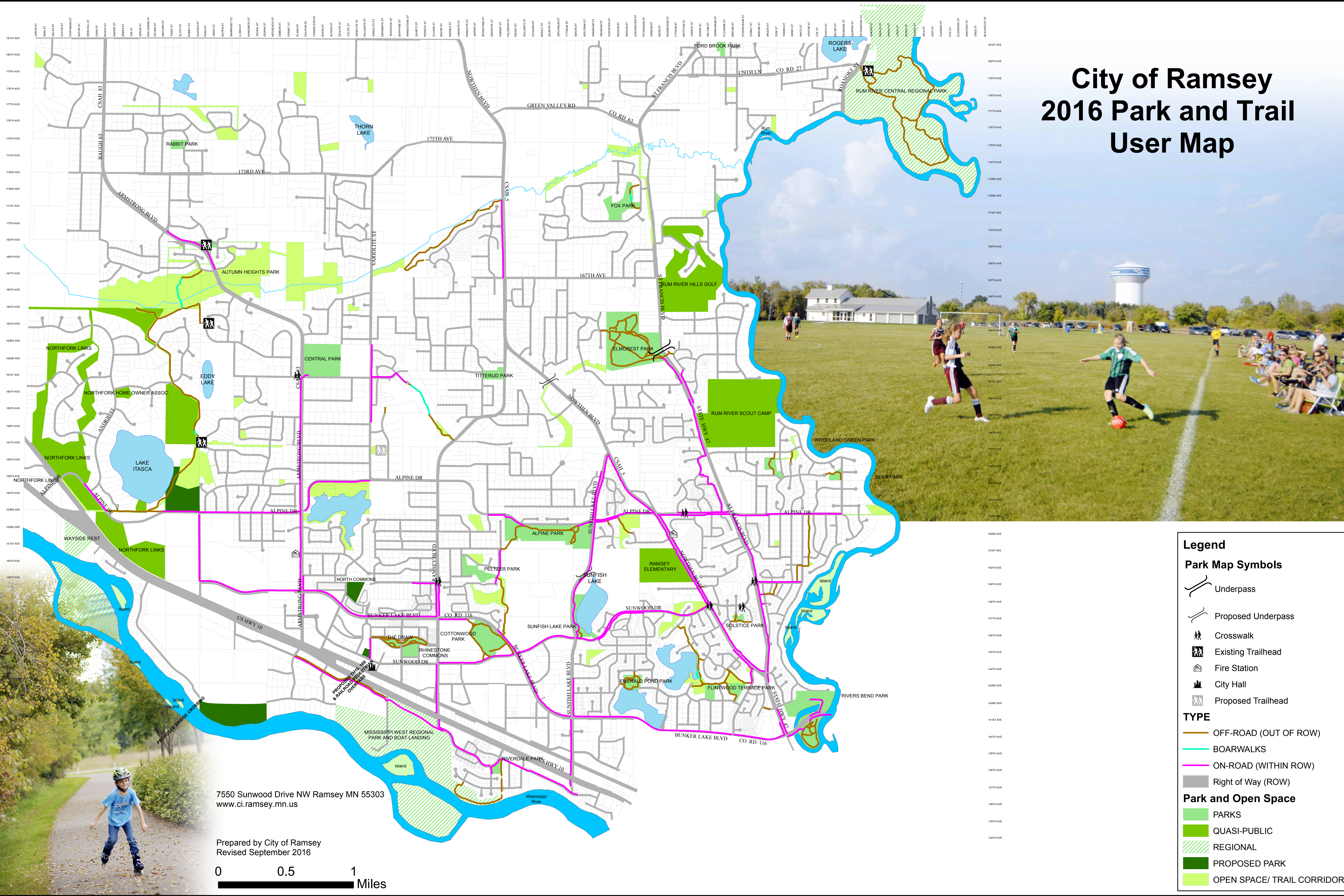
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Figure 10.2: Regional Parks and Trails



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City of Ramsey 2016 Park and Trail User Map



7550 Sunwood Drive NW Ramsey MN 55303
www.ci.ramsey.mn.us

Prepared by City of Ramsey
Revised September 2016

0 0.5 1 Miles

Legend

Park Map Symbols

- Underpass
- Proposed Underpass
- Crosswalk
- Existing Trailhead
- Fire Station
- City Hall
- Proposed Trailhead

TYPE

- OFF-ROAD (OUT OF ROW)
- BOARDWALKS
- ON-ROAD (WITHIN ROW)
- Right of Way (ROW)

Park and Open Space

- PARKS
- QUASI-PUBLIC
- REGIONAL
- PROPOSED PARK
- OPEN SPACE/ TRAIL CORRIDOR

Park and Recreation Commission

6. 1.

Meeting Date: 05/11/2017

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Commission/Staff Input

Purpose/Background:

- Update on the Comprehensive Plan
- Update on Master Parks Plan
- Rec Programming Report
- Inspect the Mississippi River Trail (following discussion and adjournment)

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

No file(s) attached.

Form Review

Inbox

Grant Riemer

Form Started By: Mark Riverblood

Final Approval Date: 05/04/2017

Reviewed By

Grant Riemer

Date

05/04/2017 11:39 AM

Started On: 05/04/2017 11:31 AM