

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

## CC Regular Session

7. 1.

Meeting Date: 05/23/2017

By: Mark Riverblood, Engineering/Public Works

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### Information

#### Title:

Park Dedication Obligations and Credit for the Development Agreement for the Riverstone Addition

#### Purpose/Background:

For the last several months, the specifics of Park Dedication (land, cash or improvements to the proposed mini-park) for the proposed Riverstone Subdivision has been discussed between Capstone Homes and the City. There is strong consensus on providing credit for the land needed for the greenway trail and the associated improvements. There remains to be clear consensus on aspects of Capstone's proposed mini-park, commonly known as Outlot C.

Due to no agreement on the matter of Outlot C, Staff brought the matter to the Council work session on April 25th, 2017 in light of the long-standing policy "*...to favor larger, accessible neighborhood and community public parks with quality amenities and improvements, and provide trail connections between them, over smaller, pocket parks with few to no 'destination' improvements.*" This discussion was intended to address whether the City should consider full, partial, or no Park Dedication credit for Outlot C proposed by the Developer. (Please see case 2.2 of the April 25th work session for additional information). The outcome of the above work session topic was to address the policy itself. This occurred as part of a joint meeting between Council and the Park and Recreation Commission meeting on May 9th, 2017.

The aforementioned joint meeting and policy review was conducted using examples of past precedent relating to Planned Unit Developments and private park spaces. Additionally, Outlot C was the subject of much discussion on whether it was necessary (as a park—public or private), and if so, to what degree might Park Dedication credit be offered. The consensus reached was "*to create an interim exception [to the policy] that would allow for negotiations on this development case for a trail system and trail wayside park area that would be accessible and inviting.*"

Following the joint meeting, Staff prepared alternatives for Park Dedication relating to Outlot C which was the subject of considerable discussion at the Park and Recreation Commission meeting on May 11th, 2017. These alternatives are now synthesized as the 3 alternatives relating to Outlot C below. (Please see the draft May 11th meeting minutes for important details from the Commission's discussion.)

**Note: Following Council direction on which alternative should be the basis for crafting the Park Dedication for the Riverstone Subdivision, Staff and Capstone Homes will come into agreement on the remaining details within a draft Development Agreement. This Development Agreement will be appurtenant to the Preliminary Plat that the Park and Recreation Commission will recommend at their regular meeting on June 9th, 2017. (City Council is anticipated to consider the Preliminary Plat on June 13th, 2017.)**

#### Observations/Alternatives:

**The alternatives below relate to the Park Dedication consideration for Outlot C.** Outlot D will be developed as a landscaped and irrigated park-like area for the residents of the Riverstone Subdivision—the Developer is NOT requesting park Dedication for Outlot D. Additionally, the Development Agreement will provide full credit for the 14' foot greenway trail easement and the associated construction costs.

**Alternative 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 *may* develop the mini-park 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’ near the future Lake Itasca Greenway.

*(The Park and Recreation Commission generally supports this alternative)*

**Alternative 2. Outlot C — Primarily Credit Eligible**

This is the 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 alternative, 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 Planned Unit Development (PUD), which is the land use mechanism under which the Riverstone Subdivision is to be developed.

<b>Outlot C 'park'</b>	<b>Park Ded. credit</b>
<u>Nature Based Playground</u>	\$100,000
Landscaping, irrigation (with H <sup>2</sup> O feature for play area)	\$100,000
Pavilion	\$50,000
Parking (parallel to street)	\$4,620
On-street 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 (Developer expense)	
Sidewalk(s) parallel to street (Developer expense)	
<b>Total not-to-exceed Park Dedication credit amount</b>	<b>\$275,300</b>

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 (specified within the 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.

*(Staff supports this alternative. The Park and Recreation Commission may support this alternative)*

Alternative 3. Outlot C — Full Park Dedication credit consistent with Capstone's April Park Dedication memo (attached).

*(The Park and Recreation Commission does not support this alternative. Staff does not support this alternative)*

**Funding Source:**

This case determines the disposition of Park Dedication as a development fee.

**Recommendation:**

Staff recommends that Alternative 1 or 2 be selected as the framework to fulfill Park Dedication Obligations and Credit for the Development Agreement for the Riverstone Addition

**Action:**

Motion to direct staff to proceed with alternative \_\_\_\_\_ as the framework to fulfill Park Dedication Obligations and Credit for the Development Agreement for the Riverstone Addition

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**Attachments**

May Park Comm minutes

Outlot C location map

DRAFT CCws/joint mtg w P & R

Capstone proposal April 2017

Area Parks Plan (synopsis)

Example Nature Based Play Area

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**Form Review**

**Inbox**

Grant Riemer  
Tim Gladhill  
Mark Riverblood (Originator)  
Patrick Brama  
Kurt Ulrich  
Mark Riverblood (Originator)  
Tim Gladhill  
Patrick Brama  
Form Started By: Mark Riverblood  
Final Approval Date: 05/19/2017

**Reviewed By**

Grant Riemer  
Tim Gladhill  
Mark Riverblood  
Patrick Brama  
Jo Thieling  
Mark Riverblood  
Kathy Schmitz  
Patrick Brama

**Date**

05/18/2017 03:26 PM  
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05/19/2017 09:44 AM  
05/19/2017 10:28 AM  
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Started On: 05/17/2017 11:54 AM

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

The Ramsey Park and Recreation Commission conducted a regular meeting on May 11, 2017 at MnDOT Wayside Rest – 9220 Highway 10 NW.

Commission Members Present:      Acting Chair Brandon Sis  
   Commissioner Russell Bayer  
   Commissioner Andrew Fyten  
   Commissioner Jennifer Leistico  
   Commissioner Charles Tchuinkwa (arrived at 6:40 p.m.)  
   Commissioner Jon Trappen

Commission Members Absent:      Chair Shane Bennett (excused)

Also Present:                              Parks & Assistant Public Works Superintendent Mark Riverblood  
   Steve Bona, Capstone Homes

**1.      CALL TO ORDER**

Acting Chair Sis called the Park and Recreation Commission meeting to order at 6:32 p.m.

**2.      CITIZEN INPUT**

Mr. Nathan Barton, a Ramsey resident, stated he came to the meeting regarding the landfill on Alpine. He asked about the feasibility of turning it into a park. He has seen a similar park in Virginia Beach. He was invited by Mr. Riverblood to attend the meeting. He looked at a report from the Minnesota Pollution Control Agency (MPCA) which rates all similar facilities with risk scores. There are 112 landfills on the most recent list. The overall risk score of this area is low compared to others.

Mr. Riverblood noted in the early years, before the landfill was capped a sliding or ski hill was considered. Thereafter, the MPCA took over management of the area as a Superfund Site. There was significant ground water contamination, there is three feet of sand above the membrane, and gases continue to be emitted at the site. MPCA is very concerned about liability and possibly too concerned about liability. It is however, worth pursuing for recreational or passive usage, perhaps even if for a massive wildflower planting. The site has been settling and it may be 50-100 years before the MPCA puts the site into some productive use. He suggested Mr. Barton continue to research the potential for public use and report back to the Commission—Mr. Barton agreed.

### **3. APPROVE AGENDA**

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

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

Commissioner Tchuinkwa arrived at the meeting at 6:40 p.m.

### **4. APPROVE MINUTES**

#### **4.01: Approve Park and Recreation Commission Meeting Minutes**

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

- 1) Park and Recreation Commission Regular Meeting Minutes dated April 13, 2017.

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

### **5. COMMISSION BUSINESS**

#### **5.01 Park Dedication Recommendation for Riverstone – Capstone’s Proposed Subdivision**

Mr. Riverblood reviewed that 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 the 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.

The options provided are:

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 homeowner’s 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 for Outlot C

(Cash Park Dedication credit to be applied for development of the Lake Itasca Park)

- b. O & M impacts begin 2+ years (for Lake Itasca park)
- c. Lake Itasca Park (development initiated in 1-5 years)
  - a. Parking lot (and potential one-leg of round-a-bout)
  - b. Canoe/Kayak kiosk
  - c. Pier with seating at lake (existing CIP project)
  - d. Playground Equipment
  - e. Pavilion
  - f. Athletic Fields (future)
  - g. 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)

Option 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 Planned Unit Development (PUD), which is the land use mechanism under which Riverstone is to be developed.

<b>Park C or Outlot C</b>	<b>Park Ded.</b>
Nature Based Playground	\$100,000
Landscaping, irrigation (with H <sup>2</sup> 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)	
<b>Total not-to-exceed Park Dedication credit amount</b>	<b>\$275,300</b>

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

The Development Agreement (DA) shall specify that the park shall be developed as a Stage I improvement and be substantially complete by August 1, 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 homeowner's 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)

Staff is requesting a recommendation from the Commission either this evening or on June 9, 2017. The Community Park should provide the neighborhood park functions as well as the community park functions. The mini park proposed at Outlot C will be of primary benefit to the Riverstone residents. Staff is recommending Option 2. Mr. Riverblood reviewed the breakdown of the \$275,300 not-to-exceed Park Dedication credit amount.

The differences between the original proposal and Option 2 were reviewed. The lots would be 65 feet wide rather than 80 feet wide.

Mr. Steve Bona reviewed the drawing and provided background information on Capstone Homes, and the proposed Riverstone subdivision. The planning process began many months ago. They are trying to get final plat approval in June-July timeframe and start construction in July. The park would be part of Phase I of the project. The property is zoned R-2 which is meant for the smaller lots. A consultant was used to help plan the development as far as lot sizes, home sizes, pricing, etc. There will be a homeowner's association. These are not standard single family lots. There will be three different project types. Some of the lots are 50 feet wide. Mr. Bona feels there is a need for a park close to the homes. When completed there will be 300 units. The neighborhood was designed with the park in mind. The original proposal made to the City included three greenspace areas/parks. One greenspace was removed from the proposal on the south side of the property. The park will cost \$483,000 to build and the developer was requesting park credit for \$300,000. The developer will provide the improvements to the park area. The pad will cost \$146,000. The credit for the trail was \$182,000. \$867,000 in total improvement costs and the developer is requesting \$483,000 in park credits.

Acting Chair Sis asked what benefit it is for the City to be involved in the mini park (Outlot C).

Mr. Bona stated the trail and mini park cannot be constructed without the credits for Park Dedication from the City. The developer is paying over \$1M to bring in the infrastructure into the property.

Mr. Riverblood asked Mr. Bona to respond to Chair Sis, and say what the benefit of the private open space/park is to the City. Also, he clarified that there is no relationship between bringing in sewer and water, to the Park Dedication issue.

Mr. Bona stated the park cannot be constructed without the street. Residents from outside the neighborhood will be using the park especially when the trail is completed and Lake Itasca is in place.

Acting Chair Sis stated he thought the trail to Lake Itasca would be more of a direct route, similar to what was in the original plan.

Mr. Riverblood stated with regard to the development the trail it is somewhat out of alignment. This was a concession made. Mr. Riverblood disagrees when the developer says there cannot be a park without a street or utilities—the street and utilities will still be built without respect what occurs with Outlot C.

Commissioner Trappen is concerned with the HOA.

Mr. Bona stated the park would be City property and maintained by the HOA.

Commissioner Trappen does not believe people outside the community will go into the park if they do not live in the area.

Mr. Bona stated the park is one acre and to maintain it is not substantial and will be maintained by the HOA.

Acting Chair Sis stated he would be in favor of Option 1 and the City take the Park Dedication and use it for larger parks.

Mr. Bona stated the park cannot be built if no credits are received.

Mr. Riverblood pointed out there was more than one precedent prior that constructed private parks without Park Dedication credit, and clarified that the developer's statement that 'no development this size has ever been in Ramsey' is not entirely accurate. The 1,200 acre North Fork PUD has many green space areas and a fully developed private park and maintains it.

Commissioner Leistico stated a compromise would be to have the park along the edge of the plat [along Puma] and this plan does not show a direct path to the park. It is an indirect path and not an inviting thoroughfare, and no access for wildlife.

Mr. Riverblood stated City Staff supports either Option presented. Another sketch plan was received for 151 units near Lake Itasca, on the east side of Puma Street, and when platted would provide even more justification for aligning the Capstone Park Dedication monies towards the Community Park.

Commissioner Trappen believes there is some middle ground.

Mr. Riverblood explained Option 1 and noted that option does not credit Park Dedication for what the developer is proposing for Outlot C. This matches existing Parks and Trail Plan and Park Development Policy. Option 2 would allow for a \$275,300 Park Dedication credit.

Mr. Bona stated one caveat with respect to Option 2 would be the “nature based” playground—if it costed more than \$100,000, they would insist on more credit. They do not know the cost for a nature based playground. Mr. Riverblood clarified Option 2 includes the items listed as a not-to-exceed amount with no caveat.

Commissioner Trappen asked if the plan is set in stone.

Mr. Bona said it is for the most part but if agreement cannot be met, the park will be removed and single-family lots being in its place.

Commissioner Trappen asked if the ponds could be relocated and the path be relocated which would make more sense. He believes the children need a place to play.

Acting Chair Sis suggested an Option 3 where the developer would come back with a revised proposal creating more of a corridor passageway, and shifting the street to allow the mini park to be adjacent to the trail.

Mr. Bona asked how wide the trail needs to be and Acting Chair Sis stated a more direct route would appear wider.

Mr. Riverblood stated 35 feet of greenspace along the trail would be appropriate for this location.

Mr. Bona stated there is a lot of information on the small piece of paper containing the drawing—the trail corridor is wider than it appears.

Commissioner Trappen would like to see a greenway plan more realistic as to what was seen originally.

Mr. Bona stated the pond can be reviewed. The pond will be quite deep because material will need to be removed to fill in the property. The wetlands will not be affected. Mr. Bona stated if the pond was made smaller, material would need to be brought onto the site and that is expensive. If basements are to be on the homes the site needs to be raised.

Commissioner Tchuinkwa asked what is wrong with Option 1.

Mr. Bona stated the developer can't give Park Dedication funds AND build a park on the site.

Acting Chair Sis asked if the park could be just greenspace.

Mr. Bona stated the park is equivalent to 4 home lots. The owner of the company will build 4 homes if there is not the park.

Commissioner Trappen stated if the plan could be altered pursuant to the Commission's suggestions he would be supportive.

Mr. Riverblood stated a special meeting could be held to review, or the June 9 regular Commission meeting precedes the Preliminary Plat approval scheduled for June 13 with the City Council.

Acting Chair Sis stated if an Option 3 is not acceptable he would be in favor of Option 1. The consensus of the Commission was for an Option 3, pursuant to the discussion and suggestions of the Commissioners. Mr. Riverblood stated that, when the City receives Option 3, it will be sent out to the Commission and a special meeting could be scheduled.

Motion by Commissioner Fyten, seconded by Commissioner Trappen, to table consideration to look at an Option 3, including a modified route of the trail as well as the pond features, to locate the mini park and trail to be more inviting to those outside the immediate area and providing some Park Dedication credits as proposed in Option 2.

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

Mr. Bona noted this is to be an affordable development for the residents and the City's help is needed to make this happen.

#### **5.02: Review Goals and Strategies within Ramsey's Chapter 10 of the Comprehensive Plan**

Parks & Assistant Public Works Superintendent Riverblood reviewed the purpose of this case is to review the Goals and Strategies within the City's existing Comprehensive Plan, relating to parks, trails and open space. The review will be helpful in the context of the update to the Comprehensive Plan (underway now) and also as the Park and Recreation Commission begins the Master Park Plan endeavor.

Mr. Riverblood suggested this be tabled to the June meeting when Chair Bennett will be present

Motion by Commissioner Lestico, seconded by Commissioner Fyten, to table review of goals and strategies within Ramsey's Chapter 10 of the Comprehensive Plan until the June Commission Meeting.

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

## **6. COMMISSION/STAFF INPUT**

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

Update on the Comprehensive Plan – Mr. Riverblood stated there was a Steering Committee meeting on Monday to summarize what was heard from the community. More has been heard on trails and trail connections and pedestrian safety than park development. The Comp Plan Steering Committee will be present at the July 13 concert at The Draw to further interact with the residents.

Update on Master Parks Plan – Mr. Riverblood stated work is beginning on the master parks plan. The Athletic Association will be involved throughout the process for their input.

Rec Programming Report – Programs are continuing to be planned. There were 90 attendees at Movie Night. Commissioner Bayer stated he was there, and heard people were interested in more Movie Night events.

Inspect the Mississippi River Trail (following discussion and adjournment)

## **7. ADJOURNMENT**

Motion by Commissioner Fyten, seconded by Commissioner Bauer, to adjourn the meeting.

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

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

Respectfully submitted,

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Mark Riverblood  
Parks & Assistant Public Works Superintendent

Drafted by Debbie Wolfe  
*TimeSaver off Site Secretarial, Inc.*

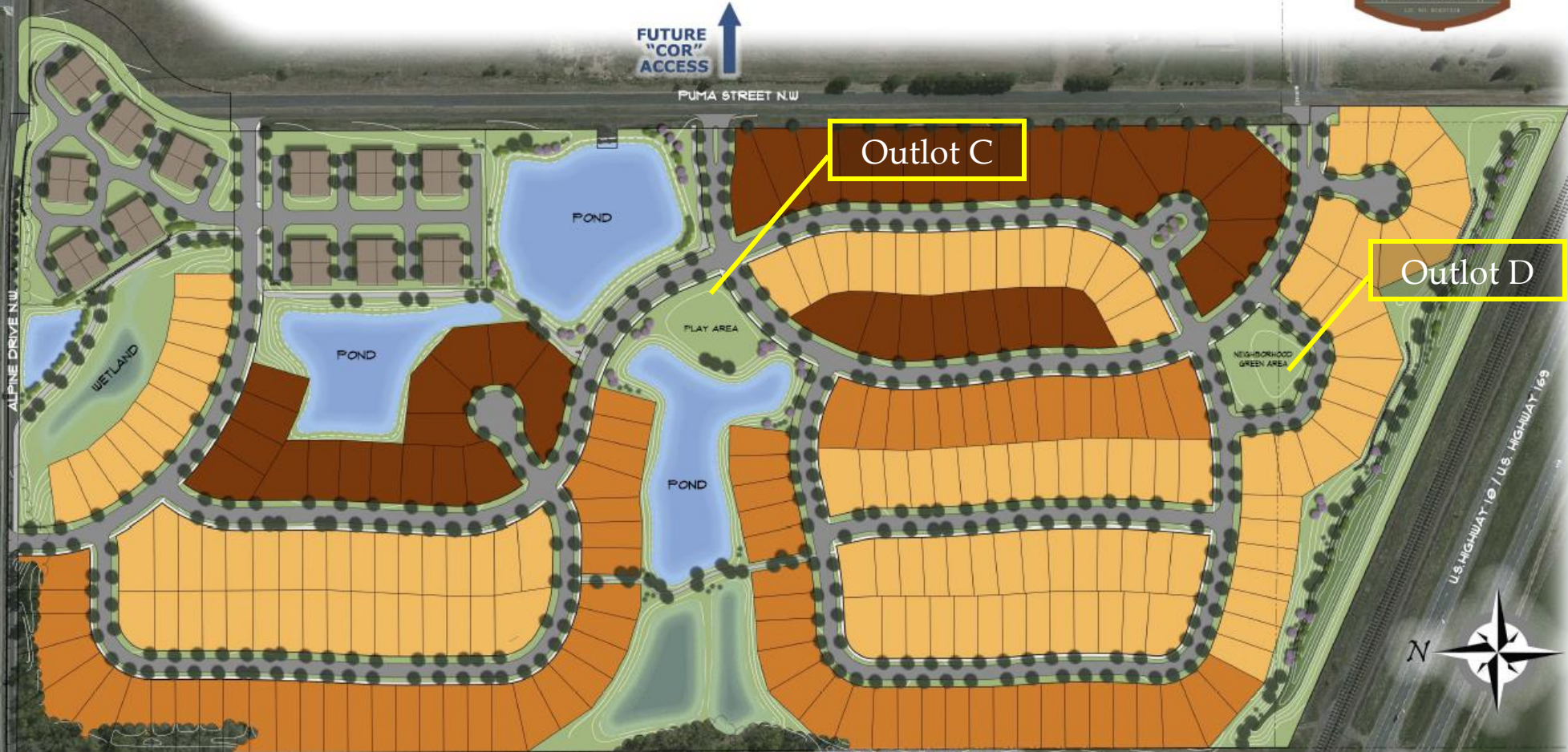


FUTURE  
"COR"  
ACCESS

PUMA STREET N.W

TO LAKE  
ITASCA PARK

ALPINE DRIVE N.W



Outlot C

Outlot D

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



LINKS AT NORTHFORK  
GOLF COURSE

LEGEND

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



ramsey, mn  
pearson farm

## **2.05: Consider Master Parks Plan Guiding Policy on Balance of Community and Neighborhood Parks and Smaller Pocket/Mini Parks**

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report. He stated that the City often gets requests for new park equipment but there are limited funds. He provided examples of some smaller parks with limited or outdated park equipment and also of larger community parks that are connected to nearby developments through trail corridors. He stated that the policy question for the Council and Commission would be how to spend the park dedication funds, whether smaller parks should continue or whether focus should be given to larger community parks with connectivity to developments. He also provided examples of developments which have paid park dedication funds and also have greenspace areas and smaller parks within their developments that were fully funded and maintained by the developer/association.

Parks Commissioner Trappen stated that he has lived in Ramsey for six years and really enjoys the trails. He stated that rather than building a small park they could build a trail that would reach a larger park and thus would create a better trail system and less park equipment to maintain.

Parks and Assistant Public Works Superintendent Riverblood stated that it is not just the initial cost for a small playground but also the operating costs which include ongoing maintenance and replacement of damaged equipment.

Councilmember Kuzma stated that he would like to know more about Outlot C on the Capstone project, specifically what the developer is proposed to contribute.

Parks and Assistant Public Works Superintendent Riverblood stated that it is a moving target as discussions continue. He noted that the total development costs including land would be around \$300,000. He stated that the total park dedication credit the developer is requesting is \$482,000 which would include those development costs as well as the greenway contribution. He stated that the total for park and trail dedication for all the lots would be \$1,100,000 in today's dollars.

Councilmember Kuzma stated that once built out there will be over 1,000 people living in that development and they will need a park. He stated that he would support the reduction in park dedication.

Councilmember Shryock stated that the long-term policy on parks planning has been community parks and noted that Itasca Park has been on the radar for a long time. She stated that the community parks are used more and differently than the traditional parks that people grew up with. She noted that people often have some play equipment in their yard and therefore the smaller parks are not often used as much. She stated that she also would not want to set precedent for the future.

Councilmember Johns echoed and agreed with the comments from Councilmember Shryock. She stated that the policy as drafted benefits the community as a whole and therefore the dollars

from development should continue to be focused on community parks and trail connection rather than small pocket parks.

Councilmember Williams stated that Snake Park is the only park accessible to her home and the only way she can access the park is by walking  $\frac{1}{4}$  mile along Highway 47. She stated that it is essential that the entire community has access to the facilities without driving. She stated that there are parks without safe crossings to community parks. She stated that while the far north portion of the community is more developed, the rest of the community should not be left out. She stated that it is time as the community grows to review how traffic patterns have changed and identify areas that can bring the community together as there are large portions of the community that are not being served by the resources today.

Parks Commissioner Sis noted that his development did not receive a pocket park and he felt conflicted as he felt he would value a park in his neighborhood. He stated that now that he has joined the Commission he can see the value in focusing efforts on community parks. He stated that he would not let his children walk alone to nearby parks and therefore he can see the benefit in larger community parks with more amenities.

Councilmember Kuzma stated that he understands the big picture but noted that there are two separate issues. He recognized that there is limited funding on the big picture. He noted that the developer is willing to contribute a third of the funds necessary for a park and this is an opportunity to get this small park built. He believed that each opportunity should be reviewed on its own merits.

Mayor Strommen appreciated the separation of the two issues. She noted that sometimes there are things that do not fit into the mold. She noted that this development is on another magnitude because of its size. She stated that she agreed with the comments of Councilmember Williams that people need to have access to parks and she values that. She stated that there is a balance somewhere because there is a value to the large regional parks but there is also need sometimes for smaller parks.

Councilmember Riley stated that he has received a number of emails asking why a park is not being built in the development near the old municipal center. He agreed that this is a much larger development that needs a park. He stated that he would support a reduction in park dedication but perhaps not a dollar to dollar match. He stated that as Ramsey continues to be developed the needs of the City will change, noting that this development is different than any other development in Ramsey.

Parks Commission Chair Bennett stated that this is a different issue because the developer wants this park in their development because it is an amenity. He questioned whether the overall community would have good access to the park within this development. He stated that he won't argue that this would be a great spot for a park but he was unsure that going against the policy would set the City up for the future. He noted that if these parks need to be maintained by the City there would be additional operations costs as well. He stated that if the funds are used in this manner that takes away from addressing issues at other existing parks in the City that serve other neighborhoods.

Councilmember Shryock asked the density of this development compared to other developments that have constructed and maintain their own playgrounds at their own costs.

Mayor Strommen noted that the market has changed since the older plats were approved and therefore the economics should also be considered.

Parks and Assistant Public Works Superintendent Riverblood stated that there are just a few weeks to sort out this issue with the developer and therefore he was hoping for a strong consensus to help guide this. He asked if the City would be responsible for this in terms of park dedication credit or future maintenance. He stated that if the park was going to be park dedication credit funded then perhaps the park should be made more unique. He stated that if the park is on the greenway corridor that could bring other people in from other neighborhoods. He stated that people are not going to travel to reach a neighborhood park that looks just like theirs.

Parks Commission Chair Bennett stated that he has heard over and over the comment that people want the parks to have every amenity and that cannot occur if the City continues to pursue pocket parks. He stated that while this looks great, the City has to be careful to go against its own policy.

Mayor Strommen stated that the policy is important and maybe if there is a unique opportunity, such as a homeowners' association with a dense development, perhaps there is an opportunity to carve something out that would not give dollar to dollar credit towards park dedication but would give credit for unique options.

Parks and Assistant Public Works Superintendent Riverblood stated that perhaps the City could offer half the development costs of the park with park dedication credit and the homeowners association would provide long-term maintenance for a nature based park. He noted that could be an interim policy until the long-term policy is reviewed.

City Administrator Ulrich noted that the City does give credit for trails and if the park area is open and accessible to trail users, perhaps a credit could be negotiated. He stated that bathrooms would be reserved for large community programs.

Parks Commissioner Trappen stated that he lives in a neighborhood where the lots vary in size from one acre to three acres and therefore it could take a lot of space to service a large number of homes compared to this denser development that would serve a lot of people. He stated that perhaps the idea of density could be considered in a long-term policy discussion.

It was the consensus of the Council to create an interim exception that would allow for negotiations on this development case for a trail system and trail wayside park area that would be accessible and inviting.



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.**

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Ramsey, MN 55303

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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.

<b>PARK C - PUBLIC</b>	
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
<b>TRAIL - PUBLIC</b>	
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
<b>GRAND TOTAL PUBLIC PARKS</b>	<b>\$ 482,910.22</b>

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.

# Area Parks Plan Riverstone Addition

Lake Itasca  
Park

Lake Itasca  
Greenway



# Westmoreland Nature Play Area; Portland, Oregon

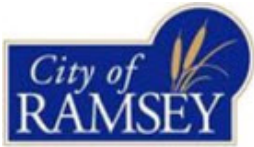


# Hartley Nature Preschool; Duluth, Minnesota



# Nature Play in Western Australia





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

**CC Regular Session**

7.2.

**Meeting Date:** 05/23/2017

**By:** Tim Gladhill, Community Development

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**Information**

**Title:**

Introduce Ordinance Vacating Roadway Easement for Puma Street Related to Riverstone Addition

**Purpose/Background:**

The purpose of this case is to introduce an ordinance vacating a portion of former roadway easement for a section of Puma Street south of Bunker Lake Boulevard. This easement is no longer being used for this purpose, and according to the City Attorney, the City should vacate this easement. The easement previously had a roadway access that terminated at the rail line, and was retained to access a civil defense siren that has since been relocated.

Regarding the Preliminary Plat for Riverstone Addition, the Planning Commission held a Public Hearing for the Preliminary Plat on May 4, 2017 and recommended approval of this plat.

Introducing an ordinance does not obligate the City Council to provide final approval. In order to accommodate Capstone Homes' desired schedule for Riverstone Addition, it will be important to introduce the ordinance this evening.

**Notification:**

The City will utilize the introduction phase of the ordinance to call for a Public Hearing at the June 13, 2017 City Council Meeting. Notifications will be sent as required. Staff has also begun to notify potentially impacted utility providers.

**Observations/Alternatives:**

Purpose of Easement

The purpose of the easement is for road purposes. This road has since been vacated. The roadway easement still exists, and needs to be vacated. The easement in total is 73 feet in width. Capstone's project area is entitled is 33 feet of that total. The adjacent property owned by Hageman Holdings, proposed to be developed by PSD, LLC is 40 feet. The distribution of the easement is based on how it was originally recorded and has been reviewed by the City Attorney.

Existing Utilities Co-Locating in Easement

Based on the information provided by Capstone Homes, the only other utility with infrastructure in the easement area is Connexus Energy. Connexus Energy has a three-phase transmission line in the 40 corridor to be vacated to the PSD project area. Capstone Homes has offered to relocate this transmission line to their project area to accommodate additional space for density transitioning.

Potential Unresolved Issues in Vacation

Staff does acknowledge that there is potential opposition to the overall easement vacation by PSD, LLC. However, Staff, PSD, and Capstone continue to work on potential solutions that meet the City's obligation to vacate a public easement no longer needed, provide the necessary corridor for the existing Connexus Energy transmission line, and the desire of the two developments to provide adequate density transitioning. At this point, Staff does not believe the City Council should postpone introducing the ordinance, as it is not the final action for approval. Staff believes an appropriate solution can be worked out before the Ordinance is adopted on June 13, 2017 as currently scheduled. Staff notes this topic for transparency purposes.

**Funding Source:**

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

**Recommendation:**

Staff recommends that the City Council introduce the Ordinance.

Staff acknowledges that opposition from an adjoining property owner exists. Staff will attempt to resolve this issue prior to the June 13, 2017 City Council Meeting where the City Council is scheduled to take action on adopting this Ordinance along with Preliminary Plat approval for Riverstone Addition. Introducing the Ordinance this evening does not obligate the City Council to approve the request.

**Action:**

Motion to introduce Ordinance vacating roadway easement for former Puma Street and direct Staff to attempt to resolve the opposition to vacating the easement prior to considering adopting said Ordinance.

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**Attachments**

Easement Sketch

Ordinance #17-07

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**Form Review**

**Inbox**

Kurt Ulrich

Patrick Brama

Form Started By: Tim Gladhill

Final Approval Date: 05/18/2017

**Reviewed By**

Jo Thieling

Patrick Brama

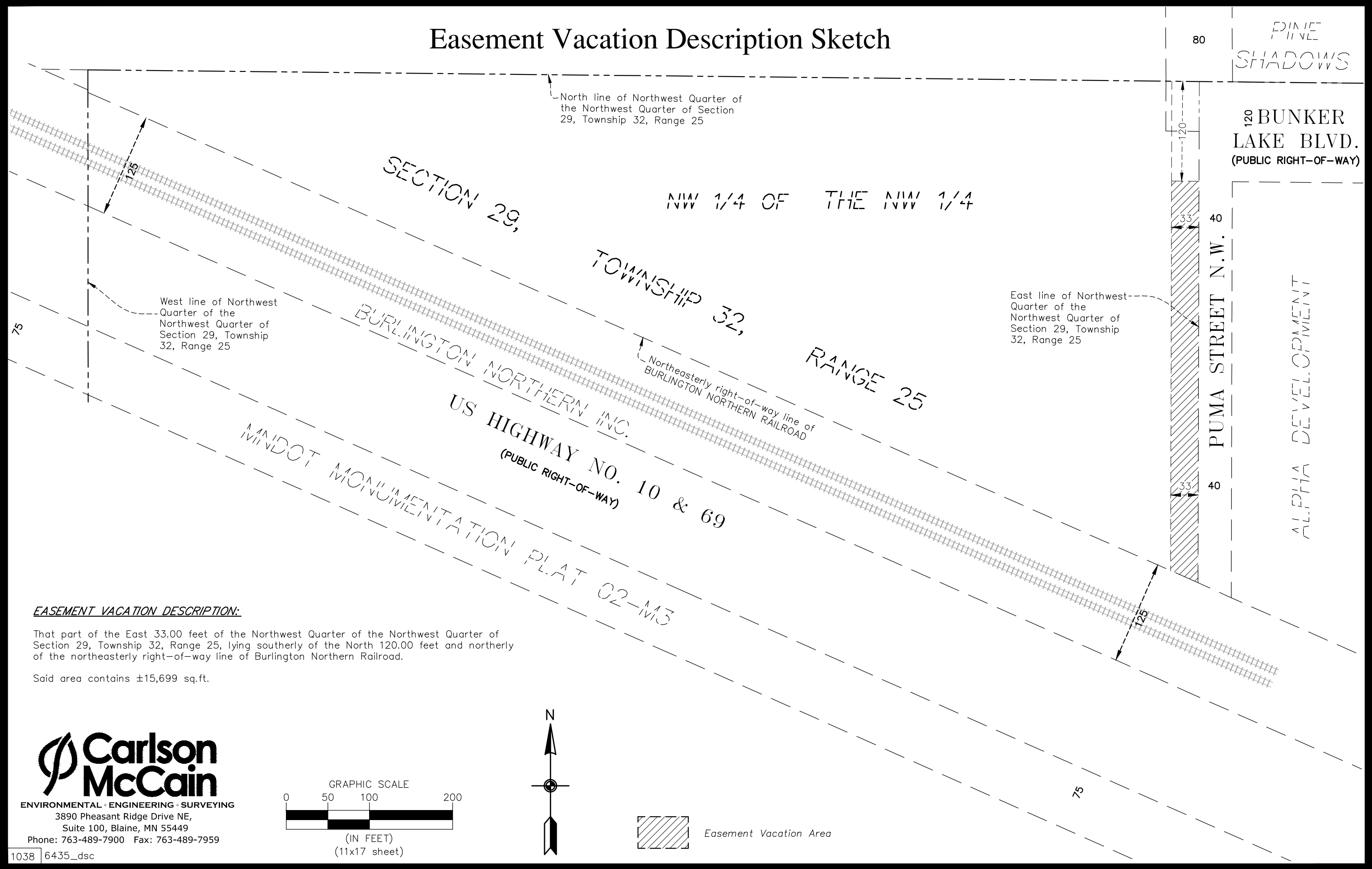
**Date**

05/18/2017 03:22 PM

05/18/2017 03:32 PM

Started On: 05/18/2017 07:24 AM

# Easement Vacation Description Sketch



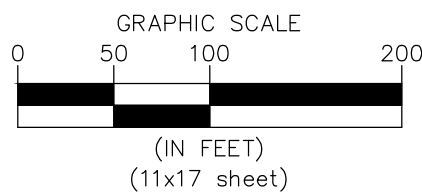
**EASEMENT VACATION DESCRIPTION:**

That part of the East 33.00 feet of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, lying southerly of the North 120.00 feet and northerly of the northeasterly right-of-way line of Burlington Northern Railroad.

Said area contains ±15,699 sq.ft.



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3890 Pheasant Ridge Drive NE,  
Suite 100, Blaine, MN 55449  
Phone: 763-489-7900 Fax: 763-489-7959



Easement Vacation Area

Save Date: 02/14/17 f:\jobs\6421 - 6440\6435 - ramsey site\cad\_c3d\survey\6435\_dsc.dwg

**ORDINANCE #17-07**

**CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

**AN ORDINANCE VACATING PORTIONS OF ROADWAY EASEMENT FOR PUMA STREET RELATED TO RIVERSTONE ADDITION.**

**SECTION 1. AUTHORITY**

This ordinance is adopted pursuant to and under the authority of the Home Rule Charter of the City of Ramsey, Section 12.06 and Minnesota Statutes 412.851.

**SECTION 2. VACATION**

The following described dedicated road easements as indicated by Exhibit A attached hereto are hereby vacated, to-wit, contingent upon recording of the Plat entitled RIVERSTONE ADDITION:

That part of the East 33.00 feet of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, lying southerly of the North 120.00 feet and northerly of the northeasterly right-of-way line of Burlington Northern Railroad.

Said easement vacation becomes null and void if the Plat entitled RIVERSTONE ADDITION is not recorded.

**SECTION 3. EFFECTIVE DATE**

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the 23<sup>rd</sup> day of May, 2017.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

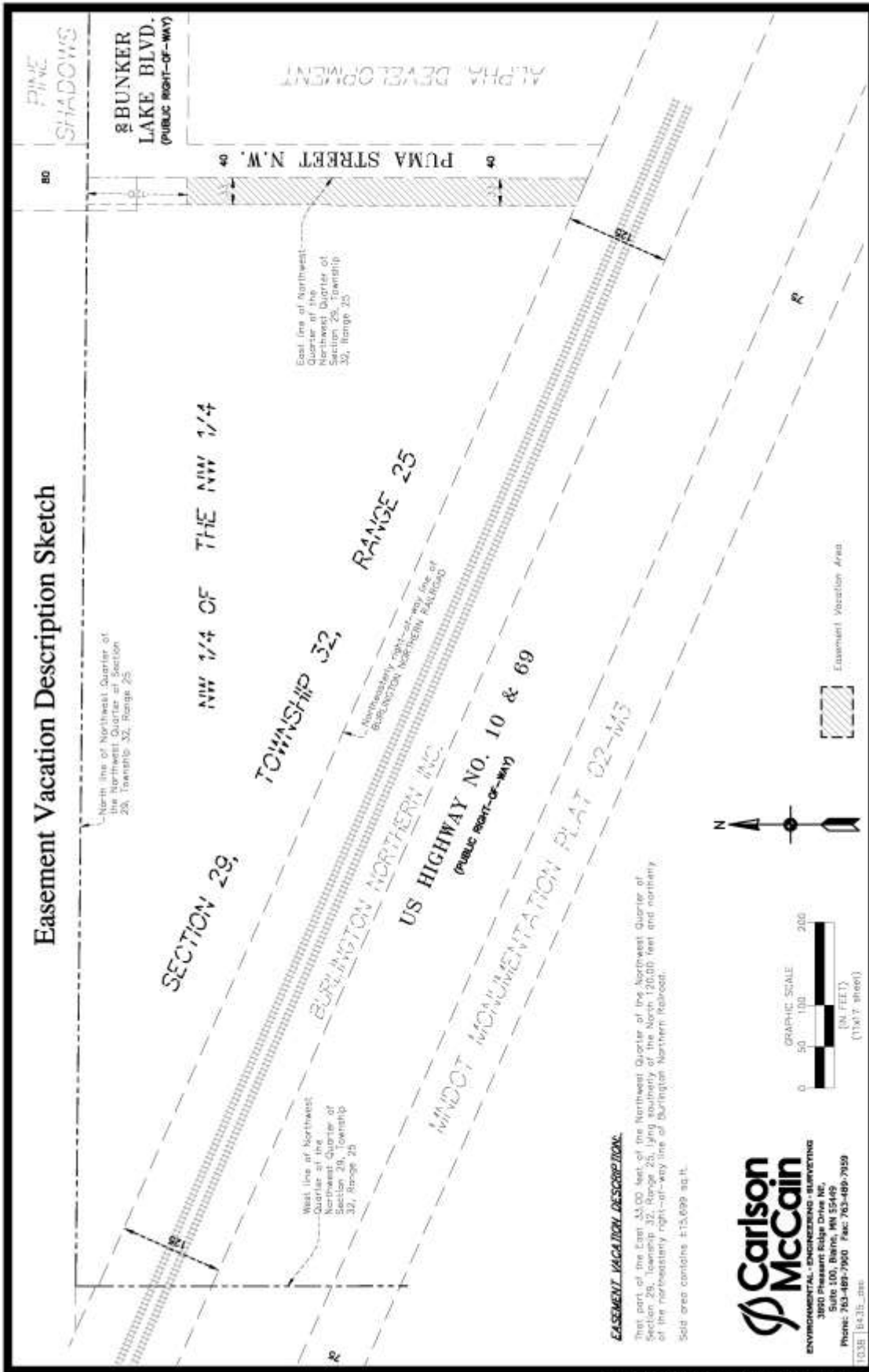
Introduction date:

Posting dates:

Adoption date:

Publication date:  
Effective date:

Exhibit A  
Easement Sketch



**EASEMENT VACATION DESCRIPTION**

That part of the East 33.00 feet of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, lying southerly of the North 120.00 feet and northerly of the presently right-of-way line of Burlington Northern Railroad.

Said area contains 415,699 sq. ft.

**Carlson McCain**  
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