

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.

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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.

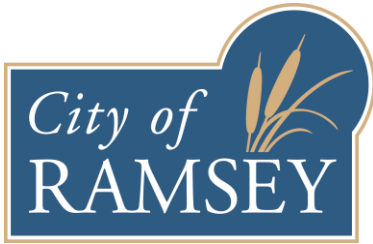
PROPOSAL

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.

| | |
|---------------------------------|----------------------|
| 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 |

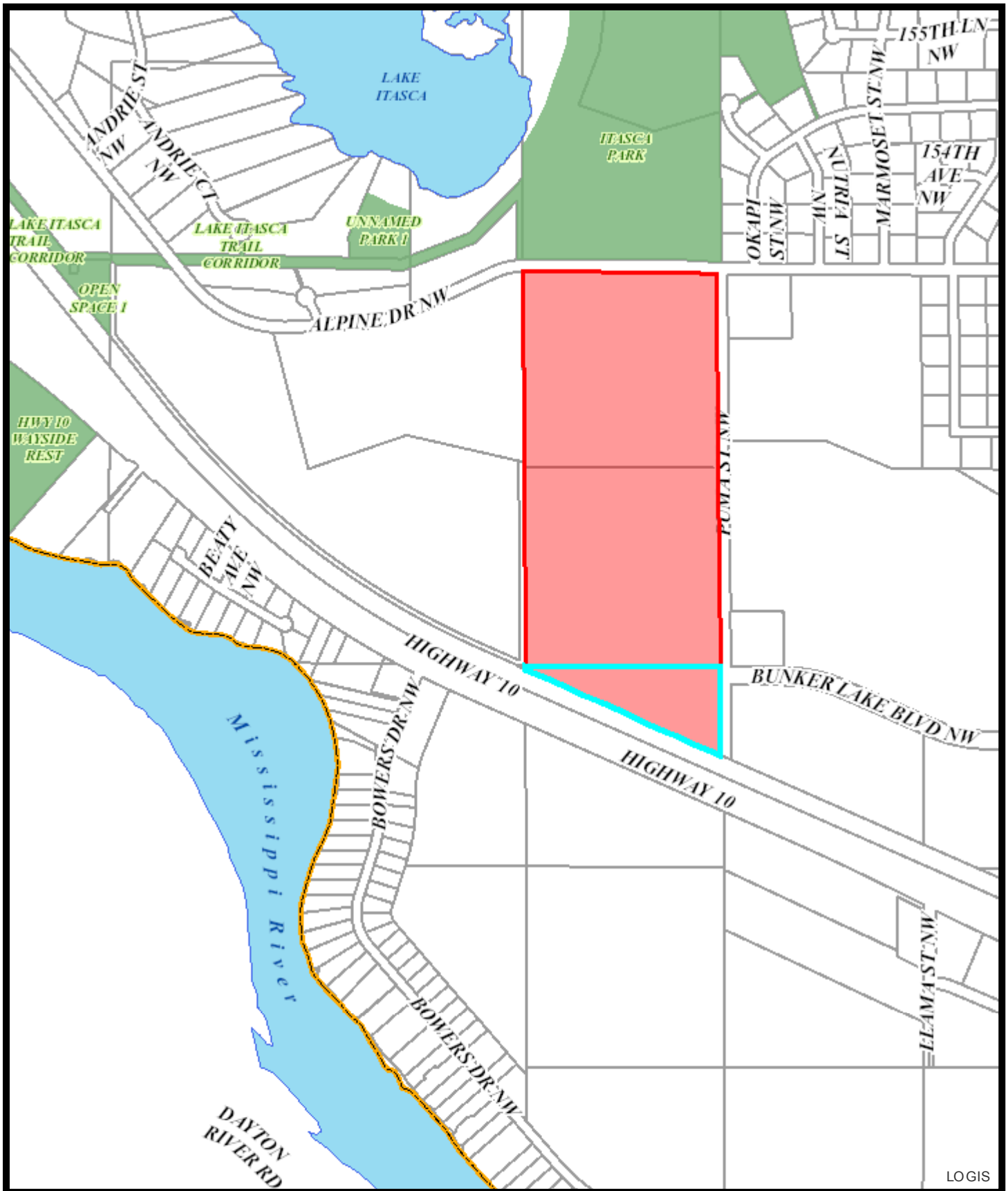
- a. Max Credit = \$275,300 (if other improvements are desired by the developer E.g. monument/sign, these shall be at the developers expense).

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

