

**THE COR DEVELOPMENT PLAN  
VISION AND LAND USE PLAN (MASTER PLAN)  
2017**

DRAFT

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# THE COR DEVELOPMENT PLAN VISION AND LAND USE PLAN UPDATE (2017)

List of Policy Questions by Topic

## Section #1: Vision and Land Use Plan

### Policy Question Series #1: The Vision – Vision Statement

#### Key Policy Topics

- Parking Districts and Parking Ramps
- Retail Vision
- Open Space Requirements
- Stormwater Design

#### Mixed Use.

The definition of mixed use should require:

1. A mix of uses within the development and within walking distance of each other.
2. Vertically mixed use buildings/ground level retail.

#### Retail/Commercial Vision

3. There is too much/not enough/just the right amount of large-format retail guided for future development for the market to bear.
4. There is too much/not enough/just the right amount of small and medium format retail guided for future development for the market to bear.

#### Residential Vision

5. There is too much/not enough/just the right amount of single family residential guided for future development.
6. There is too much/not enough/just the right amount of medium density residential guided for future development.
7. There is too much/not enough/just the right amount of high density residential guided for future development.

#### Employment Vision

8. There is too much/not enough office development guided for future development.
9. The City should/should not allow warehouse and manufacturing in the Office District.

## Parks and Open Space Vision

10. The City should/should not raise the bar on parks and recreation planning and plan to invest in quality and connected spaces that will result in a higher cost for developers and the community, but will be seen as an investment into the community.

## **Policy Questions Series #2: General Development Design Standards**

11. The City should/should not require a minimum open, plaza, or gathering space within each individual development.
12. The City should/should not have a maximum depth/slope for stormwater ponds due to the high density and lot coverage vision.
13. The City should/should not require an elevated design for streetscape (see Sunwood Drive for example).

## **Parks, Recreation, and Open Space Plan**

14. The City should/should not plan for a swimming pond in Lake Ramsey Commons.
15. The City should/should not plan for a splash pad in Lake Ramsey Commons.
16. The City should/should not plan for a hardscaped plaza in Municipal Plaza.
17. The City should/should not plan for a playground in The Draw

## **Policy Questions Series #3: District Standards**

### **Downtown District**

18. The City should/should not require shared parking in the Downtown District.
19. The City should/should not require vertically mixed use buildings in the Downtown District

### **Table Topic Exercise**

With the questions answered above, Staff would recommend that an open process for sketching/laying out a new Master Plan with alternative land use scenarios be considered.

## **Section #2: System Plans**

1. Roads
2. Utilities
3. Stormwater
4. Parks and Public Spaces

## **Section #3: Implementation**



# Clarifying Boards, Commissions, and Committee Responsibilities

Planning Commission	Park and Recreation Commission	Environmental Policy Board	Economic Development Authority	Charter Commission	Public Works Committee (Committee of the Council)
<b>City Code References</b>	<b>City Code References</b>	<b>City Code References</b>	<b>City Code References</b>	<b>City Charter References</b>	<b>Organizational Resolution:</b>
Statutory Powers of 462.351 to 462.364	Comprehensive Plan for recreation and natural resources.	Promote environmental awareness.	Statutory Powers of 469.091		The below is not actually from the resolution, but putting thoughts down on paper.
Serve at the official Planning Agency for the City.	Park System development and programming.	Policy development regarding natural resources.	Administration of economic development and redevelopment plans.		
Prepare the Comprehensive Land Use Plan.	Coordination of interchangeable use of school facilities.	Review of new development proposals related to natural resources.	Develop a plan for financing of economic development and redevelopment projects.		Develop comprehensive plans for public systems (roads, utilities, etc.).
Develop the Zoning Code.	Coordination with athletic and youth groups regarding recreation and natural resources	Promote education.	Ensure that development and redevelopment plans are consistent with the Comprehensive Plan.		Review of public improvement projects.
Develop the Subdivision Code.		Development a Comprehensive Plan for Natural Resource Management.			Recommend strategies for the maintenance of publicly owned facilities.
Review applications for compliance with the Comprehensive Plan, Subdivision Code, and Zoning Code.					
<b>Additional Responsibilities:</b>	<b>Additional Responsibilities:</b>	<b>Additional Responsibilities:</b>	<b>Additional Responsibilities:</b>		
Housing Plan			Real Estate Management for The COR and other City owned property.		
Housing Assistance Policy					

As individual groups prepare detailed system plans, they must check in with the Planning Commission periodically to ensure compliance with the Comprehensive Plan and The COR Vision and Land Use Plan.

## RECOMMENDED POLICIES BY GROUP/VISION LOG

Each policy question will also log the various feedback received from multiple groups. For example:

### Mixed Use.

The definition of mixed use should require:

1. A mix of uses within the development and within walking distance of each other.
2. Vertically mixed use buildings/ground level retail.

### Market Panel Feedback

- The market is not strong for mixed use buildings in Ramsey.
- Financing for projects create complications in implementation and finance partners will often not finance these types of projects in Ramsey.

### Planning Commission Feedback

- The City needs to clarify the definition of Mixed Use.
  - Is it vertical mixed use or horizontal mixed use?

- Do there need to be multiple uses on each block, or is the plan for multiple uses within the development adequate to achieve our goal.

Economic Development Authority Feedback

- XXXXX
- XXXX

Parks and Recreation Commission Feedback

- XXXX
- XXXX

Environmental Policy Board Feedback

- XXXX
- XXXX

Public Works Committee Feedback

- XXXX
- XXXX

Comprehensive Plan Steering Committee Feedback

- XXXX
- XXXX

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## Major Planning COR Planning Efforts

### EFFORT #1

## *COR Re-Visioning*

### PURPOSE

Update/ amend the vision for The COR.

1. Update COR Master Plan (map that shows vision, how the COR will look, how buildings will be oriented, where infrastructure should be located, etc.)
2. Update zoning district map (underlying land use regulations that will ensure the master plan will be implemented at the time individual projects come forward for review by the City)
3. Direction on outstanding major policy items:
  - Is vertically mixed use development a requirement?
  - appropriate size and location of retail uses?
  - Is there flexibility in location of zoning district borders?
  - Define basic vision and policy for community center.
  - Define basic vision and policy for parking ramps.

### RESPONSIBLE BOARD

Planning Commission will draft a recommendation for Council consideration.

### TIMING

Anticipated to have draft completed by April 2017. Once a draft is completed, it should be checked against COR System Plans and COR Pro-Forma. May need to be adjusted.

### EFFORT #2

## *COR System Plans*

### PURPOSE

The City purchased The COR with two goals in mind (a) recover previous public investments, and (b) ensure the vision of The COR is implemented.

As a result, the City of Ramsey has taken the role of master developer for The COR. With the role, various assumed responsibilities are assigned to the City. Developers, businesses, and residents expect the city to have concept plans/ policies in place for the following items:

1. Storm water plan (regional)
2. Road plan (public roads)
3. Sign plan (development signs, way finding signs, etc.)
4. Park & Trails plans
5. Community Center plan/ policy
6. Parking Ramp(s) plan/ policy
7. Cut/fill basic plan

There are many benefits to having this preliminary information ready—please see system plan dashboard for details. These plans are intended to be preliminary/ concept level only—for the sake of planning and budgeting.

### RESPONSIBLE BOARD

Likely, all boards will be involved with this process. However, for the sake of efficiencies, the EDA will lead this effort. Findings will be presented to the Planning Commission and City Council.

### TIMING

Upon completion of 1<sup>st</sup> draft of COR re-vision, staff would like to order this work for completion (i.e. begin May 2017). This work will take 6-9 months. Once draft is completed, it should be checked against COR Master Plan and COR Pro-Forma. May need to be adjusted.

### EFFORT #3

## *COR Pro-Forma*

### PURPOSE

1. Update COR pro-forma based on updated vision and system plans. COR pro-forma will display the city's financial performance forecast/ project cash-flow over time (expenditures/ obligations versus revenues/ available funding).
2. Update COR TIF plan/ TIF analysis previously completed by Ehlers. This plan plays a major role in the "funding" side of the COR pro-forma. Because actual TIF revenues are based on actual completed projects, it would be helpful to update periodically. NOTE: TIF can only be used for projects completed before 2021.
3. Update COR land proceeds policy. Staff would like to (a) clearly identify what previous expenditures the City wishes to repay itself, (b) consider using land proceeds only for non TIF eligible costs, and (c) update the City's land sale proceeds forecasts.

### RESPONSIBLE BOARD

EDA will draft a recommendation for Council consideration.

### TIMING

Upon completion of COR re-vision and COR system plans, staff will complete this work (i.e. begin late 2017). This work will take 1-2 months. Once draft is completed, it should be checked against COR Master Plan and COR system plans. May need to be adjusted

# The COR – Planning Dashboard

## Outstanding Items



Roads	Signs	Storm Water	Parks/ Trails	Parking Ramps	Comm. Center	Cut & Fill
<ul style="list-style-type: none"> <li>•What public roads need to be constructed?</li> <li>•Cost?</li> <li>•When/ what will trigger construction?</li> <li>•Who will pay for what?</li> <li>•How will City obligations be funded?</li> <li>•How does public infrastructure effect The COR pro-forma?</li> </ul>	<ul style="list-style-type: none"> <li>•What is the sign plan for this development?</li> <li>•Cost?</li> <li>•When/ what will trigger construction?</li> <li>•Who will pay for what?</li> <li>•How will City obligations be funded?</li> <li>•How does The COR sign plan effect The COR pro-forma?</li> </ul>	<ul style="list-style-type: none"> <li>•What is the regional storm water plan?</li> <li>•Cost?</li> <li>•When/ what will trigger construction?</li> <li>•Who will pay for what?</li> <li>•How will City obligations be funded?</li> <li>•How does the regional storm water plan effect The COR pro-forma?</li> </ul>	<ul style="list-style-type: none"> <li>•What is the park/ trail plan?</li> <li>•Cost?</li> <li>•When/ what will trigger construction?</li> <li>•Who will pay for what?</li> <li>•How will City obligations be funded?</li> <li>•How does the park/ trail plan effect The COR pro-forma?</li> </ul>	<ul style="list-style-type: none"> <li>•What is the parking ramps plan?</li> <li>•Cost?</li> <li>•When/ what will trigger construction?</li> <li>•Who will pay for what?</li> <li>•How will City obligations be funded?</li> <li>•How does the parking ramp plan effect The COR pro-forma?</li> </ul>	<ul style="list-style-type: none"> <li>•What is the community center/ programing plan?</li> <li>•Cost?</li> <li>•When/ what will trigger construction?</li> <li>•Who will pay for what?</li> <li>•How will City obligations be funded?</li> <li>•How does the community center plan effect The COR pro-forma?</li> </ul>	<ul style="list-style-type: none"> <li>•What preliminary/ general amount of cut/ fill is needed on City owned land?</li> <li>•Cost?</li> <li>•How does this effect land prices?</li> <li>•How does cut/fill effect The COR pro-forma?</li> </ul>

## Action Steps



<ul style="list-style-type: none"> <li>•Complete a concept plan and feasibility report for all outstanding public infrastructure. This includes water, sewer, sidewalks, landscaping, street lights, etc.. This does not cover private or internal roads and utilities.</li> <li>•City Council policy discussion RE position on various items (who pays for what, what triggers construction, how will City fund, etc.).</li> </ul>	<ul style="list-style-type: none"> <li>•Update and revise COR Sign Plan that was started by Landform.</li> <li>•City Council policy discussion RE position on various items (who pays for what, what triggers construction, how will City fund, etc.).</li> </ul>	<ul style="list-style-type: none"> <li>•Revise COR storm water plan started by Landform. Many new regulations are now in place that make previous plan obsolete. New location for infiltration required.</li> <li>•City Council policy discussion RE position on various items (who pays for what, what triggers construction, how will City fund, etc.).</li> </ul>	<ul style="list-style-type: none"> <li>•Complete schematic design/ feasibility report for all outstanding parks and trails. This work has been done for municipal plaza and the skyway. This work has not been done for Lake Ramsey.</li> <li>•City Council policy discussion RE position on various items (who pays for what, what triggers construction, how will City fund, etc.).</li> </ul>	<ul style="list-style-type: none"> <li>•Complete concept plan and feasibility report for all outstanding parking ramps in The COR. This work has been partially completed.</li> <li>•City Council policy discussion RE position on various items (who pays for what, what triggers construction, how will City fund, etc.).</li> </ul>	<ul style="list-style-type: none"> <li>•Have a detailed policy discussion with City Council. Do we need a community center? If yes, what kind (stand alone or partnership)? What general set of services do we want to offer. What is our general appetite from a budgeting perspective? When should a community center be constructed?</li> </ul>	<ul style="list-style-type: none"> <li>•Complete a concept plan and feasibility report for all outstanding cut/ fill on City owned properties. This work has been partially completed.</li> <li>•City Council policy discussion about how this may effect pricing strategy for City owned land, and how this information may effect forecasted land proceeds.</li> </ul>
<ul style="list-style-type: none"> <li>•6-9 months</li> <li>•\$30,000-\$70,000</li> </ul>	<ul style="list-style-type: none"> <li>•4-6 months</li> <li>•\$5,000-\$20,000</li> </ul>	<ul style="list-style-type: none"> <li>•4-8 months</li> <li>•\$10,000-\$20,000</li> </ul>	<ul style="list-style-type: none"> <li>•4-8 months</li> <li>•\$25,000-\$40,000</li> </ul>	<ul style="list-style-type: none"> <li>•4-6 months</li> <li>•\$5,000-\$15,000</li> </ul>	<ul style="list-style-type: none"> <li>•4-8 months</li> <li>•\$5,000-\$15,000</li> </ul>	<ul style="list-style-type: none"> <li>•4-6 months</li> <li>•\$5,000-\$15,000</li> </ul>

## Outcome

- Concept plans** for outstanding master developer items (what are we doing/ scope of work, and about how much will it cost)
- Policy positions** for outstanding master developer items (who is paying for what, when will improvements be made, how will the City fund our obligations)
- Pro-forma** for development can be completed (what is the forecasted financial performance of The COR, how do these plans effect expenditures/ cash flow)

## Why is staff recommending this work be completed?

- a. The City of Ramsey is the master developer of The COR. With that role, various assumed responsibilities are assigned to the City. Prospects and developers expect the City to have the proper plans and policies in place to respond effectively and efficiently to proposals. Additionally, residents of Ramsey, and particularly residents/ property owners in The COR, obtain their expectations for this development based on our plans. If we are planning for something that isn't realistic, that can be problematic down the road (especially for parks, trails, and other amenities).

Examples: storm water plan, road plan, sign plan, park/trail plan, parking ramps, community center, cut/fill, etc.

NOTE: staff is recommending concept/ schematic plans and feasibility reports be completed at this time. Staff is not asking for preliminary plans, final plans, or bid documents. In many cases, those items will be paid for (or shared) by a developer. Or, in many cases, it makes sense to wait until a project comes forward, as variables involved with the project may change/ be adjusted with time— which will alter the plan.

- b. To help staff respond to direct questions from prospects and developers. To put the City in a more competitive, and ready-to-go, development position. At this point, staff is answering questions based on assumptions, staff forecasts, past-practice, and a case-by-case approach. This current method increases the risk of inconsistencies, miscommunication, and inequities.

Examples: Who is paying for that road, when will it be constructed, what is the scope? What is the plan for storm water, how much will it cost me? Are parking ramps required, how much will they cost, what is the scope? This site looks really low, do you have an idea how much fill is required? Where will monument/ development signs be located, what will they look like, who will they serve, who is paying for them?

- c. To help staff provide better guidance to the City Council and they make policy decisions.

Examples: Are land prices set correctly? Are development fees set correctly? Is our plan for amenities (i.e. ramps, parks, trails, signs) financially feasible? When should we construct various improvements? What is the cost share policy? What is the pro-forma for The COR?