



6701 W 23rd St
St Louis Park, MN 55426
952-544-1561

June 2, 2017

City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Att'n: ✓ Tim Gladhill, Community Development Director
Patrick Brama, Economic Development Manager/Ass't City Administrator

Re: Paxmar/Hageman site
Our support for the development with higher density

Hi Tim and Patrick,

Thanks again for your time in our March meeting to discuss the progress of development in the City of Ramsey. It furthered my understanding of the value our parcel may add for all parties.

It has come to my attention of another proposed residential development on the Hageman property near our parcel on Armstrong Blvd and Bunker Lake Blvd. I want to express my support **for** this residential development. The R-1 zoning should be changed to allow for a higher density for this Hageman parcel.

It fits well with the City of Ramsey to have higher density residential development near the City center, which supports further retail business development. Such development provides a sound property tax base, strengthen the ability for commercial/retail establishments to locate in the area with a stable property tax base. The vehicular traffic generated from this site to Highway 10 via Bunker Lake Blvd and Armstrong Blvd is not an issue for our parcel, and will most likely be considered a benefit for the business(s) that ultimately locate on our site.

Again, I **support** the higher density residential development as represented for the Paxmar/Hageman site.

Feel free to contact me with any questions or concerns. I will continue to keep you informed as we proceed with the sale of our parcel.

Sincerely,



Scott A. Weicht
President

Enclosures

cc: David Adolfson, Jr.
Alan Roessler, Paxmar

Rodney A Lee
City of Ramsey Commercial Property Owner

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

Mr. Gladhill,

The basis of this letter is to show support for the proposed development by Paxmar. As a property owner, I see many benefits to the City, Residents and Businesses.

The proposed development has multiple housing styles and price points. A variety of housing product types and builders in the community will be a great draw to potential buyers/residents. Ramsey has many great attributes and an increased housing stock seems to be needed to meet demand. The proposed development has a bit more density than the R-1 zoning, but it fits the location. A development with multiple housing types would complement not only the existing Single Family to the east, but the business park to the south, busy Alpine Road to the north, and proposed multifamily to the west.

Along with a higher density, also comes an increase in City fees and property tax revenues. With the City having a per lot/unit fee structure, every additional unit means increased fee revenue. The tax valuation will also be higher with the increased density, leading to more property taxes.

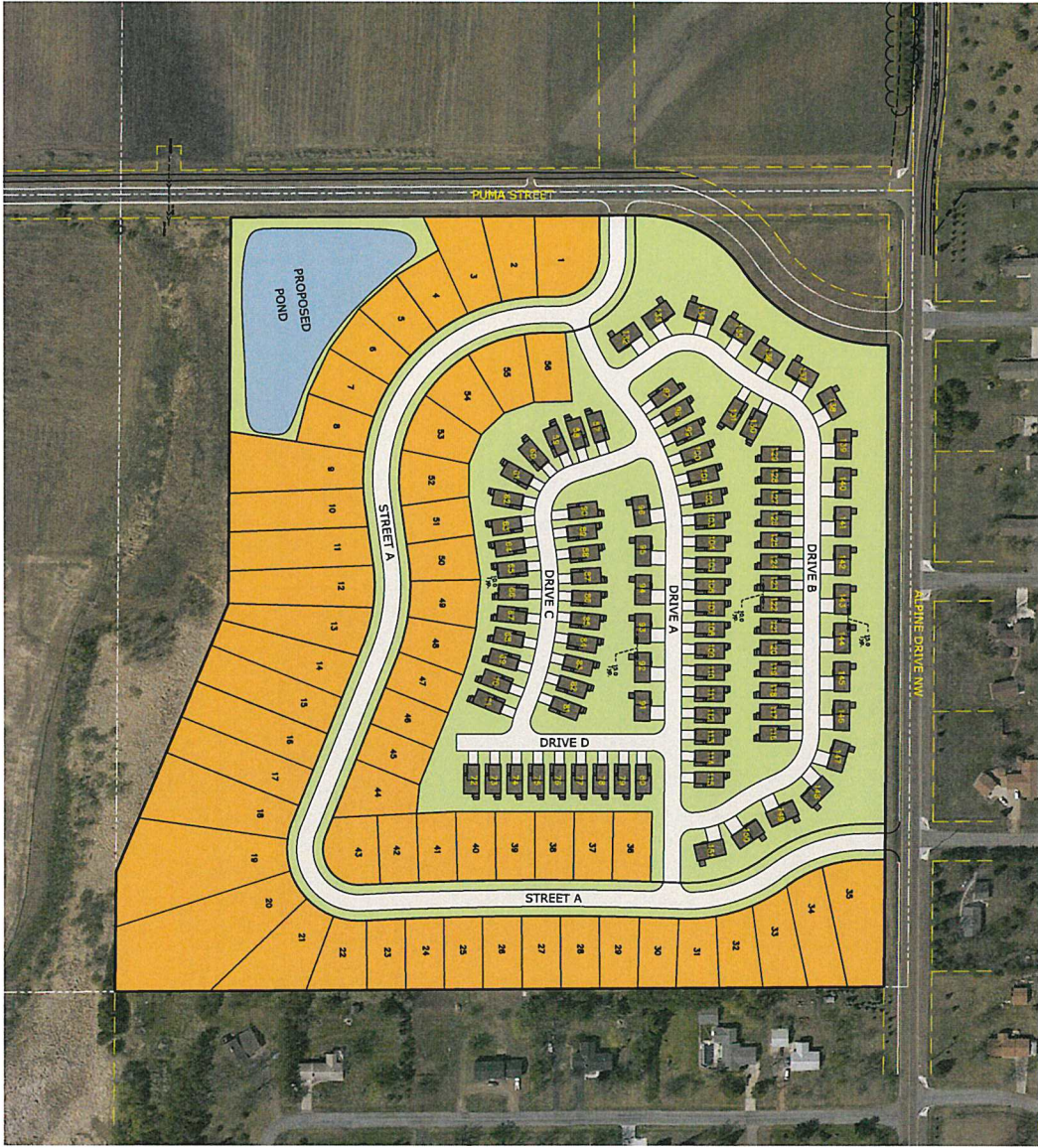
The proposed development would also speed up the Puma Street project. Any reductions in the amount Puma is under construction should be welcomed by the City.

All in all, the proposed development seems like a great fit for the location and I urge the City representatives to approve the project.

Sincerely,



Rodney A Lee
Broker/Owner
Premier Commercial Properties



SITE DATA

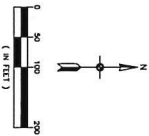
TOTAL BOUNDARY AREA— 433.5 AC.
 TOTAL NUMBER OF LOTS— 151
 65 FT. LOTS— 156
 DETACHED TOWNHOME LOTS— 95


SEMI-BUILDING SETBACK DATA

FRONT— 5 FT.
 SIDE— 7.5 FT.
 REAR— 30 FT.
 CORNER— 20 FT.

DETACHED TOWNHOME SETBACK DATA

FRONT HOUSE— 5 FT. OR 7.5 FT.
 SIDE— 7.5 FT. OR 15 FT.
 REAR— ILLUSTRATION FOR TYPICAL
 CORNER— 20 FT.



1 of 1	CONCEPT PLAN HAGEMAN SITE Ramsey, Minnesota	PAXMAR 3495 Northdale, Suite 210 Coon Rapids, Minnesota 55448	 ENVIRONMENTAL • ENGINEERING • SURVEYING 3890 Pheasant Ridge Drive NE, Suite 100, Blaine, MN 55449 Phone: 763-489-7900 Fax: 763-489-7959
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May 25, 2017

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

Mr. Gladhill,

We are writing this letter to ask your support for the development proposal by Paxmar that will be discussed at the Planning Commission meeting on June 1, 2017.

As a large land owner in Ramsey, I'd like to urge the City Council to consider the development proposal by Paxmar in a favorable manner. Paxmar's proposal will provide a variety of housing types and increase the tax base for City of Ramsey while improving the Puma St/Alpine corridor. Hageman Holdings has worked with the City providing flexibility to zoning and improvements in the Bunker Lake/Puma corridor to support growth. The proposed density increase, we feel, fits into the overall growth vision of Hageman Holdings and City of Ramsey.

As a business owner, I know we look favorable on a community that has a growing variety of housing stock. It is not only valuable from a workforce point of view, but also addition potential customers. The City of Ramsey has invested a large amount of money into the business park and COR areas which by approving this housing project will do nothing but help these areas grow and thrive.

Additional reasons for the support of the PAXMAR development include:

Puma Street extension:

The Puma Street extension is an estimated \$1.4 million-dollar project. Paxmar is willing to pay 60% of that cost, reducing the City and adjacent landowners share of the project.

City Fee/ Tax Revenue:

The proposed plan will increase the density of the site. This will, in turn, increase the amount of fees the city will collect from the normal building process. It will also increase the tax base and tax revenue the City gets on a yearly basis.

Surrounding Area:

The site has certain aesthetic limitations. It is a mostly flat field abutting to a future Business Park to the South, Multi-family to the West (Capstone proposed increased density), Alpine Drive to the North, and Single family to the East. There is little to no elevation changes and very marginal tree cover. The diversified housing of single family and detached townhomes is a good fit for its surrounding.

Variety of Housing Price Points:

Per Minnesota Housing Finance Agency, Median home prices in the Twin Cities Metro area are \$245,000. The community needs for sale housing at affordable prices and a portion of this plan would be directed at those types of products. It also has a product for a traditional "move-up" buyer.

Roof Tops:

An increase of housing activity is sure to bring additional interest for the commercial/business park/COR retail developments in the City of Ramsey. Housing for workers and additional customers are very important for prospective offices/businesses and increasing the retail business like restaurants.

Builder Diversity:

Having additional builders in the community will help the buyers considering purchasing in Ramsey by offering multiple choices and price points. Only having 1 builder in this corridor may hamstring the city by artificially delaying development of multiple parcels.

Pace of development:

This proposal would finish the area with the least amount of prolonged road construction and all work would be completed at the same time. Opening Puma street multiple times for varying lengths of time is not beneficial to surrounding residents or businesses and increases the overall costs to parties involved.

Business Support:

Giving the proposal approval would be a strong sign of support to business leaders of the community, showing Ramsey's commitment to a growing work force and customer base.

The potential for this development to also decrease the City's contribution to the Puma Street project should not be overlooked. If Paxmar is willing to go above and beyond 50% of the cost, it should be seriously considered by the City, not to mention that more infrastructure around adds value and interest to the surrounding properties.

Development is needed in this part of the City. More building will mean more interest, demand, and value of the surrounding properties. If you would like to further discuss please let us know.

Best Regards,

A handwritten signature in black ink, appearing to read "Michael Altimari", with a long horizontal flourish extending to the right.

Michael Altimari

Executive Director of Campus Development
Hageman Holdings, LLC