

The COR – Planning Dashboard

Outstanding Items



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

Action Steps



<ul style="list-style-type: none"> •Complete a concept 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. •City Council policy discussion RE position on various items (who pays for what, what triggers construction, how will city fund, etc.). 	<ul style="list-style-type: none"> •Update and revise COR Sign Plan that was started by Landform. •City Council policy discussion RE position on various items (who pays for what, what triggers construction, how will city fund, etc.). •Direction on future theme/ color scheme for The COR. 	<ul style="list-style-type: none"> •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. •City Council policy discussion RE position on various items (who pays for what, what triggers construction, how will city fund, etc.). 	<ul style="list-style-type: none"> •Complete a concept 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. •City Council policy discussion RE position on various items (who pays for what, what triggers construction, how will city fund, etc.). 	<ul style="list-style-type: none"> •Complete a concept feasibility report for all outstanding parking ramps in The COR. This work has been partially completed. •City Council policy discussion RE position on various items (who pays for what, what triggers construction, how will city fund, etc.). 	<ul style="list-style-type: none"> •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? 	<ul style="list-style-type: none"> •Complete a concept feasibility report for all outstanding cut/ fill on city owned properties. This work has been partially completed. •City Council policy discussion about how this may effect pricing strategy for city owned land, and how this information may effect forecasted land proceeds.
<ul style="list-style-type: none"> •6-9 months •\$30,000-\$70,000 	<ul style="list-style-type: none"> •4-6 months •\$5,000-\$15,000 	<ul style="list-style-type: none"> •4-8 months •\$10,000-\$20,000 	<ul style="list-style-type: none"> •4-8 months •\$10,000-\$30,000 	<ul style="list-style-type: none"> •4-6 months •\$5,000-\$15,000 	<ul style="list-style-type: none"> •4-8 months •\$5,000-\$15,000 	<ul style="list-style-type: none"> •4-6 months •\$5,000-\$15,000

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, by default, 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 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 asking only for concept plans/ feasibility reports. 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 complete, 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?