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August 7, 2018

City of Dayton  
Attn: Tina Goodroad  
12260 South Diamond Lake Road  
Dayton, MN 55327

Re: North Dayton Development AUAR

Dear Ms. Goodroad,

Thank you for the opportunity to review and comment on the North Dayton Development AUAR. The City of Ramsey has no formal objection to the AUAR; however, we do have several comments that we wanted to forward to you for consideration/inclusion.

The project area that this AUAR encompasses is directly south of the corridor the City of Ramsey has identified for a future bridge crossing. Ramsey wants to ensure that there is continued dialogue and cooperative efforts between the two communities to formalize a future bridge crossing corridor. It appears that Zanzibar Avenue could serve as that corridor. Section #18 (Transportation) could be expanded to include acknowledgement of reserving space for a corridor to facilitate a future bridge crossing, which would also give residents of Dayton a more direct connection to transit (Northstar Commuter Rail).

Portions of the project area are included in the MRCCA. The new MRRCA standards address visual impacts from the river and views from other communities. While it appears that the actual development area is not directly adjacent to the Mississippi River, we ask that you be cognizant of these new standards as this development project unfolds over the course of the next 10-15 years.

Again, we appreciate the opportunity to review and provide comment on the AUAR. We wish you luck with this development project and hope that, at some future point, there will be bridge connecting North Dayton Development with The COR in Ramsey.

Sincerely,

Chris Anderson  
City Planner