

**City of Ramsey**  
**Agenda**  
**Park and Recreation Commission**  
**Thursday, October 11, 2018**  
**6:30 pm**  
**Council Chambers, 7550 Sunwood Drive NW**

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
  1. Approve Park and Recreation Commission Meeting Minutes
- 5. Commission Business**
  - 1. Recommend an Analysis and Findings on Community Center Options**
  - 2. Consider a Plan to Incent Voluntary Trail Easement Acquisitions**
- 6. Commission/Staff Input**
  - 1. Commission/Staff Input**
- 7. Adjournment**

**Park and Recreation Commission**

**4. 1.**

**Meeting Date:** 10/11/2018

**Submitted For:** Mark Riverblood, Engineering/Public Works

**By:** MaryJo Warner, Engineering/Public Works

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**Information**

**Title:**

Approve Park and Recreation Commission Meeting Minutes

**Purpose/Background:**

To review and approve Park and Recreation Commission meeting minutes dated September 13, 2018.

**Notification:**

**Observations/Alternatives:**

**Funding Source:**

n/a

**Recommendation:**

**Action:**

Motion to approve Park and Recreation Commission meeting minutes dated September 13, 2018.

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**Attachments**

Minutes

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**Form Review**

**Inbox**

Grant Riemer

Form Started By: MaryJo Warner

Final Approval Date: 10/05/2018

**Reviewed By**

MaryJo Warner

**Date**

10/05/2018 03:35 PM

Started On: 10/02/2018 01:01 PM

**PARK AND RECREATION COMMISSION  
CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

The Ramsey Park and Recreation Commission conducted a regular meeting on September 13, 2018, at Trott Brook Trailhead - Boardwalk, 16701 Variolite Street NW.

Commission Members Present:      Chair Shane Bennett (arrived at 6:32 p.m.)  
   Vice Chair Brandon Sis  
   Commissioner Jennifer Leistico  
   Commissioner Jon Trappen  
   Commissioner Russell Bayer

Commission Members Absent:      Commissioner Andrew Andrusko

Also Present:                              Parks & Assistant Public Works Superintendent Mark Riverblood

**1.      CALL TO ORDER**

Vice Chair Sis called the Park and Recreation Commission meeting to order at 6:31 p.m.

**2.      CITIZEN INPUT**

Katie Gibbert, 16845 Marble Street, NW, stated she and her family have been using the new Boardwalk, and they think it is a great addition to the neighborhood and to the City. She thanked City Council and the Commission.

**3.      APPROVE AGENDA**

Motion by Commissioner Leistico, seconded by Commissioner Trappen, to approve the Park and Recreation Commission meeting agenda as presented.

Motion carried. Voting Yes: Commissioners Leistico, Trappen, Bayer, Sis. Voting No: None. Absent: Chair Bennett and Commissioner Andrusko.

Chair Bennett arrived at 6:32 p.m.

**4.      APPROVE MINUTES**

**4.01:    Approve Park and Recreation Commission Meeting Minutes**

Motion by Chair Bennet, seconded by Commissioner Trappen, to approve the following Park and Recreation Commission Regular Meeting Minutes, as presented:

1) Park and Recreation Commission Regular Meeting Minutes dated August 9, 2018.

Motion carried. Voting Yes: Chair Bennett, Commissioner Trappen, Leistico, Bayer, Sis. Voting No: None. Absent: Commissioner Andrusko.

## **5. COMMISSION BUSINESS**

### **5.01: Clarify Terms of Use Policy for Amphitheater Reservations**

Parks & Assistant Public Works Superintendent Riverblood presented a consideration to revise the Facility Use Rental Policy to clarify the use of The Draw's Amphitheater. The Amphitheater is in close proximity to the apartment building, Parkview East. Increasingly, more groups are requesting to use the Amphitheater. There should not be boisterous activity there on school nights; having bands there at 8:00 p.m. or after on a school night may not be a good idea. He advised that this policy revision should not present a big imposition. Each year the staff updates and modifies the policy.

Vice Chair Sis asked if this policy will apply only to events with amplified music, or to all events.

Parks & Assistant Public Works Superintendent Riverblood explained there is some discretion allowed. It is written for events or amplified music. However, some events without amplified music can still be boisterous.

Chair Bennett asked about the current policy.

Parks & Assistant Public Works Superintendent Riverblood stated City Code calls for activities to ease at 10:00 pm at any parks without a special-events permit. For concerts, a special-events permit is required. The Code still includes some obsolete sections, and staff has not been able to update everything. He noted that the parks in The COR should be 24-hour parks. A lot of people work nights, and they should have access to those downtown parks. That is an example of City Code not being current with 2018.

Motion by Chair Bennett, seconded by Commissioner Trappen, to add the following language to the City Code: "the Amphitheater will generally not be reserved for events or amplified music after 7 PM Sunday through Thursday, when K-12 schools are in session."

Motion carried. Voting Yes: Chair Bennett, Commissioner Trappen, Commissioners Leistico, Bayer, Sis. Voting No: None. Absent: Commissioner Andrusko.

## **6. COMMISSION/STAFF INPUT**

Parks & Assistant Public Works Superintendent Riverblood provided an update on the Central Park ballfield renovations; the annual trail overlay program, and the Boardwalk budget.

**7. ADJOURNMENT**

Motion by Chair Bennett, seconded by Commissioner Trappen, to adjourn the meeting.

Motion carried. Voting Yes: Chair Bennett, Commissioners Trappen, Bayer, Leistico, Sis.  
Voting No: None. Absent: Commissioner Andrusko.

The Park and Recreation Commission meeting adjourned at 6:43 p.m.

Respectfully submitted,

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Mark Riverblood  
Parks & Assistant Public Works Superintendent

Drafted by Allison Burr  
*TimeSaver off Site Secretarial, Inc.*

**Meeting Date:** 10/11/2018

**By:** Mark Riverblood, Engineering/Public Works

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### Information

**Title:**

**Recommend an Analysis and Findings on Community Center Options**

**Purpose/Background:**

The purpose of case is to recommend to City Council, that additional analysis be performed on the significant investigation and reports resulting from the Resilient Communities Project with the University of Minnesota on the potential of a Community Center in Ramsey.

There appears to be resident interest in a 'community center' in the City of Ramsey, as expressed through community meetings, surveys, and other public input. Although the idea has been generally discussed by the City Council over the years, no in-depth planning, budgeting, nor significant community engagement has been performed (until this RCP work). The attached collection of reports brings together student work completed in conjunction with the 2017-2018 Resilient Communities Project (RCP) partnership with the City of Ramsey. Included in this collection are the final student deliverables from three classes offered at the University of Minnesota in which students worked exclusively on exploring options, tradeoffs, community needs and preferences, and potential design elements for a Community Center in the city. Additionally, there is an Abstract that precedes each group of reports, to aid in navigating and reviewing the 136 page document.

**Notification:**

**Observations/Alternatives:**

In addition to the question of 'will there be a Community Center in Ramsey', and how might it be funded—another prominent question that remains unclear, is whether a traditional (centralized) Community Center may be the best model for Ramsey, or is a decentralized approach (different amenities in multiple locations) a more realistic alternative.

Upon Council concurrence that this project should be undertaken, Staff is recommending a strategic approach to addressing these questions, that may be summarized by the steps below:

- 1) Write/prepare an Executive Summary that highlights the pros and cons (with citations to 136 page aggregated report), and comparisons of the centralized, versus a decentralized Community Center.
- 2) Prepare a *realistic* business model(s) with anticipated construction costs (whether or not this would be a public/private partnership), and expected annualized operating costs—based upon some of the precedent studies in the attached report(s).
- 3) Bring to each of the city's Boards and Commissions for review and input—with the goal being to understand if there is consensus on the direction for any and all aspects of a Community Center in Ramsey.
- 4) Present the findings to City Council for planning purposes, and as a report to the community.

**Funding Source:**

No funding is required at this time.

**Recommendation:**

Staff recommends a review of the RCP reports, and requests ideas on the plan and process (outlined above), on how best to bring to resolution the questions and direction relating to a proposed Community Center in Ramsey.

**Action:**

Based upon discussion.

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**Attachments**

Community Center RCP Reports

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**Form Review**

**Inbox**

Grant Riemer

Form Started By: Mark Riverblood

Final Approval Date: 10/05/2018

**Reviewed By**

MaryJo Warner

**Date**

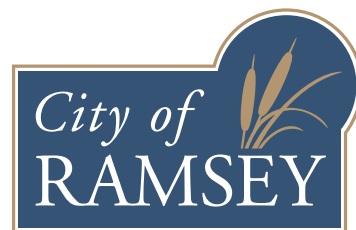
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Started On: 10/04/2018 03:04 PM

# City of Ramsey Community Center: Aggregate Report



Reports from Spring 2018 | Compiled October 2018



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## **Preface**

There is strong resident interest in a “community center” in the City of Ramsey, as expressed through community meetings, surveys, and other public input. Although the idea has been generally discussed by the Ramsey City Council over the years, no in-depth planning, budgeting, or community engagement has been done.

This collection of reports brings together student work completed in conjunction with the 2017-2018 Resilient Communities Project partnership with the City of Ramsey. Included in this collection are the final student deliverables from three classes offered at the University of Minnesota in which students worked exclusively on exploring options, tradeoffs, community needs and preferences, and potential design elements for a community center in Ramsey.



## **Abstract**

The following report was completed by students enrolled in Land Use Planning: Planning for Resilience on the Urban Edge (PA 5211), taught by Professor Fernando Burga in fall 2017 at the University of Minnesota. Students in the course collaborated with the City of Ramsey through the Resilient Communities Project partnership.

A team of three graduate students in urban and regional planning was selected to work with Ramsey parks and recreation staff to explore ideas, designs, and concepts for a community center. The student team researched options for various geographic models (centralized vs. satellite/decentralized) and governance structures (public vs. private) for a community center in Ramsey, including detailed case studies of these models and governance structures in other cities in Minnesota and nationally. The student team presented a framework for selecting a site for a community center, and recommended next steps to help the City move forward with further developing the concept.

# Comm[unity] Centered: People, Places & Play in Ramsey



**Prepared by**

Kathleen Russell, Erik Thompson, Leoma Van Dort

Students in PA 5211 Land Use Planning

Instructor: Dr. Fernando Burga

Hubert H. Humphrey School of Public Affairs

**Prepared in Collaboration with**

Mark Riverblood

Parks and Assistant Public Works Superintendent

City of Ramsey



The project on which this report is based was completed in collaboration with the City of Ramsey as part of the 2017–2018 Resilient Communities Project (RCP) partnership. RCP is a program at the University of Minnesota’s Center for Urban and Regional Affairs (CURA) that connects University faculty and students with Minnesota communities to address strategic projects that advance local resilience and sustainability.

The contents of this report represent the views of the authors, and do not necessarily reflect those of RCP, CURA, the Regents of the University of Minnesota, or the City of Ramsey.



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This publication may be available in alternate formats upon request.

### **Resilient Communities Project**

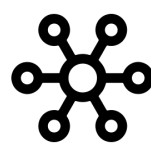
University of Minnesota  
330 HHSPA  
301—19th Avenue South  
Minneapolis, Minnesota 55455  
Phone: (612) 625-7501  
E-mail: [rcp@umn.edu](mailto:rcp@umn.edu)  
Web site: <http://www.rcp.umn.edu>



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# Comm[UNITY] Centered

People, Places & Play in Ramsey



1. Introduction



## What type of community center will best serve Ramsey's residents?

**A DESIRE FOR A COMMUNITY CENTER**  
The desire for a **community center** in Ramsey is reflected in the City's 2016 Community Livability Report and several planning documents: the City's Strategic Action Plan, Capital Improvement Plan (CIP), and The COR Master Plan.

**A SITE FOR A COMMUNITY CENTER**  
The City of Ramsey has **up to 12 acres of land available, potentially for free**, in its downtown area (The COR) that could be used for a stand-alone community center or the hub of satellite centers.

**FUNDS FOR A COMMUNITY CENTER**  
According to The COR: Market Panel Discussion, Ramsey has identified a **\$4,000,000 contribution** to a community center with their 10-year Capital Improvement Plan.

**THE CHALLENGE**  
While there is a strong resident interest in a community center and the idea has been generally discussed by the Ramsey City Council, there has been **no in-depth planning, budgeting, or community engagement** for developing a community center vision.

**OUR GOAL**  
Our goal is to provide the City of Ramsey with a **set of recommendations** that will assist the City in developing a **long-term vision and strategy** for a community center model & associated programming.

**OUR APPROACH**  
Our **recommendations for Ramsey** include an analysis of existing community resources, demographic information, and facilities and programs offered in other cities.

### TOWARDS A COMMUNITY CENTER: GEOGRAPHIC MODELS & GOVERNANCE STRATEGIES

Ramsey is currently considering several **geographic models** and **governance strategies** to determine a suitable approach for providing a traditional community center or components of community-center services dispersed across the city. Below is a summary of these models and strategies.

#### Geographic Models

Geographic models provide the City of Ramsey the opportunity to consider more than one option for where they could locate their community center and how they could offer community-center services to ensure that these services reach a large population.

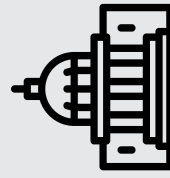
##### Centralized Model



The centralized model is based on a **traditional stand-alone community center** where multiple uses and services are provided **under one roof**. As depicted in the map, the 12-acre parcel allocated in the mixed-use downtown area (The COR) could be a potential site for a centralized community center.

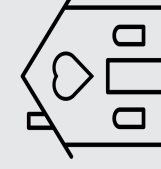
#### Governance Strategies

Governance strategies provide the City of Ramsey the opportunity to consider more than one option for how they want to operate their community center. These strategies can offer cost-effective ways to provide amenities and programs that are affordable to all residents.



##### Municipal Model

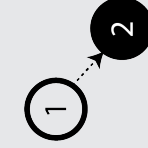
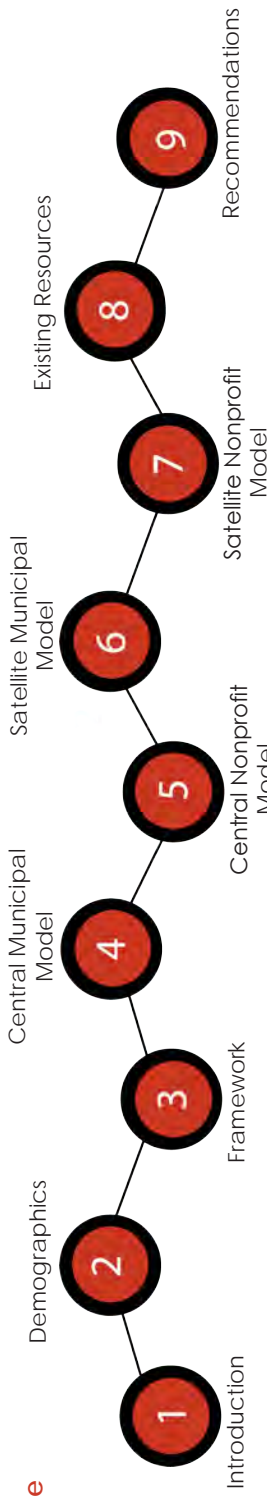
This is a community center **owned and run by a city**. These community centers typically offer programs and amenities free of charge or at a low cost to local residents.



##### Nonprofit Model

This is a community center **owned and/or run by a nonprofit organization**. Cities can partner with nonprofits to offer community-center services that typically require membership.

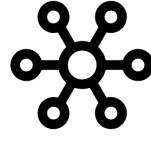
#### Project Outline



**Thinking about a Community Center for Ramsey:** Ultimately, the community center or centers that offer services should be **quality public spaces** that include opportunities for **physical activity, leisure, recreation, and learning**; and **improve the overall quality of life and wellbeing** of residents in Ramsey. In the subsequent posters, we will discuss **Ramsey's demographics, geographic models and governance strategies used by other cities**, and **existing community resources** to provide **recommendations for developing a community center model** that would serve the **needs and interests of all residents** in Ramsey.

# Comm[UNITY] Centered

## People, Places & Play in Ramsey



### 2. Demographics

#### RAMSEY'S DEMOGRAPHIC MAKEUP

To make recommendations for community center models and governance strategies, we must first understand the demographic makeup of the city of Ramsey through Census data. Below we illustrate Ramsey's **walkability index, population growth, and demographic composition**. Understanding these unique conditions will help us frame our recommendations for a community center in Ramsey.

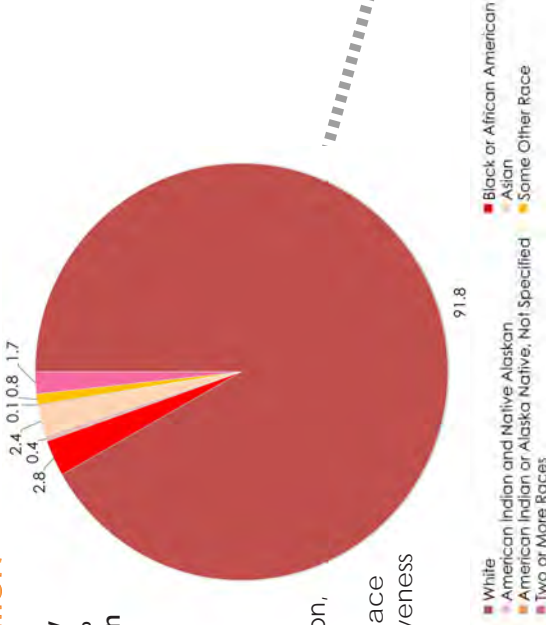
#### INCOME AND BENEFITS PER HOUSEHOLD

While the two greatest proportions of household income reflect the upper half of household incomes surveyed, **21% of households in Ramsey earn less than \$49,999 a year**. Therefore community centers should be affordable to accommodate all residents.



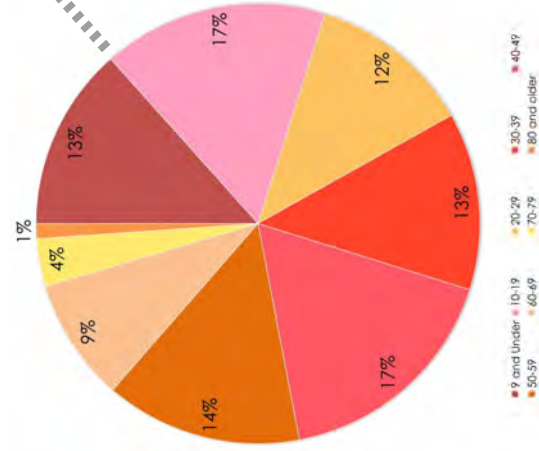
#### RACIAL COMPOSITION

In 2015, **92% of the population in Ramsey was White**, while 2.8% was African American and 2.4% was Asian. Out of Ramsey's total population 2.4% was either Latino or Hispanic. Given the racial composition of Ramsey's population, the city's community center should be a place that promotes inclusiveness and is welcoming to people from all races, ethnicities, and cultures.



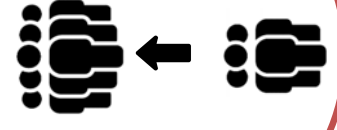
#### AGE BREAKDOWN

A little over 50% of Ramsey's population is 20-59 years old. This impacts the types of programs to be offered in the community center. Beyond services for this age group, City staff should also anticipate the aging population to address senior services.



#### WALKABILITY

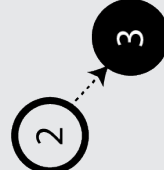
A Walk Score® measures the walkability of a place using a point-based system. A five-minute walk (.25 miles) to amenities is given maximum points on a scale of 0-100 while no points are given for an over 30-minute walk. **Ramsey has an average Walk Score® of 6 which means that almost all trips require a car.** This has implications for where a community center should be located in Ramsey.



#### POPULATION

The population in Ramsey was estimated at just over 26,000 people in 2016 and has been growing steadily. Population has increased by 10.7% from 2010 to 2016.

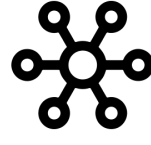
This is high compared to the state's average growth which is 4.1% according to Census data. This means that Ramsey is going to need to increase its community center amenities as the population continues to increase.



**Demographic Considerations for Implementation:** Considering that almost all trips in Ramsey are taken by car, **parking will be an important factor** in the building of a community center. Offering **family memberships** will also be pertinent because about 80% of the households in Ramsey are families. Income may come into play when determining membership prices for the community center. In the next poster, **we will discuss the social, economic, and environmental benefits** of community centers and how each geographic model could present both advantages and challenges.

# Comm[UNITY] Centered

## People, Places & Play in Ramsey




### 3. Framework

#### A COMMUNITY CENTER FRAMEWORK

Community centers provide **safe, affordable, and quality places** for residents to enjoy opportunities for **physical activity, recreation, education, arts and culture, and leisure**. Such places serve as year-round gathering places that facilitate **multigenerational and intercultural interaction** and offer attractions for community members with different interests.


#### Creating Resiliency through Community Centers

An integration of **social, economic, and environmental benefits** is key to creating a resilient community center model that is also viable and equitable. Below are some of the social, economic, and environmental benefits of having community centers.



#### Social Benefits

- ✓ Create community awareness through social interaction.
- ✓ Increase opportunities for physical activity and healthy living.
- ✓ Provide opportunities for learning and education.
- ✓ Enable integration of residents of all ages, cultures, and incomes.



#### Economic Benefits

- ✓ Create a stimulus for local businesses to offer services.
- ✓ Offer affordable access to community amenities and programs.
- ✓ Provide opportunities for employment.
- ✓ Potentially increase value of neighboring properties.



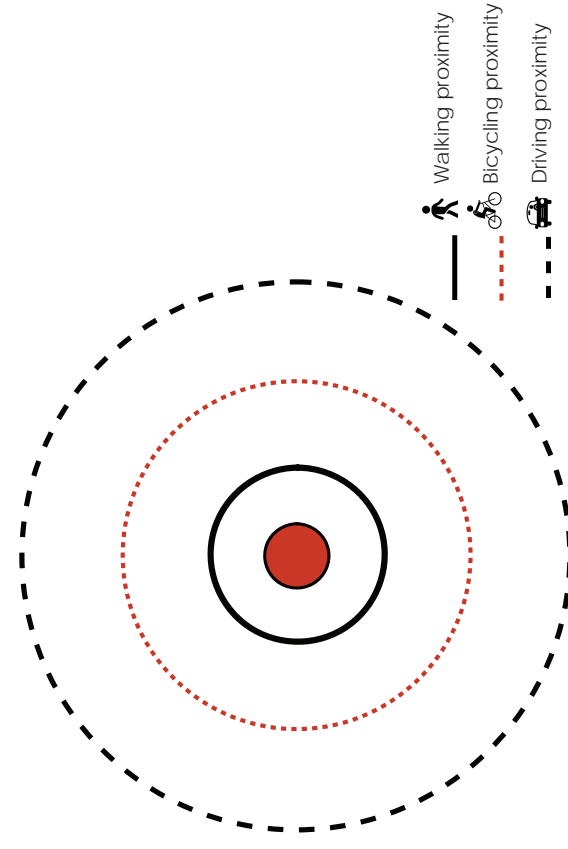
#### Environmental Benefits


- ✓ Increase access to outdoor spaces.
- ✓ Support cleaner, greener, and safer public places.
- ✓ Create opportunities for programs that increase environmental awareness.
- ✓ Can support environmental and habitat protection e.g. rain gardens.

#### Assessing Geographic Models


When considering a location for a centralized community center or satellite centers, it is important to consider **residents' accessibility** to each location. Ideally, community centers should be located in **pedestrian and bicycle friendly neighborhoods instead of locations that require residents to drive**. Given that Ramsey is a **car-dependent city** and that there is **no public transportation within the city**, City staff must be strategic about where they locate their community center. **The COR could offer a unique opportunity** for locating a centralized community center or the hub of satellite centers. The following illustrations and discussion of potential advantages and disadvantages of each of these models provide a **framework for assessing which model** would work best for Ramsey.

#### Centralized Model






- +** Serves as a **one-stop shop** for accessing multiple community amenities and programs.
- Finding an **easily accessible central location** for the stand-alone community center may be difficult.

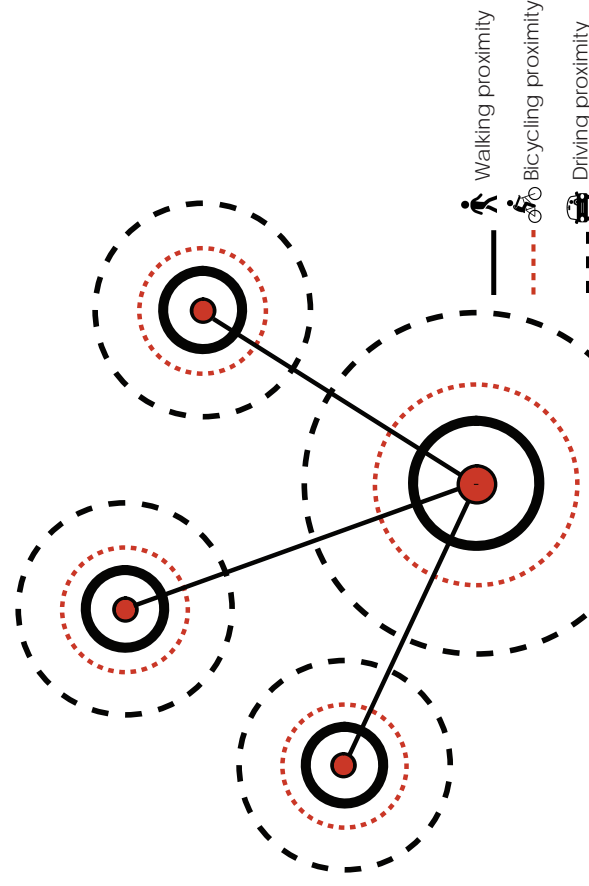



- +** **Maintenance and operational costs** are limited to one building.
- **Limited employment opportunities and limited options** for local businesses to become involved.



- +** Able to offer **environmental awareness programs** and **hands-on learning opportunities**.
- There may be **limited opportunity for expanding access to green spaces** such as parks.

#### Satellite Model





- +** Increased access to community center **amenities dispersed across multiple locations**.
- Residents **might not find all the amenities they need under one roof**.



- +** More **opportunities for employment and affordable access** to a variety of amenities and programs.
- **Maintenance and operational costs** may increase due to multiple locations.



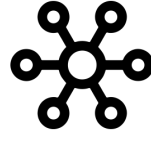
- +** Using existing buildings may **reduce the amount of total resources** needed.
- May **require more land**, contributing to sprawl and inefficient land uses.

3 → 4

**Considering Costs and Benefits:** The City of Ramsey should consider the **social, economic, and environmental benefits and costs** of both the centralized and satellite community center models when determining which geographic model to use. The **municipal and nonpro it governance strategies** discussed in the subsequent posters will provide examples of **how other cities are using these strategies to mitigate the disadvantages and increase the advantages** associated with each of the geographic models.

# Comm[UNITY] Centered

## People, Places & Play in Ramsey

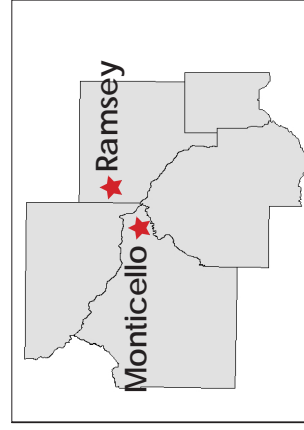


### 4. Centralized Municipal

#### CENTRALIZED MUNICIPAL MODEL

Centralized municipal community centers are a popular model in Minnesota and across the United States. **Municipalities benefit from complete control over amenities as well as the programming offered.** A single, centralized location offers a wide variety of programming in a central space. However, the disadvantages of this model include high cost and limited accessibility. Municipalities often find it challenging to fund the operation and the construction of a standalone community center entirely through the City budget.

#### Monticello, MN



The construction of the community center building cost Monticello \$12.5 million in total, but the **National Guard contributed \$2.5 million and the City received an additional \$500,000 in Cleanup Grants funds.**



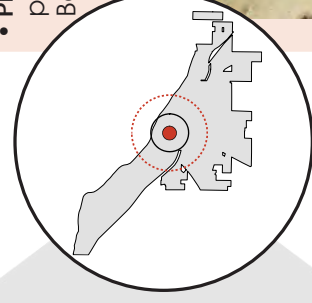
Monticello's community needs assessment led them to build unique features in their community center. A climbing wall and a senior center are evidence that the **different populations in their community were being heard when deciding which amenities to construct.**



The **Cleanup Grants funds** that Monticello received for their construction practices as well as their community garden follow the ideals of an environmentally friendly facility.

For more information see: <http://bit.ly/2BEY2Bi>

Note: The information provided on this poster is based on interviews with City staff and interviews conducted and data on the City website.

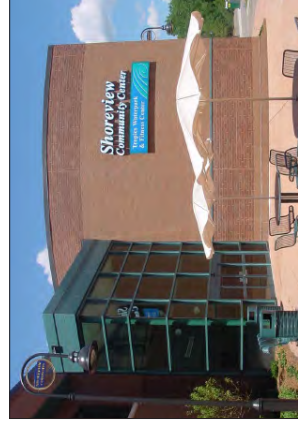


#### Unique Community Center Attributes

- **Amenities:** free walking track, fitness center, pool, senior center, climbing wall, rental facility, community garden
- **Construction Cost:** \$12 million
- **Operating Cost:** \$2.4 million
- **Programming:** movies in the park, local farmers' market, Bertram Blast Triathlon, adult sports leagues



#### Shoreview, MN



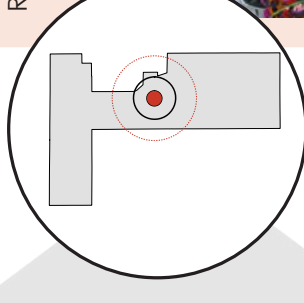
**Shoreview built its community center using an incremental approach.** The City built a 90,000-square-foot community center in 1990 for \$9 million. As the community needs became more apparent they added two large expansions. In 2003, there was a \$5.5 million expansion that increased the size of the building to 110,000 square feet. Currently, Shoreview is working on a \$15 million expansion that will increase the total size of the community center to be between 130,000 and 140,000 square feet.



**Shoreview advocates healthy lifestyles** beyond promoting sports clubs and fitness classes. By hosting farmers' markets, the Active Life Fair, and active seniors groups, Shoreview is making health about more than just fitness.

For more information see: <http://bit.ly/2jOoyj8>

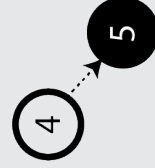
Note: The information provided on this poster is based on interviews with City staff and interviews conducted and data on the City website.



#### Unique Community Center Attributes

- **Construction Cost:** \$27.5 million invested incrementally (\$9 mil., \$5.5 mil, \$13 mil.)
- **Amenities:** indoor water park, fitness center, indoor play area, outdoor pavillion, gymnasium
- **Operating Costs:** \$2.5 million Revenue: \$2.5 million

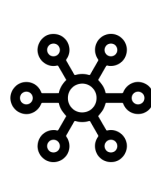
**Owner/Operator:** Shoreview



**Unique Funding Opportunities and Incremental Growth:** Monticello and Shoreview offer examples of large community centers that have been constructed and operated by their respective municipalities. If Ramsey were to pursue this model they should investigate funding options such as grants and partners, as the financial burden Ramsey may rest solely with the City. **Ramsey has identified a large physical space for a community center, and if Ramsey chooses to build a small community center, there would be ample room for growth as needs are identified.** In our next poster, we investigate the centralized nonprofit model.

# Comm[UNITY] Centered

## People, Places & Play in Ramsey

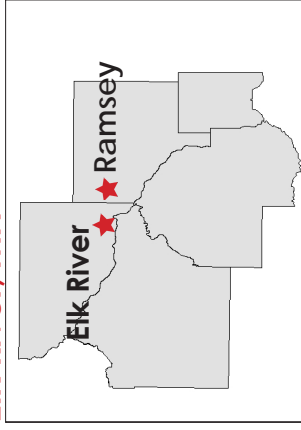


### 5. Centralized Nonprofit

#### CENTRALIZED NONPROFIT MODEL

Nonprofit partnerships are a commonly used strategy for managing the various costs related to operating a community center. Cities typically form **unique relationships with nonprofits, including YMCAs, through use agreements and other formal cost-sharing agreements.** The operational cost of community centers is a large burden for a city to be wholly responsible for, therefore, nonprofits geared toward providing youth and other specialized programming offer attractive partnership/sponsorship opportunities for cities.

#### Elk River, MN



Elk River funded the construction of their community center, which cost roughly \$19 million. **The City worked with BWBR Architects, Inc. to obtain Legacy Landfill grant rebates, saving the City more than \$1 million through recycling rebates.**



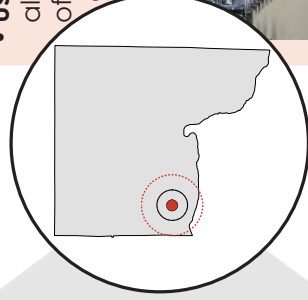
**In exchange for leasing their building for free, the YMCA pays for operating costs while allowing Elk River 20 hours of gym time per week to offer their own programming.** The combined programming from the YMCA and the City affords residents access to a wide variety of programming in a single central location.



**The unique grants and rebates that Elk River secured are substantial** and contribute toward constructing a community center that is built around environmental awareness.

For more information see: <http://bit.ly/2BFnOR4>

Note: The information provided on this poster is based on interviews with City staff and YMCA staff, and information made available online regarding the BWBR Architects, Inc. website.

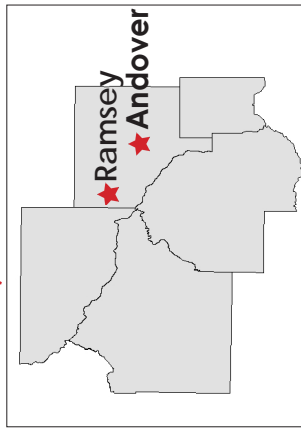


#### Unique Community Center Attributes

- **Amenities:** waterside, whirlpool, basketball court, lap pool, sauna, kitchen, weight room
- **Construction Cost:** \$19 million
- **Yearly Operating Cost:** \$4 million yearly revenues: > \$4 million
- **Use Agreement:** The City is allotted 20 hours a week during off-peak gym hours to offer their own programming.



#### Andover, MN



Andover has a unique partnership with YMCA Twin Cities. **The City operates facilities such as the ice arena and field house, while the YMCA operates the pool and the kids' gym.**



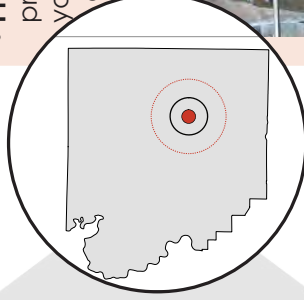
A visitor need not be a YMCA member or a resident of Andover to use the field house or the ice arena. Therefore the community center has the **potential to attract business from outside of the community.**



Although the City of Andover was unable to secure a substantial amount of contributions through a citywide fund-raiser, **alternative forms of funding—such as in-kind and monetary donations, and grants—provide valuable opportunities for cities to fund their community centers.**

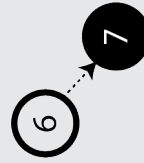
For more information see: <http://bit.ly/2AeoozP>

Note: The information provided on this poster is based on interviews with City staff and YMCA staff, and information made available online regarding the BWBR Architects, Inc. website.



#### Unique Community Center Attributes

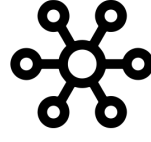
- **Construction Cost:** \$18.2 million
- **Operating Budget:** \$1 million
- **Amenities:** ice arena, meeting rooms, field house. YMCA offers: lap pool, kids gym, family locker rooms, sauna
- **Programming:** senior and pre-K programming, volleyball, youth sports, YMCA offers: health classes, and free childcare for members



**Operational Costs and Use Agreements:** Andover and Elk River demonstrate unique opportunities for use agreements within a centralized nonprofit model. **This model may place the burden of construction costs entirely on the City of Ramsey, however, partnering with nonprofits such as the YMCA makes a centralized community center model a viable option because it can help mitigate operational costs.** Also, the YMCA brings a wealth of experience in community center creation and would be a logical nonprofit partner. Ramsey can negotiate unique use agreements with the YMCA or any other nonprofit organization it partners with to either lease the entire building or parts of the building to offer programming. In the next poster, we will investigate the satellite municipal model.

# Comm[UNITY] Centered

## People, Places & Play in Ramsey

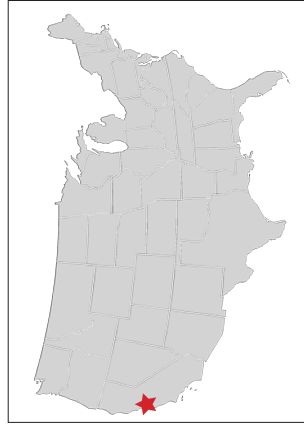


### 6. Satellite Municipal

#### SATELLITE MUNICIPAL MODEL

A satellite municipal model allows community center services to be dispersed across several different locations with a community center hub located in a central location. Each node or satellite location can be designed to offer specialized community center programming based on already available resources and/or resident needs. Offering community center services in more than one location can increase accessibility to facilities and programming. In this poster, we will discuss how the municipal model allows the City to capitalize on existing resources and tailor the model to the specific needs of the city.

#### San Jose, CA

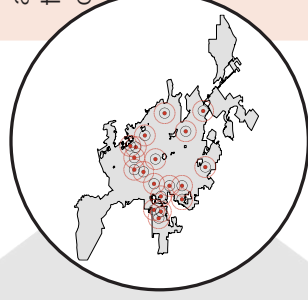


San Jose's community center model is unique in regard to their facility re-use program. This program gives government agencies, nonprofits, and community based organizations access to selected satellite community centers to operate programs and offer services that primarily benefit city residents.



This allows the City to strategically manage operational costs, provide a wide variety of programming, re-use or re-service City facilities, and expand relationships with service providers.

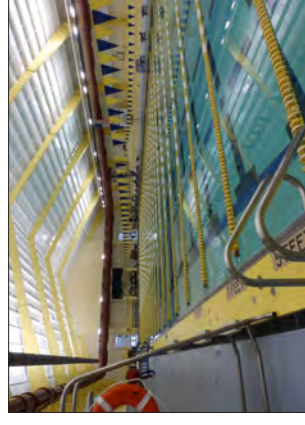
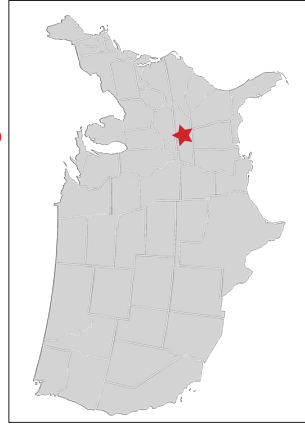
See here for more information: <http://bit.ly/2loGj4r>



#### Unique Community Center Attributes

- **Amenities and programming:** classroom rentals, banquet hall, Youth Center, parks, trails, youth basketball and soccer, half gymnasium, summer camp
- **Partnership:** The Department of Parks, Recreation and Neighborhood Services has a facility re-use program that allows City-owned buildings to be re-used by nonprofit and community based organizations to offer services that benefit residents.
- **Opportunities:** Although San Jose is a vastly different city compared to Ramsey, there are still important takeaways from their satellite municipal model.

#### Williamson County, TN

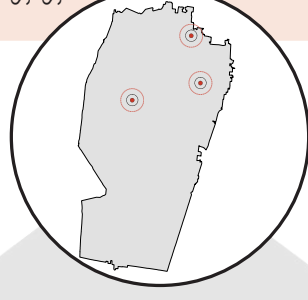


Cities and counties in the suburbs of Nashville have been able to collaborate across several community and recreation centers to create satellite centers, allowing the smaller cities to benefit from shared resources and offer a wider variety of amenities and programming.



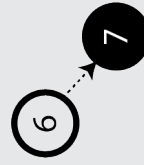
Williamson County Parks and Recreation has partnerships with several local businesses and nonprofits that support their programs through monetary donations and by providing needed goods and services. The County offers their sponsors recognition in various media sources and public engagement.

For more information see: <http://bit.ly/1yYkUz>



#### Unique Community Center Attributes

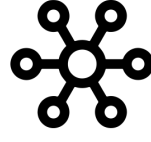
- **Programming:** Arts & crafts for children, teens, and adults; dance and music classes, summer camps, theater programs, movie nights, game nights, sports camps, senior fitness programs, aquatics, therapeutics
- **Sponsorships:** SilverSneakers, Silver&Fit, Barre Fitness, Nancy Stevens, Wellness Coaching, STAR Physical Therapy
- **Satellite Centers:** Hillsboro/Leipers Fork Community Center, College Grove Community Center, Bethesda Recreation Center



**Cost Efficiency through Partnerships:** If Ramsey chooses to adopt a municipal satellite model, the City can re-use several of its city-owned facilities by allowing local businesses and community based organizations to offer programs that are currently in need. These existing facilities and community spaces can easily serve as satellite centers that offer components of a community center. Another alternative would be to connect with neighboring cities to expand programming. The City can also develop a sponsorship policy that will allow for more formal partnerships with service providers. The next poster presents examples of how cities have used nonprofit partnerships to better meet community needs.

# Comm[UNITY] Centered

## People, Places & Play in Ramsey

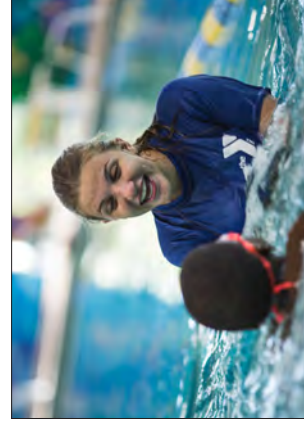
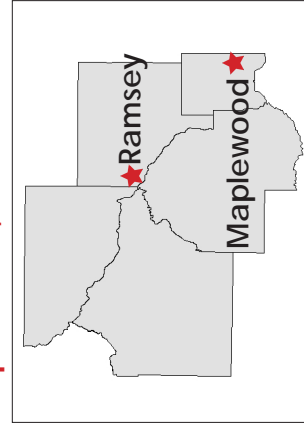


### 7. Satellite Nonprofit

#### SATELLITE NONPROFIT MODEL

In a nonprofit satellite model, some or all of the satellite centers, including its hub, **can be owned and/or operated by a nonprofit organization**. Cities can also **partner with nonprofits** to provide facilities and programming that the City may not be able to offer otherwise. The following examples highlight how cities have partnered with nonprofits to offer services that meet the needs and desires of their communities while also **finding effective strategies to manage costs**.

#### Maplewood, MN



The City of Maplewood has a variety of **partnerships with local nonprofits and community organizations** which allow the City to provide specific programming **without having to commit additional staffing and be responsible for all costs**.



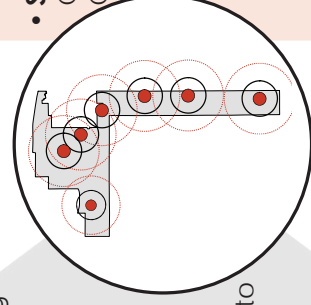
The Memorandum of Understanding (MOU) enables the City to provide its building while all operational costs are covered by the YMCA. This strategic partnership has helped the City to **broaden their services and effectively respond to the net loss** they were experiencing.



By offering programming through satellite centers, the City has also been able to **bring activities and programs closer** to its residents.

For more information see: <http://bit.ly/2BEdhFw>

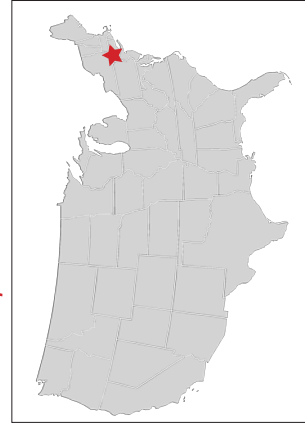
Note: The information on this poster is based on an interview with City staff and information made available on the City website.



**Unique Community Center Attributes**

- **Memorandum of Understanding:** agreement between the Parks and Recreation Board and the YMCA in 2016.
- **Amenities:** 3 gyms, fitness center, 9 ice skating rinks, aquatic center, picnic shelters, and nature center
- **Satellite Centers:** Cater Community Gym, Edgerton Community Gym, Maplewood Community Nature Center, and neighboring parks
- **Partnerships:** YMCA, local elementary school, Jr. Polar Football, Maplewood Area Historical Society, NEU Soccer Club, North Polaris Fastpitch

#### Queens, NY

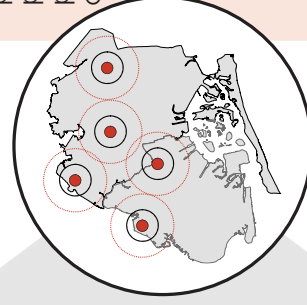


The community center in Queens offers **core social services including food and shelter; financial assistance; and youth and adult education to facilitate community empowerment**. This model exemplifies how community centers can incorporate **impactful programming that goes beyond traditional programming** by taking into consideration the **local context and unique needs of residents**.



Such programming can make community centers a **welcoming place for all residents**, especially for **socially disadvantaged and marginalized populations**.

For more information see: <http://bit.ly/2jhYr0R>



**Unique Community Center Attributes**

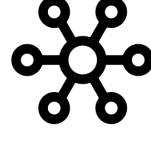
- **Operation:** Run exclusively by Catholic Charities.
- **Amenities:** classrooms, meeting spaces, and worship spaces
- **Programming:** food pantry; educational programs for Latino children, youth, and families; programs for low-income parents; employment support programs; health education; and financial literacy
- **Opportunities:** While the geographic area is different from Ramsey, mainly in relation to population size, the model that is adopted across Queens still offers unique features that are applicable to Ramsey.

7 8

**Managing Costs and Addressing Needs:** The satellite geographic model and nonprofit governance strategies presented in this poster **highlight the advantages of partnerships in managing operational costs**, and ways in which community centers **can serve the unique needs of the community**. It is important that Ramsey **conduct meaningful community engagement at the grassroots level** to identify resident needs and develop programming that can benefit all populations. The next poster highlights existing community resources in Ramsey that can present valuable opportunities for partnerships and serve as satellite centers that offer specialized community services.

# Comm[UNITY] Centered

## People, Places & Play in Ramsey



### 8. Existing Resources

#### EXISTING COMMUNITY RESOURCES

The City of Ramsey currently offers multiple community spaces with a range of facilities, amenities, and programming for outdoor recreation, physical activity, community gatherings, and leisure. The map and information presented below highlight six such community resources that include parks, playgrounds, sports fields, gymnasiums, meeting spaces, and event venues. These resources indicate the investments the City of Ramsey has already made in providing components of a traditional community center.



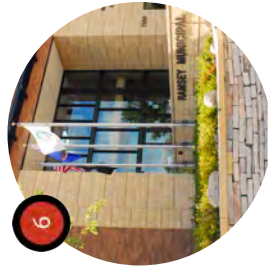
#### Central Park

- 7925 161st Ave NW  
<http://bit.ly/2zDNixG>
- Outdoor pavilion and building
  - Common area
  - Playground
  - Ice rinks with hockey nets
  - Six softball fields



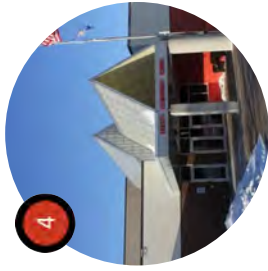
#### The Draw

- 7401 E Ramsey Parkway  
<http://bit.ly/2i7Q9HW>
- Amphitheater
  - Picnic tables
  - Open green space
  - Passive recreation programming
  - Regional trails access



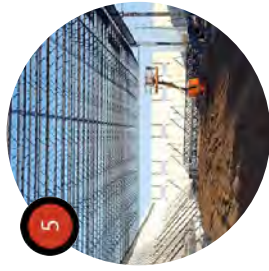
#### Municipal Center

- 7550 Sunwood Dr NW A  
<http://bit.ly/2AIBroF>
- Five rentable meeting rooms
  - Overhead projectors
  - WiFi availability
  - Multiple kitchens
  - Flat screen TVs



#### Ramsey Elementary

- 15000 County Hwy 5  
<http://bit.ly/2zv4bri>
- Two gymnasiums
  - Outdoor fields
  - Auditoriums
  - Cafeterias and kitchens
  - Classrooms



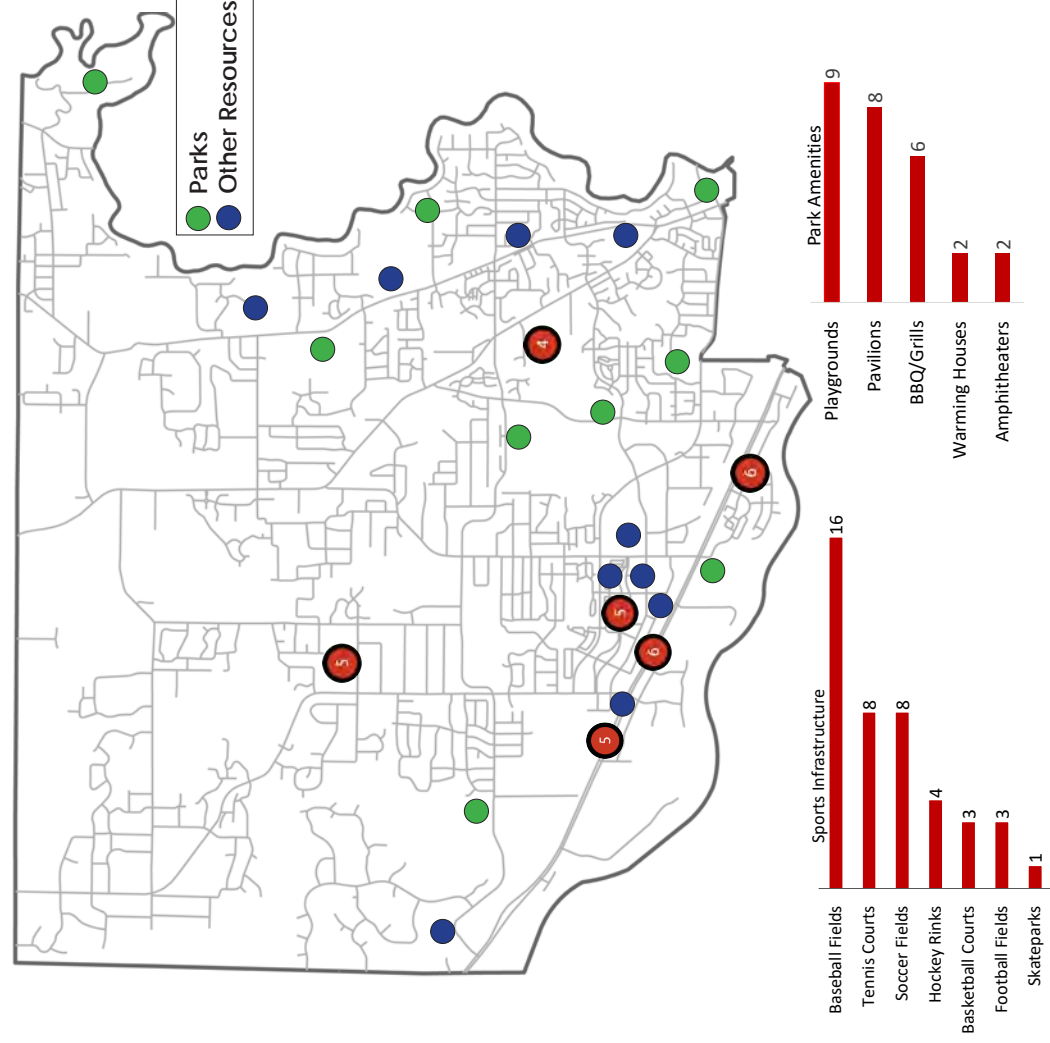
#### Adrenaline Sports

- SW Bunker & Armstrong Blvd.  
<http://bit.ly/2j7JXAB>
- Three basketball courts
  - Three volleyball courts
  - Three 80' x 170' turf fields
  - 52,000 sq ft of rentable space
  - Opens in January 2018



#### Youth First

- 6701 Hwy 10 NW  
<http://bit.ly/2ik1bdm>
- Free afterschool programs
  - Volunteer programs
  - Teen movie nights
  - Soccer field & volleyball court
  - Outdoor recreation events

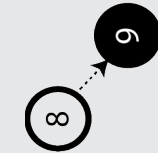


#### An expanded inventory of community resources

The list of community resources highlighted on the left of this poster is by no means comprehensive. Ramsey currently offers myriad community resources that are already accessible to residents. The locations of these resources and the types of facilities and programming offered provide valuable considerations when envisioning a community center model for Ramsey. Below are some additional outdoor spaces, facilities, and programming that could potentially be incorporated into the City's community center model.

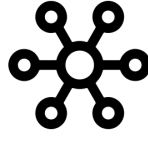
**Parks and open spaces:** Ramsey has approximately 565 acres of parks and trail corridors. Aside from Central Park and The Draw, several other City parks, including **Elmcrest, Alpine, Lake Itasca, Emerald Pond, Sun ish Lake, and Woodland Green**—and regional parks, including **Rum River Central Park and Mississippi West Regional Park**—offer facilities and space for both active and passive recreation. They also serve as gathering spaces for residents and provide a variety of amenities, including ones that are listed in the graphs above.

**Other facilities and programming:** Residents in Ramsey can access facilities and programming offered by several privately run institutions and businesses—including the **PACT Charter School, Anytime Fitness, Fountains of Ramsey, Links at Northfork Golf Course, Lord of Life Church, Northgate Church, Rum River Scout Camp, and Northern Starz Children's Theater**—to access a variety of facilities and programming, including gymnasiums, multi-purpose event rentals, outdoor activities, and performing arts programming that can benefit children, youth, and adults.



**Incorporating Existing Resources into the Community Center Model:** If the City of Ramsey pursues a satellite community center model, the City can capitalize on existing community gathering spaces and facilities to incorporate and expand components of a centralized community center. Having community center services dispersed throughout the city can also increase access to resources for communities across Ramsey. The City can repurpose already existing infrastructure and/or expand existing infrastructure to integrate community center resources that are currently lacking in Ramsey to meet the needs and desires of residents.

# Comm[UNITY] Centered



## People, Places & Play in Ramsey

### 9. Recommendations

#### RECOMMENDATIONS

This poster presents **important considerations for the City of Ramsey** as they move forward with in-depth planning for a community center model as well as associated programming and activities. Here we highlight **gaps in facilities and programming offered in Ramsey**, possible opportunities for **partnerships and funding**, a **framework for site selection**, and **recommended next steps** that will help the City develop a community center model that will **serve the needs and interests of all residents in Ramsey**.

#### Gaps in Facilities and Programming Offered in Ramsey

While the City has **not conducted a formal needs assessment**, the City's Parks and Recreation website includes a **survey** that allows residents to provide feedback on what recreation programs the City should offer. This feedback can **help inform the types of programs and amenities to include in a community center**. The following section categorizes gaps in current facilities and programs offered in Ramsey based on the survey responses, a comparison of facilities and activities offered in other cities explored in the project, and information obtained from key informants.

- Facilities and activities for children and youth**
- Splash pad
  - Sports programs
  - Music and theater



- Facilities and programs for families**
- Day camps
  - Pool & swimming lessons
  - Winter activities
  - Movie nights
  - Nature hikes & outdoor programs



- Programs for adults**
- Fitness classes
  - Nutrition education
  - Swimming lessons
  - Yoga
  - Evening/weekend recreation programs



**Other facilities and programs**

- Community/rec center
- Gardening programs
- Childcare
- Indoor walking tracks
- Improved biking & walking trails



We also gathered that residents in Ramsey **currently utilize community centers, YMCAs, and other facilities in neighboring cities** including Andover, Elk River, Rogers, Champlin, and Otsego for **family/child-oriented programming**. Residents have also shared their preference for **sports and fitness programs provided by the City** over the long-term fee-based services offered by athletic associations and private fitness clubs.

#### Opportunities for Partnerships

Partnerships can offer **valuable and cost-effective strategies for expanding and supplementing programming and facilities** offered by the City. However, they should fit within the community's needs and align well with the City's overall goals. Partnerships should also provide the City with a high-level of control over programs, services, and rates to ensure affordability and accessibility to all residents.

- **Government entities**  
e.g., Parks and Recreation Department, neighboring cities
- **Nonprofit organizations**  
e.g., YMCA Twin Cities, Youth First Community of Promise
- **Schools**  
e.g., Ramsey Elementary, PACT Charter School
- **Private fitness & athletic clubs**  
e.g., Adrenaline Sports Center, Anytime Fitness
- **Local businesses**  
e.g., Fountains of Ramsey, Links at Norfolk Golf Course

#### Opportunities for Funding and Managing Costs

Ramsey should explore **diverse funding streams** in addition to City funds to support community center services. Having multiple sources of funding can effectively **address cost issues related to construction, operation, maintenance, programming, and facility updates**. Below are several opportunities that can potentially be used to finance community center services and ensure the continuity of programs.

- **Facility use agreements**  
e.g., Ramsey elementary, PACT Charter School
- **Grants from government/public entities**  
e.g., Land & Water Conservation Fund, Ramsey Foundation
- **Grants from private/nonprofit entities**  
e.g., Anoka Area Chamber of Commerce, Ramsey Lions
- **Facility re-use programs/policy**  
e.g., community-based organizations and service providers
- **Donations & fundraisers**  
e.g., in-kind and monetary donations, walk-a-thon fundraisers

### A Framework for Selecting a Site for a Centralized Community Center or Hub



**Assets:** What does the site bring as an asset?  
e.g. large site, easy access, parking space



**Gaps:** What gaps does the site have?  
e.g. no room for expansion, not centrally located



**Benefits:** What are the advantages of choosing this site?  
e.g. adjacent to playground, can incorporate park



**Consequences:** What are the negative impacts of using this site?  
e.g. increased traffic, loss of trees



**Action Needed:** What has to be done to ensure that all needs are met?  
e.g. determine wetland mitigation, street and sidewalk modifications



**Partnerships:** What are some options for partnerships?  
e.g. formal agreements with YMCA, school district, senior center, and local businesses



**Funding Options:** What funding options are available?  
e.g. donations, sponsorships, cost-sharing agreements, fundraisers

Note: This framework is adapted from the City of Bloomington's Community Center Taskforce Report to the Bloomington City Council (Oct. 10, 2016). For more information see: <http://bit.ly/2zDNixG>

#### Recommended Next Steps



**Facilitate Community Engagement**  
Engage residents from diverse backgrounds for input on what facilities & programming are desired (surveys, open houses, meetings).



**Create a Community Center Taskforce**  
Include members representing Ramsey's diverse community, City staff, schools, businesses, and community organizations.



**Assess Fiscal & Spatial Needs**  
Create cost metrics for facility and programming needs, assess spatial needs, and identify gaps and challenges based on past data.



**Secure Funding & Partnerships**  
Identify creative and nontraditional ways to manage costs and secure funding for facility, operational, and programmatic needs.



**Increase Visibility of Resources**  
Use effective messaging to communicate information about already available facilities, amenities & programming.

## **Abstract**

This report is a compilation of the work from four student groups enrolled in a Senior Seminar in Sports Management, taught by Dr. Lisa Kihl during the spring semester of 2018 at the University of Minnesota. The student work was intended to help the City of Ramsey develop a long-term vision and strategy for a community center and its associated programming. The project focused on assessing the recreational and public space needs of the community, investigating community-center and community-programming models in peer cities in the Twin Cities region, and exploring concept options for a community center in Ramsey.

Students worked in teams of 3-4 to answer the following questions: What are the recreation needs of the community? What recreation opportunities already exist in Ramsey and nearby communities? What public-private partnership models exist for community centers or community recreation facilities? What operational models exist for a decentralized approach to providing recreational and other community amenities?

## A Gathering Place for Community: Community Center Feasibility Report

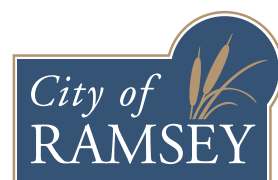


### Prepared by:

Students in SMGT 3881: Senior Seminar in Sports Management  
Instructor: Dr. Lisa Kihl  
College of Education and Human Development

### Prepared in Collaboration with

Mark Riverblood  
Parks and Assistant Public Works Superintendent  
City of Ramsey



The project on which this report is based was completed in collaboration with the City of Ramsey as part of the 2017–2018 Resilient Communities Project (RCP) partnership. RCP is a program at the University of Minnesota’s Center for Urban and Regional Affairs (CURA) that connects University faculty and students with Minnesota communities to address strategic projects that advance local resilience and sustainability.

The contents of this report represent the views of the authors, and do not necessarily reflect those of RCP, CURA, the Regents of the University of Minnesota, or the City of Ramsey.



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### Resilient Communities Project

University of Minnesota  
330 HHHSPA  
301—19th Avenue South  
Minneapolis, Minnesota 55455  
Phone: (612) 625-7501  
E-mail: [rcp@umn.edu](mailto:rcp@umn.edu)  
Web site: <http://www.rcp.umn.edu>



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## INTRODUCTION

This report is a compilation of the work from four student groups enrolled in SMGT 3881: Senior Seminar in Sports Management, taught by Associate Professor Lisa Kihl during the spring semester of 2018 at the University of Minnesota. The student work was part of a project for the City of Ramsey/Resilient Communities Project partnership for the 2017-2018 academic year called for “A Gathering Place for Community – Community Center Plan”.

In order to help the City of Ramsey develop a long-term vision and strategy for a community center and its associated programming, this project focused on assessing the needs of the community, investigating community-center and community-programming models in peer cities, and exploring concept options for a community center in Ramsey. There is strong resident interest in a community and the idea has been generally discussed by the Ramsey City Council over the years but no in-depth planning, budgeting, or community engagement has been done.

Students worked in teams of 3-4 to answer these questions. What are the recreation needs of the community? What recreation opportunities already exist in Ramsey and nearby communities? What models of public-private community center/recreation facility partners exist? What models of operation for decentralized community centers exist? Their goals were to identify what recreation facilities are required to meet the need identified by residents and what recreation facilities available to Ramsey residents within and around the City of Ramsey. As well as to recommend a public/private partnership model of operation that would be most feasible and a decentralized community center model that would be most feasible in Ramsey.



## Ramsey Organizational Plan

Group #1 - Demographic Needs Assessment

Pamela Sonnek, Courtney Simonson, Ellen Jones, Mike McGreal



### Executive Summary

The City of Ramsey is looking to establish a community center to meet the needs of its residents. The problem is justifying building a multi-million dollar facility for recreation without a proven need from residents as property taxes will increase. In order to help Ramsey better understand the needs of the residents and their definition of a community center, we needed to go directly to the source. As Ramsey's population continues to grow, more information is needed to understand the residents' needs and preferences as demographics among the community are changing. By working with the community face-to-face we were able to get the most accurate, personal information enabling us to reach the conclusion that a community center would be a positive investment for Ramsey. The data we gathered shows the most valued amenities, willingness to pay higher property taxes, and residents' preferences for the aesthetics of a possible center. By understanding the residents' wants and needs, Ramsey has the opportunity to create a facility to meet those needs.

### Procedure:

Ramsey City Hall and Coborn's Grocery were the sites selected to perform the survey. Complimentary free food and a raffle for a Corborn's gift card were offered as incentives for participation. In order to generalize the survey data for the total population size of Ramsey at 26,200 people, a sample size of 68 is required to reach a 90% confidence level and a sample size of 96 is required to reach a 95% confidence level. 171 community members were asked to participate in the survey and 86 agreed at a 50.3% agreement rate. The survey was done using Ipad and Qualtrics for participants to answer questions. The following significant findings show important factors to consider when addressing residents' wants and needs in developing a community center.



## Ramsey Demographics

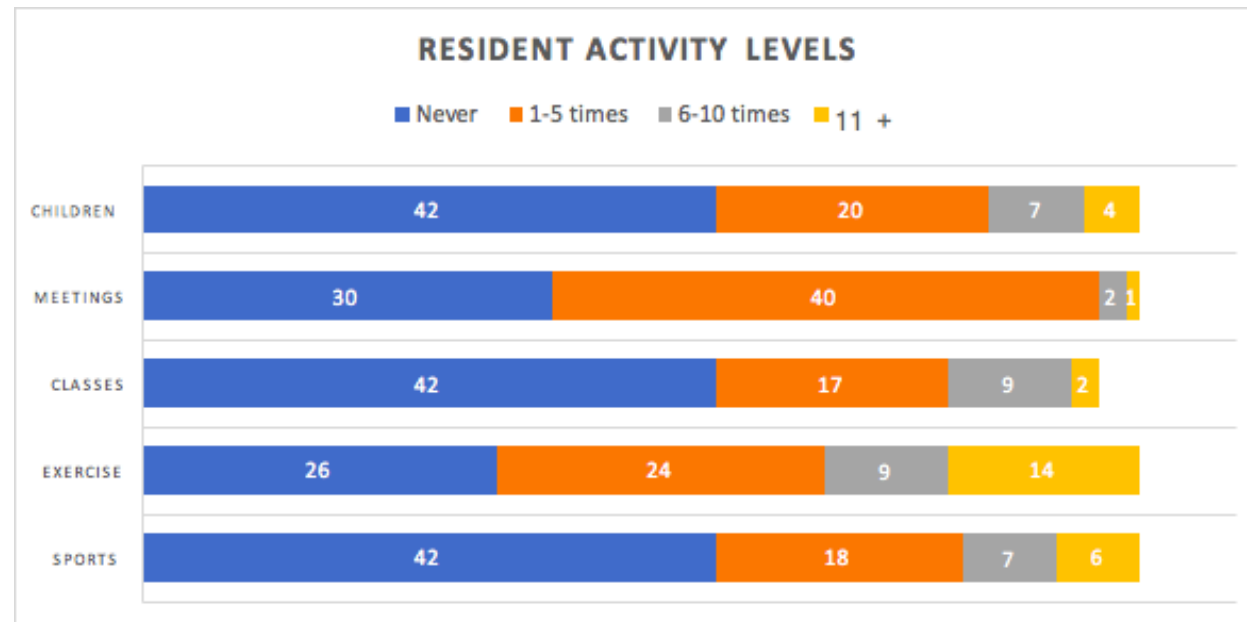
Fig. 1

Gender	Count	18 and Younger	19-29	30-45	46-60	61-75	76 and older
Male	29	1	9	4	12	4	3
Female	42	3	5	11	17	12	1
Other	1	0	0	0	0	1	0
Totals:	72	4	10	14	26	15	4
Percentage		0.05%	13.80%	19.40%	36%	20.80%	0.05%
Ramsey Percentages		~31%	~12%	~30%	~16%	~10%	~2%

Figure 1 indicates data from this survey represents the older generation more than the younger residents of Ramsey.

## Resident Activity Levels

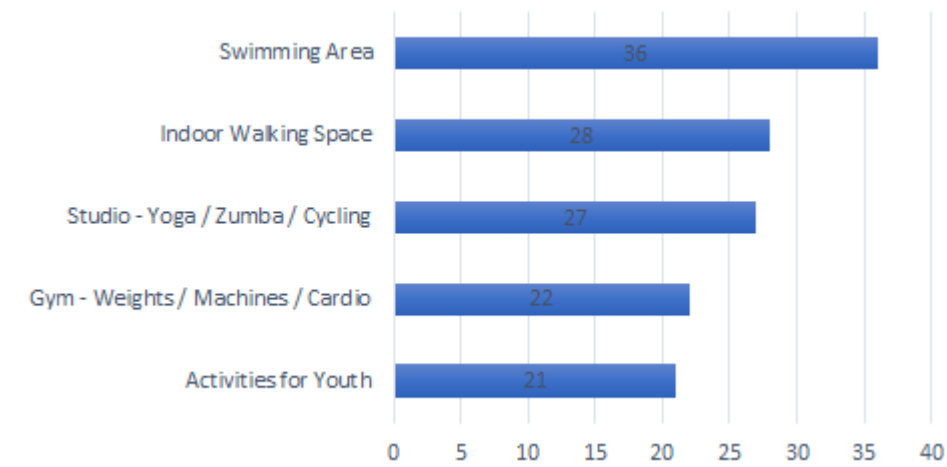
Fig. 2



Figures 2 shows high meeting place use (social), medium exercise/sport use, and low child play facility use levels.

## Top 5 Recreational Amenities

Fig. 3



According to Figure 3, the top 5 amenities with the highest interest rates are; Swimming Area, Indoor Walking Space, Studio for Yoga/Zumba/Cycling, Gym with Weight/Machines/Cardio, and Activities for Youth.

## Unmet Recreational Need

Fig. 4

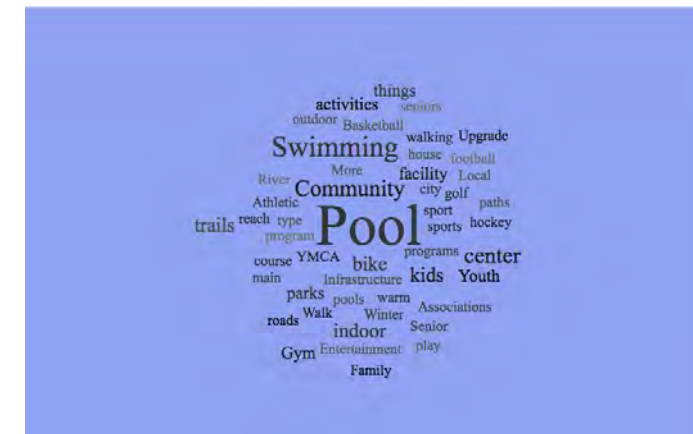


Figure 4 shows resident responses to what recreational needs Ramsey is currently not meeting. The most frequent responses are larger in size, showing the top responses revolved around swimming and programs for kids.

## Definition of a community center

Fig. 5

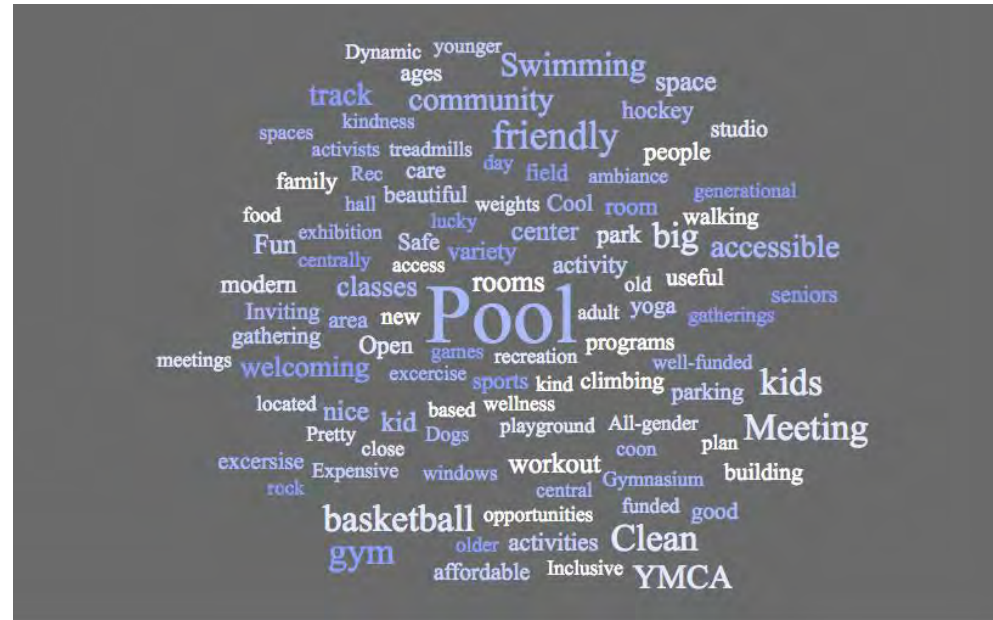


Figure 5 compiles the frequencies word responses to participants' definition of a perfect community center. Again, showing the most frequent words in larger font.

## Themes from the definition of a perfect Community Center

1. Inside Appearance/Size
  - Modern, clean, spacious lobby
2. Atmosphere
  - Fun, helpful and friendly staff, ambiance
3. Aquatics
  - Lap Pool, residents' ability to rent the pool, accessible for everyone, events
4. Sports
  - Indoor year round sports like basketball and racquetball
5. Accessibility
  - Open to residents and non-residents, accommodates residents with disabilities

## Property Taxes Fig. 6



Figure 6 shows the percentage of survey respondents who would and would not pay higher property taxes for the implementation of a community center. Survey respondents for this data are all residents of Ramsey. More than half of the residents surveyed said that they **would** pay higher property taxes.

## Aquatic Facilities

Fig. 7

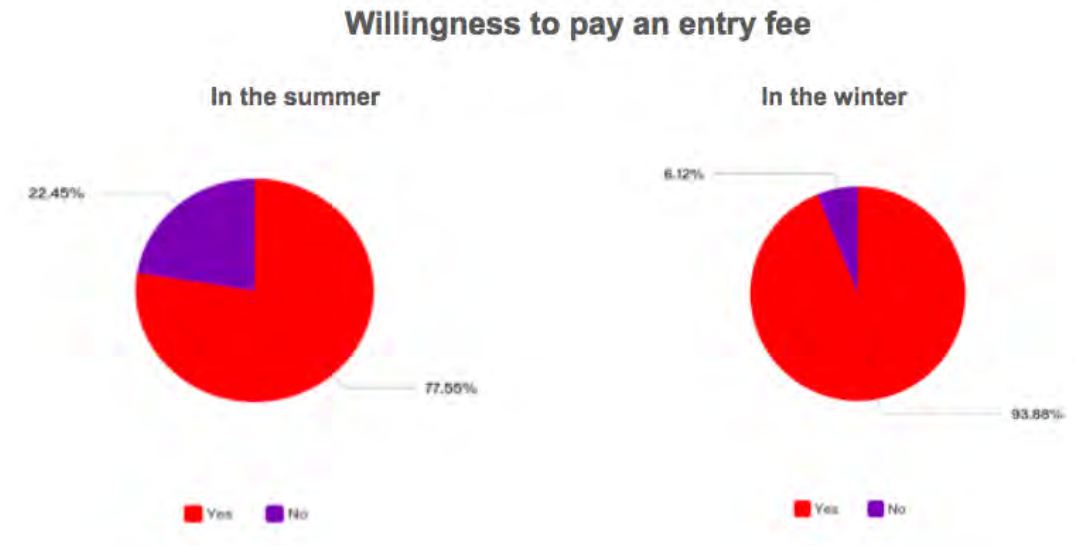


Figure 7 shows survey responses to the question of willingness to pay an entry fee to an indoor pool facility in the summer and the winter. Residents are 16.33% more likely to say yes to paying an indoor pool entry fee in the winter, rather than the summer.

## Proposed Plans

Fig. 8



Fig. 9



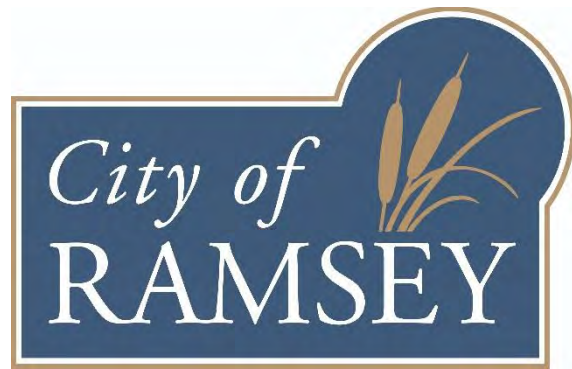
Figures 8 and 9 show priority rankings for hypothetical plans by highest priority to lowest priority for Ramsey. “Build a Community Center” was the highest chosen for the first priority and second highest for the second priority, indicating strong community support for a community center over other possible plans.

## Final Comments

- Exactly how high property taxes may increase concerned residents.
- A handful of requested participants simply stated Ramsey did not need a community center and refused to take the survey.
- The majority of the residents surveyed were not physically active.
- The majority of residents surveyed were in the older age brackets and so generally do not engage in as much physical activity.

## Plan of Action

- Residents of Ramsey want a community center.
- Residents are willing to pay higher property taxes to get a community center.
- Residents prefer indoor multi-use facilities.
- Residents prefer a functional and clean center rather than a well-designed exterior.
- Residents require close access and adequate parking.
- Amenities preferred include:
  - ◆ lap pool, basketball court, racquetball courts, yoga studio, and traditional exercise equipment.
- Conduct further research on the needs of younger residents



# Existing Recreational Facilities in the City of Ramsey

By: Ryan O-Neill, Steven Lorbiecki,  
Alex Wolter, and Tyler Anderson-Wright



## Area of Interest

When evaluating the current recreational facilities that are usable for residents in the City of Ramsey, we first had to determine the distance that someone would reasonably drive to reach their desired facility and access the programming they need. From experience, we determined that a 15 minute drive from the center of the city would be a reasonable distance for someone to travel for recreation.

- More than 15-20 Minutes is unreasonable to travel for a specific recreation opportunity
- Less than 15 minutes is primarily within Ramsey city limits, limiting the variety of recreation opportunities and facilities available

By setting this driving limit, we were able to evaluate exactly what facilities exist and what gaps there may be in both the types of facilities available and the programming provided at those facilities. In Figure 1 you can see the area that is included in the 15 minute driving distance from the center of the city. This includes sections of Elk River, Nowthen, Oak Grove, Andover, Champlin, Coon Rapids and of course Ramsey.

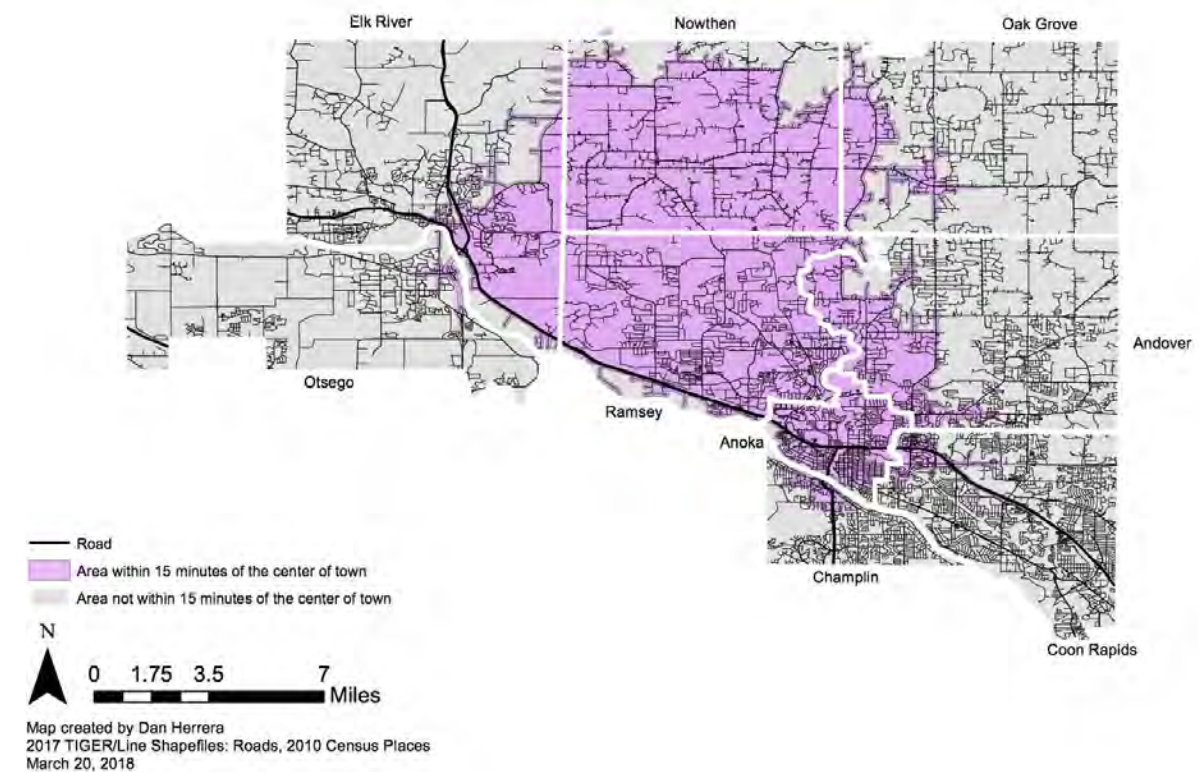


Figure 1: Map of 15-minute drive time from the Center of Ramsey

## All Facilities in Ramsey and the Surrounding Area

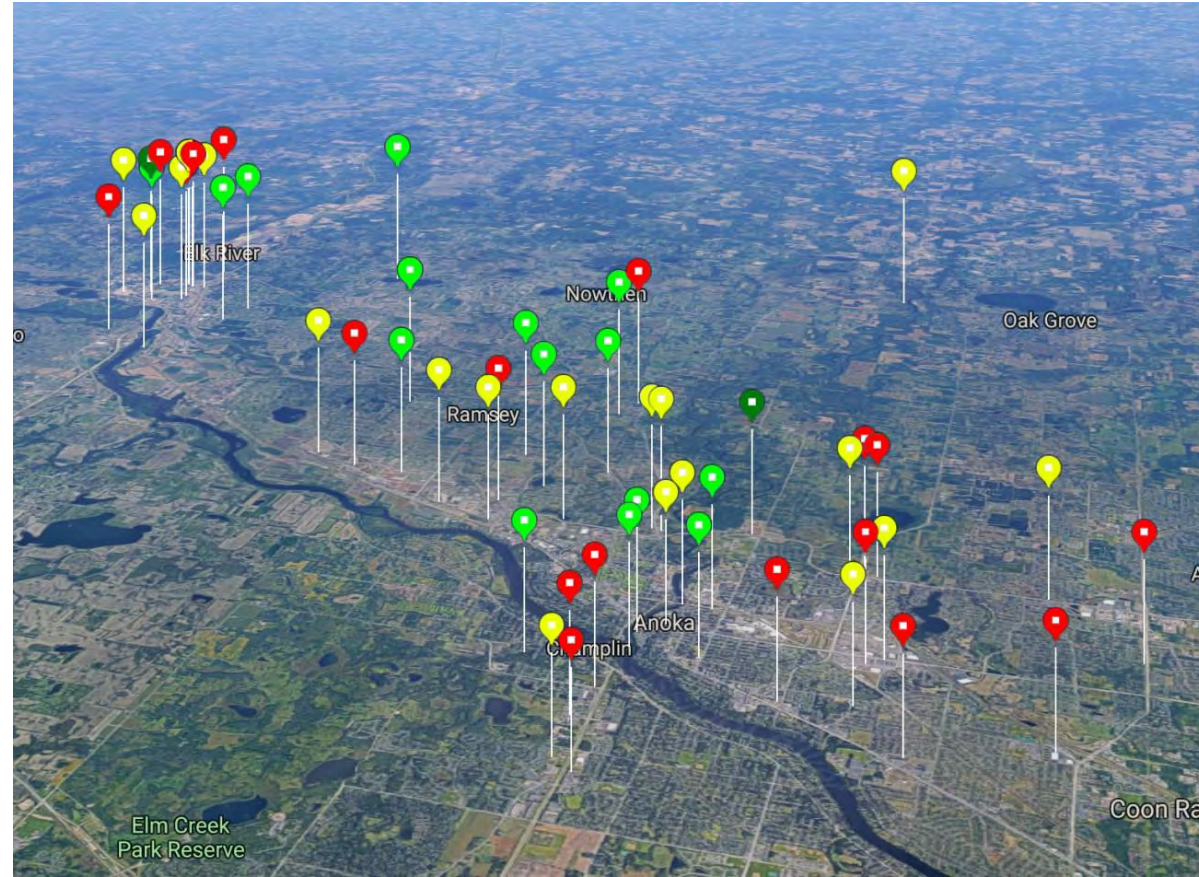


Figure 2: All recreational facilities within 15-minute drive time from the Center of Ramsey, created on Google Maps

This map includes:

- Public recreation facilities, shown in green
- Private multi-use recreation facilities, shown in red
- “Boutique” recreation facilities, shown in yellow

## Private Multi-use Recreation Facilities

Within the 15-minute drive time radius we outlined there are multiple areas with privately owned recreation facilities. We included privately owned recreational facilities as an option for the residents of Ramsey and surrounding areas to achieve their recreational goals. We further divided this category into two sections: private multi-use recreation facilities and “boutique” recreation facilities. Private, multi-use facilities such as Lifetime Fitness generally cater to large audiences and offer a variety of services, some even offering 24-hour access. The below map shows the privately owned multi-use facilities.



Figure 3: Private multi-use recreational facilities within 15-minute drive time from the Center of Ramsey, created on Google Maps

## Boutique Recreation Facilities

The other category derived from the private recreational facilities, “boutique” recreation facilities generally caters to smaller, niche audiences. Often single use and sometimes local, they provide more specific recreation needs to the residents of Ramsey.



Figure 4: Boutique recreational facilities within 15-minute drive time from the Center of Ramsey, created on Google Maps

This map includes:

- Boxing facilities
- Karate studios
- Yoga studios
- Any other niche recreational facilities

## Public Recreation Facilities

Although there are very limited public recreation facilities within the City of Ramsey, there are multiple large facilities within the 15-minute drive radius from the Center of Ramsey. These facilities provide residents with a wide variety of programming in one location, however they are sometimes very crowded as they are also serving a need outside of their own community. Since many of these facilities are providing programming that is not provided within Ramsey, they are used both by their community and Ramsey's. Ramsey does have a large number of facilities that provide important public programming such as soccer and baseball with brick and mortar facilities that can be rented out for resident use. These facilities do not provide a wide range of programming but are a valuable asset to the community, especially with the lack of a centralized community center.

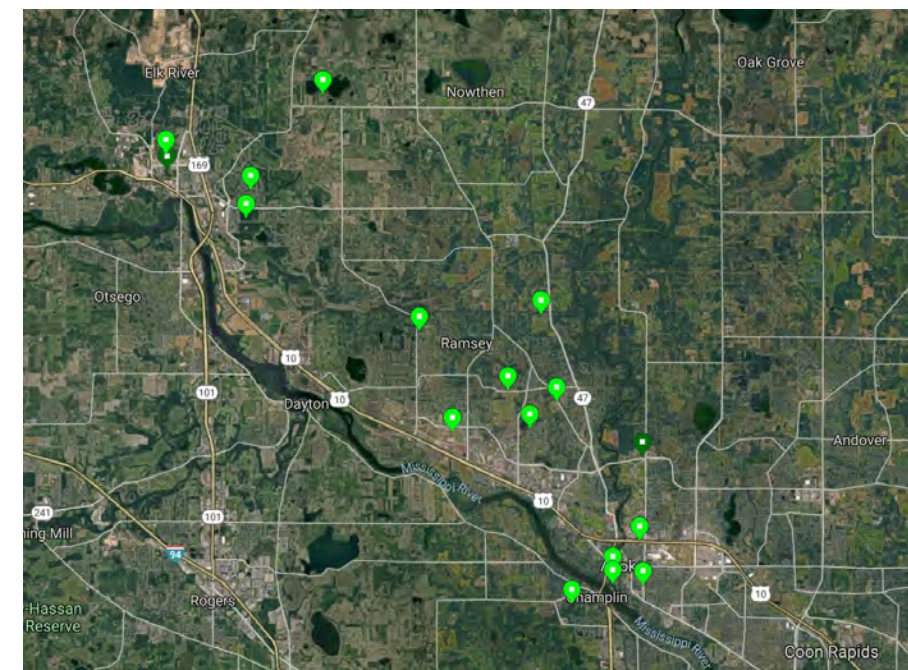


Figure 5: Public recreational facilities within 15-minute drive time from the Center of Ramsey, created on Google Maps

# Recreational Programming

Existing programming:

- Youth Baseball
- Bowling
- Hiking
- Tennis
- Soccer
- Focused classes ranging from Computer Programming to Yoga



Gaps in programming:

- Zumba
- Frisbee golf
- Basketball courts
- Indoor walking track
- Lacrosse
- Swimming Lessons
- Wrestling
- Volleyball courts



# Needs of the Community

By looking at the existing facilities and using the survey data collected by Group 1, we were able to determine the needs of the community as well as what recreational opportunities residents would like to see available in their community.

Main areas of need:

- Pool
- Indoor walking track
- Gym/Court space



## Recommendations

There are gaps in the recreation opportunities available to residents of Ramsey and the surrounding communities. By filling these gaps, the City of Ramsey could effectively fulfill the needs and wants of their residents and create a more complete recreation program for the community.

By adding the following facilities and programming, we believe all major gaps in offerings would be filled:

An indoor sports done with a walking track protected by netting. This would accommodate:

- Soccer
- Lacrosse
- Running and walking
- Football
- Gold training
- General recreation programming

A community center that includes:

- Meeting rooms
- Courts

A recreation center that includes:

- Meeting rooms
- Courts for basketball, volleyball, etc.
- A pool
- Outdoor fields for use by all sport and general recreation



Information in this report was obtained from the RCP dropbox on April 30, 2018.

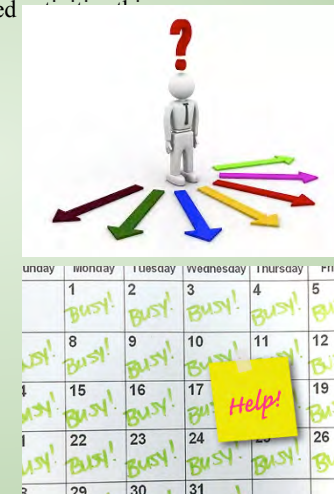


## Ramsey: Goals of the Community

- Develop a community center with associated programming and activities
- Privately owned and operated community center
  - Preferably with a one-time payment
- Interested in
  - Traditional, stand alone community center mode as well as dispersed facilities throughout the community
  - Center that offers different recreational, educational, social/cultural, and other opportunities and be served by multiple organizations (partnerships).
  - A place where they have facilities to work out yet rooms for community use and other activities
- 12 acres of land in COR

## Organized Activities

- Reasons why people haven't participated in organized activities
  - Inconvenient Hours
  - Lack of awareness
  - Scheduling
  - Negative experiences
- Out of our control
  - Children too small
  - No longer involved in sports



## Community Center vs Recreation Facility

- Community Center
  - A building or group of buildings for a community's educational and recreational activities (M. 2018)
- Recreation Facility
  - A public facility for recreation (T. n.d.)
- Distance from other recreation facilities is major hindrance on community involvement
- Ramsey needs a recreation facility with a community center atmosphere
  - Place for people to gather, learn and exercise will best fit the city



## Needs Based on Survey Results

- 50% of the community rated the recreational opportunities as positive or good for the community.
- 74% of the community consider themselves in very good to excellent health. (2016 data)
  - Where are people in the community getting their exercise?
- Substitute facilities within 15 minute drive
- Top requested community needs:



## Surrounding Town Models

- Andover
  - YMCA
- Elk River
  - YMCA
- Coon Rapids
  - YMCA
- Anoka
  - No Model
- Rogers
  - No Model
- Champlin
  - Lifetime Fitness



## Advantages & Disadvantages of P3

- Advantages
  - Each party provides expertise → better infrastructure solutions
  - Faster project completion
  - Risk, especially operational and project execution, transferred to private partner
  - Reduce costs, lower taxes
- Disadvantages
  - Too much expertise provided by private partner (city at negotiating disadvantage)
  - May be limited private partners
  - Due to acquired risk, private partners may seek unsustainable compensation

## Case Studies

- Public-private partnership is ideal way of turning idea into reality
  - Comparison to private, non-profit, city owned
  - Case studies of P3 in action:
    - Andover, Elk River, Maplewood
    - Meet 75% of criteria - comparable to Ramsey
- Takeaways - P3's assist cities in...
  - Handling increasing operation costs that the city cannot cover
  - Funding to build and create the facility

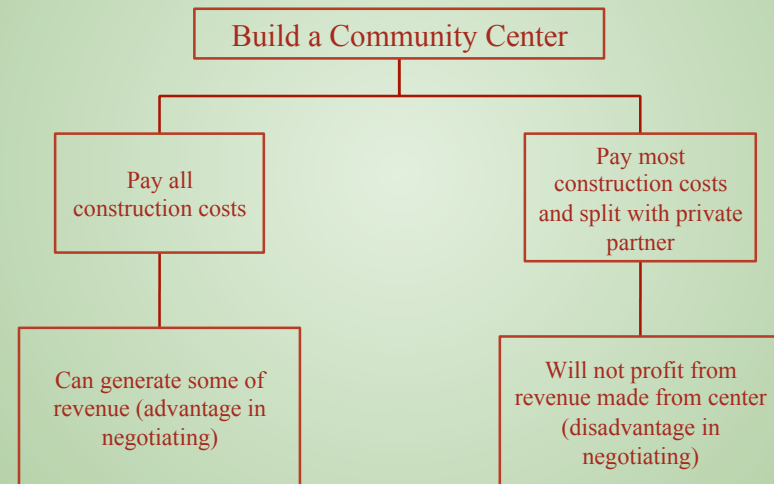


## Partnership Coordination



	Public	Private
Manages	Nothing	Operations
Pays for	Construction costs Salaries of employees	CAN help pay construction costs, but not always.  CAN pay lower level employees from profits earned (rare).
Revenue	Property tax revenue Small amount of profits from center* *Dependent on how much of construction was covered	Majority of profits from center.

## Partnership Coordination: Revenue



## Andover YMCA Partnership

- The city of Andover and the YMCA partnership provided the Andover YMCA in 2005
- Andover operates:
  - Indoor ice arena and field house
  - Requires no membership
- YMCA operates:
  - Aquatics and fitness center
  - Requires paid membership



## Recreation Facility Figures



- Andover YMCA
- Overall cost was \$18.75 Million

Charges for services (2011)	\$629,000
Total Revenues (2011)	\$780,000
Total Revenues (2014)	\$830,000
Expenses (2011 Salaries)	\$377,000
Expenses (2018 Salaries)	\$511,000
Lease Payment (2011)	\$641,000



## Andover YMCA Amenities

- Ice Arena Open all year round
- Pro Shop
- Concessions (through partnership with Subway)
- Education and training programs
  - Learn to skate and swim
  - Youth Soccer
- Meeting Rooms
  - Two rooms capable of holding 50 and 25 people
- 17,000 sq. ft. field house
- Daycare
- Fitness center

## Recommendation

- Private/Public Coordination is in the best interest for the City of Ramsey
- Long term it would be beneficial to cover costs of construction in order to negotiate higher percentage of profits from center once it is opened and operational
- Ideal fit: Flagship Fitness
  - 12 acres of land to provide project
  - \$250K in property tax revenue per year
  - Only a \$3M contribution
  - Flagship Fitness will manage building operations

CITY OF ANDOVER, MINNESOTA Andover Community Center / YMCA								
	2011	2012	2013	2014	2015	2016	2017	2018
	Actual	Actual	Actual	Actual	Actual	Actual	Unaudited	Budget
<b>Revenues:</b>								
Charges for services								
Ice Rental	\$ 361,153	\$ 279,831	\$ 365,389	\$ 390,598	\$ 400,619	\$ 405,900	\$ 392,828	\$ 402,500
Fieldhouse Rental	181,531	171,434	181,781	182,437	187,607	199,266	215,089	195,000
Concessions	82,149	77,172	731	-	-	-	-	-
Proshop	3,954	5,408	6,557	9,000	9,258	9,412	9,247	9,900
Vending	9,724	7,696	11,037	9,507	9,279	8,588	9,182	10,500
Advertising	10,855	17,426	18,862	24,872	31,753	26,450	38,819	30,000
Charges for services	629,366	658,931	587,357	616,834	637,921	649,726	665,165	647,900
Miscellaneous	150,590	138,741	160,305	212,915	174,788	136,552	156,149	140,088
<b>Total revenues</b>	<b>959,996</b>	<b>797,672</b>	<b>747,662</b>	<b>829,749</b>	<b>812,709</b>	<b>786,278</b>	<b>891,314</b>	<b>787,968</b>
<b>Expenditures:</b>								
Current:								
Salaries & benefits	378,803	393,412	393,355	405,797	439,304	451,332	481,926	511,620
Departmental	84,226	102,093	66,992	75,741	74,949	77,945	65,612	61,300
Operating	388,211	396,449	394,984	429,935	388,492	364,935	364,242	406,079
Professional services	141,658	112,081	115,779	146,991	142,602	106,381	125,034	92,900
Capital outlay	-	7,161	-	-	-	-	47,859	22,000
Current	993,098	1,011,186	971,110	1,058,464	1,045,347	1,040,452	1,041,714	1,093,509
Revenue over (under) expenditures	(211,112)	(213,514)	(223,448)	(228,715)	(232,638)	(264,174)	(240,400)	(305,541)
<b>Other financing sources (uses):</b>								
Investment income	(7,228)	(6,781)	(5,510)	(6,583)	(1,078)	2,190	2,779	-
Rental / Lease Pymt	691,389	639,993	639,423	639,000	638,220	640,303	641,691	638,000
Transfers out	(389,034)	(371,598)	(371,598)	(241,493)	(300,000)	(300,000)	(300,000)	(300,000)
<b>Total financing sources (uses)</b>	<b>295,127</b>	<b>261,614</b>	<b>262,315</b>	<b>290,924</b>	<b>337,142</b>	<b>142,493</b>	<b>344,470</b>	<b>338,000</b>
Net increase (decrease) in fund balance	54,485	48,090	38,867	162,209	104,504	80,519	104,070	32,459
Fund balance (deficit) - January 1	(352,015)	(297,530)	(249,440)	(210,573)	(48,564)	56,140	136,459	240,529
Fund balance (deficit) - December 31	\$ (297,530)	\$ (249,440)	\$ (210,573)	\$ (48,364)	\$ 56,140	\$ 136,459	\$ 240,529	\$ 272,988
<b>Fund Balance Detail:</b>								
FB - Replacement Reserve for Common Sp	76,459	101,590	107,332	132,563	143,702	154,449	179,283	204,233
FB - Unassigned	(373,989)	(351,030)	(317,805)	(180,927)	(87,562)	(17,990)	61,246	68,755
	\$ (297,530)	\$ (249,440)	\$ (210,573)	\$ (48,364)	\$ 56,140	\$ 136,459	\$ 240,529	\$ 272,988

### ANDOVER YMCA COMMUNITY CENTER



#### Our Partnership

The City of Andover and the YMCA combined efforts in 2005 to provide the community the Andover YMCA Community Center. The City of Andover operates the indoor ice arena and field house, which requires no membership while the YMCA leases a portion of the building providing memberships to use the Aquatics and 2nd Floor Fitness Center.

### ANDOVER COMMUNITY CENTER AMENITIES

The Andover Community Center is open to the public and no membership is needed while visiting our indoor ice arena or multipurpose Field House. Daily admission fee's apply.

**Ice Arena**

- Indoor Ice Arena, open year round
- Bleacher seating for 800
- High quality sound system
- Public open skate & hockey

**Pro Shop**

- Skate sharpening services
- Hockey tape, mouth guards and more!
- Skate rental available

**Concessions**

- Subway

**Programs / Lessons**

- Tot-Time activities
- Youth soccer
- Learn to skate lessons

**Meeting Rooms**

- Full room can accommodate 50 people, half room 25 people
- Rooms furnished with TVs, which have DVD compatibility, dry erase boards & projection screens

**Field House**

- 17,000 square feet
- Use as full size soccer field or three full-size basketball courts
- Bleacher seating on two courts
- Public open gym
- Great area for athletic clinics, craft and trade shows

**Anoka County "Library on the Go"**

### Andover Community Center

The Andover Community Center provides a friendly gathering place for family, civic and community groups while enriching the lives of our citizens, by providing a quality facility which offers recreational, athletic, educational and public interest activities.

The community center features a 17,000 square foot field house and an indoor ice arena with bleacher seating for up to 800 people. The Andover Community Center is open to the public and daily admission fees apply. Membership/residency is not required for community center activities and programs.

**763-755-3238**  
[www.AndoverMN.Gov/ACC](http://www.AndoverMN.Gov/ACC)

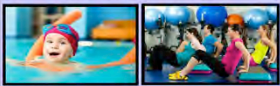


### Andover YMCA

For nearly 160 years, the YMCA has played a significant role in the communities it serves. The Y is a cause-driven organization that is for youth development, for healthy living and for social responsibility. A strong community can only be achieved when we invest in our kids, our health and our neighbors.

Everything about the YMCA is unique. Your results will be far different than you'll find at any other health facility in your community. The Y is where you really belong. The Y cares about you as a person and as a valuable member of this community.

**763-230-9622**  
[www.AndoverYMCA.Org](http://www.AndoverYMCA.Org)



**AT THE ANDOVER YMCA COMMUNITY CENTER**


- Celebrate a birthday
- Plan a party or group activity with family members or friends
- Plan a work party
- Become a member at the YMCA
- Privately rent (rooms, field house or ice arena)
- Rent a Bounce House & Slide (Oct.-April or contact us for availability)
- Sports equipment available

**COMMUNITY CENTER: 763-755-3238**

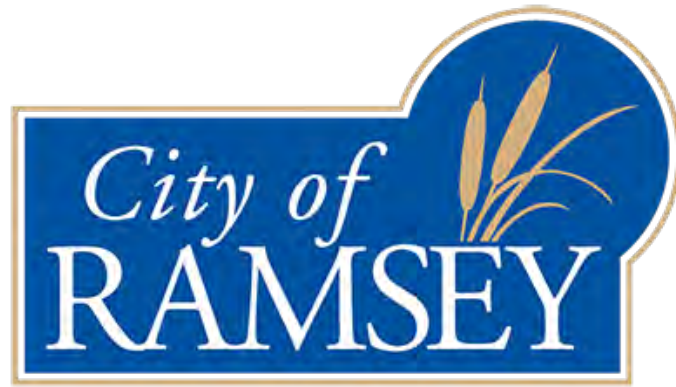
The YMCA is a membership-based organization and welcomes women, men, girls and boys of all ages, races, ethnicities, religion, sexual orientations, abilities and financial circumstances.

**Andover YMCA Member Benefits Include:**

- Access to all 22 Minneapolis and St. Paul YMCA's including Hastings, Hudson and River Falls.
- YMCA A.W.A.Y. Program which allows courtesy access to YMCA's throughout the country when you travel.
- State-of-the-art Fitness Center and free Group X classes (over 130 classes available/week).
- Many options in the pool including lessons, Water X classes, lap swimming and open swim for families.
- Programs for kids and families; sports, fitness, summer child care and camps.
- Drop-off child care in our Kids Stuff.
- A variety of classes and social activities for Active Older Adults.
- Safe and comfortable environment, staffed with well-trained and certified professionals.



**YMCA: 763-230-9622**



## Decentralized Community Models Coordination and Marketing

Prepared by Tyler Atchison, Jae Young Choi, David Christensen, and Andrew Stieber  
Students in SMGT 3881W - Senior Seminar in Sport Management

### Overview

As the City of Ramsey evaluates their options for a community center, one potential model to consider is a decentralized model. In this model, various public and private businesses operate out of their own facilities, yet work together to provide all the amenities that could be found in a single-facility community center. This report looks at a selection of community centers that utilize a similar model, analyzes how the various facilities and programs are coordinated, and how they are marketed to the public.

### Communities

When choosing which communities to analyze, there were two main factors that we focused on.

The first selection criteria was to focus on communities that serve a similar population to the City of Ramsey.

The second selection criteria used to narrow down the communities analyzed was their distance from a major metropolitan area.

Using these two selection criteria, the pool was narrowed down to 4 communities:

- Goodman CC in Madison, WI
- Greenfield CC in Greenfield, WI
- Highland Park CC in St. Paul, MN
- Arlington Hills CC in St. Paul, MN

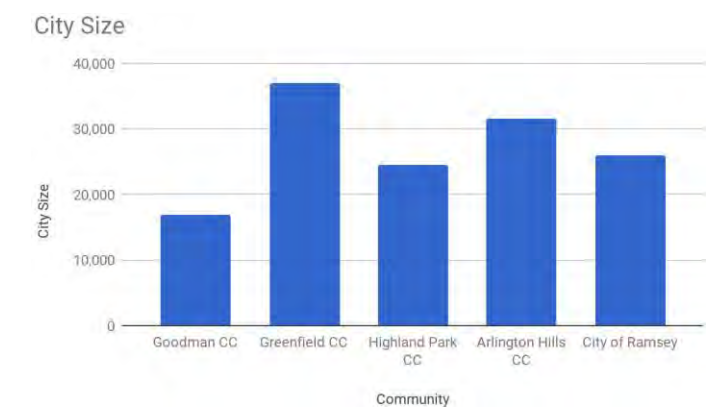


Figure 1.1

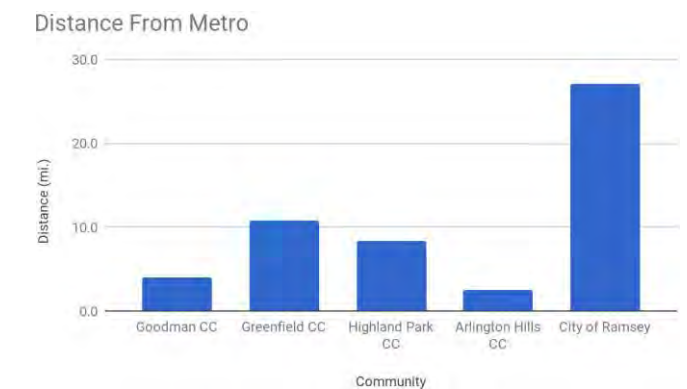


Figure 1.2

### Goodman Community Center

The Goodman Community Center in Madison, WI serves as a central hub for a decentralized model within the area. The community center is a private non-profit organization that supports and works with other local organizations, but remains its own entity. These local organizations include the neighborhood schools and parks, an art gallery, a cafe, a catering service, and another building which offers more meeting rooms and gym space.

Each of these businesses has their own source of funding, with the center being privately funded. Coordination and marketing is done through an in-depth website that covers things such as programs and services, events, schedule changes, and both volunteer and employment opportunities. Marketing is also done through social media, with links to Facebook, Twitter, Google+, and Youtube.

Population served - Approximately 17,000 people  
Nearest Metro - Madison, WI (4 mi.)  
Decentralized Partners

- Parks, Sport Fields, and Botanical Garden
- High School and Elementary School
- Brassworks Building
- Balwegg Art Gallery
- Ironworks Cafe and Working Class Catering

Website - <https://www.goodmancenter.org/>

### Greenfield Community Center

The Greenfield Community Center in Greenfield, WI represents a smaller decentralized model that has room to add future partners. This center works in cooperation with the Oakley Fisher Center, both of which are their own private entity. In addition, this center

coordinates with the local city parks and the elementary school.

The websites for these two centers have a shared calendar for events, although they are underutilized and have few events listed. There is also a center and rental information PDF that offers more detailed information about the center. The center is active when it comes to marketing through Facebook, Twitter and Google+. These social media accounts appear to be the main source of marketing and coordination, as opposed to a website and PDFs that are not often updated.

Population served - Approximately 37,000 people  
Nearest Metro - Milwaukee, WI (10.8 mi.)  
Decentralized Partners

- Various Parks with Sport Fields
- Oakley Fisher Center
- Towering Woods Nature Area
- Maple Grove Elementary School

Website  
<http://www.ci.greenfield.wi.us/Facilities/Facility/Details/Greenfield-Community-Center-15>

### Highland Park Community Center

The Highland Park Community Center serves as one of many community and recreation centers within St. Paul's decentralized model. This facility sets itself apart by working closely with the Highland Park Library.

The website for this community center serves as an all-inclusive guide as to how it is marketed and coordinated. This includes sidebar links to all other centers in the system and a PDF schedule that shows not only the events at this center, but every event occurring at each center. The website also provides links to active social media accounts through Facebook, Twitter and Youtube.

Population served - Approximately 24,500 people  
Nearest Metro - St. Paul, MN (8.3 mi.)  
Decentralized Partners

- Highland Park Library
- Area Parks and Aquatic Centers
- Other Recreation and Community Centers
- Public and Private Sport Fields

Website  
<https://www.stpaul.gov/facilities/highland-park-community-center>

### Arlington Hills Community Center

The Arlington Hills Community Center is another entity within the St. Paul decentralized model. In addition to partnering with other centers such as Highland Park, this center highlights their partnership with the Createch Technology Studio, which offers the opportunity for young

people to take classes and explore various pieces of modern technology.

Like other community centers, the Arlington Hills Community Center website is easily navigated and offers important information, such as schedules, the ability to register for classes online, information on partners, easy to find contact information, and a map to their location. When accessing each webpage, social media links are prominent and eye-catching, providing the user with the ability to access their Facebook, Twitter, and Instagram pages, which are all consistently updated with important information.

Population served - Approximately 31,500 people  
Nearest Metro - St. Paul, MN (2.5 mi.)  
Decentralized Partners

- Local Library
- Createch Technology Studio
- Parks and Aquatic Centers in St. Paul
- Various Recreation and Community Centers

Website - <http://www.arlingtonhillsc.com/>

## Social Media

Each of the four centers analyzed made sure to utilize social media to market and coordinate their facilities and partnerships. But why is social media marketing so important?

1. Social media can showcase your community center to a wide audience.
2. Social media can develop a loyal community, as shown by the chart on connection and satisfaction below.



Figure 1.3

3. Social media can increase daily exposure, as demonstrated by the Goodman Community Center



Figure 1.4

## Recommendations

Based on the findings of this report, we make three recommendations:

1. We recommend that in order to have a successful decentralized model, it is imperative to have a central hub to coordinate the cities various programs and activities. While this sounds like a centralized model, many cities that have decentralized programming still have a central hub where people can gather or receive information about the organization and often the city itself. The central hub should be in the COR, as this offers an easily accessible location for many of the residents in the City of Ramsey.
2. Our second recommendation is that the City of Ramsey increase focus on their digital marketing and coordination, especially through their website and social media. This can enhance the visibility of events while providing an easy method to relay updates. We suggest starting with a focus on Facebook with the potential to expand to others such as Twitter and Instagram. An intern could be utilized to operate the social media platforms.

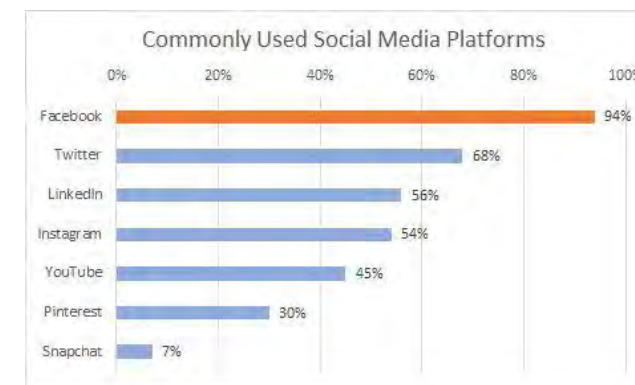


Figure 1.5

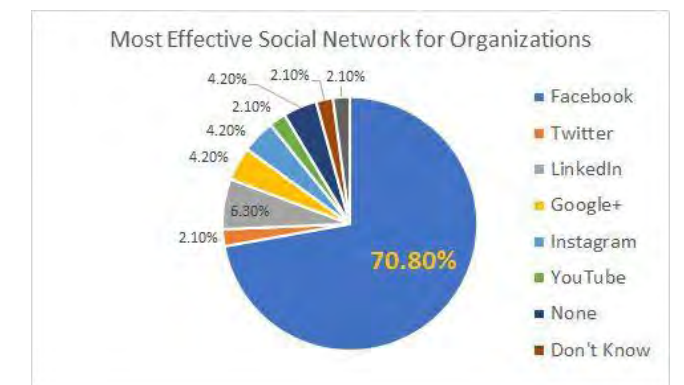


Figure 1.6

3. In addition to the two recommendations above, we also recommend that if the City of Ramsey decides that a decentralized model is the best option, the city should gain further information and guidance from the above community centers. Particularly looking to the Highland Park and Arlington Hills Community Centers, as these were the centers that appear most successful while also coordinating with other public and private entities.

## Appendix

The following are additional documents which we feel would further help the City of Ramsey with the implementation of our recommendations.

### Automated App Alerts Step-By-Step Guide

Step 1: Create Account on CommunityAlerts.ie App

Step 2: Input every person's phone number that is registered for one of your programs, assuming they want to opt in to the text alert

Step 3: Add in the event schedule, including dates and times for all programs

Step 4: Assign one designated contact person to have the account that is responsible for sending out the text messages for cancellations, late starts, and event changes

The screenshot shows the CommunityAlerts.ie website. On the left is a login/register form with fields for Username, Password, and a Remember Me checkbox. On the right is a main content area titled "The Simple Solution for Setting Up Text Alert". Below the title is a paragraph explaining the service. At the bottom of the main content area is a "Getting Started" guide with two numbered steps: 1. Getting Started (with a question mark icon) and 2. Gathering Subscribers (with a group of people icon).

## Example Flyer/Activity Guide (Cover Page and Page 8, Highland Park Community Center)



- Over 200 Programs for Preschool, Youth, Teen, Family & Adult
- Registration starts April 2



2018 CAMP GRID CONTINUED						
Soccer Camp	Northwest Como	5 - 12yr	M - Th	22800	9am - 12pm	\$80
Mini Sports Camp	Phalen	4 - 5yr	M - Th	22680	9am - 12pm	\$75
Tiny Hawk Soccer	Highland Park	3 - 4yr	M - F	22837	9:30 - 10:15am	\$55
Tiny Hawk Soccer	Highland Park	3 - 4yr	M - F	22402	10:30 - 11:15am	\$55
Chorus Camp	Jimmy Lee	10 - 14yr	M - F	22323	9am - 12:30pm	\$50
Healthy Eating, Healthy World Camp	Langford Park	6 - 12yr	M - F	22773	9am - 12pm	\$90
Hydroplane Boat Making/Racing Sess #2	Linwood	10 - 16yr	M - F	22654	12 - 4:30pm	\$300
Fishing and Swimming Camp Sess #2	Linwood	8 - 13yr	M - F	22656	8am - 5:00pm	\$175
Beginning Spanish Camp	Northwest Como	7 - 12yr	M - F	22745	10am - 12pm	\$80
Baseball Skills	Rice	7 - 18yr	M - F	22368	4:30 - 5:30pm	FREE
Youth Football Clinic - Session 2	West Minnehaha	6 - 16yr	Tu W Th	22867	6 - 8pm	FREE
Basketball Skillz Camp	MLK	8 - 17yr	Tu Th	22587	5 - 6:30pm	\$5
Safety Camp	Jimmy Lee	6 - 12yr	Th F	22351	8am - 6pm	\$30
The Great Outdoors, Jr. STEM Camp	North Dale	4 - 8yr	M - Th	22792	10am - 12pm	\$110
Things That Go Zoom, STEM Camp	North Dale	8 - 14yr	M - Th	22816	1 - 4pm	\$115
WEEK OF JULY 16						
Summer Volleyball Camp	Hazel Park	7yr - adult	M - W	22309	6 - 7:30pm	\$10
Football Camp with Concordia FB Team	Merriam Park	8 - 16yr	M Tu W	22421	5 - 7:00pm	\$25
Clyde Turner Basketball Camp	Arlington Hills	11 - 15yr	M - Th	22720	11am - 5pm	FREE
Sanneh Soccer Camp - July	Battle Creek	6 - 12yr	M - Th	22893	9 - 11:30am	FREE
Sanneh Soccer Camp	Highwood Hills	6 - 12yr	M - Th	22897	6 - 7:30pm	FREE
Sanneh Soccer Camp	El Rio Vista	6 - 12yr	M Tu W Th	22896	1 - 3:30pm	FREE
Cheerleading Camp	Jimmy Lee	8 - 14yr	M - Th	22322	5:30 - 7:30pm	\$50
Football Camp July	Jimmy Lee	6 - 14yr	M - Th	22339	5:30 - 7:30pm	FREE
Volleyball Camp	Langford Park	9 - 14yr	M - Th	22601	1:30 - 4:30pm	\$89
Floor Hockey Camp	McDonough	6 - 14yr	M Tu W Th	22371	11am - 12pm	FREE
Extreme Robotics: EV3 Battlebots	Linwood	9 - 14yr	M Tu W Th	22649	9am - 12:00pm	\$125
Sanneh Soccer Camp - July	Phalen	6 - 12yr	M - Th	22894	1 - 3:30pm	FREE
Basketball Camp	Highland Park	6 - 12yr	M - F	22423	1 - 4pm	\$109
Outdoor Games-Science-Swimming Camp	Northwest Como	7 - 12yr	M - F	22826	8am - 5pm	\$174
Fort Building Camp	Langford Park	6 - 12yr	M - F	22705	9am - 12pm	\$74
Tap Technique	Merriam Park	5 - 12yr	M - F	22514	6 - 7:30pm	\$40
Baby Ballet	North Dale	3 - 4yr	M - F	22796	1 - 1:30pm	\$30
Ballet 1	North Dale	7 - 12yr	M - F	22797	2 - 3pm	\$60
Pre Ballet	North Dale	5 - 6yr	M - F	22798	1:30 - 2pm	\$30
Teen Ballet 1	North Dale	13 - 18yr	M - F	22799	12 - 1pm	\$60

Figure 1.7

Full guide can be accessed via red box under calendar at <https://www.stpaul.gov/facilities/highland-park-community-center>

## **Abstract**

The following reports are from five student groups enrolled in Community Design and Public Interest Architecture: Informants of Creating Landscape Space (ARCH 3250/LA 3002), taught by Professors Joe Favour, James Wheeler, and Jessica Rossi-Mastracci during the spring semester of 2018 at the University of Minnesota. This undergraduate course is intended for upper-division architecture and landscape architecture students, and is designed to build student capacity and skills for creating community-focused green infrastructure and public spaces. Students work in teams of 4–6 to explore a real design project with a community partner.

Through the RCP–City of Ramsey partnership, students were tasked with designing a community center that honored the rural character of Ramsey while meeting residents' broadly defined need for recreational and other community amenities. Three student teams were assigned to explore a centralized community-center model that would house all amenities in one space in a single location in the City. Two teams investigated a decentralized model, in which community amenities would be dispersed across multiple locations on various publicly owned properties in Ramsey. Students also examined design concepts for downtown trail connections to the Itasca Greenway that would connect Ramsey's downtown district (The COR) with Lake Itasca.

The five student reports that follow examine the feasibility of and present concept ideas for either a centralized community-center housed in a single building or a decentralized approach with community amenities dispersed throughout the community.

# Centralized Community Center of Ramsey



**Prepared by**

Malakai Stern, Chad Reed, Jonathon Stuckey, and Jesus Martinez

Students in ARCH 3250: Community Design and Public Interest Architecture

Instructor: James Wheeler, College of Design

and

LA 3002: Informants of Creating Landscape Space

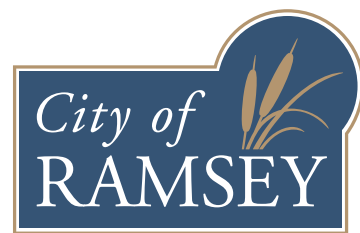
Instructors: Jessica Rossi-Mastracci and Joe Favour, College of Design

**Prepared in Collaboration with**

Mark Riverblood

Parks and Assistant Public Works Superintendent

City of Ramsey



**Resilient Communities Project**

UNIVERSITY OF MINNESOTA

Building community-university partnerships for sustainability

The project on which this report is based was completed in collaboration with the City of Ramsey as part of the 2017–2018 Resilient Communities Project (RCP) partnership. RCP is a program at the University of Minnesota’s Center for Urban and Regional Affairs (CURA) that connects University faculty and students with Minnesota communities to address strategic projects that advance local resilience and sustainability.

The contents of this report represent the views of the authors, and do not necessarily reflect those of RCP, CURA, the Regents of the University of Minnesota, or the City of Ramsey.



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**Resilient Communities Project**

University of Minnesota

330 HHHSPA

301—19th Avenue South

Minneapolis, Minnesota 55455

Phone: (612) 625-7501

E-mail: [rcp@umn.edu](mailto:rcp@umn.edu)

Web site: <http://www.rcp.umn.edu>



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# Centralized Community Center of Ramsey

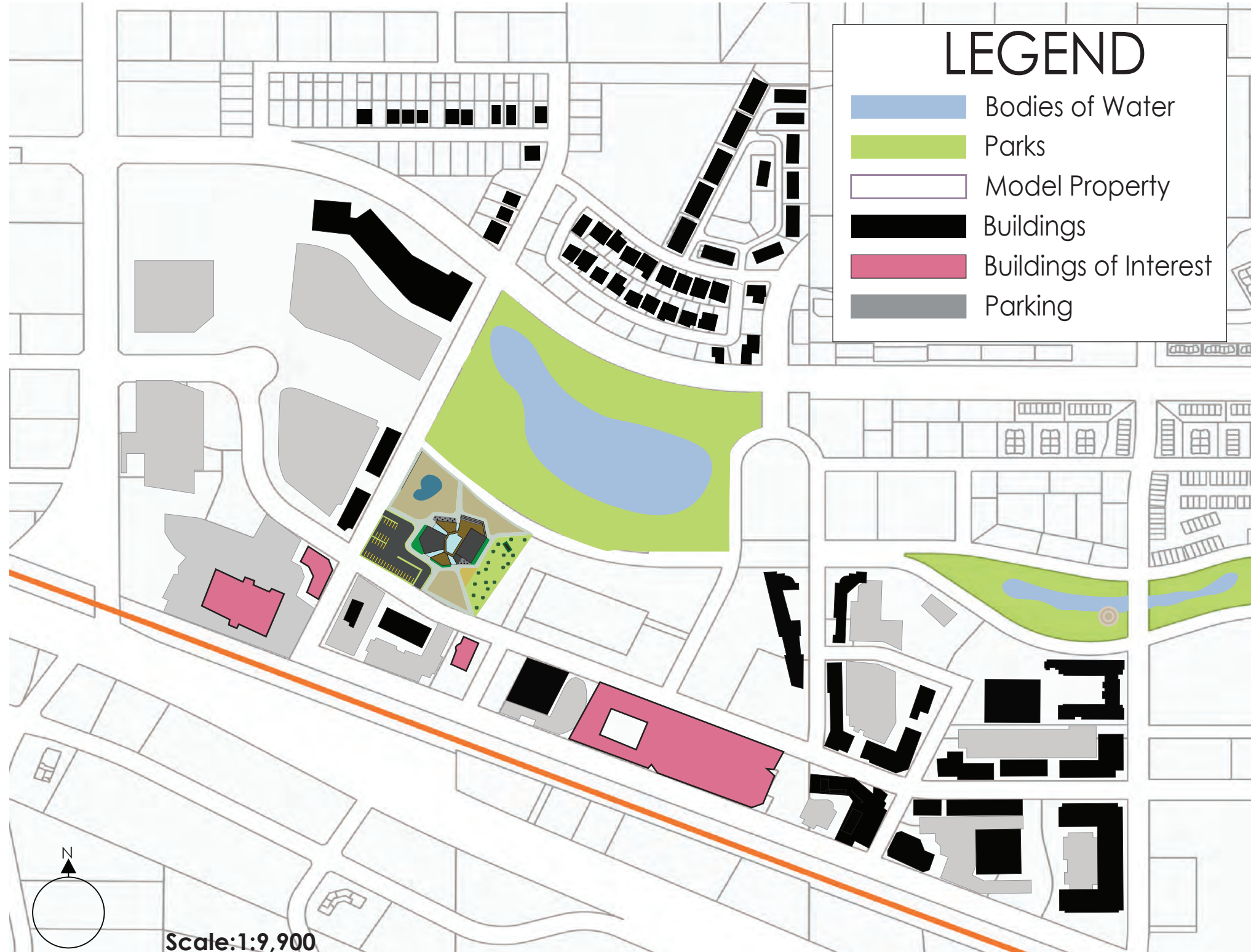
Malakai Stern, Chad Reed, Jonathon Stuckey, Jesus Martinez

# Scope of Work

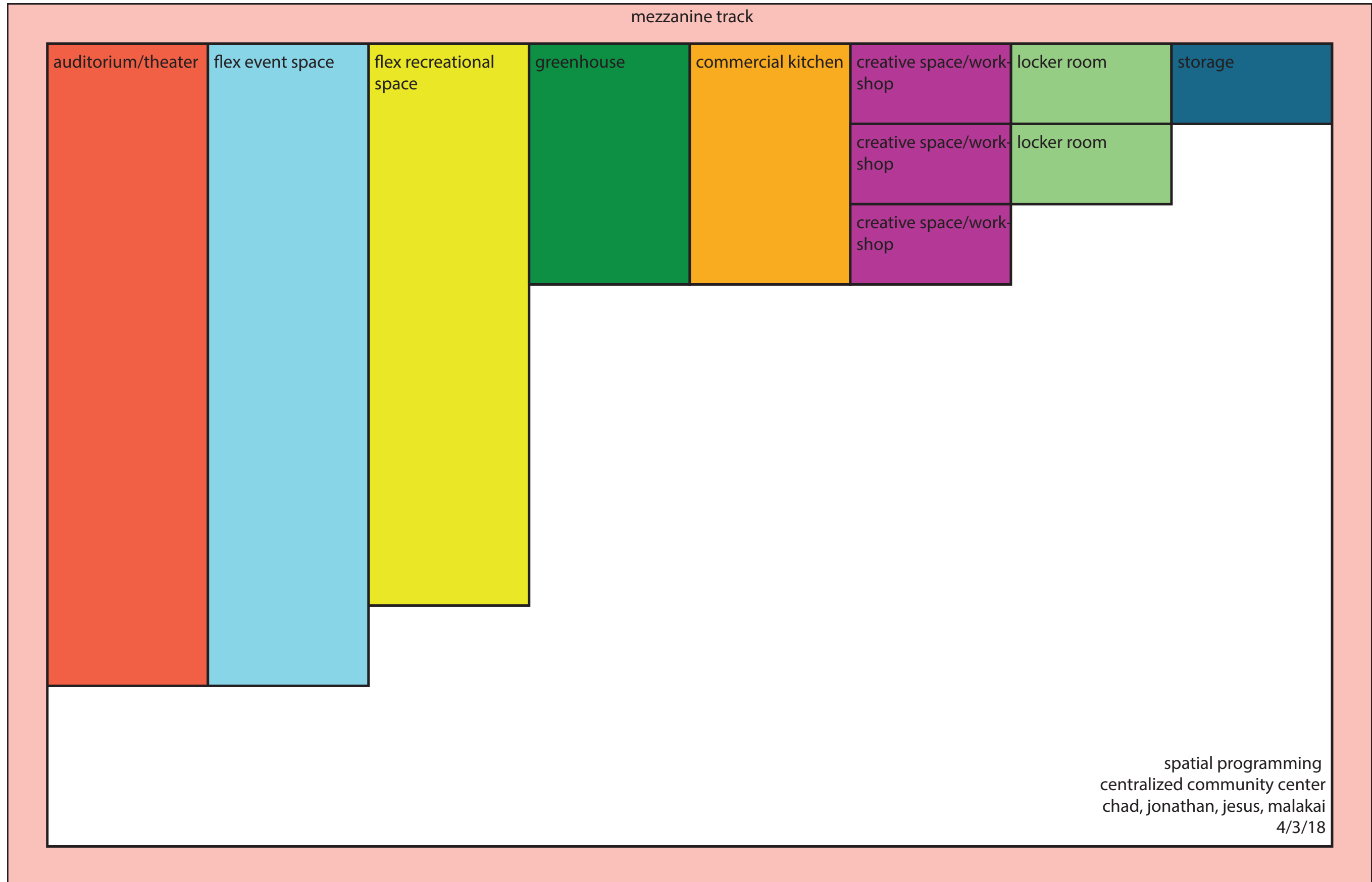
<p><b>Statement of Intent:</b></p> <p>To unify the city of Ramsey by designing an attractive, “self-promoting” community center. We hope to create a concept that first draws people in, using contextually-informed circulation and an elegant but unpretentious/inviting aesthetic, and then allow them to mold their own ideal community center experience using flexible, “Ramsey-specific” programming and fundamentally pleasant interior spaces.</p> <p>Our goal is to build a community center in Ramsey, creating a centralized landmark that unites the community and filters into flexible program-driven spaces.</p> <p>Our goal is to build a landmark community center that facilitates:</p> <p>To unify the COR through a visually inviting community center that facilitates intersection.</p> <p>To create a community center concept that is attractive and visually inviting.</p> <p>To unify the city of Ramsey by creating an attractive, inviting building that utilizes flexible programming and caters specifically to Ramsey’s citizens and the community at large.</p> <p><b>Introduction:</b></p> <p>The city of Ramsey is located about 25 miles NNW of Minneapolis. It is a part of Anoka County, and borders the Mississippi River on its Southern edge. The city had a population of 23,688 in the 2010 Census. It occupies roughly 30 square miles.</p> <p>This project’s aim is to design a centralized community center for Ramsey as a part of the Resilient Communities Project. In doing this, our group’s specific focus will be to build community via the use of flexible, sensible programming. While it is currently a small, semi-suburban town, Ramsey is growing steadily, and in building this community center, the city hopes to become actively involved in that growth, rather than trying to accommodate it after the fact.</p>	<p><b>Objectives:</b></p> <p><i>Context</i></p> <p><i>“Utilize input from multiple stakeholders to create a composite vision for the future of Ramsey and the community center”</i></p> <p>While civil servants can definitely provide valuable feedback, it’s important to consider that in the same way our vision as designers may not always align with the vision of the client, the vision of one client may not necessarily align with the vision of the stakeholders as a whole. To address this, we’d like to be certain that we get input from as many stakeholders as possible.</p> <p><i>Create activity-based programming that caters specifically to Ramsey’s citizens - both current and future</i></p> <p>Recent demographic data shows that nearly 50% of Ramsey’s current population will be over the age of 45 in 10 years. As such, it might be wise to develop programming for elderly people, or those in retirement. Alternatively, perhaps Ramsey’s residents would like the City to reinvent itself as a desirable place to raise a family, or a nesting area for young professionals. With both in mind, it will be important to design amenities that are attractive to Ramsey’s current and possible future residents.</p> <p><i>Prioritize physical access to the community center using public transit and the emerging COR greenway</i></p> <p>A major part of modernizing the City of Ramsey and preparing for future growth will be integrating public transit into the infrastructure planned for the city. Making the community center more accessible for people who don’t want to or are unable to drive (this sector may be larger due to the growing population of elderly) is sure to increase traffic to the community center in the long run.</p> <p><i>Develop an aesthetic that fosters a sense of community identity through a focus on features that are “native” to the City of Ramsey</i></p> <p>Rapid growth can transform the “identity” of a city in positive or negative ways. This project will focus on emphasizing sources of community pride, such as utilizing work from local artists. Also, using the communication with stakeholders mentioned above, other ideas will be identified and incorporated where possible.</p>	<p><b>Constraints:</b></p> <p><i>Striking a balance between our vision - as designers - for the community center and the vision(s) of Ramsey’s stakeholders</i></p> <p>The first half of the semester presented a major challenge in terms of interpreting the feedback we got from Mark (who was the only stakeholder we communicated with) into something that respects his concerns but also incorporates the elements that we, as designers, think are essential for the community center.</p> <p><i>Working within the physical and financial confines of a publicly-funded project</i></p> <p>Financial limitations are especially important to consider in a community-funded project. The extent to which the center benefits the community could be limited by overuse or misuse of funds which (presumably) come from taxpayers in that community. Additionally, there may be issues regarding the expectations of the city in terms of the community center’s designated site, physical size/square footage, and aesthetics.</p> <p><i>Conflicts resulting from working in close collaboration with outside entities</i></p> <p>This constraint refers specifically to the possibility that a partnership with a private entity, such as a gym, will occur, which would provide more potential for contention.</p>
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# Context

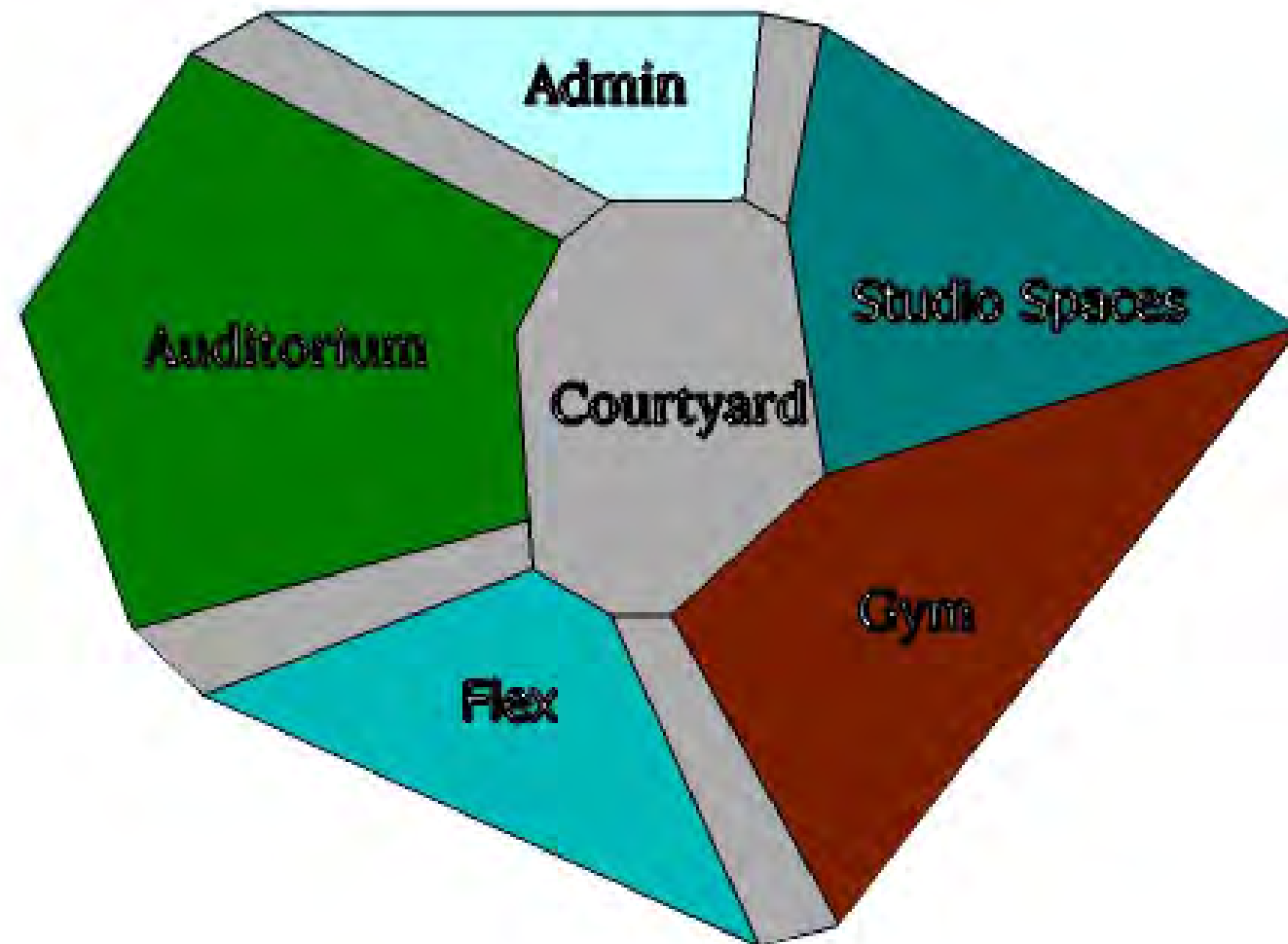
Before beginning designing the Community Center we explored nearby points of interest. We wanted to avoid competition with local businesses so context helped inform our decision. We found a local Grocery store kitty corner to our site as well as a fitness center. Additionally, there is a daycare across the street.



# Program



# Program



Auditorium  
Seating  
Stage  
Backstage  
Bathrooms  
Entryway

Flex space  
Open  
Easily partitioned

Gym  
Locker rooms  
Basketball Court  
Track  
Equipment storage

Studio Spaces  
Communal art area  
Desks

Administrative  
Offices

Courtyard  
Seating  
Fireplace  
Garden

# Precedents

The community pavilion at Jintao village is orientated around a central courtyard. The courtyard is created by the trapezoidal spaces of the building itself. Each trapezoid space has a pitched roof angled inwards towards the courtyard. We want to imitate the courtyard space, with our programming spaces radiating out from the central space. This idea also draws from the COR logo: multiple outside elements radiating around a central space. Finally, we want to incorporate a pitched roof to capture the rainwater and create gardens and or green spaces within the building.

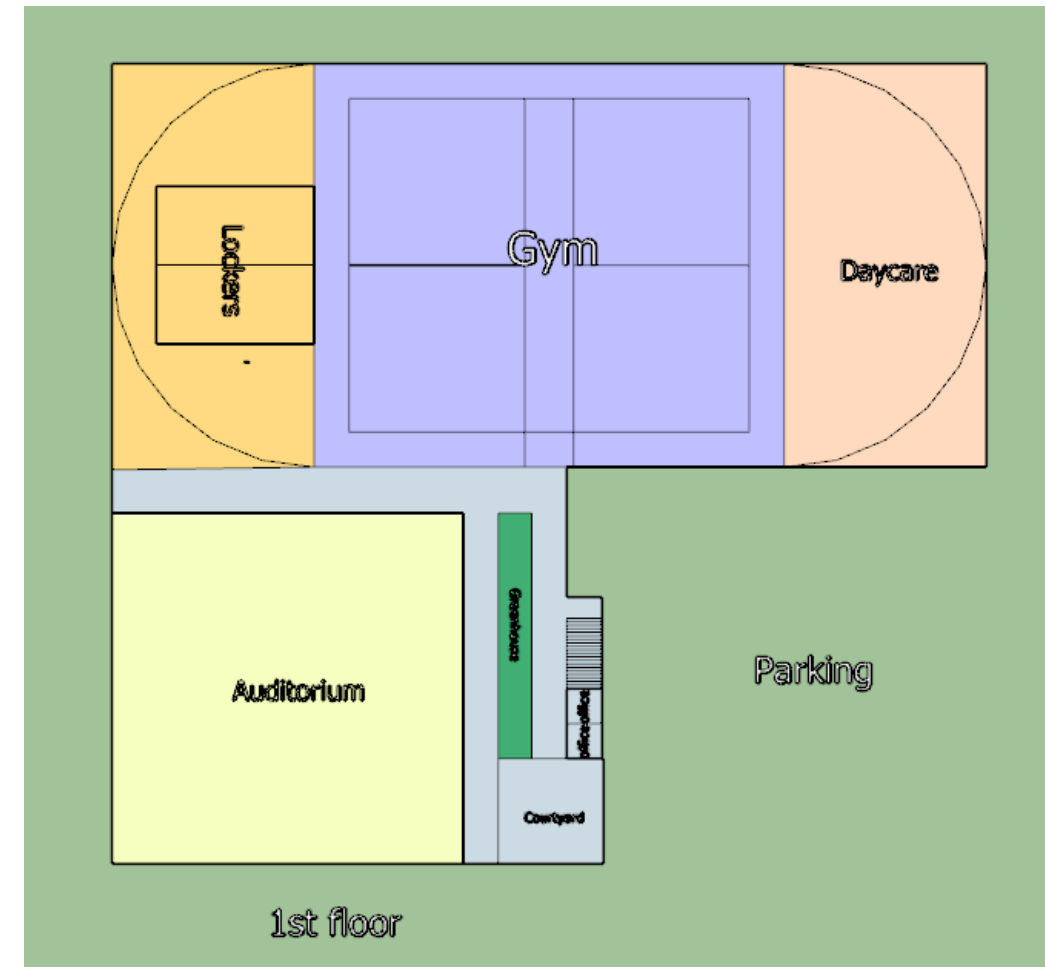
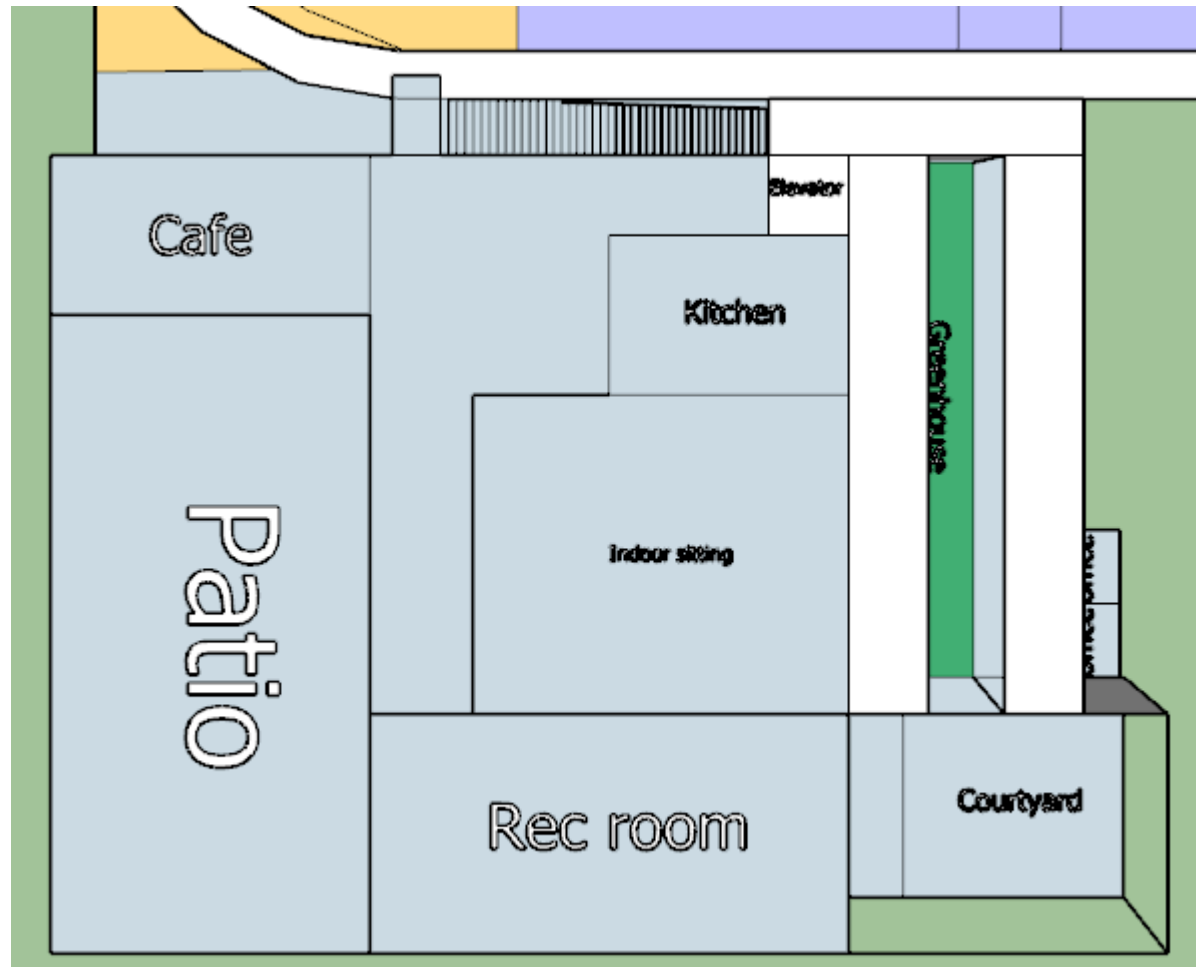


The Bell Museum in St. Paul integrates the building with its nearby landscape. We aspired to connect the native wetlands into our building site as well and took inspiration from the landscape work done here.

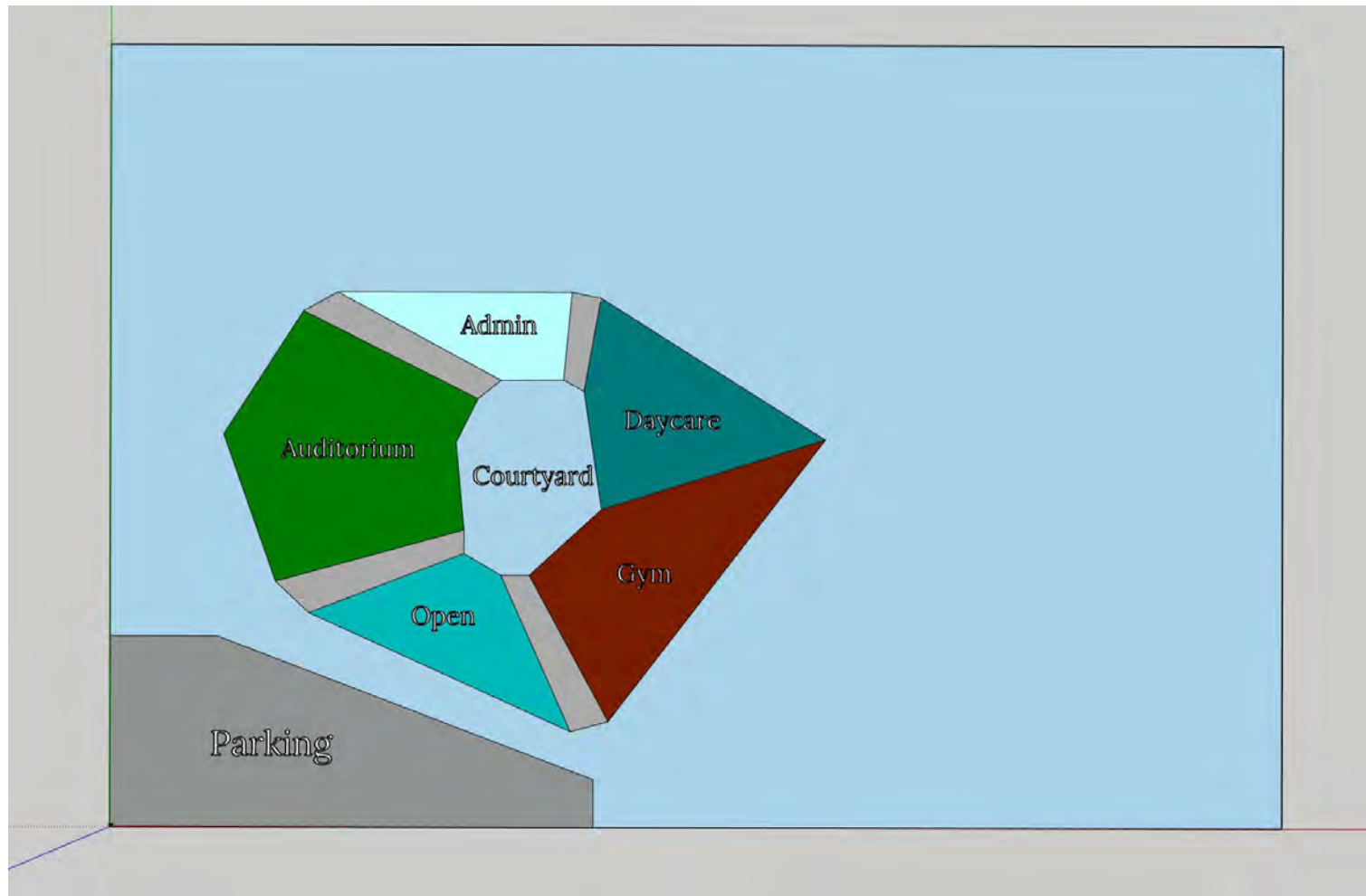


The COR logo of Ramsey also inspired our design. We like how the “O” has buildings and spaces radiating out from it. This helped us decide on a central courtyard space with rooms radiating out from it.

# Sketches

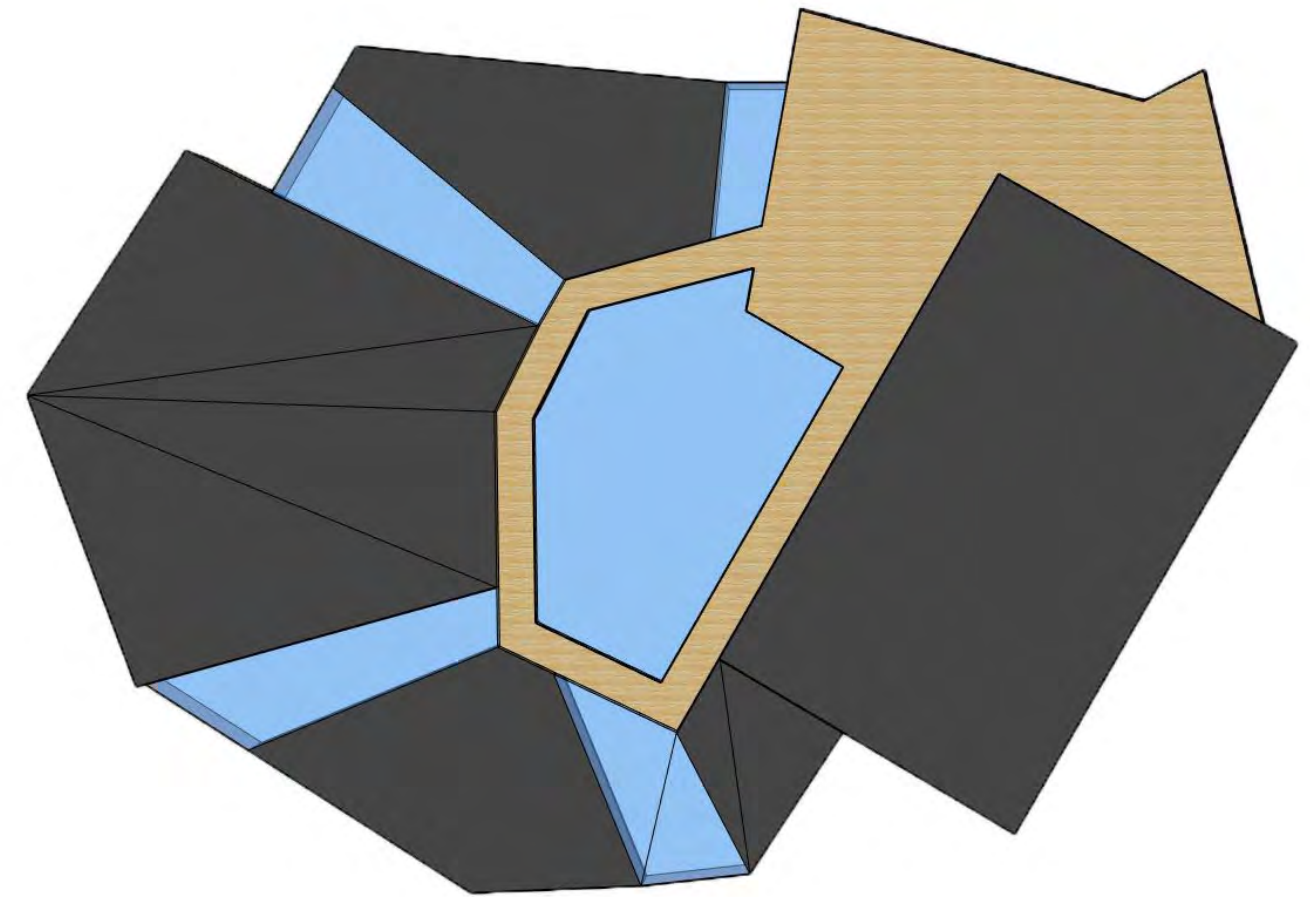


Our first design sketches were solely based on program. We fit all the puzzle pieces together to create a building. After some talking we realized this was not the way to go about it because there were many other aspects to consider. Ultimately we started over from scratch and didn't keep these initial plans.

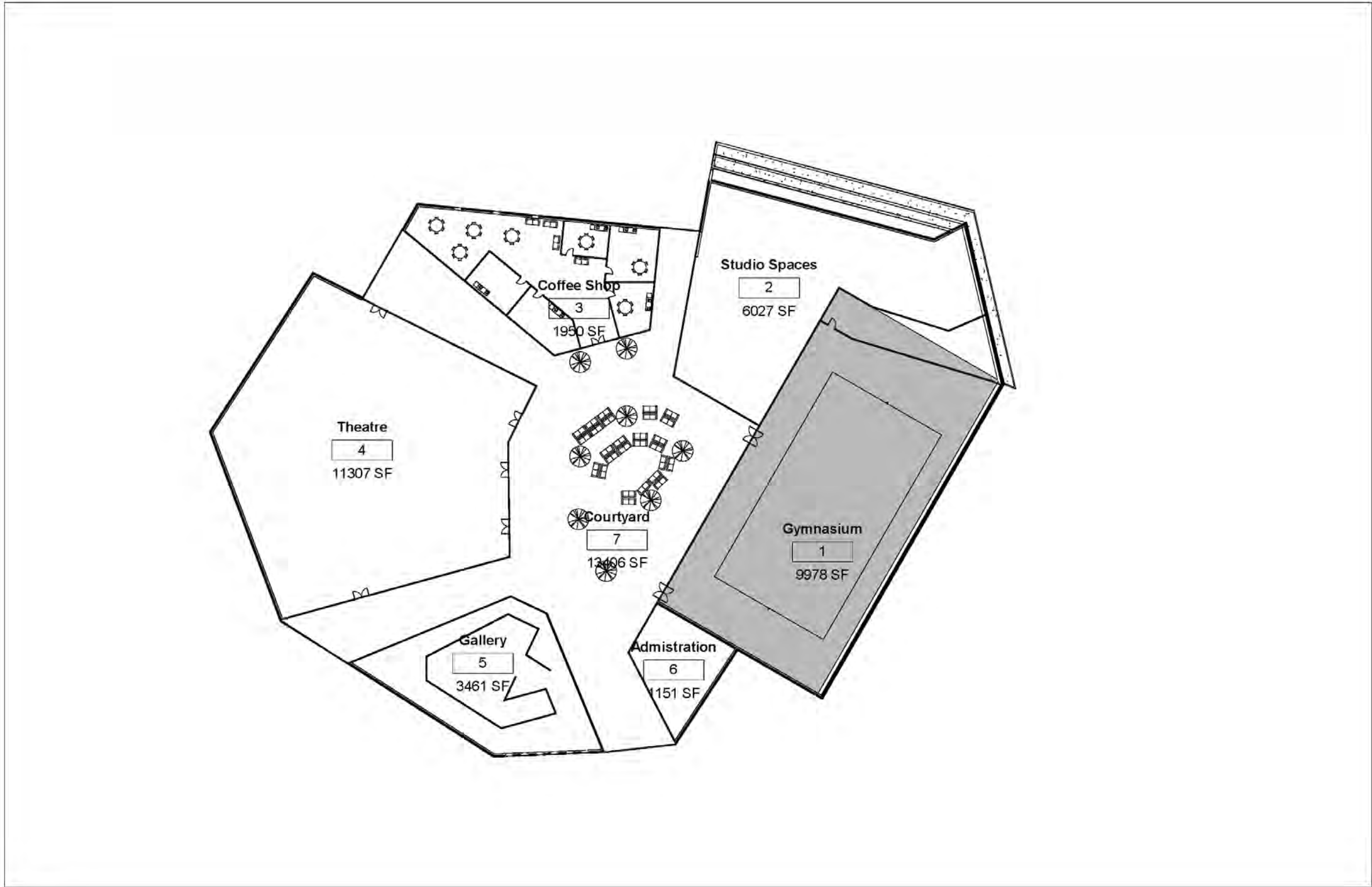


Our first legitimate design plan was a circular shape with a central courtyard and programmed spaces branching out from the center.

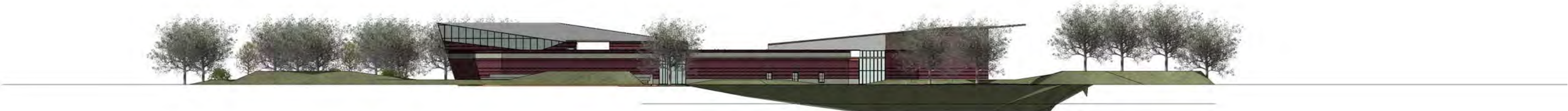
We moved forward with the courtyard idea and revised it to come up with our final model. It still incorporates the same elements: a central courtyard with spaces branching out from it, however we added some variety to the shapes and sizes of the rooms to give more visual interest. In addition we considered view sheds for window placing as well as for the second level outdoor patio spaces.



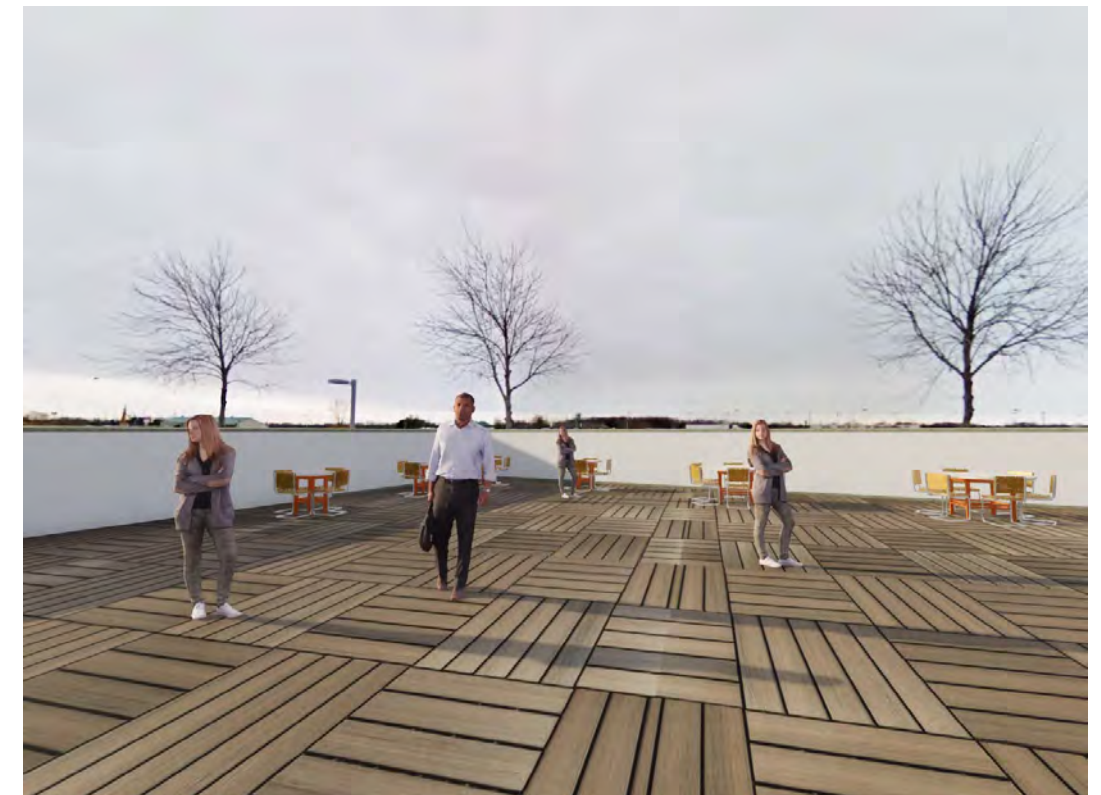
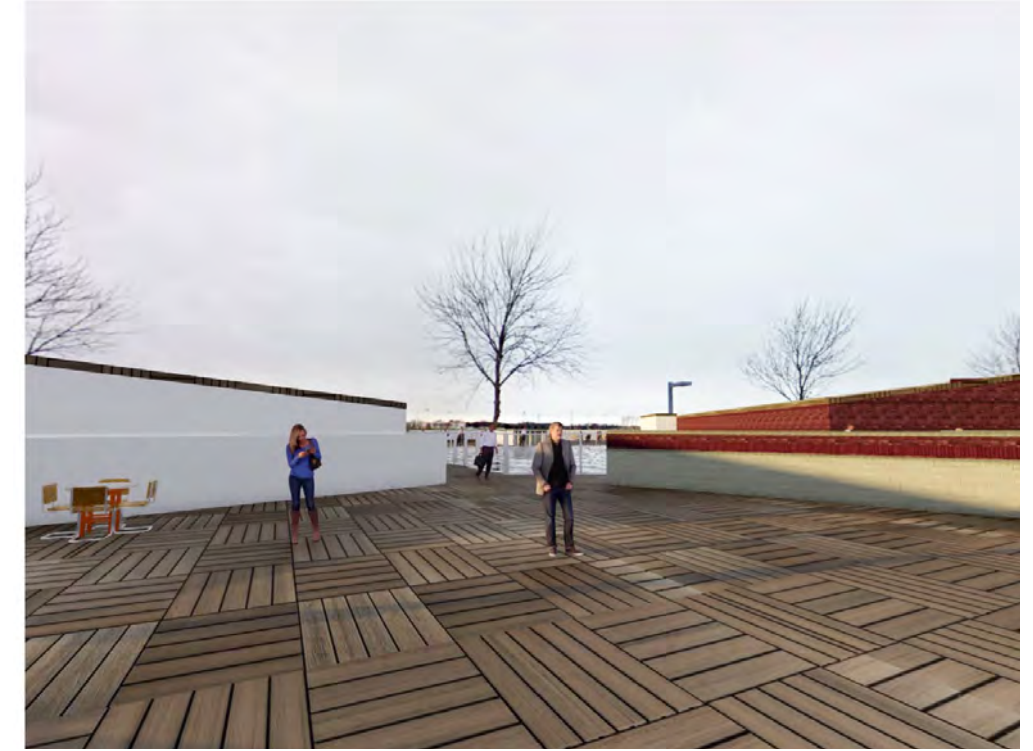
# Final building plan

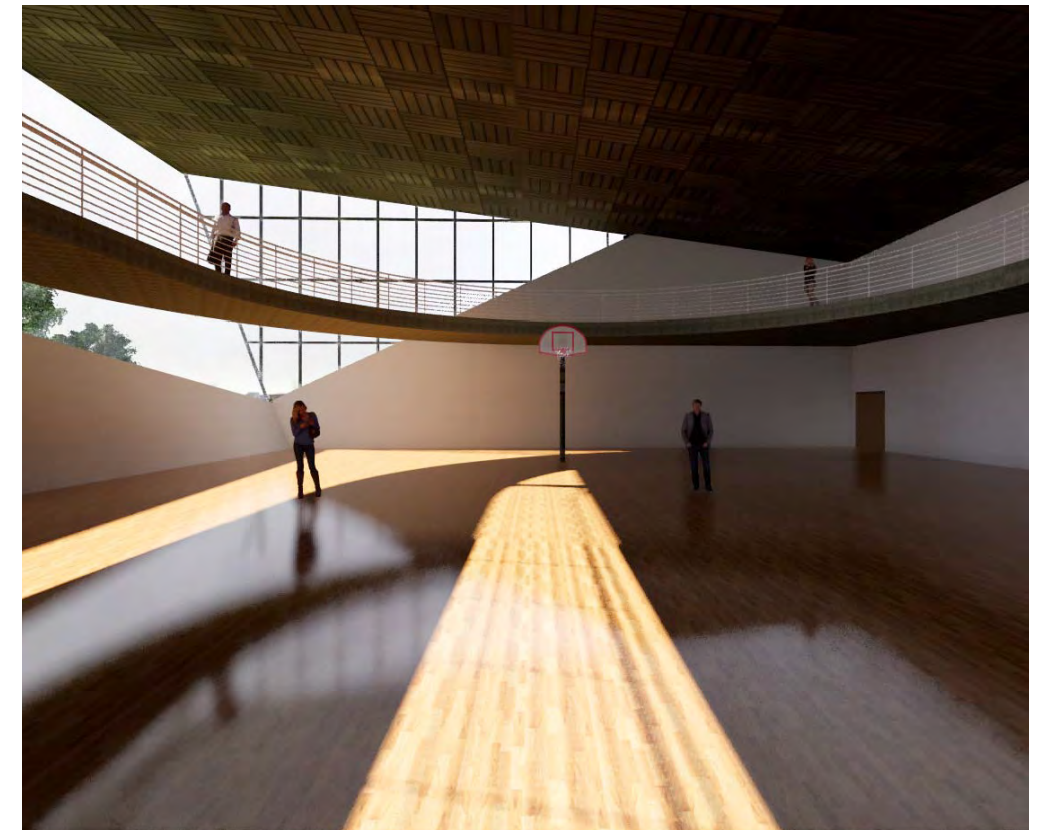
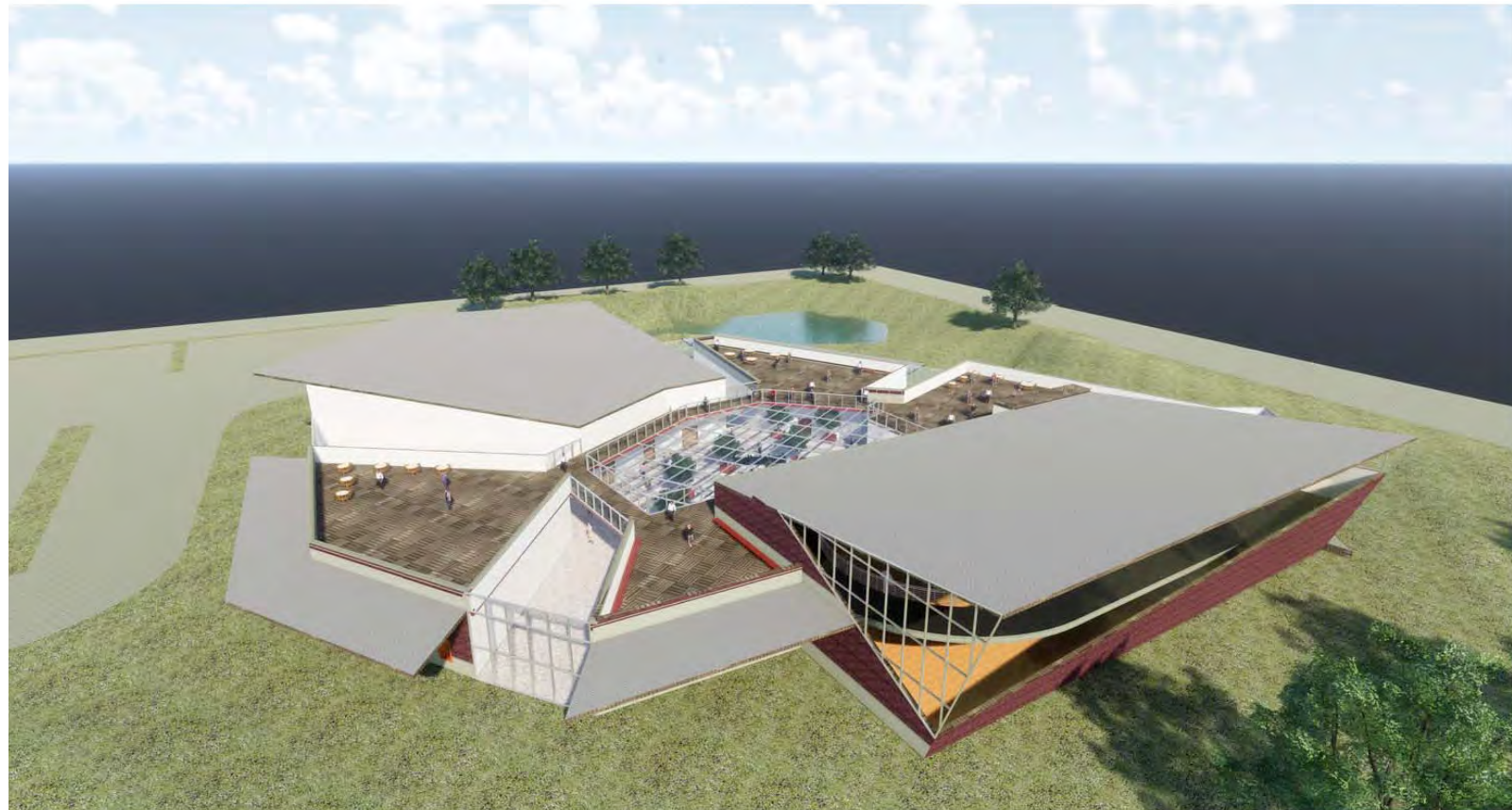


# Sections

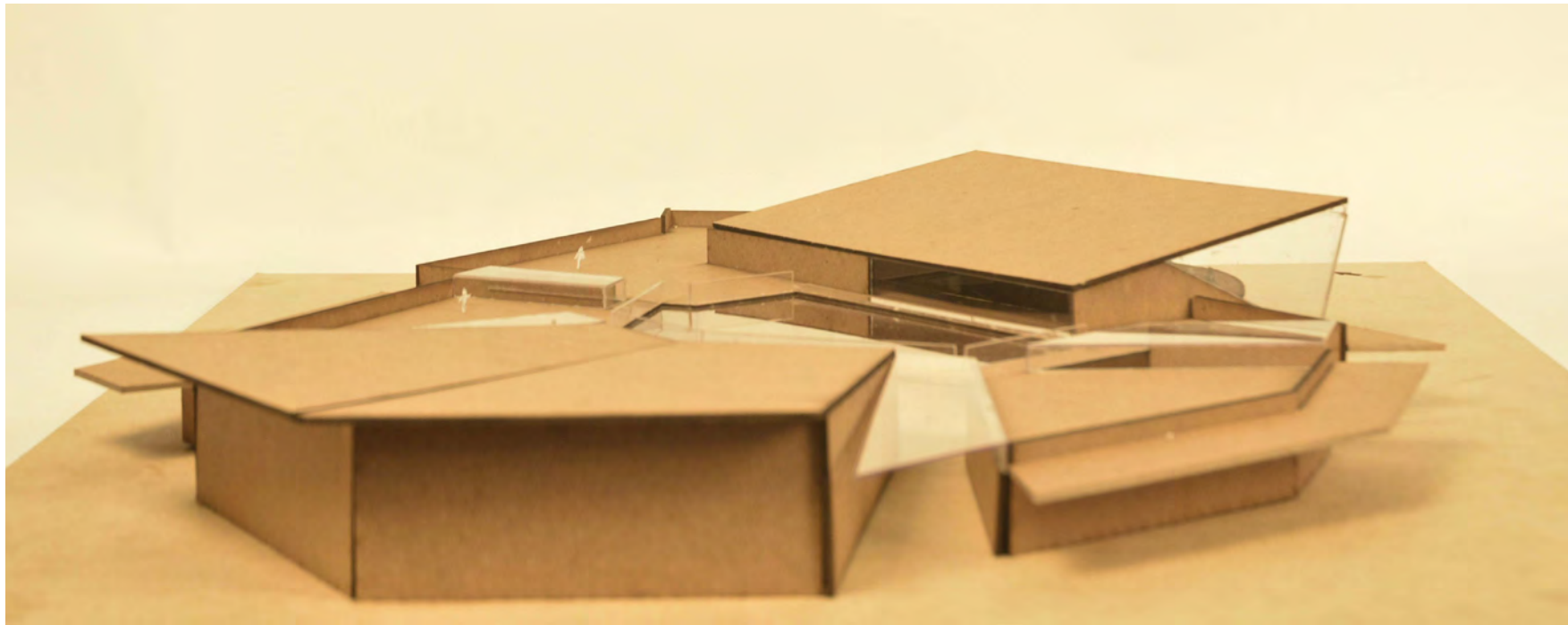
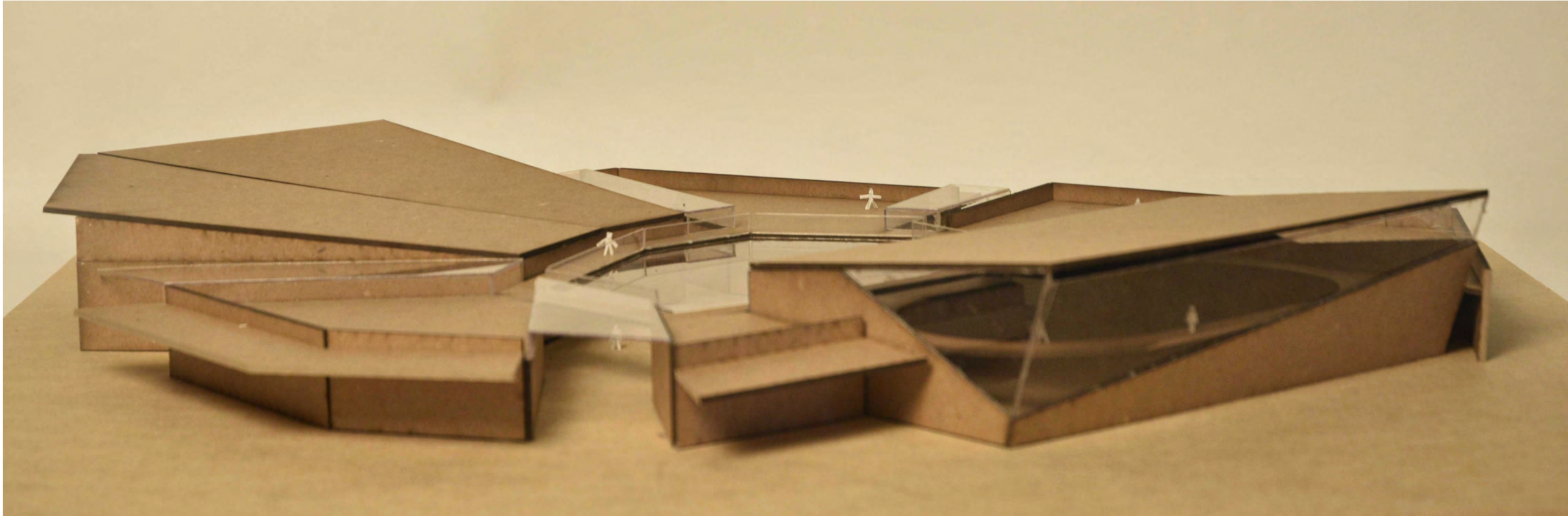


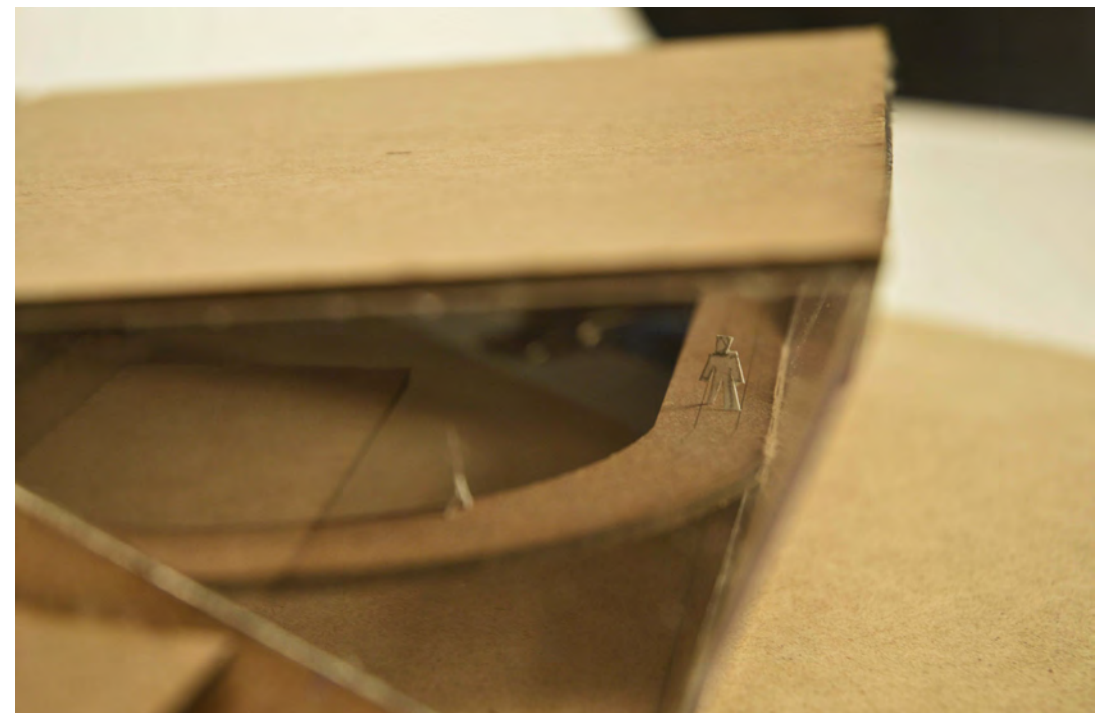
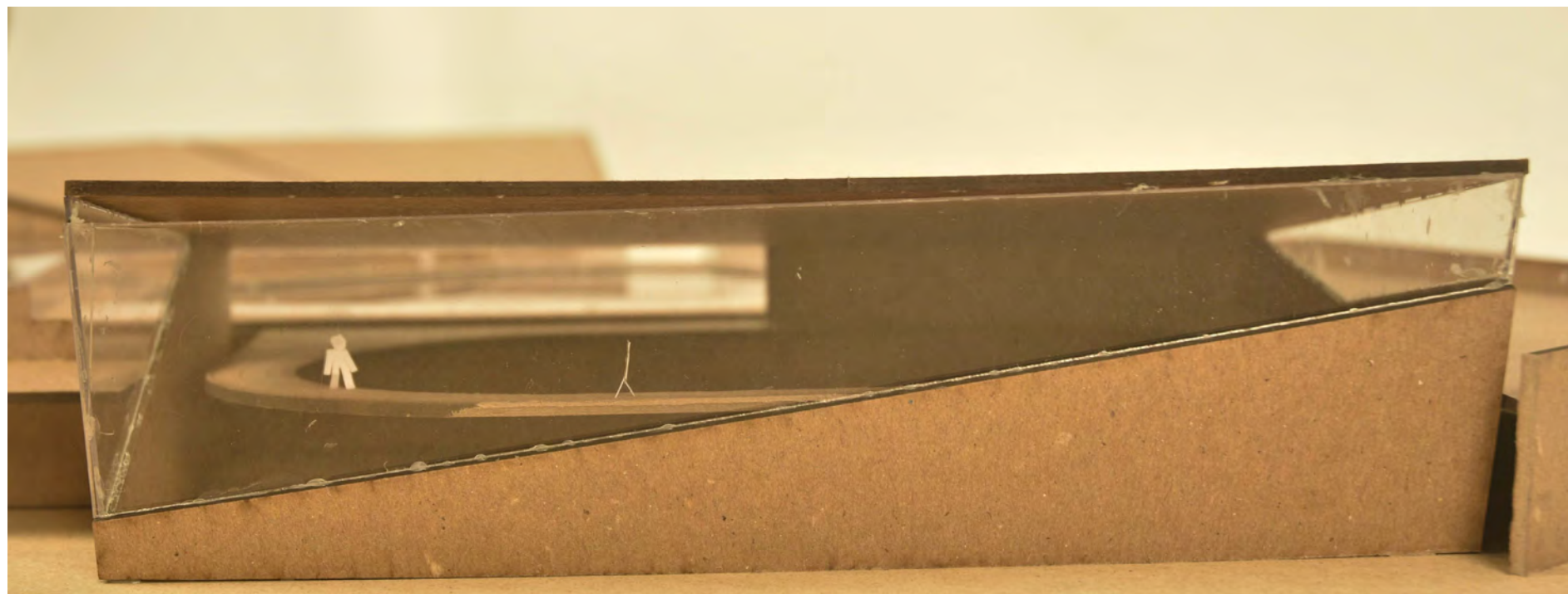
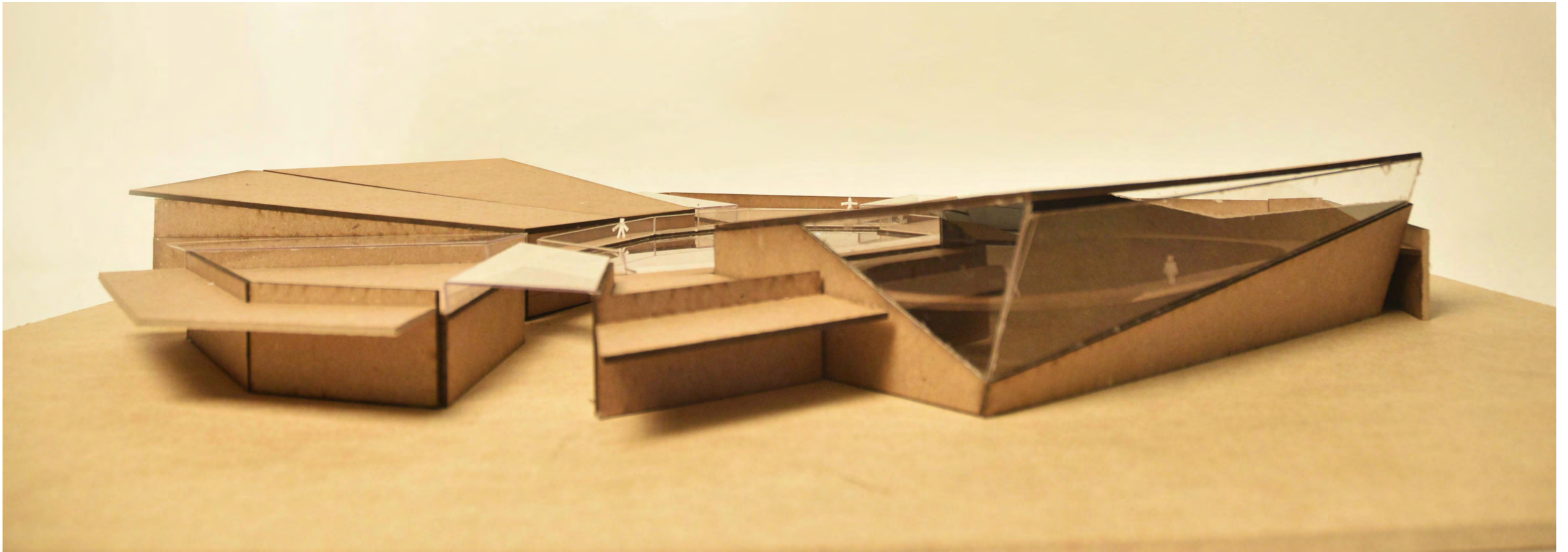
# Renderings

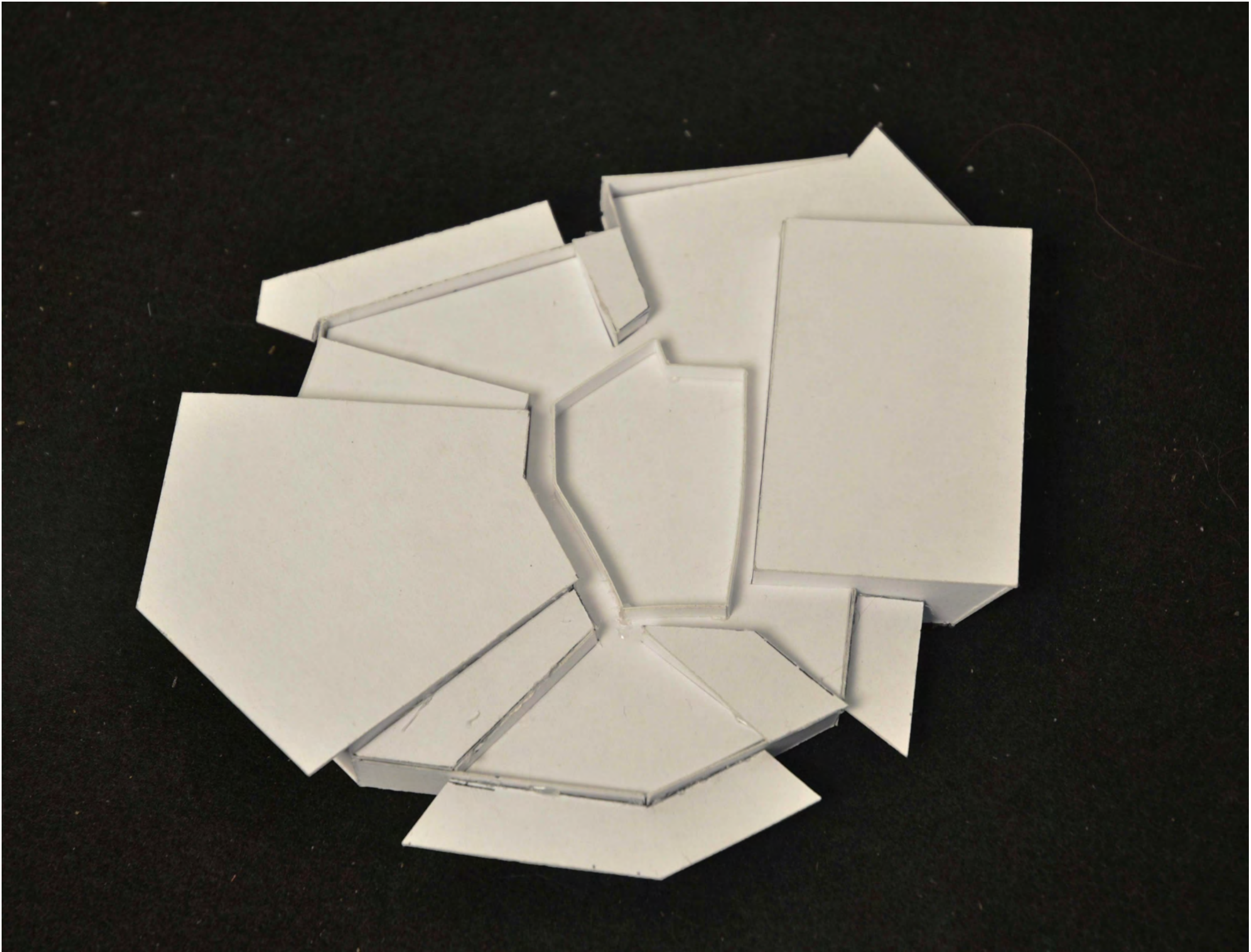


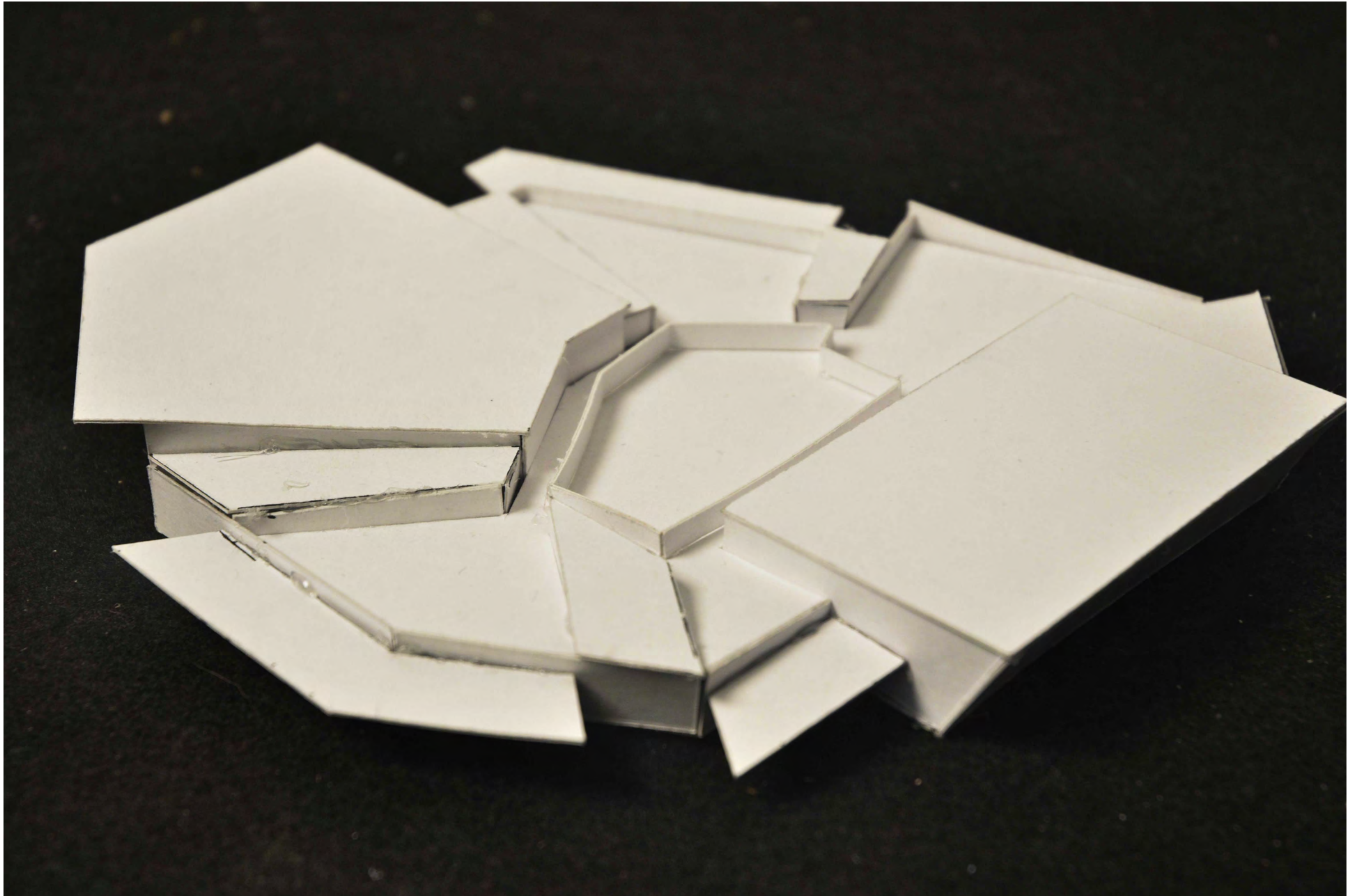


# Model photos











# Ramsey Community Center: Ramsey City Center



## Prepared by

Alex Ruhland, Liam Matteson, McKinley Roche, and Zach Breeggeman

Students in ARCH 3250: Community Design and Public Interest Architecture

Instructor: James Wheeler, College of Design

and LA 3002: Informants of Creating Landscape Space

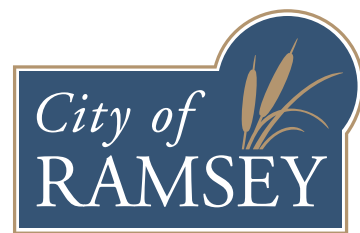
Instructors: Jessica Rossi-Mastracci and Joe Favour, College of Design

## Prepared in Collaboration with

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University of Minnesota

330 HHHSPA

301—19th Avenue South

Minneapolis, Minnesota 55455

Phone: (612) 625-7501

E-mail: [rcp@umn.edu](mailto:rcp@umn.edu)

Web site: <http://www.rcp.umn.edu>



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**RAMSEY**  
CITY CENTER



# 01

## RESEARCH

A LOOK INTO THE REASONING AND INFLUENCES BEHIND THE FINAL BUILDING AND SITE THROUGH SITE ANALYSIS, PRECEDENTS, AND SURROUNDING MATERIAL AND VEGETATION PALLETES

---

# 02

## BUILDING DESIGN

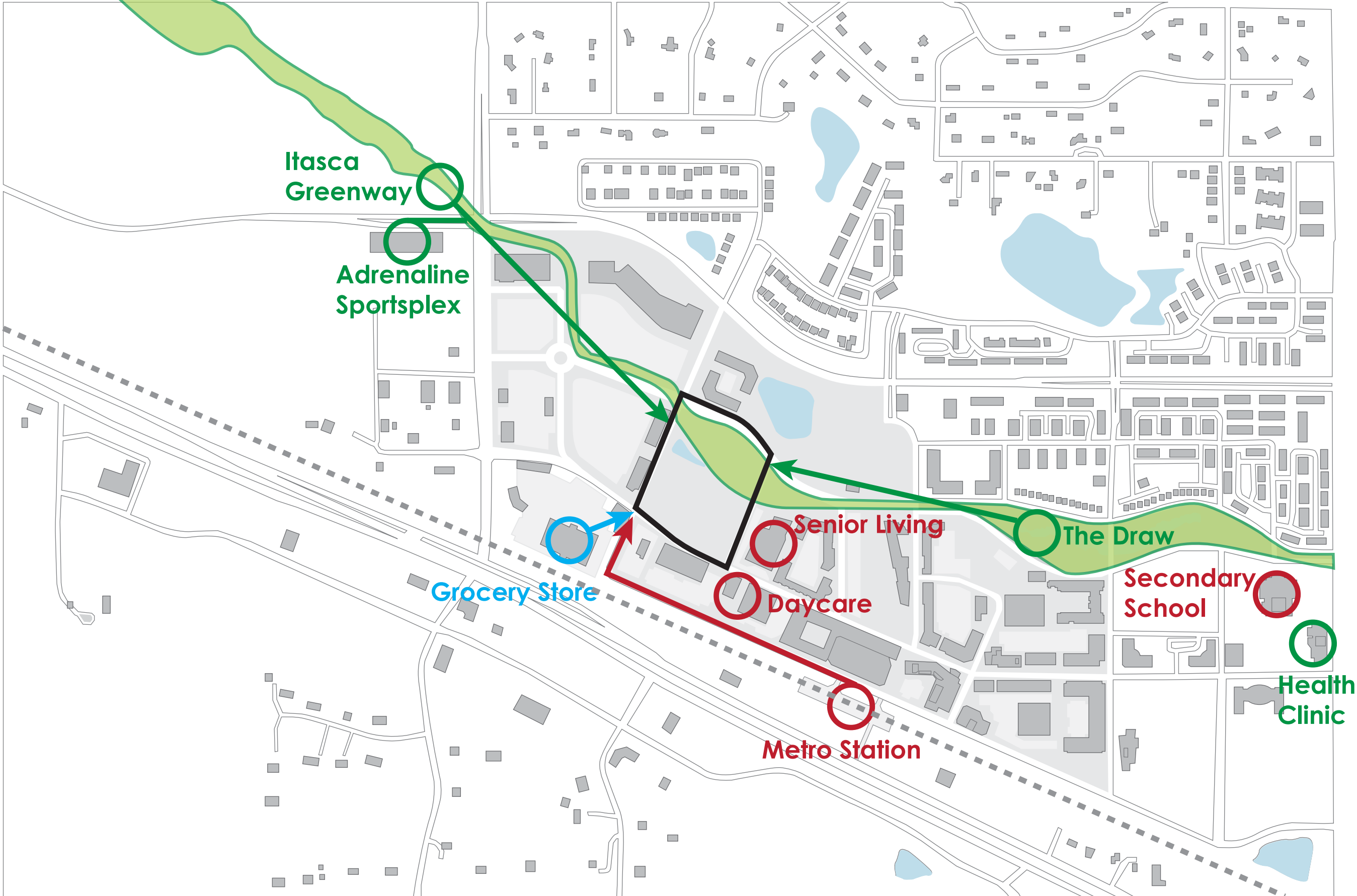
A MORE IN-DEPTH LOOK AT THE BUILDING'S TECHNICAL MAKEUP AS WELL AS HOW IT FEELS TO BE INSIDE AND AROUND THE PROPOSED DESIGN THROUGH EXPERIENTIAL RENDERINGS

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# RESEARCH



# INITIAL SITE ANALYSIS

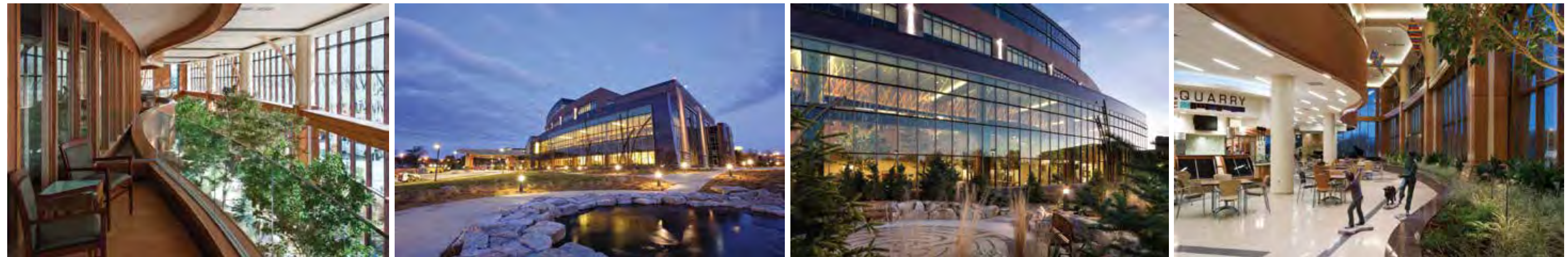


# PRECEDENTS

RAMSEY COR AREA  
RAMSEY, MN



AVERA CANCER CENTER  
SIOUX FALLS, SD



CENTRAL PARK  
MAPLE GROVE, MN



# MATERIAL PALETTE



Ramsey Municipal Center  
Sandstone/Limestone panels  
Rustic Metal Wall Panels  
Wood Cladding  
Green Roofs?  
Brick  
Maple Grove Central Park



# VEGETATION PALETTE

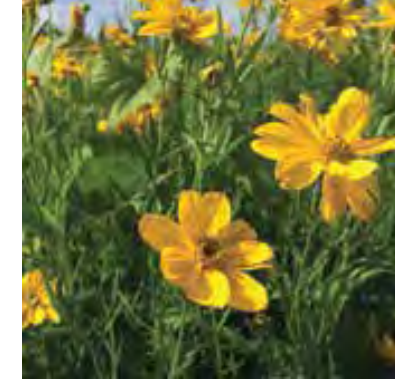
## wetlands



## prairies



## pollinators



# PARTI DESIGN CONCEPT



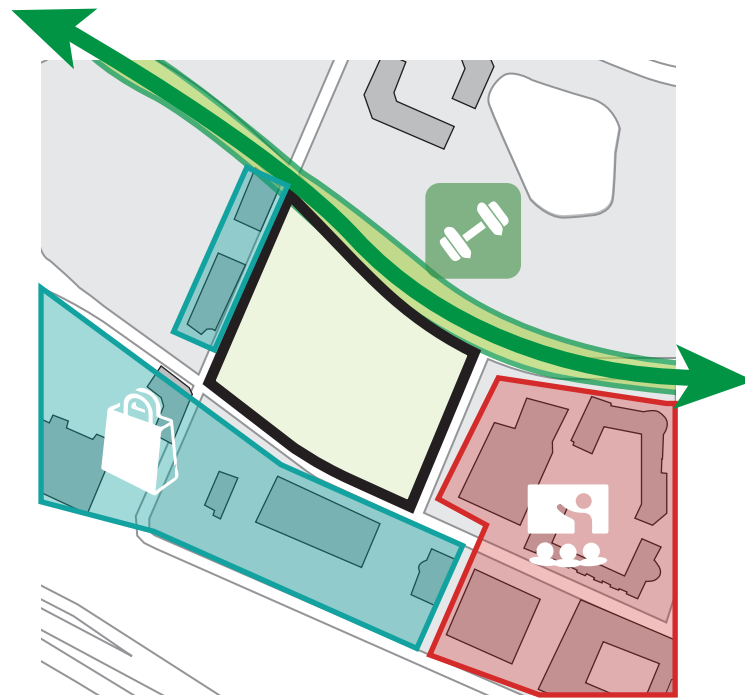
commercial



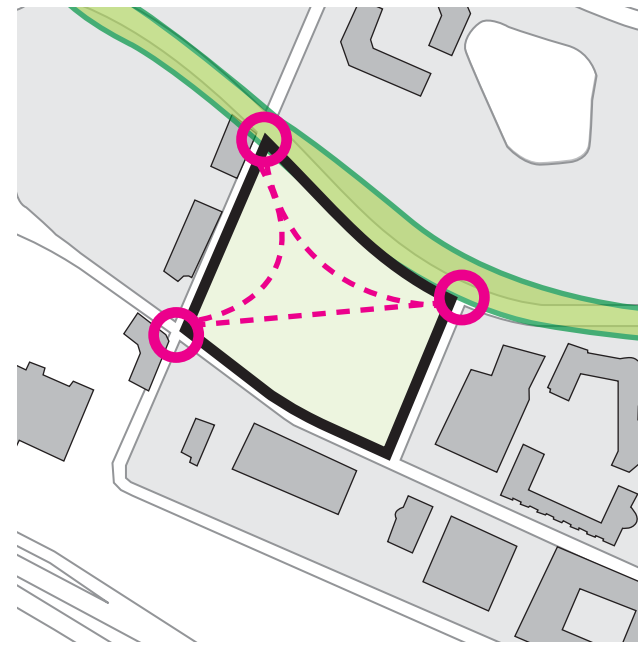
recreation



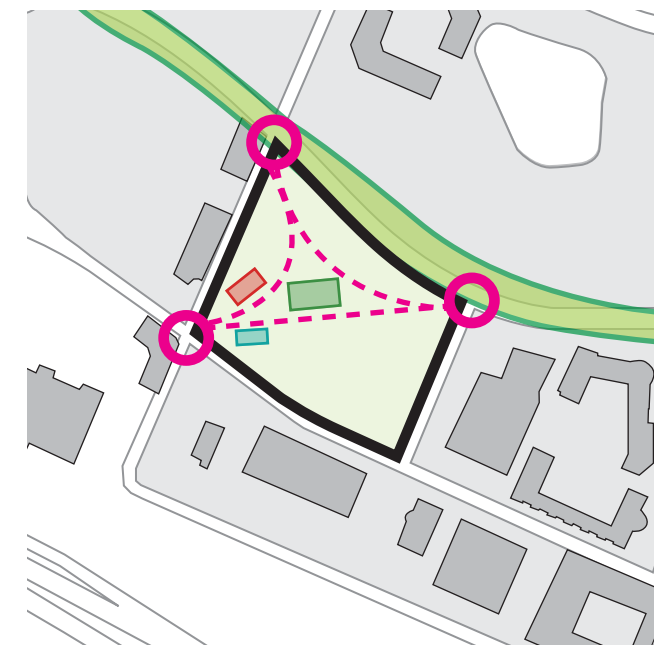
community



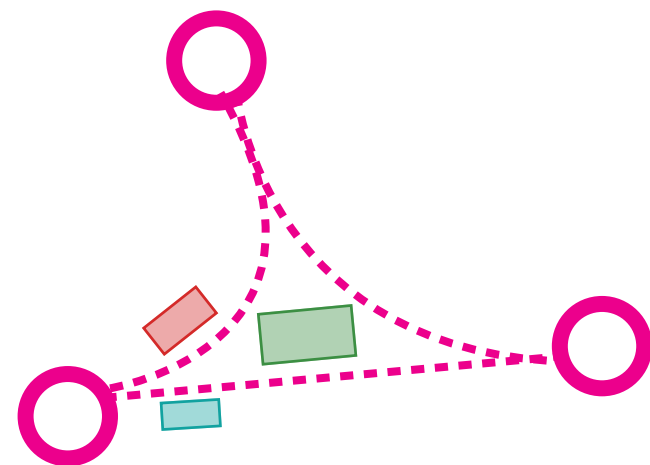
major site adjacencies



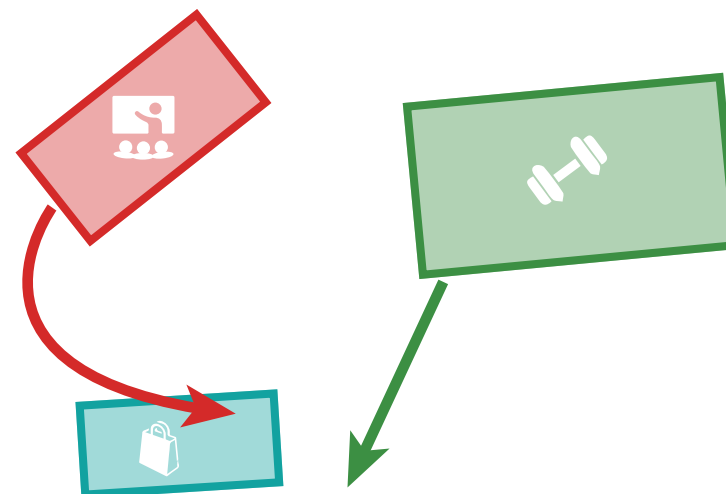
major entrance points



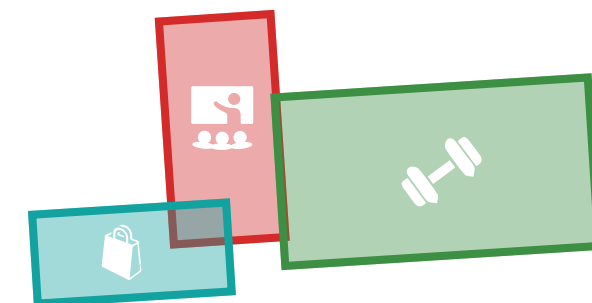
program-site relation



program-site relation



program connection



parti design result

# NEW SITE PLAN

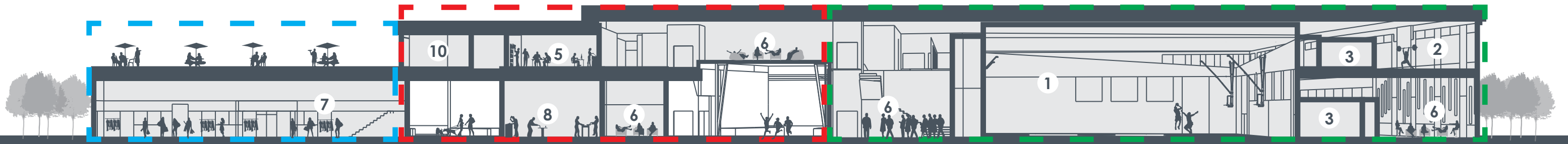
- 1 PATIO SPACE
- 2 OUTDOOR DAYCARE
- 3 SCULPTURE GARDEN
- 4 PLAYGROUND
- 5 COMMUNITY GARDEN
- 6 WETLANDS
- 7 BOARDWALK TRAIL
- 8 BIOSWALE



# 02 BUILDING DESIGN

By providing Ramsey with a community hub for innovation, retail, fitness, and surrounding landscape elements of the rural past, we can showcase the possibilities of an ever evolving urban future.





## PROGRAM



RECREATION  
51,264 sqft



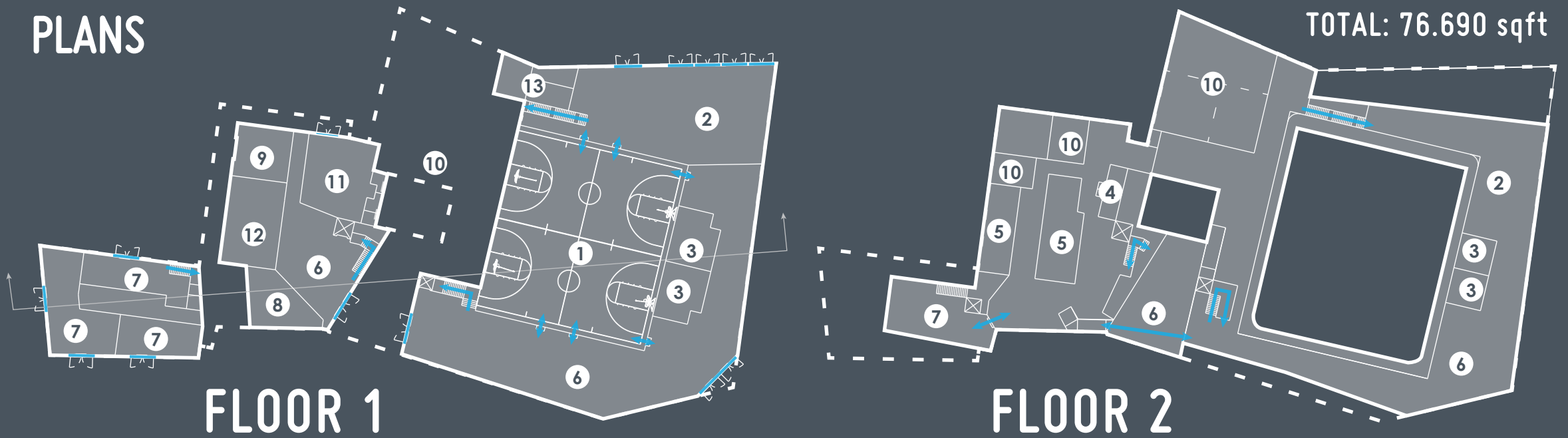
COMMUNITY  
19,180 sqft

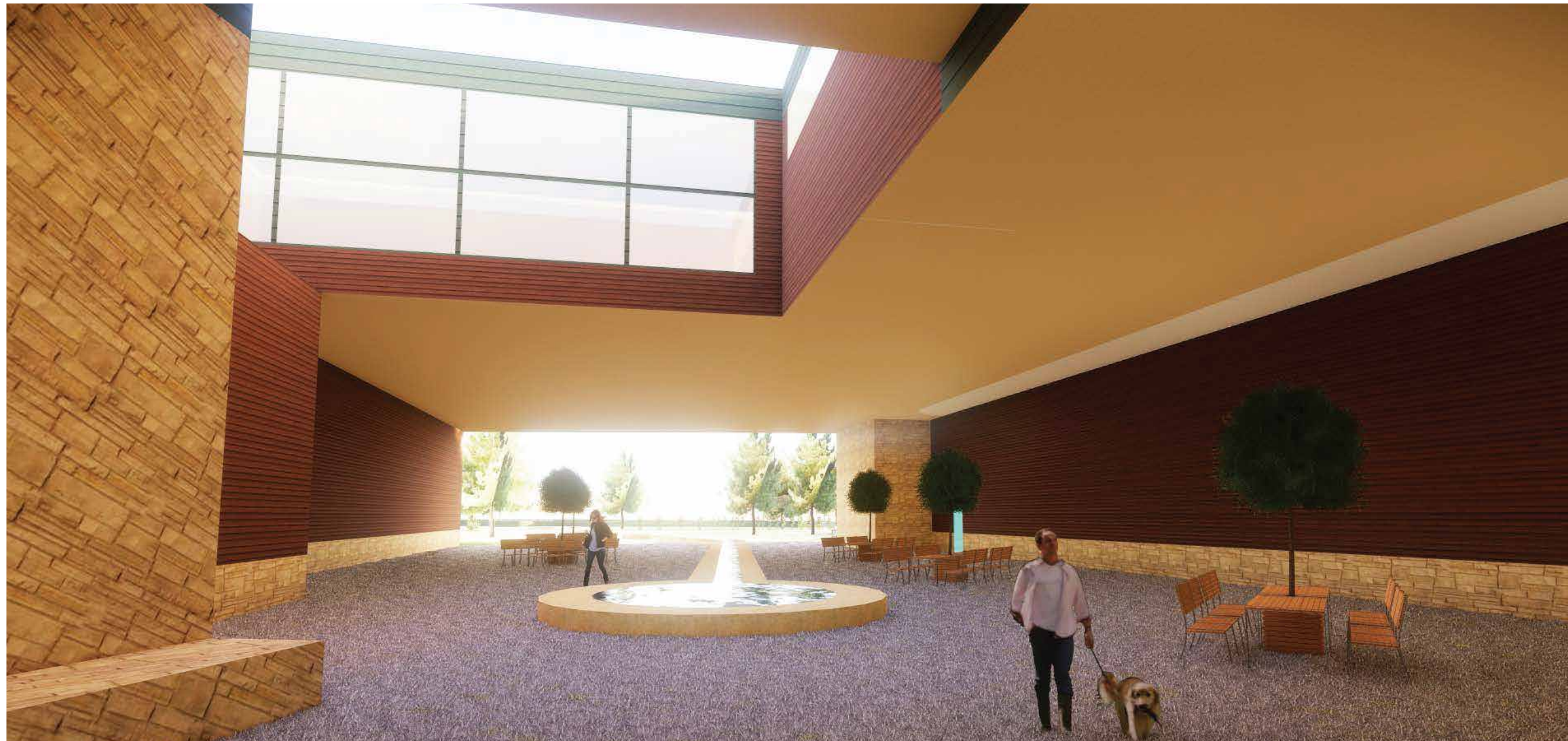


COMMERCIAL  
6,246 sqft

- ① GYM
- ② FITNESS AREA
- ③ LOCKER ROOM
- ④ RESTROOM
- ⑤ OFFICE SPACE
- ⑥ LOBBY/LOUNGE
- ⑦ RETAIL
- ⑧ DINING/KITCHEN
- ⑨ LOADING STATION
- ⑩ MULTI-PURPOSE SPACE
- ⑪ YOUTH ROOM
- ⑫ EVENT SPACE
- ⑬ STORAGE/MECH

## PLANS





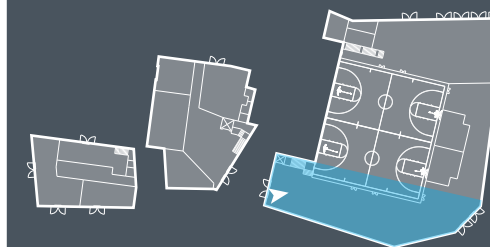
## COURTYARD



## FLOOR 1



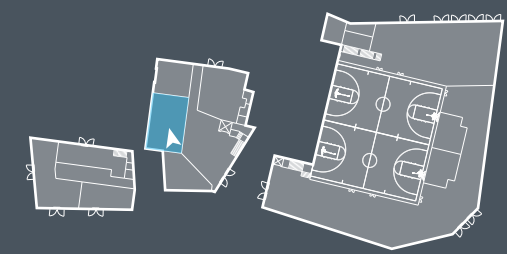
## FITNESS CENTER



## FLOOR 1



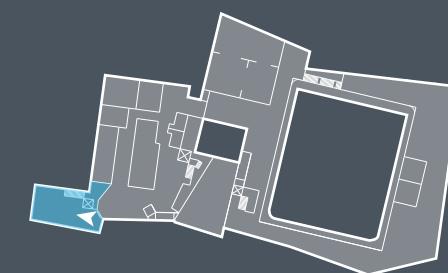
# AUDITORIUM



# FLOOR 1



## COFFEE HOUSE



## FLOOR 2



By providing Ramsey with a community hub for innovation, retail, fitness, and surrounding landscape elements of the rural past, we can showcase the possibilities of an ever evolving urban future.

**DESIGNED BY:**

ALEX RUHLAND  
LIAM MATTESON  
McKINLEY ROCHE  
ZACH BREEGEMAN

# Ramsey Community Center: The COR Center and Greenway Trailhead



**Prepared by**

Gabby Hanssen, Fig Johnston, Rachel McNamara, and Elizabeth Thomas

Students in ARCH 3250: Community Design and Public Interest Architecture

Instructor: James Wheeler, College of Design

and

LA 3002: Informants of Creating Landscape Space

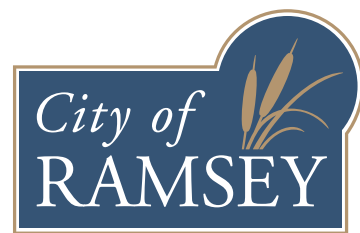
Instructors: Jessica Rossi-Mastracci and Joe Favour, College of Design

**Prepared in Collaboration with**

Mark Riverblood

Parks and Assistant Public Works Superintendent

City of Ramsey



Resilient Communities Project

UNIVERSITY OF MINNESOTA

Building community-university partnerships for sustainability

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# The COR Center and Greenway Trailhead

Gabby Hanssen, Fig Johnston,  
Rachel McNamara, Elizabeth Thomas

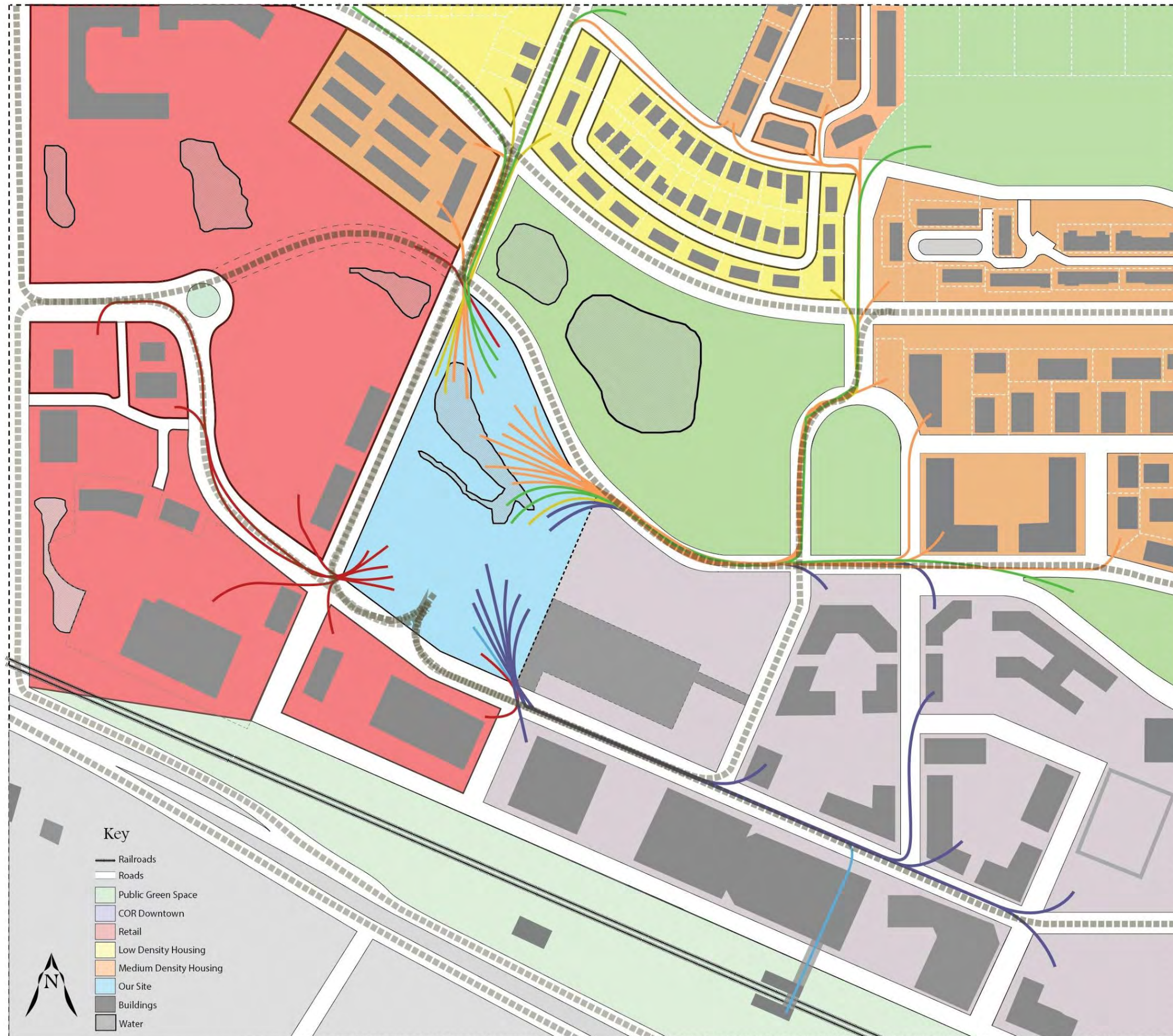
# Project Statement

As our project progressed, so did our intentions for the Community Center Plans. These statements guided our creative process and influenced our design choices up until our final product was produced.

- ❖ Creating Programming that is not tied to trend or time but is creative and intergenerationally attractive in its combination of landscape elements and the built structure of the community center.
- ❖ Developing a building informed by landscape which will encourage healthy lifestyles and sustainable practices such as walking, carpooling, engaging with nature; through designing an accessible and attractive layout.
- ❖ Drawing cues from the innate landscape to create programming that is flexible and unique, useful and attractive to promote community gathering, engagement and healthy lifestyles.

# Site Context

Our site context plan derives its color coding from the comprehensive map Ramsey created. The colored lines define routes of foot traffic from each of these types of land. The gray dashed lines represent the road traffic approaching the site. These routes aided us in placing the building on the site and the paths that run through it. From this map we can see Ramsey's connection to the main road as well as to the rest of the city.



# Site Plan

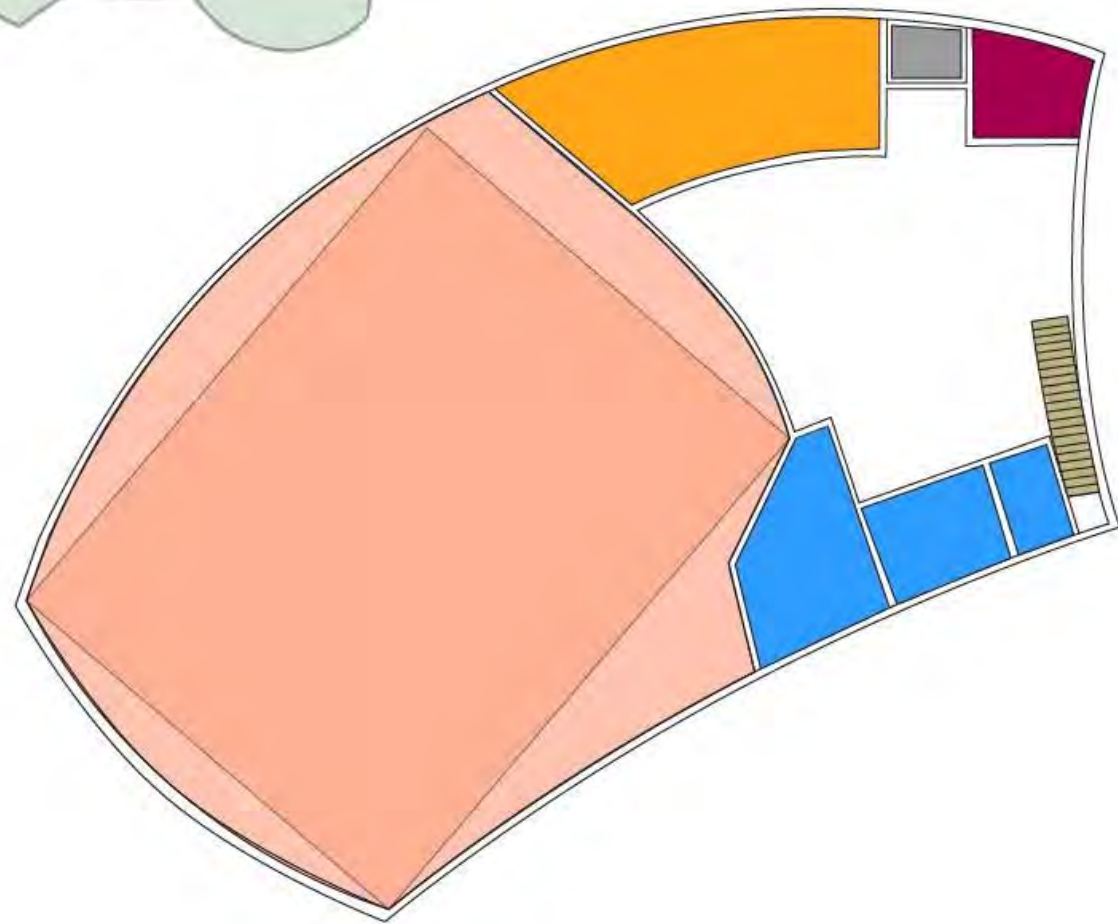
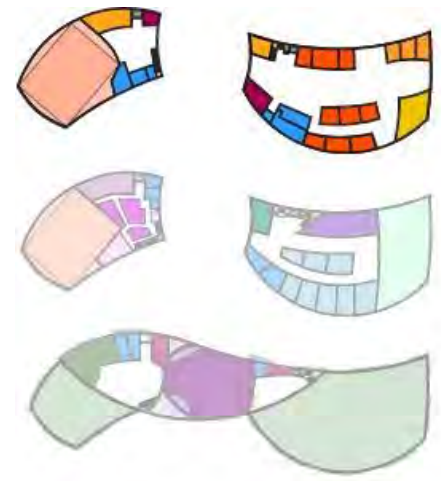


# Community Center

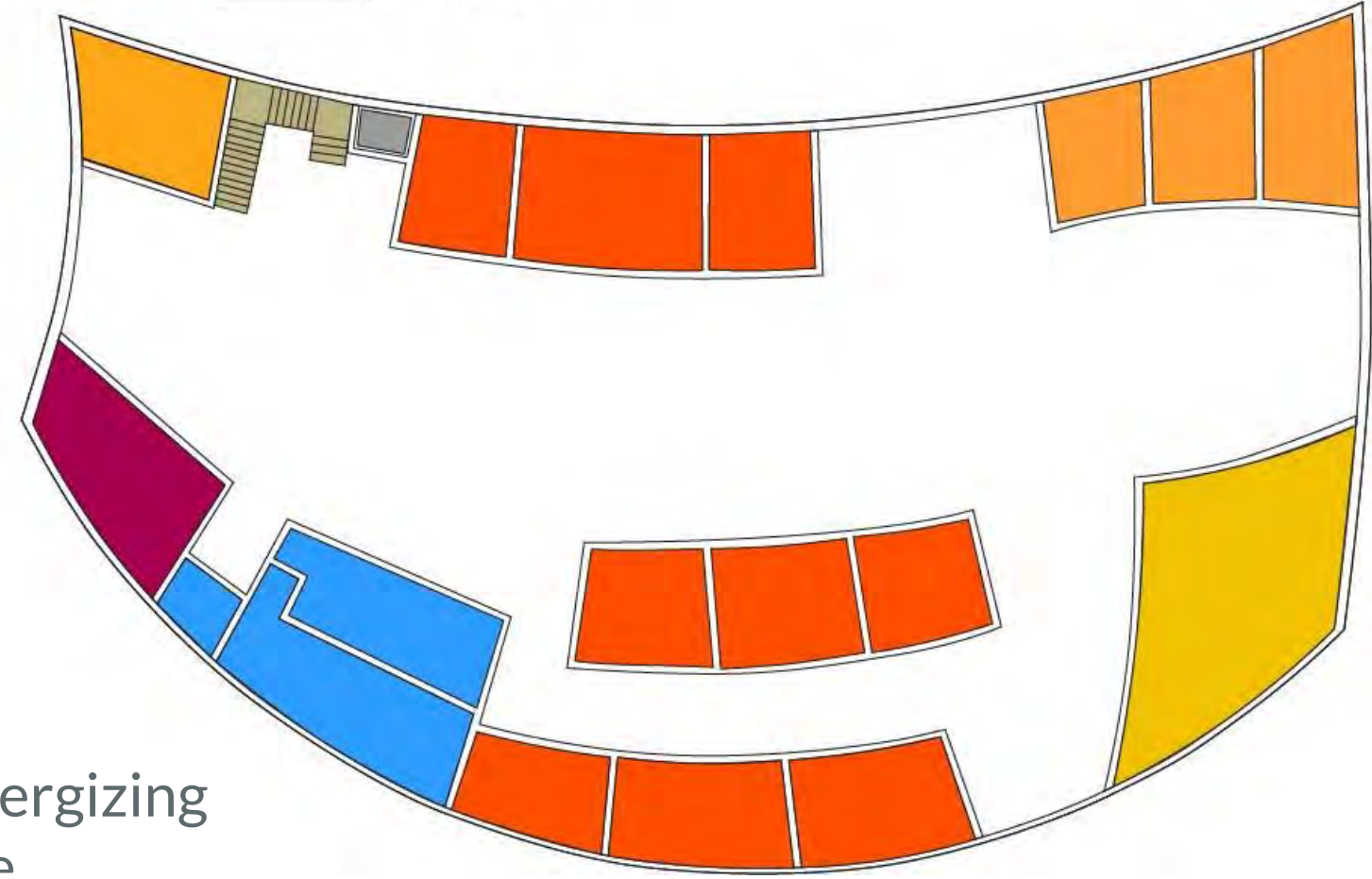
We wanted our building to fully interact with the greenway, rather than interrupting it or creating a barrier. Through this perspective we found a way for the greenway to travel through the building, separating the grounded portion into two and connecting it from above. With the form set we programmed each portion of our building with a different purpose.



# Floor 1 Key

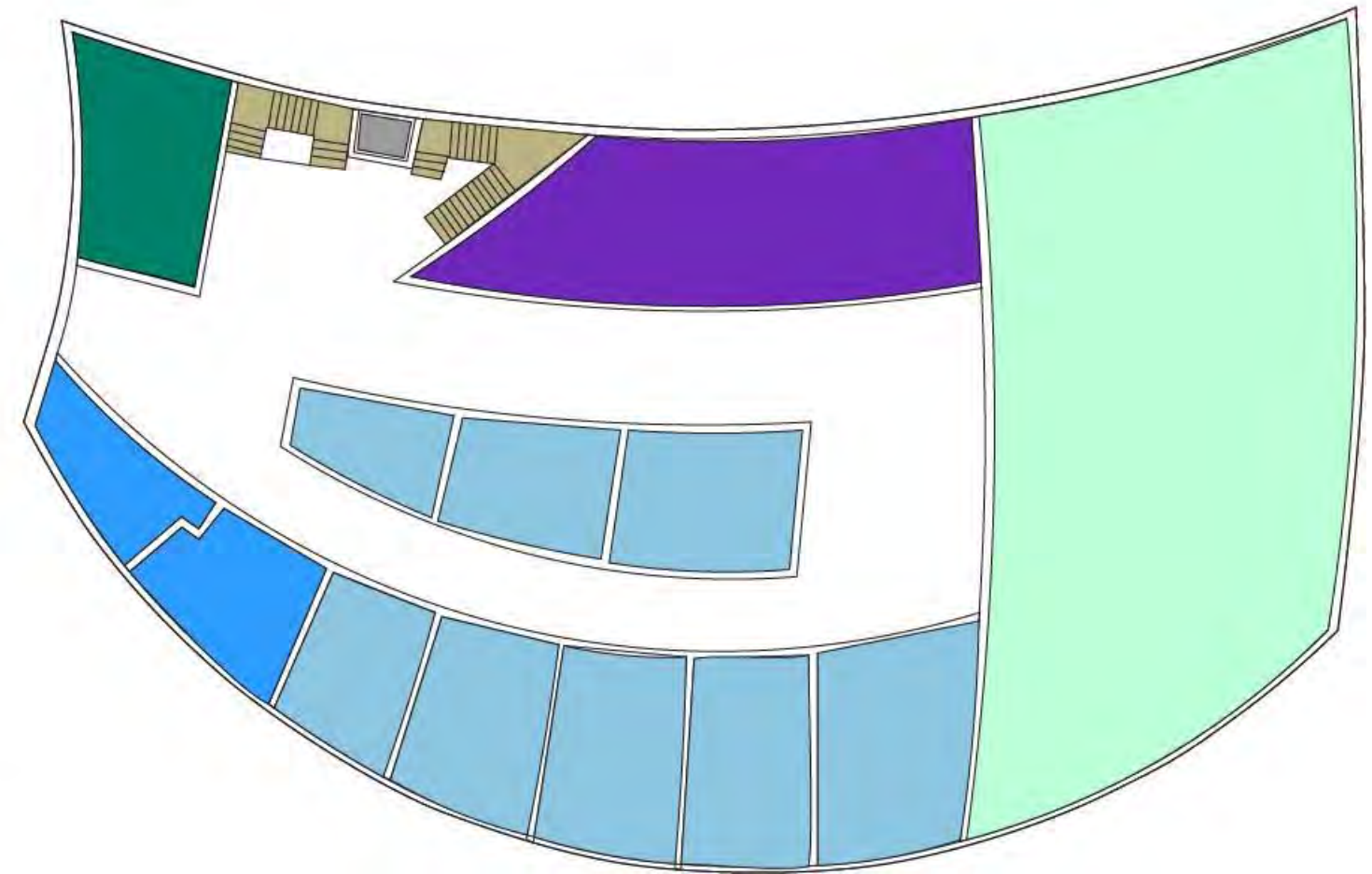
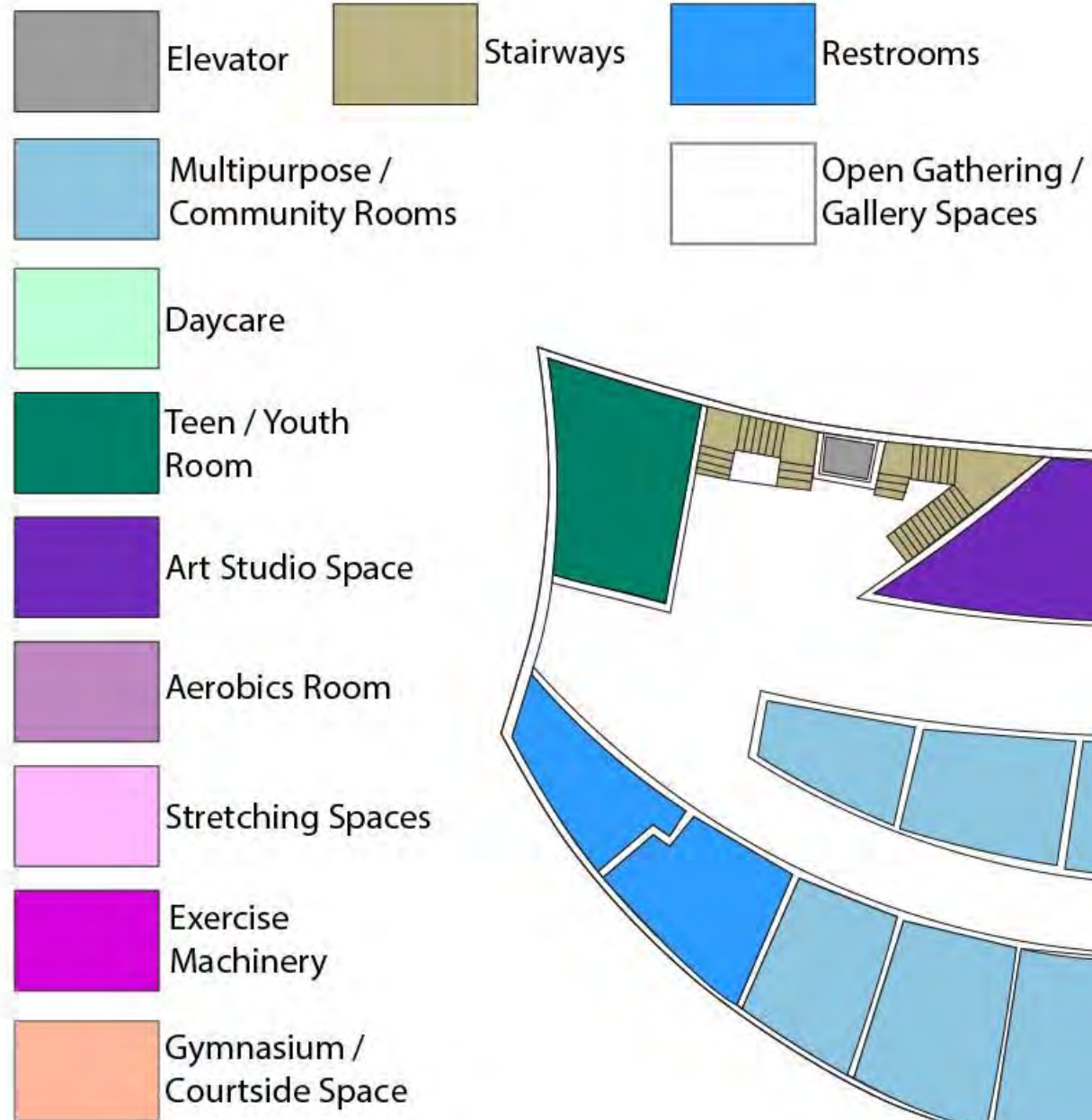
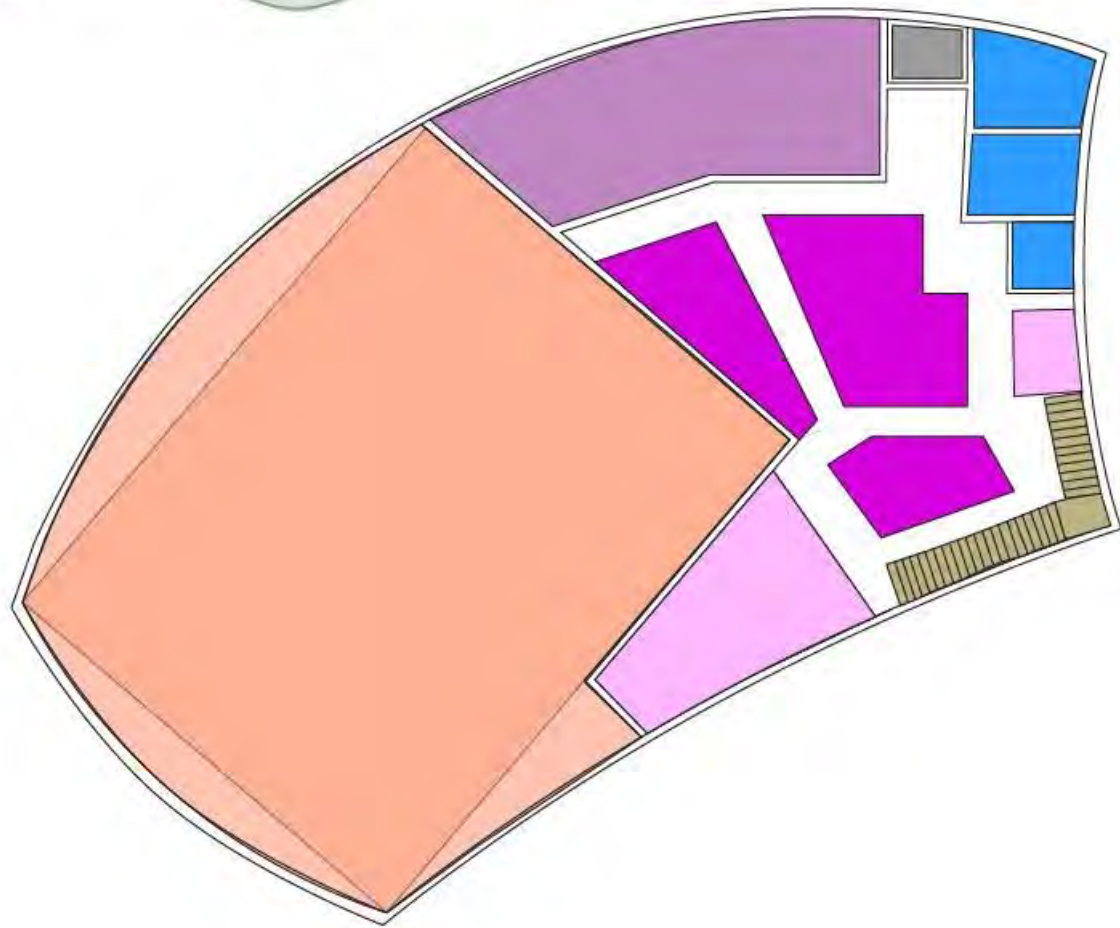
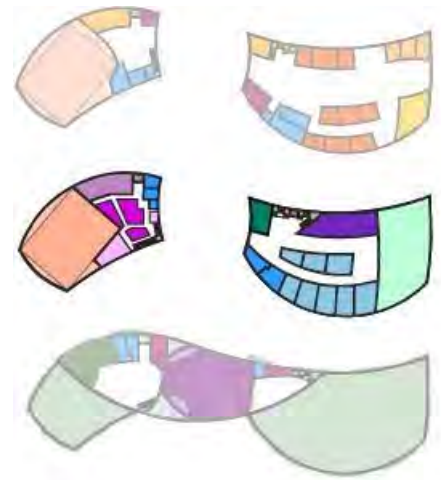


- Elevator
- Stairways
- Restrooms
- Open Gathering / Gallery Spaces
- Front Desk / Check in
- Retail Spaces
- Cafe / Food
- Community Kitchen
- Gymnasium / Courtside Space



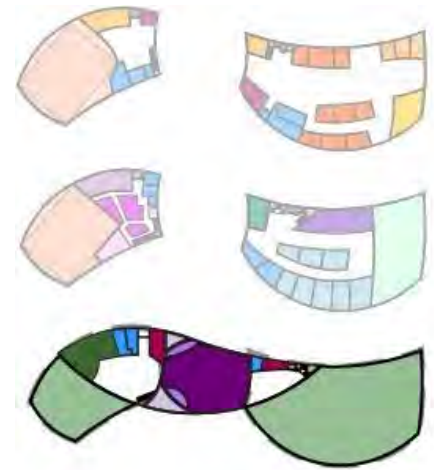
The color key for this map represents the welcoming and energizing nature of the first floor. Containing the retail and interactive portions of the building, the open spaces are meant to guide pedestrians through the building and experiencing the community aspect of the building.

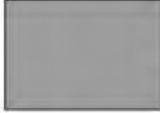
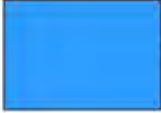



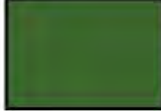

# Floor 2 Key

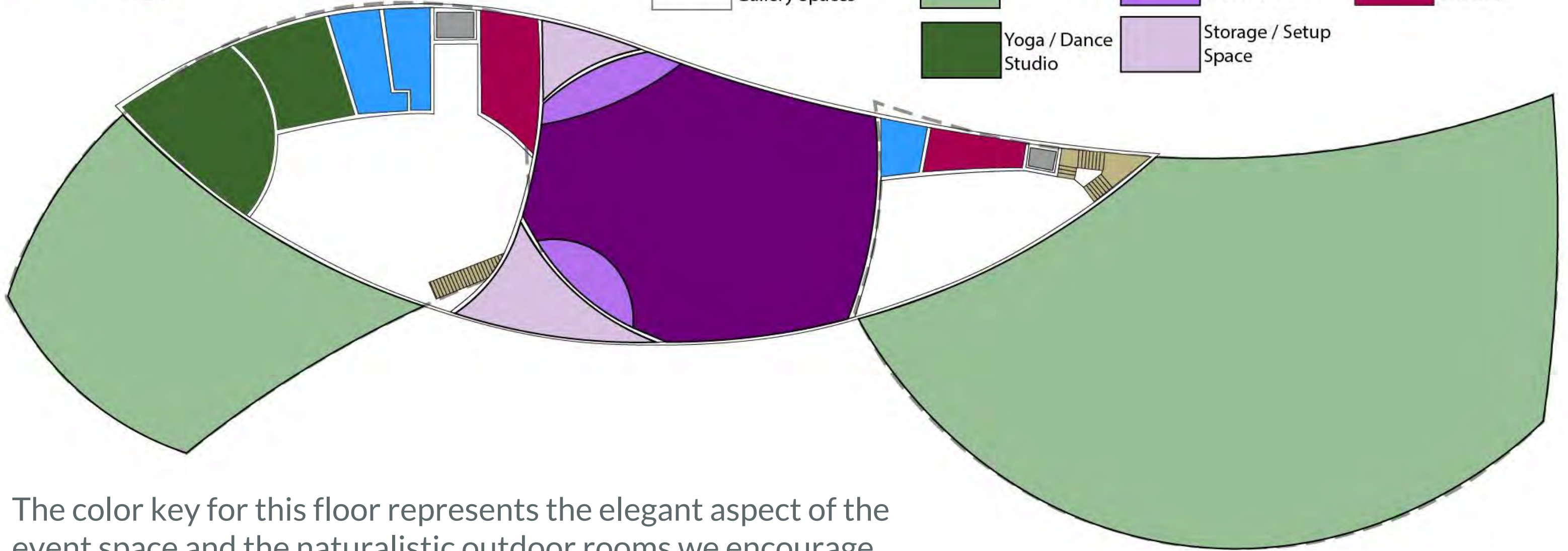


The color key for this floor represents the communication aspect of the center as well as the more creative nature, including the art studio space, day care, and teen room.

# Floor 3 Key

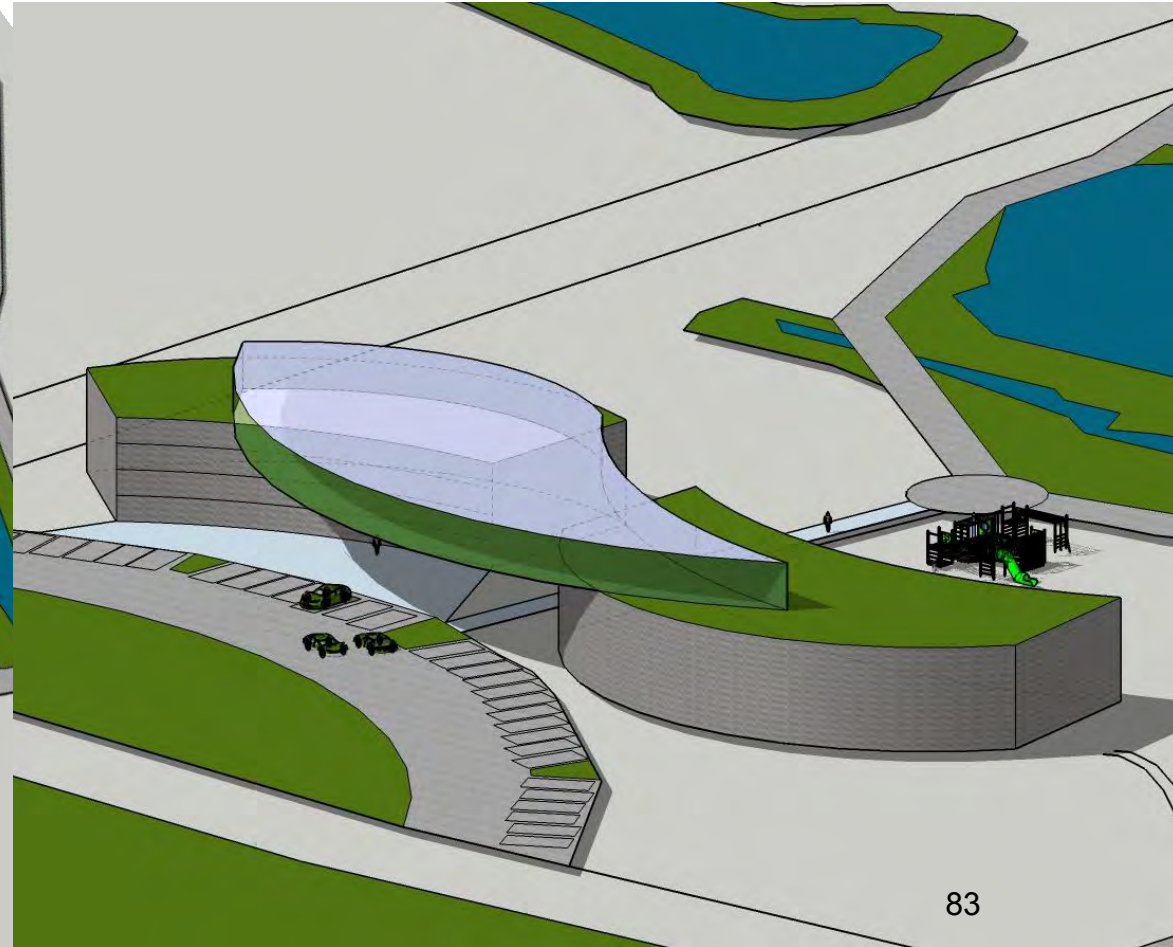
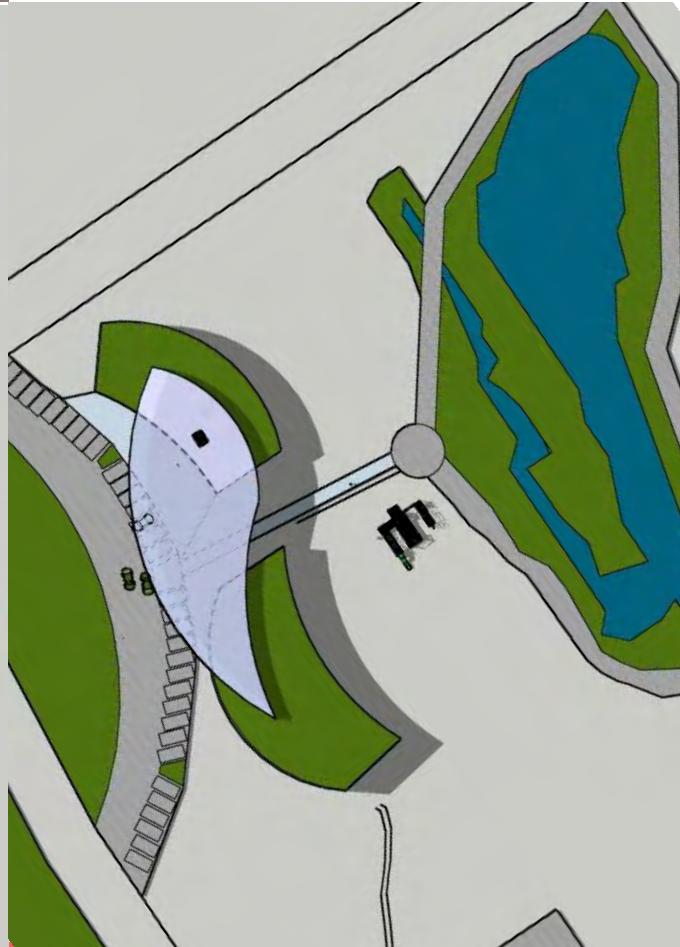
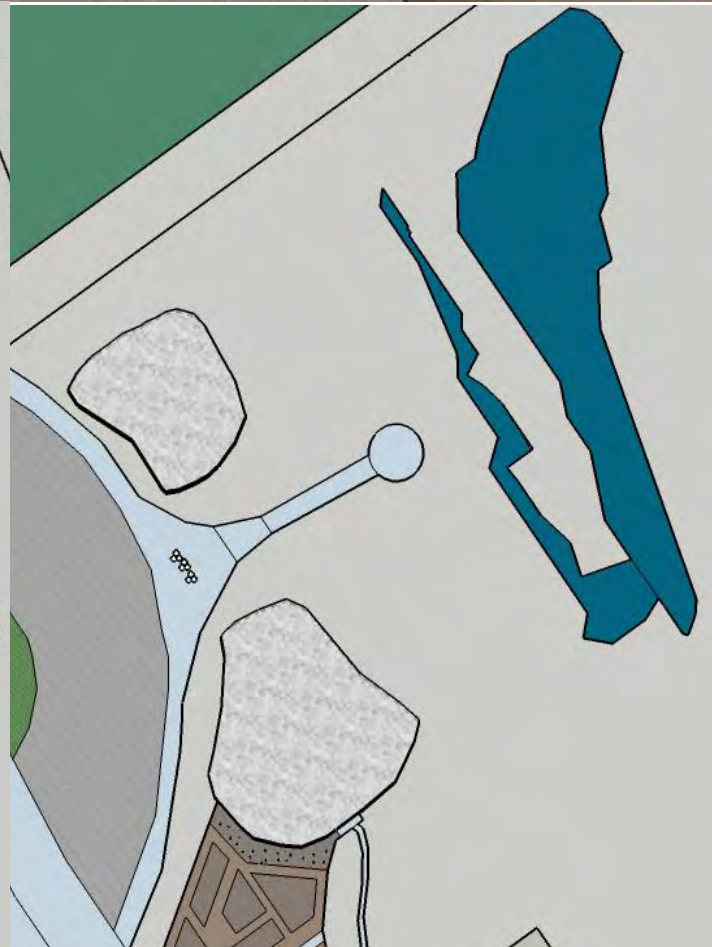
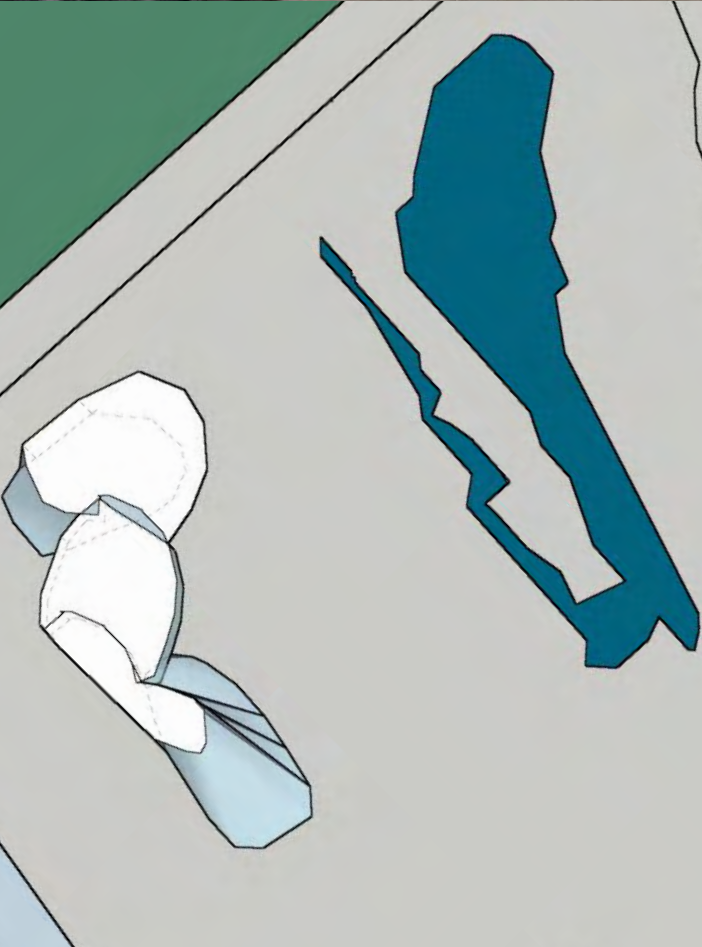
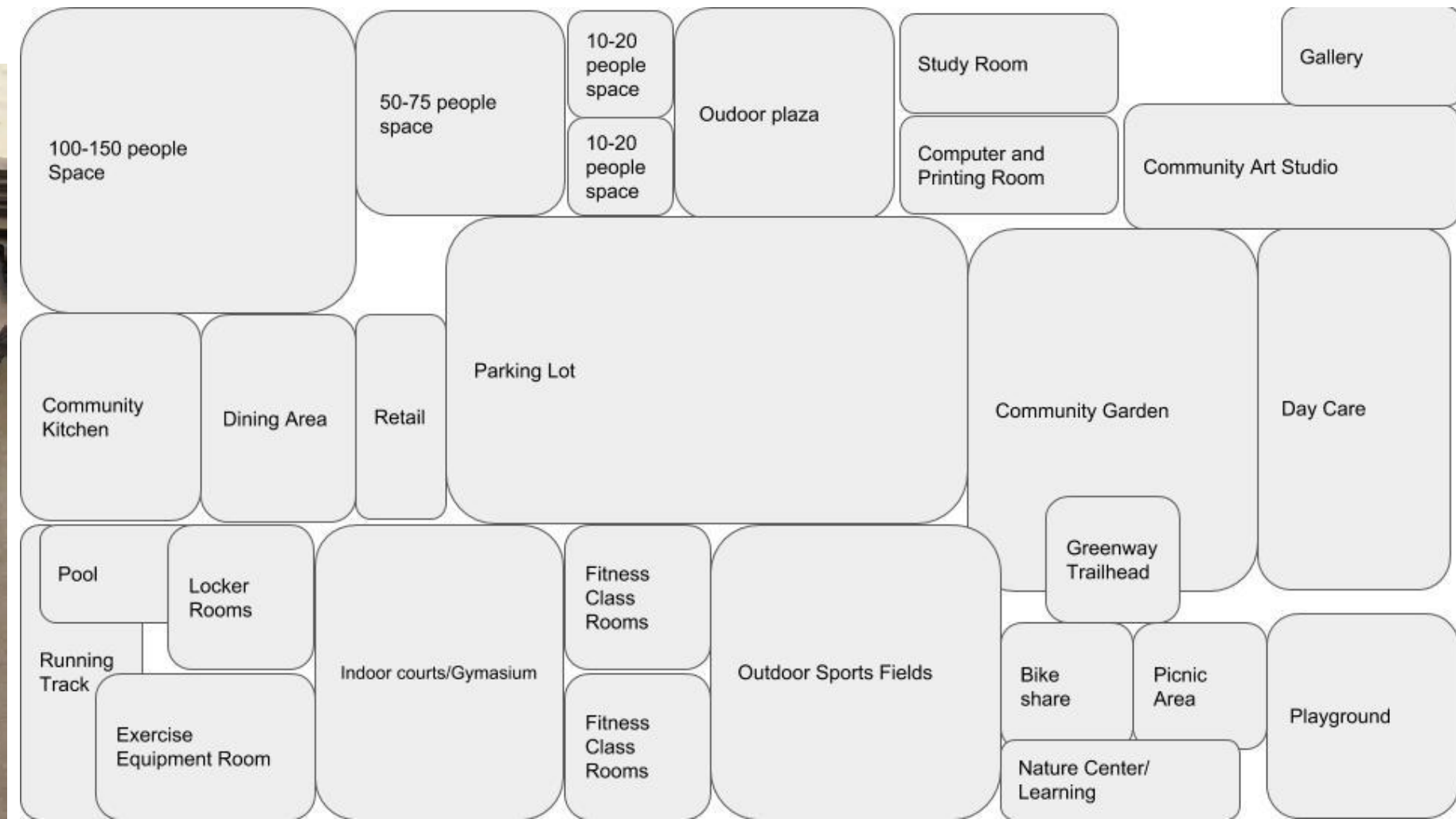


 Elevator	 Restrooms	 Event Space	 Stairways
 Open Gathering / Gallery Spaces	 Patio Space	 Stage / Food Presentation	 Front Desk / Check in
 Yoga / Dance Studio	 Storage / Setup Space		

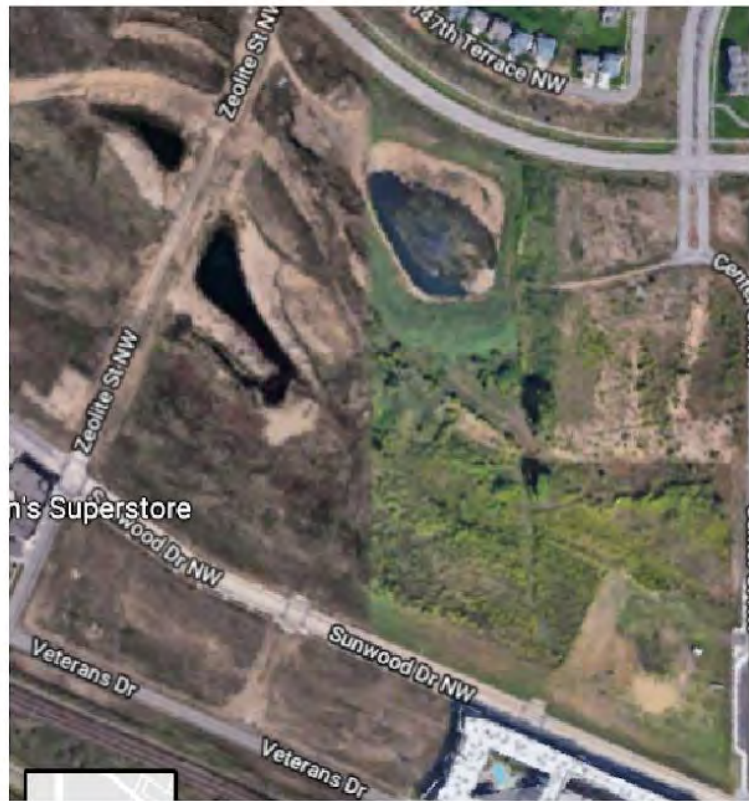


The color key for this floor represents the elegant aspect of the event space and the naturalistic outdoor rooms we encourage Ramsey to include in the building. The fitness portion of the building hold the more peaceful parts of a gym, such as yoga and dance studios.

# Building Form



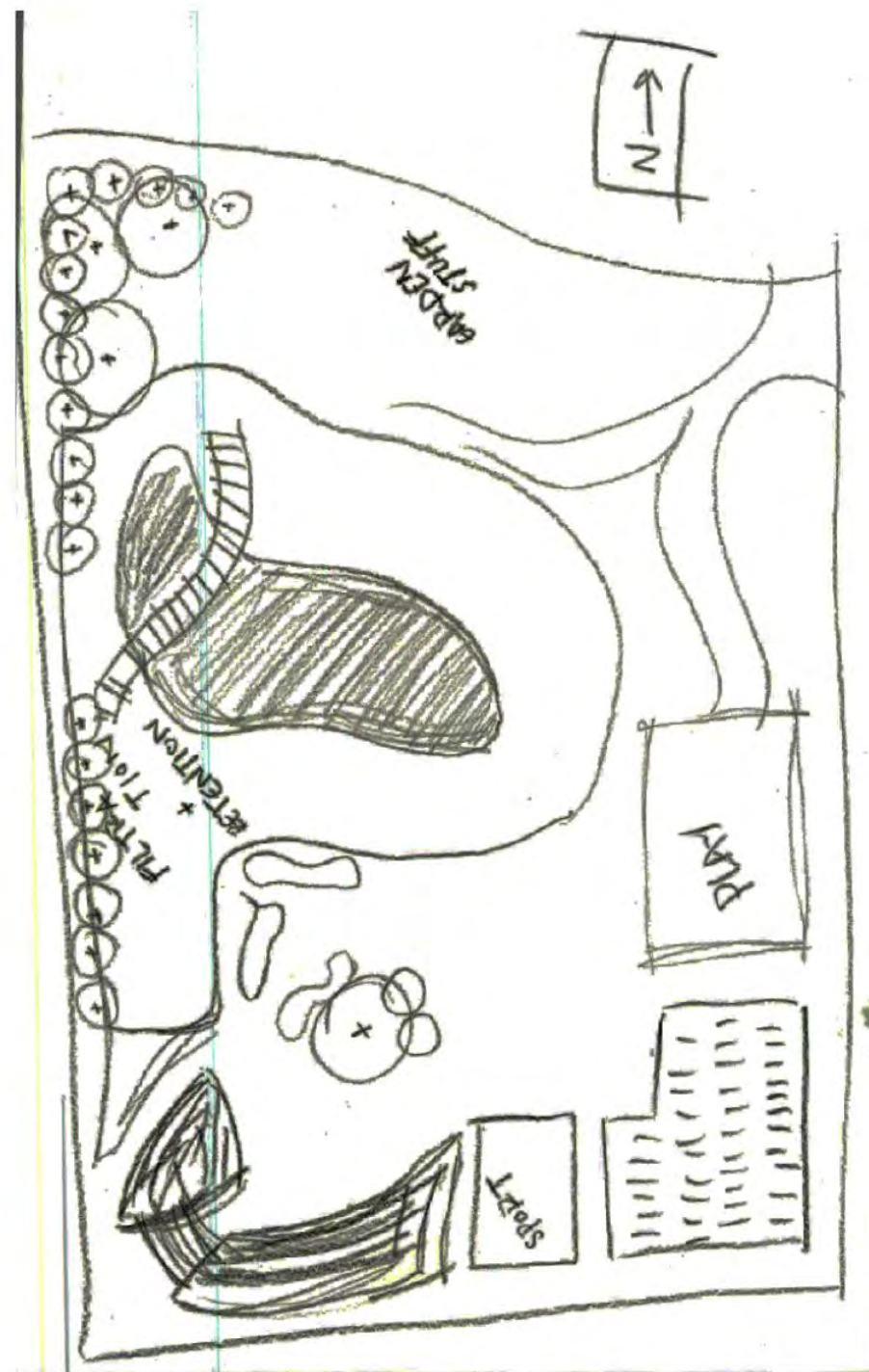
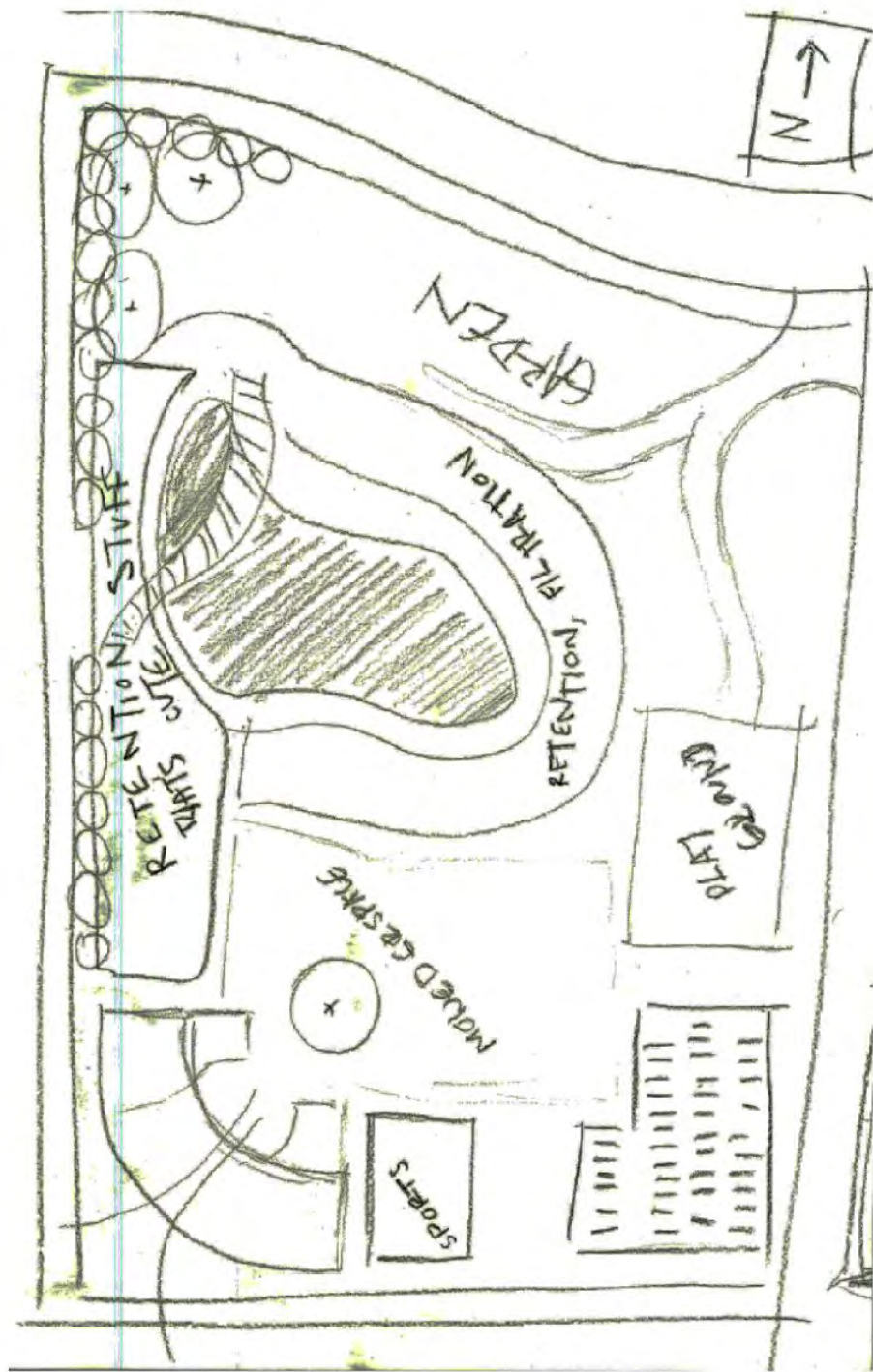
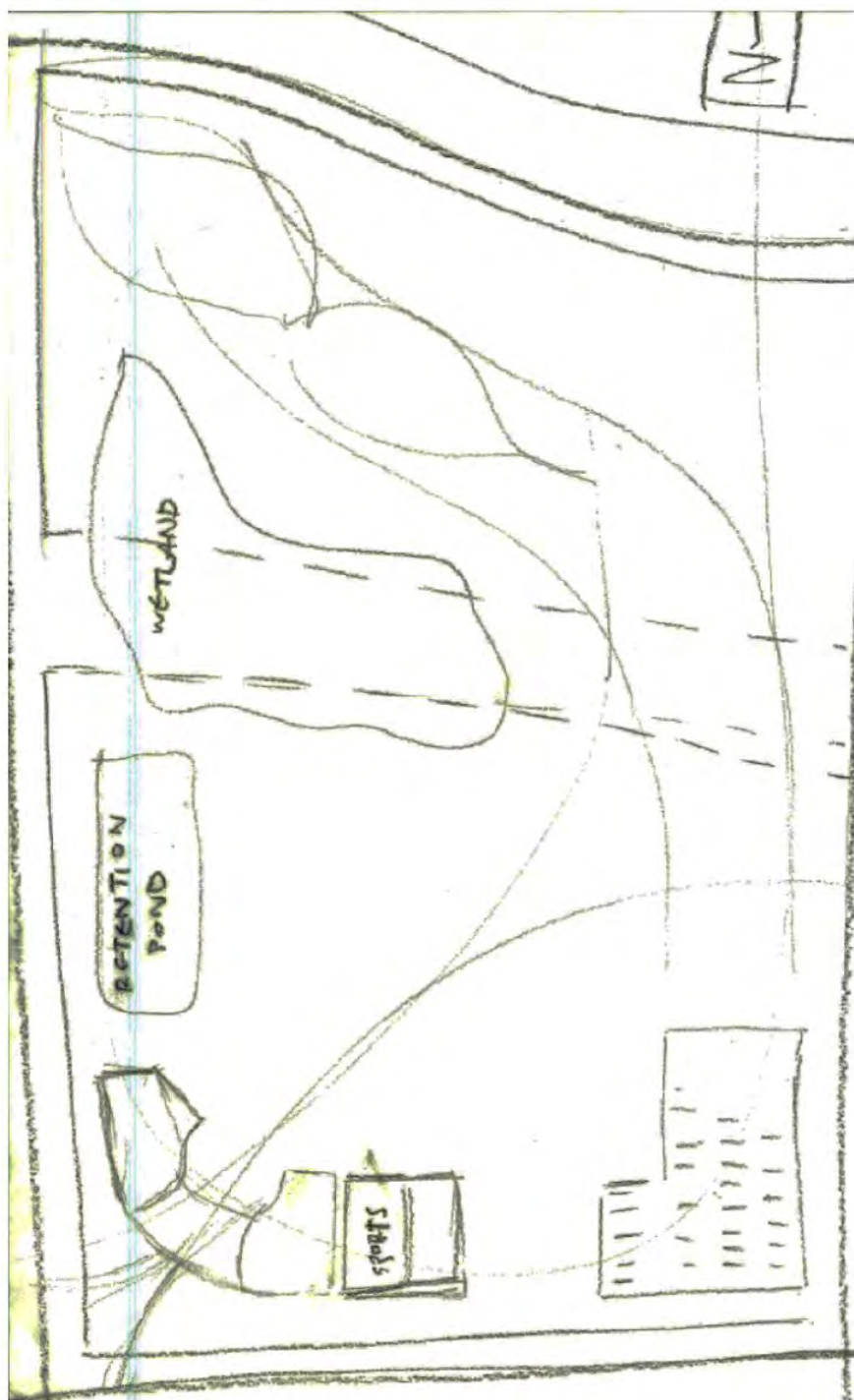
# Site context process



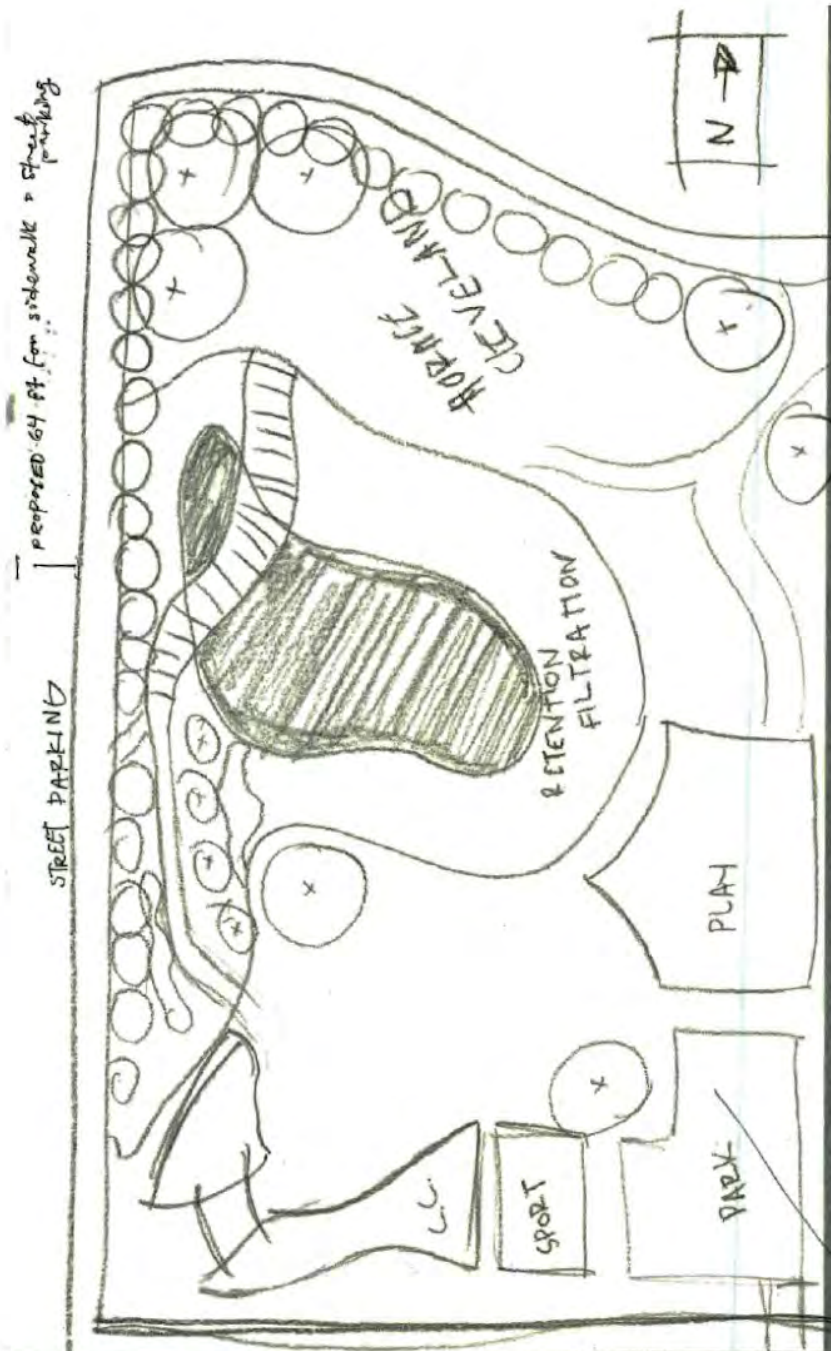
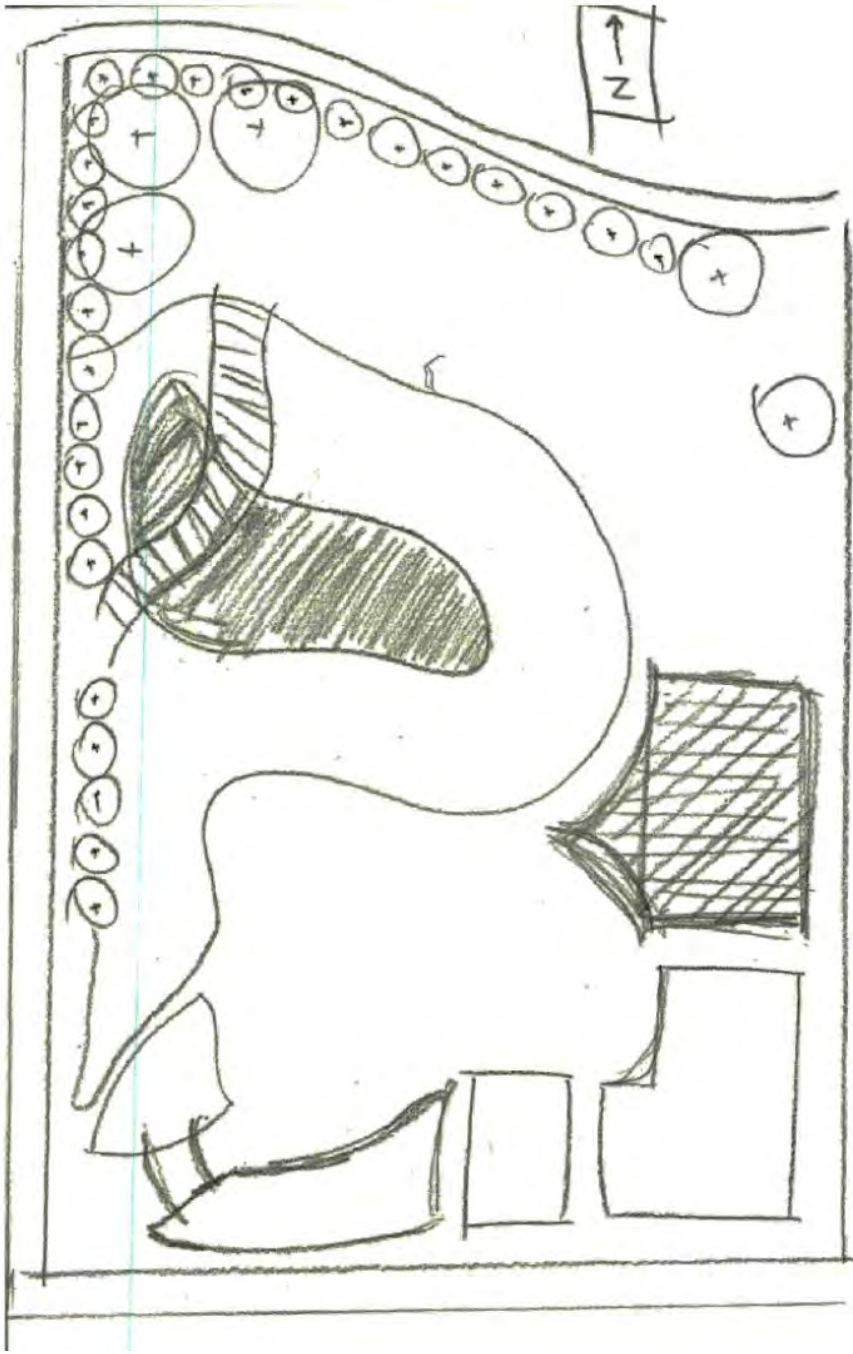
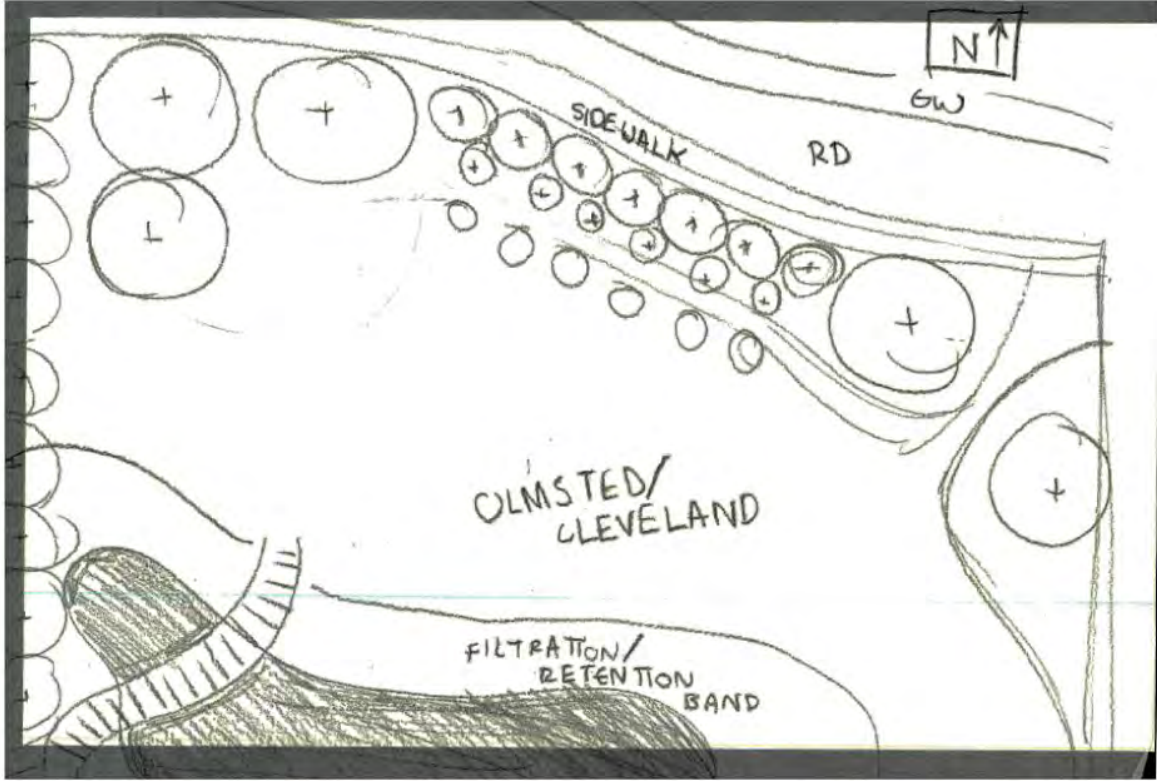


# Site Process / Circulation Diagrams / Possibilities

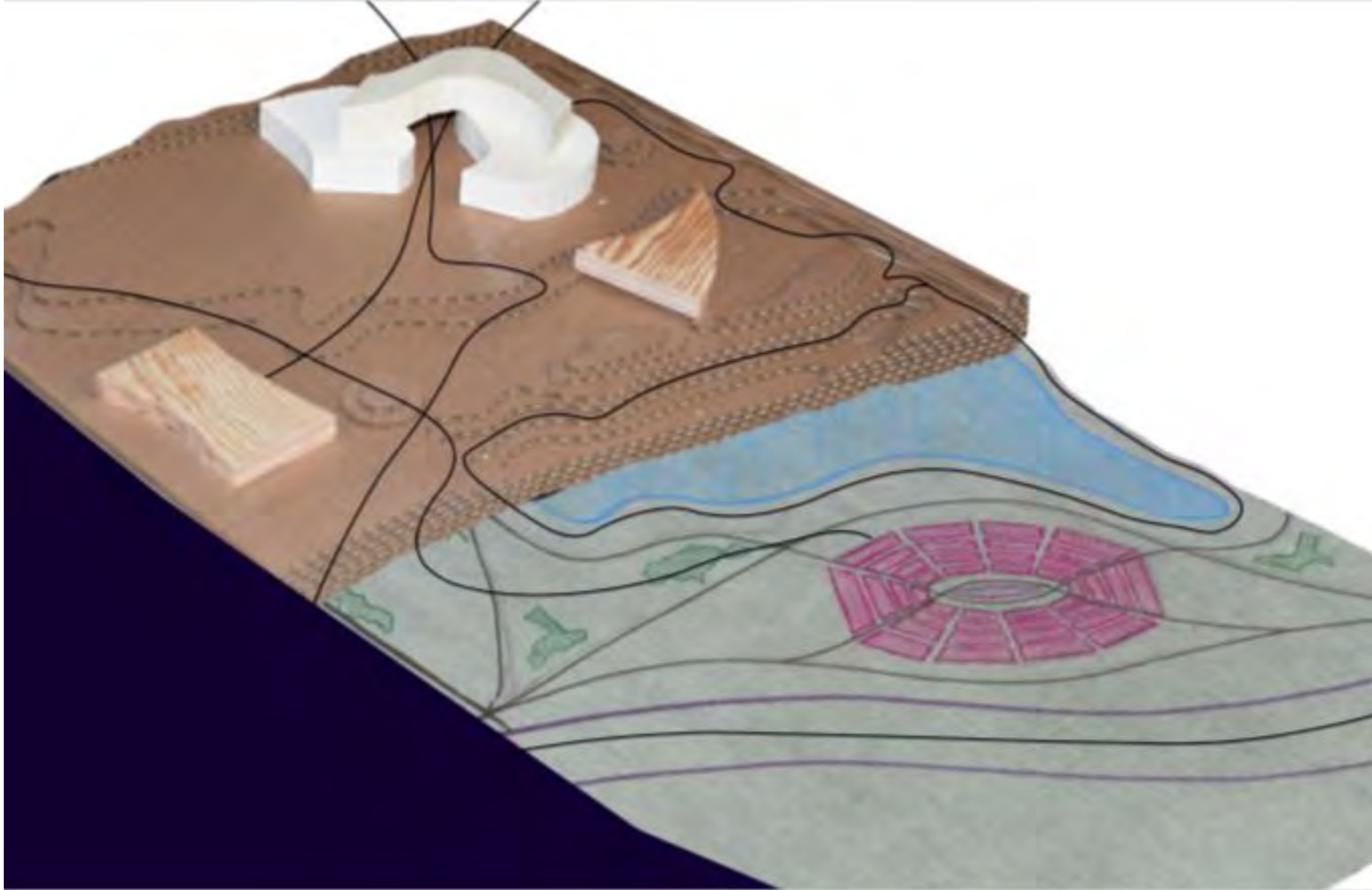




The evolution of our site was heavily informed by our desire to create connectivity throughout the site with an emphasis on path connection points. The Northerly portion of the site we propose to be planted and graded much like a parkway naturalized environment. The intentional views created throughout this space in conjunction with the visual barrier it can provide will serve to protect the community center from residential views. We propose a moment where the path crosses over the wetland with a boardwalk. This will engage people in the natural amenity on site and forecast the significance of ecological systems in the Ramsey community.





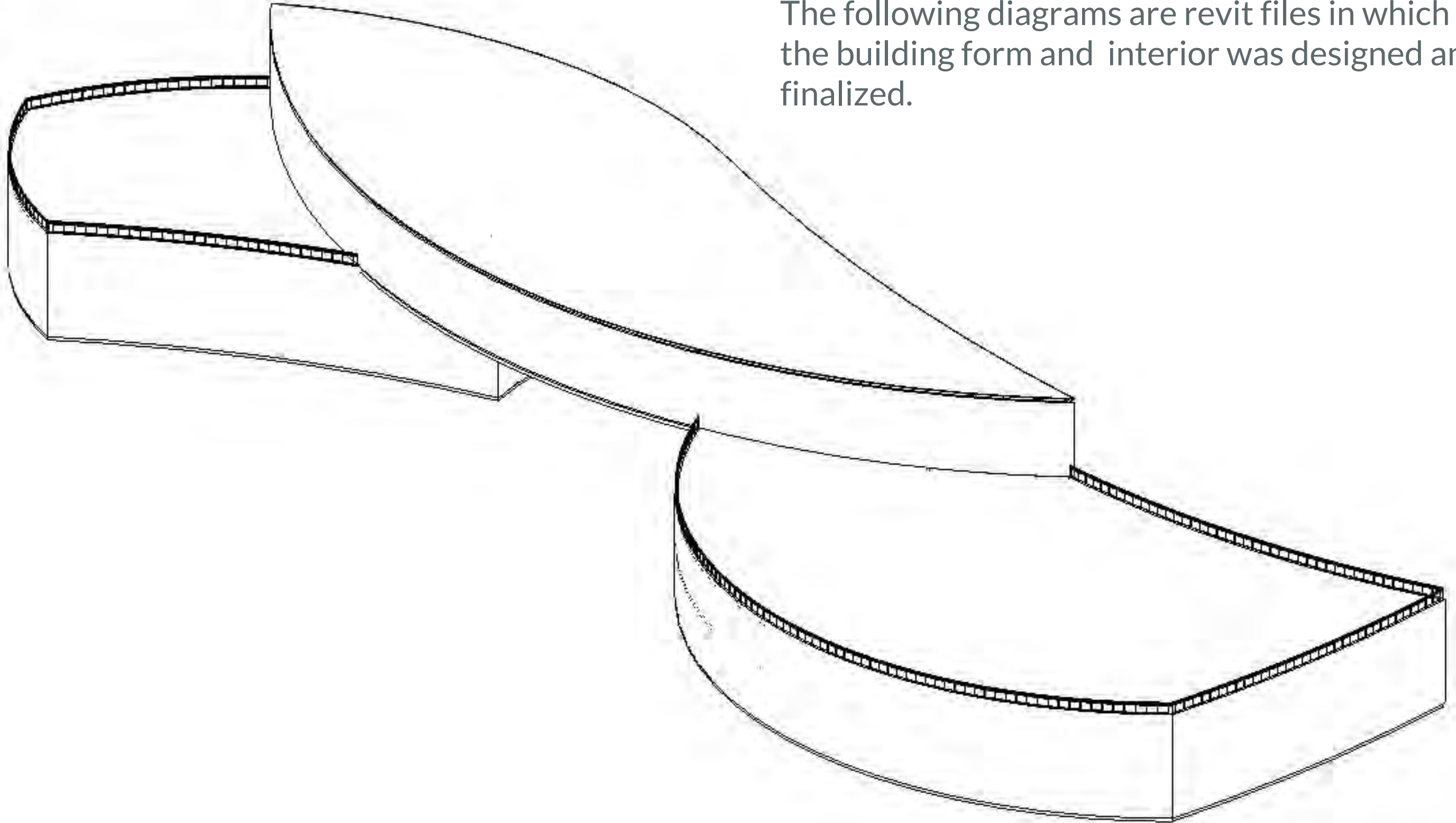


The building form on site is in response to the wetland formations. The placement of the bioswale close to the southerly road responds to the slight topographical grade change. The community garden plots on the south east corner allow easy access for the future Elderly community just east of the site. Having the trailhead within the center of the site draws those from the parking lot through the building and into the site and allows easy access to those on trail coming from either Lake Itasca, residential areas or The Draw convenient access as well.

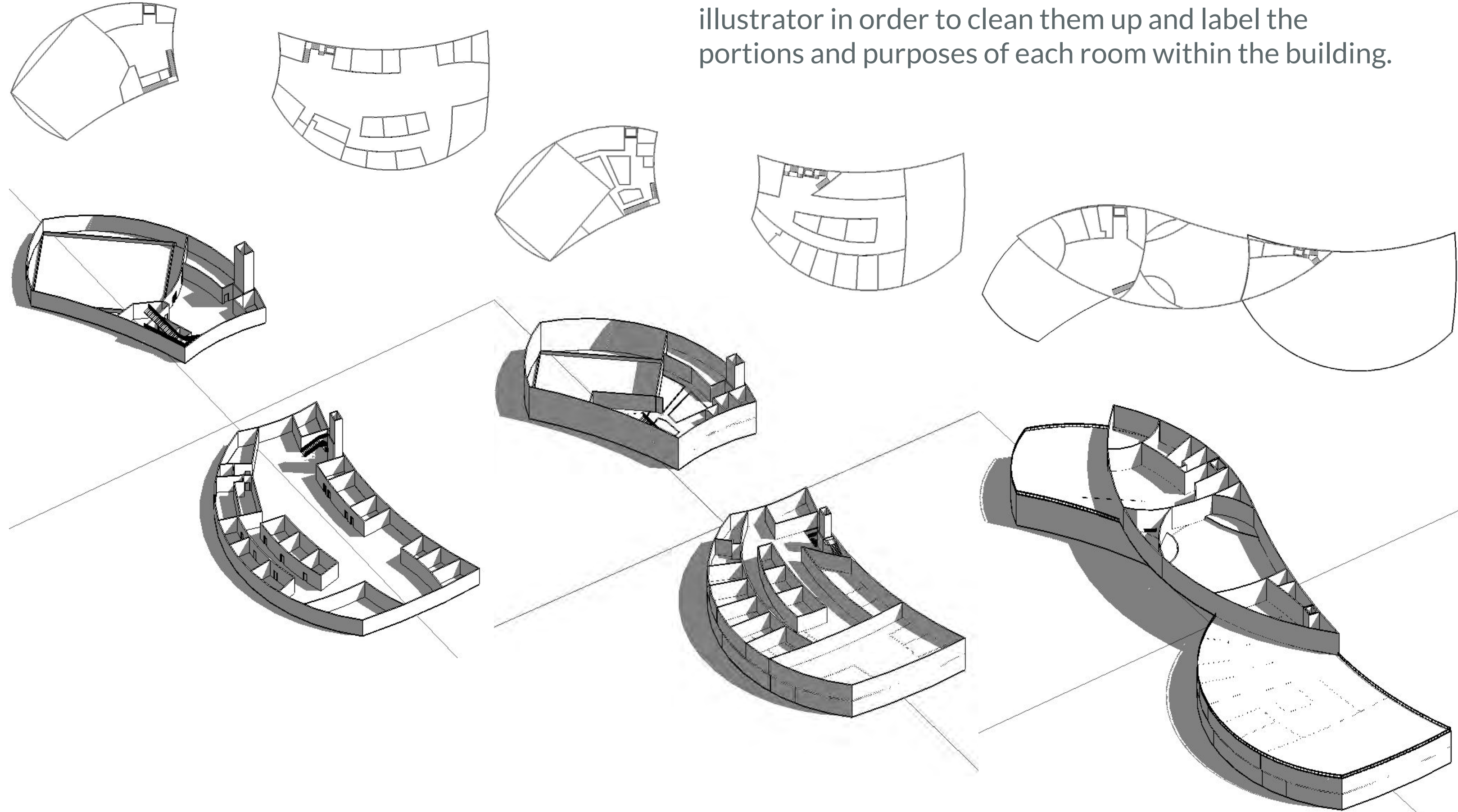


# Building Process

The following diagrams are revit files in which the building form and interior was designed and finalized.



From these plans we were able to convert the files into illustrator in order to clean them up and label the portions and purposes of each room within the building.



This is a view of the community center from the North West corner access point on site. To the left, naturalized trails and heavily planted forest area. This will give visual and auditory protection to the site as development continues in Ramsey. Bordering the wetland are grasses and other plant materials to help filter water before it enters the wetland.



Thank you!

Gabby Hanssen, Fig Johnston,  
Rachel McNamara, Elizabeth Thomas

Miigwech!



# Ramsey Community Center: Decentralized Ramsey



## Prepared by

Marin Forey, Nick Hasslen, Mara Hitt, and Jordan Medeiros

Students in ARCH 3250: Community Design and Public Interest Architecture

Instructor: James Wheeler, College of Design

and

LA 3002: Informants of Creating Landscape Space

Instructors: Jessica Rossi-Mastracci and Joe Favour, College of Design

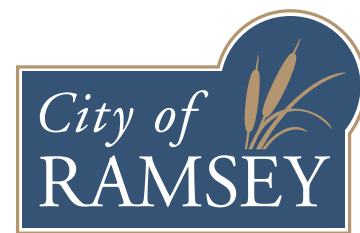
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## Prepared in Collaboration with

Mark Riverblood

Parks and Assistant Public Works Superintendent

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University of Minnesota

330 HHHSPA

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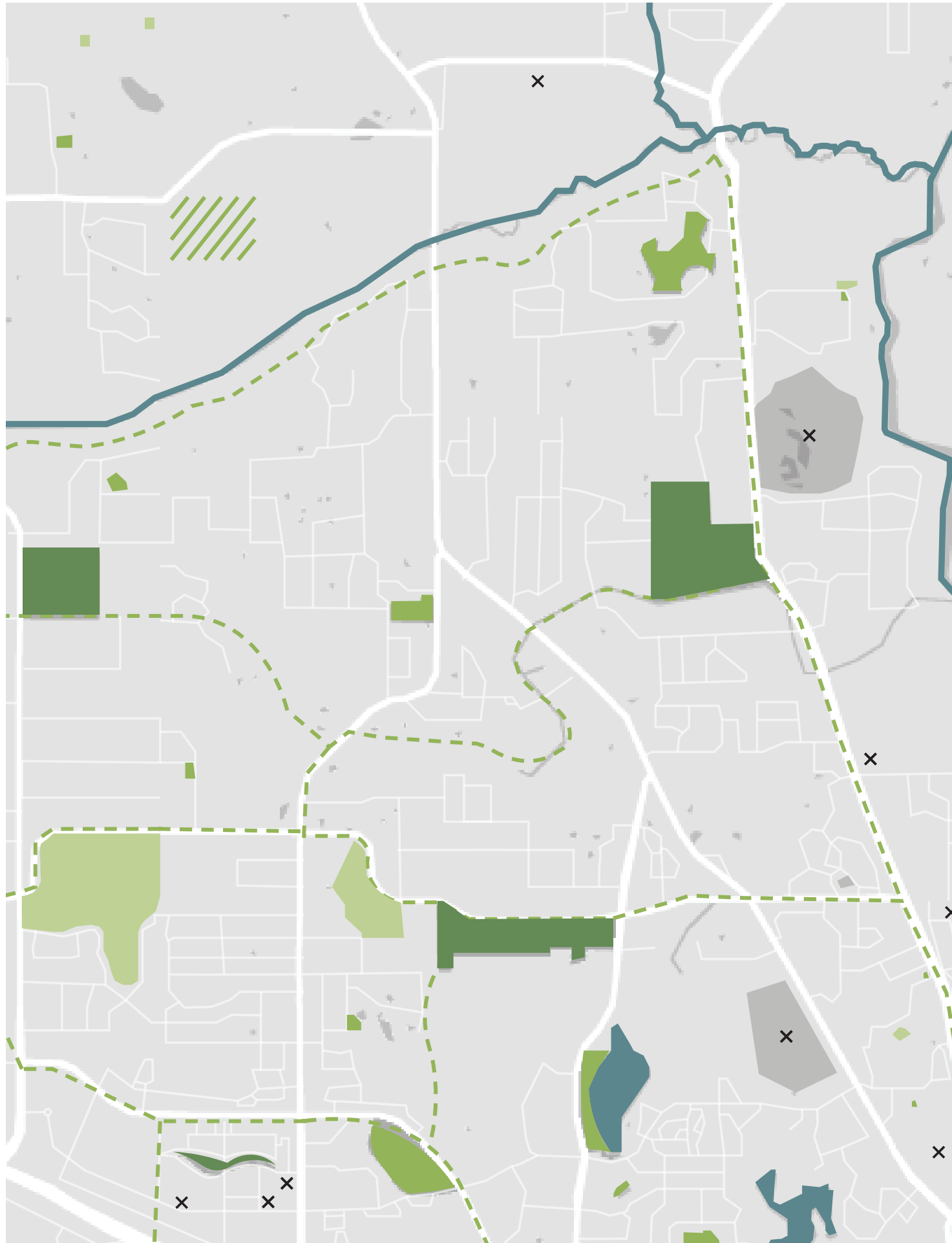
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# DECENTRALIZED RAMSEY

Marin Forey, Nick Hasslen, Mara Hitt, Jordan Medeiros

ARCH 3250 / LA 3002

University of Minnesota, Twin Cities

## **TABLE OF CONTENTS**

**3 SCOPE OF WORK**

**4 DESIGN PARAMETERS**

**10 CREATING A PARK SYSTEM**

**18 INFORMING RAMSEY**

**24 CONCLUSION**

## **SCOPE OF WORK**

**In our studies of creating a decentralized community center for the City of Ramsey, we have developed a city-scaled park system model that pairs programming desired by residents with the robust existing infrastructure.**

**By reworking baseline standards of parks and creating a mode of information distribution for residents, we aim to enhance community engagement while still preserving the balance of urban and rural that is important to Ramsey and its community.**

## **DESIGN PARAMETERS**

### **DESIRED PROGRAMMING**

Integrating activities identified by residents as essential for the growth of Ramsey through survey analysis

### **EXISTING INFRASTRUCTURE**

Maximizing the use of facilities already within Ramsey to promote sustainability, accessibility, and cost-consciousness

### **BALANCING URBAN AND RURAL**

Being mindful of the dynamic between continued development and existing rural character and creating a careful balance between the two within the parks and recreation system

## DESIRED PROGRAMMING

Through a system of surveys, Ramsey residents have identified recreational programs and amenities desired by the three major age groups: kids, families, and adults. Many of these programs can be easily integrated into the existing parks and recreation infrastructure through better management and information distribution.

KIDS



FAMILIES

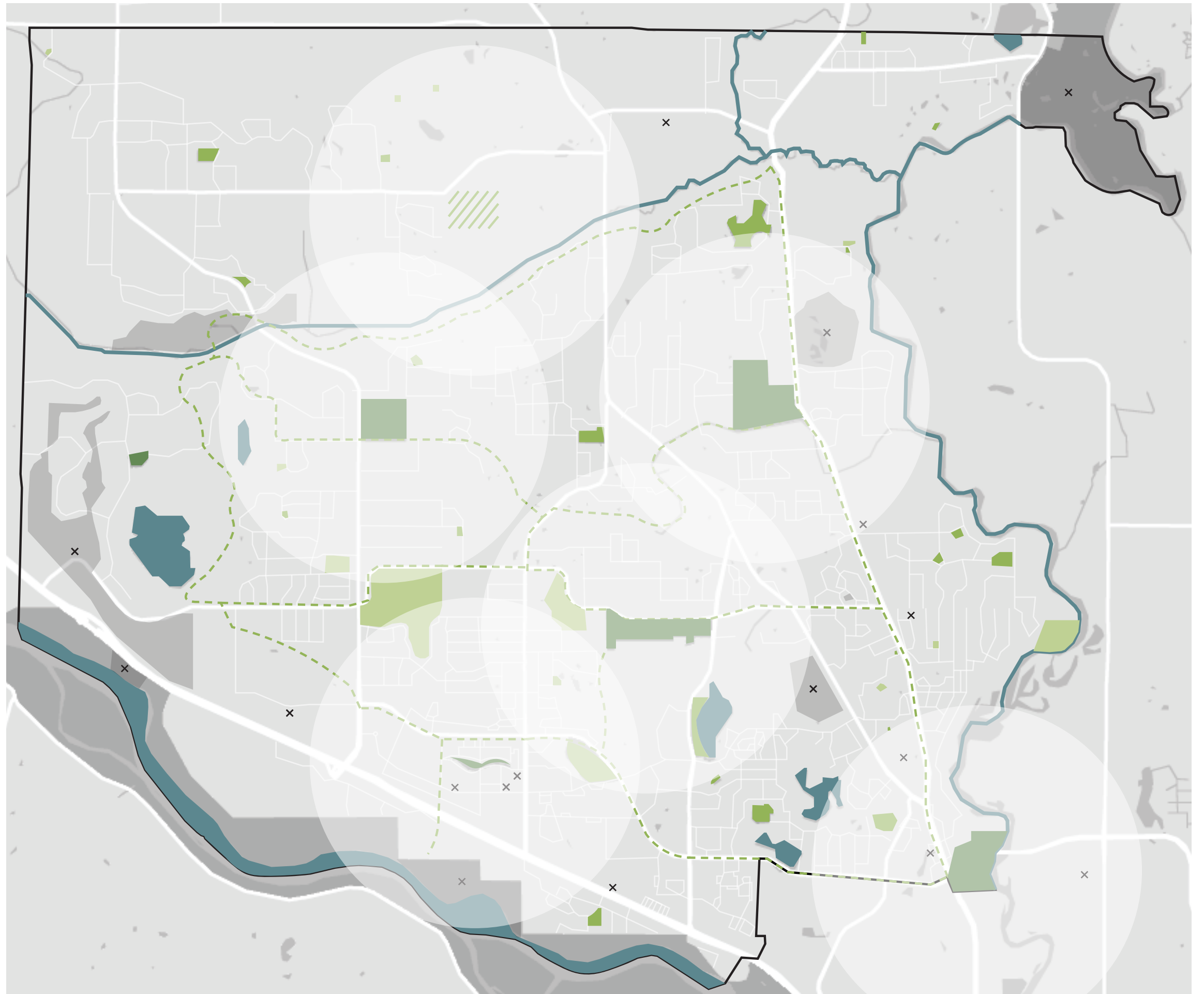


ADULTS



## EXISTING INFRASTRUCTURE

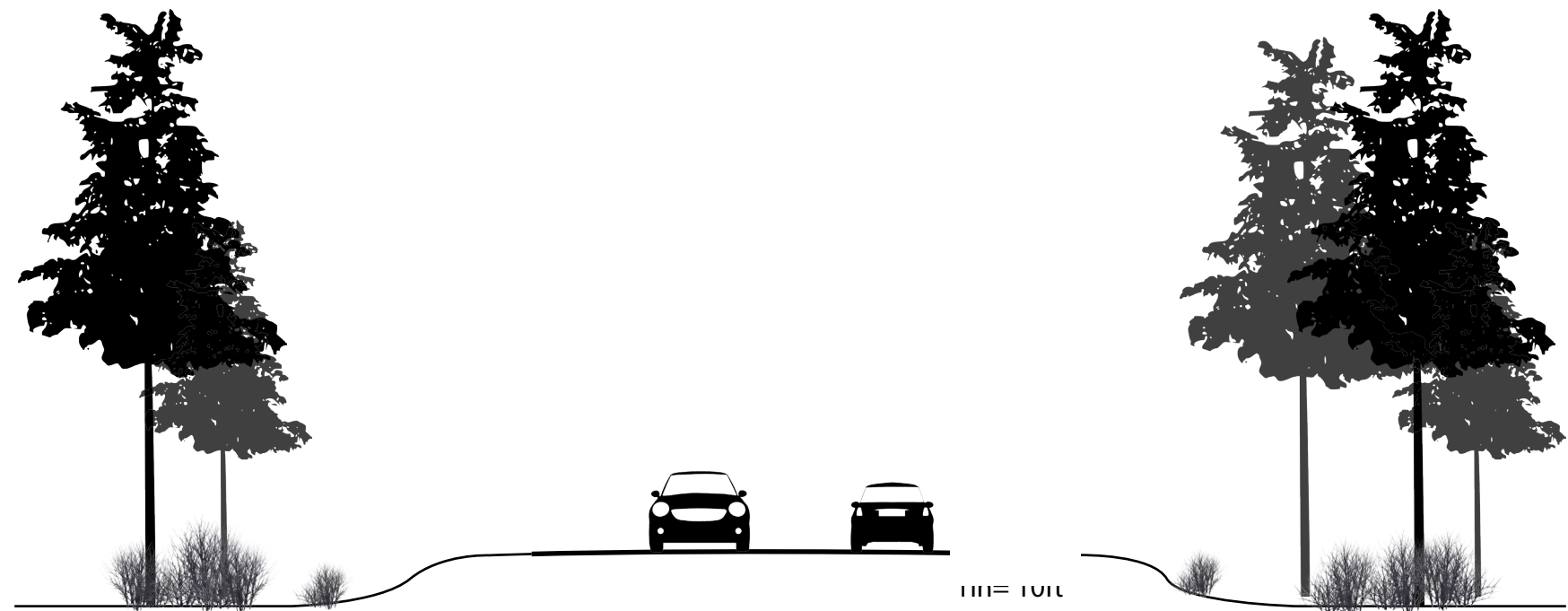
With the addition of a future sixth park in northern Ramsey, much of the city is well served when only considering the scale of community parks at a two mile radius. Since Ramsey already has such a robust park infrastructure, we believe that it would be the most effective choice to maximize the use of existing parks and building facilities to increase accessibility and decrease costs.



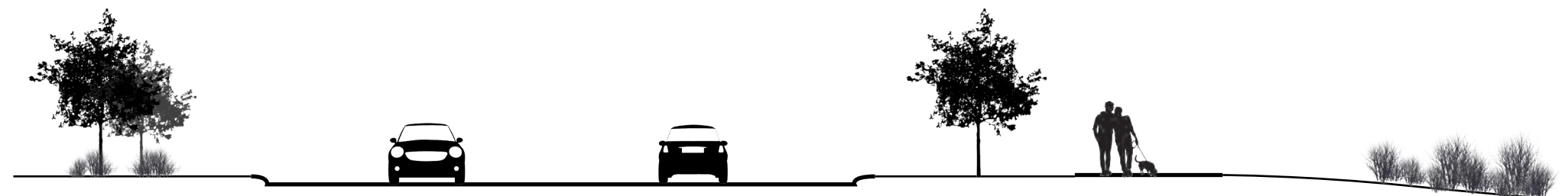
## BALANCING URBAN AND RURAL

Maintaining the delicate balance between a developing urban environment and the existing rural feel was a major theme in the design process. Much of Ramsey is bounded by major roads and highways, so focusing inwards on neighborhood-scale parks was a way of solving this dilemma and preserving the important small-scale feel.

## DOCUMENTING ROAD CONDITIONS + WALKABILITY



175th AVE. NW, NEAR SIXTH PARK  
1" = 10'



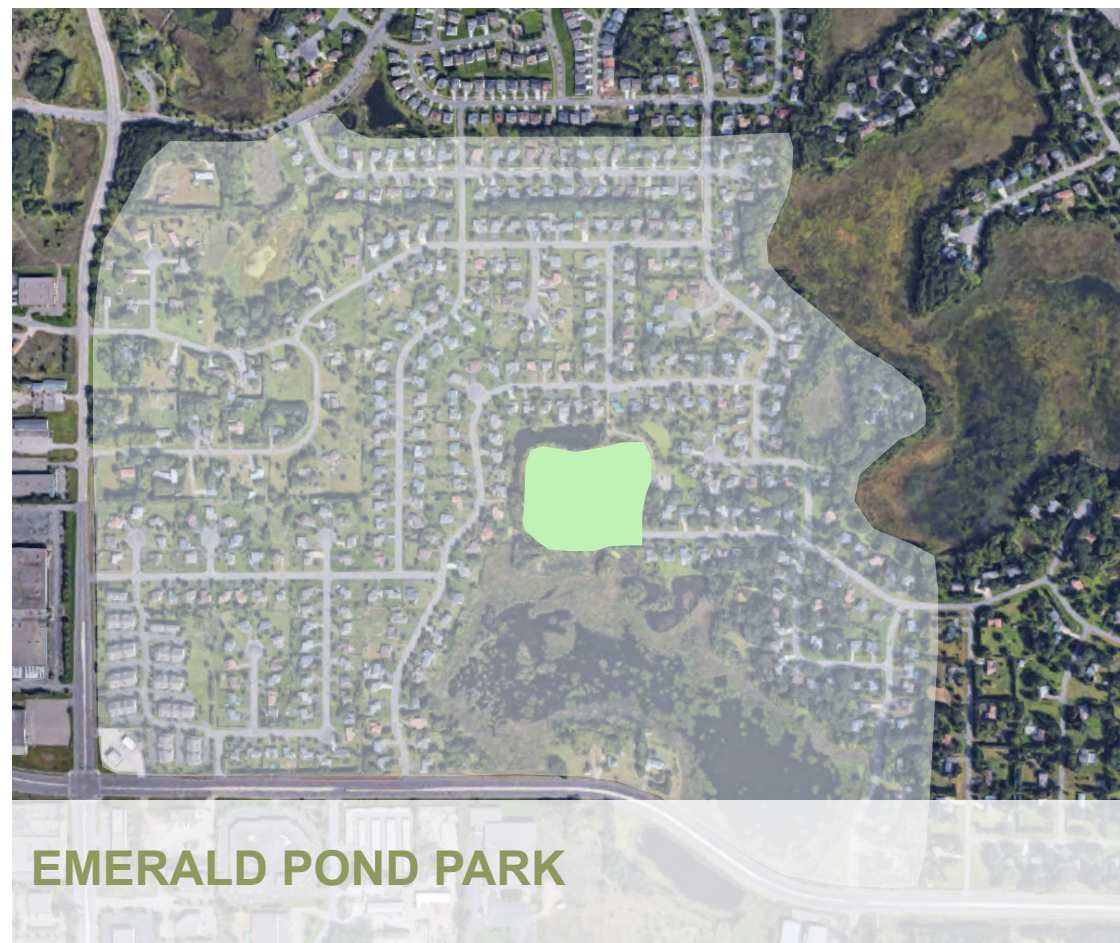
ALPINE DRIVE, NEAR ALPINE PARK  
1" = 10'



**AUTUMN HEIGHTS PARK**



**BEAR PARK**



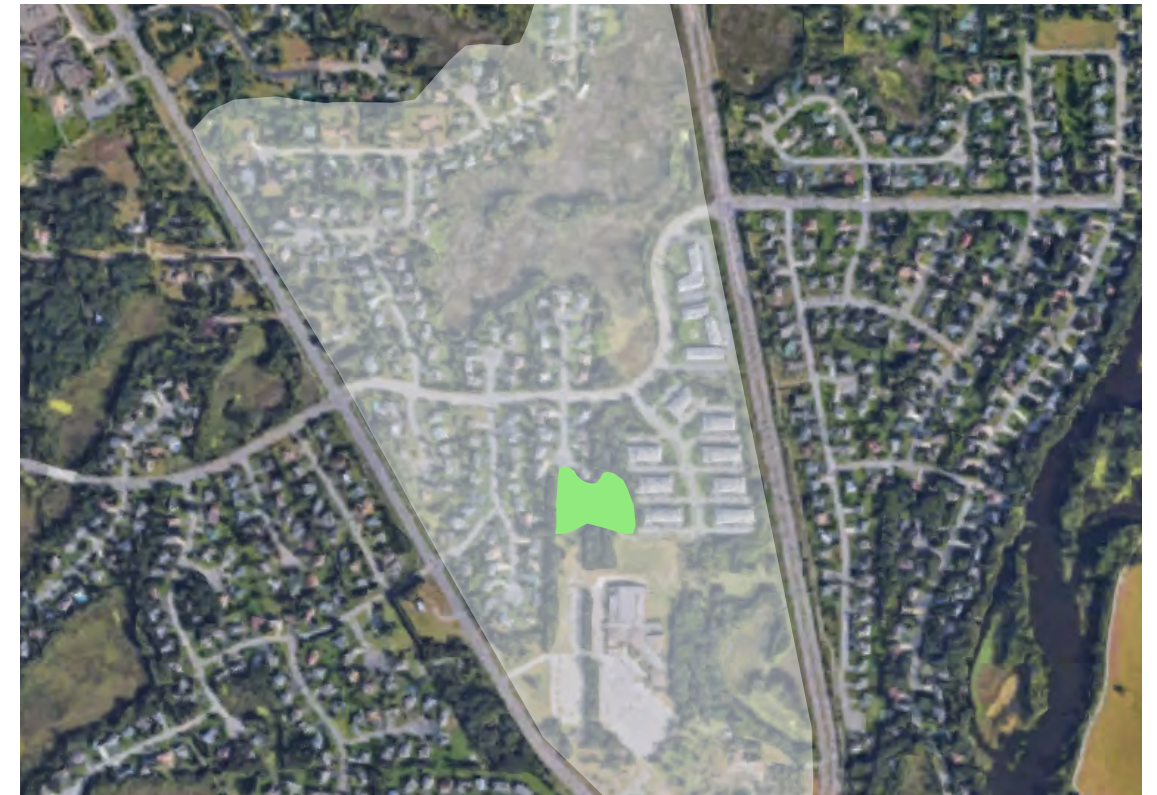
**EMERALD POND PARK**



**RABBIT PARK**



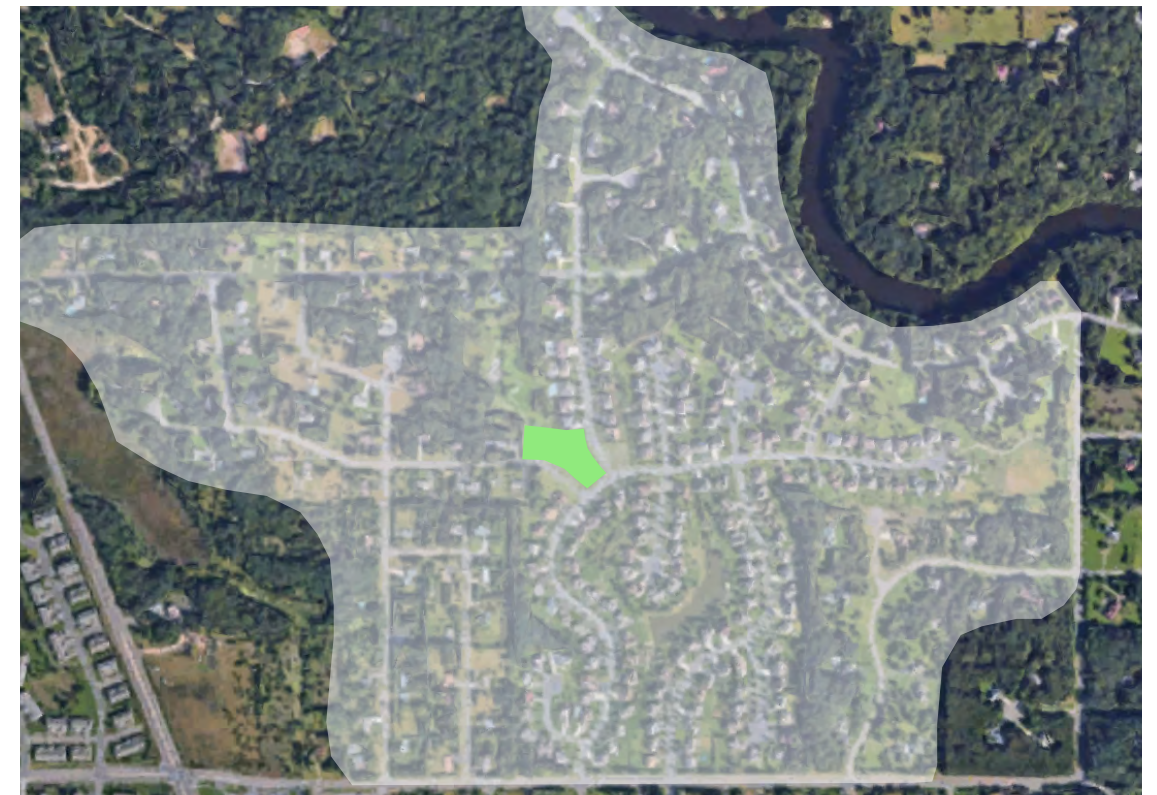
**RIVERDALE PARK**



**SOLSTICE PARK**



**TITTERUD PARK**



**WOODLAND GREEN PARK**

## CREATING A PARK SYSTEM

By redefining and simplifying the existing park definitions, new baseline standards are set keeping in mind basic signage and programmatic elements that are currently missing or underutilized in the existing system. In our new definitions, open spaces are a means to emphasize the natural landscape conditions and pose an opportunity for educational involvement and interaction. Some of the existing open spaces can be easily be transformed into neighborhood parks through a simple addition of signage, playgrounds, and picnic areas, developing the small-scale feel within Ramsey. Lastly, community parks have greater prominence in the restructured system through recreational programming that fulfill activities desired by Ramsey residents.

## EXISTING PARK DEFINITIONS

Land set aside for the preservation of significant natural resources

Lacks any developed facilities

### OPEN SPACE

Centrally located within neighborhoods, 5+ acres

Passive and active facilities, no organized athletics

~ 1/4 - 1/2 mile radius, uninterrupted by roads

### NEIGHBORHOOD

Broader purpose: meeting community-based recreation needs, preserving unique landscapes and open spaces

Priority for trails, ~ 1/2 - 3 mile radius

Diversified programming but congregation of like sports fields

### COMMUNITY

Very small, less than 1 acre

Used to address limited or isolated recreational needs

~ 1/4 mile radius

### MINI PARKS

Point of efficiency

Not to be overused beyond the scheduled landscape and maintenance

### SCHOOL PARKS

Recreational facilities oriented toward a single use

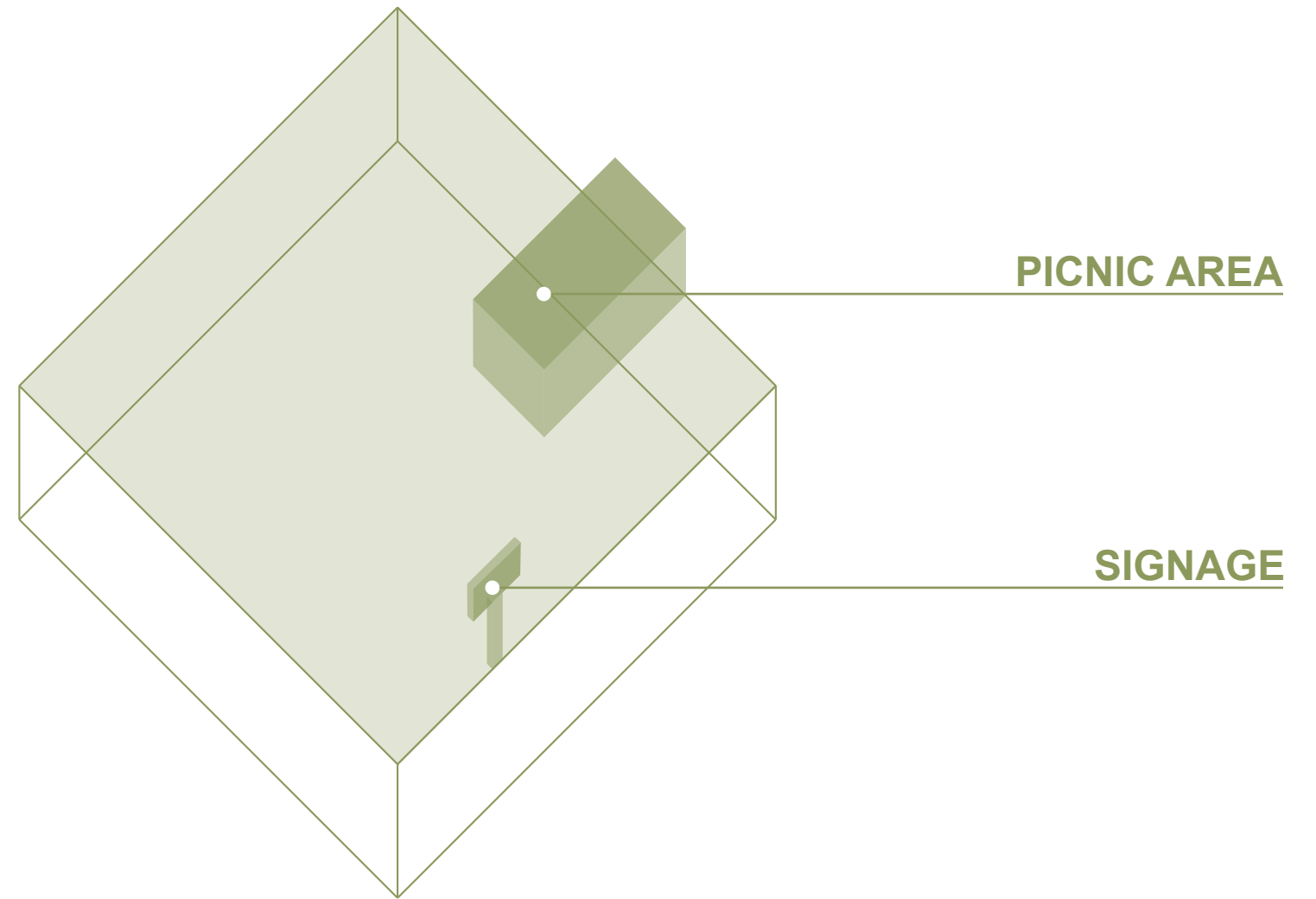
### SPECIAL USE

# NEW PARK DEFINITIONS: OPEN SPACE

Land set aside for  
the preservation of  
significant natural  
resources

Minimal developed  
facilities, educational  
engagement opportunity  
with native plant species  
and land conditions

**OPEN SPACE**



**WHISPERING PINES SOUTH PARK**

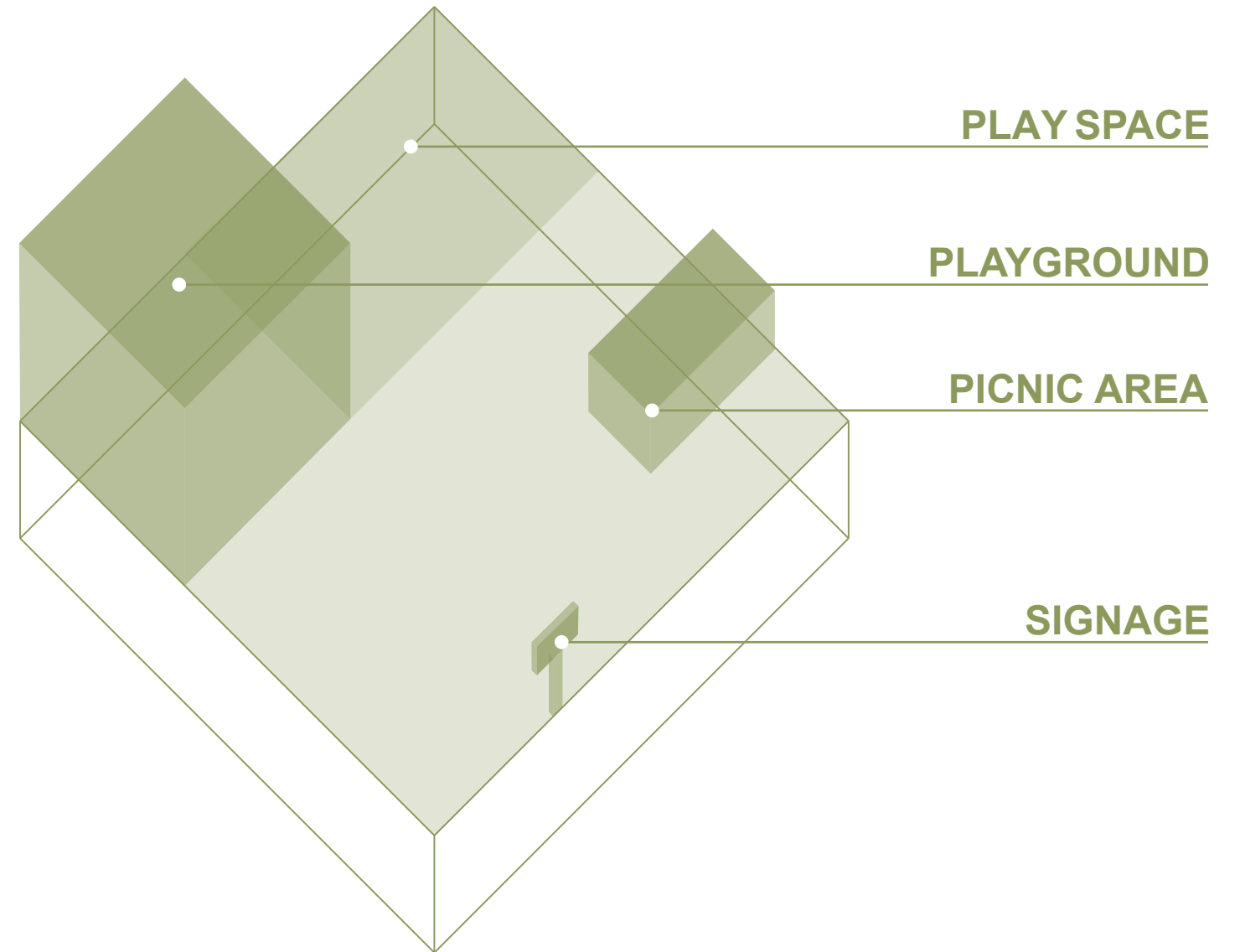
# NEW PARK DEFINITIONS: NEIGHBORHOOD PARKS

Centrally located within neighborhoods, 5+ acres

Passive and active facilities, does not accommodate organized athletics

~ 1/4 - 1/2 mile radius, uninterrupted by non-residential roads and physical barriers

**NEIGHBORHOOD**



**SOLSTICE PARK**

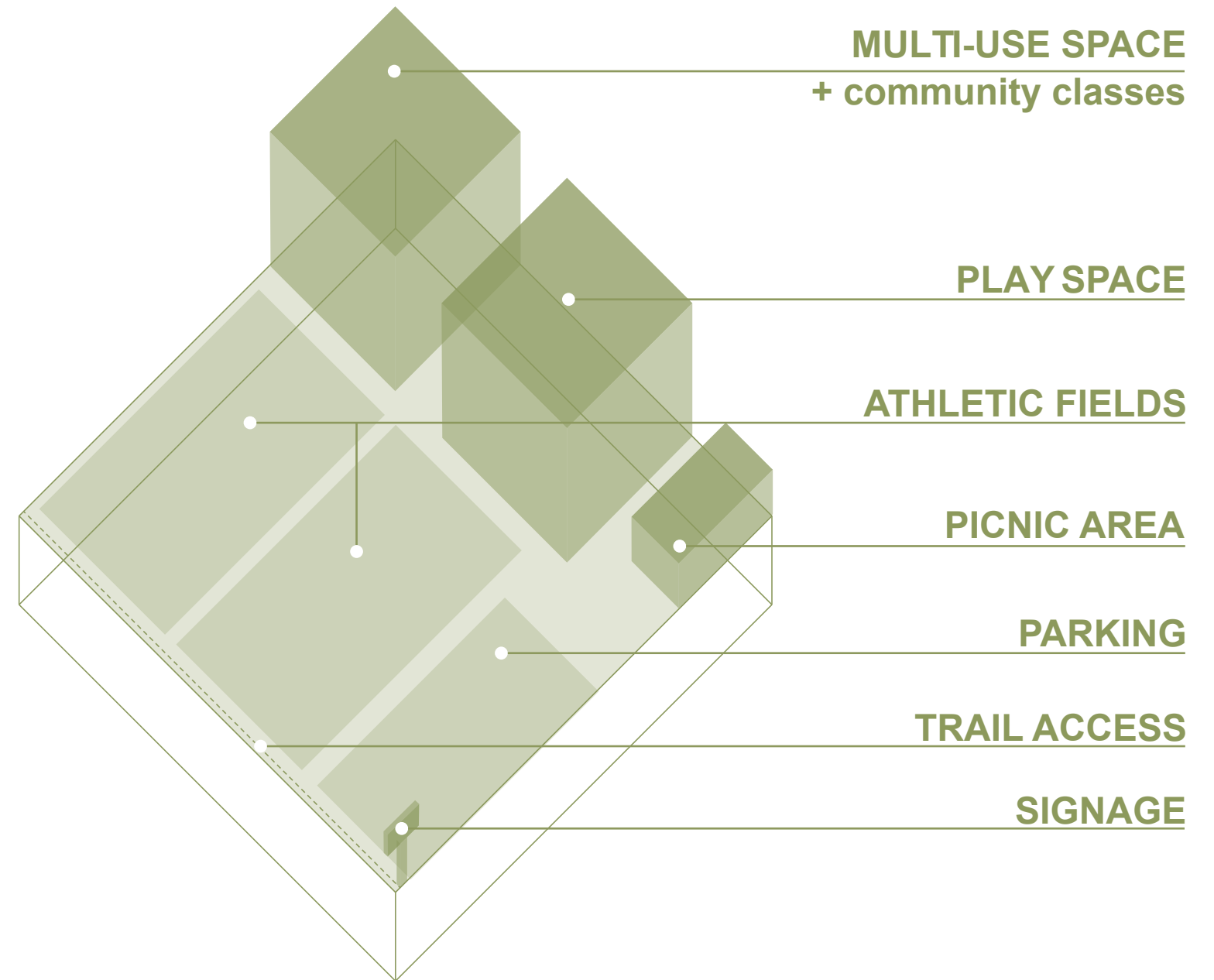
# NEW PARK DEFINITIONS: COMMUNITY PARKS

Broader purpose: meeting community-based recreation needs, preserving unique landscapes and open spaces

Priority for trail connections, ~ 1/2 - 3 mile radius

Diversified programming and athletics

COMMUNITY



ALPINE PARK

**NEW PARK  
DEFINITIONS:  
PRIVATE  
PARTNERSHIPS**



**BOYS + GIRL SCOUTS**  
Youth leadership and  
volunteer opportunities

**ADOPT A PARK**  
Park maintenance and  
community involvement

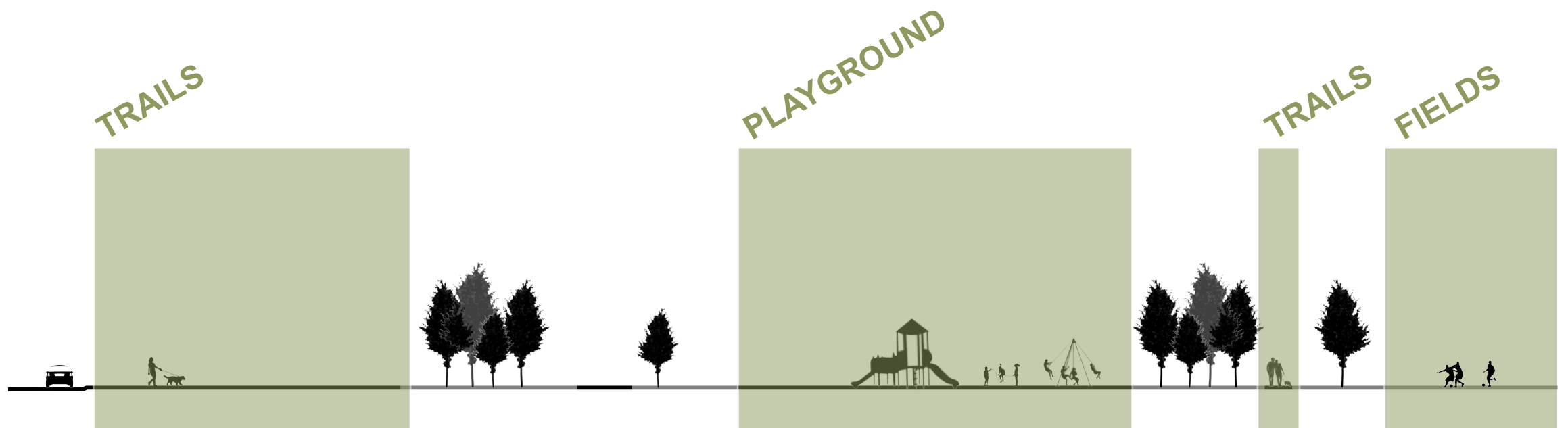
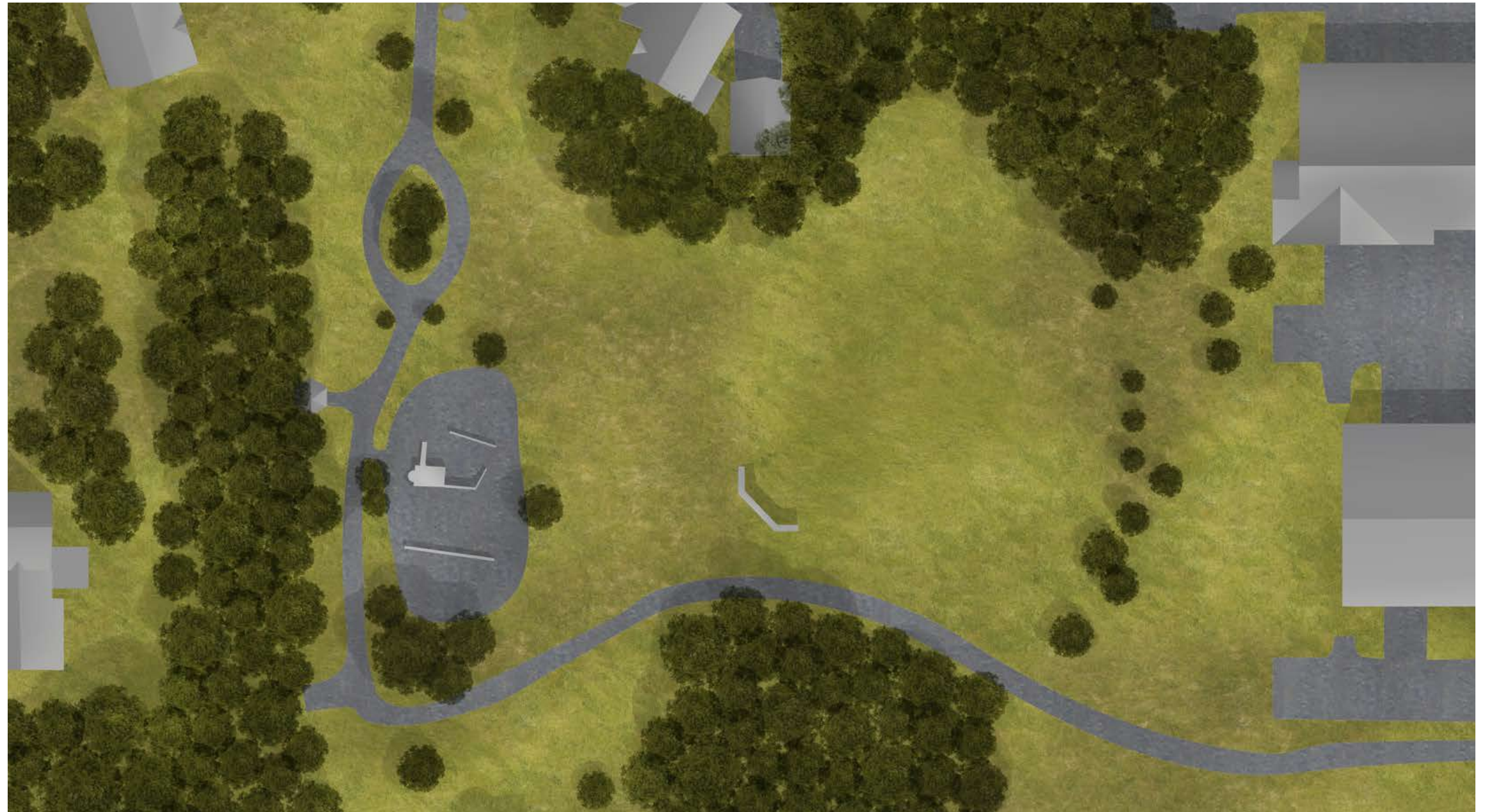
**GREAT RIVER  
GREENING**  
Anoka sandplain  
conservation and  
resource management

**SAFE ROUTES**  
National nonprofit  
dedicated to the safety  
of children in leading  
active lifestyles

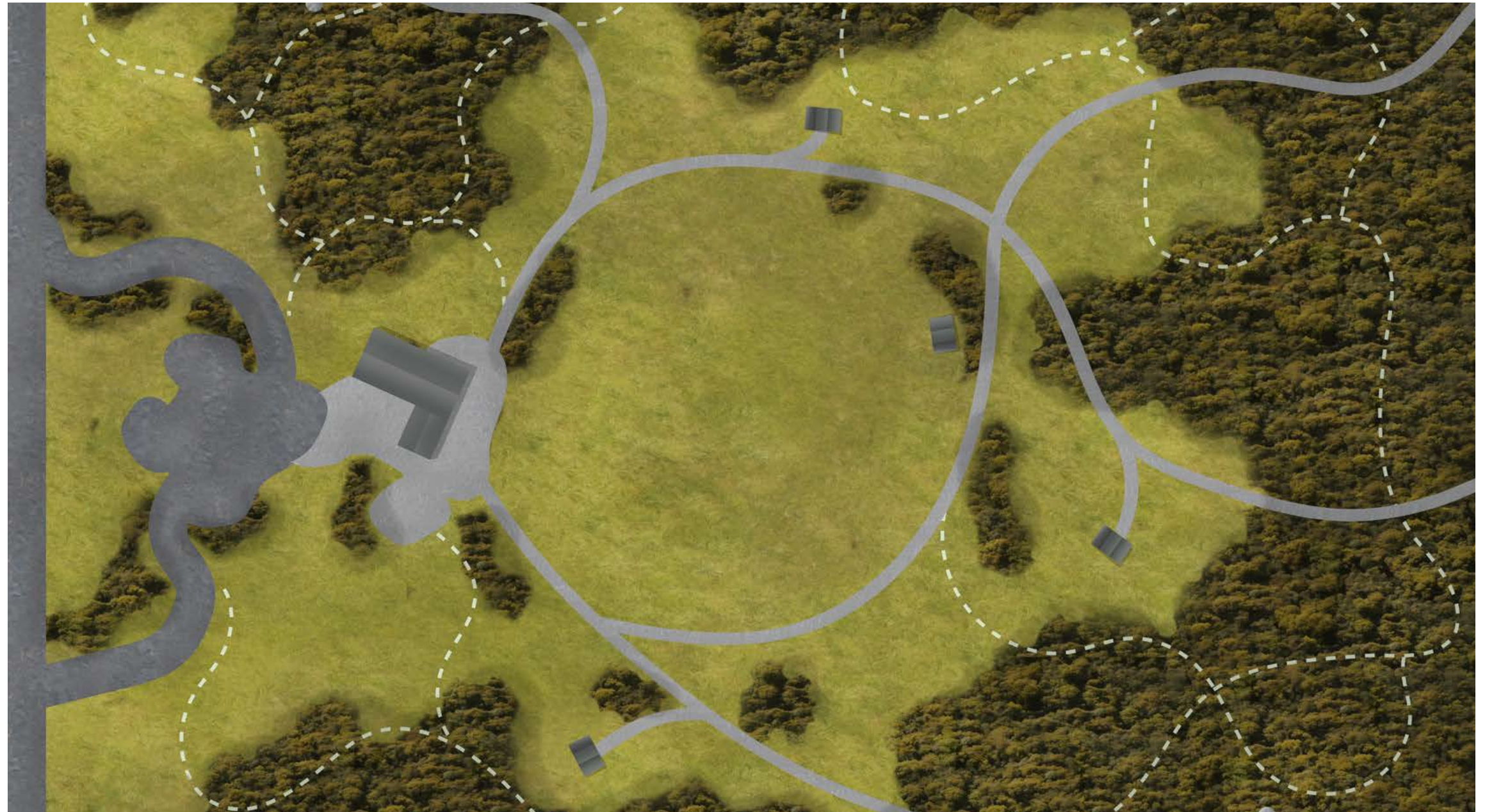
**MN DOT**  
Promotes accessibility  
in the transportation  
planning process

**MN ENVIRONMENT  
PARTNERSHIP**  
Statewide coalition  
of environmental and  
conservation nonprofits

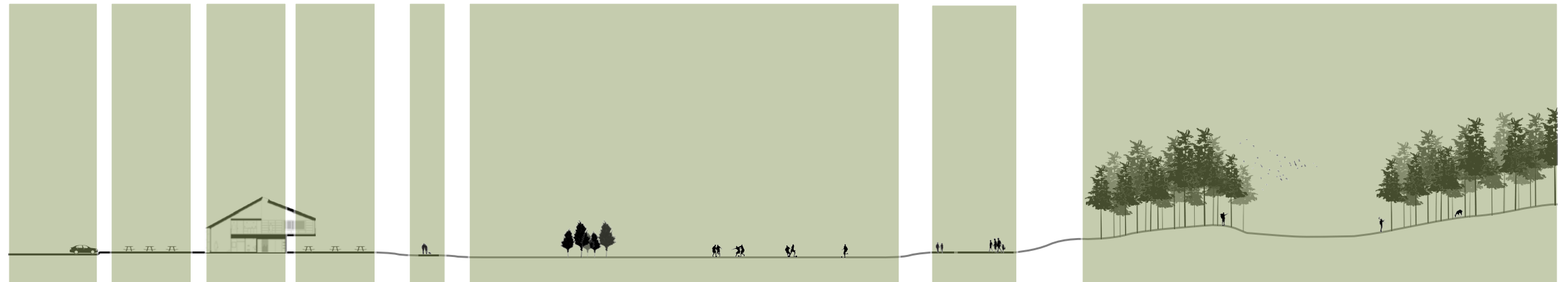
NEIGHBORHOOD  
SCHEMATIC  
DESIGN:  
SOLSTICE PARK



COMMUNITY  
SCHEMATIC  
DESIGN:  
SIXTH PARK



PARKING  
PICNIC AREA  
BUILDING  
PICNIC AREA  
TRAILS  
FIELD



## **INFORMING RAMSEY**

During our studies of Ramsey's park system, we noticed early on that many of the facilities available to residents go unused or unnoticed. By creating a two-step method of information distribution through program signage and a brochure, we aim to promote a means of communication that enables maximized use of amenities and spaces, thereby increasing the feel of community within the city.

## PARK-SCALE COMMUNICATION

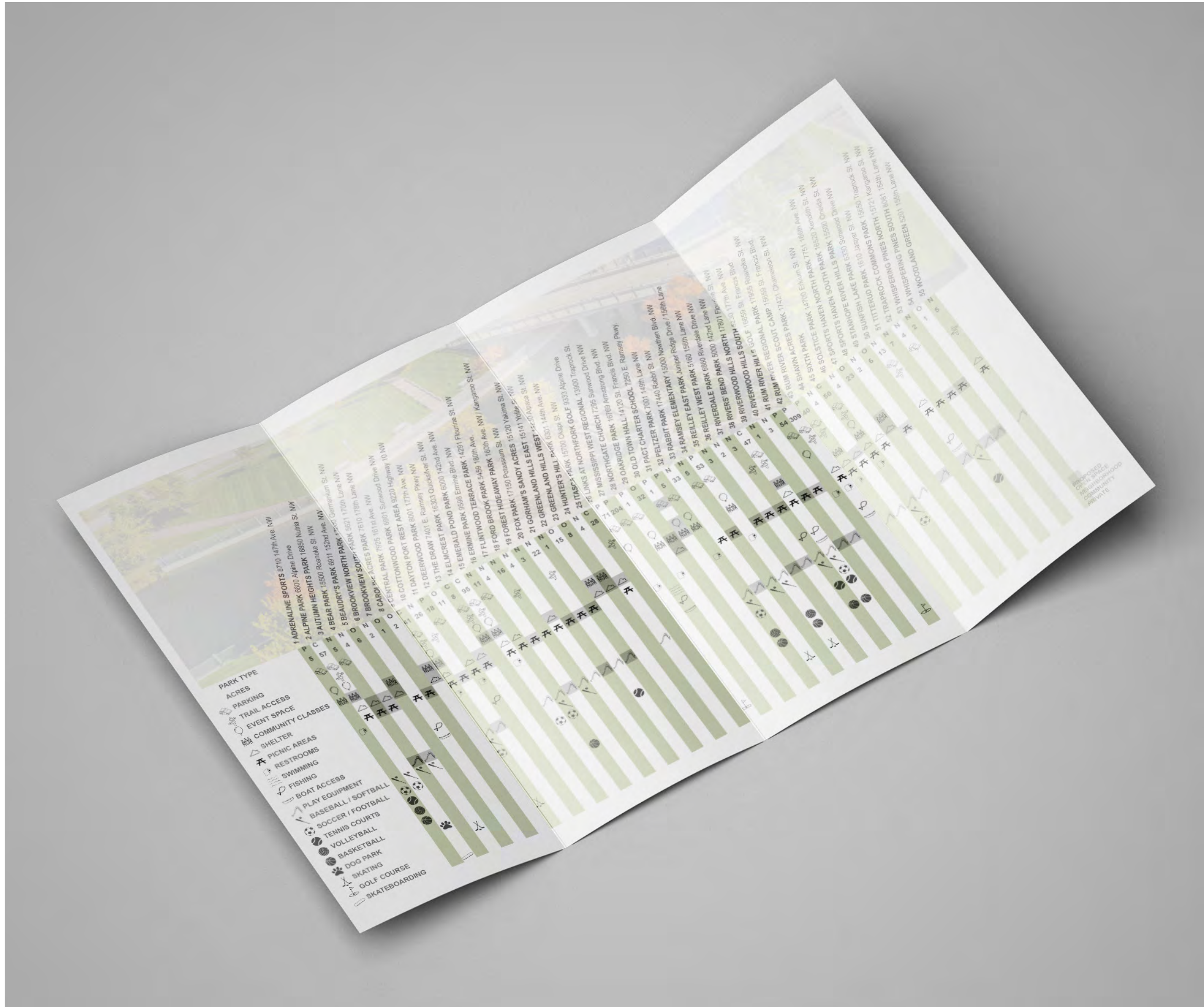
By using simple icons on existing park signs to communicate programming, information is made readily available to residents and promotes further engagement with park amenities and facilities that may otherwise go unnoticed.

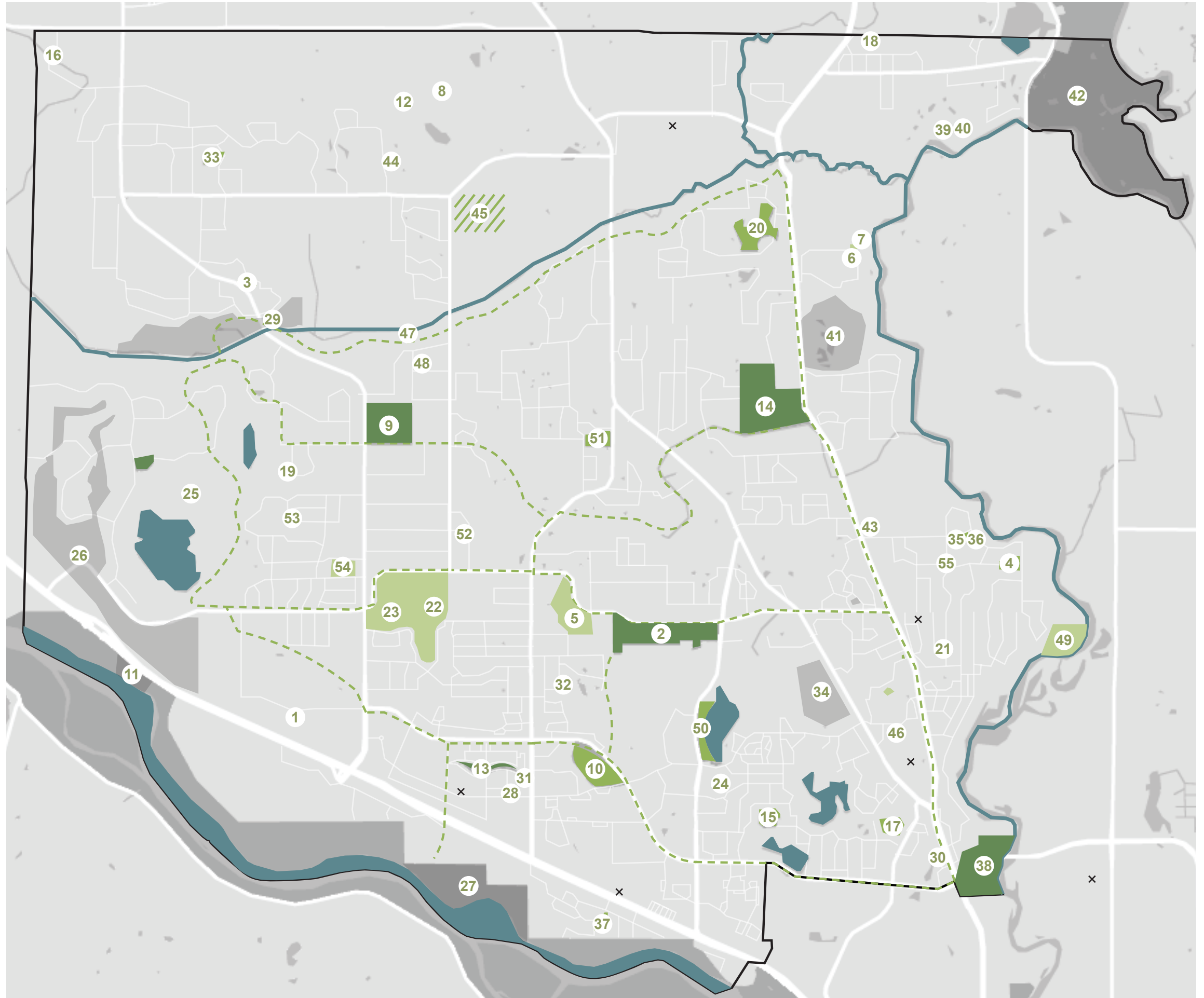


## CITY-SCALE COMMUNICATION

Creating a brochure for residents provides a tangible park system product that encourages use through information distribution and can be modified to fit certain themes or audiences, such as families, nature enthusiasts, or summer highlights.









## **CONCLUSION**

By creating a feasible park system design for the city of Ramsey, we aim to enable community engagement through practical and simple enhancements of existing park infrastructure. Furthermore, implementing methods of communication at varying scales advertises park amenities, thereby increasing regular usage and interaction. Ultimately, our design strives to create dispersed community centers that promote resilience, engagement, and sustainability within Ramsey and its community.



# Decentralized Community Center: River's Bend Park



**Prepared by**

Claire Kim, Ethan Miller, and Kyle Towberman

Students in ARCH 3250: Community Design and Public Interest Architecture

Instructor: James Wheeler, College of Design

and

LA 3002: Informants of Creating Landscape Space

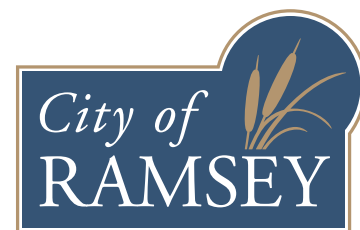
Instructors: Jessica Rossi-Mastracci and Joe Favour, College of Design

**Prepared in Collaboration with**

Mark Riverblood

Parks and Assistant Public Works Superintendent

City of Ramsey



**Resilient Communities Project**

UNIVERSITY OF MINNESOTA

Building community-university partnerships for sustainability

The project on which this report is based was completed in collaboration with the City of Ramsey as part of the 2017–2018 Resilient Communities Project (RCP) partnership. RCP is a program at the University of Minnesota’s Center for Urban and Regional Affairs (CURA) that connects University faculty and students with Minnesota communities to address strategic projects that advance local resilience and sustainability.

The contents of this report represent the views of the authors, and do not necessarily reflect those of RCP, CURA, the Regents of the University of Minnesota, or the City of Ramsey.



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**Resilient Communities Project**

University of Minnesota

330 HHHSPA

301—19th Avenue South

Minneapolis, Minnesota 55455

Phone: (612) 625-7501

E-mail: [rcp@umn.edu](mailto:rcp@umn.edu)

Web site: <http://www.rcp.umn.edu>



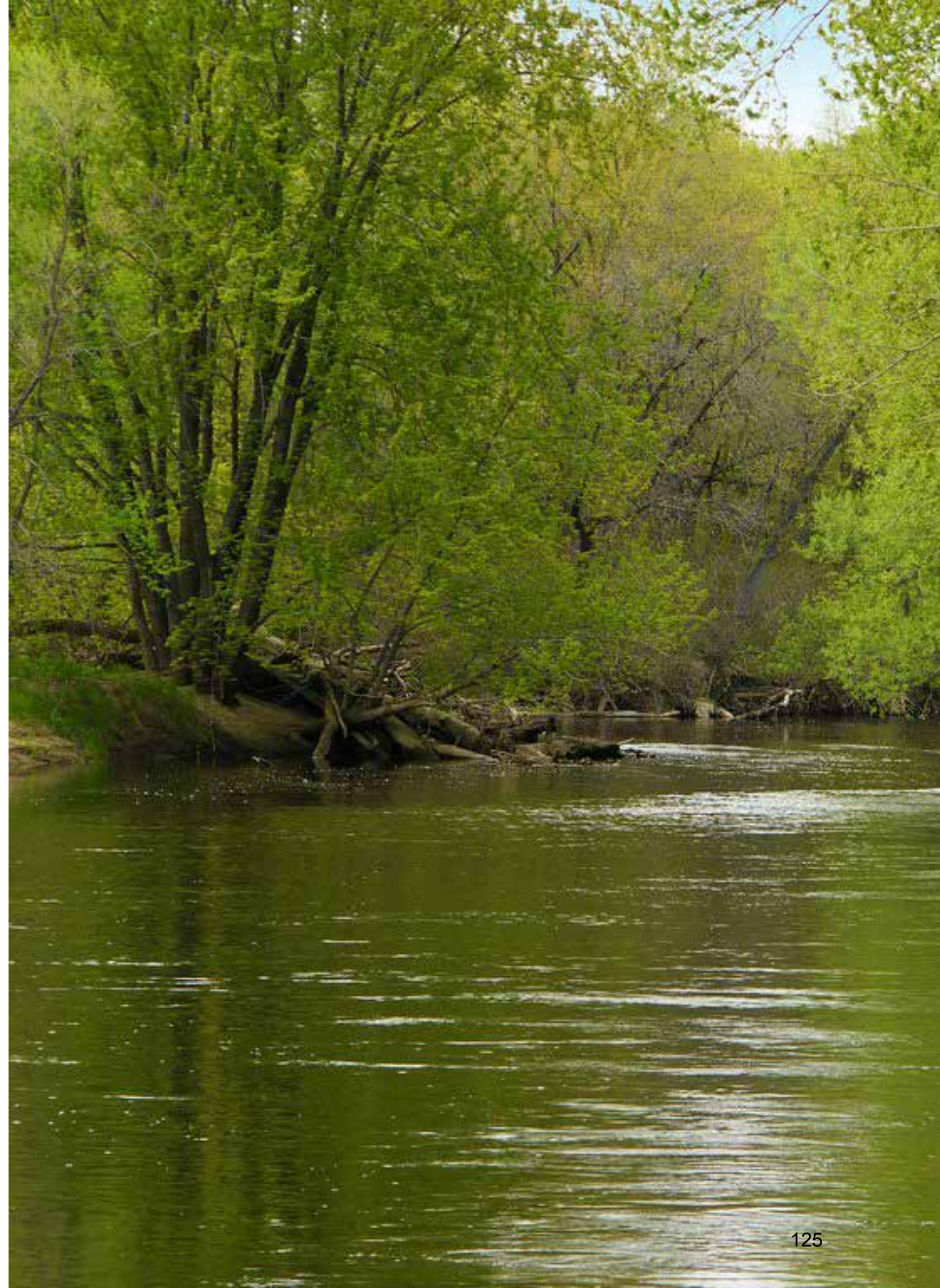
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# Decentralized Community Center:

## River's Bend Park

Arch 3250 / LA 3002

Claire Kim, Ethan Miller, Kyle Towberman



Proposal ..... 1

Existing Structures / Amenities ..... 2

Proposed Amenities

- Node ..... 3
- Pedestrian Bridge ..... 4
- Cross Walk ..... 5
- Building ..... 6
- Disk Golf Course ..... 7

Conclusion ..... 8



Drawing upon the City of Ramsey's rural past and urban future, we propose a decentralized community center model with a set of standards that could be used for the entire community. We are using Rivers' Bend Park to set a precedent for the medium and small nodes of Ramsey's decentralized community center.

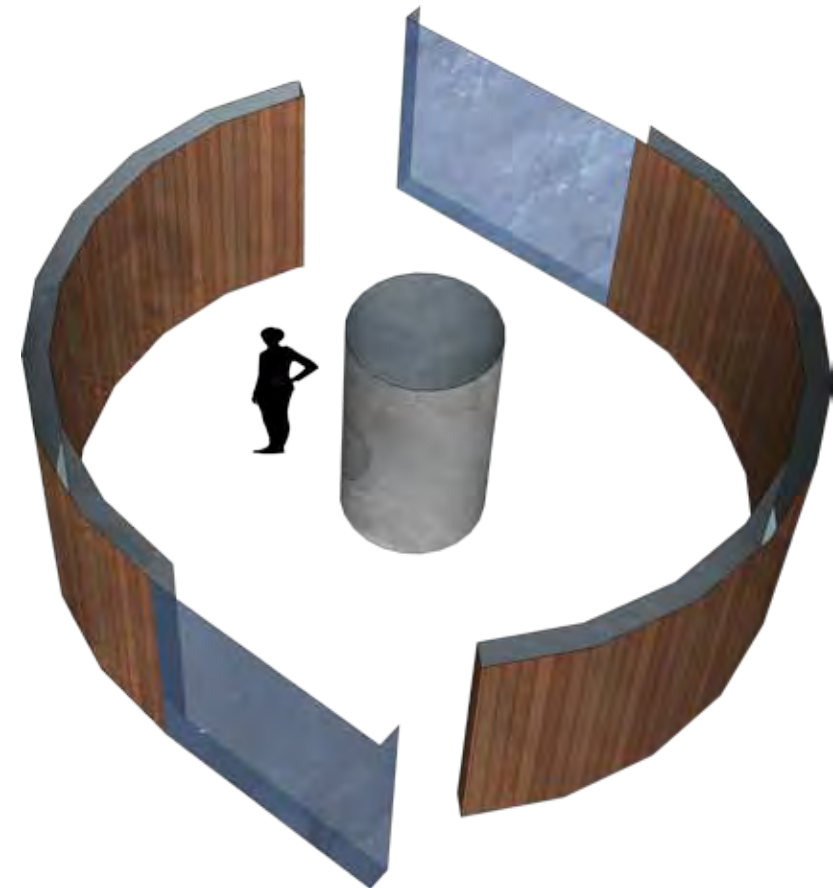
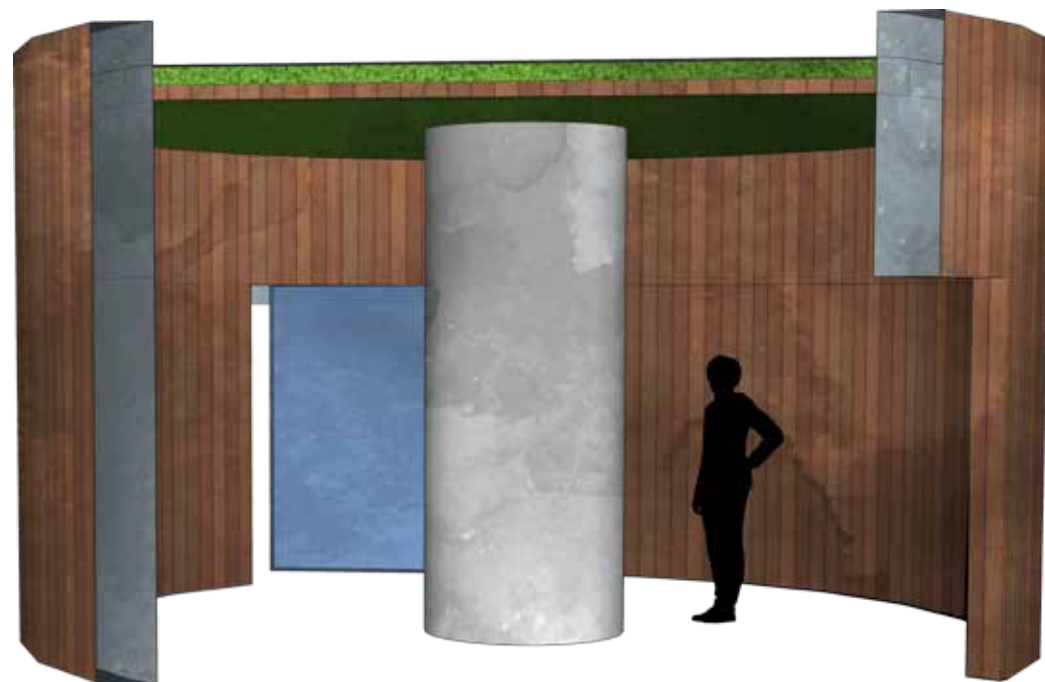


- Soccer Field
- Baseball Diamond
- Tennis Courts
- Playground
- Pavilion
- Observation Dock



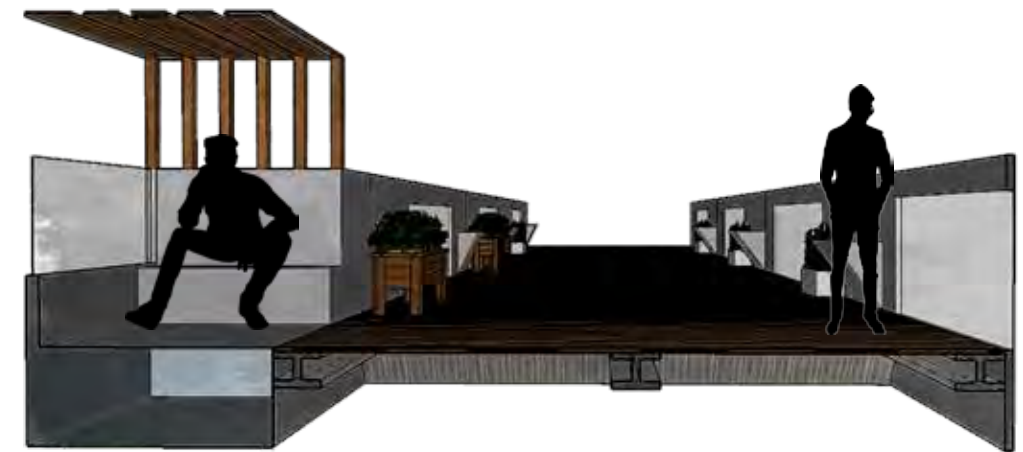
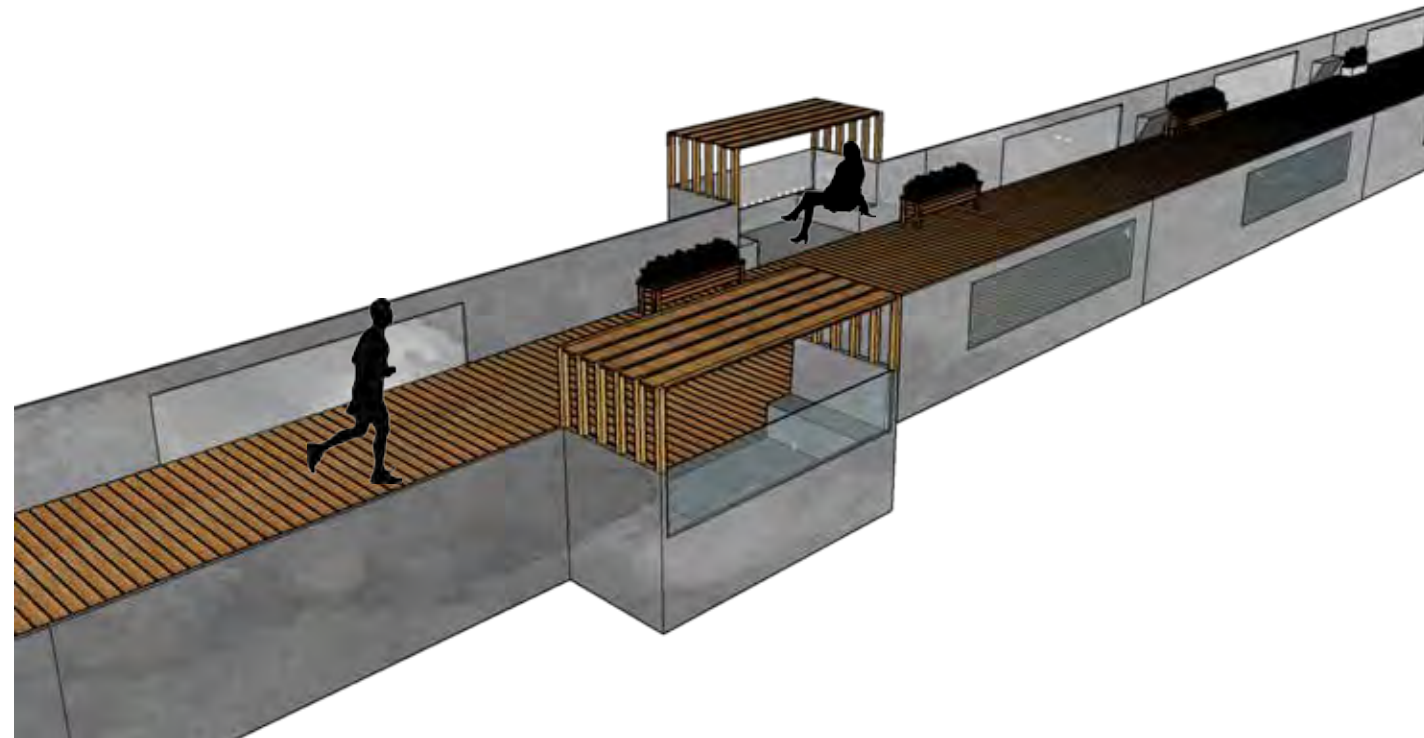
## Proposed Node

- Park System Information
- Provides fliers for community events
- Shelter from weather
- Bike tire air pump



# Pedestrian Bridge

- Connects both halves of park
- Picturesque & Interacts with the river
- Alternative to tunnel that floods frequently



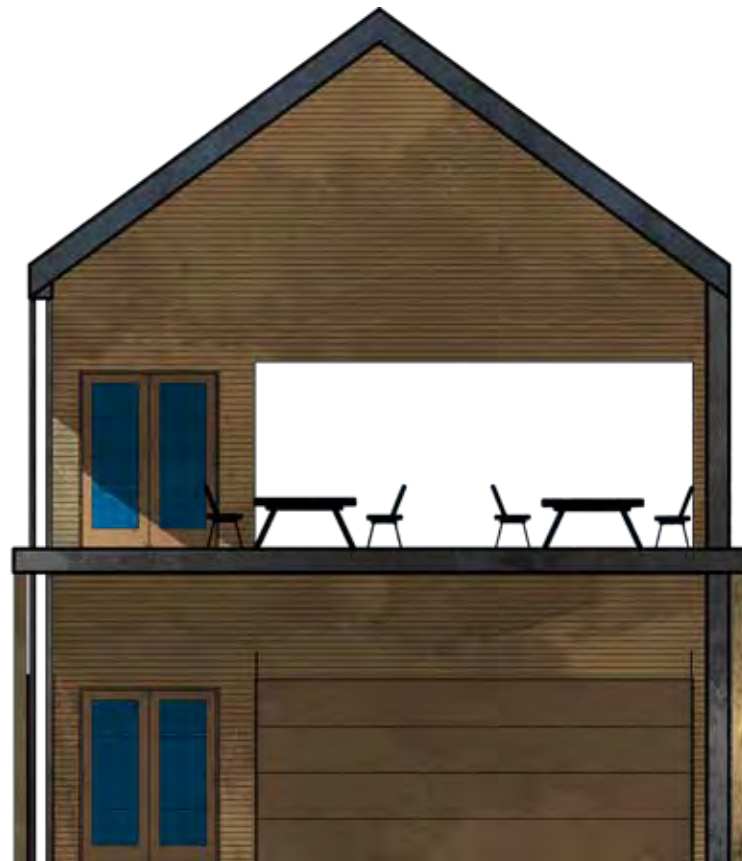
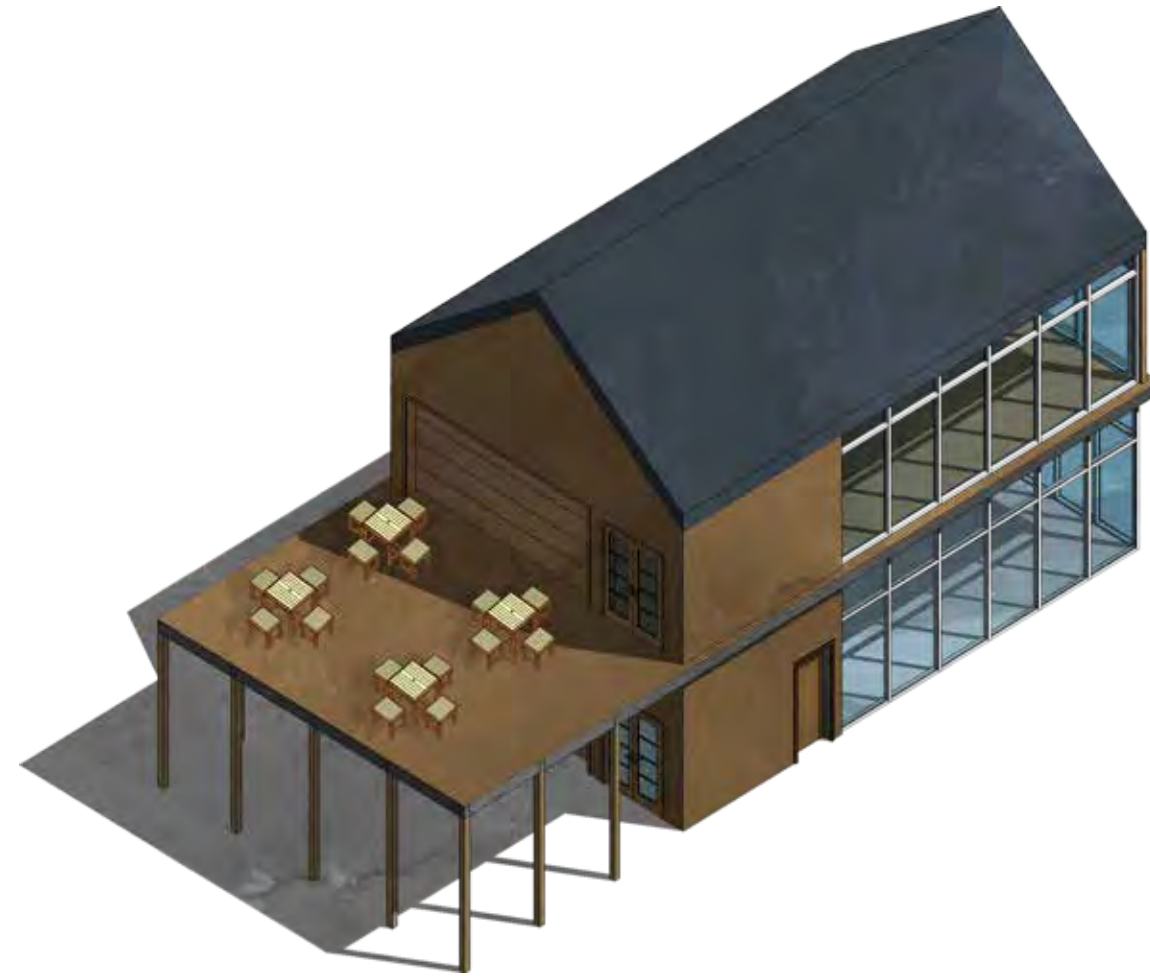
## Crosswalk

- Allows pedestrians to engage with street
- Draws pedestrians into the park



## Proposed Building

- Multi-purpose space
  - Event space
- Eating space
  - 8 Nearby restaurants
- Year-round restrooms
- Park System Information



## Disk Golf Course

- Unique to Ramsey as there are no courses in neighboring communities
- Preservation of existing landscape conditions
- Low Cost



Rivers' Bend Park is one of the existing parks in the City of Ramsey with the most potential for developing and improving with new amenities. Our scope of work was to show that by taking full advantage of existing park amenities, creating solutions and ideas based off areas that need improvement, and maximizing the potential of the existing sites, the decentralized community center model can be a very successful and cost-effective solution for the City of Ramsey.

**Meeting Date:** 10/11/2018

**By:** Mark Riverblood, Engineering/Public Works

**Information**

**Title:**

**Consider a Plan to Incent Voluntary Trail Easement Acquisitions**

**Purpose/Background:**

The purpose of this case is to discuss opportunities to fill gaps in the Circle of Ramsey Greenway, by inviting landowners to consider *voluntarily* conveying trail easements within the cattail wetland west of Variolite Street. It is important to stress, that this would be a voluntary easement dedication, and landowners would be compensated for the easement area within the wetland.

If the Commission concludes that this plan has merit to proceed, it would then go to City Council for consideration.

The two attachments show the 'gap' area, and show three of several more different configurations that would close the east to west gap by willing landowners.

**Notification:**

**Observations/Alternatives:**

**Funding Source:**

No funding is required at this time. Compensation for the dedication of voluntary easements would be discussed in the future, when a plan to invite landowners to consider voluntary trail easements would be formalized.

**Recommendation:**

Staff recommends forwarding the concept to incent voluntary trail easement acquisitions to City Council for further discussion and potential approval.

**Action:**

Based upon discussion, motion to forward the concept to incent voluntary trail easement acquisitions to City Council for further discussion and potential approval.

**Attachments**

[Greenway gap area easement location options](#)

**Form Review**

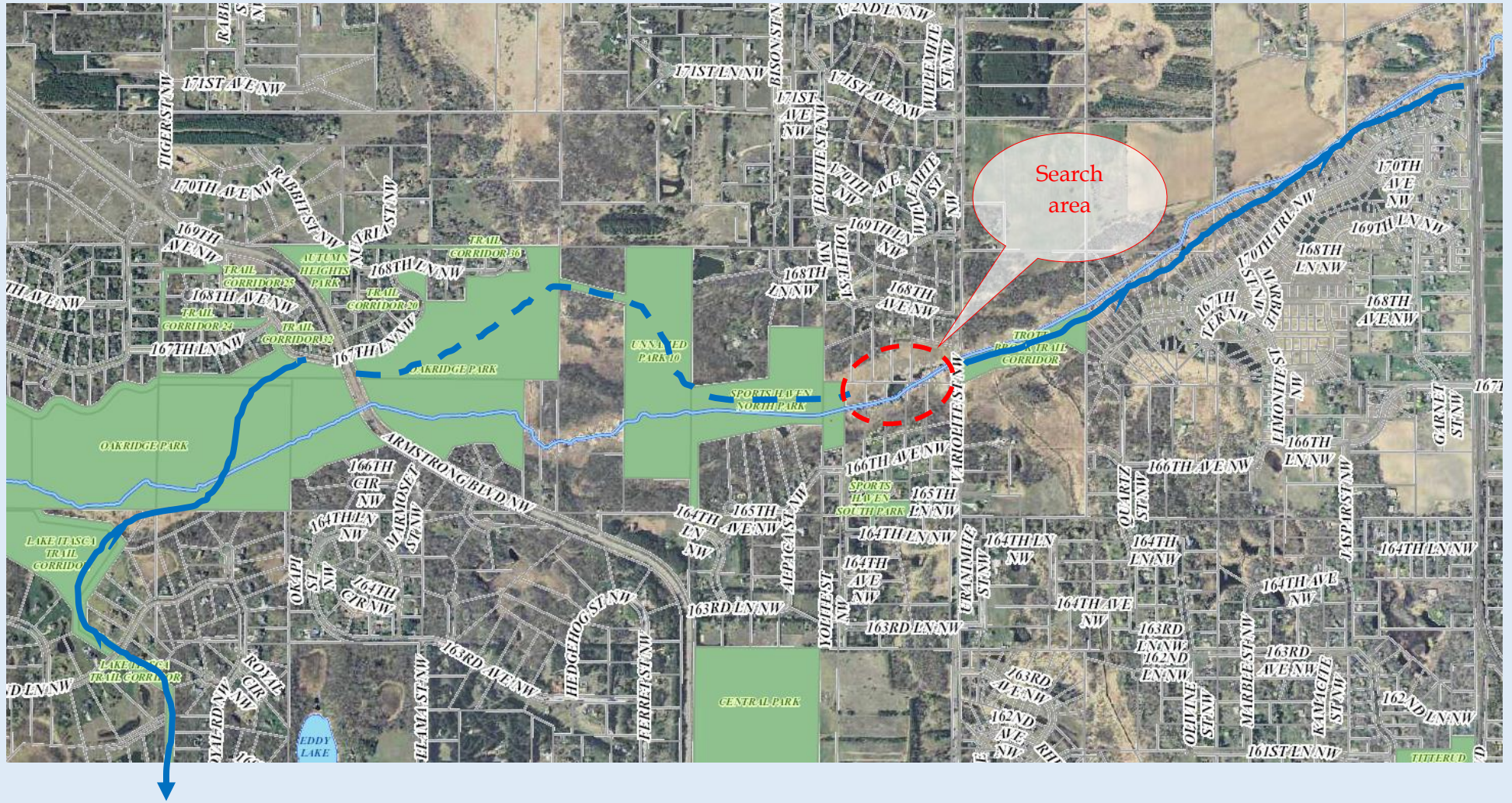
<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Grant Riemer	MaryJo Warner	10/05/2018 03:34 PM
Form Started By: Mark Riverblood		Started On: 10/04/2018 03:19 PM
Final Approval Date: 10/05/2018		

# City of RAMSEY

CIRCLE OF RAMSEY GREENWAY

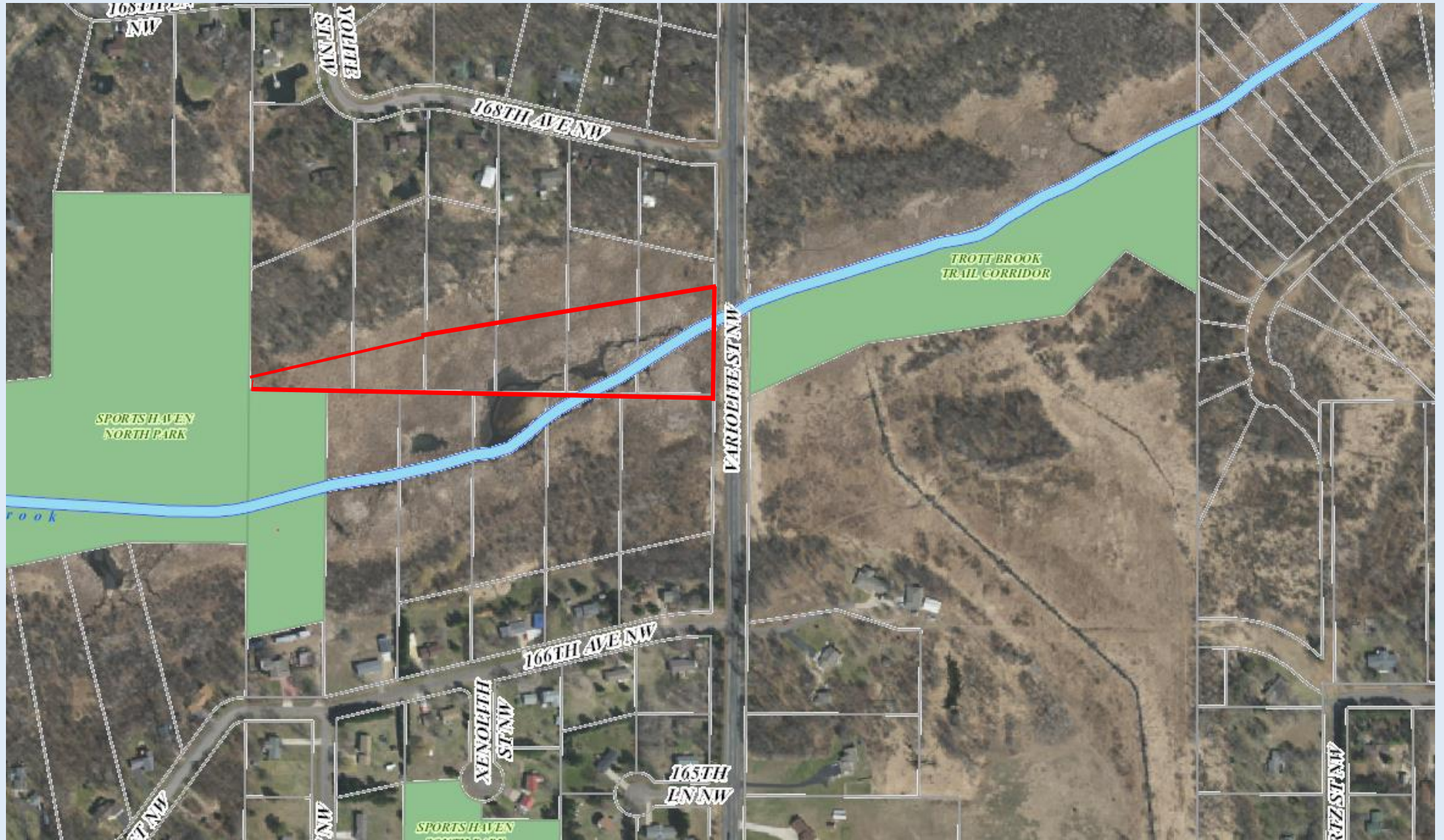



## Voluntary Trail Easement Exhibit Examples

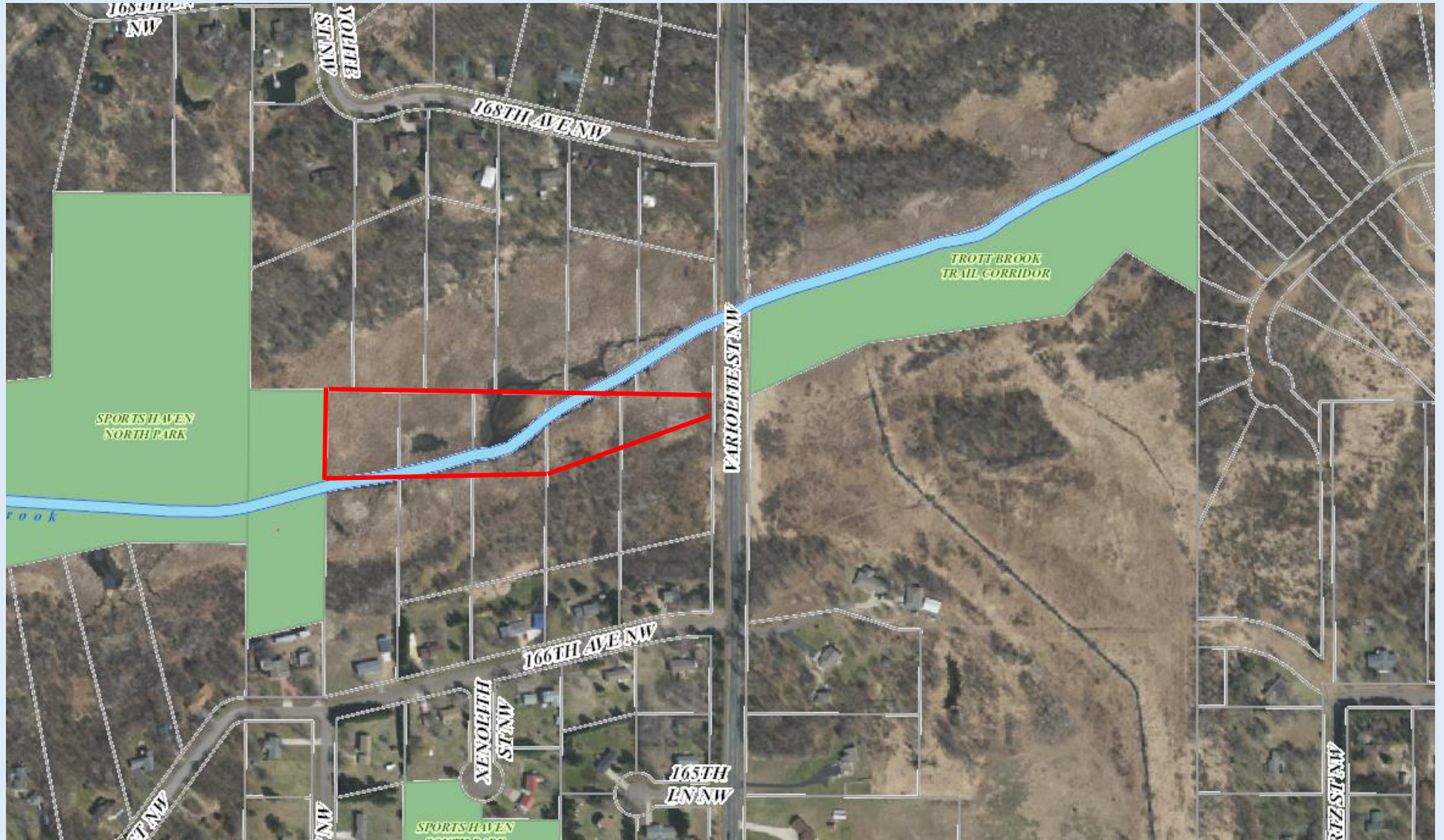


Solid line indicates trail in place

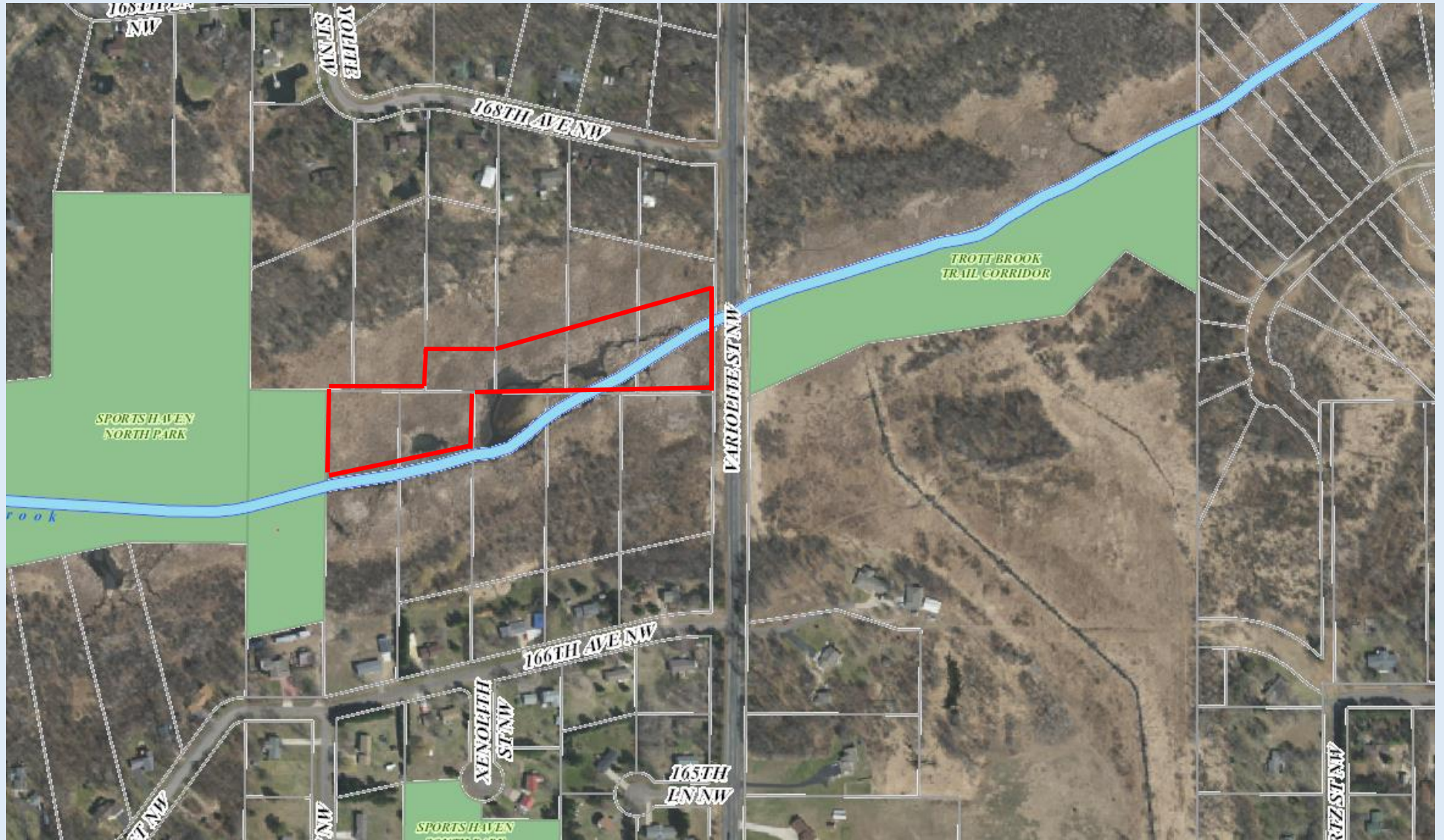
Dashed line indicates approximate alignment of future trail



**Scenario 1** of approximate voluntary trail easement areas to close east to west trail gap



Scenario 2 of approximate voluntary trail easement areas to close east to west trail gap



Scenario 3 of approximate voluntary trail easement areas to close east to west trail gap

**Park and Recreation Commission**

**6. 1.**

**Meeting Date:** 10/11/2018

**By:** Mark Riverblood, Engineering/Public Works

---

**Information**

**Title:**

**Commission/Staff Input**

**Purpose/Background:**

- ~ Highlight upcoming recreation opportunities
- ~ Note November Commission agenda items

**Notification:**

**Observations/Alternatives:**

**Funding Source:**

.

**Recommendation:**

**Action:**

---

**Attachments**

*No file(s) attached.*

---

**Form Review**

**Inbox**

Grant Riemer

Form Started By: Mark Riverblood

Final Approval Date: 10/05/2018

**Reviewed By**

MaryJo Warner

**Date**

10/05/2018 03:34 PM

Started On: 10/05/2018 02:36 PM