

November 29, 2018

Chris Anderson  
City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303

RE: AUAR Update for Ramsey COR  
Ramsey, Anoka County  
SHPO Number: 2019-0473

Dear Mr. Anderson:

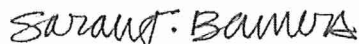
Thank you for submitting the Final Alternative Urban Areawide Review (AUAR) Update for the Ramsey COR (formerly Ramsey Town Center).

Based on our review of the information included in this document, we conclude that there are no properties listed in the National or State Registers of Historic Places, and no known or suspected archaeological properties in the area covered by the AUAR.

Please note that this comment letter does not address the requirements of Section 106 of the National Historic Preservation Act of 1966 and 36CFR800, procedures of the Advisory Council on Historic Preservation for the protection of historic properties. If any development projects are considered for federal assistance, or require a federal license or permit, they should be submitted to our office by the responsible federal agency.

Please contact our Environmental Review Program at (651) 201-3285 if you have any questions regarding our comments on this project.

Sincerely,



Sarah J. Beimers  
Environmental Review Program Manager

cc: Alison Harwood, WSB

November 30, 2018

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

**RE: City of Ramsey The COR Alternative Urban Areawide Review Update**  
Metropolitan Council Review File No. 21119-3  
Metropolitan Council District No. 9

Dear Mr. Gladhill:

The Metropolitan Council received the City's The COR Alternative Urban Areawide Review (AUAR) Update on November 15, 2018. The COR (formerly Ramsey Town Center) study area is a 369.50-acre project in the City of Ramsey. The AUAR area consists of a mix of uses, with housing, commercial, and smaller business park developments. Of the 369.50-acre COR AUAR area, 146.55 acres have been developed or are approved for development. The area is bounded by the Burlington Northern Santa Fe (BNSF) railroad on the south, Armstrong Boulevard on the west and Ramsey Boulevard (Highway 56) on the east.

Metropolitan Council staff has completed review of the AUAR Update to determine its accuracy and completeness in addressing regional concerns. Staff concludes that the AUAR Update is complete and accurate with respect to regional concerns and does not raise major issues of consistency with Council policies. However, staff offers the following comments for your consideration:

**Item 9. Land Use** (*Eric Wojchik, 651-602-1330*)

In Item 9.1, the document states that review of the City's 2040 Comprehensive Plan is expected by the Metropolitan Council in December 2018. For accuracy, this text should be amended to acknowledge that the City intends to submit its 2040 Comprehensive Plan to the Metropolitan Council in March of 2019.

**Item 9. Land Use** (*Todd Graham, 651-602-1322*)

The area is already 40% developed or under construction. Council staff estimates that those parcels account for worksites with 800 jobs; the AUAR also counts 1,280 housing units, either completed or under construction. Buildout numbers will likely be higher.

A preliminary set of TAZ forecasts for 2040 has been prepared by the Council and is available for local governments to review. The Council's forecast scenario assumes the TAZ #63 (bounded by Hwy 10 and Bunker Lake Blvd) will experience modest households and employment growth. In the Council's preliminary forecasts, TAZ #63 is forecasted to gain +792 households, +2,084 population, and +309 jobs (employment) during 2010-40. The City should consider whether a higher forecast allocation is needed.

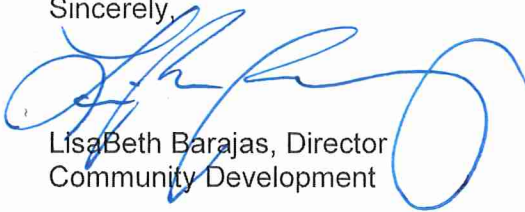
Also, in the Metropolitan Council's preliminary forecasts, TAZ #59 (a small part of this TAZ is in the COR residential area, north of Bunker Lake Blvd) is forecasted to gain +266

households, +696 population, and no employment during 2010-40. The City should consider whether a different forecast allocation is needed.

Council staff would recommend increasing the TAZ allocation for the COR area by an additional +400 households, +1,100 population, and +500 jobs (in TAZ #63). These households, population and jobs can be balanced with lower forecast allocations for other TAZs with less capacity. These adjustments do not merit a community-wide forecast revision beyond that already proposed by City staff. TAZ forecasts must be submitted with Ramsey's upcoming 2040 comprehensive plan.

The Council will not take formal action on the AUAR. If you have any questions or need further information, please contact Eric Wojchik, Principal Reviewer, at 651-602-1330.

Sincerely,



Lisa Beth Barajas, Director  
Community Development

CC: Matt Bauman, Minnesota Department of Natural Resources  
Tod Sherman, Development Reviews Coordinator, MnDOT - Metro Division  
Edward Reynoso, Metropolitan Council District No. 9  
Eric Wojchik, Principal Reviewer/Sector Representative  
Raya Esmaeili, Reviews Coordinator

November 30, 2018

Chris Anderson  
City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303

**SUBJECT:** The COR (formerly Ramsey Town Center) AUAR Update 2, November 2018  
MnDOT Review #AUAR18-006  
North side of MN10 between Armstrong Blvd (CSAH 83) and Ramsey Blvd (CSAH 56)  
Town of Ramsey, Anoka County  
Control Section 2750

Dear Mr. Anderson:

The Minnesota Department of Transportation (MnDOT) has reviewed the above referenced Alternative Urban Areawide Review (AUAR) update. Before further development, please address the following:

### ***Permits***

Any work within or affecting MnDOT right-of-way will require a permit. Permit forms are available at: <https://dotapp7.dot.state.mn.us/OLPA>. For questions regarding permit requirements, contact Buck Craig of MnDOT's Metro District Permits Section at 651-234-7911 or [Buck.Craig@state.mn.us](mailto:Buck.Craig@state.mn.us).

### ***Review Submittal Options***

MnDOT's goal is to review proposed development plans and documents within 30 days of receipt. Electronic file submittals are typically processed more rapidly. There are four submittal options:

1. Email documents and plans in PDF format to [metrodevreviews.dot@state.mn.us](mailto:metrodevreviews.dot@state.mn.us). Attachments may not exceed 20 megabytes per email. If multiple emails are necessary, number each message.
2. Upload PDF file(s) to MnDOT's external shared internet workspace site at: <https://mft.dot.state.mn.us>. Contact MnDOT Planning development review staff at [metrodevreviews.dot@state.mn.us](mailto:metrodevreviews.dot@state.mn.us) for access instructions and send an email listing the file name(s) after the document(s) has/have been uploaded.
3. Mail, courier, or hand deliver documents and plans in PDF format on a CD-ROM compact disc to:  
MnDOT – Metro District Planning Section  
Development Reviews Coordinator  
1500 West County Road B-2  
Roseville, MN 55113
4. Submit printed documents via U.S. Mail, courier, or hand delivery to the address above. Include one set of full-size plans.

You are welcome to contact me at (651) 234-7795 with questions.

Sincerely,

David Elvin, Senior Planner  
MnDOT Metro District

**Copy via E-Mail:**

Melissa Barnes, Area Engineer

Buck Craig, Permits

Jeff Rones, Design

Brian Kelly, Water Resources

Ashley Roup, Traffic

Russell Owen, Met Council

Alison Harwood, WSB

December 3, 2018

Chris Anderson  
City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303

Alison Harwood  
WSB  
540 Gateway Boulevard  
Burnsville, MN 55337

Re: Ramsey COR Alternative Urban Areawide Review Update

Dear Chris Anderson and Alison Harwood:

Thank you for the opportunity to review and comment on the Alternative Urban Areawide Review (AUAR) Update for Ramsey COR project (Project) in the city of Ramsey, Anoka County, Minnesota. The Project consists of a 369-acre mixed-use development. Regarding matters for which the Minnesota Pollution Control Agency (MPCA) has regulatory responsibility or other interests, the MPCA staff has the following comments for your consideration.

**Soil and Groundwater Contamination (Item 19)**

The AUAR Update indicates that contaminants were discovered on site 47 in the soil and soil gas at concentrations above established regulatory thresholds. Due to the potential for soil vapor migration and the presence of a residential development on the eastern third of this site, the MPCA recommends the City conduct an investigation to determine the extent and magnitude of the contamination on site 47 in the immediate future, rather than waiting until there is a proposed development as stated in the AUAR Update.

Assistance is available from the MPCA's Brownfields Program to receive necessary technical assistance in managing contamination. For some properties, special construction might be needed to prevent the further spreading of the contamination and/or prevent vapors from entering buildings or utility corridors. Information regarding the Brownfields Program can be found at: <https://www.pca.state.mn.us/waste/brownfields>. Please note that contamination that is found must be reported immediately to the state duty officer at 651-649-5451 or 800-422-0798.

**Dust, Odors, Noise (Item 24)**

This development will be subject to the state noise standards. Item 24 of the AUAR Update refers to dust, odors, and noise. Item 24.1 refers back to potential noise mitigation techniques for Blocks 28, 26, 37, and 38. Without being able to reference earlier maps and plans, the assumption is that these Blocks are the residential areas south of Bunker Lake Blvd in the Residential development area now labeled COR-4B.

December 3, 2018

Development near high-traffic areas has been expanding, along with an increase in noise complaints in residences in which mitigation techniques were not applied. The MPCA recommends that the City, as suggested in the AUAR Update, consider suggested and other ways to mitigate noise impacts in the residential portions of the COR development. For noise related questions, please contact Fawkes Steinwand at 651-757-2327 or [Fawkes.Steinwand@state.mn.us](mailto:Fawkes.Steinwand@state.mn.us).

We appreciate the opportunity to review this Project. Please be aware that this letter does not constitute approval by the MPCA of any or all elements of the Project for the purpose of pending or future permit action(s) by the MPCA. Ultimately, it is the responsibility of the Project proposer to secure any required permits and to comply with any requisite permit conditions. If you have any questions concerning our review of this AUAR Update, please contact me by email at [Karen.kromar@state.mn.us](mailto:Karen.kromar@state.mn.us) or by telephone at 651-757-2508.

Sincerely,



Karen Kromar  
Project Manager  
Environmental Review Unit  
Resource Management and Assistance Division

KK:bt

cc: Dan Card, MPCA, St. Paul  
Fawkes Steinwand, MPCA, St. Paul  
Greg Small, MPCA, St. Paul  
Teresa McDill, MPCA, St. Paul