

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MARCH 13, 2019	PROJECT ADDRESS	TBD
PROJECT. TITLE	THE SAPPHIRE		
ESCROW #			
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

The project is located within The COR, which has specific design standards relating to streetscape improvements, including sidewalk widths, boulevard widths, and boulevard plantings, which are outlined in Table 3 of the Sub-District Framework – COR1 Mixed Use Core in The COR Design Framework. Furthermore, the Design Framework also addresses street furniture, which is outlined in the Master Streetscape Plan.

We offer the following comments regarding the Architectural Plans prepared by Cole Group and dated February 8, 2019 and the Civil Plans prepared by Hakanson Anderson and dated February 28, 2019 (together, the “Plans”), as it relates to The COR Design Framework:

Architectural Site Plan:

- All sheets that show proposed improvements shall include proposed sidewalks and boulevards. Widths shall be clearly labeled for these improvements as well.

Sheet C6:

- Along Ramsey Parkway, a six (6) foot sidewalk and six (6) foot wide boulevard are required. These shall be clearly indicated and labeled on this plan sheet as well as all others that show proposed improvements.
- Per the Street Hierarchy within The COR Design Framework, Center Street is classified as a Downtown Street and thus, a ten (10) foot wide concrete sidewalk with no boulevard would be required. However, Center Street will be upgraded at some point in the future, which will likely have impacts in this area. Rather than require the sidewalk installation now, Staff is comfortable with deferring that improvement until the Center Street upgrades occur.

Sheet L1:

- Ensure that the proposed sidewalk along Ramsey Parkway aligns with existing sidewalk. It appears that a portion of it wraps around the northern edge of existing sidewalk.
- Boulevard width along Ramsey Parkway shall be six (6) feet. Adjustments are required to ensure six (6) foot width. Add label that clearly specifies boulevard width as six (6) feet.

- Sidewalk width along Ramsey Parkway shall be six (6) feet and shall be clearly labeled on the plan sheet.
- Add note of acknowledgement regarding future ten (10) foot wide concrete sidewalk with no boulevard along Center Street.
- Due to the future ten (10) foot wide sidewalk, the three (3) proposed evergreen trees shall be replaced with a deciduous species to avoid future conflicts with pedestrians. Update the Planting List.

Sheet L2:

- Boulevard trees shall have branching beginning no lower than six (6) feet above grade. Add this note to the Planting Notes.
- Add a Landscape Note that states the City requires a pre-planting meeting to review expectations for all street tree installations.
- Add note stating that any deviation from the approved Final Plant List shall require approval of the City prior to installation.
- Update Plant Schedule to indicate that shrubs shall be at least twenty-four (24) inches in height or width, depending on species characteristics, at the time of planting (this is stated in Planting Notes but the Plant List shall also be updated).
- In-ground irrigation system shall include water efficient technology such as a smart controller. This must be added to the Planting Notes.
- City requires four (4) inches of topsoil across all disturbed areas not improved with impervious surfacing, including boulevards. The City recently amended the topsoil definition to eliminate the Premium Topsoil Borrow standard and simply require a pulverized black dirt with no more than 35% sand content. Update Planting Notes accordingly.