

Highway 47 Plan

What is a Small Area Plan?

In short, it is a plan for a small area. Small area plans are detailed plans for neighborhoods or areas of the city that have similar characteristics. Small area plans go in depth about recommendations for economic development, land use, zoning, transportation, and parks and trails. Small area plans allow a community to go more in depth into recommendations for an important area than a comprehensive plan could.

Small Area Plans and the Comprehensive Plan

The City of Ramsey has dedicated time and resources to completing an effective, helpful comprehensive plan for 2040. This small area plan for Highway 47 will complement the comprehensive plan; and provide additional information, including short-term solutions and recommendations, while the comprehensive plan provides more broad and overarching techniques. The comprehensive planning process informed this small area planning process, and allowed stakeholders to provide input on both planning processes during one meeting. This helped prevent meeting fatigue from residents, and created a more effective planning process for both the Highway 47 plan and the 2040 comprehensive plan.

Purpose Statement

The purpose of the Highway 47 Plan is to create a plan for a vibrant, business-friendly, safe corridor. This plan focuses on the aesthetics of the corridor, and seeks to improve the image of the corridor. The Highway 47 corridor will not gain additional lanes, but will only see slight reconfiguration in coming years per the MnDOT.

Need

Throughout the City's comprehensive planning process, the City heard feedback and concerns from residents about the lack of investment, safety issues, and desire for an improved image along Highway 47. Highway 47 is one of the City of Ramsey's two main highways in the community. Highway 10 runs east west through the community, while Highway 47 is a main north-south route. While the majority of the land uses along the corridor are residential, there are business nodes throughout that have seen disinvestment and a desire from the community for a thriving business district.

The City seeks to position itself for future funding opportunities from local, regional, and state agencies to improve the corridor. This document shall serve as the vision and plan for the corridor.

Study Area

The Highway 47 plan encompasses the entire Highway 47 corridor within the City of Ramsey, from Bunker Lake Boulevard in the south to Ford Brook and 180th Lane NW in the north. The Highway 47 plan focuses on key areas, but hopes to improve the entire corridor.

Existing Conditions

The Highway 47 corridor is a Minnesota State Highway, which is a two-lane highway in the northern portion of the Highway and extends to a four-lane, separated highway around the Bunker Lake Boulevard intersection until Alpine Drive. The highway is separated with a median from Bunker Lake Boulevard to just north of Alpine Drive, with a few gaps to allow for turns. The Highway 47 corridor has a sound wall north of Xkimo Street running until Alpine Drive along the adjacent residential properties.

Strengths

- Highly visible to thousands of people everyday
- Major corridor in community, well-used
- Destinations near Bunker Lake Blvd
- Strong residential base for nearby commercial
- Close to parks system

Weaknesses

- Corridor feels unsafe
- Failing commercial node at 167th Ave and Highway 47
- Code enforcement issues
- Commercial spaces are surrounded by residential, low-density neighborhoods, which limits the market
- Noise along highway

Corridor Identity

Highway 47 is one corridor, yet it has more than one identity. From the south, at the intersection with Bunker Lake Blvd, it feels commercial, but as you travel north, it seems more rural, residential, and park-like. Then there are a couple more commercial nodes, and residential lots get larger the further you travel north. Redevelopment should celebrate and reinforce the character of these distinct areas.

Goals and Objectives

1. Improve the image of the corridor
2. Create a safe corridor
3. Reduce noise along the corridor
4. Create a connected corridor (parks, trails)
5. Support businesses along the corridor

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Community Participation

The City of Ramsey heard feedback from residents at comprehensive plan open houses regarding the need for planning around Highway 47. Staff then hosted two open houses/workshops dedicated specifically to the Highway 47 plan. The City also heard feedback and comments from residents and at the City of Ramsey Happy Days festivals, via email, and has introduced the plan at the City of Ramsey City Council meetings. This information was compiled, analyzed, and reframed into the goals and objectives listed below.

From these meetings, City Staff also allowed residents the opportunity to identify issues on a map of the corridor. After this exercise, Staff noticed three main areas of concern arising. The three key nodes are identified below.

Key Nodes:

1. Bunker Lake Blvd and Highway 47
 - a. Area identification
 - b. Strengths/Weakness Identification
 - c. Land Use Analysis
 - d. Traffic Analysis
 - e. Node-Specific Recommendations/Action Items
2. Elmcrest Node (167th Ave NW and Highway 47)
 - a. Area identification
 - b. Strengths/Weakness Identification
 - c. Land Use Analysis
 - d. Traffic Analysis
 - e. Node-Specific Recommendations/Action Items
3. North End (north of Green Valley Road and Highway 47, to the edge of the City)
 - a. Area identification
 - b. Strengths/Weakness Identification
 - c. Land Use Analysis
 - d. Traffic Analysis
 - e. Node-Specific Recommendations/Action Items
4. Corridor Summary
 - a. Corridor recommendations

Summary of Engagement Activities

The City hosted two Comprehensive Plan Open Houses and Highway 47 Open Houses in 2018. During that process, staff gathered feedback in a number of ways – including a mapping exercise, a dot voting exercise, and through comment cards. Staff has attempted to compile that information in the following section to solidify the feedback from residents and business owners, and hopes that their feedback is taken into account for future planning processes. The feedback from the community was instrumental in this planning process, and the City greatly appreciates and thanks the residents who were involved in the planning process.

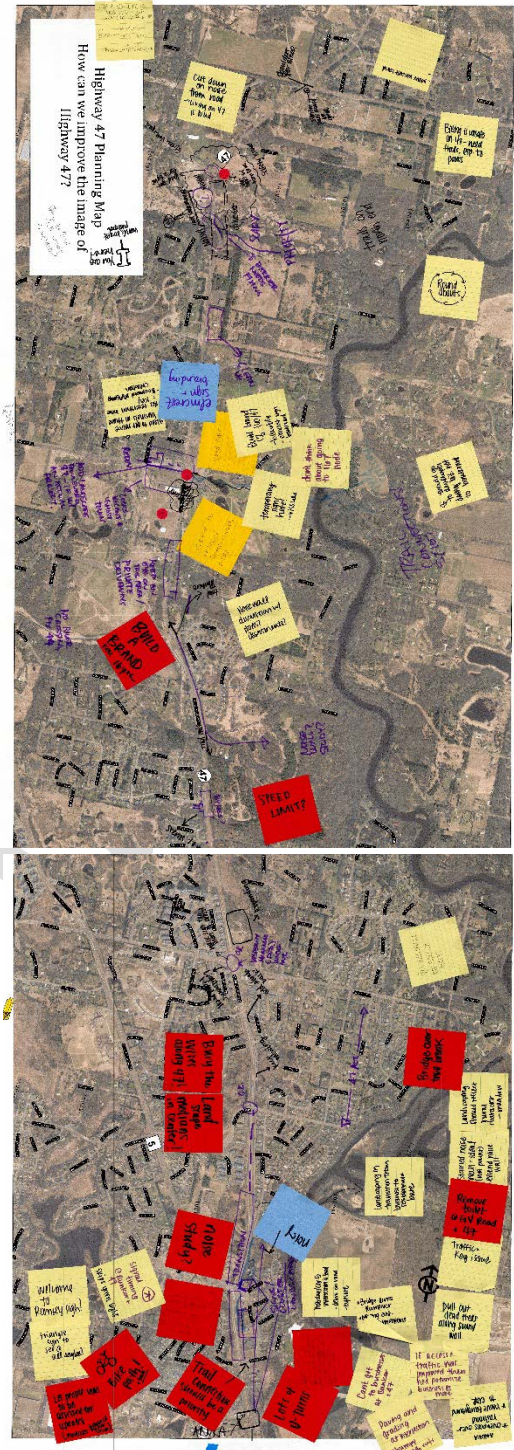
Dot Voting Exercise

Staff provided examples of different sound walls and asked residents what type of sound wall they would prefer. Overwhelmingly, residents preferred a traditional sound wall with additional landscaping. Few preferred a non-wood, designed sound wall. None preferred public art on the sound wall. Based upon this feedback, Staff has worked with the MnDOT to get additional landscaping on the sound wall which should be installed in 2019 and 2020.

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Mapping Exercise

City Staff printed a large-scale map of Highway 47 for Open Houses; instead of printing different maps for additional meetings, Staff allowed residents to layer comments on-top of one another. Staff notes that this may have influenced some residents through the planning process, but also believes that it allowed residents' voices to be heard even when they were not in attendance.



Formal Comments Received

Comment	Category	Node?
Holiday/County 5 intersection is eyesore	Aesthetics	Bunker/47
Bury the wires along Highway 47	Aesthetics	Bunker/47
Welcome to Ramsey sign [needed]	Aesthetics	Bunker/47
Beautify 167/47	Aesthetics	Elmcrest Node
Create boulevard at 167/47	Aesthetics	Elmcrest Node
167/47 strip mall looks vacant, ghost town	Aesthetics	Elmcrest Node
Triangle sign would be seen at all angles	Aesthetics	
Maintain landscaping, mow, add shrubs between Sunwood and Alpine	Aesthetics	
Mow vacant land	Aesthetics	
Overpass over railroad needed in Anoka	Anoka	
Move fairground to COR	Anoka	
Can't get to business at Bunker/47	Business Growth	Bunker/47
If access and traffic was improved, could patronize businesses more	Business Growth	Bunker/47
Build a brand at 167/47	Business Growth	Elmcrest Node
Give money to businesses/developers at 167/47, don't use public dollars for boulevards	Business Growth	Elmcrest Node
Need more businesses at 167/47 - retention is key	Business Growth	Elmcrest Node
Signage cluster at Nowthen/47	Code Enforcement	Bunker/47
Remove toilet at Green Valley Road at 47	Code Enforcement	North End
Temporary signs at 167/47 are issue	Code Enforcement	Elmcrest Node
Ken's 4x4	Code Enforcement	
Code enforcement needed along 47, especially at Green Valley at 47	Code Enforcement	
Bridge over Trott Brook	Connections	
Landscape medians in center of 47	Landscaping	Bunker/47
Landscaping in transition from business to residential is bare	Landscaping	Bunker/47
Landscape boulevard at 167/47	Landscaping	Elmcrest Node
Add landscaped boulevard at 167/47	Landscaping	Elmcrest Node
Landscaping should reflect rural character (e.g. meadow)	Landscaping	
Pull out dead trees along sound wall	Landscaping	
Residential neighborhood are loud - need noise study	Noise	Bunker/47
Stained noise wall would be ideal (not paint)	Noise	
Extend noise wall	Noise	

Formal Comments Received (Continued)

Need noise barriers for residential areas near Nowthen/47	Noise	
Noise wall study?	Noise	
Living on 47 is loud, cut down on noise	Noise	
Noise wall discussions with HOAS? Assessments?	Noise	
Let people vote to assessed for updates (increases sense of ownership)	Policy	
Alpine/47 intersection walk signal is too short to cross	Traffic Safety	Alpine/47
Alpine/47 visibility is minimal - widen intersection	Traffic Safety	Alpine/47
Lots of U turns at Bunker/47	Traffic Safety	Bunker/47
Holiday/County 5 intersection is bad	Traffic Safety	Bunker/47
Bunker/47 grading at intersection needs to be smoothed	Traffic Safety	Bunker/47
Signal timing at Bunker/47 skips green light	Traffic Safety	Bunker/47
Traffic is key issue	Traffic Safety	Bunker/47
Private driveways are unsafe	Traffic Safety	Elmcrest Node
Need signal at 167/47	Traffic Safety	Elmcrest Node
Green Valley and 47 is scary	Traffic Safety	North End
Need to relevel street - visibility poor	Traffic Safety	North End
Barrier on 47 before Green Valley Road needs fixing	Traffic Safety	North End
Get additional stop signs on Waco	Traffic Safety	
Create 2 land highway going North from Bunker Lake Road to at least the Rum River Golf Course each direction	Traffic Safety	
Speed limit [lowered on north end of 47]	Traffic Safety	
Consider roundabouts	Traffic Safety	
No river crossing	Traffic Safety	
Need bike trails and paths along Highway 47	Trails, Parks	Bunker/47
Get Elmcrest sign at 167/47	Trails, Parks	Elmcrest Node
Elmcrest Sign and branding	Trails, Parks	Elmcrest Node
Biking is unsafe on 47 - need trails, especially to parks	Trails, Parks	North End
Trails needed on north end of 47	Trails, Parks	North End
Shoulder used for bikes?	Trails, Parks	North End
Sign for park as you come south in 47	Trails, Parks	North End

Bunker and Highway 47

The Bunker Lake Boulevard and Highway 47 intersection is the southernmost major intersection in the City of Ramsey. The Bunker Lake Boulevard node contains one of the City of Ramsey's only commercial nodes, with four small strip malls. The southwestern corner of this intersection belongs to the City of Anoka, which makes it difficult for residents to determine where the City of Ramsey boundaries are. This node faces economic development, traffic, safety, and access concerns.

Strengths

- Heavily trafficked corridor
- Existing commercial base
- Strong residential base
- Reinvestment in area seen with new signage and maintenance of businesses
- Room to grow on vacant land

Weaknesses

- Difficult to access businesses
- Unattractive area
- Difficult to walk, cross street
- Area feels unsafe
- Code enforcement needed with temporary signage
- Lots of traffic, traffic delays
- A few vacant storefronts
- Difficult to tell if in Ramsey or in Anoka

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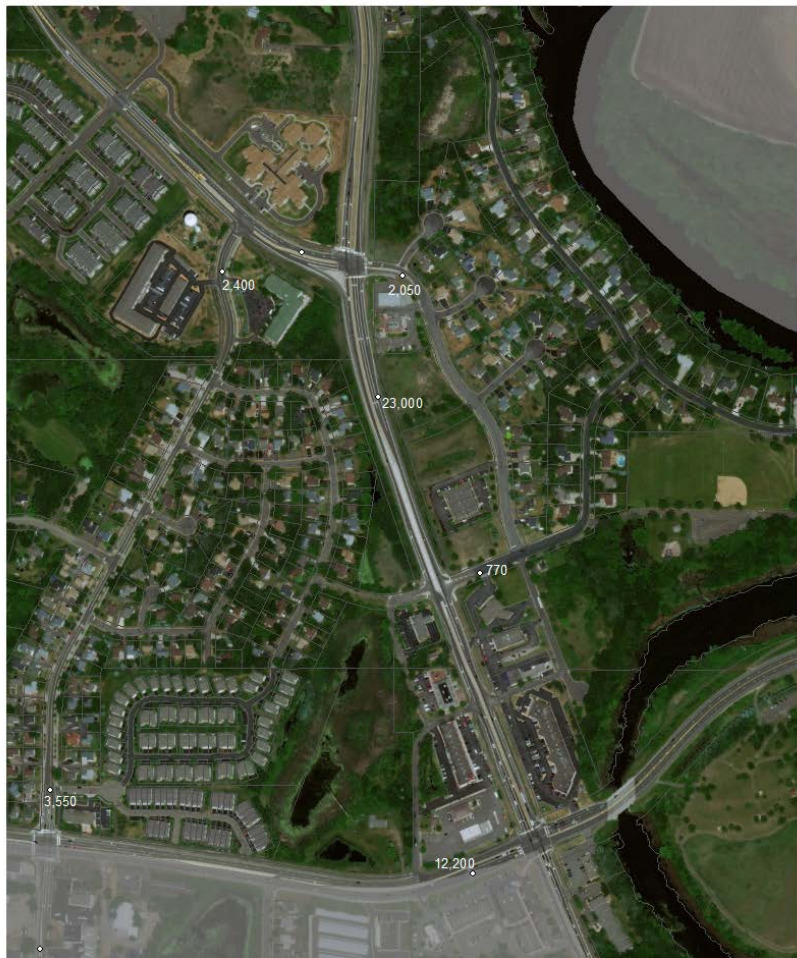
Community Input

Comment	Category	Node
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Bury the wires along Highway 47	Aesthetics	Bunker/47
Welcome to Ramsey sign [needed]	Aesthetics	Bunker/47
Can't get to business at Bunker/47	Business Growth	Bunker/47
If access and traffic was improved, could patronize businesses more	Business Growth	Bunker/47
Signage cluster at Nowthen/47	Code Enforcement	Bunker/47
Landscape medians in center of 47	Landscaping	Bunker/47
Landscaping in transition from business to residential is bare	Landscaping	Bunker/47
Residential neighborhood are loud - need noise study	Noise	Bunker/47
Lots of U-turns at Bunker/47	Traffic Safety	Bunker/47
Holiday/County 5 intersection is bad	Traffic Safety	Bunker/47
Bunker/47 grading at intersection needs to be smoothed	Traffic Safety	Bunker/47
Signal timing at Bunker/47 skips green light	Traffic Safety	Bunker/47
Traffic is key issue	Traffic Safety	Bunker/47
Need bike trails and paths along Highway 47	Trails, Parks	Bunker/47

Traffic Analysis

Traffic issues were the number one comment received about the issues facing this node. Residents see this intersection as unsafe, busy, congested, and stated that it was difficult to access businesses in this area. During numerous visits to this space, both on foot and in a vehicle, it was found to be difficult to access businesses if you had never visited the intersection before. Google Maps takes backroads into the businesses, and vehicles rely on U-turns to turn into businesses. Moreover, walking this area as a pedestrian feels unsafe, as the sidewalk abuts the area of the U-turns on the northwest corner of the Bunker/Highway 47 intersection. The striping is minimal in the crosswalks, which makes the pedestrian feel out of place.

The MnDOT estimates that in 2017, Highway 47 saw 23,000 average daily trips and that Bunker Lake Boulevard saw just over 12,000 average daily trips. These trips represent potential customers of businesses at this node. Imagine the revenue the businesses at this node could see if those drivers could easily visit their businesses.

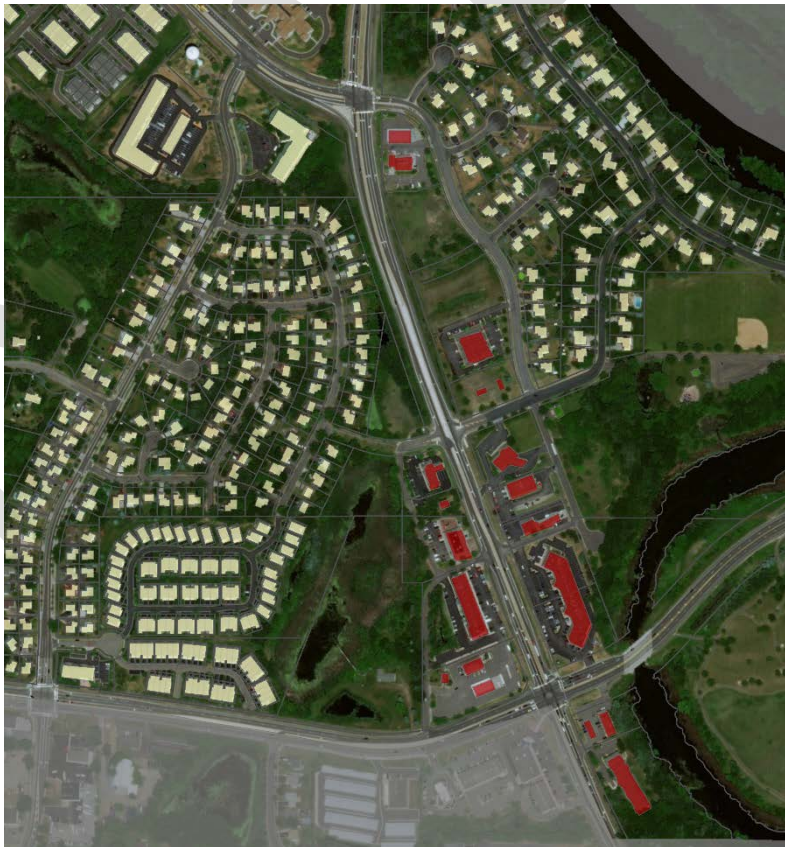


Land Use Analysis

All land directly abutting Highway 47 in this node is commercial, with residential properties surrounding. Residential properties range from low to high density residential. Two parks are located near this node, Rivers Bend Park and Flintwood Terrace Park, though signage and connection to these parks is severely lacking from Highway 47 and Bunker Lake Boulevard.

The lack of pedestrian traffic in the area shows that residents who live near these commercial amenities only access the businesses via vehicle traffic. During site visits, there were few pedestrians observed, and there were never bicyclists observed using this intersection or visiting the businesses.

The map below shows the land uses of parcels in the node, commercial lines Highway 47 and the Bunker Lake Boulevard intersection, while the rest of the land uses are strictly residential or parks. The two parks in the area, Rivers' Bend Park and Flintwood Terrace Park, are accessible via trails. The Rivers' Bend Park trails align with the sidewalks along Highway 47, which front all the businesses in this node within the City of Ramsey. The City of Anoka does not have trails/sidewalks in front of their businesses in the southwest corner of this intersection. The City of Ramsey will continue to advocate for sidewalks in this area to the City of Anoka.



Other Identified Issues

Residents specifically identified the following issues related to this node:

- Medians should be landscaped
- Residential neighborhoods nearby are loud
- Landscaping needed to transition from business/commercial to residential
- Signage clusters in right-of-way
- Neon signs are eyesore
- Difficult to visit businesses
- Wires along Highway 47 should be buried
- Need a welcome to the City of Ramsey sign
- Intersection is bumpy
- Signal timing at Bunker/47 skips green light
- Need bike paths
- Lack of crosswalks

Code Enforcement Concerns [Short-Term Improvements]

- Neon signs along intersection
- Signs in right-of-way



Node-Specific Recommendations & Action Items	
Ongoing	Finalize MnDOT Landscaping Program along noise wall <i>Action Item:</i> Continue to be involved with Landscaping Program that ran parallel to this Plan
Ongoing	Fill vacant storefronts <i>Action Items:</i> Inform businesses about opportunities to lease space on Highway 47 in currently vacant storefronts
Short-Term	Follow up on resident comments about signal issues at intersection <i>Action Item:</i> Inform MnDOT that signals appear to skip certain left turn lights
Short-Term	Improve image of area through Code Enforcement Program <i>Action Item:</i> Follow up on specific complaints through Code Enforcement Program <i>Action Item:</i> Work with Public Works Department to remove any signage in right-of-way that reduces visibility
Short-Term	Fix crumbling pavement <i>Action Item:</i> Survey area in the spring for potholes and follow up with proper jurisdictions or companies to correct issues
Medium-Term	Advocate for noise wall for residential properties on Xkimo St NW <i>Action Item:</i> Work with the City of Ramsey Engineering Department to study noise wall in this location
Medium-Term	Utilize old Town Hall site <i>Action Item:</i> Determine vision for site and obtain user
Long-Term	Work with MnDOT on intersection redesign <i>Action Item:</i> Push for restriping of crosswalks and curbing to designate pedestrian area from vehicular area <i>Action Item:</i> Once intersection realignment is designed, purchase new City of Ramsey gateway sign for entrance monument on northwest corner of Bunker Lake Boulevard and Highway 47 (Speedway site) <i>Action Item:</i> During intersection redesign, push for permissive left turn arrows <i>Action Item:</i> During intersection redesign, push for sidewalks in Anoka connecting to district

Preferred Signage Option

The City of Ramsey had a monument sign on the northwest corner of Bunker Lake Boulevard and Highway 47 that was destroyed during a car accident. The City seeks to replace this sign, and the City Council has weighed in on their preferred alternative. The City will replace this sign once the alignment and design for the intersection is finalized with MnDOT, so the City can ensure the sign will not need to be moved again. The sign will match the colors of City Hall and include the City logo.



Sign Location:



BANNER POLE LOCATIONS COULD BE PLACED:
1. BUNKER LAKE BLVD MEDIAN
2. ST. FRANCIS BLVD MEDIAN
3. BEHIND MONUMENT SIGN



CITY OF RAMSEY KEY NODES AND STREETScape GUIDE
St Francis and Bunker Lake Blvd

Elmcrest District

The Elmcrest District was previously known as the 167th/47 Node. Located at the intersection of 167th Avenue NW and Highway 47, the node is mostly commercial, but abuts one of the City of Ramsey's largest and most active parks, Elmcrest Park. The rebranding of this area as the Elmcrest District attempts to bring a new energy to this failing commercial node in hopes of attracting those visiting Elmcrest Park, which includes many individuals from outside the City of Ramsey for athletic events and competitions.

Strengths

- Room to develop/redevelop
- Proximity to Elmcrest Park
- Significant green space
- Commercial anchors in place (gun range, golf course/restaurant)
- Proximity to residential
- Visible to residential units on way to work, on way home from other destinations

Weaknesses

- Failing, vacant commercial buildings
- Lack of visibility
- Not a destination for majority of residents
- Lack of signage and branding for area

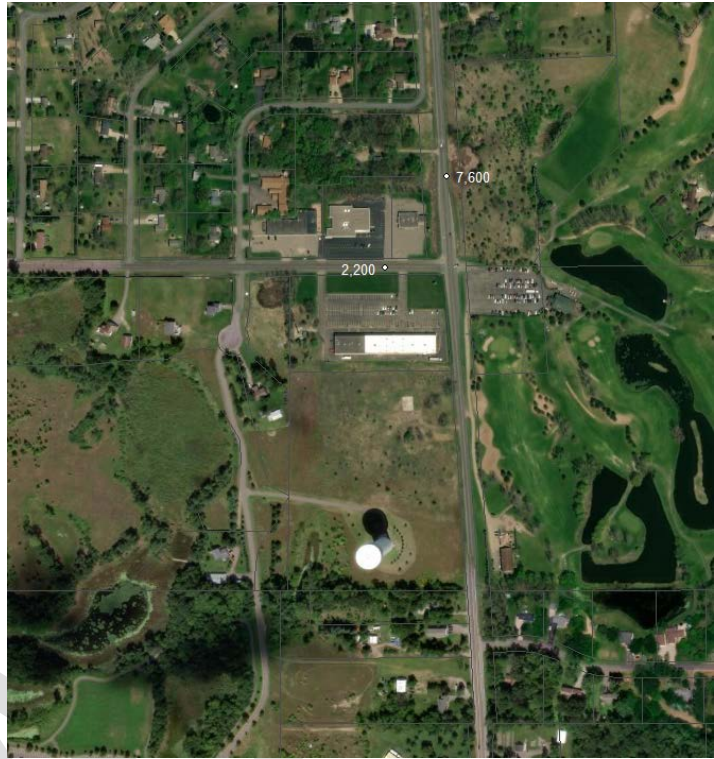
Community Input

Comment	Category	Node
Beautify 167/47	Aesthetics	Elmcrest Node
Create boulevard at 167/47	Aesthetics	Elmcrest Node
167/47 strip mall looks vacant, ghost town	Aesthetics	Elmcrest Node
Build a brand at 167/47	Business Growth	Elmcrest Node
Give money to businesses/developers at 167/47, don't use public dollars for boulevards	Business Growth	Elmcrest Node
Need more businesses at 167/47 - retention is key	Business Growth	Elmcrest Node
Temporary signs at 167/47 are issue	Code Enforcement	Elmcrest Node
Landscape boulevard at 167/47	Landscaping	Elmcrest Node
Add landscaped boulevard at 167/47	Landscaping	Elmcrest Node
Private driveways are unsafe	Traffic Safety	Elmcrest Node
Need signal at 167/47	Traffic Safety	Elmcrest Node
Get Elmcrest sign at 167/47	Trails, Parks	Elmcrest Node
Elmcrest Sign and branding	Trails, Parks	Elmcrest Node

Traffic Analysis

The number of trips on this part of Highway 47 is significantly lower than those seen at the Bunker Lake Blvd and Highway 47 node.

According to the MnDOT, there are approximately 7,600 average daily trips on Highway 47 just north of 167th Avenue, and approximately 2,200 trips on 167th Avenue. These trips represent residents of the City of Ramsey, as well as residents of the City of Nowthen, and likely others. These trips also represent potential clients and customers for the businesses in the area, which do not appear to be pulling many passersby into their businesses.



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Land Use Analysis

This area is largely commercial, surrounded by residential. A recent land use change was seen at the northwest corner of the 167th Avenue and Highway 47 intersection, as a vacant bank building, that had been vacant for some time, was purchased by a religious institution. The religious institution received a Conditional Use Permit from the City of Ramsey City Council in late 2018. There is also a religious institution, Hope Fellowship, in the strip mall across the street, on the southwest side of the intersection, though that building is designated as commercial due to its other uses – a Domino's Pizza store, Fairway Liquors, Anytime Fitness, and an insurance office.

This area has adequate green space from the water tower, Elmcrest Park, and Rum River Hills Golf Course. While the park represents more permanent green space, the areas around the water tower and golf course are potential areas for a residential subdivision and significant development.



Node-Specific Recommendations & Action Items	
Ongoing	Maintain relationships with business owners <i>Action Item:</i> Plan a district-specific networking event for local business owners and City Staff and Officials
Short-Term	Support business development in this area <i>Action Item:</i> Support liquor license renewal for Rum River Hills Golf Course and McDuff's
Short-Term	Improve image of area through Code Enforcement Program <i>Action Item:</i> Follow up on specific complaints through Code Enforcement Program
Short-Term	Fix crumbling pavement <i>Action Item:</i> Survey area in the spring for potholes and follow up with proper jurisdictions or companies to correct issues
Medium-Term	Consider alternative signage requirements for this district <i>Action Item:</i> Bring forward discussion to City Council to allow businesses in this struggling district additional signage for more visibility
Medium-Term	Brand district "Elmcrest District" <i>Action Item:</i> Work with Parks and Recreation Department to determine best way to sign the intersection to direct residents to Elmcrest Park; purchase and install signage <i>Action Item:</i> Finalize streetscape design standards
Long-Term	Consider high quality amenities, design, open space requirements and signage for possible residential developments <i>Action Item:</i> Push for open space requirements, additional plantings, and high quality design if area around water tower or golf course develops

The North End

The North End of Highway 47 is the most rural, and residential, section of Highway 47. The northern end of Highway 47 touches the City of Nowthen, and is identified easily by the winding sections of Highway, large lot residential development, and rural feel. The North End district has larger lots on private well and septic systems, and is largely residential. There is one institutional use in this district, the Cross of Hope Lutheran Church on 179th Lane. Green Valley Greenhouse is the closest commercial operation, west on Green Valley Road.

Strengths

- Strong rural character
- Significant land
- Strong natural features, including proximity to Ford Brook and heavily wooded areas
- Green space

Weaknesses

- Lack of services
- Curves in road reduce visibility, feel unsafe
- Difficult to tell when you leave/exit City of Ramsey
- Code enforcement concerns

Community Input

During the Comprehensive Plan open houses and the Highway 47 Open Houses, Staff received the following comments.

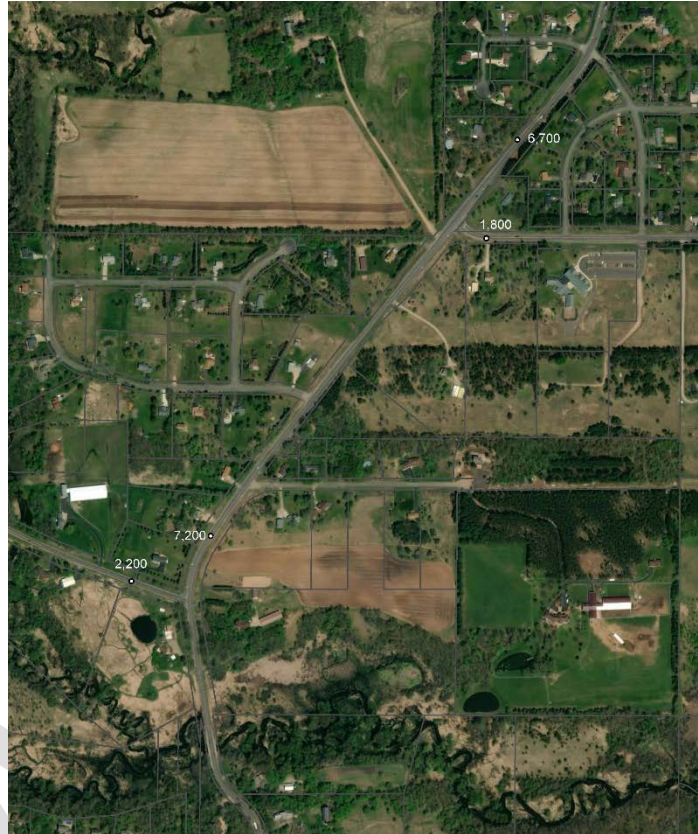
Comment	Category	Node
Remove toilet at Green Valley Road at 47	Code Enforcement	North End
Green Valley and 47 is scary	Traffic Safety	North End
Need to relevel street - visibility poor*	Traffic Safety	North End
Barrier on 47 before Green Valley Road needs fixing	Traffic Safety	North End
Biking is unsafe on 47 - need trails, especially to parks	Trails, Parks	North End
Trails needed on north end of 47	Trails, Parks	North End
Shoulder used for bikes?	Trails, Parks	North End
Sign for park as you come south in 47	Trails, Parks	North End

*Staff has followed up on this comment with Engineer

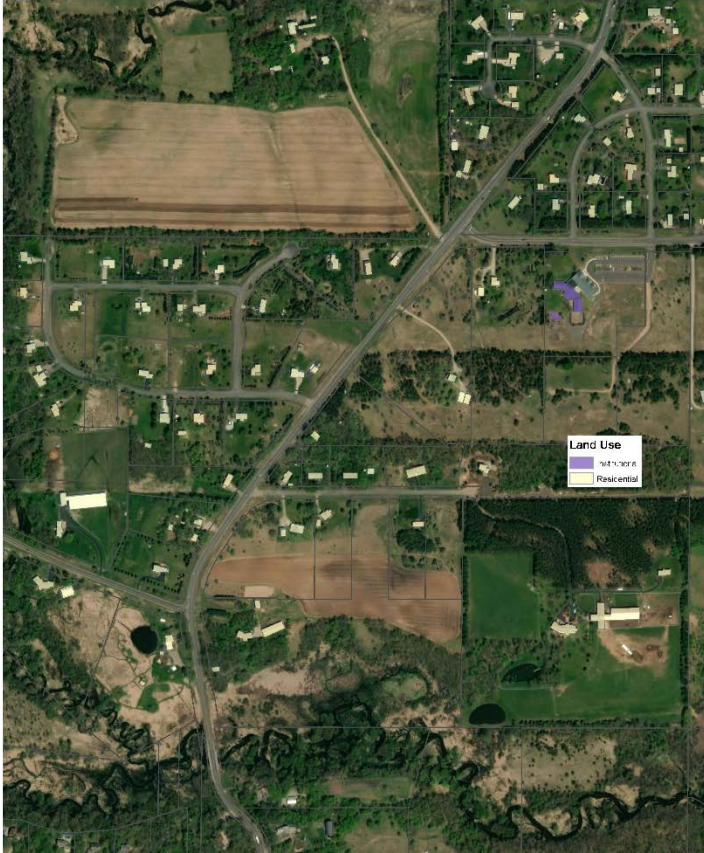
Traffic Analysis

The number of trips on this part of Highway 47 is the lowest on the corridor. The number of trips lowers from the 7,600 at the Elmcrest District to 7,200 just north of Green Valley Road and 6,700 towards the north boundary of the City.

These trips represent residents of the City of Ramsey, as well as residents of the City of Nowthen, which likely represent a large majority of the 6,700 daily trips that travel out of the City of Ramsey north. From this, it is logical to assume that at least 3,000 cars use Highway 47 to commute south through the City of Ramsey, but do not live in the City of Ramsey. These trips represent potential customers for businesses along Highway 47.



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Land Use Analysis

This area is almost entirely large lot residential, with one institutional use. The City of Ramsey recently approved a horse farm in the northwest corner of the district that trains children on different types of riding, which includes multiple riding arenas and larger events throughout the year. This has the possibility to increase the traffic and intensity of the uses in the area, though the City does still designate it as a rural and agricultural-type use. This area represents the rural character of the City of Ramsey.

Node-Specific Recommendations & Action Items	
Short-Term	<p>Improve image of area through Code Enforcement Program</p> <p><i>Action Item:</i> Follow up on specific complaints through Code Enforcement Program</p>
Medium-Term	<p>Improve safety of road</p> <p><i>Action Item:</i> Work with MnDOT to improve barriers on curved road sections</p> <p><i>Action Item:</i> Urge MnDOT to study safety of corridor and curved road sections</p>
Long-Term	<p>Maintain rural character while supporting essential services</p> <p><i>Action Item:</i> Push for continued rural character of the area as applications come forward for new development</p>

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Summary

The City of Ramsey seeks to improve the image and feel of the Highway 47 Corridor. Residents and business owner’s feedback was instrumental in shaping this plan, which will impact land use and policy decision for coming years. Within each node, specific recommendations and action items will guide City Staff’s work.

Below are general recommendations and action items that relate to the entire corridor.

Recommendations & Action Items	
Ongoing	Improve image of area through Code Enforcement Program <i>Action Item:</i> Follow up on specific complaints through Code Enforcement Program
Ongoing	Create relationships with business owners along the corridor to ensure that the City can promote and improve the business community <i>Action Item:</i> Hold business visits at businesses along Highway 47
Ongoing	Finalize Landscape program with MnDOT
Medium-Term	Improve safety of road <i>Action Item:</i> Work with MnDOT to study safety of corridor <i>Action Item:</i> Work with MnDOT through corridor and intersection redesigns
Long-Term	Maintain rural character while supporting urban growth where appropriate

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