

CAPSTONE

— H O M E S —

January 21, 2020

Tim Gladhill
Deputy City Administrator
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Road Connection to North Fork

Dear Tim –

Thank you for bringing to our attention last week that the City would like the developer to consider revising the Riverstone Preliminary Plat to include a through street to the proposed new North Fork neighborhood to the west.

After careful consideration, we do not feel the change would benefit Riverstone or North Fork for the following reasons:

- Both neighborhoods flow well without the connection.
- It would benefit very few homeowners in either neighborhood to provide access to Alpine.
- Both neighborhoods offer a unique setting, adding a connection would minimize that uniqueness.
- The Developer would be willing to provide a sidewalk connection in the location where the utilities will be extended as highlighted below. This will not significantly impact the current design of the neighborhood.
- Finally, the road layout was previously approved as it stands today. This consideration was not a contingency of the previously approved Riverstone Preliminary Plat.

As we've mentioned previously, we are grateful to the City of Ramsey for its continued partnership with Capstone Homes to bring high quality housing to the residents for Ramsey.

Regards,

Heather Lorch

Heather Lorch
Land Manager

