

**Meeting Date:** 10/14/2021

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

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**Information**

**Title:**

Recommend Park Dedication for Trott Brook Crossing

**Purpose/Background:**

**Purpose**

The purpose of this case is to affirm the Park Dedication recommendation made by consensus in May of 2020 for an approximate 270 lot residential subdivision that includes multiple parcels generally located west of Nowthen Blvd, east of Variolite Street, south of 175th Avenue and north of Trott Brook (previously known as the Makowsky property).

The Preliminary Plat application has been filed with the City, and this Park Dedication and Trail Fee recommendation from the Commission at this time, will aid Staff and the Developer in forwarding the Preliminary Plat to City Council for consideration.

Last year the Planning Commission, Park and Recreation Commission, and City Council, together with public comment provided feedback on a proposed subdivision that was very similar to the attached sketch plan (though now has fewer lots). The Park Dedication and Trail Fee recommendation below, though more specific, is nearly identical to what was outlined in 2020 and is consistent with the 2040 Comprehensive Plan, and desired trail connections to the Circle of Ramsey Greenway, as well as trail connections to the existing neighborhood to the South.

The City of Ramsey has projected the need for a future Community Park #6 in this area, north of Trott Brook for decades, and more recently as part of the 2040 Comprehensive Plan. A Community Park is generally defined as a large park space with a variety of attractions, often with unique aspects and a park that serves multiple neighborhoods and that is also a destination. The Applicant has proposed a park in the northeast portion of the site which includes 13 acres of upland area with space for two flex fields, and the existing farmstead. Over the years the City has received a number of observations from the Brookfield neighborhood regarding the lack of park and recreation space in that neighborhood immediately south of the project site. The proposed park within the Trott Brook Crossings will serve the park and recreation needs for this new neighborhood (and the Hunt property development to the north)—and connection via a pedestrian bridge over the brook would also serve the needs of the neighborhood to the south—as well providing improved trail access to the larger city-wide trail system in this north-central area of Ramsey.

**Notification:**

Notifications of this proposal were sent via Standard US Mail to Property Owners in 2020 within 700 feet of the Subject Property, as reflected by Anoka County Property Records. A notice was also published in the Anoka Union Herald, the City's Official newspaper. The City also sent an invitation for an online open house hosted before the April 2020 Planning Commission Meeting. Upon Preliminary Plat submittal, additional public notices will be made.

**Observations/Alternatives:**

### **Observations and general declarations**

The Plat is 200.5 acres and if Park Dedication would be satisfied by all land dedication, would equate to 20.05 acres. The Plat is proposed to consist of 270 lots and if Park Dedication would be satisfied solely by cash, it would be in the amount of \$3,500 per dwelling unit (the 2021 rate), or \$945,000. Trail Fees are \$1,000 per dwelling unit (the 2021 rate), or \$270,000.

The Developer and the City agree that Park Dedication and Trail Fees for the proposed Trott Brook Crossing shall be best satisfied by a combination of land, cash and credit for certain park and trail improvements. This proposed combination and calculation is as follows:

#### **Acres of credit eligible land for Park Dedication**

10.79 acres of fully usable land are proposed to be dedicated for park, and 4.31 acres encumbered by the overhead electric transmission lines and tower are to be credited at 50% or the equivalent of 2.15 acres for a total of 12.95 acres. (The partial land credit, based upon discussion by the Park & Recreation Commission in 2020, referenced above.)

12.95 acres satisfy 65% (\$614,250) of the Park Dedication due, leaving 35% to be satisfied by a cash contribution (\$330,750). Staff proposes that the full Park Dedication cash amount in effect at the time of platting be collected on the last 35 lots platted, with the first 175 lots platted considered satisfied. (The alternative and customary manner would be to require 35% of the cash contribution on each lot platted for each phase.) Park fee to be satisfied via cash contribution would be \$330,750 (2021 rate).

#### **Trail Fees**

The Developer will be constructing 2,820 of bituminous trail in the appropriate phase of the subdivision, this shall be credited at \$25 per lineal foot or \$70,500. The Developer will be constructing 160' feet of boardwalk installed on mud pans at \$185 per lineal foot, and accordingly \$29,600 shall be credited against Trail Fees owed. The Developer shall also be constructing 40' feet of floating boardwalk (bridge) anchored by 4" galvanized spuds at \$400 per foot, and accordingly \$16,000 shall also be credited against Trail Fees owed.

The total of credit against Trail Fees for the bituminous trail and boardwalk is \$116,100, leaving 57% of Trail Fees to be satisfied by a cash contribution of the rate at the time of platting each lot. Trail fee to be satisfied via cash contribution would be \$153,900 (2021 rate).

#### **Observations continued**

The aforementioned prediction for the need for a 6th community park in this area of north/central Ramsey had much to do with serving the anticipated *numbers* of new residents and their need for recreation space in this area, north and near Trott Brook. The proposed park with various amenities like the athletic fields, trails, playground, shelter, restroom etc, will fulfill that need.

Also over the same decade(s) of envisioning the need for a 6th community park to support more residential growth, Ramsey residents have continually expressed a lament that the community is losing its rural character. The opportunity to 'save' the existing farmstead instead of demolishing the century-old structure's represents a symbolic preservation of Ramsey's past culture or heritage. However, more valuable yet, will be the adaptive reuse of these same wood buildings and barn for public use. The opportunities are many, and align with the communities top refrain (from the 2040 Comprehensive Plan) to 'balance urban growth while preserving our rural character'. The farmstead park may include community gardens, a cooperative style CSA (community supported agriculture), a charming backdrop for photos, and certainly many opportunities for public use of the buildings like the existing farm house for rentals. As a point of reference, Elmcrest Park's building in one month this summer generated \$2,400 in rental revenue. The farmstead park, with a renovated barn for large receptions and gatherings would easily quadruple that amount. The farmstead would also lend itself well as the site for a Fall Heritage type festival in addition to weekly Farmer's Market. (For all of the above reasons, staff is proposing using the working name of 'Heritage Farm' as a descriptive, working title for the proposed park.)

Upon the Commissions recommendation to City Council on the Park Dedication for Trott Brook

Crossings, staff will continue to refine concept plans leading up, and including the Final Platting timelines and processes.

**Funding Source:**

The Applicant is responsible for all costs associated with review. Park and trail fees, required for any residential subdivision may be credited to certain improvements, in different phases of the project. Cash Park Dedication and Trail Fees will be held in the Park Trust Fund, and are understood to be used primarily for the future development of the community park discussed for this subdivision.

**Recommendation:**

Staff recommends that Park Dedication and Trail Fees be satisfied as follows:

**Park Dedication** —That, 10.79 acres of fully usable land are proposed to be dedicated for park, and 4.31 acres encumbered by the overhead electric transmission lines and tower are to be credited at 50% or the equivalent of 2.15 acres for a total of 12.95 acres of upland.

And that, 12.95 acres satisfy 65% (\$614,250) of the Park Dedication due, leaving 35% to be satisfied by a cash contribution (\$330,750), with the full Park Dedication cash amount in effect at the time of platting be collected on the last 35 lots platted, with the first 175 lots platted considered satisfied. Park fee to be satisfied via cash contribution would be \$330,750 (2021 rate).

**Trail Fees**—The Developer shall construct 2,820 of bituminous trail in the appropriate phase of the subdivision, which will be credited at \$25 per lineal foot or \$70,500. The Developer will be constructing 160’ feet of boardwalk installed on mud pans at \$185 per lineal foot, and accordingly \$29,600 shall be credited against Trail Fees owed. The Developer shall also be constructing 40’ feet of floating boardwalk (bridge) anchored by 4” galvanized spuds at \$400 per foot, and accordingly \$16,000 shall also be credited against Trail Fees owed.

The total of credit against Trail Fees for the bituminous trail and boardwalk is \$116,100, leaving 57% of Trail Fees to be satisfied by a cash contribution of the rate at the time of platting each lot. Trail Fee to be satisfied via cash contribution would be \$153,900 (2021 rate).

**Action:**

Motion to recommend to City Council that Park Dedication and Trail Fees for the Trott Brook Crossing shall be satisfied by a combination of land, cash, and credit for certain park and trail improvements as specified within this case.

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**Attachments**

[Site Location Map](#)

[Site Plan](#)

[Park Area Exhibit](#)

[Map](#)

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Grant Riemer	MaryJo Warner	10/08/2021 10:30 AM
Mark Riverblood (Originator)	Mark Riverblood	10/08/2021 10:50 AM
Grant Riemer	Grant Riemer	10/08/2021 10:55 AM
Bruce Westby	Bruce Westby	10/08/2021 01:09 PM
Form Started By: Mark Riverblood		Started On: 10/07/2021 10:41 AM

