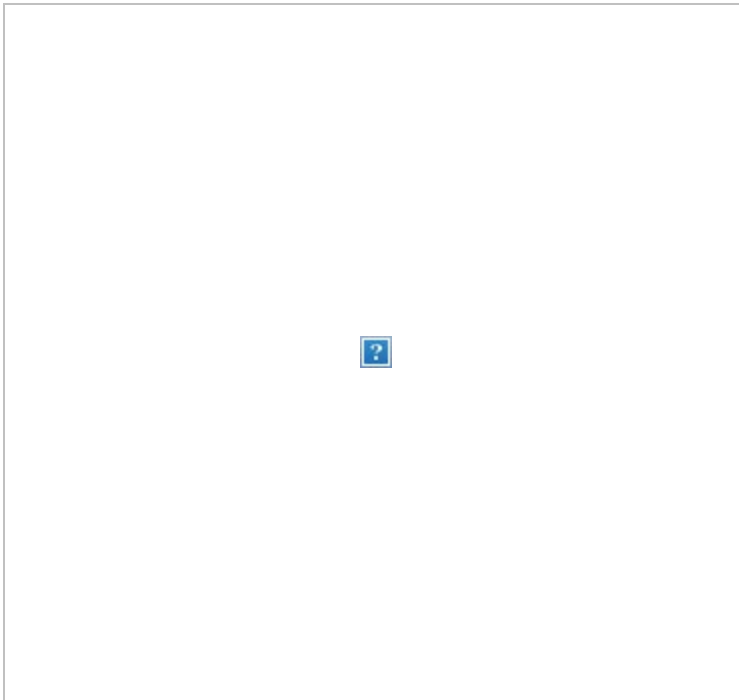


From: [Chloe McGuire Brigl](#)
To: [Richardx.Bailey](#)
Cc: "rjeo13@gmail.com"; [Ted Blakley](#); [Tim Gladhill](#)
Subject: RE: [EXTERNAL] RE: Project 20-117
Date: Monday, March 22, 2021 1:24:26 PM
Attachments: [image004.png](#)
[image001.jpg](#)
[image003.png](#)

I've cc'd Tim Gladhill, Deputy City Administrator, to see what that process would be to request it from the City Council or see if it's in any of our current plans!
The good news is that the noise wall should cover your homes, it will extend along the blue property line on the west along 47, which extends a bit north of your homes. However, I do understand having it the full length of 47 would help as well.



From: Richardx.Bailey <Richardx.Bailey@target.com>
Sent: Monday, March 22, 2021 1:13 PM
To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>; Ted Blakley <tblakley7@hotmail.com>; Richardx.Bailey <Richardx.Bailey@target.com>
Subject: RE: [EXTERNAL] RE: Project 20-117

Thanks Chloe,

What would be the process to request the city continue the noise barrier from the edge of the property line to where the existing noise barrier is [I believe it's about a block further up 47]? The reason I ask is we've continued to experience a significant amount of road noise since the Stoney River facility was built up across 47 [assuming due to reverberation], so would like to request the city take the opportunity to improve this too.

Thank you~

From: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>

Sent: Monday, March 22, 2021 10:46 AM

To: Richardx.Bailey <Richardx.Bailey@target.com>

Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>; Ted Blakley <tblakley7@hotmail.com>

Subject: RE: [EXTERNAL] RE: Project 20-117

Great question –

We will require it be the same treatment, height, and size as the adjacent noise wall to the north so it will look consistent to the adjacent properties. The noise wall adjacent to this project measures at: approximately 69” tall posts, with 6 foot long sections of 3 inch deep panels. It will extend to the edge of the property line for this project (we can't require that they build outside the property lines).

Best,

Chloe

From: Richardx.Bailey <Richardx.Bailey@target.com>

Sent: Monday, March 22, 2021 10:40 AM

To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>

Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>; Ted Blakley <tblakley7@hotmail.com>; Richardx.Bailey <Richardx.Bailey@target.com>

Subject: RE: [EXTERNAL] RE: Project 20-117

Thanks Chloe! One added question regarding the noise barrier- has the height/length/type been shared yet? I'm assuming it will extend further north along 47 beyond just where the new homes will be built, but wanted to confirm too. [I'm cc'ing my neighbor Ted whose property is directly next to the new builds as well].

Thanks!

From: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>

Sent: Monday, March 22, 2021 10:36 AM

To: Richardx.Bailey <Richardx.Bailey@target.com>

Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>

Subject: RE: [EXTERNAL] RE: Project 20-117

Hi Rick –

Thanks for reaching out, and good timing. Tomorrow night, the development agreement for this project is slated to be approved by the City Council. This agreement gives the City an assurance that the project will be completed to City standards, and we hold a financial security to ensure that. After that is approved, our Engineering Team holds an internal pre-construction meeting to talk through some of the items you've noted below.

I've cc'd our City Engineer, Bruce Westby, on this email, who hosts those meetings for the City.

I will work to get some preliminary answers to your questions, and then after our pre-construction meeting, we will have more firm answers for you.

Thanks,

Chloe

From: Richardx.Bailey <Richardx.Bailey@target.com>

Sent: Monday, March 22, 2021 10:02 AM

To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>

Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Richardx.Bailey <Richardx.Bailey@target.com>

Subject: RE: [EXTERNAL] RE: Project 20-117

Hi Chloe,

I hope you're doing well! I was wondering if you could provide an overall update regarding the below project. I also am wondering specifically regarding:

- Expected start date/duration
- Anticipated hours/days of work— I wanted to make sure with the nice weather there is some balance so we're not hearing construction early in the morning until late at night.
- Sequence of activity if able [one house @ a time, or all three @ once, when is the Noise Barrier going in etc]
- How traffic/congestion within the cul de sac will be handled during construction, or will construction vehicles be able to park on the CTY 47 side vs. within the cul de sac?

Thanks!

From: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>

Sent: Wednesday, July 8, 2020 8:21 AM

To: Richardx.Bailey <Richardx.Bailey@target.com>

Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>

Subject: [EXTERNAL] RE: Project 20-117

This Rick –

Thanks for your email. There is an agenda item for this project [here](#), which you may find helpful. It answers a lot of your questions. But I'll also answer them specifically below.

- **Noise:** Staff has recommended a noise barrier along 47 included in the next step.
- **Traffic:** I will request that something is considered to this end with the preliminary plat submittal. Likely this number of homes is not enough to trigger a traffic study, but we could request a stacking diagram to ensure that the cul-de-sac functions properly. Staff has recommended a reduction in the number of homes from 4 to 3, which may help alleviate some of your concerns in terms of morning traffic.
- **Home Type:** Proposed at this time are 4 detached villa (single family) patio homes. The grading plan isn't completed yet, but the engineer for the project indicated that it is likely one or two of the homes will have basements to help accommodate the sloping onsite. The homes will be held to the same standards as a home like yours in terms of height, building materials, etc. These are not multi-unit properties – but instead single family homes on slightly smaller lots.
- **Is the final review/approval something that citizens have a vote regarding:** Short answer is no. Development projects like this are reviewed by Staff, then they are reviewed by the Planning Commission (Thursday's meeting) who makes a recommendation to the City Council. The City Council makes the final decision. For a project like this where the zoning isn't changing, if the project meets all of our standards, we approve it. This site is zoned for R-2 residential and guided for Medium Density Residential (4-7 units per acre) which is typically attached townhomes or detached villas.
- **Is this city owned property or privately held:** Privately held.
- **What is the timing of the development:** We are in the first stage of the project, and the project has no approvals yet. Land is subdivided through a three step process:
 1. Sketch Plan (this step) – high level drawing so the City can identify red flags, and

note items that should be included in the full plan set submitted in the next step. So far, the items Staff has identified are noise, as you noted, as well as a recommendation to reduce the number of lots onsite from 4 to 3 to better match the neighborhood.

2. Preliminary Plat – engineering plans
3. Final Plat – construction documents and legal agreements

Best,
Chloe



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Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

From: Richardx.Bailey <Richardx.Bailey@target.com>

Sent: Monday, July 6, 2020 4:26 PM

To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>

Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>

Subject: Project 20-117

Hi Chloe,

My name is Rick Bailey, and I live @ 5021 Xkimo Ct. Nw. We received the notice of the sketch plan application for Project #20-117 in our cul-de-sac, and had a few questions/concerns I'm hoping you can assist with.

The biggest question/concern around the project for us is a potential increase to an already problematic noise level. Since the building of Stoney River across County 47 (which seems to deflect traffic noise in our direction), coupled with a noticeable increase in traffic in general, noise volumes are already undesirably high. The only noise buffer we have between us and 47 are the woods on the property being discussed for development. Regarding this, could there be included a requirement of any developer to preserve some of the woods as well as have them be responsible for building a high quality noise barrier, similar to what exists farther up 47 towards Alpine? I'm hoping something of this nature would both help control the noise issue as well as preserving a balance of urban and rural/nature that Ramsey values.

A second question/concern, would be around the increase in traffic. Xkimo St., which we intersect with, has a particularly high level of traffic given the presence of Holiday, and as it's used as a thoroughfare for other neighborhoods, causing a bottleneck near the traffic lights. What this means for us, is that it can be a challenge to get out of the cul-de-sac because traffic actually blocks our street depending on the time of day. Adding 4 more households seems like it would exacerbate the issue, not to mention the morning traffic may cause the driveways of the new homes to be blocked while others in the cul-de-sac wait to enter traffic onto Xkimo St.

I also wanted to find out more on the type of homes that are being considered. Is there a photo/nearby development that could be a reference for what these would look like? Can you confirm if these will be single family owned homes vs. multi-unit or rented properties?

Other questions would be:

Is the final review/approval something that citizens have a vote regarding?

Is this city owned property or privately held?

What is the timing of the development?

Thanks in advance!

Rick

Rick Bailey |  **Target** | Sr. Manager | Planning, Alignment, & Program Management | FRS Operations and Product Team

Office 612.696.0878 | Email RichardX.Bailey@Target.com

