

Information**Title:**

The Waterfront - Status of Community Building/Splash Pad Planning and COR Study Update

Purpose/Background:**The Waterfront**

The community and city leadership have been engaged in planning and envisioning [and building] a vibrant, successful downtown in Ramsey for two decades. The Draw park & amphitheater was completed in 2010 and has been proven to be a popular and valued resource for residents throughout the city—and at the same time, public investments in parks (and other infrastructure) have increased adjacent land values, with favorable private development following. West of The COR as an example, Pearson Park helped facilitate the Riverstone Development to rapidly build-out with its residential product. Within The COR, PACT Charter School was built following the commitment of the city to construct the athletic field there. Townhomes continue to be desirable near The Draw—and Greenway Terrace was named after the planned-for greenway connecting the downtown parks to the rest of Ramsey via trails. And, even though PSD Land Development had developable property in the downtown, it purchased land from the city and built a highly successful market rate apartment named Parkside Village, over-looking The Draw. Additionally, the 55+ Affinity building (at a present occupancy of 93% or full by industry standards), purchased their property from the city only upon the promise that the park plans for The COR would be fulfilled. The above examples, demonstrate that public investments in quality parks and trails help facilitate many valuable returns, including tens-of-millions in private investments in the community, development fees paid, and ongoing property tax revenue to take care of trails and park facilities.

At the joint City Council, Planning Commission and Economic Development Authority meeting this Spring, discussion included strategies for ensuring that the city may successfully complete the ambitious project of developing Ramsey's downtown *and* selling city-owned land at the same time. There appeared to be unanimous consensus that investments in infrastructure and grading of the NW Quadrant in The COR, to include excavation of The Waterfront for fill—along with advancing park development—all should be investigated together for obvious synergies and for the value the park development would have for the community at large, as well as for the sale and development of land in the NW Quadrant (known as Parcel #46).

Following the aforementioned joint meeting, the Economic Development Authority recommended approval of The COR – Public Infrastructure Analysis which is anticipated to be completed in the coming weeks with the findings to be presented to the EDA and City Council for direction and next steps (which is expected to occur in January 2023). Concurrent with this study, staff began work with an architectural firm to examine various aspects of the proposed community building at The Waterfront—to identify an array of options for the project, that would yield the maximum value to the community at-large for an investment of an appropriate scope.

Architect Gregory Houck, Principal at Cuningham will represent with staff, this preliminary work on how the park building could serve Ramsey residents and the community. Program elements at this juncture include a two-story indoor playground and climbing wall, fitness area and locker/restrooms, concessions, and restaurant with outdoor seating and attendant lawn games. The proposed second floor would have a rooftop patio with banquet space to rent for large events as well as a community room. Additional information will be available

at the work session, and based upon a consensus to proceed, more 'proof-of-concept' and preliminary cost estimates will be developed for subsequent Council consideration.

COR and Wetland Study Update

Bolton and Menk is nearing completion of the Wetland delineations and approval of those delineations by the WMO and COR infrastructure/site preparation studies. These studies will set the baseline information for options and cost relating to the installation of remaining infrastructure in the COR, These studies will also include information that will assist in development of The Waterfront park, the potential filling of wetlands for site preparation for Parcel 46 and other parcels in the COR. Staff anticipates that the findings of these studies will be presented in a future work session in January or February.

Timeframe:

Background and planning on The Waterfront's proposed community building: 10-15 minutes

Discussion and inquiries on the park's planning process and timeline: 5 minutes

Status of The COR – Public Infrastructure Analysis: <5 minutes

Total Timeframe: 20 minutes

Funding Source:

Park planning work is being performed by staff and consultants funded by the 2022 General Fund parks operating budget.

The COR – Public Infrastructure Analysis is being performed by consultants and funded by TIF District 14 and/or District 2.

Responsible Party(ies):

Mark Riverblood will provide a very brief introduction and background on The Waterfront project, and architect Greg Houck will present preliminary design of the proposed park building, together with a description of its utility and feasibility.

Sean Sullivan will be available to address the wetland delineation/mitigation process (an element of the attached COR – Public Infrastructure Analysis and Wetland Delineation scope of work) and site preparation work required for Parcel #46 and other lands in the COR, if needed.

Bruce Westby will be available to address the status and next steps of The COR – Public Infrastructure Analysis, if needed.

Outcome:

This work session case is a brief report to Council on the potential of a community building and associated park elements proposed for The Waterfront. (A more in depth discussion on the park and The COR – Public Infrastructure Analysis is anticipated early in 2023.)

Attachments

2018 planning for The COR parks
community building site plan features
rendering of splash pad area
working model of community building
Architect portfolio
public infrastructure scope of work
Wetland scope of work

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	12/08/2022 09:20 AM
Mark Riverblood (Originator)	Mark Riverblood	12/08/2022 10:41 AM
Bruce Westby	Bruce Westby	12/08/2022 11:56 AM
Brian Hagen	Brian Hagen	12/08/2022 12:39 PM
Form Started By: Mark Riverblood		Started On: 11/23/2022 09:44 AM
Final Approval Date: 12/08/2022		



The COR parks

Schematic Design Review

12 April 2018



The COR Public Realm Framework



- DEVELOPMENT STATUS
- EXISTING DEVELOPMENT
 - PROPOSED DEVELOPMENT
 - ACTIVE DEALS
 - UNDER CONTRACT
 - COMPLETED

- ACCESS
- EXISTING SIGNALIZED INTERSECTION
 - FUTURE SIGNALIZED INTERSECTION
 - FULL INTERSECTION
 - NO LEFT OUTBOUND MOVEMENTS
 - PARKING RAMP

TRAFFIC INFORMATION

ADT INFORMATION TAKEN FROM 2009 ACTUAL COUNTS AND 2030 PROJECTED VOLUMES



DEVELOPMENT
PLAN 6.0

05.15.2012



The COR Parks + Public Places
City of Ramsey, Minnesota
Public Realm Framework + Cost Evaluation
December 2015



2 The Waterfront

Affinity Development



1 Municipal Plaza

Ramsey City Hall

RAMSEY COR – PARK SYSTEM COMPONENTS

CONCEPT 1



CONCEPT 2



CONCEPT 3



1

Municipal Plaza

RAMSEY COR – PARK SYSTEM COMPONENTS



1

Municipal Plaza

RAMSEY COR – PARK SYSTEM COMPONENTS



Forest walk, connection to lake Ramsey



Woonerf, & commercial edge



Fountain, iconic tree, & Open field



Entryway



1
Municipal Plaza

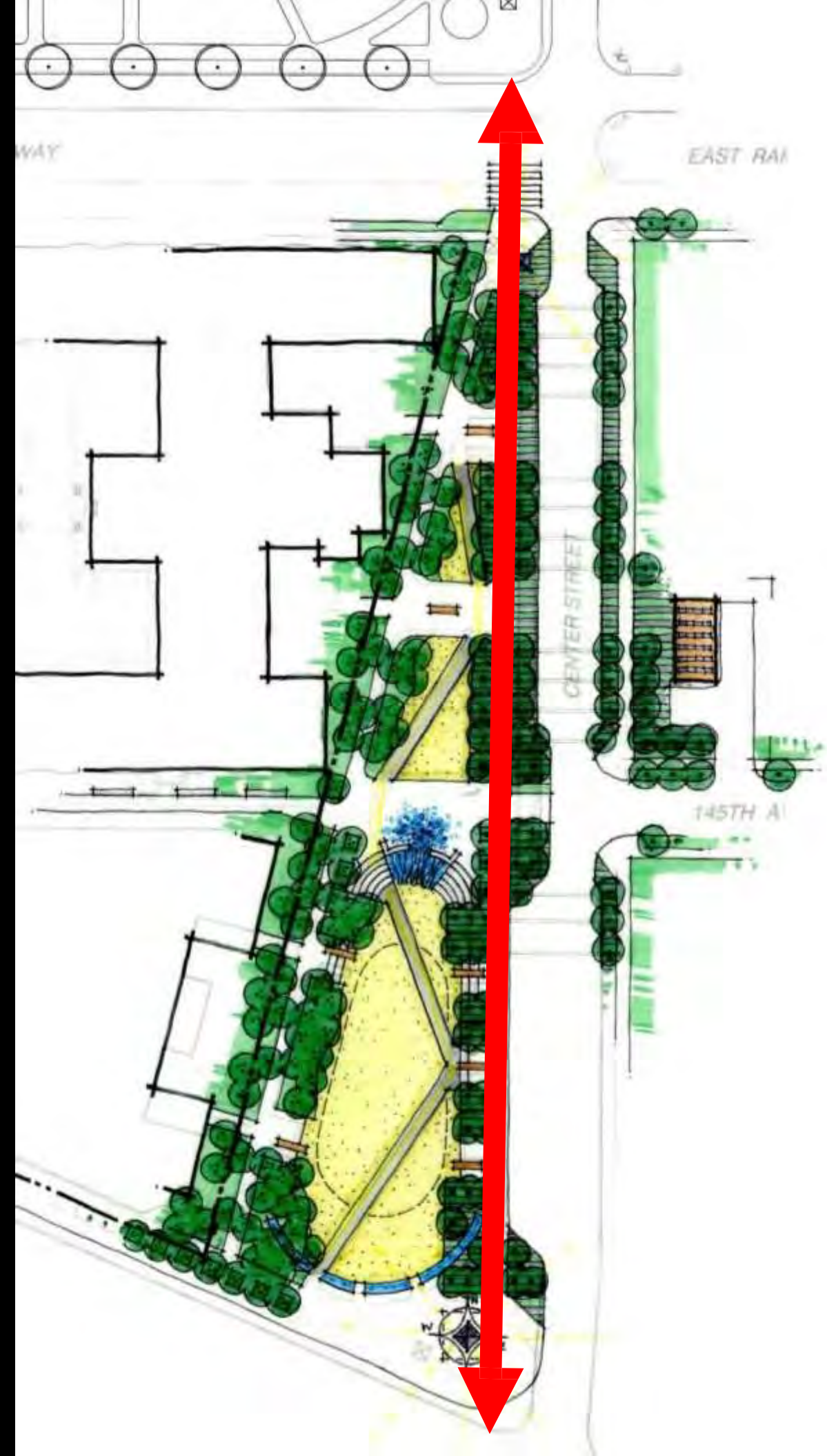








the promenade



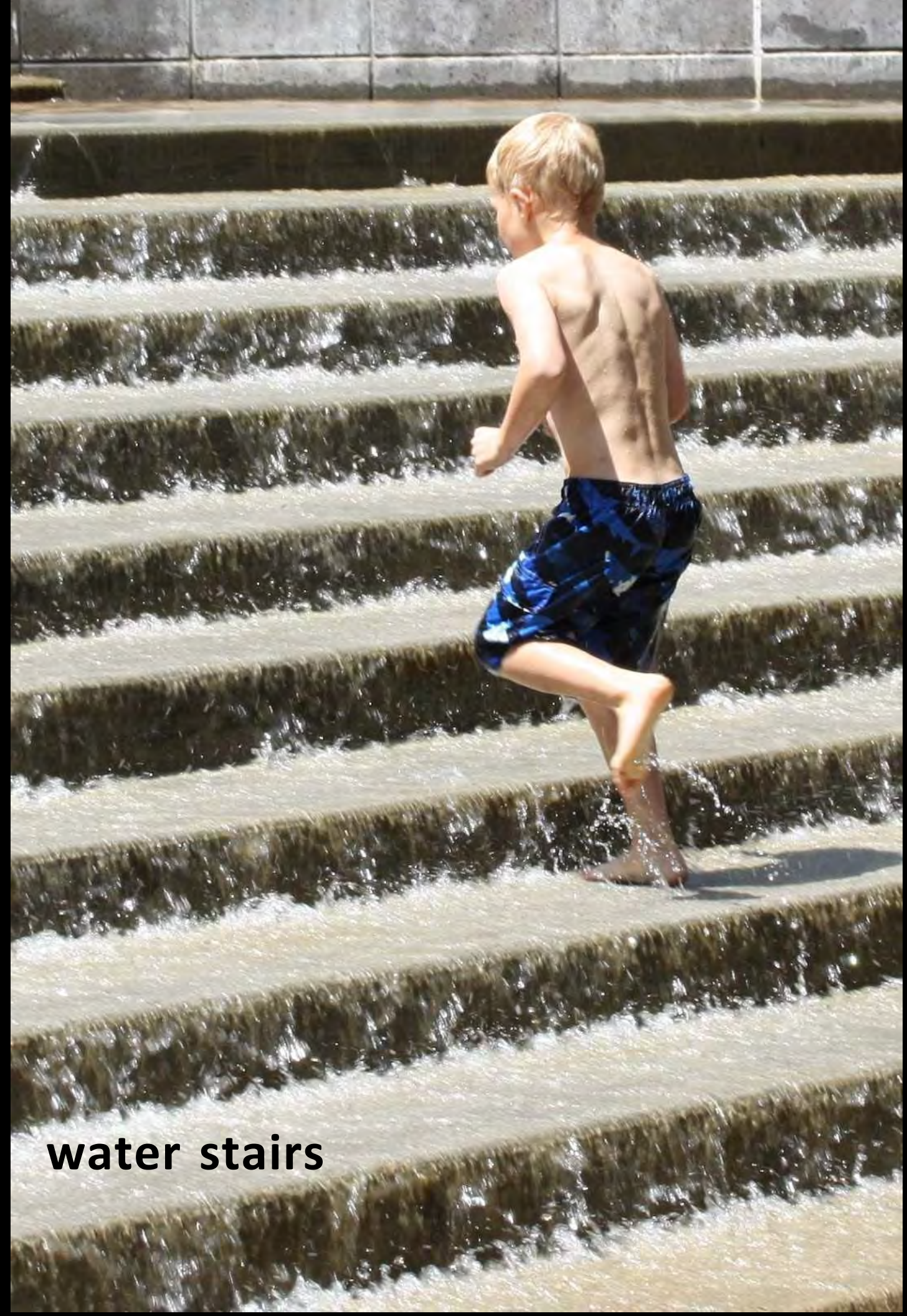
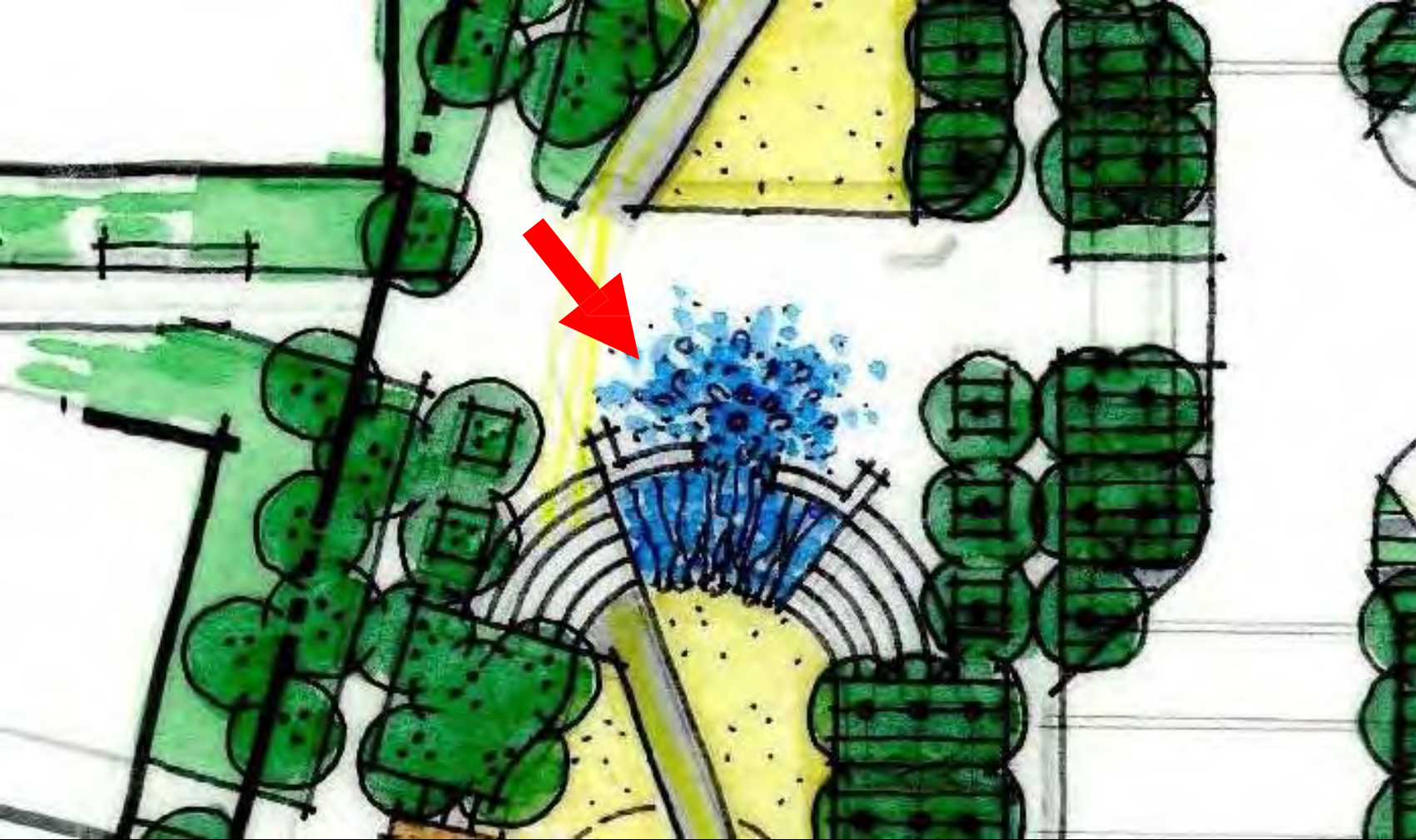


serpentine stone wall



forest trail

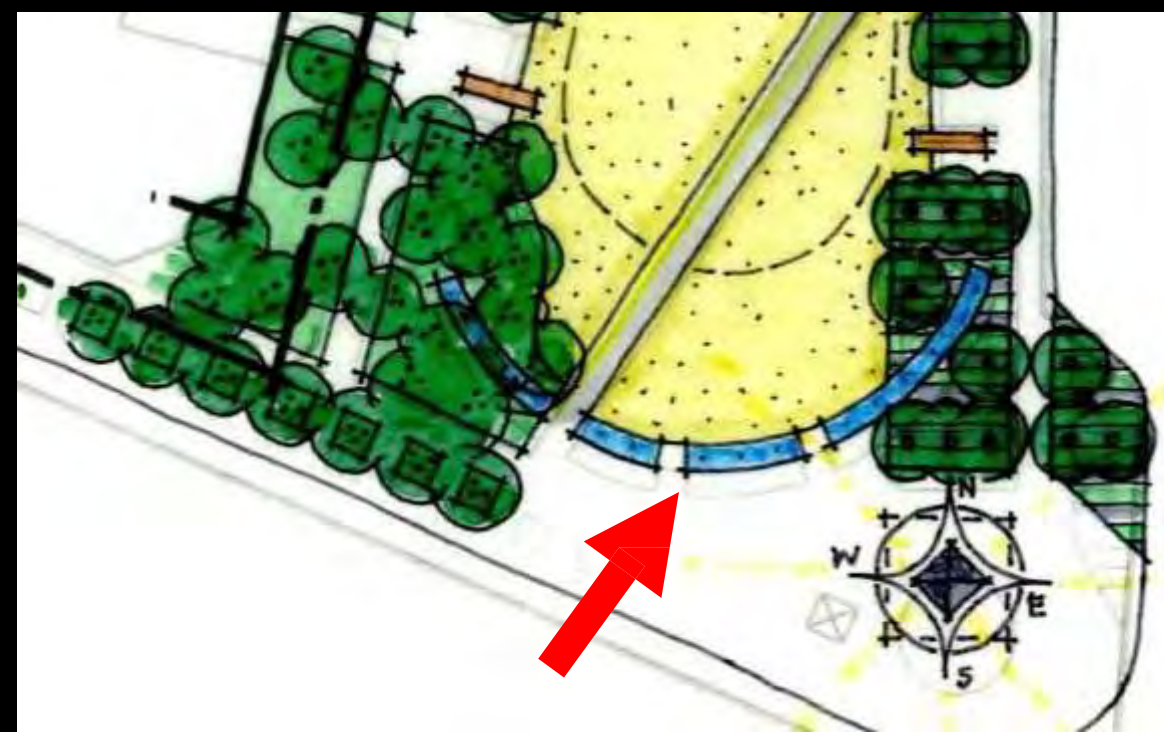




water stairs

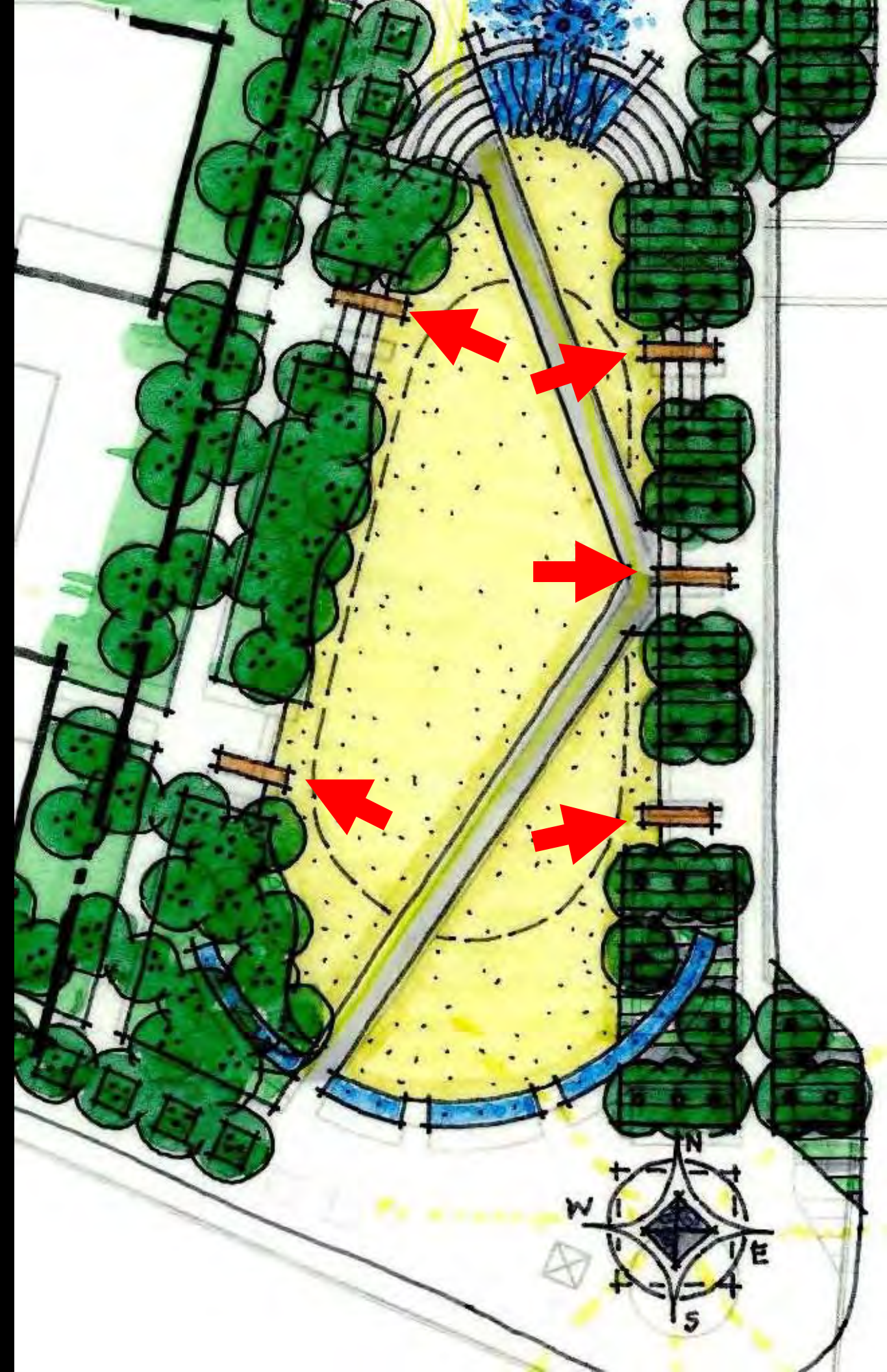


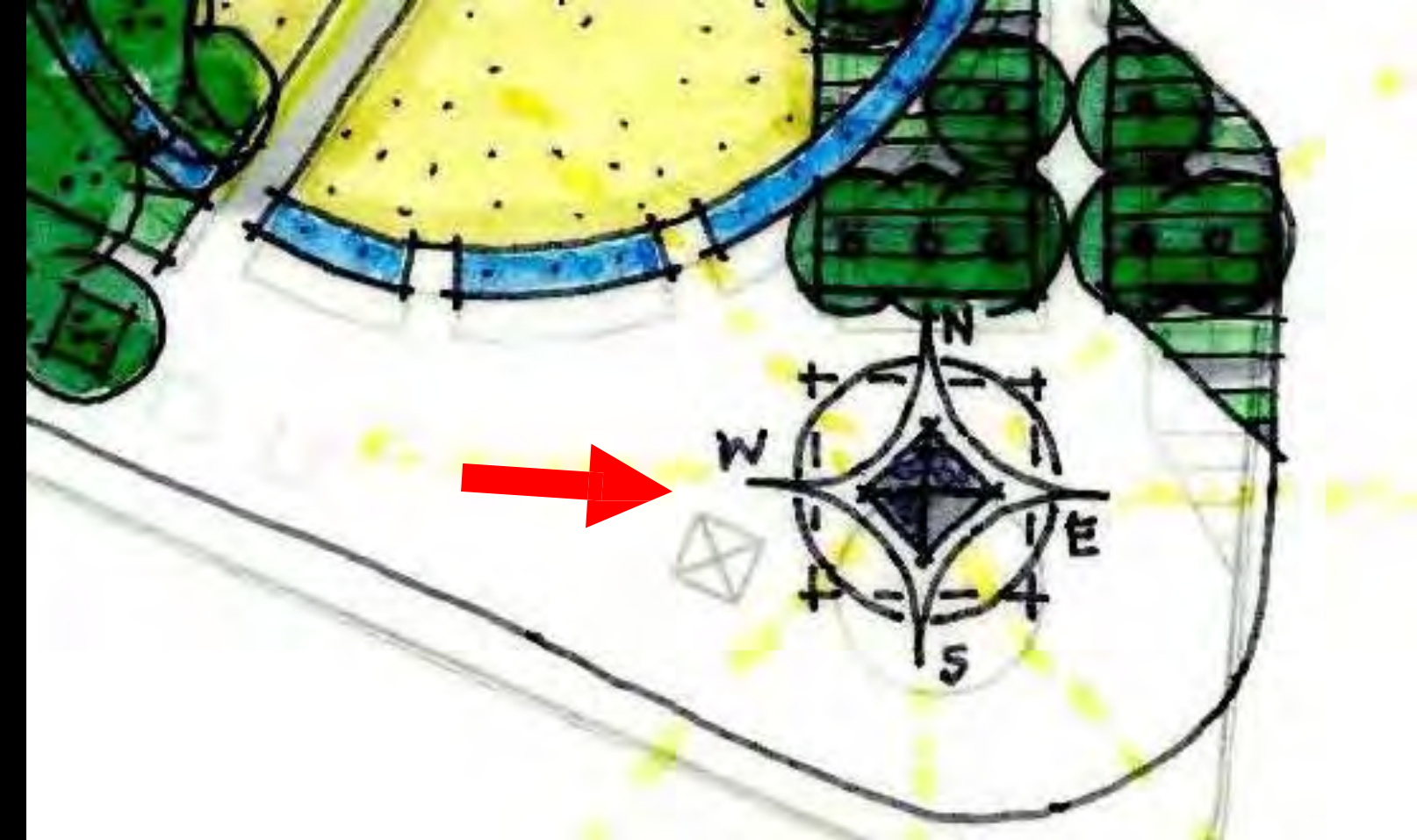
ribbon fountain





outdoor (gas) hearth





wayfinding

Harvesting the Value of Water

STORMWATER, GREEN INFRASTRUCTURE, AND REAL ESTATE



ULI Urban Land Institute Center for Sustainability and Economic Performance

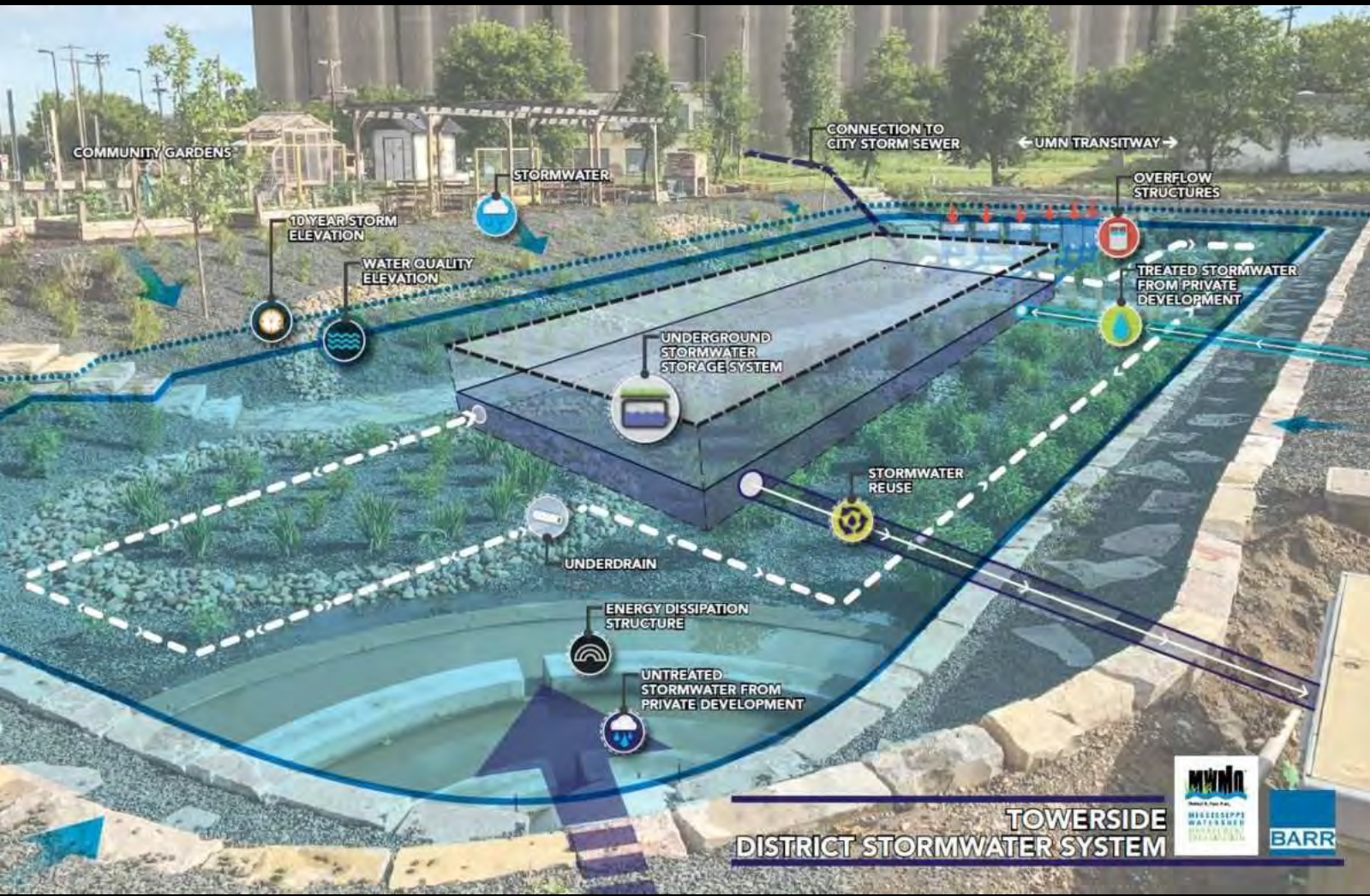


green infrastructure

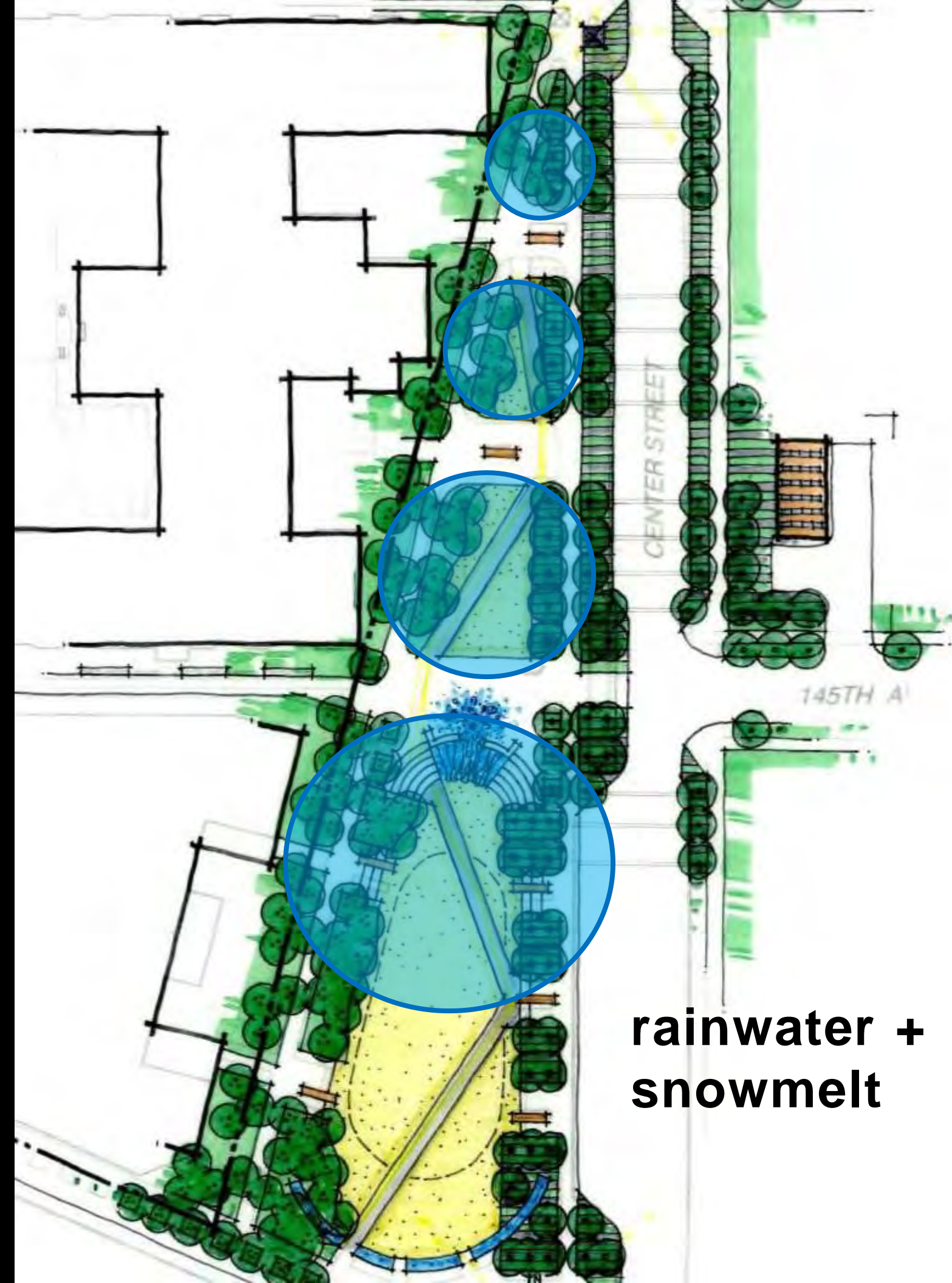
PARK AND POND



IN MINNEAPOLIS, A DISTRICT-SCALE STORMWATER SYSTEM
DOUBLES AS PUBLIC SPACE.



TOWERSIDE
DISTRICT STORMWATER SYSTEM



rainwater +
snowmelt

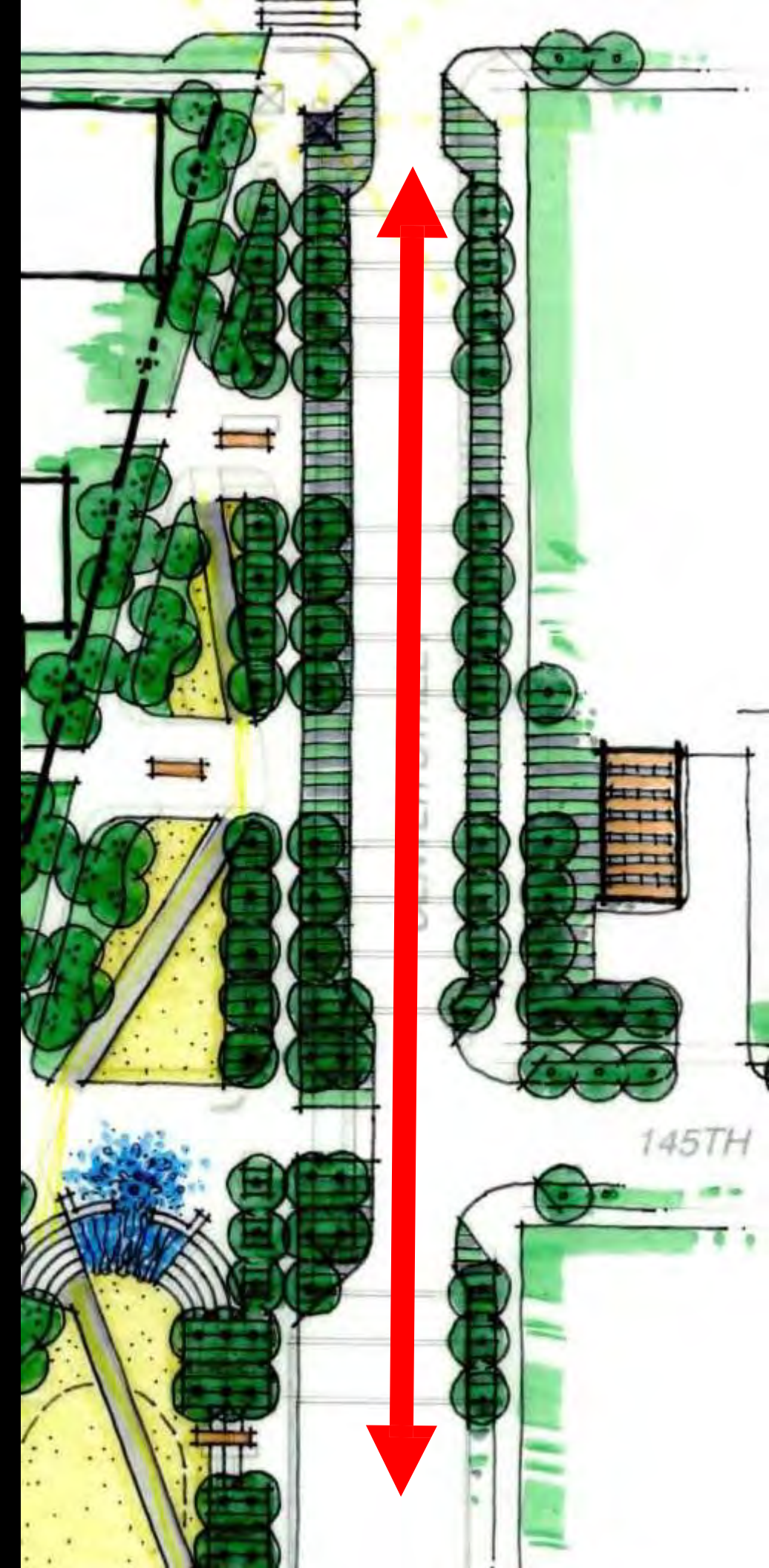
RAMSEY COR – PARK SYSTEM COMPONENTS



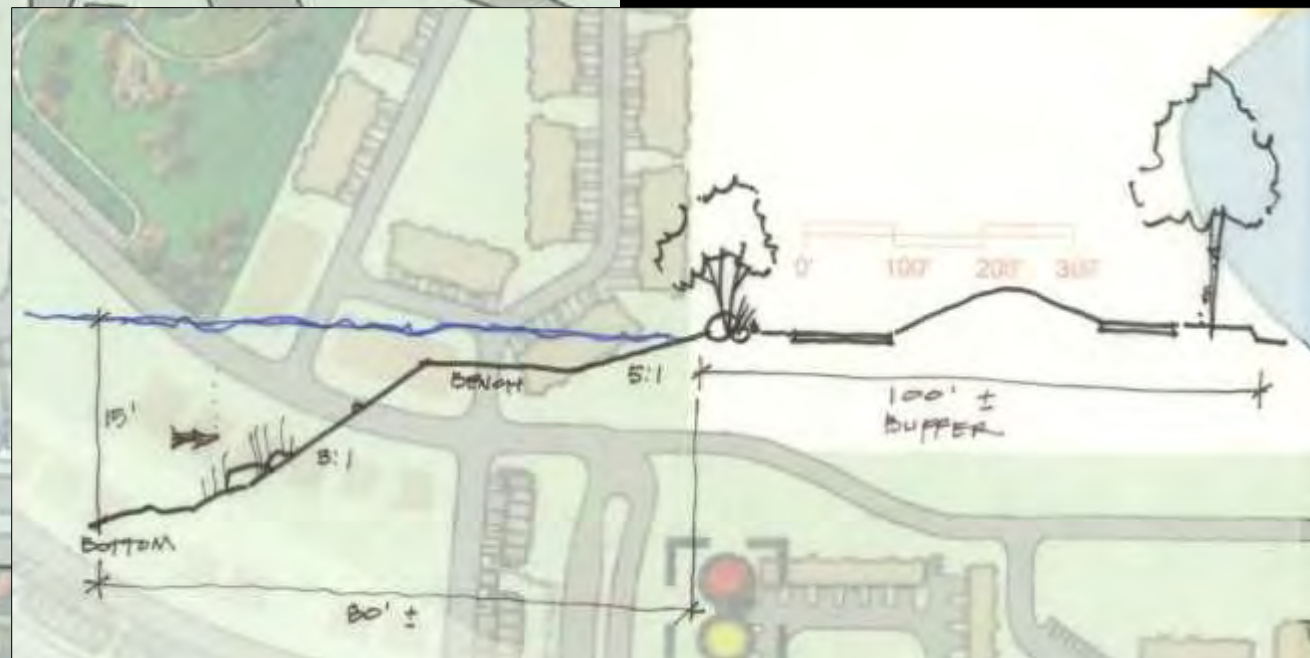
concept idea – street + plaza + connections

1

Municipal Plaza



RAMSEY COR – PARK SYSTEM COMPONENTS



program sketch study

2

The Waterfront

RAMSEY COR – PARK SYSTEM COMPONENTS



concept plan

2

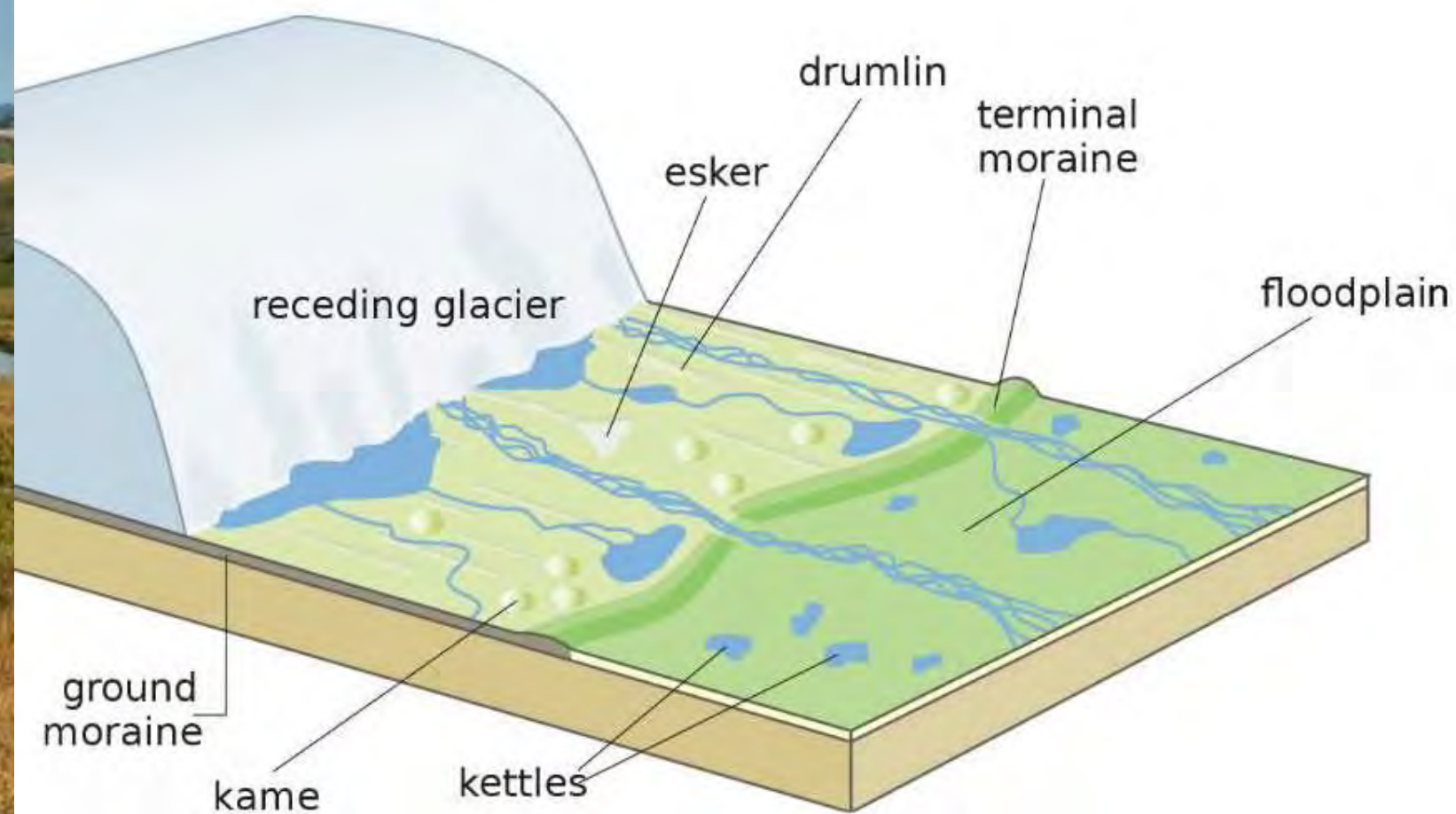
The Waterfront)

The Waterfront





The Glacier **Did It**



geologic history

kettle lake



esker



kames



erratic



drumlin



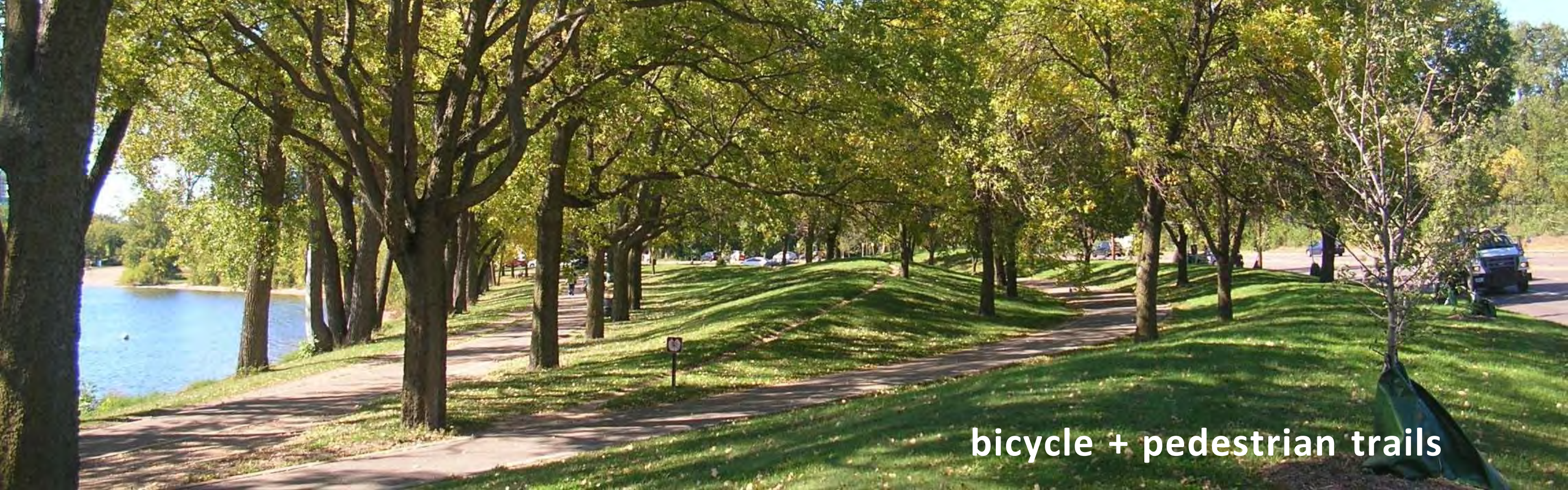
- A** - regional trail
- B** - perimeter walkway
- C** - lakeside loop trail
- D** - immersion + discovery trails



SCALE: 1" = 40'
 NORTH
 CONCEPT STUDY
 BOLANAH 9/15/2018

LEOLITE STREET NW

EAST



bicycle + pedestrian trails

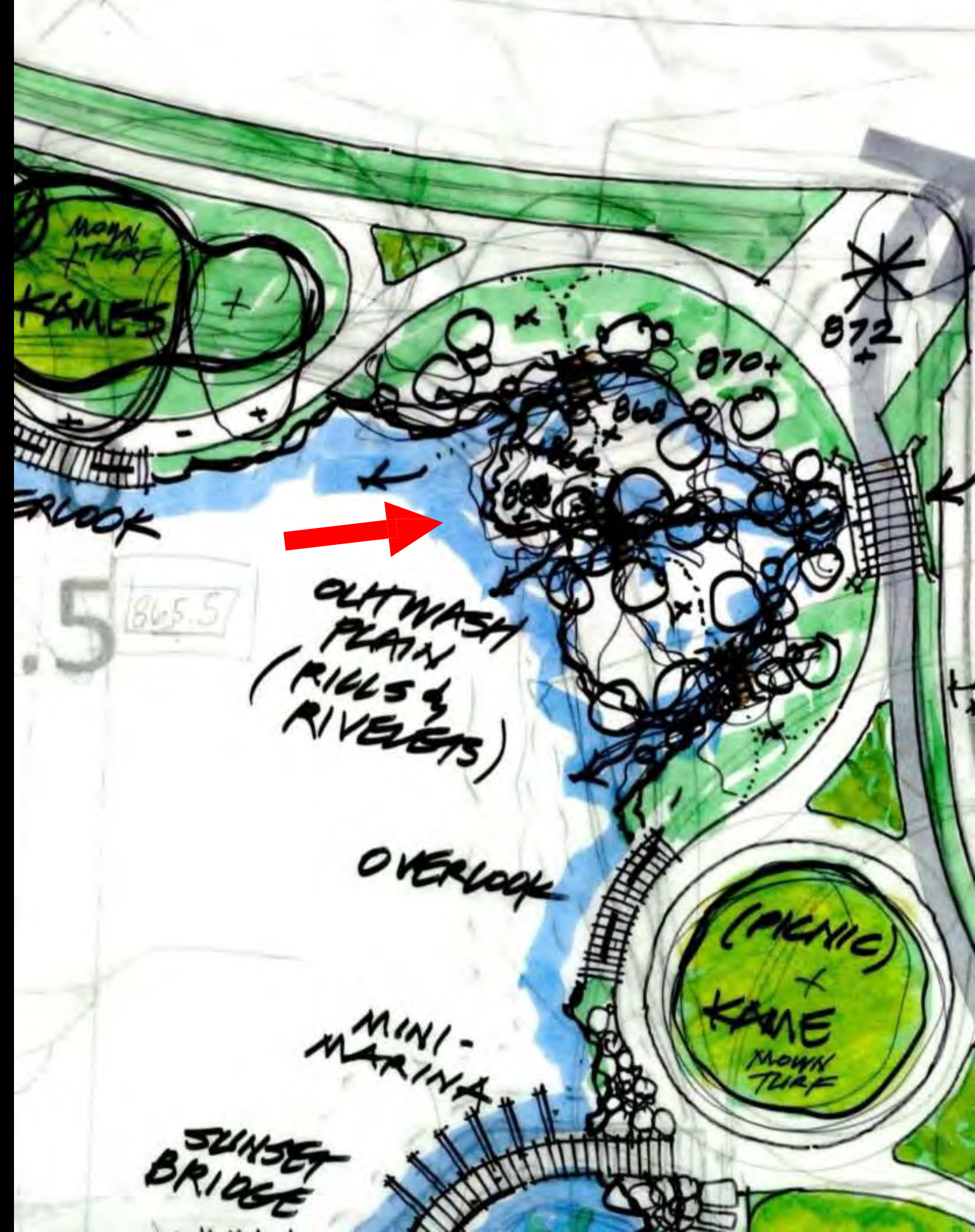




boulder hopping



outwash plain





larch bog

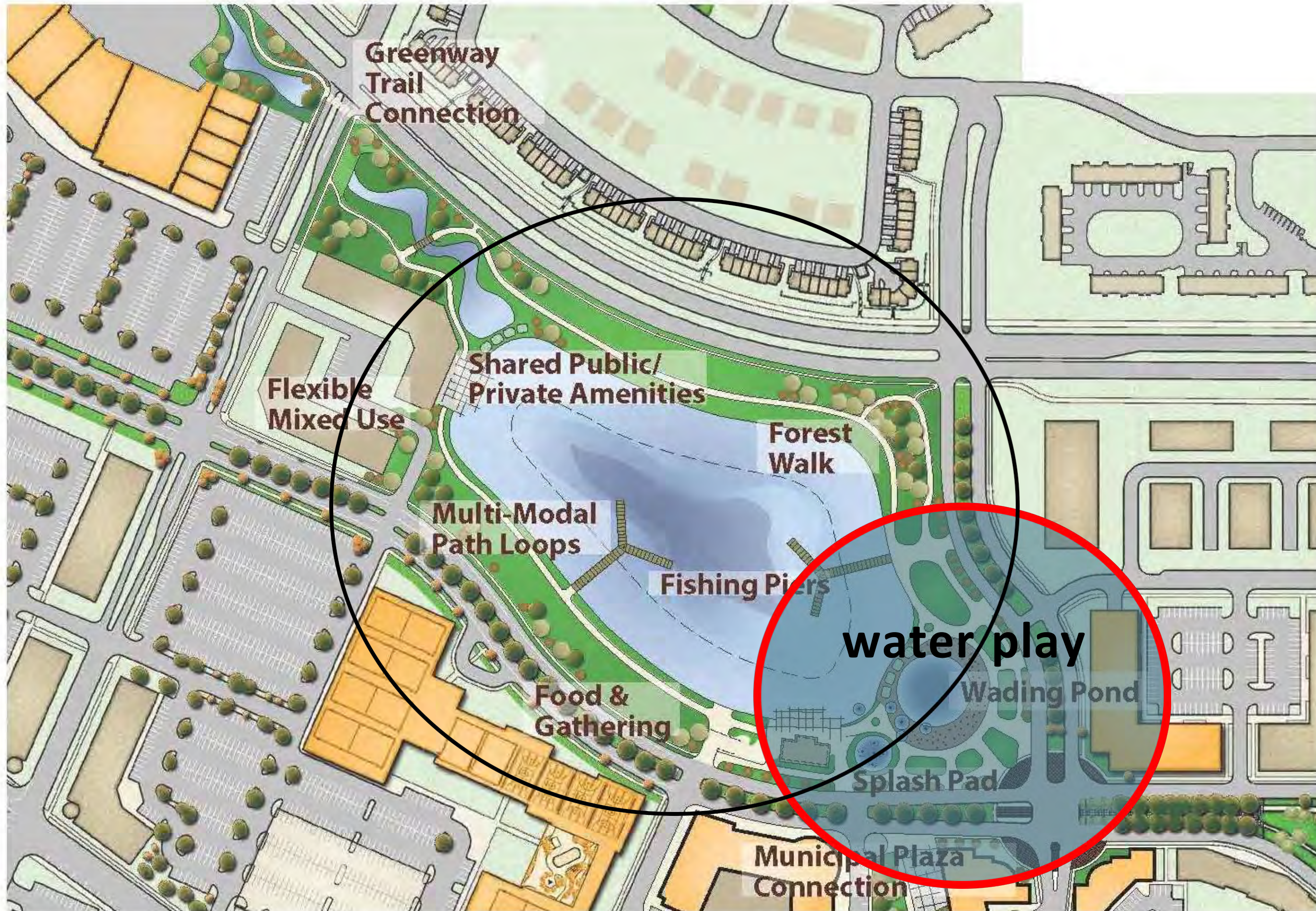






habitat restoration

The Waterfront



- A** – picnic mound
- B** – wading pond
- C** – splash pad
- D** – pergola / cabana
- E** – concessions + pavilion
- F** – woodland edge
- G** – lawn
- H** – ‘mini-marina’

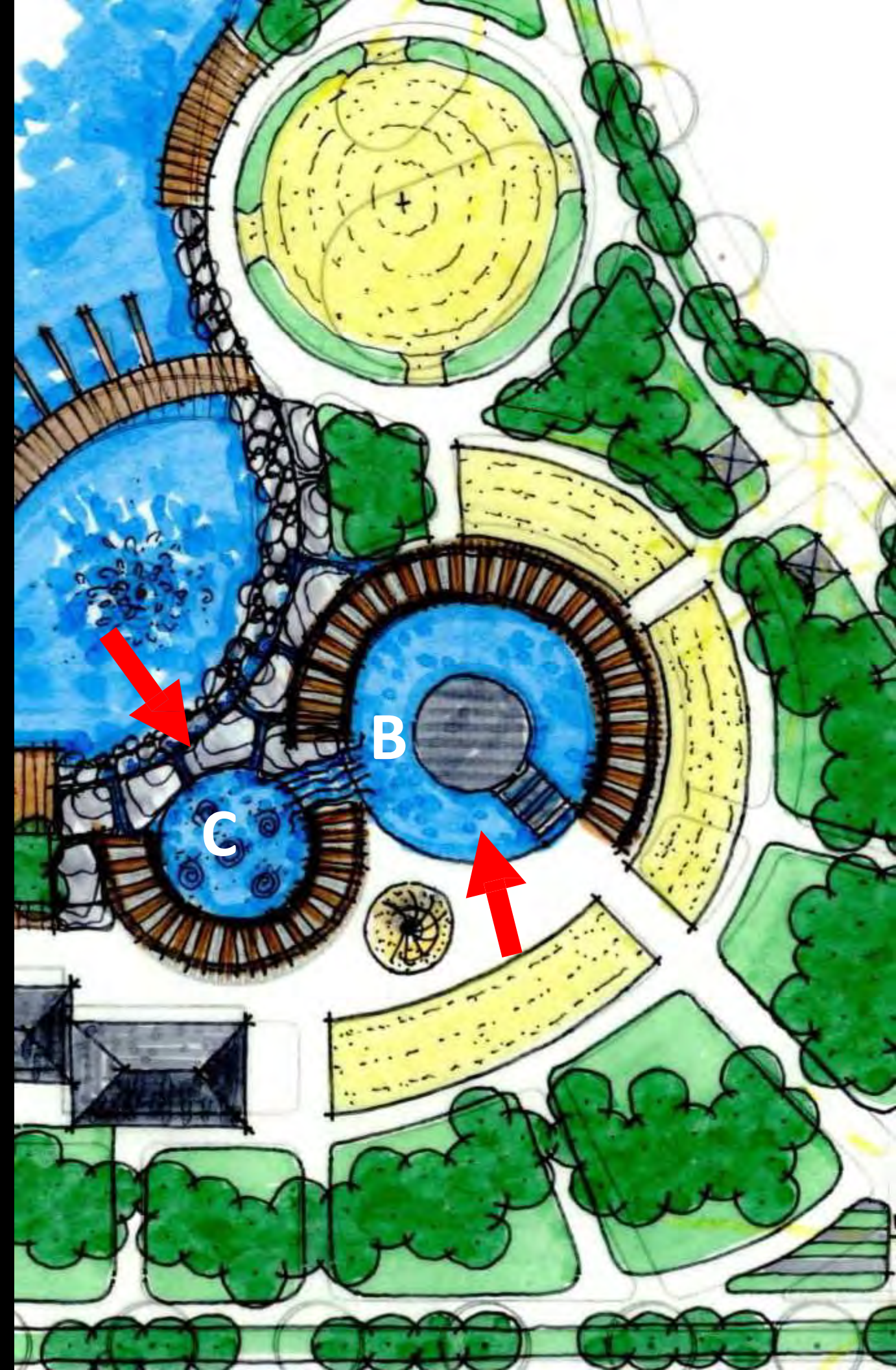




B – wading pond

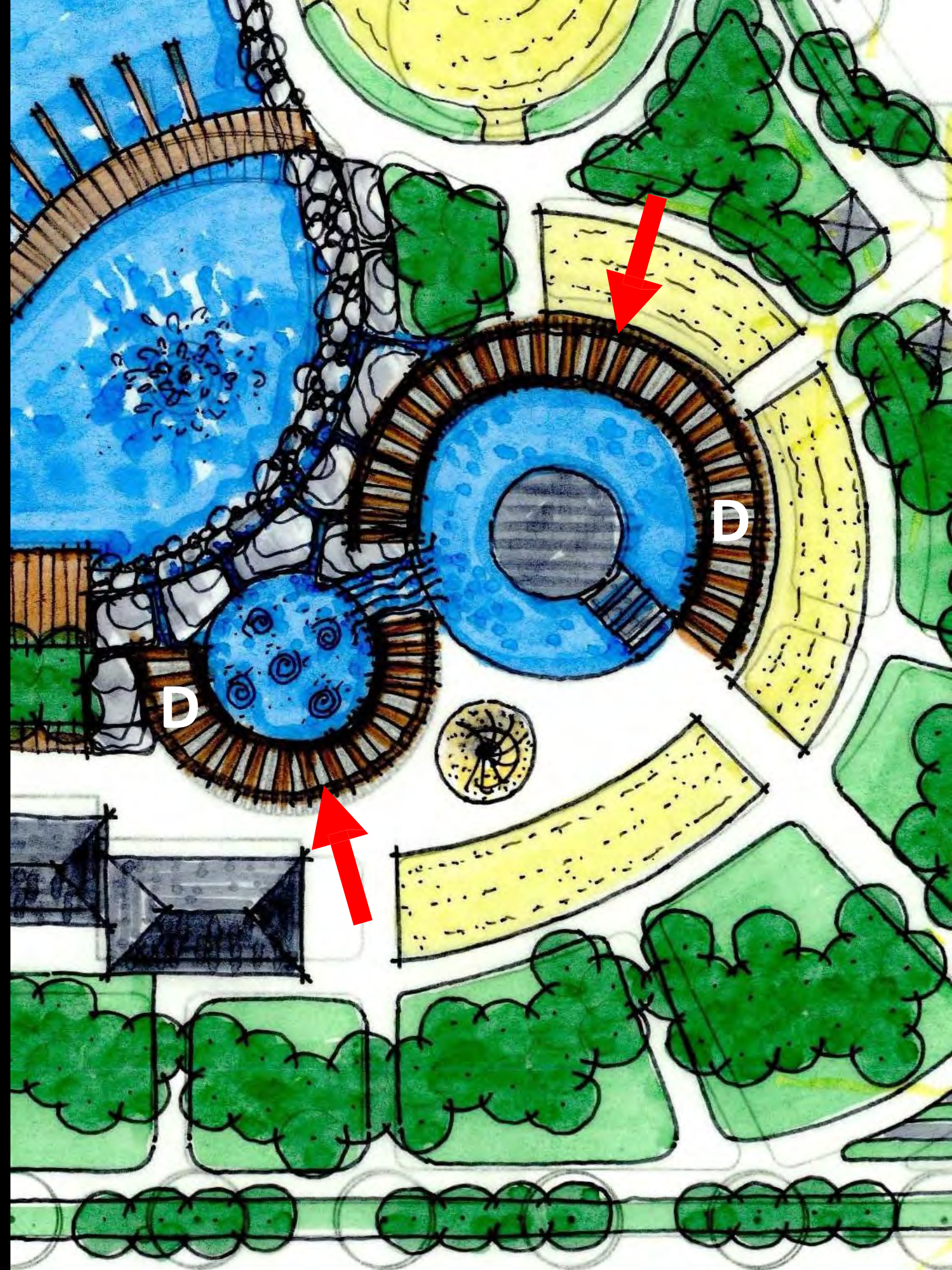


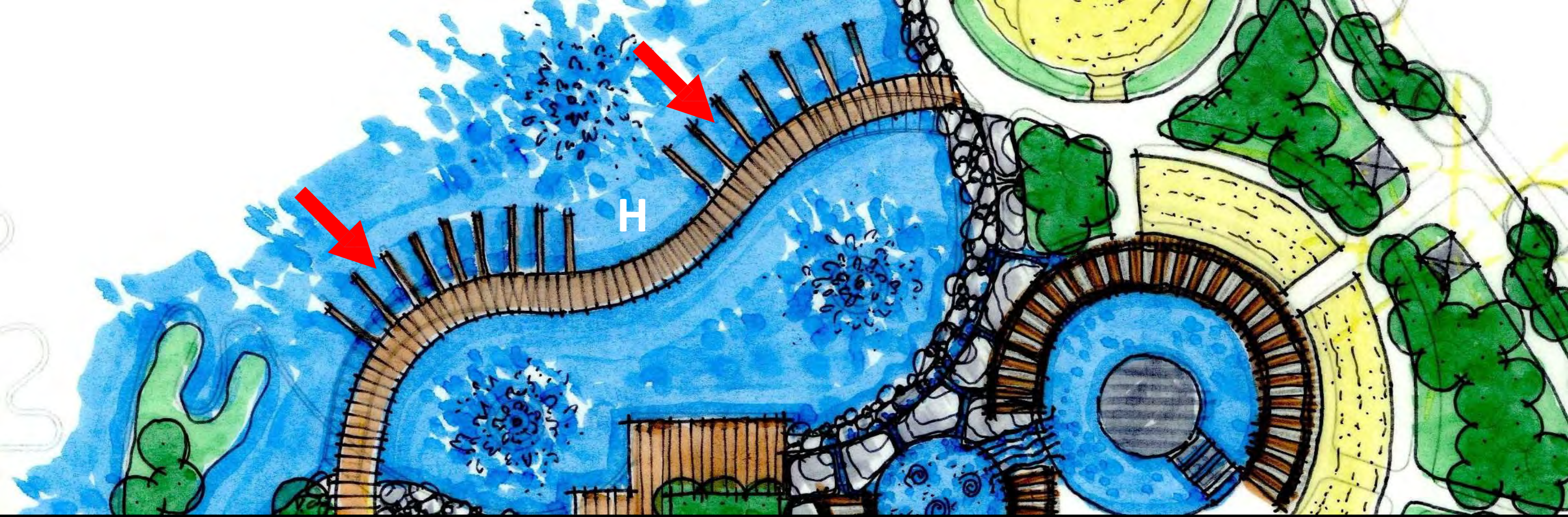
C – splash pad





D – pergola / cabana

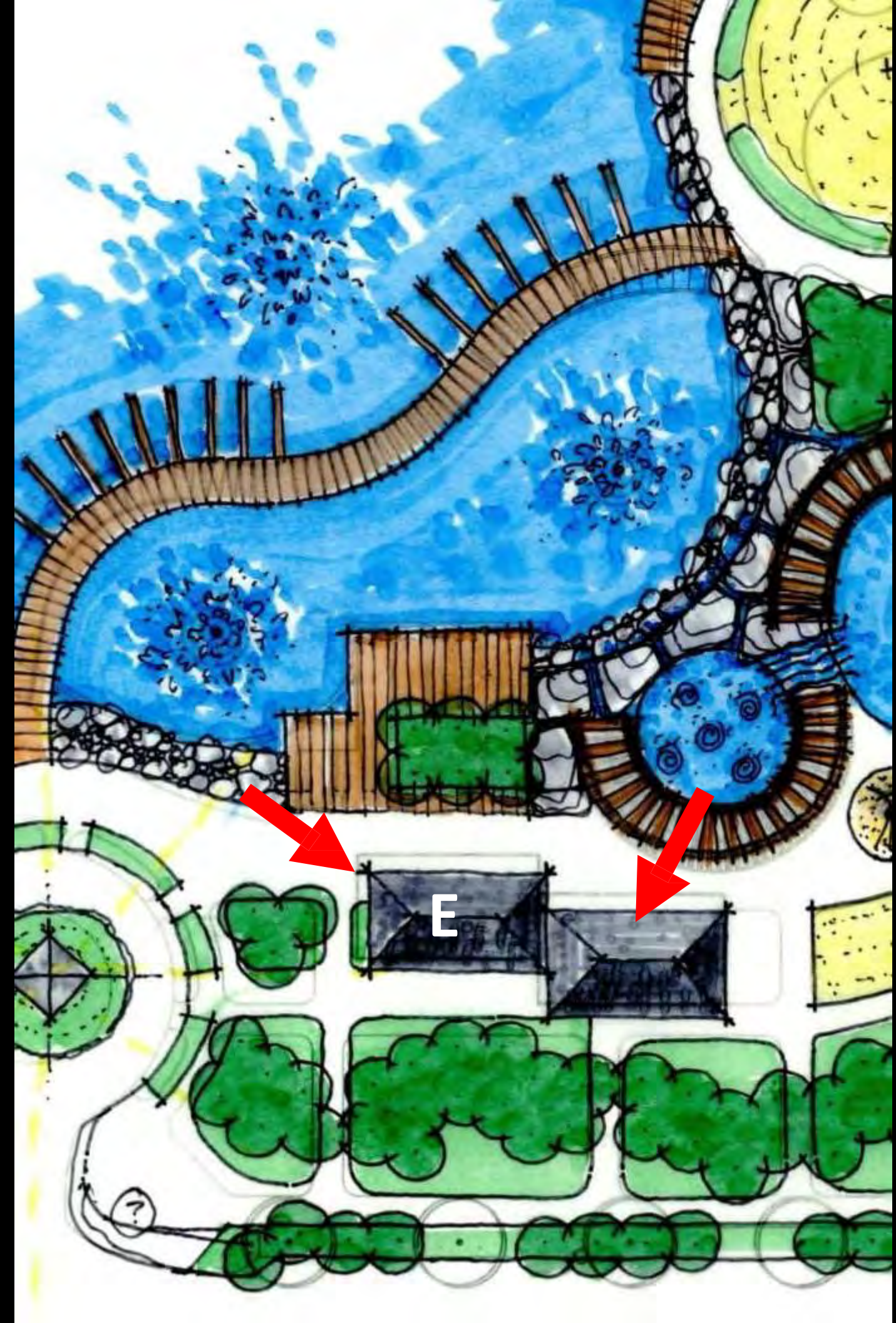


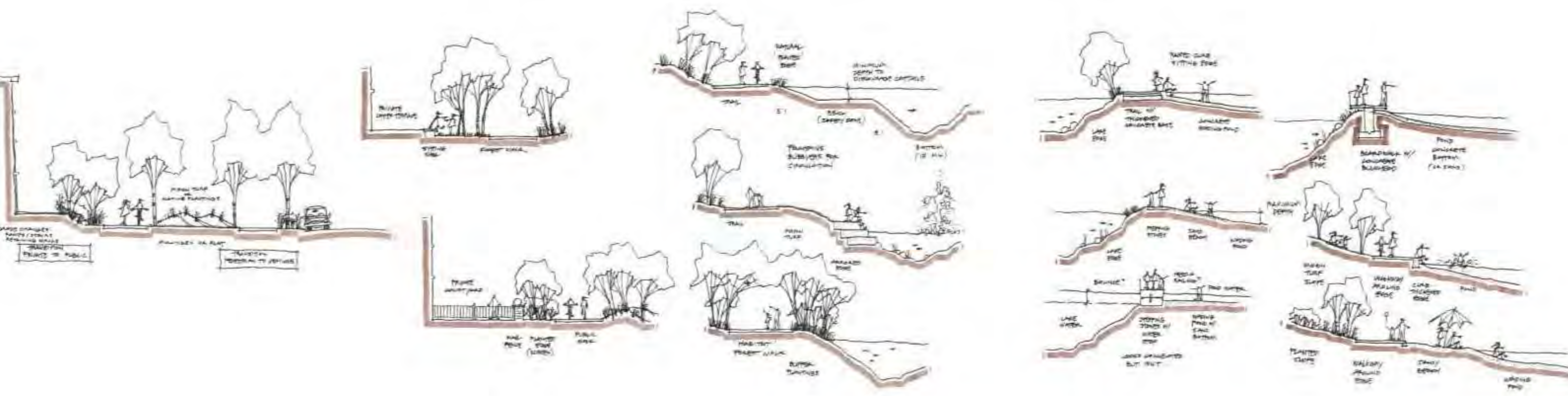
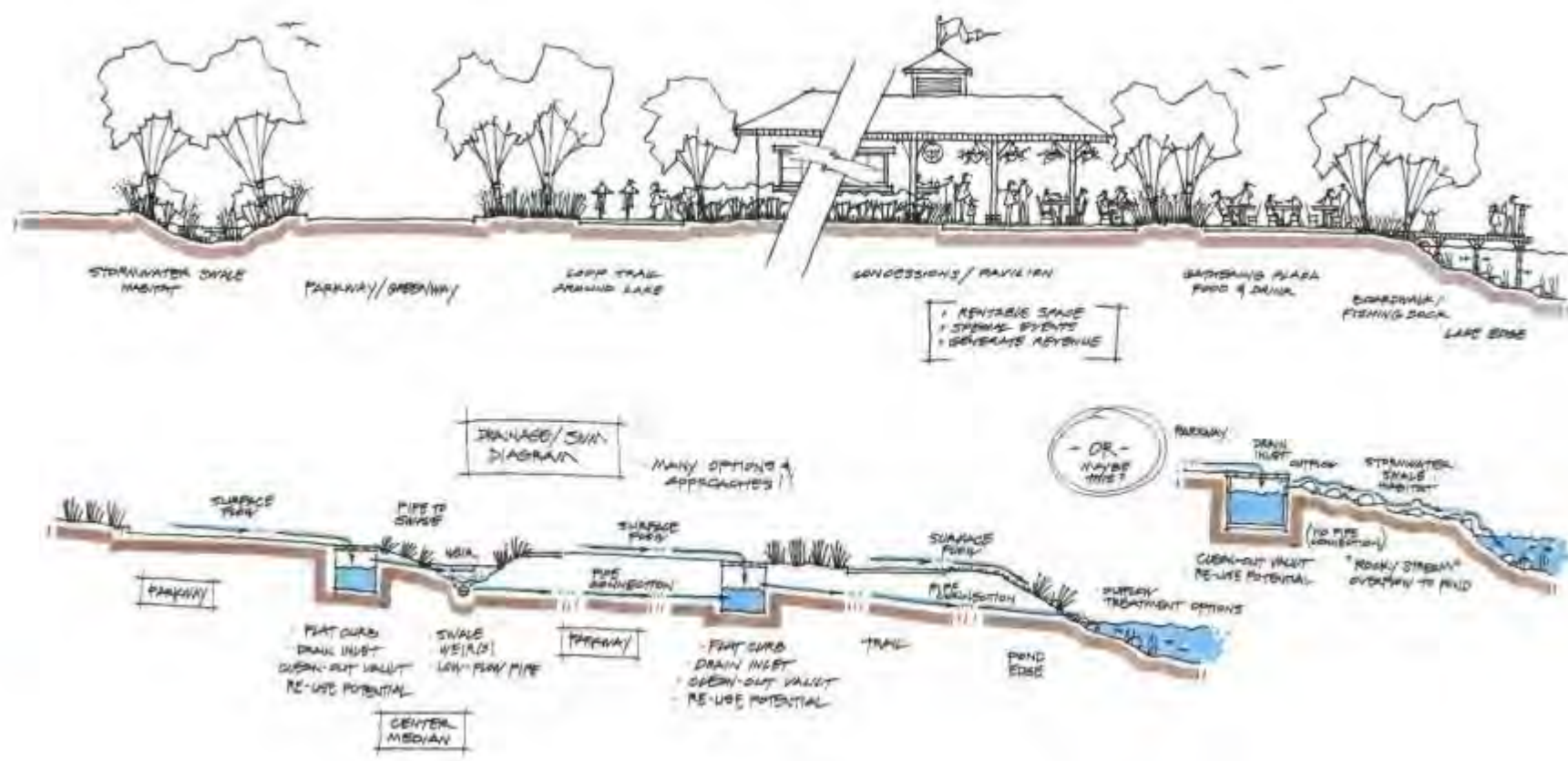
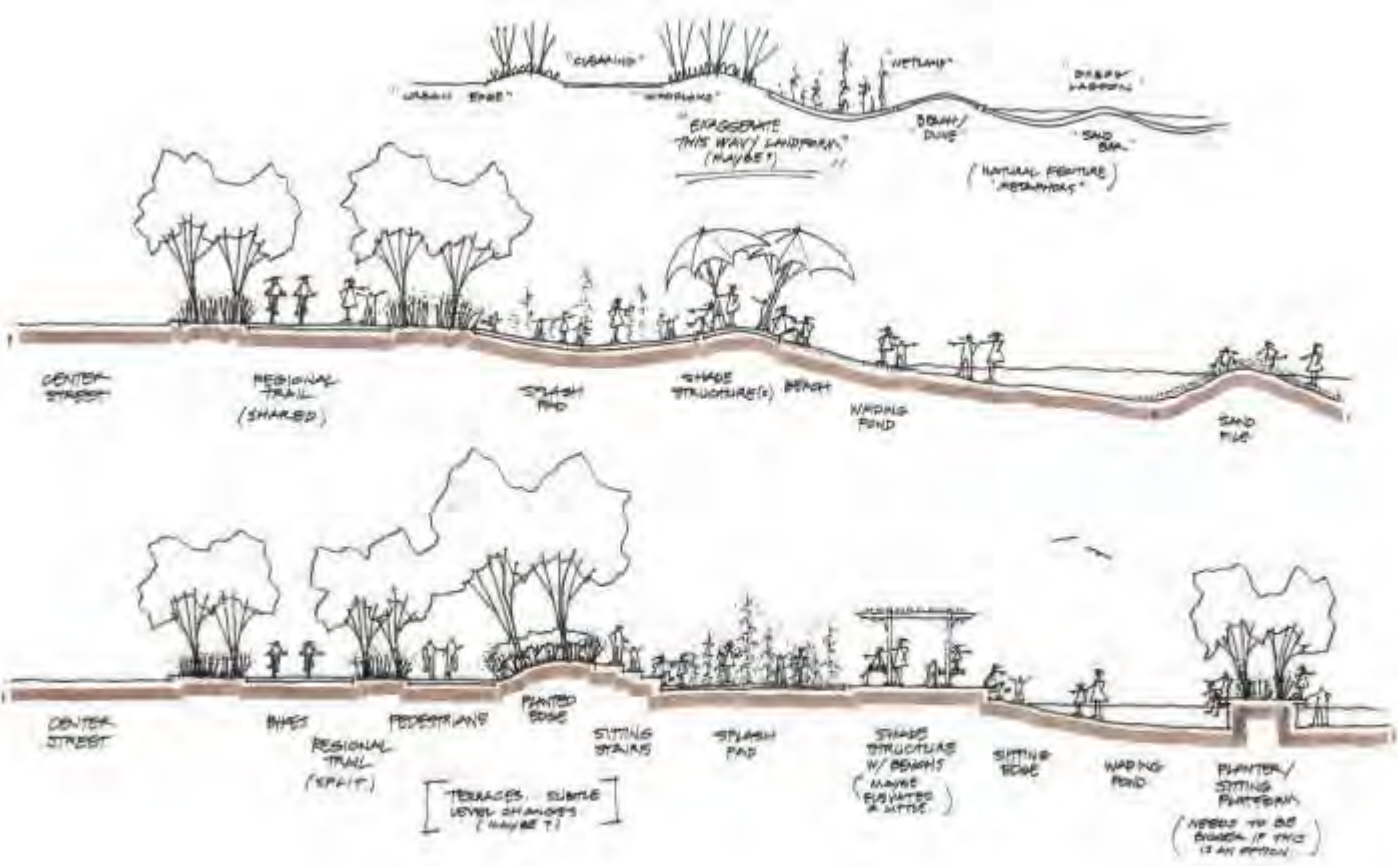


H – 'mini-marina'

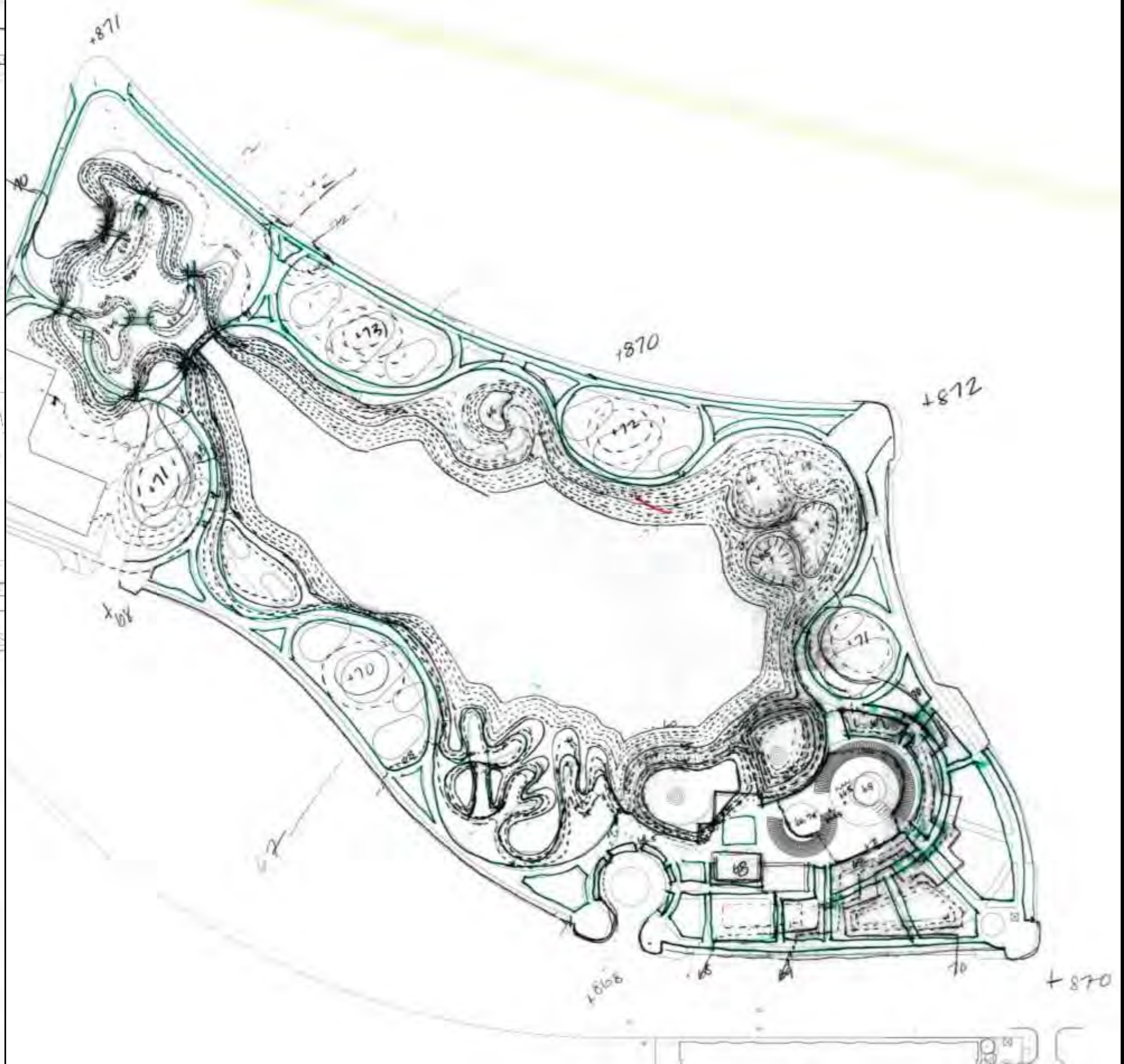


E – concessions + pavilion



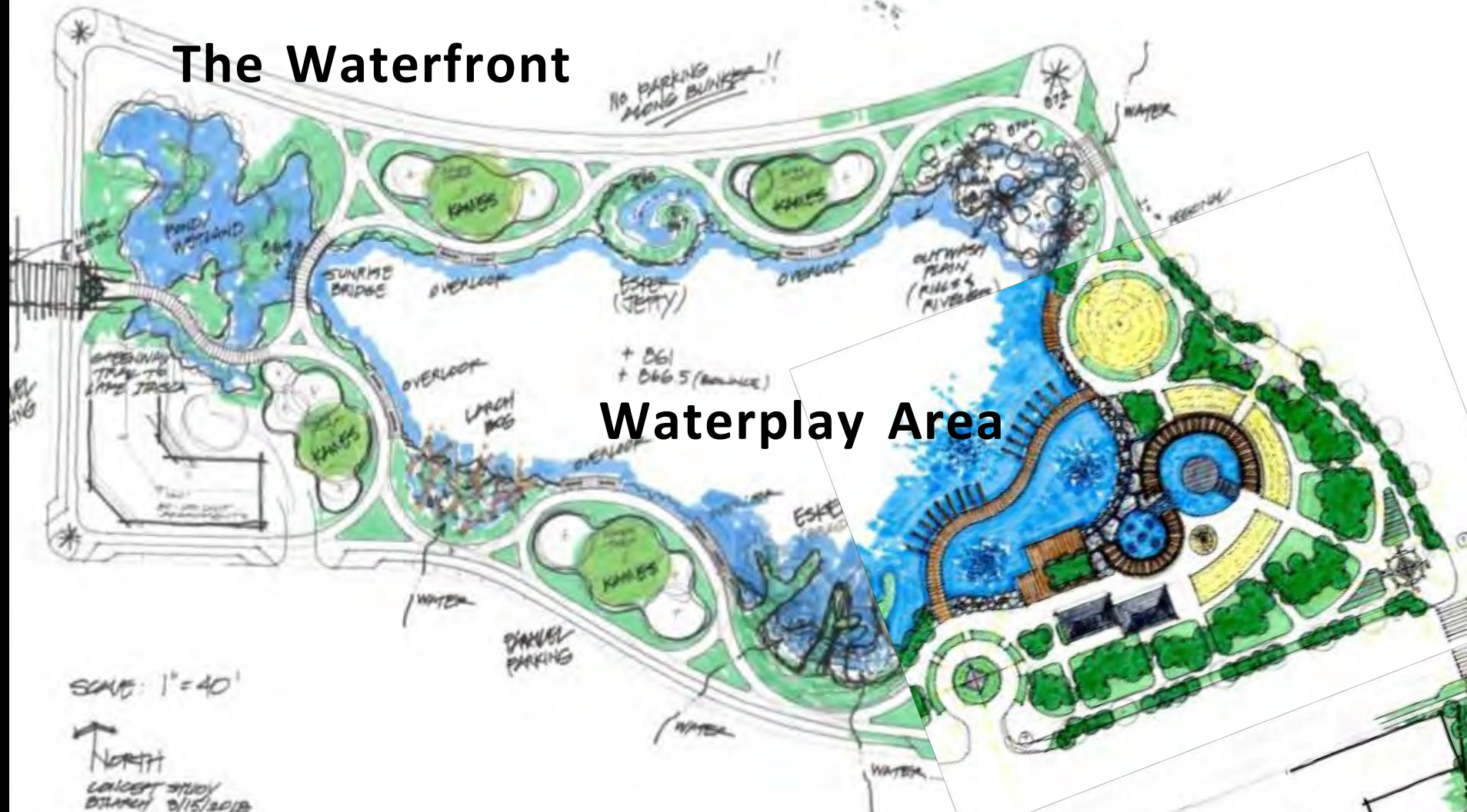


cross-sections for various park elements

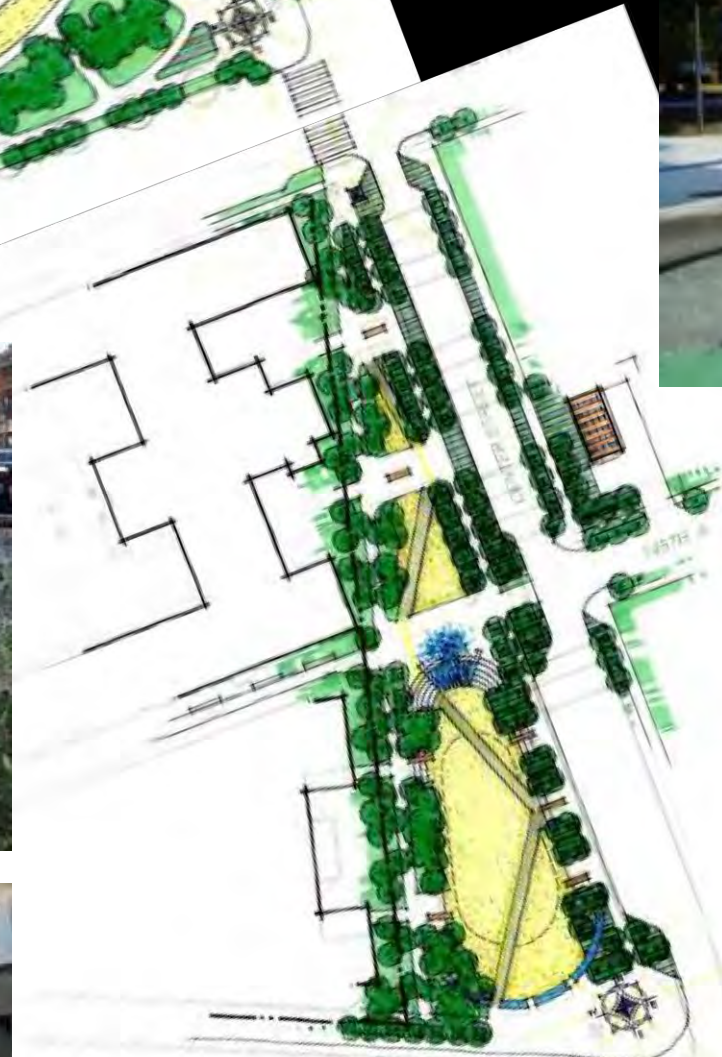


preliminary grading studies

The Waterfront

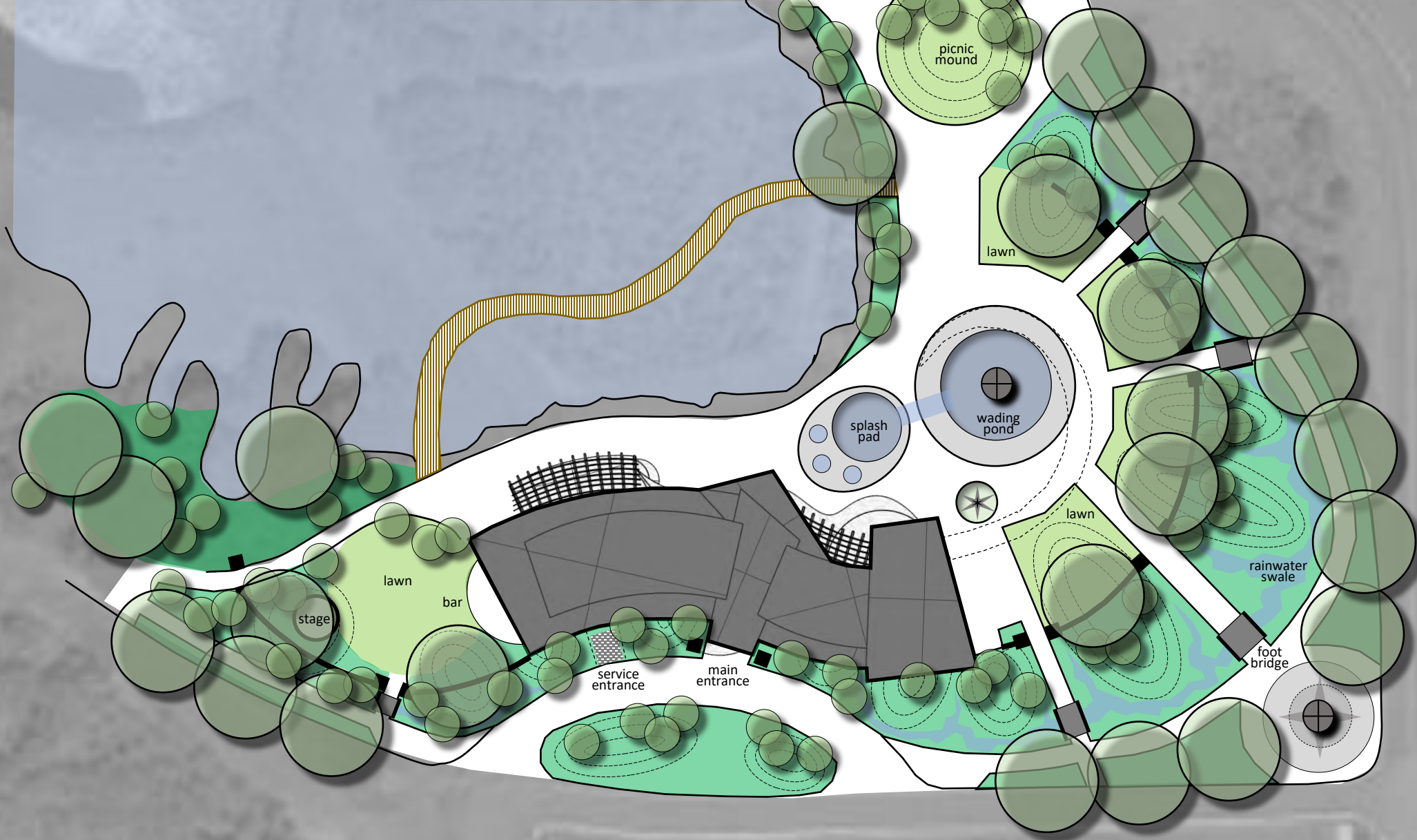


Waterplay Area



Municipal Plaza





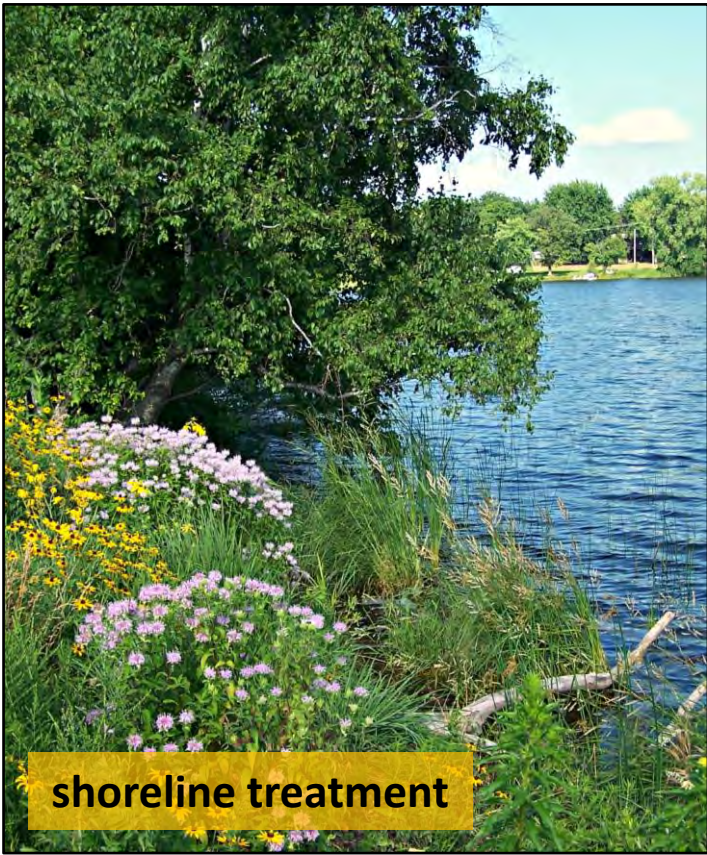


ephemeral stream

stormwater swale

grading for aesthetics

lighting effects



shoreline treatment



shoreline treatment



open savanna character



multi-trunk understory

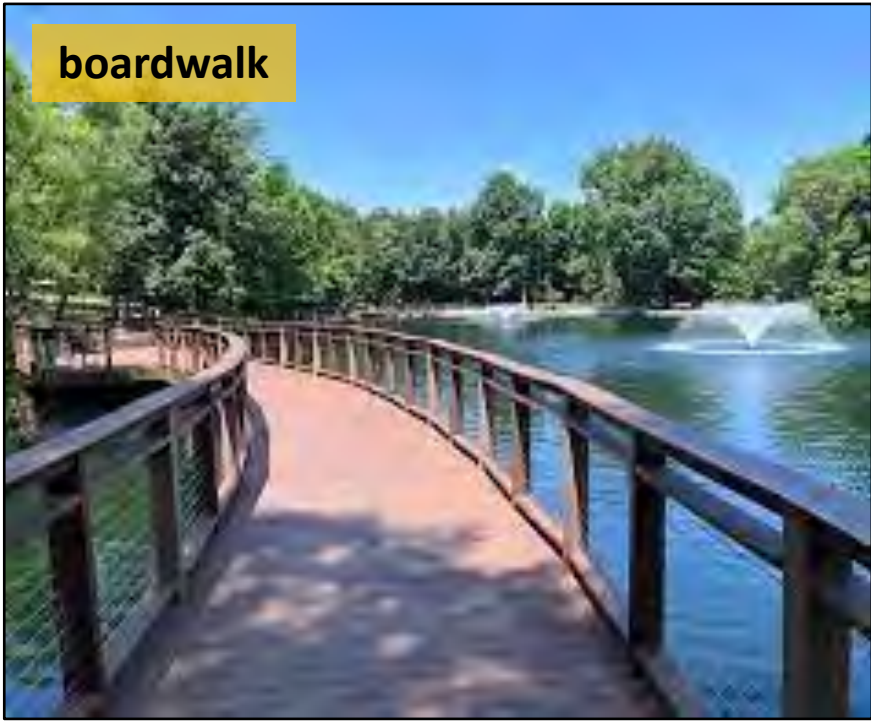


bee-friendly lawn



short-grass prairie

boardwalk



wading pond



outdoor hearth



outdoor game area

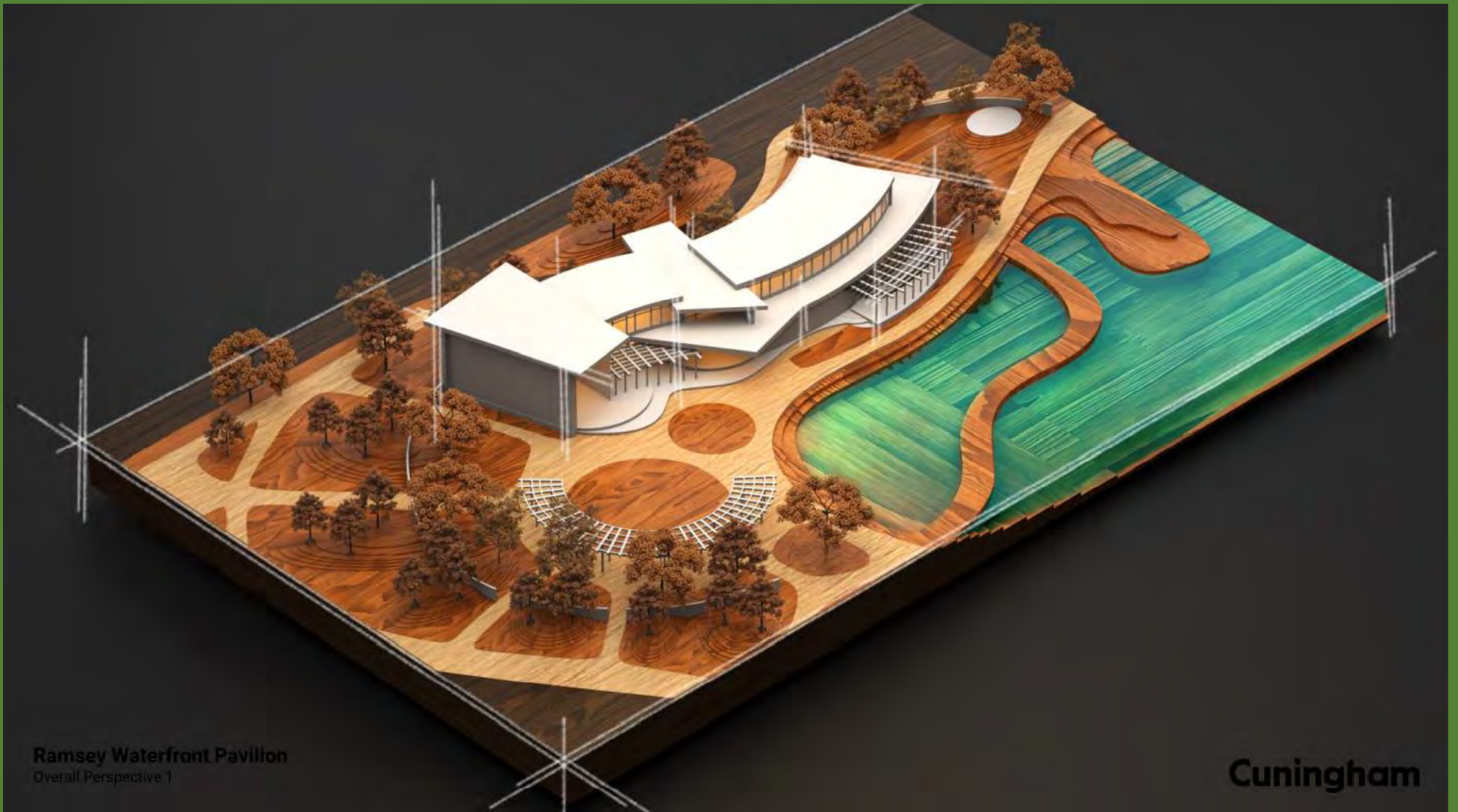


outdoor game area









Ramsey Waterfront Pavilion
Overall Perspective 1

Cunningham

Working model for The Waterfront community building





**BOLTON
& MENK**

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September 26, 2022

Mr. Bruce Westby, P.E.
City Engineer/Interim Public Works Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: City of Ramsey - The COR – Public Infrastructure Analysis

Dear Mr. Westby:

In response to our recent meeting related to The COR, we have prepared a scope of services and fee estimate for analysis associated with public infrastructure for the following improvements:

- Ramsey Parkway from Willemite Street to Sunwood Drive (Roundabout),
- Zeolite Street from Sunwood Drive to Bunker Lake Boulevard,
- Yolite Street from Sunwood Drive to Ramsey Parkway,
- Center Street Realignment,
- Veterans Drive between Rhinestone Street and Ramsey Boulevard,
- The Waterfront Pond and Park Area,
- Filling of stormwater ponds in the southeast quadrant of the Bunker Lake Boulevard and Armstrong Boulevard intersection, and
- Filling of a wetland in the southeast quadrant of the Bunker Lake Boulevard and Armstrong Boulevard intersection.

We will draw from the initial concepts and strategies that were detailed in the Center Street report and The COR report. Our proposal is based upon carrying these concepts and principals forward into the new analysis, with an updated project cost estimate for the work. Each street segment analyzed will include public utilities (sanitary sewer and water main), along with storm sewer, trails and sidewalks.

The material generated from the regional storm water retention pond can be used as fill for the remaining undeveloped portion of The COR. We will analyze the amounts of fill required for each lot and will make estimates for how much material will be generated from excavation of the Waterfront.

See attached figure for the general area of the analysis.

CONSTRUCTION COST ESTIMATES

Previous analyses presented project costs associated with the street and public utility related improvements. Those amounts were based on 2018 construction costs, and included a 30 percent allowance for contingencies and project development. No costs were included in The COR report for the Waterfront. Based on conversations with the City, the work will most likely consist of the following:

- Clear and grub the area of The COR bounded by Sunwood Drive, Bunker Lake Boulevard, Armstrong Boulevard and Center Street,
- Strip off topsoil for the above area and stockpile the material,
- Dewater the area to allow for deep excavations to occur,
- Excavate the pond, placing the material in locations identified within The COR,
- Place a 2 ft thick clay liner in the pond from the bottom up to the normal water level,
- Fine grade the area of the regional stormwater retention pond, and
- Revegetate all areas disturbed by construction.

We will provide construction cost estimates associated with the improvements.

SCOPE OF SERVICES

Our anticipated scope of services will be as follows:

- Complete a drone flight of the area to provide a current aerial image of the area. The drone flight will provide a level of accuracy of 0.1 ft horizontal and 0.3 ft vertical. This will allow for accurate estimations of excavations and fill volumes required to construct the Waterfront and move the material to adjacent lots within The COR area.
- Update the stormwater model to analyze elevations within the Waterfront and impacts associated with filling existing stormwater ponds across The COR.
- Analyze the potential for filling the wetland that was created in the southeast quadrant of Bunker Lake Boulevard and Armstrong Boulevard. This will be completed under a separate contract and the results will be discussed in the updated report.
- Analyze previous report assumptions and update proposed horizontal and vertical elevations associated with the roadways and public utilities within The COR area. Develop current construction cost estimates based on the analysis.
- Prepare a report detailing the findings of our analyses. This will likely be in the form of an update to previously prepared reports.

No geotechnical analysis will be performed for the project, although previous soil borings completed for the area will be reviewed.

SUMMARY OF FEES

We have prepared preliminary fee estimates based on our understanding of the work to be performed. We estimate fees will be as presented below:

<u>Task</u>	<u>Fees</u>
Drone Flight	\$ 2,880.00
Stormwater Analysis	\$ 7,200.00
Roadway and Public Utility Analysis	\$ 9,680.00
<u>Report preparation, Including Figures</u>	<u>\$ 4,420.00</u>
Not-To-Exceed Fees	\$24,180.00

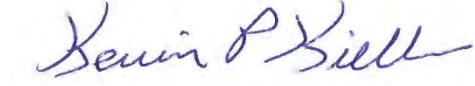
The fees in the above table represent not-to-exceed costs based on the scope present above.

Mr. Bruce Westby, P.E.
September 26, 2022
Page 3 of 3

If there are any questions or concerns, please call me at (651) 968-7760.

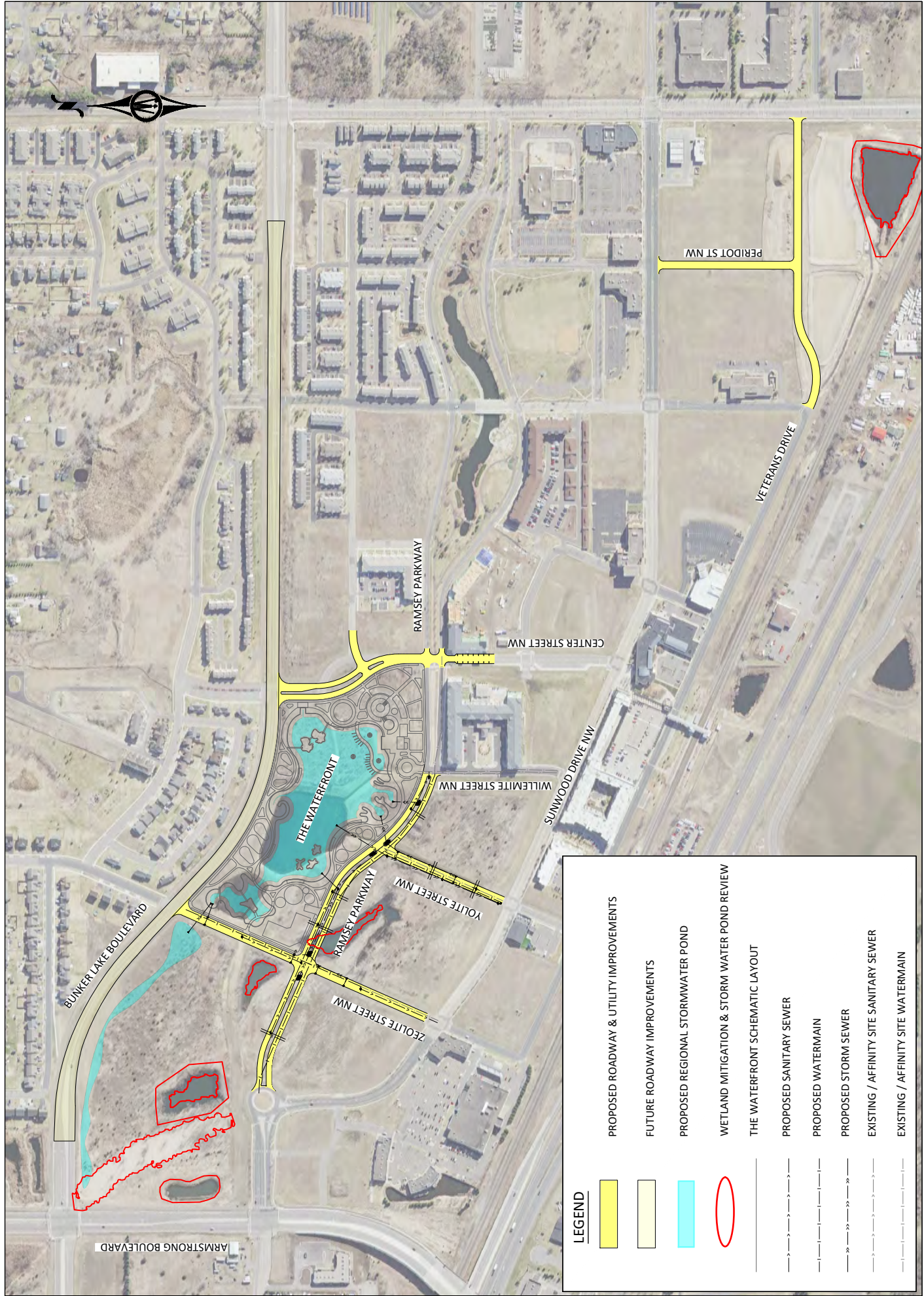
Sincerely,

Bolton & Menk, Inc.

A handwritten signature in blue ink that reads "Kevin P. Kielb". The signature is written in a cursive style with a long horizontal stroke at the end.

Kevin P. Kielb, P.E.
Project Manager

Attachment: Area of Analysis





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& MENK**

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September 22, 2022

Mr. Sean Sullivan, EDFP
Economic Development Manager
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: City of Ramsey - The COR – Wetland Analysis

Dear Mr. Sullivan:

Bolton & Menk, Inc. has prepared this proposal for natural resources related services for The COR area in Ramsey. We propose to investigate available background information needed prior to visiting the site. This includes compiling information as follows:

1. Available Aerial Photographs,
2. Anoka County LiDAR Maps,
3. National Wetlands Inventory Maps,
4. Anoka County Soil Survey Maps, and
5. MnDNR Public Waters Maps.

We are proposing to complete the following tasks as a portion of the project:

Task 1 – Level II Aquatic Resource Delineation: We will visit the study area to delineate the wetland boundaries within the COR area. The delineation will include performing transects and sampling in the vicinity of any aquatic resources, placing 3-foot pin flags at the limits of any aquatic resources found. Our delineator will use a sub-meter GPS unit to accurately locate and map each point and prepare a written report of our findings. This report will be submitted to the appropriate agencies for approval.

Task 2 – Historical Analysis: Bolton & Menk staff will review each delineated aquatic resource to determine their historical status. This will include reviewing historical imagery and mitigation plans. If the wetlands are found to be constructed within upland areas, then they will be considered incidental under the WCA and non-jurisdictional under section 401 of the Clean Water Act.

Task 3 – Meetings and Additional Requests: Reviewing agencies generally request additional information and/or an on-site meeting during the review process. Our attendance is typically requested at these meetings to discuss the acceptance of the delineated boundaries or to provide the agencies with additional information.

SUMMARY OF FEES

We have prepared preliminary fee estimates based on our understanding of the work to be performed. We estimate fees will be as presented below:

<u>Task</u>	<u>Fees</u>
Task 1 – Level II Aquatic Resource Delineation	\$ 4,900.00
Task 2 – Historical Analysis	\$ 1,800.00
<u>Task 3 - Additional Requests & Meetings</u>	<u>\$ 1,100.00</u>
Not-To-Exceed Fees	\$ 7,800.00

The fees in the above table represent not-to-exceed costs based on the scope present above.

If there are any questions or concerns, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.



Kevin P. Kielb, P.E.
Principal Engineer