From: GAJ Properties
Sent: Wednesday, June 21, 2023 10:14 PM
To: Todd Larson
Subject: Proposed zoning change

Planning Commission,
As a property owner in the city of Ramsey, I am writing in opposition of the proposed change to the zoning code related to the change in the definition of "family". I question the intent of this change that would affect all residents of the city of Ramsey. I also question the enforcement of this zoning change. Currently there are many residents that would be in a non compliant situation if this was passed. Defining a family as not more than 4 unrelated people is an outdated term and code. Minneapolis recently took the unrelated code out of their zoning code in order to conform with todays environment of affordable intentional living. Stating that a home that is currently owned and law abiding would become non conforming, would no longer be allowed or asked to phase out would have an impact on many homeowners. Some examples of those impacted would be….

The guy who just bought a home by the college for his daughter to live in along with 5 other college students for the next 6 years.
The unmarried couple who has a friends son living with them so he can finish high school here because his family moved out of state along with the 2 foreign exchange students they are hosting.
The 7 legal immigrant workers who are renting in Ramsey.
Recovery homes currently in the city of Ramsey.
The 4 unrelated seniors who live together on a hobby farm along with 2 other adults who take care of the house, fix meals and live together in a non care facility.
The 2 unmarried couples and single guy who rent a 3 bedroom townhome for a year while they all save money to buy a house.
All homeowners who purchased their home in Ramsey without this zoning code and would now have limits put on who could purchase their home based on what the new owners household make up looks like.

This zoning code does not represent diversity or the rights of homeowner ability to decide what a "family" or household is. There is state codes that address how many people can live in a home based on square footage that address overcrowding that are currently enforceable. To say that a family of 10 related people can live in a neighborhood but their neighbors of 5 young professionals can not is an overreach of the city to impose. I question how this would be enforced if passed? If the neighbors "look" like a related family they would be good? If they "look" unrelated or the neighbors complain about the "look" of their neighbor what would be done?

Would everyone who currently owns a home in Ramsey be grandfathered in and phased out with the sale of the property or would they be required to change their household make up or intended use of the property they purchased? What would the terms of or policy of a conditional use be? How would a grandfathering policy work? And who would be monitoring or enforcing the zone code of not allowing more than 4 unrelated in any single family home?

I ask that this portion of the proposed zoning code be scratched from the proposal until it is better thought through and planned out. If the intent is a targeted intent to prevent a certain type of 4 unrelated non conforming households then that could be a conversation that does not impact the entire population of

Ramsey. I see the city of Ramsey as representing diversity and progressive thinking in their planning, This zoning change does not reflect those values.

Sincerely, Krista Johnson

Property owner ; 14759 Peridot St NW, Ramsey
6980 137th Lane NW Ramsey
16236 Lithium Court NW Ramsey

Krista Johnson
GAJ Properties
Property manager

BUILT ENVIRONMENTS, INC.
651-439-9396 (P) • 651-204-2247 (F) • WWW.BUILT-ENVIRONMENTS.COM
680 HALE AVENUE N. SUITE 140 • OAKDALE, MINNESOTA 55128

June 27, 2023

Todd A. Larson
Planning Manager
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Draft Zoning Code Update

Dear Mr. Larson,

I am responding to your request for draft guidance articulating the city's preferences for enhanced and architecturally interesting building façades.

As you know, the current draft code prohibits the use of Exterior Insulation and Finish System (EIFS) on townhomes, rowhomes, and multi-family buildings. It also limits EIFS to accent material on commercial buildings. These restrictions are based solely on perceptions of EIFS as a monotonous, expressionless material. In actuality, the diversity and richness of contemporary EIFS is in stark contrast to its past use in the City of Ramsey. Furthermore, the act of singling out EIFS on the basis of unimaginative design is both arbitrary and undeserved.

On behalf of the local EIFS industry, I request that explicit restrictions contained in Section 480 (B) (1) (a) and Section 580 (B) (2) be removed. In lieu of these restrictions, please consider the attached outline as a framework for achieving the city's intent. I have included the city's preferred exterior materials with addition of EIFS as a primary material. I also included draft guidance used by other jurisdictions to convey the city's desire for enhanced, architecturally interesting façades. The provided language serves merely as an example. It may be truncated or modified as necessary.

Thank you for your consideration.

Sincerely,

M. Steven Doggett, Ph.D.
Senior Building Scientist
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Draft Guidance for Façade Design

- Primary Exterior Wall Materials. All exterior wall finishes on any building shall consist of ___ or more of the following primary materials comprising at least 70 percent of a building façade:
    - Face brick and architectural concrete masonry units;
    - Stucco;
    - EIFS;
    - Glass;
    - Natural or cementitious stone;
    - Specifically designed pre-cast concrete units whose surfaces have been integrally treated with an applied decorative material or texture;
    - Factory fabricated fiber cement panel materials;
    - Other materials as may be approved by the Planning Commission and City Council given the building's use and context.

- Accent Exterior Wall Materials. Exterior wall finishes on any building may consist of one or more of the following accent materials combined limited to 30 percent of each side of a building facade:
    - Wood
    - Metals
    - Vinyl
    - Other materials as may be approved by the Planning Commission and City Council given the building's use and context.

- Roofing Materials.
    - Pitched and sloped roofs – Asphalt shingles, standing seam metals, or metal shingles designed to resemble asphalt shingles.
    - Flat roofs – Any material commonly used for flat roofs provided the wall parapet is at least six inches above the roofline.

- Exterior Wall Colors, Textures, and Patterns: Façade design schemes involving exterior colors, textures, and patterns shall be submitted as part of the plan review.
    - Monotone colors, textures, or patterns are not permitted.
    - A minimum of **__ colors, textures, or patterns** per elevation are required. Harmony within a development and between adjacent buildings (within **__ feet**) shall be considered as part of the façade design.
    - Façade colors, textures, and patterns shall be compatible and consistent on all sides and levels of the structure.
    - Colors, textures, and patterns used for accent materials should be appropriate for the architectural style and should blend with, or complement, the primary façade design.
    - Corporate identifying colors and franchise prototypical design elements should be limited to façade details and approved signage.
    - Attached structures and detached structures shall use the main building aesthetics or complimentary colors, textures, and patterns.
    - Window frames and mullion colors should complement or match main building colors.
    - Window glass should be of a harmonious color.

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- Façade Articulation. Buildings shall not have long, monotonous, uninterrupted walls on any floor of a façade clearly visible from a public right-of-way. Buildings designed with completely flat façades are not permitted. All buildings are required to have horizontal and vertical façade variations such as pop-outs, bays, recesses, arches, banding, reveals, columns, or similar features. Such features are required at least every **__ feet** along all exterior wall planes.

- Massing. Proper massing reduces the impact of the massive bulk created by large buildings that may not otherwise relate in scale to surrounding development. Vertical articulation, horizontal articulation, and multi-planed roof or awnings must be used in designs to mitigate the impact on surrounding development and the overall landscape.

- Height and Roofline. Varied roofline elevations are required in order to add architectural interest and avoid the appearance of long, monotonous roofline expanses. A variation such as varied parapet height or tower is required every **__ feet** of roofline. Also, mechanical equipment mounted on the roof must be screened and the back of parapets must match the color and materials of the building.

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June 21, 2023

Todd A. Larson
Planning Manager
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Draft Zoning Code Update

Dear Mr. Larson,

I would like to take this opportunity to formally comment on the draft zoning code. As you know, the proposed code explicitly prohibits the use of Exterior Insulation and Finish System (EIFS) on townhomes, rowhomes, and multi-family buildings. It also limits EIFS to accent material on commercial buildings.

During our phone conversation on May 5, 2023, I was made aware that these proposed restrictions reflect concerns regarding aesthetics and architectural preferences. Also stated were the city's visions for enhanced architectural standards and the desire to limit monotonous and monolithic design – an aesthetic often perceived for rendered claddings such as EIFS and stucco. This view of EIFS as a drab, expressionless material reflects past trends and unimaginative design. It does not showcase the diversity and richness of colors, textures, and styles associated with contemporary EIFS.

I have attached several examples of modern EIFS finishes that are expressed throughout the country, including the greater Twin Cities area. Local architectural firms have gained tremendous familiarity with these expressions, which are readily achievable by a large pool of skilled applicators. It should be noted that such enhanced aesthetics do not infer greater costs when compared to other materials used on multi-family and commercial buildings. Indeed, the cost advantages of EIFS are readily apparent when considering current energy code mandates for exterior insulation – an inherent component of EIFS.

I recognize that the draft code has provisions for alternative compliance as contained in Section 580 (B) (5). This provision reads, "Other materials as may be approved by the Planning Commission and City Council given the building's use and context". While seemingly inclusive, this compliance path is vague, overly burdensome, potentially cost prohibitive – and, in essence, tantamount to the stated restrictions.

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On behalf of the local EIFS industry, I am asking the City of Ramsey to reconsider the proposed restrictions. In lieu of the draft's current language, I suggest further specification of the city's architectural standards to better articulate its vision for exterior building facades. At stake here is restricted access to a codified material with limitless design potential. I am simply asking the city to be inclusive of EIFS and the benefits it offers.

I hope the attached examples provide the basis for further specification of the city's architectural standards without restriction of EIFS. Matters for consideration include the city's preferences for varied finishes, textures, color palettes, articulations, detailing, and complement of overall exterior design. The necessary language to achieve your design intent need not be lengthy nor overly complex. Towards these ends, local EIFS professionals, including myself and members of the Minnesota Lath and Plaster Bureau, are willing to assist the Planning Commission in creating a more inclusive code that best reflects our shared intents.

I look forward to the opportunity to discuss these matters further at tomorrow's meeting. Meanwhile, should you have any questions, please contact me at 651-331-1389 or by email at sdoggett@built-environments.com.

Sincerely,

M. Steven Doggett, Ph.D.
Senior Building Scientist

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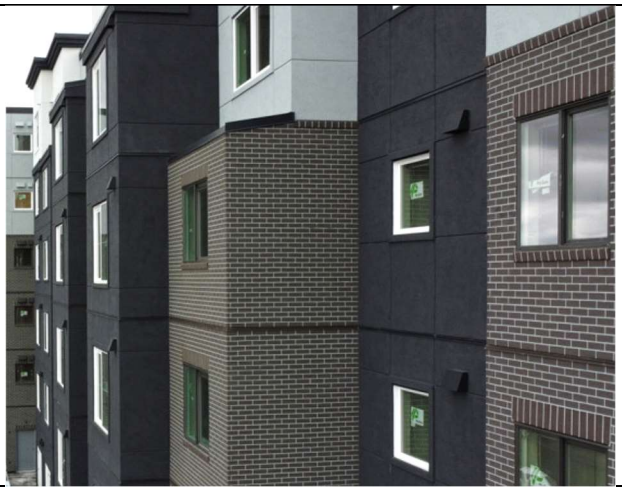
Modern EIFS Finishes

Brick / Block Finish



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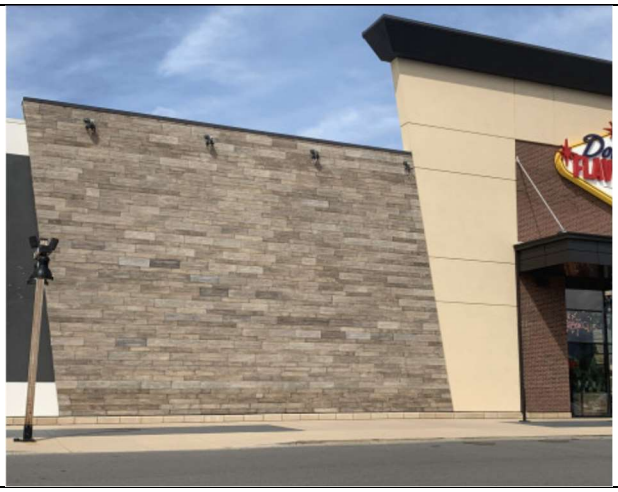
Modern EIFS Finishes

Stone Finish



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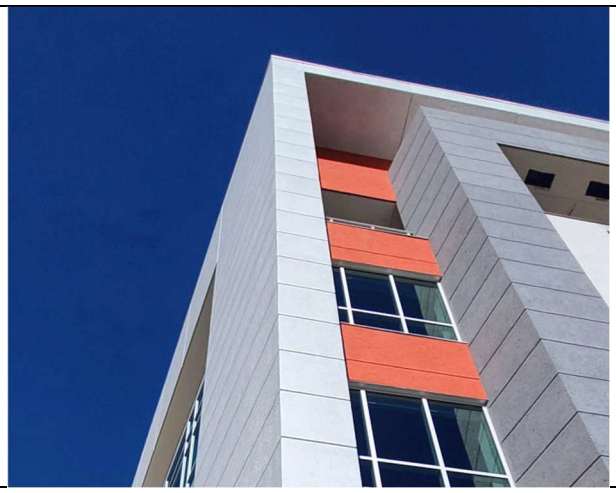
Modern EIFS Finishes

Metallic / Metal Panel Finish



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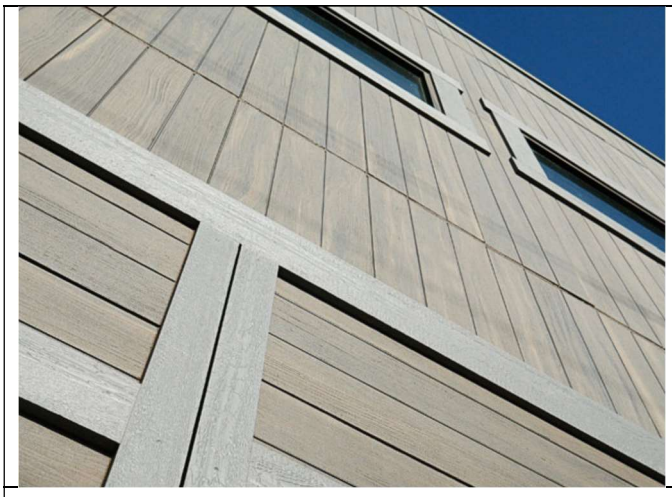
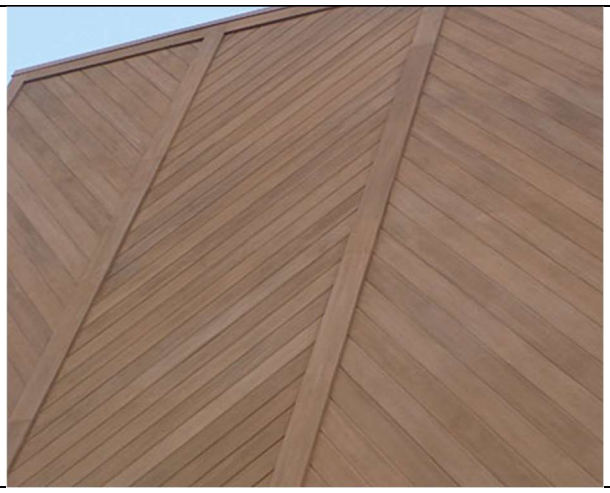
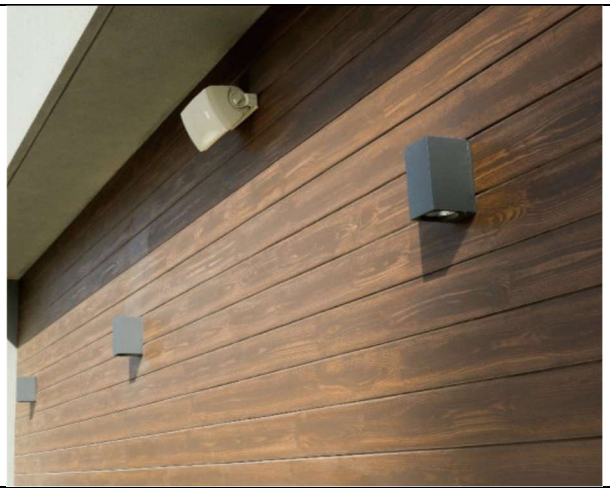
Modern EIFS Finishes

Wood Finish







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Modern EIFS Finishes

Varied Colors, Textures and Shapes

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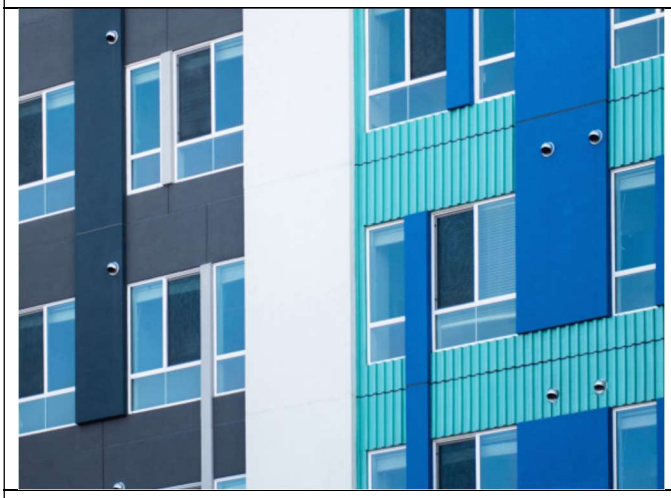
Modern EIFS Finishes

Varied Colors, Textures, and Shapes



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EIMA EIFS INDUSTRY MEMBERS ASSOCIATION

TO: Todd Larson, City of Ramsey, MN

FROM: EIMA

DATE: June 5, 2023

SUBJECT: EIFS National Case Studies

OVERVIEW

Exterior Insulation and Finish Systems – or EIFS – are a protective and decorative exterior wall cladding on the outside of buildings. The material prevents the seepage of air and water into the building. EIFS add minimal weight and incorporate multiple components (water-resistive barriers, drainage plane, continuous thermal insulation boards, glass-fiber reinforcement, base, and finishing coats) that work in tandem to regulate temperature and energy usage.

EIFS are not a new product or material, as the system has been in use across the US for over 50 years. There are many buildings across the country constructed using EIFS, including large-scale housing developments, resorts & hotel chains, public buildings, and more.

As localities, states, and the federal government consider climate policies, and the best mechanisms to reduce carbon in our energy system, curtailing and making consumption more efficient is a critical component. A study by the U.S. Department of Energy done on the affordable housing unit, Knickerbocker Commons in Bushwick, shows that when part of a comprehensive strategy, EIFS use between 60-80% less energy than typical buildings of the same size built with traditional materials and practices.[1] Even when it comes to the transportation of materials, EIFS require one truck to move 25,000 square feet of materials, while brick requires 16 and stucco six. The result is a material far more resilient in cost and climate than any counterpart.

EIFS provide builders with a cost effective, efficient, easy to install material perfect for a wide range of buildings, case studies, and locations. Its availability is crucial as building

[1] https://betterbuildingssolutioncenter.energy.gov/showcase-projects/riseboro-community-partnership-knickerbocker-commons

efficiency and emissions standards begin to be applied more broadly across the city and country.

HOUSING

Lido Beach Towers

Situated on the coastline of Long Island in Lido, New York, Lido Beach Towers is an historic jewel of the area. First built as a luxurious seaside resort in 1928, Lido Towers was renovated and updated into a 186-unit apartment building in 2008 with retrofitted EIFS.

In 2013, Hurricane Sandy, the second most costly hurricane in United States history, decimated communities in the northeastern U.S. As the storm crossed over the island, it created a 15-foot storm surge of sand and debris that destroyed several floors of the Lido Beach Towers' interior. Yet the exterior survived. The EIFS retrofit had made the exterior strong enough to withstand hurricane-strength wind, debris and rainfall. According to Gary Weiss, board president of Lido Beach Towers during the five-year-long restoration project, "We never realized that we had built a hurricane-proof building."[2]

Public Housing – Baychester Houses

New York City's recently lauded redevelopment of the Bronx's Baychester Houses incorporated many different sustainability and resiliency elements.

An article from The New York Times, "A Rebirth in the Bronx: Is This How to Save Public Housing?", noted Baychester's redevelopment, "Today the campus looks spotless…The buildings have been reclad with a waterproof material and faux-wood paneling;" this noted cladding is EIFS.[3] There are other projects at development sites

[2] https://blog.eima.com/the-remarkable-resiliency-and-durability-of-eifs
[3] https://www.nytimes.com/2021/08/05/arts/design/bronx-public-housing.html

around New York City—from the Rockaways to Central Brooklyn—incorporating EIFS into new development.

Large-Scale Development – The Heritage

Located in East Harlem, this 1970s development of 600 mixed-income rental apartments includes two 35 story buildings and a shorter 12 story structure.[4]

The Heritage is part of the NYSERDA "Empire Building Challenge", a $50M New York State, public-private initiative that will "spur economic growth and renewal in New York by attracting best-in-class manufacturers, solution providers, and entrepreneurs from around the world to help transform our existing building stock into the buildings of the future."[5] Further, the Empire Building Challenge focuses on "decarbonization of tall buildings, with a particular interest in retrofit projects that support decarbonization of heating loads, increase flexibility of a building's energy demand, and reduce tenant-driven consumption."

The Heritage retrofit received approximately $14M in private investments and $5M from NYSERDA to meet these carbon challenges. With the installation of EIFS, new windows, and updated electrification, the new measures are designed to eliminate fossil fuel usage, improve resident comfort, and minimize disruption in occupied multifamily properties. Project leaders anticipate a 54% reduction in site energy-use intensity for this project as well as carbon neutrality by 2030.[6]

Dormitory Housing – University of Maryland

[4] https://newyorkyimby.com/2022/10/the-heritages-re-cladding-progresses-at-1295-fifth-avenue-in-east-harlem-manhattan.html

[5] https://www.nyserda.ny.gov/All-Programs/Empire-Building-Challenge

[6] https://www.nyserda.ny.gov/All-Programs/Empire-Building-Challenge/Empire-Building-Challenge-Projects

Completed in March of 2022, the Johnson-Whittle Residence Hall, Pyon-Chen Residence Hall, and a new dining facility on the University of Maryland – College Park's campus use EIFS as their cladding.[7] These state-of-the-art facilities "maximize natural light and feature central lounges and enclosed study spaces on each floor" and demonstrate the design freedom, cost effectiveness, and efficiency EIFS can offer.[8]

Further Examples

Notable examples in New York include the Bevel[9] and the 47th St. Wingate[10], two apartment complexes notable for their 'passive house' energy standards reducing energy costs up to 80%.[11] [12] Smaller buildings, such as the 12-unit Burt Street Apartments, in Saugerties, New York, offer an alternative where EIFS have been used to preserve housing at a reasonable cost. [13]

HOTELS

Cabana Bay Resort, Universal Studios

Universal Studio's famous Cabana Bay resort uses EIFS as its external cladding. The calling card of the resort – its multicolored facade – relies heavily on EIFS easy customization and flexibility and depends on its water-repelling abilities in the warm, wet climate of Florida. Like other EIFS projects, the "resort will achieve a higher quality of energy efficiency now with its continuous layer of

[7] https://bradleighapplications.com/university-of-maryland-on-campus-housing/
[8] https://education.umd.edu/news/10-02-22-trailblazers-honored-dedication-johnson-whittle-hall
[9] https://metropolismag.com/projects/a-new-long-island-city-apartment-puts-the-fun-in-functional/
[10] https://www.linkedin.com/feed/update/urn:li:activity:7009162537636089856/
[11] https://www.fastcompany.com/90826471/these-old-brooklyn-apartments-got-a-stunning-facelift-that-also-cut-energy-by-80
[12] https://passivehouse-database.org/index.php?lang=en#d_6369
[13] https://passivehouseaccelerator.com/articles/the-a-r-t-of-the-restore-burt-street-properties

insulation. The vacation destination will also remain an attractive site to all those staying in the area for years to come."[14]

Hampton Inns

Hampton Inns use EIFS as an exterior cladding of choice due to its low cost and – more importantly – its flexibility as a building material.[15] With locations from Alaska to Florida to Arizona, Hampton's hotels must be able to withstand all manner of environmental wear and tear to prevent air and water seepage among other issues.[16] EIFS has been the trusted material of choice for Hampton Inns for decades due to its environmental resilience and durability, and its exceptional ability to keep a building's temperature consistent. Inn managers have reported positively on the use of EIFS in retrofits and builds, and noted a 25% to 35% decrease in energy costs.[17]

Resorts World Hotel & Casino

One of the largest and most ambitious hospitality projects built on the Las Vegas strip in years, Resort World Hotel & Casino contains roughly 850,000 square feet of EIFS instead of metal panels, saving a significant amount in construction and energy costs.[18]

An aesthetically pleasing resort and the first new property on the Strip in twelve years, Resorts World glistens on the evening skyline. As the profile in *Las Vegas Review Journal* notes about the property and architect, Paul Steelman's design, "[He] saved some of his

[14] https://www.wconline.com/articles/89301-cabana-bay-beach-resort-wins-big-with-parex-usa
[15] https://www.advancedarchitecturalstone.com/hampton-inn/
[16] https://www.hilton.com/en/locations/hampton/
[17] https://blog.eima.com/eifs-in-the-spotlight-hampton-inn-dryvit-systems-inc/
[18] https://www.raymondgroup.com/blog/resorts-world-las-vegas/

best work for Resorts World Las Vegas[19]." The exterior structure incorporates technology, climate, and aesthetics to create the building of the future. EIFS has long been a favorite of Las Vegas resorts and adorns part of the Monte Carlo, Caesars Palace, and the Bellagio.[20]

LARGE VENUES

Georgia Aquarium

The Georgia Aquarium in Atlanta – which is famous for housing a valuable and delicate whale shark – is clad in EIFS.[21] A large facility where stable temperatures and physical conditions are paramount in keeping expensive specimens safe, the Georgia Aquarium had to carefully chose the materials it used for construction.[22] EIFS unparalleled efficiency and temperature regulating abilities makes it the premier choice for structures where temperature swings and water leaks are a primary concern.

Steppenwolf Theatre Campus, Chicago

The Steppenwolf Theatre in Chicago's exterior was constructed using EIFS-clad concrete to give it the energy efficiency and sleek modern look EIFS is known for.[23] More than an affordable, efficient, and durable material, EIFS is highly valued by renowned architects and builders as a versatile and easily modified tool in the construction of award-winning designs.

[19] https://www.reviewjournal.com/business/casinos-gaming/renowned-casino-architect-saved-some-of-best-work-for-resorts-world-2385847/
[20] https://www.reviewjournal.com/news/foam-adorns-many-resorts/
[21] https://www.prestorestore.com/portfolio/georgia-aquarium-atlanta-alucabon-restoration-waterproofing-eifs/
[22] https://www.mckenneys.com/experiences/swimming-in-energy-efficiency/
[23] https://www.world-architects.com/en/architecture-news/reviews/steppenwolf-theatre-campus-expansion

The Ronald McDonald House of Connecticut

The Ronald McDonald House of Connecticut is a temporary home for families whose children are receiving services at nearby hospitals. Located in New Haven, Connecticut, and operated by New Haven Hospital, the property opened in 2019, and offers accommodations for families.[24]

CONCLUSION

Many jurisdictions are in the middle of a great climate transformation, and an ambitious implementation of future-changing policies. To reach efficiency benchmarks set by local jurisdictions, products like EIFS will play a key role as building owners look to build or upgrade their facilities efficiently, cost-effectively, and with a tool that can be applied broadly across the country. EIFS offers continuous insulation due to its strategic design, which allows architects flexibility to create the aesthetics they require while simultaneously meeting new energy codes.

Governments will need to consider whole building standards and emission targeting as a tool to reduce carbon. EIFS compliment the goals of those concerned with environmental resiliency and can be a productive tool in the War on Carbon. What stands in the way are the prescriptive building codes and rules that are misaligned with the long-term intentions of government leaders and their climate agendas. As a product, EIFS align with the goals for reducing carbon's adverse impact on the climate.

There is demonstratable evidence of the cost-effectiveness and climate efficacy of EIFS in building retrofits and renovations, and their use across the full spectrum of building types and jurisdictions shows the value placed on it by builders and property developers. From hotels in Alaska to resorts in Florida, EIFS provide unparalleled flexibility and adaptability that make it a key tool in the toolbox of builders, property owners, and city planners alike.

[24] https://www.rmhc-ctma.org/our-houses/ronald-mcdonald-house-of-connecticut