

Mar 23, 2023

To:  
City of Ramsey  
City Council  
Planning Commission  
City Staff

Re: Concepts Plans for City Owned Land

We are excited to share with you our ideas and thoughts regarding how some excess land within The COR might develop.

Introduction:

Centra Homes is a locally owned builder and developer with offices in Coon Rapids. We have been involved in neighborhoods across the Twin Cities from Chaska to Woodbury to Blaine to Otsego. We have recently completed the Cottages at the COR subdivision and are currently building the Parkside Townhome neighborhood within the City of Ramsey. We are honored to be given the opportunity to continue to work with the City on this exciting location.

We prioritize infill and redevelopment sites and we have had the opportunity to partner with many Cities on redeveloping land according to City priorities. As you know, each redevelopment property is unique and requires close coordination among all interested parties. We are excited to work closely with the City on how this site might develop.

Concept Plan:

The Parcel of land under consideration is the approximately 23 acres at the southeast corner of Bunker Lake Blvd and Armstrong Blvd. Since this is a large piece of land in a good location, we contemplated multiple uses and two different concept plans. In addition we are open to suggestions and feedback regarding the proposal we have brought forward.

As we started to plan for this site, we tried to consider the connections that could be made with this parcel of land.

We understand that the City is considering a park/open space amenity (The Waterfront) adjacent east of this land. Thus we wanted to connect to this future use and planned a public trail that would meander through the site from the corner of Bunker Land Blvd and Armstrong Blvd to Zeolite St NW and eventually the future use across the street. This trail would be owned by the City and open to the public.

In addition to this public trail, we have contemplated a mix of public and private sidewalks and trails through the site. The public sidewalks are adjacent to the public roads whereas the private trails and sidewalks are throughout the residential portion in various locations.

In addition to using trails as a connection, we saw an opportunity to maximize the use of the roundabout by planning a public road running north to Bunker Lake Blvd. All of the remaining internal roads are contemplated to be private roads.

After considering these important connections, our concept plan breaks down into three distinct neighborhoods - Retail Corner, High-Density Multi-Family and Detached Residential Uses.

#### Retail Corner:

We located a potential Retail Corner at the intersection of 147th Ave NW and Armstrong Blvd. We have reserved over 3 acres for this potential use. We don't have a user for this space at this time, so we have not put a specific building in this area.

Option #1 of our Concept Plan layout shows how access would serve this parcel and shares one idea of the size of building with associated parking would work on this land. We don't have a specific user at this time, so please just refer to this area for space planning purposes.

As you know there is additional Retail Land available in this area and the Retail world is changing. Thus we created Option #2 of our Concept to give an idea how this Retail Corner could easily convert to additional Residential use if we are not able to find a user for this Retail Space.

#### High-Density Multi-Family:

We propose a High-Density Multi-Family use south of the 147th Ave/Ramsey Blvd Extension (adjacent to the proposed Hotel Land). We have planned just over 3 Acres for this High-Density Use. Based on some very preliminary estimates we feel like this land would be able to support a 60+ Unit Apartment Neighborhood with the required mix of covered and uncovered parking per code.

We have not spent the time to pull together architecture or spacing for the area at this time. We have just reserved the land area for high density uses.

#### Detached Residential:

The remaining land has been planned for detached residential uses. We have contemplated two types of detached residential uses - 20 foot wide rear loaded homes and 30 foot wide rear loaded homes.

We have designed the detached residential portion of the concept plans into two distinct neighborhoods with the Twenty (20') Wide Homes on the western side and the Thirty (30') Wide Homes on the eastern side of the Neighborhood.

The 20 foot wide homes would be essentially the same homes that we built at the neighborhood 'Cottages at the COR' located at the corner of Bunker Lake Blvd and Ramsey Blvd. This neighborhood is completely built out. We have included a photo of a row of completed homes from the neighborhood for reference as well as marketing flyers that show floorplans and elevations.

The 30 foot wide homes would be a new product that we would design specifically for this neighborhood. We envision a home with garages in the rear and front porches seen from the public streets. We do not have a picture or architectural renderings of these plans because we have not designed them yet. We would design homes that are similar in architectural finishes and would complement the two story homes that are part of this submittal.

As you know the Housing Market is going through some tremendous changes as Interest Rates continue to increase. We expect our homes to be priced in the Mid to Upper \$ 300,000 and depending on the options that a Buyer might select some homes could sell for over \$ 400,000.

We proposed the following specifics of house and lot details of both home types we propose:

- Architectural Asphalt Shingles
- Vinyl Siding with a variety of exterior masonry accents
- Landscaping to include One front yard tree per lot and fully irrigated and sodded yard - there would be additional landscaping along the public trail and road
- Variety of Exterior Color selections
- Do not allow the same color and elevation of homes next to or across the street from each other
- 5 foot side yard setbacks

Wetland Impact:

The Wetlands on this site provided a unique challenge to developing the site.

Our concept contemplates filling all of the wetlands and mitigating the filling of these wetlands by either off-site wetland creation or purchasing wetland credits. As a more detailed review of the cost of mitigation and the generation of future TIF/Tax Revenue are completed, the total amount of Wetland Impact might be reduced.

As stated earlier we are excited to present our proposal to the City and would appreciate any feedback as we are open to make adjustments. We understand that developments like this have many stakeholders and the process of planning is a fully collaborative process and ask for your feedback.

Sincerely,



David Pattberg  
Vice President of Land  
Centra Homes, LLC



# The ALPINE

3 Beds • 2.5 Baths • 2 Garage Bays • 1,751 fsf



Elevation A - Craftsman



Elevation B - Colonial

#### FEATURES:

- Open Floor Plan
- Covered Porch
- Patio
- Mud Room
- Kitchen with Oversized Island
- Walk-In Pantry
- Spacious Great Room
- Three Bedrooms Up
- Convenient Upper-Level Laundry
- Master Suite with Large Bath and Walk-In Closet

#### AVAILABLE OPTIONS INCLUDE:

- Extended Garage
- Mud Room Bench & Cubbies or Desk
- Gas Fireplace with Built-In Cabinets
- Tray Vault in Master Bedroom
- Barn Door at Master Bath
- Deluxe Shower Master Bath
- Laundry Tub and Cabinets
- Sidelight

Ask your Sales Consultant to see more exterior color options!

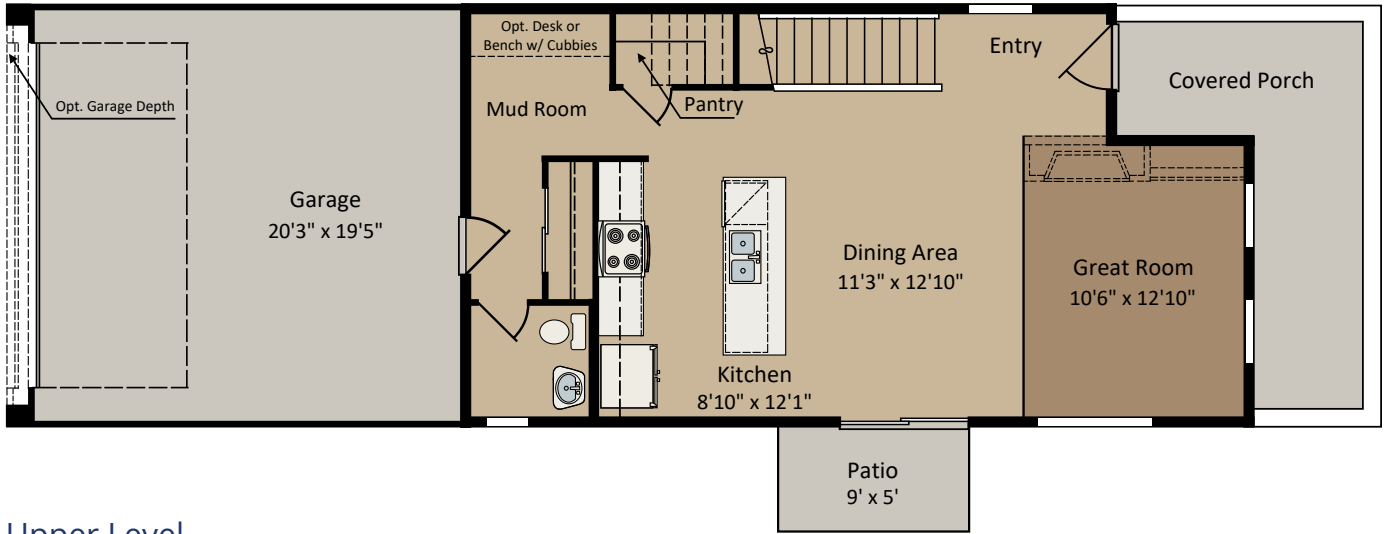
## CENTRA HOMES<sub>LLC</sub>

CentraHomes.com

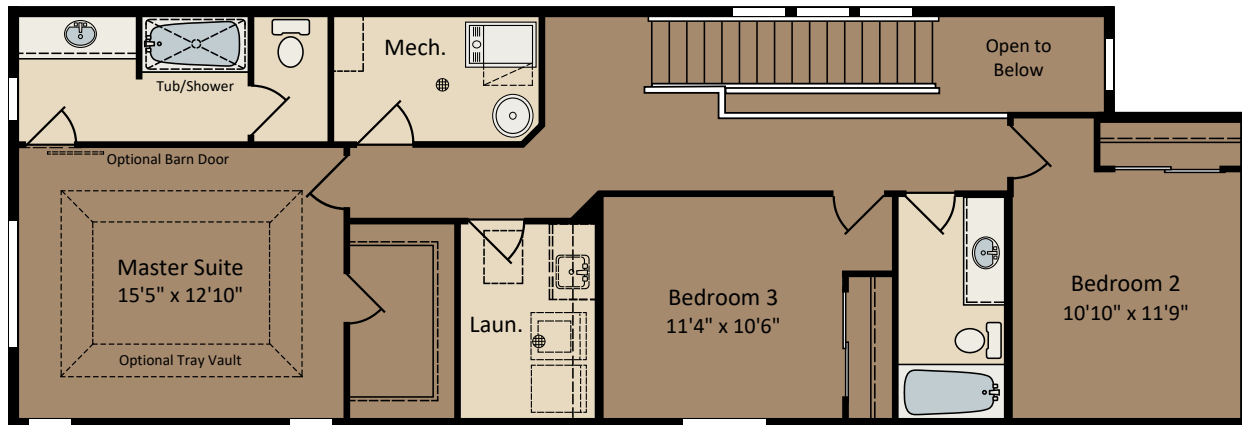
# The ALPINE

3 Beds • 2.5 Baths • 2 Garage Bays • 1,751 fsf

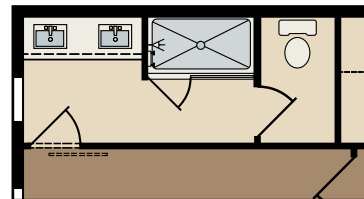
## Main Level



## Upper Level



Optional Deluxe Shower  
Optional Double Bowl Vanity



# The ELMCREST

3 Beds • 2.5 Baths • 2 Garage Bays • 1,742 fsf



Elevation A - Craftsman



Elevation B - Cottage

## FEATURES:

- Open Floor Plan
- Covered Porch
- Patio
- Mud Room
- Kitchen with Oversized Island
- Walk-In Pantry
- Spacious Great Room
- Three Bedrooms Up
- Convenient Upper-Level Laundry
- Master Suite with Large Bath and Walk-In Closet

## AVAILABLE OPTIONS INCLUDE:

- Mud Room Bench & Cubbies or Desk
- Gas Fireplace with Built-in Cabinets
- Tray Vault in Master Bedroom
- Barn Door at Master Bath
- Deluxe Shower Master Bath
- Sidelight

Ask your Sales Consultant to see more exterior color options!

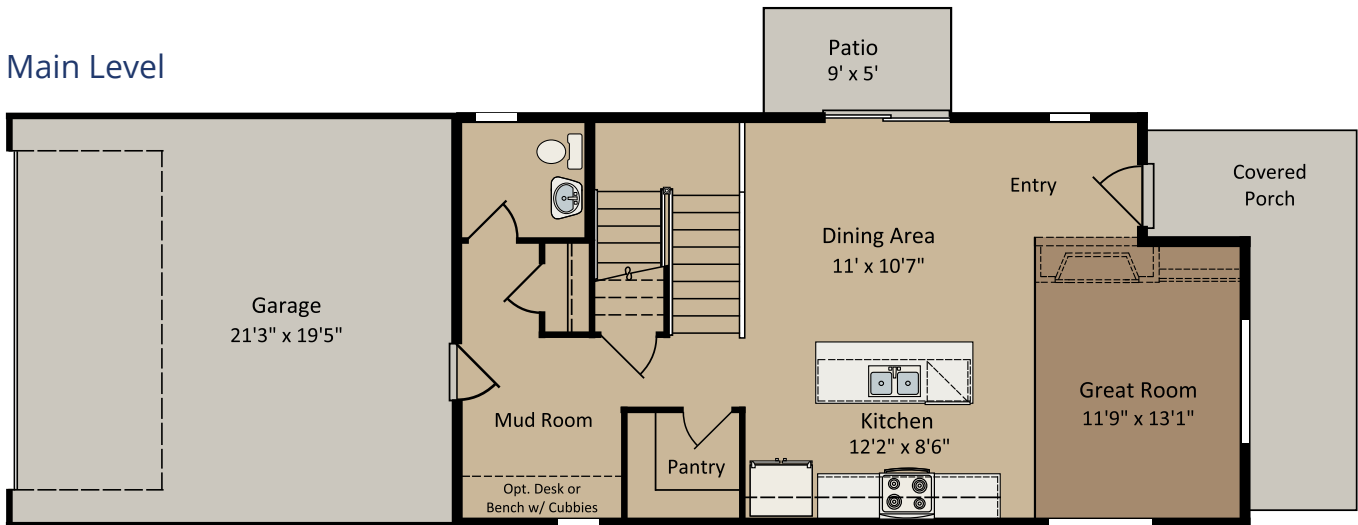
## CENTRA HOMES<sub>LLC</sub>

CentraHomes.com

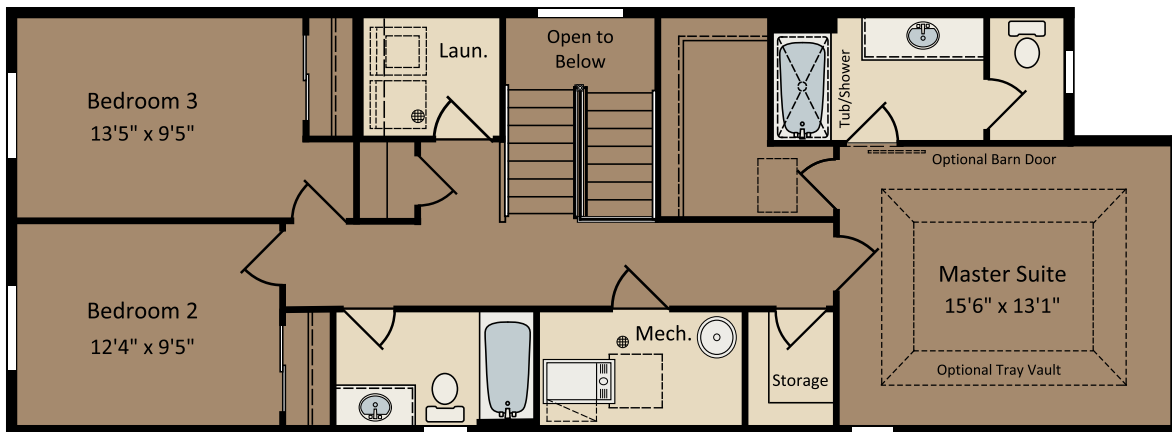
# The ELMCREST

3 Beds • 2.5 Baths • 2 Garage Bays • 1,742 fsf

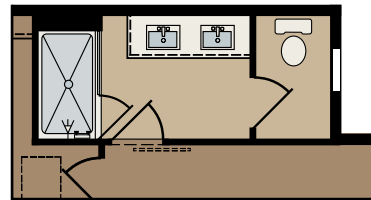
## Main Level



## Upper Level



Optional Deluxe Shower  
Optional Double Bowl Vanity



# The TERRACE

3 – 4 Beds • 2.5 Baths • 2 Garage Bays • 1,875 fsf



Elevation A - Cottage



Elevation B - Colonial

## FEATURES:

- Open Floor Plan
- Covered Porch
- Patio
- Mud Room
- Kitchen with Oversized Island
- Walk-In Pantry
- Spacious Great Room
- Three Bedrooms Up + Loft
- Convenient Upper-Level Laundry
- Master Suite with Large Bath and Walk-In Closet

## AVAILABLE OPTIONS INCLUDE:

- Extended Garage
- Mud Room Bench & Cubbies or Desk
- Gas Fireplace with Built-in Cabinets
- Tray Vault in Master Bedroom
- Barn Door at Master Bath
- Deluxe Shower Master Bath
- Fourth Bedroom
- Sidelight

Ask your Sales Consultant to see more exterior color options!

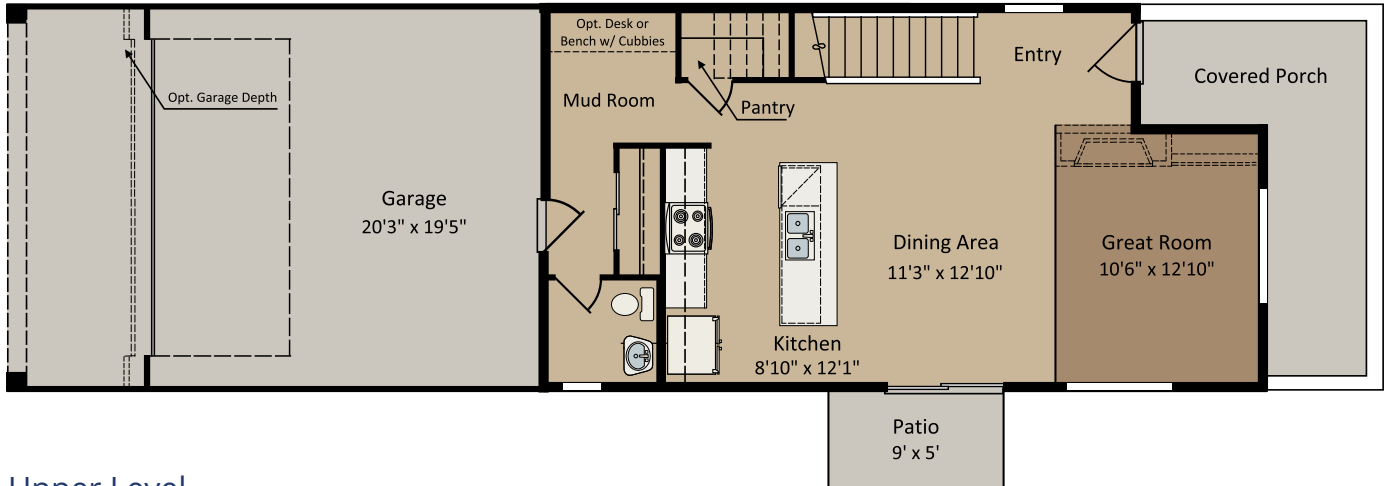
## CENTRA HOMES<sub>LLC</sub>

CentraHomes.com

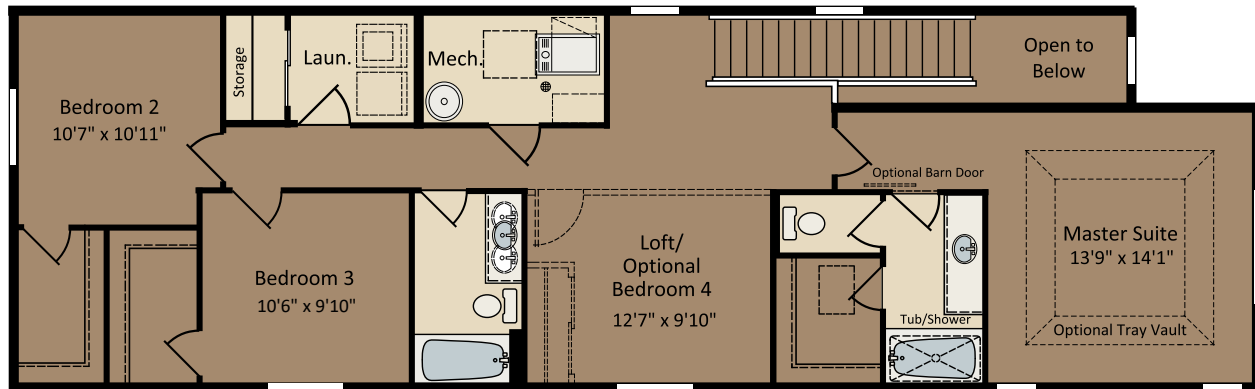
# The TERRACE

3 – 4 Beds • 2.5 Baths • 2 Garage Bays • 1,875 fsf

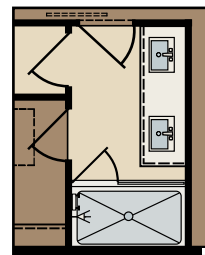
## Main Level



## Upper Level



Optional Deluxe Shower  
Optional Double Bowl Vanity



# UNIT MIX

SF 30' WIDE: 64 Units

SF 20' WIDE: 60 Units

TOTAL: 124 UNITS

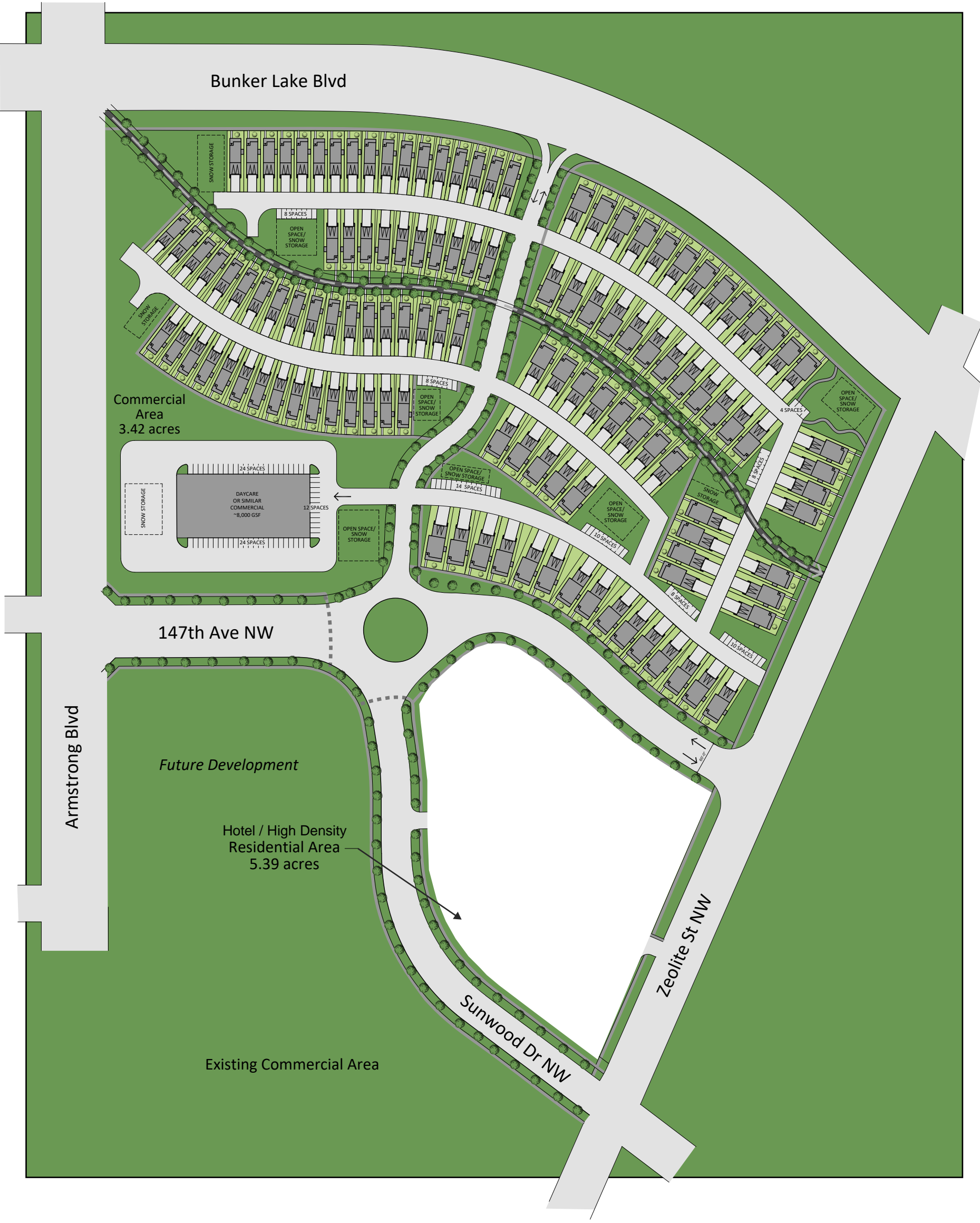
OFF-SITE PARKING: 70 SPACES

DRIVEWAY PARKING: 248 SPACES

GARAGE STALLS: 248 SPACES

---> TRAIL THROUGH PROPERTY

## OPTION #1



# UNIT MIX

SF 30' WIDE: 64 Units

SF 20' WIDE: 83 Units

TOTAL: 147 UNITS

OFF-SITE PARKING: 78 SPACES

DRIVEWAY PARKING: 294 SPACES

GARAGE STALLS: 294 SPACES

---> TRAIL THROUGH PROPERTY

## OPTION #2

