
Entitlement Application Narrative

DATE: 02/09/2024
TO: City of Ramsey Staff
FROM: Senior Housing Partners
SUBJECT: 14501 Nowthen Blvd NW | Haviland Fields Comprehensive Plan Amendment, Zoning Amendment, Site Plan, and Preliminary Plat Application

Presbyterian Homes & Services (PHS) and its community partner Lord of Life Church respectfully apply for a Comprehensive Plan Amendment, Zoning Amendment, Site Plan, and Preliminary Plat Application for the site known as Haviland Fields located at 14501 Nowthen Blvd NW, Ramsey, Minnesota (Parcel ID: 25-32-25-24-0059 and Legal Description: Lot 1, Block 1, Stoney River Addition, Anoka County, Minnesota.).

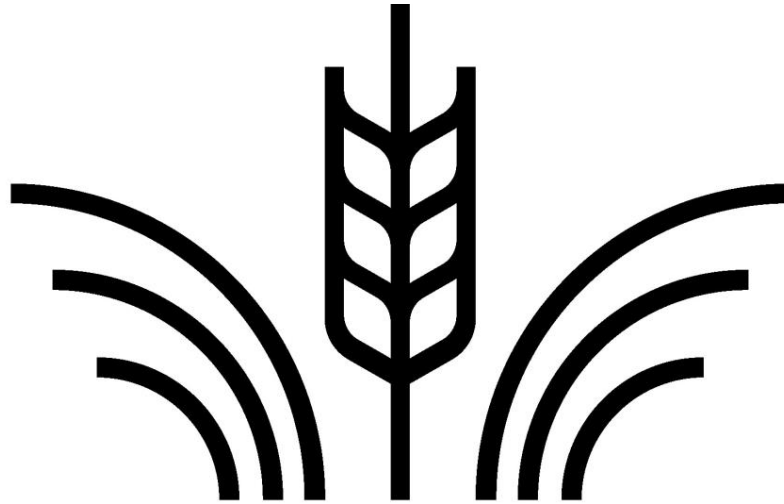
Presbyterian Homes & Services and the Lord of Life Church are project partners with Senior Housing Partners, the development arm of Presbyterian Homes & Services, BKV Group for architecture and Kimley-Horn for civil engineering.



Entitlement Application Narrative

Overview:

Presbyterian Homes & Services is applying for a zoning amendment, comprehensive plan amendment, site plan, and preliminary plat for the site known as “Haviland Fields”. The Haviland Fields proposal is intended to create a bespoke park-like campus in harmony with the existing environment complete with community trails. The proposal would leave the picturesque low areas as it embraces its natural setting. Haviland Fields, centered around Lord of Life Lutheran Church, includes housing, easy access to green space, and a commitment to life enrichment and growth that feeds body, soul and spirit. The name Haviland Fields is a nod to the history of the site and is named after Delora Haviland one of the original owners of the land in the 1800s.



HAVILAND FIELDS

LIVE & GROW

Presbyterian Homes & Services’ goal is to provide very needed seniors housing for the City of Ramsey. The Haviland Fields proposal contains 20 attached townhomes for seniors on the west and north side of the site and 160 senior housing units on the southwest side of the campus for a combined 180 seniors units. This diversity of seniors’ home types provides choices for folks as they age. More choice provides options for the greatest number of residents. Through retaining residents, the City of Ramsey is primed to retain more wisdom and community engagement of current residents who wish to stay in Ramsey. Additionally, there are 280 all age apartment homes proposed. The Lord of Life Congregation will be staying in their current location to create one cohesive campus.

Entitlement Application Narrative

Site and Landscape

The Haviland Fields proposal draws inspiration from the natural beauty and heritage of Ramsey especially the Rum River, the logging history of Ramsey, the Lord of Life Church, and surrounding structures to create buildings that reflect and belong to Ramsey.

The proposal aims to cultivate a cohesive campus atmosphere, with the Lord of Life Church serving as a central focal point. The proposal strategically positions multifamily and park homes to accentuate the church's prominence, foreseeing residents benefiting from its community amenities such as worship, daycare, gymnasium, and communal spaces.

Preserving the existing wetland area and stands of Scotch Pine trees was paramount in the site design. The plan is to maintain the wetland's untouched beauty and preserve as many pine trees as possible, respecting and integrating these natural elements into the landscape.

Building Design

The objective for the Haviland Fields site was to create structures that stand independently yet complement each other. The development team selected materials that harmonize well and keep the material palettes refined to ensure a balanced aesthetic. Wood look accents, reflective of the site's natural elements, are prominent throughout the campus, with gabled roofs echoing the neighboring buildings' character.

These buildings were designed to be of a similar scale as its environment. Buildings were designed to be of a similar scale as the approximately 40 and 45 foot tall building to the south of the site with the buildings being less than the 60 foot R-3 zoning standards for height. The goal was to design buildings that fit into the larger framework of the City of Ramsey.



Entitlement Application Narrative

Senior Housing Building

The design of the Seniors Housing building draws inspiration from pine forests. The building's form evokes light filtering through a tree canopy, with primary materials such as white shake siding representing light. Darker board and batten paneling represent trees in silhouette. Accent areas of wood at the building corners and entrance emphasize the building's connection to nature.

This building is a four-story residential building with 160 apartments and one level of parking below grade. Level 1 features a lobby and club room. This building will have below grade and surface parking for residents and guests. It will also have an outdoor courtyard for residents and connections to the campus trail system.

The exterior of the building will consist of brick, cement shake siding, cement board and batten siding, cement panel siding, “wood look” siding, and asphalt shingles.



Entitlement Application Narrative

All Age Building

Inspired by the nearby Rum River, located just 800 feet from the site, the All Ages building takes cues from the river's curves and meandering path. The building's layout mirrors the river's fluidity, with rooflines incorporating stepping and undulation to enhance this connection to nature.

This building is a four-story residential building with one level of parking below grade. Level 1 features a lobby and club room. It will have below grade and surface parking for residents and guests. It will also have an outdoor courtyard with a pickleball court, and connections to the campus trail system. The exterior of the building will consist of brick, cement board siding, cement board and batten siding, cement panel siding, "wood look" siding, and asphalt shingles.



Entitlement Application Narrative

Park Homes

There are proposed to be 10 park homes each with two units for a total of 20 Park Home units. These buildings were designed to blend the local architectural context with the newly proposed buildings on the Haviland Fields site.

These are (1) story residential park homes with (2) units in each building. Each unit has a (2) car garage for residents and surface parking for guests. These units have access to the campus trail system.



Entitlement Application Narrative

Density

	Acres	Units/ Acre
Conventional Total Land Area	35.53	12.95
Delineated Wetland and Buffer	4.20	
Land Area Sans Wetland	31.33	14.68
Church Lot	7.02	
Proposed Land Dedication	1.62	
Residential Only Land	22.69	20.27

The proposal concentrates density at the south side of the campus with both the seniors and all age buildings. The overall proposal has a total of 460 residential units on 35.53 acres of land, which translates to a conventional 12.95 units per acre.

The Metropolitan Council's Net Residential Handbook directs land within the Metropolitan Urban Service Area, which includes Haviland Fields, to utilize net density backing out wetlands, wetland buffers, water bodies, public parks, trails for its Comprehensive Plan calculations. Conventionally, one would think to include these segments as in practice they are part of the fabric of the site and one cohesive campus. That said, following the letter of the Met Council's Planning Handbook the following areas are netted out:

- Delineated Wetland and 16.5 foot wetland buffer: 4.20 Acres
- Lot 2 [The Lord of Life Church Parcel]: 7.02 Acres
- Proposed Park Dedication: 1.62 Acres

This results in a remaining 22.69 acres of residential only land. Using this modified density directed by the Metropolitan Council, the would result in a density of 20.27 units per acre.

The Metropolitan Council seeks net density of 5 units per acre for the Emerging Suburban Edge Designation, which the Met Council has deemed the City of Ramsey. Based on the Met Council's formula, this proposal's 20.27 units/ net acre, this project assists the City of Ramsey in meeting its Met Council density targets while balancing out density, and thus enabling lower density single family home developments elsewhere in Ramsey.

Entitlement Application Narrative

Through concentrating density on the south side of the site, the proposal is able to incorporate robust density transitioning to create a density that is at or below the surroundings to the west and the north as well as incorporate park like elements for the community. The proposal takes screening very seriously and uses the existing trees as a buffer on the north and west where they exist. This will create a natural screening that is consistent with Section 475 in the Ramsey City Code. The proposal features a park-like campus that is both set apart from neighboring buildings and is intentional. HVAC units will be screened as well to maximize curb appeal, create a cohesive campus, and hide back of house areas.

Parks

Presbyterian Homes & Services proposes to expand solstice park including two pickleball courts on the northwest side of the site. This should bolster and expand Solstice Park. Additionally, it is proposed to add parking for Solstice Park improving a neighborhood park for the long term.

Traffic

Presbyterian Homes & Services proactively commissioned a traffic study conducted by Kimley-Horn. There is additional discussion anticipated with the City of Ramsey and Anoka County with regard to site access.

The proposal seeks to minimize traffic. It may go without saying, but residents of seniors housing take fewer trips than the residents of a single-family home (3.2 trips per day vs. 9.5 trips per day according to the Institute of Transportation Engineers 11th Edition). Seniors in single family homes take an estimated 4.5 trips per day. The 180 combined units of seniors generate materially fewer trips than a similar all age development. For that reason, the proposal with its 180 senior units actually generates an anticipated 7.1% fewer trips than what could be built in the current zoning. These fewer trips should correspond to less traffic than what could be built by right on the site.

Land Use Description	ITE #*	Daily Trips/Unit	Current Zoning		Proposed Zoning		Daily Trip Var.
			Units	Daily Trips	Units	Daily Trips	
Single Family Detached Housing	210	9.5	20	189	0	0	
Multi-Family Housing (Low-Rise)	220	6.7	84	566	0	0	
Multi-Family Housing (Mid-Rise)	221	4.5	278	1,262	280	1,271	
Senior Adult Housing - Single Family	251	4.3	0	0	20	86	
Senior Adult Housing - Multi-Family	252	3.2	0	0	160	518	
Total			382	2,017	460	1,875	-7.1%
Note							

*Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.

Entitlement Application Narrative

Parking

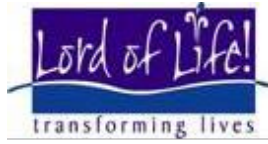
The Haviland Fields proposal creates sufficient parking for residents that exceeds city guidelines and industry best practices. There are 311 structured parking spaces proposed plus 311 additional surface parking spaces. Further, we propose to keep parking spaces for the Lord of Life Church (224 surface stalls). This combination of parking allows for flexibility and manages demand for parking even at peak periods. The proposed onsite parking of 622 stalls is greater than the required parking of 620 spaces required by the Ramsey City Code Chapter 106, Section 460(B). Therefore, the parking proposed for the site in excess of the City of Ramsey’s parking guidelines.

	Units	Structured Spots	Surface Spots	Total Spaces	Required Spaces
Total Residential Spaces	460	311	311	622	620

Process

Presbyterian Homes & Services has engaged the community in the process holding community meetings on September 28th and October 27th, 2022, and invited every resident within 1000 feet of the Lord of Life campus via mail. That feedback informed the proposal with comments advocating for a (4) story front building with a smaller footprint versus a (3) story building with a materially larger footprint. Further community feedback guided incorporating fencing and screening on the west side of the site as well as moving a proposed pickleball court public amenity away from the homes on the northwest side of the lot. The community feedback stressed the importance of density transitioning spurring a concentration of density on the south side of the site with lower density to the north and west.

Since the community meeting, Senior Housing Partners worked with City Staff to present the concept to in a November 7, 2022 City Council Work Session. Then, the idea was presented by City Staff to the Plan Commission on December 1st, 2022. Subsequently, Presbyterian Homes & Services completed an Environmental Assessment Worksheet (EAW) process with the Minnesota Environmental Quality Board (EQB) looking at over a dozen function areas including land use, water resources, wildlife, sensitive plant communities, visual, air, greenhouse gas footprint, noise, and transportation items. The EAW was published in the Minnesota EQB Monitor. The public had 30 days to comment. Then based on those comments, the Environmental Assessment Worksheet found *no* need for a further Environmental Impact Statement (called a negative declaration). This negative declaration was unanimously approved by the Ramsey City Council on October 24, 2023.



Entitlement Application Narrative

Comprehensive Plan Amendment

Presbyterian Homes and Services applies for a Comprehensive Plan Amendment for 460 units in order to reflect both the goal of the park-like Haviland Fields Development as well as the goal of preserving the natural area on the east side of the site and avoiding clear cutting the area. PHS applies for a Comprehensive Plan Amendment to shift density consolidating on the south side of the parcel away from the valley, the north and west sides of the site as well as getting to 460 proposed units.

Site Plan and Preliminary Plat

Presbyterian Homes and Services applies for a Site Plan Review pursuant to Section 225 in the Ramsey City Code as an application for both a multiple family dwelling and a townhome dwelling. This application proposes to have a residential use as the principal use in the PUD with the religious use as an additional conforming use. The proposed site plan is separately attached. Presbyterian Homes & Services proposes the attached layout as a pre final plat which is the instrument that proposes future land divisions to enable the site plan.