

City of Ramsey
Agenda
Park and Recreation Commission
Thursday, March 12, 2026
6:30 pm
Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. **Call to Order**

2. **Citizen Input**

3. **Approve Agenda**

4. **Approve Minutes**
 1. Approve the following meeting minutes.
 1. Park and Recreation Commission meeting dated February 12th, 2026.

5. **Commission Business**
 1. Playground Replacement Program 2026 — Riverdale Park
 2. Community Center Re-Visioning and Public Participation Plan

6. **Commission/Staff Input**

7. **Adjournment**

Park and Recreation Commission

Meeting Date: 03/12/2026

Primary Strategic Plan Initiative: Connect the community through Parks, Trails and Recreational Programming.

Information

Title:

Approve the following meeting minutes.
1. Park and Recreation Commission meeting dated February 12th, 2026.

Purpose/Background:

To review and approve meeting minutes.

Notification:

N/A

Time Frame/Observations/Alternatives:

Staff anticipates this case will take less than 5 minutes.

Funding Source:

N/A

Recommendation:

To review and approve meeting minutes dated February 12th, 2026.

Outcome/Action:

Motion to approve meeting minutes dated February 12th, 2026.

Attachments

P & R February 2026 Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	03/05/2026 10:14 AM
Form Started By: Mariah Albrecht		Started On: 03/03/2026 11:18 AM
Final Approval Date: 03/05/2026		

**PARK AND RECREATION COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Park and Recreation Commission conducted a regular meeting on February 12, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Commission Members Present: Chair Megan Ealain
 Vice Chair Nathan Barten
 Commissioner Todd Arts
 Commissioner Dean Olson

Commission Members Absent: Commissioner Shane Bennett
 Commissioner Garth Anderson

Also Present: City Council Liaison Eric Peters
 Recreation Coordinator Abby Proulx

1. CALL TO ORDER

Chair Ealain called the Park and Recreation Commission meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Commissioner Barten, seconded by Commissioner Arts, to approve the Park and Recreation Commission meeting agenda as presented.

Motion carried. Voting Yes: Chair Ealain; Commissioners Barten, Arts, and Olson. Voting No: None. Absent: Commissioners Anderson and Bennett.

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

Motion by Commissioner Barten, seconded by Commissioner Arts, to approve the following Park and Recreation Commission Regular Meeting Minutes:

- Park and Recreation Commission Meeting Minutes dated January 9, 2026

Motion carried. Voting Yes: Chair Ealain; Commissioners Barten, Arts, and Olson. Voting No: None. Absent: Commissioners Anderson and Bennett.

5. COMMISSION BUSINESS

5.01: 2025 Photo Contest Review

Recreation Coordinator Proulx provided background information on the photo contest, which began in 2017, noting that the photos are used in different ways, including the website, park kiosks, *Ramsey Resident*, and the puzzles used for the puzzle contest. She reviewed the submissions and winners for each category.

Commissioner Barten commented that it was great to see some new people participating.

Motion by Commissioner Barten, seconded by Commissioner Olson, to affirm the 2025 Photo Contest winners.

Motion carried. Voting Yes: Chair Ealain; Commissioners Barten, Olson, and Arts. Voting No: None. Absent: Commissioners Anderson and Bennett.

6. COMMISSION/STAFF INPUT

6.01: Recreation Program Updates

Recreation Coordinator Proulx highlighted upcoming programming opportunities and events.

Commissioner Barten thanked staff for the work to plan for the farmers' market, noting that many people are excited for that in addition to all the other programming opportunities. He referenced the placards at Alpine Park, noting that they are wearing out. He also welcomed Councilmember Peters.

Chair Ealain also welcomed Councilmember Peters.

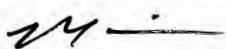
7. ADJOURNMENT

Motion by Commissioner Barten, seconded by Commissioner Arts, to adjourn the meeting.

Motion carried. Voting Yes: Chair Ealain; Commissioners Barten, Arts, and Olson. Voting No: None. Absent: Commissioners Anderson and Bennett.

The Park and Recreation Commission meeting adjourned at 6:52 p.m.

Respectfully submitted,



Mark Riverblood
Parks & Assistant Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Park and Recreation Commission**Meeting Date:** 03/12/2026**Primary Strategic Plan Initiative:** Address infrastructure needs.**Information****Title:**

Playground Replacement Program 2026 — Riverdale Park

Purpose/Background:

Late in 2021, City Council approved the Playground Replacement Policy which informs the city generally on which playgrounds are to be replaced and when. In 2022, the city removed two small antiquated play structures that did not merit replacement, and refurbished the playgrounds at both Peltzer and Rabbit Park's pursuant to the policy and plan. Between 2023 and 2024 the playground at River's Bend was refurbished and Alpine Park's was replaced and greatly expanded. In 2025, Central Park was also replaced with a significant expansion in scope and play components at a cost of \$449,000

In summary, the city remains on track in replacing one playground each year, consistent with the policy. As part of the approval of the 2026-2035 Capital Improvement Plan, the estimated cost of the annual playground replacements rose from \$100k to an estimated \$125k. This target amount was an estimate for the 2026 playground replacement—and the RFP process was understood to determine if \$125k would be adequate for the near-term years of the CIP.

As the 2026 CIP project page outlines, each of the playgrounds at Solstice, Flintwood Terrace and Riverdale Parks are considered 'due' for replacement. Staff conducted an analysis and comparisons of all three, and found that Flintwood Terrace and Riverdale Park merit replacement more so than Solstice Park. Based upon a significant number of playground patrons at Riverdale Park over Flintwood Terrace, at the January regular meeting, the Commission directed staff to focus on Riverdale Park this year—with the development of a Request for Proposals, and thus the subject of this March case.

Notification:

The Public Hearing on the 2026-2035 city-wide Capital Improvement Plan (CIP) conducted in December 2025, included the 2026 playground replacement this case discusses.

Time Frame/Observations/Alternatives:

The 2026 RFP (first attachment) was issued to fourteen playground vendors and six proposals were received by the due date. As referenced above, issuance of the RFP was to evaluate if \$125k would be adequate for a complete playground replacement in 2026. Additionally, park department staff were very interested in seeing if this project could move the city away from Engineered Wood Fiber (EWF or wood chips) for fall zone resilient surfacing, and to Poured-in-Place (PIP) fall zone surfacing. Accordingly, the RFP invited playground vendors to submit two distinct proposals: "Proposal A shall be Engineered Wood Fiber mulch with poured-in-place in select areas at a not-to-exceed amount of \$125,000. Proposal B shall be Poured-in-Place throughout the entire play area at a not-to-exceed amount of \$230,000." Parks Lead, Andy Blood will be present for the meeting to speak to the maintenance aspects and benefits of PIP versus EWF as needed.

A panel of three staff evaluated the proposals for consistency with the RFP and the two Addenda that were issued before the RFP due date. The three-judge panel identified each submittal from the playground vendors, finding

that they were received on time, and *generally* good, and embarked upon a process of elimination to determine the preferred proposal.

As PIP was the desire for the playground replacement at Riverdale Park, the panel evaluated the proposals based on PIP proposals from 6 vendors. The following is a *summary* of the referenced process:

The panel began with elimination of the St. Croix Recreation proposal first, as that vendor did not respond to Addendum 1 with removal of pea gravel surfacing as requested.

Similarly, the panel then removed proposer Minnesota Wisconsin Playground because they did not respond to Addendum 2 with the addition of concrete curbing.

The next to be eliminated was Midwest Playscapes due to having fewer swings and slides than the Finnegan Playground Adventures playground.

The panel then chose Finnegan's proposal for elimination because it had fewer playground components than Northland Recreation and Flagship.

The three-judge panel concluded the evaluation of the six proposals by noting that Northland Recreation and Flagship Recreation had the same number of major play components for the primary play structure—however, Flagship provided 3 musical instruments and a non-verbal communication board.

Staff is recommending Flagship's proposal that includes Poured-in-Place surfacing, for an amount of \$229,866.

Concurrent with the issuance of the RFP earlier this Winter, and in recognition that the city may not get a suitable playground replacement that included PIP (for the amount identified in the 2026 CIP), staff explored applying for a MN Department of Natural Resources grant for approximately \$125k to supplement the \$125k identified in the CIP for a total project cost that would fund the desired proposal by Flagship. At City Council's regular March 10th meeting, the Council will have approved Resolution #26-075 authorizing staff to apply for this MN DNR grant. For this reason and opportunity, staff is recommending that the Riverdale Park playground replacement be 'paused' at this time, to apply for the grant which is due for submission on or before March 31st, 2026.

The city will learn as to its success in the grant application no later than early Summer of 2026, and therefore can determine the best course of action at that time, based upon the available funding and having completed the comprehensive RFP process. This "pause" is not anticipated to impact costs as proposals are to be honored for a period of 90 days from the date of submission.

Funding Source:

Pursuant to the Playground Replacement Policy, funding for playground refurbishment and replacements would be from the Lawful Gambling Fund.

Recommendation:

Staff recommends pausing the replacement process for Riverdale Park's playground to determine if the city is successful with the application to the MN DNR for supplemental funding.

Outcome/Action:

By motion or consensus, affirm that Flagship Recreation's proposal to include Poured-in-Place surfacing is the preferred solution for the Riverdale Park playground replacement—and that a recommendation on proceeding will occur later in 2026 when the available funding is known.

Attachments

2026 RFP

Recommended playground proposal

2026 CIP

Resolution #26-075
Playground finder map

Form Review

Inbox

Bruce Westby
Brian Hagen
Form Started By: Mark Riverblood

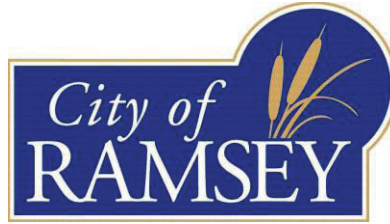
Reviewed By

Bruce Westby

Date

03/06/2026 01:48 PM

Started On: 03/05/2026 01:40 PM



PROPOSALS MUST BE RECEIVED BY:
11:00 am Friday, February 20th, 2026

Deliver electronically ONLY to:

Mariah Albrecht
Ramsey, MN 55303
763-433-9820

E-mail to: malbrecht@cityoframsey.com

REQUEST FOR PROPOSAL
to
**Develop New Replacement Playground at Riverdale
Park I.P. 26-51**
6960 Riverdale Drive NW



PROPOSAL SPECIFICATIONS

Remove and recycle existing play equipment and associated appurtenances and design and install new playground appropriate for a neighborhood park.

Prequalification's:

- I. Bidder/Contactor shall demonstrate that he/she has successfully installed 3 (three) similar playgrounds in a county, municipal or school setting in the Twin Cities Metropolitan area within the last 5 (five) years.
- II. Bidder/Contractor shall not be disbarred or disqualified from working on playground related construction projects by any municipality, county or school districts in the State of Minnesota.

Introduction and General Information:

- In submitting a proposal, the Contractor warrants that mobilization and material handling necessary to install ALL play equipment and improvements as proposed is wholly included in their proposal.
- Contractor responsible for viewing the existing site, to review the scope of removals, and infrastructure to remain and protect.
- Before any construction activities begin, the Contractor must request all required utility locates and take necessary precautions to prevent damage to existing underground utilities.
- This Request for Proposal shall be a not-to-exceed amount. The Contractor must include within his/her quote any time or materials necessary to complete the work in a professional and quality manner. E.g. if matting is required due to wet conditions or to protect trail surfaces and tree rooting zones – this expense is that of the Contractor. There will be no Change Orders.
- Work site may be required to be enclosed with temporary safety fencing – if the contractor is not physically on site. Fencing is **not required** if there are no equipment or loose items/tools anywhere on site, *aside from* loose major play components that do not constitute a hazard, and/or plywood/work mats (if used), which may be present until job completion.
- The City plans to save, and reuse the existing containment boulders. The Contractor may change the border layout, if necessary, but will be at the Contractors expense.

Award and Selection Process:

The City (Owner) *anticipates* award of Riverdale Park playground project the day following City Council approval on July 28th, 2026. The city will award the project to the most responsible proposer, in relation to the city's assessment on the maximum play value, together with the overall quality of the products and site improvements, and project delivery terms.

The Park and Recreation Commission will evaluate A proposals with other A proposals, and likewise for B proposals. The top choice for A proposals will then be evaluated with the top choice B proposal. The Park and Recreation Commission will then make a recommendation to City Council on the specific proposal for approval (either an 'A' or 'B' proposal). The Commission's recommendation to Council will be for a playground and associated site improvements (if any) that is in the best interest of the community in relation to play value and experience, not necessarily the lesser cost of one proposal over another.

City staff will review the Contractor's response to the RFP, including either a model of the proposed project, a graphic artists' rendition of the project or a computerized drawing of the proposed project *and* determine if the proposal meets all criteria for consideration.

Right to Reject Proposals:

The City of Ramsey reserves the right to award the total proposal, to reject any and all proposals in whole or in part, and to waive any informality or technical defects, in the City's judgment.

Work and Staging Areas:

Confine work activities to the playground area and a direct route from the staging area, to that necessary to place/install play equipment. Contractor is responsible for protecting pavement edge from breaking and damage. No mechanized equipment shall be left overnight at the park (unless fenced), and no construction activity shall be performed before 7 AM nor after 7 PM Monday through Saturday. The contractor shall provide 72-hour advance notice before working on Saturday. City Council approval is required for Sunday work.

A dumpster is permitted if the contractor deems it necessary to dispose of the existing play structure at the cost of the Contractor. No construction related disposal is to be placed in the trash receptacles at the park. Contractor may dispose of any playground packaging from the new playground in the dumpster at Public Works, 14199 Jasper Street, that are not to be recycled.

Shipment of Materials:

Before making any shipment of materials to the site, Contractor shall ascertain whether the site is in a condition to receive the shipment. Where this provision is neglected and material is delivered to the site when the latter is not in condition to receive it, such materials shall be properly stored elsewhere at the Contractor's expense and adequate insurance coverage provided for off-site storage.

Storage of Materials on Site or Off-site:

Contractor shall provide storage as required to protect and preserve all materials stored at the site. Storage of materials is to be confined to areas designated by the City. The City will not sign for, or be responsible for, materials delivered to the site.

Equipment which is delivered in advance of the installation week can be stored at the Public Works campus at 14199 Jasper Street, Ramsey, MN 55303. Playground equipment supplier will be responsible for equipment and insurance of equipment stored at the Public Works campus. Equipment supplier/Contractor will also be responsible for the unloading and loading of the equipment at the campus. In addition, supplier will be responsible for delivery of the equipment to the installation site, and clean up all packaging materials/debris from loading/staging location. Contact Parks Lead Andy Blood 763-464-7099, ablood@cityoframsey.com relating to the above logistics.

Schedule:

A schedule for the work shall be submitted to the City upon notification to the Contractor that they have been awarded the job. Once work has commenced, the Contractor shall continuously pursue completion in accordance with the approved schedule. The goal of these specifications is to minimize the number of days the playground site is out of service.

Liquidated Damages:

Liquidated damages shall be deducted from the approved quoted amount in the sum of \$100 per weekday (Monday-Friday) for each day of non-completion beyond the required completion date.

If Proposal A is awarded, all work must be completed on or before October 9, 2026. If Proposal B is awarded, all work must be completed on or before June 30, 2027.

License and Insurance:

By submitting a proposal, the Contractor affirms they shall maintain the following minimum insurance coverage while completing their work as related to this RFP in the

following amounts: Commercial General Liability \$1,000,000 per occurrence (written on an occurrence-based form bodily injury and property damage); automobile liability \$1,000,000 per occurrence (including hired & non-owned bodily injury and property damage).

The City of Ramsey shall be named as an additional insured on the Commercial General Liability insurance. Certificates of Insurance for all of the above insurance shall be filed with the City prior to the work. The Contractor also affirms they shall be licensed to perform the work in the State of Minnesota, and the work shall comply with all state and local laws.

Payment:

Payment will be made upon submittal of an invoice to the City on a net 30-day basis following City acceptance of the work (there will be no partial payments, nor change orders). An IC 134 form may be required prior to final payment.

Proposal(s) Duration:

The Contractor in submitting their proposal, acknowledges the amount shall be honored for a period of 90 days from the date of submission.

Warranty/Guarantee:

The Contractor warrants and guarantees to the Owner that all installation Work will be of good quality and free from faults or defects in accordance with this RFP. All defective Work may be rejected.

If required by the Owner, prior to payment, the Contractor will promptly without cost to the Owner, correct defective Work, or replace it with non-defective Work. If the Contractor does not correct such defective Work or remove and replace within a reasonable time, the Owner may have the deficiency corrected or the rejected Work removed and replaced. All direct or indirect costs of such correction or removal and replacement, including compensation for additional professional services shall be paid by the Contractor, or deducted by the Owner, all such costs from the quoted contract price.

If, instead of requiring correction or removal and replacement of defective Work, the Owner (prior to approval of final payment) prefers to accept it, they may do so. In such case, if the acceptance occurs prior to final payment, a Statement shall be issued incorporating the necessary revisions, including appropriate reductions in Contract Price.

All play equipment and site furnishing shall be warrantied for a period of one year.

Specification Reference:

The Contractor shall conduct his/her work in conformance with the specifications set forth herein, and in accordance with safe construction practices. Additionally, the Contractor must be licensed to work in the City of Ramsey, at the time work may commence.

Play Equipment and Site Improvements Specifications:

- Structure and improvements shall meet and comply with all current ADA Legislation and ASTM F1487.
- All equipment must meet age related design criteria suitable for two (2) - twelve (12) year-olds and be IPEMA certified.
- Play structure proposal must include; swings with two (2) bays with one (1) ADA compliant seat, one (1) Tot swing, and two (2) strap seats.
- Main structure frame can be a single pole staging area or a multi-level vinyl coated deck system structure with a minimum of one (1) covered canopy over a deck area. Poles shall be a minimum of 3.5 inches (wall thickness minimum of 0.120") in diameter and made of Aluminum or steel. Designs incorporating other than post and platform construction are encouraged if they meet specifications for ASTM, CPSC and IPEMA compliance as outlined/stated elsewhere in this RFP. Proposers shall identify any deviation from these specifications.
- Amenities may include, but not be limited to, plastic slides, climbing walls/units/nets, ladders, play panels, transfer deck, fire pole, spinner, overhead glider, play accessories, didactic elements, landscape features, benches, etc.
- Poured In Place surfacing must be installed below bottom of slides and swings.
- Site shall have signage information provided appropriate to the structure/area.
- All plastic and coating products must be UV and color stabilized to resist fading.
- Supplier must be able to provide a tool kit for fasteners, parts manual (both hard copy and electronic) and touch up paint kit for all structure colors.
- All parts must have a corrosion resistant finish and be capped on the top and all ends.
- All metal decks must be manufactured from sheet steel conforming to ASTM specification A-569 and be finished with a vinyl coating.
- All connecting hardware used must be zinc plated or stainless steel, free of protrusions, vandal resistant and have a tamper proof design. Service kit for tamper proof fasteners must also be provided.

Containment Border and Surfacing Specifications:

- (Proposal A) Provide and install engineered wood fiber surface material to meet the requirements of ASTM 1951 for accessibility. Documentation must be provided from the EWF manufacturer that it meets ASTM 1951 standards.
- Provide and install Poured in Place accessible route to swings, under swing area, to a transfer point on the main structure and at the bottom of any slide.
- (Proposal B) Provide and install Poured in Place throughout the entire play structure for effortless accessibility.

Proposal Scope and Opportunity:

The goal and objective of this Request for Proposal for a replacement playground at Riverdale Park is to deliver the maximum play value and enduring interest for families and children – in relation to the investment in a new playground and its associated site redevelopment. Therefore, the city is inviting up to two (2) different proposals per contractor/vendor (for both A and B proposals), though only a single proposal may be submitted at the contractor's discretion. This RFP is challenging contractor/vendors to use their professional expertise and creativity to develop a unique playground befitting this community park. All proposals must include removal of existing structure.

Whether a single proposal is submitted or more, they must be categorized as 'Proposal A' or 'Proposal B', and accordingly be clearly identified on all submittals.

Proposal A shall be Engineered Wood Fiber mulch with poured in place in select areas at a not-to-exceed amount of \$125,000.

Proposal B shall be poured in place throughout the entire play area at a not-to-exceed amount of \$230,000.

Communication with the City:

If any requirements of this RFP are not clearly understood, the Contractor is responsible for contacting the City for further clarification in a prompt manner. Responses to inquiries, if they change or clarify the RFP in a substantial manner, will be forwarded by addenda to the known RFP holders.

Submittal Specifications and Requirements:

Each of the following items shall be considered an integral part of the Contractor's proposal and shall be submitted to the City on or before the date and time as stated on the Proposal Form below:

- One copy of the signed Proposal Form.
- List of all equipment included in the plans, with quantities. (Separate for Proposal A and Proposal B)
- Electronic drawings and renderings (E.g., PDF's) to be used for evaluations and award. (Separate for Proposal A and Proposal B)
- One copy of a play area equipment layout drawing to scale showing layout, safety zones, accessibility, border and outside dimensions. (Separate for Proposal A and Proposal B)
- One complete copy of all warranty information.
- The contractor shall indicate all deviations from the specifications, if any.
- Provide documentation from the manufacturer or an independent consulting firm stating all equipment meets the current ADA standards and ASTM F1487 standards.
- Documentation that all equipment quoted is covered by product liability insurance.

~ End of Specifications ~

REFERANCE PHOTOS, AND PROJECT PROPOSAL DEFINITIONS



Play equipment to be removed/recycled.



Play equipment to be removed/recycled.



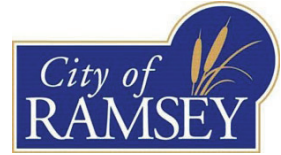
Boulders will remain at site to serve as a border.



Pavilion and concrete to be protected.



Benches, fountain and trash can to be protected.



Proposal for Design, Provision and Install of Play Equipment at Riverdale Park.

\$ _____ for all costs to complete installation of play structures and site work referenced in Proposal A.

\$ _____ for all costs to complete installation of play structures and site work referenced in Proposal B.

In submitting the above proposal(s), I/We warrant the quoted amount valid for work of proposal A to be completed on or before October 9, 2026 or for valid work of proposal B to be completed on or before June 30, 2027 – and that all costs associated with the project are included, (equipment, fuel, materials, structures, delivery, installation, construction permits, taxes and service charges). Bidders/Contractors need only include this page (not the whole RFP) with their submittals.

Additionally, I/we acknowledge the specifications and provisions referenced herein and above.

Contractor name _____

Owner or representative _____

Signature _____

Phone(s) _____

E-mail _____

ADDENDUM NO. 1 - 01/23/2026
I.P. 26-51 Riverdale Park Playground Reconstruction
CITY OF RAMSEY

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Addendum No. 1

Items modified by this addendum:

SPECIFICATIONS

No Specifications are updated with this addendum.

RFP

Adding a request for submission of a third proposal, Proposal 3.

SUPPLEMENTAL INFORMATION

An additional proposal option, Proposal 3, is hereby added to the Riverdale Park Playground Reconstruction RFP.

Under Proposal 3, the City will be responsible for the removal and disposal of the existing play structure, the removal of approximately 6–8 inches of existing pea gravel surfacing, and the removal of the boulders currently bordering the playground layout.

Upon completion of this preparatory work by the City, the contractor shall provide and install Poured-in-Place surfacing throughout the entire play structure area, along with concrete curbing around the perimeter of the playground.

Proposers shall include all labor, materials, and associated costs related to the installation of the Poured-in-Place surfacing and concrete curbing under Proposal 3.

ADDENDUM NO. 2 - 01/30/2026
I.P. 26-51 Riverdale Park Playground Reconstruction
CITY OF RAMSEY

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Addendum No. 2

Items modified by this addendum:

SPECIFICATIONS

No Specifications are updated with this addendum.

SUPPLEMENTAL INFORMATION

This Addendum is issued to clarify and revise certain requirements of the Playground Replacement RFP.

Add Alternate for Proposals 1 and 2

Proposers are permitted to submit add alternates for Proposal 1 and Proposal 2 that reflect the City's removal and disposal of all existing playground equipment and the removal of approximately 6–8 inches of existing pea gravel surfacing. These add alternates shall clearly identify any cost adjustments associated with the City completing this work.

Proposal 1 Poured-in-Place

Under Proposal 1, Poured-in-Place surfacing is required at the base of all slides and beneath each swing.

Proposal 3 Installation Deadline

The installation of the playground and related improvements under Proposal 3 shall be completed on or before June 30, 2027.

Selected to Move Forward

Flagship Recreation \$229,865.87
New Concrete Border, City of Ramsey completes Demo, Surfacing all PIP.
Because of the savings in Demo, additional components have been added to the playground.



*COLORS NOT SET AND CAN STILL BE CHANGED



Riverdale Park - Opt B2

Ramsey_Riverdale 021326 OptB2 • 2.19.2026



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Selected to Move Forward

(ALTERNATIVE)

Flagship Recreation \$124,988.52
Boulder border stays, City of Ramsey completes Demo, Surfacing is combo of EWF & PIP.
Because of the savings in Demo, additional components have been added to the playground.



*COLORS NOT SET AND CAN STILL BE CHANGED



Riverdale Park - Opt A2

Ramsey_Riverdale 021326 OptA2 • 2.19.2026



Vendors not selected to move forward:

St. Croix Recreation

Minnesota/ Wisconsin Playground

Midwest Play Scapes

Finnegan Playground Adventures

Northland Recreation





A PLAYCORE Company

Minnesota/ Wisconsin Playground

Color Palette: Lagoon

- Fabric Shade: Lime
- Metal Roof: Sky Blue
- Uprights: Ocean
- Accent: Ice Mint
- Accent 2: Azure
- HDPE: Sky Blue
- 2 Color HDPE: Sky Blue/White
- Roto Plastic: Chartreuse
- Decks: Blue
- PIP 1: 50-50 Bright Green/Black
- PIP 2: 50-50 Bright Blue/Black

RIVERDALE PARK - PROPOSAL B
Ramsey, MN D12993L



Midwest Play Scapes



Riverdale Park Proposal C







MW021826-3

Sales Representative

 1.800.747.1452
 Info@MidwestPlayscapes.com

Equipment Manufacturer

 The world needs play.

POST & COMPONENT	ROTOMOLD PLASTIC	2-COLOR PLASTIC	ECO-ARMOR
 Sand	 Blue	 Blue-Sand	 Sand
 Green		 Blue	

Finnegan Playground Adventures



City of Ramsey
Riverdale Park



Northland Recreation



2026 thru 2035

Capital Improvement Plan Ramsey, MN

Project # 22-PARK-001
Project Name Playground Replacement Program

Total Project Cost	\$1,025,000	Department	Park Improvements
Type	Equipment	Category	Park Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	20 years		

Description

Consistent with the Playground Replacement Policy, this project worksheet reflects the anticipated replacement of a playground and associated park rejuvenation each year of the CIP. The aforementioned policy document forecasts the next three playgrounds for consideration as: Flintwood Terrace, Solstice Park and Riverdale.

Justification

The city of Ramsey has seventeen playgrounds that will need to be replaced in the future. Due to fiscal and administrative constraints, as well as the varying ages and conditions of the city's playgrounds, the replacements are to be carried out over the span of more than a decade. As of the writing of this policy six of the city's playgrounds have reached the end of their twenty-year useful lifespan and over the next decade, nine more will have reached that point. Consequently, subsequent CIP's can be expected to 'pick-up' where this plan ends.

Prior	Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
400,000	Improvements Other than Building Cost	125,000	125,000	125,000	0	0	0	125,000	0	125,000	0	625,000
	Total	125,000	125,000	125,000	0	0	0	125,000	0	125,000	0	625,000

Prior	Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
400,000	Lawful Gambling Fund	125,000	125,000	125,000	0	0	0	125,000	0	125,000	0	625,000
	Total	125,000	125,000	125,000	0	0	0	125,000	0	125,000	0	625,000

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #26-075

RESOLUTION AUTHORIZING THE APPLICATION FOR MN DNR GRANT FUNDING FOR 2026-27 PLAYGROUND IMPROVEMENTS AT RIVERDALE PARK

WHEREAS, Ramsey City Council and the Park & Recreation Commission recognizes the importance of Parks, Trails, Open Space and Recreation to the quality of life for Ramsey residents; and

WHEREAS, Neighborhood Parks and their playgrounds are essential areas for play and creative and cognitive expression, as well as the positive physical development of children; and

WHEREAS, the City’s established Playground Replacement Policy calls for annual or reoccurring playground replacement and renovations as funding allows; and

WHEREAS, the City’s Strategic Plan directs the organization to “Identify and implement operational efficiencies, cost savings or additional funding sources” and that *Action 2.4*: [is to] “Apply for grant funds in conjunction with establishing funding sources; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA:

- 1) That, up to one hundred and twenty-five thousand (\$125,000), will be allocated from the Lawful Gambling Improvement Fund, for the purchase and installation of play equipment, poured-in-place resilient surfacing and related improvements, to match \$125,000 in Minnesota Outdoor Recreation Grant Program funding if awarded.
- 2) That, the aforementioned grant application is due March 31st 2026 and this Resolution authorizes staff to seek these funds, with the specifics of the playground project to be recommended by the Park & Recreation Commission to City Council later in 2026.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

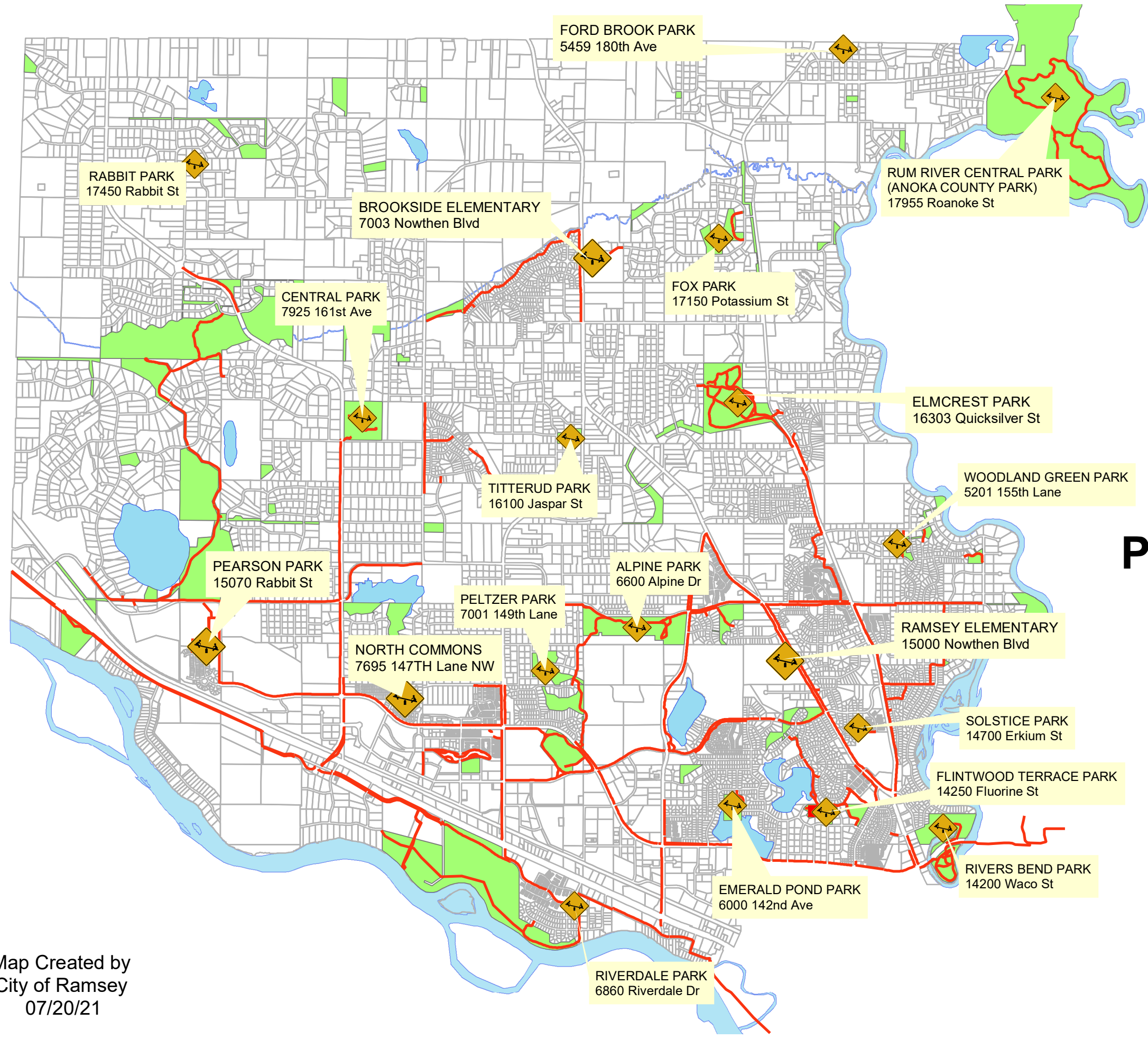
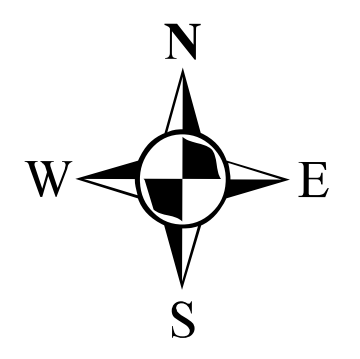
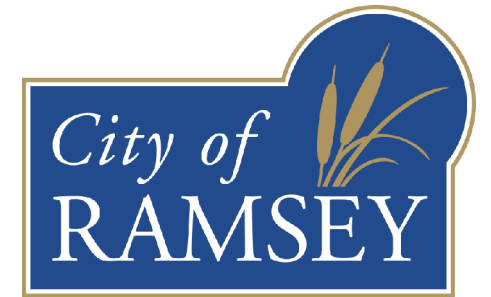
and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10th day of March, 2026.

Mayor

ATTEST:





City Clerk



Playground Finder Map

Legend

Play Equipment

-  Play Equipment
-  Trails
-  Parks
-  Lakes & Ponds

Ideas? Questions?
CITY OF RAMSEY
 763-433-9883

Map Created by
 City of Ramsey
 07/20/21

Park and Recreation Commission**Meeting Date:** 03/12/2026**Primary Strategic Plan Initiative:** Connect the community through Parks, Trails and Recreational Programming.**Information****Title:**

Community Center Re-Visioning and Public Participation Plan

Purpose/Background:

For decades, a Community Center has been discussed for the City of Ramsey, and in recent years, it has been proposed that a large, two-story park building at The Waterfront might fulfill much of this community desire. At the same time, the vacant land on the south side of Ramsey Parkway has been reserved more-or-less as a place-holder for a traditional community center, usually described as being realized under a public/private partnership model.

Because there has been so much uncertainty relative to even whether-or-not to pursue a traditional community center, *and* what might constitute the program elements for the proposed park building at The Waterfront—it would appear that a 'reset' of this planning may be the best strategy to sort these questions out, and also be in the best, and long-term interest of residents community-wide.

Time Frame/Observations/Alternatives:

The first attachment is a community engagement plan that would yield a way forward in addressing the matters above, and was crafted by the architectural firm that the city has been working with in recent years, with staff input in February and March. The plan details the means and methods, as well as deliverables to achieve a community consensus on how to address many of the community center questions. As this proposal speaks for itself, this case narrative will conclude here by indicating that if the Commission supports this plan, City Council can be expected to take up the proposal as soon as March 24th, 2026. More information will be available at the meeting.

Funding Source:

Funding for this community center and public engagement endeavor is estimated to be between \$50k and \$66k as represented in the proposal by Cuningham Architecture. The funding source may be from City Council's 2026 Council contingency line-item or the Park Trust Fund or a combination of sources as approved by Council.

Recommendation:

Staff recommends moving forward with the community center study, survey and public engagement process.

Outcome/Action:

Motion to recommend to City Council, proceeding with a Community Center Re-Visioning and Public Participation Plan and process.

Attachments

Architect's proposal
Excerpt fm Strategic Plan

2023 'Community Center' program elements
Rendering bldg by splash pad
Community Center U of M report
Business Expo 2026

Form Review

Inbox

Bruce Westby

Brian Hagen

Form Started By: Mark Riverblood

Reviewed By

Bruce Westby

Date

03/06/2026 01:49 PM

Started On: 03/05/2026 02:13 PM

March 5, 2026

Mark Riverblood and Brian Hagen
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Subject: **Ramsey Community Center Engagement
PR22-0152.00**

Dear Mark and Brian:

Thank you for the continued partnership as we work together to confirm programming direction for the future Community Center. Based on our discussions and our understanding of Ramsey's priorities, we've crafted a 3 phase approach to achieving this objective:

1. Phase 1: Internal Discovery + Survey Draft
2. Phase 2: Community Engagement
3. Phase 3: Synthesis

We recommend structuring Phase 2 to intentionally reflect the City's three primary age bands: families with young children, young adults, and seniors. As requested, we've structured this fee proposal as an a la carte menu of options. We welcome engaging with you to craft the right mix that works for the City and represents your citizens. To that end, we recommend a few scenarios for consideration— each intentionally designed to reach the three primary age bands in settings where they already gather. This approach allows for balanced representation and produces segmented data that allows the City to clearly understand both shared priorities and generational differences.

Community centers are long-term civic investments. Programming decisions made now influence financial sustainability, facility utilization, and community identity for decades. By structuring engagement intentionally across life stages, Ramsey can confidently demonstrate that its program direction reflects broad, balanced input and thoughtful stewardship of public investment. This approach positions the City for clarity, alignment, and long-term community support. The below outlines our approach and fee proposal for all phases of engagement.

Project Understanding

The City of Ramsey is seeking to confirm desired program activities and footprint(s) for a future Community Center through a structured and data-informed engagement process.

Based on conversations to date, we understand this scope to include:

- Reviewing prior engagement efforts and relevant City programming data
- Facilitating a focused Leadership Roundtable to clarify objectives, priorities, and operational considerations
- Developing and refining a community survey to test potential program elements
- Analyzing survey results to inform targeted community engagement activities (as selected)
- Synthesizing all input into a clear, documented direction for Council consideration

This process is designed to build from internal alignment to broader community input — shaping programming that reflects both operational realities and community priorities. The outcome includes an Executive Summary Report documenting engagement themes, survey findings, and a recommended program direction, and construction cost scope, grounded in stakeholder and community feedback.

Cunningham

201 SE Main Street
Suite 325
Minneapolis
Minnesota 55414

Tel 612 379 3400

cunningham.com

Approach/Scope of Services

Based on our conversations to date, Architect anticipates providing to you the following scope of services:

Phase 1: Internal Discovery + Survey

Task 1A: Review of Prior Efforts

- Architect reviews information from previous community engagement efforts and studies conducted surrounding the Community Center.

Task 1B: Contextual Programming Analysis

- The Architect will analyze public and private uses within the City of Ramsey to inform potential Community Center programming and identify areas of market saturation or unmet need. Deliverable includes an exhibit illustrating comparable programming within an agreed-upon radius of the site.

Task 1C: Draft Survey Development (Version 1)

- Architect develops first draft of survey addressing potential program elements and support questions.

Task 1D: Owner Work Session (Virtual)

Architect meets with the Owner to:

- Review findings from discovery and contextual analysis
- Review draft survey framework
- Confirm objectives and agenda for Leadership Roundtable

Task 1E – Leadership Roundtable Meeting (In Person – 90 Minutes)

Architect facilitates a Leadership Roundtable including department heads, designated representatives, and City Council.

Objectives include:

- Discuss goals of this project
- Gather input on potential programs
- Gather input on departmental priorities and operational considerations

Task 1F – Survey Refinement (Version 2)

Architect refines the survey instrument based on Leadership Roundtable feedback.

Task 1G – Owner Survey Confirmation Meeting (Virtual)

Architect meets with Owner to:

- Review revised survey
- Confirm delivery method and target recipients (Survey can be sent both internally to City staff and externally to community members, with the ability to parse out data.)
- Confirm internal and external distribution strategy
- Finalize approval for release

Task 1H - Survey Release

- Survey is distributed via web link upon Owner approval, by Owner.

Task 1I – Survey Data Analysis

Architect analyzes survey results and identifies key themes, priorities, and areas requiring further exploration in preparation for community engagement session(s).

Phase 2 Community Engagement

As discussed with Owner, the following engagement formats (in person) may be selected to tailor scope and fee:

- 2A. Pop-Up Engagement(s)
- 2B. Community Design Fair
- 2C. Community Alignment & Direction Workshop

2A. Pop-up Engagement(s) – 2 hours each - \$2,500 per engagement

Architect facilitates conversations with community members across the City of Ramsey in accessible, high-traffic settings such as local coffee shops, the Farmers Market, EDA Business Expo, Food Truck Wednesdays, Ramsey Seniors Club events, athletic association events, and other established community events.

These informal yet intentional engagements are designed to meet residents where they already gather. Through guided prompts and brief interactive activities, participants are invited to share how a new community center will feel welcoming, foster a sense of belonging, and positively contribute to Ramsey's identity and daily life.

Participants engage in interactive ranked-choice exercises around potential programs and provide feedback about their selections to Architect. Conversations may explore perceived opportunities, potential barriers to support, and ideas for long-term community ownership.

2B. Community Design "Fair" - 4 hours - \$8,500

Architect facilitates a community-wide design conversation hosted at the new Splash Pad on July 9th or August 13th, creating an open and welcoming environment for broad public participation. Envisioned as an interactive "design fair," multiple engagement stations are distributed throughout the park to encourage conversation and hands-on involvement.

Each station focuses on collecting data regarding community programming preferences, with station activities finalized prior to workshop. Data collected during the event is documented and synthesized to inform programming decisions.

Ideas include:

- Ranked Choice exercise: Participants select top three program "must haves." Tokens will be different colors and represent first, second, third choice.
- Dot-voting exercise: Participants "spend" up to 5 stickers on programming preferences. Stickers could have different colors to represent different age bands (youth with one color / adults with another color for example).
- Open Ended Question Stations: Participants write responses to questions regarding programming activities and how the programs would strengthen feelings of belonging within the City.

2C. Community Alignment & Direction Workshop – 2-4 hours - \$12,500

The Architect facilitates a workshop with up to 50 community leaders for a focused working session to review and synthesize what has been learned from the various community engagement session(s) to date. The presentation includes aggregated insights from all community engagement conversations, survey, as well as a draft program scenarios representing common themes and priorities heard.

Through facilitated discussion, the group identifies strengths, weaknesses, opportunities, and threats related to the program options. The outcome of this session includes a documented framework that

defines the preferred path forward – providing Council with a grounded, community-informed basis for advancing into design (when ready).

The outcomes will help determine whether the community prefers a standard park building at The Waterfront (adjacent to the splash pad) paired with a larger traditional public/private community center located south of Ramsey Parkway.

Phase 3: Synthesis

Architect prepares an Executive Summary Report documenting:

- Leadership Roundtable insights
- Survey findings
- Community engagement themes (if applicable)
- Identified priorities and recommended program direction

Proposed Fees:

1. Phase 1: Internal Discovery + Survey Draft - \$36,800
2. Phase 2: Community Engagement - *Varies* – \$11,000 - \$28,300 (see below for recommended options)
 - a. Pop-Up Engagements - \$2,500 per engagement
 - b. Community Design Fair - \$8,500
 - c. Community Alignment and Direction Workshop - \$12,500
3. Phase 3: Synthesis - \$5,400

Small	Medium	Medium +	Large
<ul style="list-style-type: none"> • 1 Pop-Up Engagement (Business Expo – April 25) • Community Design Fair (intended to capture all age bands) 	<ul style="list-style-type: none"> • 3 Pop-Up Engagements • Community Alignment and Direction Workshop 	<ul style="list-style-type: none"> • 1 Pop-Up Engagement • Community Design Fair • Community Alignment and Direction Workshop 	<ul style="list-style-type: none"> • 3 Pop-Up Engagements • Community Design Fair • Community Alignment and Direction Workshop
\$11,000	\$19,800	\$23,300	\$28,300

Proposed Schedule:

		2026																								
		Mar.			April				May				June				July			August						
		16-Mar	23-Mar	30-Mar	6-Apr	13-Apr	20-Apr	27-Apr	4-May	11-May	18-May	25-May	1-Jun	8-Jun	15-Jun	22-Jun	29-Jun	6-Jul	13-Jul	20-Jul	27-Jul	3-Aug	10-Aug			
Weeks		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22			
Contract Approval		█																								
Phase 1: Internal Discovery + Survey		Phase 1																								
Task 1A: Review of Prior Efforts		█																								
Task 1B: Contextual Programming Analysis			█	█																						
Task 1C: Draft Survey Development (Version 1)				█																						
Task 1D: Owner Work Session					█																					
Task 1E – Leadership Roundtable Meeting						█																				
Task 1F – Survey Refinement (Version 2)							█	█																		
Task 1G – Owner Survey Confirmation Meeting (Virtual)									█																	
Task 1H - Survey Release										█	█	█	█													
Task 1I – Survey Data Analysis													█													
Phase 2 Community Engagement								Phase 2																		
Task 2A - Pop-up Engagements								*	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█			
Task 2B - Community Design "Fair"																					█					
Task 2C - Community Alignment and Direction Workshop																						█				
Phase 3: Synthesis																							Ph 3			

* Business Expo

We look forward to helping you achieve your goals for Ramsey Waterfront Pavilion.

Sincerely,

CUNINGHAM GROUP ARCHITECTURE, INC.



Heidi Neumueller, AIA, NCARB, LEED AP®
Principal

Date: 3/5/2026 _____

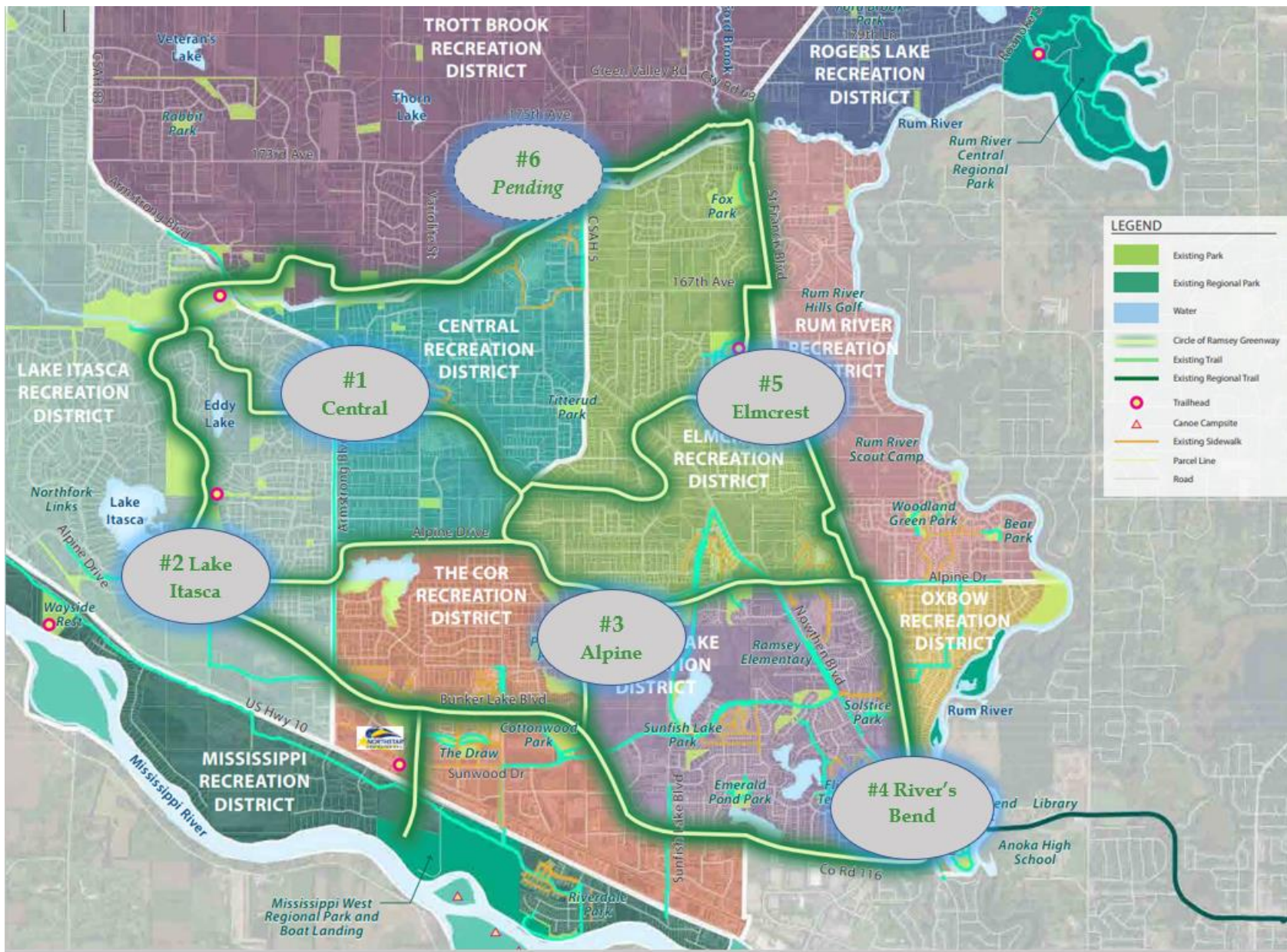
Strategy 6. Connect the community through parks, trails and recreational programming

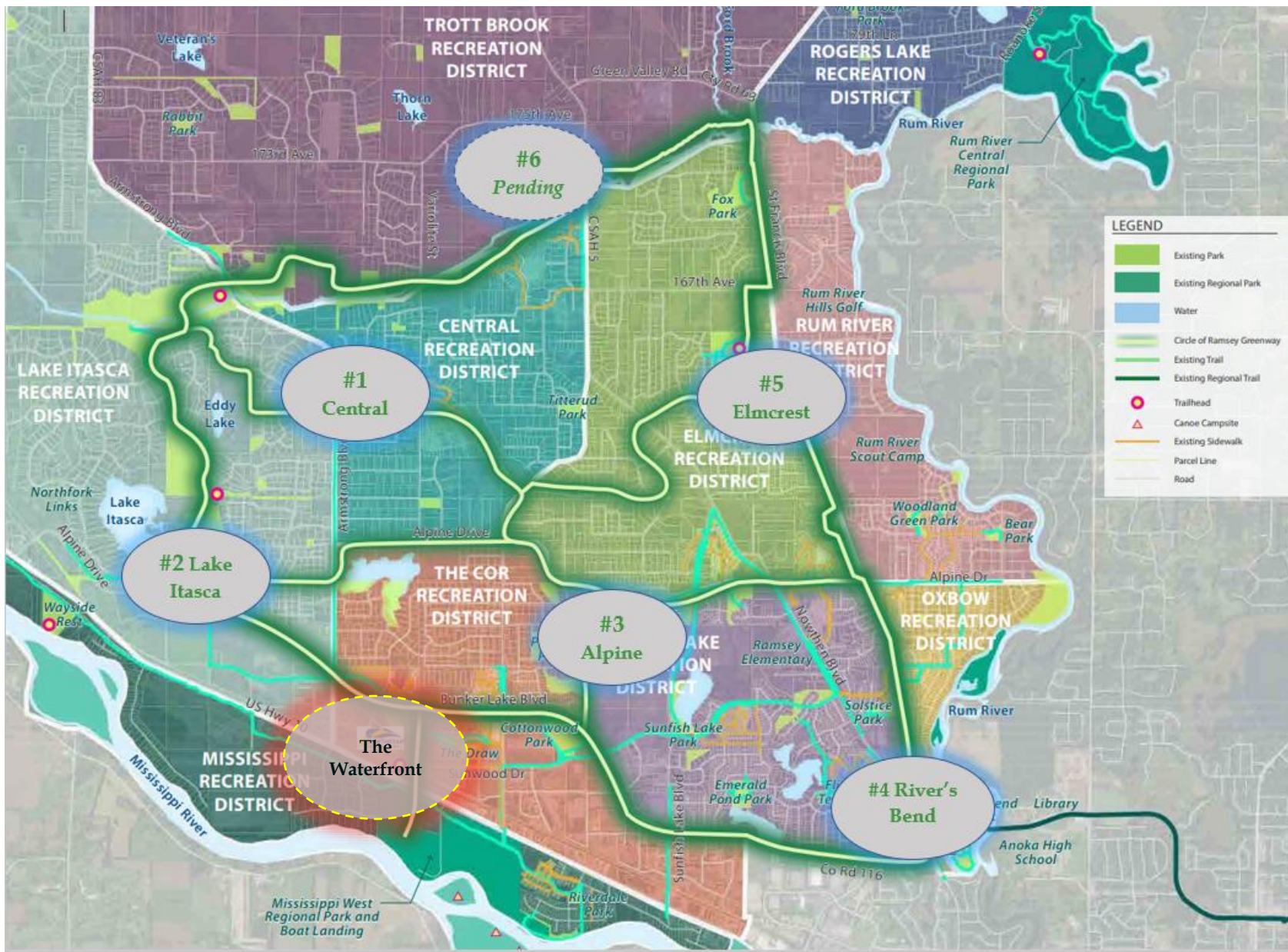
- **Objective 1:** Construct Phase 1 of The Waterfront Park
 - *Responsible Parties:* Parks Division (Riverblood)
 - *Key Areas:* COR Community Park and Downtown Destination
 - *Action 1.1:* Approve schematic design work of water play area and future community building June 10, 2025
 - *Action 1.2:* Authorize preparation of plans/specs August 12, 2025
 - Review comparative case studies of comparable community buildings/parks
 - Review comprehensive proforma of The Waterfront Park (revenue/O&M costs)
 - Identify funding and community benefits
 - Approve schematic design and phasing plan
 - *Action 1.3:* Approve plans/specs and authorize bids September 2025 (3 month process)
 - *Action 1.4:* Award contract January 2026
 - *Performance Indicator:* Water play open July 1, 2026
- *Completion Timeframe:* Phase 1 completed Q2 2026

- **Objective 2:** Develop and commit to a final plan for The Waterfront park
 - *Responsible Parties:* Parks Division (Riverblood)
 - *Key Areas:* COR Community Park and Downtown Destination
 - *Action 2.1:* This objective runs in conjunction with Strategy 6, Objective 1, Action items 1.1 and 1.2.
 - *Action 1.2:* Establish future community building amenities
 - *Action 1.3:* Establish phasing plan for completing The Waterfront park
 - *Action 1.4:* Authorize preparation of plans/specs for community building – date TBD
 - *Action 1.5:* Approve plans/specs and authorize bids for awarding a construction contract – date TBD
 - *Performance Indicator:* Approved schematic design for entire Waterfront Park and phasing plan.
 - *Completion Timeframe:* Q3 2025

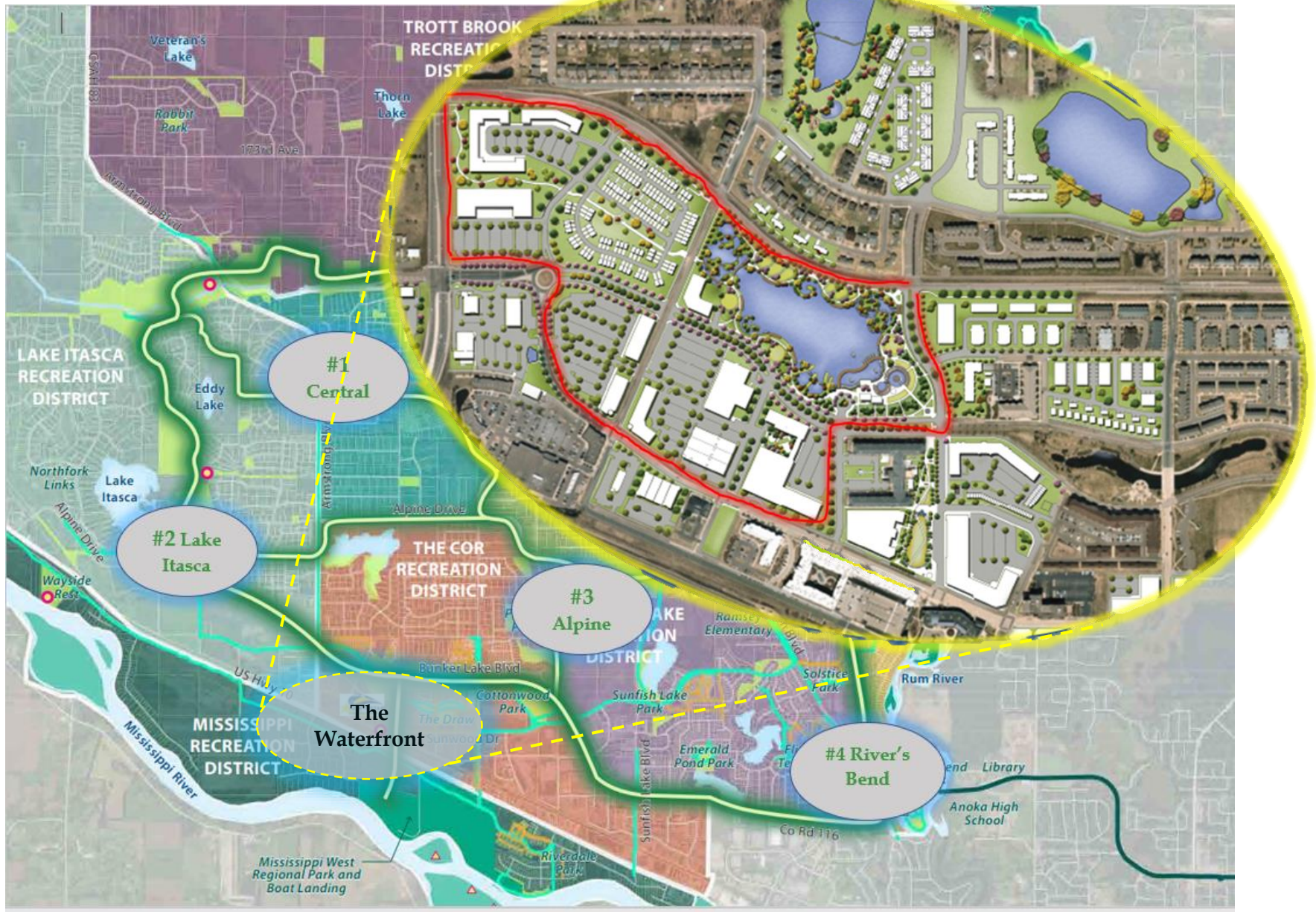
THE WATERFRONT - STATUS OF COMMUNITY BUILDING/SPLASH PAD PLANNING

PRELIMINARY PLANNING BY:
CUNINGHAM GROUP ARCHITECTURE
JACOBSON LANDSCAPE ARCHITECTURE

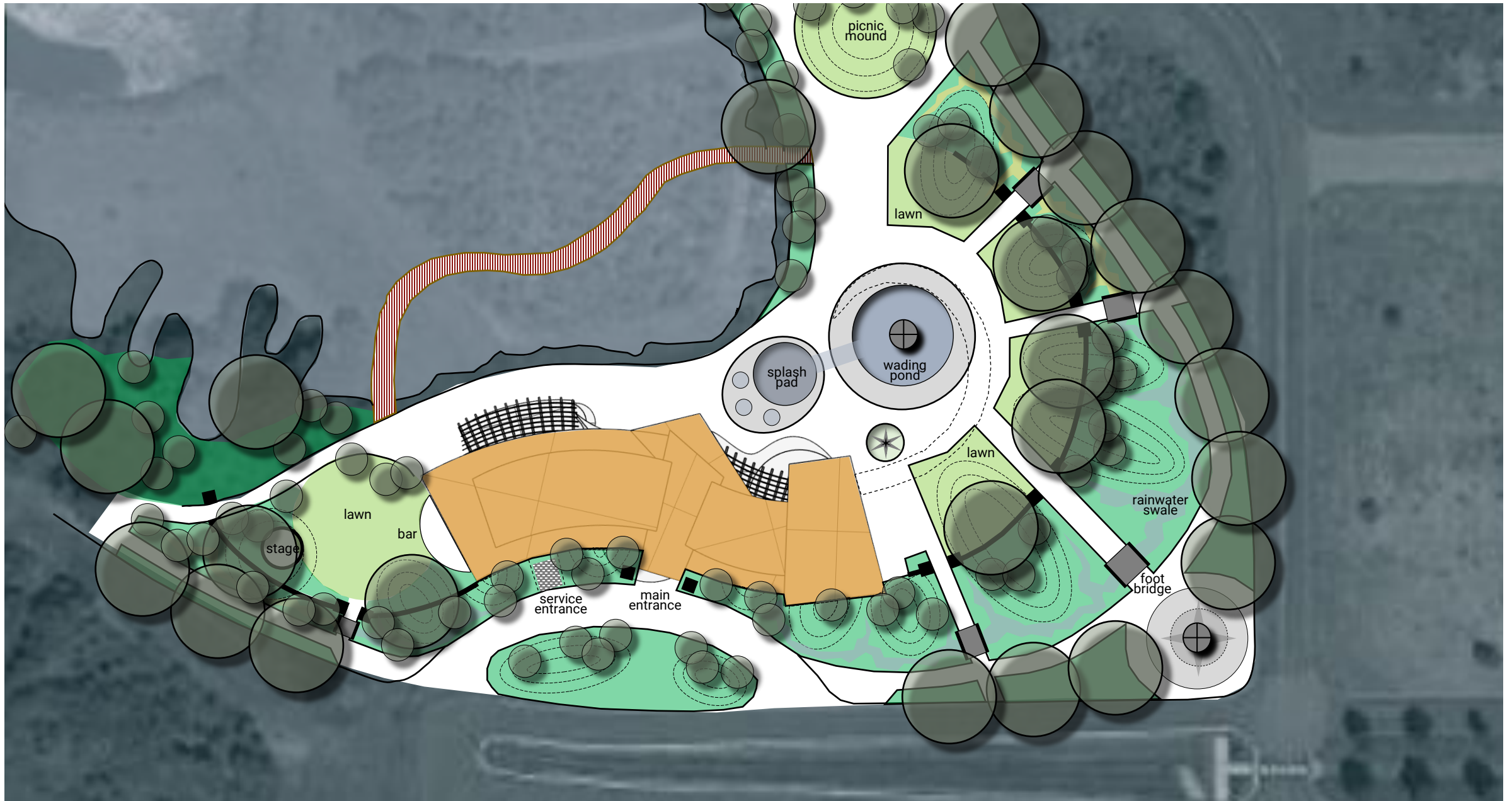




Ramsey Waterfront Community Building
Community Park Distribution Map

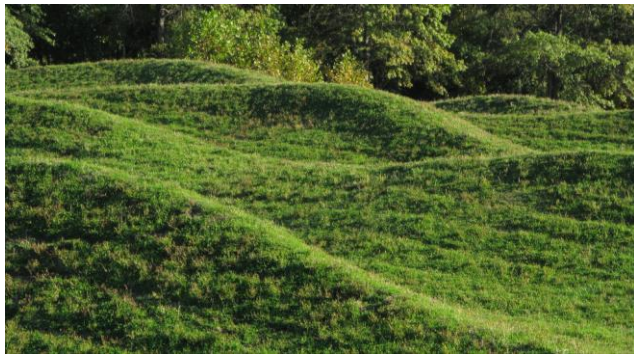


Ramsey Waterfront Community Building
Community Park Distribution Map



Ramsey Waterfront Community Building
Landscape

GRADING FOR AESTHETICS



GRADING FOR STORMWATER



LIGHTING EFFECTS



SHORELINE TREATMENT



OPEN SAVANA CHARACTER



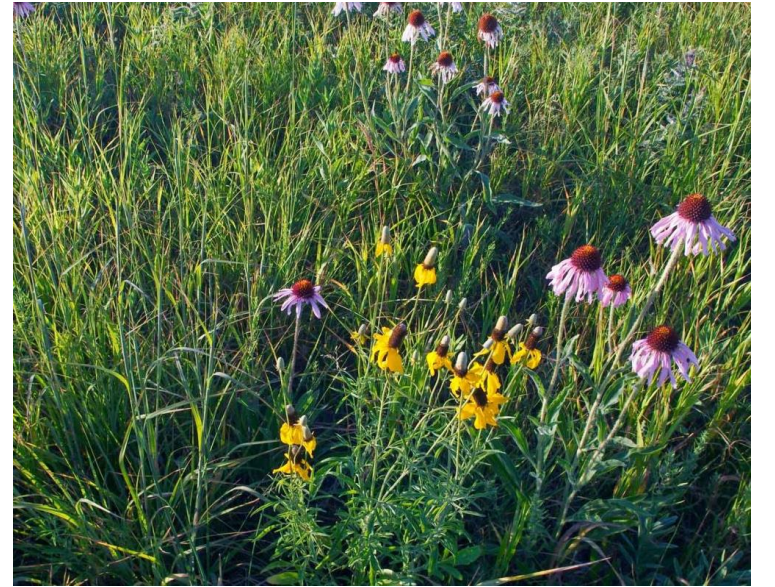
MULTI-TRUNK UNDERSTORY



BEE-FRIENDLY LAWN



SHORT-GRASS PRAIRIE



BOARDWALK



WADING POND



OUTDOOR GAME AREA

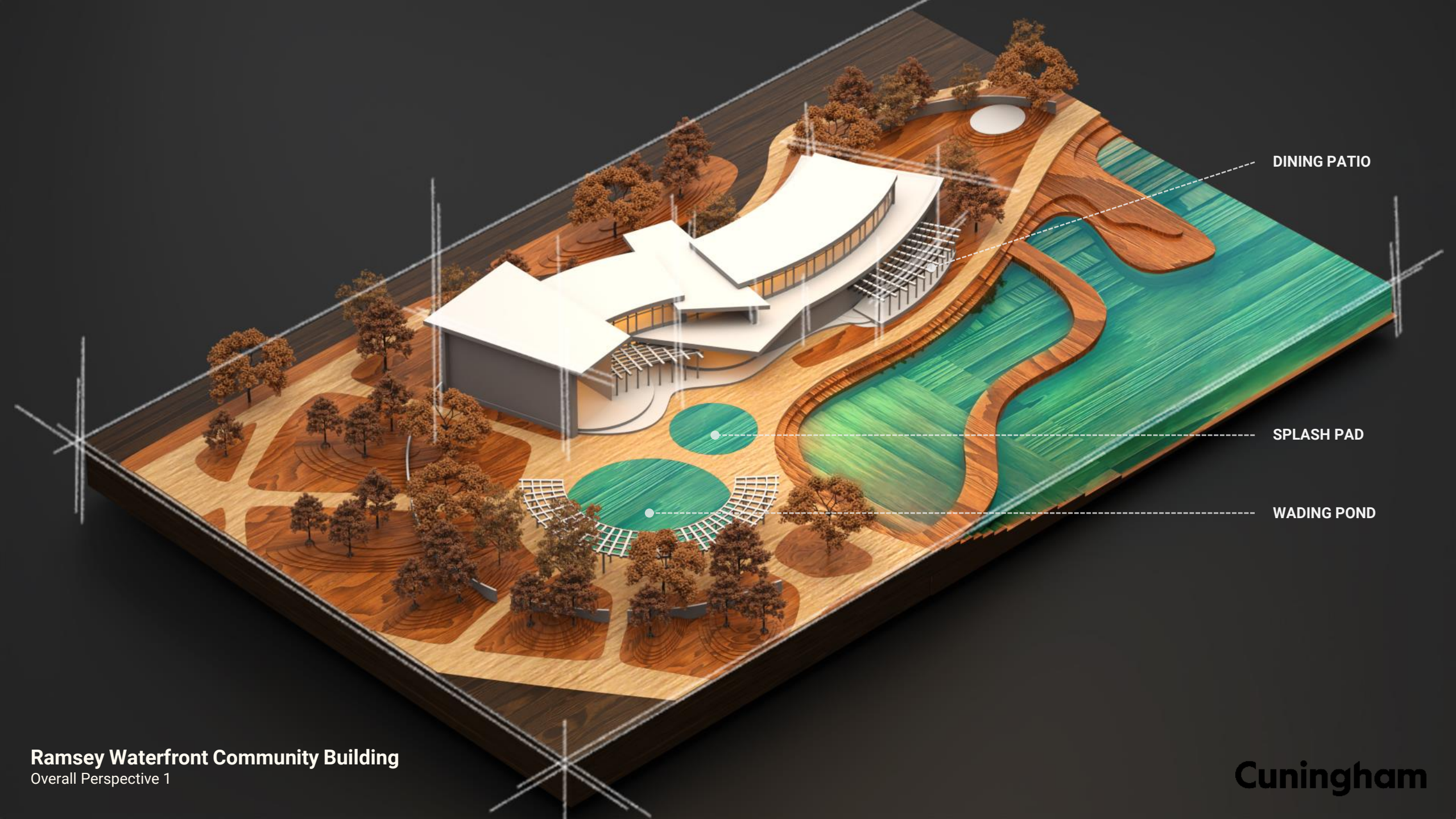


OUTDOOR HEARTH



OUTDOOR GAME AREA





DINING PATIO

SPLASH PAD

WADING POND

Ramsey Waterfront Community Building
Overall Perspective 1



WADING POND

SPLASH PAD

BAR PATIO

Ramsey Waterfront Community Building
Overall Perspective 2



Ramsey Waterfront Community Building
 Floor Plan – Ground Floor

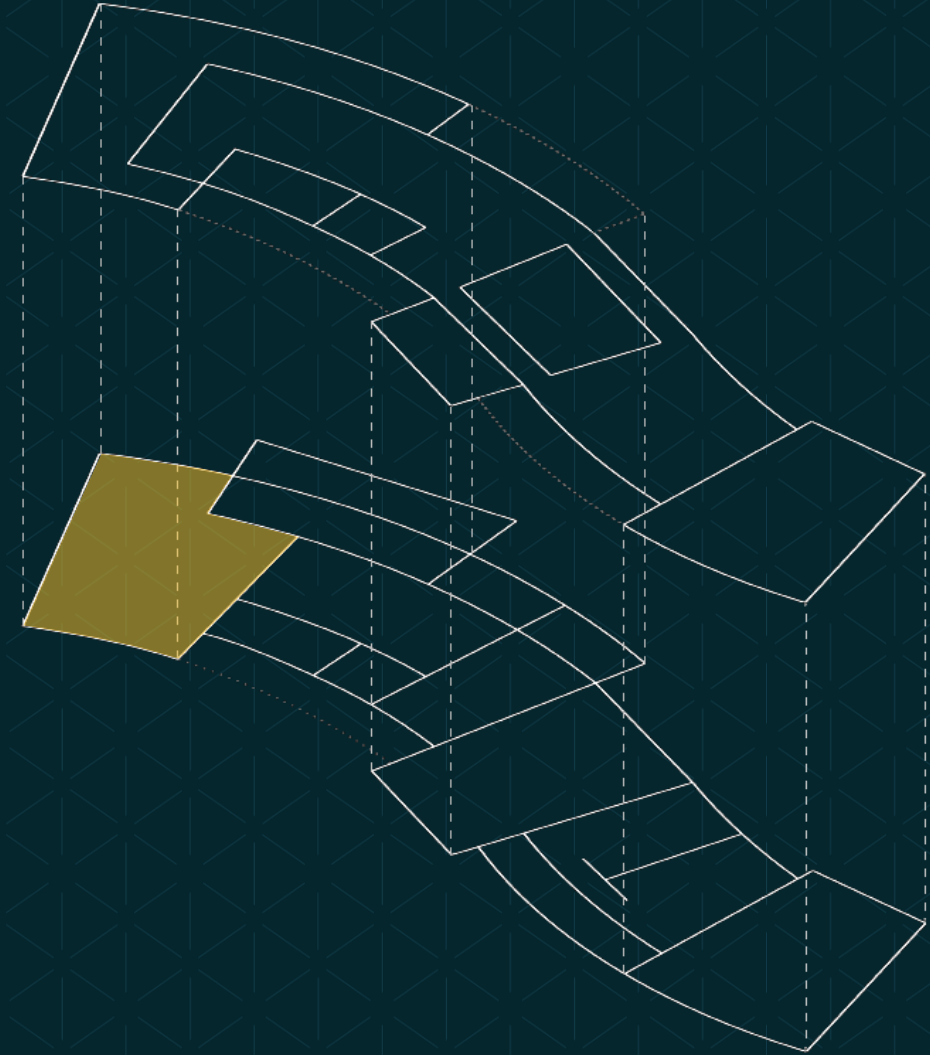


Ramsey Waterfront Community Building
Floor Plan - Second Level

DINING



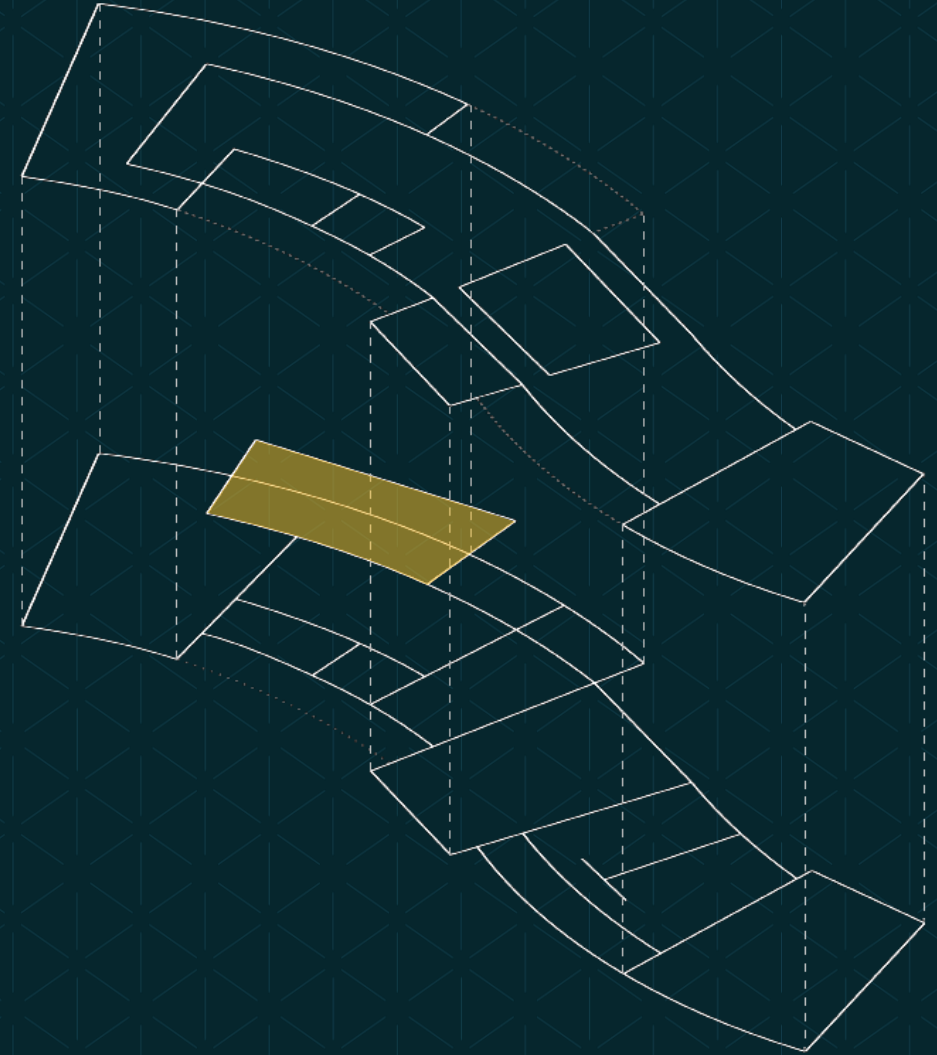
Ramsey Waterfront Community Building
Program



DINING PATIO



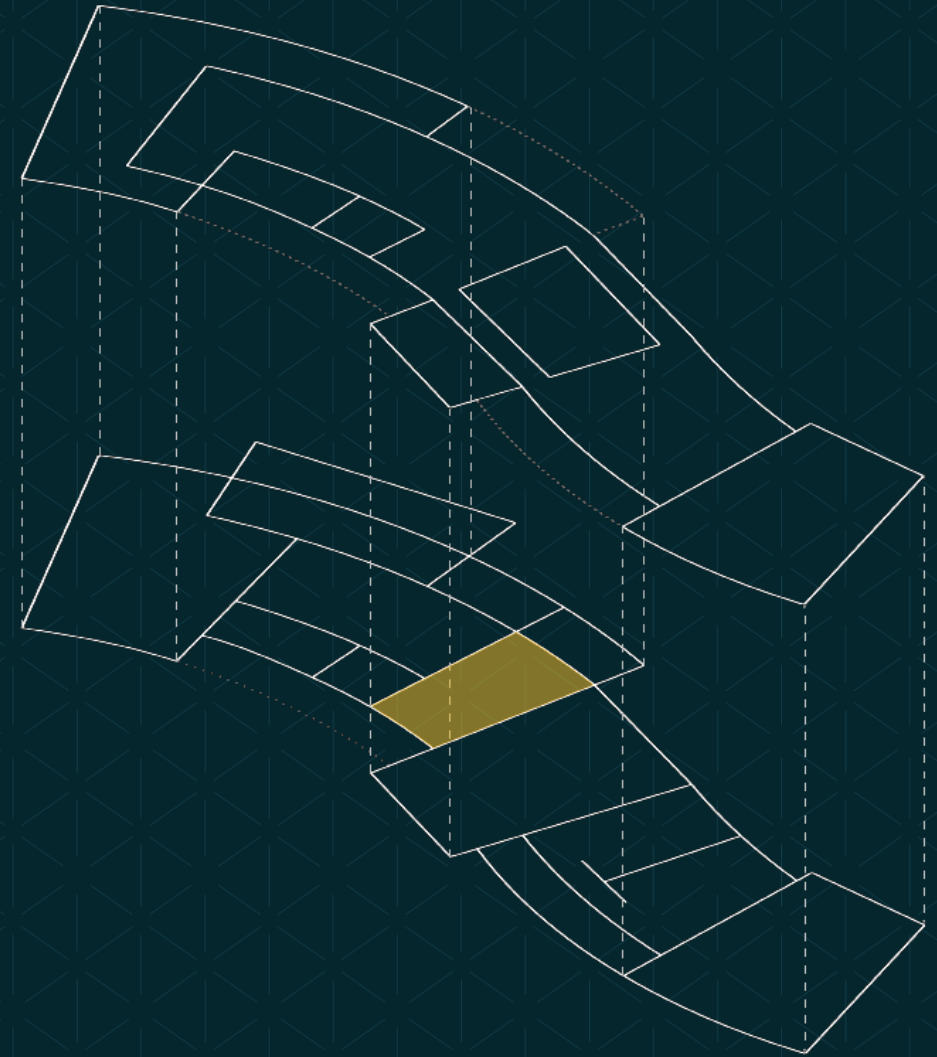
Ramsey Waterfront Community Building
Program



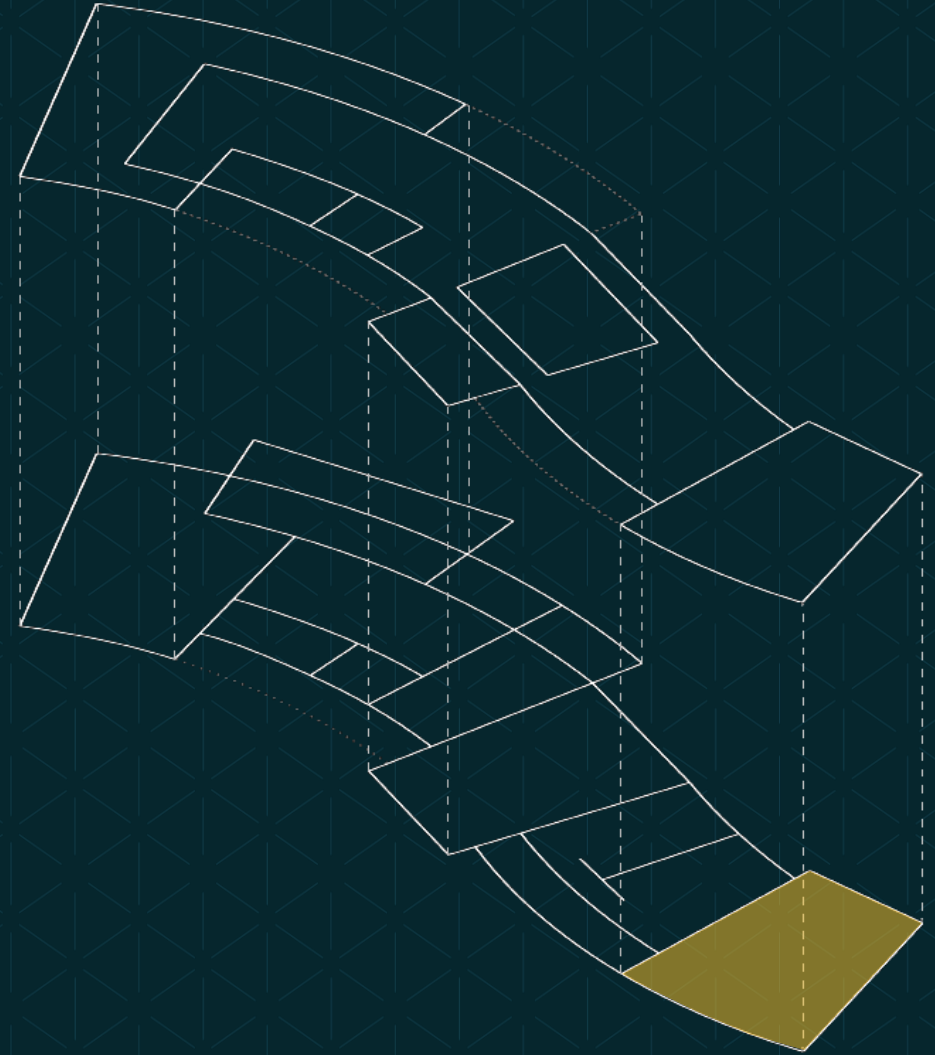
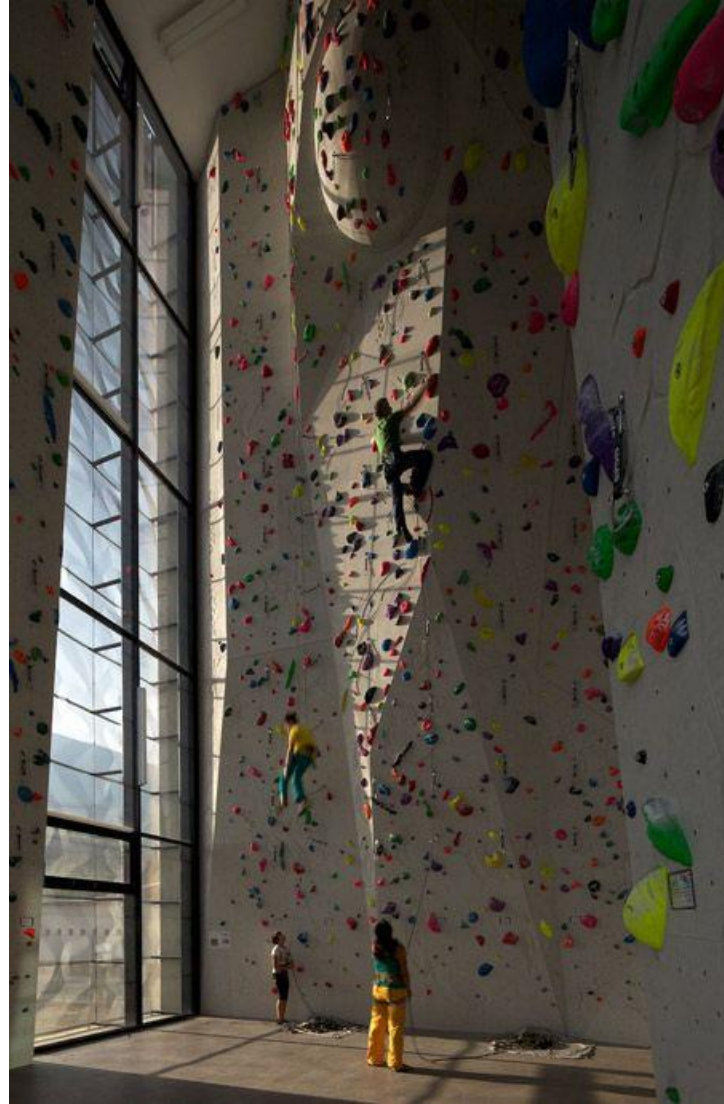
YOGA/BALLET/FITNESS



Ramsey Waterfront Community Building
Program



INDOOR PLAY AREA

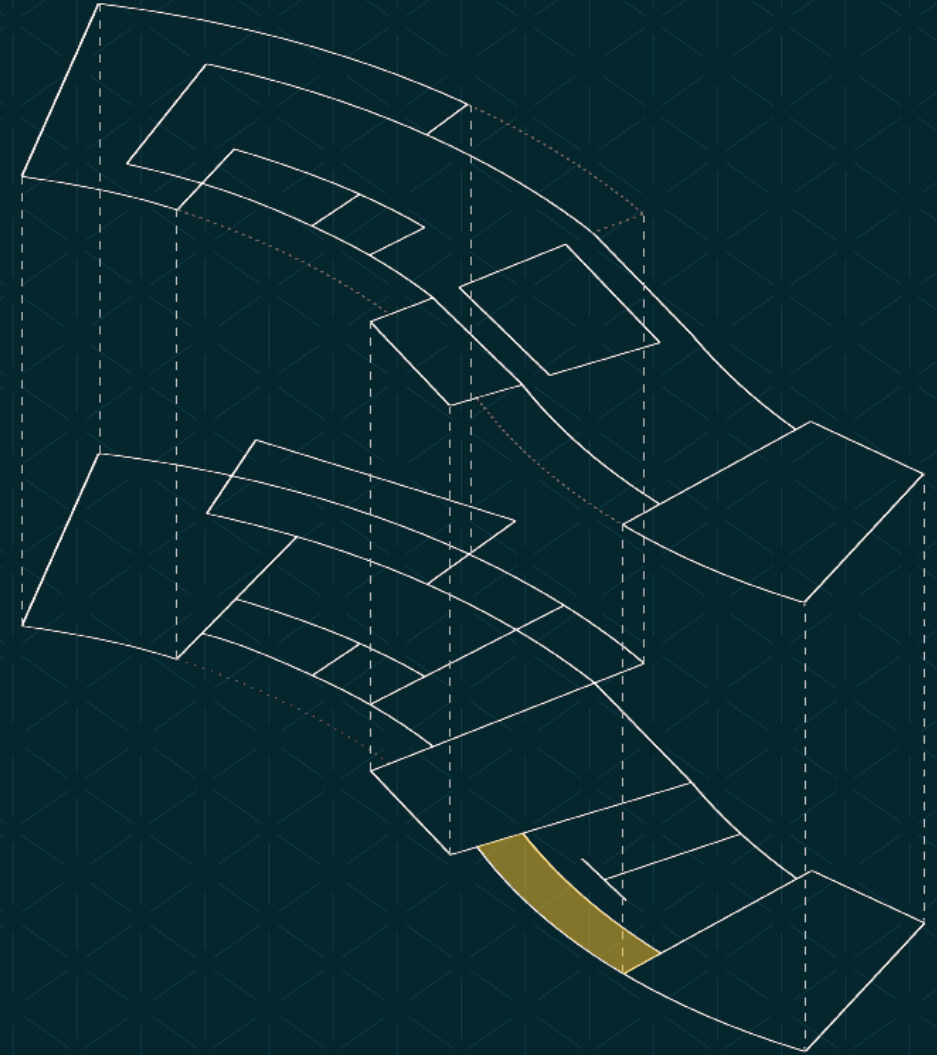


Ramsey Waterfront Community Building
Program

GALLERY



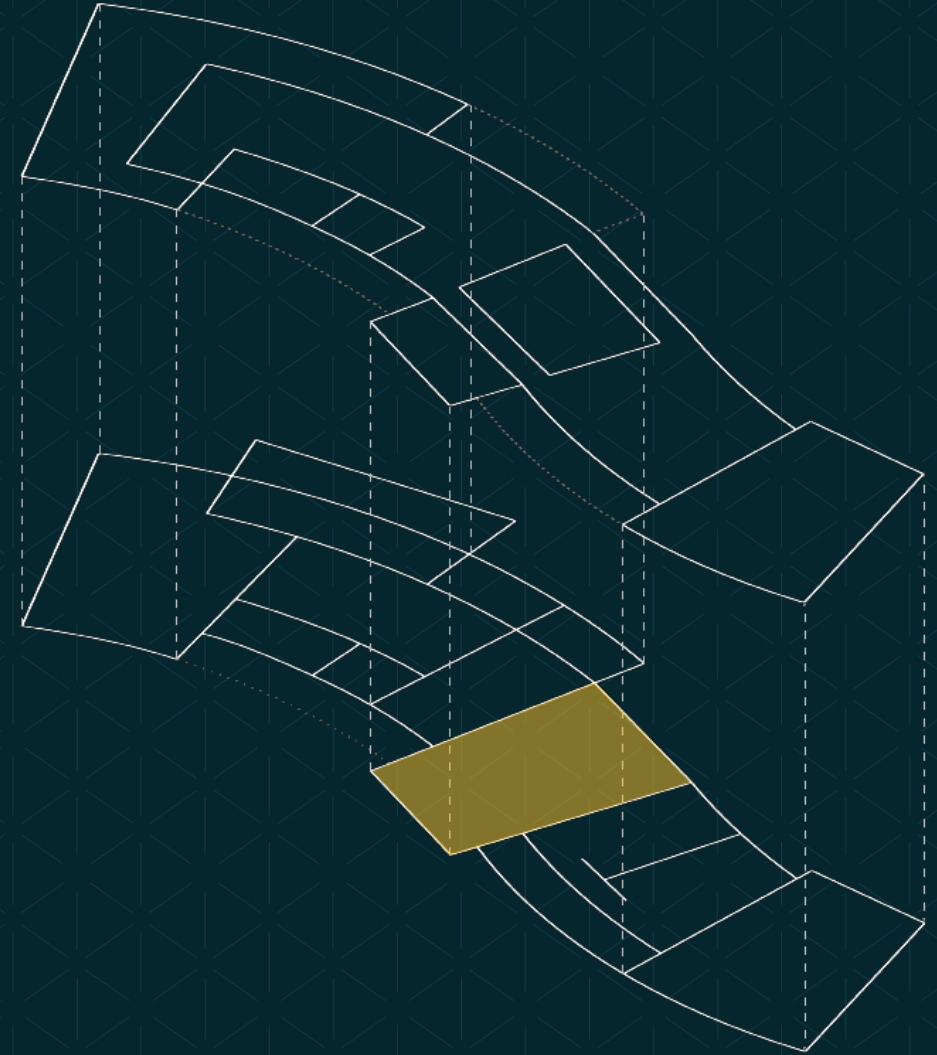
Ramsey Waterfront Community Building
Program



MAIN ENTRY



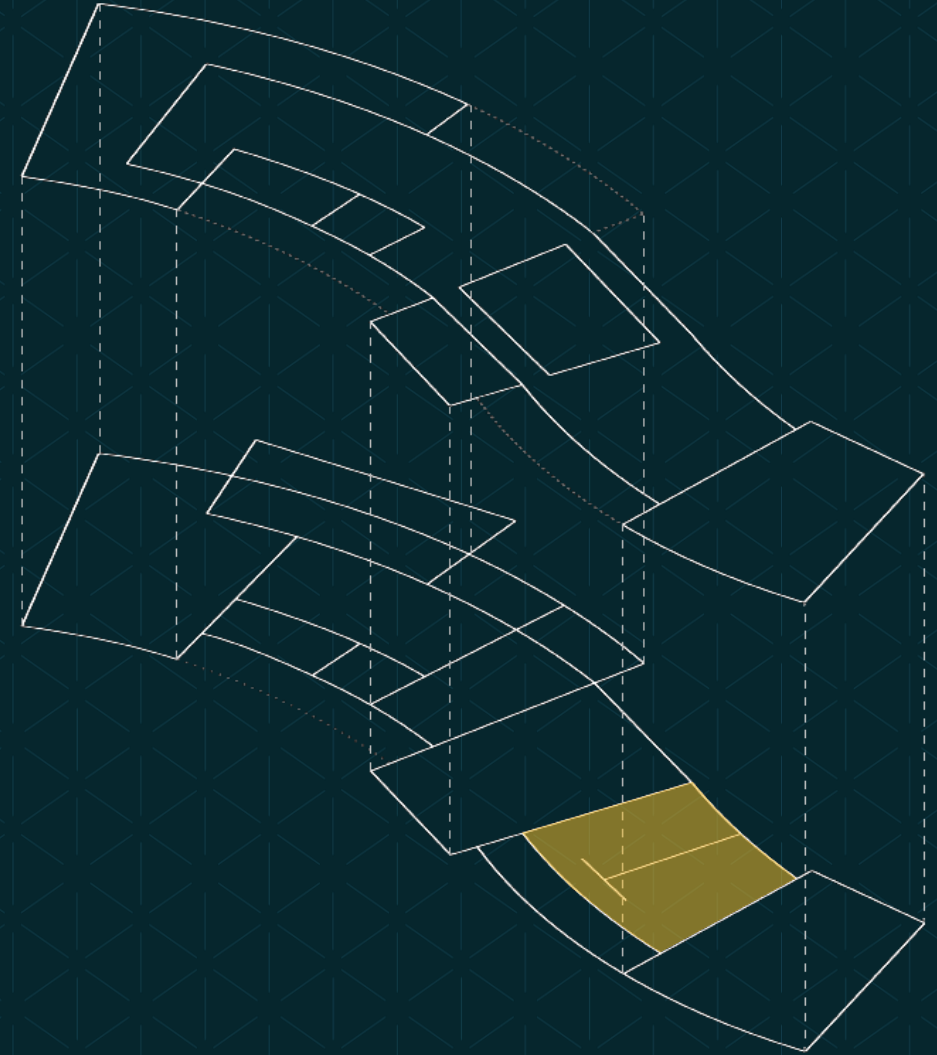
Ramsey Waterfront Community Building
Program



LOCKERS



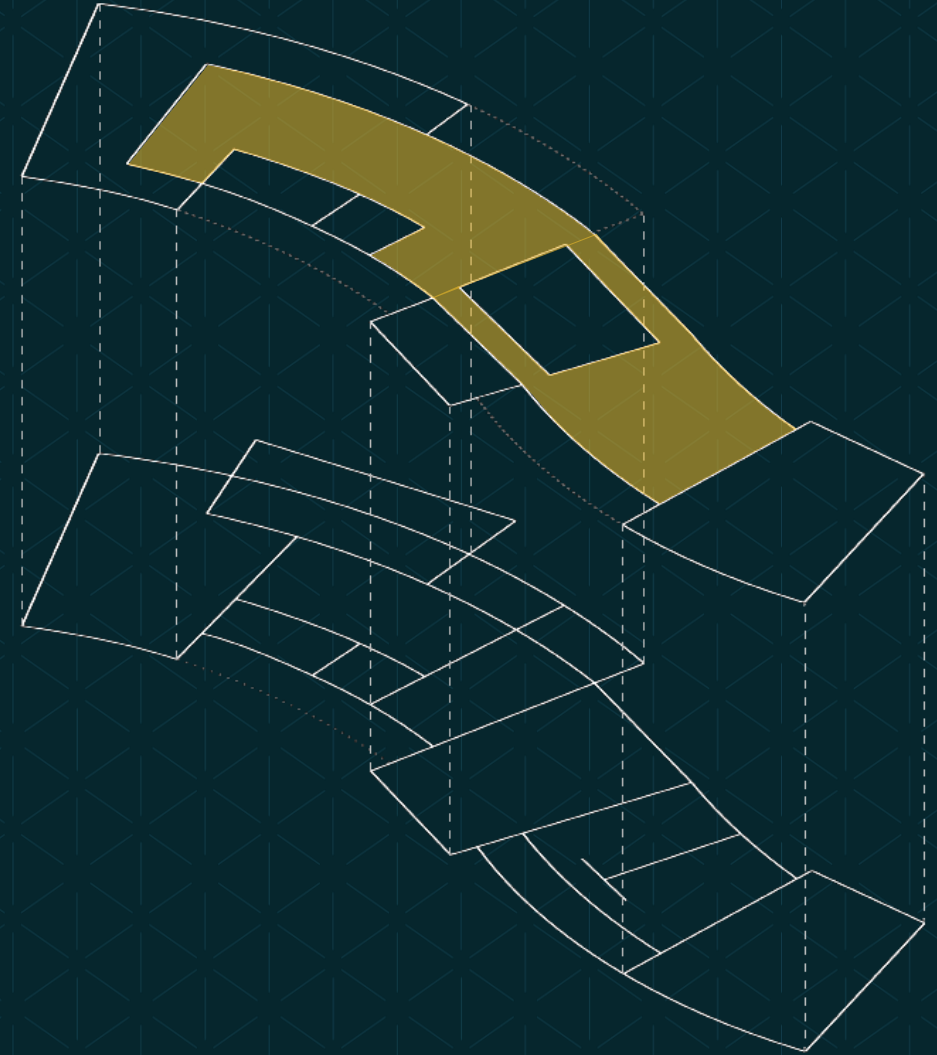
Ramsey Waterfront Community Building
Program



BANQUET/TRADE SHOW SPACE



Ramsey Waterfront Community Building
Program





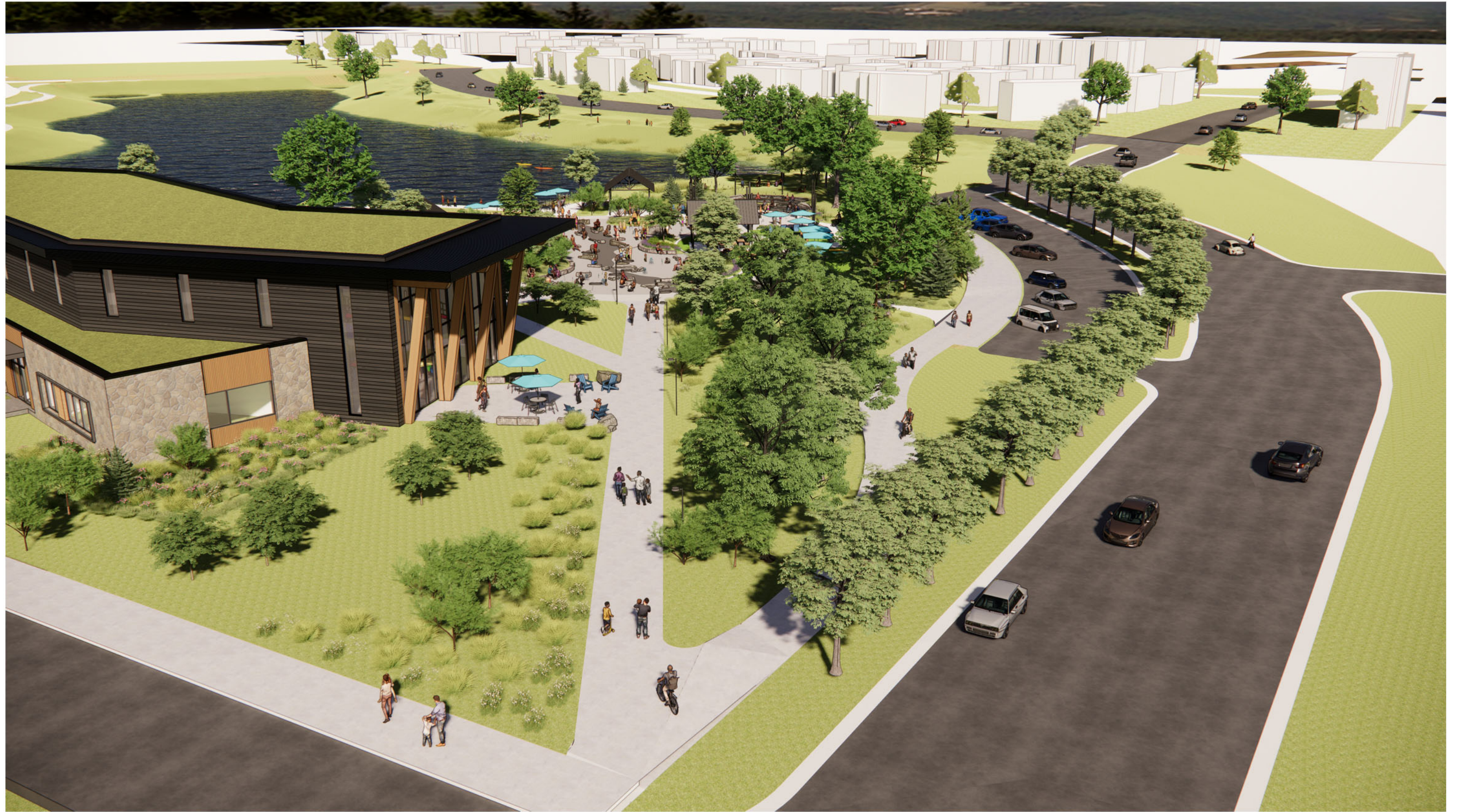
Ramsey Waterfront Community Building

A large, stylized letter 'C' logo on the left side of the image. The 'C' is dark teal and contains a lighter teal grid pattern. The grid consists of thin white lines forming a series of small squares.

Cunningham







City of Ramsey Community Center: Aggregate Report



Reports from Spring 2018 | Compiled October 2018

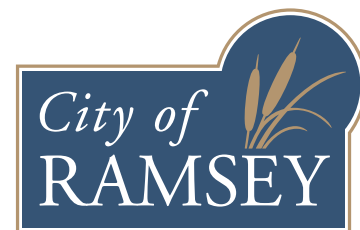


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Preface

There is strong resident interest in a “community center” in the City of Ramsey, as expressed through community meetings, surveys, and other public input. Although the idea has been generally discussed by the Ramsey City Council over the years, no in-depth planning, budgeting, or community engagement has been done.

This collection of reports brings together student work completed in conjunction with the 2017-2018 Resilient Communities Project partnership with the City of Ramsey. Included in this collection are the final student deliverables from three classes offered at the University of Minnesota in which students worked exclusively on exploring options, tradeoffs, community needs and preferences, and potential design elements for a community center in Ramsey.



Abstract

The following report was completed by students enrolled in Land Use Planning: Planning for Resilience on the Urban Edge (PA 5211), taught by Professor Fernando Burga in fall 2017 at the University of Minnesota. Students in the course collaborated with the City of Ramsey through the Resilient Communities Project partnership.

A team of three graduate students in urban and regional planning was selected to work with Ramsey parks and recreation staff to explore ideas, designs, and concepts for a community center. The student team researched options for various geographic models (centralized vs. satellite/decentralized) and governance structures (public vs. private) for a community center in Ramsey, including detailed case studies of these models and governance structures in other cities in Minnesota and nationally. The student team presented a framework for selecting a site for a community center, and recommended next steps to help the City move forward with further developing the concept.

Comm[unity] Centered: People, Places & Play in Ramsey



Prepared by

Kathleen Russell, Erik Thompson, Leoma Van Dort

Students in PA 5211 Land Use Planning

Instructor: Dr. Fernando Burga

Hubert H. Humphrey School of Public Affairs

Prepared in Collaboration with

Mark Riverblood

Parks and Assistant Public Works Superintendent

City of Ramsey



The project on which this report is based was completed in collaboration with the City of Ramsey as part of the 2017–2018 Resilient Communities Project (RCP) partnership. RCP is a program at the University of Minnesota’s Center for Urban and Regional Affairs (CURA) that connects University faculty and students with Minnesota communities to address strategic projects that advance local resilience and sustainability.

The contents of this report represent the views of the authors, and do not necessarily reflect those of RCP, CURA, the Regents of the University of Minnesota, or the City of Ramsey.



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This publication may be available in alternate formats upon request.

Resilient Communities Project

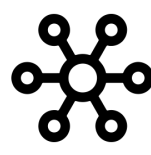
University of Minnesota
330 HHSPA
301—19th Avenue South
Minneapolis, Minnesota 55455
Phone: (612) 625-7501
E-mail: rcp@umn.edu
Web site: <http://www.rcp.umn.edu>



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Comm[UNITY] Centered

People, Places & Play in Ramsey



1. Introduction



What type of community center will best serve Ramsey's residents?

A DESIRE FOR A COMMUNITY CENTER
The desire for a **community center** in Ramsey is reflected in the City's 2016 Community Livability Report and several planning documents: the City's Strategic Action Plan, Capital Improvement Plan (CIP), and The COR Master Plan.

A SITE FOR A COMMUNITY CENTER
The City of Ramsey has **up to 12 acres of land available, potentially for free**, in its downtown area (The COR) that could be used for a stand-alone community center or the hub of satellite centers.

FUNDS FOR A COMMUNITY CENTER
According to The COR: Market Panel Discussion, Ramsey has identified a **\$4,000,000 contribution** to a community center with their 10-year Capital Improvement Plan.

THE CHALLENGE
While there is a strong resident interest in a community center and the idea has been generally discussed by the Ramsey City Council, there has been **no in-depth planning, budgeting, or community engagement** for developing a community center vision.

OUR GOAL
Our goal is to provide the City of Ramsey with a **set of recommendations** that will assist the City in developing a **long-term vision and strategy** for a community center model & associated programming.

OUR APPROACH
Our **recommendations for Ramsey** include an analysis of existing community resources, demographic information, and facilities and programs offered in other cities.

TOWARDS A COMMUNITY CENTER: GEOGRAPHIC MODELS & GOVERNANCE STRATEGIES

Ramsey is currently considering several **geographic models** and **governance strategies** to determine a suitable approach for providing a traditional community center or components of community-center services dispersed across the city. Below is a summary of these models and strategies.

Geographic Models

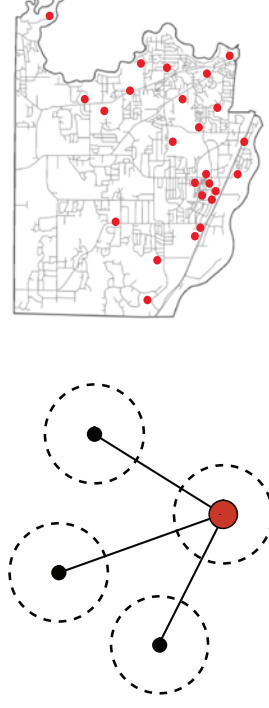
Geographic models provide the City of Ramsey the opportunity to consider more than one option for where they could locate their community center and how they could offer community-center services to ensure that these services reach a large population.

Centralized Model

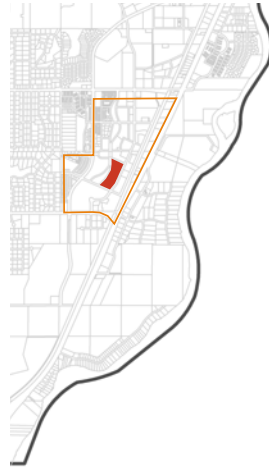


The centralized model is based on a **traditional stand-alone community center** where multiple uses and services are provided **under one roof**. As depicted in the map, the 12-acre parcel allocated in the mixed-use downtown area (The COR) could be a potential site for a centralized community center.

Satellite Model

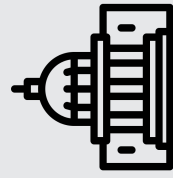


The satellite model allows community-center services to be **dispersed across the city with one location operating as the hub**. As indicated on the map, places where infrastructure and amenities already exist can operate as satellite centers across Ramsey.



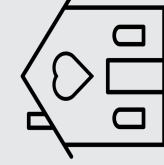
Governance Strategies

Governance strategies provide the City of Ramsey the opportunity to consider more than one option for how they want to operate their community center. These strategies can offer cost-effective ways to provide amenities and programs that are affordable to all residents.



Municipal Model

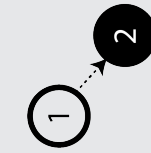
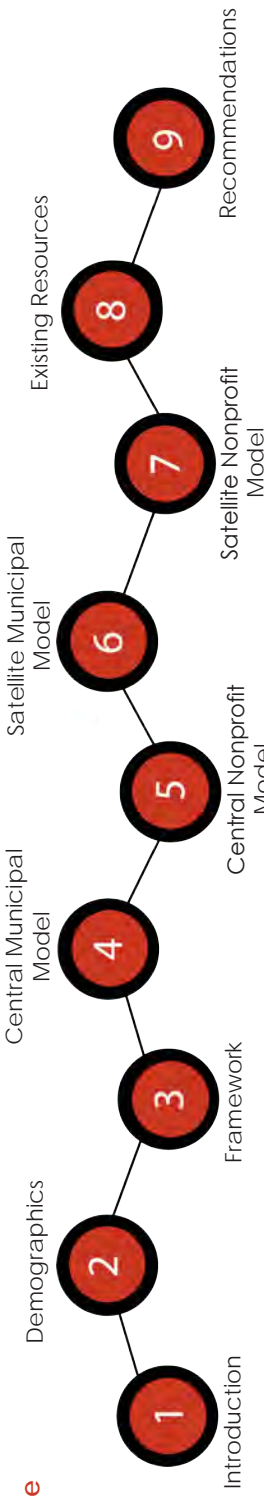
This is a community center **owned and run by a city**. These community centers typically offer programs and amenities free of charge or at a low cost to local residents.



Nonprofit Model

This is a community center **owned and/or run by a nonprofit organization**. Cities can partner with nonprofits to offer community-center services that typically require membership.

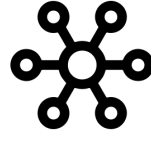
Project Outline



Thinking about a Community Center for Ramsey: Ultimately, the community center or centers that offer services should be **quality public spaces** that include opportunities for **physical activity, leisure, recreation, and learning**; and **improve the overall quality of life and wellbeing** of residents in Ramsey. In the subsequent posters, we will discuss **Ramsey's demographics, geographic models and governance strategies used by other cities**, and **existing community resources** to provide **recommendations for developing a community center model** that would serve the **needs and interests of all residents** in Ramsey.

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People, Places & Play in Ramsey



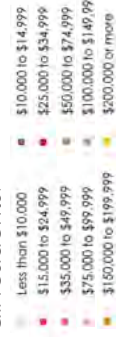
2. Demographics

RAMSEY'S DEMOGRAPHIC MAKEUP

To make recommendations for community center models and governance strategies, we must first understand the demographic makeup of the city of Ramsey through Census data. Below we illustrate Ramsey's **walkability index, population growth, and demographic composition**. Understanding these unique conditions will help us frame our recommendations for a community center in Ramsey.

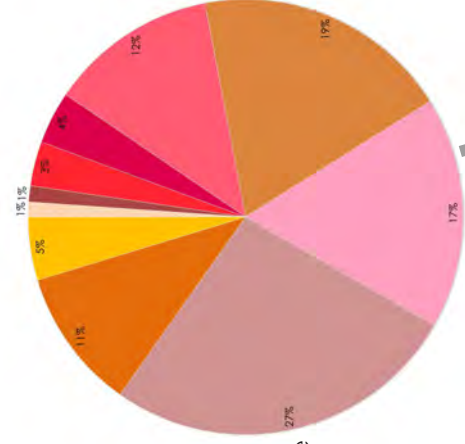
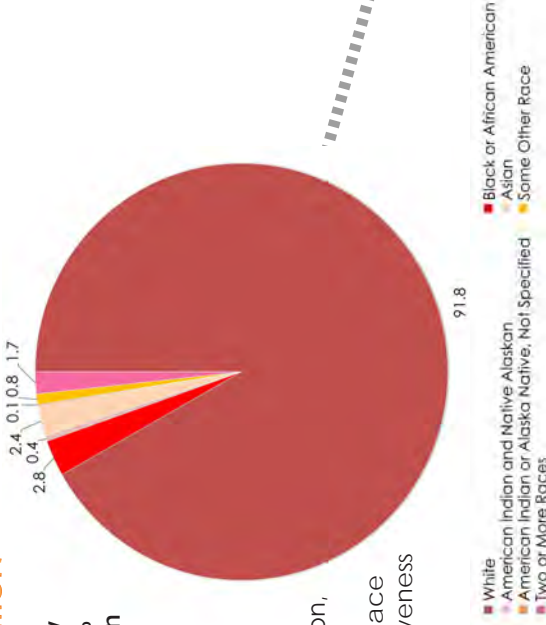
INCOME AND BENEFITS PER HOUSEHOLD

While the two greatest proportions of household income reflect the upper half of household incomes surveyed, **21% of households in Ramsey earn less than \$49,999 a year**. Therefore community centers should be affordable to accommodate all residents.



RACIAL COMPOSITION

In 2015, **92% of the population in Ramsey was White**, while 2.8% was African American and 2.4% was Asian. Out of Ramsey's total population 2.4% was either Latino or Hispanic. Given the racial composition of Ramsey's population, the city's community center should be a place that promotes inclusiveness and is welcoming to people from all races, ethnicities, and cultures.



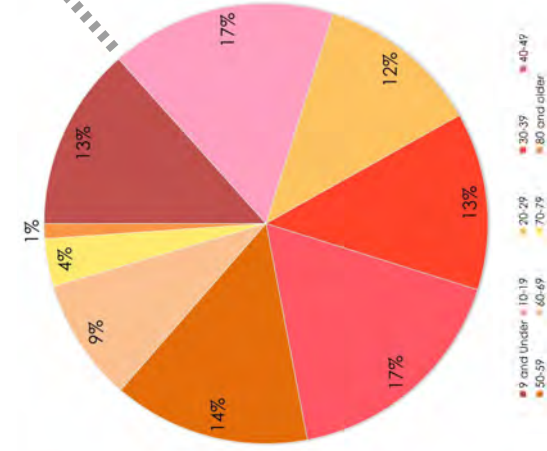
HOUSEHOLD TYPE

In Ramsey, **over 80% of households include families**. Therefore, a community center in Ramsey should include a range of programming and amenities that will attract and benefit families, including children, youth, and adults.



AGE BREAKDOWN

A little over 50% of Ramsey's population is 20-59 years old. This impacts the types of programs to be offered in the community center. Beyond services for this age group, City staff should also anticipate the aging population to address senior services.

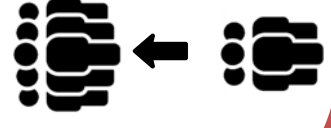


WALKABILITY

A Walk Score® measures the walkability of a place using a point-based system. A five-minute walk (.25 miles) to amenities is given maximum points on a scale of 0-100 while no points are given for an over 30-minute walk. **Ramsey has an average Walk Score® of 6 which means that almost all trips require a car**. This has implications for where a community center should be located in Ramsey.

POPULATION

The population in Ramsey was estimated at just **over 26,000 people in 2016 and has been growing steadily**. Population has increased by **10.7% from 2010 to 2016**. This is high compared to the state's average growth which is 4.1% according to Census data. This means that Ramsey is going to need to increase its community center amenities as the population continues to increase.

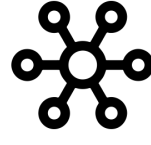


2 → 3

Demographic Considerations for Implementation: Considering that almost all trips in Ramsey are taken by car, **parking will be an important factor** in the building of a community center. Offering **family memberships** will also be pertinent because about 80% of the households in Ramsey are families. Income may come into play when determining membership prices for the community center. In the next poster, **we will discuss the social, economic, and environmental benefits** of community centers and how each geographic model could present both advantages and challenges.

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People, Places & Play in Ramsey



3. Framework

A COMMUNITY CENTER FRAMEWORK

Community centers provide **safe, affordable, and quality places** for residents to enjoy opportunities for **physical activity, recreation, education, arts and culture, and leisure**. Such places serve as year-round gathering places that facilitate **multigenerational and intercultural interaction** and offer attractions for community members with different interests.

Creating Resiliency through Community Centers

An integration of **social, economic, and environmental benefits** is key to creating a resilient community center model that is also viable and equitable. Below are some of the social, economic, and environmental benefits of having community centers.

Social Benefits

- ✓ Create community awareness through social interaction.
- ✓ Increase opportunities for physical activity and healthy living.
- ✓ Provide opportunities for learning and education.
- ✓ Enable integration of residents of all ages, cultures, and incomes.

Economic Benefits

- ✓ Create a stimulus for local businesses to offer services.
- ✓ Offer affordable access to community amenities and programs.
- ✓ Provide opportunities for employment.
- ✓ Potentially increase value of neighboring properties.

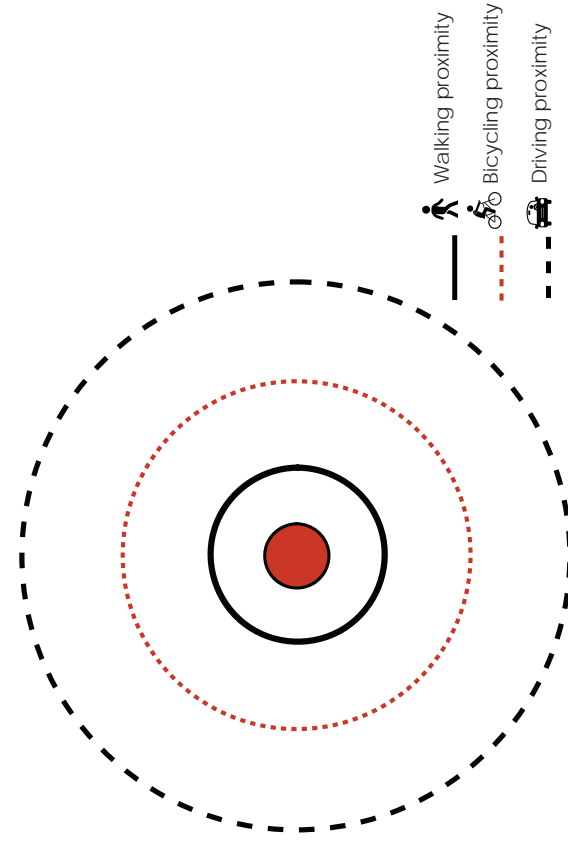
Environmental Benefits

- ✓ Increase access to outdoor spaces.
- ✓ Support cleaner, greener, and safer public places.
- ✓ Create opportunities for programs that increase environmental awareness.
- ✓ Can support environmental and habitat protection e.g. rain gardens.

Assessing Geographic Models

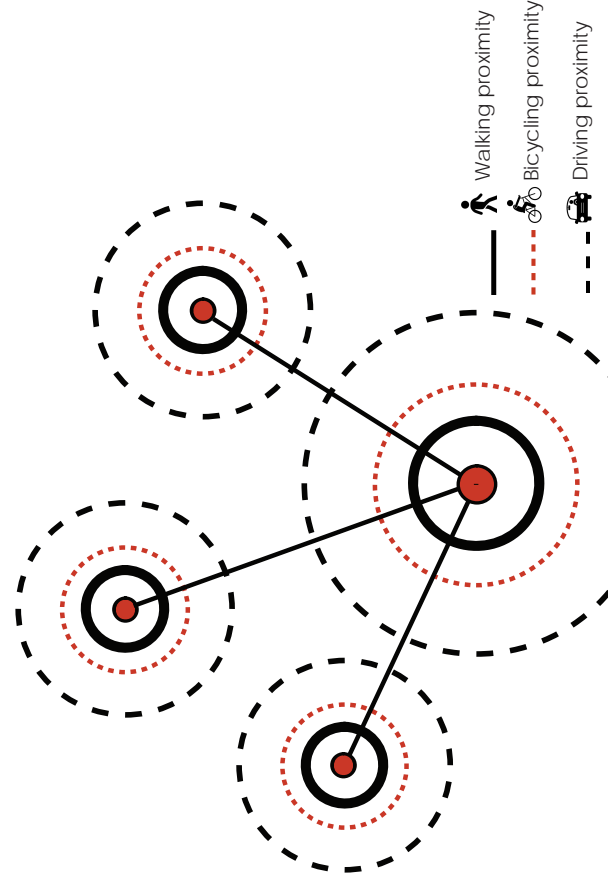
When considering a location for a centralized community center or satellite centers, it is important to consider **residents' accessibility** to each location. Ideally, community centers should be located in **pedestrian and bicycle friendly neighborhoods instead of locations that require residents to drive**. Given that Ramsey is a **car-dependent city** and that there is **no public transportation within the city**, City staff must be strategic about where they locate their community center. **The COR could offer a unique opportunity** for locating a centralized community center or the hub of satellite centers. The following illustrations and discussion of potential advantages and disadvantages of each of these models provide a **framework for assessing which model** would work best for Ramsey.

Centralized Model



- +** **Serves as a one-stop shop** for accessing multiple community amenities and programs.
- Finding an **easily accessible central location** for the stand-alone community center may be difficult.
- +** **Maintenance and operational costs** are limited to one building.
- **Limited employment opportunities and limited options** for local businesses to become involved.
- +** Able to offer **environmental awareness programs** and **hands-on learning opportunities**.
- There may be **limited opportunity for expanding access to green spaces** such as parks.

Satellite Model



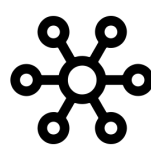
- +** Increased access to community center **amenities dispersed across multiple locations**.
- Residents **might not find all the amenities they need under one roof**.
- +** More **opportunities for employment and affordable access** to a variety of amenities and programs.
- **Maintenance and operational costs** may increase due to multiple locations.
- +** Using existing buildings may **reduce the amount of total resources** needed.
- May **require more land**, contributing to sprawl and inefficient land uses.

3 → 4

Considering Costs and Benefits: The City of Ramsey should consider the **social, economic, and environmental benefits and costs** of both the centralized and satellite community center models when determining which geographic model to use. The **municipal and nonpro it governance strategies** discussed in the subsequent posters will provide examples of **how other cities are using these strategies to mitigate the disadvantages and increase the advantages** associated with each of the geographic models.

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People, Places & Play in Ramsey

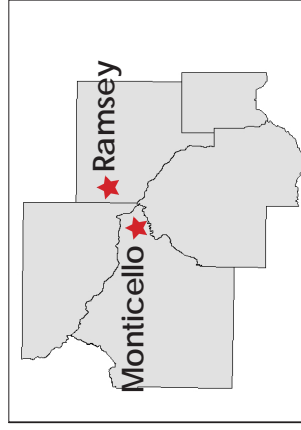


4. Centralized Municipal

CENTRALIZED MUNICIPAL MODEL

Centralized municipal community centers are a popular model in Minnesota and across the United States. **Municipalities benefit from complete control over amenities as well as the programming offered.** A single, centralized location offers a wide variety of programming in a central space. However, the disadvantages of this model include high cost and limited accessibility. Municipalities often find it challenging to fund the operation and the construction of a standalone community center entirely through the City budget.

Monticello, MN



The construction of the community center building cost Monticello \$12.5 million in total, but the **National Guard contributed \$2.5 million and the City received an additional \$500,000 in Cleanup Grants funds.**



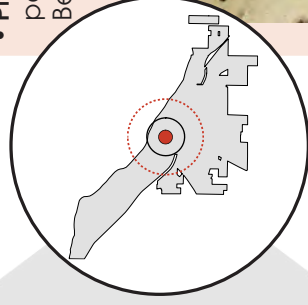
Monticello's community needs assessment led them to build unique features in their community center. A climbing wall and a senior center are evidence that the **different populations in their community were being heard when deciding which amenities to construct.**



The **Cleanup Grants funds** that Monticello received for their construction practices as well as their community garden follow the ideals of an environmentally friendly facility.

For more information see: <http://bit.ly/2BEY2Bi>

Note: The information provided on this poster is based on interviews with City staff and interviews conducted and data on the City website.

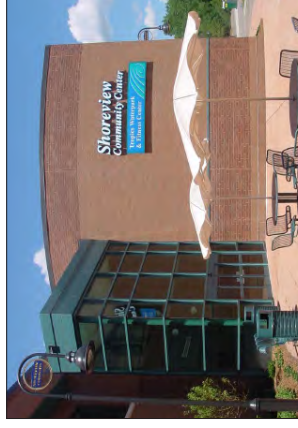


Unique Community Center Attributes

- **Amenities:** free walking track, fitness center, pool, senior center, climbing wall, rental facility, community garden
- **Construction Cost:** \$12 million
- **Operating Cost:** \$2.4 million
- **Programming:** movies in the park, local farmers' market, Bertram Blast Triathlon, adult sports leagues



Shoreview, MN



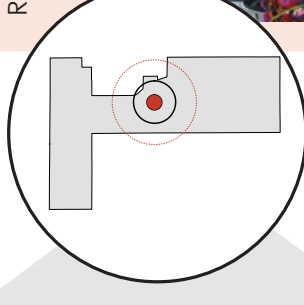
Shoreview built its community center using an incremental approach. The City built a 90,000-square-foot community center in 1990 for \$9 million. As the community needs became more apparent they added two large expansions. In 2003, there was a \$5.5 million expansion that increased the size of the building to 110,000 square feet. Currently, Shoreview is working on a \$15 million expansion that will increase the total size of the community center to be between 130,000 and 140,000 square feet.



Shoreview advocates healthy lifestyles beyond promoting sports clubs and fitness classes. By hosting farmers' markets, the Active Life Fair, and active seniors groups, Shoreview is making health about more than just fitness.

For more information see: <http://bit.ly/2jOoyj8>

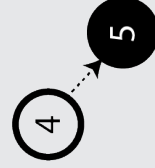
Note: The information provided on this poster is based on interviews with City staff and interviews conducted and data on the City website.



Unique Community Center Attributes

- **Construction Cost:** \$27.5 million invested incrementally (\$9 mil., \$5.5 mil, \$13 mil.)
- **Amenities:** indoor water park, fitness center, indoor play area, outdoor pavillion, gymnasium
- **Operating Costs:** \$2.5 million Revenue: \$2.5 million

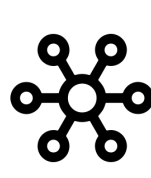
Owner/Operator: Shoreview



Unique Funding Opportunities and Incremental Growth: Monticello and Shoreview offer examples of large community centers that have been constructed and operated by their respective municipalities. If Ramsey were to pursue this model they should investigate funding options such as grants and partners, as the financial burden may rest solely with the City. **Ramsey has identified a large physical space for a community center, and if Ramsey chooses to build a small community center, there would be ample room for growth as needs are identified.** In our next poster, we investigate the centralized nonprofit model.

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People, Places & Play in Ramsey

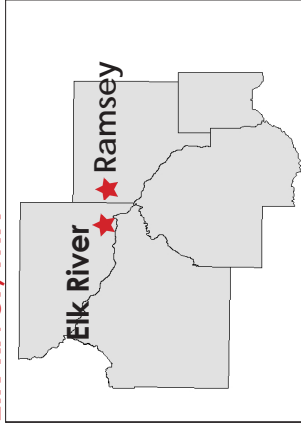


5. Centralized Nonprofit

CENTRALIZED NONPROFIT MODEL

Nonprofit partnerships are a commonly used strategy for managing the various costs related to operating a community center. Cities typically form **unique relationships with nonprofits, including YMCAs, through use agreements and other formal cost-sharing agreements.** The operational cost of community centers is a large burden for a city to be wholly responsible for, therefore, nonprofits geared toward providing youth and other specialized programming offer attractive partnership/sponsorship opportunities for cities.

Elk River, MN



Elk River funded the construction of their community center, which cost roughly \$19 million. **The City worked with BWBR Architects, Inc. to obtain Legacy Landfill grant rebates, saving the City more than \$1 million through recycling rebates.**



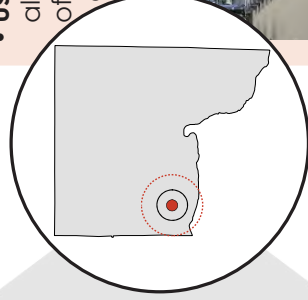
In exchange for leasing their building for free, the YMCA pays for operating costs while allowing Elk River 20 hours of gym time per week to offer their own programming. The combined programming from the YMCA and the City affords residents access to a wide variety of programming in a single central location.



The unique grants and rebates that Elk River secured are substantial and contribute toward constructing a community center that is built around environmental awareness.

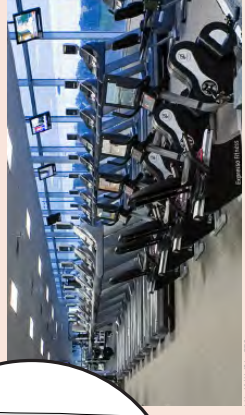
For more information see: <http://bit.ly/2BFnOR4>

Note: The information provided on this poster is based on interviews with City staff and YMCA staff, and information made available online regarding the BWBR Architects, Inc. website.

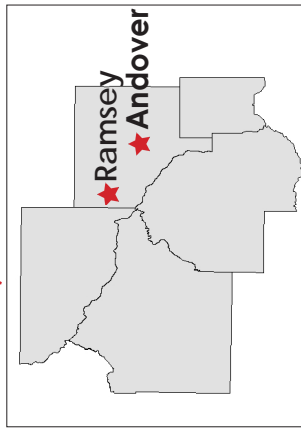


Unique Community Center Attributes

- **Amenities:** waterside, whirlpool, basketball court, lap pool, sauna, kitchen, weight room
- **Construction Cost:** \$19 million
- **Yearly Operating Cost:** \$4 million yearly revenues: > \$4 million
- **Use Agreement:** The City is allotted 20 hours a week during off-peak gym hours to offer their own programming.



Andover, MN



Andover has a unique partnership with YMCA Twin Cities. **The City operates facilities such as the ice arena and field house, while the YMCA operates the pool and the kids' gym.**



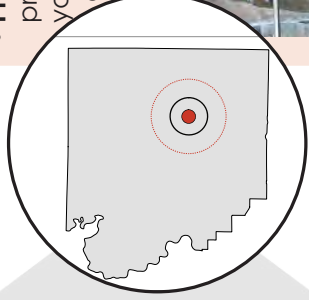
A visitor need not be a YMCA member or a resident of Andover to use the field house or the ice arena. Therefore the community center has the **potential to attract business from outside of the community.**



Although the City of Andover was unable to secure a substantial amount of contributions through a citywide fund-raiser, **alternative forms of funding—such as in-kind and monetary donations, and grants—provide valuable opportunities for cities to fund their community centers.**

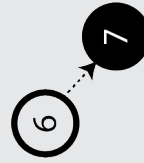
For more information see: <http://bit.ly/2AeoozP>

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Unique Community Center Attributes

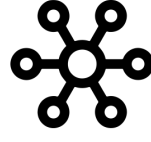
- **Construction Cost:** \$18.2 million
- **Operating Budget:** \$1 million
- **Amenities:** ice arena, meeting rooms, field house. YMCA offers: lap pool, kids gym, family locker rooms, sauna
- **Programming:** senior and pre-K programming, volleyball, youth sports, YMCA offers: health classes, and free childcare for members



Operational Costs and Use Agreements: Andover and Elk River demonstrate unique opportunities for use agreements within a centralized nonprofit model. **This model may place the burden of construction costs entirely on the City of Ramsey, however, partnering with nonprofits such as the YMCA makes a centralized community center model a viable option because it can help mitigate operational costs.** Also, the YMCA brings a wealth of experience in community center creation and would be a logical nonprofit partner. Ramsey can negotiate unique use agreements with the YMCA or any other nonprofit organization it partners with to either lease the entire building or parts of the building to offer programming. In the next poster, we will investigate the satellite municipal model.

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People, Places & Play in Ramsey

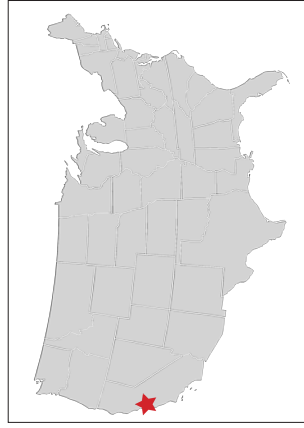


6. Satellite Municipal

SATELLITE MUNICIPAL MODEL

A satellite municipal model allows community center services to be dispersed across several different locations with a community center hub located in a central location. Each node or satellite location can be designed to offer specialized community center programming based on already available resources and/or resident needs. Offering community center services in more than one location can increase accessibility to facilities and programming. In this poster, we will discuss how the municipal model allows the City to capitalize on existing resources and tailor the model to the specific needs of the city.

San Jose, CA

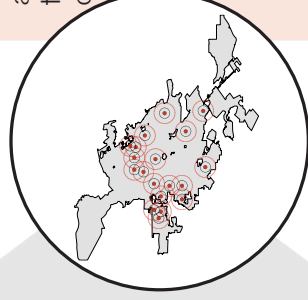


San Jose's community center model is unique in regard to their facility re-use program. This program gives government agencies, nonprofits, and community based organizations access to selected satellite community centers to operate programs and offer services that primarily benefit city residents.



This allows the City to strategically manage operational costs, provide a wide variety of programming, re-use or re-service City facilities, and expand relationships with service providers.

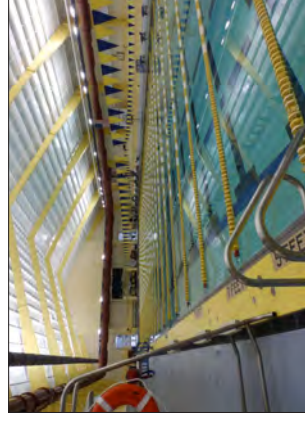
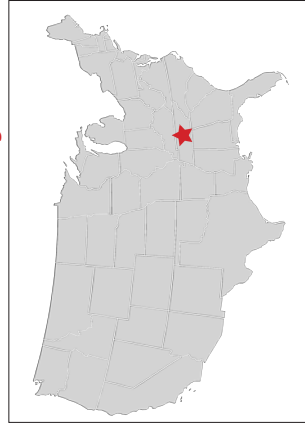
See here for more information: <http://bit.ly/2loGj4r>



Unique Community Center Attributes

- **Amenities and programming:** classroom rentals, banquet hall, Youth Center, parks, trails, youth basketball and soccer, half gymnasium, summer camp
- **Partnership:** The Department of Parks, Recreation and Neighborhood Services has a facility re-use program that allows City-owned buildings to be re-used by nonprofit and community based organizations to offer services that benefit residents.
- **Opportunities:** Although San Jose is a vastly different city compared to Ramsey, there are still important takeaways from their satellite municipal model.

Williamson County, TN

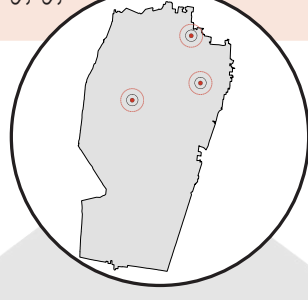


Cities and counties in the suburbs of Nashville have been able to collaborate across several community and recreation centers to create satellite centers, allowing the smaller cities to benefit from shared resources and offer a wider variety of amenities and programming.



Williamson County Parks and Recreation has partnerships with several local businesses and nonprofits that support their programs through monetary donations and by providing needed goods and services. The County offers their sponsors recognition in various media sources and public engagement.

For more information see: <http://bit.ly/1yYkUz>



Unique Community Center Attributes

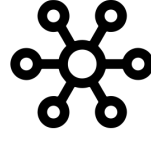
- **Programming:** Arts & crafts for children, teens, and adults; dance and music classes, summer camps, theater programs, movie nights, game nights, sports camps, senior fitness programs, aquatics, therapeutics
- **Sponsorships:** SilverSneakers, Silver&Fit, Barre Fitness, Nancy Stevens, Wellness Coaching, STAR Physical Therapy
- **Satellite Centers:** Hillsboro/Leipers Fork Community Center, College Grove Community Center, Bethesda Recreation Center



Cost Efficiency through Partnerships: If Ramsey chooses to adopt a municipal satellite model, the City can re-use several of its city-owned facilities by allowing local businesses and community based organizations to offer programs that are currently in need. These existing facilities and community spaces can easily serve as satellite centers that offer components of a community center. Another alternative would be to connect with neighboring cities to expand programming. The City can also develop a sponsorship policy that will allow for more formal partnerships with service providers. The next poster presents examples of how cities have used nonprofit partnerships to better meet community needs.

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People, Places & Play in Ramsey

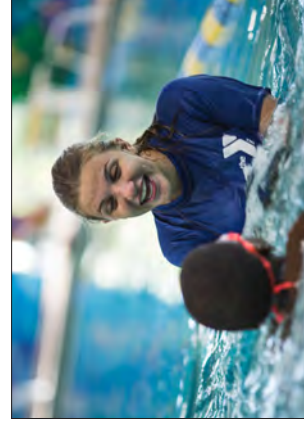
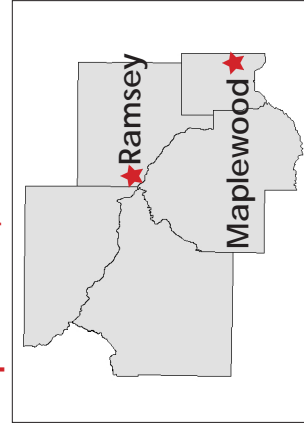


7. Satellite Nonprofit

SATELLITE NONPROFIT MODEL

In a nonprofit satellite model, some or all of the satellite centers, including its hub, **can be owned and/or operated by a nonprofit organization**. Cities can also **partner with nonprofits** to provide facilities and programming that the City may not be able to offer otherwise. The following examples highlight how cities have partnered with nonprofits to offer services that meet the needs and desires of their communities while also **finding effective strategies to manage costs**.

Maplewood, MN



The City of Maplewood has a variety of **partnerships with local nonprofits and community organizations** which allow the City to provide specific programming **without having to commit additional staffing and be responsible for all costs**.



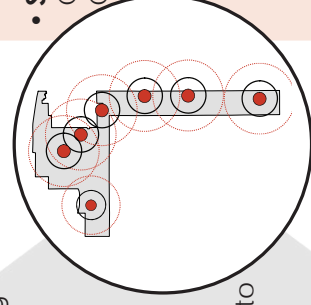
The Memorandum of Understanding (MOU) enables the City to provide its building while all operational costs are covered by the YMCA. This strategic partnership has helped the City to **broaden their services and effectively respond to the net loss** they were experiencing.



By offering programming through satellite centers, the City has also been able to **bring activities and programs closer** to its residents.

For more information see: <http://bit.ly/2BEdhFw>

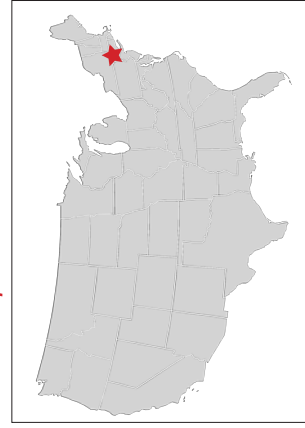
Note: The information on this poster is based on an interview with City staff and information made available on the City website.



Unique Community Center Attributes

- **Memorandum of Understanding:** agreement between the Parks and Recreation Board and the YMCA in 2016.
- **Amenities:** 3 gyms, fitness center, 9 ice skating rinks, aquatic center, picnic shelters, and nature center
- **Satellite Centers:** Cater Community Gym, Edgerton Community Gym, Maplewood Community Nature Center, and neighboring parks
- **Partnerships:** YMCA, local elementary school, Jr. Polar Football, Maplewood Area Historical Society, NEU Soccer Club, North Polaris Fastpitch

Queens, NY

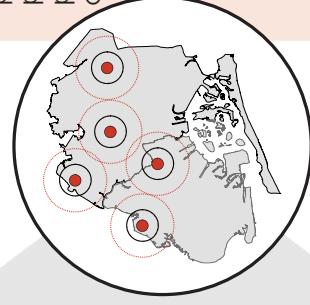


The community center in Queens offers **core social services including food and shelter; financial assistance; and youth and adult education to facilitate community empowerment**. This model exemplifies how community centers can incorporate **impactful programming that goes beyond traditional programming** by taking into consideration the **local context and unique needs of residents**.



Such programming can make community centers a **welcoming place for all residents**, especially for **socially disadvantaged and marginalized populations**.

For more information see: <http://bit.ly/2jhYr0R>



Unique Community Center Attributes

- **Operation:** Run exclusively by Catholic Charities.
- **Amenities:** classrooms, meeting spaces, and worship spaces
- **Programming:** food pantry; educational programs for Latino children, youth, and families; programs for low-income parents; employment support programs; health education; and financial literacy
- **Opportunities:** While the geographic area is different from Ramsey, mainly in relation to population size, the model that is adopted across Queens still offers unique features that are applicable to Ramsey.



Managing Costs and Addressing Needs: The satellite geographic model and nonprofit governance strategies presented in this poster **highlight the advantages of partnerships in managing operational costs**, and ways in which community centers **can serve the unique needs of the community**. It is important that Ramsey **conduct meaningful community engagement at the grassroots level** to identify resident needs and develop programming that can benefit all populations. The next poster highlights existing community resources in Ramsey that can present valuable opportunities for partnerships and serve as satellite centers that offer specialized community services.



Comm[UNITY] Centered

People, Places & Play in Ramsey



8. Existing Resources

EXISTING COMMUNITY RESOURCES

The City of Ramsey currently offers multiple community spaces with a range of facilities, amenities, and programming for outdoor recreation, physical activity, community gatherings, and leisure. The map and information presented below highlight six such community resources that include parks, playgrounds, sports fields, gymnasiums, meeting spaces, and event venues. These resources indicate the investments the City of Ramsey has already made in providing components of a traditional community center.



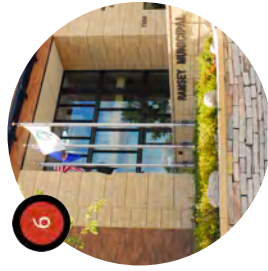
Central Park

- 7925 161st Ave NW
<http://bit.ly/2zDNixG>
- Outdoor pavilion and building
 - Common area
 - Playground
 - Ice rinks with hockey nets
 - Six softball fields



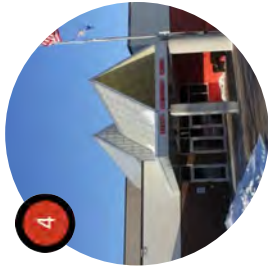
The Draw

- 7401 E Ramsey Parkway
<http://bit.ly/2i7Q9HW>
- Amphitheater
 - Picnic tables
 - Open green space
 - Passive recreation programming
 - Regional trails access



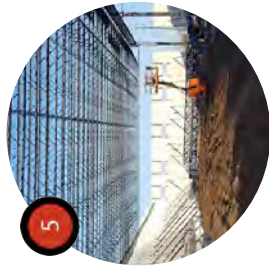
Municipal Center

- 7550 Sunwood Dr NW A
<http://bit.ly/2AIBroF>
- Five rentable meeting rooms
 - Overhead projectors
 - WiFi availability
 - Multiple kitchens
 - Flat screen TVs



Ramsey Elementary

- 15000 County Hwy 5
<http://bit.ly/2zv4bri>
- Two gymnasiums
 - Outdoor fields
 - Auditoriums
 - Cafeterias and kitchens
 - Classrooms



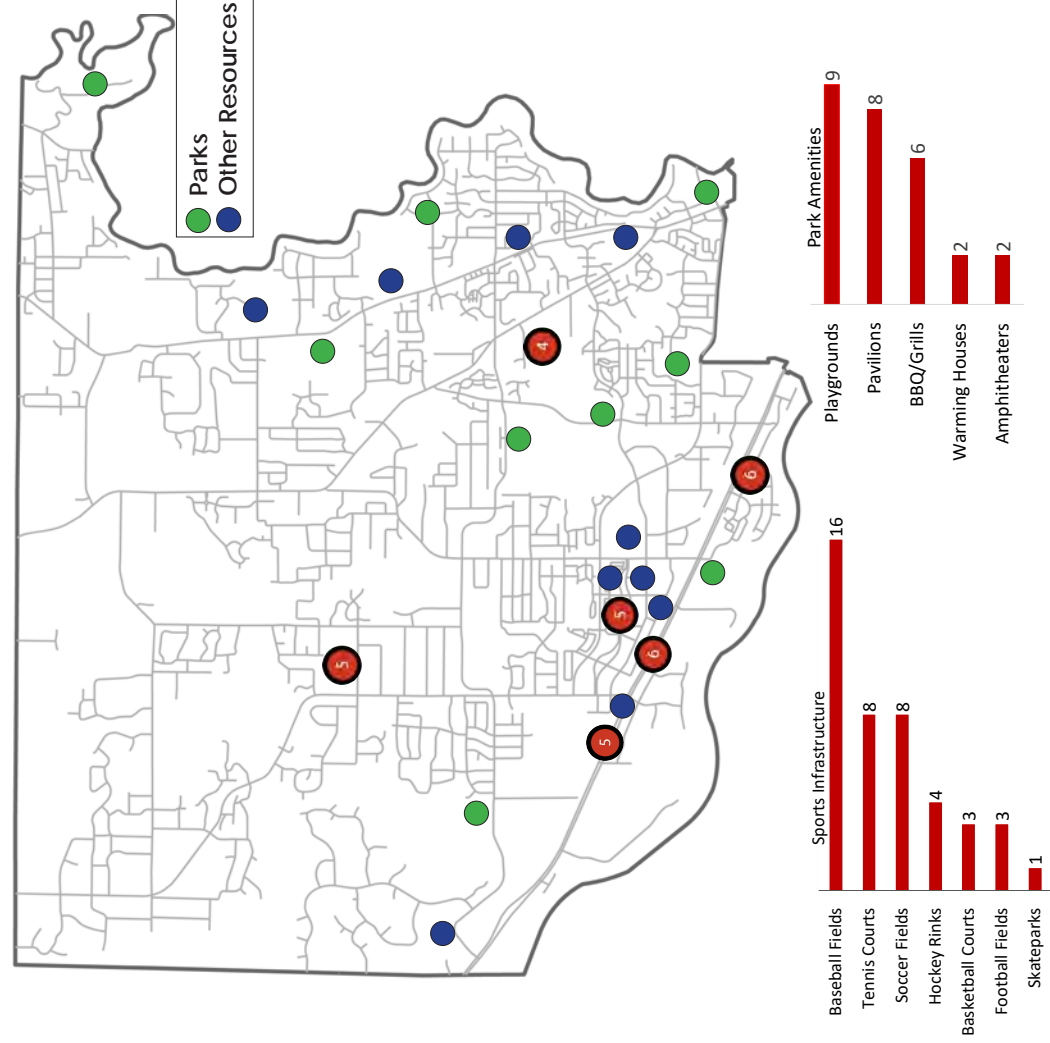
Adrenaline Sports

- SW Bunker & Armstrong Blvd.
<http://bit.ly/2j7JXAB>
- Three basketball courts
 - Three volleyball courts
 - Three 80' x 170' turf fields
 - 52,000 sq ft of rentable space
 - Opens in January 2018



Youth First

- 6701 Hwy 10 NW
<http://bit.ly/2ik1bdm>
- Free afterschool programs
 - Volunteer programs
 - Teen movie nights
 - Soccer field & volleyball court
 - Outdoor recreation events

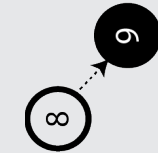


An expanded inventory of community resources

The list of community resources highlighted on the left of this poster is by no means comprehensive. Ramsey currently offers myriad community resources that are already accessible to residents. The locations of these resources and the types of facilities and programming offered provide valuable considerations when envisioning a community center model for Ramsey. Below are some additional outdoor spaces, facilities, and programming that could potentially be incorporated into the City's community center model.

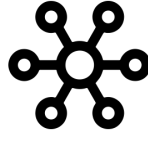
Parks and open spaces: Ramsey has approximately 565 acres of parks and trail corridors. Aside from Central Park and The Draw, several other City parks, including **Elmcrest, Alpine, Lake Itasca, Emerald Pond, Sun ish Lake, and Woodland Green**—and regional parks, including **Rum River Central Park and Mississippi West Regional Park**—offer facilities and space for both active and passive recreation. They also serve as gathering spaces for residents and provide a variety of amenities, including ones that are listed in the graphs above.

Other facilities and programming: Residents in Ramsey can access facilities and programming offered by several privately run institutions and businesses—including the **PACT Charter School, Anytime Fitness, Fountains of Ramsey, Links at Northfork Golf Course, Lord of Life Church, Northgate Church, Rum River Scout Camp, and Northern Starz Children's Theater**—to access a variety of facilities and programming, including gymnasiums, multi-purpose event rentals, outdoor activities, and performing arts programming that can benefit children, youth, and adults.



Incorporating Existing Resources into the Community Center Model: If the City of Ramsey pursues a satellite community center model, the City can capitalize on existing community gathering spaces and facilities to incorporate and expand components of a centralized community center. Having community center services dispersed throughout the city can also increase access to resources for communities across Ramsey. The City can repurpose already existing infrastructure and/or expand existing infrastructure to integrate community center resources that are currently lacking in Ramsey to meet the needs and desires of residents.

Comm[UNITY] Centered



People, Places & Play in Ramsey

9. Recommendations

RECOMMENDATIONS

This poster presents **important considerations for the City of Ramsey** as they move forward with in-depth planning for a community center model as well as associated programming and activities. Here we highlight **gaps in facilities and programming offered in Ramsey**, possible opportunities for **partnerships and funding**, a **framework for site selection**, and **recommended next steps** that will help the City develop a community center model that will **serve the needs and interests of all residents in Ramsey**.

Gaps in Facilities and Programming Offered in Ramsey

While the City has **not conducted a formal needs assessment**, the City's Parks and Recreation website includes a **survey** that allows residents to provide feedback on what recreation programs the City should offer. This feedback can **help inform the types of programs and amenities to include in a community center**. The following section categorizes gaps in current facilities and programs offered in Ramsey based on the survey responses, a comparison of facilities and activities offered in other cities explored in the project, and information obtained from key informants.

- Facilities and activities for children and youth**
- Splash pad
 - Sports programs
 - Music and theater



- Facilities and programs for families**
- Day camps
 - Pool & swimming lessons
 - Winter activities
 - Movie nights
 - Nature hikes & outdoor programs



- Programs for adults**
- Fitness classes
 - Nutrition education
 - Swimming lessons
 - Yoga
 - Evening/weekend recreation programs



Other facilities and programs

- Community/rec center
- Gardening programs
- Childcare
- Indoor walking tracks
- Improved biking & walking trails



We also gathered that residents in Ramsey **currently utilize community centers, YMCAs, and other facilities in neighboring cities** including Andover, Elk River, Rogers, Champlin, and Otsego for **family/child-oriented programming**. Residents have also shared their preference for **sports and fitness programs provided by the City** over the long-term fee-based services offered by athletic associations and private fitness clubs.

Opportunities for Partnerships

Partnerships can offer **valuable and cost-effective strategies for expanding and supplementing programming and facilities** offered by the City. However, they should fit within the community's needs and align well with the City's overall goals. Partnerships should also provide the City with a high-level of control over programs, services, and rates to ensure affordability and accessibility to all residents.

- **Government entities**
e.g., Parks and Recreation Department, neighboring cities
- **Nonprofit organizations**
e.g., YMCA Twin Cities, Youth First Community of Promise
- **Schools**
e.g., Ramsey Elementary, PACT Charter School
- **Private fitness & athletic clubs**
e.g., Adrenaline Sports Center, Anytime Fitness
- **Local businesses**
e.g., Fountains of Ramsey, Links at Norfolk Golf Course

Opportunities for Funding and Managing Costs

Ramsey should explore **diverse funding streams** in addition to City funds to support community center services. Having multiple sources of funding can effectively **address cost issues related to construction, operation, maintenance, programming, and facility updates**. Below are several opportunities that can potentially be used to finance community center services and ensure the continuity of programs.

- **Facility use agreements**
e.g., Ramsey elementary, PACT Charter School
- **Grants from government/public entities**
e.g., Land & Water Conservation Fund, Ramsey Foundation
- **Grants from private/nonprofit entities**
e.g., Anoka Area Chamber of Commerce, Ramsey Lions
- **Facility re-use programs/policy**
e.g., community-based organizations and service providers
- **Donations & fundraisers**
e.g., in-kind and monetary donations, walk-a-thon fundraisers

A Framework for Selecting a Site for a Centralized Community Center or Hub



Assets: What does the site bring as an asset?
e.g. large site, easy access, parking space



Gaps: What gaps does the site have?
e.g. no room for expansion, not centrally located



Benefits: What are the advantages of choosing this site?
e.g. adjacent to playground, can incorporate park



Consequences: What are the negative impacts of using this site?
e.g. increased traffic, loss of trees



Action Needed: What has to be done to ensure that all needs are met?
e.g. determine wetland mitigation, street and sidewalk modifications



Partnerships: What are some options for partnerships?
e.g. formal agreements with YMCA, school district, senior center, and local businesses



Funding Options: What funding options are available?
e.g. donations, sponsorships, cost-sharing agreements, fundraisers

Note: This framework is adapted from the City of Bloomington's Community Center Taskforce Report to the Bloomington City Council (Oct. 10, 2016). For more information see: <http://bit.ly/2zDNixG>

Recommended Next Steps



Facilitate Community Engagement
Engage residents from diverse backgrounds for input on what facilities & programming are desired (surveys, open houses, meetings).



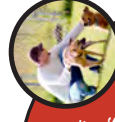
Create a Community Center Taskforce
Include members representing Ramsey's diverse community, City staff, schools, businesses, and community organizations.



Assess Fiscal & Spatial Needs
Create cost metrics for facility and programming needs, assess spatial needs, and identify gaps and challenges based on past data.



Secure Funding & Partnerships
Identify creative and nontraditional ways to manage costs and secure funding for facility, operational, and programmatic needs.



Increase Visibility of Resources
Use effective messaging to communicate information about already available facilities, amenities & programming.

Abstract

This report is a compilation of the work from four student groups enrolled in a Senior Seminar in Sports Management, taught by Dr. Lisa Kihl during the spring semester of 2018 at the University of Minnesota. The student work was intended to help the City of Ramsey develop a long-term vision and strategy for a community center and its associated programming. The project focused on assessing the recreational and public space needs of the community, investigating community-center and community-programming models in peer cities in the Twin Cities region, and exploring concept options for a community center in Ramsey.

Students worked in teams of 3-4 to answer the following questions: What are the recreation needs of the community? What recreation opportunities already exist in Ramsey and nearby communities? What public-private partnership models exist for community centers or community recreation facilities? What operational models exist for a decentralized approach to providing recreational and other community amenities?

A Gathering Place for Community: Community Center Feasibility Report

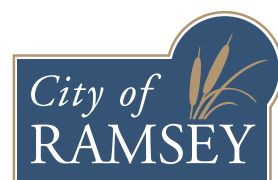


Prepared by:

Students in SMGT 3881: Senior Seminar in Sports Management
Instructor: Dr. Lisa Kihl
College of Education and Human Development

Prepared in Collaboration with

Mark Riverblood
Parks and Assistant Public Works Superintendent
City of Ramsey



The project on which this report is based was completed in collaboration with the City of Ramsey as part of the 2017–2018 Resilient Communities Project (RCP) partnership. RCP is a program at the University of Minnesota’s Center for Urban and Regional Affairs (CURA) that connects University faculty and students with Minnesota communities to address strategic projects that advance local resilience and sustainability.

The contents of this report represent the views of the authors, and do not necessarily reflect those of RCP, CURA, the Regents of the University of Minnesota, or the City of Ramsey.



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Resilient Communities Project

University of Minnesota
330 HHHSPA
301—19th Avenue South
Minneapolis, Minnesota 55455
Phone: (612) 625-7501
E-mail: rcp@umn.edu
Web site: <http://www.rcp.umn.edu>



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INTRODUCTION

This report is a compilation of the work from four student groups enrolled in SMGT 3881: Senior Seminar in Sports Management, taught by Associate Professor Lisa Kihl during the spring semester of 2018 at the University of Minnesota. The student work was part of a project for the City of Ramsey/Resilient Communities Project partnership for the 2017-2018 academic year called for “A Gathering Place for Community – Community Center Plan”.

In order to help the City of Ramsey develop a long-term vision and strategy for a community center and its associated programming, this project focused on assessing the needs of the community, investigating community-center and community-programming models in peer cities, and exploring concept options for a community center in Ramsey. There is strong resident interest in a community and the idea has been generally discussed by the Ramsey City Council over the years but no in-depth planning, budgeting, or community engagement has been done.

Students worked in teams of 3-4 to answer these questions. What are the recreation needs of the community? What recreation opportunities already exist in Ramsey and nearby communities? What models of public-private community center/recreation facility partners exist? What models of operation for decentralized community centers exist? Their goals were to identify what recreation facilities are required to meet the need identified by residents and what recreation facilities available to Ramsey residents within and around the City of Ramsey. As well as to recommend a public/private partnership model of operation that would be most feasible and a decentralized community center model that would be most feasible in Ramsey.



Ramsey Organizational Plan

Group #1 - Demographic Needs Assessment

Pamela Sonnek, Courtney Simonson, Ellen Jones, Mike McGreal



Executive Summary

The City of Ramsey is looking to establish a community center to meet the needs of its residents. The problem is justifying building a multi-million dollar facility for recreation without a proven need from residents as property taxes will increase. In order to help Ramsey better understand the needs of the residents and their definition of a community center, we needed to go directly to the source. As Ramsey's population continues to grow, more information is needed to understand the residents' needs and preferences as demographics among the community are changing. By working with the community face-to-face we were able to get the most accurate, personal information enabling us to reach the conclusion that a community center would be a positive investment for Ramsey. The data we gathered shows the most valued amenities, willingness to pay higher property taxes, and residents' preferences for the aesthetics of a possible center. By understanding the residents' wants and needs, Ramsey has the opportunity to create a facility to meet those needs.

Procedure:

Ramsey City Hall and Coborn's Grocery were the sites selected to perform the survey. Complimentary free food and a raffle for a Corborn's gift card were offered as incentives for participation. In order to generalize the survey data for the total population size of Ramsey at 26,200 people, a sample size of 68 is required to reach a 90% confidence level and a sample size of 96 is required to reach a 95% confidence level. 171 community members were asked to participate in the survey and 86 agreed at a 50.3% agreement rate. The survey was done using Ipad and Qualtrics for participants to answer questions. The following significant findings show important factors to consider when addressing residents' wants and needs in developing a community center.



Ramsey Demographics

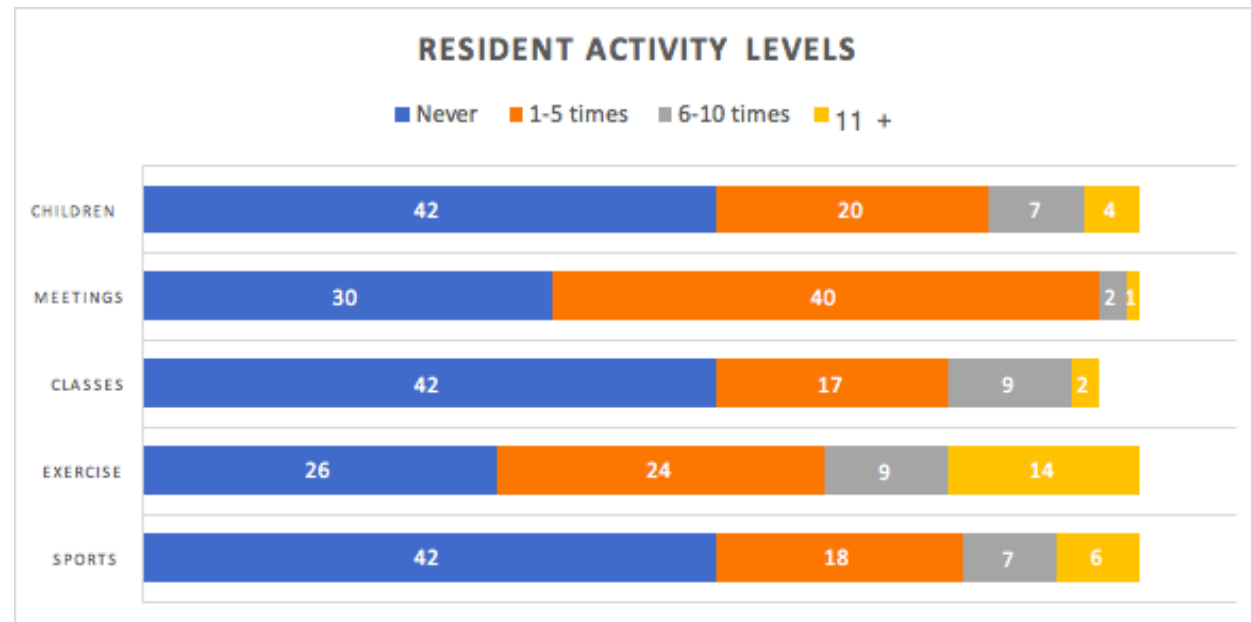
Fig. 1

Gender	Count	18 and Younger	19-29	30-45	46-60	61-75	76 and older
Male	29	1	9	4	12	4	3
Female	42	3	5	11	17	12	1
Other	1	0	0	0	0	1	0
Totals:	72	4	10	14	26	15	4
Percentage		0.05%	13.80%	19.40%	36%	20.80%	0.05%
Ramsey Percentages		~31%	~12%	~30%	~16%	~10%	~2%

Figure 1 indicates data from this survey represents the older generation more than the younger residents of Ramsey.

Resident Activity Levels

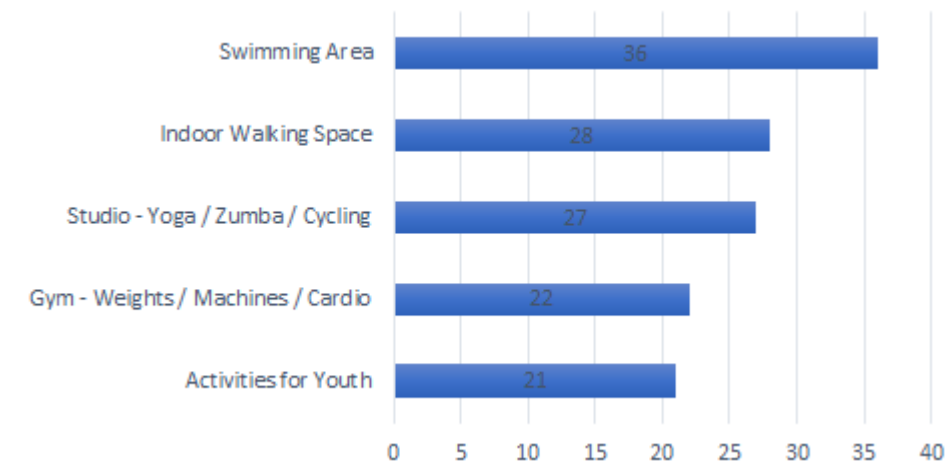
Fig. 2



Figures 2 shows high meeting place use (social), medium exercise/sport use, and low child play facility use levels.

Top 5 Recreational Amenities

Fig. 3



According to Figure 3, the top 5 amenities with the highest interest rates are; Swimming Area, Indoor Walking Space, Studio for Yoga/Zumba/Cycling, Gym with Weight/Machines/Cardio, and Activities for Youth.

Unmet Recreational Need

Fig. 4

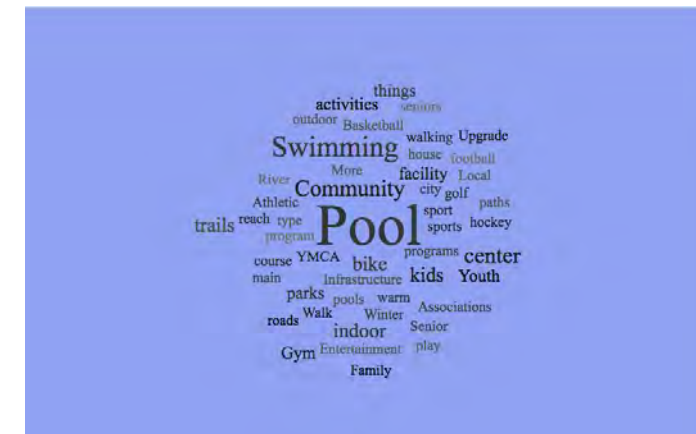


Figure 4 shows resident responses to what recreational needs Ramsey is currently not meeting. The most frequent responses are larger in size, showing the top responses revolved around swimming and programs for kids.

Definition of a community center

Fig. 5

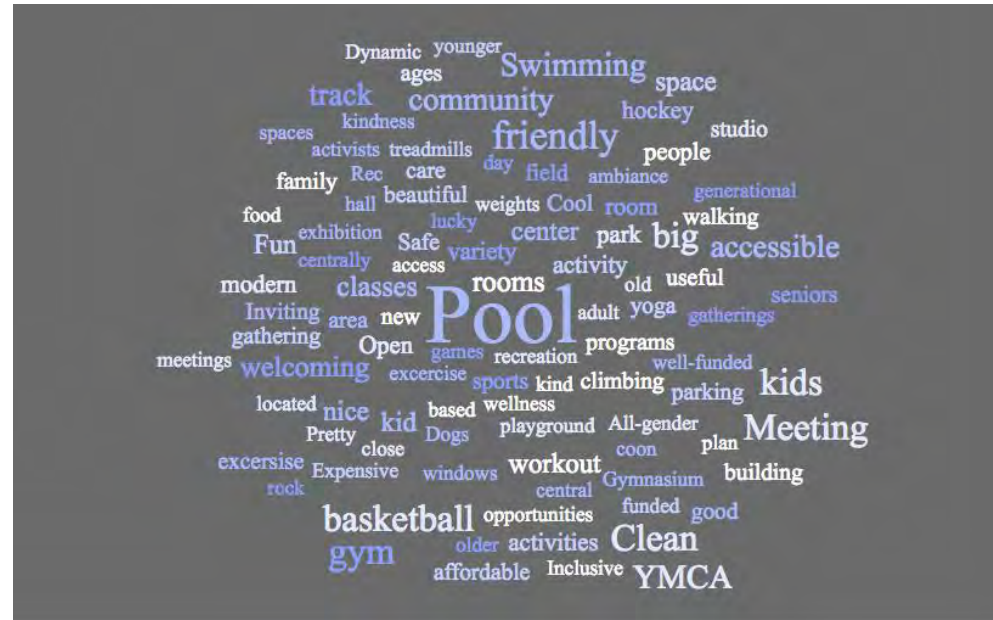


Figure 5 compiles the frequencies word responses to participants' definition of a perfect community center. Again, showing the most frequent words in larger font.

Themes from the definition of a perfect Community Center

1. Inside Appearance/Size
 - Modern, clean, spacious lobby
2. Atmosphere
 - Fun, helpful and friendly staff, ambiance
3. Aquatics
 - Lap Pool, residents' ability to rent the pool, accessible for everyone, events
4. Sports
 - Indoor year round sports like basketball and racquetball
5. Accessibility
 - Open to residents and non-residents, accommodates residents with disabilities

Property Taxes Fig. 6



Figure 6 shows the percentage of survey respondents who would and would not pay higher property taxes for the implementation of a community center. Survey respondents for this data are all residents of Ramsey. More than half of the residents surveyed said that they **would** pay higher property taxes.

Aquatic Facilities

Fig. 7

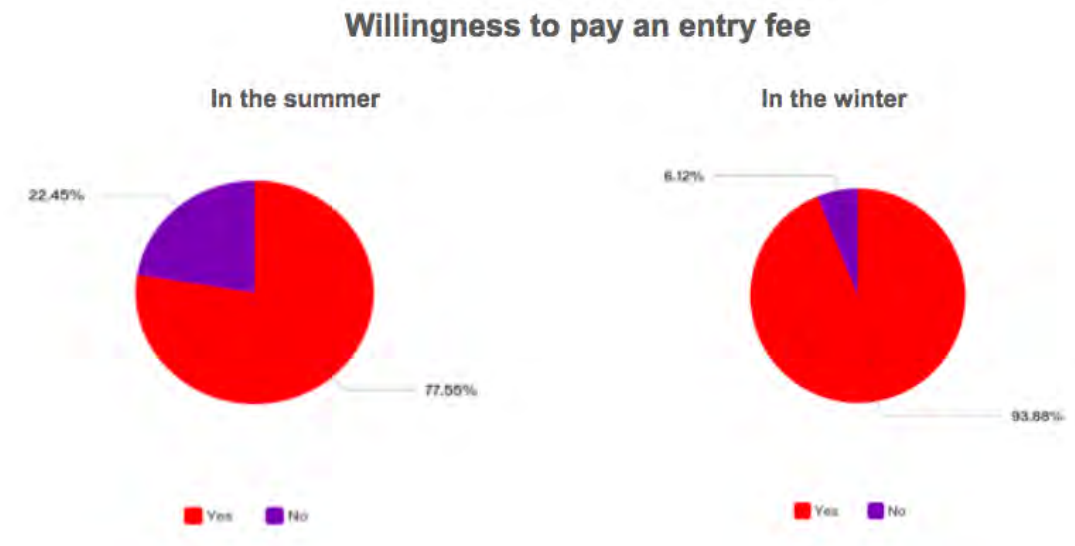


Figure 7 shows survey responses to the question of willingness to pay an entry fee to an indoor pool facility in the summer and the winter. Residents are 16.33% more likely to say yes to paying an indoor pool entry fee in the winter, rather than the summer.

Proposed Plans

Fig. 8



Fig. 9



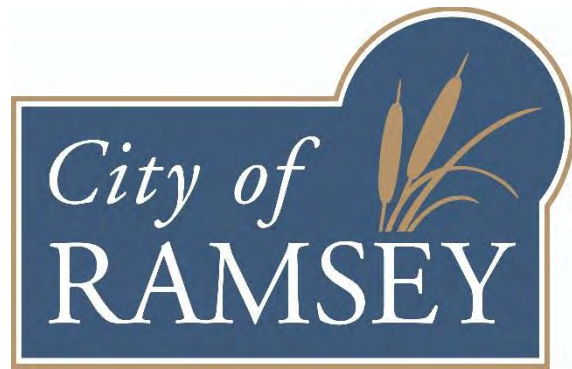
Figures 8 and 9 show priority rankings for hypothetical plans by highest priority to lowest priority for Ramsey. “Build a Community Center” was the highest chosen for the first priority and second highest for the second priority, indicating strong community support for a community center over other possible plans.

Final Comments

- Exactly how high property taxes may increase concerned residents.
- A handful of requested participants simply stated Ramsey did not need a community center and refused to take the survey.
- The majority of the residents surveyed were not physically active.
- The majority of residents surveyed were in the older age brackets and so generally do not engage in as much physical activity.

Plan of Action

- Residents of Ramsey want a community center.
- Residents are willing to pay higher property taxes to get a community center.
- Residents prefer indoor multi-use facilities.
- Residents prefer a functional and clean center rather than a well-designed exterior.
- Residents require close access and adequate parking.
- Amenities preferred include:
 - ◆ lap pool, basketball court, racquetball courts, yoga studio, and traditional exercise equipment.
- Conduct further research on the needs of younger residents



Existing Recreational Facilities in the City of Ramsey

By: Ryan O-Neill, Steven Lorbiecki,
Alex Wolter, and Tyler Anderson-Wright



Area of Interest

When evaluating the current recreational facilities that are usable for residents in the City of Ramsey, we first had to determine the distance that someone would reasonably drive to reach their desired facility and access the programming they need. From experience, we determined that a 15 minute drive from the center of the city would be a reasonable distance for someone to travel for recreation.

- More than 15-20 Minutes is unreasonable to travel for a specific recreation opportunity
- Less than 15 minutes is primarily within Ramsey city limits, limiting the variety of recreation opportunities and facilities available

By setting this driving limit, we were able to evaluate exactly what facilities exist and what gaps there may be in both the types of facilities available and the programming provided at those facilities. In Figure 1 you can see the area that is included in the 15 minute driving distance from the center of the city. This includes sections of Elk River, Nowthen, Oak Grove, Andover, Champlin, Coon Rapids and of course Ramsey.

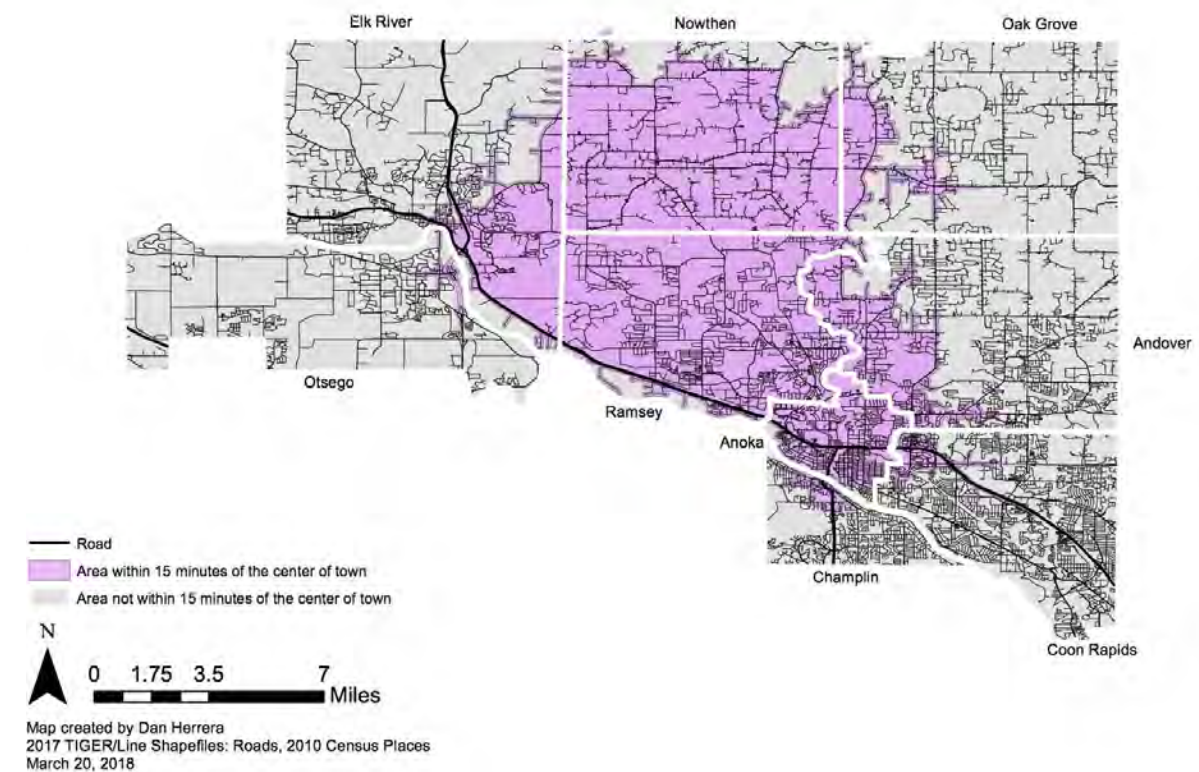


Figure 1: Map of 15-minute drive time from the Center of Ramsey

All Facilities in Ramsey and the Surrounding Area

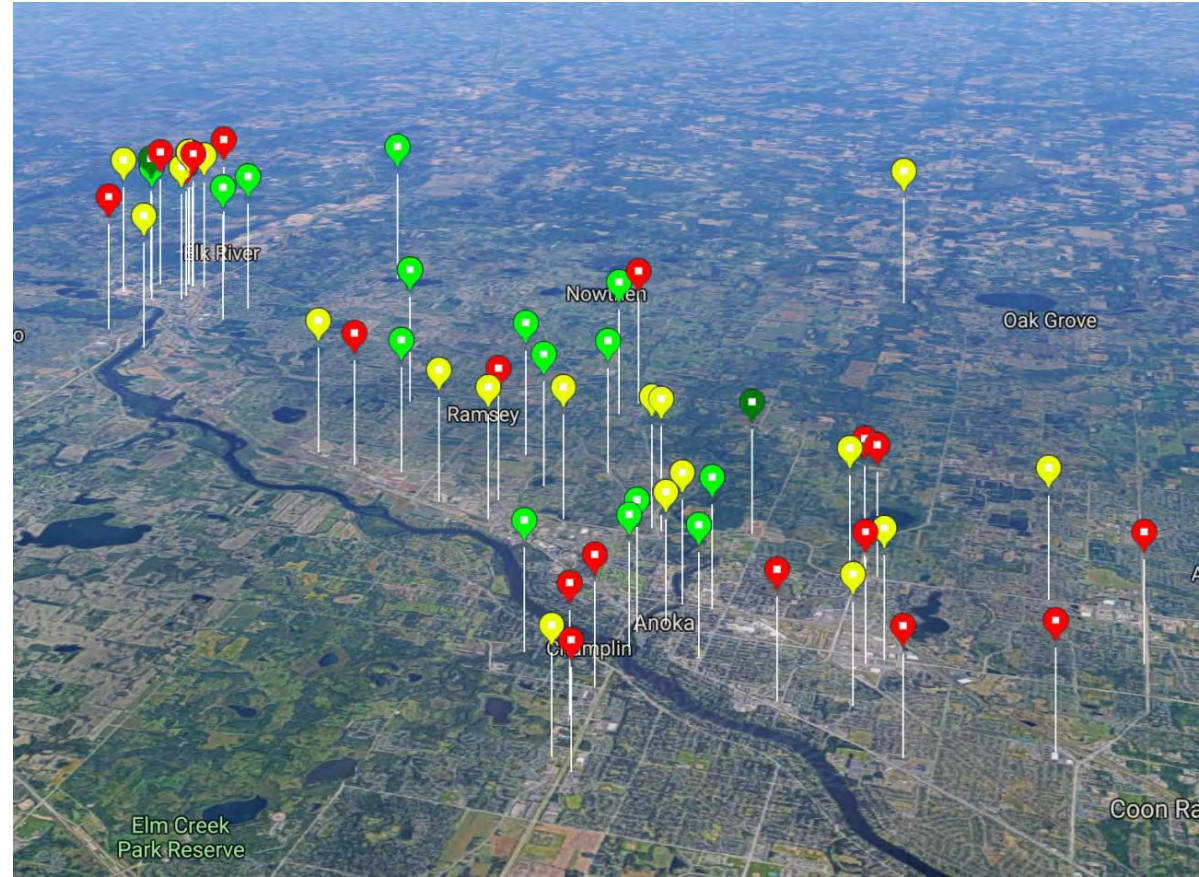


Figure 2: All recreational facilities within 15-minute drive time from the Center of Ramsey, created on Google Maps

This map includes:

- Public recreation facilities, shown in green
- Private multi-use recreation facilities, shown in red
- “Boutique” recreation facilities, shown in yellow

Private Multi-use Recreation Facilities

Within the 15-minute drive time radius we outlined there are multiple areas with privately owned recreation facilities. We included privately owned recreational facilities as an option for the residents of Ramsey and surrounding areas to achieve their recreational goals. We further divided this category into two sections: private multi-use recreation facilities and “boutique” recreation facilities. Private, multi-use facilities such as Lifetime Fitness generally cater to large audiences and offer a variety of services, some even offering 24-hour access. The below map shows the privately owned multi-use facilities.



Figure 3: Private multi-use recreational facilities within 15-minute drive time from the Center of Ramsey, created on Google Maps

Boutique Recreation Facilities

The other category derived from the private recreational facilities, “boutique” recreation facilities generally caters to smaller, niche audiences. Often single use and sometimes local, they provide more specific recreation needs to the residents of Ramsey.



Figure 4: Boutique recreational facilities within 15-minute drive time from the Center of Ramsey, created on Google Maps

This map includes:

- Boxing facilities
- Karate studios
- Yoga studios
- Any other niche recreational facilities

Public Recreation Facilities

Although there are very limited public recreation facilities within the City of Ramsey, there are multiple large facilities within the 15-minute drive radius from the Center of Ramsey. These facilities provide residents with a wide variety of programming in one location, however they are sometimes very crowded as they are also serving a need outside of their own community. Since many of these facilities are providing programming that is not provided within Ramsey, they are used both by their community and Ramsey's. Ramsey does have a large number of facilities that provide important public programming such as soccer and baseball with brick and mortar facilities that can be rented out for resident use. These facilities do not provide a wide range of programming but are a valuable asset to the community, especially with the lack of a centralized community center.

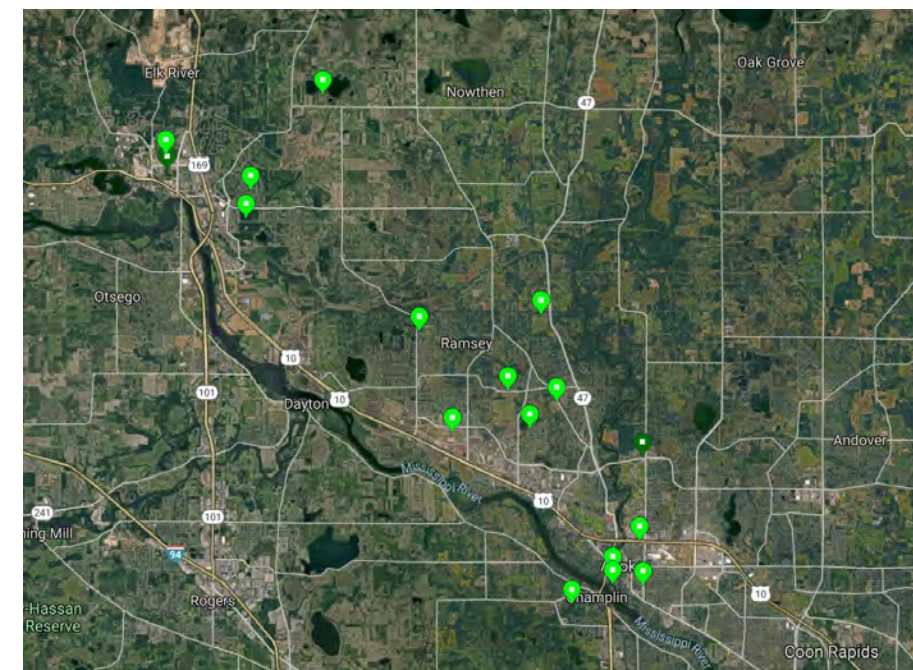


Figure 5: Public recreational facilities within 15-minute drive time from the Center of Ramsey, created on Google Maps

Recreational Programming

Existing programming:

- Youth Baseball
- Bowling
- Hiking
- Tennis
- Soccer
- Focused classes ranging from Computer Programming to Yoga



Gaps in programming:

- Zumba
- Frisbee golf
- Basketball courts
- Indoor walking track
- Lacrosse
- Swimming Lessons
- Wrestling
- Volleyball courts



Needs of the Community

By looking at the existing facilities and using the survey data collected by Group 1, we were able to determine the needs of the community as well as what recreational opportunities residents would like to see available in their community.

Main areas of need:

- Pool
- Indoor walking track
- Gym/Court space



Recommendations

There are gaps in the recreation opportunities available to residents of Ramsey and the surrounding communities. By filling these gaps, the City of Ramsey could effectively fulfill the needs and wants of their residents and create a more complete recreation program for the community.

By adding the following facilities and programming, we believe all major gaps in offerings would be filled:

An indoor sports done with a walking track protected by netting. This would accommodate:

- Soccer
- Lacrosse
- Running and walking
- Football
- Gold training
- General recreation programming

A community center that includes:

- Meeting rooms
- Courts

A recreation center that includes:

- Meeting rooms
- Courts for basketball, volleyball, etc.
- A pool
- Outdoor fields for use by all sport and general recreation



Information in this report was obtained from the RCP dropbox on April 30, 2018.

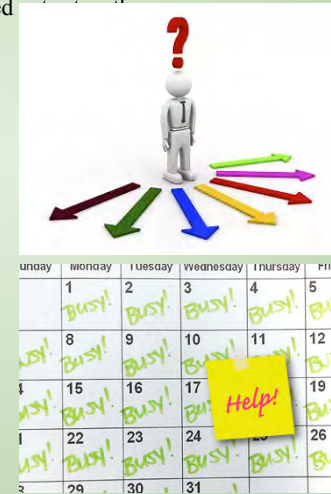


Ramsey: Goals of the Community

- Develop a community center with associated programming and activities
- Privately owned and operated community center
 - Preferably with a one-time payment
- Interested in
 - Traditional, stand alone community center mode as well as dispersed facilities throughout the community
 - Center that offers different recreational, educational, social/cultural, and other opportunities and be served by multiple organizations (partnerships).
 - A place where they have facilities to work out yet rooms for community use and other activities
- 12 acres of land in COR

Organized Activities

- Reasons why people haven't participated in organized activities
 - Inconvenient Hours
 - Lack of awareness
 - Scheduling
 - Negative experiences
- Out of our control
 - Children too small
 - No longer involved in sports



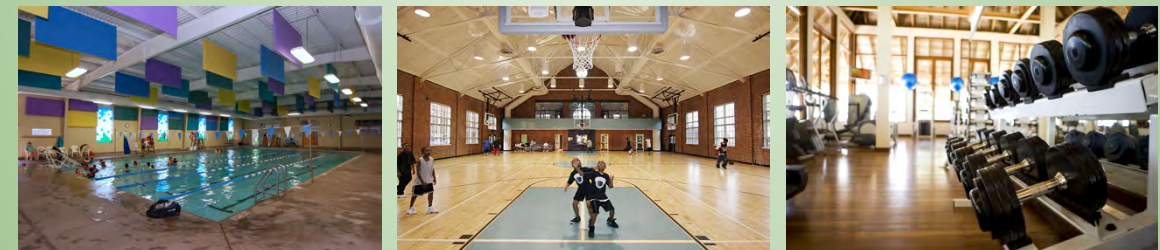
Community Center vs Recreation Facility

- Community Center
 - A building or group of buildings for a community's educational and recreational activities (M. 2018)
- Recreation Facility
 - A public facility for recreation (T. n.d.)
- Distance from other recreation facilities is major hindrance on community involvement
- Ramsey needs a recreation facility with a community center atmosphere
 - Place for people to gather, learn and exercise will best fit the city



Needs Based on Survey Results

- 50% of the community rated the recreational opportunities as positive or good for the community.
- 74% of the community consider themselves in very good to excellent health. (2016 data)
 - Where are people in the community getting their exercise?
- Substitute facilities within 15 minute drive
- Top requested community needs:



Surrounding Town Models

- Andover
 - YMCA
- Elk River
 - YMCA
- Coon Rapids
 - YMCA
- Anoka
 - No Model
- Rogers
 - No Model
- Champlin
 - Lifetime Fitness



Advantages & Disadvantages of P3

- Advantages
 - Each party provides expertise → better infrastructure solutions
 - Faster project completion
 - Risk, especially operational and project execution, transferred to private partner
 - Reduce costs, lower taxes
- Disadvantages
 - Too much expertise provided by private partner (city at negotiating disadvantage)
 - May be limited private partners
 - Due to acquired risk, private partners may seek unsustainable compensation

Case Studies

- Public-private partnership is ideal way of turning idea into reality
 - Comparison to private, non-profit, city owned
 - Case studies of P3 in action:
 - Andover, Elk River, Maplewood
 - Meet 75% of criteria - comparable to Ramsey
- Takeaways - P3's assist cities in...
 - Handling increasing operation costs that the city cannot cover
 - Funding to build and create the facility

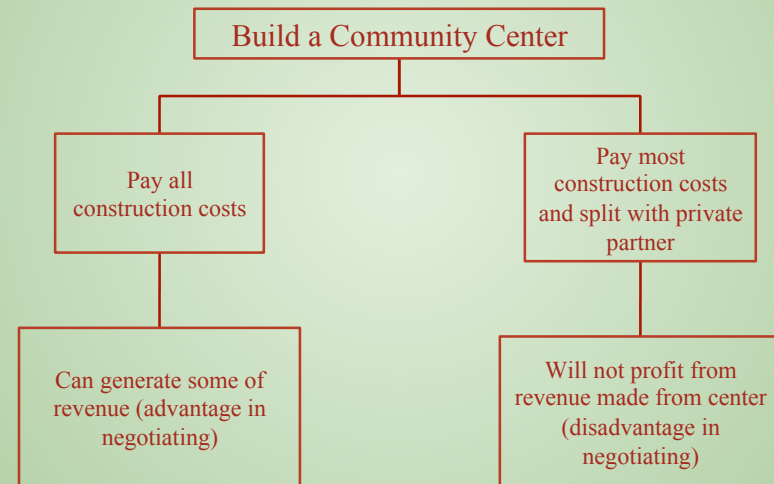


Partnership Coordination



	Public	Private
Manages	Nothing	Operations
Pays for	Construction costs Salaries of employees	CAN help pay construction costs, but not always. CAN pay lower level employees from profits earned (rare).
Revenue	Property tax revenue Small amount of profits from center* *Dependent on how much of construction was covered	Majority of profits from center.

Partnership Coordination: Revenue



Andover YMCA Partnership

- The city of Andover and the YMCA partnership provided the Andover YMCA in 2005
- Andover operates:
 - Indoor ice arena and field house
 - Requires no membership
- YMCA operates:
 - Aquatics and fitness center
 - Requires paid membership



Recreation Facility Figures



- Andover YMCA
- Overall cost was \$18.75 Million

Charges for services (2011)	\$629,000
Total Revenues (2011)	\$780,000
Total Revenues (2014)	\$830,000
Expenses (2011 Salaries)	\$377,000
Expenses (2018 Salaries)	\$511,000
Lease Payment (2011)	\$641,000



Andover YMCA Amenities


- Ice Arena Open all year round
- Pro Shop
- Concessions (through partnership with Subway)
- Education and training programs
 - Learn to skate and swim
 - Youth Soccer
- Meeting Rooms
 - Two rooms capable of holding 50 and 25 people
- 17,000 sq. ft. field house
- Daycare
- Fitness center

Recommendation

- Private/Public Coordination is in the best interest for the City of Ramsey
- Long term it would be beneficial to cover costs of construction in order to negotiate higher percentage of profits from center once it is opened and operational
- Ideal fit: Flagship Fitness
 - 12 acres of land to provide project
 - \$250K in property tax revenue per year
 - Only a \$3M contribution
 - Flagship Fitness will manage building operations

CITY OF ANDOVER, MINNESOTA Andover Community Center / YMCA								
	2011	2012	2013	2014	2015	2016	2017	2018
	Actual	Actual	Actual	Actual	Actual	Actual	Unaudited	Budget
Revenues:								
Charges for services								
Ice Rental	\$ 361,153	\$ 279,831	\$ 365,389	\$ 390,598	\$ 400,619	\$ 405,900	\$ 392,828	\$ 402,500
Fieldhouse Rental	181,531	171,434	181,781	182,437	187,607	199,266	215,089	195,000
Concessions	82,149	77,172	731	-	-	-	-	-
Proshop	3,954	5,408	6,557	9,000	9,258	9,412	9,247	9,900
Vending	9,724	7,696	11,037	9,507	9,279	8,588	9,182	10,500
Advertising	10,855	17,426	18,862	24,872	31,753	26,450	38,819	30,000
Charges for services	629,396	658,931	587,357	616,834	637,921	649,726	665,165	647,900
Miscellaneous	150,590	138,741	160,305	212,915	174,788	136,552	156,149	140,088
Total revenues	959,996	797,672	747,662	829,749	812,709	786,278	891,314	787,968
Expenditures:								
Current:								
Salaries & benefits	378,803	393,412	393,355	405,797	439,304	451,332	481,926	511,620
Departmental	84,226	102,093	66,992	75,741	74,949	77,945	65,612	61,300
Operating	388,211	396,449	394,984	429,935	388,492	364,935	364,242	406,079
Professional services	141,658	112,081	115,779	146,991	142,602	106,381	125,034	92,900
Capital outlay	-	7,161	-	-	-	-	47,859	22,000
Current	993,898	1,011,186	971,110	1,058,464	1,045,347	1,040,452	1,041,714	1,093,509
Revenue over (under) expenditures	(211,112)	(213,514)	(223,448)	(228,715)	(232,638)	(262,174)	(240,400)	(305,541)
Other financing sources (uses):								
Investment income	(7,228)	(6,781)	(5,510)	(6,581)	(1,078)	2,190	2,779	-
Rental / Lease Pymt	691,389	639,993	639,423	639,000	638,220	640,303	641,691	638,000
Transfers out	(309,034)	(371,598)	(371,598)	(241,493)	(300,000)	(300,000)	(300,000)	(300,000)
Total financing sources (uses)	365,597	261,694	262,315	390,924	337,142	142,493	344,470	338,000
Net increase (decrease) in fund balance	54,485	48,090	38,867	162,209	104,504	80,519	104,070	32,459
Fund balance (deficit) - January 1	(352,015)	(297,530)	(249,440)	(210,573)	(48,564)	56,140	136,459	240,529
Fund balance (deficit) - December 31	\$ (297,530)	\$ (249,440)	\$ (210,573)	\$ (48,364)	\$ 56,140	\$ 136,459	\$ 240,529	\$ 272,988
Fund Balance Detail:								
FB - Replacement Reserve for Common Sp	76,459	101,590	107,332	132,563	143,702	154,449	179,283	204,233
FB - Unassigned	(373,989)	(351,030)	(317,905)	(180,927)	(87,562)	(17,990)	61,246	68,755
	\$ (297,530)	\$ (249,440)	\$ (210,573)	\$ (48,364)	\$ 56,140	\$ 136,459	\$ 240,529	\$ 272,988

ANDOVER YMCA COMMUNITY CENTER



Our Partnership

The City of Andover and the YMCA combined efforts in 2005 to provide the community the Andover YMCA Community Center. The City of Andover operates the indoor ice arena and field house, which requires no membership while the YMCA leases a portion of the building providing memberships to use the Aquatics and 2nd Floor Fitness Center.

ANDOVER COMMUNITY CENTER AMENITIES

The Andover Community Center is open to the public and no membership is needed while visiting our indoor ice arena or multipurpose Field House. Daily admission fee's apply.

Ice Arena

- Indoor Ice Arena, open year round
- Bleacher seating for 800
- High quality sound system
- Public open skate & hockey

Pro Shop

- Skate sharpening services
- Hockey tape, mouth guards and more!
- Skate rental available

Concessions

- Subway

Programs / Lessons

- Tot-Time activities
- Youth soccer
- Learn to skate lessons

Meeting Rooms

- Full room can accommodate 50 people, half room 25 people
- Rooms furnished with TVs, which have DVD compatibility, dry erase boards & projection screens

Field House

- 17,000 square feet
- Use as full size soccer field or three full-size basketball courts
- Bleacher seating on two courts
- Public open gym
- Great area for athletic clinics, craft and trade shows


Anoka County "Library on the Go"

Andover Community Center

The Andover Community Center provides a friendly gathering place for family, civic and community groups while enriching the lives of our citizens, by providing a quality facility which offers recreational, athletic, educational and public interest activities.

The community center features a 17,000 square foot field house and an indoor ice arena with bleacher seating for up to 800 people. The Andover Community Center is open to the public and daily admission fees apply. Membership/residency is not required for community center activities and programs.

763-755-3238
www.AndoverMN.Gov/ACC

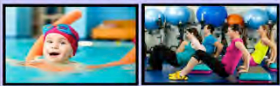


Andover YMCA

For nearly 160 years, the YMCA has played a significant role in the communities it serves. The Y is a cause-driven organization that is for youth development, for healthy living and for social responsibility. A strong community can only be achieved when we invest in our kids, our health and our neighbors.

Everything about the YMCA is unique. Your results will be far different than you'll find at any other health facility in your community. The Y is where you really belong. The Y cares about you as a person and as a valuable member of this community.

763-230-9622
www.AndoverYMCA.Org



AT THE ANDOVER YMCA COMMUNITY CENTER

- Celebrate a birthday
- Plan a party or group activity with family members or friends
- Plan a work party
- Become a member at the YMCA
- Privately rent (rooms, field house or ice arena)
- Rent a Bounce House & Slide (Oct.-April or contact us for availability)
- Sports equipment available

COMMUNITY CENTER: 763-755-3238


YMCA: 763-230-9622

ANDOVER YMCA AMENITIES

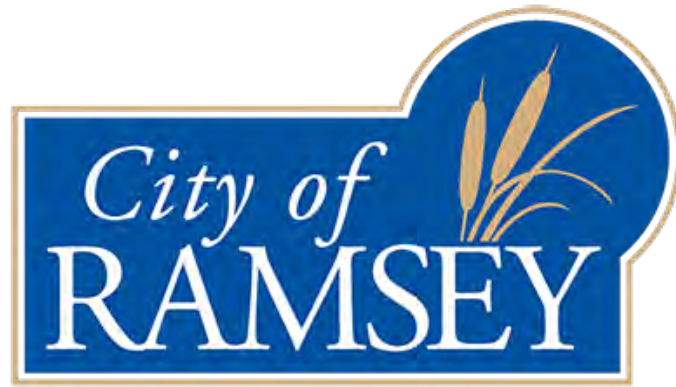
The YMCA is a membership-based organization and welcomes women, men, girls and boys of all ages, races, ethnicities, religion, sexual orientations, abilities and financial circumstances.

Andover YMCA Member Benefits Include:

- Access to all 22 Minneapolis and St. Paul YMCA's including Hastings, Hudson and River Falls.
- YMCA A.W.A.Y. Program which allows courtesy access to YMCA's throughout the country when you travel.
- State-of-the-art Fitness Center and free Group X classes (over 130 classes available/week).
- Many options in the pool including lessons, Water X classes, lap swimming and open swim for families.
- Programs for kids and families; sports, fitness, summer child care and camps.
- Drop-off child care in our Kids Stuff.
- A variety of classes and social activities for Active Older Adults.
- Safe and comfortable environment, staffed with well-trained and certified professionals.



R 12/1/15



Decentralized Community Models Coordination and Marketing

Prepared by Tyler Atchison, Jae Young Choi, David Christensen, and Andrew Stieber
Students in SMGT 3881W - Senior Seminar in Sport Management

Overview

As the City of Ramsey evaluates their options for a community center, one potential model to consider is a decentralized model. In this model, various public and private businesses operate out of their own facilities, yet work together to provide all the amenities that could be found in a single-facility community center. This report looks at a selection of community centers that utilize a similar model, analyzes how the various facilities and programs are coordinated, and how they are marketed to the public.

Communities

When choosing which communities to analyze, there were two main factors that we focused on.

The first selection criteria was to focus on communities that serve a similar population to the City of Ramsey.

The second selection criteria used to narrow down the communities analyzed was their distance from a major metropolitan area.

Using these two selection criteria, the pool was narrowed down to 4 communities:

- Goodman CC in Madison, WI
- Greenfield CC in Greenfield, WI
- Highland Park CC in St. Paul, MN
- Arlington Hills CC in St. Paul, MN

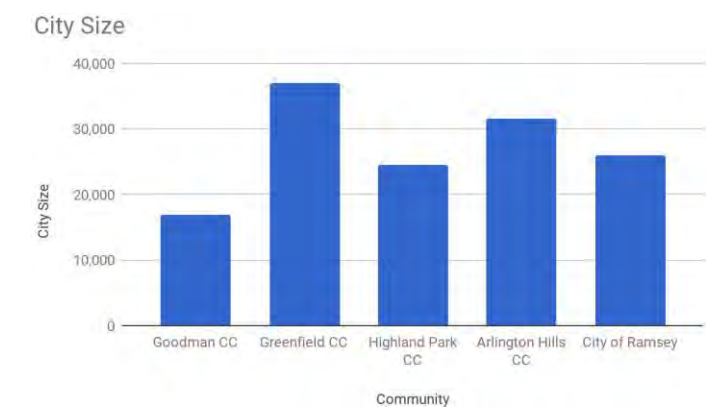


Figure 1.1

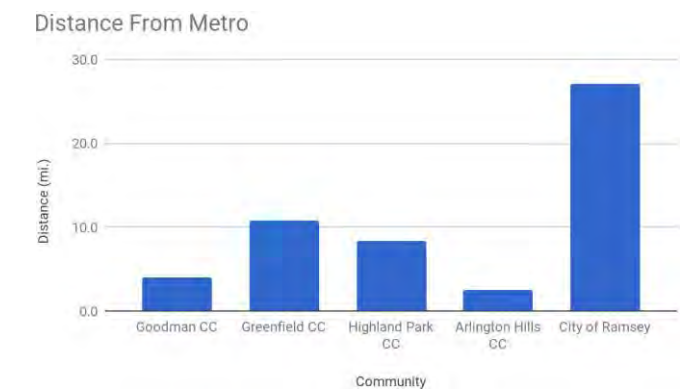


Figure 1.2

Goodman Community Center

The Goodman Community Center in Madison, WI serves as a central hub for a decentralized model within the area. The community center is a private non-profit organization that supports and works with other local organizations, but remains its own entity. These local organizations include the neighborhood schools and parks, an art gallery, a cafe, a catering service, and another building which offers more meeting rooms and gym space.

Each of these businesses has their own source of funding, with the center being privately funded. Coordination and marketing is done through an in-depth website that covers things such as programs and services, events, schedule changes, and both volunteer and employment opportunities. Marketing is also done through social media, with links to Facebook, Twitter, Google+, and Youtube.

Population served - Approximately 17,000 people
Nearest Metro - Madison, WI (4 mi.)
Decentralized Partners

- Parks, Sport Fields, and Botanical Garden
- High School and Elementary School
- Brassworks Building
- Balwegg Art Gallery
- Ironworks Cafe and Working Class Catering

Website - <https://www.goodmancenter.org/>

Greenfield Community Center

The Greenfield Community Center in Greenfield, WI represents a smaller decentralized model that has room to add future partners. This center works in cooperation with the Oakley Fisher Center, both of which are their own private entity. In addition, this center

coordinates with the local city parks and the elementary school.

The websites for these two centers have a shared calendar for events, although they are underutilized and have few events listed. There is also a center and rental information PDF that offers more detailed information about the center. The center is active when it comes to marketing through Facebook, Twitter and Google+. These social media accounts appear to be the main source of marketing and coordination, as opposed to a website and PDFs that are not often updated.

Population served - Approximately 37,000 people
Nearest Metro - Milwaukee, WI (10.8 mi.)
Decentralized Partners

- Various Parks with Sport Fields
- Oakley Fisher Center
- Towering Woods Nature Area
- Maple Grove Elementary School

Website
<http://www.ci.greenfield.wi.us/Facilities/Facility/Details/Greenfield-Community-Center-15>

Highland Park Community Center

The Highland Park Community Center serves as one of many community and recreation centers within St. Paul's decentralized model. This facility sets itself apart by working closely with the Highland Park Library.

The website for this community center serves as an all-inclusive guide as to how it is marketed and coordinated. This includes sidebar links to all other centers in the system and a PDF schedule that shows not only the events at this center, but every event occurring at each center. The website also provides links to active social media accounts through Facebook, Twitter and Youtube.

Population served - Approximately 24,500 people
Nearest Metro - St. Paul, MN (8.3 mi.)
Decentralized Partners

- Highland Park Library
- Area Parks and Aquatic Centers
- Other Recreation and Community Centers
- Public and Private Sport Fields

Website
<https://www.stpaul.gov/facilities/highland-park-community-center>

Arlington Hills Community Center

The Arlington Hills Community Center is another entity within the St. Paul decentralized model. In addition to partnering with other centers such as Highland Park, this center highlights their partnership with the Createch Technology Studio, which offers the opportunity for young

people to take classes and explore various pieces of modern technology.

Like other community centers, the Arlington Hills Community Center website is easily navigated and offers important information, such as schedules, the ability to register for classes online, information on partners, easy to find contact information, and a map to their location. When accessing each webpage, social media links are prominent and eye-catching, providing the user with the ability to access their Facebook, Twitter, and Instagram pages, which are all consistently updated with important information.

Population served - Approximately 31,500 people
Nearest Metro - St. Paul, MN (2.5 mi.)
Decentralized Partners

- Local Library
- Createch Technology Studio
- Parks and Aquatic Centers in St. Paul
- Various Recreation and Community Centers

Website - <http://www.arlingtonhillsc.com/>

Social Media

Each of the four centers analyzed made sure to utilize social media to market and coordinate their facilities and partnerships. But why is social media marketing so important?

1. Social media can showcase your community center to a wide audience.
2. Social media can develop a loyal community, as shown by the chart on connection and satisfaction below.



Figure 1.3

3. Social media can increase daily exposure, as demonstrated by the Goodman Community Center



Figure 1.4

Recommendations

Based on the findings of this report, we make three recommendations:

1. We recommend that in order to have a successful decentralized model, it is imperative to have a central hub to coordinate the cities various programs and activities. While this sounds like a centralized model, many cities that have decentralized programming still have a central hub where people can gather or receive information about the organization and often the city itself. The central hub should be in the COR, as this offers an easily accessible location for many of the residents in the City of Ramsey.
2. Our second recommendation is that the City of Ramsey increase focus on their digital marketing and coordination, especially through their website and social media. This can enhance the visibility of events while providing an easy method to relay updates. We suggest starting with a focus on Facebook with the potential to expand to others such as Twitter and Instagram. An intern could be utilized to operate the social media platforms.

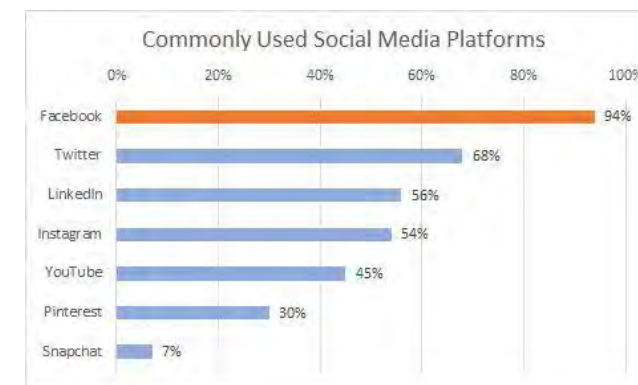


Figure 1.5



Figure 1.6

3. In addition to the two recommendations above, we also recommend that if the City of Ramsey decides that a decentralized model is the best option, the city should gain further information and guidance from the above community centers. Particularly looking to the Highland Park and Arlington Hills Community Centers, as these were the centers that appear most successful while also coordinating with other public and private entities.

Appendix

The following are additional documents which we feel would further help the City of Ramsey with the implementation of our recommendations.

Automated App Alerts Step-By-Step Guide

Step 1: Create Account on CommunityAlerts.ie App

Step 2: Input every person's phone number that is registered for one of your programs, assuming they want to opt in to the text alert

Step 3: Add in the event schedule, including dates and times for all programs

Step 4: Assign one designated contact person to have the account that is responsible for sending out the text messages for cancellations, late starts, and event changes

The screenshot shows the CommunityAlerts.ie website. On the left is a login/register form with fields for Username, Password, and a Remember Me checkbox. On the right is a section titled 'The Simple Solution for Setting Up Text Alert' with a 'Getting Started' guide. The guide includes two numbered steps: 1. Getting Started (CommunityAlerts.ie will typically liaise with the Text Alert Group Manager during the setup stage) and 2. Gathering Subscribers (CommunityAlerts.ie assist all community groups with the process of collecting subscriber information).

Example Flyer/Activity Guide (Cover Page and Page 8, Highland Park Community Center)



- Over 200 Programs for Preschool, Youth, Teen, Family & Adult
- Registration starts April 2



2018 CAMP GRID CONTINUED						
Soccer Camp	Northwest Como	5 - 12yr	M - Th	22800	9am - 12pm	\$80
Mini Sports Camp	Phalen	4 - 5yr	M - Th	22680	9am - 12pm	\$75
Tiny Hawk Soccer	Highland Park	3 - 4yr	M - F	22837	9:30 - 10:15am	\$55
Tiny Hawk Soccer	Highland Park	3 - 4yr	M - F	22402	10:30 - 11:15am	\$55
Chorus Camp	Jimmy Lee	10 - 14yr	M - F	22323	9am - 12:30pm	\$50
Healthy Eating, Healthy World Camp	Langford Park	6 - 12yr	M - F	22773	9am - 12pm	\$90
Hydroplane Boat Making/Racing Sess #2	Linwood	10 - 16yr	M - F	22654	12 - 4:30pm	\$300
Fishing and Swimming Camp Sess #2	Linwood	8 - 13yr	M - F	22656	8am - 5:00pm	\$175
Beginning Spanish Camp	Northwest Como	7 - 12yr	M - F	22745	10am - 12pm	\$80
Baseball Skills	Rice	7 - 18yr	M - F	22368	4:30 - 5:30pm	FREE
Youth Football Clinic - Session 2	West Minnehaha	6 - 16yr	Tu W Th	22867	6 - 8pm	FREE
Basketball Skillz Camp	MLK	8 - 17yr	Tu Th	22587	5 - 6:30pm	\$5
Safety Camp	Jimmy Lee	6 - 12yr	Th F	22351	8am - 6pm	\$30
The Great Outdoors, Jr. STEM Camp	North Dale	4 - 8yr	M - Th	22792	10am - 12pm	\$110
Things That Go Zoom, STEM Camp	North Dale	8 - 14yr	M - Th	22816	1 - 4pm	\$115
WEEK OF JULY 16						
Summer Volleyball Camp	Hazel Park	7yr - adult	M - W	22309	6 - 7:30pm	\$10
Football Camp with Concordia FB Team	Merriam Park	8 - 16yr	M Tu W	22421	5 - 7:00pm	\$25
Clyde Turner Basketball Camp	Arlington Hills	11 - 15yr	M - Th	22720	11am - 5pm	FREE
Sanneh Soccer Camp - July	Battle Creek	6 - 12yr	M - Th	22893	9 - 11:30am	FREE
Sanneh Soccer Camp	Highwood Hills	6 - 12yr	M - Th	22897	6 - 7:30pm	FREE
Sanneh Soccer Camp	El Rio Vista	6 - 12yr	M Tu W Th	22896	1 - 3:30pm	FREE
Cheerleading Camp	Jimmy Lee	8 - 14yr	M - Th	22322	5:30 - 7:30pm	\$50
Football Camp July	Jimmy Lee	6 - 14yr	M - Th	22339	5:30 - 7:30pm	FREE
Volleyball Camp	Langford Park	9 - 14yr	M - Th	22601	1:30 - 4:30pm	\$89
Floor Hockey Camp	McDonough	6 - 14yr	M Tu W Th	22371	11am - 12pm	FREE
Extreme Robotics: EV3 Battlebots	Linwood	9 - 14yr	M Tu W Th	22649	9am - 12:00pm	\$125
Sanneh Soccer Camp - July	Phalen	6 - 12yr	M - Th	22894	1 - 3:30pm	FREE
Basketball Camp	Highland Park	6 - 12yr	M - F	22423	1 - 4pm	\$109
Outdoor Games-Science-Swimming Camp	Northwest Como	7 - 12yr	M - F	22826	8am - 5pm	\$174
Fort Building Camp	Langford Park	6 - 12yr	M - F	22705	9am - 12pm	\$74
Tap Technique	Merriam Park	5 - 12yr	M - F	22514	6 - 7:30pm	\$40
Baby Ballet	North Dale	3 - 4yr	M - F	22796	1 - 1:30pm	\$30
Ballet 1	North Dale	7 - 12yr	M - F	22797	2 - 3pm	\$60
Pre Ballet	North Dale	5 - 6yr	M - F	22798	1:30 - 2pm	\$30
Teen Ballet 1	North Dale	13 - 18yr	M - F	22799	12 - 1pm	\$60

Figure 1.7

Full guide can be accessed via red box under calendar at <https://www.stpaul.gov/facilities/highland-park-community-center>

Abstract

The following reports are from five student groups enrolled in Community Design and Public Interest Architecture: Informants of Creating Landscape Space (ARCH 3250/LA 3002), taught by Professors Joe Favour, James Wheeler, and Jessica Rossi-Mastracci during the spring semester of 2018 at the University of Minnesota. This undergraduate course is intended for upper-division architecture and landscape architecture students, and is designed to build student capacity and skills for creating community-focused green infrastructure and public spaces. Students work in teams of 4–6 to explore a real design project with a community partner.

Through the RCP–City of Ramsey partnership, students were tasked with designing a community center that honored the rural character of Ramsey while meeting residents' broadly defined need for recreational and other community amenities. Three student teams were assigned to explore a centralized community-center model that would house all amenities in one space in a single location in the City. Two teams investigated a decentralized model, in which community amenities would be dispersed across multiple locations on various publicly owned properties in Ramsey. Students also examined design concepts for downtown trail connections to the Itasca Greenway that would connect Ramsey's downtown district (The COR) with Lake Itasca.

The five student reports that follow examine the feasibility of and present concept ideas for either a centralized community-center housed in a single building or a decentralized approach with community amenities dispersed throughout the community.

Centralized Community Center of Ramsey



Prepared by

Malakai Stern, Chad Reed, Jonathon Stuckey, and Jesus Martinez

Students in ARCH 3250: Community Design and Public Interest Architecture

Instructor: James Wheeler, College of Design

and

LA 3002: Informants of Creating Landscape Space

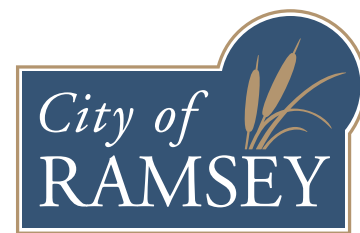
Instructors: Jessica Rossi-Mastracci and Joe Favour, College of Design

Prepared in Collaboration with

Mark Riverblood

Parks and Assistant Public Works Superintendent

City of Ramsey



Resilient Communities Project

UNIVERSITY OF MINNESOTA

Building community-university partnerships for sustainability

The project on which this report is based was completed in collaboration with the City of Ramsey as part of the 2017–2018 Resilient Communities Project (RCP) partnership. RCP is a program at the University of Minnesota’s Center for Urban and Regional Affairs (CURA) that connects University faculty and students with Minnesota communities to address strategic projects that advance local resilience and sustainability.

The contents of this report represent the views of the authors, and do not necessarily reflect those of RCP, CURA, the Regents of the University of Minnesota, or the City of Ramsey.



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Resilient Communities Project

University of Minnesota

330 HHHSPA

301—19th Avenue South

Minneapolis, Minnesota 55455

Phone: (612) 625-7501

E-mail: rcp@umn.edu

Web site: <http://www.rcp.umn.edu>



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Centralized Community Center of Ramsey

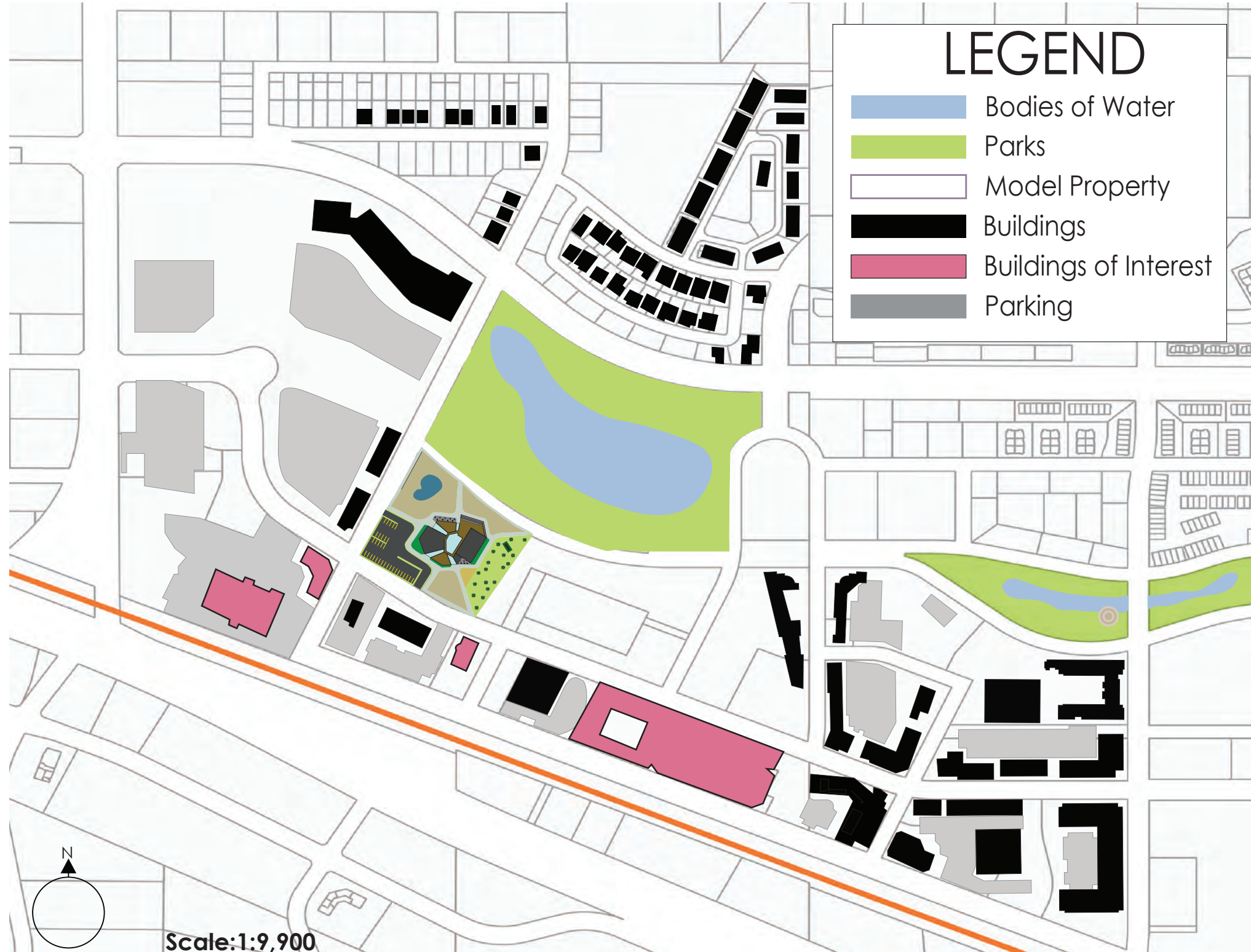
Malakai Stern, Chad Reed, Jonathon Stuckey, Jesus Martinez

Scope of Work

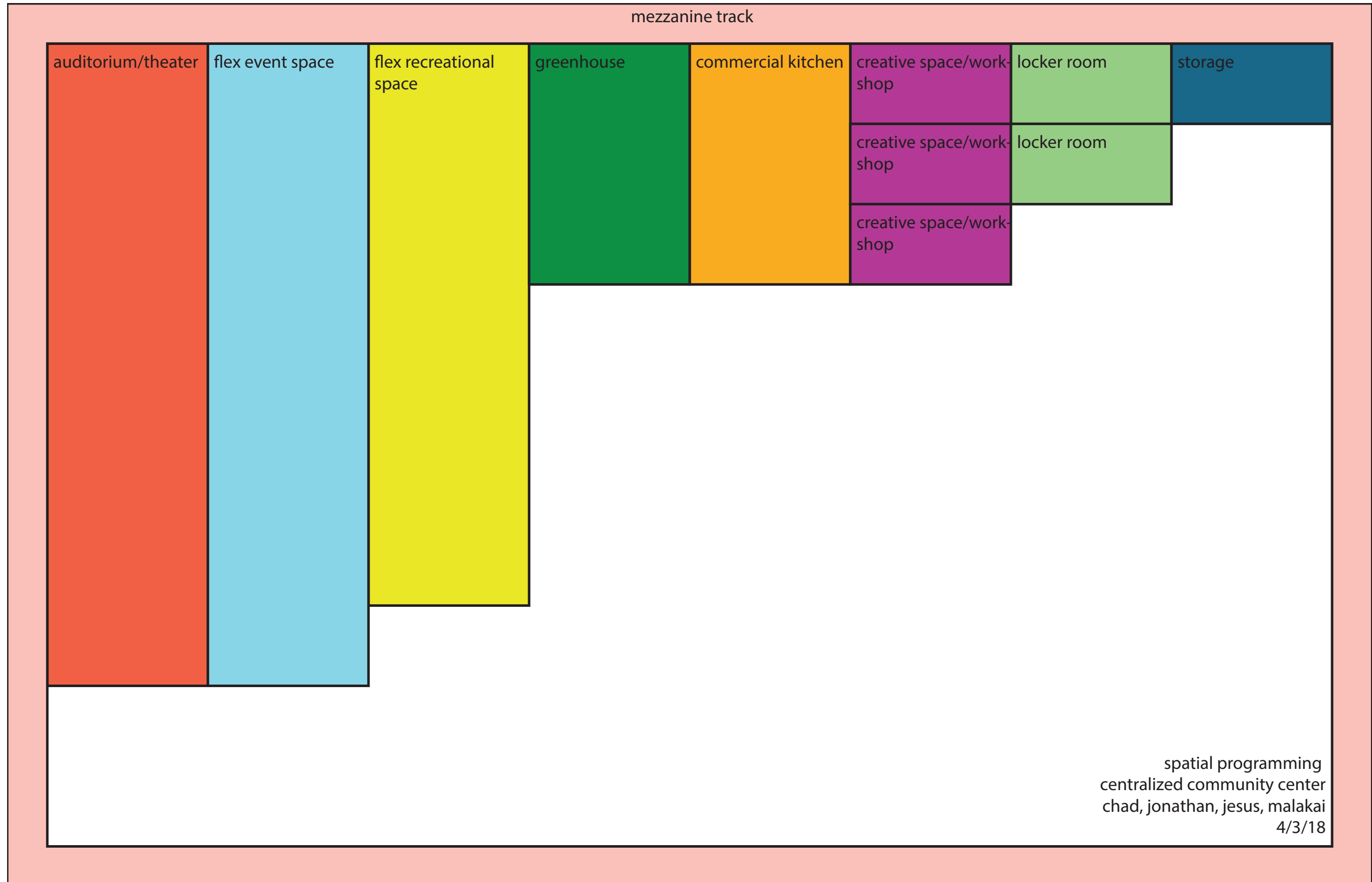
<p>Statement of Intent:</p> <p>To unify the city of Ramsey by designing an attractive, “self-promoting” community center. We hope to create a concept that first draws people in, using contextually-informed circulation and an elegant but unpretentious/inviting aesthetic, and then allow them to mold their own ideal community center experience using flexible, “Ramsey-specific” programming and fundamentally pleasant interior spaces.</p> <p>Our goal is to build a community center in Ramsey, creating a centralized landmark that unites the community and filters into flexible program-driven spaces.</p> <p>Our goal is to build a landmark community center that facilitates:</p> <p>To unify the COR through a visually inviting community center that facilitates intersection.</p> <p>To create a community center concept that is attractive and visually inviting.</p> <p>To unify the city of Ramsey by creating an attractive, inviting building that utilizes flexible programming and caters specifically to Ramsey’s citizens and the community at large.</p> <p>Introduction:</p> <p>The city of Ramsey is located about 25 miles NNW of Minneapolis. It is a part of Anoka County, and borders the Mississippi River on its Southern edge. The city had a population of 23,688 in the 2010 Census. It occupies roughly 30 square miles.</p> <p>This project’s aim is to design a centralized community center for Ramsey as a part of the Resilient Communities Project. In doing this, our group’s specific focus will be to build community via the use of flexible, sensible programming. While it is currently a small, semi-suburban town, Ramsey is growing steadily, and in building this community center, the city hopes to become actively involved in that growth, rather than trying to accommodate it after the fact.</p>	<p>Objectives:</p> <p><i>Context</i></p> <p><i>“Utilize input from multiple stakeholders to create a composite vision for the future of Ramsey and the community center”</i></p> <p>While civil servants can definitely provide valuable feedback, it’s important to consider that in the same way our vision as designers may not always align with the vision of the client, the vision of one client may not necessarily align with the vision of the stakeholders as a whole. To address this, we’d like to be certain that we get input from as many stakeholders as possible.</p> <p><i>Create activity-based programming that caters specifically to Ramsey’s citizens - both current and future</i></p> <p>Recent demographic data shows that nearly 50% of Ramsey’s current population will be over the age of 45 in 10 years. As such, it might be wise to develop programming for elderly people, or those in retirement. Alternatively, perhaps Ramsey’s residents would like the City to reinvent itself as a desirable place to raise a family, or a nesting area for young professionals. With both in mind, it will be important to design amenities that are attractive to Ramsey’s current and possible future residents.</p> <p><i>Prioritize physical access to the community center using public transit and the emerging COR greenway</i></p> <p>A major part of modernizing the City of Ramsey and preparing for future growth will be integrating public transit into the infrastructure planned for the city. Making the community center more accessible for people who don’t want to or are unable to drive (this sector may be larger due to the growing population of elderly) is sure to increase traffic to the community center in the long run.</p> <p><i>Develop an aesthetic that fosters a sense of community identity through a focus on features that are “native” to the City of Ramsey</i></p> <p>Rapid growth can transform the “identity” of a city in positive or negative ways. This project will focus on emphasizing sources of community pride, such as utilizing work from local artists. Also, using the communication with stakeholders mentioned above, other ideas will be identified and incorporated where possible.</p>	<p>Constraints:</p> <p><i>Striking a balance between our vision - as designers - for the community center and the vision(s) of Ramsey’s stakeholders</i></p> <p>The first half of the semester presented a major challenge in terms of interpreting the feedback we got from Mark (who was the only stakeholder we communicated with) into something that respects his concerns but also incorporates the elements that we, as designers, think are essential for the community center.</p> <p><i>Working within the physical and financial confines of a publicly-funded project</i></p> <p>Financial limitations are especially important to consider in a community-funded project. The extent to which the center benefits the community could be limited by overuse or misuse of funds which (presumably) come from taxpayers in that community. Additionally, there may be issues regarding the expectations of the city in terms of the community center’s designated site, physical size/square footage, and aesthetics.</p> <p><i>Conflicts resulting from working in close collaboration with outside entities</i></p> <p>This constraint refers specifically to the possibility that a partnership with a private entity, such as a gym, will occur, which would provide more potential for contention.</p>
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Context

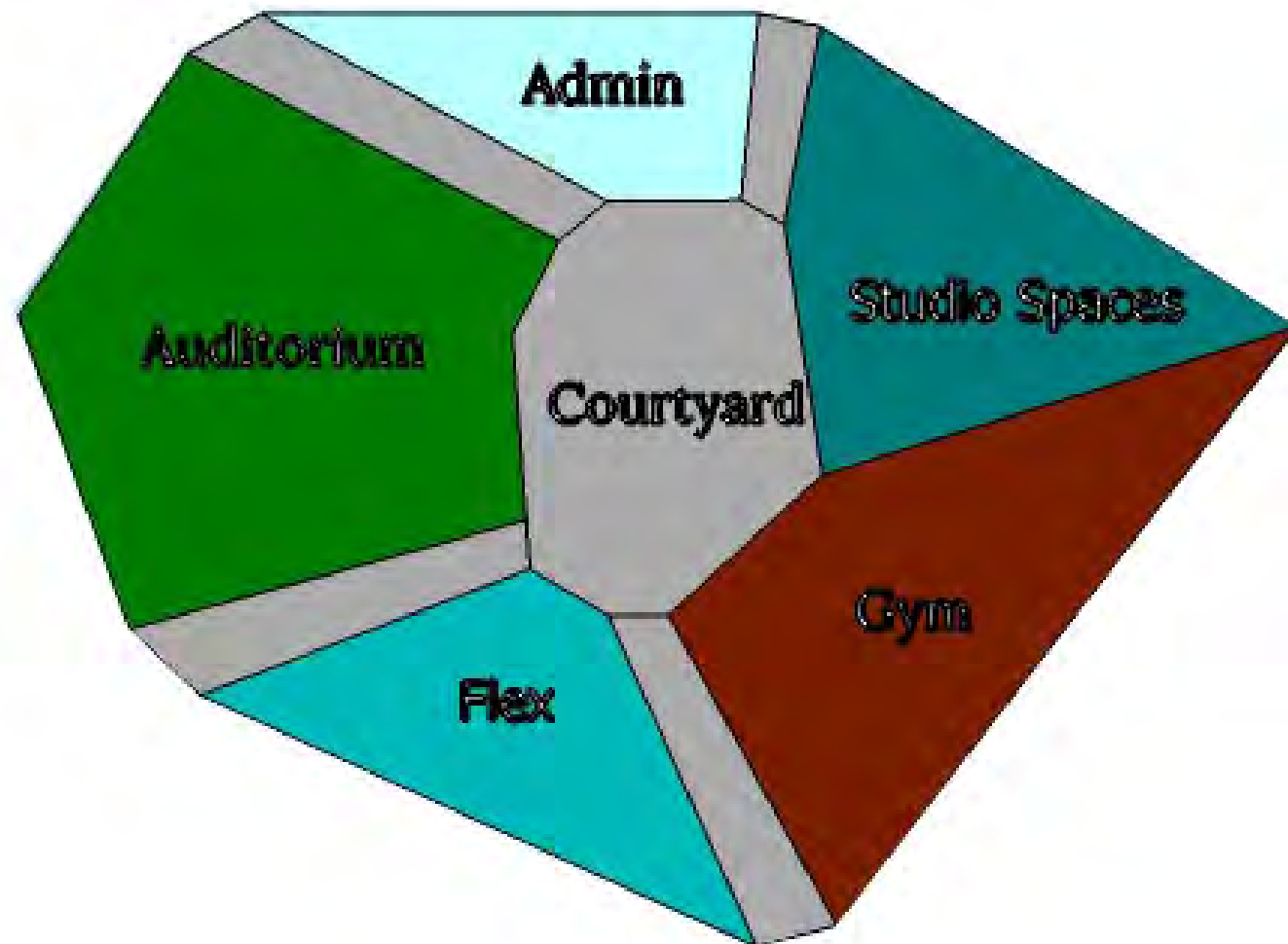
Before beginning designing the Community Center we explored nearby points of interest. We wanted to avoid competition with local businesses so context helped inform our decision. We found a local Grocery store kitty corner to our site as well as a fitness center. Additionally, there is a daycare across the street.



Program



Program



Auditorium
Seating
Stage
Backstage
Bathrooms
Entryway

Flex space
Open
Easily partitioned

Gym
Locker rooms
Basketball Court
Track
Equipment storage

Studio Spaces
Communal art area
Desks

Administrative
Offices

Courtyard
Seating
Fireplace
Garden

Precedents

The community pavilion at Jintao village is orientated around a central courtyard. The courtyard is created by the trapezoidal spaces of the building itself. Each trapezoid space has a pitched roof angled inwards towards the courtyard. We want to imitate the courtyard space, with our programming spaces radiating out from the central space. This idea also draws from the COR logo: multiple outside elements radiating around a central space. Finally, we want to incorporate a pitched roof to capture the rainwater and create gardens and or green spaces within the building.

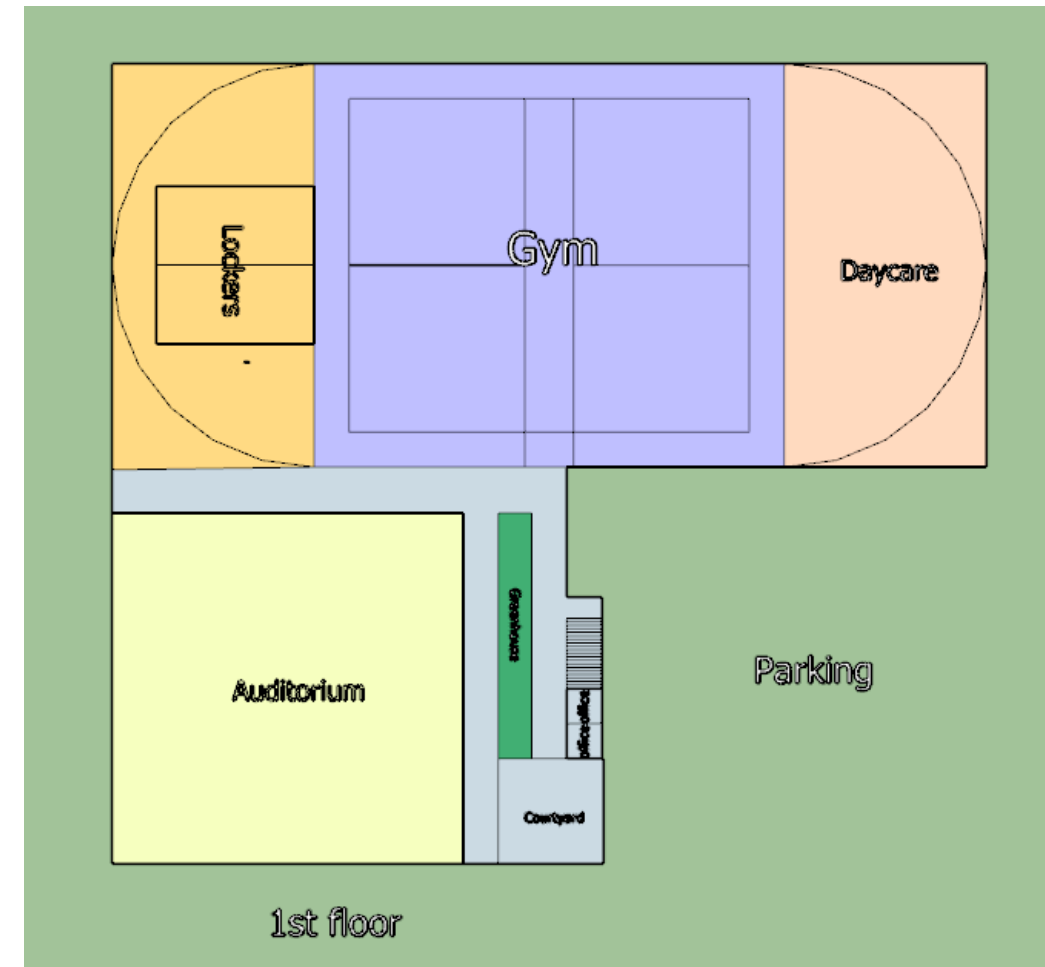
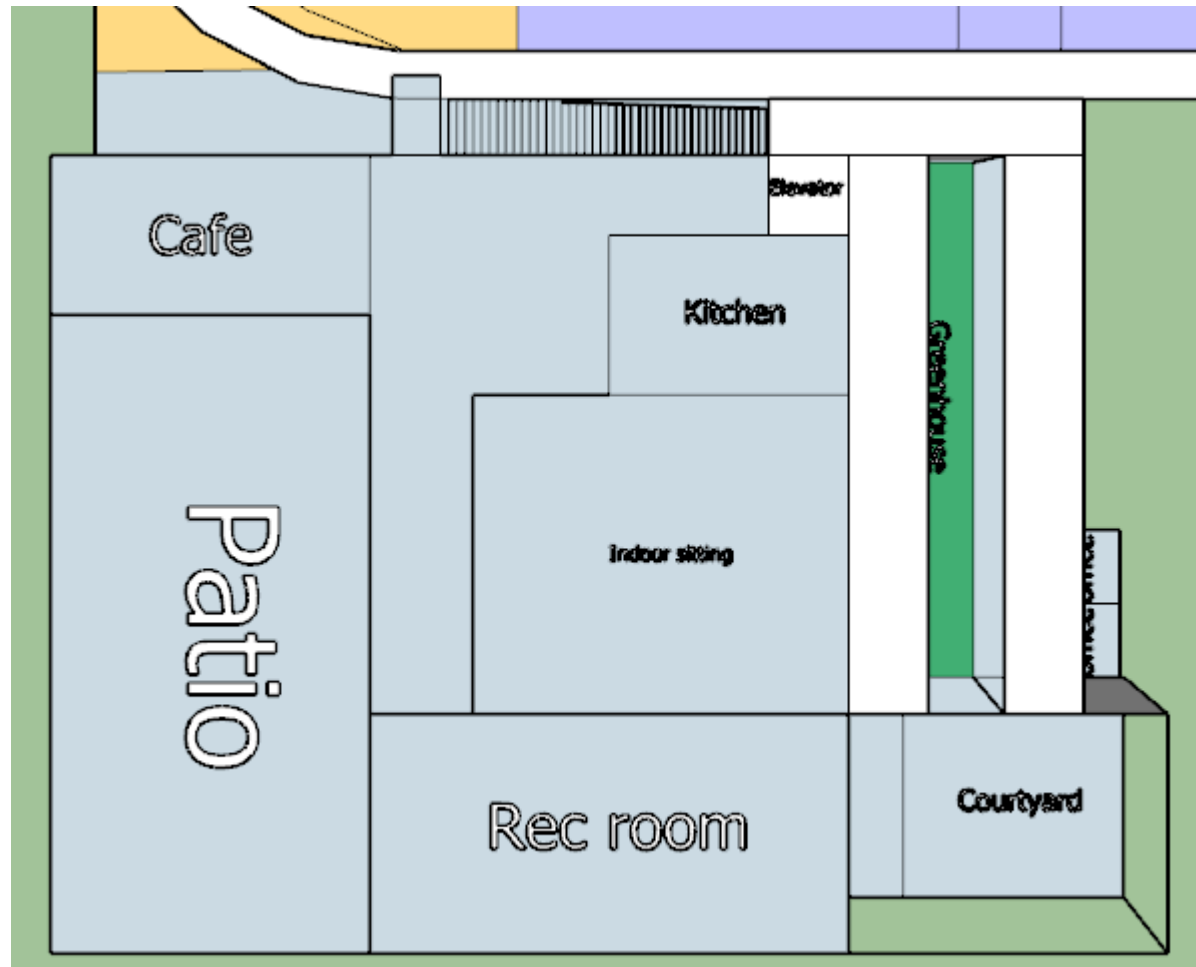


The Bell Museum in St. Paul integrates the building with its nearby landscape. We aspired to connect the native wetlands into our building site as well and took inspiration from the landscape work done here.

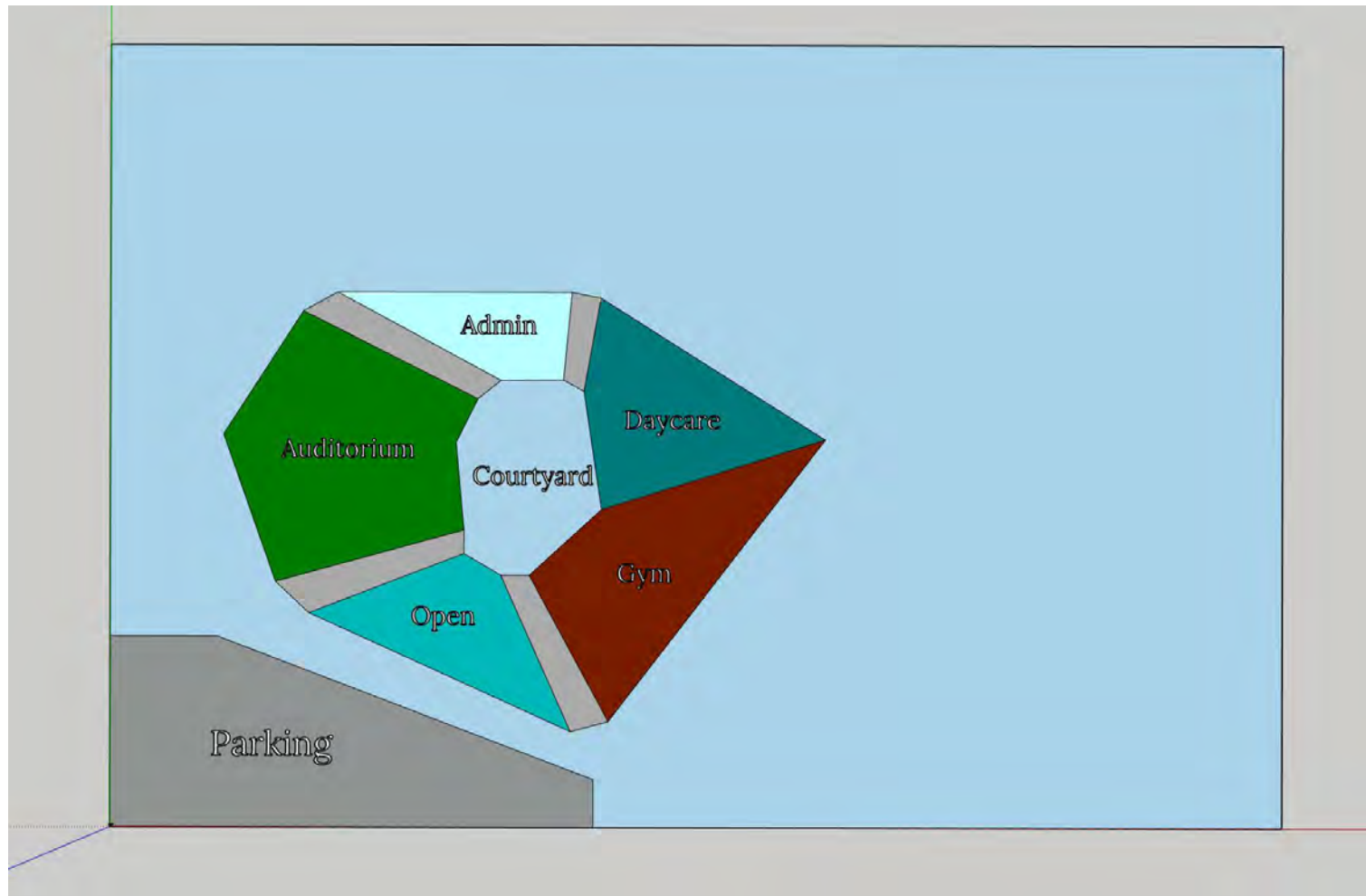


The COR logo of Ramsey also inspired our design. We like how the “O” has buildings and spaces radiating out from it. This helped us decide on a central courtyard space with rooms radiating out from it.

Sketches

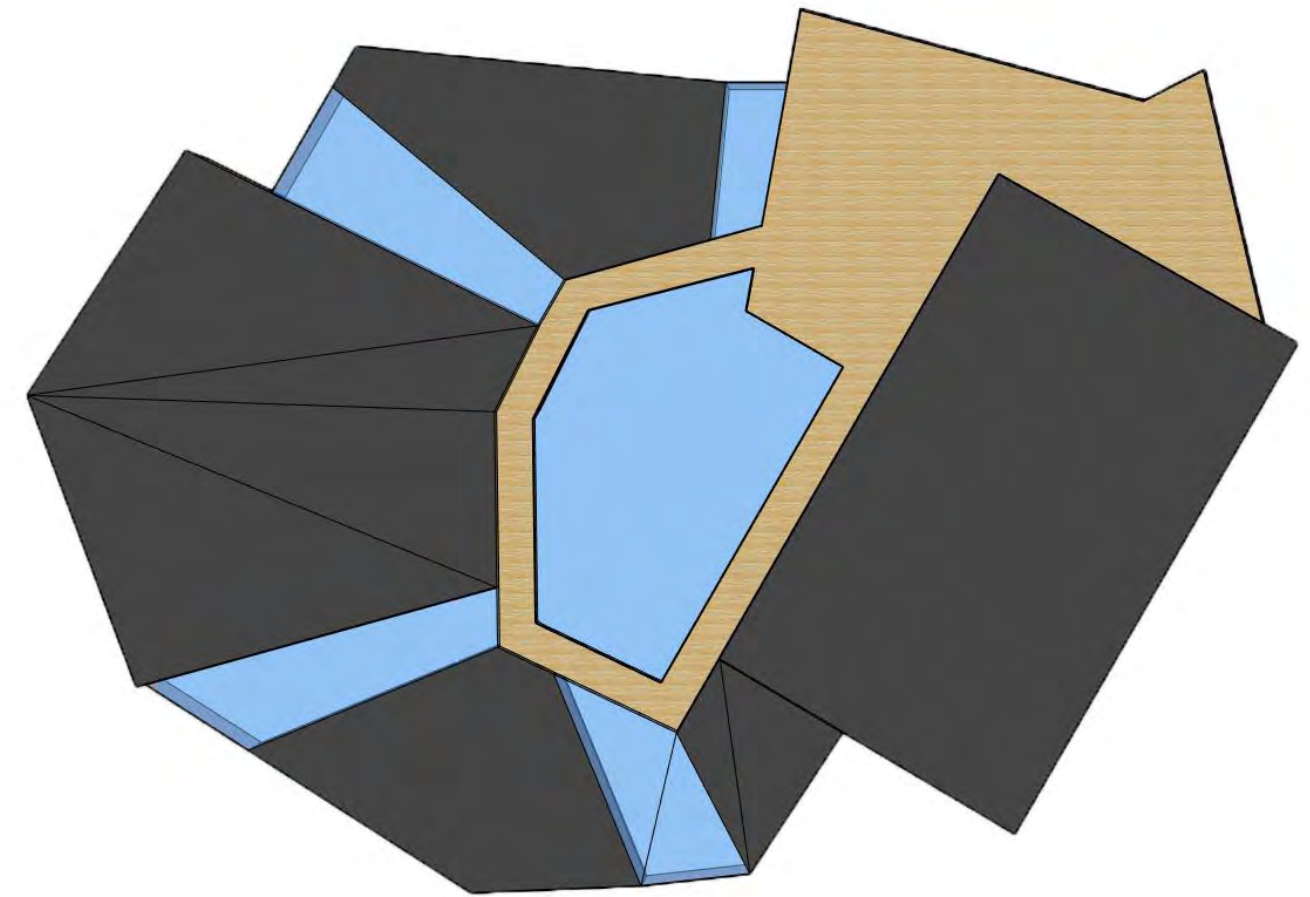


Our first design sketches were solely based on program. We fit all the puzzle pieces together to create a building. After some talking we realized this was not the way to go about it because there were many other aspects to consider. Ultimately we started over from scratch and didn't keep these initial plans.

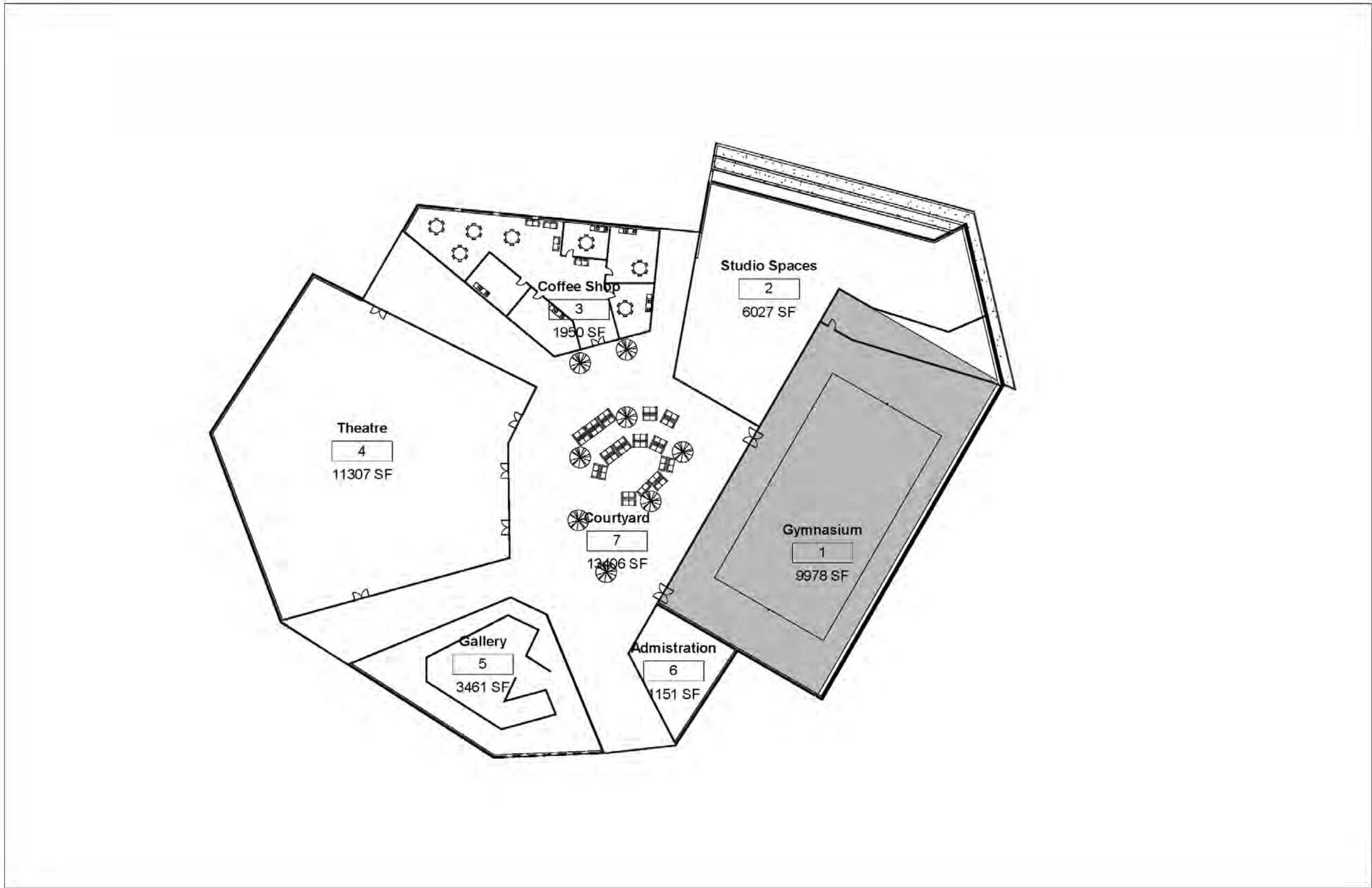


Our first legitimate design plan was a circular shape with a central courtyard and programed spaces branching out from the center.

We moved forward with the courtyard idea and revised it to come up with our final model. It still incorporates the same elements: a central courtyard with spaces branching out from it, however we added some variety to the shapes and sizes of the rooms to give more visual interest. In addition we considered view sheds for window placing as well as for the second level outdoor patio spaces.



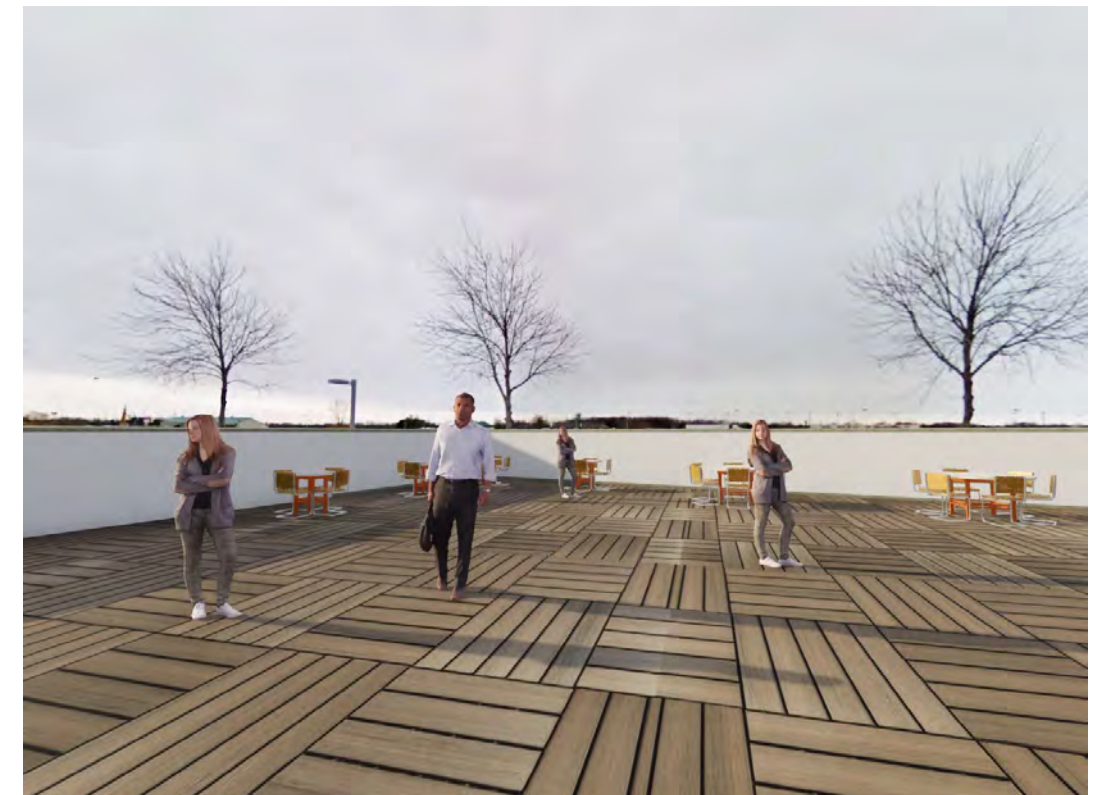
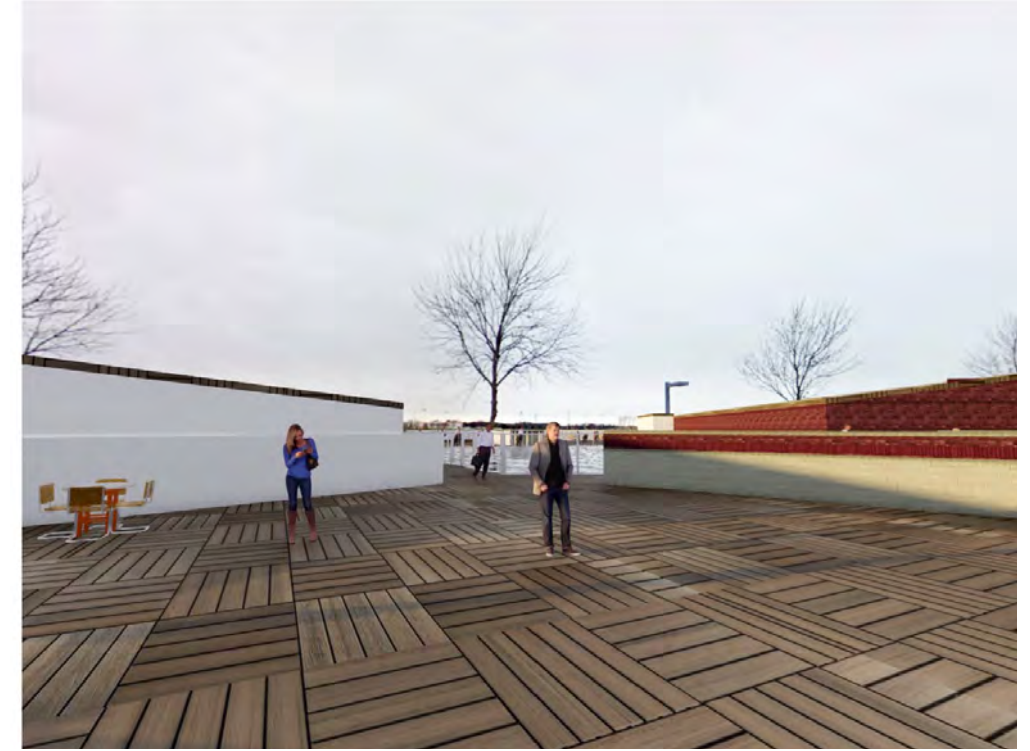
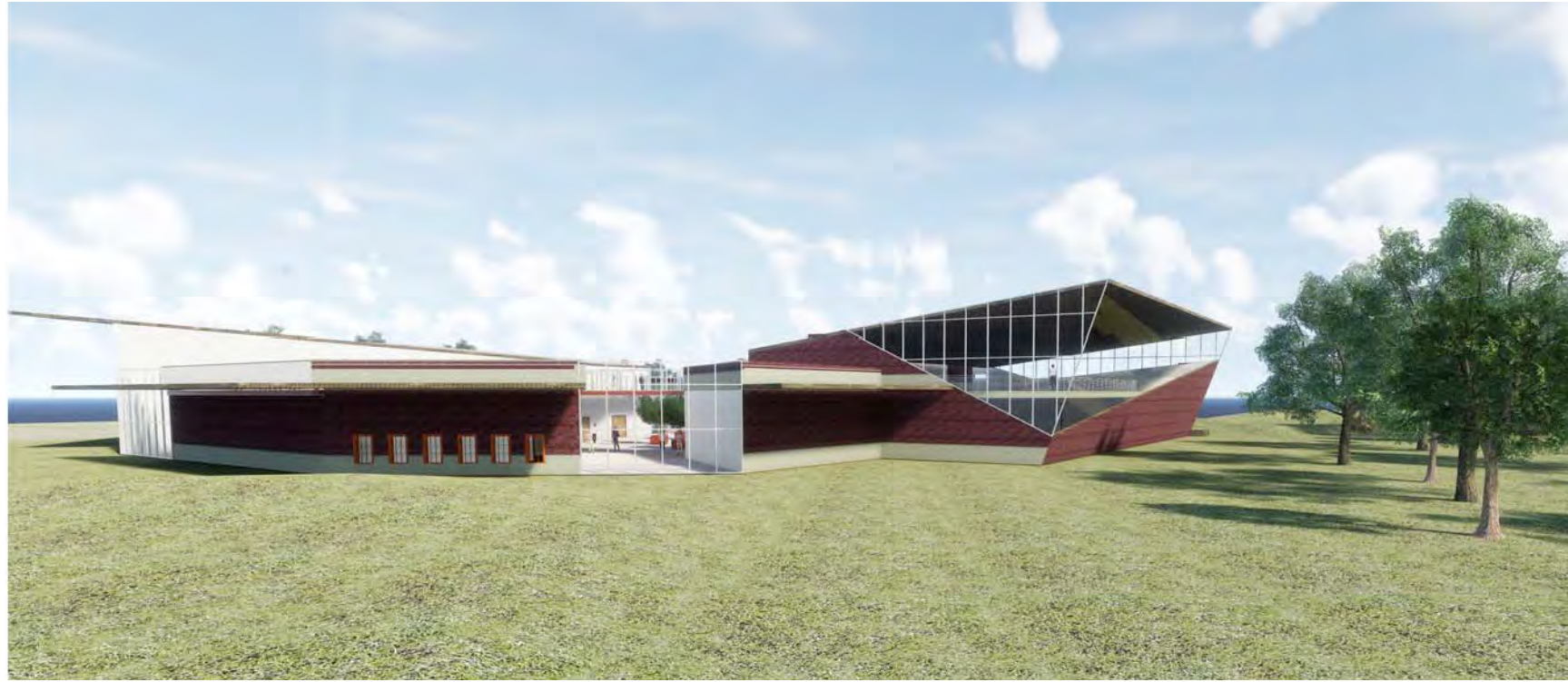
Final building plan

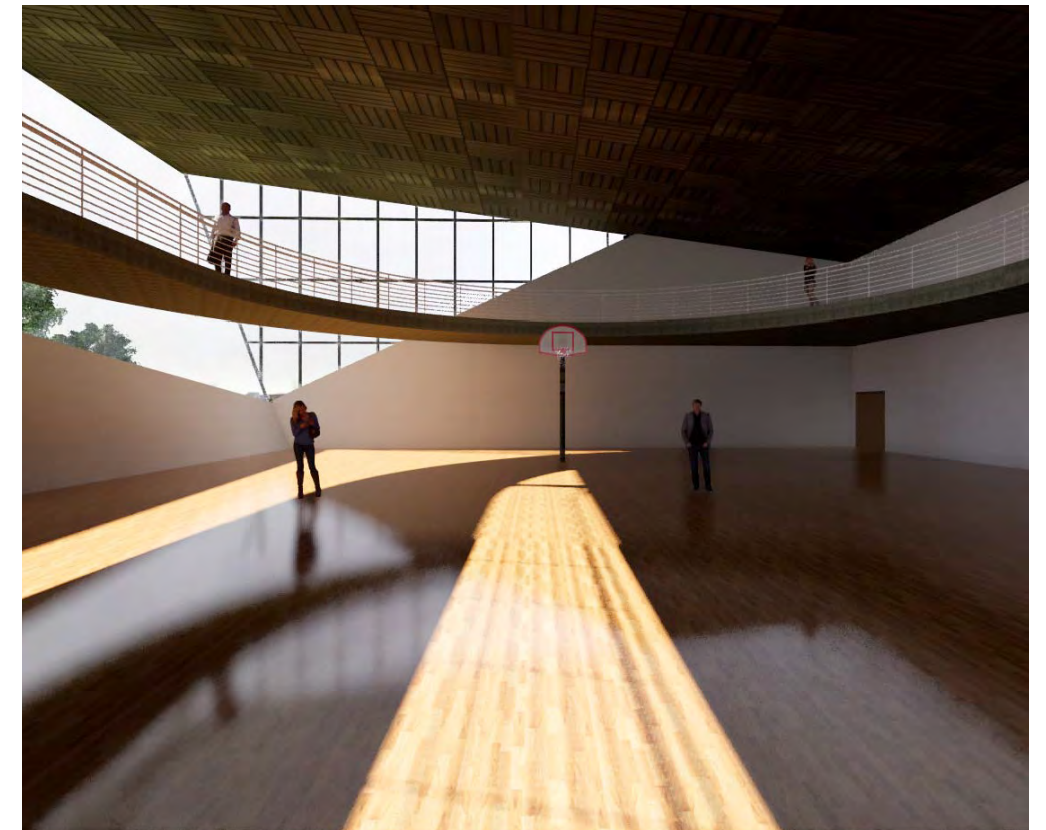
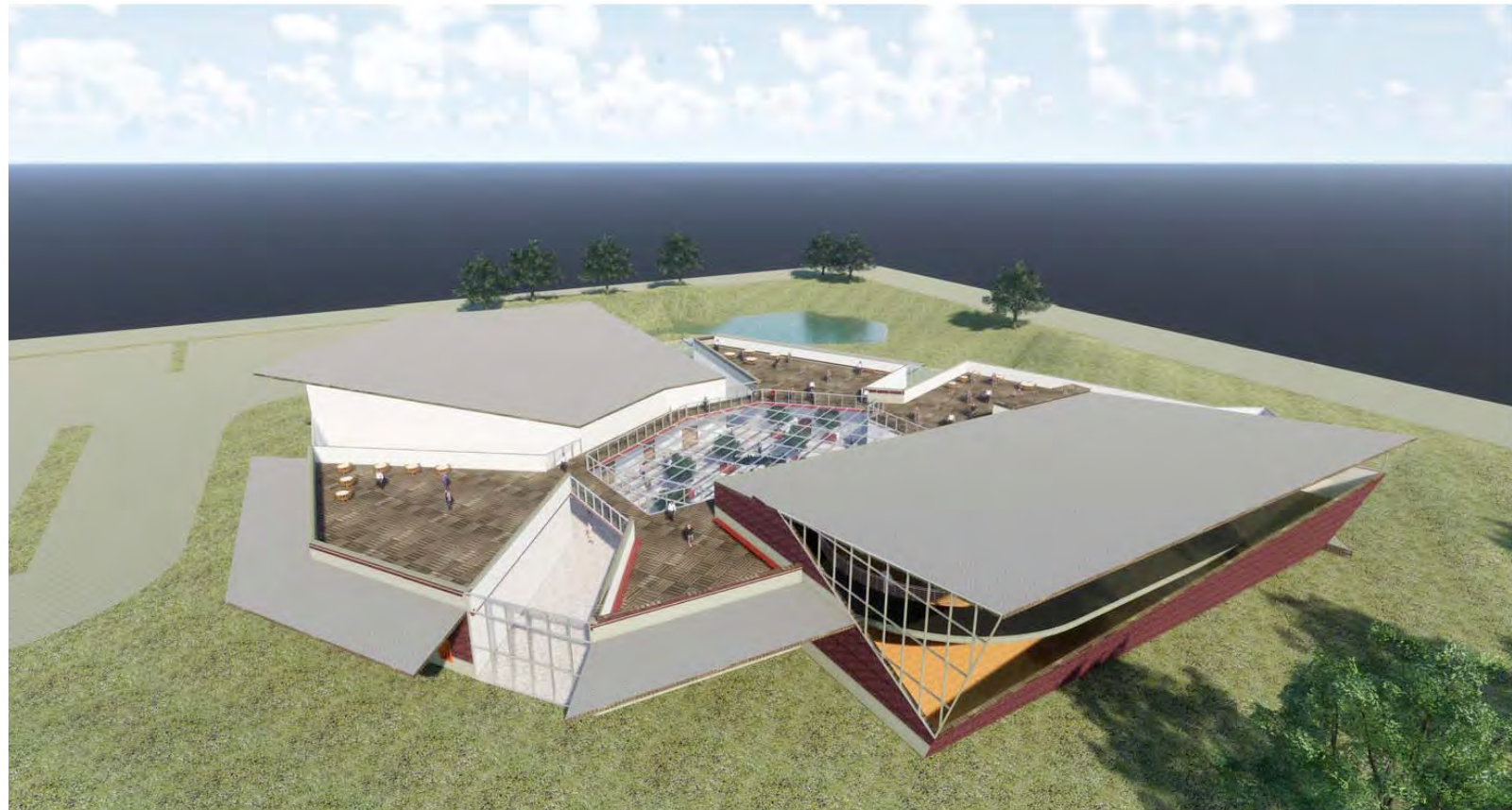


Sections

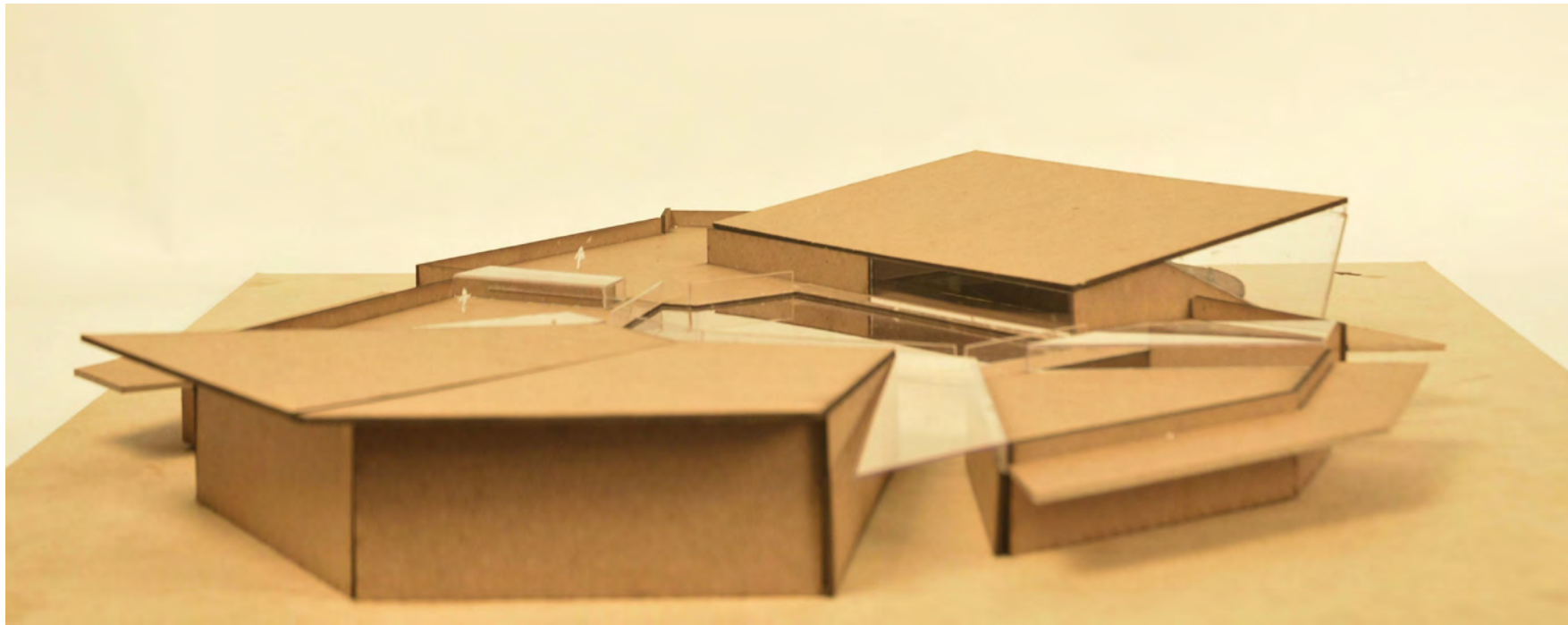
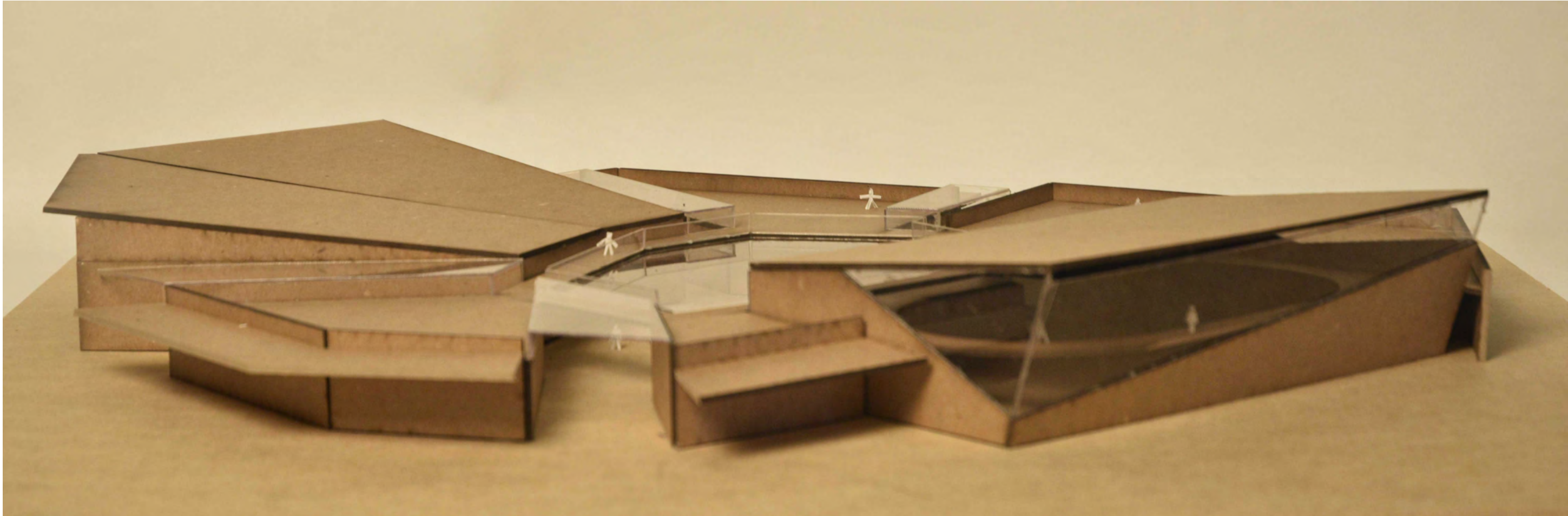


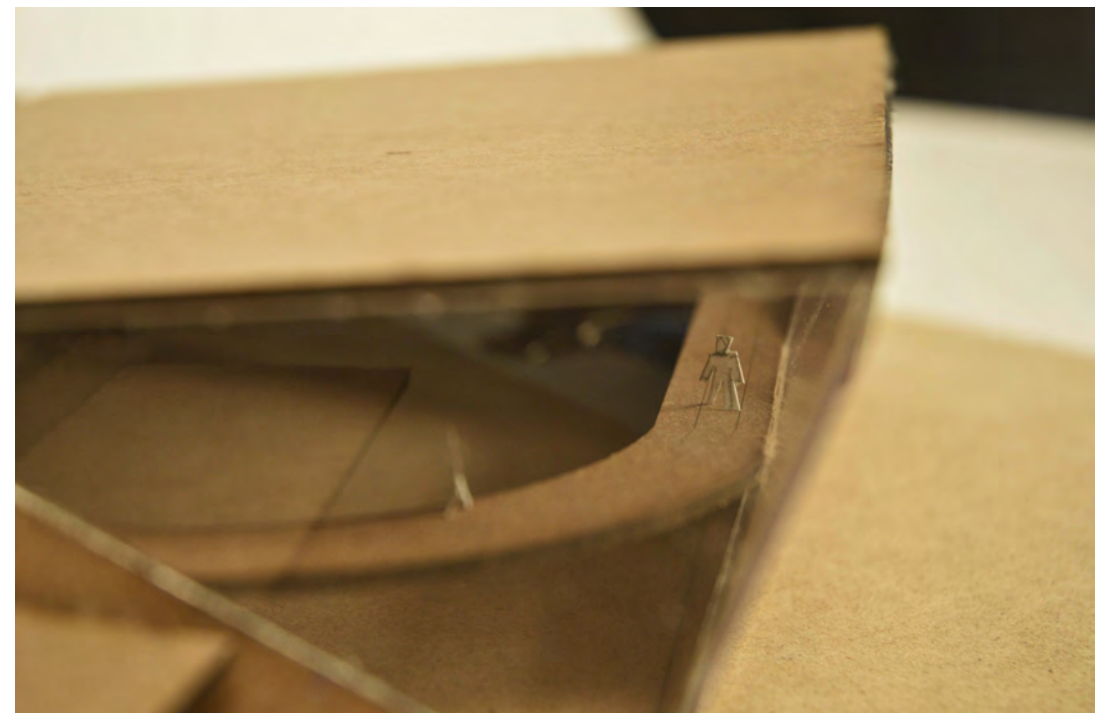
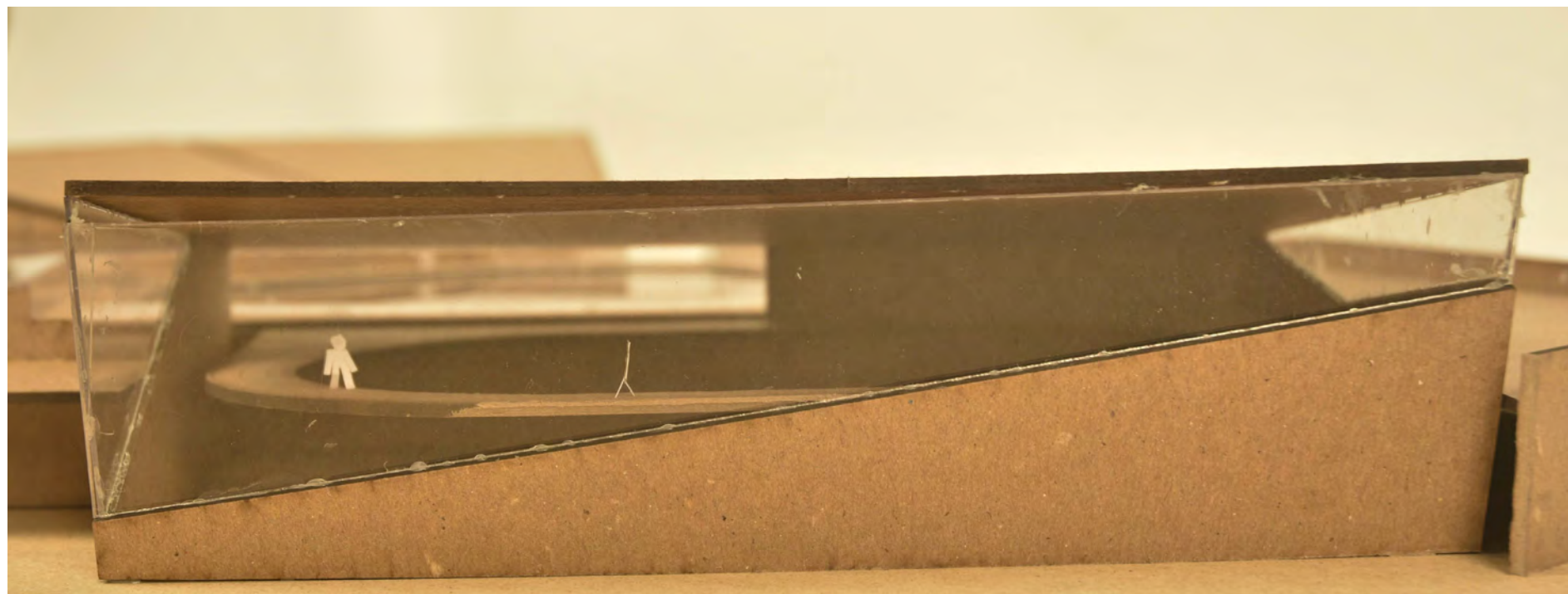
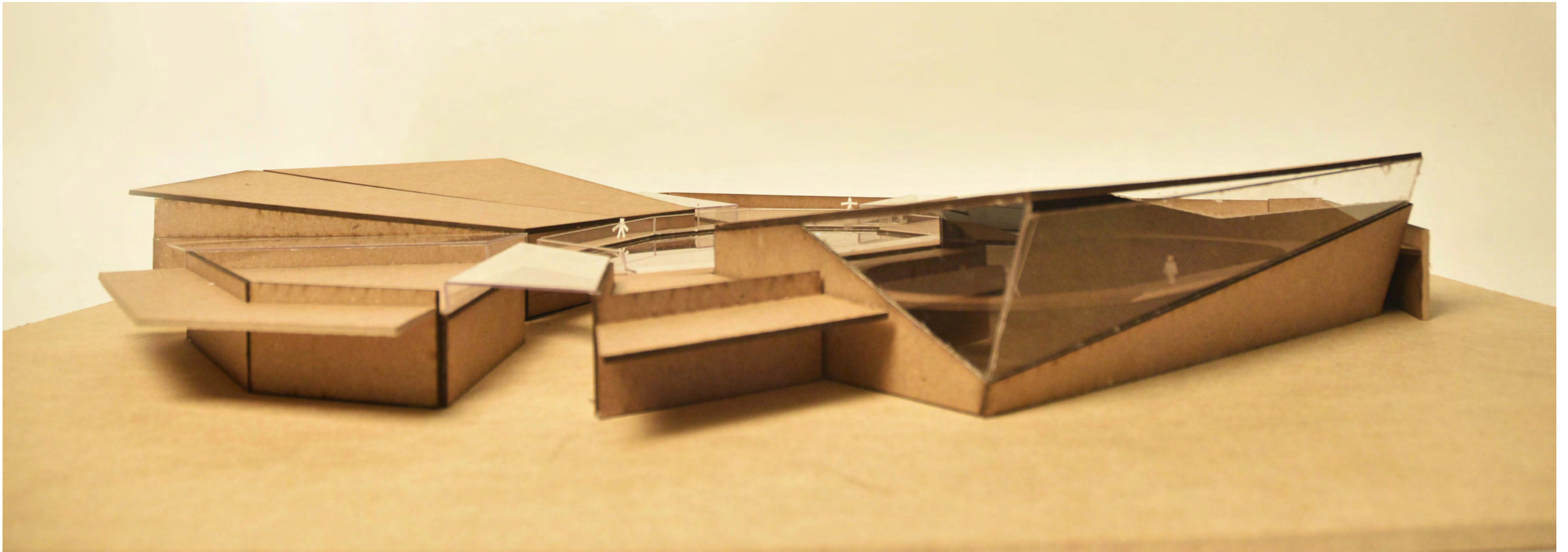
Renderings

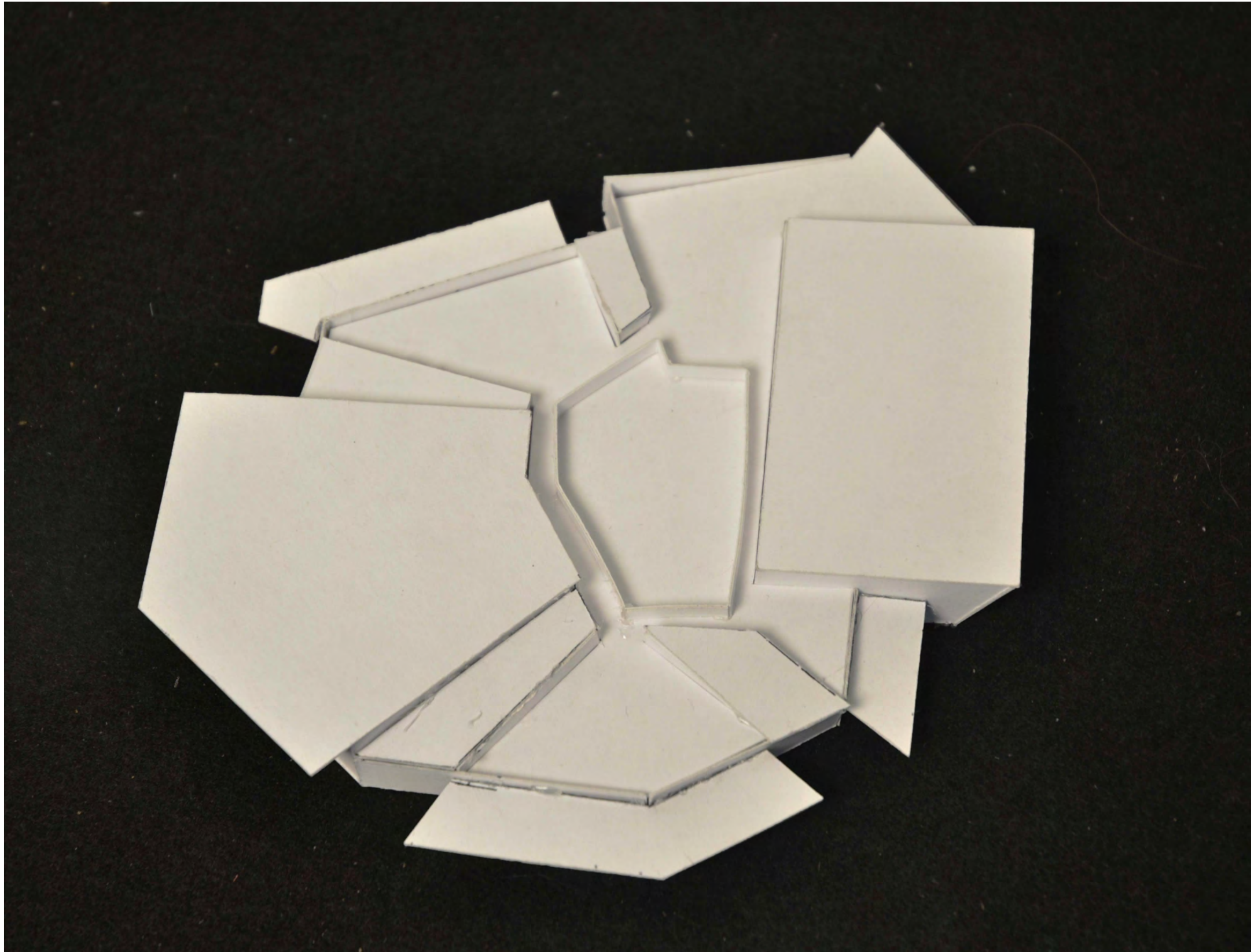


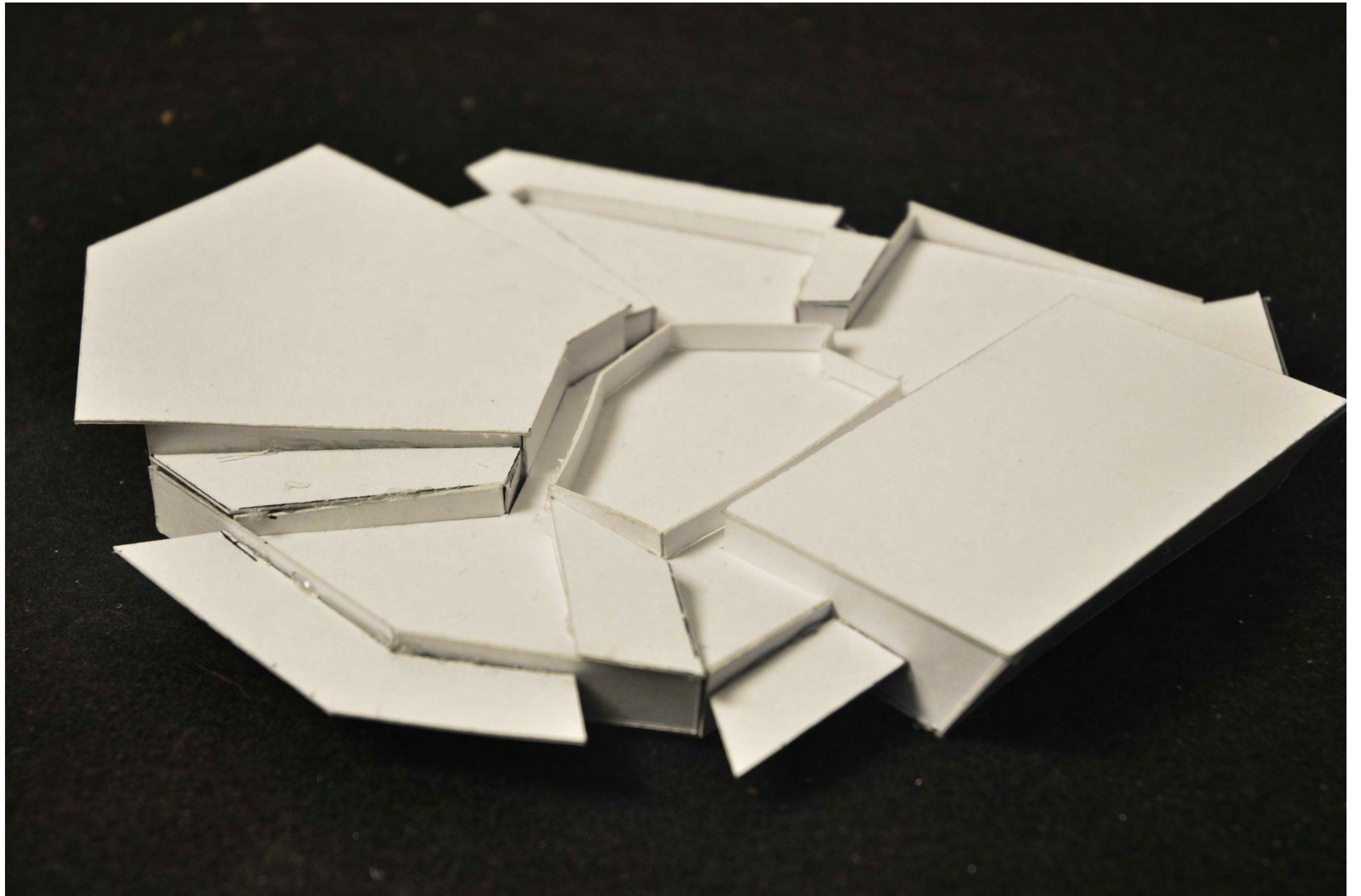


Model photos









Ramsey Community Center: Ramsey City Center



Prepared by

Alex Ruhland, Liam Matteson, McKinley Roche, and Zach Breeggeman

Students in ARCH 3250: Community Design and Public Interest Architecture

Instructor: James Wheeler, College of Design

and LA 3002: Informants of Creating Landscape Space

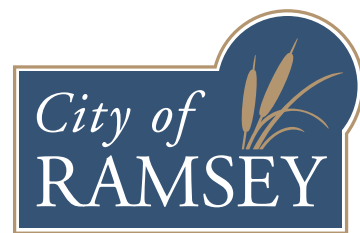
Instructors: Jessica Rossi-Mastracci and Joe Favour, College of Design

Prepared in Collaboration with

Mark Riverblood

Parks and Assistant Public Works Superintendent

City of Ramsey



Resilient Communities Project

UNIVERSITY OF MINNESOTA

Building community-university partnerships for sustainability

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RAMSEY
CITY CENTER



01

RESEARCH

A LOOK INTO THE REASONING AND INFLUENCES BEHIND THE FINAL BUILDING AND SITE THROUGH SITE ANALYSIS, PRECEDENTS, AND SURROUNDING MATERIAL AND VEGETATION PALLETES

02

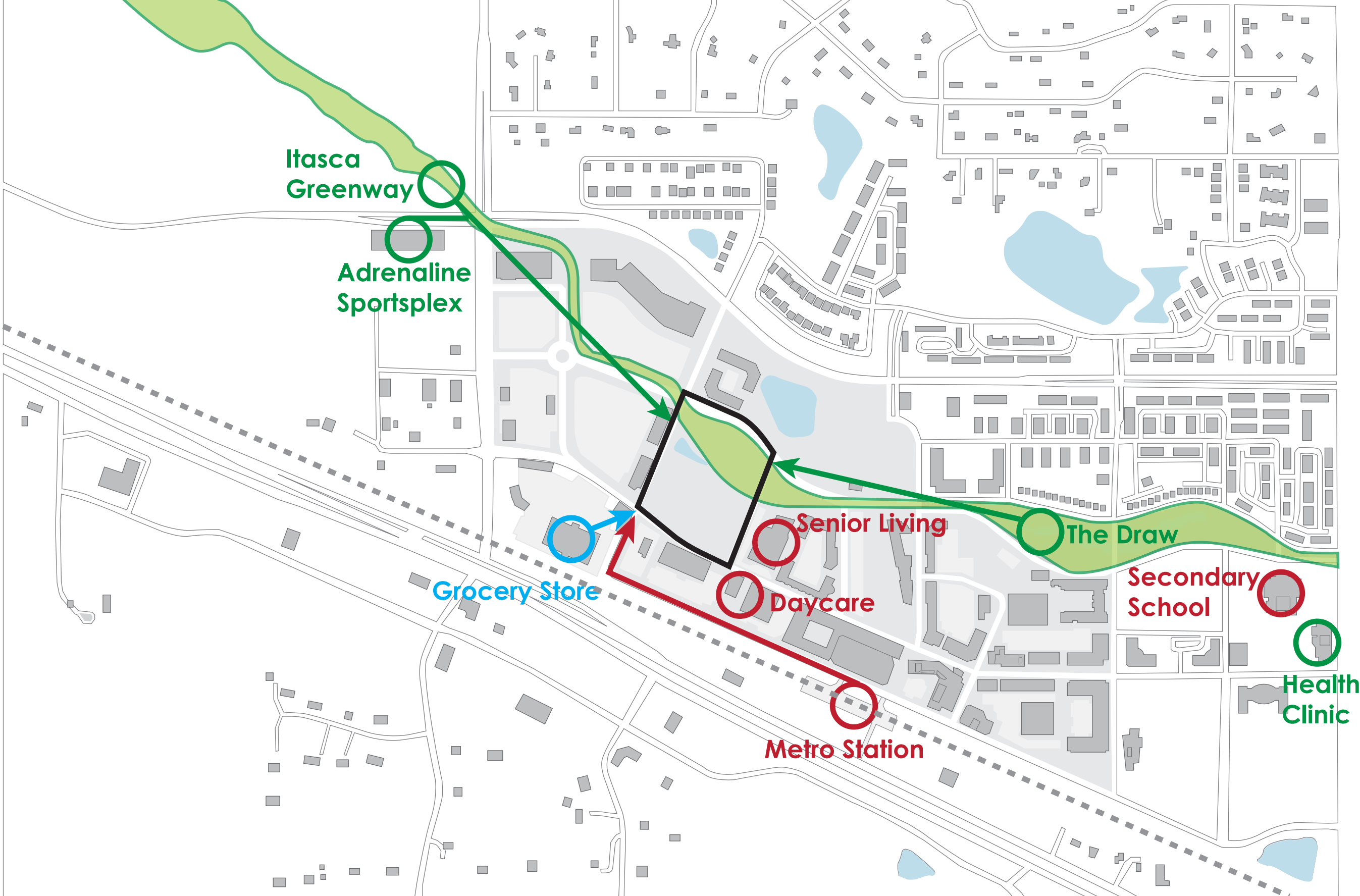
BUILDING DESIGN

A MORE IN-DEPTH LOOK AT THE BUILDING'S TECHNICAL MAKEUP AS WELL AS HOW IT FEELS TO BE INSIDE AND AROUND THE PROPOSED DESIGN THROUGH EXPERIENTIAL RENDERINGS

RESEARCH



INITIAL SITE ANALYSIS

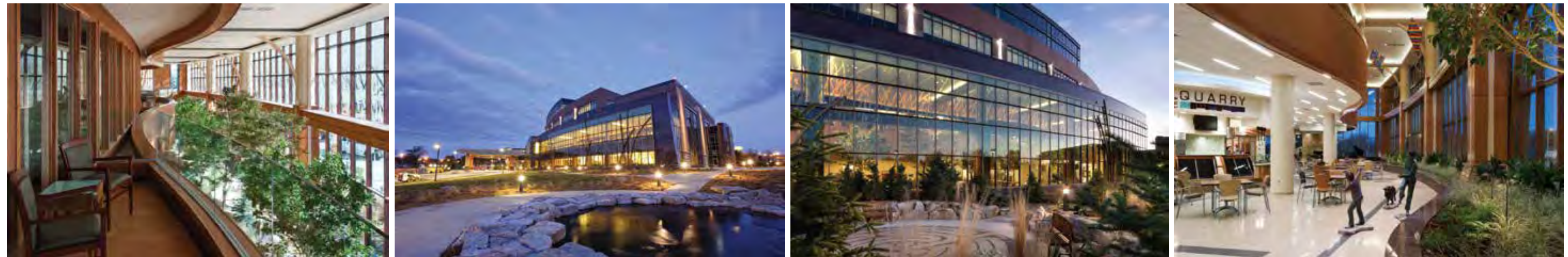


PRECEDENTS

RAMSEY COR AREA
RAMSEY, MN



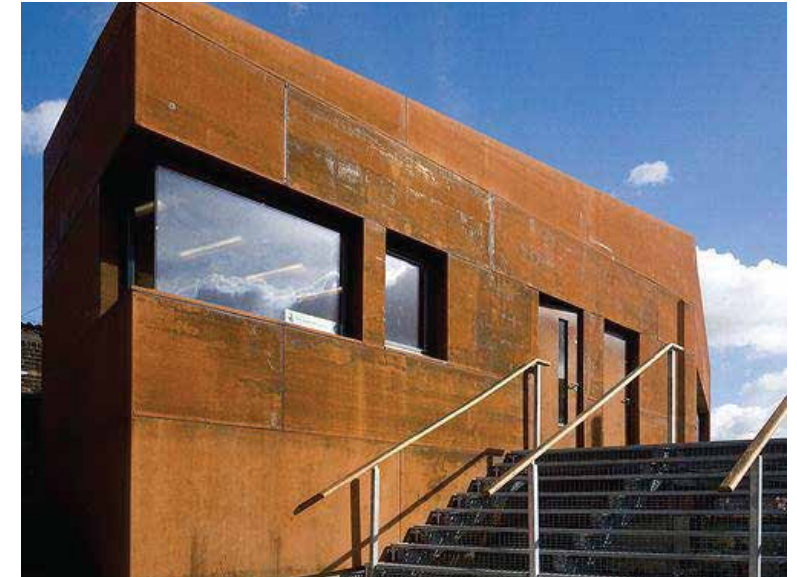
AVERA CANCER CENTER
SIOUX FALLS, SD



CENTRAL PARK
MAPLE GROVE, MN



MATERIAL PALETTE



Ramsey Municipal Center
Sandstone/Limestone panels
Rustic Metal Wall Panels
Wood Cladding
Green Roofs?
Brick
Maple Grove Central Park



VEGETATION PALETTE

wetlands



prairies



pollinators



PARTI DESIGN CONCEPT



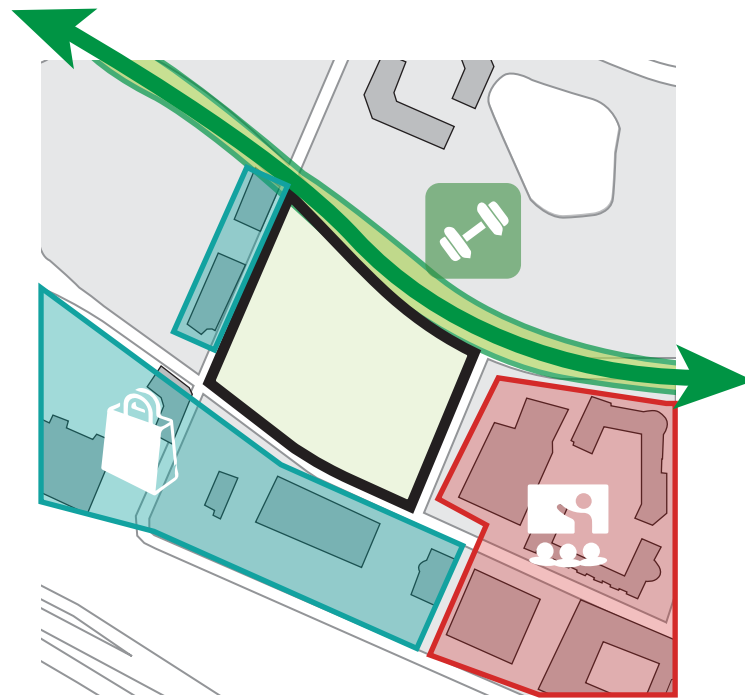
commercial



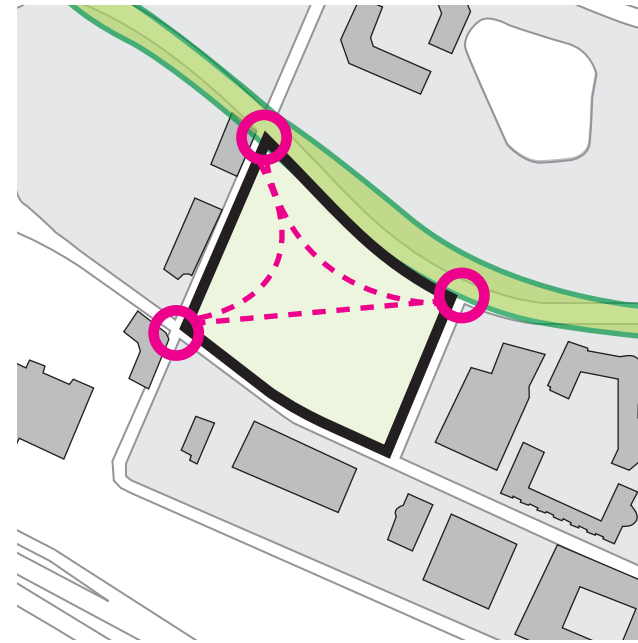
recreation



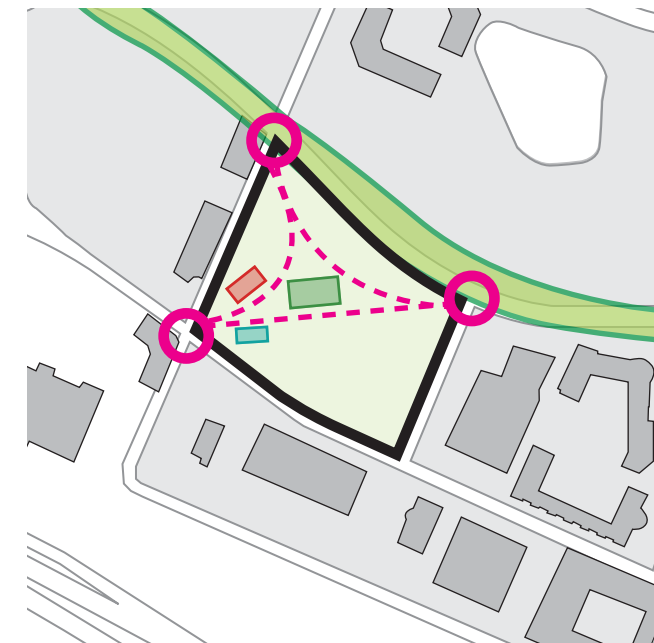
community



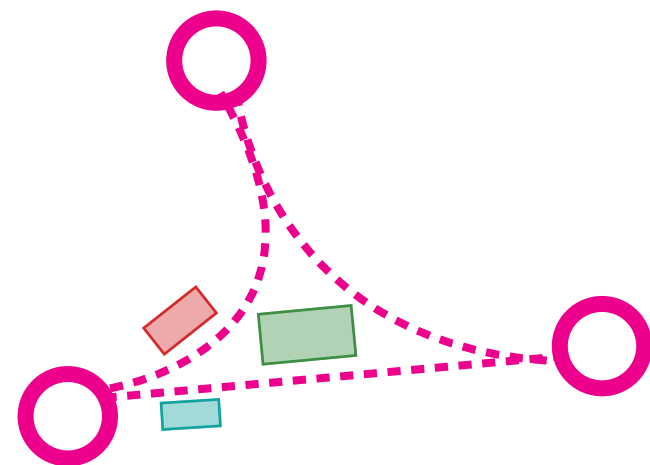
major site adjacencies



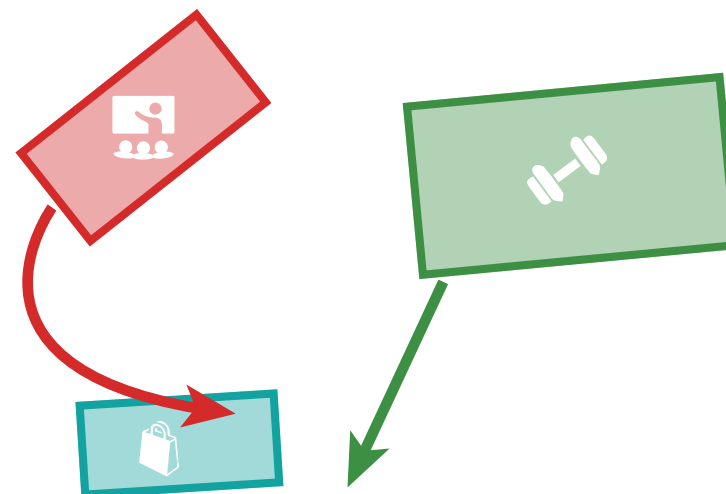
major entrance points



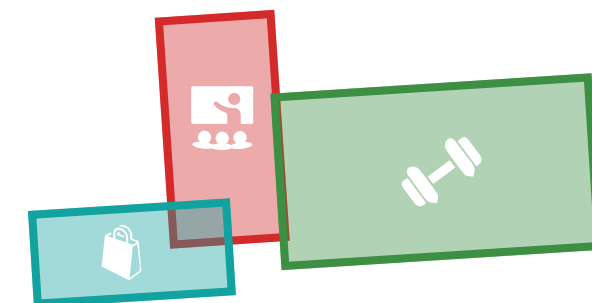
program-site relation



program-site relation



program connection



parti design result

NEW SITE PLAN

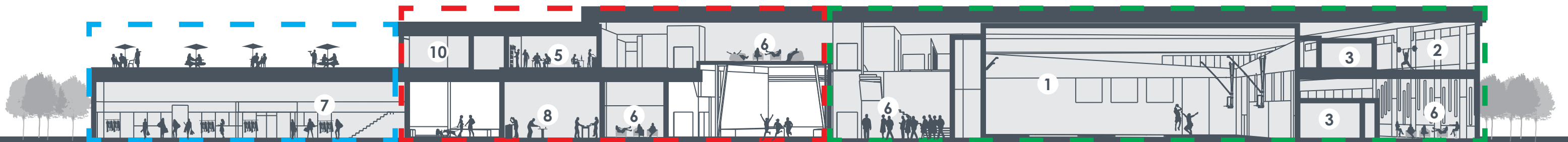
- 1 PATIO SPACE
- 2 OUTDOOR DAYCARE
- 3 SCULPTURE GARDEN
- 4 PLAYGROUND
- 5 COMMUNITY GARDEN
- 6 WETLANDS
- 7 BOARDWALK TRAIL
- 8 BIOSWALE



02 BUILDING DESIGN

By providing Ramsey with a community hub for innovation, retail, fitness, and surrounding landscape elements of the rural past, we can showcase the possibilities of an ever evolving urban future.





PROGRAM



RECREATION
51,264 sqft



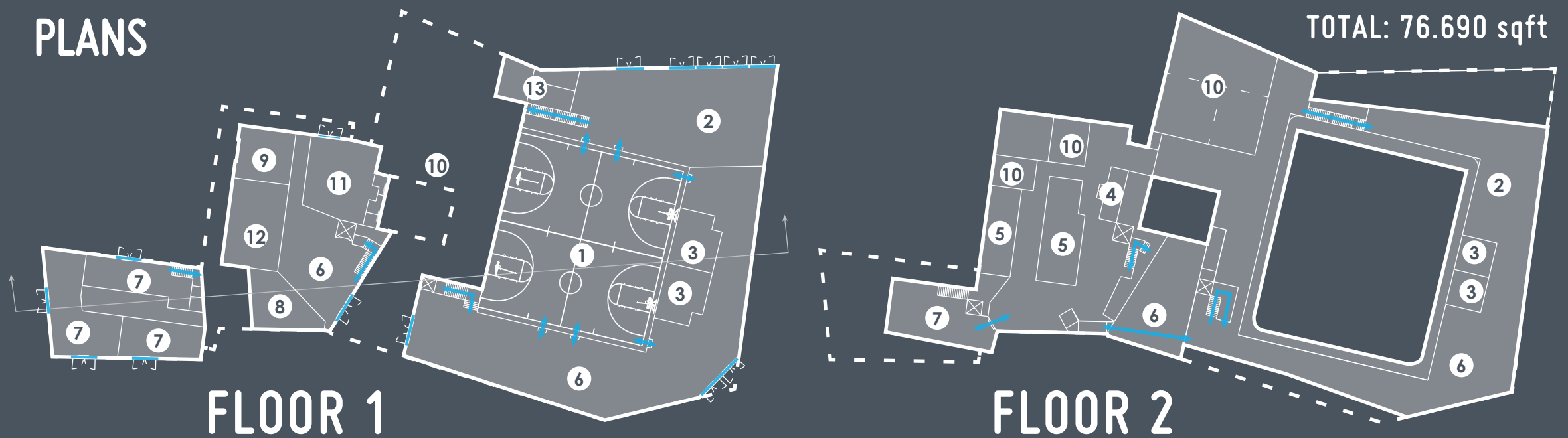
COMMUNITY
19,180 sqft

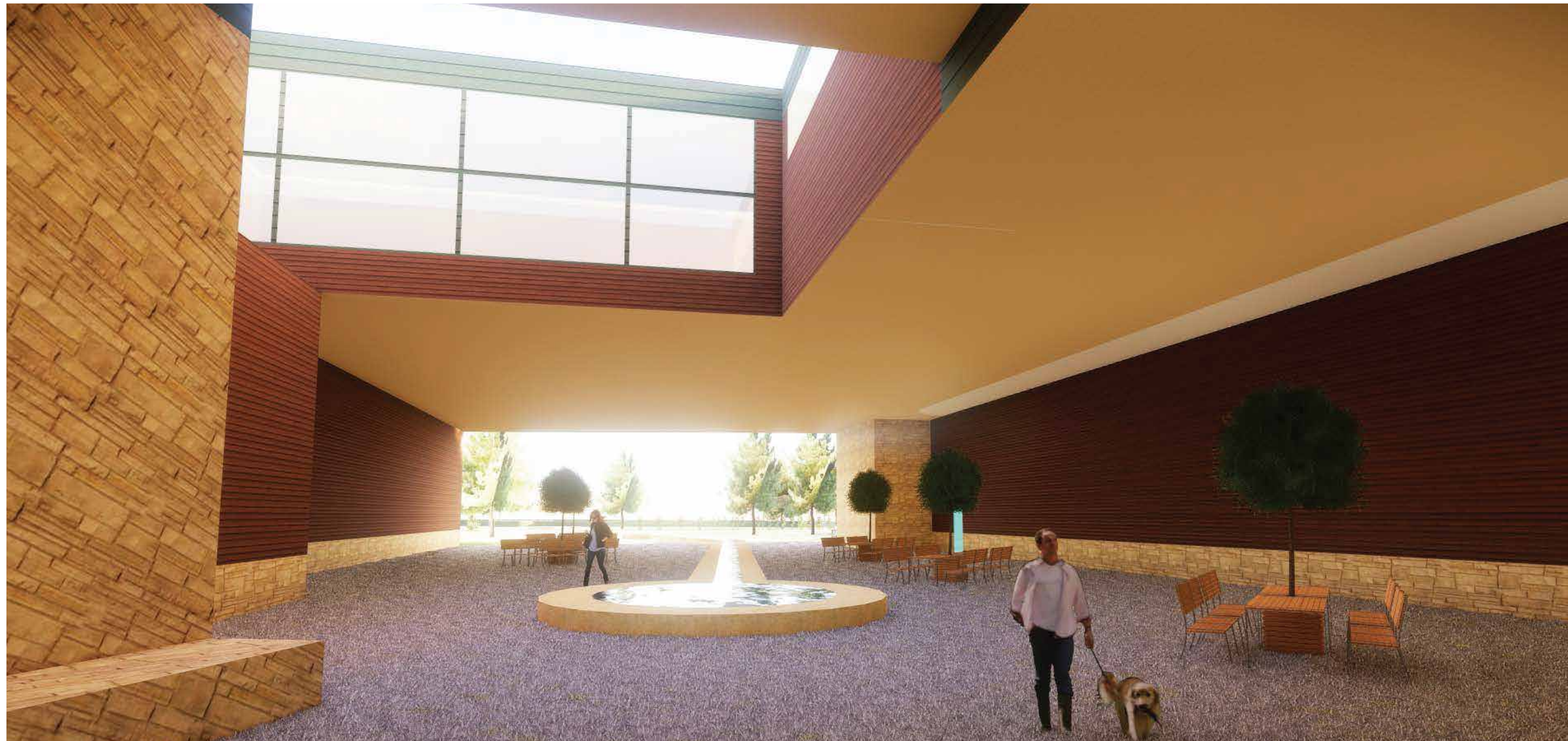


COMMERCIAL
6,246 sqft

- ① GYM
- ② FITNESS AREA
- ③ LOCKER ROOM
- ④ RESTROOM
- ⑤ OFFICE SPACE
- ⑥ LOBBY/LOUNGE
- ⑦ RETAIL
- ⑧ DINING/KITCHEN
- ⑨ LOADING STATION
- ⑩ MULTI-PURPOSE SPACE
- ⑪ YOUTH ROOM
- ⑫ EVENT SPACE
- ⑬ STORAGE/MECH

PLANS





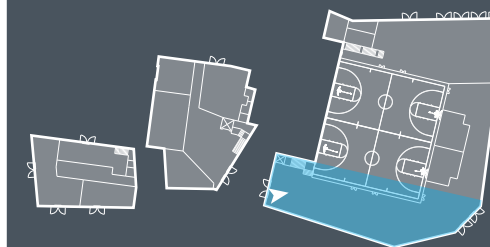
COURTYARD



FLOOR 1



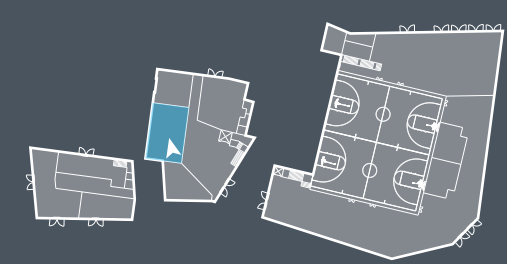
FITNESS CENTER



FLOOR 1



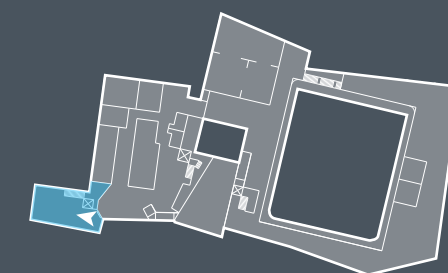
AUDITORIUM



FLOOR 1



COFFEE HOUSE



FLOOR 2



By providing Ramsey with a community hub for innovation, retail, fitness, and surrounding landscape elements of the rural past, we can showcase the possibilities of an ever evolving urban future.

DESIGNED BY:

ALEX RUHLAND
LIAM MATTESON
McKINLEY ROCHE
ZACH BREEGEMAN

Ramsey Community Center: The COR Center and Greenway Trailhead



Prepared by

Gabby Hanssen, Fig Johnston, Rachel McNamara, and Elizabeth Thomas

Students in ARCH 3250: Community Design and Public Interest Architecture

Instructor: James Wheeler, College of Design

and

LA 3002: Informants of Creating Landscape Space

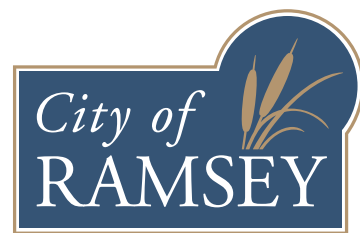
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The COR Center and Greenway Trailhead

Gabby Hanssen, Fig Johnston,
Rachel McNamara, Elizabeth Thomas

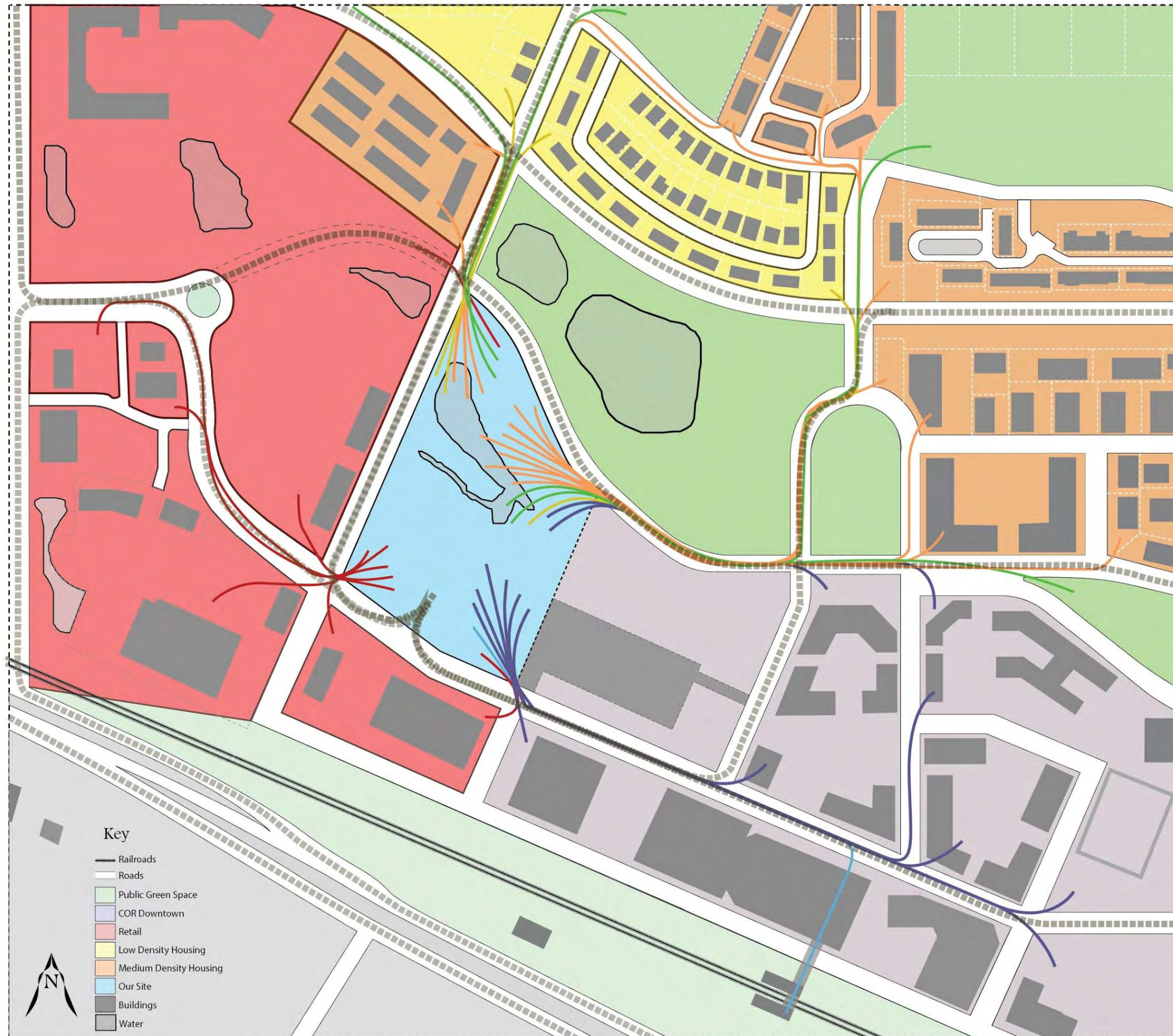
Project Statement

As our project progressed, so did our intentions for the Community Center Plans. These statements guided our creative process and influenced our design choices up until our final product was produced.

- ❖ Creating Programming that is not tied to trend or time but is creative and intergenerationally attractive in its combination of landscape elements and the built structure of the community center.
- ❖ Developing a building informed by landscape which will encourage healthy lifestyles and sustainable practices such as walking, carpooling, engaging with nature; through designing an accessible and attractive layout.
- ❖ Drawing cues from the innate landscape to create programming that is flexible and unique, useful and attractive to promote community gathering, engagement and healthy lifestyles.

Site Context

Our site context plan derives its color coding from the comprehensive map Ramsey created. The colored lines define routes of foot traffic from each of these types of land. The gray dashed lines represent the road traffic approaching the site. These routes aided us in placing the building on the site and the paths that run through it. From this map we can see Ramsey's connection to the main road as well as to the rest of the city.



Site Plan

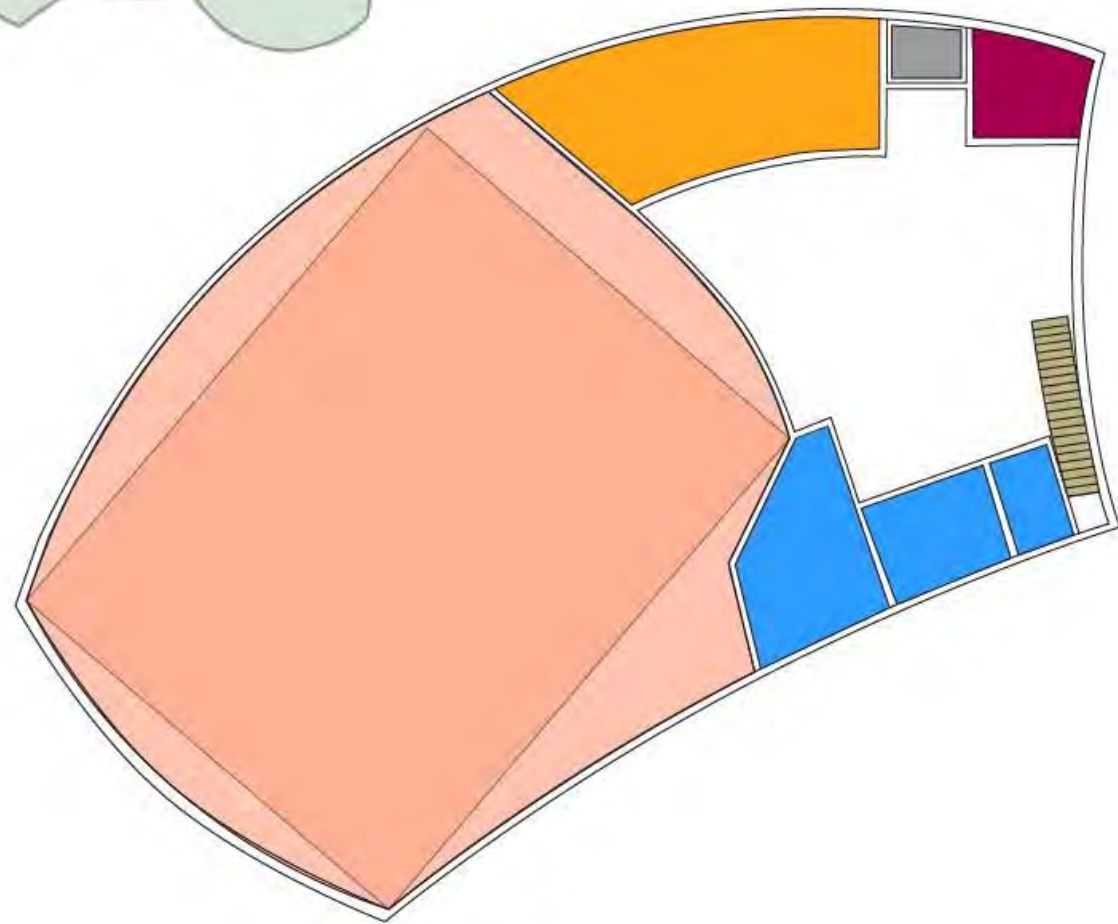
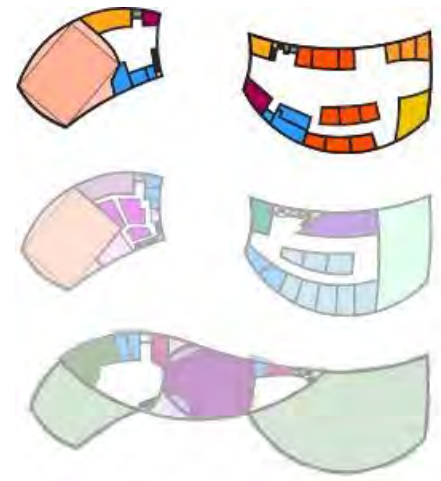


Community Center

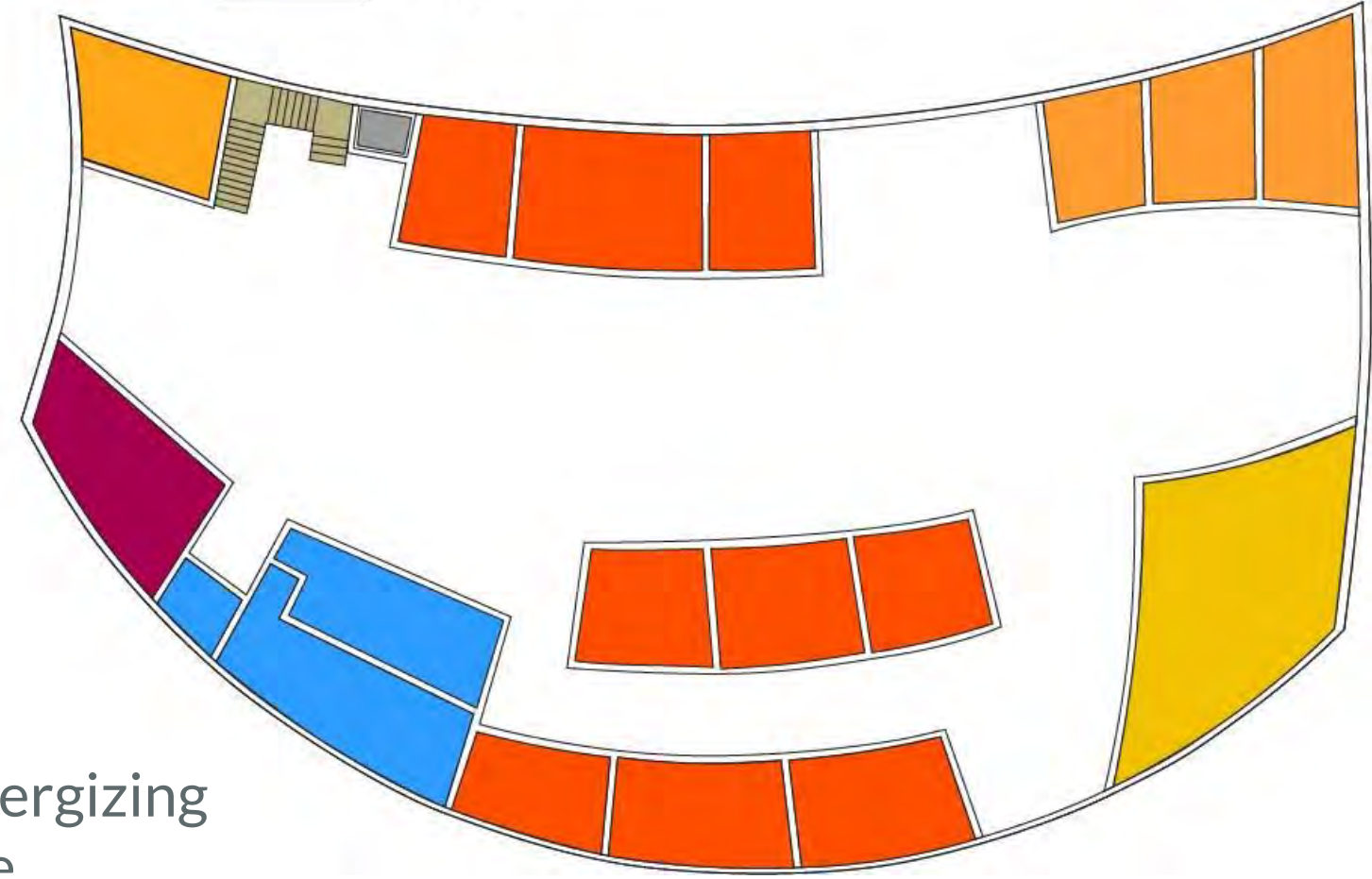
We wanted our building to fully interact with the greenway, rather than interrupting it or creating a barrier. Through this perspective we found a way for the greenway to travel through the building, separating the grounded portion into two and connecting it from above. With the form set we programmed each portion of our building with a different purpose.



Floor 1 Key

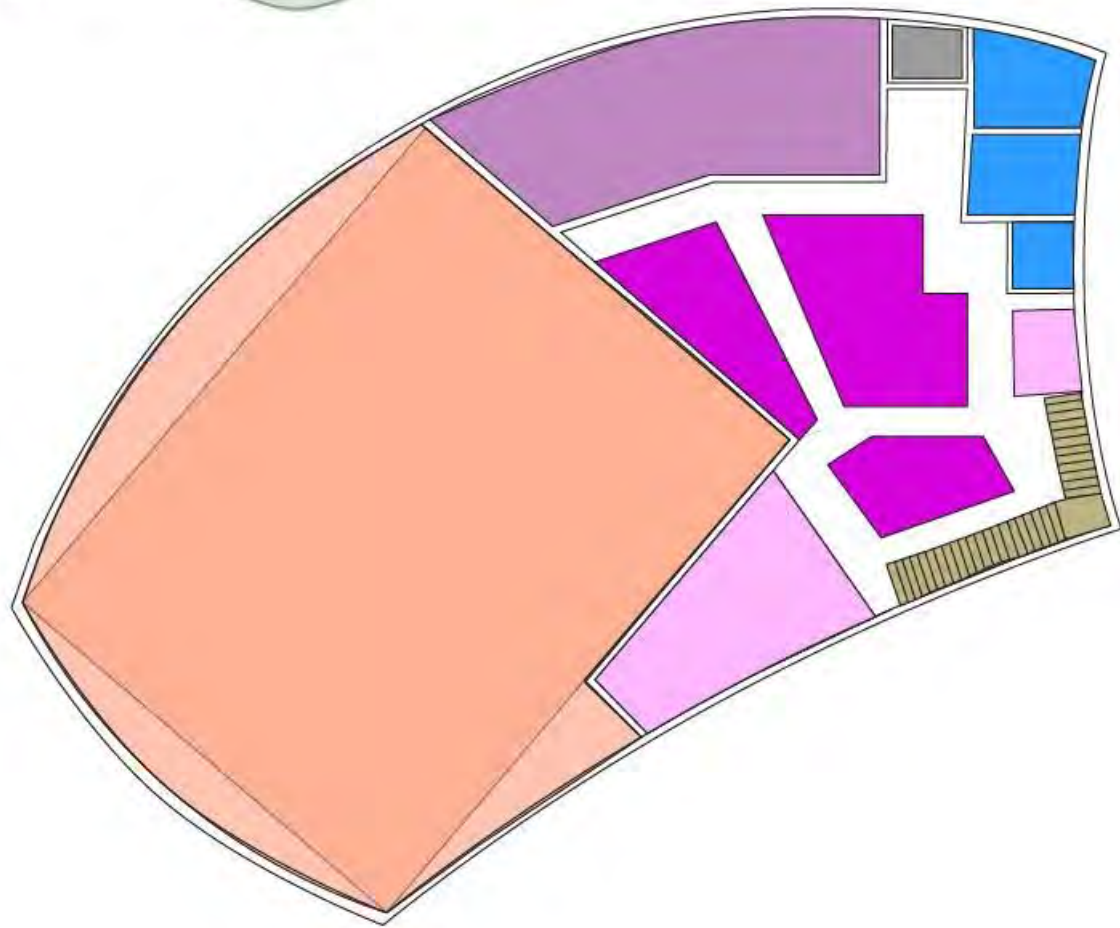
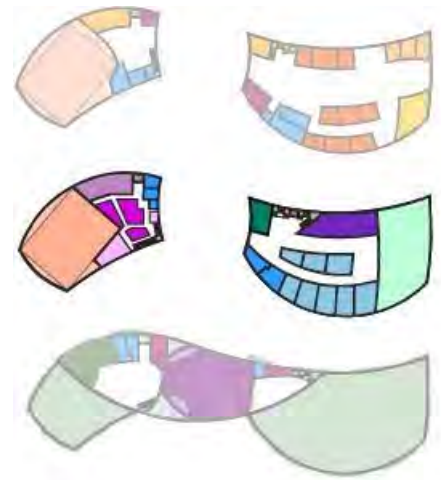



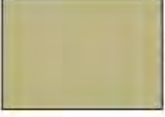





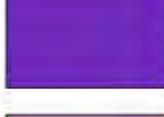




- Elevator
- Stairways
- Restrooms
- Open Gathering / Gallery Spaces
- Front Desk / Check in
- Retail Spaces
- Cafe / Food
- Community Kitchen
- Gymnasium / Courtside Space

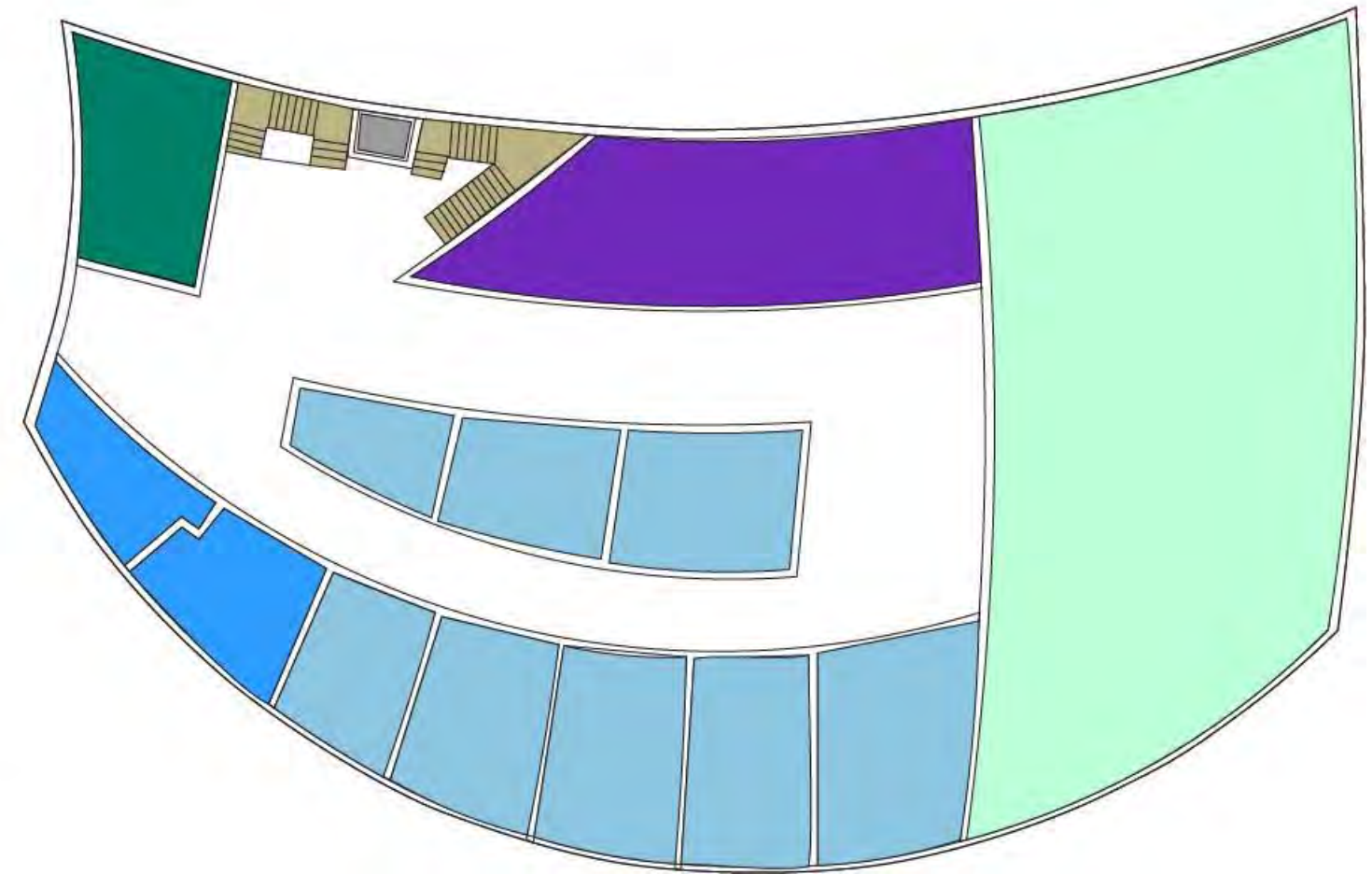


The color key for this map represents the welcoming and energizing nature of the first floor. Containing the retail and interactive portions of the building, the open spaces are meant to guide pedestrians through the building and experiencing the community aspect of the building.

Floor 2 Key

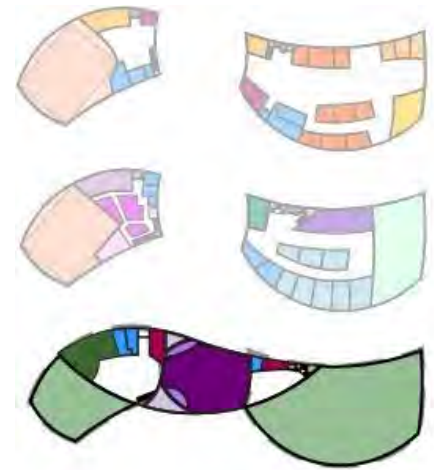


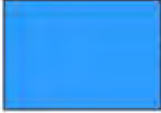



- | | | | | | |
|---|--------------------------------|---|---------------------------------|---|-----------|
|  | Elevator |  | Stairways |  | Restrooms |
|  | Multipurpose / Community Rooms |  | Open Gathering / Gallery Spaces | | |
|  | Daycare | | | | |
|  | Teen / Youth Room | | | | |
|  | Art Studio Space | | | | |
|  | Aerobics Room | | | | |
|  | Stretching Spaces | | | | |
|  | Exercise Machinery | | | | |
|  | Gymnasium / Courtside Space | | | | |

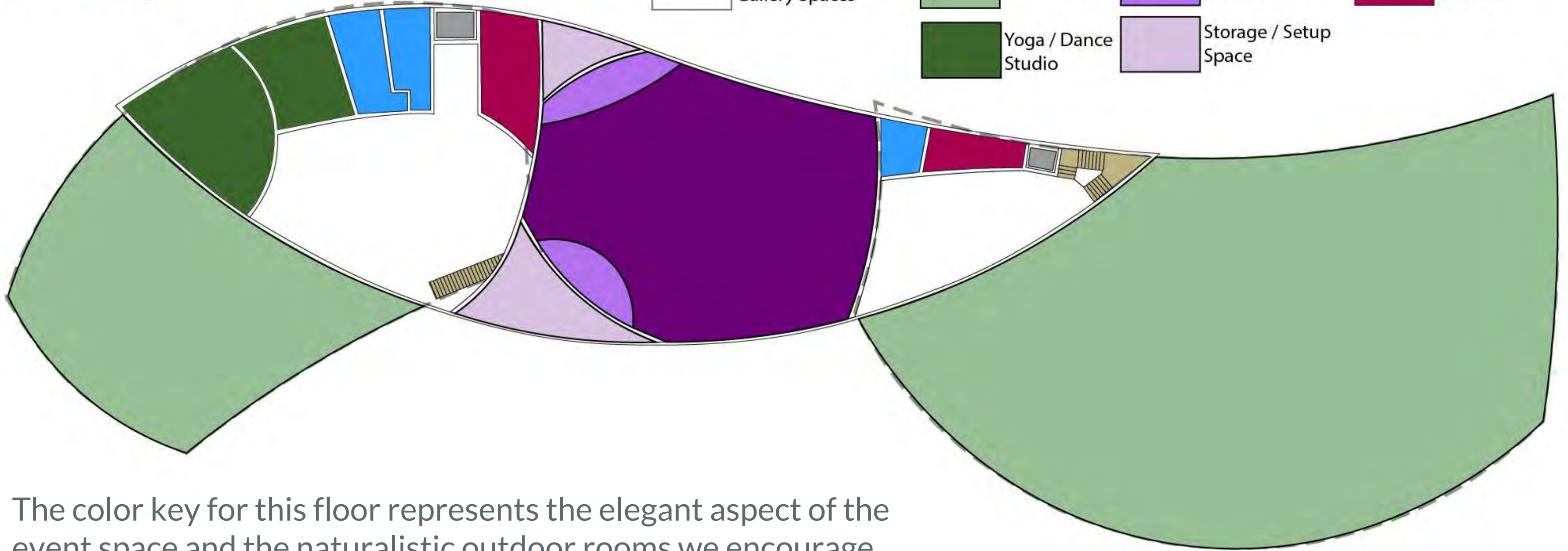


The color key for this floor represents the communication aspect of the center as well as the more creative nature, including the art studio space, day care, and teen room.

Floor 3 Key

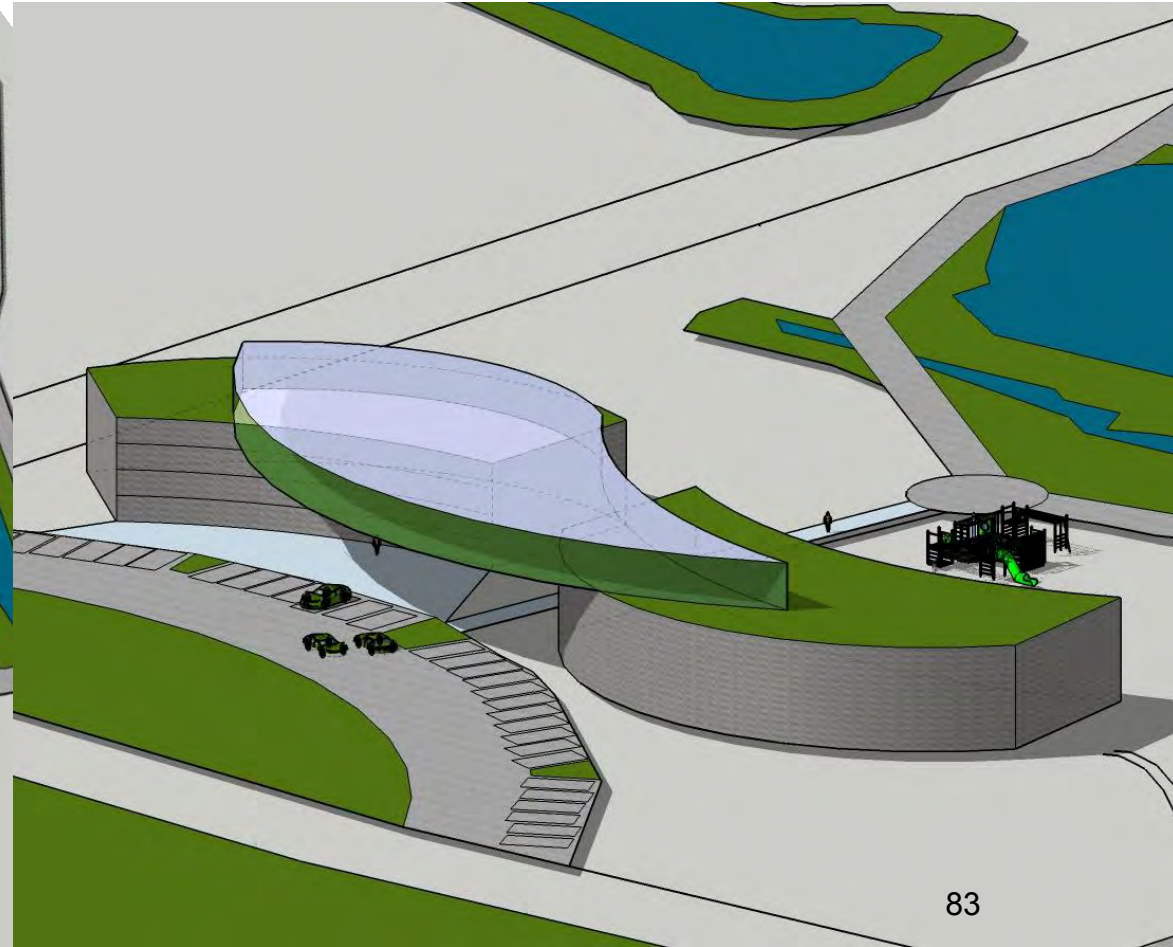
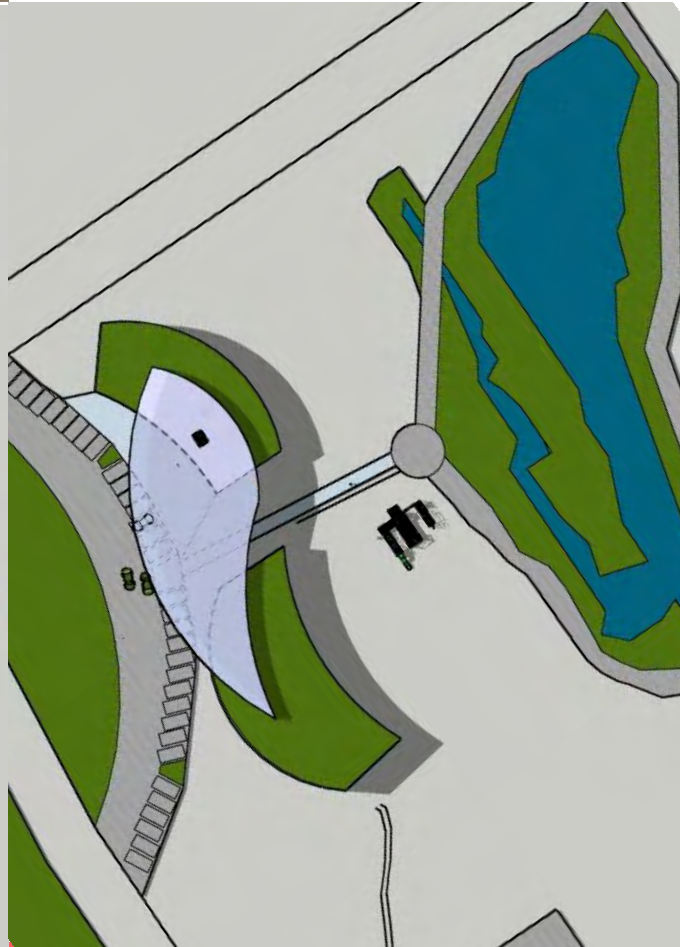
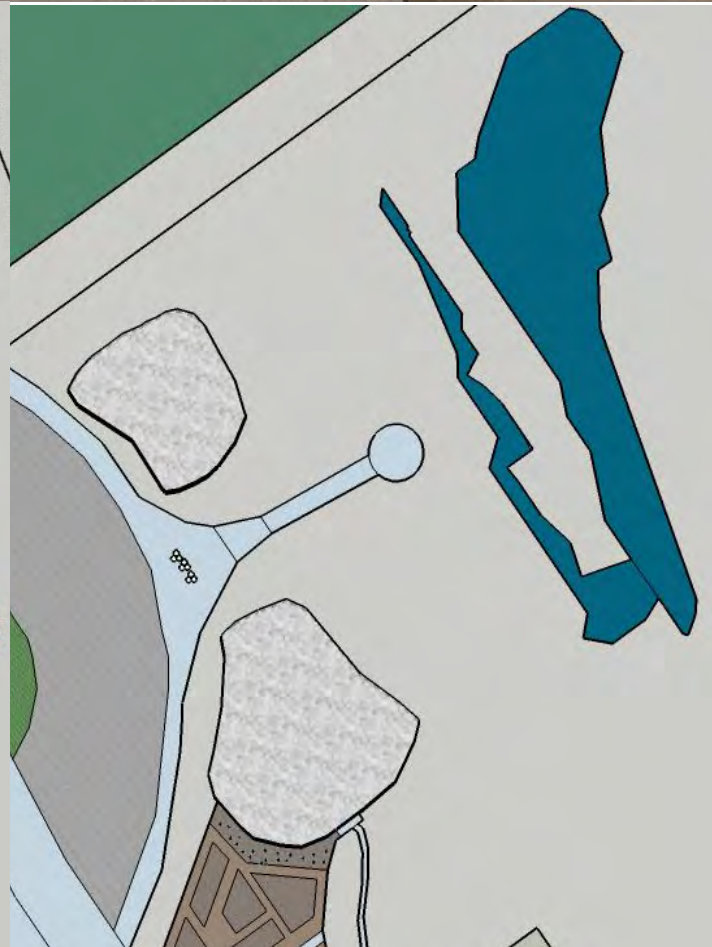
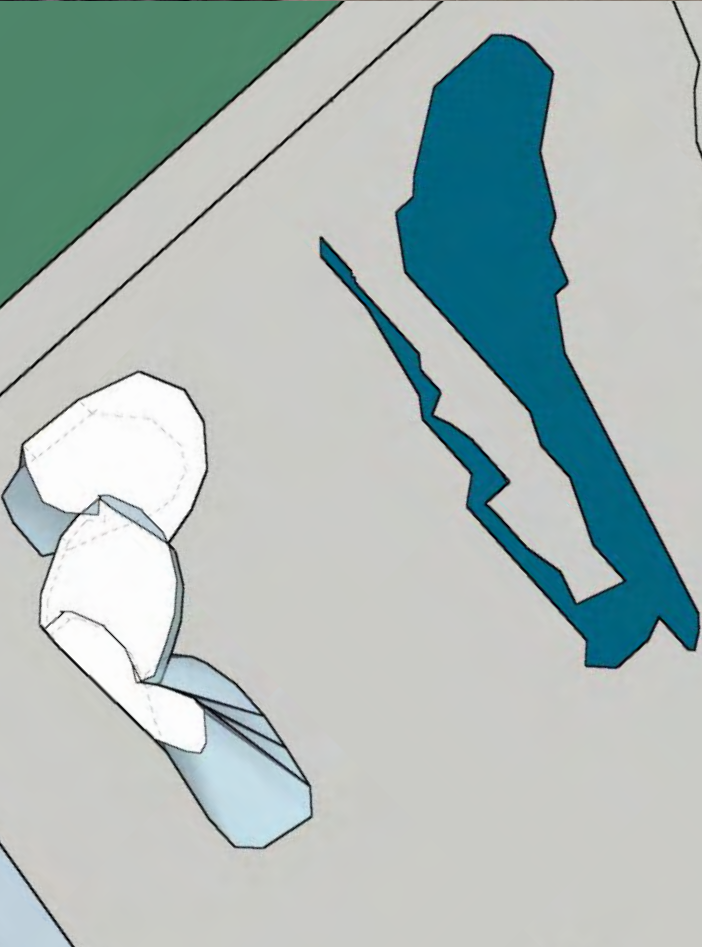
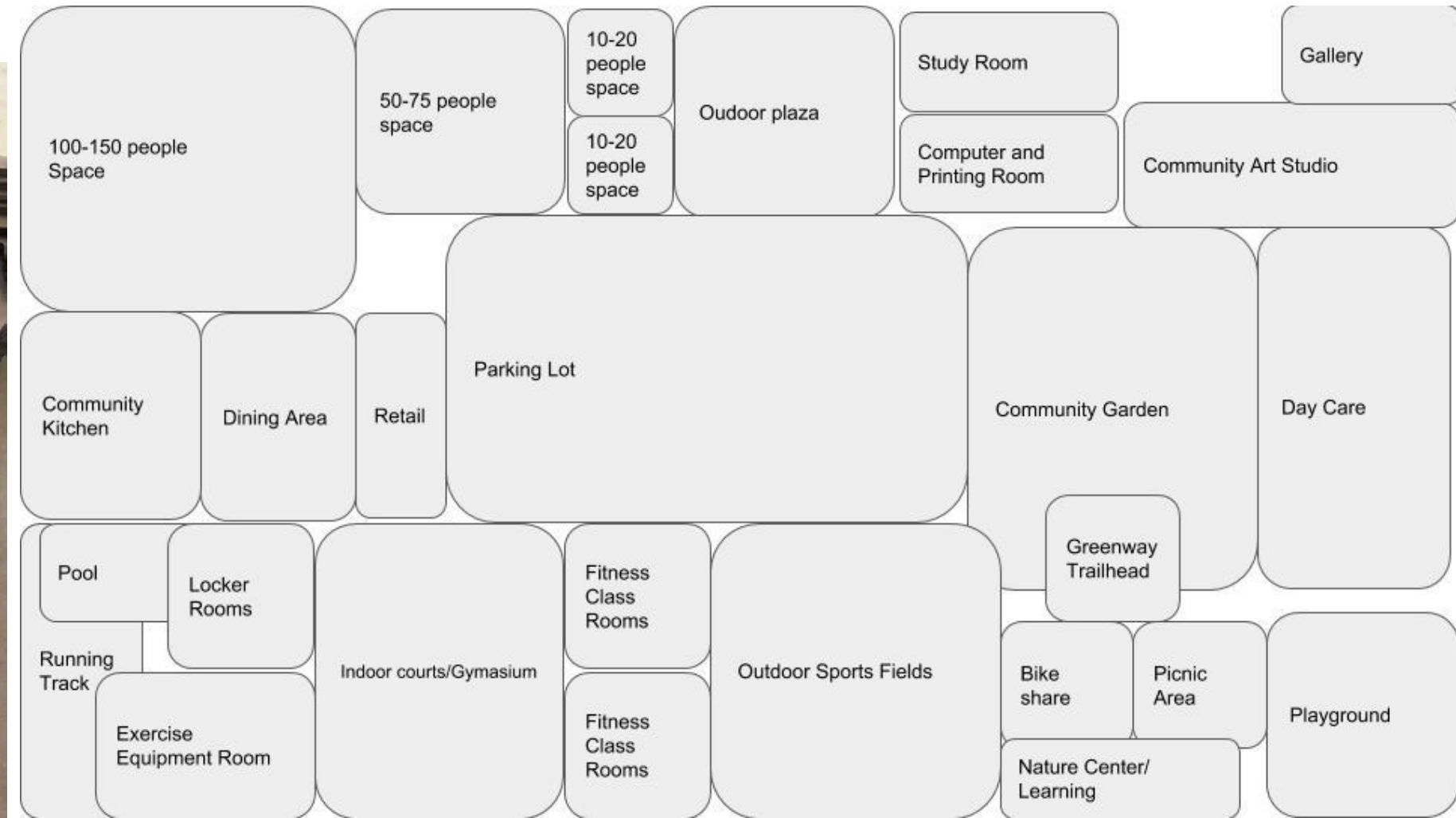


 Elevator	 Restrooms	 Event Space	 Stairways
 Open Gathering / Gallery Spaces	 Patio Space	 Stage / Food Presentation	 Front Desk / Check in
 Yoga / Dance Studio	 Storage / Setup Space		



The color key for this floor represents the elegant aspect of the event space and the naturalistic outdoor rooms we encourage Ramsey to include in the building. The fitness portion of the building hold the more peaceful parts of a gym, such as yoga and dance studios.

Building Form



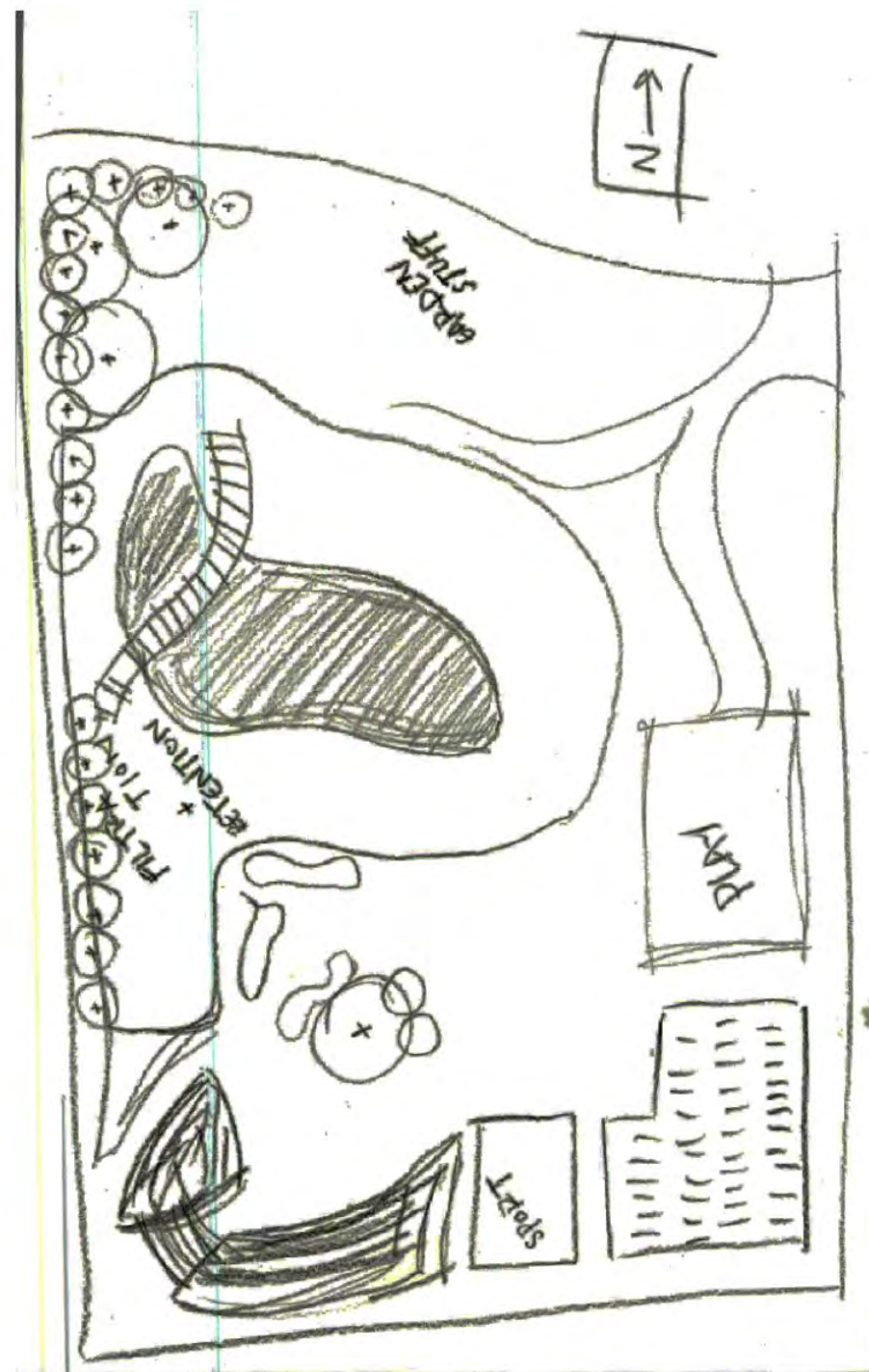
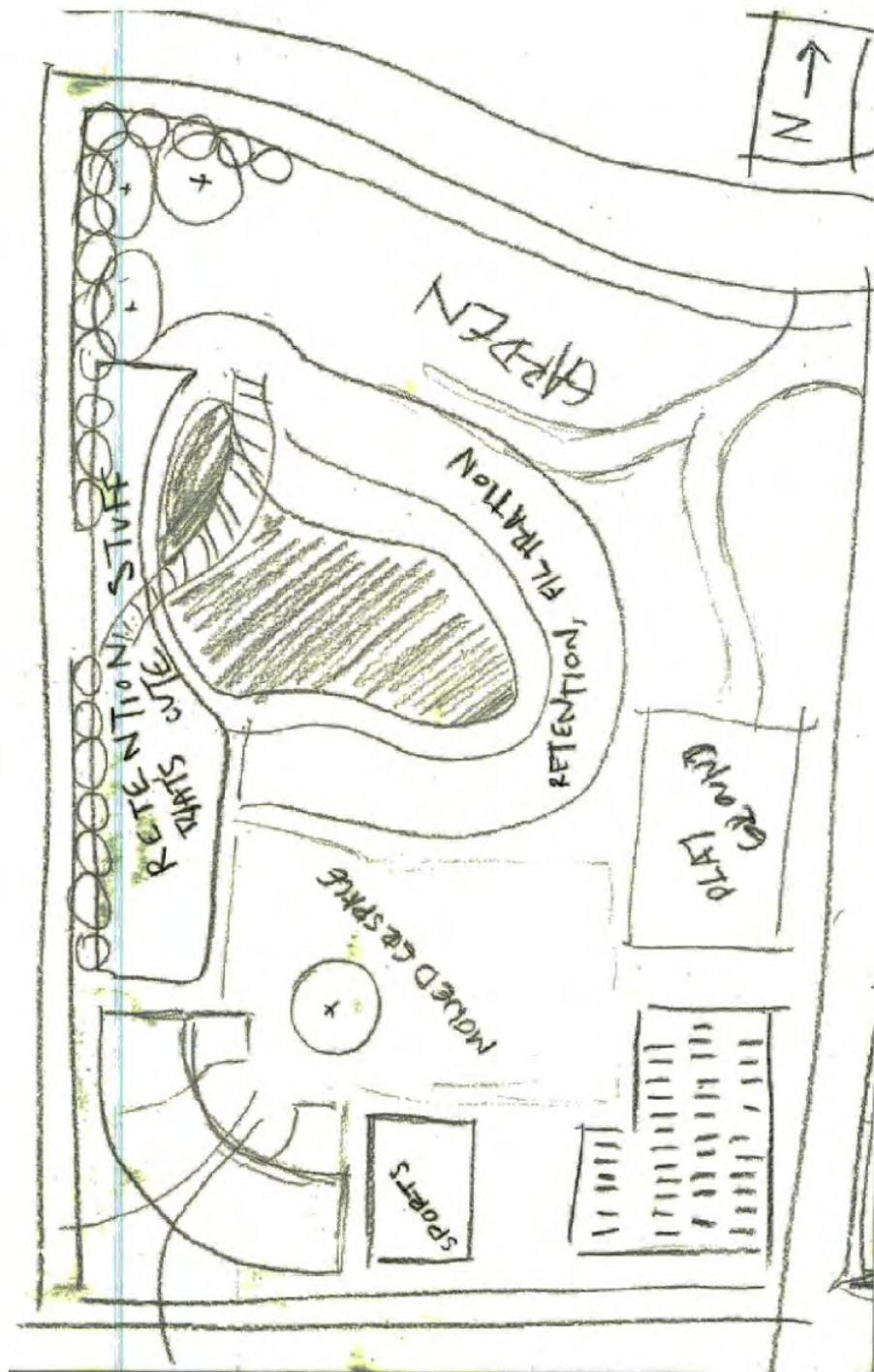
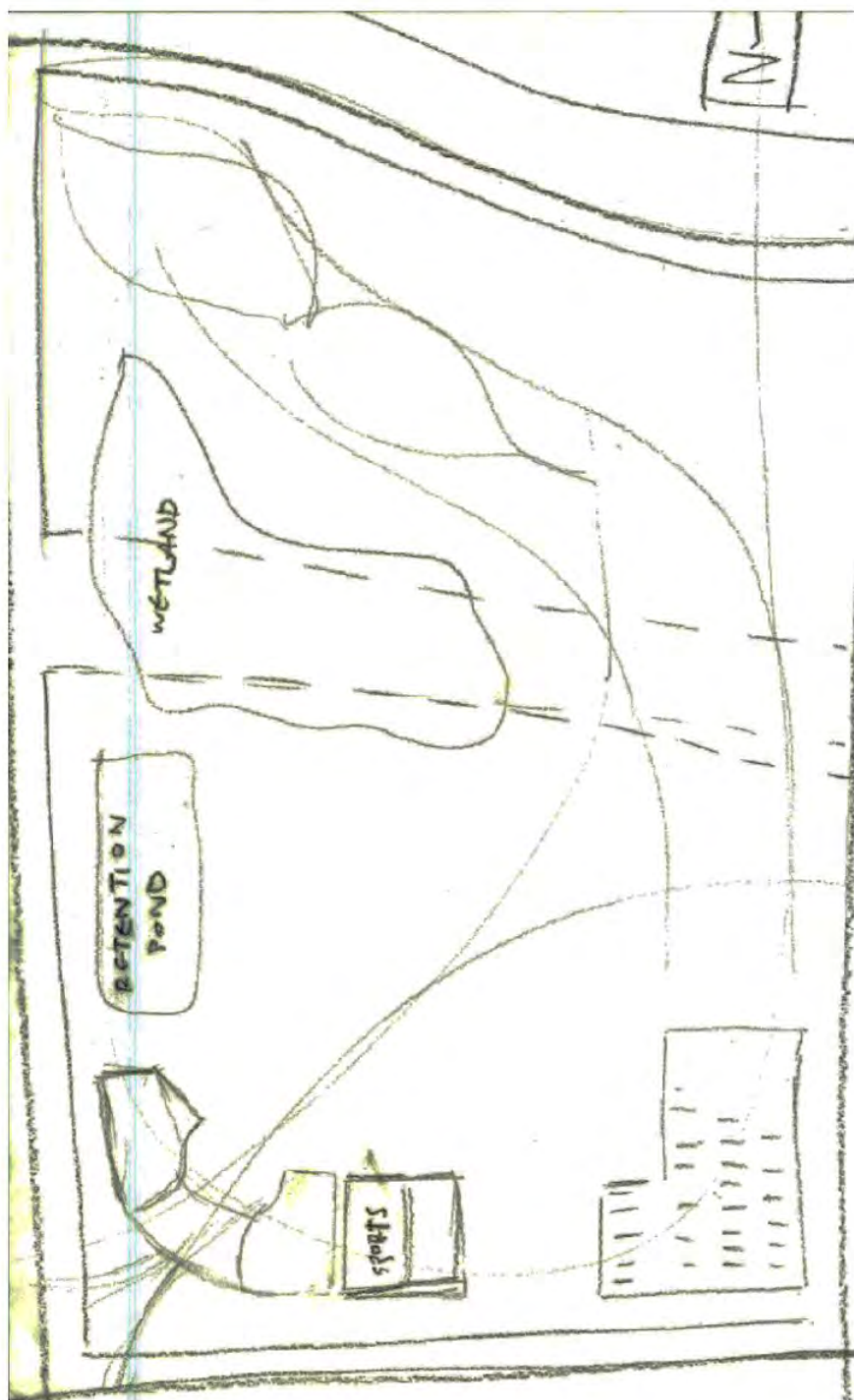
Site context process



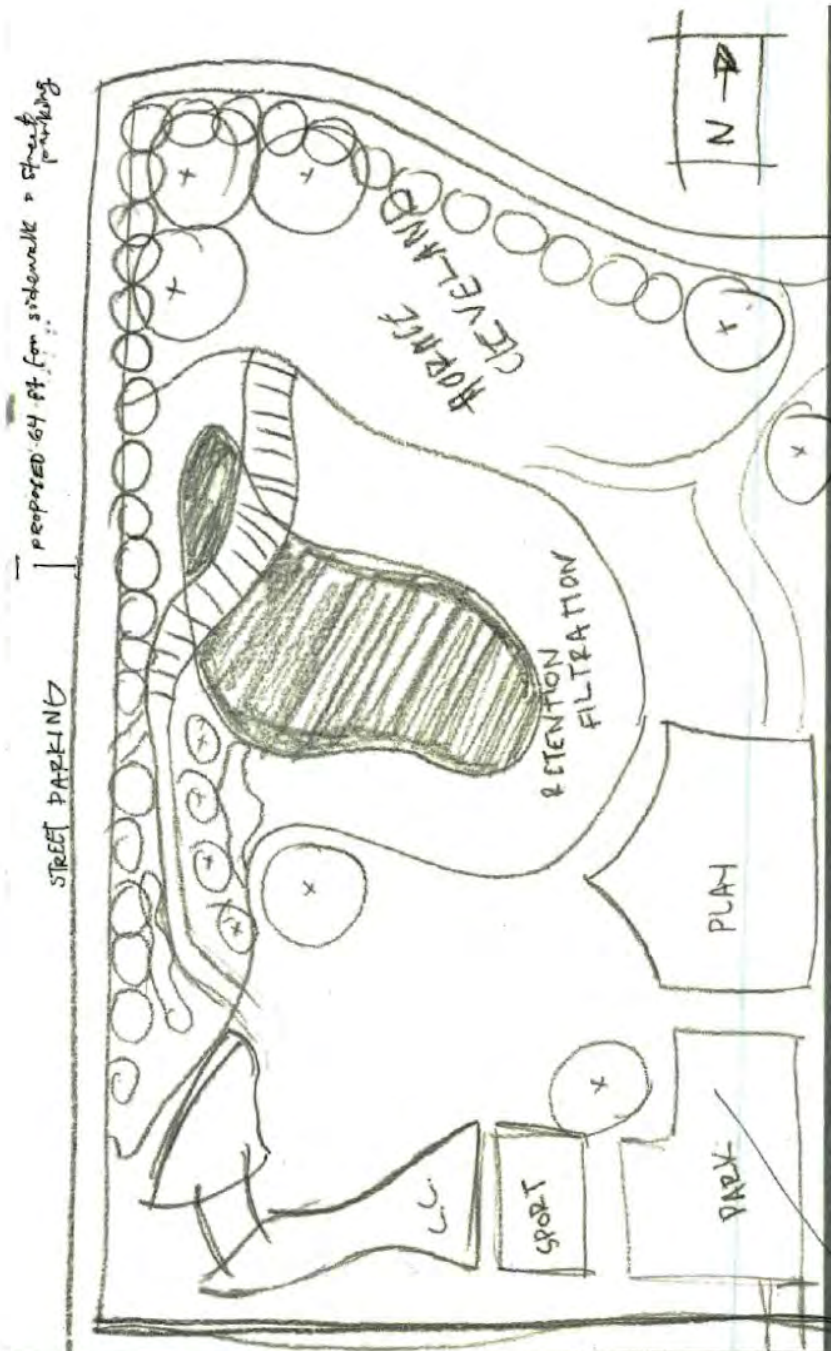
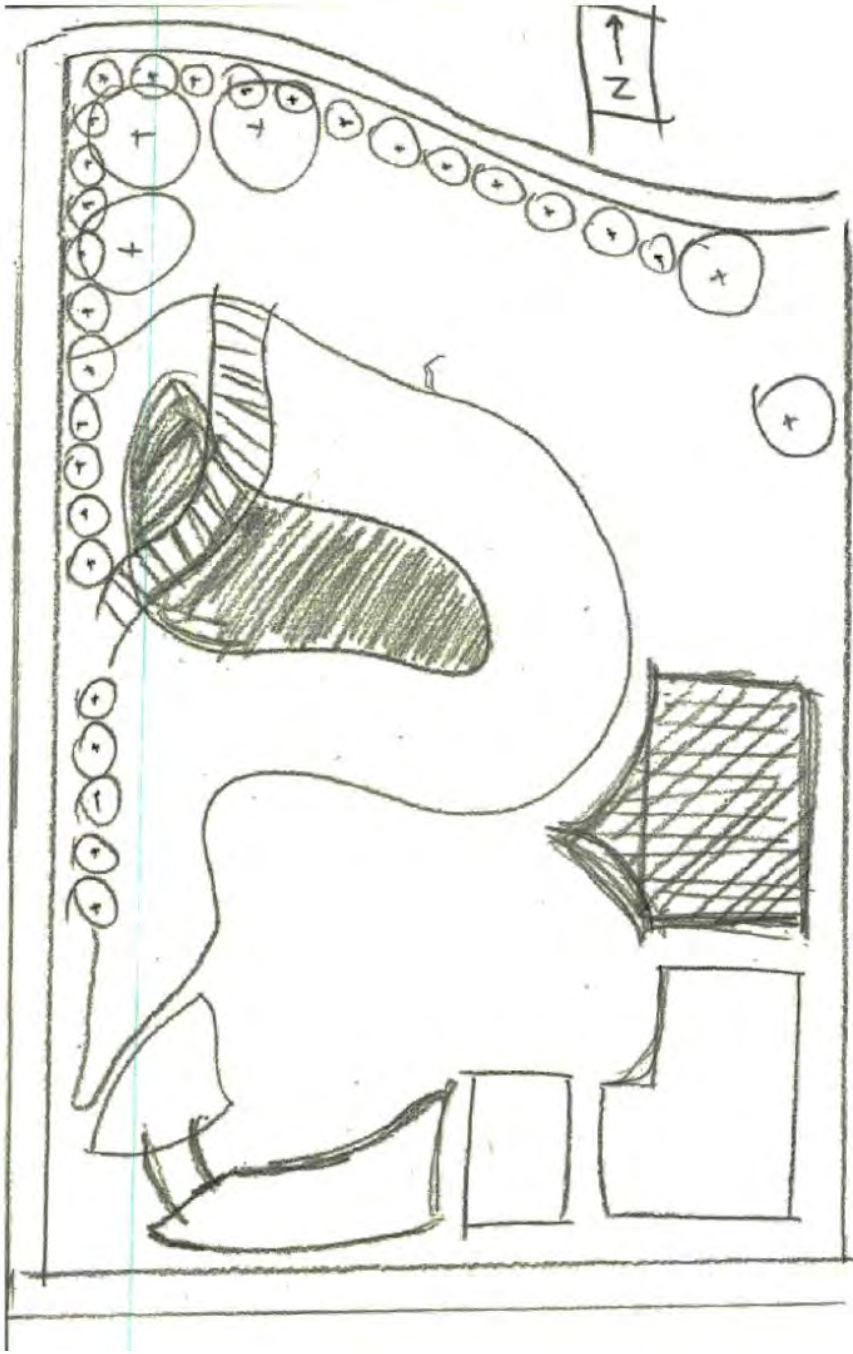
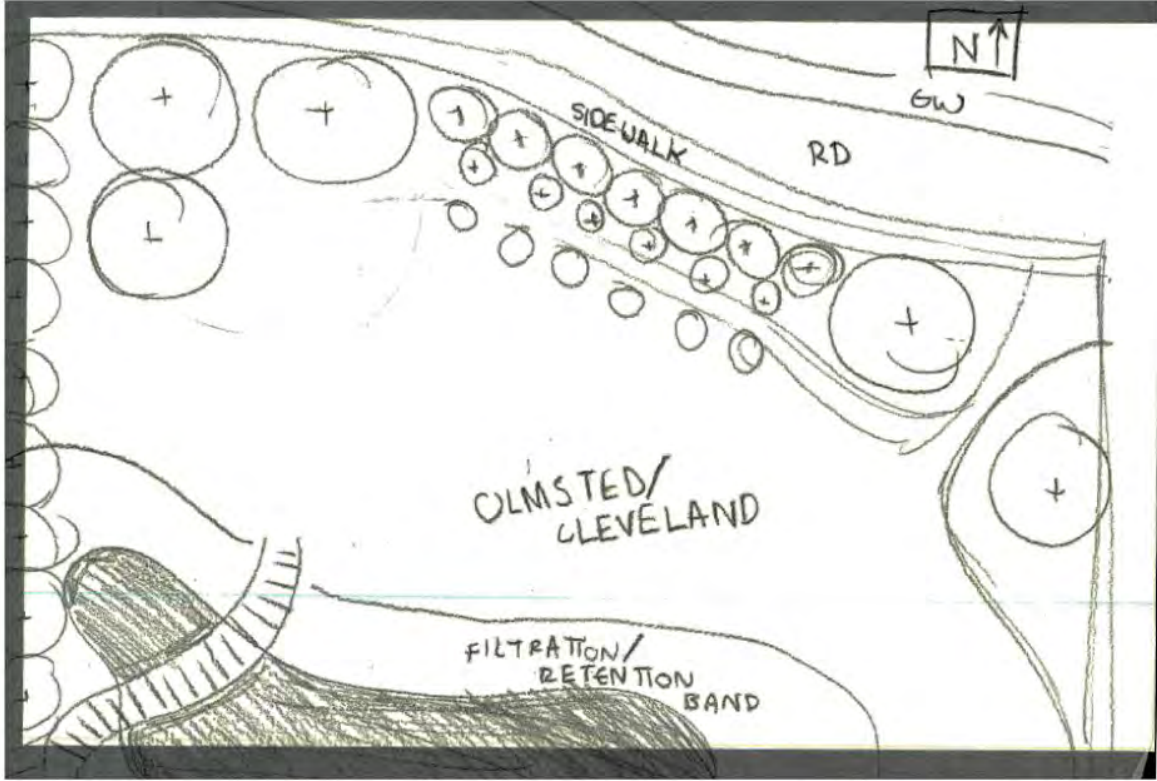


Site Process / Circulation Diagrams / Possibilities

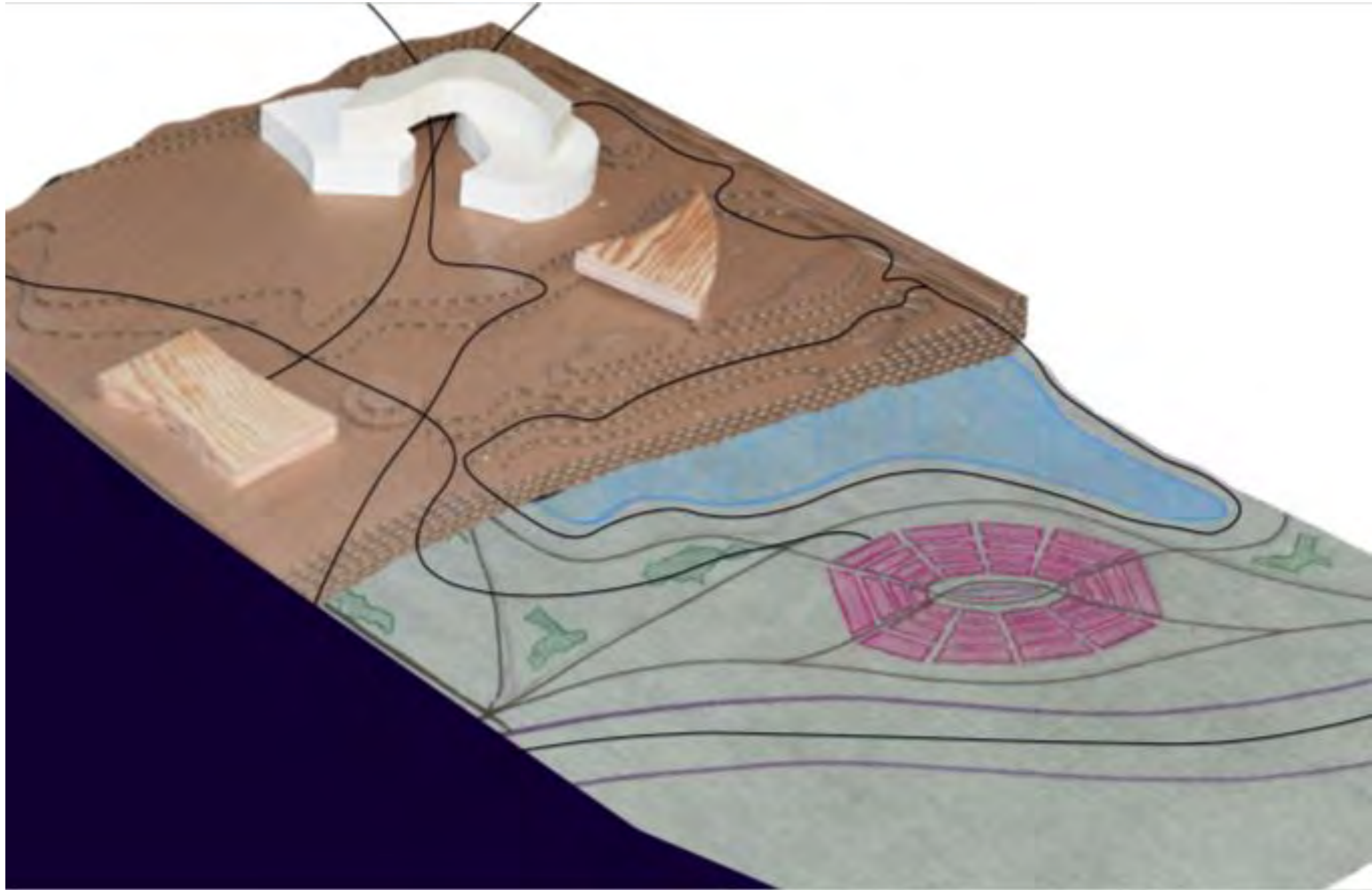




The evolution of our site was heavily informed by our desire to create connectivity throughout the site with an emphasis on path connection points. The Northerly portion of the site we propose to be planted and graded much like a parkway naturalized environment. The intentional views created throughout this space in conjunction with the visual barrier it can provide will serve to protect the community center from residential views. We propose a moment where the path crosses over the wetland with a boardwalk. This will engage people in the natural amenity on site and forecast the significance of ecological systems in the Ramsey community.





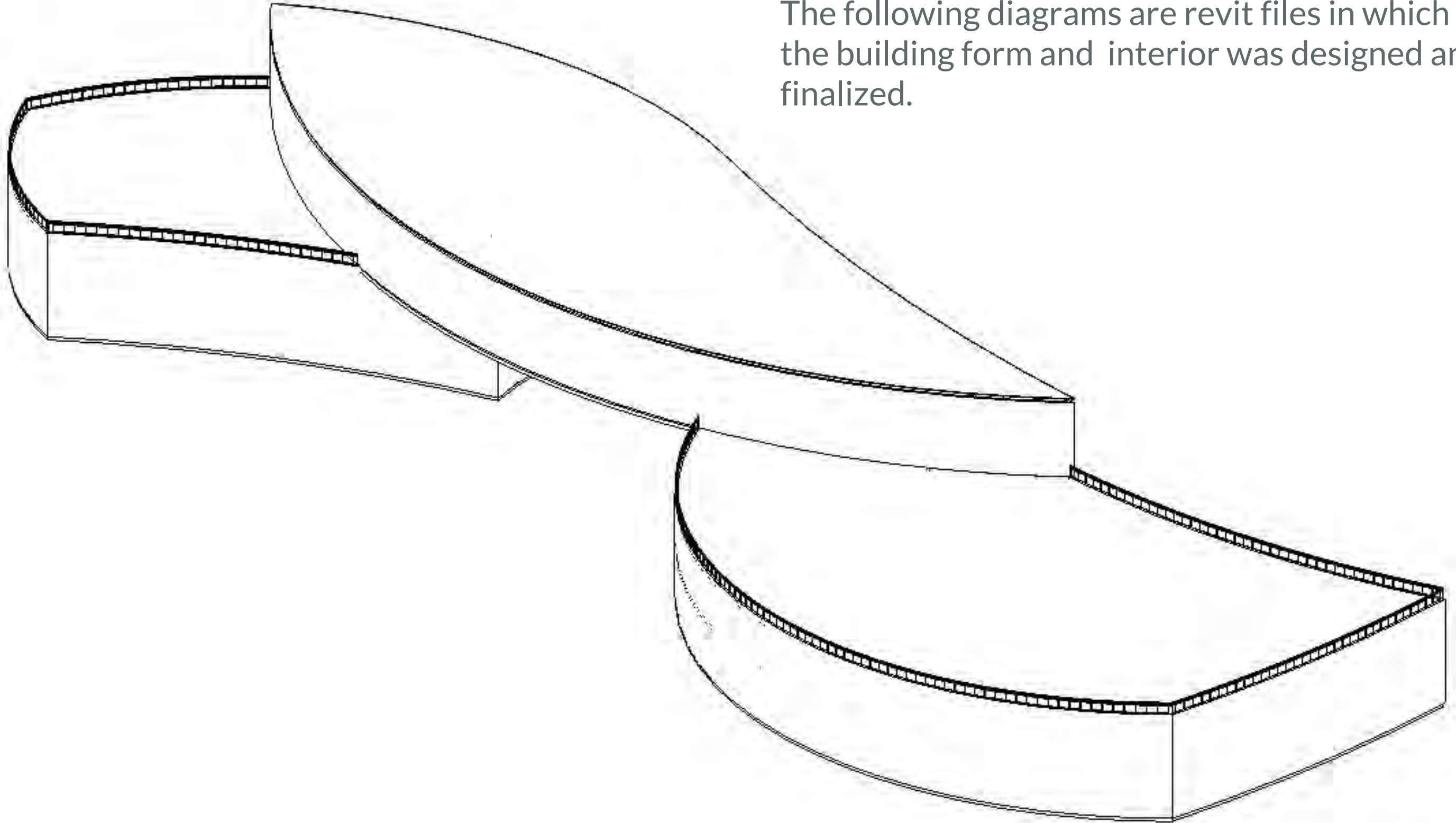


The building form on site is in response to the wetland formations. The placement of the bioswale close to the southerly road responds to the slight topographical grade change. The community garden plots on the south east corner allow easy access for the future Elderly community just east of the site. Having the trailhead within the center of the site draws those from the parking lot through the building and into the site and allows easy access to those on trail coming from either Lake Itasca, residential areas or The Draw convenient access as well.

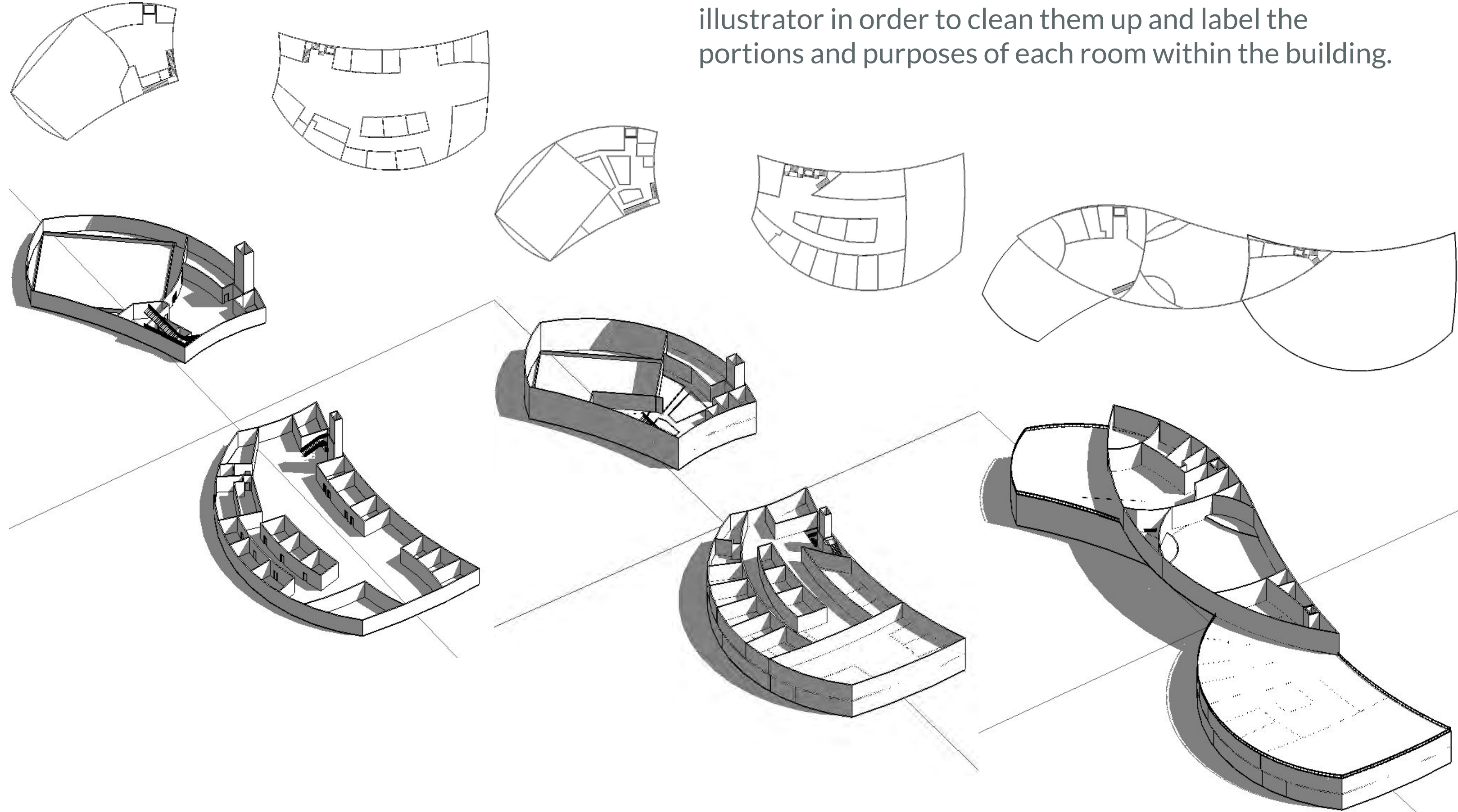


Building Process

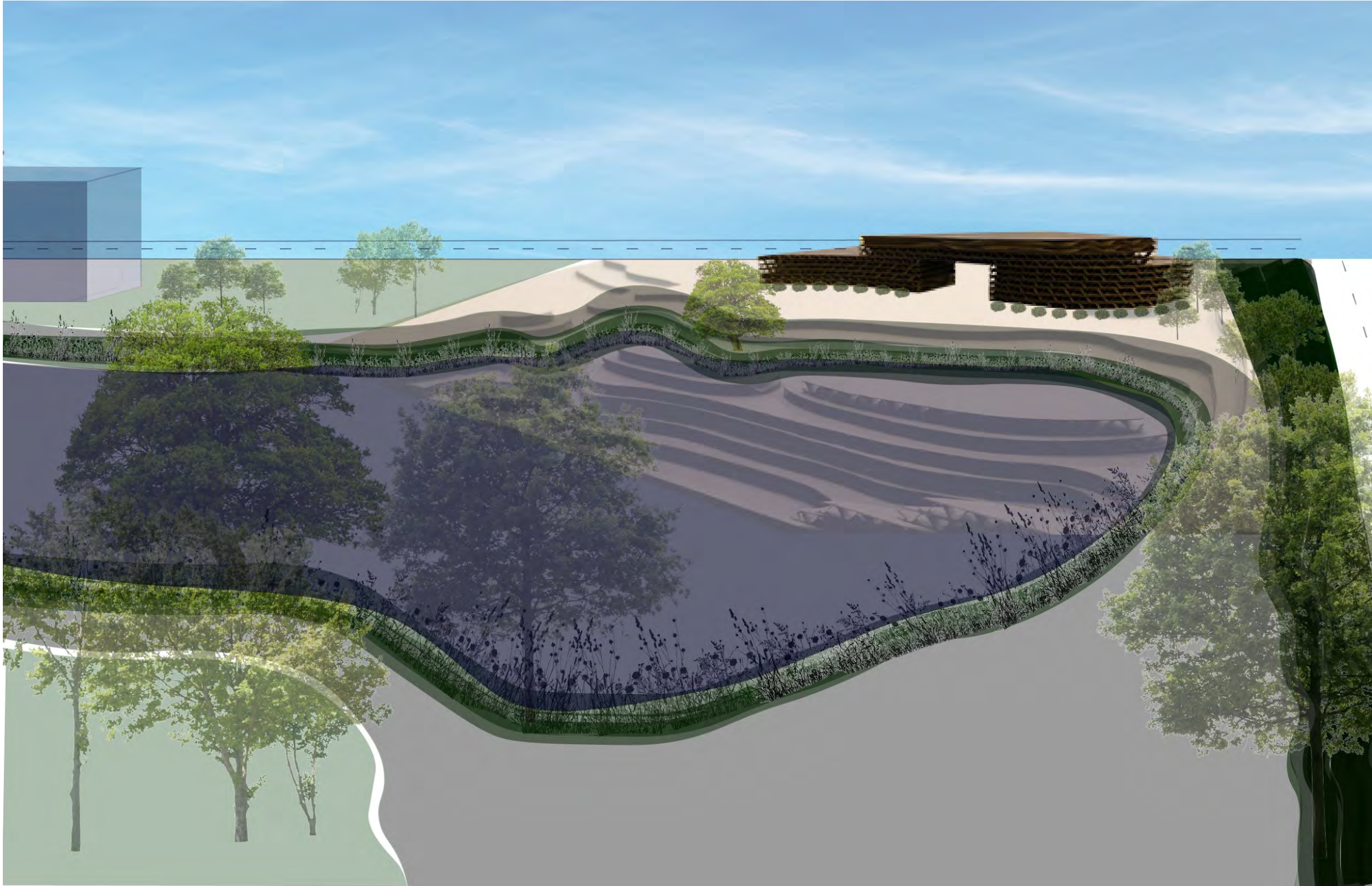
The following diagrams are revit files in which the building form and interior was designed and finalized.



From these plans we were able to convert the files into illustrator in order to clean them up and label the portions and purposes of each room within the building.



This is a view of the community center from the North West corner access point on site. To the left, naturalized trails and heavily planted forest area. This will give visual and auditory protection to the site as development continues in Ramsey. Bordering the wetland are grasses and other plant materials to help filter water before it enters the wetland.



Thank you!

Gabby Hanssen, Fig Johnston,
Rachel McNamara, Elizabeth Thomas

Miigwech!



Ramsey Community Center: Decentralized Ramsey



Prepared by

Marin Forey, Nick Hasslen, Mara Hitt, and Jordan Medeiros

Students in ARCH 3250: Community Design and Public Interest Architecture

Instructor: James Wheeler, College of Design

and

LA 3002: Informants of Creating Landscape Space

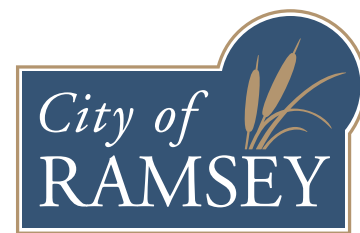
Instructors: Jessica Rossi-Mastracci and Joe Favour, College of Design

Prepared in Collaboration with

Mark Riverblood

Parks and Assistant Public Works Superintendent

City of Ramsey



Resilient Communities Project

UNIVERSITY OF MINNESOTA

Building community-university partnerships for sustainability

The project on which this report is based was completed in collaboration with the City of Ramsey as part of the 2017–2018 Resilient Communities Project (RCP) partnership. RCP is a program at the University of Minnesota’s Center for Urban and Regional Affairs (CURA) that connects University faculty and students with Minnesota communities to address strategic projects that advance local resilience and sustainability.

The contents of this report represent the views of the authors, and do not necessarily reflect those of RCP, CURA, the Regents of the University of Minnesota, or the City of Ramsey.



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Resilient Communities Project

University of Minnesota

330 HHHSPA

301—19th Avenue South

Minneapolis, Minnesota 55455

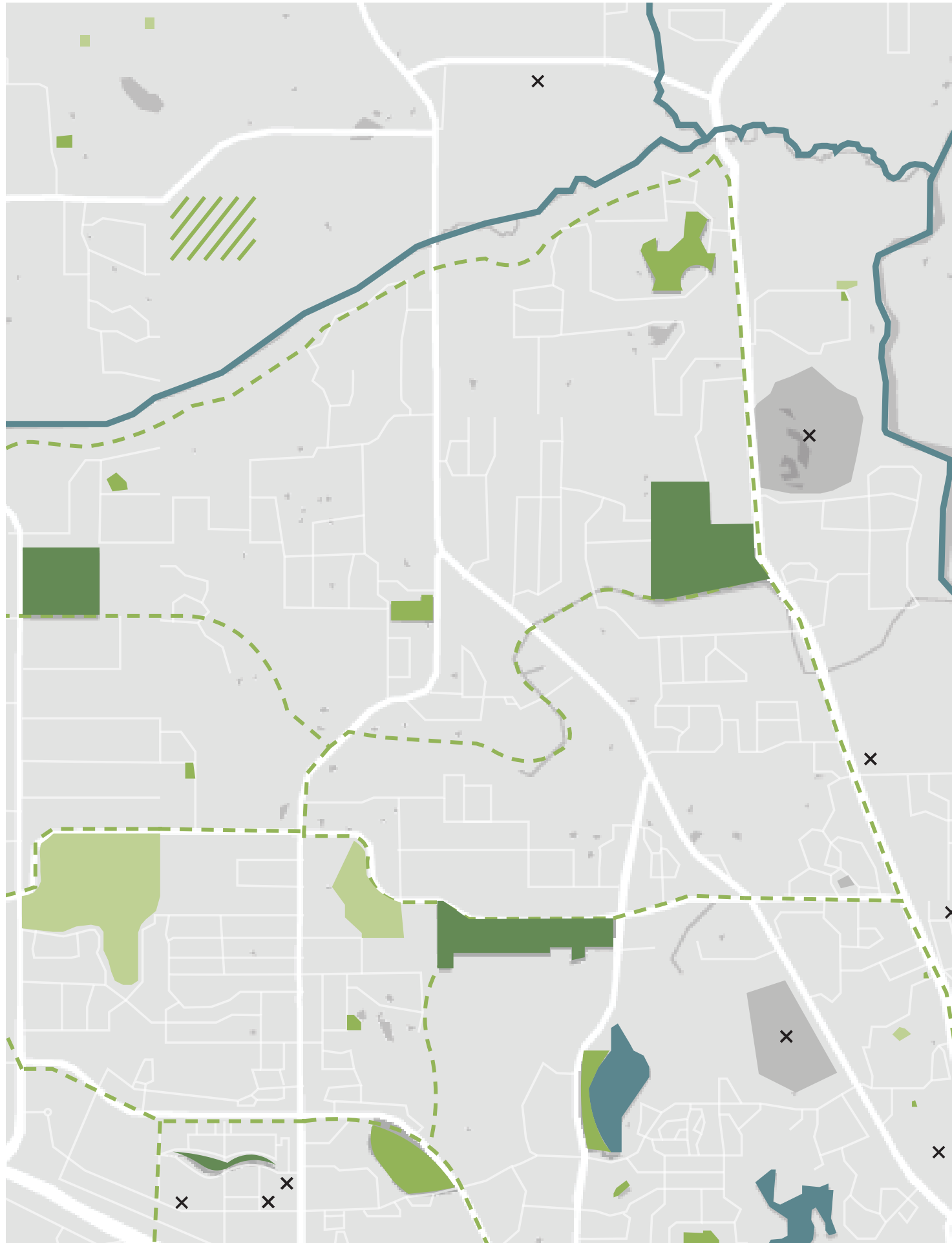
Phone: (612) 625-7501

E-mail: rcp@umn.edu

Web site: <http://www.rcp.umn.edu>



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DECENTRALIZED RAMSEY

Marin Forey, Nick Hasslen, Mara Hitt, Jordan Medeiros

ARCH 3250 / LA 3002

University of Minnesota, Twin Cities

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SCOPE OF WORK

In our studies of creating a decentralized community center for the City of Ramsey, we have developed a city-scaled park system model that pairs programming desired by residents with the robust existing infrastructure.

By reworking baseline standards of parks and creating a mode of information distribution for residents, we aim to enhance community engagement while still preserving the balance of urban and rural that is important to Ramsey and its community.

DESIGN PARAMETERS

DESIRED PROGRAMMING

Integrating activities identified by residents as essential for the growth of Ramsey through survey analysis

EXISTING INFRASTRUCTURE

Maximizing the use of facilities already within Ramsey to promote sustainability, accessibility, and cost-consciousness

BALANCING URBAN AND RURAL

Being mindful of the dynamic between continued development and existing rural character and creating a careful balance between the two within the parks and recreation system

DESIRED PROGRAMMING

Through a system of surveys, Ramsey residents have identified recreational programs and amenities desired by the three major age groups: kids, families, and adults. Many of these programs can be easily integrated into the existing parks and recreation infrastructure through better management and information distribution.

KIDS



FAMILIES

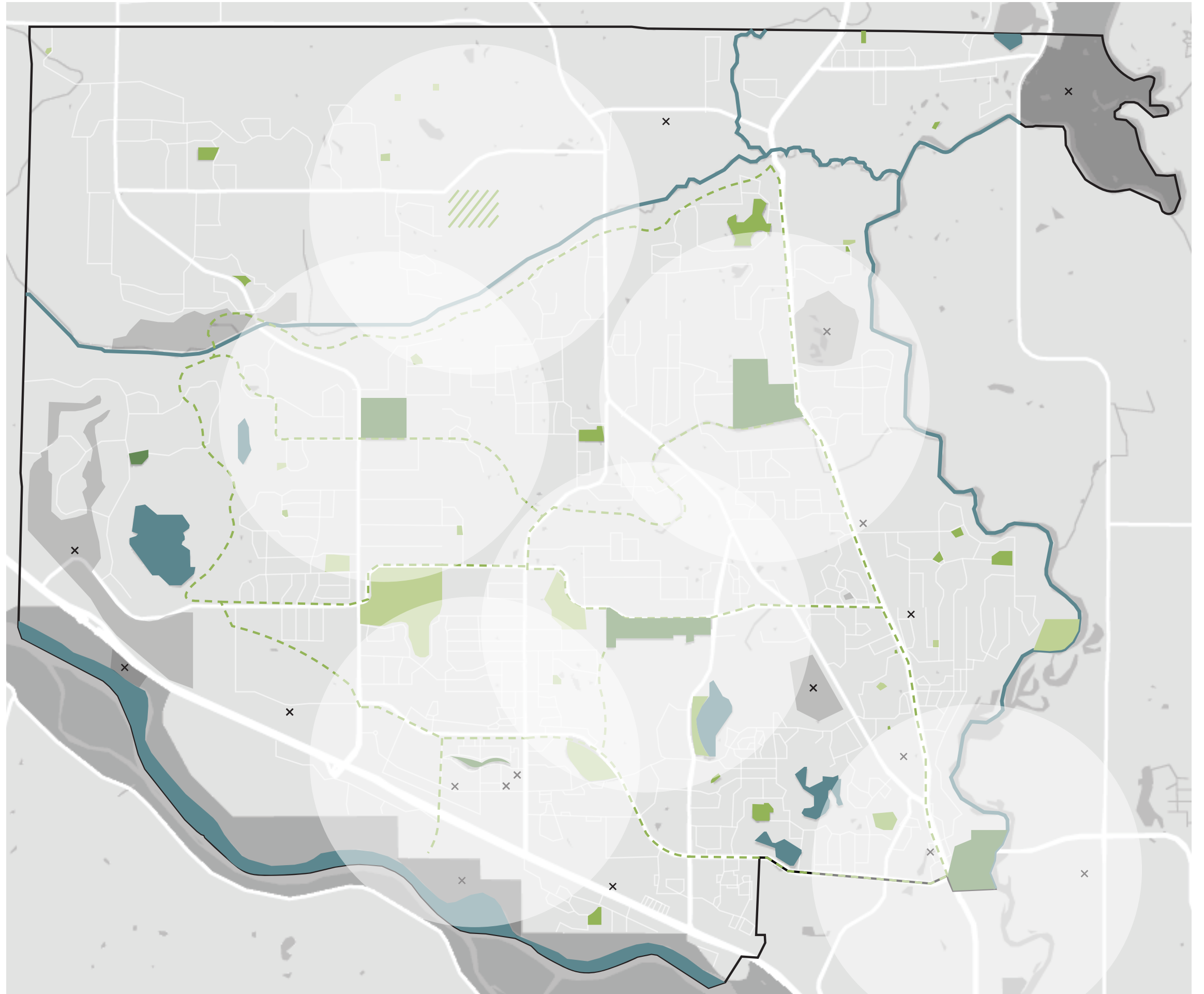


ADULTS



EXISTING INFRASTRUCTURE

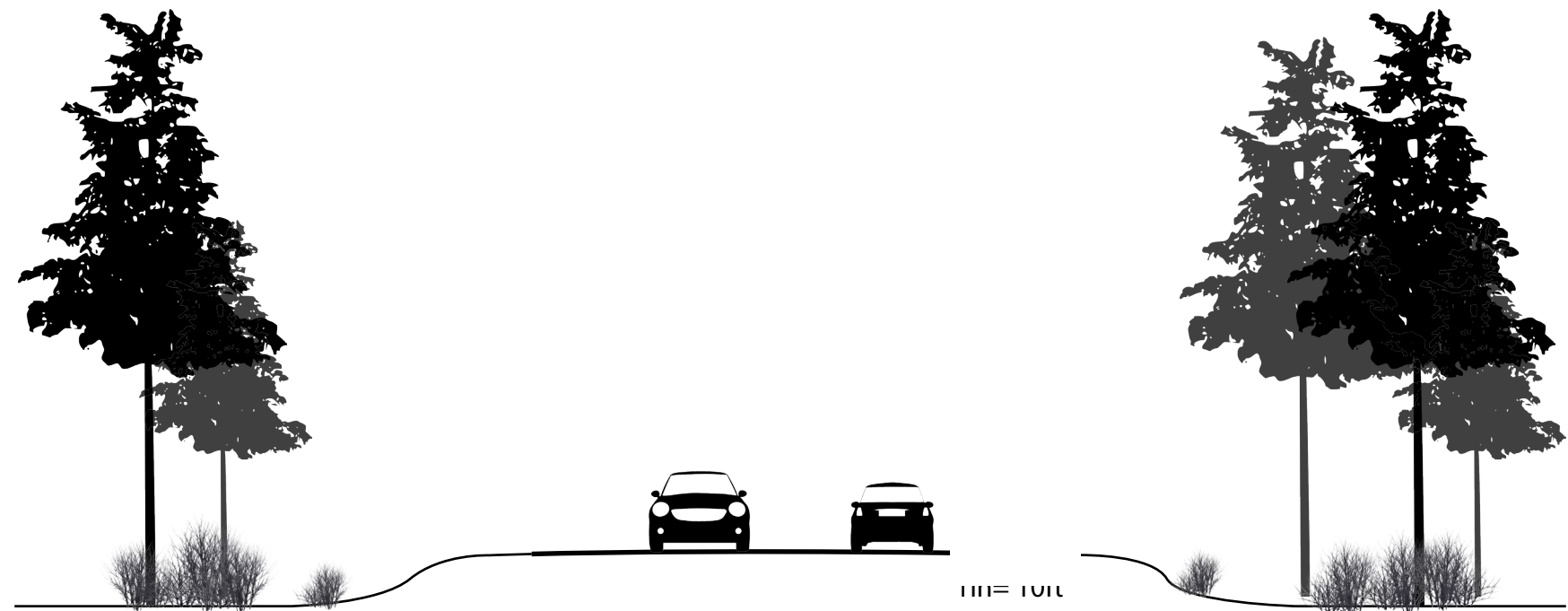
With the addition of a future sixth park in northern Ramsey, much of the city is well served when only considering the scale of community parks at a two mile radius. Since Ramsey already has such a robust park infrastructure, we believe that it would be the most effective choice to maximize the use of existing parks and building facilities to increase accessibility and decrease costs.



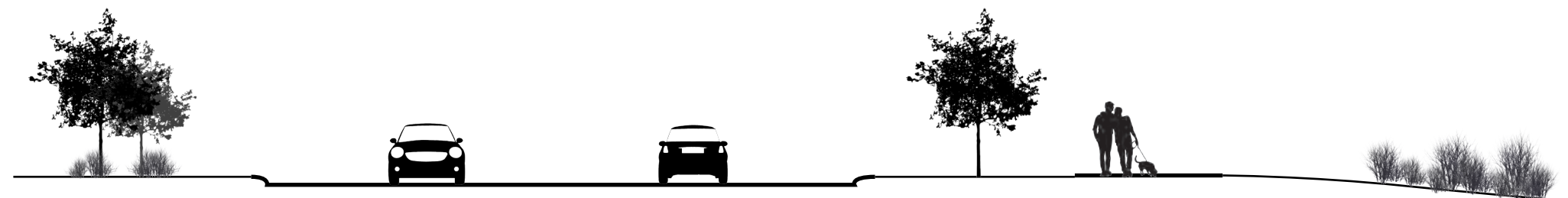
BALANCING URBAN AND RURAL

Maintaining the delicate balance between a developing urban environment and the existing rural feel was a major theme in the design process. Much of Ramsey is bounded by major roads and highways, so focusing inwards on neighborhood-scale parks was a way of solving this dilemma and preserving the important small-scale feel.

DOCUMENTING ROAD CONDITIONS + WALKABILITY



175th AVE. NW, NEAR SIXTH PARK
1" = 10'



ALPINE DRIVE, NEAR ALPINE PARK
1" = 10'



AUTUMN HEIGHTS PARK



BEAR PARK



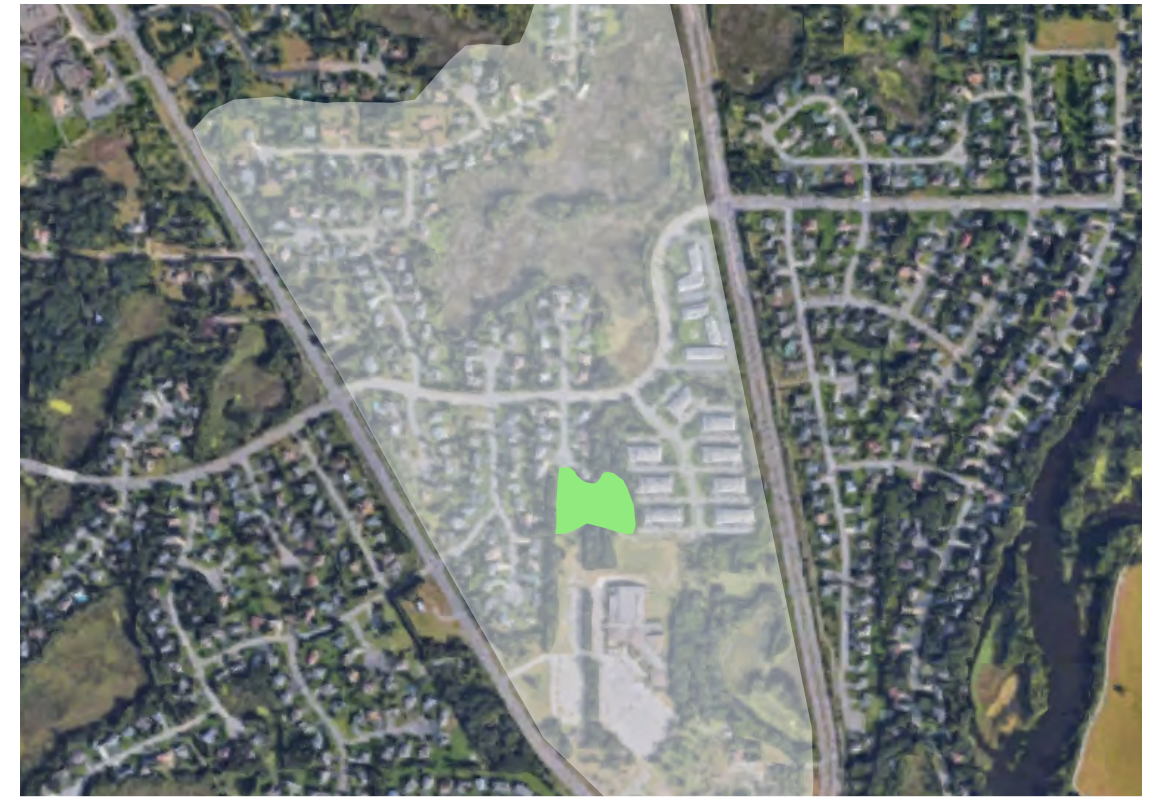
EMERALD POND PARK



RABBIT PARK



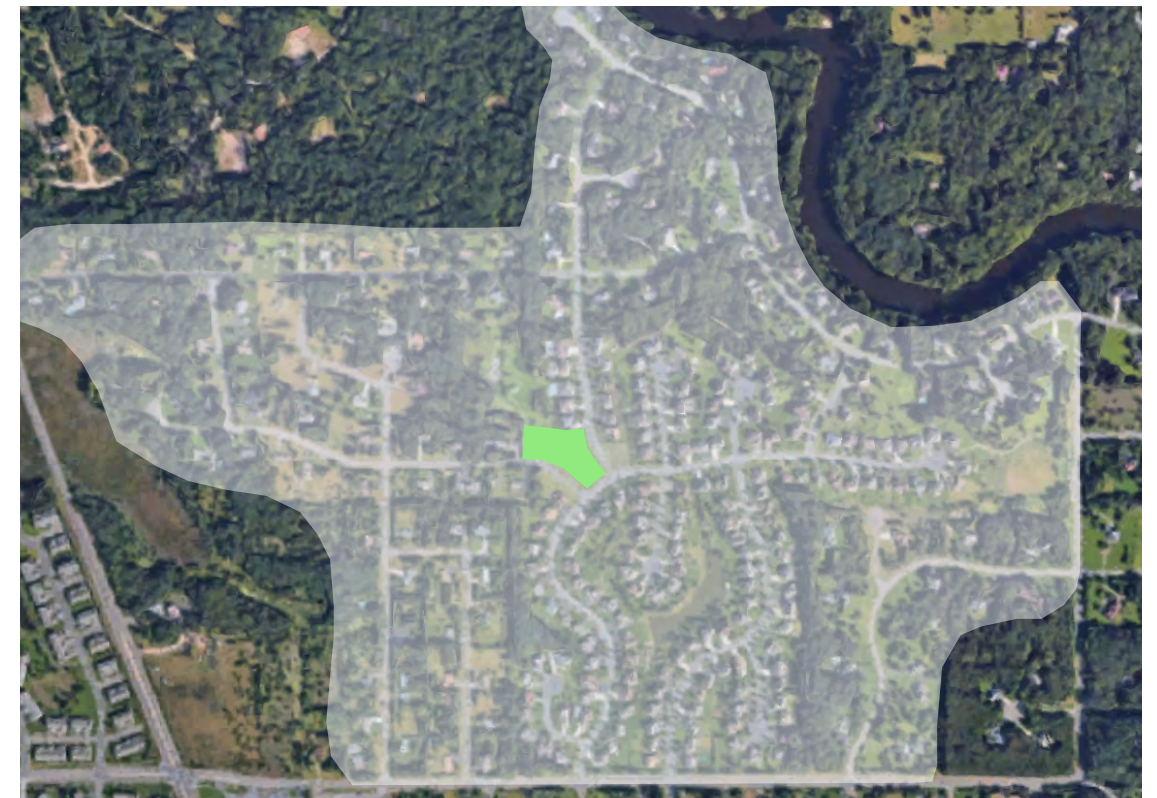
RIVERDALE PARK



SOLSTICE PARK



TITTERUD PARK



WOODLAND GREEN PARK

CREATING A PARK SYSTEM

By redefining and simplifying the existing park definitions, new baseline standards are set keeping in mind basic signage and programmatic elements that are currently missing or underutilized in the existing system. In our new definitions, open spaces are a means to emphasize the natural landscape conditions and pose an opportunity for educational involvement and interaction. Some of the existing open spaces can be easily be transformed into neighborhood parks through a simple addition of signage, playgrounds, and picnic areas, developing the small-scale feel within Ramsey. Lastly, community parks have greater prominence in the restructured system through recreational programming that fulfill activities desired by Ramsey residents.

EXISTING PARK DEFINITIONS

Land set aside for the preservation of significant natural resources

Lacks any developed facilities

OPEN SPACE

Centrally located within neighborhoods, 5+ acres

Passive and active facilities, no organized athletics

~ 1/4 - 1/2 mile radius, uninterrupted by roads

NEIGHBORHOOD

Broader purpose: meeting community-based recreation needs, preserving unique landscapes and open spaces

Priority for trails, ~ 1/2 - 3 mile radius

Diversified programming but congregation of like sports fields

COMMUNITY

Very small, less than 1 acre

Used to address limited or isolated recreational needs

~ 1/4 mile radius

MINI PARKS

Point of efficiency

Not to be overused beyond the scheduled landscape and maintenance

SCHOOL PARKS

Recreational facilities oriented toward a single use

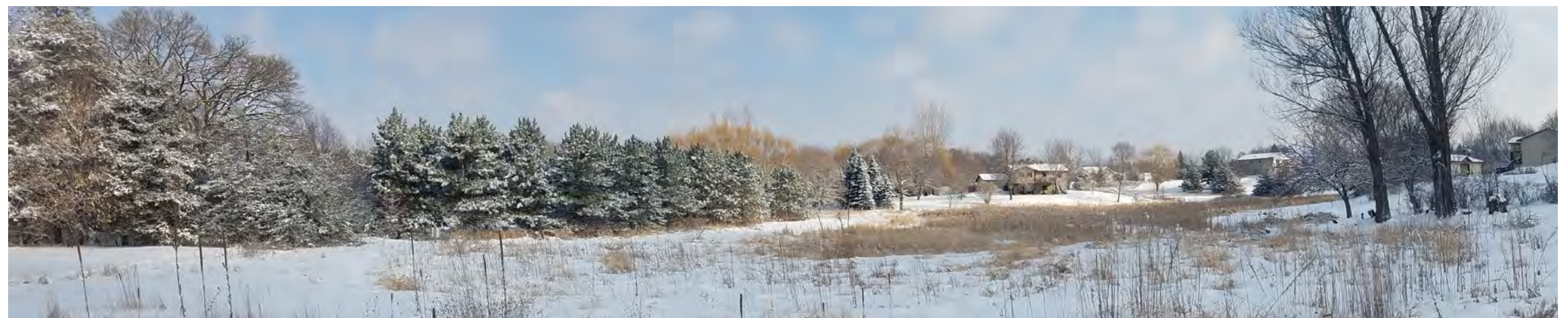
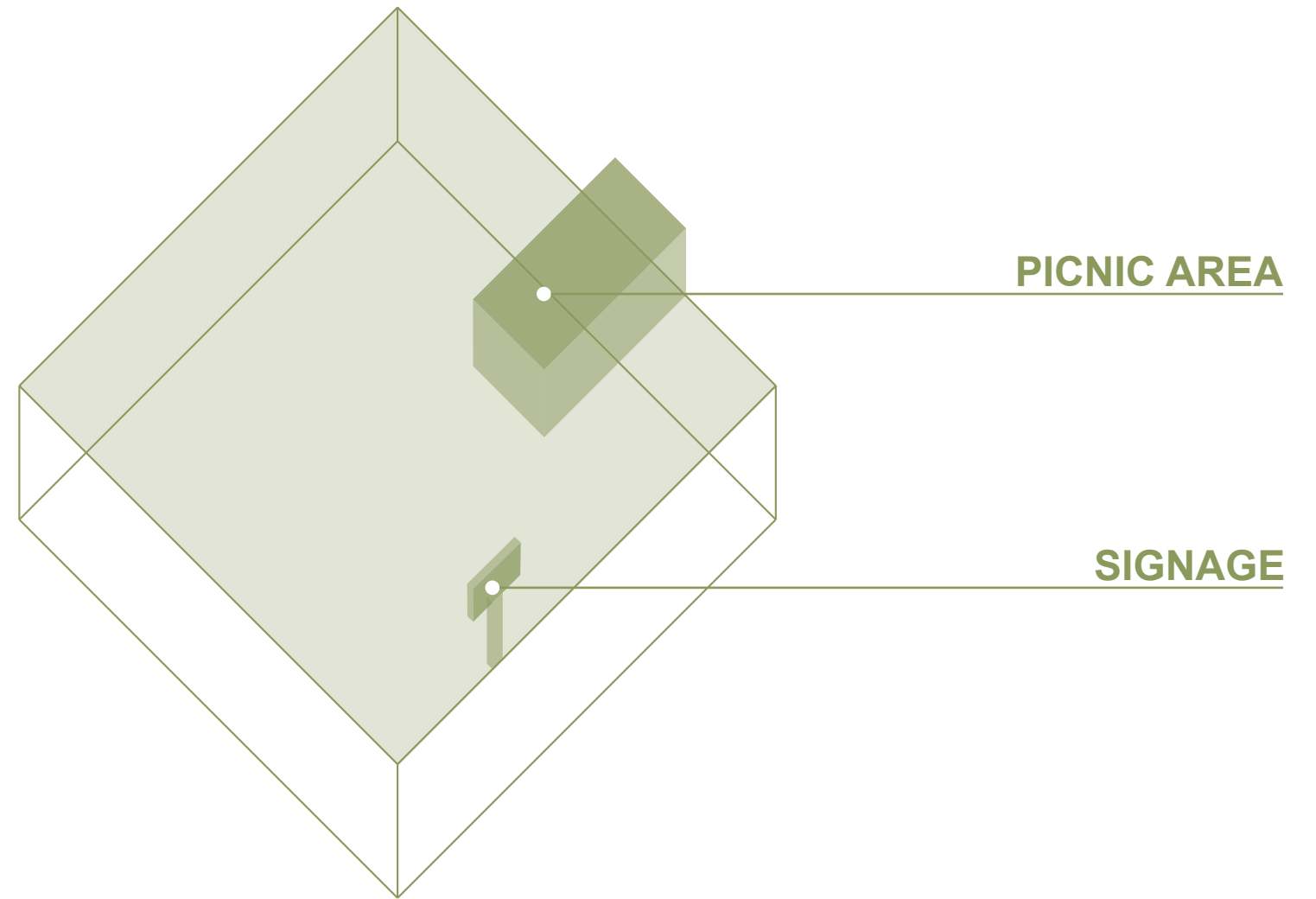
SPECIAL USE

NEW PARK DEFINITIONS: OPEN SPACE

Land set aside for
the preservation of
significant natural
resources

Minimal developed
facilities, educational
engagement opportunity
with native plant species
and land conditions

OPEN SPACE



WHISPERING PINES SOUTH PARK

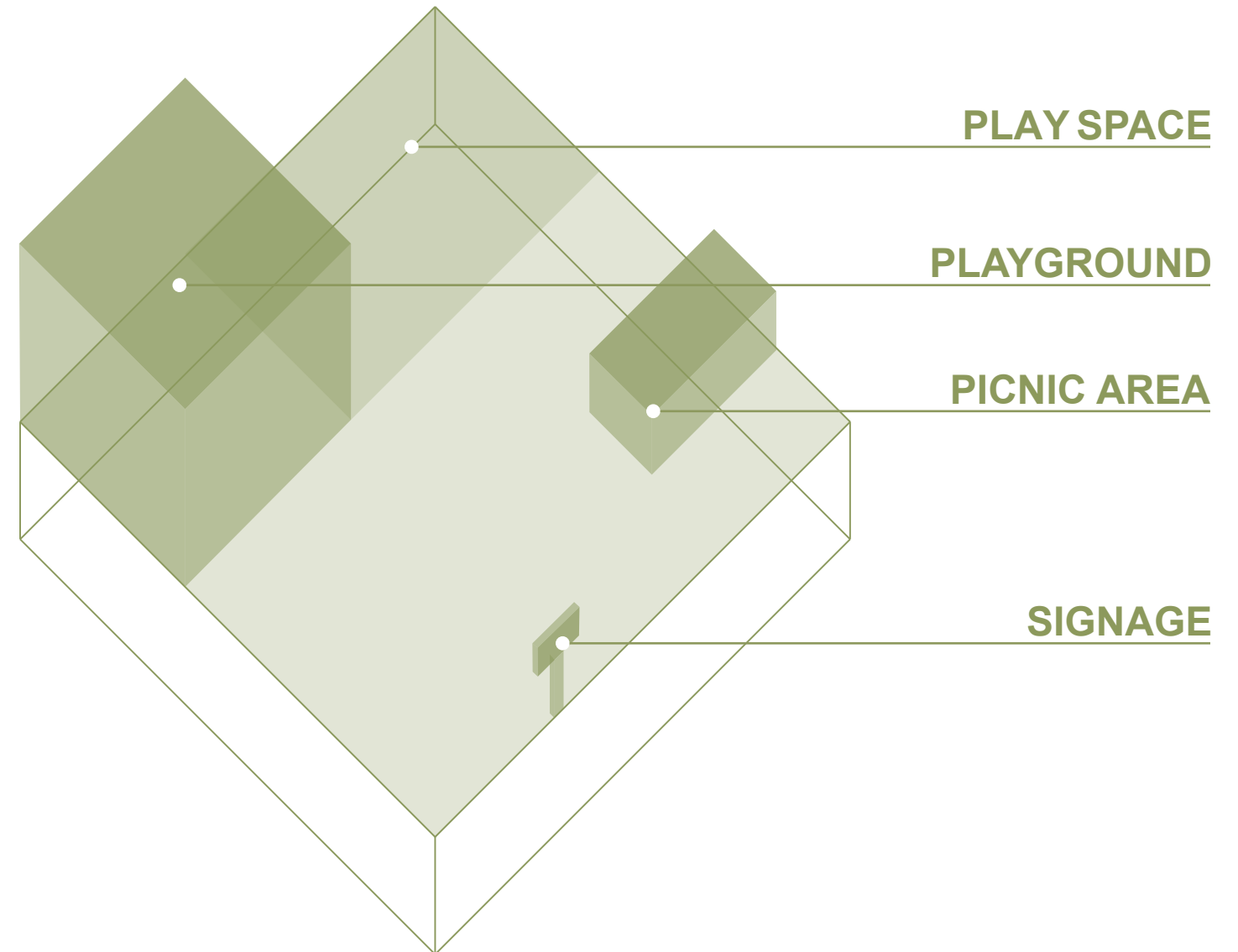
NEW PARK DEFINITIONS: NEIGHBORHOOD PARKS

Centrally located within neighborhoods, 5+ acres

Passive and active facilities, does not accommodate organized athletics

~ 1/4 - 1/2 mile radius, uninterrupted by non-residential roads and physical barriers

NEIGHBORHOOD



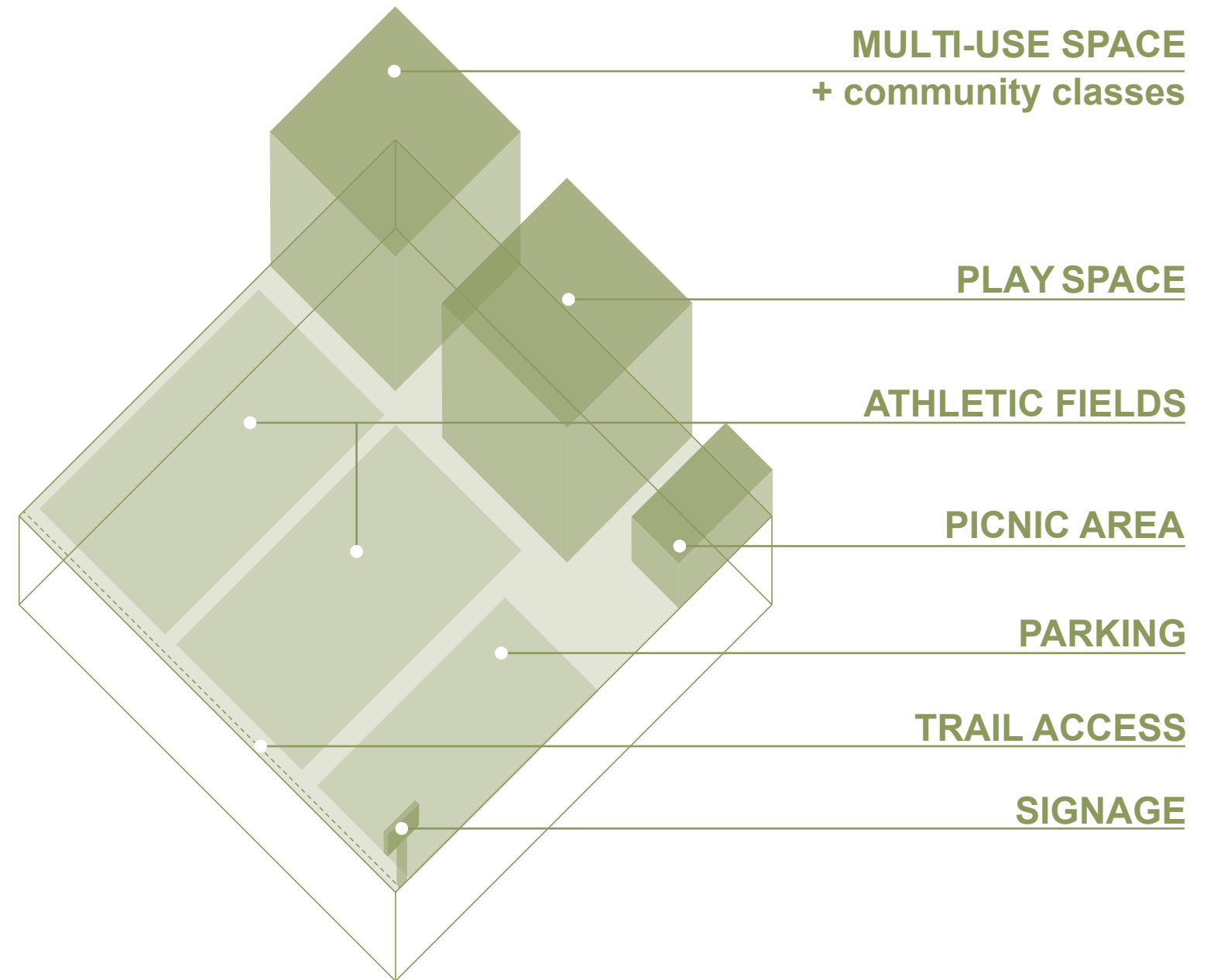
NEW PARK DEFINITIONS: COMMUNITY PARKS

Broader purpose: meeting community-based recreation needs, preserving unique landscapes and open spaces

Priority for trail connections, ~ 1/2 - 3 mile radius

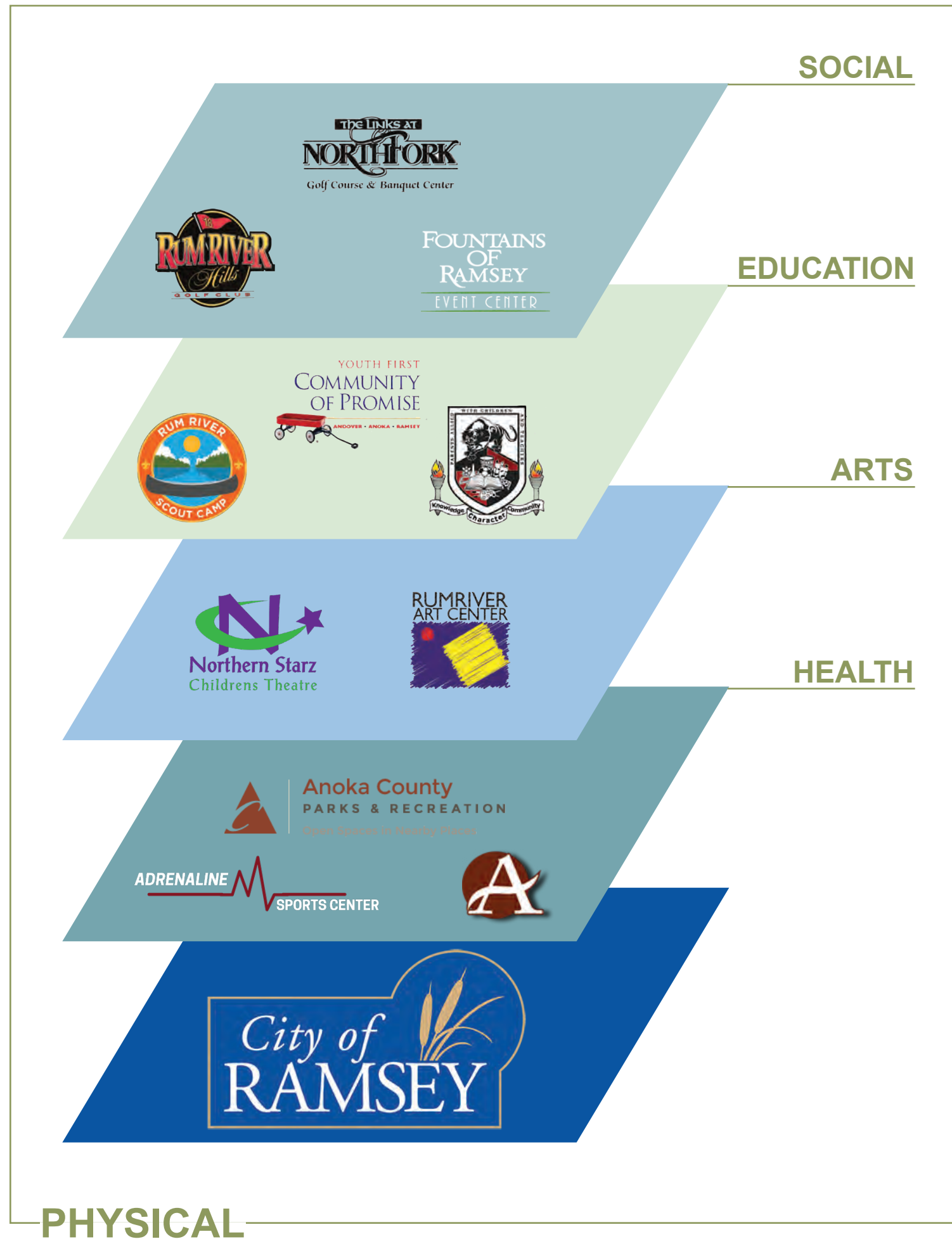
Diversified programming and athletics

COMMUNITY



ALPINE PARK

**NEW PARK
DEFINITIONS:
PRIVATE
PARTNERSHIPS**



BOYS + GIRL SCOUTS
Youth leadership and
volunteer opportunities

ADOPT A PARK
Park maintenance and
community involvement

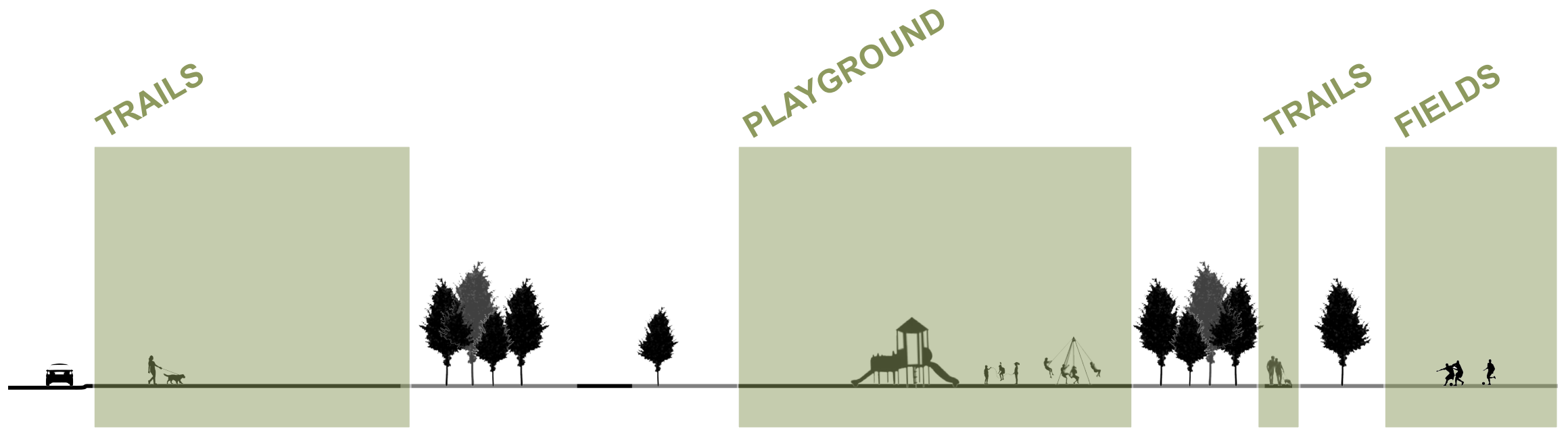
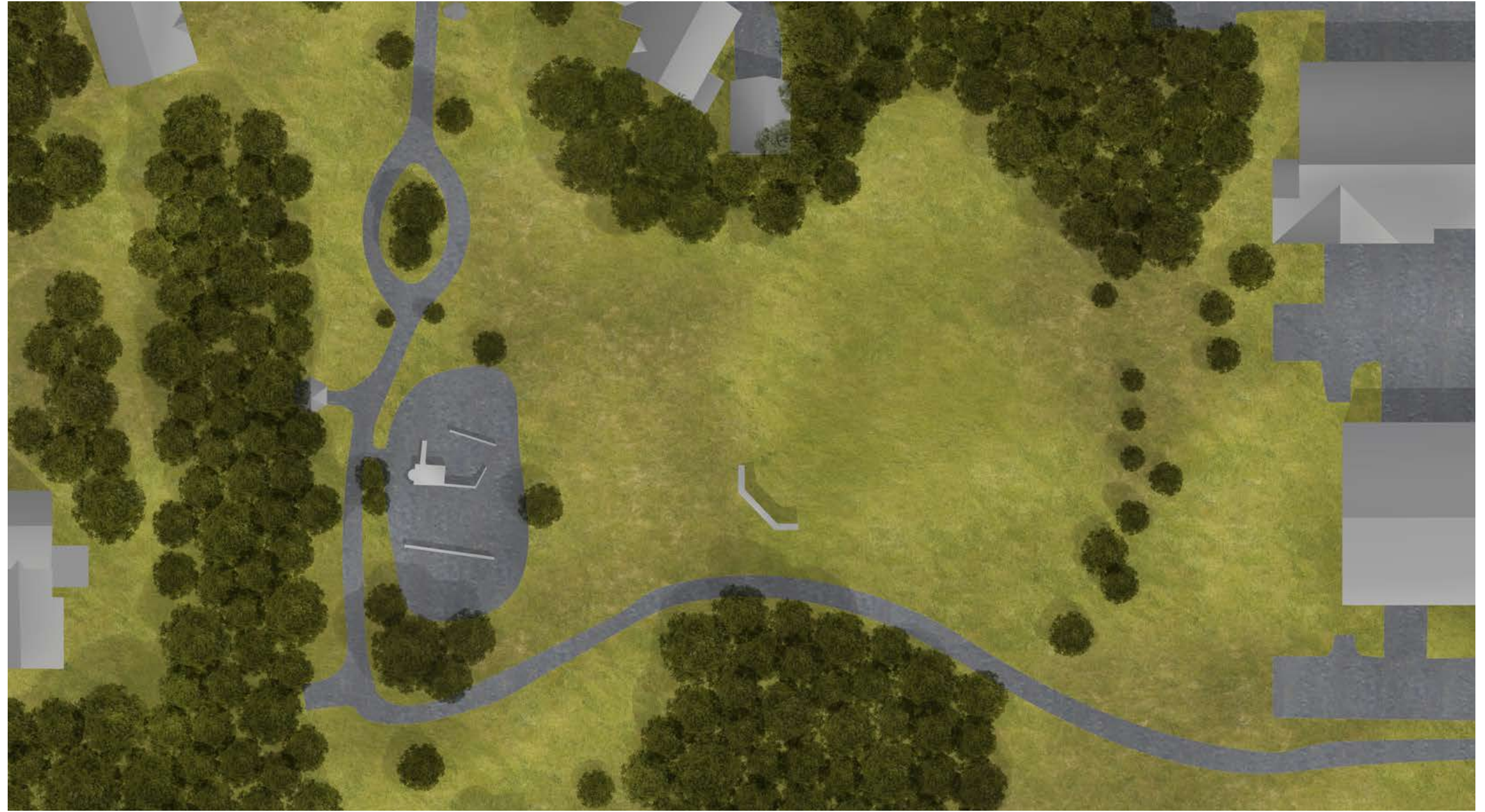
**GREAT RIVER
GREENING**
Anoka sandplain
conservation and
resource management

SAFE ROUTES
National nonprofit
dedicated to the safety
of children in leading
active lifestyles

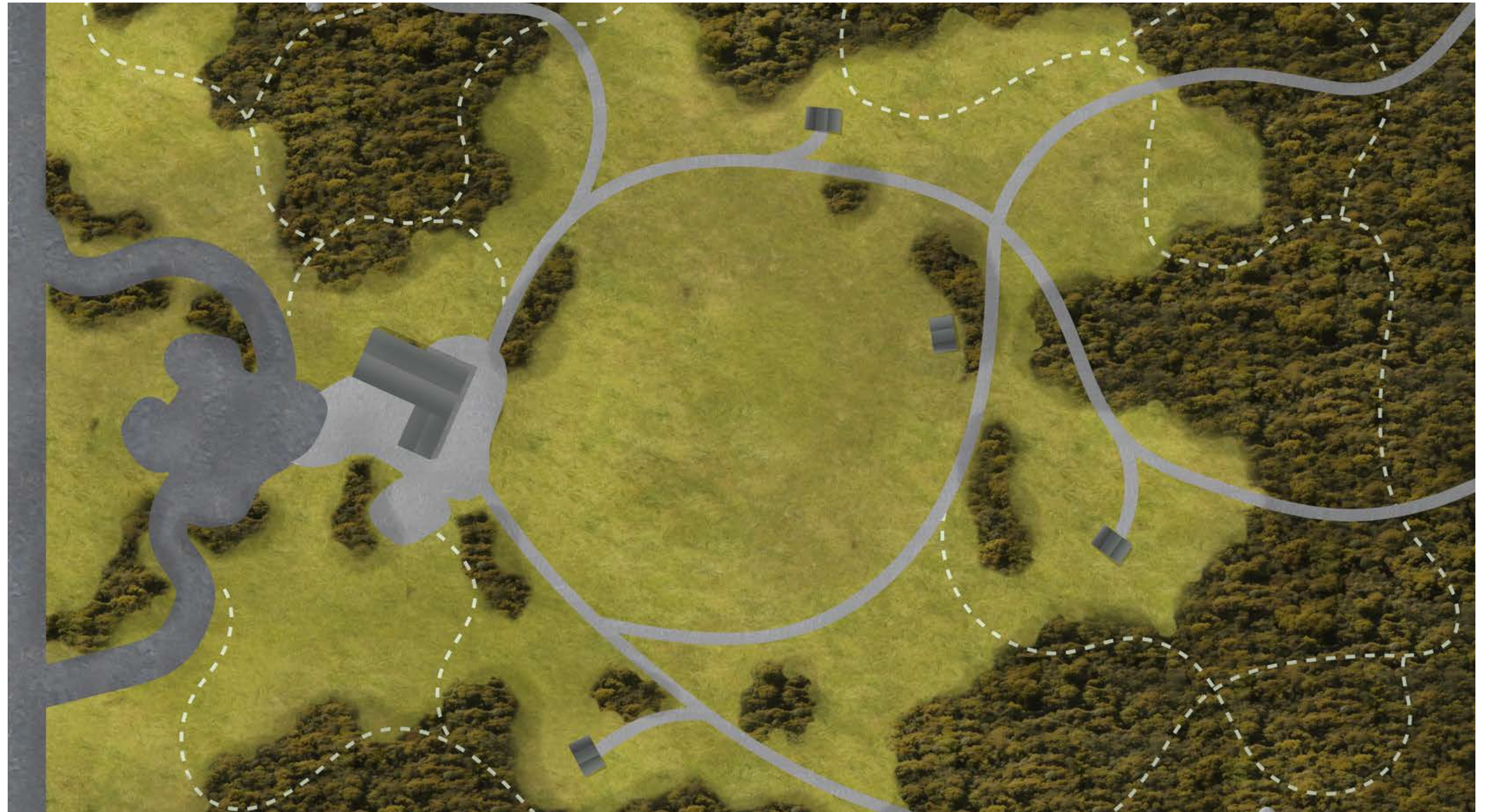
MN DOT
Promotes accessibility
in the transportation
planning process

**MN ENVIRONMENT
PARTNERSHIP**
Statewide coalition
of environmental and
conservation nonprofits

NEIGHBORHOOD
SCHEMATIC
DESIGN:
SOLSTICE PARK



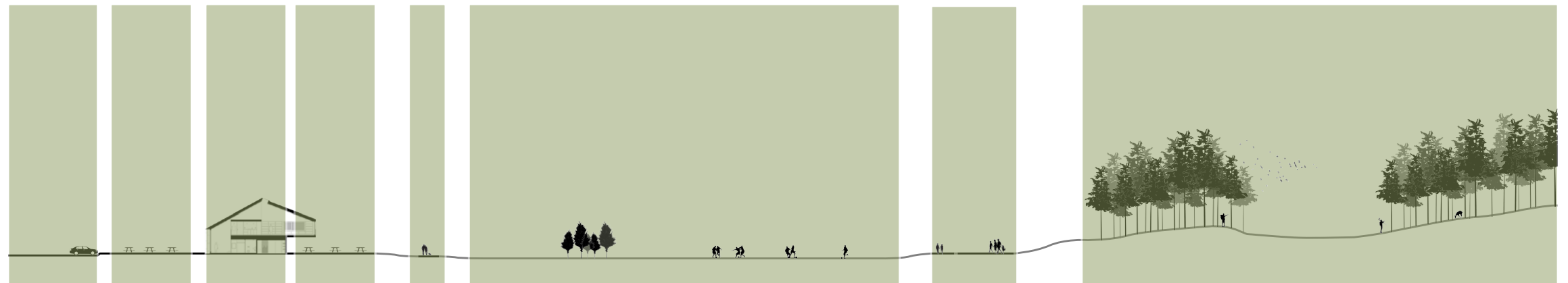
COMMUNITY
SCHEMATIC
DESIGN:
SIXTH PARK



PARKING
PICNIC AREA
BUILDING
PICNIC AREA
TRAILS
FIELD

TRAILS

WILDLIFE
VIEWING



INFORMING RAMSEY

During our studies of Ramsey's park system, we noticed early on that many of the facilities available to residents go unused or unnoticed. By creating a two-step method of information distribution through program signage and a brochure, we aim to promote a means of communication that enables maximized use of amenities and spaces, thereby increasing the feel of community within the city.

PARK-SCALE COMMUNICATION

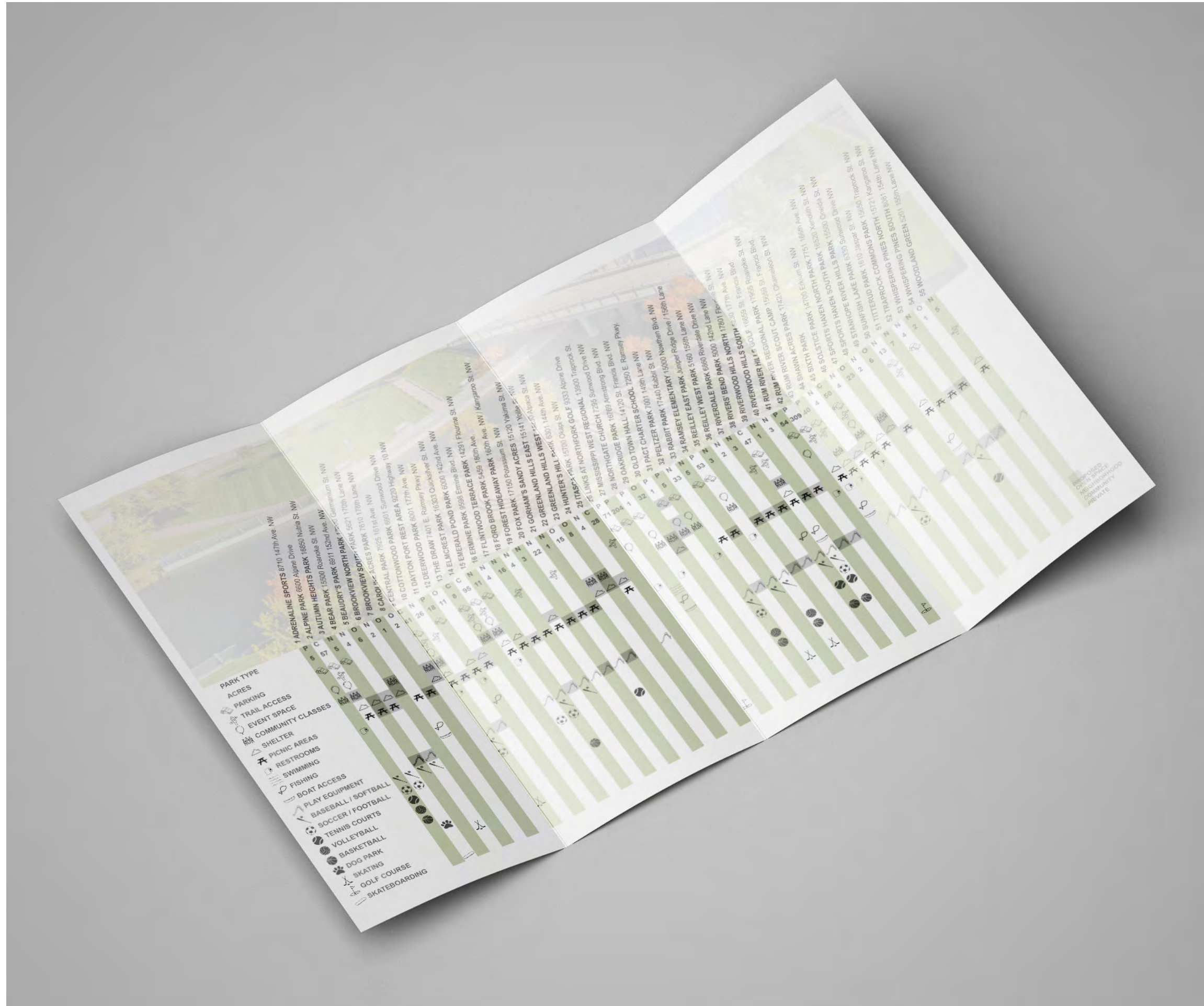
By using simple icons on existing park signs to communicate programming, information is made readily available to residents and promotes further engagement with park amenities and facilities that may otherwise go unnoticed.

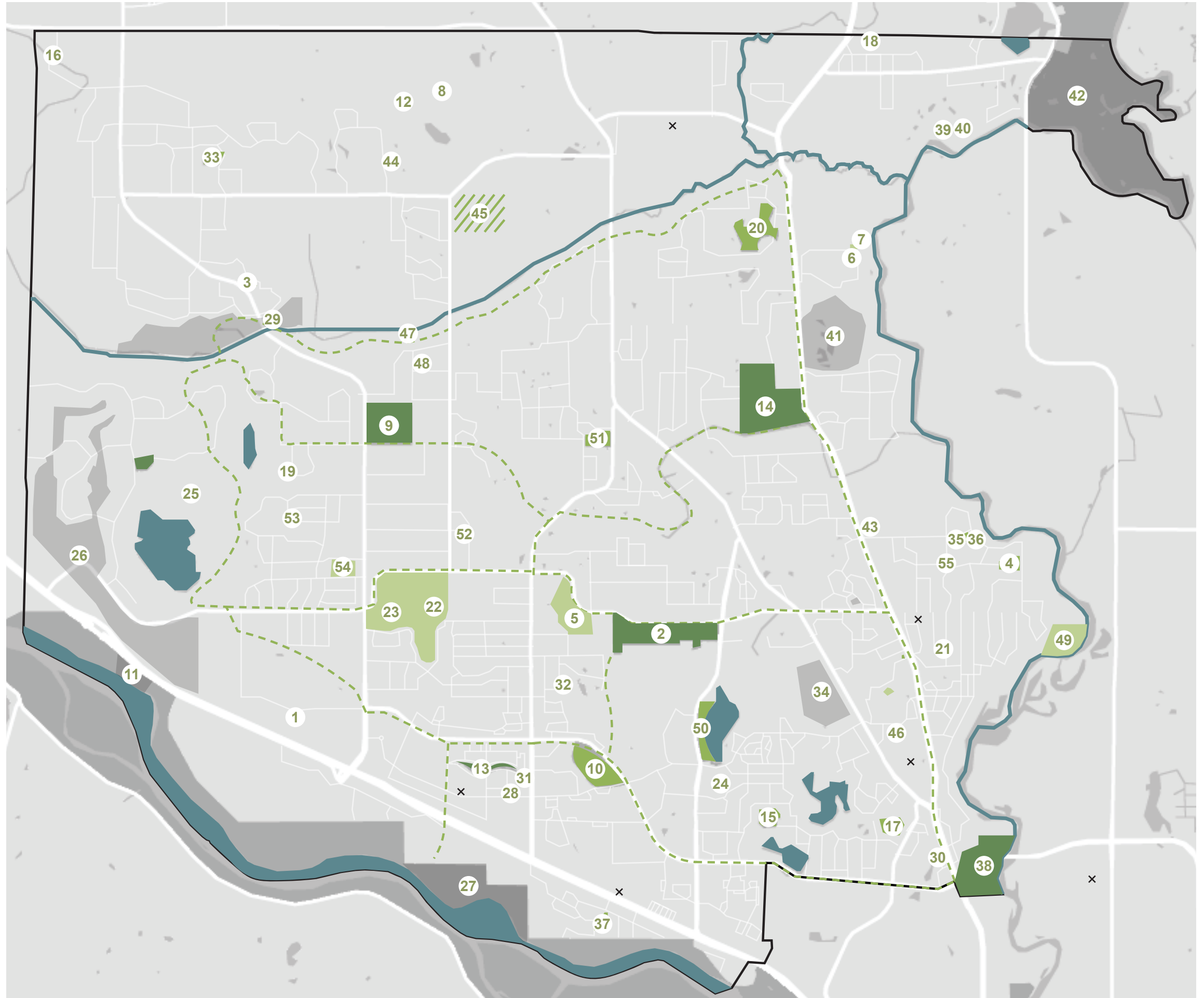


CITY-SCALE COMMUNICATION

Creating a brochure for residents provides a tangible park system product that encourages use through information distribution and can be modified to fit certain themes or audiences, such as families, nature enthusiasts, or summer highlights.







CONCLUSION

By creating a feasible park system design for the city of Ramsey, we aim to enable community engagement through practical and simple enhancements of existing park infrastructure. Furthermore, implementing methods of communication at varying scales advertises park amenities, thereby increasing regular usage and interaction. Ultimately, our design strives to create dispersed community centers that promote resilience, engagement, and sustainability within Ramsey and its community.



Decentralized Community Center: River's Bend Park



Prepared by

Claire Kim, Ethan Miller, and Kyle Towberman

Students in ARCH 3250: Community Design and Public Interest Architecture

Instructor: James Wheeler, College of Design

and

LA 3002: Informants of Creating Landscape Space

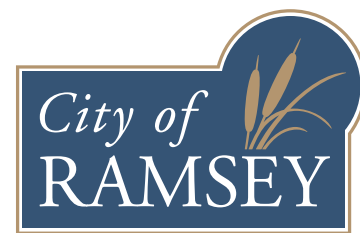
Instructors: Jessica Rossi-Mastracci and Joe Favour, College of Design

Prepared in Collaboration with

Mark Riverblood

Parks and Assistant Public Works Superintendent

City of Ramsey



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UNIVERSITY OF MINNESOTA

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Resilient Communities Project

University of Minnesota

330 HHHSPA

301—19th Avenue South

Minneapolis, Minnesota 55455

Phone: (612) 625-7501

E-mail: rcp@umn.edu

Web site: <http://www.rcp.umn.edu>



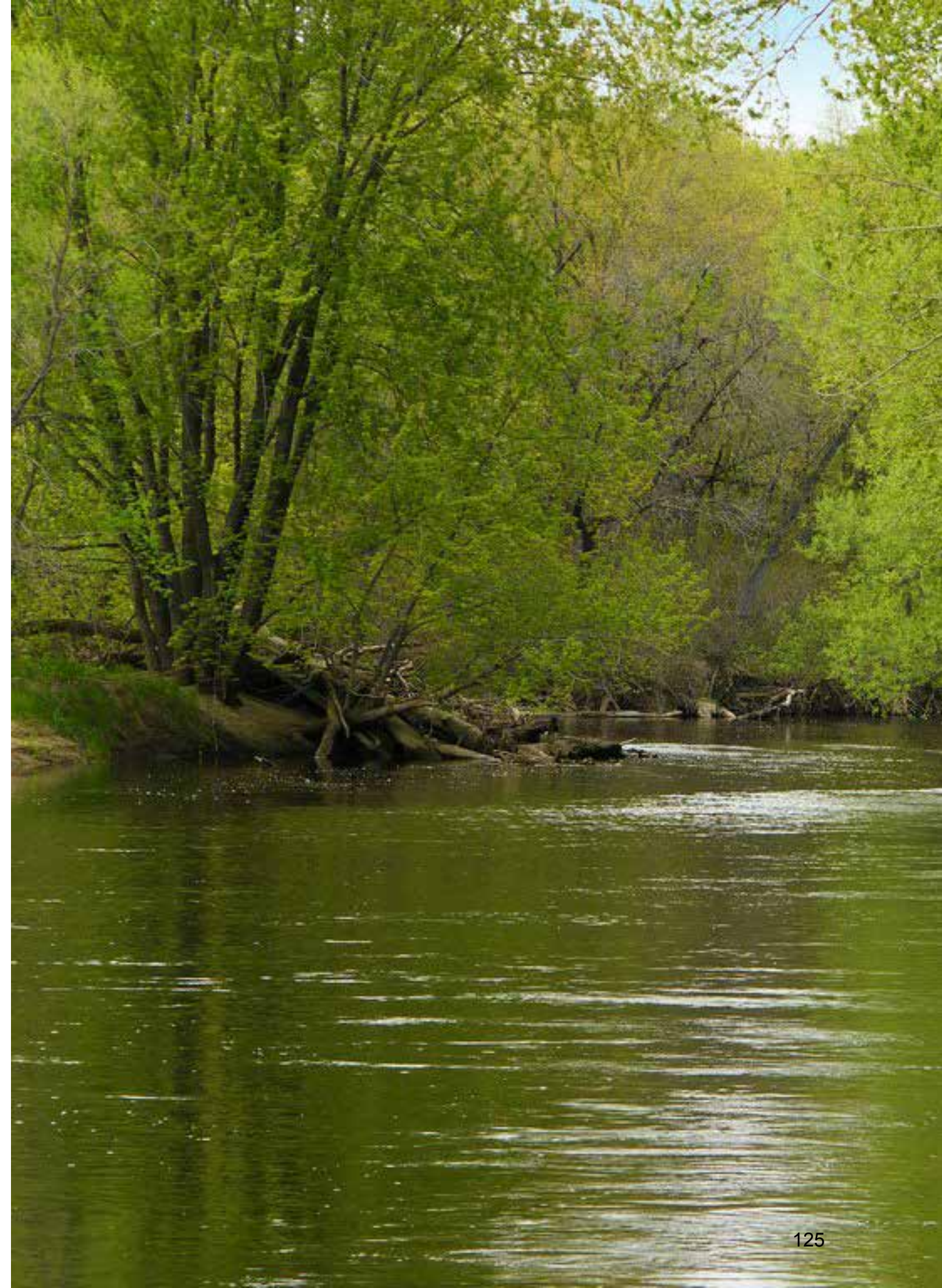
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Decentralized Community Center:

River's Bend Park

Arch 3250 / LA 3002

Claire Kim, Ethan Miller, Kyle Towberman



Proposal 1

Existing Structures / Amenities 2

Proposed Amenities

- Node 3
- Pedestrian Bridge 4
- Cross Walk 5
- Building 6
- Disk Golf Course 7

Conclusion 8



Drawing upon the City of Ramsey's rural past and urban future, we propose a decentralized community center model with a set of standards that could be used for the entire community. We are using Rivers' Bend Park to set a precedent for the medium and small nodes of Ramsey's decentralized community center.

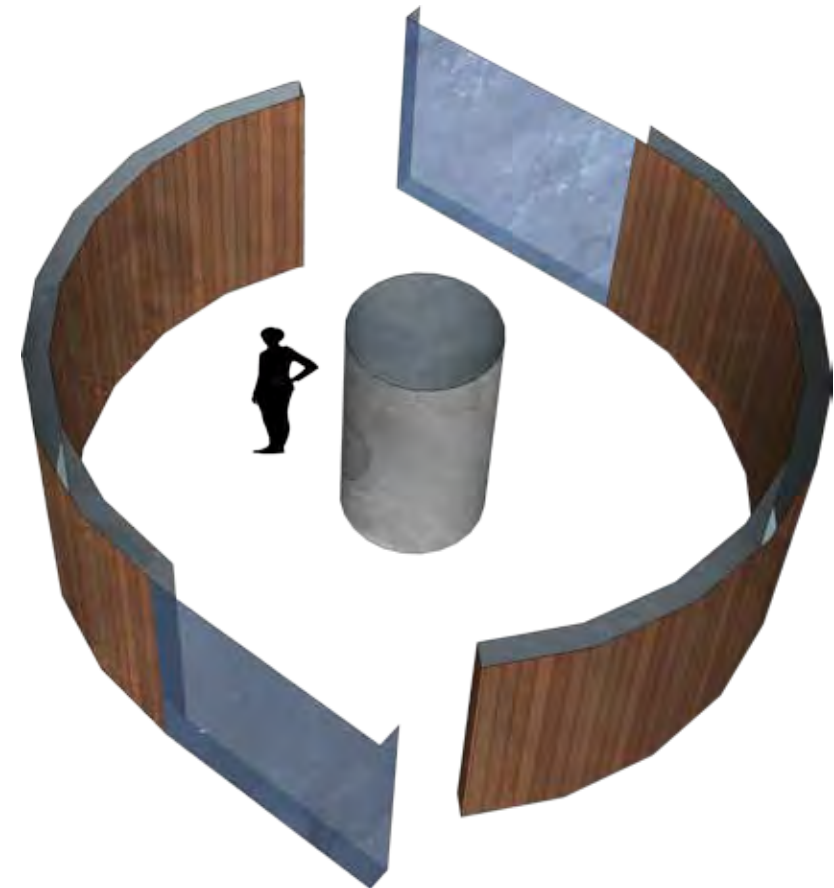
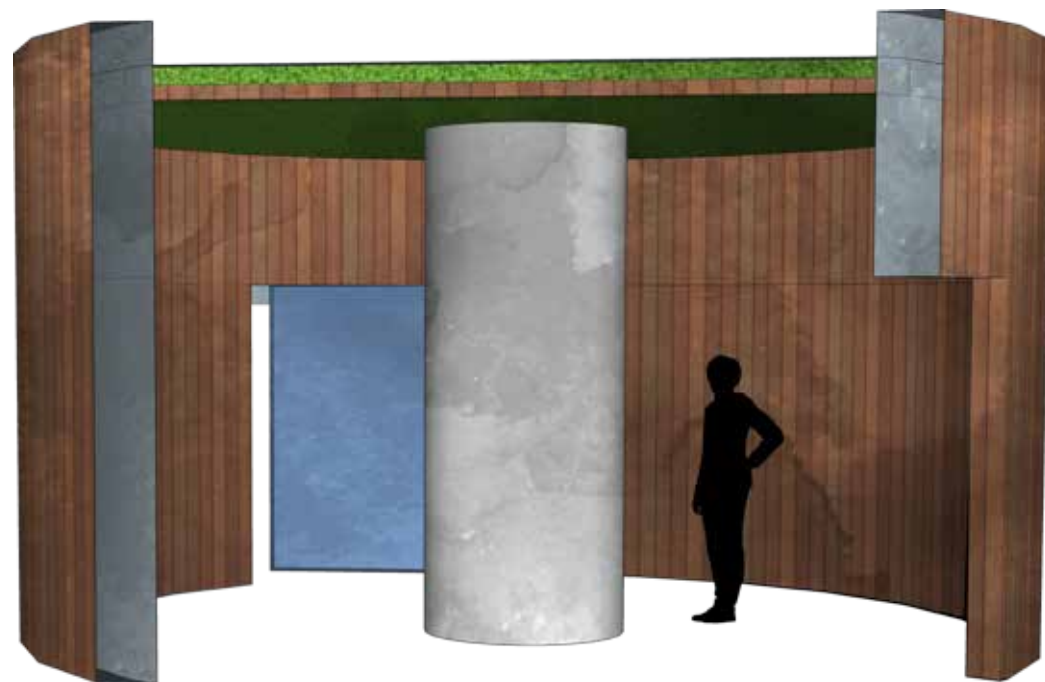


- Soccer Field
- Baseball Diamond
- Tennis Courts
- Playground
- Pavilion
- Observation Dock



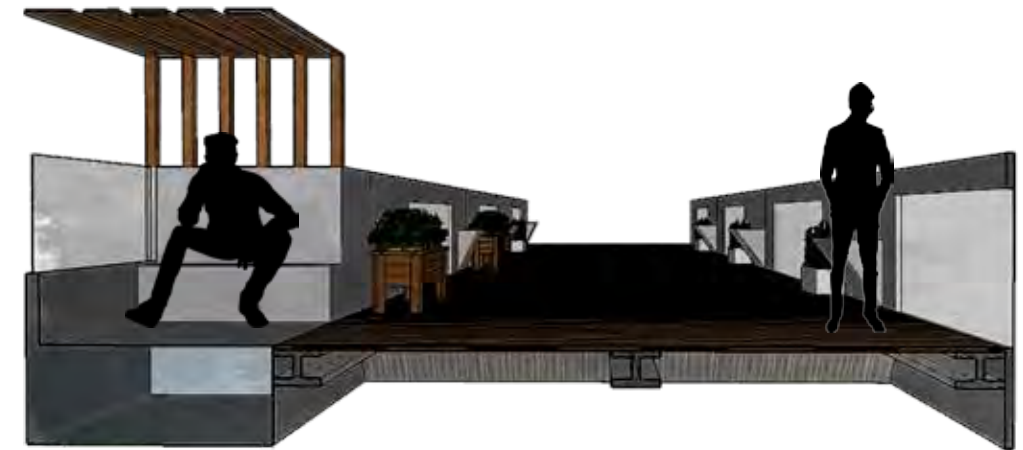
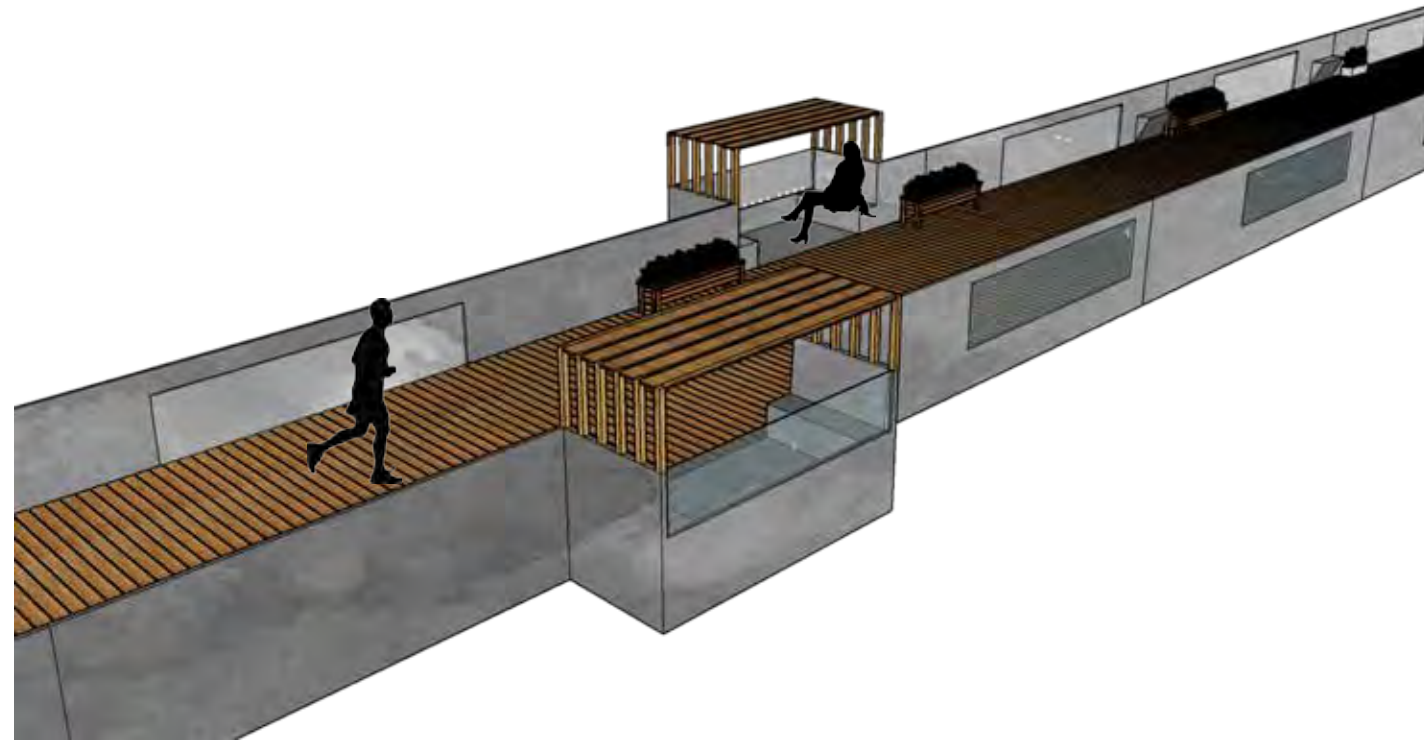
Proposed Node

- Park System Information
- Provides fliers for community events
- Shelter from weather
- Bike tire air pump



Pedestrian Bridge

- Connects both halves of park
- Picturesque & Interacts with the river
- Alternative to tunnel that floods frequently



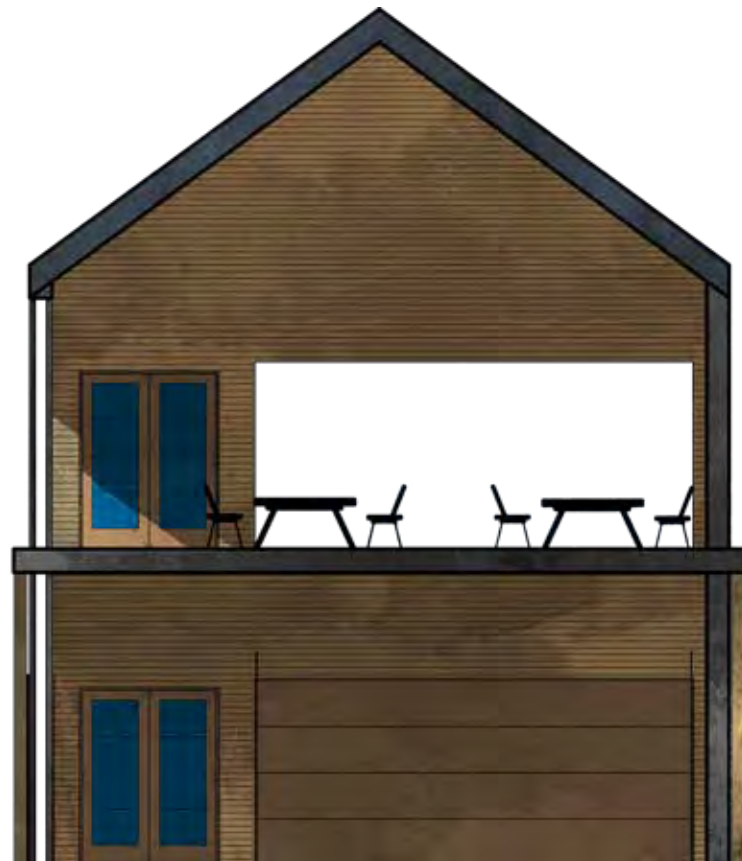
Crosswalk

- Allows pedestrians to engage with street
- Draws pedestrians into the park



Proposed Building

- Multi-purpose space
 - Event space
- Eating space
 - 8 Nearby restaurants
- Year-round restrooms
- Park System Information



Disk Golf Course

- Unique to Ramsey as there are no courses in neighboring communities
- Preservation of existing landscape conditions
- Low Cost



Rivers' Bend Park is one of the existing parks in the City of Ramsey with the most potential for developing and improving with new amenities. Our scope of work was to show that by taking full advantage of existing park amenities, creating solutions and ideas based off areas that need improvement, and maximizing the potential of the existing sites, the decentralized community center model can be a very successful and cost-effective solution for the City of Ramsey.



17TH ANNUAL CITY OF RAMSEY
ECONOMIC DEVELOPMENT AUTHORITY
BUSINESS
EXPO
2026

Saturday,
April 25, 2026
9:00 a.m.–1:00 p.m.

Adrenaline Sports Center
8310 147th Lane NW
Ramsey, MN 55303

For more information



www.cityoframsey.com/EDAexpo



econdev@cityoframsey.com



763-433-9828 or 763-433-9868

Explore the variety of businesses that Ramsey has to offer. Discover local retailers, restaurants, organizations, professional services and more!

Fun for the whole family! Visit the vendors for free samples, games and giveaways. City staff will be on hand to answer your questions.

Highlights

- FREE Admission
- FREE City of Ramsey tote bag
- 60+ Exhibitors
- Samples, prize drawings and deals
- Business Expo BINGO
- Activities for all ages
- Balloon art & face painting by "A Touch of Magic"
- Food trucks on-site
- Learn about local businesses
- Bounce house
- **NEW!** Farmer's Market & Art Fair Sneak Peek