

**C** Community Development Committee  
For the Metropolitan Council meeting of December 12,  
2012

Item: 2012-367

**ADVISORY INFORMATION**

Date Prepared: December 5, 2012  
Subject: 2011 Livable Communities Transit Oriented Development Funding  
Recommendations–City of Ramsey

**Proposed Action:**

That the Metropolitan Council award the City of Ramsey \$650,369 for *The COR – Center Street* project, with a grant term expiration date of December 31, 2015, and \$100,000 for the *Mississippi Skyway* Pre-Development project, with a grant term expiration date of December 31, 2014, from the 2011 Livable Communities Demonstration Account Transit Oriented Development grant program.

**Summary of Committee Discussion / Questions:**

Paul Burns, Manager of Livable Communities, explained that the grant awards recommended for the City of Ramsey had reserved from the April 2012 Council action on the 2011 Livable Communities Act Transit Oriented Development grant awards, pending resolution of a comprehensive plan amendment the City had proposed. The Community Development Committee resolved the comprehensive plan issue in the agenda item that preceded this item; therefore action on these two grant applications was in order.

Council member Wulff asked what developments would be catalyzed by *The COR – Center Street* project. Tim Gladhill, Development Services Manager for the City of Ramsey, described several projects either under construction or in the planning stages.

A motion to approve the proposed action passed unanimously.

**C** Community Development Committee  
Meeting date: December 3, 2012  
For the Council Meeting of December 12, 2012

ADVISORY INFORMATION	
Date:	November 28, 2012
Subject:	2011 Livable Communities Transit Oriented Development Funding Recommendations – City of Ramsey
District(s), Member(s):	District 9 – Edward Reynoso
Policy/Legal Reference:	Minnesota Statutes 473.25
Staff Prepared/Presented:	Paul Burns Manager, Livable Communities (651-602-1106)
Division/Department:	Community Development/Livable Communities

**Proposed Action**

That the Metropolitan Council award \$650,369 for The COR – Center Street project and \$100,000 for the Mississippi Skyway Pre-Development project, both in the City of Ramsey, from the 2011 Livable Communities Demonstration Account Transit Oriented Development grant program.

**Background**

The 2011 Livable Communities Act (LCA) Transit Oriented Development (TOD) funding recommendations were approved by the Community Development Committee (CDC) in April of 2012. The recommendation included two projects in Ramsey. Staff advised the CDC that a comprehensive plan amendment (CPA) was pending from the City that could have had an impact on both of its proposed projects. The action moved on to the Council on April 25, 2012, at which time, due to further information about the impact of the proposed CPA, the Council reserved the two proposals from Ramsey until the issues raised by the CPA could be resolved.

The two projects in Ramsey that were not approved at that time were:

- *The COR – Center Street* project will construct a north/south street and sidewalks providing pedestrian and automobile connection to the Ramsey Station and a variety of land uses within walking distance.
- The *Mississippi Skyway* pre-development project will provide soil analysis and outreach and alternative analysis to assist with the design of a pedestrian skyway to connect the Ramsey Northstar station with land uses to the south.

**Rationale**

*The COR* and *Mississippi Skyway* scored 4<sup>th</sup> and 17<sup>th</sup> out of 19 recommended projects in the Council's first round of TOD funding. If the Council acts to allow the City to put its comprehensive plan amendment into place, the concerns relative to the two grants are resolved and formal action awarding the grants for the two projects is in order.

**Funding**

The TOD funding from the amended 2011 Livable Communities Fund Distribution Plan remains available for these two projects.

**Known Support / Opposition**

Staff is unaware of any opposition.

## Transit Oriented Development Project Summary

<b>Type:</b>	TOD Development	<b>Grant #:</b> SG012-
<b>Applicant</b>	City of Ramsey	
<b>Project Name</b>	The COR - Center Street	
<b>Project Location</b>	North of Ramsey Municipal Center and Ramsey Station at Sunwood Drive, Ramsey	
<b>Council District</b>	9 - Edward Reynoso	<b>TOD Area Name:</b> Ramsey Station

### Funding

<b>Requested amount</b>	\$650,369	<b>Recommended amount</b>	\$650,369
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### Project Detail:

Project summary	This project will construct a critical north/south connection providing pedestrian and automobile connection to the Ramsey Station and a variety of land uses within walking distance. Ramsey is working with Anoka County to have the Central Anoka County Regional Trail realigned along this connection to integrate with the station and future Highway 10 pedestrian overpass and provide a linkage to Mississippi West Regional Park, capitalizing on multiple regional facilities.
Jobs	40 construction jobs and 448 FTEs, plus 371 part time positions.
Total Housing Units	1,183 with 311 affordable (26%)
Private investment	\$TBD
Other public investment	\$TBD
Comments/ Demonstration value	The street will help provide access to and infrastructure for the Transit Oriented Development that will be built around the station area and connect to the regional park and trail system, broadening the scope of TOD connections. The project will assist in demonstrating connectivity options around commuter rail through the construction and realignment of the road that will provide a connection to the proposed pedestrian overpass, resulting in better multi-modal connections and access to station.

### Use of Funds

Amount	Uses to be completed by April 30, 2015
\$49,406	Construct sidewalks
268,365	New construction of Center Street
106,810	Grading and preparation of right of way
112,915	Sewer and water utility installation
112,873	Engineering/design
<b>\$650,369</b>	<b>Total</b>

## Transit Oriented Development Project Summary

<b>Type:</b>	TOD Pre-Development	<b>Grant #:</b> SG012-
<b>Applicant</b>	City of Ramsey	
<b>Project Name</b>	Mississippi Skyway	
<b>Project Location</b>	7600 Veterans Drive Northwest, Ramsey	
<b>Council District</b>	9 - Edward Reynoso	<b>TOD Named Area:</b> Ramsey Station

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### Funding

Requested amount	\$100,000	Recommended amount	\$100,000
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### Project Detail:

Project summary	This TOD project will position the Metropolitan Council, Ramsey and the National Park Service to compete successfully for the Paul S. Sarbanes grant – an FTA program for multi-modal connections to National Park destinations. The bridge will connect the rail station and parking ramp to Ramsey's trail and sidewalk system, to Mississippi National River and Recreation Area (MNRRA), the Mississippi River Trail, and the Central Anoka County Regional Trail. Further, creating efficient pedestrian access to the planned Mississippi West Regional Park, the COR and transit will allow residents throughout the metro to access this 273-acre natural resource-based regional park and the 72-mile MNRRA. Additionally, by providing access to the COR from the south side of the highway, the City forecasts Ramsey's ridership at the Northstar stop will increase due to connectivity by bicycle from the existing residential area.
Comments/ Demonstration Value	This skyway will provide a linkage between the development in the COR area and the commuter rail station to a regional park and recreation area.

### Use of Funds

Amount	Uses to be completed by 4/30/2015
\$35,000	Geotechnical soil analysis and documentation
30,000	Alternatives analysis, with clear graphics to communicate design ideas
35,000	Design workshops to complete the planning process, secure approvals on final alignment, coordinate with all agencies, refine plan layout and detail design to receive Mn/DOT approval
\$100,000	Total