

16. IMPLEMENTATION STRATEGY

The Comprehensive Plan establishes what the City wants to strive to become over the course of the next 20 years. The implementation strategy identifies and describes the programs and procedures the City will need to initiate and carry out to successfully achieve its vision for the future City of Ramsey. Without an implementation strategy the plan becomes only a guide to measure public and private development proposals. Implementation does not occur over night. Some projects may take priority over others. Some may need to occur immediately, while others would be expected to occur 10 or 15 years from now. Others might be triggered by the economy or political actions taken at a regional, state or federal level; however, the main objective of the implementation strategy is to identify a course of action that allows Ramsey to be at the forefront of change rather than simply reacting to change.

The following elements are included as implementation strategies:

- Zoning Ordinance
- Subdivision Ordinance
- Capital Improvements Program
- Corridor Studies
- Housing Programs
- Area Master Planning
- Public Services and Facilities

A. *Zoning Ordinance*

The zoning ordinance will require significant revisions and updating. The primary effort should be in bringing the ordinance into conformance with the new Comprehensive Plan. This will require revising some zoning districts and creating some new districts. The following revisions should be considered at a minimum:

1. Create a new zoning district to correspond to the new Office Park designation.
2. Revise any ordinance dealing with density transition between new and existing residential lots. This may require more detailed study.
3. Revise all chapters accordingly to conform to the new Comprehensive Plan.

B. Subdivision Ordinance

The changes to the City's Subdivision Ordinance to make it conform to the Comprehensive Plan are few in number and minor in scope. They include:

1. Review park dedication requirements for consistency with new Comprehensive Plan.
2. Review procedures for review and approval of subdivisions.
3. Review requirements for submission by subdivider to ensure accurate and complete base information is used.
4. Encourage data to be submitted in an electronic format for inclusion in City base map data.
5. Review street design requirements for consistency with new Comprehensive Plan.

C. Capital Improvement Program

The Capital Improvement Program can be found on the City of Ramsey's website at the following address:

<http://www.ci.ramsey.mn.us/CIP.asp>

D. Corridor Studies

Corridor studies area suggested as implementation strategies for resolving major transportation problems on Highway 10 and with the desire for an additional bridge over the Mississippi River.

1. Mississippi River Bridge Crossing Corridor

The City of Ramsey cannot solve traffic problems related to a bridge crossing by itself. A consolidated effort between many entities is needed to determine the most feasible, effective and environmentally sound solution to the river bridge issue. The following parties will have involvement: Ramsey, Dayton, Elk River, Champlin, Anoka, Anoka County, Hennepin County, MnDOT, DNR, Metropolitan Council, Army Corp of Engineers, National Park Service, local citizens and environmental activist groups. The City of Ramsey should work with these agencies to secure funding for a study. The purpose of this study would be to determine an exact location for a future bridge, the alignment for the connecting trunk highway and financing sources for design and construction. The task of "organizing the effort" is all the more important in this case because of the number of agencies involved and the political atmosphere.

E. Housing Programs

Since the last Comprehensive Plan update, Ramsey has added significant amounts of higher density guiding to its land use plan that would allow a greater diversity of housing types in the city. Other needs include maintenance of the existing housing supply as many of the homes in the community are reaching the 30-40 year old mark where usual maintenance is becoming needed. Additional housing programs, strategies and resources are identified in the City of Ramsey's Housing Action Plan.

The City should pursue the following:

1. Continue its efforts to provide senior housing units that are both affordable and market rate units.
2. Encourage the development of affordable housing by reducing such barriers as minimum lot sizes, minimum floor areas, and complicated public review processes.
3. Be willing to work with developers who wish to include affordable housing within a PUD by assisting the developer in obtaining funds through such programs as the Minnesota Housing Resource Program and the Super Request For Proposal Process or through Livable Communities Act programs.
4. Work with the MHFA and/or the Anoka County HRA to promote first time homebuyer programs.
5. Sponsor exhibitions on housing opportunities within the City of Ramsey promoting first time homebuyer programs, new housing developments, homeowner education, innovative building techniques, recycling and other City activities.
6. Communicate with local businesses to identify housing needs for employees at all income levels.
7. Work with Anoka County in establishing a housing rehabilitation grant program using CDBG funds.
8. Participate in the Anoka County HRA discussions to identify needs and housing problems on a regional basis including the issue of homelessness.
9. Enforce the housing maintenance code and review it for effectiveness on a regular basis.

F. Area Master Planning

Master planning is a way to control the qualitative aspects of the development of an area. It is intended to provide a tool for marketing and a guide for development. It should be a joint effort by the City and other parties who may be affected. Two areas should undergo master planning: the new urban residential areas north of Trott Brook and the area around the planned bridge crossing north and south of Highway 10.

a) Urban Residential North of Trott Brook

The area north of Trott Brook represents some of the last contiguous, large-lot areas where large, integrated developments may occur. Significant public involvement should be used to establish direction for the character of development in this area as well as how it relates to surrounding development and abundant natural features. A task force including residents, property owners, City staff and other interested parties should be established to review land use, public facilities and streetscape patterns.

b) Bridge-Crossing Area

The Bridge-Crossing area should follow a similar procedure as the area north of Trott Brook. This area has unique features and issues such as transportation access, relation to existing development, proximity to the river and proximity to Town Center. The City should facilitate development of a master plan for the site to develop more detailed plans for the area. The master planning approach would allow for a quality design that accommodates both the needs of any potential future developers, property owners, and the vision and direction outlined in the Comprehensive Plan.

G. Public Services and Facilities

The City should study the need for the expansion of City facilities to accommodate a growing population and growing service needs. These expansions studies should include police, fire, and public works facilities.