

DRAFT



COUNCIL WORK SESSION

Tuesday, October 21, 2014

6:30 p.m.

Coon Rapids City Center

Conference Room 1

Call to Order

Pursuant to Minnesota Statute 13D.04, subd. 2, the City Council will meet in work session to discuss the following:

1. Salvation Army Facility
2. Pheasant Ridge Park Cell Tower

Other Business

Adjourn



City Council Work Session

1.

Meeting Date: 10/21/2014
Subject: Salvation Army Facility
From: Scott Harlicker, Planner

INTRODUCTION

Council is asked to provide comment on a proposal by the Salvation Army to build a multi-purpose facility on the vacant land at Coon Rapids Boulevard and Coon Rapids Boulevard Extension.

DISCUSSION

The Salvation Army is interested in building a facility on the site with the following functions:

- 60,000 SF processing facility where donated items will be sorted and distributed
- 20,000 SF of commons and office space.
- 20,000 SF of residential (located above the commons/office space) to serve 120 men recovering from drug and alcohol addiction. Part of the treatment program includes working in the processing facility.
- 7,000 SF chapel

A project narrative from the Salvation Army is attached. Vehicle traffic will be limited to Salvation Army staff. 1-2 semi trucks and 15 box truck trips per day are expected. No retail sales will be conducted although the project will likely include a drop-off donation function. A minimum six month stayed is required of the residents. While living at the facility, residents must participate in work therapy and follow strict policies regarding conduct and routine drug testing.

The site is zoned Industrial and located within the River Rapids Overlay District. Warehousing and residential uses are not allowed in the Industrial district where the River Rapids Overlay District applies. Due to the mix of uses associated with the proposal, the various uses might be accommodated using Use Flexibility provisions of the overlay district. Council may want to consider if the mix of the proposed uses is appropriate for the site, the project's compatibility with uses existing in or planned for the surrounding area, the impact on traffic patterns, and the overall project alignment with City goals for Coon Rapids Boulevard.

RECOMMENDATION

Council comment and direction is requested. Representatives from the Salvation Army will be at the workshop.

Attachments

Location Map

Concept Plan and Building Elevations

Project Narrative

Location Map



The Salvation Army ARC

PLAN



FRAUENSHUH
Commercial Real Estate Group

RDg...
PLANNING • DESIGN

The Salvation Army ARC

VIEW EAST



COON RAPIDS

10/1/2014



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2/6

The Salvation Army ARC

VIEW NORTH



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The Salvation Army ARC

VIEW WEST



COON RAPIDS

10/1/2014



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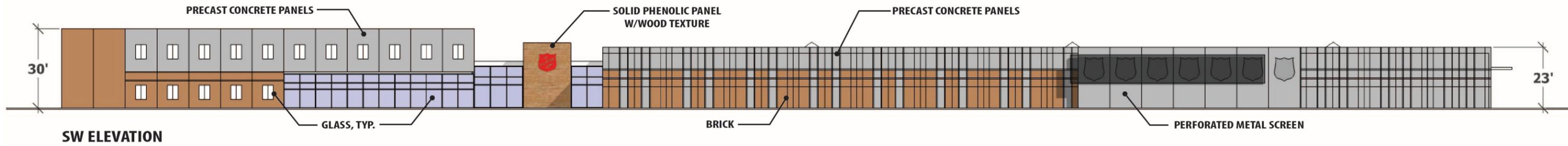
The Salvation Army ARC

VIEW SOUTH

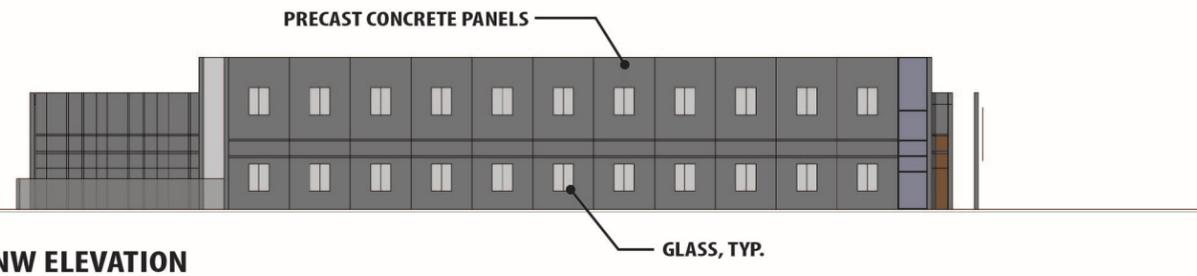


The Salvation Army ARC

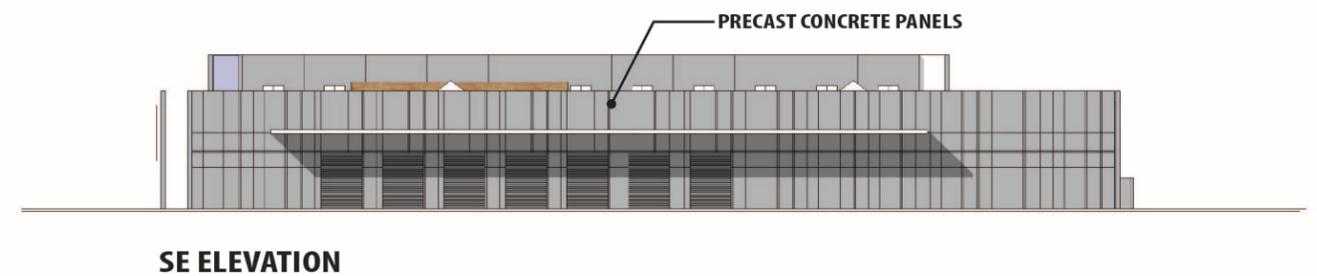
ELEVATION



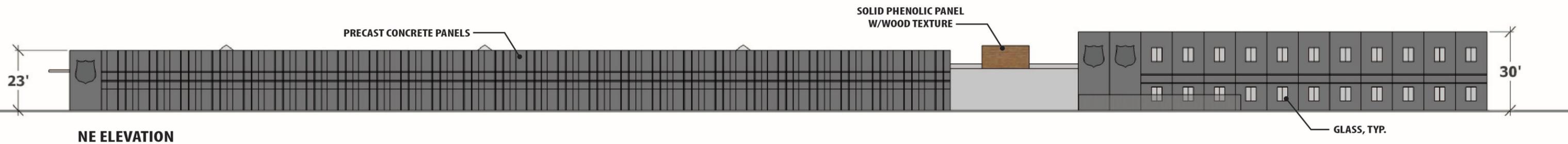
SW ELEVATION



NW ELEVATION



SE ELEVATION



NE ELEVATION



FRAUENSHUH
Commercial Real Estate Group

RDg...
PLANNING • DESIGN

October 14, 2014

City of Coon Rapids
Attn: Marc Nevinski, Community Development Director
11155 Robinson Drive
Coon Rapids, MN 55433-3761

**Re: The Salvation Army ARC
Coon Rapids Boulevard Extension Land
Preliminary Concept Review**

Mr. Nevinski,

This letter serves as an introduction and overview of The Salvation Army Adult Rehabilitation Centers (ARC), the history of the program and its proposed plans for the development of the properties at Coon Rapids Boulevard Extension and Vale Street in Coon Rapids.

Introduction to The Salvation Army

The Salvation Army is an international religious organization with origins dating to the 1850's in London, England. The Salvation Army's presence in the United States dates to 1880, and today The Salvation Army has four U.S. Territories (Central, Eastern, Southern and Western) in the United States that supervise 7,821 units of operation; this includes 119 Adult Rehabilitation Centers throughout the country.

The local ARC has operated in the "North Loop" of Minneapolis at 900 N 4th Street since 1964. Prior to this date, the program operated out of what is now the Nicollet Island Inn at 95 Merriam Street for approximately 50 years. Over these years, The Salvation Army has viewed its presence as part of the local and regional service infrastructure of the metropolitan area.

Due to deteriorating structural conditions and functional obsolescence of many aspects of The ARC's current facility, the replacement and move to Coon Rapids is proposed. In addition to evaluating the option of redevelopment and reuse of the existing ARC site, a search for a replacement facility has been underway for approximately 5 years. Site and building condition, size, layout and location are but several of the factors that have been part of this relocation evaluation process. The property under consideration in Coon Rapids has adequate land area and access to accommodate the differing uses required for the program.

About the ARC

The Salvation Army's Adult Rehabilitation Centers provide spiritual, social and emotional assistance for men and women who have lost the ability to cope with their problems and provide for themselves. Each center offers a day-to-day work therapy environment for its beneficiaries, group and individual therapy and residential housing, all in a clean, wholesome environment. The physical and spiritual care that program participants receive prepares participants to re-enter society and return to gainful employment.

Every potential participant undergoes a comprehensive intake interview to ensure the ARC program is the best possible match for their needs. If the interview process determines it's not, The Salvation Army makes every effort to refer individuals to a program that will fit their needs.

A long-term commitment of at least six months is required so patterns of poor decision-making can be broken and replaced with positive life choices – changes that will help participants become productive citizens of their community.

The size and scope of the ARC vary based on location, and are generally programmed to accommodate the ongoing operational and service needs of the region served.

Generally, the local ARC operation consists of the following minimum program elements:

PROGRAM SUMMARY	
Warehouse/Processing Center (minimum)	60,000 + sq. ft.
Administrative and Support Functions (classrooms, dining etc.)	20,000 + sq. ft.
Residential Housing (approximately 120 residents)	20,000 + sq. ft.
Chapel	<u>7,000 +/- sq. ft.</u>
TOTAL (approximate)	107,000 sq ft

Land Use and Zoning Compatibility

The property is currently located within the River Rapids Overlay District, which allows a wide range of uses. The site consists of a total of approximately 5.1 acres of land.

As described in the above program summary, a principal element of the ARC operation is its processing facility operation. The Salvation Army receives donated “clean” goods (clothing, furniture and miscellaneous household items) from donors throughout the Twin Cities area. These goods are commonly donated at Family Stores or through the neighborhood pick-up program operated by The Salvation Army (1-800-SA-TRUCK). These goods are transported to the ARC facility through The Salvation Army’s fleet of trucks, processed, sorted, repackaged, shopped and re-stocked at Family Store locations. Goods that are damaged or not marketable will be recycled or sold in bulk. The Salvation Army does not take donations of paints, solvents or other potentially hazardous materials or goods in its processing operation. The plans for development on this 5.1-acre site for an approximately 107,000 square foot facility will provide sufficient warehouse and processing space as The Salvation Army’s processing center operational needs grow in the future.

The warehousing, administrative, support functions and chapel operations are compatible with the current zoning of the surrounding uses. The Family Store, which is commonly incorporated into the site development, is not proposed for the subject property. However, a donation center drop-off area will be incorporated into the site plan.

The residential component functions as supportive housing for up to 120 individual men who participate in the ARC program, which is based in religion and is not licensed or regulated by any governmental agency. While residing on the premises, the participants are required to be involved with work therapy on the premises or at a local Family Story location and adhere to strict policies concerning conduct, including routine testing for drug and alcohol use. Participants who do not adhere to the policies of the ARC are referred to other service providers

in the Twin Cities metropolitan area. The housing units are a congregate-style living arrangement, with 4-8 individuals per room, with common area restrooms, shower rooms and recreational space. There is a resident manager on site 24 hours per day to manage the day-to-day functions of the residential operation. The intent is an integrated “live-work” campus, which allows participants convenient access to their daily work therapy location on campus as well as dining, recreation, worship and other services integral to their successful participation in the program. Of the 119 ARC facilities currently operating throughout the United States, all currently function in this integrated “live-work” campus setting.

Development Plan for Coon Rapids Boulevard Extension Land

The subject property has been vacant land for several years and has been under-utilized as compared to neighboring properties. The Salvation Army’s plan for development would substantially improve and engage this property with the neighboring uses and overall character of the Coon Rapids Boulevard area. The daily workforce that would be employed at the site would include up to 50-80 professional, administrative and program support staff, and up to 120 beneficiaries working full time.

The residential, administrative and support functions will be on the northwest side of the site and will include design elements to help them fit in with the other new developments in the area. In addition, this two-story building area will match the City’s intent for “two-story expression” in the River Rapids Overlay District and enhance the character of the district. The processing building will be located on the southeast side of the site, facing the industrial and storage uses to the southeast. It should be noted at this time that the concept plan is preliminary and subject to revision based on further design development by The Salvation Army.

While participants’ daily needs are accommodated on the campus, the participants are not detained in the facility and are free to come and go during certain times of the day and week to maintain a routine and connections to the community.

Summary of Land Use and Zoning Review

The Salvation Army is seeking approval of the City of Coon Rapids to advance the proposed development of the property. As described above, the project is compatible with city of Coon Rapids’ land use policies, and the River Rapids Overlay District allows for incorporation of the different uses. Key elements of the land use and zoning plan are as follows:

- The industrial warehouse portion of the building (60,000 approximate sq. ft.) would provide industrial use and employment consistent with the current industrial zoning of the site.
- The site will be enhanced with approximately 107,000 square feet of total new construction that would be functionally and aesthetically compatible with the land use context of the area; Building architecture, landscape and site improvements would enhance the overall aesthetic and set a tone for continued revitalization of the area.
- The residential use will be integrated on the western and northern portion of the site and will be architecturally designed to be aesthetically pleasing to the traffic along Coon Rapids Boulevard.

- The total site area of 5.1 approximate acres provides sufficient building layout, parking, truck circulation and access, storm water management and setback areas to accommodate the use without need for building or setback variances.

The Salvation Army is eager to advance this proposal through the City of Coon Rapids' planning and zoning review process and proceed with this important development for the ARC operation. Please feel free to contact Major Graham Allan at (847) 294-2000 with any questions regarding this application. For more information about the local ARC operation, please contact Major Gerald O'Neil at (612) 332-5855.

Sincerely,

Major Graham Allan
The Salvation Army

Major Gerald O'Neil
The Salvation Army

Enclosures



City Council Work Session

2.

Meeting Date: 10/21/2014
Subject: Pheasant Ridge Park Cell Tower
From: Scott Harlicker, Planner

INTRODUCTION

AT&T is considering constructing a cell tower in Pheasant Ridge Park.

DISCUSSION

Discussion with AT&T consultants around leasing park land to locate a cell tower in Pheasant Ridge Park began almost two years ago. Early in the process, staff asked Council for feedback on the idea and Council indicated an interest in considering a proposal. Given that considerable time has passed and public comment has been taken on the proposal, it would be useful to know if Council still wishes to consider such a proposal. The proposal includes a 150 foot high tower and equipment building adjacent to the wetland in the north half of the park.

AT&T and staff have been preparing a lease for Council consideration at a future date. The lease is similar to other leases the City has with other providers in other locations. Therefore staff has been confident in preparing the document using prior leases, codes, and practices. However, AT&T has requested the inclusion of option language in the lease. Such a clause would allow them to secure the right to construct a tower in the park but delay construction for a period of time, most likely two years, without paying the full lease rate. An option rate of \$1000 per year has been proposed. Staff requested direction from Council regarding an option clause.

The consultant, on behalf of AT&T, has submitted an application and it is currently under review by the Planning Commission. The Commission postponed action on the request to their November 20th meeting to allow the applicant time to provide additional information and respond to concerns and issues raised by residents at the public hearing.

RECOMMENDATION

Direction on the above matters is requested.

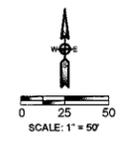
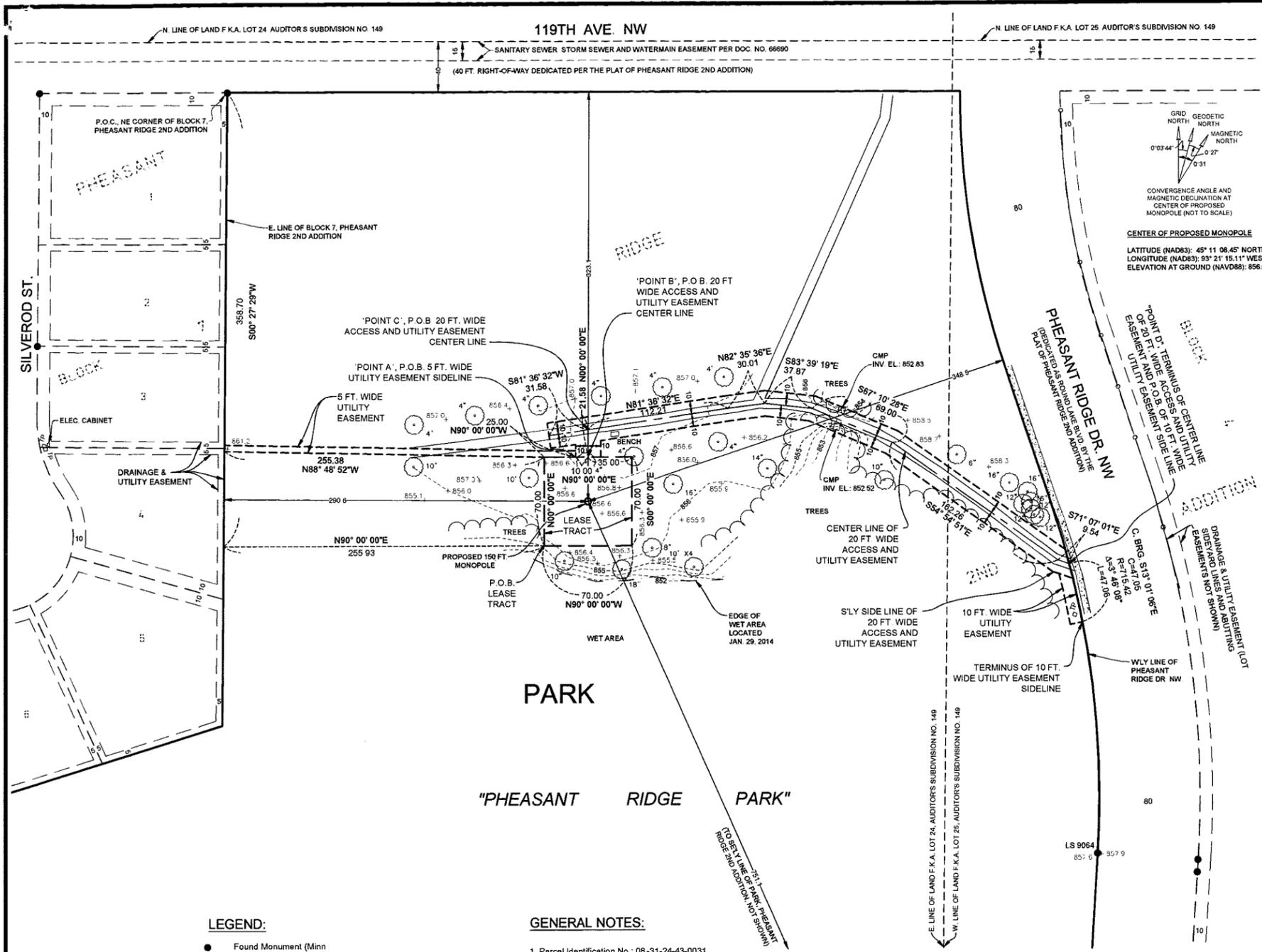
Attachments

Location Map

Site Plan

Location Map





SURVEYORS NOTE
 BEARINGS OF FIELD SURVEY ARE BASED ON NAD83 (2011), ANOKA COUNTY COORDINATE SYSTEM
 VERT. DATUM = NAVD83
 UNIT OF MEASURE = U.S. SURVEY FEET

PROPERTY DESCRIPTION:
 (per Equity Report prepared by AMC Settlement Services Order No. 10351870 dated 3/10/2014)

All that parcel of land in Anoka County State of Minnesota as more fully described in Deed Doc # 100602 and DOC # 94236 ID # 08 31 24 43 0031 being known and dedicated as

PARK AND PHEASANT RIDGE 2ND ADDITION
 (Surveyor's note: PARK AND PHEASANT RIDGE 2ND ADDITION shown above should read as follows: Park PHEASANT RIDGE 2ND ADDITION)

LEASE TRACT DESCRIPTION:
 A tract of land for telecommunication purposes over, under and across that parcel dedicated as Park, PHEASANT RIDGE 2ND ADDITION Anoka County Minnesota described as follows:

Commencing at the northeast corner of Block 7, said PHEASANT RIDGE 2ND ADDITION; thence South 00 degrees 27 minutes 29 seconds West, assumed bearing, along the east line of said Block 7 a distance of 358.70 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 255.93 feet to the point of beginning of the lease tract to be described; thence North 00 degrees 00 minutes 00 seconds East a distance of 70.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 25.00 feet to a point hereinafter referred to as "Point A"; thence continuing North 90 degrees 00 minutes 00 seconds East a distance of 10.00 feet to a point hereinafter referred to as "Point B"; thence continuing North 90 degrees 00 minutes 00 seconds East a distance of 35.00 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 70.00 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 70.00 feet to the point of beginning

Contains 4,900 sq ft. more or less

ACCESS AND UTILITY EASEMENT DESCRIPTION:
 A 20.00 foot wide strip of land for ingress, egress and utility purposes over, under and across that parcel dedicated as Park, PHEASANT RIDGE 2ND ADDITION, Anoka County Minnesota lying 10.00 feet on each side of the following described center line:

Beginning at the hereinbefore mentioned "Point B"; thence North 90 degrees 00 minutes 00 seconds East a distance of 21.58 feet to a point hereinafter referred to as "Point C"; thence North 81 degrees 36 minutes 32 seconds East a distance of 112.21 feet; thence North 82 degrees 35 minutes 36 seconds East a distance of 30.01 feet; thence South 83 degrees 39 minutes 19 seconds East a distance of 37.87 feet; thence South 87 degrees 10 minutes 28 seconds East a distance of 69.00 feet; thence South 54 degrees 54 minutes 51 seconds East a distance of 162.26 feet; thence South 71 degrees 07 minutes 01 seconds East a distance of 9.54 feet to the westerly right-of-way line of Pheasant Ridge Drive NW (Dedicated as Round Lake Blvd by the plat of PHEASANT RIDGE 2ND ADDITION) and a point hereinafter referred to as "Point D", and there terminating

The sidelines of said strip are to be lengthened or shortened to intersect said westerly right-of-way line AND

A 20.00 foot wide strip of land for ingress, egress and utility purposes over, under and across that parcel dedicated as Park, PHEASANT RIDGE 2ND ADDITION Anoka County Minnesota lying 10.00 feet on each side of the following described center line:

Beginning at the hereinbefore mentioned "Point C"; thence South 81 degrees 36 minutes 32 seconds West a distance of 31.58 feet and there terminating

Contains in total 9,278 sq ft. more or less

UTILITY EASEMENT DESCRIPTION:
 A 5.00 foot wide strip of land for utility purposes over, under and across that parcel dedicated as Park, PHEASANT RIDGE 2ND ADDITION Anoka County, Minnesota lying 5.00 feet to the right of and abutting the following described side line:

Beginning at the hereinbefore mentioned "Point A"; thence North 90 degrees 00 minutes 00 seconds West a distance of 25.00 feet; thence North 88 degrees 48 minutes 52 seconds West a distance of 255.38 feet to the east line of Block 7, said PHEASANT RIDGE 2ND ADDITION and there terminating

The sidelines of said strip are to be lengthened or shortened to intersect said east line

Contains 1,402 sq ft. more or less

UTILITY EASEMENT DESCRIPTION:
 A 10.00 foot wide strip of land for utility purposes over, under and across that parcel dedicated as Park, PHEASANT RIDGE 2ND ADDITION Anoka County Minnesota lying 10.00 feet to the right of and abutting the following described side line:

Beginning at the hereinbefore mentioned "Point D"; thence along the hereinbefore mentioned westerly right-of-way line of Pheasant Ridge Drive NW a distance of 47.06 feet along a non-tangential curve concave southwesterly, having a radius of 715.42 feet, a central angle of 3 degrees 46 minutes 08 seconds, a chord bearing South 13 degrees 01 minutes 06 seconds East and a chord length of 47.05 feet, and there terminating

The sidelines of said strip are to be lengthened or shortened to intersect the southerly side line of the hereinbefore described access and utility easement

Contains 381 sq ft. more or less

- LEGEND:**
- Found Monument (Minn License No shown if legible)
 - F.K.A. Formerly Known As
 - TP Telephone Pedestal
 - + 576.8 Existing Spot Elevation
 - 8" Deciduous Tree, trunk dia
 - Proposed Monopole
 - ▭ Asphalt Surface
 - ▭ Concrete Surface
 - ▭ CMP INV EL: 852.52 Corrugated Metal Pipe
 - Chain Link Fence
 - Edge of Trees
 - Existing Elevation Contour

- GENERAL NOTES:**
- Parcel Identification No: 08-31-24-43-0031
 - Address: The City of Coon Rapids has indicated that the address of Pheasant Ridge Park a public park is 11845 Pheasant Ridge Drive
 - Field survey completed on January 29, 2014
 - Elevation contour lines shown per field survey
 - Survey depicts matters shown in an Equity Report prepared by AMC Settlement Services Order No 10351870 dated 3/10/2014 (Other information as listed in Equity Report no item numbers used):
 Plat of PHEASANT RIDGE SECOND ADDITION recorded 08/10/1978 as set forth in Doc # 504346
 (Surveyor's note: Shown in part on survey. Note that the official name of this plat is PHEASANT RIDGE 2ND ADDITION No Drainage and Utility Easements were dedicated within Park PHEASANT RIDGE 2ND ADDITION inside the mapped survey area.)
 Subject to easement with Northern States Power Company recorded 07/29/1965 as set forth in Doc # 52209
 (Surveyor's note: Not shown on survey As depicted on the record plat of PHEASANT RIDGE 2ND ADDITION this easement is located outside of the mapped survey area.)
 Subject to easement recorded 02/15/1967 as set forth in Doc # 57389, Cert # 52028
 (Surveyor's note: Not shown on survey As depicted on the record plat of PHEASANT RIDGE 2ND ADDITION this easement is located outside of the mapped survey area.)
 Subject to easement recorded 02/03/1970 as set forth in Doc # 66590 Cert # 52028
 (Surveyor's note: Document describes Condemnation of Land for Sanitary Sewer, Storm Sewer and Watermain purposes Temporary construction easements expired Dec. 31, 1969 One easement shown in part on survey map in land now dedicated as 119th Ave N.W. per the record plat of PHEASANT RIDGE 2ND ADDITION Remaining easements are located outside of the mapped survey area.)
 (Surveyor's note: The Equity Report includes the following Other Information: "Please be advised the legal description being used is the legal description from the plat in Doc # 504346 as the property has been subdivided since Good Value Homes, Inc. took title in 1978. The property came from Good Value Homes out of Lots 24 and 25 Said Park was donated within dedication of said plat. No certification of donation of Park was found.")
 - All utility companies were notified to provide maps of their services and main lines All underground utilities shown hereon were either previously marked by their owners or taken from maps supplied to Ulteig by the owners at the time of this survey
 Ulteig does not certify to the completeness and/or accuracy of these locations Persons using this survey should contact each utility company to verify that all lines are shown hereon Refer to ticket number 140340671 Prior to excavation, the excavator is required to call "GOPHER STATE ONE CALL" at (800) 252-1166 for location of underground utilities
 - Ulteig does not certify to the completeness of this topographic survey due to the heavy snow cover existing on the site at the time of the field survey

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN MINNESOTA, CALL GOPHER STATE ONE CALL
TOLL FREE: 1-800-252-1166 OR
www.gopherstateonecall.org/submit
 MIN STATUTE REQUIRES MIN OF 48 HOURS NOTICE BEFORE YOU EXCAVATE

at&t
 4300 MARKET POINTE DR.
 BLOOMINGTON, MN 55435

SC
 BUILDING YOUR NETWORK
 635 EAST REMINGTON ROAD
 SCHAUMBURG, IL 60173

Ulteig
 4285 Lexington Avenue N.
 Saint Paul, Minnesota 55126
 Phone: 651.415.3800 Fax: 651.415.2001
 Brianack - Cedar Rapids - Denver - Detroit Lakes - Fargo - St. Paul - Sioux Falls
 Web: www.ultelig.com

UEI PROJECT NO:	R14 00012
DRAWN BY:	CS
CHECKED BY:	JRG

REV	DATE	DESCRIPTION
2	04/14/14	EQUITY REPORT NOTES
1	02/26/14	ISSUED FINAL
A	02/03/14	ISSUED FOR REVIEW

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Signed:
 JONATHAN R. GUSTAFSON P.L.S.
 Date: 4-14-14 Lic No 46566

MPLSMNU1359
 VINEYARD PARK
 11891 SILVEROD ST. NW
 COON RAPIDS, MN 55433
 NSB-RAWLAND

SHEET TITLE
 BOUNDARY/TOPOGRAPHY

SHEET NUMBER
 LS-1