

Ham Lake Comprehensive Planning

Alternative Vision Descriptions (Feb 12, 2008)

Five alternative visions were created by combining different sewer and water scenarios along with different concepts of land use development that have been raised in the process thus far. The five alternative visions include:

Alternative 1 - Mixed-Use Village Center

Development of a mixed use “village” area of approximately 115 acres around the Highway 65 Crosstown Boulevard intersection is one alternative that would create a focal point in the community and could be designed to embody the principles of transit-oriented, pedestrian-friendly, and mixed use development. It could include areas for industrial development as well as integration of commercial, employment, park/open spaces as well as residential uses at varying densities. The village area would contain a distinctly different development pattern, with more urban structure of streets and blocks, than the suburban and rural patterns typical of the rest of the city. The density range for residential dwellings would range from 3 to 8 or more dwelling units per acre.

The village would be served by sewer and water service in order to attract high value industrial and commercial businesses as well as to support higher density housing. The sewer flow generated by this alternative is insufficient to meet Met Council requirements for sewer service, thus the City would need to contract for sewer service as well as water service from East Bethel.

\$32,500 - \$37,500 per user (REC)
Sewer Flow < 500,000 gpd

Alternative 2 - Mixed-Use Village Center and Moderate Density Residential Development

This alternative includes the mixed use village center as described above but would be surrounded by at least 1700 acres of moderate density residential neighborhoods with a density of up to 3 units per acre. The residential neighborhoods would be connected to the village center in order to insure good access and integration of overall site design.

Sewer flows from this alternative meet Met Council requirements for interceptor service. The city contracts directly with the Met Council for sewer service. The City develops a water system.

\$22,000 - \$25,000 cost per user (REC)
Sewer Flow > 500,000 gpd

Alternative 3 - Business only Sewer District

This alternative proposes to create a business only district at the corner of Highway 65 and Crosstown Boulevard occupying approximately 115 acres. The district would create separate areas for industrial development and commercial retail/office uses. The district would be served by municipal sewer and water service in order to attract high value commercial and industrial businesses. Met Council policy does not support extension of sewer service for business uses only. Furthermore, sewer flow generated by this alternative is insufficient to meet Met Council requirements for sewer service. In this alternative, the City would need to contract for sewer service as well as water service from East Bethel.

\$32,500 - \$37,500 per user (REC)
Sewer Flow < 500,000 gpd

Alternative 4 – Mini batch/Community sewer plant and district to serve existing businesses at Crosstown and Highway 65.

A small community or mini batch sewer system would be developed to serve existing businesses in the Crosstown area, many of which have failing septic systems. This includes an area of approximately 20 acres and up to 150,000 square feet of new or redeveloped commercial space. Businesses would continue to use existing water wells. Sewer flow generated by this alternative is insufficient to meet Met Council requirements for sewer service. In this alternative, the City would create a separate stand alone sewer district to serve this limited area.

\$20,000 - \$22,000 per user
Sewer Flow 20,000 gpd

Alternative 5 - Maintain Current Development Policies with Minor Modifications

Current land use policies generally remain the same with all development being served by individual septic systems and water wells. The city will continue to monitor water quality of Coon Lake, inspect septic systems and enforce septic system regulations as needed. The City will continue to consult with responsible state agencies and soil and water districts to monitor and evaluate water quality conditions and potential corrective actions. This alternative is guided by the following assumptions:

1. Commercial and industrial growth will occur in response to market conditions.
2. There is adequate shopping in nearby communities to serve the needs of City residents. Travel to these services is a tradeoff for living in a low density community.
3. Minimal city involvement or influence in guiding or directing growth.
4. \$22,000 - \$30,000 cost per residential user for septic and well.