

# Project Summary

Armstrong West (Future Business Park and Retail Area) [October 29, 2013]

## Background

The current review of a potential, future business is currently focused on land use components as a way for the City to facilitate future economic development. The activities are currently limited to potential Comprehensive Plan and Zoning Amendments.

In 2012, the Ramsey Economic Development Authority (EDA) and City Council identified a shortage existed in property available for development by businesses in Ramsey (outside of The COR). As a result, the Ramsey EDA and Council identified securing a future "Business Park" location as a strategic priority in early 2013.

Beginning in May 2013, the EDA began reviewing potential future Business Park locations. In August 2013, the Ramsey EDA crafted a recommendation to be considered first by the Planning Commission and subsequently the City Council. Before said case is brought before the City Council, the EDA would like to conduct and review a feasibility study. Additionally, the Planning Commission would like to conduct a public open house to gather input regarding potential future land use changes.

As part of the initial phase of looking towards a future business park, the EDA reviewed six (6) sites for consideration, narrowing these down to two (2) as part of Phase I efforts. These sites are referred to as 1) Pearson Properties of Ramsey and 2) Hageman Holdings.

Both of these areas are located in the area west of Armstrong Boulevard. The City can look at the other four (4) sites in the future. **Attached to this memo as Exhibit A is a map indicated the Study Area. Also attached to this memo is a summary sheet of the two (2) sites under review as Exhibit B, both of which require Comprehensive Plan and Zoning Amendments.**

## Pearson Properties

Pearson Properties is interested in amending the Comprehensive Plan and Zoning Map as well as an interested seller.

## Hageman Holdings

Although not actively marking their site, Hageman Holdings does desire to amend the Comprehensive Plan and Zoning Map for business park activities. The site is currently located within the B-2 Highway Business District, which is focused on retail activities.

## Future Retail/Redevelopment Area

Additionally, the City has received a number of inquiries related to the Hi-Ten existing business park directly adjacent to Armstrong Boulevard and the two sites noted above. Although this is an existing business park, the current

*Project Summary – Armstrong West (Future Business Park) (10/29/13)*

## Project Webpage

Coming Soon!

## Project Contact – Land Use and Zoning

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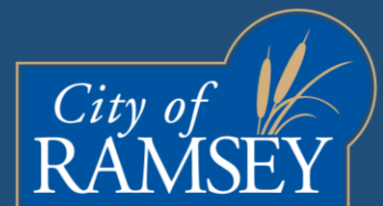
## Project Contact

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Comprehensive Plan and Zoning Map indicate this area as a retail area under The COR Zoning. The City has responded to a number of inquiries regarding design requirements and build-to (setback) requirements.

It is the intent of the City to look at this area holistically to review a number of components related to the area west of Armstrong Boulevard.

#### Proposed Timeline:

- 09/24/13 CCWS Update
- 10/31/13 Engineering Estimations Complete
- 11/07/13 Planning Commission Review
- 11/14/13 EDA Review
- 12/2013 TBD date, Collaborative Public Process
- 01/02/14 Planning Commission Review of Collaborative Public Process; and final Recommendation
- 01/09/14 EDA Review of Collaborative Public Process; and final Recommendation
- 01/14/14 City Council receive EDA and Planning Commission Recommendations (update)
- 01/28/14 City Council take action

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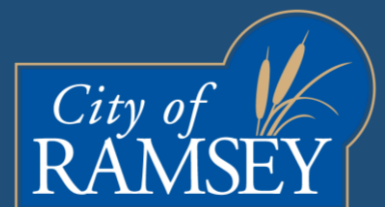
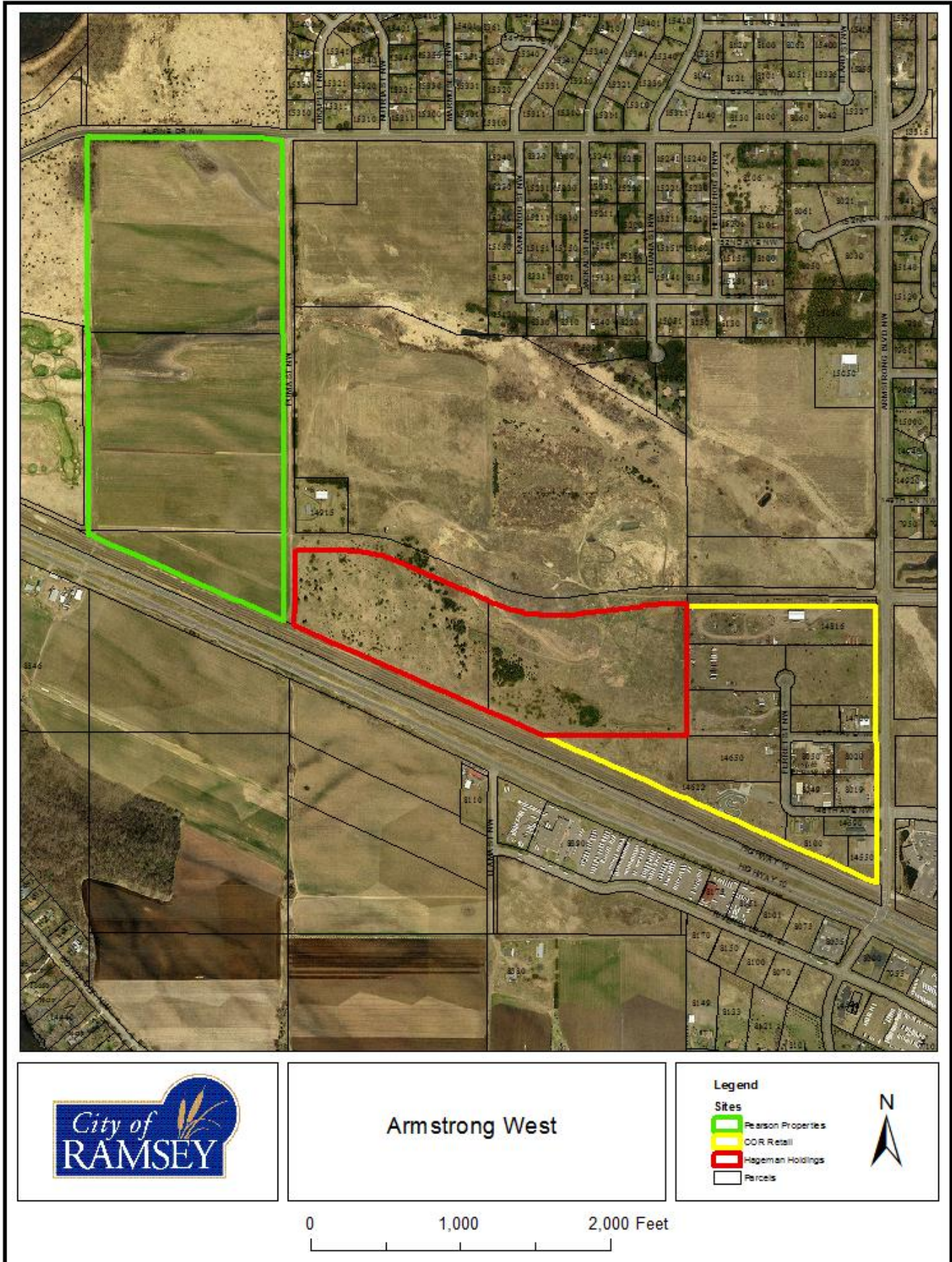


Exhibit A – Site Location Map



# Future Business Parks

Primary: Al Pearson Farm North, Secondary: Hageman Holdings

Property Owner	Location	Willing Seller	Zoning	Size/Land Price	Distance from Utilities/Road	Benefits	Drawbacks/Potential Issues
<p><b>1. Al Pearson North</b></p>	<p>This property is a greenfield site located on the north side of U.S. Highway 10 at the intersection of Bunker Lake Boulevard and Puma Street; between the Links at Northfork golf course and the Legacy Christian Academy.</p>	<p>Yes. Mr. Pearson is a willing seller that is interested in a partnership with the City. Mr. Pearson is willing to hold the land while the City markets and works with prospects.</p>	<p>Mix of residential and retail. Mr. Pearson has indicated he would be willing to rezone his property to allow for a business park.</p>	<p>90 acres of land. \$65,000 per acre or \$1.49 per square foot.</p>	<p>Bunker Lake Boulevard is located to the edge of this site. Puma (a temporary street) is located adjacent to this site. Utilities are located 1,000 feet from this site.</p>	<ul style="list-style-type: none"> <li>• Willing seller</li> <li>• Willing partner</li> <li>• Willing to change zoning</li> <li>• Utilities close by</li> <li>• Road close by</li> <li>• Large piece of land</li> <li>• Location                             <ul style="list-style-type: none"> <li>○ Access</li> <li>○ Close to Hwy 10</li> <li>○ Far enough from Hwy 10</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Uncertainty of Hageman Holdings (Bunker, Users)</li> <li>• Green Acres designation</li> <li>• Zoning change required.</li> <li>• Potential concerns from the Links and the neighborhood to the NE.</li> </ul>
<p><b>2. Hageman Holdings</b></p> <p><u>Background</u>                      Hageman Holdings owns 171.65 acres of land west of Armstrong Boulevard. The City did approve a Plat and site plan for a new campus for Legacy Christian Academy.</p> <p>Hageman Holdings has informed the City that it is no longer actively pursuing a campus for Legacy Christian Academy at this time, but still desires to develop a similar concept with a different user.</p> <p>Hageman Holdings is not willing to sell any of their property located on the north side of Bunker Lake Boulevard now, or in the near future (i.e. 2-4 years); as they still would like to see their site developed into a school campus.</p>	<p>The proposed business park portion (45 acres) of the larger Hageman Holdings property (171 acres) is located on the north side of Highway 10 west of Armstrong Boulevard; south of Bunker Lake Boulevard only.</p> <p>This site is located just south of the proposed Legacy Christian Academy.</p>	<p>No (as of September 2013). Hageman Holdings is not interested in selling/developing or rezoning their land for a future business park now or in the next 2-4 years. At this point, they would like to maintain their original vision—a private school campus.</p>	<p>Retail.</p>	<p>45.1 acres of land. Price TBD. Estimation \$87,000-\$108,900 or \$2.00-2.50 per square foot</p>	<p>Utilities and roadway located adjacent to sight. However, per the development agreement for the Legacy Christian Academy project, any improvements to any site will trigger a mandatory expansion of Bunker Lake Boulevard the west of Armstrong Boulevard to Puma Street. This item needs to be discussed further. This would be a substantial cost (multi-million).</p>	<ul style="list-style-type: none"> <li>• Utilities adjacent and nearly ready to go</li> <li>• Road adjacent</li> <li>• Location                             <ul style="list-style-type: none"> <li>○ Access</li> <li>○ Close to Hwy 10</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Selective seller</li> <li>• Willing seller 2-4 years (maybe)</li> <li>• Development agreement/requirements for Bunker Laker Boulevard--high cost.</li> <li>• For some businesses, too close to Hwy 10</li> <li>• Relatively high cost per square foot</li> <li>• Zoning change required. Potential concerns from surrounding property owners.</li> <li>• Not a large piece of land (fair)</li> </ul>