

# Process Background

## 1. Low Inventory Realized– Late 2012

Via staff input from meetings with existing Ramsey businesses, prospect businesses and review of available land—it was determined the City's existing business parks were nearly full and available land for future industrial projects was very limited. Staff was generally directed to develop solutions to this problem.

## 2. New Business Park Location– Summer 2013

Over the course of several months, staff and the EDA examined potential locations for a future business park. The conclusion of this process was to target the green-field area located west of Armstrong Boulevard, along the new Bunker Lake Boulevard extension (to Puma street).

## 3. Land Use/Public Input – Winter 2013/2014

From a land use perspective, Staff worked with the planning commission and public to collect input related to the proposed future business park. The proposed new (changed) land use was generally supported by stakeholders, public and planning commission. The final piece of this step is updating the zoning districts for this general area. The step is currently in process.

## 4. Answer Unknowns & Prepare/Market Site– Now until 2016

List property with Broker (CBRE, \$2.00 psf)  
Conduct basic market analysis (ACG)  
City Cost-Benefit Analysis  
Policy Discussions (city involvement, strategy, next steps, etc.)

August 2014  
March 2015  
Summer 2015  
Summer 2015

Arterial Infrastructure (Bunker & Puma Only: roads, trails, sidewalks, water, sewer, electricity, gas, communications, etc.)

Traffic and Feasibility Study  
Preliminary Design  
Final Design  
Construction  
Shovel Ready Status (potentially end goal for City?-TBD)

Summer 2015  
Fall 2015??  
Winter 2015??  
Spring/Summer 2016??  
Fall 2016??