

5.05: Receive Future Business Park Infrastructure Analysis Preliminary Report

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to review a *preliminary* report from Bolton & Menk on required infrastructure improvements to the City's future business park; and to take comments/ suggestions.

Community Development Director Gladhill indicated the EDA reviewed this document in July; and will be reviewing a revised version on August 13. Staff is not looking for a specific motion or direction from the Planning Commission at this point. The intent is to simply convey they information to the Planning Commission early in the process in order to frame future policy discussions. That being said, Staff welcomes thoughts on the land use implications of the proposed future improvements shown in the study. Adopting the study in no means obligates the City to any improvements or investments.

Community Development Director Gladhill reported it is Staff's perspective, the "Project Financing" portion of this report is the last major outstanding item (page 11). Bolton & Menk would like to receive comments/ amendments to this preliminary report before the "Project Financing" section is completed. Staff intends to direct Bolton & Menk to develop multiple financing options. Staff will also connect with other cities and private developers to identify alternative strategies for assigning costs/ project financing. This report will be in front of the City Council on August 25. Staff requested feedback and direction from the Commission.

Commission Business

Commissioner Brauer commended staff for their efforts on this report. He appreciated the traffic counts included within the document.

Commissioner Andrusko discussed the non-linear relationship between traffic along Trunk Highway 10 and Armstrong Boulevard. He recommended that the low-density residential and medium-density residential be flipped to allow for single family homes within Area 4. Community Development Director Gladhill commented that he could investigate the relationship between the traffic counts on Highway 10 and Armstrong Boulevard and would report back to the Commission.

Further discussion ensued regarding traffic moving in and around the City of Ramsey.

Community Development Director Gladhill indicated that full model build outs and traffic models for the City could be discussed at a future meeting. The Commission supported this recommendation.