

M E M O

Date: January 19, 2017
To: Pat Brama-City of Ramsey Community
Development Director
From: Brian Pankratz, CBRE
Subject: Stone Brook Academy Adjacent Land Parcels
cc: _____

Patrick

As part of the proposed Stone Brook development, there will be the two remaining parcels on the west of +/-3 acres and on the east of +/-0.50 acres. The remaining land pieces both have some issues including infrastructure costs for the smaller piece (will they be responsible for road costs?) and the 3 acres with a well on it.

This overall parcel has drawn interest in the past from housing developers due to the incentives from government agencies for the proximity to the Northstar Rail. The larger piece could still handle a multifamily building to take advantage of the adjacent retail and Northstar line creating the walkability that is popular now. Additional uses could include retail or medical office/office.

The smaller parcel could be a small retailer or office user like medical, law firm, or accountant. In addition the smaller parcel could also be a good location for a pocket park that is popular in urban design right now.

The COR design standards with on street parking, no onsite water ponds, and zero lot lines will eliminate some issues on either of the lots related to lot size, parking, and setbacks.