

Stone Brook Academy
(previously known as Prestmore Academy)
Site Selection Log

SITE 3
01/17/2017

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Site 3 includes several options. Shown above are two general/ logical options. This area zoned for office park, and has been visioned for a medical office park (or corporate campus). Generally, the proposed use should be able to fit within this zoning district (due to the academy focus)—however, this should be further reviewed from a zoning perspective.

This site is not pad ready. As depicted in the above map, many development/ land-use related questions remain. Due to these many outstanding questions, it might be challenging to provide answers in a short timeframe to Stone Brook (i.e. less than six months)—as these questions will require research/ analysis and policy discussions.

(1) Stone Brook Feedback

A. These sites are generally acceptable, but not desired

- Stone Brook agrees these sites could work for their development, from a physical site layout perspective. However, look/ feel/ vision are very important to Stone Brook. These sites don't meet their vision. Please see "Site 1 Log" for more information on their vision.

B. This location is not ideal for Stone Brook

- Being located in the center of The COR is very important to Stone Brook. Please see "Site Log 1" for more background on their feedback on location.
- They believe this site pulls them too far east—away from Armstrong Boulevard, too far away from a "walkable location", and too far away from Northstar commuters. Lastly, potential traffic issues with the private access drive/ and a gas station development don't provide the fit/ sense of safety they desire.

C. Price is an issue with these sites

- These sites are more expensive than Stone Brook can afford (per square foot)—this site is listed at \$6.00. "Site Log 1" for more background on their feedback on price.
- Stone Brook would be happy to further consider these sites if the city was willing to drop the price down to \$150,000-\$200,000 per acre, or about \$3 psf (similar to what they want to pay for the site near Yolite).
- Stone Brook is concerned these sites will create just as large, or even larger policy issues/ discussion RE remnant lots/ required public infrastructure (which will result in increased project costs, and delay their project).

(2) Staff Feedback

- A. Staff has not spent a significant amount of time reviewing these options. Generally, yes, these sites would work from a physical site layout perspective.
- B. These sites are nice in the fact that some arterial public infrastructure is in place today (however, much is not). These sites generally appear to be high and dry, and have access to utilities.
- C. Pricing is still higher than what Stone Brook wants. However, negotiating down from \$6.00 psf seems more reasonable than \$12.00 (as is the case on most other COR sites).
- D. Staff would like to note—there are other concerns with this site option:
 - Staff is generally concerned about traffic congestion/ flow/ safety on Sunwood Drive in this area of The COR.
 - i. Staff is concerned the private Casey's access drive is located too close to Ramsey Boulevard, and is offset from the access drive across the Sunwood Drive (north side, Allina). Staff is concerned the physical layout of these existing private accesses will cause problems now and into the future—especially as ADTs increase on Sunwood.
 - ii. Furthermore, staff is concerned about adding additional users to the Casey's private access drive, and making the traffic problem worse. The Stone Brook Academy with 140 kids and 20 employees will generate significant traffic.
 - iii. From a traffic/ safety perspective, staff believes future access to this site, from Sunwood Drive, should come from Peridot Street. Below are two exceptions:
 - 1. Low impact/ low traffic user wants to be located off the Casey's private access drive (example would be OGA or the Medical Examiners)
 - 2. Master developer/ master plan for the site all at once, that accounts for traffic flow globally.
 - This site has been visioned for medical parks/ corporate parks/ etc.
 - i. When considering the Casey's store. And, now, potentially a children's academy/ day care, staff feels we are pulling away from the vision for this part of The COR. Staff is comfortable with that direction—if it is the intention of our policy makers. However, it should be noted as a potential conflict to the vision for The COR.
 - ii. If the City is seeking a corporate campus/ medical office park for this 11.5 acre site—they may be wise to be patient. Retaining maximum flexibility/ layout/ size is ideal for a future developer. Staff has received unofficial interest from PSD to combine lots to create an even larger/ more attractive corporate campus/ medical campus site (20+ acres). The more the City pulls away from our vision on this site, and the more we subdivide, the harder it will be to land a big project/ master developer in the future. Staff would like to note—a corporate campus/ medical campus will likely take years to attract (not a short term goal).

(3) EDA Feedback

- The EDA did not discuss this site in great detail.
- From a user perspective, the EDA generally appears willing to consider this site.
- If Stone Brook would be willing to purchase this site, within the City's acceptable deal range, the EDA would likely support Stone Brook being located on this site. However, Stone Brook has indicated they cannot pay full price for this site.
 - Generally, some EDA members were concerned with request from Stone Brook to sell this site at "like cost" in comparison to their preferred site (Site #1). That would be a swing of \$6 psf down to \$3psf roughly.
 - Furthermore, the cost of internal roads/ Peridot/ Veterans are all unknown at this point, would likely be significant, and would likely make this site not feasible for Stone Brook.
 - Some EDA members felt that was too much of a gap, and the City would be leaving too much land proceeds on the table. Generally, reducing land costs by said amount would require a formal business subsidy—which some EDA members voiced opposition.

(4) Planning Commission Feedback

- The Planning Commission did not discuss other sites in great detail. Generally, they were comfortable with this site location. Generally, the Planning Commission felt this site fits the project better, and meets The COR vision better. The Planning Commission would like to see Stone Brook moved to sites 2-4.