

Site 48 – Site Executive Summary

March 29, 2017

Site Information: Site 48 is bordered to the east is East Town Center Drive N and a City well house. To the south is Sunwood Drive NW as well as multi-family housing. West of the property is Zeolite Street NW followed by commercial businesses to the southwest. Lastly, to the north is vacant undeveloped land. The Site has two stubbed access point off of Sunwood Drive NW, one stubbed access point off of East Town Center Dr, and may be able to gain an additional access point off of Zeolite Street NW.

The property is approximately 20 acres in size and is zoned as “The COR” and is split between the COR-1 and COR-2 Sub-districts. The Cor-1 Sub-district is the most urban of all sub-districts and is designed to be developed with a very urban pattern. The COR-2 Sub-district is designated to provide a location for retail commercial that has building and/or site designs inconsistent with the COR-1 Sub-district, including larger scale retail and other auto-oriented commercial uses.

Building Permit Application and Commercial Site Review: The city’s current building permit and requirements for the development of the parcel have been included for the site.

Community Profile: The community demographics have been included with the report to allow for the potential development contacts to have a general understanding of the community.

Environmental Review: WSB has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for Anoka County Parcels #28-32-25-24-0008, #28-32-25-24-0009, #28-32-25-24-0010, #28-32-25-24-0011, #28-32-25-24-0012 and #28-32-25-24-0013, located in Ramsey, Minnesota. Exceptions to, or deletions from, this practice are described in Section 2.3 of the report.

This Phase I ESA has revealed no RECs, no HRECs, and no CRECs associated with the Property as described in Section 8.1, Section 8.2, and Section 8.3. Based on the results of this assessment, WSB provides the following recommendations:

- No additional environmental investigation is warranted at this time.

Alta Survey: An ALTA Survey was completed and is provided with this report. The survey does not indicate any concerns for the development of the property.

Title Commitment: The title commitment has been completed and indicates there are no concerns with the city’s ownership. The complete title commitment and supporting documentation is provided with this the report.

Geotechnical Tests: The boring profile consisted generally of topsoil overlying coarse alluvial soils and are suitable for development. The topsoil generally extended to about one to two feet (1-2’) below grade. The five (5) boring locations had a depth to groundwater which ranged from 6.5 to 8 feet.

Utility Information: The site is currently served by public utilities. The following specifications may be adjustable depending on project demand.

-Water: 12" watermain, adjacent (in Sunwood Dr) [City of Ramsey, 763-433-9825]

-Sewer: 30" line, adjacent (in Sunwood Dr) [City of Ramsey 763-433-9825]

-Gas: 60 psi in a 4" plastic pipe (in Town Center Dr) [Centerpoint Energy, 763-323-2685]

-Fiber: 1K 'away (in Bunker) [Comcast, 651-755-2602] [Century Link, 651-312-5387] [Zayo, 952-857-9383]

-Electricity: 12.5kV voltage available with up to 4 MW service [Connexus Energy, 763-785-5432]

The COR development which this parcel is located within has a regional stormwater system which will allow for the site area to be maximized for development.