

Site #06

Former Municipal Center Site
Lot 25 Block 1 Harvest Estates

PID [23-32-25-41-0081](#)

Size 6.41 acres
R1 Residential



Shovel Ready Status

1	MN Formal Shovel Ready Application	✓*	*Done, 2013. Was originally completed for a potential data center redevelopment. May be considered outdated.
2	Title Work	✓	Done, 2013.
3	ALTA Survey	✓	Done, 2013. Update probably not needed, original should suffice.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2013. Some changes have occurred. Utilities adjacent.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Done, 2013. Some changes have occurred. Utilities adjacent.
6	Geotechnical Soils Evaluation	✓*	Done, 2013. Some changes have occurred. Significant fill needed for Phase II.
7	Phase I ESA	✓	Done, 2013. Phase II was warranted.
8	Additional ESAs or Environmental Reports	✓*	*Done, 2013. Phase II ESA, Response Action Plan, Closure Letter, Hazardous Materials Survey were completed.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs	✓	Outdated, some changes have occurred. Updated probably not needed, original should suffice.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.		Site currently subject to a purchase agreement with GS Land. Closing is set for summer 2018. City still needs to decide how to deal with access to Nowthen. The City owns the land the current access point is located (from Nowthen). That access point is also the location of utility services that support this site. The City has talked about using this property as open space, for a small pocket park, or at a minimum a trail corridor for this neighborhood to get to Nowthen. City was to decide during entitlement process for this project. Staff believes this phase will require a significant amount of fill. Staff would note, if the developer doesn't close on phase II, they will need to construct a permanent cul-de-sac to serve their phase I development (currently a temp cul-de-sac in place today). This site was previously home to a municipal center campus. Was demolished in 2016-2017. Will need to re-route utility line.

Site #08

Former Amoco Gas Station
 Lot 1 Block 1 Rivers Bend Plaza
 PID [25-32-25-43-0043](#)
 Size 1.01 acres
 Commercial/ Retail



Shovel Ready Status

1	MN Formal Shovel Ready Application		Not completed. Sale price too small to justify the investment.
2	Title Work	✓*	*Done, 2011. Previous owner has encumbrance.
3	ALTA Survey		Do not have on file. Can use old plat as starting point now. Staff should order this.
4	Public Utility Locations and Specs (water, sewer, storm)		Staff can flip this fairly quick if a user comes forward. Staff should order this. Utilities are nearby.
5	Private Utility Locations and Specs (elec, gas, tele).		Staff can flip this fairly quick if a user comes forward. Staff should order this. Utilities are nearby.
6	Geotechnical Soils Evaluation		Do not have on file. However, we do have other documents that should suffice.
7	Phase I ESA	✓*	*Done, 2001, technically only good for one year. Buyer will need to do this. Or, city to be pro-active.
8	Additional ESAs or Environmental Reports	✓*	*Done, 2001. Phase II ESA, Closure Letter, Hazardous Materials Survey were completed. Site has a history.
9	National Wetland Inventory and Flood Plain Maps		Never obtained. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.		Site was previously considered by the Dollar General and Sterling Trophy. In 2017, site lost south bound left-in access from Highway 47. Right in right out northbound access remains today. Site didn't go through formal shovel ready process due to the small size, and likely small sale price. The cost to complete all shovel ready documents can cost \$10K-30K depending on the site. This site does have an encumbrance in favor of the previous owner. They have the right to "approve" the next user, and can stop people from certain excavation requests. This site is heavily documented with the MPCA, because of a previous contamination finding. MPCA staff believes the site should be usable for the next user, so long as they don't have a basement or disturb too much soils. Due to the limited access, nearby better sites, and the encumbrances, staff feels this site may be a challenge to sell.

Site #11

167/47 Node, Water Tower Site

Unplatted

PID [11-32-25-43-0004](#)

Size 14.22 acres (6.75)

Rural Residential



Shovel Ready Status

1	MN Formal Shovel Ready Application		Not completed. Sale price too small to justify the investment.
2	Title Work	✓	Done, 2011.
3	ALTA Survey		Do not have on file. Staff should order this.
4	Public Utility Locations and Specs (water, sewer, storm)		Do not have on file. No storm, water adjacent, no sewer. As-builts available.
5	Private Utility Locations and Specs (elec, gas, tele).		Do not have on file. Utilities adjacent. As-builts available.
6	Geotechnical Soils Evaluation		Do not have on file.
7	Phase I ESA		Do not have on file.
8	Additional ESAs or Environmental Reports		Do not have on file.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should order this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.		This is the water tower site located SW of 167/47 node, and just north of Elmcrest Park. Site has irregular circumstances: (1) major gas line/ easement, (2) water tower, (3) need to realign quicksilver, (4) no sewer available today, (4) desire from golf course for major redevelopment project, (5) includes three odd shaped parcels, (6) much of site is likely not usable, (7) a major development may trigger need for a traffic analysis. May warrant pro-active platting to delineate wetlands, quicksilver, and water tower. Estimated sale price too small to justify investment in formal MN shovel ready app. Quicksilver is a major question mark. Not easy to sell in the foreseeable future, staff has received very little interest. More discussion needed, staff recommends completing various items.

Site #13

Alpine/ Puma, Legacy Plat Payment
Outlot C Alpha Development

PID [20-32-25-31-0003](#)

Size 4.1 acres
R1 Residential



Shovel Ready Status

1	MN Formal Shovel Ready Application		Not completed. Sale price too small to justify the investment.
2	Title Work	✓	Done, 2011.
3	ALTA Survey		Do not have on file. Could use former plat for reference.
4	Public Utility Locations and Specs (water, sewer, storm)		Do not have on file. This item is changing. Utilities are nearby.
5	Private Utility Locations and Specs (elec, gas, tele).		Do not have on file. This item is changing. Utilities are nearby.
6	Geotechnical Soils Evaluation		Do not have on file.
7	Phase I ESA		Do not have on file.
8	Additional ESAs or Environmental Reports		Do not have on file.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.		This site will be split by the future realignment of Puma street. This site was obtained by the city as payment in lieu of park dedication fees for the formerly proposed legacy Christian academy campus. The original intent was not for the city to develop a park here. The original intent was for the city to sell this property, and direct the land proceeds to the city's park fund. One half of this site is under contract for purchase by Capstone Homes today, and is suspected to close in the summer of 2018. The other half is available for purchase. Considering the low land proceeds predicted for the second half of this site, staff doesn't think it's worth investing in the formal shovel ready process. This site is competitively situated and is expected to sell in the next two years.

Site #28

6950 141st, Basalt/ Bunker Business Park

Unplatted

PID [27-32-25-44-0003](#)

Size 0.95
Industrial



Shovel Ready Status

1	MN Formal Shovel Ready Application		Not completed. Sale price was too small to justify the investment.
2	Title Work	✓	Done, 2011.
3	ALTA Survey		Do not have on file. Could use former plat for reference.
4	Public Utility Locations and Specs (water, sewer, storm)		Do not have on file. Utilities are adjacent. As-builts are readily available.
5	Private Utility Locations and Specs (elec, gas, tele).		Do not have on file. Utilities are adjacent.
6	Geotechnical Soils Evaluation		Do not have on file.
7	Phase I ESA		Do not have on file.
8	Additional ESAs or Environmental Reports		Do not have on file.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.		This site is located within the city's existing business park. It has been considered by 24 Restore, All Seasons Garage Door, and two other users recently. The site is a perfect rectangle, and is adjacent to most utilities. This site does have a lot of trees, and may be a candidate for a pro-active tree inventory. This site does benefit from a regional stormwater connection. Although this site is small, it is perfect for a small/ cost-effective project (10K sf project for example). Due to the expected low land proceeds from a sale, staff didn't think this site justified the investment into a formal shovel ready application process. This site is competitively situated and is expected to sell in the next two years.

Site #37 A&B

Former BA Cylinder Site, Former PW Campus
Multiple Parcels and ROW

PID [27-32-25-33-0006](#), [27-32-25-33-0017](#), [27-32-25-33-0009](#)

Size variable, 6 to 9 acres
Industrial



Shovel Ready Status

1	MN Formal Shovel Ready Application	✓*	*All shovel ready info done. Obstacles exist, doesn't warrant formal MN app. WSB Shovel Ready report available.
2	Title Work	✓	Done, 2016.
3	ALTA Survey	✓	Done, 2016.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2016. Utilities are adjacent.
5	Private Utility Locations and Specs (elec, gas, tele).		Do not have on file. Utilities are adjacent.
6	Geotechnical Soils Evaluation	✓	Done, 2016.
7	Phase I ESA	✓	Done, 2017. Site has several findings.
8	Additional ESAs or Environmental Reports	✓	Phase II ESA (three rounds). Site has several findings. Enrolling into brownfields program.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should complete this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs	✓	Done, 2016.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.		This site is located within the city's existing business park. It includes three parcels and ROW. About one half of the site is the former BA Cylinder site. About one half of the site was land previously earmarked for the city's future public works campus (no longer needed). This site has a large host of items that do not make it attractive/ practical for development in the near future: (1) Ramsey Blvd. RR Underpass will have a large effect on this parcel, including taking of land and easements, however the scope is unknown today, (2) the site has several documented contamination items that are currently being resolved by staff and the MPCA, but will take time, (3) the city's PW campus is still using a small portion of this site, (4) the sites proximity to rail make it competitive for its zoning.

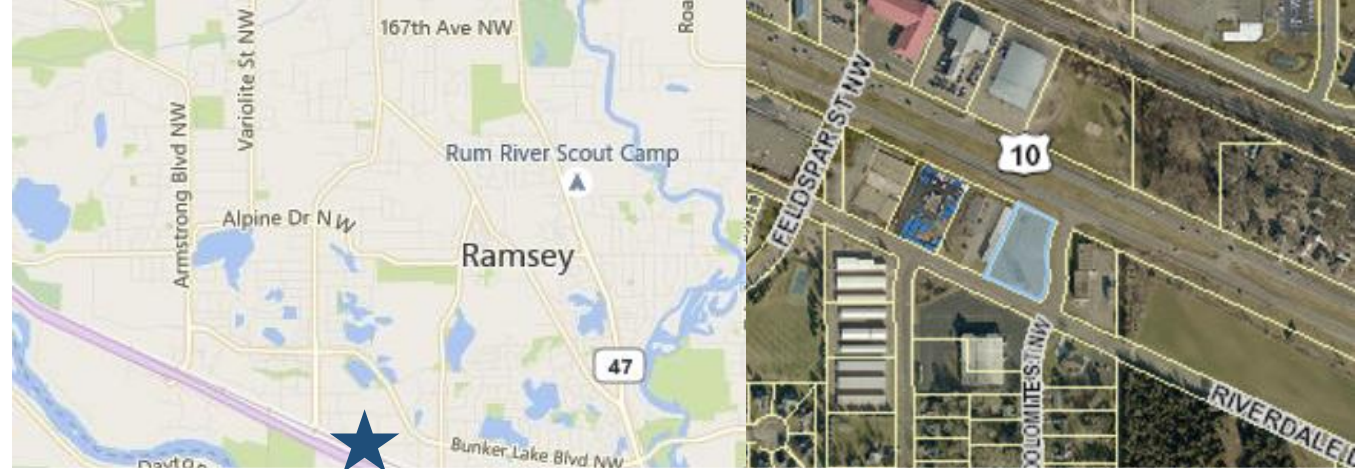
Site #40

Former Book Store Location

6710 Highway 10, Lot 4, Block 1, Riverside West

PID [34-32-25-13-0005](#)

Size 1.23 Acres
Retail/ Commercial



Shovel Ready Status

1	MN Formal Shovel Ready Application		Not completed. Sale price too small to justify the investment.
2	Title Work	✓	Outdated, 2012. New title work should be ordered and examined for potential issues.
3	ALTA Survey		Do not have on file. Could use former plat for reference.
4	Public Utility Locations and Specs (water, sewer, storm)		Do not have on file. Utilities are nearby (sewer and water). Storm not available. As-builts available.
5	Private Utility Locations and Specs (elec, gas, tele).		Do not have on file. Utilities are nearby.
6	Geotechnical Soils Evaluation		Do not have on file.
7	Phase I ESA		Do not have on file.
8	Additional ESAs or Environmental Reports		Do not have on file.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.		This is the former adult bookstore site located on Highway 10. The city purchased this site to remove blight. This site has been considered by All Seasons Garage Door, Sterling Trophy, and several used car dealerships. This site has excellent visibility. Access today is good to Hwy 10 today, but will be cut off in the future, and will rely to the backage road. This site doesn't have access to a regional stormwater outlet—therefore will need to account for all storm water on site. At the time of purchase, it was informally indicated land proceeds from this site would be deposited within the EDA fund. This site is competitively situated and is expected to sell in the next two years.

Site #42

The COR, retail pad sites near Armstrong
Lots 1, 2, and 3, COR TWO

PID [28-32-25-23-0012](#), [28-32-25-23-0013](#), [28-32-25-23-0011](#)

Size variable, about 4 acres (3 parcels)
COR Retail



Shovel Ready Status

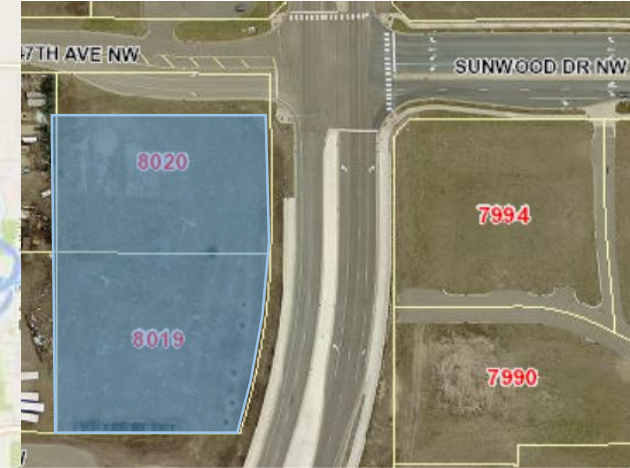
1	MN Formal Shovel Ready Application	✓*	*All shovel ready info done. Retail use doesn't warrant formal MN app. WSB Shovel Ready report available.
2	Title Work	✓	2013. New title work needed due to former PA and restrictive covenants.
3	ALTA Survey	✓	Done, 2016.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2016. Utilities are within site—pad ready.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Done, 2016. Utilities are adjacent.
6	Geotechnical Soils Evaluation	No*	Do not have on file. Larger adjacent COR retail parcel completed this item.
7	Phase I ESA	No*	Do not have on file. Larger adjacent COR retail parcel completed this item.
8	Additional ESAs or Environmental Reports	No*	Do not have on file. Larger adjacent COR retail parcel completed this item.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.		Located at Sunwood and Armstrong on the west end of The COR. These are the three “pad ready” retail sites formerly considered by SA, McDonald's, and a Liquor Store. To save dollars, staff did not formally enroll this parcel in the MN Shovel Ready Program. The larger, adjacent, mother parcel, which is also zoned COR retail, was enrolled in the MN Shovel Ready program. Although being pad ready is helpful in many ways, having pre-determined, pre-platted, pre-utility-stubbed sites, can create some challenges for end users (as they need to fit the fixed site specs). At this point, staff doesn't think that is an obstacle. There is a stormwater basin that needs to be addressed. Easements for, and maintenance of, internal infrastructure will need to be resolved in the future.

Site #45

The COR, west of Armstrong
8020 147th and 8019 146th

PID [29-32-25-14-0009](#), [29-32-25-14-0010](#)

Size variable, about 2 acres
COR Retail, Redevelopment Area



Shovel Ready Status

1	MN Formal Shovel Ready Application	✓*	*All shovel ready info done. Retail use doesn't warrant formal MN app. WSB Shovel Ready report available.
2	Title Work	✓	Done, 2016.
3	ALTA Survey	✓	Done, 2016.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2016. Utilities are adjacent.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Done, 2016. Utilities are adjacent.
6	Geotechnical Soils Evaluation	✓	Done, 2016.
7	Phase I ESA	✓	Done, 2016. Some items were identified.
8	Additional ESAs or Environmental Reports	✓	Phase II ESA done, 2016. Site appears to be usable following a RAP.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs	✓	Done, 2016.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.		May warrant pro-active platting process for the following reasons: (1) account for 147 th ROW, (2) combine both parcels, (3) address remnant parcels/ cul-de-sac area to the south. Based on the Phase II ESA results, appears the site is usable. However, some precautions will need to be taken during construction of a new development—which will depend on what's being proposed—and the developer will be taking on a minor risk. This may or may not have an effect on the salability of this site. Because other comparable, nearby sites exist today, without any potential contamination concerns, this site may not be a buyer first choice. Staff has received very little interest in this site—if at all. This site may be well suited to combine with adjacent sites for a larger redevelopment project.

Site #46

The COR, west of Armstrong Redevelopment Area

Outlot A, COR TWO

PID [28-32-25-22-0058](#)

Size variable, about 30.76, could be 2-3 parcels
COR Retail, potentially flexible uses



Shovel Ready Status

1	MN Formal Shovel Ready Application	✓*	*All shovel ready info done. Retail use doesn't warrant formal MN app. WSB Shovel Ready report available.
2	Title Work	✓	Done, 2016.
3	ALTA Survey	✓	Done, 2016.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2016. Utilities are adjacent.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Done, 2016. Utilities are adjacent.
6	Geotechnical Soils Evaluation	✓	Done, 2016.
7	Phase I ESA	✓	Done, 2016.
8	Additional ESAs or Environmental Reports	✓	NA, Phase I was clean.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should complete this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs	✓	Done, 2016.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.		Located in NW corner of The COR (SE corner of Bunker/ Armstrong). Today, site is roughly 30.76 acres in size. However, site will be split at least one time (by Ramsey Parkway). The northern lot will be about 22.5 acres and the southern site will be about 6 acres. At least two acres will be lost to ROW for Ramsey Parkway (maybe more for N/S road). Staff would like to confirm and/or delineate wetlands. Other important notes: (1) site will shoulder partial responsibility for certain infrastructure, (2) site will require relocation stormwater pond, (3) site will require significant fill, (4) site is a good candidate for a pro-active tree inventory, (5) site is a good candidate for a pro-active platting. Strong chance site will NOT sell for asking price. Zoning in this area appears to be flexible.

Site #47

The COR, West of Transit Station
 Outlot A & B, COR Stone Brook

PID [28-32-25-23-0018](#), [28-32-25-31-0023](#)

Size: A 0.52, B 3.13 Acres
 COR Retail



Shovel Ready Status

1	MN Formal Shovel Ready Application	✓*	*Not completed. Retail use not good candidate for the formal MN Shovel Ready program. Small sites.
2	Title Work	✓	Done, 2017.
3	ALTA Survey	✓	Done, 2017.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2017. Utilities adjacent.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Done, 2017. Utilities adjacent.
6	Geotechnical Soils Evaluation	No*	Do not have on file. Larger adjacent COR retail parcel completed this item.
7	Phase I ESA	No*	Do not have on file. Larger adjacent COR retail parcel completed this item.
8	Additional ESAs or Environmental Reports	No*	Do not have on file. Larger adjacent COR retail parcel completed this item.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.		This site was recently split by the Stone Brook Children’s Academy project, and Yolite Street. To the west is a 3.13 acre parcel, and to the east a 0.52 acre parcel. The parcel to the east is in very good condition for development, although it is small—not much to note. The parcel to the west is also prime for development. However, there are a couple items to note: (1) fill will be needed on this site, (2) the public well/ easement will need to be addressed. This site does have very good visibility from Highway 10 (one of the only sites in the The COR). The City has been approached by several multi-family developers interested in this site—the city has affirmed they don’t want a pure residential development on this site—but, may be open to a mixed use development.

Site #48

The COR, NW of Transit Station

8 individual parcels plus various ROW

Size variable, about 23, could be 5-8 parcels

COR Retail and COR-1 Mixed



Shovel Ready Status

1	MN Formal Shovel Ready Application	✓*	*All shovel ready info done. Retail/ res. use doesn't warrant formal MN app. WSB Shovel Ready report available.
2	Title Work	✓	Done, 2016.
3	ALTA Survey	✓	Done, 2016.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2016. Utilities are adjacent.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Done, 2016. Utilities are adjacent.
6	Geotechnical Soils Evaluation	✓	Done, 2016.
7	Phase I ESA	✓	Done, 2016.
8	Additional ESAs or Environmental Reports	✓	NA, Phase I was clean.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should complete this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs	✓	Done, 2016.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.		Site located in the heart of The COR. Site has lots of variables worth noting: (1) it has at least eight parcels toady and is a strong candidate for a pro-active platting process, (2) has lots of trees and is a strong candidate for a pro-active tree inventory, (3) will need significant fill, (4) will need significant public infrastructure improvements, (5) is wedged between two zoning districts and may need some clarifying, (5) may be a candidate for a parking ramp, (6) may need to clarify/ confirm the storm water situation, (7) is earmarked for the location of a community center, and (8) earmarked for the location of a park. This is site is desirable and attractive. Inland has a PA in place for a portion of this site (about 4.2 acres). Lot's of work is on the horizon for this site.

Site #50

The COR, East Side Office/ Medical Park
Outlot A & B, COR Stone Brook

PID [28-32-25-41-0020](#)

Size: 13.09 Acres (likely 9 usable)
COR Office Park



Shovel Ready Status

1	MN Formal Shovel Ready Application	✓	Done, 2017.
2	Title Work	✓	Done, 2016.
3	ALTA Survey	✓	Done, 2016.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2016. Utilities are adjacent.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Done, 2016. Utilities are adjacent.
6	Geotechnical Soils Evaluation	✓	Done, 2016.
7	Phase I ESA	✓	Done, 2016.
8	Additional ESAs or Environmental Reports	✓	NA, Phase I was clean.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should complete this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs	✓	Done, 2016.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.		This site is located in the SE corner of The COR, near Casey's. Generally, this site is in a good position. Items that will come up in the future: (1) payment/ construction of public infrastructure Peridot and Veterans and (2) effect of COR regional storm water infiltration basin.

Site #51

The COR, NE Corner, Bunker/ Ramsey Blvd
Unplatted

PID [28-32-25-14-0094](#)

Size 4.29 acres

COR Medium Density Residential



Shovel Ready Status

1	MN Formal Shovel Ready Application		Not completed. Sale price too small to justify the investment.
2	Title Work	✓	Done, 2011.
3	ALTA Survey		Do not have on file. Staff should order this.
4	Public Utility Locations and Specs (water, sewer, storm)		Do not have on file. Utilities adjacent. As-builts available.
5	Private Utility Locations and Specs (elec, gas, tele).		Do not have on file. Utilities adjacent. As-builts available.
6	Geotechnical Soils Evaluation		Do not have on file.
7	Phase I ESA		Do not have on file.
8	Additional ESAs or Environmental Reports		Do not have on file.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should order this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.		This parcel is located in the NE corner of The COR and is guided for medium density residential (SW corner of Bunker/ Ramsey Blvd). This parcel may need some fill. Quality of product design will be important. No major comments regarding this site. Access will come internally (not from Bunker/ Ramsey). The city is actively negotiating a PA on this site right now.

Site #BLIP, PSD

Multiple Parcels

Bunker Lake Industrial Park

PSD Owned Portion

Size about 45 acres

E3 Employment



Shovel Ready Status

1	MN Formal Shovel Ready Application	✓	Done, 2017.
2	Title Work	✓	Done, 2016.
3	ALTA Survey	✓	Done, 2016.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2016. Utilities are adjacent.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Done, 2016. Utilities are adjacent.
6	Geotechnical Soils Evaluation	✓	Done, 2016.
7	Phase I ESA	✓	Done, 2016.
8	Additional ESAs or Environmental Reports	✓	NA, Phase I was clean.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should complete this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs	✓	Done, 2016.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.		This is the southern 45-acre portion of the new Ramsey business park. This portion of the business park is ready for development. No major concerns. This is not owned by the city—it's owned by PSD LLC.

Site #Connexus

Remnant Connexus Energy Lot
 Lot 1, Block 1, Bury Carlson Addition
 PID [27-32-25-32-0008](#)
 Size, about 15 acres
 Industrial



Shovel Ready Status

1	MN Formal Shovel Ready Application	No, but*	*Staff would like to complete a formal MN Shovel Ready App.
2	Title Work		Do not have on file.
3	ALTA Survey		Do not have on file.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Utilities are adjacent, need to document.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Utilities are adjacent, need to document.
6	Geotechnical Soils Evaluation		Do not have on file.
7	Phase I ESA		Do not have on file.
8	Additional ESAs or Environmental Reports		Shouldn't be needed.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should complete this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.		This site is located within the city's existing business park. This site is about 17.55 acres, about 15 acres is available. This site is owned by Connexus Energy, not the City of Ramsey. This site is in a great location, has great depth and size, is located adjacent to utilities, is a "nearly green-field " site, and is fairly flat. This is a very marketable/ desirable site—perhaps, the most desirable industrial site in Ramsey.

Site #BLIP, Hageman

Multiple Parcels
 Bunker Lake Industrial Park
 PSD Owned Portion
 Size about 45 acres
 E3 Employment



Shovel Ready Status

1	MN Formal Shovel Ready Application	No, but*	*Staff would like to complete a formal MN Shovel Ready App. Much information already completed.
2	Title Work		Do not have on file.
3	ALTA Survey	✓	Done, 2011.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2017. Utilities are adjacent.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Done, 2017. Utilities are adjacent.
6	Geotechnical Soils Evaluation	✓	Done, 2011.
7	Phase I ESA	✓	Done, 2011.
8	Additional ESAs or Environmental Reports		Shouldn't be needed.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should complete this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file. Staff should complete this.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.		This is the northern 62-acre portion of the new Ramsey business park. This portion of the business park is greenfield and is close to ready for development (not as ready as PSD). This is not owned by the city—it's owned by Hageman Holdings. Staff believes all previous work completed by Hageman Holdings needs to be verified/ updates may be needed. Some items staff thinks are worth noting is: (1) potential need for fill in some areas, (2) need to address storm water plan that was previously put in place, (3) Hageman Holdings doesn't want to sell small pieces of property (i.e. less than 10 acres), and (4) internal public infrastructure may or may not be needed—depending on the size of future users. This property fits well within the MN Shovel Ready program.

Site #55

Former Bury Carlson Site

Lot 1, Block 1, Bury Carlson Addition

PID [27-32-25-34-0009](#)

Size variable, about 9.3 acres
Industrial



Shovel Ready Status

1	MN Formal Shovel Ready Application	No, but*	*Staff would like to complete a formal MN Shovel Ready App. Much information already completed.
2	Title Work	✓	Done, 2017.
3	ALTA Survey	✓	Done, 2017.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2017. Utilities are adjacent.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Done, 2017. Utilities are adjacent.
6	Geotechnical Soils Evaluation	✓	Done, 2017.
7	Phase I ESA		Do not have on file. Staff should complete this.
8	Additional ESAs or Environmental Reports		Do not have on file. Staff should complete this.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should complete this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file. Staff should complete this.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.		This site is located within the city's existing business park. This site is about 20 acres, and was purchased by the city from Bury Carlson with the intent to use if for a future public works campus. In 2015, the city completed a space needs analysis for the future PW campus and found that the northern 9.3 acres of this site available for sale/ development. Since 2016, the site has been locked up in two PAs. Staff thinks this site should be enrolled in the formal MN shovel ready program, that is should be proactively subdivided, that storm water needs to be addressed, and that access to the graveyard needs to be addressed. This site is very attractive for industrial users, and staff expects it to sell within the next few years.

Site #COR South, PSD

Multiple Parcels

Commercial Area South of COR on Riverdale

Parcels: [28-32-25-34-0002](#), [28-32-25-43-0007](#), [28-32-25-34-0006](#)

Size about 42 acres (35)

B2 Business



Shovel Ready Status

1	MN Formal Shovel Ready Application	No, but*	*Staff would like to complete a formal MN Shovel Ready App.
2	Title Work		Do not have on file.
3	ALTA Survey		Do not have on file.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Utilities are adjacent, need to document.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Utilities are adjacent, need to document.
6	Geotechnical Soils Evaluation		Do not have on file.
7	Phase I ESA		Do not have on file.
8	Additional ESAs or Environmental Reports		Shouldn't be needed.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should complete this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.		This is the roughly 42-acre piece of land located directly south of The COR, which could potentially be connected by skyway to The COR/ the Northstar. This site is zoned B2 which makes it available for retail and office type users. Do to the size and location of this site, staff would support working with PSD LLC to get this site shovel ready. If this site does develop into retail—it's the most ready to go, large sized, single owner, retail parcel in Ramsey; and it has great visibility from Highway 10.