

# Development Summary - City of Ramsey, Minnesota

October 22, 2013

## Residence at The COR

The Residence at The COR, a 230-unit apartment building located at 7700 Sunwood Drive, has been substantially completed. All units are eligible for occupancy at this time. There are minor site improvements that need to be completed.

## Seasons of Ramsey

The Seasons of Ramsey, a 50-unit rental townhome development located just North of Bunker Lake Boulevard, approximately ½ mile from the Ramsey Municipal Center is well underway. Permit for all 50 units have been issued. All 50 units are anticipated to be completed by the end of 2013, or soon thereafter.

## Northgate Performing Arts Center

Northgate Church is in the process of completing a 15,000 square foot, 500-seat auditorium at 7295 Sunwood Drive NW. The project is expected to be completed by the end of 2013.

## Stoney River

Originally approved in August, 2011, the First Phoenix Group broke ground on their new 72-unit Assisted Living/Memory Care Facility on September 25, 2013. The new facility is located 14401 Nowthen Boulevard at the intersection of Nowthen Boulevard and Saint Francis Boulevard, next to Lord of Life Church.

## Brookfield 4<sup>th</sup> Addition

The City is currently reviewing a 77-lot single-family subdivision within the existing Brookfield Development. Brookfield is located along Nowthen Boulevard north of 167<sup>th</sup> Avenue. These lots were previously reviewed with the original Plat and are anticipated to be phased in over 2-3 years. The builder is anticipated to be Capstone Custom Homes, a Ramsey business.

## Molin Concrete

The City is currently reviewing a proposal for a 10,000 square foot expansion to their existing facility located at 6820 143<sup>rd</sup> Avenue. This site was previously occupied by Oldcast Precast.

## Cullinan Rigging

Cullinan Rigging, a business that relocated by building a new facility in Ramsey in 2007, is completing an 11,000 square foot expansion. Cullinan Rigging is located at 6815 McKinley Street.

## Diamond Graphics

Diamond Graphics, another business that relocated to Ramsey and built a new facility in 2007, is in the process of completing a 28,000 square foot expansion. Diamond Graphics is located at 14350 Azurite Street.

## Development Highlights through October 21, 2013

Total Permits Issued = 1,755

Total Inspections = 5,041

New Single Family Homes = 81

New Townhome Units = 66

New Value to Community = \$52 Million

Welcome Rick Jarson, our new Building Official!

Welcome Brad Knott, Building Inspection Intern!

## Project Studies

*15153 Nowthen Boulevard: Former Municipal Center/Current Fire Station #2.* The City is exploring this site as a data center or single-family development (or both).

*Armstrong West.* The City is considering amending its Comprehensive Plan to create a new business park west of Armstrong Boulevard, north of Highway 10.

*Mississippi River Corridor Critical Area.* The Minnesota Legislature has directed the DNR to update land use standards along the Mississippi River. Ramsey continues to review and analyze draft standards.

*Future Growth Forecasts.* The Metropolitan Council has issued Household, Population, and Employment Forecasts through 2040. The City continues to review these policies and standards in preparation for our 2040 Comprehensive Plan Update.



## Vision Ease

Vision Ease is in the process of completing a major investment to their existing facility by creating a 'clean room' for their optical lens manufacturing. Vision Ease is located at 7000 Sunwood Drive.

## Former Grocery Store on 167<sup>th</sup> Avenue

The site of the former Supervalu grocery store recently was purchased by Java Enterprises, LLC. The new owner is currently removing a number of damaged components to the building, returning it to 'shell' condition. The new owner is actively looking for a new end-user. The site is located at 6001 167<sup>th</sup> Avenue.

## McDonald's

The City's HRA continues to finalize obligations of the Real Estate Contract with McDonald's USA, LLC. Staff continues to work through closing information, with the intent for McDonald's to begin construction in spring 2014.

## Noble Roman's Pizza

The City of Ramsey welcomes Noble Roman's Take and Bake Pizza, located at Northstar Marketplace (7900 Sunwood Drive).

## Detailed Reports

The City prepares a detailed Weekly Update on development projects. To view the detailed version of this summary report, view the Weekly Update available at [www.cityoframsey.com/agendas-minutes](http://www.cityoframsey.com/agendas-minutes).

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### Building Permit Information

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