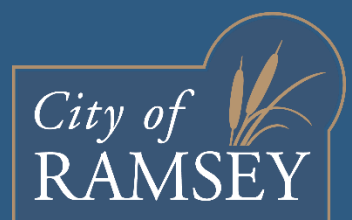


City of RAMSEY



CITY OF RAMSEY

Located in the northwest Twin Cities Metro, the City of Ramsey boasts an urban downtown, incredible outdoor recreation opportunities, an impressive manufacturing sector, and a stable, pro-active local government.

The City of Ramsey has experienced strong and steady development over the past 20 years. This trend is expected to continue—Ramsey has well over 1,000 acres of developable land located near U.S. Highway 10.

Included in this document is an overview of development activity in Ramsey; including sections on Residential, Business Parks, and *The COR*.

OVERVIEW

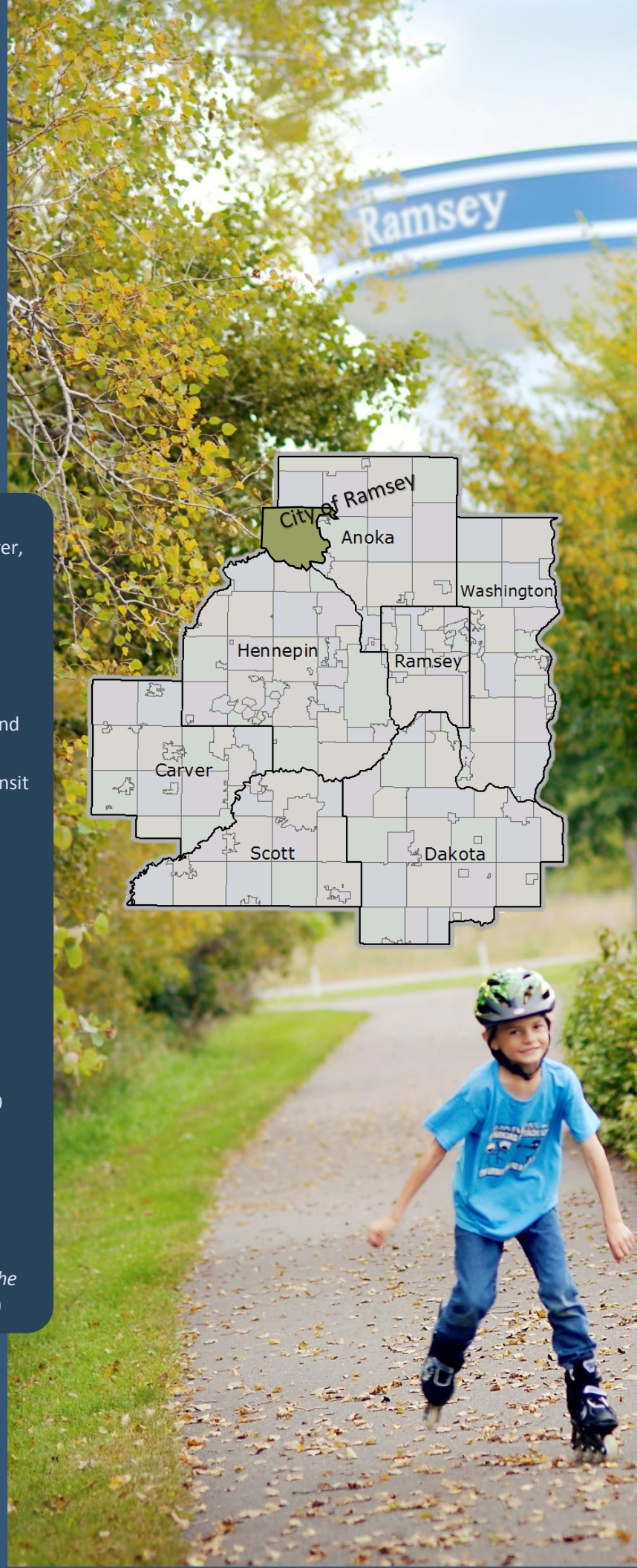
- Bordered by both the Mississippi River and the Rum River, offering unique outdoor amenities
- Second fastest growing city in Anoka County
- Located along major transportation corridors: U.S. Highway 10, U.S. Highway 169, State Highway 47, and Northstar Commuter Rail
- Manufacturing hub: 33% of businesses in Ramsey; second highest percentage in Anoka County
- Home to *The COR*, Ramsey's downtown, mixed-use, transit oriented development.

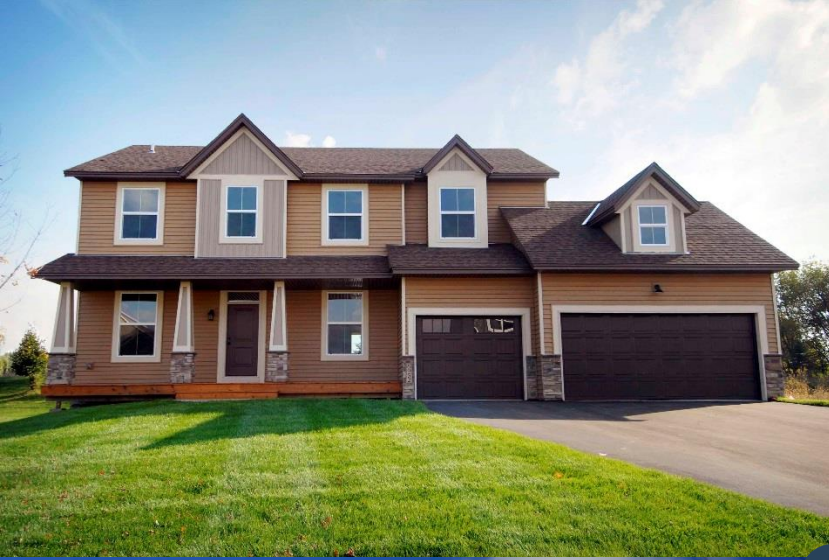
DEMOGRAPHICS

- 2015 population: 25,580
- Median household income: \$81,163
- Nearly 1,300 businesses and non-profit organizations
- More than 6,000 jobs

LIVABILITY

- 565 acres of parkland, extensive trail system, 15% protected wetland, two championship golf courses, 160 acre regional scouts camping reserve
- Diverse housing stock: single family, apartments, townhomes, assisted living, and rural lots
- K-12 Education, Anoka Ramsey Technical College
- Exceptional community events: Game Fair (50,000+ attendees), Happy Days Festival (10,000+ attendees), *The Draw* Summer Event Series (500+ attendees, 12 events)





RESIDENTIAL

The City of Ramsey was the second fastest growing community in Anoka County from 2001-2010. That trend is anticipated to continue from 2011-2020. Residents find the wide variety of housing options, the long list of local amenities, access to the Twin Cities, and connection to Minnesota’s natural assets an attractive offering. In fact, in 2015, Ramsey was named a “Top Minneapolis Suburb for Young Couples” by Movoto.com.

RESIDENTIAL DEVELOPMENT PATTERNS

2012: 295 total housing units

- Single Family, 57 units
- Townhomes, 8 units
- Multi Family, 230 units

2013: 234 total housing units

- Single Family, 96 units
- Townhomes, 66 units
- Multi Family, 72 units

2014: 66 total housing units

- Single Family, 66 units
- Townhomes, 0 units
- Multi Family, 0 units

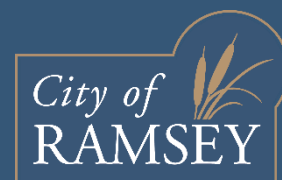
2015: 290 total housing units

- Single Family, 83 units
- Townhomes, 39 units
- Multi Family, 168 units

MAJOR ACTIVE DEVELOPMENTS

- Single-family Construction – GS Land/ Harvest Estates PLAT, up to 44 lots located in east central Ramsey.
- Single-family Construction –Lennar Homes/ Woodlands PLAT, up to 85 lots located in central Ramsey.
- Townhome Construction –D.R. Horton/ The Station PLAT, up to 77 units located in *The COR*.

NOTE: various multi-family projects are outlined in *The COR* section of this document.



BUSINESS PARKS

The City of Ramsey is proud to be a pro-economic development community. This is not only demonstrated by its rich history of successfully developing business parks, it is exemplified by Ramsey's commitment to the future of economic development. The City has placed an emphasis on encouraging economic development within its Council strategic plan, EDA workplan, and Comprehensive Plan.

The Cities of Ramsey and Anoka share a large **BUSINESS PARK SPANNING ACROSS 1,000 ACRES OF LAND**. This business park includes various office, warehouse, assembly, and a wide-variety of manufacturing users. **OVER 10,000 JOBS** have been created by this business park. The City of Ramsey and Anoka share a major economic engine that serves not only the Twin Cities, but also the national and global market place.

MAJOR RECENT DEVELOPMENTS

- Manufacturing Expansion – Life Fitness (Brunswick Corporation) expands existing 280,000 sf facility by 48,500 sf in 2016.
- Manufacturing Expansion – Dedicated Networks expands 25,000 sf facility by 20,000 sf in 2016.
- Office Expansion—NTI expands 9,000 sf facility by 2,000 sf in 2016.
- New Business Park—the City of Ramsey will consider moving forward with a new 93-acre green-field business park located just northwest of the new full-access grade-separated Armstrong Boulevard/ U.S. Highway 10 Interchange in April 2016. The new business park has 25 acres of land shovel ready today.

TOP 10 EMPLOYERS

1. Life Fitness, 457 employees
2. Vision Ease Lens, 349 employees
3. Connexus Energy, 250 employees
4. Anderson Dahlen, 175 employees
5. Zero-Zone Refrigeration, 174 employees
6. Green Valley Greenhouse, 165 employees
7. Diamond Graphics, 160 employees
8. In'Tech Industries, 136 employees
9. Ramsey Elementary, 135 employees
10. Altron Manufacturing, 112 employees

SHOVEL READY SITES

The City's 125+ acre inventory of land available for development by industrial and office users has been certified development shovel ready.



THE COR

The COR (Center of Ramsey) is the City of Ramsey's downtown development. This 300+ acre development is a true, transit oriented and walkable, urban development. *The COR* is centered on U.S. Highway 10/ U.S. Highway 169 and the Ramsey Northstar Commuter Rail Station. This mixed use development is home to a long list of successful projects including residential, retail, office, recreation, government facilities, and much more.

The COR, known formerly as *Ramsey Town Center*, was purchased by the City of Ramsey in 2009. About 130 acres of land is available for development in *The COR* today; about 90 acres is City-owned. Located directly adjacent to *The COR* is 90 acres of additional land available for commercial (retail) development.

RECENT MAJOR ACTIVITY

- Rental apartments— 121 units of market rate apartments being developed by PSD LLC in *The COR*, near *The Draw* park and amphitheater. Construction is underway, completion is anticipated for fall 2016.
- Rental apartments - 47 units of workforce housing being developed by Common Bond Communities in *The COR*, near the Ramsey Northstar Commuter Rail Station. Construction is underway, completion is anticipated for fall 2016.
- Convenience Store – 4,500 sf convince retail store completed by Casey's Retail Company, near Ramsey Blvd./ Sunwood Dr. Construction is completed, operations began in January of 2016.
- Quick Service Restaurant – 4,500 sf restaurant to be developed by McDonald's USA LLC in *The COR*, near the new Armstrong Blvd. Interchange. Construction anticipated for completion by 2017.
- Armstrong Blvd. Interchange – new full-access grade-separated interchange, intersection of U.S. Highway 10 and Armstrong Blvd. Final completion set for summer 2016.
- Townhomes – 15 units of townhomes completed in 2016, 77 additional units under review for platting by D.R. Horton within *The COR*, near *The Draw* park and amphitheater.
- Renovation – Coborn's completed a half-million dollar remodel and upgrade to their convenience and liquor spaces in late 2015. Coborn's is a 60,000 sf grocery tenant located within *The COR*.



PRE-2015 PROJECTS

- 95,000 sf Coborn's anchored multi-tenant retail center, over 90% occupancy
- PACT Charter School (K-12)
- Ramsey Municipal Center (60,000 sf)
- Veterans Affairs Outpatient Clinic (40,000 sf)
- Ramsey Office Plaza (80,000 sf), over 90% occupancy
- Midwest Medical Examiner's Office
- NAU County Insurance Office (42,000 sf)
- Northgate Church & Community Performing Arts Center (500 seats)
- Allina Medical Clinic (25,000 sf)
- 230-unit luxury apartment complex (Residence at The COR)
- \$3M *The Draw* park & amphitheater
- Ramsey Rail Station: connected to 800-stall covered parking ramp by skyway with service to Minneapolis
- Various single family and townhome developments totaling several hundred households





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City of RAMSEY



LINKS

- City's General Website, cityoframsey.com
- Available Land, cityoframsey.com/economic-development
- Development Updates, cityoframsey.com/developmentupdate
- Land Use Materials, cityoframsey.com/landuse
- LRR WMO, lrrwmo.org
- U.S. Highway 10 Access Planning Study, www.dot.state.mn.us/metro/projects/hwy10study/index.html

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