

Chapter __: Community Profile

The City of Ramsey

Community

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 as the City has over 1,000 acres of developable land located near U.S. Highway 10.

? “Message from the Mayor” ?

The COR

The COR (Center of Ramsey) is the City’s downtown development. This 300+ acre development is a true, transit oriented and walkable, urban development. The COR is centered on the Ramsey Northstar Commuter Rail Station and U.S. Highway 10/ U.S. Highway 169. This mixed-use development is home to a long list of successful projects including residential, retail, office, recreation, government facilities, and much more. Provided below is a list of Pre-2015 projects which took place in *The COR*:

1. Coborn’s multi-tenant retail center, over 90% occupancy (95,000 sf)
2. PACT Charter School (K-12)
3. Ramsey Municipal Center (60,000 sf)
4. Veterans Affairs Outpatient Clinic (40,000 sf)

5. Ramsey Office Plaza, over 90% occupancy (80,000 sf)
6. Midwest Medical Examiner’s Office
7. NAU County Insurance Office (42,000 sf)
8. Northgate Church & Community Performing Arts Center (500 seats)
9. Allina Medical Clinic (25,000 sf)
10. 230-unit luxury apartment complex (Residence at The COR)
11. \$3M *The Draw* park & amphitheater
12. Ramsey Rail Station: connected to 800-stall covered parking ramp by skyway with service to Minneapolis
13. Various single family and townhome developments totaling several hundred households.

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 if City-owned. Located directly adjacent to *The COR* is 90 acres of additional land available for commercial development.

Recent projects in *The COR* include 121 apartment units and 77 townhome units of market rate housing near *The Draw* park and amphitheater, as well as 47 units of workforce housing adjacent to the Northstar Commuter Rail Station.

{COR Land Use Plan Graphic}

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.

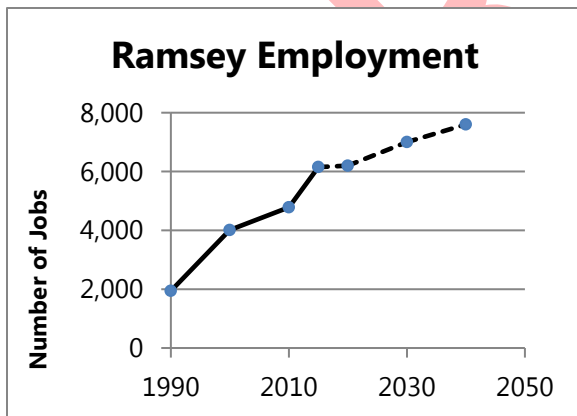
In fact, in 2015, Ramsey was named a “Top Minneapolis Suburb for Young Couples” by movoto.com.

Residential Development Patterns

	Single Family (units)	Townhomes (units)	Multi Family (units)
2012	57	8	230
2013	96	66	72
2014	66	0	0
2015	83	39	168
2016	XX	XX	XX

Employment

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 growth within its Council strategic plan and EDA work 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. The success of this shared business park has sparked the planning of 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.

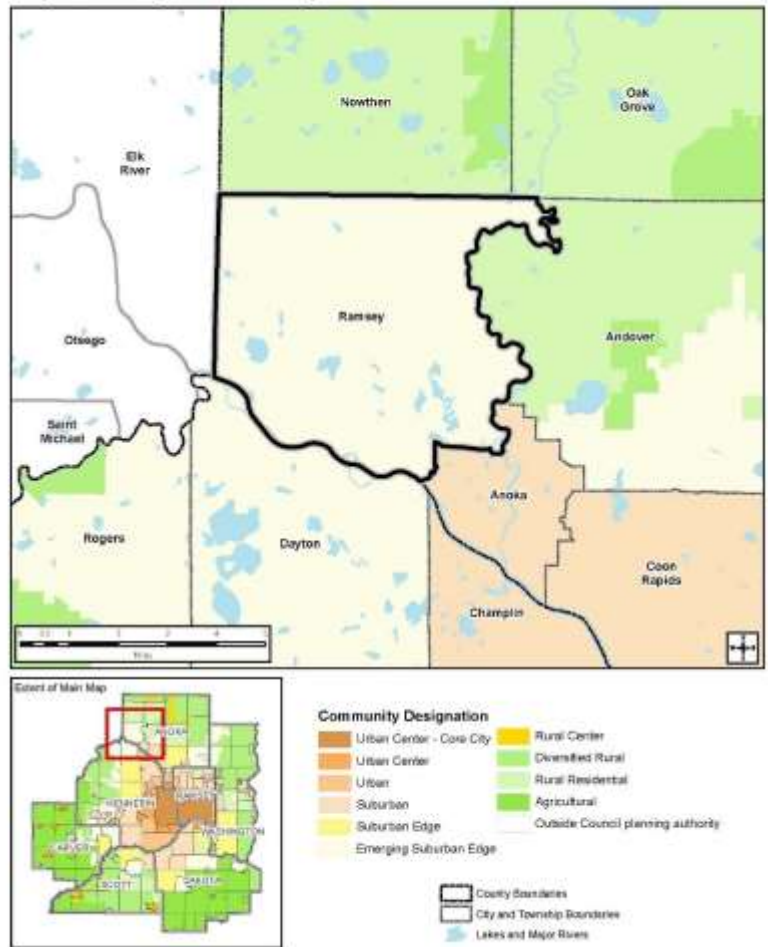
Top 10 Employers

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

Community Designation

The Metropolitan Council designates Ramsey as an “Emerging Suburban Edge” community. Emerging Suburban Edge communities include cities, townships and portions of both that are in the early stages of transitioning into urbanized levels of development. As a component of this designation, it is expected that Ramsey plan to meet its forecasted growth at an average density ranging from 3 to 5 units per acre. Emerging Suburban Edge communities must also target opportunities to support appropriate densities near regional transit investments such as the Northstar Community Rail line station.

Community Designation
City of Ramsey, Anoka County



Forecasted Growth

In the period from 1990 to 2010, Ramsey experienced significant population growth. Population rose over 90 percent, and the number of households grew by around 123 percent during the two-decade period. Metropolitan Council estimates put Ramsey’s most recent 2015 population at just over 25,000. By 2040, Ramsey’s forecasted population will be 34,700, with a 50 percent increase in the number of households.

	Census	Estimate	Met Council Forecast	1990	2000	2010	2015	2020	2030	2040
Pop.				12,408	18,510	23,668	25,362	26,400	30,700	34,700
Housing				3,620	5,906	8,033	8,690	9,400	11,300	13,000
Emp.				1,941	4,008	4,779	6,150	6,200	7,000	7,600

The Land

Existing Land Use

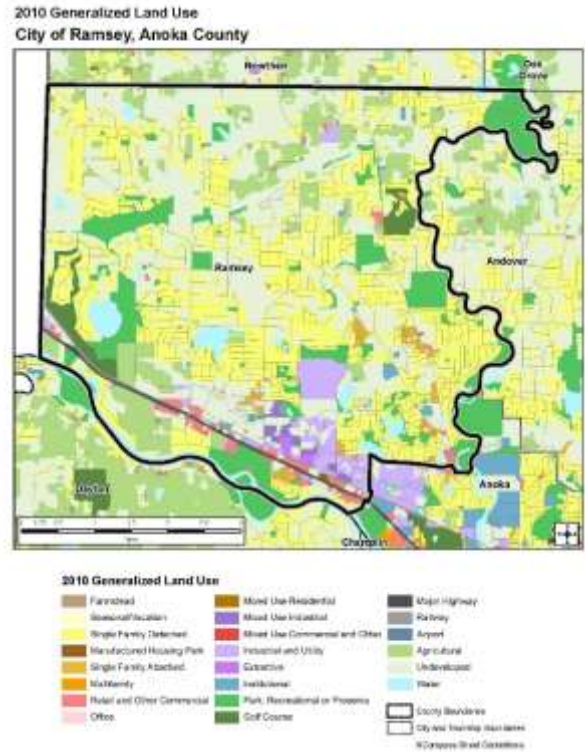
Existing land use can be thought of as what exists on the ground at the present time, regardless of what has been planned or what zoning regulations exist. The most accurate depiction of what land uses currently exist in Ramsey comes from the Metropolitan Council’s 2010 Generalized Land Use map, which uses a combination of aerial photography, county parcel data and community “ground truthing” to provide current land use types by acreage.

Land Use	Acres	Percent
Single Family Detached	6,837	36%
Undeveloped	5,957	31%
Park, Recreational or Preserve	1,960	10%
Agriculture	1,659	9%
Open Water	753	4%
Industrial and Utility	561	3%
Golf Course	332	2%
Retail and Other Commercial	254	1%
Single Family Attached	227	1%
Mixed Use Industrial	107	1%
Major Highway	144	1%
Extractive	40	<1%
Farmstead	65	<1%
Institutional	95	<1%
Manufactured Housing Park	7	<1%
Mixed Use Residential	8	<1%
Multifamily	12	<1%
Office	14	<1%
Railway	67	<1%
Total Land (acres)	19,099	100%

Source: Met Council Generalized Land Use (2010)

opportunities for development exist within the City.

Figure __ - __: Metropolitan Council Generalized Land Use

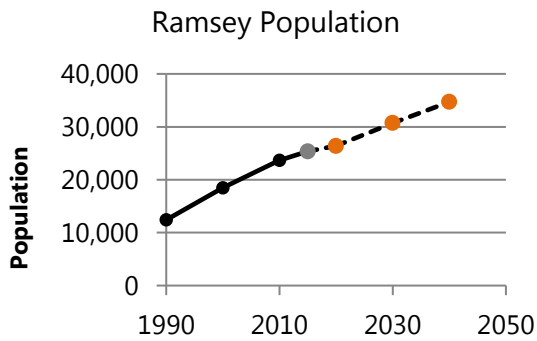


Existing land use types, total acreage and percent of total acreage are shown in the table below. As an *Emerging Suburban Edge* community, many

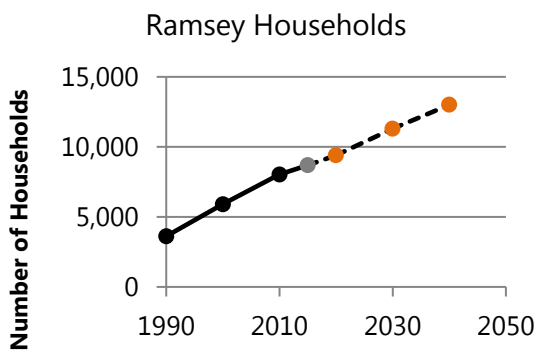
The People

Population

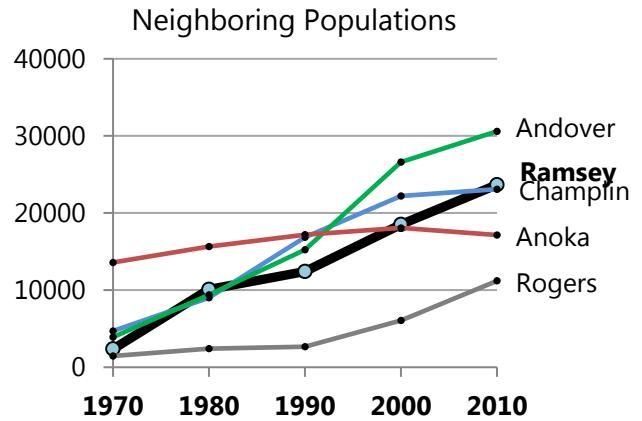
As of the 2010 US Census, the population of Ramsey was 23,668 and the most recent estimates from 2016 put the population at 25,828. Per forecasts by the Metropolitan Council, the 2040 population is projected to increase to 34,700.



With the number of households projected to see steady continued growth, the increase in population will be accommodated by continued single family detached and multi-family housing.



Ramsey's population has held steady growth in keeping pace with surrounding communities in Anoka County. Ramsey is poised to experience continued growth over the next three decades.

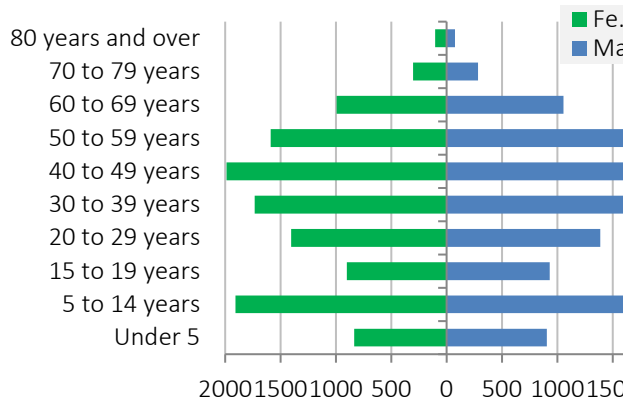


Age Demographics

Consistent with most other communities across the region, Ramsey's population is aging. The demographic breakdown shows the largest segment of the population in the 40 to 49 age range. It will be important for Ramsey to plan for alternative housing options for these residents as they age so that they can remain in the community. It will also remain important that Ramsey seek ways to be competitive in retaining and attracting younger residents.

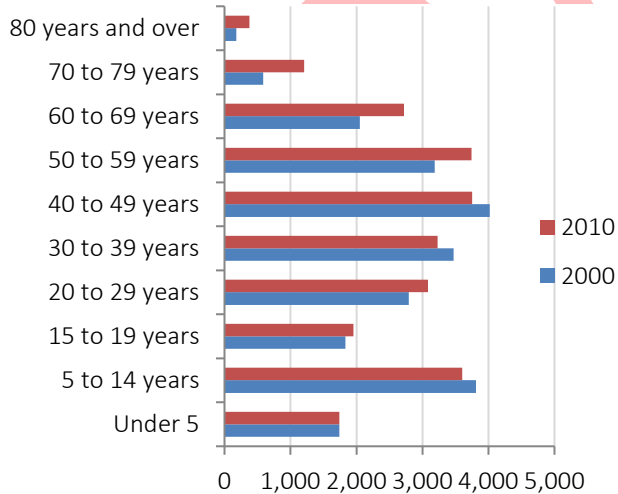
Housing Age

Age of Ramsey Residents



Source: U.S. Census (2010)

Looking at the changes in age demographics from 2000 to 2010, the greatest gains were in the categories of “empty nester” adults and modest gains in for those considered young adults. Modest reductions were seen in the school aged children.



Household Income

Education

Race

Housing Types