

## COMMUNITY PROFILE

### THE COMMUNITY

Located in the northwest Twin Cities Metro, the City of Ramsey boasts incredible outdoor recreation opportunities, a growing downtown in Ramsey COR, an impressive manufacturing sector, and a strong local government.

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

### THE LAND

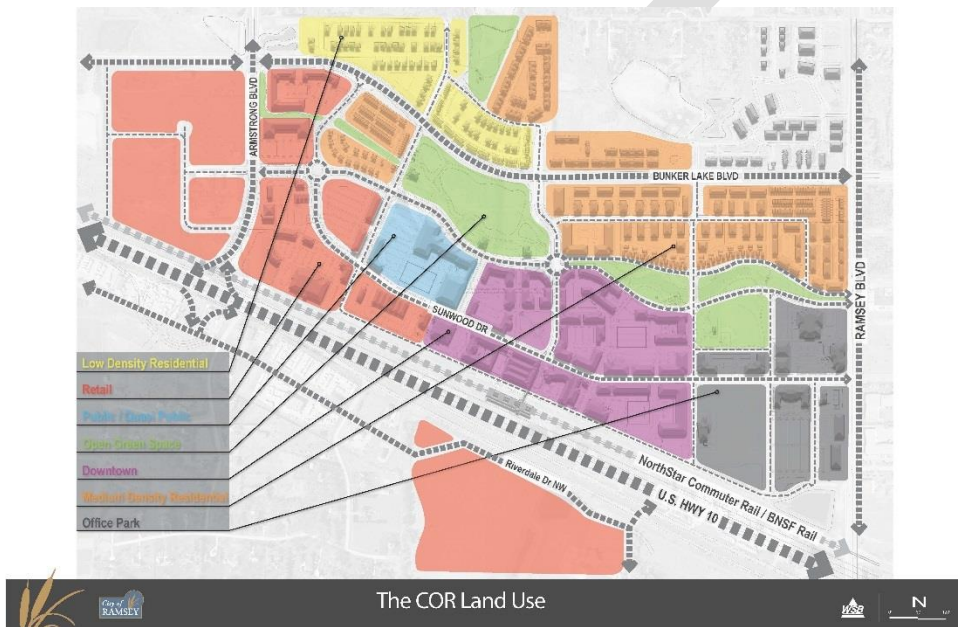
#### The COR

The COR (Center of Ramsey) is the City's downtown development. This 300+ acre development is a transit oriented and walkable 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, parks and recreation, and government facilities. Provided below is a list of completed projects The COR (as of 2015):

1. Coborn's multi-tenant retail center (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 (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 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. (why is this all clumped together? How did you decide to call out the ones you did?) This information and its formatting was taken from an existing marketing piece that Ramsey has that they call their "Community Profile".

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.



### Existing Land Use

Existing land use can be thought of as what *actually exists* on the ground at the present time, regardless 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.

Existing land use types, total acreage and percent of total acreage are shown in the table below.

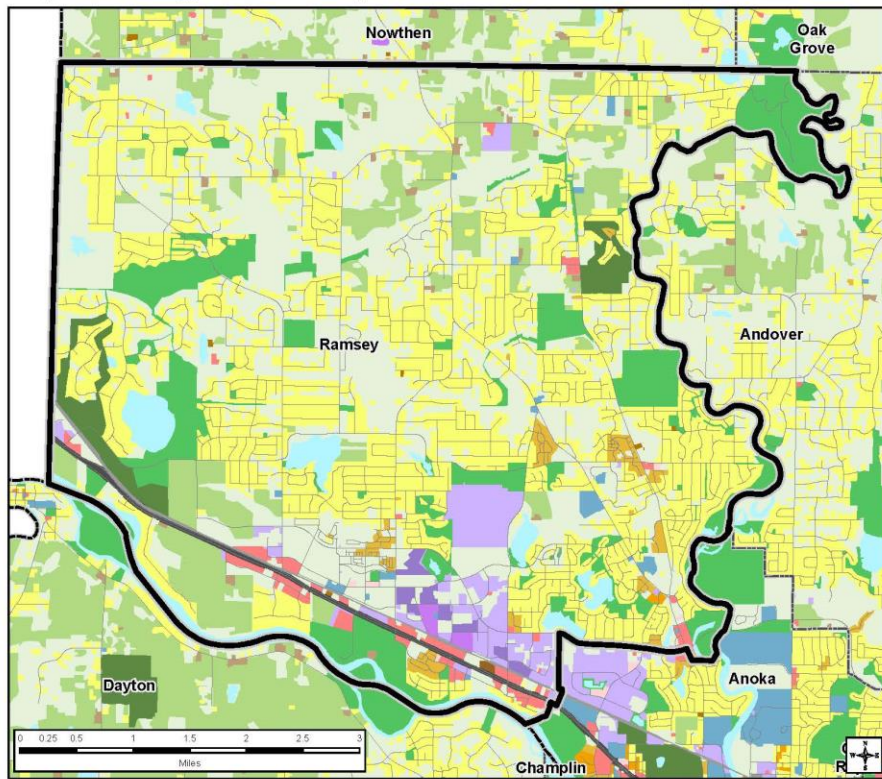
**Figure \_\_ - \_\_: Existing Land Use in Ramsey**

Land Use	Total Acres	Percent
Single Family Detached	6,837	36%
Undeveloped Land	5,957	31%

Park, Recreation 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%
Major Highway	144	1%
Mixed Use Industrial	107	1%
Institutional	92	<1%
Railway	67	<1%
Farmstead	65	<1%
Extractive	40	<1%
Office	14	<1%
Multifamily	12	<1%
Mixed Use Residential	8	<1%
Manufactured Home Park	7	<1%
<b>Total Land (acres)</b>	<b>19,096</b>	<b>100%</b>
Source: Metropolitan Council Generalized Land Use (2010)		

Map \_\_-\_\_ Existing Land Use

2010 Generalized Land Use  
City of Ramsey, Anoka County



2010 Generalized Land Use



Existing Residential Land Use

The primary land use type in Ramsey is residential. Over 37 percent of the city's land is devoted to the combined residential uses of single family detached, mixed use residential, attached housing, and multifamily housing. Of these, single family detached housing remains the most prominent residential use by area.

## Existing Commercial and Industrial Land Use

Retail, office and industrial land uses make up 5 percent of Ramsey by area. Commercial uses are prominent along the length of the US. Highway 10 corridor, and a few other commercial nodes such as The COR, and the Sunfish Lake Blvd and Bunker Lake Blvd intersection. In addition, 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.

## Existing Public Land Use and Natural Features

According to the generalized land use map provided by the Metropolitan Council, about one third of the City is classified as undeveloped. In addition, the City has retained natural features that define the community and utilize those natural features to help shape land development. Civic buildings and public uses make up less than one percent of the city by area, but 16 percent of its land area is devoted to parks, recreation, and open water. The largest natural corridor is found along the Trott Brook, with additional natural corridors found along the Rum river, and Mississippi River. Park and recreation areas include The Draw Park and Amphitheatre, Central Park, Alpine Park, Rum River Hills Golf Course, and Links at Northfork Golf Course.

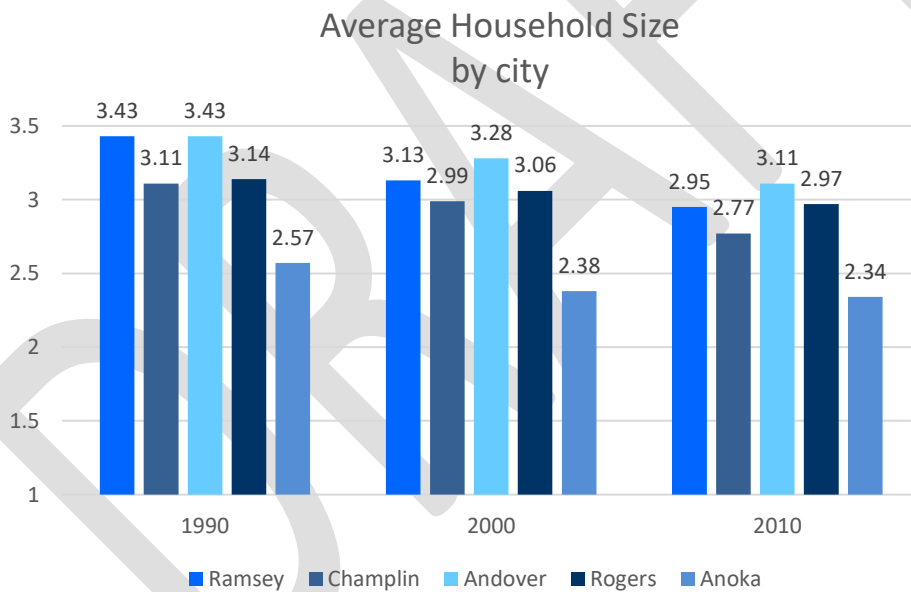
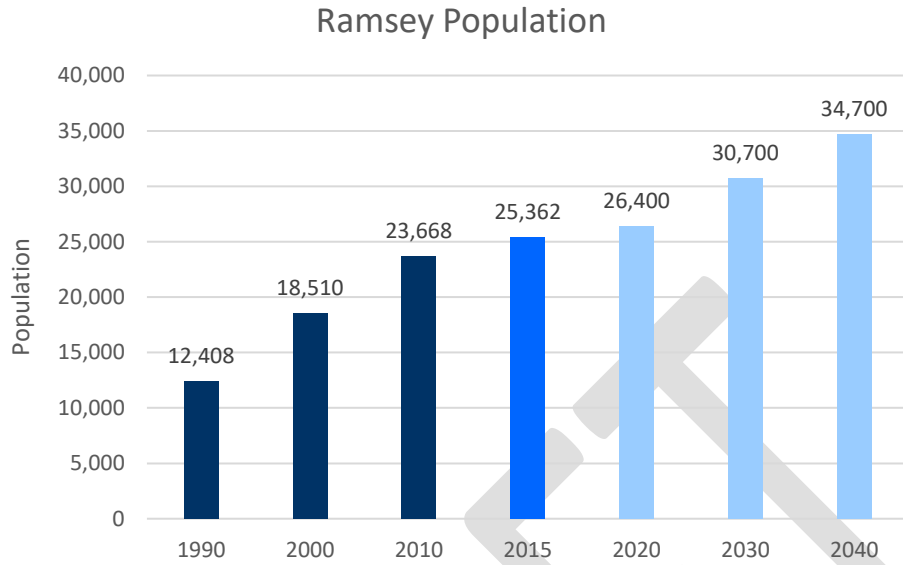
Ramsey has 753 acres of open water, the largest of these being Lake Itasca and Lilly Lake in the south portion of the city. Ramsey does have some significant steep slopes that impact development feasibility and direct the flow of water. Some of the steepest slope areas are in the center of the city along the Trott Brook.

## THE PEOPLE

### Population

As of the 2010 US Census, the population of Ramsey was 18,510, and the most recent estimates from the 2015 American Community Survey put the population at 25,362. The population has steadily increased since 1990. Although the number of households in the city has increased, the number of persons per household has decreased from 3.43 in 1990 to 2.95 in 2010. According to forecasts by the Metropolitan Council, the 2040 population is projected to increase to 34,700.

**Figure \_\_-\_\_: Historic and future population of Ramsey**

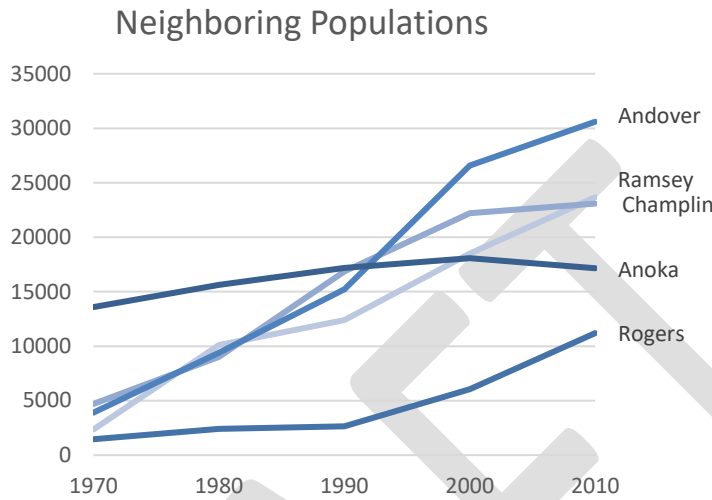


With the number of residents per household likely to continue to decline as the overall population of Ramsey ages, residential housing types will need to be accommodated through development of a variety of housing types including apartments and townhomes.

Ramsey’s population experienced steady growth between 1990 and 2010, slowed from 2010 to 2015, and is projected by the Metropolitan Council to steadily increase yet again from 2020 to 2040.

As shown in Figure \_\_-\_\_ Ramsey has been outpaced by only Andover in population growth since 1990 and has risen from to the second most populated City in the area.

**Figure \_\_-\_\_: Population of Ramsey compared to surrounding communities, 1970-2010**

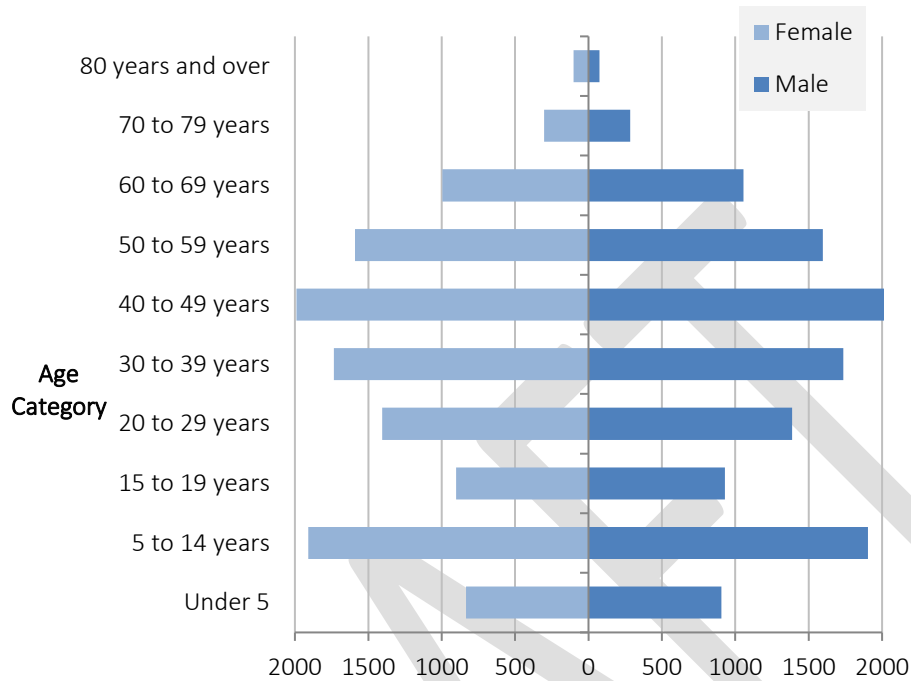


### Age demographics

Consistent with most other communities across the region, Ramsey’s population is aging. Figure \_\_-\_\_ shows that the largest segment of the population is in the 40-49 age range which is quite young compared to many other communities in the metropolitan region. 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. In addition, it will also remain important that Ramsey seek ways to be competitive in retaining younger residents as the data shows the second largest section of residents in the 5-14 age range.

**Figure \_\_-\_\_: Age of Ramsey residents, 2010**

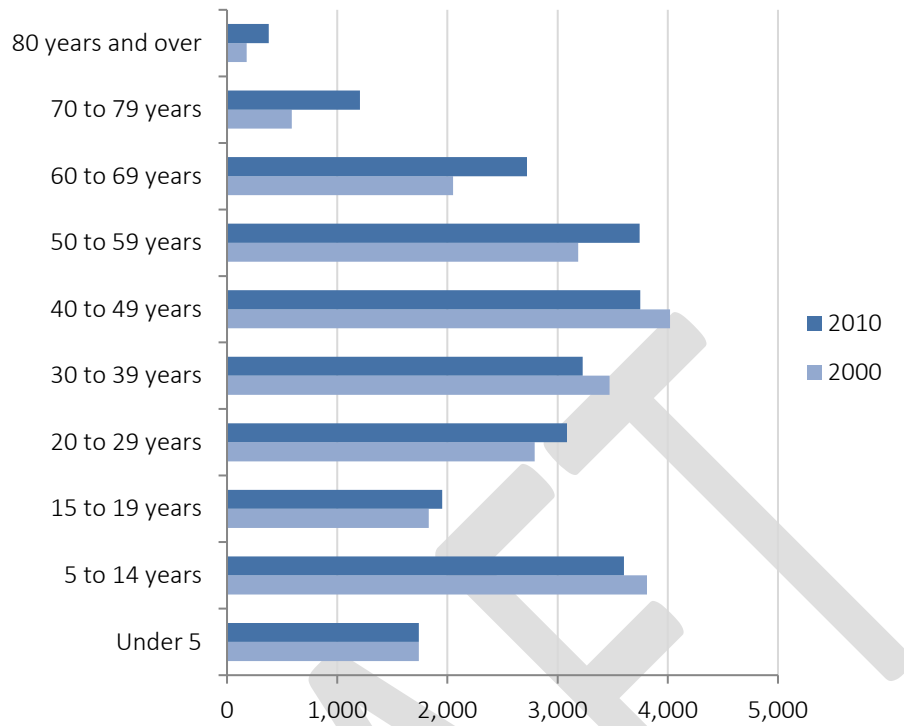
## Age of Ramsey Residents



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, while there were losses in population amongst 30- to 50-year-olds.

**Figure \_\_-\_\_: Age cohort changes of Ramsey residents, 2000-2010**

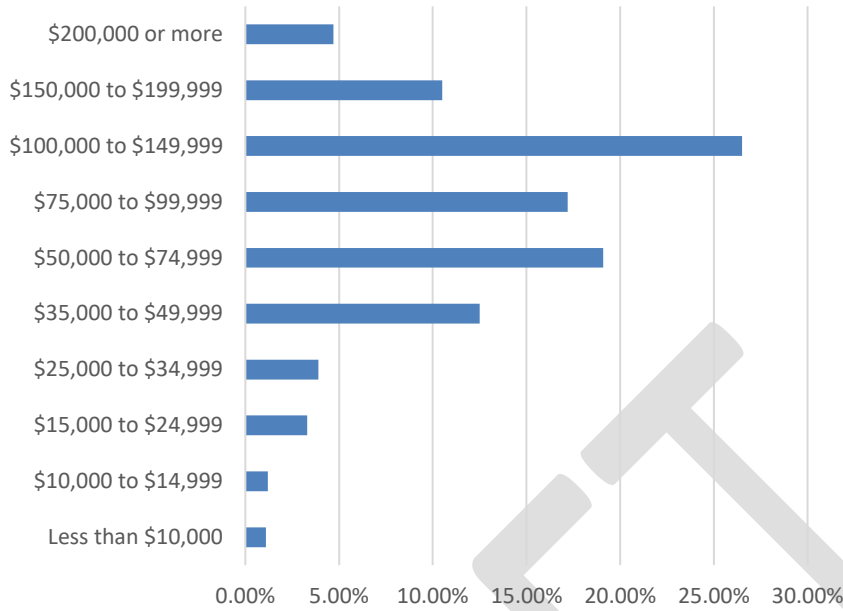


### Household Income

Compared to the average of Anoka County and the State of Minnesota, Ramsey has a higher median household income. The median household income in Ramsey is \$86,794 annually. In 2015, the ACS estimated that around 3 percent of Ramsey’s population lives below the poverty line compared to 7 percent in Anoka County.

	Median household income (\$)
<b>Ramsey</b>	<b>\$86,794</b>
Andover	\$93,932
Champlin	\$83,851
Anoka	\$45,820
Rogers	\$103,980

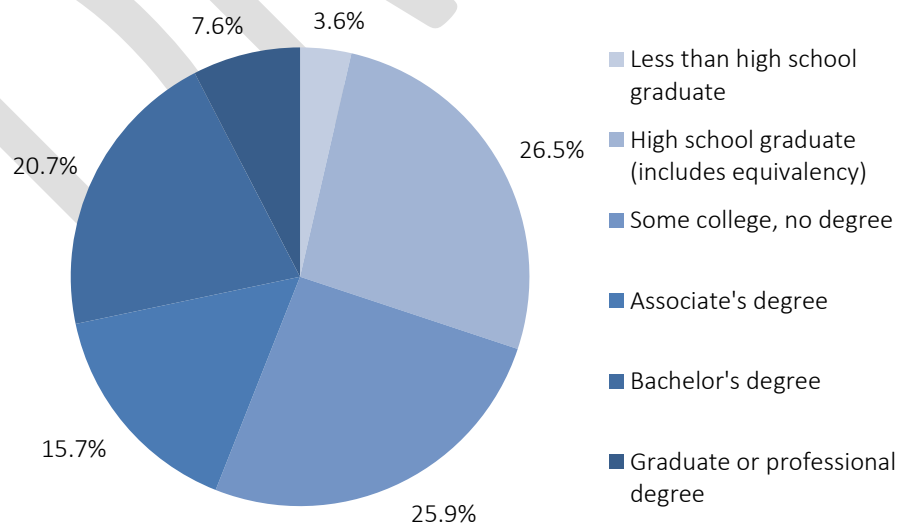
**Figure \_\_ - \_\_: Ramsey income distribution by income bracket**



### Education

There is a broad range of educational experience levels among Ramsey residents. Nearly 70 percent of residents have at least some college experience. Ramsey is fortunate to have numerous colleges and universities nearby including Anoka Technical College and Anoka-Ramsey Community College, as well as a wide range of employers in the area hiring college graduates.

**Figure --: Educational attainment level of Ramsey residents**



## What People Do for Work

According to 2014 ACS data, there are just under 14,000 employed persons living in Ramsey. Nearly 20 percent of the working population of Ramsey residents are employed in professional, scientific, and management positions, and another 31 percent work in construction and manufacturing. Around 10 percent of working Ramsey residents use public transit, bicycling, walking or carpooling as a means of commuting to work, and the average commute time for all working residents is 25-29 minutes.

Figure \_\_-\_\_: The industries in which the employed civilian population of Ramsey work

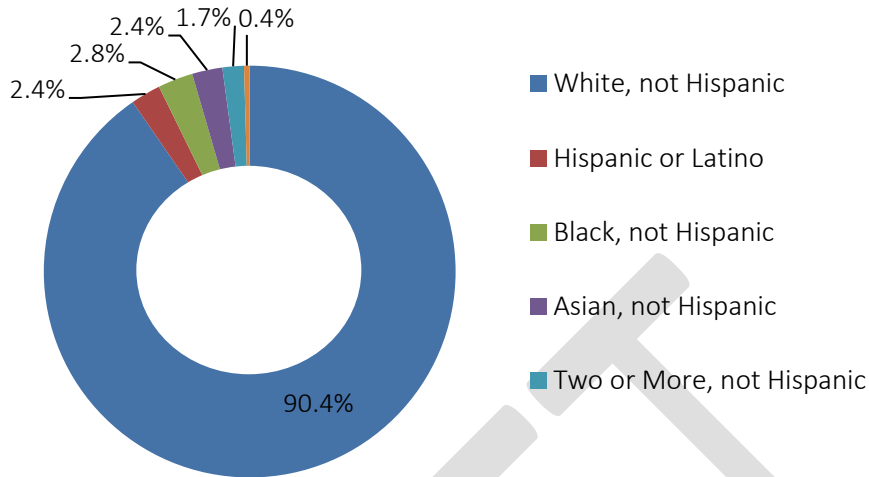
INDUSTRY	Number	Percent
Educational services, and health care and social assistance	145	1.1%
Retail trade	964	6.9%
Professional, scientific, management, administrative, and waste management	2,570	18.4%
Arts, entertainment, and recreation, and accommodation and food services	408	2.9%
Manufacturing	1,517	10.9%
Transportation and warehousing, and utilities	734	5.3%
Finance and insurance, and real estate and rental and leasing	199	1.4%
Public administration	1,395	10.0%
Wholesale trade	1,305	9.4%
Construction	2,835	20.3%
Other services, except public administration	801	5.7%
Information	557	4.0%
Agriculture, forestry, fishing and hunting, and mining	523	3.7%

Source: ACS 2010-2014 Estimates

## Race

At 90.4 percent, Ramsey residents are primarily white non-Hispanic individuals with the remaining 9.6% of residents being people of color. By comparison, the Twin Cities region is 24.6% residents of color, and Anoka County is 15.6% residents of color. As such, Ramsey is not diversifying at the same rate as Anoka County or the Twin Cities region. Regional trends indicate that in the Twin Cities metro area, residents of color will continue to comprise a greater share of our region's population, increasing from 24% in 2010 to 41% in 2040.

**Figure \_\_-\_\_: Ramsey racial demographics**



## THE NEIGHBORHOODS

### Housing Types

Housing is the predominant land use in Ramsey. Estimates from the Metropolitan Council indicate that there were 8,812 housing units in Ramsey in 2015. Around 75 percent of the housing units in Ramsey are single family detached homes with townhomes counting for an additional 15 percent of the total housing units.

**Figure \_\_-\_\_: Housing by type in Ramsey**

Unit Type	Units	Percentage
Single Family Detached	6,692	75.9%
Multifamily (5 units or more)	680	7.7%
Townhomes	1,403	15.9%
Duplex, triplex, quad	37	0.5%
<b>Total:</b>	<b>8,812</b>	<b>100%</b>

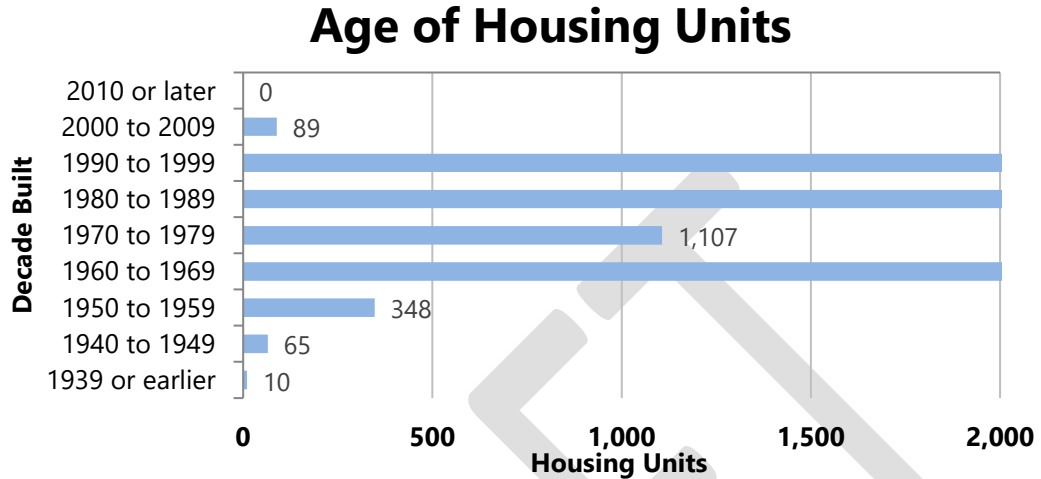
Source: Metropolitan Council Housing Stock Estimates (2015)

### Housing Age

The age of Ramsey’s housing stock is very typical for a developing suburb of the Twin Cities. Less than 1 percent of the housing was built prior to 1950. The majority (three-fifths) of Ramsey’s housing was built between 1980 and 2000. A challenge facing the

City is the need to balance the development of new property with the need to upkeep and upgrades older housing and the infrastructure that comes with them.

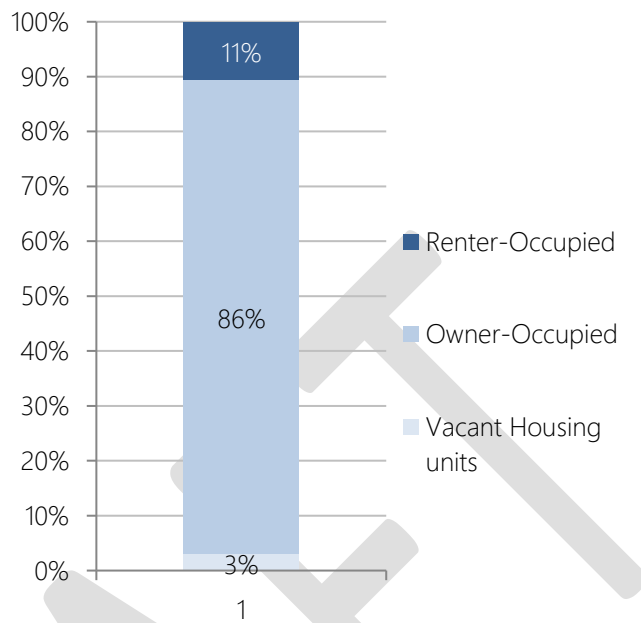
**Figure \_\_ - \_\_: Age of Ramsey Housing Stock**



Data source: ACS 2011-2015

### Housing Tenure

The City of Ramsey has a historically consistent foundation of owner-occupied housing which remains true today. Approximately 85 percent of Ramsey housing units are owner-occupied, and that percentage has remained largely the same since 1990. That percentage is higher than most of the cities surrounding Ramsey with the lowest percentage of owner-occupied housing of local communities being the City of Anoka at 52 percent.



### THE ECONOMY

The Minnesota Department of Employment and Economic Development estimate approximately 6,150 jobs in the City of Ramsey in 2015. Average annual wages for 2015 are estimated at \$46,637. A large reason for this average is likely due to the fact that manufacturing represents the largest employment industry in Ramsey at 34 percent, and these are typically living wage jobs. Anoka County as a whole has 16 percent devoted to Manufacturing.

**Figure \_\_-\_\_: Jobs located in Ramsey, by industry**

Industry	Employment Total	Percentage
Retail Trade	554	9%
Health Care and Social Assistance	246	4%
Accommodation and Food Services	369	6%
Public Administration	185	3%
Manufacturing	2,091	34%
Other Services, Ex. Public Admin	308	5%
Educational Services	369	6%
Administrative and Waste Services	369	6%
Finance and Insurance	123	2%
Arts, Entertainment, and Recreation	123	2%

Information	62	1%
Wholesale Trade	308	5%
All Other Industries	1,046	17%
<b>Total:</b>	<b>6,150</b>	<b>100%</b>

The U.S. Highway 10 corridor is the commercial hub of Ramsey, running the length of the City. Ramsey faces the challenge of encouraging updates and redevelopment of its older and more outmoded buildings and businesses along U.S. Highway 10, while also developing greenfield properties within The COR and new business park east of Armstrong Boulevard.

DRAFT

## PAST AND FUTURE GROWTH

### Regional Context: Community Designation

In *Thrive 2040*, the Metropolitan Council groups jurisdictions within the metro with similar characteristics based on urban or rural character for the application of the regional policies outlined in *Thrive*. As shown in **MAP \_\_-\_\_**, Ramsey's "Emerging Suburban Edge" designation translates to specific expectations in terms of development density and protection of natural resources.

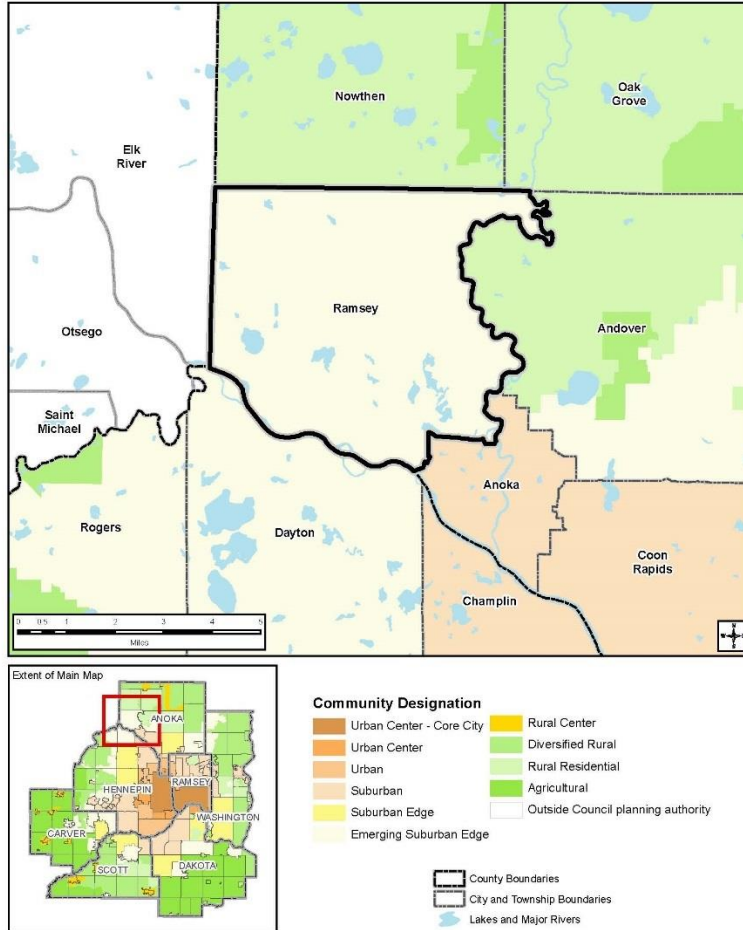
Comprehensive planning often involves planning for people and jobs that are not yet here. As a result, the Metropolitan Council develops population, housing and employment forecasts as a component of a city's system statement. The system statement is developed to help set realistic goals and policies to plan for the future needs and trajectories of the community at the time the comprehensive plan is developed. The Council's forecasts have been incorporated into this plan update.

**Community Designation:** The Metropolitan Council identifies Ramsey as an Emerging Suburban Edge community. Emerging Suburban Edge communities are expected to identify and protect an adequate supply of land to support growth for future development beyond 2040, with regard to agricultural viability and natural and historic resources preservation.

Emerging Suburban Edge communities are expected to plan for forecasted population and household growth at average densities of **at least 3-5 units per acre** for new development and redevelopment. In addition, Emerging Suburban Edge communities are expected to target higher-intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities.

Map \_\_-\_\_: Metropolitan Council Community Designation

Community Designation  
City of Ramsey, Anoka County



Ramsey’s 2040 Comprehensive Plan update will incorporate regional policy and metro-wide goals while also integrating important local goals, objectives and preferred outcomes. Both the regional Thrive 2040 outcomes as well as the local goals and priorities identified in Chapter \_\_ will form the foundational lens of this comprehensive plan, guiding decision-making and informing the content of each subsection.

### Forecasts for Ramsey

The Metropolitan Council has developed growth forecasts for Ramsey by decade, addressing the projected population, number of households, and number of jobs. The total population of the City of Ramsey is expected to grow by 9,338 people by the year

2040, with the inclusion of 4,300 households and 1,400 jobs. That growth is expected to be spread fairly evenly across the intervening decades.

Decadal population growth is expected to increase at a rate of about 4,000 persons per decade over the next 25 years.

### Ramsey Forecast, 2010-2040

Source: 2010 U.S. Census & Metropolitan Council Forecasts

Forecast Year	Population	Households	Employment
2010	23,668	8,033	4,779
2020	26,400	9,400	6,200
2030	30,700	11,300	7,000
2040	34,700	13,000	7,600
2010-2040 change	+11,032	+4,967	+2,821

Figure \_\_: Households in the City of Ramsey

