

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

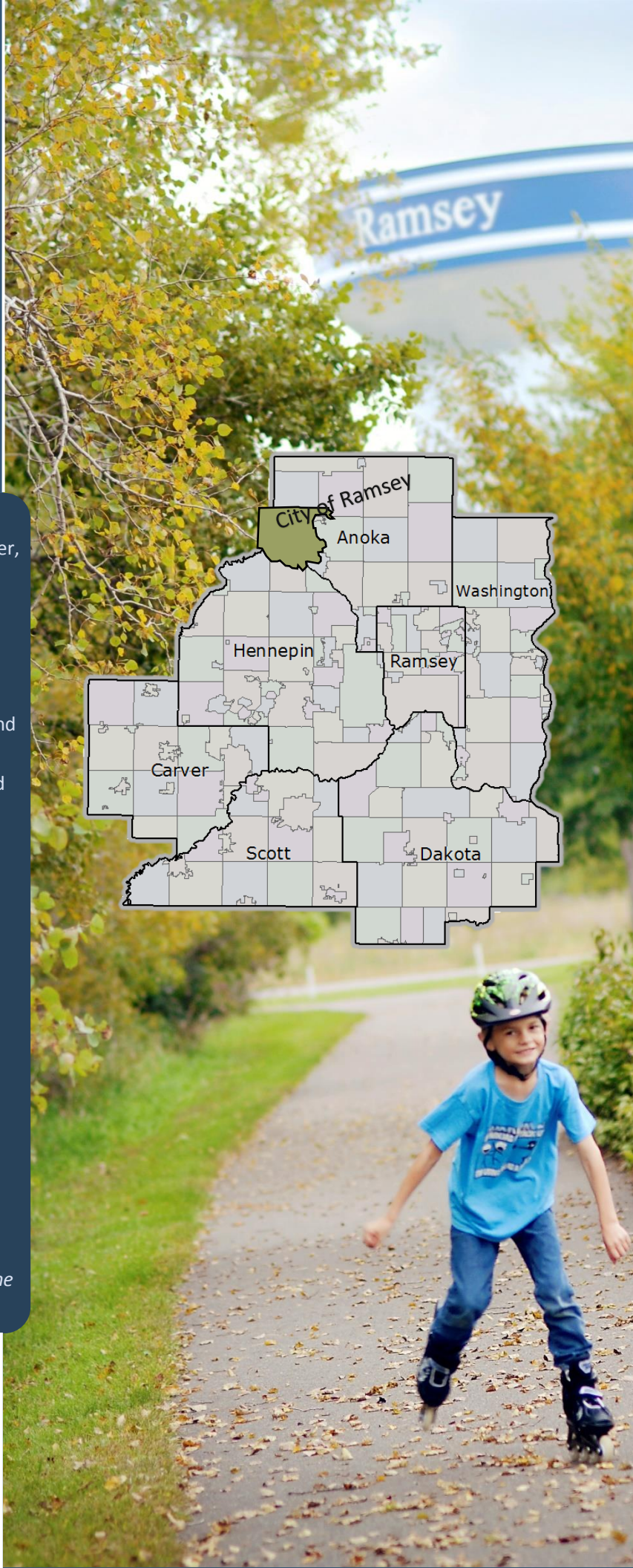
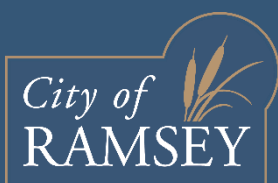
- Bordered by both the Mississippi River and the Rum River, offering unique outdoor amenities
- Second fastest growing city in Anoka County
- Located along major transportation corridors: U.S. Highway 10, U.S. Highway 169, State Highway 47, and Northstar Commuter Rail
- Manufacturing hub: 33% of businesses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

DEMOGRAPHICS

- 2016 estimated population: 25,828
- Median household income: \$86,794
- Nearly 1,300 businesses and non-profit organizations
- 6,150 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 (600+ 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.

RESIDENTIAL DEVELOPMENT PATTERNS

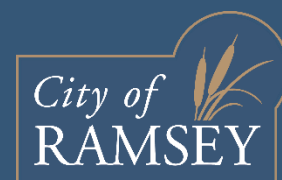
Average roughly 200 new housing units annually

2012	295 total housing units. Single Family 57, Townhomes 8, APT 230
2013	234 total housing units. Single Family 96, Townhomes 66, APT 72
2014	66 total housing units. Single Family 66, Townhomes 0, APT 0
2015	290 total housing units. Single Family 83, Townhomes 39, APT 168
2016	86 total housing units. Single Family 67, Townhomes 19, APT 0
2017	200 total housing units. Single Family 78, Townhomes 68, APT 54

MAJOR ACTIVE SF DEVELOPMENTS

- Single-Family Construction – Brookfield (70 lots) by Capstone Homes
- Single-family Construction – Harvest Estates (44 lots) developed by G S Land, LLC.
- Single-family Construction – Woodlands (85 lots) developed by Lennar Homes.
- Single-family Construction – Riverstone (297 lots) developed by Capstone Homes.

NOTE: various other 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 work plan, 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

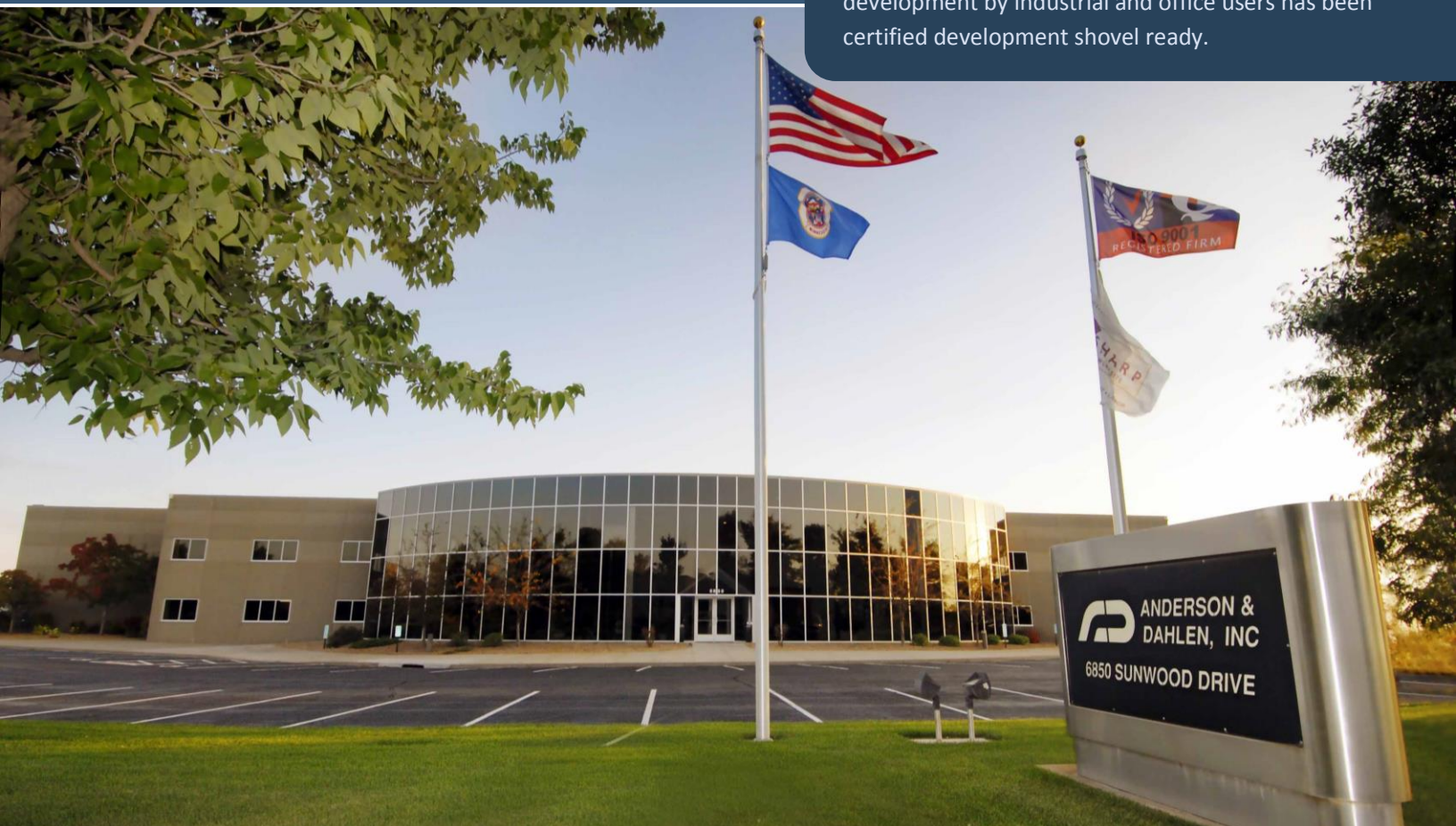
- Manufacturing Expansion – Life Fitness (Brunswick Corporation) expands existing 280,000 sf facility by 48,500 sf in 2016.
- Office Expansion—Anderson Dahlen expands 84,000 sf facility by 100,000 sf in 2017.
- New Business Park—115-acre green-field business park located just northwest of the new full-access grade-separated Armstrong Boulevard/ U.S. Highway 10 Interchange. The new business park has 45 acres of land shovel ready today, owned by PSD. PSD has is constructing the following projects:
 - 64,000 sf PSD Adrenaline Sports Center, 2018
 - 54,000 sf PSD Speculative Industrial, 2018

TOP 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	174 employees
6. Green Valley	165 employees
7. Diamond Graphics	160 employees
8. In'Tech Industries	148 employees
9. Ramsey Elementary	135 employees
10. Altron Manufacturing,	112 employees
11. Ace Solid Waste	100 employees
12. NAU Country	100 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 development with a mix of uses 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

- Stone Brook Children's Academy & Childcare Center— 9,200 sf 144 student slots, located on Sunwood Drive just east of Coborn's. Construction in 2018.
- Rental apartments— 121 units of market rate apartments developed by PSD LLC in *The COR*, near *The Draw* park and amphitheater. Construction completed in 2016.
- Rental apartments - 54 units of workforce housing developed by Aeon in *The COR*, north of *The Draw*. Construction in 2018.
- Convenience Store — 4,500 sf convince retail store completed by Casey's Retail Company, near Ramsey Boulevard and Sunwood Drive. Construction completed in 2016.
- Armstrong Blvd. Interchange — new full-access interchange at U.S. Highway 10 and Armstrong Blvd. Construction completed in 2016.
- Townhomes — 77 additional units platted and under construction by D.R. Horton near *The Draw* park and amphitheater.
- Renovation — Coborn's completed a half million dollar remodel and upgrade to their convenience and liquor spaces in 2016.
- Single-Family Residential — 25 total units. 12 one-level, maintenance-free single-family homes developed by Morning Sun Homes is under construction. 13-unit single family home subdivision by Purmort Homes under construction.



PRE-2016 PROJECTS

- 95,000 sf Coborn's anchored multi-tenant retail center
- PACT Charter School (K-12)
- Ramsey Municipal Center (60,000 sf)
- Veterans Affairs Outpatient Clinic (40,000 sf)
- Ramsey Office Plaza (80,000 sf)
- Midwest Medical Examiner's Office
- NAU County Insurance Office (42,000 sf)
- Northgate Church & Comm. Performance Center (500 seats)
- Allina Medical Clinic (25,000 sf)
- 230-unit luxury apartment complex (Residence at The COR)
- 47-unit workforce housing by Common Bond (Sunwood Village)
- \$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 over 1,000 households





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