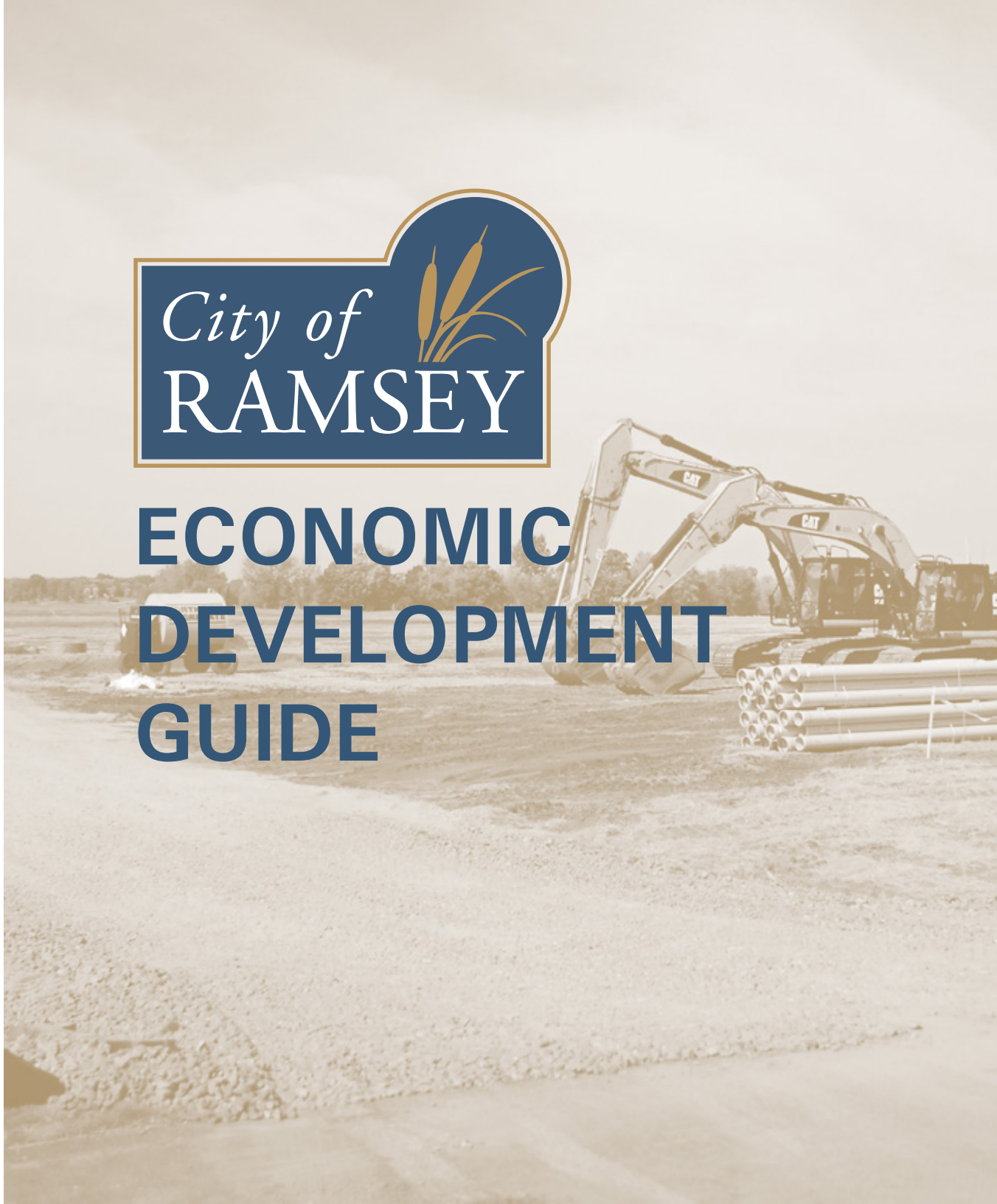


ECONOMIC DEVELOPMENT GUIDE





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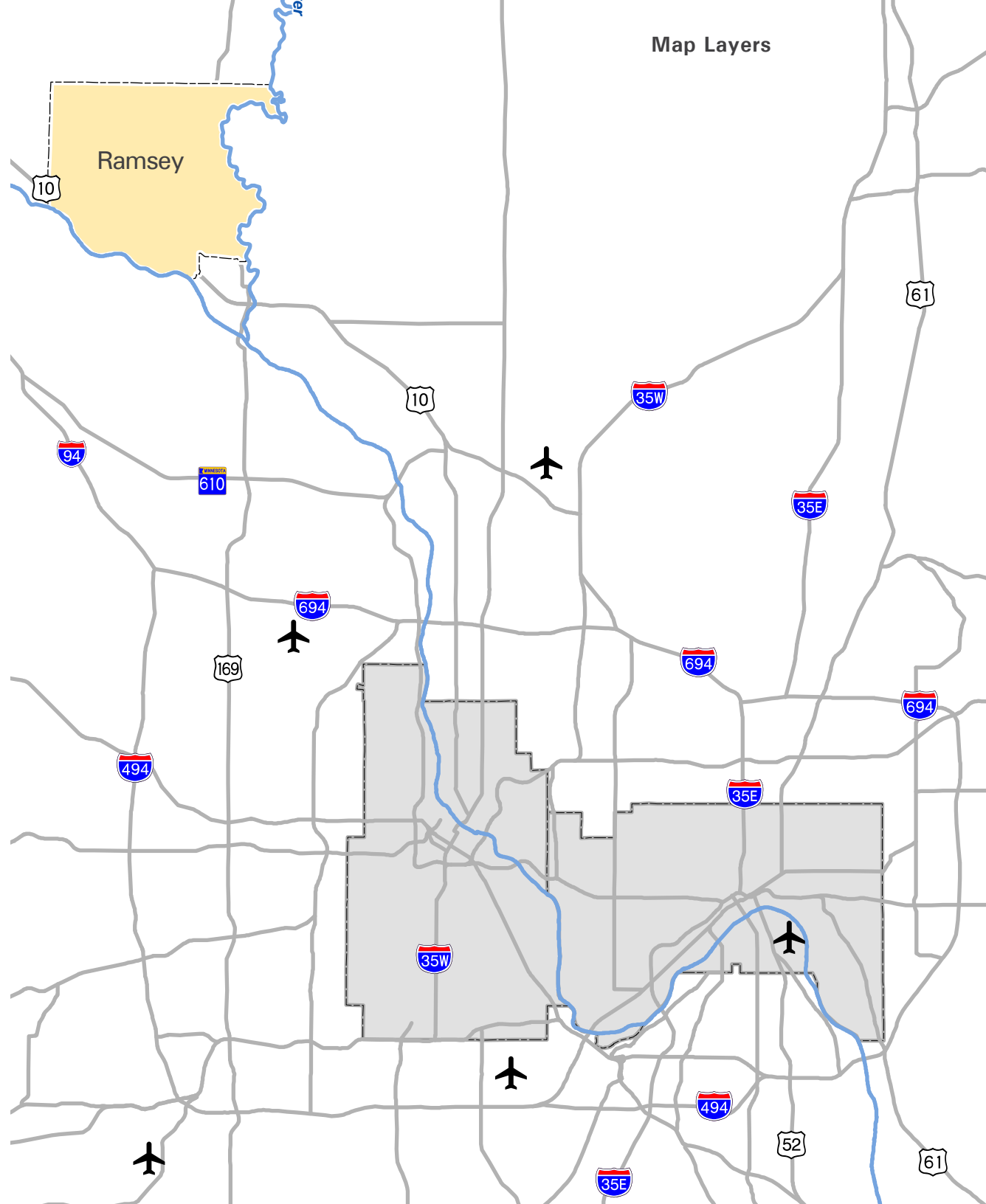
Twin Cities Context

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

The City of Ramsey has experienced strong and steady development over the past two decades. The Metropolitan Council is forecasting that by the year 2040 the City will have a population of 39,150 spread across 13,000 households and 8,100 jobs. Ramsey has over 1,000 acres of developable land located near U.S. Highway 10.

The City of Ramsey is a pro-economic development community demonstrated by its rich history of successful business park development and its commitment to the future of economic development. The City encourages development within its Council Strategic Plan, Economic Development Authority (EDA) Work Plan, and Comprehensive Plan.

This overview of development activity in Ramsey includes information on the City's residential attributes, business climate, and quality of life.



Overview

- Bordered by 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 the Northstar Commuter Rail.
- A strong manufacturing hub with 44 percent of businesses in the industry; second highest in Anoka County
- Home to The COR - Ramsey's transit oriented downtown development presents green field mixed-use development opportunities including retail, commercial and housing sites.



City Demographics

26,587

Estimated Population

\$92,984

Median Household Income

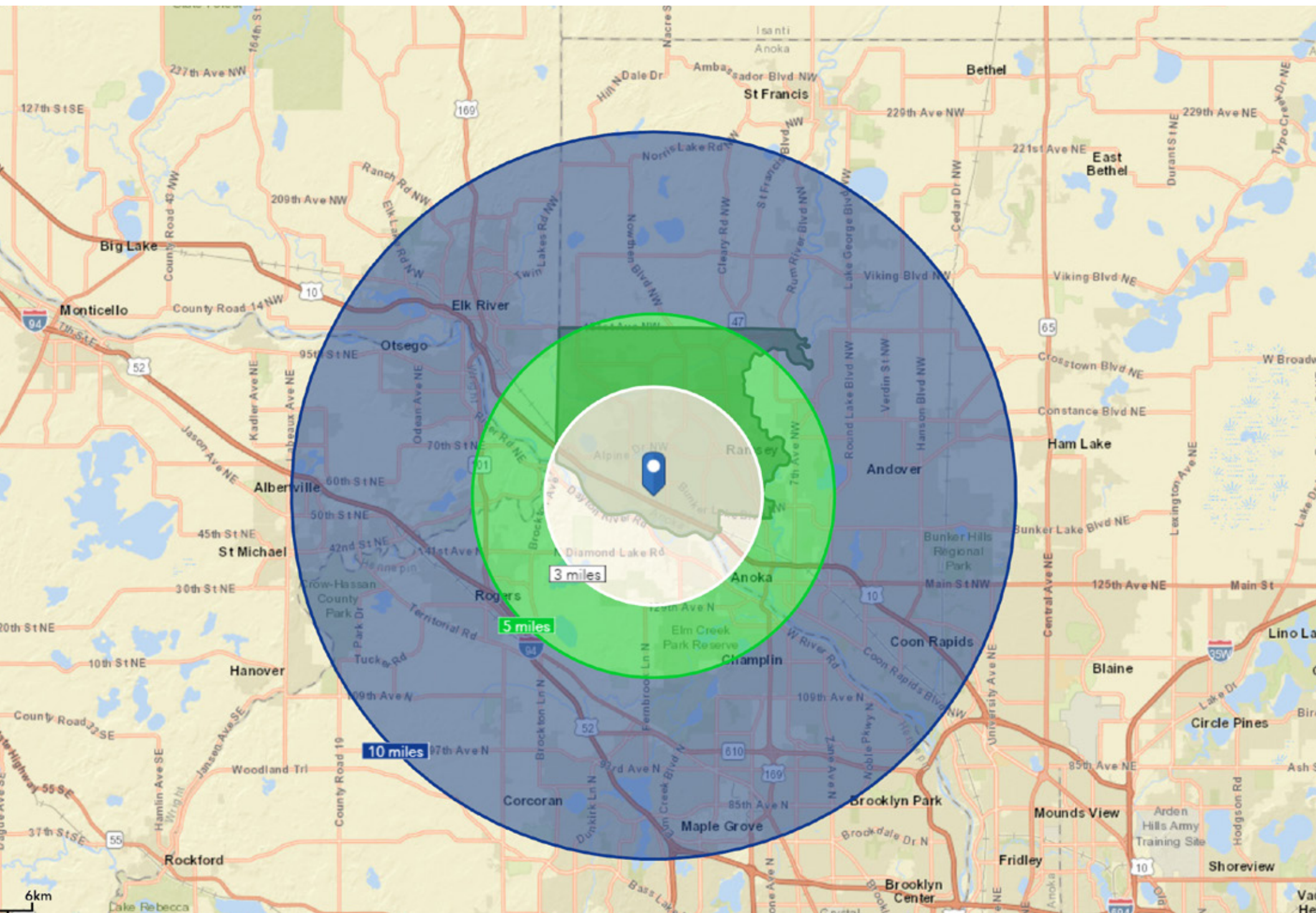
514

Businesses and non-profit organizations

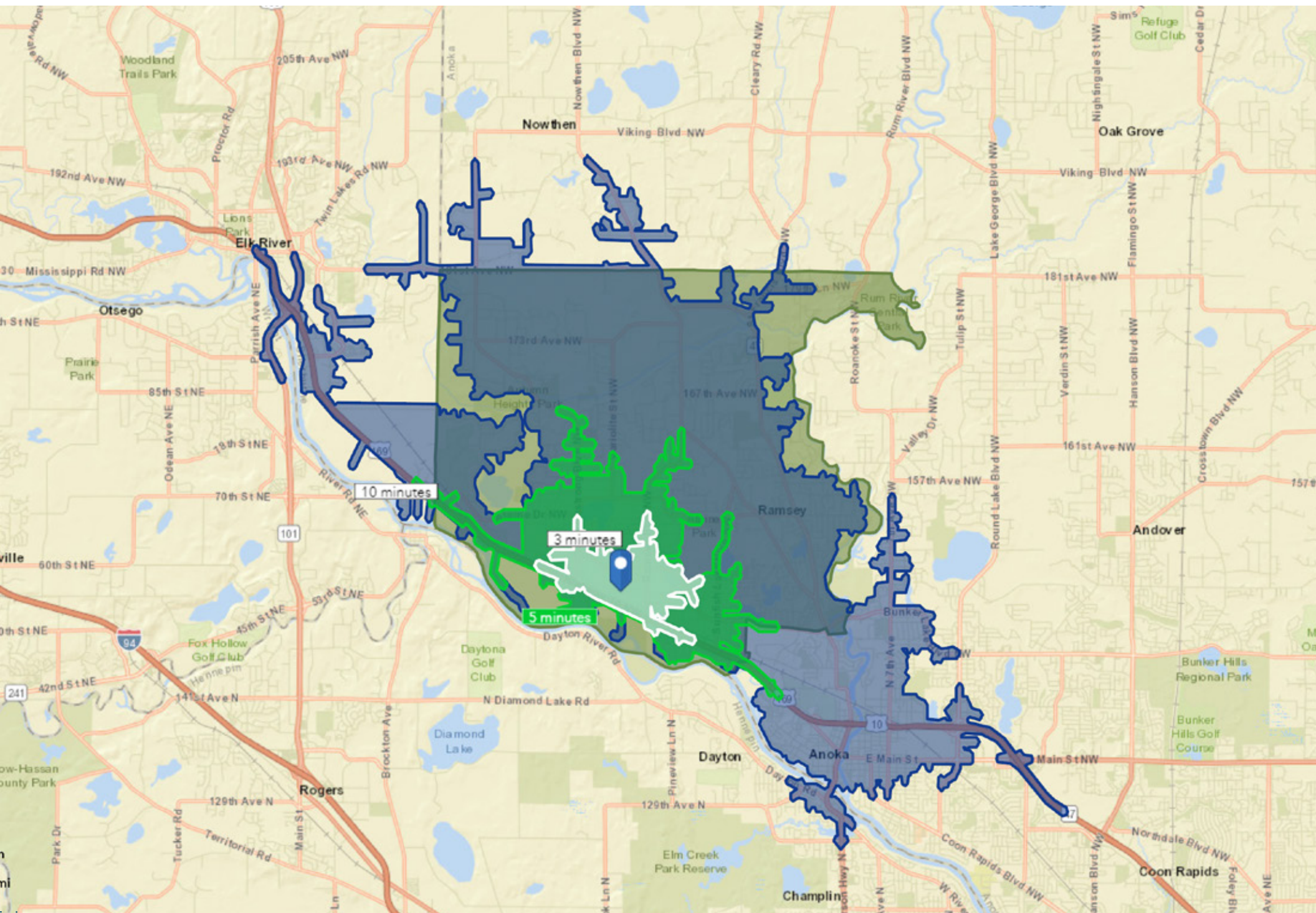
6,881

Jobs

Local Market Area Demographics - Trade Areas



Local Market Area Demographics - Drive Times



Livability & Quality of Life

- 565 acres of parkland, over 50 miles of trails, 15 percent protected wetland, two championship golf courses, 160-acre regional scouts camping reserve.
- Diverse housing stock: single-family, apartments, townhomes, assisted living, and rural lots.
- Education
 - K-12 Education
 - » Ramsey Elementary
 - » Brookfield Elementary (Constructed 2019)
 - Anoka 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)
 - Adrenaline Indoor Sports Center



Top Employers

Life Fitness

398 employees

Vision Ease Lens

246 employees

Sign Zone Inc

236 employees

Connexus Energy

215 employees

Zero-Zone Refrigeration

211 employees

Anderson Dahlen

175 employees

Green Valley Greenhouse

157 employees

Coborn's Superstore

153 employees

Diamond Graphics

151 employees

In'Tech Industries

150 employees

Ramsey Elementary School

148 employees

Ace Solid Waste

130 employees

PACT Charter School

127 employees

Dedicated Networks

110 employees

RJM / General Paper

100 employees



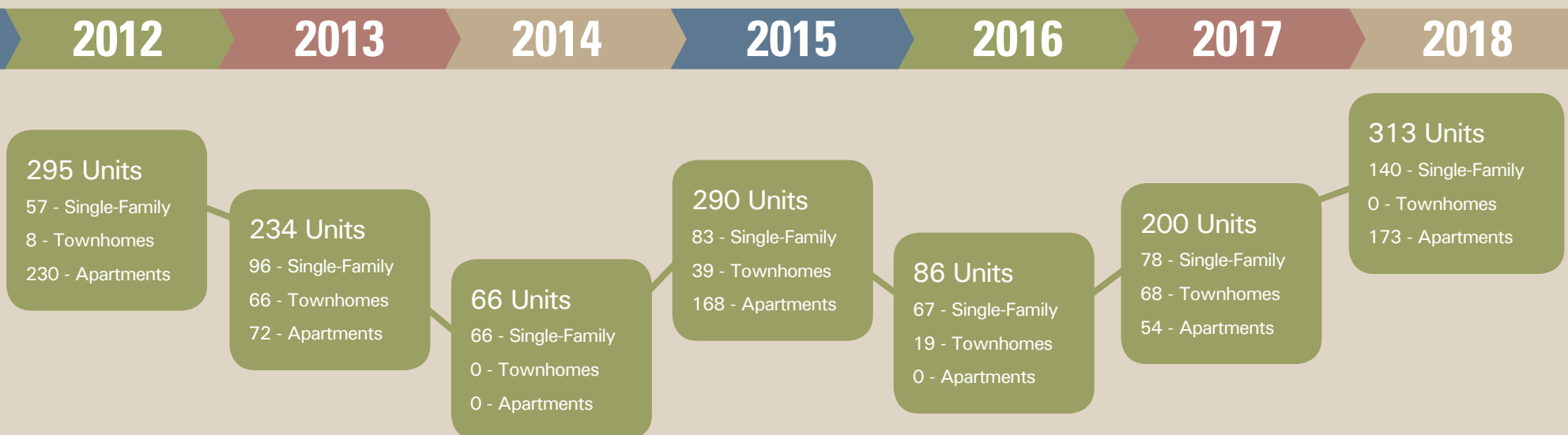
Major Recent Developments

- **Manufacturing Expansion** – Life Fitness (Brunswick Corporation) expands existing 280,000-square-foot facility by 48,500-square-feet in 2016.
- **Office Expansion** – Anderson Dahlen expands 84,000-square-foot facility by 100,000-square-feet in 2017.
- **Affinity @ The COR** – 173 unit amenity-rich senior housing project completing construction in 2019.
- **Bunker Lake Business Park** – 180,000 square-feet of business / industrial space across 3 buildings.

Major Active Single Family Developments

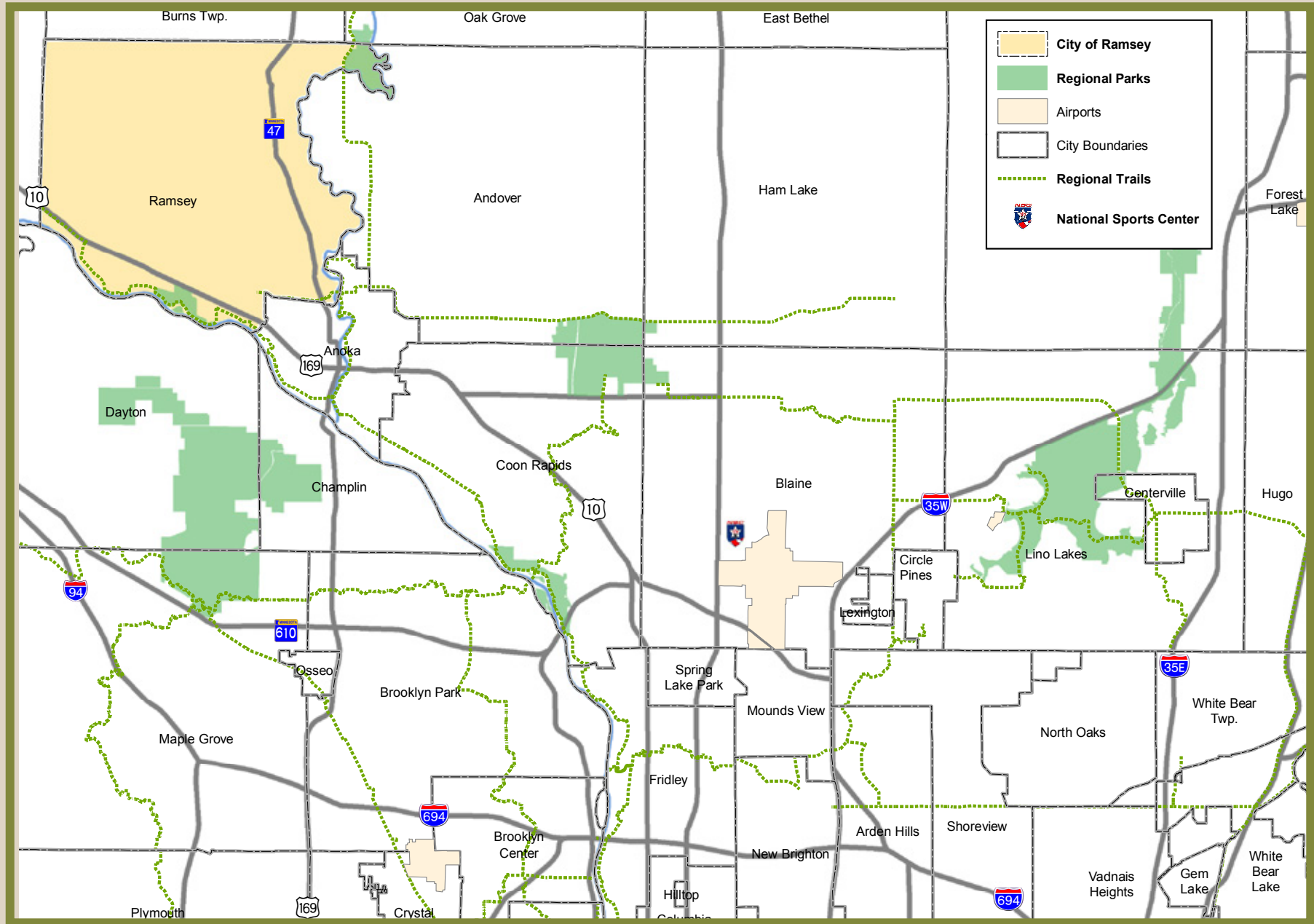
- Brookfield by Capstone Homes – 70 lots
- Woodlands by Lennar – 85 lots
- Riverstone by Capstone Homes – 297 lots
- Harvest Estates by G S Land, LLC – 33 lots
- Cottages @ The COR by Centra Homes – 40 lots
- Harvest Estates 2nd by Meadow Creek Builders – 15 lots

Residential Development Patterns



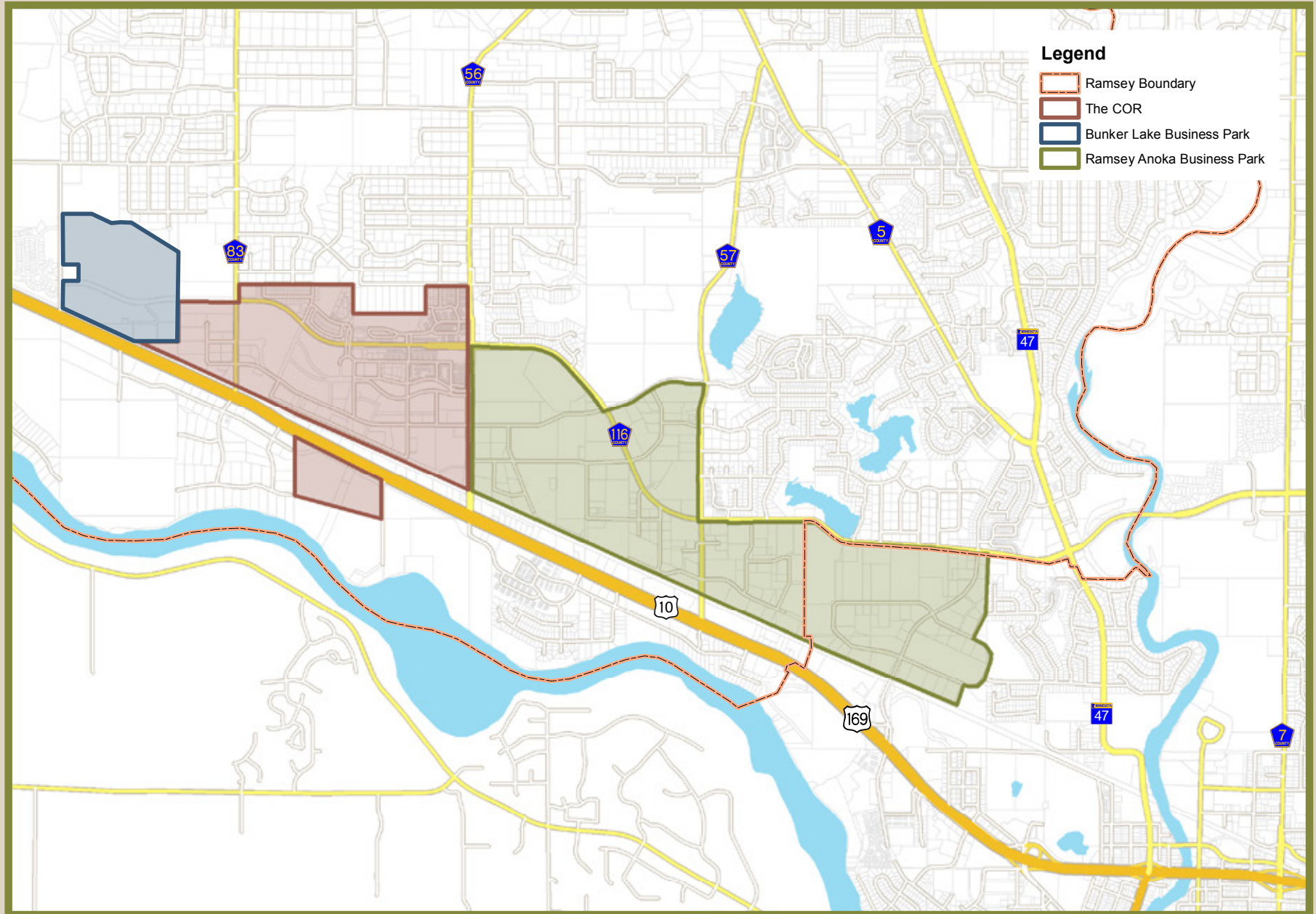


Regional Context



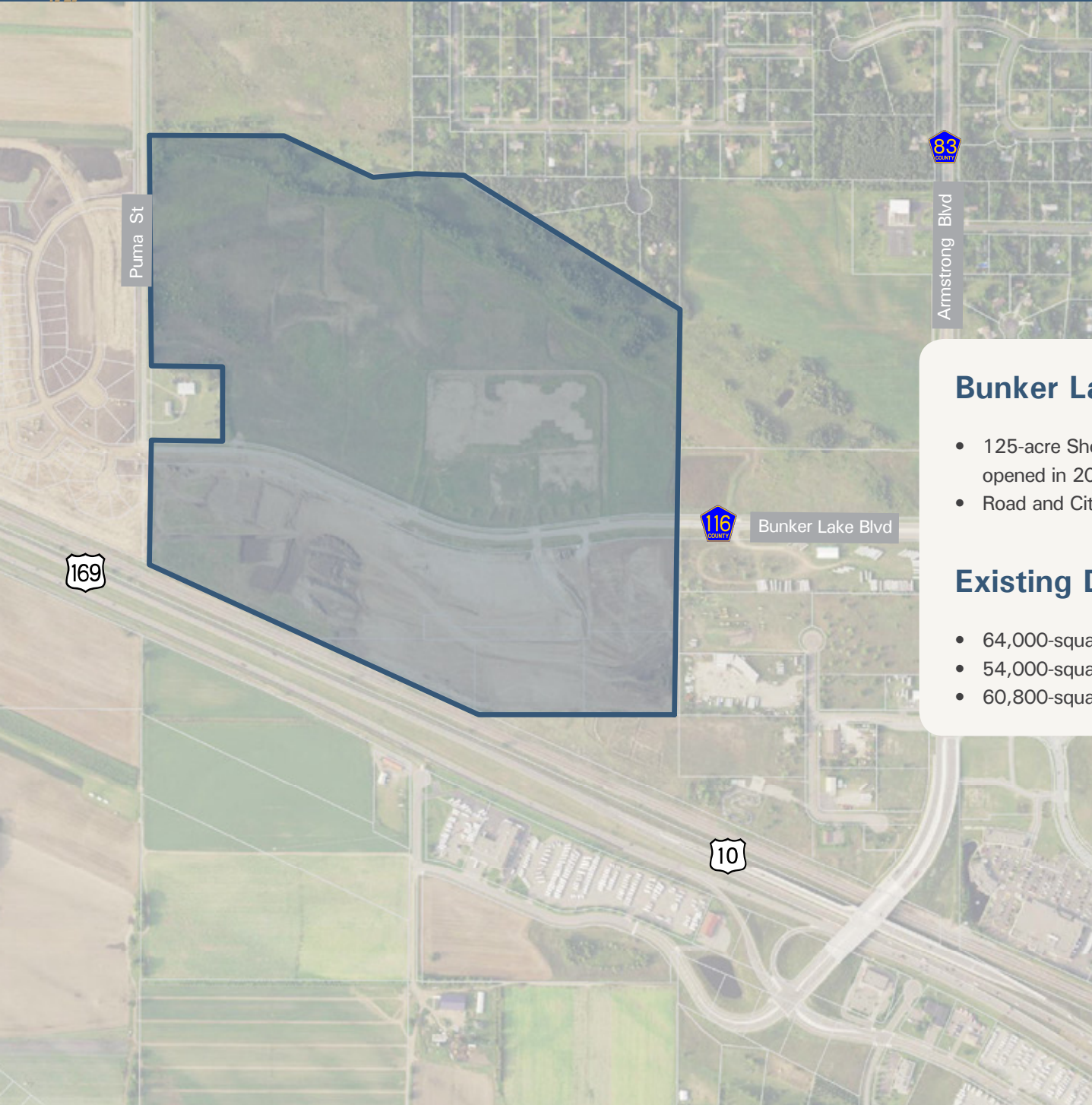


Ramsey Commercial Industrial Centers





Bunker Lake Business Park



Bunker Lake Industrial Park

- 125-acre Shovel-Ready Certified Business Park opened in 2017
- Road and City Services installed to the curb.

Existing Development

- 64,000-square-foot - Adrenaline Sports Anchor (2018)
- 54,000-square-foot industrial - fully leased (2018)
- 60,800-square-foot multi-tenant industrial (2019)





The COR





The COR



The City of Ramsey's 300+ acre downtown area is a true, transit oriented and walkable urban development. The area 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 development projects including residential, retail, office, recreation, government facilities, and much more.

The downtown area was purchased by the City of Ramsey in 2009. Nearly 130 acres of land is available for development in downtown and 90 acres is City-owned.



Recent Major Activity

- **Affinity at Ramsey** - 173 unit market-rate senior (55+) amenity-rich housing project. Construction underway in September 2018.
- **Stone Brook Children's Academy & Childcare Center** - 9,200-square-foot, 144 student slots, located on Sunwood Drive just east of Coborn's grocery store. Construction completed 2018.
- **Rental apartments** - 121 units of market-rate apartments developed by PSD LLC adjacent to The Draw park and amphitheater. Construction completed in 2016.
- Rental apartments - 54 units of workforce housing developed by AEON, north of The Draw. Construction completed in 2018.
- Convenience Store - 4,500-square-foot convenience retail store completed by Casey's Retail Company, near Ramsey Boulevard and Sunwood Drive. Construction completed in 2016.
- Armstrong Boulevard Interchange - new full-access interchange at U.S. Highway 10 and Armstrong Boulevard. Construction completed in 2016.
- Townhomes - 77 units platted and constructed by D.R. Horton near The Draw park and amphitheater.
- Renovation - Coborn's grocery store completed a half-million-dollar remodel and upgrade to their convenience and liquor spaces in 2016.
- Single-Family Residential Development - 25 total units developed by Morning Sun Homes and Purmort Homes.
- Cottages @ The COR - 40 single-family villa units completed by Centra Homes





The COR

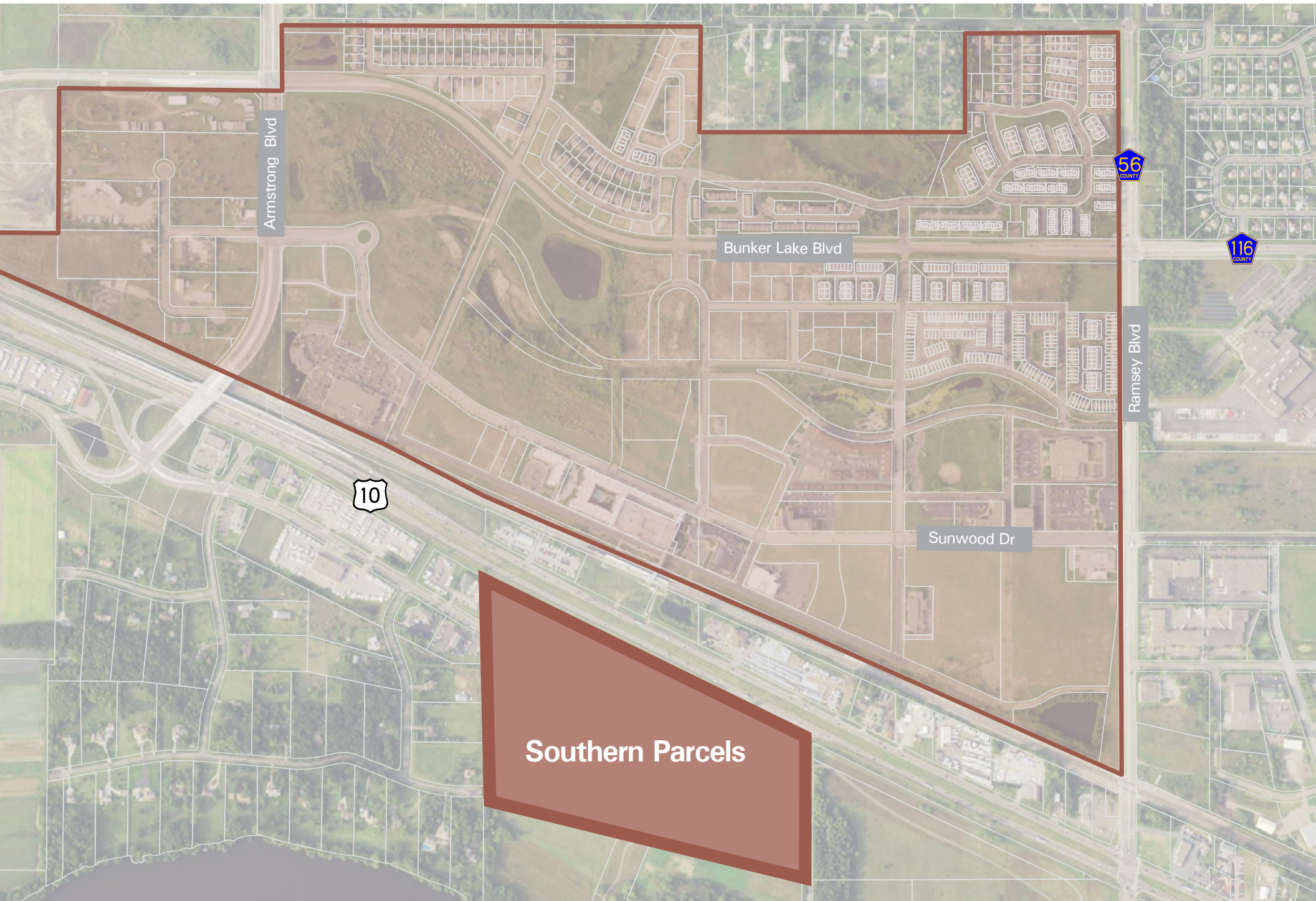


Pre-2016 Projects

- Coborn's Grocery anchored multi-tenant retail center (95,000-square-feet)
- PACT Charter School (K-12)
- Ramsey Municipal Center (60,000-square-feet)
- Veterans Affairs Outpatient Clinic (40,000-square-feet)
- Ramsey Office Plaza (80,000-square-feet)
- Midwest Medical Examiner's office
- NAU County Insurance Office (42,000-square-feet)
- Northgate Church & Comm. Performance Center (500 seats)
- Allina Medical Clinic (25,000-square-feet)
- 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 City of Minneapolis as well as the Minneapolis/St. Paul International airport.
- Various single-family and townhome developments totaling over 1,000 households.



The COR - Southern Parcels



Armstrong Blvd

Bunker Lake Blvd

Sunwood Dr

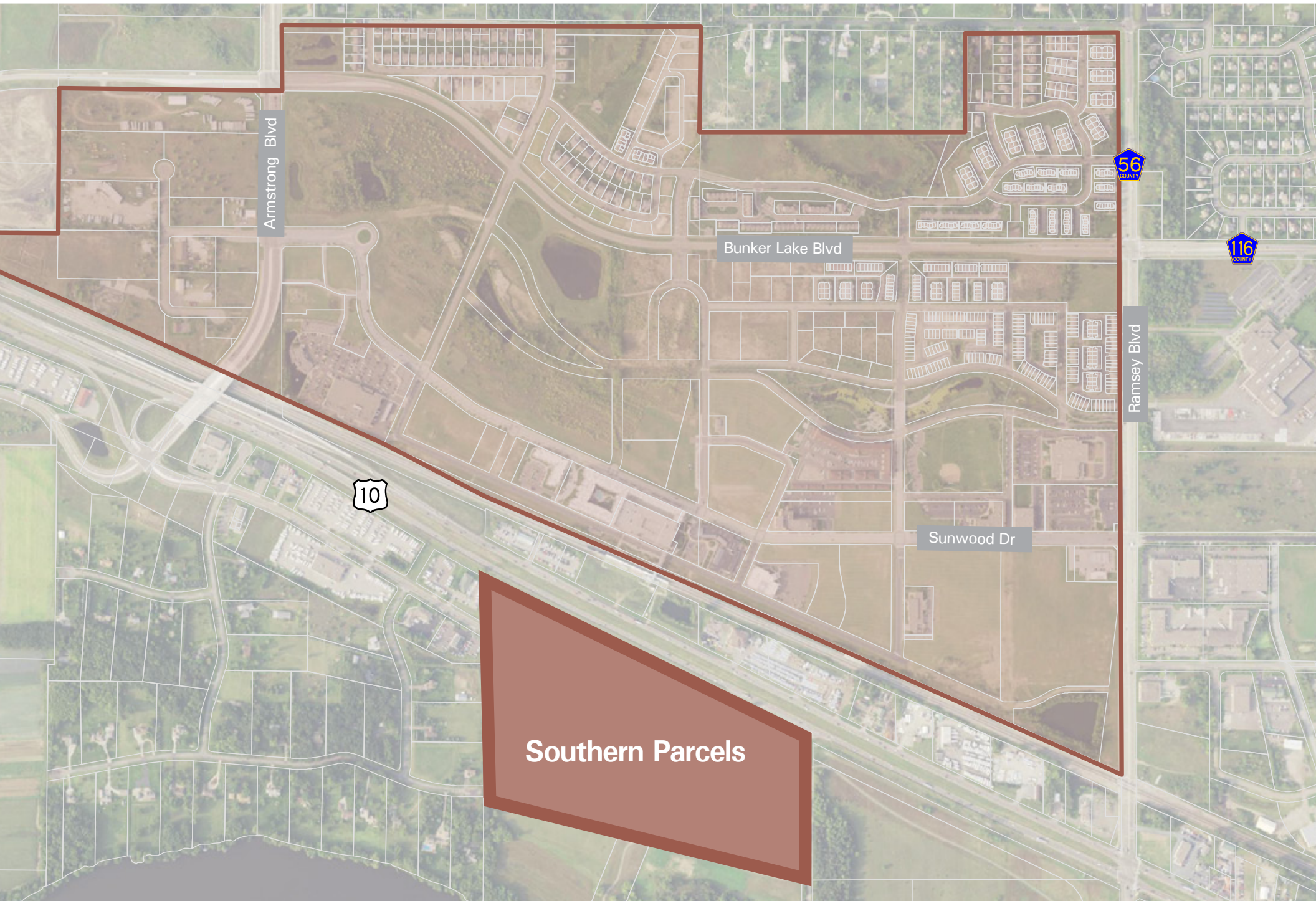
Ramsey Blvd



Southern Parcels



The COR - Southern Parcels



Armstrong Blvd

Bunker Lake Blvd

Sunwood Dr

Ramsey Blvd

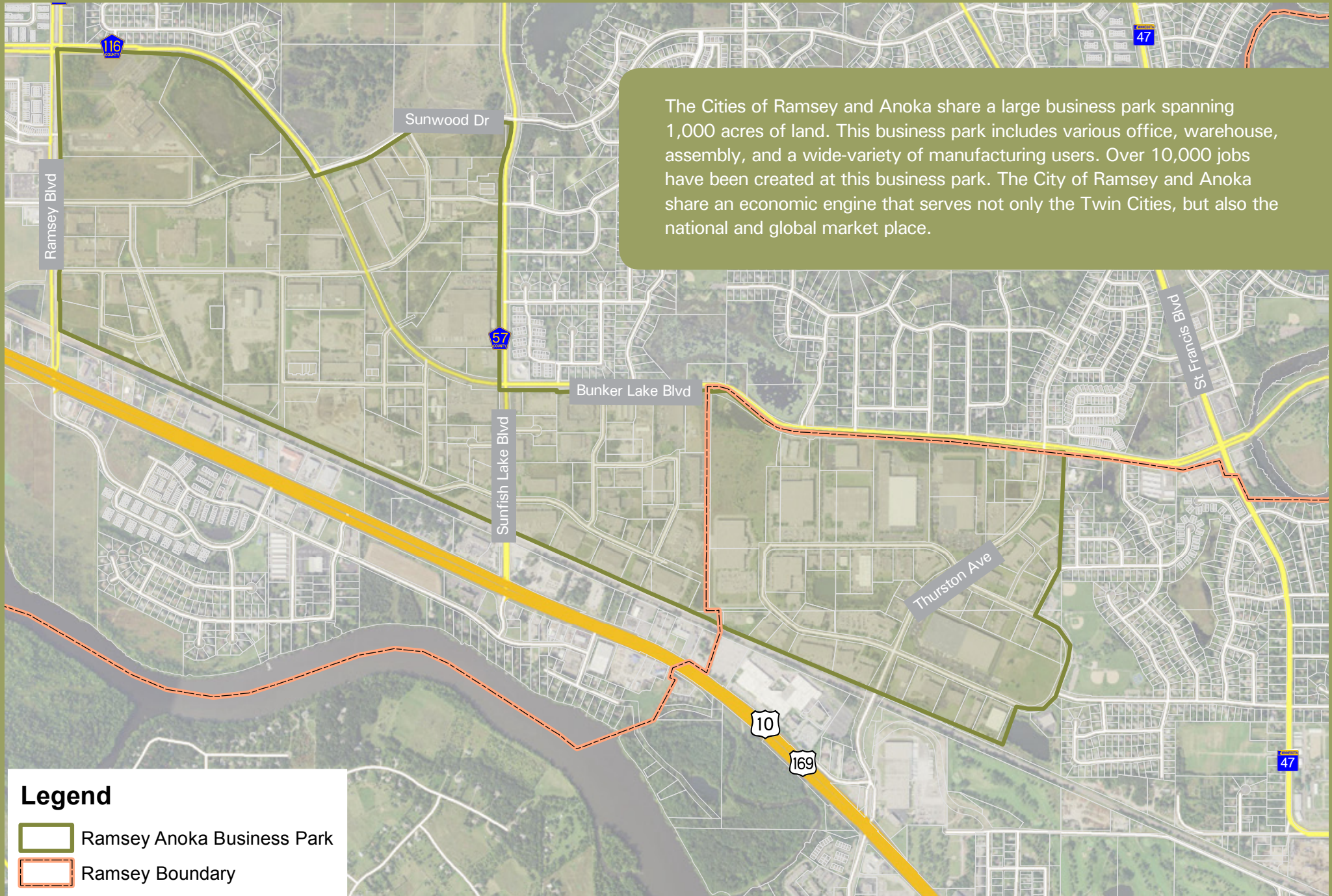
Southern Parcels







Ramsey Anoka Business Park

The Cities of Ramsey and Anoka share a large business park spanning 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 at this business park. The City of Ramsey and Anoka share an economic engine that serves not only the Twin Cities, but also the national and global market place.

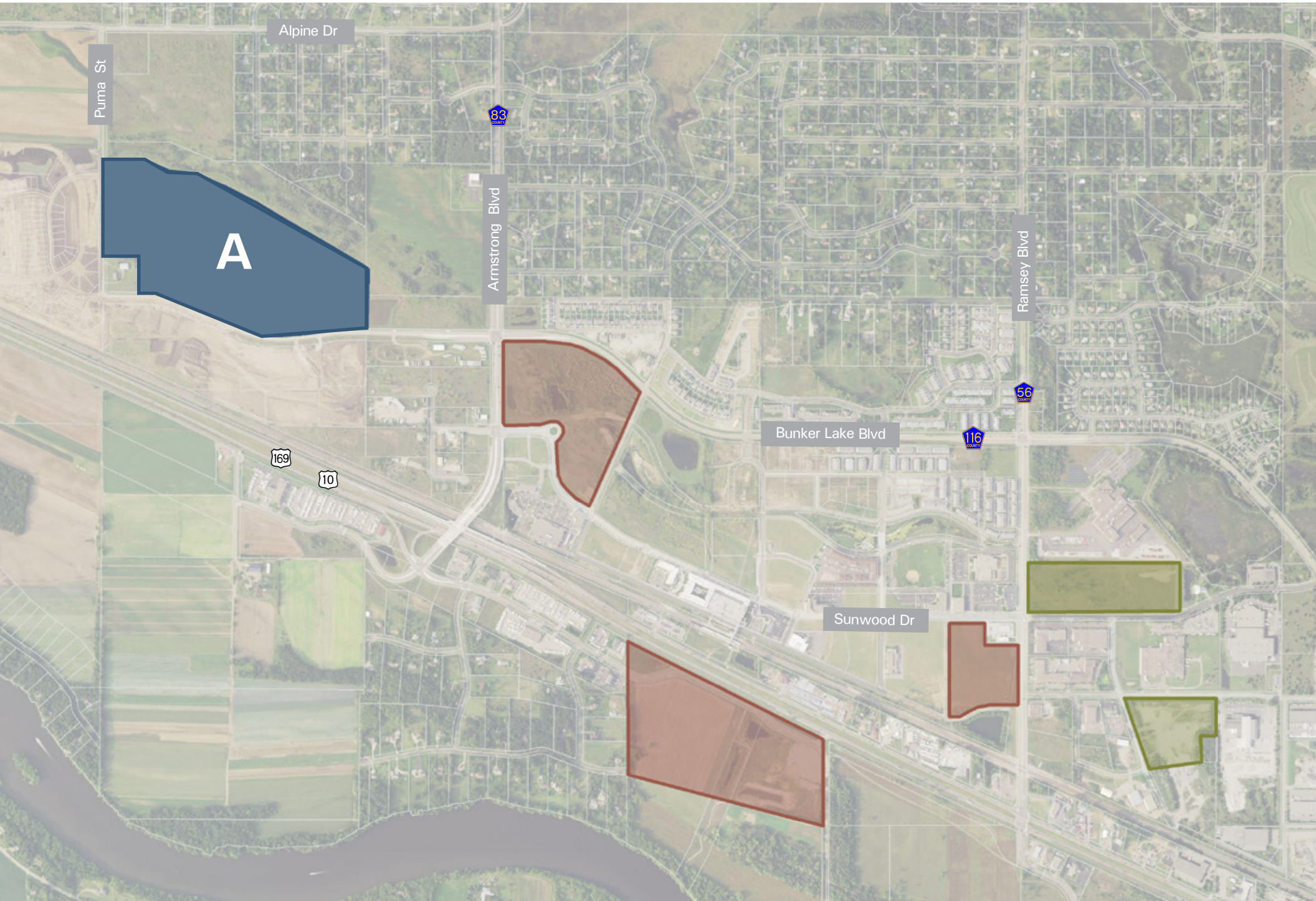


Legend

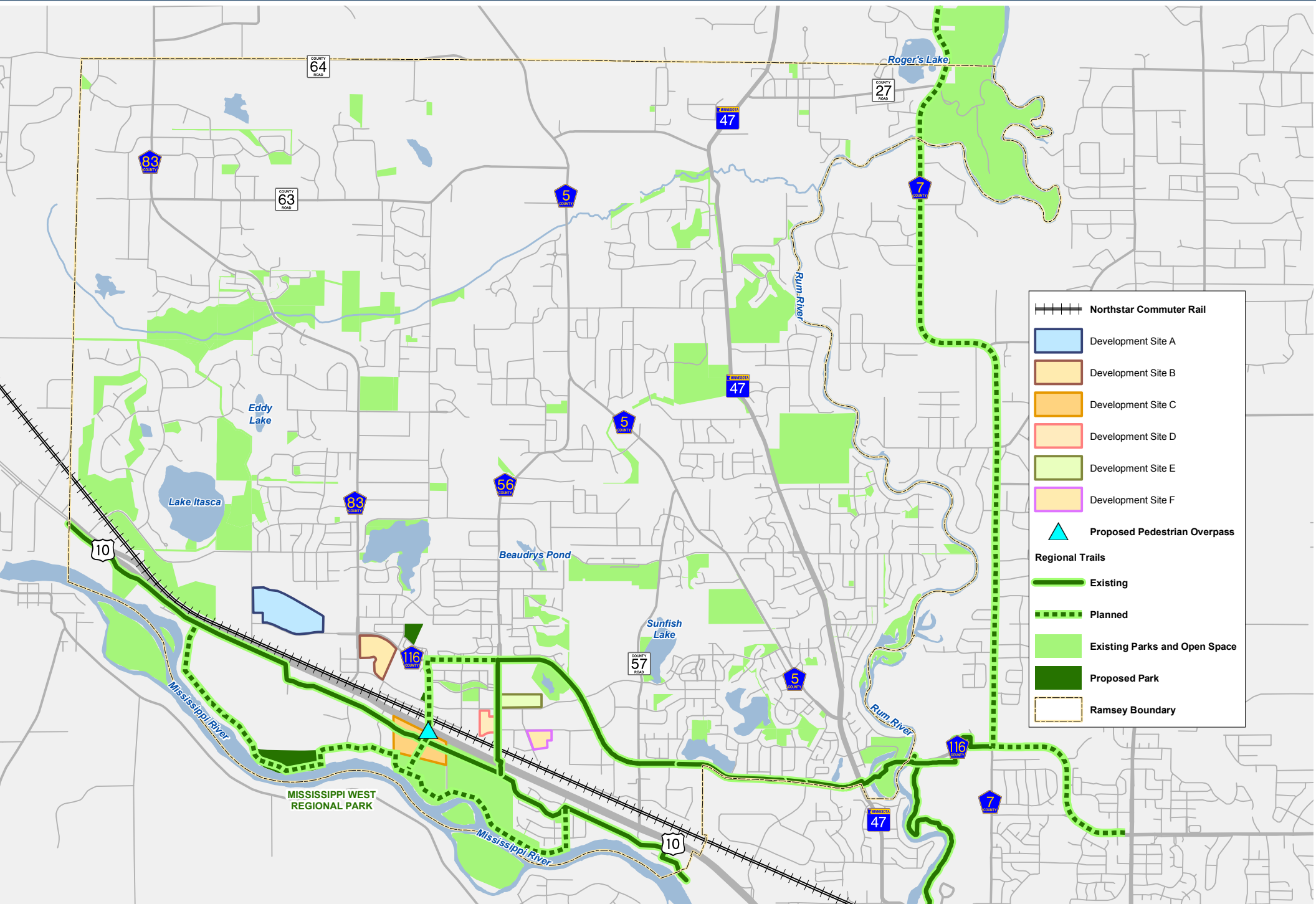
-  Ramsey Anoka Business Park
-  Ramsey Boundary



Development Opportunity Sites



Parks & Recreation Resource Map



	Northstar Commuter Rail
	Development Site A
	Development Site B
	Development Site C
	Development Site D
	Development Site E
	Development Site F
	Proposed Pedestrian Overpass
Regional Trails	
	Existing
	Planned
	Existing Parks and Open Space
	Proposed Park
	Ramsey Boundary



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