

CAPSTONE

— H O M E S —

March 20, 2022

Mr. Sean Sullivan
Economic Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Mr. Sullivan,

As you know, Capstone Homes has been in communication with City Staff since last October when we submitted a sketch plan on Parcel #46. At that time, we learned that the City was in the process of a wetland delineation and feasibility study for the area.

The wetland delineation has identified 4.1 acres of wetlands on Parcel #46 requiring mitigation if impacted with development. The feasibility study identified the anticipated volume of material required to raise the site to allow the site to balance during site grading. While additional considerations that largely include timing and City contribution costs to the City's vision of the COR where discussed, wetlands and material assessments have been helpful to design a revised sketch plan for submittal today.

This initial sketch includes 168 townhome units. The neighborhood will offer trails, an HOA maintained recreational open space for neighborhood play and be in close proximity to the future waterfront park, COR retail and restaurants, and trail connection to Lake Itasca Park. The price range for these homes will be \$300,000.00-\$335,000.00. Townhomes along Bunker Lake and Sunfish Boulevard will include enhanced rear architecture.

As the northwesterly entrance to the COR at Armstrong and Sunwood, Parcel #46 has great development potential to enhance the comprehensive vision for the city. The townhomes presented here are newly designed and have been drafted with Parcel #46 in mind. The architecture fits the character of the COR and will complement well the vision the city has for the COR. The sketch plan introduced here can be the 'bookend' the city has been looking for to develop Parcel #46 within the Sunwood corridor. Additional homeowners within the COR will promote walkability in the COR and thus entice more restaurants and retail to come into the COR.

As a Ramsey based company, Capstone Homes has enjoyed working closely with City staff and elected bodies to bring highly sought-after quality homes in the Brookfield, Riverstone, Riverstone South and The Preserve at Northfork neighborhoods. We look forward to working with the city staff and elected bodies once again to bring Parcel #46 to life.

Regards.



Heather Lorch
Land Manager

Encl: Capstone Parcel #46 Sketch Plan
Capstone Parcel #46 PDF
Capstone Parcel #46 Aerial

CAPSTONE

— H O M E S —

Located in Ramsey, Capstone Homes has been building homes and developing neighborhoods for 25 years.

- Recognized as the largest privately owned residential builder in Minnesota.
- Our Mission is to build quality new homes at an exceptional value, while serving and positively impacting the community we are building in.
- Trust, Humility and Excellence are our core values that we strive to demonstrate at Capstone consistently in every aspect of our business.





CAPSTONE

— HOMES —

In addition to Riverstone, Riverstone South, Brookfield and the Preserve at North Fork (home construction) in Ramsey, Capstone has designed, developed and built homes in many neighborhoods throughout the Twin Cities. Some of those neighborhoods include:

- Legacy Bay Farms in St Michael
- Harvest Run East in Otsego
- Settlers' Bluff in Cottage Grove
- Andover Village in Andover
- Rose Bluff in Burnsville and Savage



Capstone Homes is proud to offer a full spectrum of house plans to meet the needs of today's home buyer. These plans include:

- Two-story home plans
- Multi-level home plans
- Villa home plans
- Detached townhome plans
- Attached townhome plans

Neighborhood Features

- 168 Townhomes
- Open Recreational Space
- Lake Itasca Trail Connection
- Proximity to COR Retail & Restaurants
- Proximity to Commuter Rail and Hwy 10
- Proximity to Future Waterfront Park

Trail connection currently shown along Bunker Lake Boulevard to extend existing trail at Zeolite to Armstrong Boulevard. Connection could be made within the neighborhood as well.




CAPSTONE


— HOMES —

Townhomes

- Modern Attractive Architecture
- Two-Story Townhomes
- Priced from \$300,000-\$335,000
 - 3 Bedroom, 3 Bath
 - 1500-1800 Sq FT
- Enhanced rear architecture along Bunker Lake Boulevard and Sunwood.



Enhanced rear architecture along Bunker Lake Boulevard and Sunwood Drive





CAPSTONE

— H O M E S —

Professionally Managed Townhome Association



Capstone Homeowners Associations are managed by expert management firms. Professional townhome management services include:

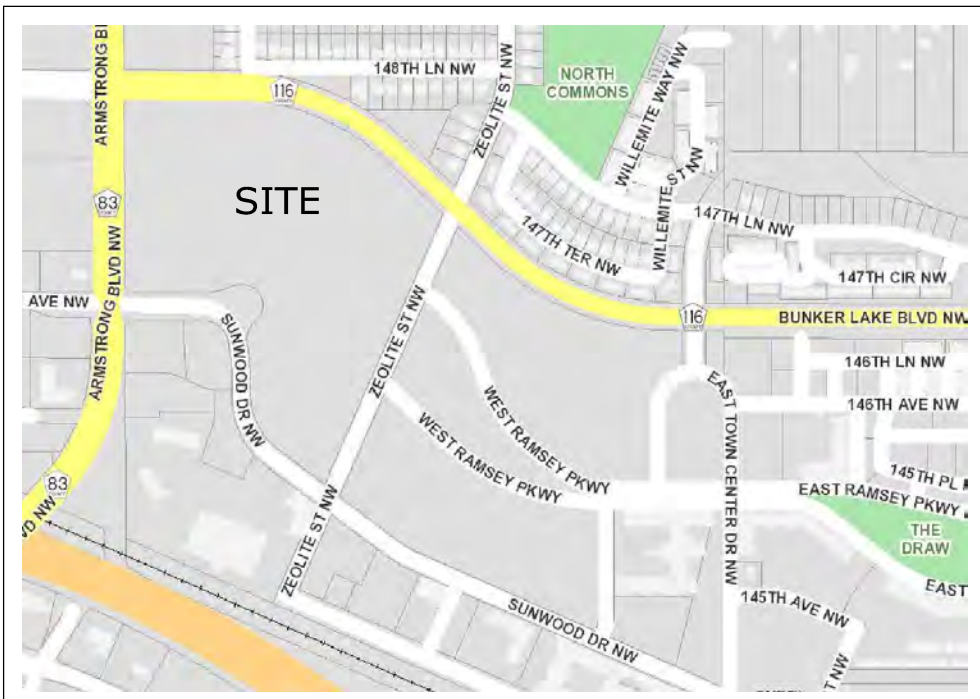
- Snow and lawn maintenance, as well as common areas maintained by the Association.
- Management of architectural standards.
- Exterior building maintenance and replacement.
- Community Rules and Regulations are fully enforced by the management company.
- The management company provides homeowner board training and handles full transition services from developer to homeowner board control.

CAPSTONE

— H O M E S —

We look forward to working with the City of Ramsey to make this concept of Parcel #46 a reality.





SITE DATA

TOTAL SITE AREA	±23.57 AC.
TOTAL NUMBER OF ROW HOME UNITS	162

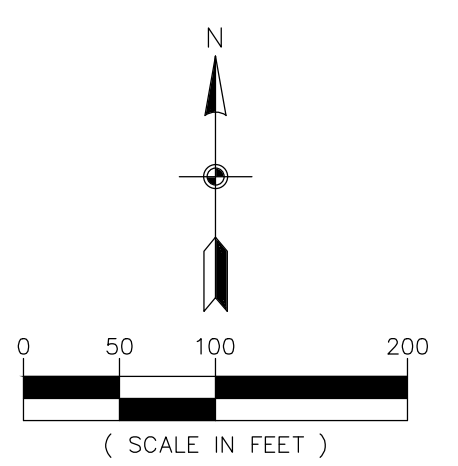
MINIMUM RESIDENTIAL SETBACK DATA:

FRONT (HOUSE)	20 FT.
FRONT (GARAGE) TO CURB	25 FT.
SIDE (CORNER)	20 FT.
SIDE (BETWEEN BUILDINGS)	20 FT.
REAR SETBACK (BUILDING)	30 FT.

ROAD LINEAR LENGTH — 6,050 L.F.
(PRIVATE DRIVES)

OFF-STREET PARKING STALLS — 72

- NOTES**
- No field work has been completed at this time.
 - Topography shown is LIDAR which was provided by the Minnesota Department of Natural Resources.
 - No Title Work has been furnished for this survey, property is subject to all easements of record, if any.
 - Wetlands furnished by City of Ramsey.
- - - - - Denotes Historical Wetlands
 - - - - - Denotes Incidental Wetland Impacts

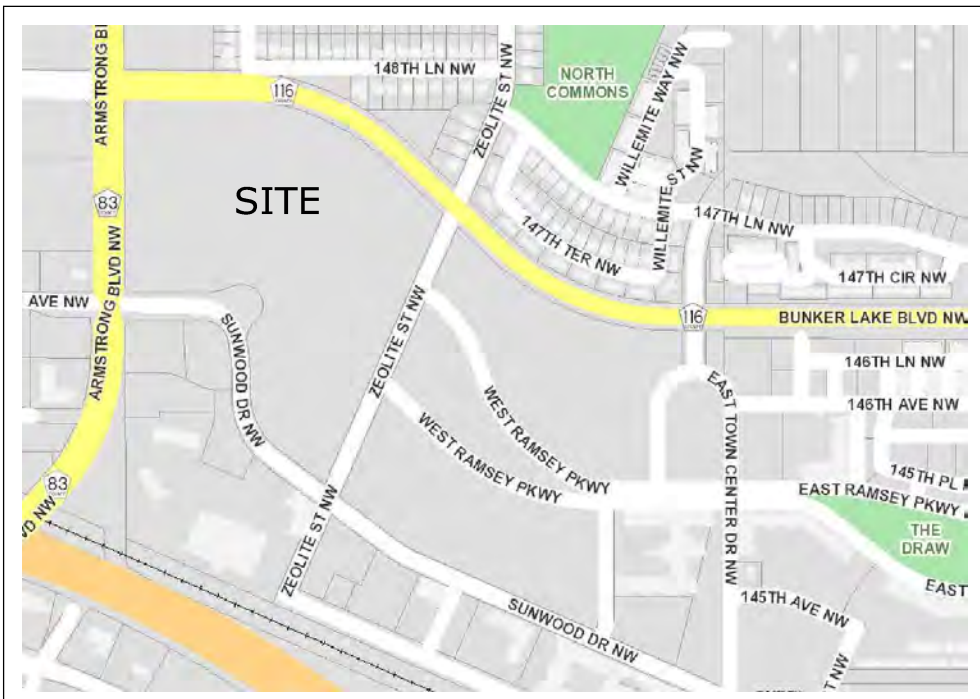
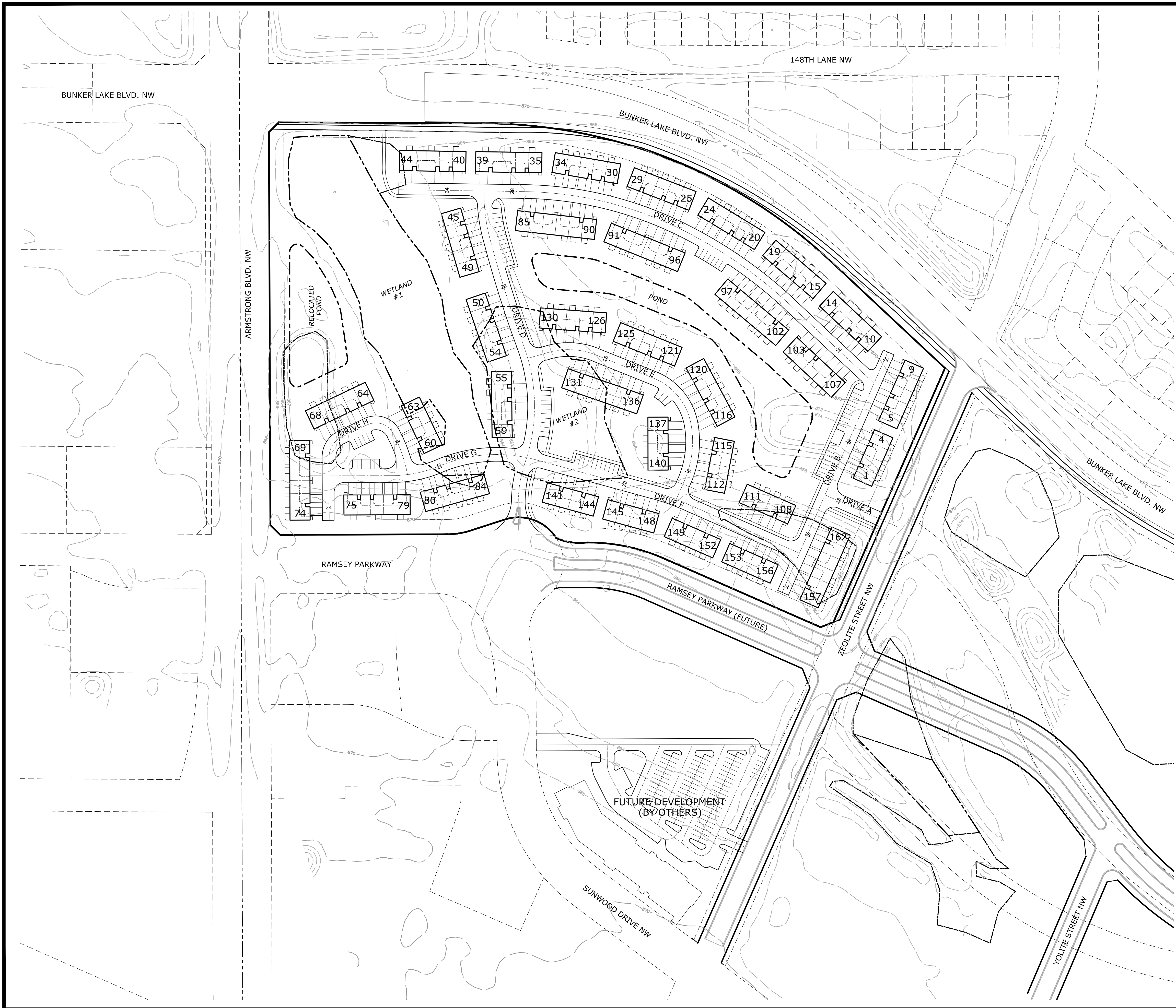


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ISSUE DATE: 03/20/2023
FILE NO: XXX

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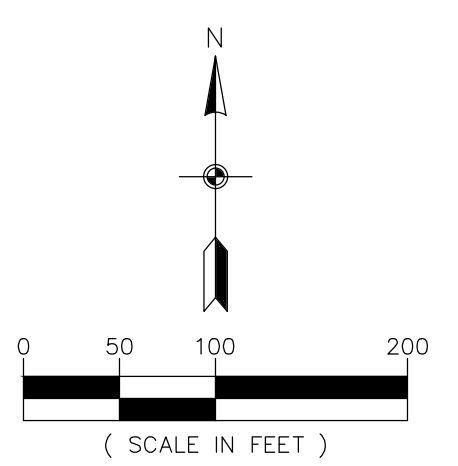
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