



NORHART RAMSEY

Project Narrative

INTRODUCTION

Norhart is pleased to submit application for approval of a 218 unit, mixed use, market rate multifamily development. This development will play a significant role in fulfilling the City of Ramsey's COR housing and retail needs. The building offers luxury amenities and housing options for a variety of lifestyles and includes a vertically integrated retail component. With 64% of the building within the site's build to line, Norhart Ramsey apartment will contribute to the city's walkable, urban feel enhancing the streetscape look and feel of the community.

APPLICATION

1. Site Plan Review

We respectfully request a review of the proposed mix-use multifamily development in the COR of Ramsey.

2. Zoning Amendment

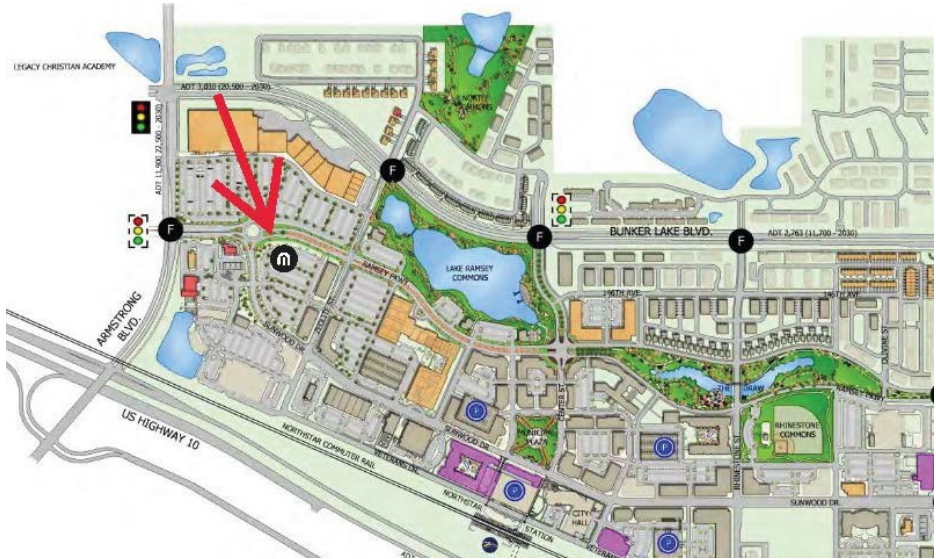
We respectfully request an amendment to the zoning from COR-4b to COR-4c to accommodate the higher proposed density of 56 units per acre. The COR-4b zoning district allows 4 to 15 units per acre while the COR-4c zoning district allows 15 or more units per acre. The development proposes 218 dwelling units on approximately 3.875 acres which is 56 units per acre.

3. Variance Requests - Maximum Building Floors

If the above zoning request is approved, we respectfully request a variance for the maximum floors allowed in COR-4c from 4 stories to 5 stories. Complying with the COR-4c zoning code causes practical difficulties for the project as it does not allow the development to reach the required number of units to financially proceed. If the development utilizes 4 stores it will yield 172 units. For the project to be financially viable, the development needs to achieve 200+ units.

SITE DESCRIPTION

The proposed development is located on the northern corner of Sunwood Drive NW, Ramsey Parkway and Zeolite Street NW. The parcel totals approximately 3.875 acres and will share an entrance access point from Sunwood Drive NW with the Hilton Home2Suites development with a second access point on Zeolite Street NW.



PROJECT DESCRIPTION

The development includes a 5 story apartment building over 1 story of sunken parking. The site will also include a surface parking lot for 224 vehicles, a pool with pool house, fenced dog run and a rich variety of trees and shrubbery. The building offers a mix of studio, one-, two- and three-bedroom units. A grand glass corner houses tenant amenities spanning five floors. Ample building amenities enhance the way residents work, live and interact with each other. Co-working space, a community lounge, game room and fitness facility provide areas where they can connect and elevate their living experience. 5000 SF of retail space is vertically incorporated into the building while bike racks and benches are positioned throughout the development and lead to connecting streets enhancing the urban COR framework.



DEVELOPMENT TIMELINE

Norhart anticipates breaking ground summer 2025. Phase one will open Spring 2026 and a final completion date of winter 2026.

BUILDING FEATURES

The proposed multifamily project stands 60' tall and is on an approximately 3.875 acre parcel. Tenant amenities are located throughout the building and residential units are on floors 1-5. Sub-grade parking will span the entire building footprint. The building footprint is 43,866 SF and the total SF of the building is 263,196.

Underground parking	43,866 SF
First Floor	43,866 SF (Retail, tenant amenities and residential units)
Second Floor	43,866 SF (Tenant amenities and residential units)
Third Floor	43,866 SF (Tenant amenities and residential units)
Fourth Floor	43,866 SF (Tenant amenities and residential units)
Fifth Floor	43,866 SF (Tenant amenities and residential units)

Unit Details

The building consists of a variety of unit layouts and bedroom configurations. Below is an outline of the unit types and proposed rental rates.

	Unit Count	Square Feet	Rental Rate/SF	Cost/Unit
Studio	21	389 SF	\$2.35 - \$2.50	\$914 - \$973
Studio+ Alcove	20	512 SF	\$2.55 - \$2.75	\$1,306 - \$1,408
One Bedroom	91	567 SF & 621 SF	\$2.25 - \$2.50	\$1,276 - \$1,553
Two Bedrooms	70	812 SF & 992 SF	\$2.08 - \$2.30	\$1,689 - \$2,282
Three Bedrooms	16	1,041 SF	\$2.00 - \$2.15	\$2,082 - \$2,238
Number of Units	218 TOTAL			

Parking

Underground parking is a desired amenity with tenants. A geotechnical consultant has been engaged in research to determine the water table level for various points around the site. The preliminary data from the geotechnical site investigation aligns with the historic data for the site, allowing us to establish an estimated water table elevation. This water table elevation was used as the controlling variable to establish the acceptable building elevations. The parking level will be roughly 7' below the surrounding grade, while the first floor will be roughly 5' above surrounding grade. Building perimeter grade manipulation, creative uses of raised patios and ramps, and site landscaping are being utilized to minimize the visual impact of this elevation.

Parking Spaces

Tenants	Retail
328 Total	16 Total surface
<ul style="list-style-type: none">• Underground 120• Surface 208• 1.50 spaces per unit	

Amenities

Norhart Ramsey amenities offer something for everyone. The building boasts a feature for each lifestyle and age group. Whether you are a fitness buff, movie fanatic or pet lover, the building caters to you!

Outside, a feature pool is situated slightly away from the building to minimize noise for the residents and maximize splashing enjoyment. The area includes lounge chairs, grilling stations, cabana bar, table and chairs and fire pits. An additional building is located within the pool area housing bathrooms and pool equipment.

Four-legged tenants are catered to with multiple doggy bag stations throughout the development, a dog run and a pet spa to keep them looking their best.

Approximately 5000 SF of retail space is conveniently located on the Southeast corner of the development along Sunwood Drive NW. Dedicated parking spaces will be provided. Desired retail tenants include restaurants and services and products that cater to the needs of the residents, i.e., Jimmy Johns, Jamba Juice, coffee shop, health food store, salon/spa, etc. Entry points to the retail space will be located off the parking lot and along Sunwood Drive NW via the patio. For tenant safety, there will not be an entry point from inside the building. Retail signage will be visible from Sunwood Drive NW.

Building Amenities

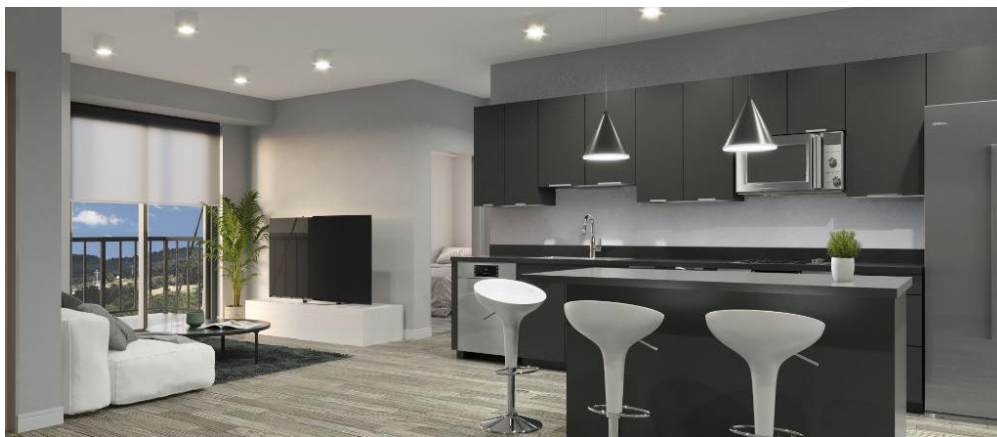
- On-site staffing office
- Community room
- Game room
- Lobby area with coffee station
- Movie room
- Fitness & yoga center
- Pet spa
- Micro market
- Co-working space
- Mail room
- Secure package room
- Bike repair station
- Heated, sunken parking
- Storage

Unit Amenities

- Granite countertops
- Luxury vinyl plank flooring
- Central heat & A/C
- Fiber optic internet
- In unit washer & dryer
- Private balcony
- Stainless steel appliances
- Master walk-in closet

Exterior Amenities

- Heated pool
- Lounge seating
- BBQs
- Fire pits
- Table and chairs
- Dog run
- Pet stations
- Bike racks
- Benches



Norhart unit



Norhart pool

DEVELOPMENT FEATURES

Our obsessive care and attention to design details, fit and finish, and relentless dedication to providing our residents with a refined and sophisticated living environment are all evident in our design-build development of Norhart Ramsey.

Architectural Design

The architectural design of Norhart Ramsey is defined by its modern and minimalist look and feel. We highlight this incredible design with a prominent expansive glass corner with state-of-the-art amenities to enhance and enrich our resident's living experience.



Norhart glass corner

Our design language is simple and thoughtful, featuring expansive walls with architectural panels that creates a visually appealing facade with dynamic elevations designed to impress from all angles. The design is further enhanced by metal balconies, large windows and doors, providing a simple, clean, and timeless look and feel.

Exterior Materials

A combination of architectural panels (composite or flex tile), glass and EIFS will be incorporated into the exterior of the building façade. The Norhart corner and retail façade will be glass and composite or flex tile. The remaining residential façade is EIFS.

Enclosures

A trash enclosure will be located on the South end of the parking lot along the shared driveway and will be screened with similar materials as the building façade. Trash enclosure will be used by building maintenance and retail tenants.

Entry Points

Residents have several entry points to the building. The main entrance is through the Norhart Corner in the parking lot. Two secondary building entrances are available on Sunwood Drive NW. The first is located next to the Norhart Corner stairwell near the roundabout and the other next to the retail tenant's patio. The third secondary entrance is located near the pool on the East side of the building. Secondary access doors will be controlled with key cards to ensure the safety of the apartment community.

Signage

The development incorporates several signs throughout the site. The Norhart logo and Norhart name will utilize a Wall Sign on the front of the building facing Sunwood Drive NW and Project Signs (monuments) will be at the main entrance near Sunwood Drive NW and on the corner of Ramsey Parkway and Zeolite Street NW. An additional Wall Sign will be on the back side of the building facing the parking lot.

Retail tenant signage will be Wall Signs placed on the building near the entrance(s) of the user as well as on the building by the patio along Sunwood Drive NW. All signs will conform with city requirements and measurements.

Photometric Plan

The parking lot will not exceed 0.5 foot candle measured at any point in the property line. This ensures the lighting is adequate for safety and visibility along the parking lot edges. Low illuminance level in the perimeter around the building (5 feet around the building) will help to prevent intrusive lighting to tenant units which can be disruptive to tenants.

RAMSEY COR DESIGN

The COR district of Ramsey boasts a walkable, urban downtown that promotes vibrant living, community engagement and pedestrian activity. Norhart is pleased to join this thriving and growing community. We understand the importance of building a development that is attractive and inviting to the community. We kept the surrounding neighborhood and COR design framework in mind when designing the building and landscape. The framework was carefully considered, and the following elements are an example of what was incorporated:

- Prominent street frontage
- Parking screened from major streets, away from view
- ‘4-Sided’ architectural design along public street frontage
- Bike racks and benches accessible to community inviting bicycle and pedestrian traffic
- Shady trees and appropriately placed shrubbery landscaping
- Retail space accessible from sidewalks with large, inviting patio encouraging outdoor dining



NORHART HISTORY

Norhart has been family owned and based in Forest Lake since 1995. Named one of the “Top Work Places,” our employees are problem solvers, achievers, optimists, and leaders. We do not just construct apartment buildings - we create communities where people can build their families and live their lives. We aspire to give people a safe, clean, and comfortable place to live.

When we build an apartment building, we aim to change the entire neighborhood for the better. Bringing new people into the community increases business for local shops, markets and restaurants. As a result, often new businesses are established to serve the growing community as well. We are proud to be part of this growth.

NORHART COMMUNITIES

Each Norhart building is designed with the community in mind and the resident experience foremost including luxury amenities, attractive aesthetics and well-designed units. Below are two recent Norhart projects depicting this style.



NORHART OAKDALE



NORHART COTTAGE GROVE