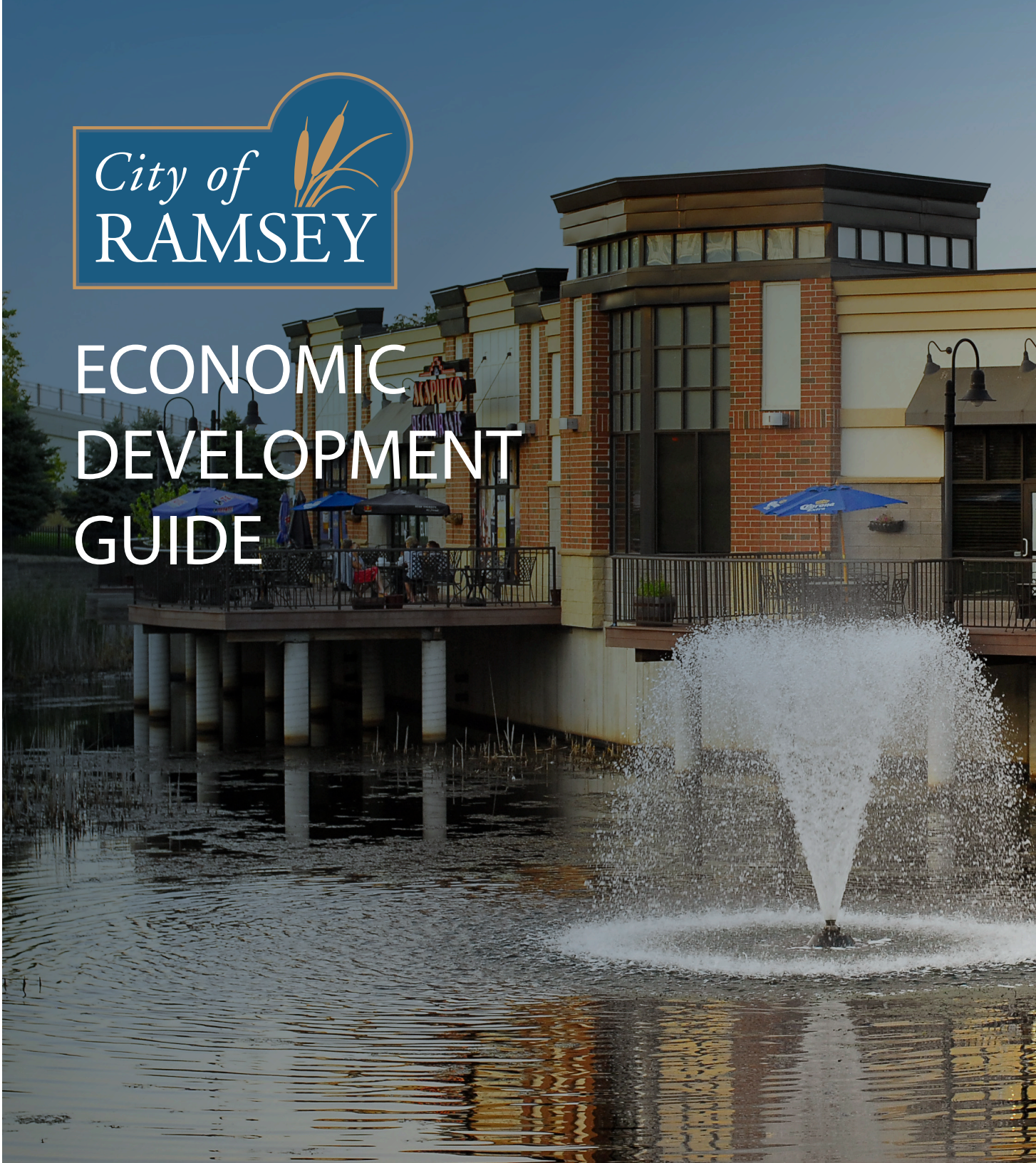


# ECONOMIC DEVELOPMENT GUIDE





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Twin Cities Context

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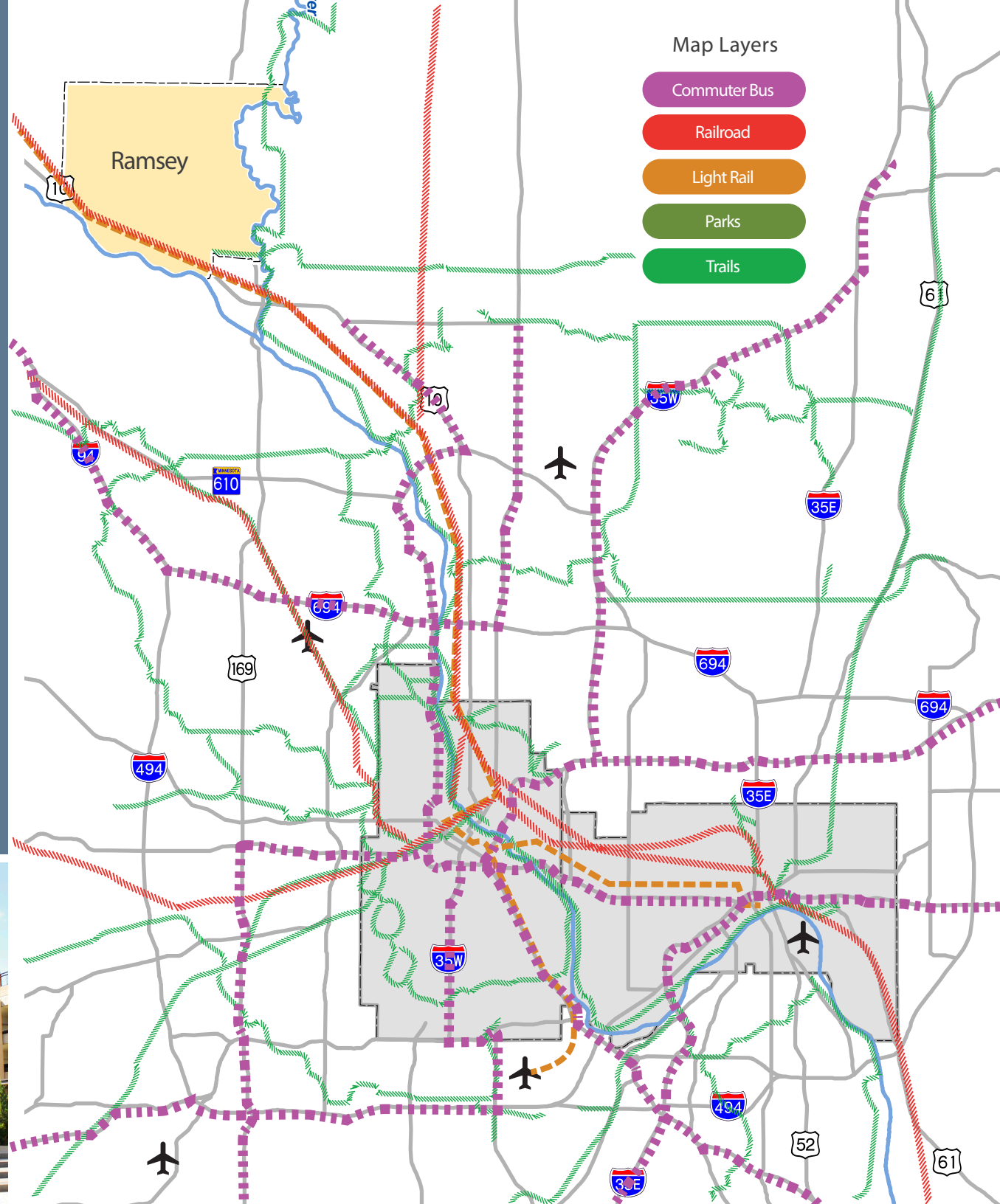
# Twin Cities Context

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 500 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.

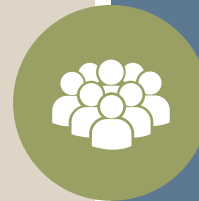
This overview of development activity in Ramsey includes information on the City's residential attributes, business climate, and quality of life.



# 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 32 percent of Ramsey employees in the industry.
- 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



27,646

Estimated Population

Data Source  
2020 Census



\$97,779

Median Household Income

Data Source  
2020 Census



598

Businesses and non-profit organizations

DEED 2022 Report



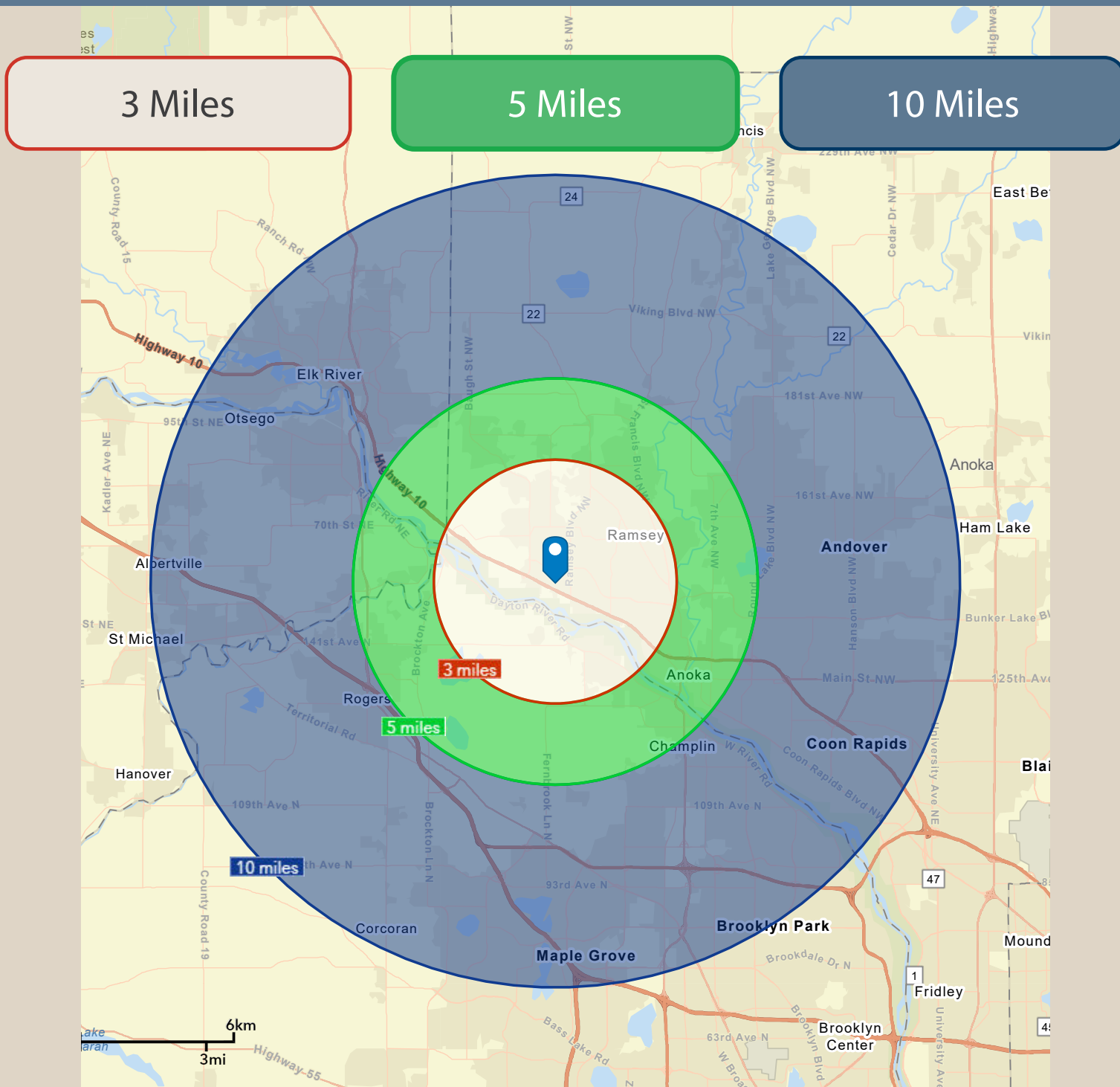
7,235

Jobs

DEED 2022 Report

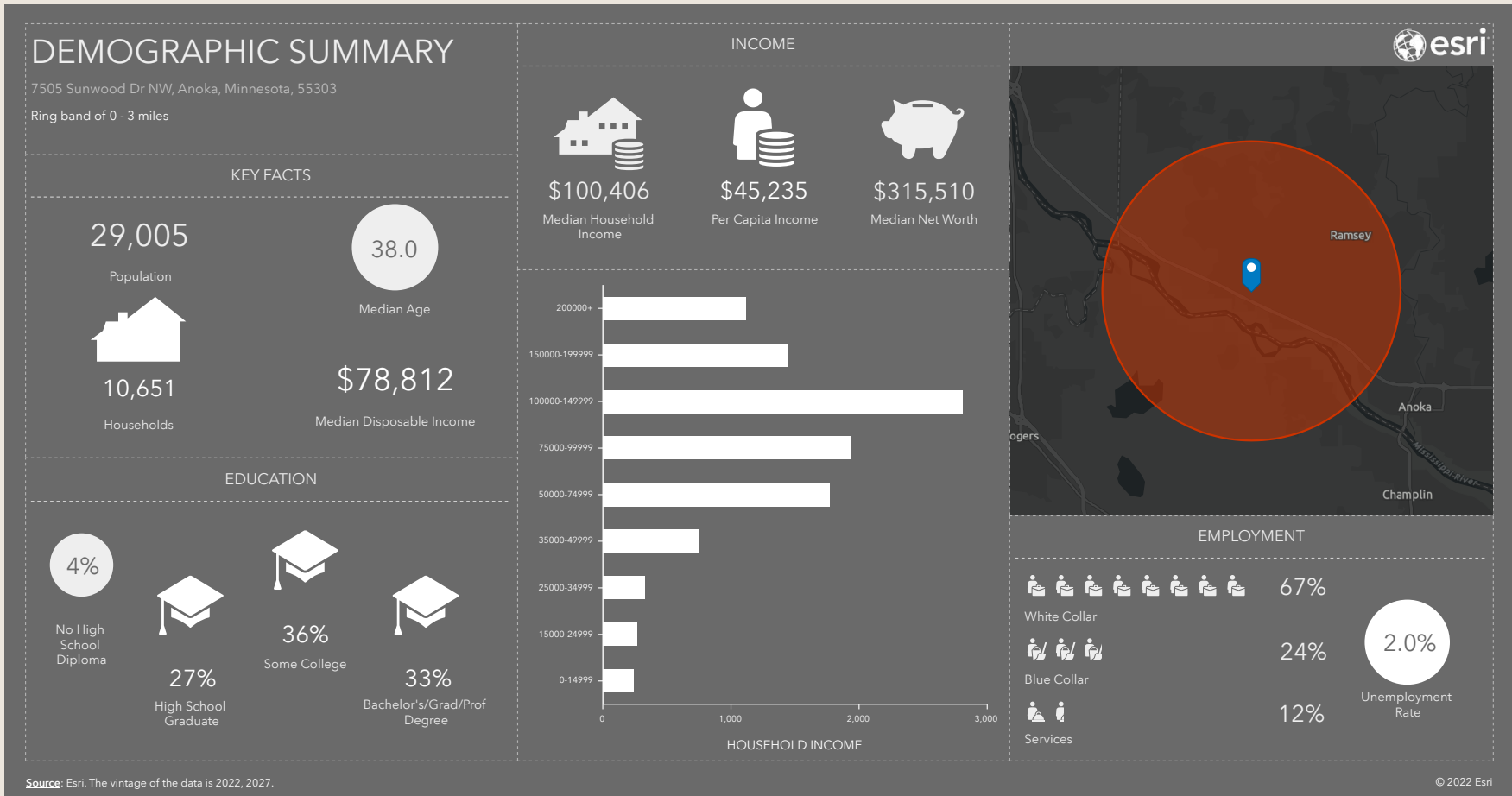


# Local Market Area Demographics - Trade Areas



# Local Market Area Demographics - Trade Areas

3 Miles



# Local Market Area Demographics - Trade Areas

5 Miles

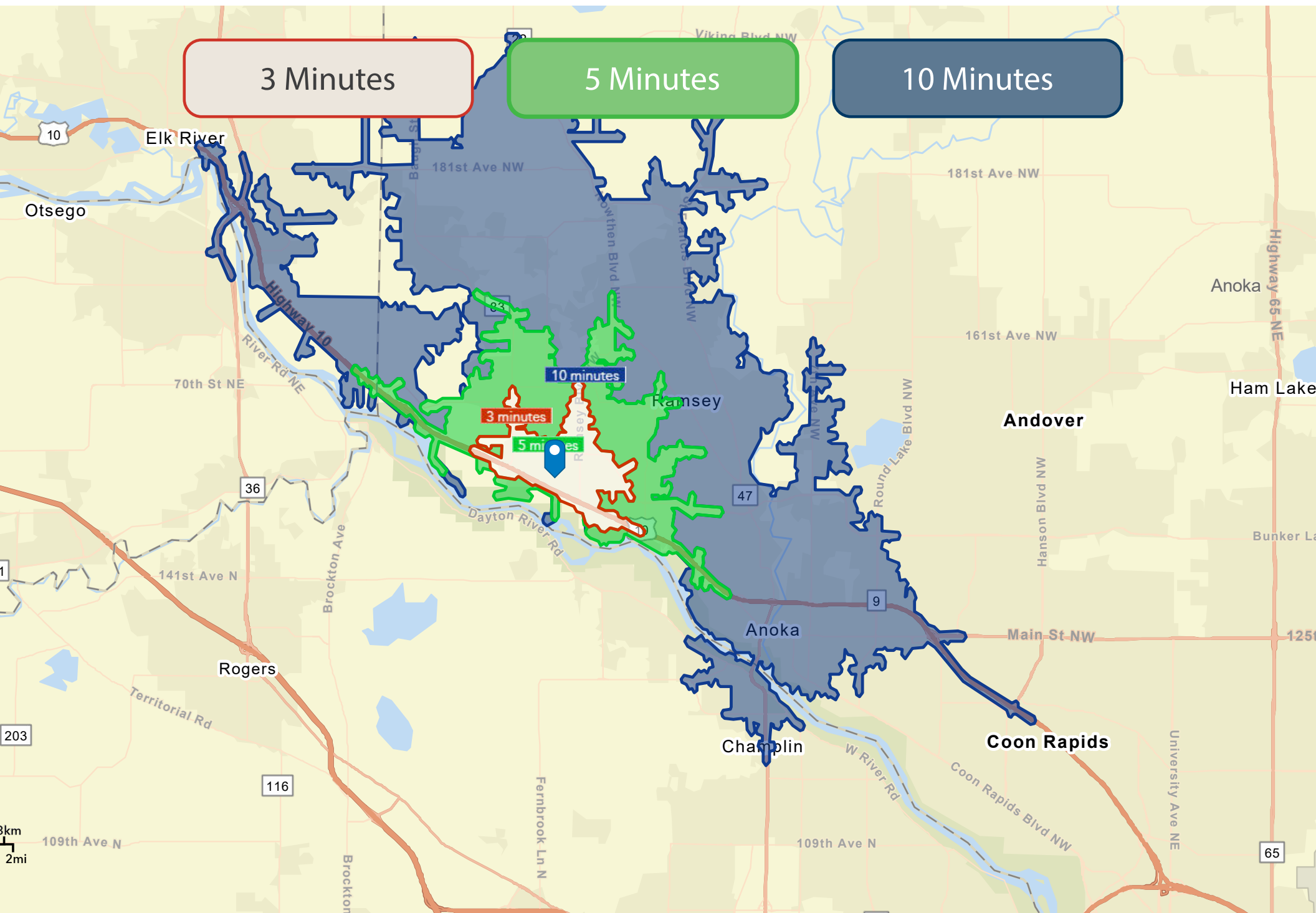


# Local Market Area Demographics - Trade Areas

10 Miles



# Local Market Area Demographics - Drive Times



# Local Market Area Demographics - Drive Times

3 Minutes

## DEMOGRAPHIC SUMMARY

Allina Health Ramsey Clinic 2  
Drive time band of 0 - 3 minutes

### KEY FACTS

4,861

Population



1,886

Households

36.5

Median Age

\$68,275

Median Disposable Income

### EDUCATION

4%

No High School Diploma



27%

High School Graduate



39%

Some College



30%

Bachelor's/Grad/Prof Degree

### INCOME



\$87,237

Median Household Income



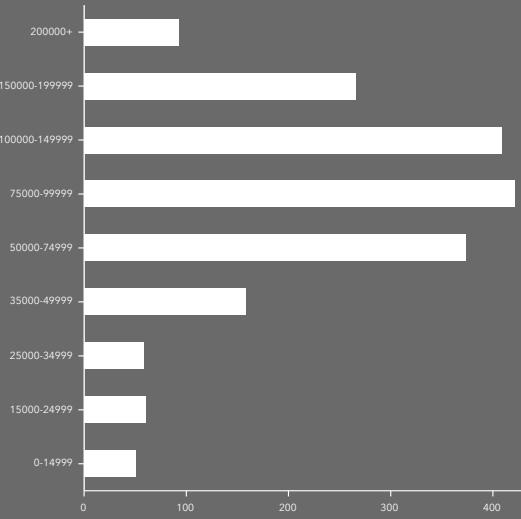
\$41,402

Per Capita Income

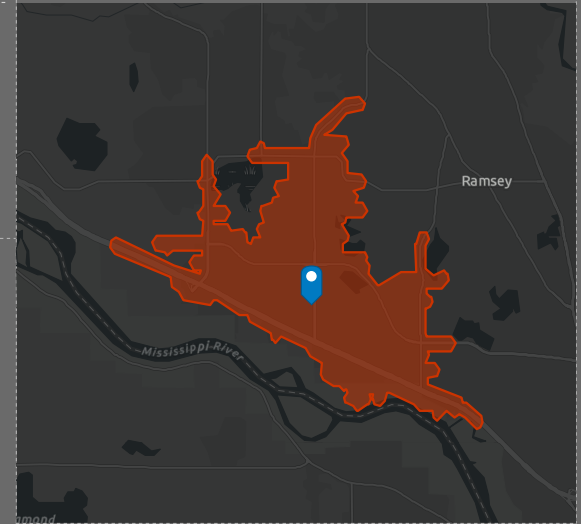


\$205,585

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



69%

White Collar



22%

Blue Collar



11%

Services

2.2%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

© 2022 Esri

# Local Market Area Demographics - Drive Times

5 Minutes

## DEMOGRAPHIC SUMMARY

Allina Health Ramsey Clinic 2  
Drive time band of 0 - 5 minutes

### KEY FACTS

12,798

Population



4,805

Households

37.0

Median Age

\$74,054

Median Disposable Income

### EDUCATION

4%

No High School Diploma



28%

High School Graduate



38%

Some College



30%

Bachelor's/Grad/Prof Degree

### INCOME



\$93,266

Median Household Income



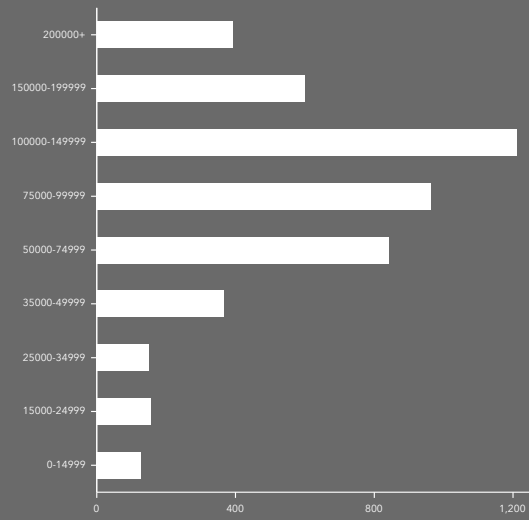
\$42,935

Per Capita Income

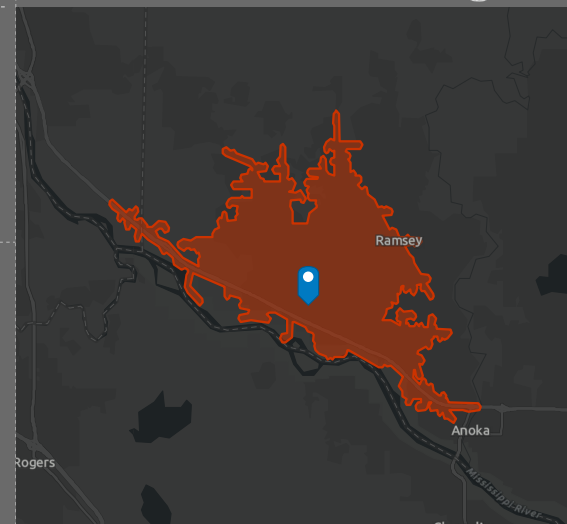


\$259,153

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



67%

White Collar



23%

Blue Collar



12%

Services

2.2%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

© 2022 Esri

# Local Market Area Demographics - Drive Times

10 Minutes

## DEMOGRAPHIC SUMMARY

Allina Health Ramsey Clinic  
Drive time band of 0 - 10 minutes

### KEY FACTS

58,527

Population



22,321

Households

38.2

Median Age

\$68,216

Median Disposable Income

### EDUCATION

4%

No High School Diploma



28%  
High School Graduate



38%  
Some College



30%  
Bachelor's/Grad/Prof Degree

### INCOME



\$86,866

Median Household Income



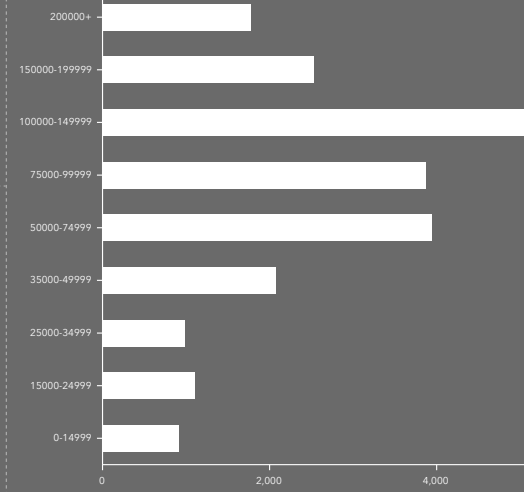
\$42,057

Per Capita Income

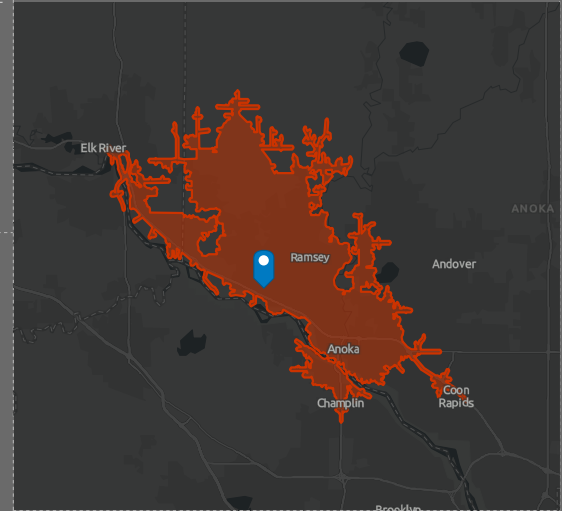


\$230,060

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



White Collar

65%



Blue Collar

25%



Services

15%

2.7%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

© 2022 Esri

# Livability & Quality of Life

- 565 acres of parkland, over 50 miles of trails, 15 percent protected wetland and two championship golf courses.
- Diverse housing stock: single-family, apartments, townhomes, assisted living, and rural lots.
- Education
  - K-12 Education
    - » Ramsey Elementary
    - » Brookside Elementary
    - » PACT Charter School
  - Anoka Technical College
- Exceptional Community Events:
  - Game Fair (50,000+ attendees)
  - Happy Days Festival (10,000+ attendees)
  - The Draw Summer Event Series (12 events, 600+ attendees/event)
  - Adrenaline Indoor Sports Center (athletics, tradeshow, expos)



# Top Employers

- Anderson Dahlen  
325 employees
- HOYA Vision Care N.A.  
263 employees
- Life Fitness  
237 employees
- Anoka Hennepin School District  
235 employees
- Sign Zone Inc. (Showdown Displays)  
234 employees
- Connexus Energy  
217 employees
- Diamond Graphics  
181 employees
- Delta ModTech  
180 employees
- Coborns Superstore  
155 employees
- Green Valley Greenhouse  
155 employees
- Zero-Zone Refrigeration  
150 employees
- PACT Charter School  
137 employees
- Dedicated Networks  
145 employees
- InTech Industries  
130 employees
- Ace Solid Waste  
123 employees
- City of Ramsey  
97 employees
- NAU Country Insurance  
81 employees
- RJM / General Paper  
80 employees
- Waltek Inc  
76 employees
- Capstone Homes  
75 employees



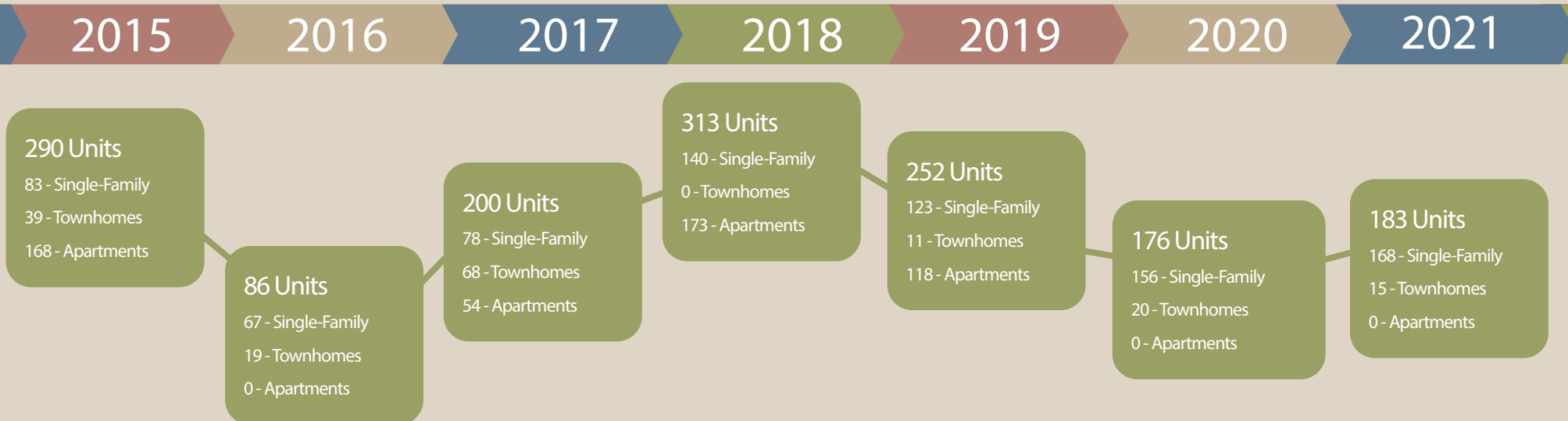
# Major Recent Developments

- Oppidan - Industrial Flex 28' clear - 258,300 square-feet - 2022
- Anderson Dahlen - 65,000 square-foot manufacturing expansion - 2022
- PSD LLC - 67,000 square-foot industrial flex - 2022
- Delta ModTech – 229,000 square-foot office / warehouse facility - 2020
- Sapphire - 117 unit market-rate apartment opened December 2020
- Affinity @ The COR – 173 unit amenity-rich senior housing project opened October 2019
- Bunker Lake Business Park – 474,800 square-feet of business / industrial space constructed across 5 buildings. An additional 147,000 square-feet of flex-industrial space approved.

# Major Active Single Family Developments

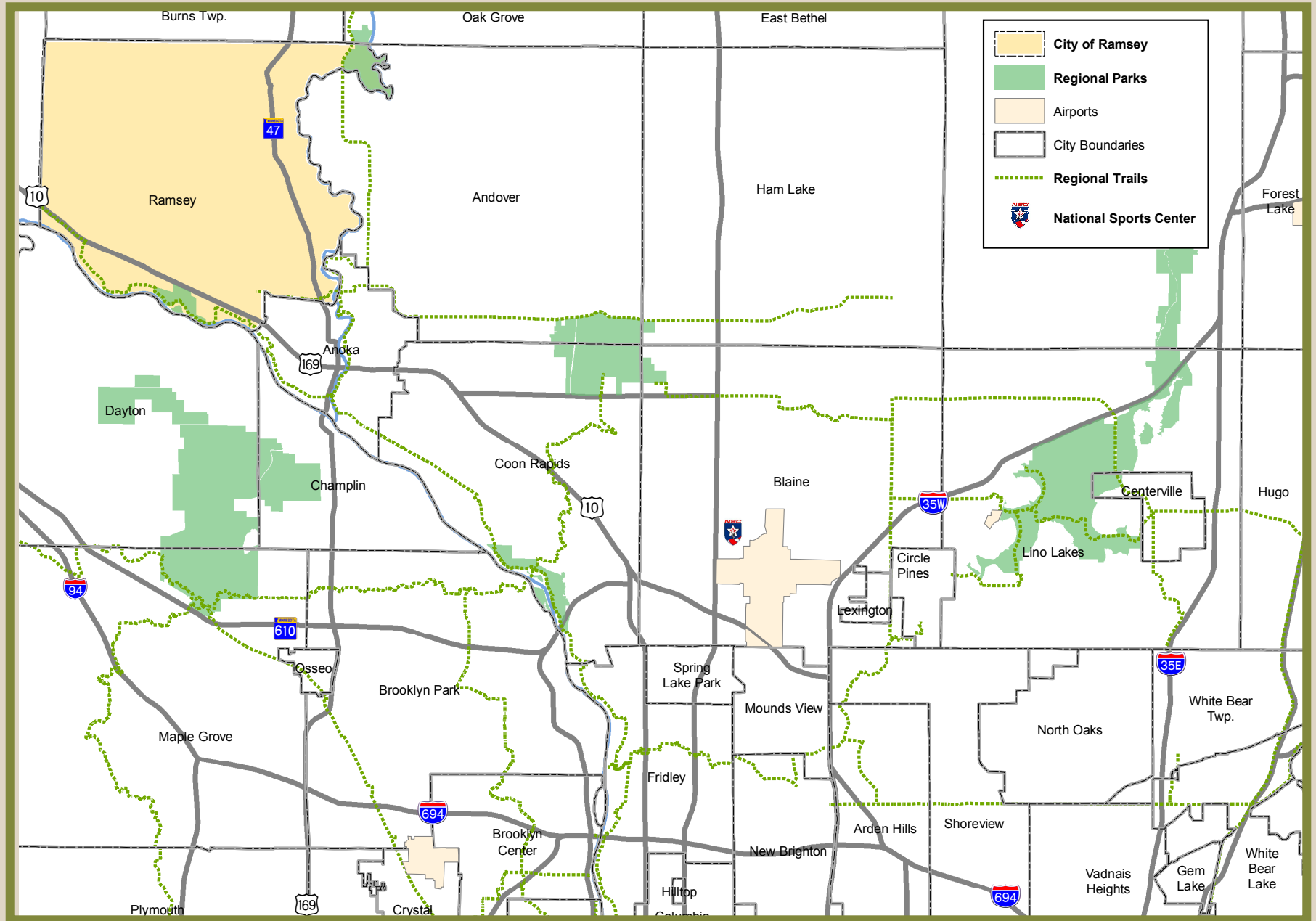
- Riverstone South by Capstone- 244 lots
- Lynwood by Lennar - 137 lots
- Trott Brook Crossing by Twin Cities Land Development - 270 lots
- Northfork Meadows by Lennar - 88 lots
- Preserve of North Fork by Preserve of North Fork, LLC. - 90 lots
- Riverstone North by Capstone Homes - 297 lots
- Cottages @ The COR by Centra Homes - 40 lots

## Residential Development Patterns



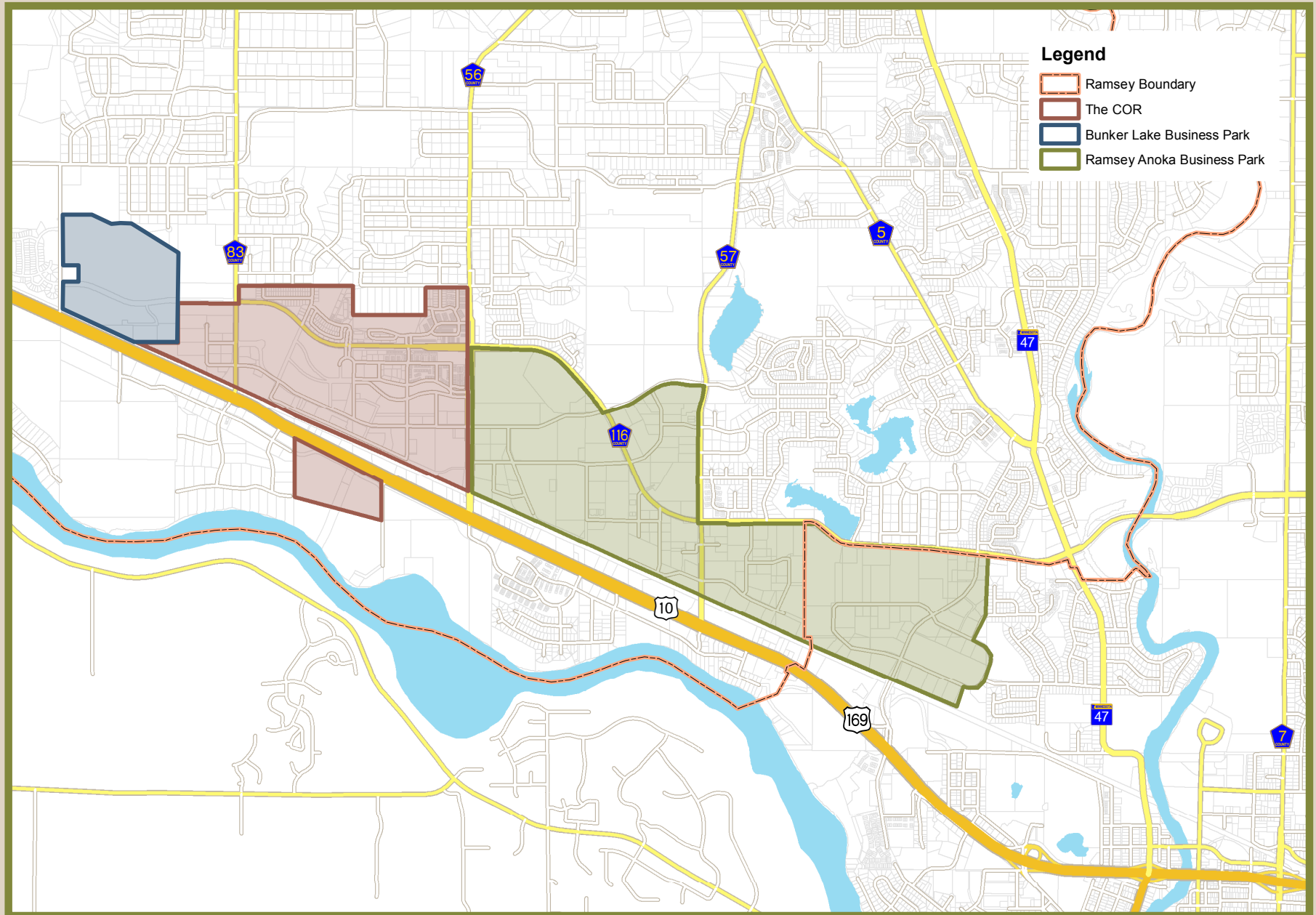


# Regional Context



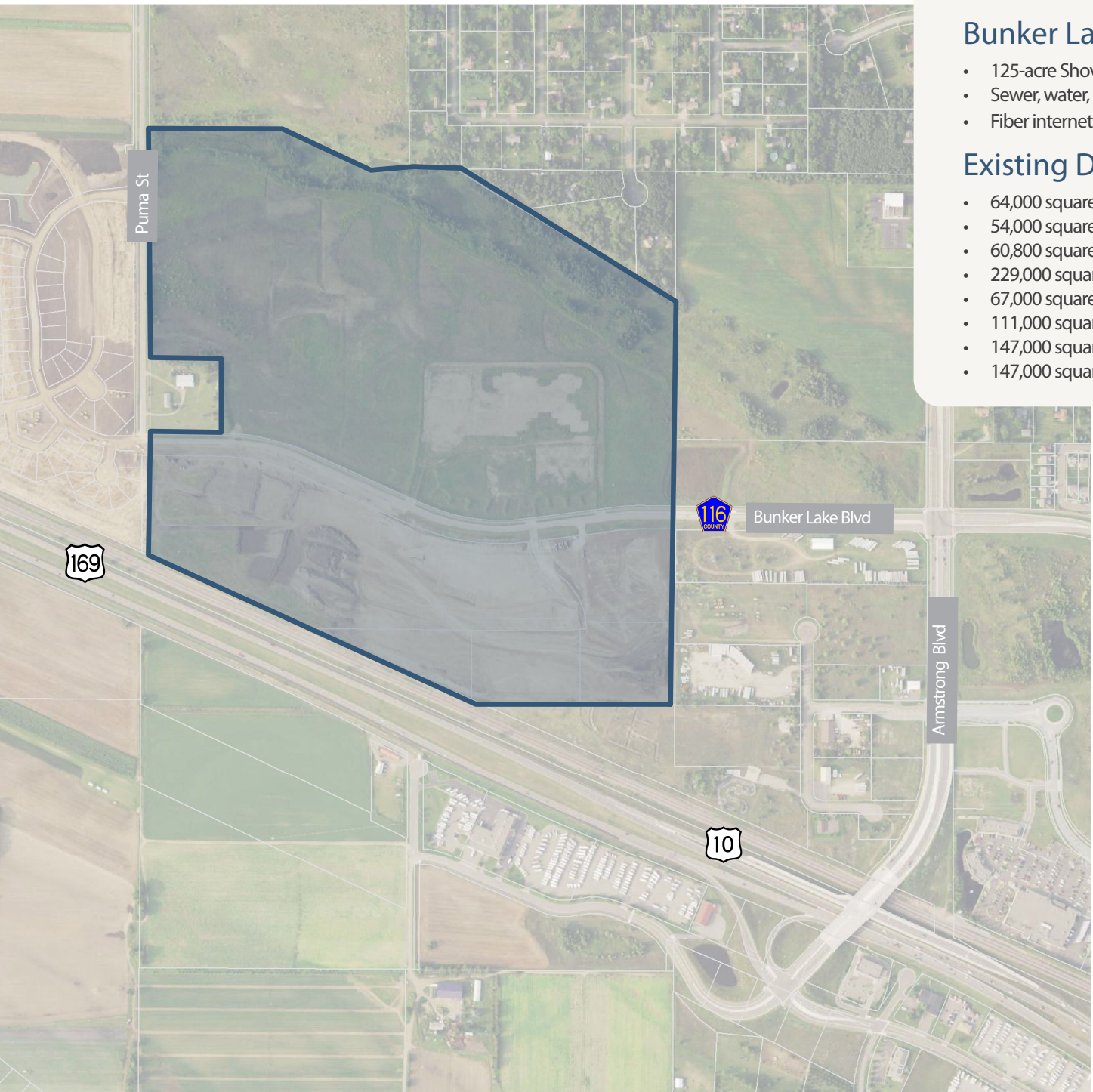


# Ramsey Commercial Industrial Centers





# Bunker Lake Business Park



## Bunker Lake Industrial Park

- 125-acre Shovel-Ready Certified Business Park opened in 2017
- Sewer, water, and stormsewer installed to the curb
- Fiber internet to 1 gigabyte available

## Existing Development

- 64,000 square-foot - Adrenaline Sports Anchor (2018)
- 54,000 square-foot industrial - fully leased (2018)
- 60,800 square-foot industrial - fully leased (2019)
- 229,000 square-foot manufacturing - Delta Mod Tech (2020)
- 67,000 square-foot multi-tenant industrial (2022)
- 111,000 square-foot industrial-flex (under construction)
- 147,000 square-foot industrial-flex (under construction)
- 147,000 square-foot industrial-flex (2023)





# Economic Development



# Economic Development

RETAIL / SERVICE /  
HEALTHCARE



Armstrong Blvd

Ramsey Blvd

Bunker Lake Blvd

Sunwood Dr

10

169

ADRENALINE SPORTS CENTER  
Jump'n

ANYTIME FITNESS

ACAPULCO  
Caribou COFFEE  
COBORN'S  
SUBWAY

aeon

Alina Health

PleasureLand  
RV CENTER

Department of Veterans Affairs

RV World

CASEY'S  
GENERAL STORE

Hirshfield's

Holiday

FASTENAL

HEARTLAND TIRE

Village Bank

CARPET ONE

Ramsey Bicycles

24RESTORE

slumberland FURNITURE



# Economic Development



MULTIFAMILY HOUSING

Armstrong Blvd

Ramsey Blvd

10  
169

Bunker Lake Blvd

CENTRA HOMES

D-R HORTON  
America's Builder

Affinity  
AT RAMSEY

aeon

parklhw  
PHS  
Apartments

Sunwood Dr

SuiteLiving  
SENIOR MEMORY CARE

# Economic Development



MANUFACTURING /  
INDUSTRIAL

Armstrong Blvd

Ramsey Blvd

DELTA MODTECH  
MASTERS IN MOTION

NORTHWOODS  
MACHINE

10TH  
MANUFACTURING

10

169

SUNWISE

Bunker Lake Blvd

CONNEXUS  
ENERGY

CLASS C COMPONENTS

Minnesota  
Waterjet

TECH

MultiSource

Sunwood Dr

ANDERSON  
DAHLIN INC

ROTARY  
SYSTEMS INC

ODE

inTech

FASTENER  
SUPPLY

VISION  
EASE

ALTRON

DIAMOND

WALTEC

ANDERSON  
DAHLIN INC

MOLIN  
Quality Concrete Solutions  
since 1987

RJM

Life Fitness

SIGN-ZONE, INC

ACE  
SOLID WASTE, INC  
253-822-2310



# Economic Development



GOVERNMENT & COMMUNITY

Armstrong Blvd

Ramsey Blvd

10  
169

Bunker Lake Blvd

Sunwood Dr



# Economic Development



ALL

Armstrong Blvd

Ramsey Blvd

Bunker Lake Blvd

Sunwood Dr

10  
169

DELTA MODTECH  
MASTERS IN MOTION

ADRENALINE  
SPORTS CENTER

NORTHWOODS  
MACHINE

Jump'n  
Central WI

10th  
Manufacturing

COMPASS

ANYTIME  
FITNESS

ACAPULCO  
RESTAURANT & BAR

Caribou  
COFFEE

COBORN'S

SUBWAY

SUN  
WISE

Lazydays RV  
THE RV AUTHORITY

COBORN'S

SUBWAY

Affinity  
AT RAMSEY

aeon

DRAW

CENTRA HOMES

D-R HORTON  
America's Builder

CONNEXUS  
ENERGY

PleasureLand  
RV CENTER

City of  
RAMSEY

Department of  
Veterans Affairs

parklure  
APARTMENTS

aeon

DRAW

CENTRA HOMES

D-R HORTON  
America's Builder

PACT  
Charter School

CONNEXUS  
ENERGY

CLASS C COMPONENTS

Minnesota  
Waterjet

TECH

MailSource  
MAILBOXES ETC.

ROTARY  
SYSTEMS INC.

QDP  
TECHNOLOGY

WALTEK  
MOUNTAIN CASTING TECHNOLOGY

NORTHSTAR  
COMMUTER RAIL

Department of  
Veterans Affairs

RV World

Casey's  
RESTAURANT

Casey's  
RESTAURANT

InfTech

FASTENER  
SUPPLY

VISION  
EASE

ALTRON

DIAMOND  
TECHNOLOGY

WALTEK  
MOUNTAIN CASTING TECHNOLOGY

PleasureLand  
RV CENTER

City of  
RAMSEY

Department of  
Veterans Affairs

parklure  
APARTMENTS

aeon

DRAW

CENTRA HOMES

D-R HORTON  
America's Builder

PACT  
Charter School

CONNEXUS  
ENERGY

CLASS C COMPONENTS

Minnesota  
Waterjet

TECH

MailSource  
MAILBOXES ETC.

ROTARY  
SYSTEMS INC.

QDP  
TECHNOLOGY

WALTEK  
MOUNTAIN CASTING TECHNOLOGY

Hirshfield's  
FLOORING & HOME IMPROVEMENT

ZRESTORE

SIGN-ZONE, INC.

Holiday

FASTENAL

HEARTLAND  
TIRE

Village Bank

CARPET  
ONE

ACE  
500 WASTE INC.  
763-429-3116

SuiteLiving  
SENIOR MEMORY CARE

Ramsey Bicycles

slumberland  
FURNITURE

RJM

MOLIN  
Quality Services, Solutions  
Since 1987

ANDERSON  
DARLEY INC.

ANDERSON  
DARLEY INC.

ROTARY  
SYSTEMS INC.

QDP  
TECHNOLOGY

WALTEK  
MOUNTAIN CASTING TECHNOLOGY

Life Fitness

Life Fitness

SIGN-ZONE, INC.

ACE  
500 WASTE INC.  
763-429-3116

Ramsey Bicycles

slumberland  
FURNITURE



# 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

- Cottages @ The COR – 40 single-family villa units completed by Centra Homes
- Sapphire – 118 unit market rate apartment. Opened December 2020
- Retail Center – 15,000 square feet opened Summer 2020
- Affinity at Ramsey – 173 unit market-rate senior (55+) amenity-rich housing project. Opened October 2019
- New Horizon's Childcare – 9,200-square-foot, 144 student slots, located on Sunwood Drive just east of Coborn's grocery store. Opened in 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.
- Coborn's marketplace grocery store completed a \$2 Million remodel.
- O'Reilly Auto Parts – 7,000 square-foot retail (2022)
- Gigi's Aveda Salon & Spa – 9,000 square-foot spa (2022)
- Northstar Market Place Retail – 7,200 Square-Foot (2023)



## 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.

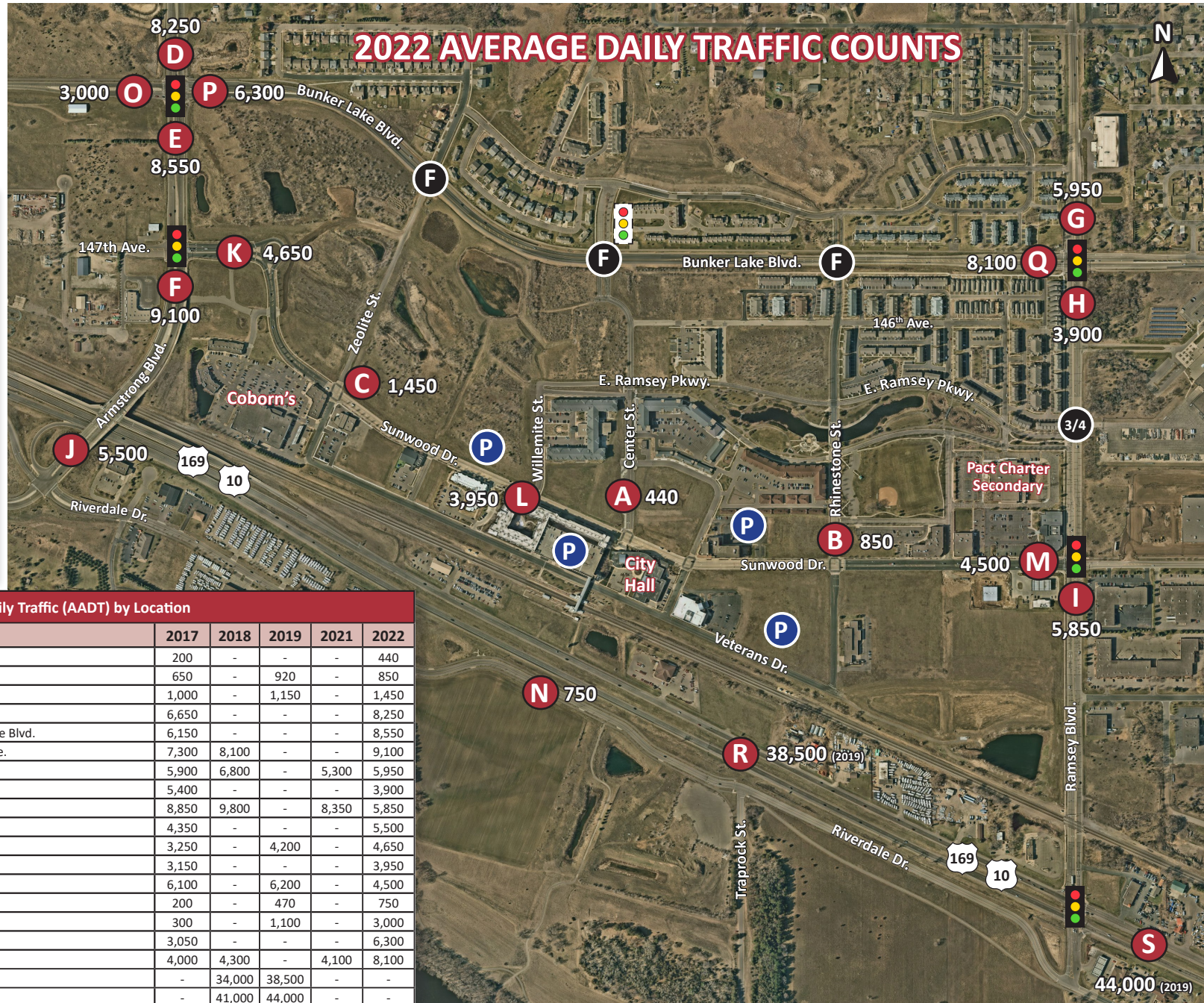


# The COR



## LEGEND

- 1,000** Annual Average Daily Traffic (AADT)
- Existing Signalized Intersection
- Future Signalized Intersection
- Location Marker
- Parking Ramp
- Full Intersection
- No Left Outbound Movements



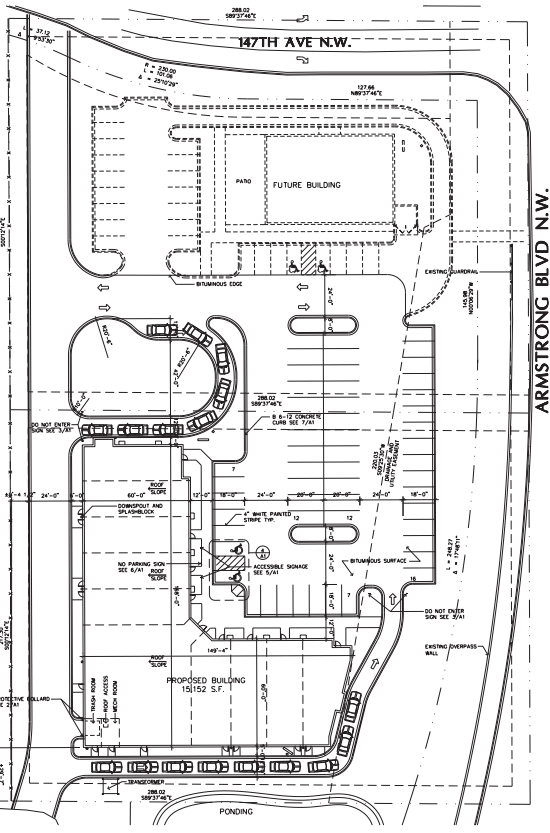
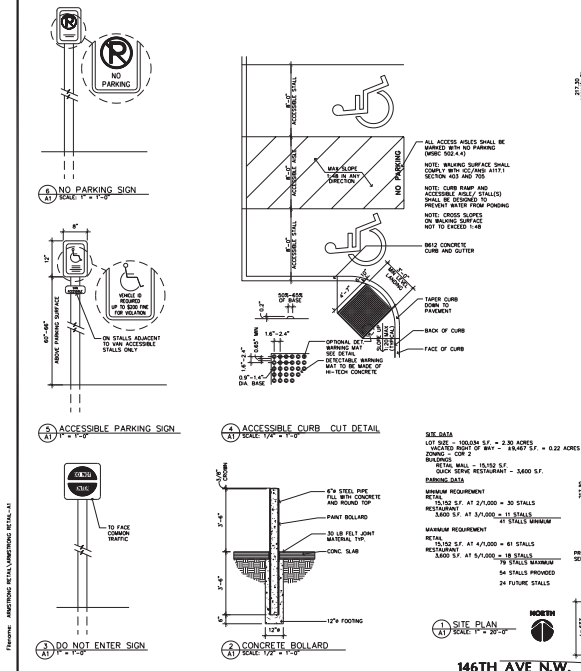
Annual Average Daily Traffic (AADT) by Location

Location	2017	2018	2019	2021	2022
A Center St.	200	-	-	-	440
B Rhinestone St.	650	-	920	-	850
C Zeolite St.	1,000	-	1,150	-	1,450
D Armstrong Blvd. - North of Bunker Lake Blvd.	6,650	-	-	-	8,250
E Armstrong Blvd. - Sunwood Dr./147th Ave. to Bunker Lake Blvd.	6,150	-	-	-	8,550
F Armstrong Blvd. - Hwy. 10/169 to Sunwood Dr./147th Ave.	7,300	8,100	-	-	9,100
G Ramsey Blvd. - North of Bunker Lake Blvd.	5,900	6,800	-	5,300	5,950
H Ramsey Blvd. - Sunwood Dr. to Bunker Lake Blvd.	5,400	-	-	-	3,900
I Ramsey Blvd. - Hwy. 10/169 to Sunwood Dr.	8,850	9,800	-	8,350	5,850
J Armstrong Blvd. - Between Hwy. 10/169 Ramps	4,350	-	-	-	5,500
K Sunwood Dr. - East of Armstrong Blvd.	3,250	-	4,200	-	4,650
L Sunwood Dr. - City Hall	3,150	-	-	-	3,950
M Sunwood Dr. - West of Ramsey Blvd.	6,100	-	6,200	-	4,500
N Riverdale Dr. - West of Traprock St.	200	-	470	-	750
O Bunker Lake Blvd. - West of Armstrong Blvd.	300	-	1,100	-	3,000
P Bunker Lake Blvd. - East of Armstrong Blvd.	3,050	-	-	-	6,300
Q Bunker Lake Blvd. - West of Ramsey Blvd.	4,000	4,300	-	4,100	8,100
R Hwy. 10/169 - Armstrong Blvd. to Ramsey Blvd.	-	34,000	38,500	-	-
S Hwy. 10/169 - Ramsey Blvd. to Sunfish Lake Blvd.	-	41,000	44,000	-	-



# The COR - Retail Sites

## Site 45 Development Plan



**LAMPERT ARCHITECTS**  
428 Summit Avenue  
St. Paul, MN 55102  
Phone: 612.222.1111  
www.lamperarch.com

**ARCHITECT CERTIFICATE**  
LAMPERT ARCHITECTS HAS PREPARED THIS PLAN IN ACCORDANCE WITH THE MINNESOTA PROFESSIONAL LANDSCAPE ARCHITECTURE ACT, CHAPTER 163.00, AND THE MINNESOTA PROFESSIONAL ARCHITECTURE ACT, CHAPTER 163.01.

**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

**ARMSTRONG RETAIL**  
Ramsey, Minnesota

**SITE PLAN DETAILS**  
Sheet Number

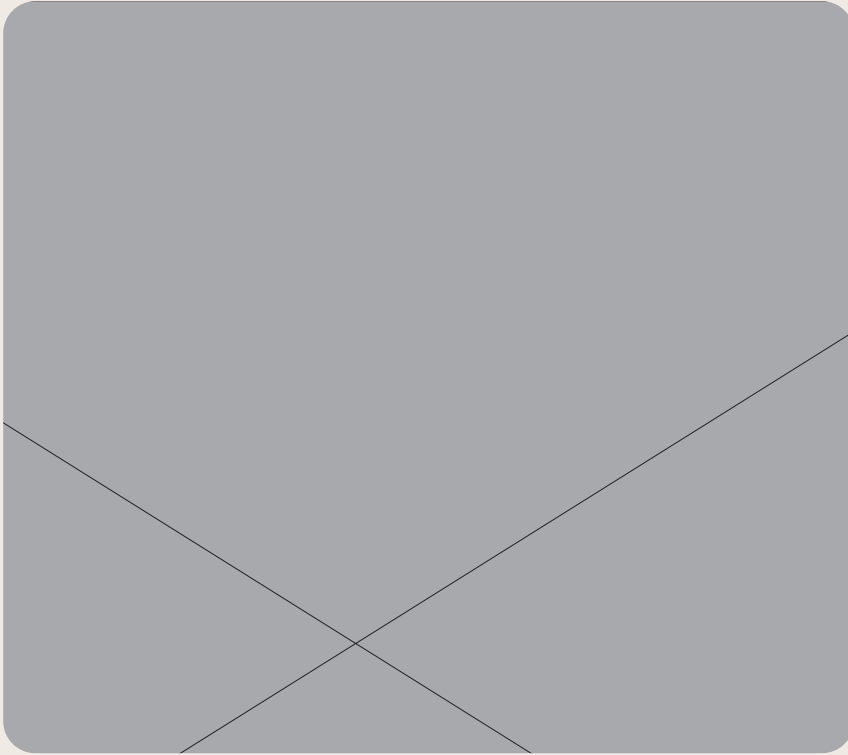
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Project No. 190205-2



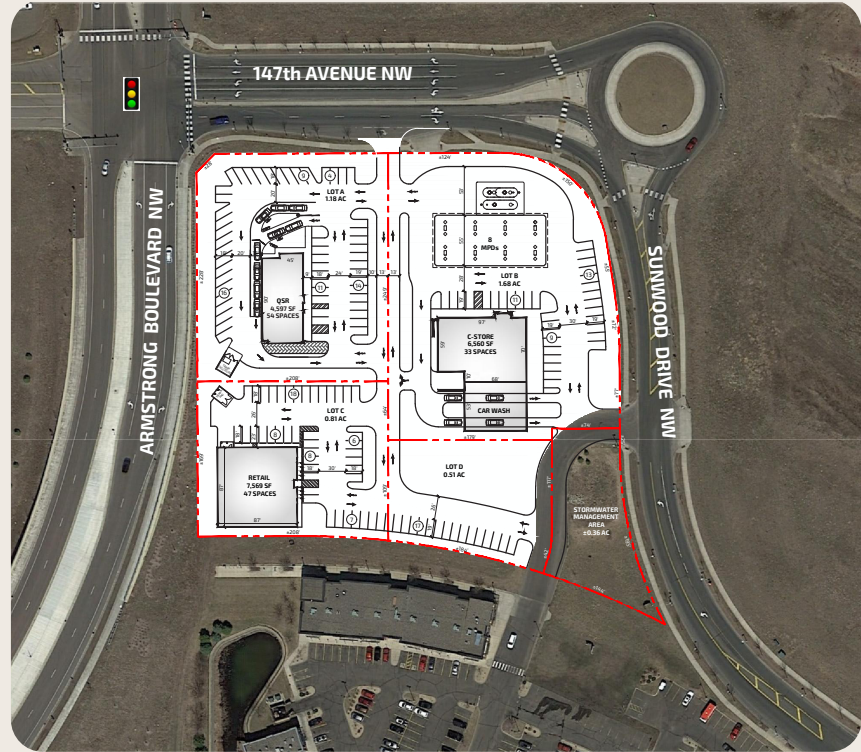


# The COR - Retail Sites

## Site 42 - Concept 1



## Site 42 - Concept 2

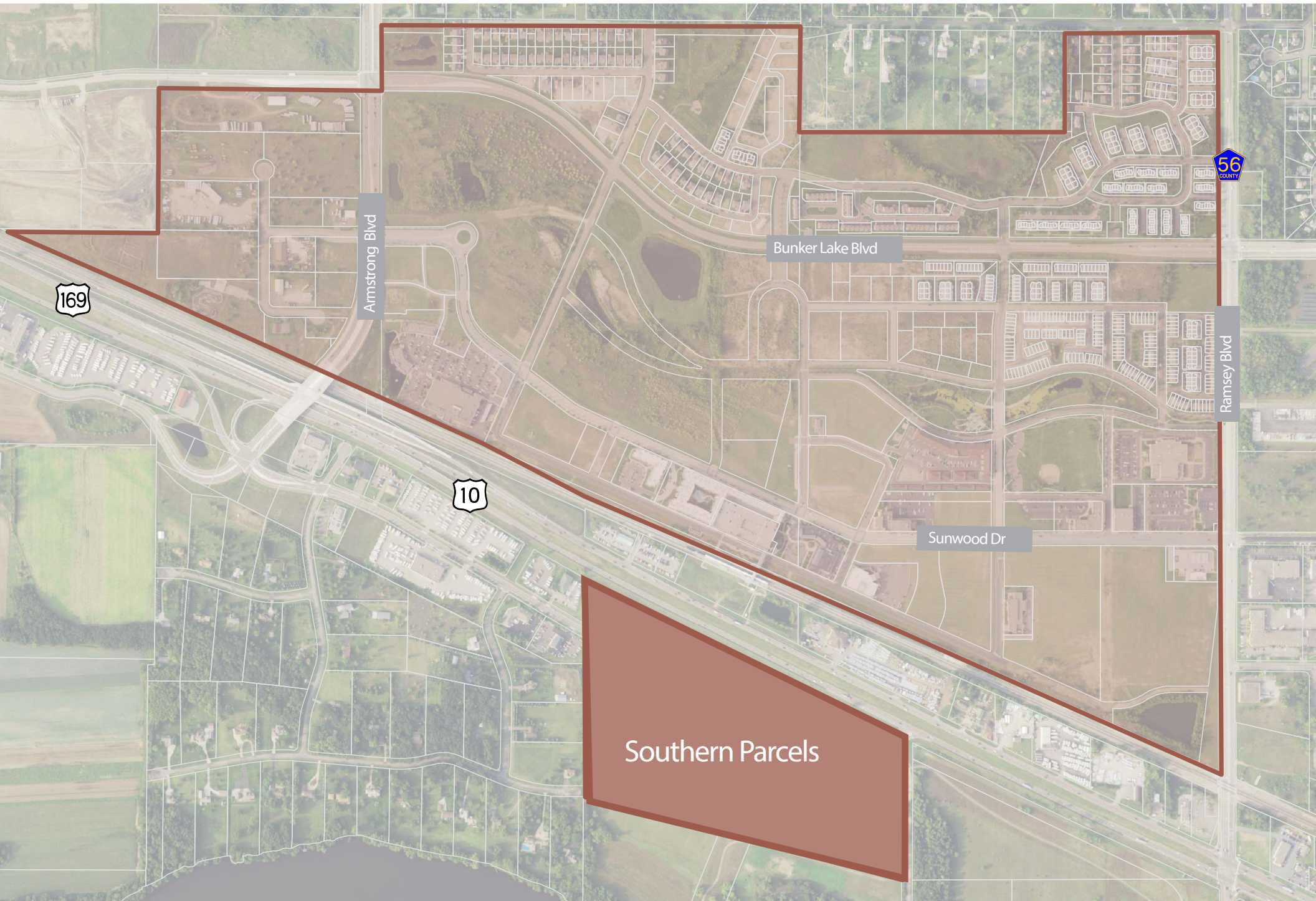


## Site 45

## Site 42



# The COR - Southern Parcels



Southern Parcels

169

10

56  
COUNTY

Armstrong Blvd

Bunker Lake Blvd

Sunwood Dr

Ramsey Blvd



# The COR - Southern Parcels

## CONCEPT 1



169

56  
COUNTY

Ramsey Blvd



# The COR - Southern Parcels

## CONCEPT 1 Birdseye View



169

56  
COUNTY

Ramsey Blvd

Rivendale Drive

US TH 10 & 169



# The COR - Southern Parcels

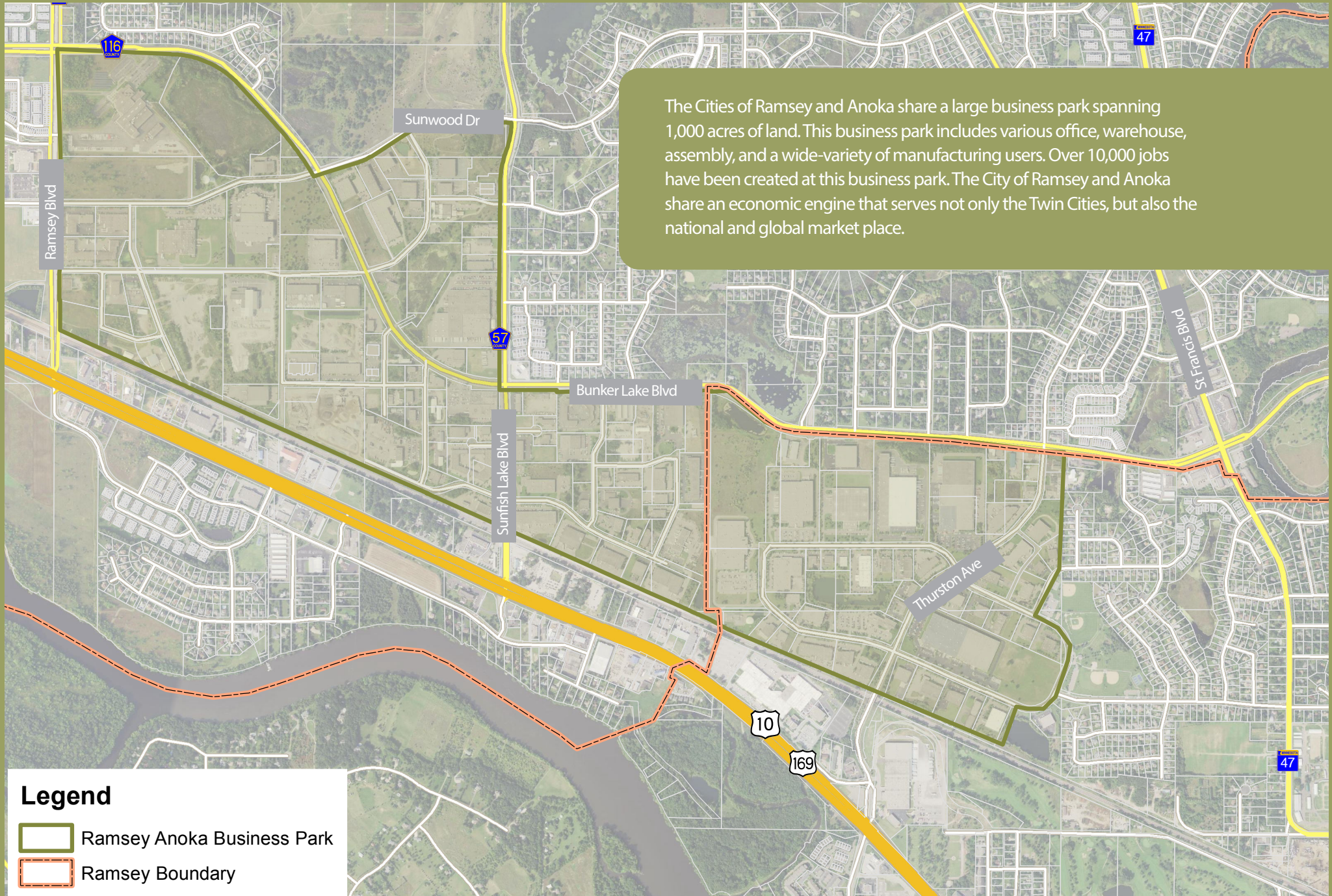
## CONCEPT 2



Ramsey Blvd





# Ramsey Anoka Business Park



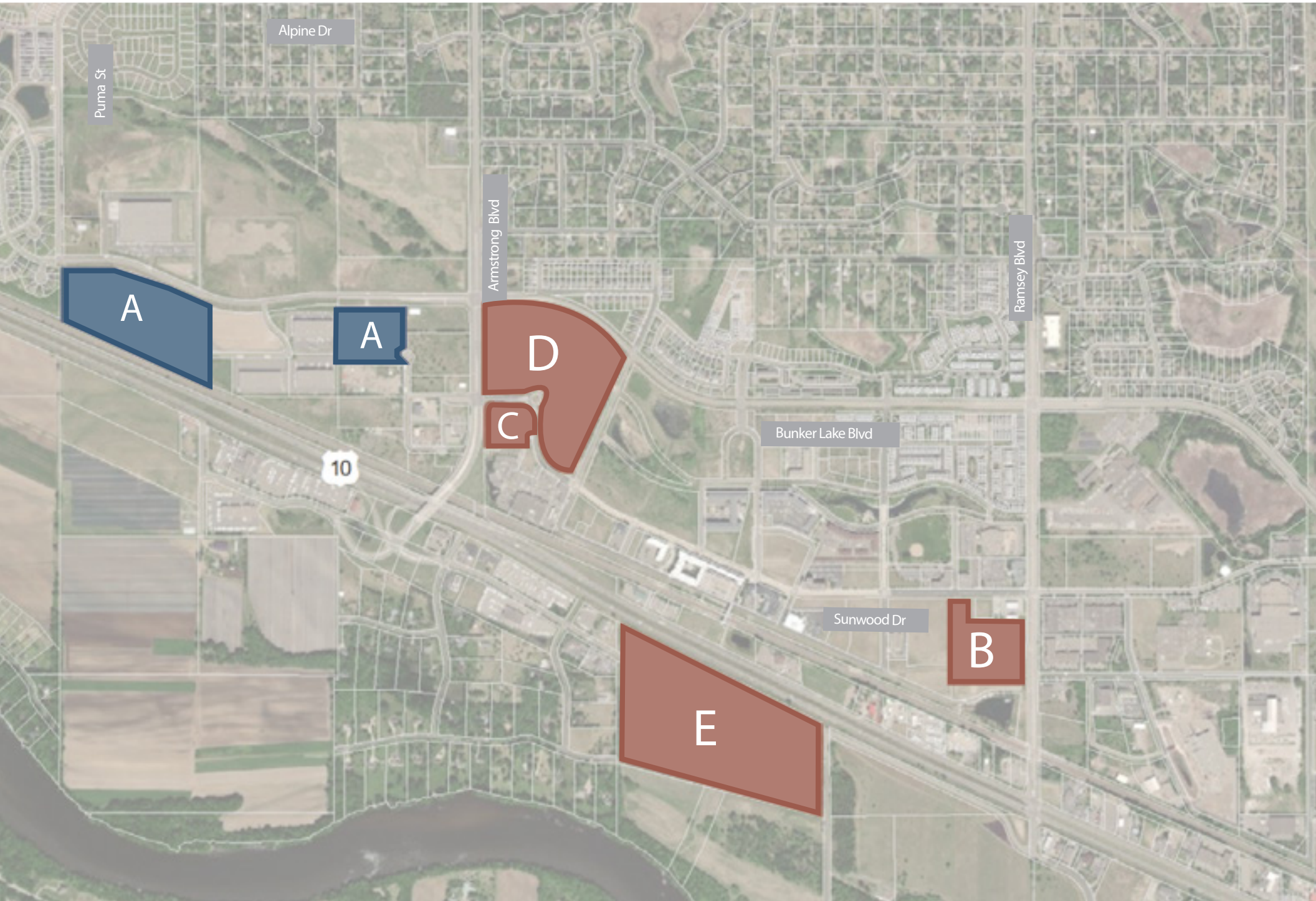
The Cities of Ramsey and Anoka share a large business park spanning 1,000 acres of land. This business park includes various office, warehouse, assembly, and a wide-variety of manufacturing users. Over 10,000 jobs have been created at this business park. The City of Ramsey and Anoka share an economic engine that serves not only the Twin Cities, but also the national and global market place.

## Legend

-  Ramsey Anoka Business Park
-  Ramsey Boundary

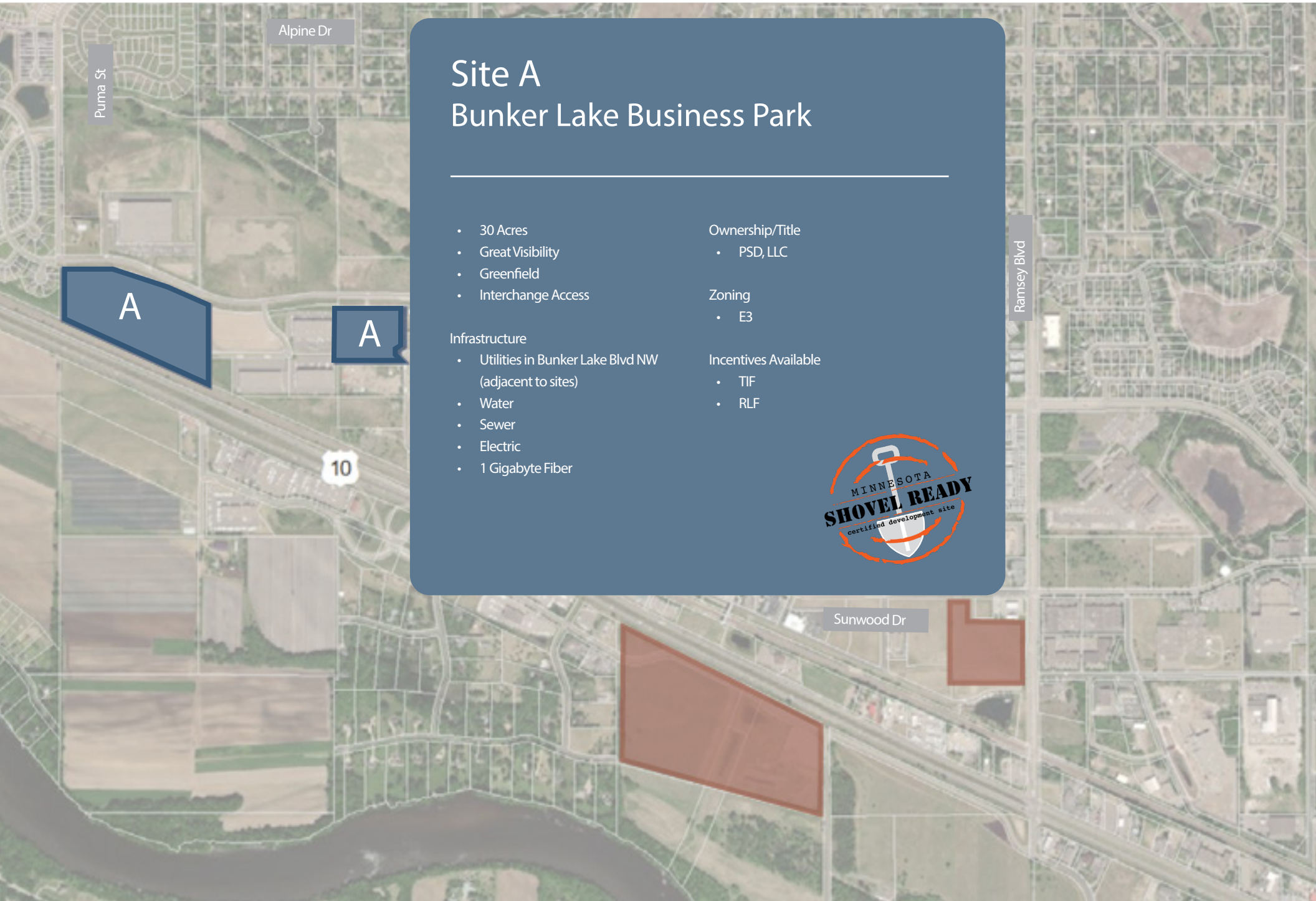


# Development Opportunity Sites





# Development Opportunity Sites



## Site A Bunker Lake Business Park

- 30 Acres
- Great Visibility
- Greenfield
- Interchange Access

### Ownership/Title

- PSD, LLC

### Zoning

- E3

### Infrastructure

- Utilities in Bunker Lake Blvd NW (adjacent to sites)
- Water
- Sewer
- Electric
- 1 Gigabyte Fiber

### Incentives Available

- TIF
- RLF



Sunwood Dr



# Development Opportunity Sites



## Site B Site 50

- 7 Acres
- Great Visibility
- Greenfield
- Interchange Access

### Infrastructure

- Utilities in Sunwood Drive and Ramsey Blvd
- Water
- Sewer
- Electric

### Ownership/Title

- City of Ramsey
- Titlework Completed
- Survey Completed

### Zoning

- COR

### Incentives Available

- TIF
- RLF





# Development Opportunity Sites



## Site C Site 42

- 0.50-3.97 Acres
- Moderate Visibility
- Greenfield
- Interchange Access

### Infrastructure

- Utilities in 147th Ave NW / Access from 147th Ave NW and Sunwood Dr NW

### Utilities (adjacent to sites)

- Water
- Sewer
- Electric

### Ownership/Title

- City of Ramsey
- Titlework Completed
- Survey Completed

### Zoning

- COR

### Incentives Available

- TIF



# Development Opportunity Sites



## Site D Site 46

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- 30 Acres
- Subdivision required
- Greenfield
- Moderate Visibility
- Adjacent to Greenway
- Interchange access

### Infrastructure

- Utilities in Bunker Lake Blvd/access from Bunker Lake Blvd

### Utilities (adjacent to sites)

- Water
- Sewer
- Electric

### Ownership/Title

- City of Ramsey
- Title work completed
- Survey completed

### Zoning

- COR

### Incentives Available

- TIF



# Development Opportunity Sites



## Site E Hwy 10 Large Format Retail

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- 45.5 Acres
- Greenfield
- Good visibility

### Infrastructure

- Utilities in Riverdale Drive NW / Access from Riverdale Drive NW

### Utilities (adjacent to sites)

- Water
- Sewer
- Electric

### Ownership/Title

- PSG LLC and 2-OI LLC

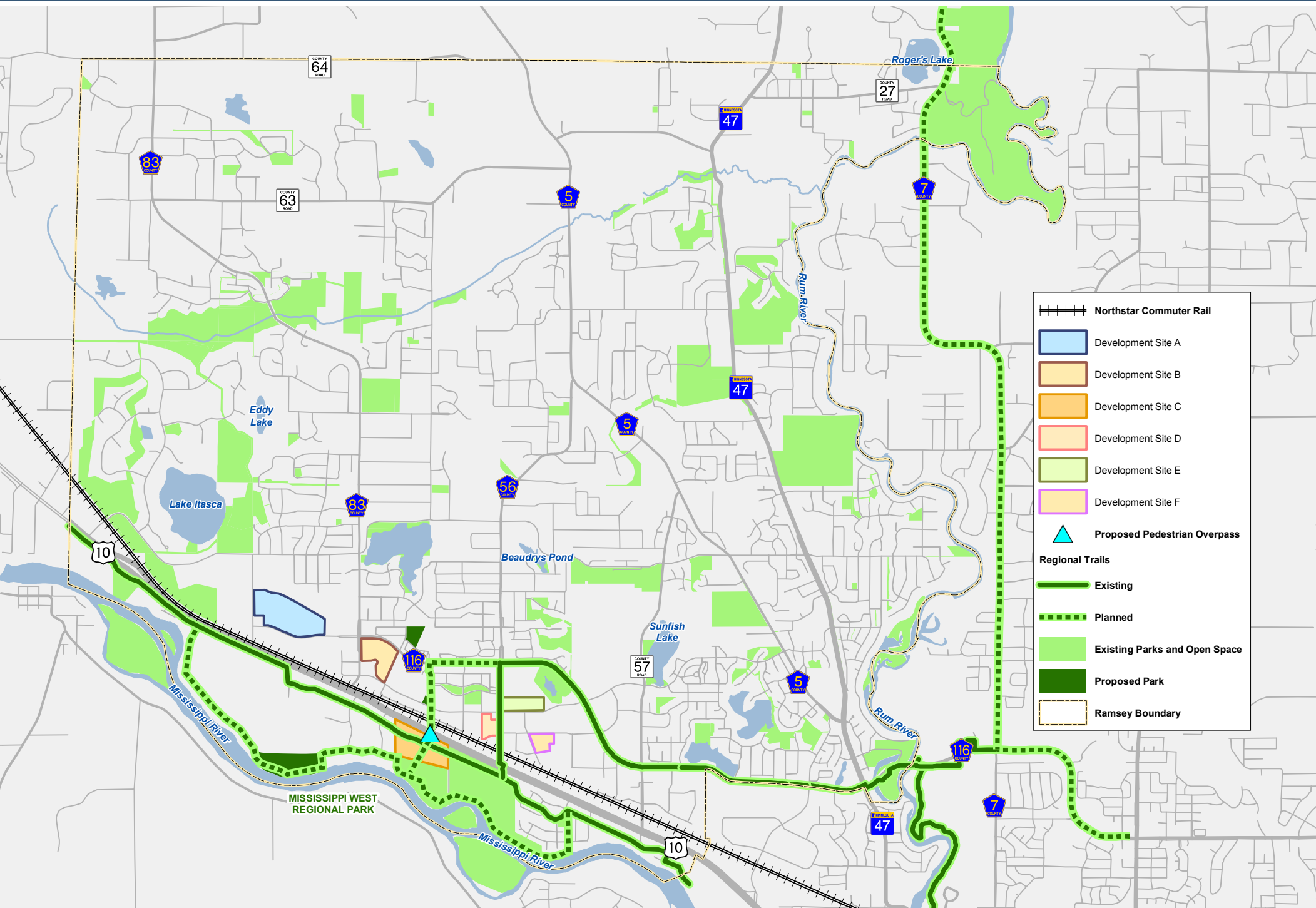
### Zoning

- B-2

### Incentives Available

- Tax Abatement

# Parks & Recreation Resource Map





## Contacts

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