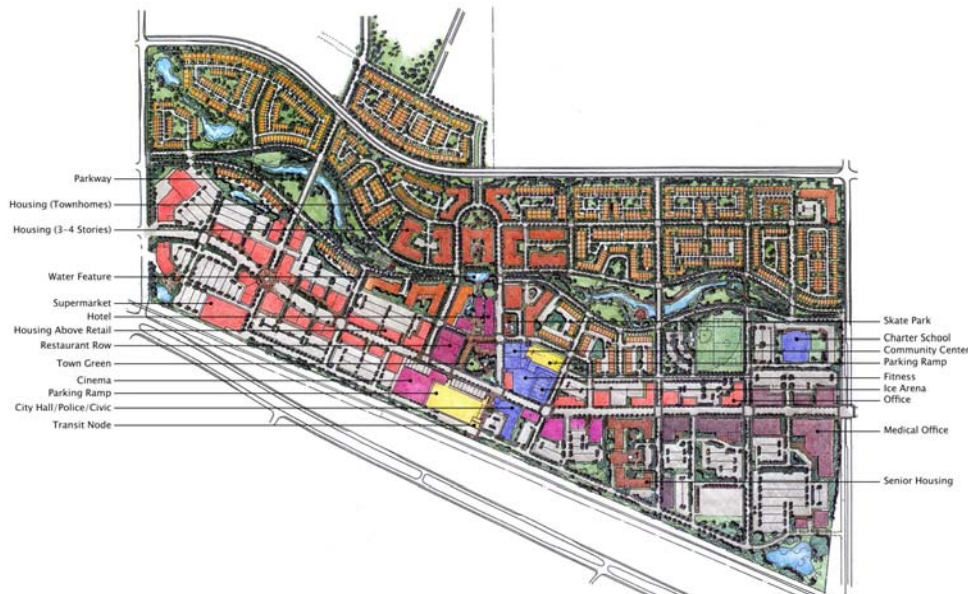


A Brief Summary of the Ramsey Town Center Project

Ramsey Town Center is a 370-acre, mixed-use development located on U.S. Highway 10 between Ramsey Blvd. and Armstrong Blvd. in the City of Ramsey. The Ramsey Town Center will have over 2,800 housing units, 775,000 square feet of commercial, retail, office, and civic uses, a station for the future Northstar Commuter Rail, and 25 acres of new parkland. The Ramsey Town Center design is based on New Urbanist and Transit-Oriented Design principles that emphasize pedestrian orientation, a mix of land uses, and connections to existing trails in Ramsey. The Ramsey Town Center is practical solution that will meet the community's needs for shopping, employment, and residential options and is especially important as the project will create a central and identifiable "downtown" in a city that does not have one.



12 March 2004

esc
fitness swenson graham architects inc.

RAMSEY TOWN CENTER
Ramsey, Minnesota

Site Plan

The Ramsey Town Center was originally envisioned in the Comprehensive Plan process begun in 1998, and has an extensive history of citizen involvement and partnership. The adopted 2001 Comprehensive Plan, as amended in February 2002, showed a mixed-use town center on the project site. In October 2001 more than fifty residents participated in a Town Center workshop facilitated by Calthorpe and Associates. The Metropolitan Council provided funding for this workshop and the overall visioning process. The workshop produced eight unique plans that all included a train station component. In November 2001, residents reviewed two alternative plans and provided comments to the City. In that same month, 61% of the electorate voted to support a mixed-use, town center project after residents gathered thousands of signatures in support of a

town center development. A seven-member Town Center Task Force was created to provide on-going citizen input into the remainder of the design, review, and approval process. Most recently, a Town Center Review Board was established to add an additional level of expertise to the review and approval process in order ensure that individual buildings and projects meet the Town Center Development Guidelines and the City's overall vision for the Town Center.

The Ramsey Town Center project is expected to have a market valuation of \$1.1 billion. At build out, the project is expected to generate an additional \$4 million in tax capacity annually to the City.

In the last two years, the following things occurred in the Ramsey Town Center project. (The future transit station for Northstar Rail and other transit services will be located in the core of the Ramsey Town Center).



Store .

- The P.A.C.T. Charter School finished construction and opened its doors in September to 560 K-12 students. The two-story building is 73,000 square feet in size.
- 40,000 square feet of corporate offices for N.A.U. Insurance opened up in the Spring of 2005.
- The opening of 95,000 square feet of commercial/retail, anchored by a 60,000 square foot Coborn's Grocery

- A proposed new City Hall/Police Station located adjacent to a future rail station began construction with expected completion in September 2006.
- The City was awarded \$2.2 million by the Metropolitan Council for the construction of an 800-stall parking ramp adjacent the new Ramsey City Hall and future transit station. The total cost of the parking ramp is \$7.5 million and will be completed in June 2006.
- Various road improvements were completed in and around the Ramsey Town Center project as part of a comprehensive phased construction partnership between the City of Ramsey, Anoka County, and Ramsey Town Center LLC.
- The City approved numerous residential subdivisions within the Ramsey Town Center with 665 new residential units approved in the last two years.
- Additional projects expected to begin construction in the upcoming year include the Asissi Restaurant and Night Club, a 50,000 square foot office/retail building, a senior housing project, a 17-screen cinema, and additional retail/commercial buildings.



For more information contact Patrick Trudgeon, Community Development Director (763) 433-9843